

## GENERAL INFORMATION

### Subject

- |                     |   |   |
|---------------------|---|---|
| Request             | - | Review and Adoption of Institutional Campus Master Plan   |
| Location            | - | 2225 Nebraska Avenue  |
| Applicant/Owner     | - | Toledo Public Schools<br>1609 Summit Street<br>Toledo, OH 43604   |
| Design Professional | - | Kevin Young, AIA<br>Munger Munger & Associates Architects<br>225 N. Michigan Street<br>Toledo, OH 43604 |

### Site Description

- |              |   |  |
|--------------|---|--|
| Zoning       | - | RS6 and RD6 / Single-Dwelling Residential and Duplex Residential                               |
| Area         | - | ±120 Acres   |
| Frontage     | - | ±1,306' along Nebraska Avenue<br>±1,784' along Hill Avenue<br>±185' along S. Fearing Boulevard |
| Existing Use | - | University of Toledo Scott Park Campus   |
| Proposed Use | - | Toledo Public School District Campus   |

### Area Description

- |       |   |   |
|-------|---|---|
| North | - | RS6, RD6 / Nebraska Avenue, single-family homes, duplexes           |
| South | - | IG, IL / Hill Avenue, warehouses, railroad terminal                 |
| East  | - | IG / manufacturing, warehouses, Bank                                |
| West  | - | RS6, IL, IG / single-family homes, manufacturing, Buckeye Terminals |

### Parcel History

- |         |   |   |
|---------|---|---|
| T-24-23 | - | Lot split for Toledo Police Department Station at Scott Park (Admin. approved 4/10/2023). |
| T-23-23 | - | Lot split for City ball fields at Scott Park (Admin. approved 4/25/2023).                 |

**GENERAL INFORMATION (cont'd)**

Parcel History (cont'd)

- T-67-15 - Lot split for public utility sanitary pump station (Admin. approved 2/22/2016).
- SUP-147-89 - Special Use Permit for proposed police firing range and training facility at 2301 Nebraska Avenue, Scott Park Campus (PC rec. approval 8/17/1989; CC approved 9/12/1989 via Ord. 891-89).
- Z-290-75 - Special Use Permit for police district station (PC rec. approval 10/22/1975; CC approved 12/10/1975 via Ord. 849-75).
- M-8-53 - Study of Baseball Stadium sites. (PC rec. that the study and staff recommendations be forwarded to Council for their consideration on 11/19/1953).
- R-34-43 - Zone Change from A Residential to D Light Industrial for north-east corner of Scott Park running 830 feet along Nebraska Avenue and 600 feet along Parkside Boulevard (PC rec. approval 5/12/1943; CC Ord. failed).
- Z-271-41 - Zone Change from A Residential to D Light Industrial for north-east corner of Scott Park running 850 feet along Nebraska Avenue and 800 feet along Parkside Boulevard (PC rec. disapproval 11/13/1941; CC disapproved 12/15/1941, Ord. failed).
- Z-8003-24 - Zone Change from RS6 and RD6 to IC at 2225 Nebraska Avenue (*companion case*).

Applicable Plans and Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan

**STAFF ANALYSIS**

The applicant, Toledo Public Schools, is requesting the adoption of an Institutional Campus (IC) Master Plan for what was previously known as the University of Toledo Scott Park Campus at 2225 Nebraska Avenue. In 2023, the City of Toledo Scott Park Police Station on Nebraska Avenue and the Toledo City Parks Scott Park Sports Center on Hill Avenue was split from the property and

**STAFF ANALYSIS (cont'd)**

the remaining 120 acres transferred to the Toledo Public Schools. Surrounding land uses include single-family homes and duplexes to the north across Nebraska Avenue; single-family homes, manufacturing and industrial uses to the west; warehouses and Norfolk and Southern railroad terminal to the south across Hill Avenue; and manufacturing, warehouses and a bank to the east along Fearing Boulevard.

The applicant has requested a Zone Change to IC Institutional Campus for the site in companion case Z-8003-24. The adoption of an IC Master Plan is required to provide for a framework for future improvements to the site. Toledo Public Schools intends to develop the existing campus in phases. The campus will be redeveloped to accommodate three academies including: The Construction & Architectural Design Academy, The Business Academy, and The Brady Educator Academy. In addition, they have future plans to partner with public, private and community organizations for child/daycare, housing, and community athletic facilities on the site. Approval of an Institutional Master Plan will permit flexibility in site development and in building design while protecting the integrity of adjacent neighborhoods. Each proposed project will require a Site Plan Review to ensure minimum municipal standards are being met.

**Proposed Institutional Campus Master Plan**

The following is the proposed Institutional Campus Master Plan for the project site. This proposed plan is responsive to the requirements listed in Toledo's Municipal Code Part Eleven - Planning and Zoning Code in Section 1111.1304. Each requirement is listed below along with the applicant's response.

- A. Planning Horizon: Expiration and Lapse of Approval:** The Institutional Master Plan shall cover at least a 6-year period unless City Council approves a different Planning Horizon at the time of Institutional Master Plan Approval.

**Response:** The Institutional Master Plan for Toledo Public Schools Scott Park Campus shall cover the six (6) year period commencing upon the approval of the Institutional Master Plan, unless otherwise indicated or required by City Council.

- B. Mission and Objectives:** The Institutional Master Plan shall include a statement that defines the organizational mission and objectives of the institution and description of how all development contemplated or defined by the IC Master Plan advances the goals and objectives of the institution. The statement should describe the population to be served by the institution, and any projected changes in the size or composition of that population. It should also specify any services to be provided to residents in adjacent neighborhoods and in other areas of the region.

**STAFF ANALYSIS (cont'd)**

**Response:** Toledo Public Schools Mission is to provide innovative educational opportunities that ensure each student is prepared for their future. Toledo Public Schools empowers each and every student to lead and live a purpose-driven life. Toledo Public Schools Core Values include:

1. Student-Centered – intentionally prioritize the success of each student
2. Student Ownership – provide choice and voice to nurture student growth
3. Safety and Wellness – promote healthy behaviors to protect our physical, mental, social and emotional needs
4. Culture of Positivity – nurture a culture of respect and belonging
5. Growth Mindset – own our actions and embrace opportunities to grow and improve.

**C. Existing Property and Uses:** The Institutional Master Plan shall include a description of land, buildings, and other structures occupied by the institution as of the date of submission of the Institutional Master Plan. At a minimum, the following information shall be required: 1. Illustrative site plans showing the footprints of each existing and proposed building and structure, roads, sidewalks, parking, landscape features and other significant site improvements; 2. Land and building uses; 3. Floor area in square feet; 4. Building height in stories and feet; 5. Landscaping and lighting concept plans; and 6. A description of off-street parking and loading areas and facilities, including a statement of the approximate number of parking spaces in each area or facility.

**Response:** The existing property was developed by the University of Toledo and was known as the University of Toledo Scott Park Campus. This campus was home to many classes available to university students, and was the home of the Toledo Early College High School. Although the campus has since been disbanded, and the majority of buildings are not currently being used, the University of Toledo will continue to use the athletic facilities and associated buildings through 2033.

An exhibit is attached to the IC Master Plan that identifies all of the existing buildings, parking lots, solar fields, ball fields and associated infrastructure on the Scott Park Campus. This exhibit is included at the end of this report as Exhibit A.

**D. Needs of the Institution:** The Institutional Master Plan shall include a summary and projection of the institution's current and future needs for the following facilities: 1. Academic; 2. Service; 3. Research; 4. Office; 5. Housing; 6. Patient care; 7. Public assembly; 8. Parking; and 9. Other facilities related to the institutional use.

**Response:** The existing facilities on-site have the potential to provide a variety of different education opportunities for the Toledo Public School District, and their partners, moving forward. TPS Scott Park Campus will house three Academies – The Construction & Architectural Design Academy, The Business Academy, and The Brady Educator Academy. Toledo Public Schools plans to develop the campus in phases.



**STAFF ANALYSIS (cont'd)**

Toledo Public Schools has also pledged to form higher education partnerships on this campus, as well as public, private and community organization partnerships. Potential partnerships for future child/daycare, housing, and indoor school & community athletic facilities are being explored at the former Engineering Tech Lab Center, the former Non-Academic Services Center, and at the southern portion of the property along Hill Avenue.

- E. **Development Envelope:** The Institutional Master Plan shall include a description of the land area and "development envelope" within which future development will occur. The development envelope shall be described in narrative and through the use of drawings or models. The intent of this provision is to provide the institution with certainty regarding the future development potential of the site subject to the Institutional Master Plan while protecting the integrity of adjacent neighborhoods. The Institutional Master Plan shall include the following in describing the development envelope: 1. Floor area ratio; 2. Average daily and peak-hour traffic; 3. Height; 4. Setbacks; 5. Total site area of open space; and 6. Total number of parking spaces to be provided.

**Response:** Toledo Public Schools plans to develop the campus in phases. Existing Building Improvements include replacing roofing at all buildings (currently underway) and masonry repairs at the 4-story building (currently underway). Phase 1 will renovate all four (4) buildings at the campus' east end for high school students (grades 10 through 12) with a targeted population of 1,300 students. The former Learning Resource Center (4-story building) will become The Academic Center, the former student center (2-story building) will become the Dining Services & Fitness Center, the former Academic Services (2-story building) will become The Construction & Architectural Design Academy, and the former faculty annex (1-story building) will become the Administrative Suite and a health clinic partnership. The former Non-Academic Services Center will be reused with new equipment to house the central power/boiler house at the far west end.

Renovations to the four (4) buildings in Phase 1 includes:

- More energy efficient wall construction
- New energy efficient windows and curtainwall
- Possible geothermal heating/cooling mechanical system
- New energy efficient lighting.
- New main secure vestibule/entrance

The existing solar panels and wind turbine will remain and a geothermal component will be added to campus.

Phase 2 will renovate all three (3) buildings at the campus' west end for increased enrollment and middle school students (grades 7 through 9) with a targeted population of 700 students. The former Classroom Center (2-story building) and the former Basic

**STAFF ANALYSIS (cont'd)**

Science Laboratory Center (2-story building) will become The Business Academy, and The Brady Educator Academy. A student entry and an Administrative Suite will also be added.

Potential future campus improvements include identification signage to delineate building entries as well as campus information signs to improve campus wayfinding. These include:

- New Campus Sign (to be located near the southwest corner of the Nebraska Avenue & Parkside Boulevard intersection)
- New Building Identification Signs (located at primary building entrance Parkside Blvd. side of campus)
- New Information Signs on Campus

In addition the plan illustrates potential future housing development to the east of Parkside Boulevard.

An exhibit is attached to the IC Master Plan that identifies the future needs and proposed improvements to the site. This exhibit is included at the end of this report as Exhibit B.

- F. **Transportation Management Plan:** The Institutional Master Plan shall include a transportation and parking management plan that identifies any traffic mitigation measures to be employed.

**Response:** The Primary site access for all vehicles accessing the campus from the Parkside Boulevard entrance is a one-way, single lane, entry drive located off of Parkside Boulevard. A school bus drop-off / pick-up lane will be located along the existing drive closest to the main entrance. A separate parent drop-off / pick-up lane will be created by eliminating some of the western most parking spaces at the Parkside Boulevard parking lot.

Primary vehicular circulation on-site is a one-way traffic pattern at the perimeter of the parking lot, traversing in a counter-clockwise direction, placing passengers nearest to designated walking areas. Perimeter lane includes vehicular waiting and exiting lanes. Circulation within on-site parking lots allows for two-way traffic movement.

Site egress is located at the southeast corner of the parking lot to Parkside Boulevard. This existing egress provides a double-lane exit with “right-turn” and “left-turn” lanes to allow for more efficient traffic flow when exiting the site.

The secondary site access is from West Scott Park Drive that runs between Hill Avenue to the south and Nebraska Avenue to the north. Two (2) large existing parking lots are accessed off of this drive. The southern lot is currently being used as a TPS District Bus Hub that is integral to the efficiency of TPS’s transportation operations for students. These two (2) parking lots will not be utilized for the Phase 1 portion of the project.

**STAFF ANALYSIS (cont'd)**On-Site Parking

- Existing: There are 503 paved parking spaces at the east lot off of Parkside Boulevard. There are 999 paved parking spaces at the northwest parking lot off of West Scott Park Drive. There are 468 paved parking spaces and 25 bus parking spaces at the southwest parking lot off of West Scott Park Drive. Total number of parking spaces is 1,970 plus the 25 bus parking spaces.
- Proposed: Future improvements reduce the paved parking spaces to 437 at the east lot off of Parkside Boulevard. All other parking lots remain the same as existing on site. Total number of parking spaces is 1,902 plus 25 bus parking spaces.

An exhibit is attached to the IC Master Plan that identifies campus circulation and parking. This exhibit is included at the end of this report as Exhibit C.

**Staff Comment:** Based on the proposed number of students there is an excess amount of parking than what would be required, but not enough parent drop-off / pick-up spaces. No bus or parent drop-off / pick-up spaces are proposed for the western parking lots. Additional information needs to be submitted concerning how the overall site is intended to be accessed upon completion of Phase 2 in order to assess the appropriateness of the proposed parking as a condition of approval. Additionally, no bicycle parking is provided on the submitted site plans. Bicycle parking shall be provided as noted by the Division of Traffic Management. A minimum of fifty (50) bicycle parking spaces shall be provided on the site as a condition of approval.

- G. **Pedestrian Circulation Plan:** The Institutional Master Plan shall include pedestrian circulation guidelines and objectives, including a description of the circulation system to be provided through the campus and plans for ensuring the accessibility of pedestrian areas and open spaces.

**Response:** The Site is accessible with direct connections to the adjacent neighborhoods located north, south, east and west of the site for pedestrians.

- Connection from Nebraska Avenue (north boundary)
- Connection from Hill Avenue (south boundary)
- Connection from Parkside Boulevard (east boundary)
- Connection to the west via sidewalks along Hill and Nebraska Avenues.

The deteriorating existing walks and concrete landscape planters between the new drop-off / pick-up lane and the school entry will be eliminated and replaced with a more direct path to the main entrance.

**Staff Comment:** There are no sidewalks along West Scott Park Drive from Nebraska to Hill Avenue. The IC Master Plan notes the potential for a multi-purpose path along the southern portion of West Scott Park Drive. A sidewalk shall be installed along West

**STAFF ANALYSIS (cont'd)**

Scott Park Drive to connect the existing buildings to Nebraska Avenue as a condition of approval. Since the area to the north and west of the site is residential in nature, a sidewalk from Nebraska Avenue to the main group of buildings to be renovated is needed to provide pedestrian access from these residential areas. One of the existing pedestrian pathways through the east parking lot is being removed with the proposed improvements to the new paved main building entrance. Since the pathways to the building are being changed, a second pedestrian pathway through the east parking lot shall be provided for the north half of the lot as a condition of approval.

- H. **Design Guidelines:** The Institutional Master Plan shall include design guidelines and objectives for new and renovated buildings and structures to assure their appropriateness with surrounding neighborhoods and districts and to minimize potential adverse impacts on such neighborhoods. Urban design guidelines shall include listings of appropriate materials, height, bulk, massing, and colors that will be used to guide the course of proposed and future development.

**Response:** All new architectural improvements to the Campus, whether it be new construction or building renovations shall use the existing on-site architectural style as a guide. The new architecture shall compliment the style that currently exists on campus in all architectural aspects such as appropriate materials, colors, massing, and building proportions.

**Staff Comment:** In addition to complimenting the existing building architecture, any future modifications to the existing or proposed buildings shall adhere to the Building Façade Materials and Color standards of TMC§1109.0500 as a condition of approval.

- I. **Neighborhood Protection Strategy:** The Institutional Master Plan shall identify standards and programs that will be put in place to ensure that the quality of the surrounding neighborhoods is maintained or enhanced.

**Response:** All future site improvements will be designed in such a way to ensure that the quality of the surrounding neighborhoods will be maintained or enhanced. A couple of standards are as follows:

Greenbelt Buffers

The Site currently has an existing landscape buffer (varies from 40 feet to 250 feet wide) along the entire east property that fronts Parkside Boulevard. This buffer is to be maintained to prohibit any future buildings to be placed within this buffer adjacent to the street in order to maintain the “park-like” character that exists today.

There is an existing landscape buffer (250 feet wide) along the south property line that fronts Hill Avenue.

## STAFF ANALYSIS (cont'd)

There is an existing landscape buffer (varies from 13 feet to 185 feet wide) along the western property line to the west of West Scott Park Drive. This buffer is to be maintained to prohibit any future buildings to be placed within this buffer near the existing neighborhood.

There is an existing landscape buffer (250 feet wide) along the north property line that fronts on Nebraska Avenue.

### Site Lighting

Existing Site lighting has been designed & located in such a way as to minimize the effects that it has on adjacent properties keeping off-site light pollution to a minimum. Any future site lighting will also be designed and located in such a way as to not negatively impact any adjacent properties.

**Staff Comment:** Established landscape buffers exist on the site; however, there is a lack of appropriate landscape in the buffer along a portion of Scott Park Drive on the northwest part of the site adjacent to existing single-family homes. An appropriate landscape buffer shall be installed as a condition of approval. In addition, a solid evergreen hedge shall be installed along the east parking lot fronting on Parkside Avenue and along west parking along Scott Park Drive to shield the abutting roadway and residences from vehicle headlights as a condition of approval.

### Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates this property for Institutional land uses. The Institutional land use designation preserves regional and local anchors which require large campus areas, such as high schools, colleges, hospitals, museums and cultural institutions. The proposed use of the property by the Toledo Public Schools to house The Construction & Architectural Design Academy, The Business Academy, and The Brady Educator Academy is consistent with the purpose of the Institutional Land Use designation of the Forward Toledo Plan. In addition, the purpose of the IC Institutional Campus zoning classification is to accommodate large institutional uses in campus-like settings. Due to the size and the history of the site as an institutional use, the IC Master Plan is appropriate.

Staff recommends approval of the adoption of the IC Master Plan because it is consistent with the Forward Toledo Plan and the stated purpose of the Zoning Code. In addition, the proposed Master Plan will not result in significant adverse impacts to other property in the vicinity of the subject site or the natural environment.

## STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-8004-24, a request for an Institutional Campus Master Plan at 2225 Nebraska Avenue for the following **two (2) reasons**:

1. The proposed use is consistent with the adopted Forward Toledo Comprehensive Land Use Plan and the stated purposes of the Zoning Code (TMC§ 1111.1309(A)); and
2. The proposed use will not result in significant adverse impacts to other property in the vicinity of the subject site or the natural environment (TMC§1111.1309(C)).

The staff further recommends that the Toledo City Plan Commission recommend approval of Z-8004-24, an Institutional Campus Master Plan at 2225 Nebraska Avenue to the Toledo City Council, subject to the following **forty (40) conditions**:

The following conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

### Division of Engineering and Construction Management

1. All proposed sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
2. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop/opening.** Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Ted Rousos, 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.
4. Additional development or redevelopment of the institutional campus would necessitate review and approval of stormwater management planning according to the Rules and Regulations of the Department of Public Utilities.
5. Additional development of area in the southwest of the site where surface water is present in the form of creeks/ditches would be subject to review and approval by state and federal agencies with surface water jurisdiction, in addition to the City of Toledo.

**STAFF RECOMMENDATION** (cont'd)

6. A TPS stormwater management plan shall be updated to include operations and maintenance of this site. As the site is further developed, additional stormwater controls shall be added, and specific O&M instructions for stormwater controls shall be incorporated.
7. Sanitary sewer service for this development is available and subject to the Rules and Regulations of the Department of Public Utilities.

Sewer & Drainage Services

8. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
9. S&DS requires that the existing private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past (2) two years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Environmental Services

10. Applicant shall maintain compliance with the City of Toledo's Storm Water regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
11. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
12. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
13. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. [Information is at https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants](https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants); a list of invasive plants and alternative species can be downloaded from [https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives\\_to\\_ohio\\_invasive\\_plant\\_species.pdf](https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf).
14. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

**STAFF RECOMMENDATION (cont'd)**

Fire Prevention Bureau

15. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements. Each building to be identified. (OBC 501.2 & OFC 505.1)
16. Any remodeling of these buildings requires compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC105.1 & 101.4)
17. A Knox Box key box is required for after hours access for life saving and fire fighting purposes. (OFC 506.1)
18. A radio signal strength test will be needed in the building, and possible radio signal enhancements based on the results of the test. (OFC 510.2 & 1103.2 – for existing buildings)
19. A fire safety inspection is required prior to occupancy. (OFC105.3.3.2)

Division of Traffic Management

20. Bicycle parking is required per TMC§1107.0900.
21. Sidewalk connections between all buildings are required to be shown.
22. Consideration should be given to adding sidewalk along W. Scott Park Drive from Nebraska Avenue.
23. All parking space locations, drive aisles and driveways must be clearly dimensioned and shown to comply with TMC§1107.1911.
24. All signage must not obstruct visibility between 42” and 84” above grade that is maintained within 18’ of curb or pavement edge of any street per TMC§1107.2000.
25. Property lines to be brought into alignment with the right-of-way on Nebraska Avenue and on Hill Avenue.

Plan Commission

26. Per TMC§1111.1304, the Institutional Campus Master Plan must include the average daily traffic and peak hour traffic numbers. This shall be provided to the Toledo Plan Commission staff and kept on file for future development reference.
27. Additional transportation and parking management information shall be submitted to assess the appropriateness of the proposed parking. Bicycle parking shall also be provided on the site with a minimum number of fifty (50) spaces per TMC§1107.0901.



**STAFF RECOMMENDATION (cont'd)**

28. A sidewalk shall be installed along West Scott Park Drive to connect the existing buildings to Nebraska Avenue.
29. A second pedestrian pathway through the east parking lot with access to Parkside Boulevard shall be provided for the north half of the parking lot.
30. In addition to complimenting the existing building architecture, any future modifications to the existing or proposed buildings shall adhere to the Building Façade Materials and Color standards of TMC§1109.0500.
31. A landscape buffer shall be installed along West Scott Park Drive on the northwest part of the site adjacent to existing single-family homes.
32. A solid evergreen hedge shall be installed along the east parking lot fronting on Parkside Avenue and along west parking along West Scott Park Drive to shield the abutting roadway and residences from vehicle headlights.
33. Per Maintenance standards in TMC§1108.0405, all landscape material must be properly maintained and replaced. The landowner, or successors in interest, or agent, if any, or lessee must be jointly responsible for the regular maintenance of all landscape materials as well as replacement of any plant material removed. No approved plant material shall be removed for any reason without being replaced with like kind, or without submitting a revised landscape plan to the Planning Director for review and approval.
34. Any future development projects will require a Site Plan Review to determine compliance with the City of Toledo Municipal Code minimum standards.
35. Each Site Plan Review will require a detailed site, lighting, fencing, and landscaping plan to be submitted to the Plan director for review and approval. Note that the submittal must include shall include:
  - a. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained trees, shrubs and landscape materials shall meet the standards included in TMC§1108.0400 Landscape Materials Standards.
  - b. The location, type, and direction of any proposed lighting. The lighting is subject to the approval of the Director of the City of Toledo Plan Commission (lights are to be directed away from adjacent residential properties.
  - c. The location, height, and materials of any fencing to be installed and maintained.
36. All nonconforming signage related to the University of Toledo or any other former occupant/use, shall be removed from the site.

**STAFF RECOMMENDATION** (cont'd)

37. All conforming signage related to the University of Toledo or any other former occupant/use, that is not being repurposed for the new occupant/use, shall be removed from the site.
38. All proposed signage for the site shall be meet the requirements of TMC§1113.000. A sign permit application shall be submitted and approved for all signage.
39. Minor adjustments to the Master Plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
40. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

INSTITUTIONAL CAMPUS MASTER PLAN  
TOLEDO PLAN COMMISSION  
REF: Z-8004-24  
DATE: October 10, 2024  
TIME: 2:00 P.M.

TOLEDO CITY COUNCIL  
ZONING AND PLANNING COMMITTEE  
DATE: November 12, 2024  
TIME: 4:00 P.M.

LK

Two (2) sketches follow

Exhibit "A" – Existing Property and Campus Plan follows

Exhibit "B" – Future Needs for Campus follows

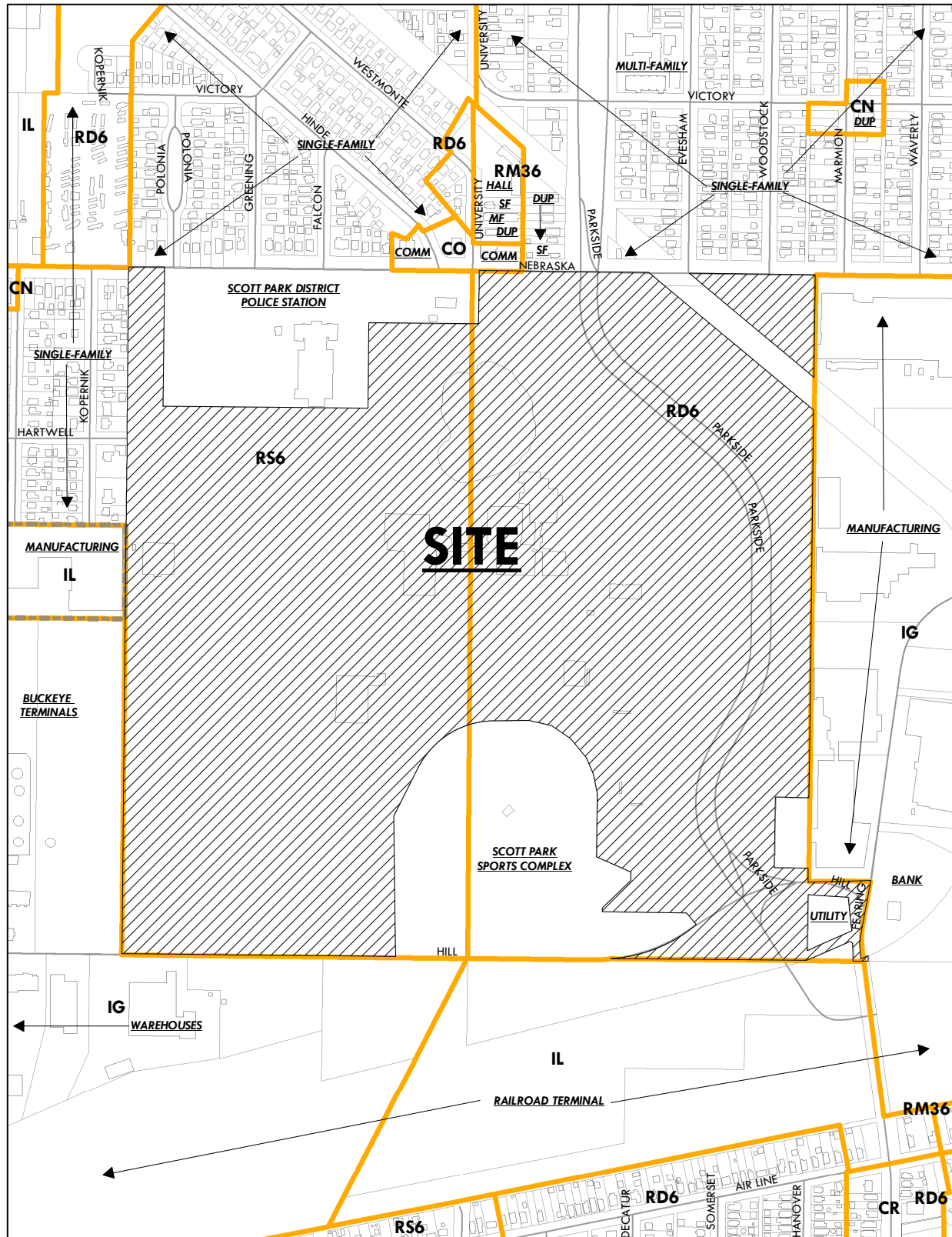
Exhibit "C" – Campus Circulation and Parking follows

Exhibit "D" – Neighborhood Protection Plan



# ZONING & LAND USE

Z-8004-24





# FUTURE NEEDS FOR CAMPUS PLAN

Z-8004-24



**Future Needs for the Campus (See Exhibit B):**

The existing facilities on-site have the potential to provide a variety of different education opportunities for the Toledo Public School District, and their partners, moving forward. TPS Scott Park Campus will house three Academies - The Construction & Architectural Design Academy, The Business Academy, and The Brady Educator Academy. Toledo Public Schools plans to develop the campus in phases.

- Phase 1 will renovate all four buildings at the campus' east end for high school students (grades 10 through 12) with a targeted population of 1,300 students. The former Learning Resource Center (4-story building) will become The Academic Center, the former student center (2-story building) will become the Dining Services & Fitness Center, the former Academic Services (2-story building) will become The Construction & Architectural Design Academy, and the former faculty annex (1-story building) will become the Administrative Suite and a health clinic partnership. The former Non-Academic Services Center will be reused with new equipment to house the central powerboiler house at the far west end.
- The existing solar panels and wind turbine will remain and a Geothermal component will be added to campus.
- Phase 2 will renovate all three buildings at the campus' west end for increased enrollment and middle school students (grades 7 through 9) with a targeted population of 700 students. The former Classroom Center (2-story building) and the former Basic Science Laboratory Center (2-story building) will become The Business Academy, and The Brady Educator Academy. A student entry and an Administrative Suite will also be added.
- Toledo Public Schools has also pledged to form higher education organization partnerships. Potential partnerships for future child daycare, housing, and indoor school & community athletic facilities are being explored at the former Engineering Tech Lab Center, the former Non-Academic Services Center, and at the southern portion of the property along Hill Avenue.

**Potential Future Campus Improvements:**

Identification Signage:

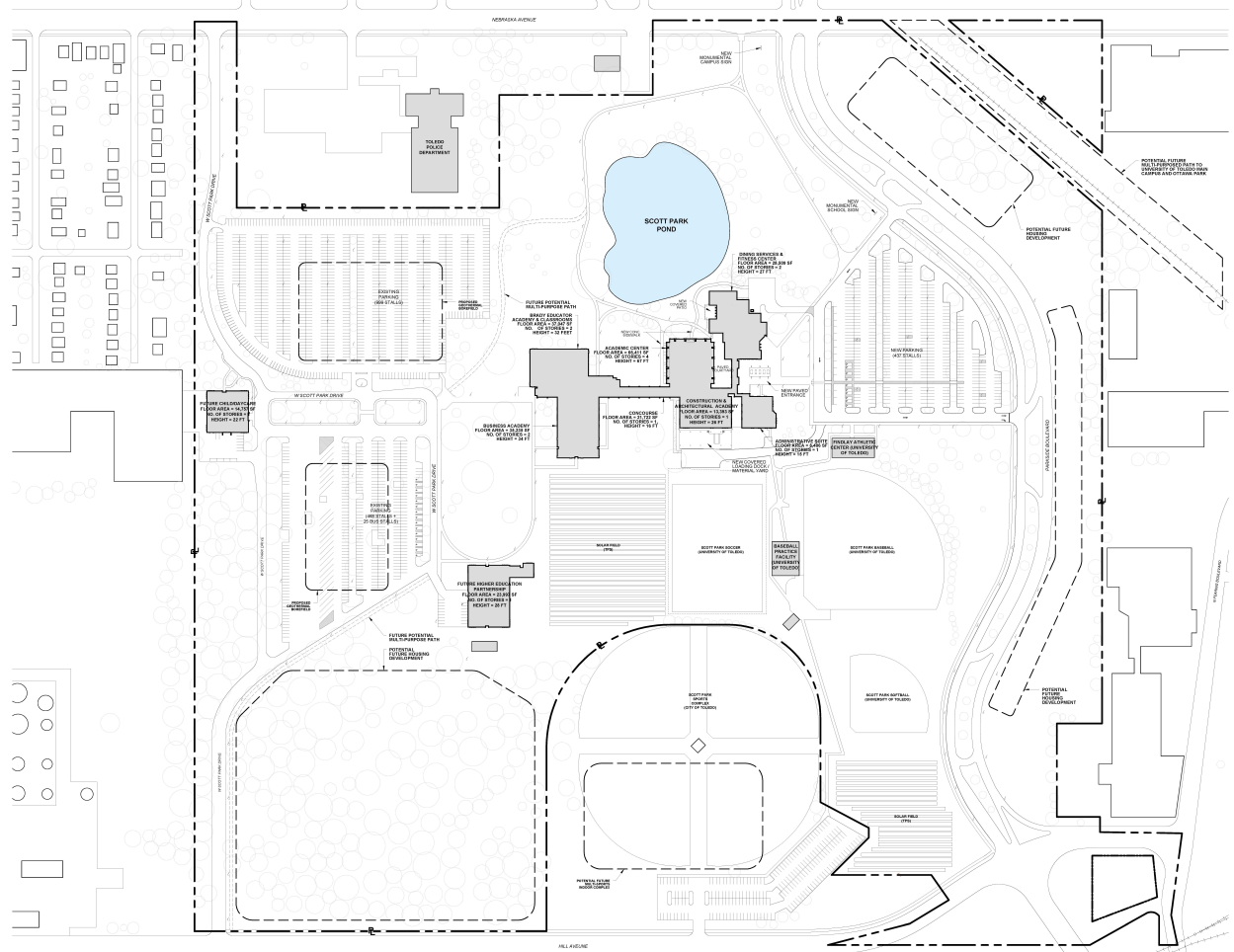
- To delineate building entries as well as campus information signs to improve campus wayfinding.
- New Campus Sign (to be located near the southwest corner of the Nebraska Avenue & Parkside Boulevard intersection)
- New Building Identification Signs (located at primary building entrance - Parkside Blvd. side of campus)
- New Information Signs on Campus

Existing Building Improvements:

- Replace roofing at all buildings (currently underway)
- Masonry repairs at the 4-story building (currently underway)

Renovations to the four buildings in Phase 1 includes:

- More energy efficient wall construction
- New energy efficient windows and curtainwall
- Possible geothermal heating/cooling mechanical system
- New energy efficient lighting
- New main secure vestibule/entrance



FUTURE NEEDS FOR CAMPUS PLAN  
SCALE: 1" = 100'-0"

INSTITUTIONAL SUBMITTAL TO TOLEDO LUCAS COUNTY PLAN COMMISSION

SCALE: 1"=100'

FUTURE NEEDS FOR CAMPUS (EXHIBIT B) SET OF 4 SHEET 2

**RENOVATIONS OF SCOTT PARK CAMPUS  
TOLEDO PUBLIC SCHOOLS**  
2205 NEBRASKA AVENUE TOLEDO, OHIO 43607

PREPARED FOR:  
 RICHARD BERRY, SUPERINTENDENT TOLEDO PUBLIC SCHOOLS BOARD OF EDUCATION  
 JAMES GANT, ESQ., DEPUTY SUPERINTENDENT  
 JAMES GANT, CHIEF OF EDUCATIONAL DEVELOPMENT ROBERT MENDONZA, BOARD ON BEHALF ASST. TREASURER  
**MUNGER MUNGER + ASSOCIATES ARCHITECTS, INC.**  
 225 NORTH MICHIGAN TOLEDO, OHIO 43604-5813 419.243.8141  
 COMMISSION 11-2022 DRAWN ETD. REVIEWED SGT. DATE 03-28-2023





# CAMPUS CIRCULATION & PARKING

Z-8004-24



**Campus Circulation & Parking (See Exhibit C):**

**Vehicular Circulation:**

The Primary site access for all vehicles accessing the campus from the Parkside Blvd. entrance is a one-way, single lane, entry drive located off of Parkside Blvd.  
 A school bus drop-off / pick-up lane will be located along the existing drive closest to the main entrance.  
 A separate parent drop-off / pick-up lane will be created by eliminating some of the western most parking spaces at the Parkside Blvd. parking lot.  
 Primary vehicular circulation on-site is a one-way traffic pattern at the perimeter of the parking lot, traversing in a counter-clockwise direction, placing passengers nearest to designated waiting areas. Perimeter lane includes vehicular waiting and exiting lanes. Circulation within on-site parking lots allows for two-way traffic movement.  
 Site Egress is located at the southeast corner of the parking lot to Parkside Boulevard. This existing egress provides a double-lane exit with "right-turn" and "left-turn" lanes to allow for more efficient traffic flow when exiting the site.

The Secondary site access is from West Scott Park Drive that runs between Hill Avenue to the south to Nebraska Avenue to the north. Two large existing parking lots are accessed off of this drive. The southern lot is currently being used as a TPS District Bus Hub that is integral to the efficiency of TPS's transportation operations for students. These two parking lots will not be utilized for the Phase 1 portion of the project.

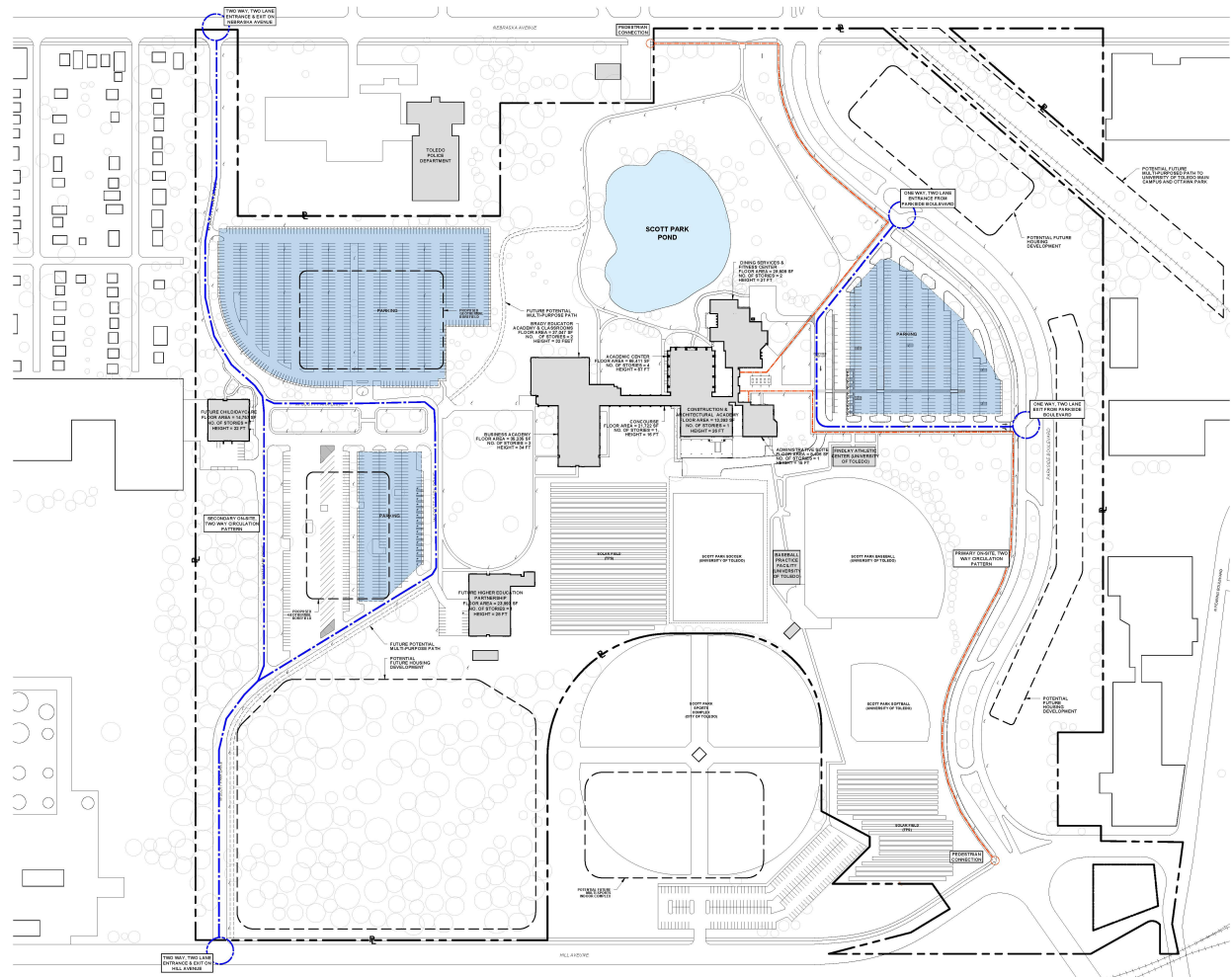
**Pedestrian Circulation:**

The Site is accessible with direct connections to the adjacent neighborhoods located north, south, east and west of the site.

- Connection from Nebraska Avenue (north boundary)
  - Connection from Hill Avenue (south boundary)
  - Connection from Parkside Boulevard (east boundary)
  - Connection to the west via sidewalks along Hill and Nebraska Avenues.
- The deteriorating existing walks and concrete landscape planters between the new drop-off / pick-up lane and the school entry will be eliminated and replaced with a more direct path to the main entrance.

**On-Site Parking:**

- Existing: There are 503 paved parking stalls at the east lot off of Parkside Blvd. There are 569 paved parking stalls at the northwest parking lot off of West Scott Park Drive. There are 458 paved parking stalls and 25 bus parking stalls at the southwest parking lot off of West Scott Park Drive. Total number of stalls is 1,970 plus the 25 bus stalls.
- Proposed: Future improvements reduce the paved parking stalls to 437 at the east lot off of Parkside Blvd. All other lots remain the same. Total number of stalls is 1,002 plus 25 bus stalls.



CAMPUS CIRCULATION & PARKING PLAN  
 SCALE: 1" = 100'-0"

INSTITUTIONAL SUBMITTAL TO TOLEDO LUCAS COUNTY PLAN COMMISSION  
 SCALE: 1"=100'  
 0' 30' 60' 90' 120' 150' 180' 210' 240' 270' 300' 330' 360'

CAMPUS CIRCULATION & PARKING (EXHIBIT C) SET OF 4 SHEETS 3

**RENOVATIONS OF SCOTT PARK CAMPUS  
 TOLEDO PUBLIC SCHOOLS**  
 2225 NEBRASKA AVENUE, TOLEDO, OHIO 43607

PREPARED FOR: TOLEDO PUBLIC SCHOOLS BOARD OF EDUCATION  
 RONALD DUNN, SUPERINTENDENT  
 JAMES GALT, DEPUTY SUPERINTENDENT  
 JAMES GALT, CHIEF OF EDUCATIONAL DEVELOPMENT  
 ROBERT HENDON, ADMIN. COORDINATOR

RYAN BRIGGS, TREASURER  
 ROBERT HENDON, ADMIN. COORDINATOR

**MUNGER MUNGER + ASSOCIATES ARCHITECTS INC.**  
 225 NORTH WISCONSIN TOLEDO, OHIO 43604-3613 419.243.8141  
 COMMISSION: M-2225 DRAWN: ETS REVIEWED: KZT DATE: 5.28.2024



# NEIGHBORHOOD PROTECTION PLAN

Z-8004-24



**Neighborhood Protection Plan & Architectural Design Guidelines (See Exhibit D):**

All future site improvements will be designed in such a way to ensure that the quality of the surrounding neighborhoods will be maintained or enhanced. A couple of standards are as follows:

**Greenbelt Buffers:**

The Site currently has an existing landscape buffer (varies from 40 feet to 250 feet wide) along the entire east property that fronts Parkside Boulevard. This buffer is to be maintained to prohibit any future buildings to be placed within this buffer adjacent to the street in order to maintain the "park-like" character that exists today.

There is an existing landscape buffer (250 feet wide) along the south property line that fronts Hill Avenue.

There is an existing landscape buffer (varies from 13 feet to 185 feet wide) along the west property line west of West Scott Park Drive. This buffer is to be maintained to prohibit any future buildings to be placed within this buffer near the existing neighborhood.

There is an existing landscape buffer (250 feet wide) along the north property line that fronts on Nebraska Avenue.

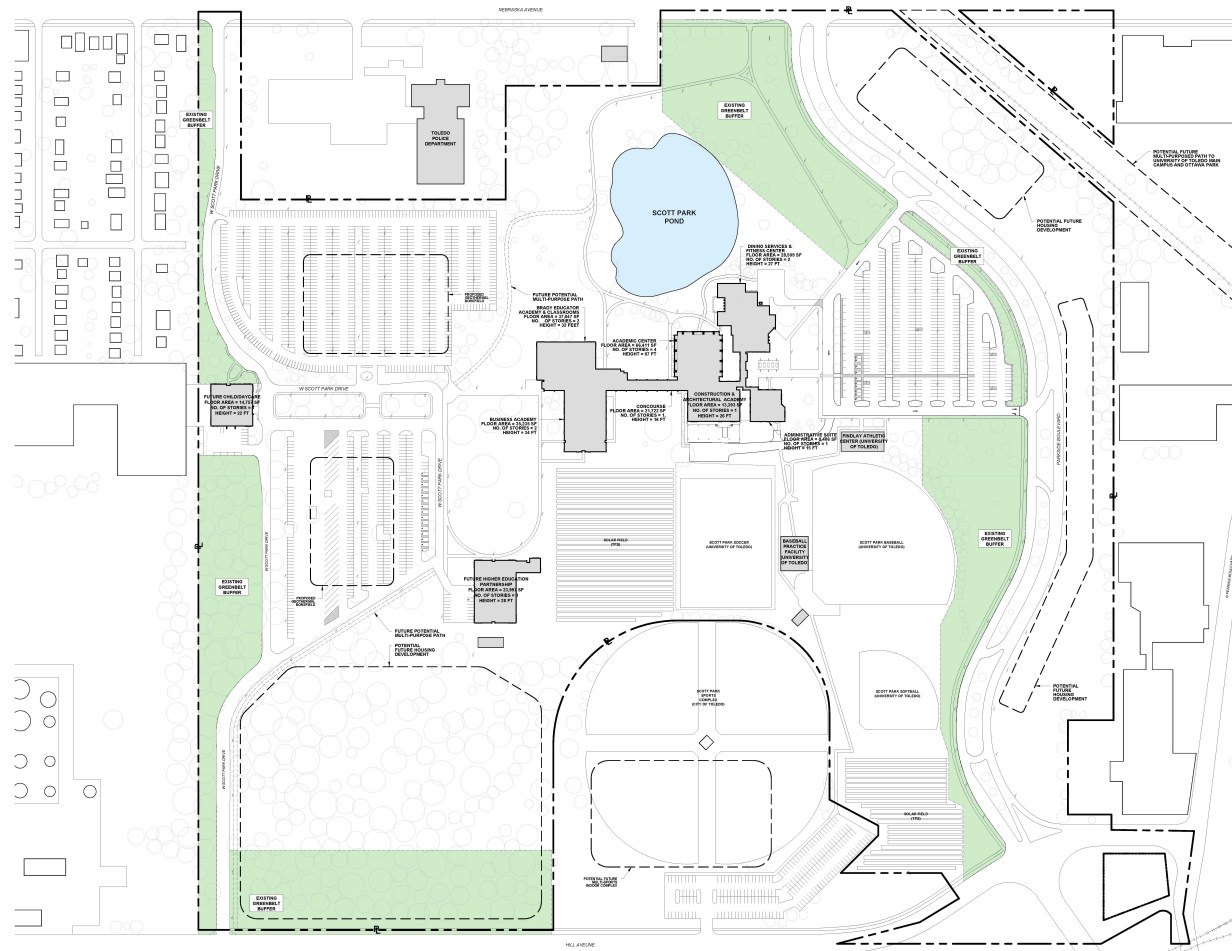
**Site Lighting:**

Existing Site lighting has been designed & located in such a way as to minimize the effects that it has on adjacent properties keeping off-site light pollution to a minimum.

Any future site lighting will also be designed and located in such a way as to not negatively impact any adjacent properties.

**Architectural Design Guidelines:**

All new architectural improvements to the Campus, whether it be new construction or building renovations shall use the existing on-site architectural style as a guide. The new architecture shall compliment the style that currently exists on campus in all architectural aspects such as appropriate materials, colors, massing, and building proportions.



NEIGHBORHOOD PROTECTION PLAN  
SCALE: 1" = 100'-0"

INSTITUTIONAL SUBMITTAL TO TOLEDO LUCAS COUNTY PLAN COMMISSION  
SCALE: 1/8"=1'-0"  
NEIGHBORHOOD PROTECTION PLAN (EXHIBIT D) SET OF 4 SHEETS 4  
**RENOVATIONS OF SCOTT PARK CAMPUS**  
**TOLEDO PUBLIC SCHOOLS**  
2225 NEBRASKA AVENUE TOLEDO, OHIO 43601  
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COMMISSION #2225 - DRAWN ETS - REVIEWED -GZ- DATE 3.28.2024

