



Legislation Text

File #: O-239-18, Version: 1

Zoning & Planning Committee

Approving the Seagate Block Urban Renewal Plan, making findings in connection therewith; and declaring an emergency.

SUMMARY & BACKGROUND:

Under the provisions of Article XVIII Section 3 of the Ohio Constitution, the Home Rule Amendment, and the Charter and Ordinances of the City of Toledo, the City is authorized to undertake urban renewal activities in blighted or deteriorated areas of the City. The Stickney West Urban Renewal Plan dated January 2018 (the “Urban Renewal Plan” or “Plan”) for the Stickney West urban renewal district (“Urban Renewal Plan Area” or “Plan Area”) has been prepared and presented to Council, which Urban Renewal Plan is in accordance with Chapters 725 and 1728 and section 1.08 of the Ohio Revised Code, and which Plan provides for the undertaking of activities for the elimination and prevention of recurrence of blight and deterioration in the Plan Area, and contemplates actions for demolition, land disposition, environmental remediation, infrastructure improvements, financial incentives to eliminate deteriorated conditions and conditions which affect health and safety, provide construction and retail sector jobs, and other measures to insure economic vitality of the area.

The Urban Renewal Plan was submitted to the Plan Commission of the City of Toledo, the duly designated and acting official planning body of the City, for its review and recommendations in accordance with Toledo Municipal Code Chapter 1201, and the Plan Commission has reviewed the Plan, has determined that the Plan conforms to the Master Plan of the City as a whole, and has, in all respects, approved the Plan and has submitted to this Council the Plan Commission’s recommendations and approval with respect to the Plan, and this Council has duly considered said recommendations and approval of the Plan Commission.

After notice duly given, the Toledo City Plan Commission conducted a public hearing on May 10, 2018, at which hearing a presentation of the Plan and supporting documentation therefore was made, and at which hearing all persons and organizations who provided an opportunity to be heard, and the Plan Commission considered and approved the Plan and the Plan is for the purpose of alleviating deteriorated and blighted conditions.

The request is a review and adoption of the Seagate Block Urban Renewal Plan. This plan was prepared in order to rejuvenate an underperforming block in downtown Toledo, anchored by the Seagate Convention Centre. The “blighted” designation allows an area to use different tools and funding sources to improve the district. In order for an area to qualify for an Urban Renewal Plan there must be documentation of “blighted” conditions. Staff conducted a survey on April 23, 2018 and determined that 7 of the 8 parcels or 87.5% of parcels are “blighted” and exhibit some signs of growth impairment.

The survey methodology adopted has been designed under the guidelines set forth under the definition of blighted area in the Toledo Municipal Code Section 1201 and Ohio Revised Code Chapters 1.08 and 725, to document the prevalence of deteriorating conditions. These items are documented in greater detail in the

Seagate Block Urban Renewal Plan.

The ±6.35 acre study area is bounded by Jefferson, Summit, Monroe, and Superior streets. It includes the following buildings: the Seagate Convention Centre, the Park Inn, the former Seagate Hotel, the Neighborhood Health Association building, and the Secor Building. The majority of the buildings were built in the early 70s or mid 80s with the exception of the Secor Building. Lucas County Auditor's records indicate it was constructed in 1908. The majority of buildings are dealing with issues related to age, dilapidation, or obsolescence and the presence of the partially demolished former Seagate Hotel.

The Seagate Block Urban Renewal Plan includes a project summary, legal description, objectives, proposed actions, site preparation, demolition plan, land use description, zoning description, community benefits, land disposition, and project cost estimates. The plan describes projects currently underway or in the planning stages and the manner in which the conditions of "blight" will be remediated through current or projected development.

The initial focus of the plan is on two locations: renovations and upgrades to the Seagate Convention Centre and the restoration of the former Seagate Hotel. These are complimentary opportunities. Studies have shown that there is both demand for additional hotel rooms and that the lack of rooms has resulted in the loss of larger convention center events (see below). A modernized convention center, with a dedicated ballroom also has the ability to capture more events and attendance which can further generate additional demand for lodging in downtown. This would allow other buildings within the plan district to benefit not only from increased demand but from the centralized location to the convention center and the adjacent stadium and arena, while capturing additional out of town dollars from overnight visitors. These improvements will remove conditions of "blight" in the area and assist with economic growth and development in both downtown and the larger regional area. Other opportunities for redevelopment or funding improvements may occur in the future, but have not been determined at this time.

The 2017 Downtown Toledo Master Plan identified the potential for both a modernized convention center and additional hotel capacity. It recommended four options to improve the existing convention center with varying levels of investment. Suggestions ranged from a more transparent and inviting reskin of the existing facade to a complete rebuilt and reconfiguration at the existing site. The plan demonstrated that convention center attendance trailed similar sized cities and that there was potential to capture additional activity with improvements. The plan also identified existing downtown hotel capacity to be both an obstacle for larger events at the convention center and an opportunity for additional investment. The research suggested that increased convention center business could support an additional 200-600 rooms downtown. Similar findings were also documented in the Seagate Convention Centre Market Study completed for the Lucas County Commissioners in 2016.

The Toledo 20/20 Comprehensive Plan approved by City Council in 2011 is the officially adopted City of Toledo Master Plan. The 20/20 Comprehensive Plan designates current and future industrial areas within the city and outlines policies related to their future development. The 20/20 Comprehensive Plan identifies the future land use designation of this area of Toledo for Downtown Commercial uses. This designation acknowledges the unique role of an urban center in commercial, governmental, cultural, and entertainment uses. The plan places a special emphasis on the role that entertainment and tourism can have in a revitalized downtown with the ability of special events to attract large crowds downtown along with the potential for spin-off activities.

The Urban Renewal Plan and the redevelopment activities provided for therein are in conformity with the

Master Plan of the City, and for the foregoing reasons Council has determined that the Plan, and undertaking and carrying out of Urban Renewal activities in the Seagate block project within the Plan Area will be in the best interests of the citizens of this City and would provide for the general health, safety and welfare of the City.

NOW, THEREFORE, Be it ordained by the Council of the City of Toledo:

SECTION 1. That this Council hereby accepts the Seagate Block Urban Renewal Plan, and supplementary data and information, and based upon such written and oral reports and information relating to the facts and conditions of blight and deterioration existing in the Plan Area, this Council hereby finds and determines that: (a) there are prevalent in the Plan Area conditions of blight, deterioration, dilapidation, obsolescence, age, serious lack of maintenance, environmental conditions, and other adverse conditions which are detrimental to or hazardous to life or property, and which substantially impair or arrest the sound growth, planning, and economic development of the City, and constitute an economic or social liability, which factors individually and together are detrimental and a menace to the public health, safety, morals and welfare in the present condition and use of the Plan Area; (b) the Plan Area is a blighted area within the meaning and requirements of Toledo Municipal Code Chapter 1201.03 of the Codified Ordinances of the City, and within the meaning and requirements of Chapters 1728.01, 725.01 and section 1.08 of the Ohio Revised Code; and (c) it is necessary to renew and redevelop and rehabilitate the Plan Area by the program of clearance and redevelopment or rehabilitation, in accordance with the Plan, in order to eliminate and prevent the recurrence of the conditions in the Plan Area which substantially impair or arrest the sound growth of this City, constitute an economic or social liability, and which are detrimental and a menace to the public health, safety, and welfare of the inhabitants of the City, and in order to halt the further deterioration of the Plan Area and the adverse blighting influence of such area on surrounding area; and (d) the Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs as a whole, for the rehabilitation or redevelopment of the Urban Renewal Plan Area by public and private investment.

SECTION 2. That said Urban Renewal Plan, together with these supplementary material, data, and recommendations for the Seagate Block Urban Renewal District have been duly reviewed and considered and said Urban Renewal Plan is hereby approved and adopted, notwithstanding and as an exception to the requirements of Chapter 1201 of the Codified Ordinances of the City; and it is hereby found and determined that the Plan conformed to the requirements of Chapters 1728 and 725 of the Ohio Revised Code, and conformed to the Master Plan to the City as a whole; and Council hereby approves the procedures which have been taken for preparation of the Plan, for Plan Commission review and approval thereof, for public hearings and notification thereof and for Council approval of the Plan; and the Clerk of Council is hereby directed to file a copy of said Urban Renewal Plan and supplementary materials with the minutes of this meeting.

SECTION 3. That it is found that the Seagate6 Block Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the Area by private and public investment.

SECTION 4. That in order to implement and facilitate the effectuation of the Plan hereby approved, it is found and determined that certain additional official actions must be taken, and this Council hereby pledges its cooperation in helping to carry out the Plan and requests the various officials, departments, boards and agencies of the City having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with carrying out the Plan, and this Council stands ready to consider and take appropriate action upon proposals and measures designed to implement said Plan.

SECTION 5. That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with the law.

SECTION 6. That this Ordinance hereby is declared to be an emergency measure and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of the public peace, health, safety and property, and for the further reason that the Ordinance must be immediately effective in order to provide for the orderly regulation and use of the property and to protect the land value in the area.

Vote on emergency clause: yeas _____, nays _____.

Passed: _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council

_____.

Attest: _____
Clerk of Council