
APPLICATION FOR DOWNTOWN OVERLAY DISTRICT REVIEW

APPLICATION #: DOD-9-26
APPLICANT: City of Toledo
OWNER: City of Toledo
LOCATION: 635 N Erie
ZONING: Office Commercial (CO)
NEIGHBORHOOD: Downtown
REPORT DATE: July 31, 2026
HEARING DATE: August 13, 2026
STAFF REVIEWER: Harbert

Details of Downtown Overlay District Review:

The applicant is requesting Downtown Overlay District Review for the demolition of the building located at 635 N Erie Street. A Downtown Overlay District Review is required because the subject parcel is located within the Downtown Overlay District (DOD). A City Historic District Commission review took place on July 27, 2026 and was recommended for demolition.

Parcel History:

DOD-9-26 – Request of Demolition (TCHDC Rec Approval 7/27/26).

Existing Conditions:

The building is a three (3) story building with a basement that was constructed in 1953 of poured concrete and masonry foundation walls on concrete footings, a renovation took place in 1996. The exterior is a non-structural stone with a flat roof design. With the exception of the stone veneer, no historic architectural features are present. The entrance, doors and windows are in the aluminum storefront design. The interior is painted wallboard/plaster and concrete block walls. The appraisal notes that asbestos is likely present in the building, in addition to persistent water leaks, HVAC malfunctions, ADA compliance issues and electrical issues.

Proposed Project:

The applicant is proposing to construct a new 198 space parking lot that will be used for City of Toledo Employees. The city currently leases 260 spaces in the “Paramount” Lot that is operated by Kwik Park. If approved, the city will save \$171,000 per year. The parking lot will be constructed in accordance with the TMC design and landscape standards. This includes a combination of landscaping along the perimeter and on internal islands and decorative fencing along the public rights-of-ways. Staff is recommending **approval** of the downtown overlay district review for demolition.



Aerial image of the subject property from Plan Commission GIS.



Google Street View image of the subject property looking from Erie Street.



Zoning and Land Use Map of surrounding area.

Analysis:

1111.0904 – Downtown Overlay District – Demolition Review

(c) *General Review Criteria* - the Plan Commission must approve the application when it finds that an economic hardship exists in that:

1. There is no reasonable economic use or return for the structure as it exists;
2. Deterioration has progressed to the extent that rehabilitation is not economically sound; or
3. The structure is of no reasonable value to the -DO District.

The applicant provided a facility condition assessment energy audit with the application. Part of this audit provided a Facility Condition Index (FCI) which provides a theoretical objective indication of the facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the current replacement value (CRV) of the facility. A ten (10) year FCI for this building is \$7,971,700. This is based on but is not limited to elevators, HVAC, plumbing, electric, parking lots and roof repairs/replacements. An "as is" market value of the building of \$2,100,000 was given based on the type of construct, age and condition of the building and limited uses for a building as outlined in the detailed appraisal submitted with the application. Staff found that the building shows no reasonable economic use and the building has deteriorated beyond a state of economic value.

Downtown Master Plan

The subject site is located on the edge of downtown overlay and is in the immediate area of the municipal, federal, juvenile and circuit courthouses. The Downtown Toledo Master Plan recommends identifying strategic redevelopment and infill sites within the downtown. While the Plan states that surface parking lots adjacent to sidewalks interrupt the walkability of streets and divide areas of downtown and sections of streets into separate nodes of activity, the public streetscape view and aesthetics will be improved with the proposed site improvements and landscaping.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates the subject property as Public Space. This land use designation accommodates neighborhood-scaled public and quasi-public community-focused uses such as emergency responder stations, libraries, specialty venues, community centers, and smaller scale regional attractions. The redevelopment plan for the property includes serving the City of Toledo as the property owner.

Recommendation:

1111.0900 Downtown Review – APPROVE – Downtown Overlay District Review for the demolition of the building 635 N Erie Street.