

# Hensville Entertainment District:

N St. Clair Festival Street





# Executive Summary

## Projects

### 2025

1. N St. Clair Festival Street-
  - Curb Bump Out
  - Gateways
  - Security Gates
2. Fleetwood's Patio Stairs

### 2026 - 2028

1. N St. Clair Street- Streetscape Lighting
2. Fleetwood's Tap Room- Facade/Patio
3. Fifth Third Field- Centerfield Access

The expansion of the Hensville Entertainment District, linking Fifth Third Field, Fleetwood's Tap Room, N St. Clair Street, and Hensville Park, will create a dynamic entertainment plaza where fans can socialize and enjoy a variety of premium amenities.

This initiative aims to enhance the fan experience, draw both local and out-of-state visitors, stimulate further investment, and support the ongoing evolution of downtown Toledo.

The development will unfold in phases, with total investment projected to exceed \$3 million.



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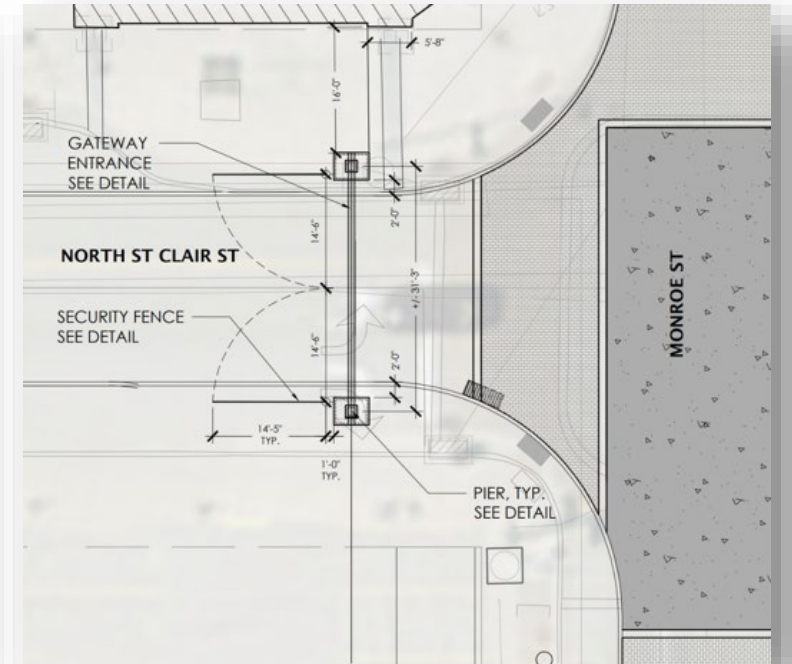
The relocation of the curb on N St. Clair at Monroe is necessary to make way for the construction of the Hensville gateway and vehicle security gates. These gates will prevent traffic from entering the festival street, ensuring pedestrian safety during events. The goal is to create a thoughtful and consistent alignment of these elements, ensuring a seamless streetscape along all of N St. Clair Street.

Cost \$50,000

Current curb location:



Future curb location:





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The Gateway signage will greet fans and visitors, marking Hensville as a key destination within the city. Its visually striking design honors the historical significance of the Warehouse District, while establishing a distinct identity for Hensville.

Cost ~\$225,000 (Phase 1- currently in progress)



THOMAS PORTER ARCHITECTS EDGE

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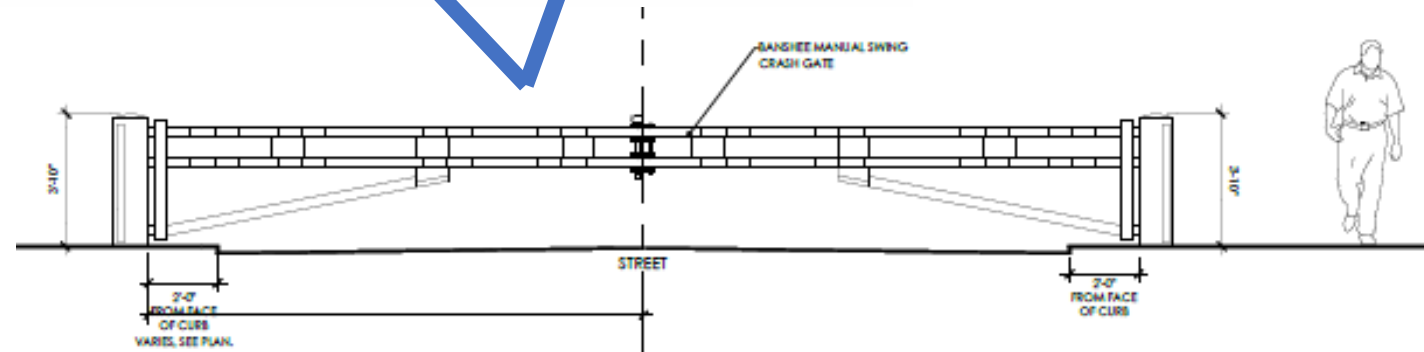
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The installation of vehicle security gates on N St. Clair Street will prevent traffic from entering the festival street, ensuring pedestrian safety during events. This measure will enhance security, improve crowd control, and foster a safer, more enjoyable environment.

Cost ~\$200,000 (Phase 1- currently in progress)





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The back portion of Fleetwood's patio will be converted into stairs leading directly to Hensville Park. This will provide guests with easier, more direct access, improving the flow of visitors to and from park activities and events, and further enhancing the overall guest experience.

Cost \$52,000 (Phase 1- Complete)





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Improving the streetscape on N St. Clair Street will create a more inviting and walkable environment, fostering community engagement that will benefit local businesses, while also enhancing the quality of life for residents.

Cost \$ TBD



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The design and construction of a roof structure for the side patio and front entrance of Fleetwood's Tap Room will provide shelter from the weather and sun while maintaining an open, welcoming atmosphere. The project will also expand the interior bar and add a new exterior bar on the patio, enhancing service and improving the overall guest experience.

Cost ~\$1.55 million





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The final phase of the project will open the center field of Fifth Third Field, allowing fans to flow effortlessly onto N St. Clair Street. This will enhance social interactions by providing easy access to Fleetwood's Tap Room and Hensville Park, fostering a more connected and vibrant atmosphere within the Hensville Entertainment District.

Cost \$TBD

