

# AREA PROFILE

MARCH 1988

TOLEDO-LUCAS COUNTY PLAN COMMISSIONS • NEIGHBORHOOD PLANNING PROGRAM

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# INTRODUCTION

## BACKGROUND

The impetus for this study began in the latter part of 1984 when administrators of the Toledo Museum of Art and Mercy Hospital became concerned over deteriorating conditions in the Monroe-Jefferson corridor between their facilities and downtown Toledo. Representatives from these institutions met with City Officials to discuss the problem and to consider what might be done to correct it. They found that little planning was being done in this particular area, but that there was much support for the development of a broad-based redevelopment plan. It was suggested that, since the area is located in the City's Enterprise Zone, and since the Toledo Economic Planning Council manages the zone and is directly involved in economic development activities, that it be invited to become an active participant in the study. The invitation was extended and accepted.

A core unit consisting of interested representatives from district institutions, businesses and the Toledo Economic Planning Council was established, with its objective being to organize the district into a functioning entity. District boundaries were more precisely defined, the interest of other institutions and businesses in the planning effort was stimulated and the UpTown Association was formed. A continued increase in the Association's membership led to it being incorporated as a non-profit development corporation in 1986. Planning assistance from the Toledo-Lucas County Plan Commissions' Neighborhood Planning Program was also sought, resulting in a Neighborhood Planner being assigned to work with the Association in the development of a Redevelopment Plan for the district.

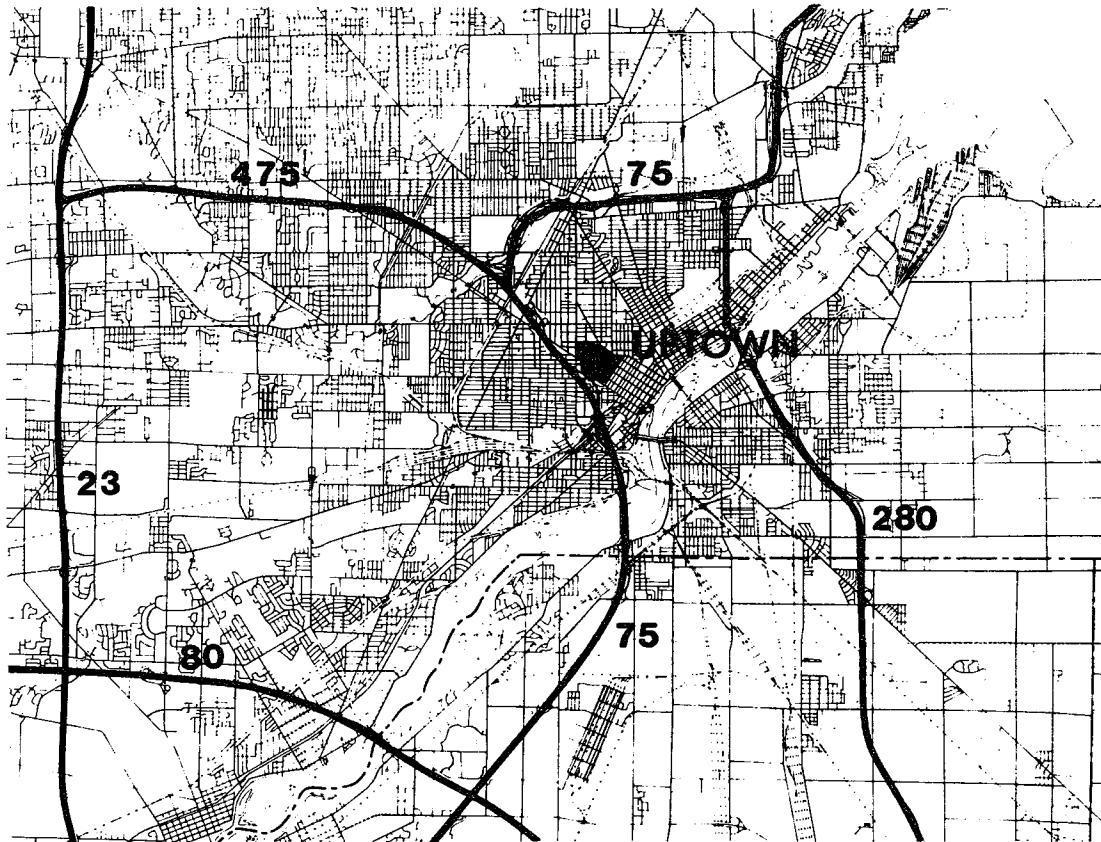
In the fall of 1987, the scope of the work assignment was reduced. Instead of a Redevelopment Plan, the Association elected to work toward development of an Area Profile and a Preliminary Land Use Plan. This was done under the direction of the Uptown Association in the interest of time and to coincide in with a pending market study for the district.

Besides the Plan Commissions, several other City agencies contributed to the development of this report. These agencies include the Department of Community Development, Division of Traffic Engineering, and the Division of Engineering and Construction.

## THE STUDY AREA

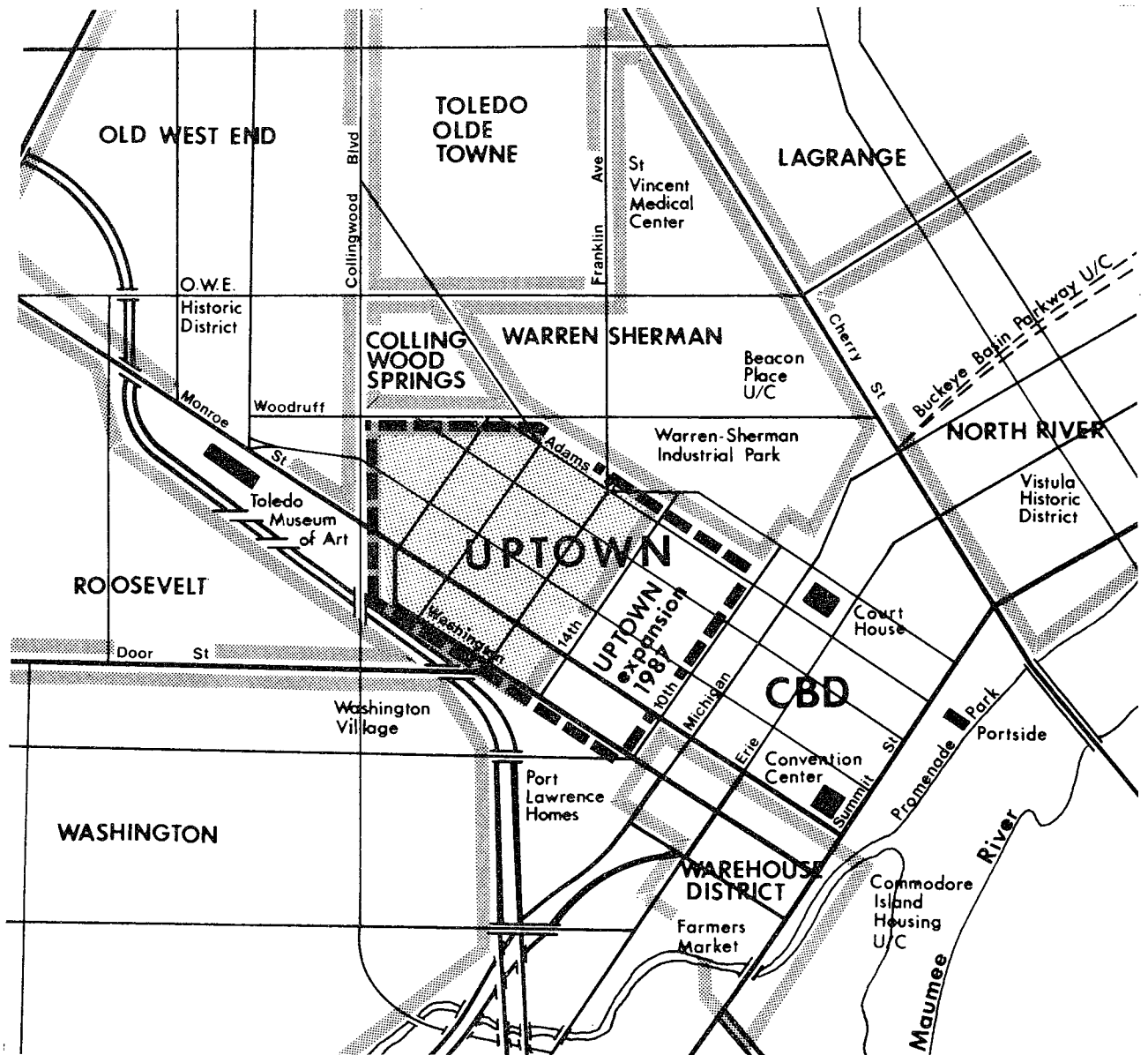
The UpTown District encompasses a 102 acre area located one-quarter of a mile northwest of downtown Toledo (see Map 1). Bordering roadways include Collingwood Boulevard to the west, Woodruff Avenue to the north, Adams

Street to the northeast, 14th Street to the southeast and Washington Street to the southwest. Nearby landmarks include the Toledo Museum of Art, the Lucas County Courthouse and the new SeaGate Convention Center.



**MAP 1: LOCATION MAP**

Map 2 shows the difference between the boundaries of the Study Area and those of the expanded UpTown District. The Study Area relates to what was considered to be the UpTown District when the study first began. In October, 1987, the UpTown Association extended the district to include the area between 14th and 10th Streets so that it would better relate to the proposed Buckeye Basin Connector proposed to extend along 10th Street in the Toledo City Master Plan. After consulting with the Warren-Sherman District Council whose area extends to Adams Street, the Association also elected to include the lots extending along the northeasterly side of Adams Street in order that the Adams Street business strip could be dealt with as a unit instead of only one side. However, it decided not to have this report cover the new additions since so much work had already been completed.



**MAP 2: THE STUDY AREA**

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## HISTORY

The platting of the UpTown District into development-sized lots occurred between 1855 and 1901. Seven plats were involved in the initial platting, with several small replats also involved to reduce the size of some larger lots. A difficulty experienced by the early subdividers was in trying to create usable lots along the boundaries of their plats, caused by plat boundaries conflicting in their directional orientation with adjacent grid street systems. The overall effect was that the district was platted with many triangular-shaped and undersized lots. These lots caused their share of problems through the years, but now have largely been eliminated as free-standing lots of record through land consolidation activity.

Early Development. Stimulated by demand for close-in housing, residential development began to occur in the district shortly after the respective plats were recorded. Trolley lines extended along Adams, Monroe and Washington Streets in the latter 1800's, providing convenient transportation to downtown Toledo, tended to heighten the district's appeal. Stately mansions of the City's more wealthy residents were constructed on the large lots fronting on the major streets. The smaller interior lots were developed with homes less pretentious in design. All were of sound construction and reflected a variety of the building styles of the period.

Norwood Court, claimed as one of the first residential courts in the City, was developed in the early 1900's. It was established in an area where normal lot type development had become complicated by the 1896 court order calling for the vacation of Brookwood Avenue (then Bartlett Street) southeasterly from 19th Street. To fit within the space allowed, the homes in Norwood Court were developed on a private street laid out with two 10 ft. wide drives with a 5 ft. wide tree strip in the center. The drives served both as a sidewalk for the residents and as passageway for horse-drawn carriages.

Commercial development, attracted by the expanding population, began to appear on the streets traveled by the trolleys, particularly Adams and Monroe Streets because of their direct approach to downtown Toledo. The businesses that located along these streets flourished during this period as they offered residents close-by shopping and places for social interaction. The City also made a direct contribution in the latter respect in the late 1800's through its acquisition of three triangular-shaped areas for use as public open space - one on the corner of Monroe and 23 Streets (Toledo Spain Park), another on the corner of Madison Avenue and 23rd Street (unnamed), and a third on the northeasterly side of Adams Street at Ashland Avenue (Grosser Memorial Square). Although now receiving little use, these areas still continue as part of the City's public park system.



1900-1930. The continued expansion of downtown Toledo during the early 1900's had its effect on the UpTown area. Homes were demolished for the construction of apartment buildings to meet the expanding need for housing, garages for auto service and parking lots were constructed along the major streets. Businesses that catered to the supply and service needs of downtown businesses also began to make their appearance.

Among the most significant developments taking place in the district in the early 1900's was when the Toledo Catholic Diocese acquired several lots on the corner of Madison and 23rd Street for the construction of what would be the first building of the Mercy Hospital complex. Included in this purchase was the home of Col. Sheldon C. Reynolds, prominent Toledo banker. Not desiring to await the completion of the new building to start the hospital, Mercy officials converted the Reynolds home into a 22 bed hospital facility, opening its doors in 1917. It served as a hospital until the new building was completed in 1918 when it was converted into a residence for nurses. Its use as a residence for nurses continued for the next 35 years and was known as the "White House." The building was demolished in 1955 to make way for the construction of a new hospital wing. Mercy hospital has continued its expansion through the years. Today it



**MERCY HOSPITAL IN 1917**  
**Courtesy of Mercy Hospital**

exists as a 350 bed facility occupying the entire area between Madison and Jefferson Avenues and 21st and 23rd Streets, with extensive land holdings in adjacent blocks. The hospital's changing role from that of attending to the ill to one of providing comprehensive health care to the community has already resulted in some of its land being developed for other types of use.

1930-1960. The period from 1930 to 1960 was marked by even more extensive land consolidation and construction activity as the demand for commercial and institutional facilities increased. The Hillcrest Hotel, completed in 1929, became fully operational in 1930. The demand for workers skilled in the trades led to the construction of the Macomber Vocational High School in 1938 on the corner of Monroe and 16th Streets. This school was strictly for boys and could accommodate up of 1,000 students. The Harriet Whitney Vocational High School on the opposite side of 16th Street was constructed a year later to serve as a training center for girls. In 1959, the classes at the two schools became co-educational.

The increasing dependency on the automobile for transportation during the 1930 to 1960 period created a need for more off-street parking facilities. District businesses and institutions accommodated this need through the acquisition and demolition of still more of the abutting residences.

Recent Activities. With Downtown Toledo continuing as a multi-faceted service center, the demand for closed-in space for back offices and other business supporting uses continues to be felt in the district. Following the pattern of the past, older buildings are being demolished to provide for this new development - the new Toledo Trust operations development on Monroe and 14th Streets being a case in point. At the same time, the depressed economic conditions being experienced by the City has resulted in the loss of a number of businesses that long existed in the district, the buildings that housed them being either taken over by different uses or left vacant and unattended. Some of these changes are beneficial to the district while others are having a definite negative impact.

Both the City and the UpTown Association are in need of up-to-date information on district conditions if the changes taking place are to be properly assessed. They are also in need of a land use plan that can be used to guide development activity. The Area Profile and the Preliminary Land Use Plan presented in this report are intended as a start in this direction.

## PLANNING PROCESS

The process that was followed in the development of the Area Profile and Preliminary Land Use Plan for the UpTown District incorporated the following four steps:

1. Determine and analyze existing conditions and problems.
2. Determine the intentions of district businesses and industry regarding their plans for future expansion.
3. Develop land use goals and objectives.
4. Develop a Preliminary Land Use Plan for the district based upon the stated goals and objectives.

The results of the Association's efforts in working through this process are incorporated in this report. The Preliminary Land Use Plan should not be regarded as the final Land Use Plan for the district. It should be conceived as representing only the first step in the development of such a plan. It is the intention of the UpTown Association to work towards the development of a complete Redevelopment Plan for the district after a pending market study has been completed. Besides incorporating an expanded and possibly revised Land Use Plan, the focus will also be on the development of a circulation and parking Plan for the district, the developmental policies that will apply and a plan of implementation.

# EXISTING CONDITIONS

A survey of the existing conditions constitutes a necessary starting point toward understanding the district and providing a basis for further study. To acquire this understanding within the UpTown District, information was collected regarding population, property ownership, land use, zoning, building condition, architecturally significant/historic buildings, tax delinquent properties, traffic circulation, parking, street surface condition and general appearance.

## POPULATION

- o UpTown has a relatively small declining population base. Between 1970 and 1980, UpTown's population declined by approximately a third - from 2,150 persons in 1970 to 1,400 persons in 1980.
- o The percentage of Black residents in UpTown increased between 1970 and 1980. In 1970, the Black population comprised 40 percent of the district's population. In 1980, it was close to 50 percent.
- o UpTown's average household income is considerably below that for the City of Toledo. In 1980, the average household income was \$10,171 compared to \$19,476 for the City, a difference of \$9,305. Further, a comparison of 1970 figures with those for 1980 show that the gap between the average household income of UpTown and that for the City is widening. In 1970, UpTown's average household income was 12 percent below the figure for the City. In 1980, it was close to 50 percent below the City's figure (see Table 1).
- o UpTown has a particularly high proportion of elderly residents. Approximately 23 percent of UpTown residents are 65 years of age or older, compared with the City's 13 percent elderly population. This difference is due in part to the highrise TenEyck Towers building being located in the area which provides housing for the elderly.
- o Population in the area immediately surrounding UpTown has also experienced substantial population losses as shown by Table 1. The area within a mile radius of the center of UpTown experienced a 30 percent population loss from 1970 to 1980. It is expected that this population trend will revive as a result of the major revitalization efforts in the adjoining Collingwood Springs, Old West End and Warren Sherman neighborhoods.

**TABLE 1: UPTOWN POPULATION**

	UpTown		1/2 Mile Radius		1 Mile Radius		City of Toledo	
	1970	1980	1970	1980	1970	1980	1970	1980
Population	2,150	1,400	7,867	4,378	31,083	21,611	383,818	354,635
% Black	40.1	49.6	53.9	56.1	62.3	66.0	13.8	17.4
Average Household Income	\$8,363	\$10,171	\$6,690	\$7,552	\$7,341	\$9,432	\$9,550	\$19,476

**PROPERTY OWNERSHIP**

Information regarding property within the district was obtained from the records of the Lucas County Treasurer.

- o UpTown contains 601 parcels of record, representing 252 ownership parcels. A map of the ownership parcels, along with a list of owners, is provided in Appendix A.
- o Mercy Hospital is UpTown's largest property owner, owning approximately 17.6 acres, or 17 percent, of the district's land area (excluding streets). UpTown's second largest property owner is the Manhattan Building Company, owning the Hillcrest Hotel and a number of other parcels in the district's southeastern portion.

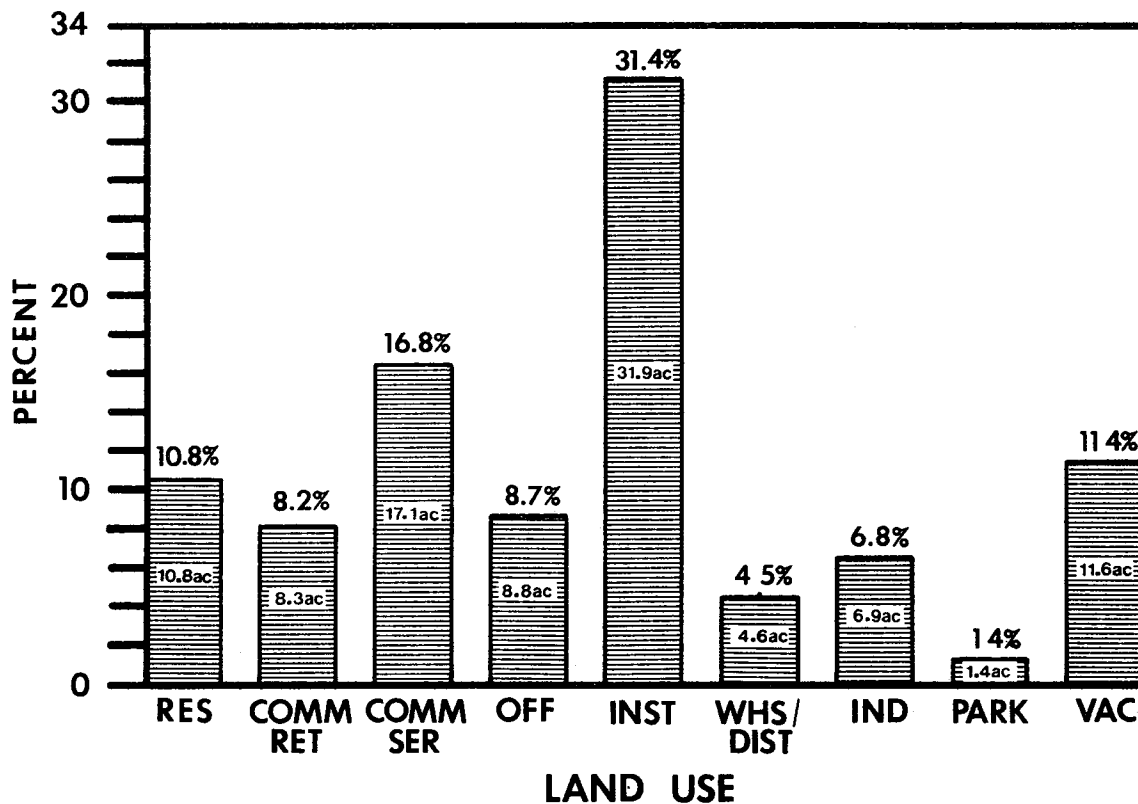
**LAND USE**

A land use survey of the UpTown District was made in 1986 and updated in the fall of 1987. The results of this survey, which considers only the first floor use of the buildings, are shown on Map 3. Buildings containing two or more floors were largely designed with living units on the upper floors. These floors may or may not be used for living purpose at the present time. Graph 1 illustrates the percent of the land covered by the various land use categories, excluding street rights-of-way. It should be noted that the land use category for the vacant buildings shown on Map 3 was determined from their last known use.

- o UpTown's land use is characterized by a diversity of uses ranging from low density residential to industrial. In many respects it represents a microcosm of the total Toledo community.
- o Approximately one-third of the land area is in institutional use. The largest single institutional use is Mercy Hospital which includes the area bounded by 23rd Street, 21st Street, Madison Avenue and Jefferson Avenue. Other institutional uses scattered throughout the district include the Macomber-Whitney Vocational School, Senior Center, Zenobia Hall, Toledo Club, Toledo Gospel Tabernacle Church, SASI, Cherry Street Mission and the Cummins-Zucker Center. With the exception of hospital related activities, there is generally a minimal functional relationship between these various institutional uses.
- o Residential land comprises 10.9 acres and basically consists of several high density residential structures. These structures include the former Park Lane Hotel, presently being remodeled for elderly congregate housing; TenEyck Apartments, owned by the Lucas County Metropolitan Housing Authority and providing housing for the elderly; and Executive Towers, a market rate apartment building. Two areas in the district that have a cluster of residential buildings include the two blocks on Washington Street between 17th and 21st Streets developed largely with lower density residences, and the block on Monroe Street between 19th and 20th Streets predominantly developed with older apartment buildings. Land use calculations show the residential land to consist of 1.5 acres of single family development, 1.5 acres of two-family and 7.9 acres of multi-family.
- o Commercial uses, including both retail and service facilities, comprise about 25 percent of the district land. These uses are spread throughout the district but there occurs some notable concentrations along Adams and Monroe Streets, and on Madison and Jefferson Avenues. Adams Street commercial is concentrated in the southeastern end of the district and includes Mano's Restaurant, Adams Cleaners, Lifetime Electronics and Mike's Bar. Monroe Street Commercial is concentrated in the vicinity of 22nd Street and includes Elmer's Restaurant, Marleau's Hardware Store, Hamdam's Restaurant, Hamdam's Market and an auto parts store. Madison Avenue commercial includes two district landmarks - Bud and Lukes Restaurant and the Hillcrest Hotel. Jefferson Avenue commercial is oriented more toward auto-related uses that include a car wash, an auto repair shop, a service station and an auto dealership.
- o Office uses, while dispersed like other UpTown activities, are primarily concentrated on the arterial streets, particularly along Madison Avenue. Office uses along this street include those within the Hillcrest Hotel, Job Services of Ohio, the Wright, Russell and Bay Insurance Company and the architectural firm of Bauer, Stark and Lashbrook. According to a 1985 study by the Building Owners and Managers Association of Toledo, Ohio, Inc., there is approximately 500,000 square feet of office space in the UpTown District.

- o Industrial uses in UpTown, encompassing close to seven acres of land, are relatively few in number but are generally large in size. They include Kloster Research and Development, Inc. operating in the four-story building at Adams and 14th Streets; Domiteaux, Inc., located on the corner of Monroe and 21st Streets; and Clarklift of Ohio located on 17th Street near Washington. Distribution facilities in the district include the recently expanded Buckeye News on Adams Street and the McGranahan Distributing operation at Madison and 17th Street. There are also several smaller industrial concerns established at various locations in the district.
- o Park areas comprise two small triangular-shaped parcels that the City acquired in the late 1800's for public use - Toledo Spain Park, located on the corner of Collingwood and 23rd Street; and the unnamed park located on the corner of Woodruff and 23rd Street. Two other close-by parks include Gosser Memorial Square on the corner of Ashland and Woodruff Avenues and a two acre park located directly across from the Toledo Museum of Art.
- o Over 11 percent of UpTown's land area is presently vacant. This land is dispersed throughout the district and mostly results from the demolition of district buildings.

**GRAPH 1: LAND USE DISTRIBUTION**



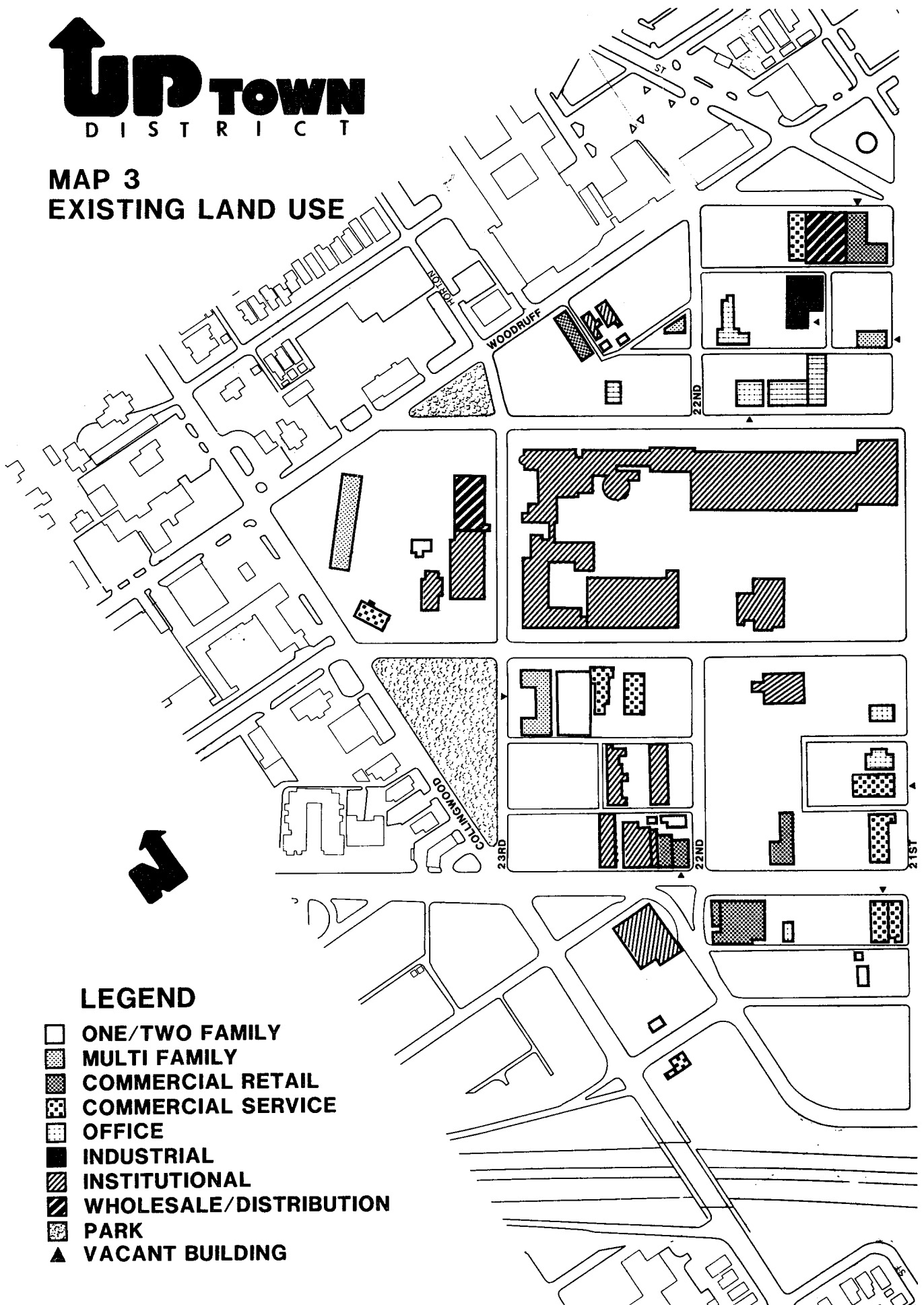


**MAP 3  
EXISTING LAND USE**



# UP TOWN DISTRICT

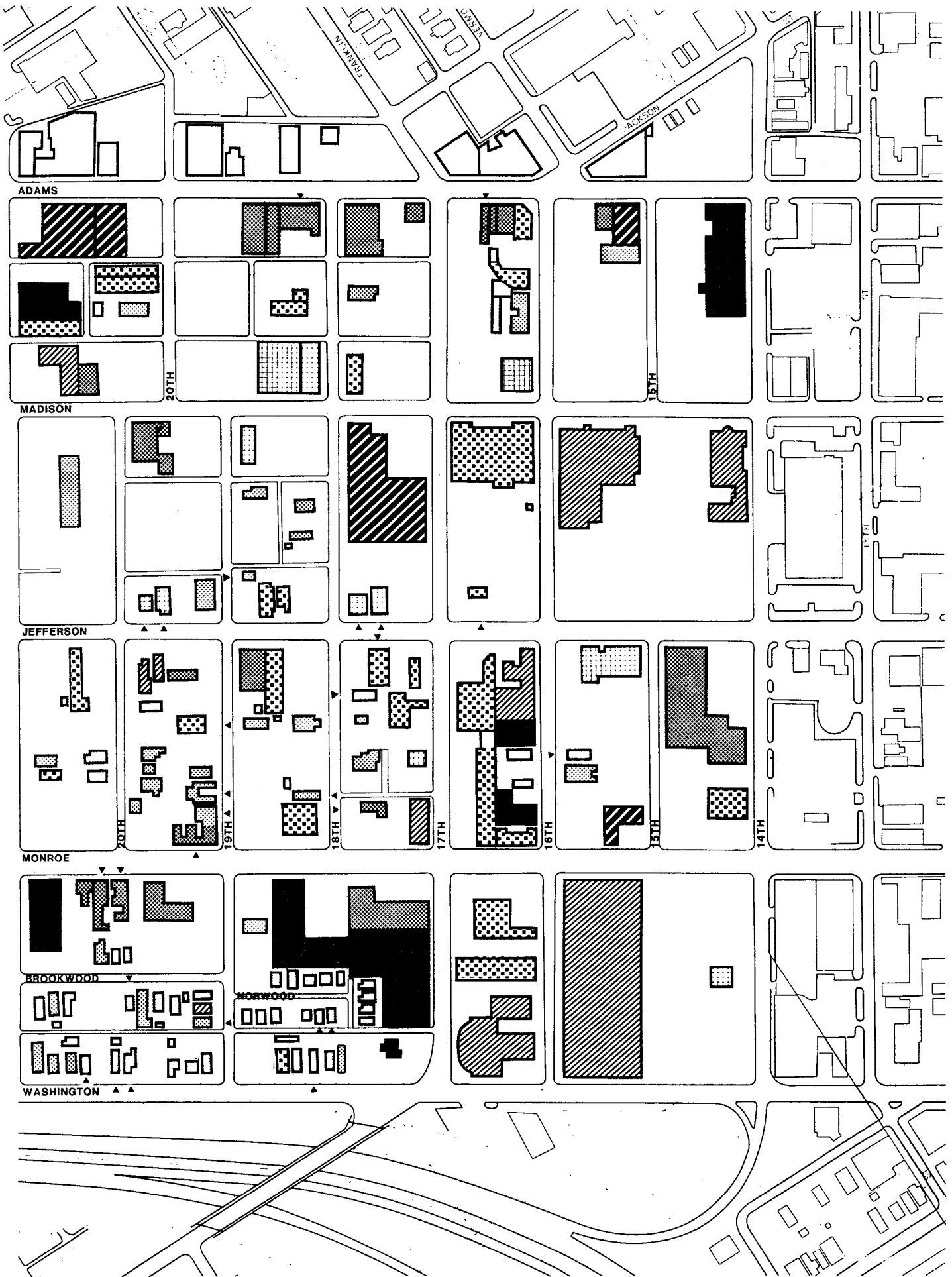
## MAP 3 EXISTING LAND USE



### LEGEND

- ONE/TWO FAMILY
- ▣ MULTI FAMILY
- ▤ COMMERCIAL RETAIL
- ▥ COMMERCIAL SERVICE
- ▦ OFFICE
- ▧ INDUSTRIAL
- ▨ INSTITUTIONAL
- ▩ WHOLESALE/DISTRIBUTION
- PARK
- ▲ VACANT BUILDING

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## ZONING

The existing zoning of the UpTown District, as compiled from the City of Toledo Zoning Maps as of December, 1987, is shown on Map 4.

- o There are six zoning districts represented in the area - R-3 Two Family Residence District, R-5 Multiple Dwelling District, C-2 Restricted Office District, C-3 Commercial District, M-1 Limited Industry District and P Parks District.
- o The vast majority of the land is zoned either C-2 Restricted Office District or C-3 Commercial District. C-3 zoning is the most permissive of the City's commercial districts and permits a broad range of commercial uses.
- o The area with the heaviest concentration of low density residential development, extending southwest of Monroe Street between 17th and 21st Streets, is zoned R-5 northwesterly of 19th Street and C-2 for the Norwood Court portion. Both of these zoning districts are inappropriate for this area if the existing residential development is to be protected from more intense uses.
- o There are two M-1 zoned areas extending into the district. The first area includes a portion of the Kloster Research and Development building, several commercial establishments and a renovated apartment building. The second area includes the parking lot and drive-up window for the new Toledo Trust Operations Center located on the opposite side of 14th Street. M-1 zoning is not needed to accommodate most of these activities.
- o The two triangular-shaped parks in the district have recently been rezoned to P Parks district as part of a City-wide effort to provide this zoning on its public open space areas.
- o There is a need for a comprehensive rezoning of the entire UpTown District based upon a well-conceived Land Use Plan.

## BUILDING CONDITION

The condition of the buildings within the district was determined through an exterior Building Condition Survey conducted in the fall of 1987. Definitions of the building condition classifications used in the survey are as follows:

1. Sound:

There are no visible defects or only slight defects which can be corrected by normal maintenance.

2. Minor Deficiency:

There is a need for more repairs than would be provided during the course of normal maintenance, such as painting and the replacement of gutters and downspouts.

3. Major Deficiency:

There is a need for major repairs beyond those that would be needed to correct minor deficiencies, such as repair of fire damage, replacement of numerous broken windows, need for a new roof or there are major defects in the primary structural components (roof, exterior walls, foundation).

4. Substandard:

Defects are so serious or extensive that the building may need to be removed. This means major defects in the primary structural components, plus defects in a number of secondary components.

The results of this survey are shown on Map 3 and Table 1.

**TABLE 2: BUILDING CONDITIONS**

Condition	Number of Structures	Percent
Sound	145	72
Minor Repair	38	19
Major Repair	16	8
Sub-Standard	1	1
Total	200	100

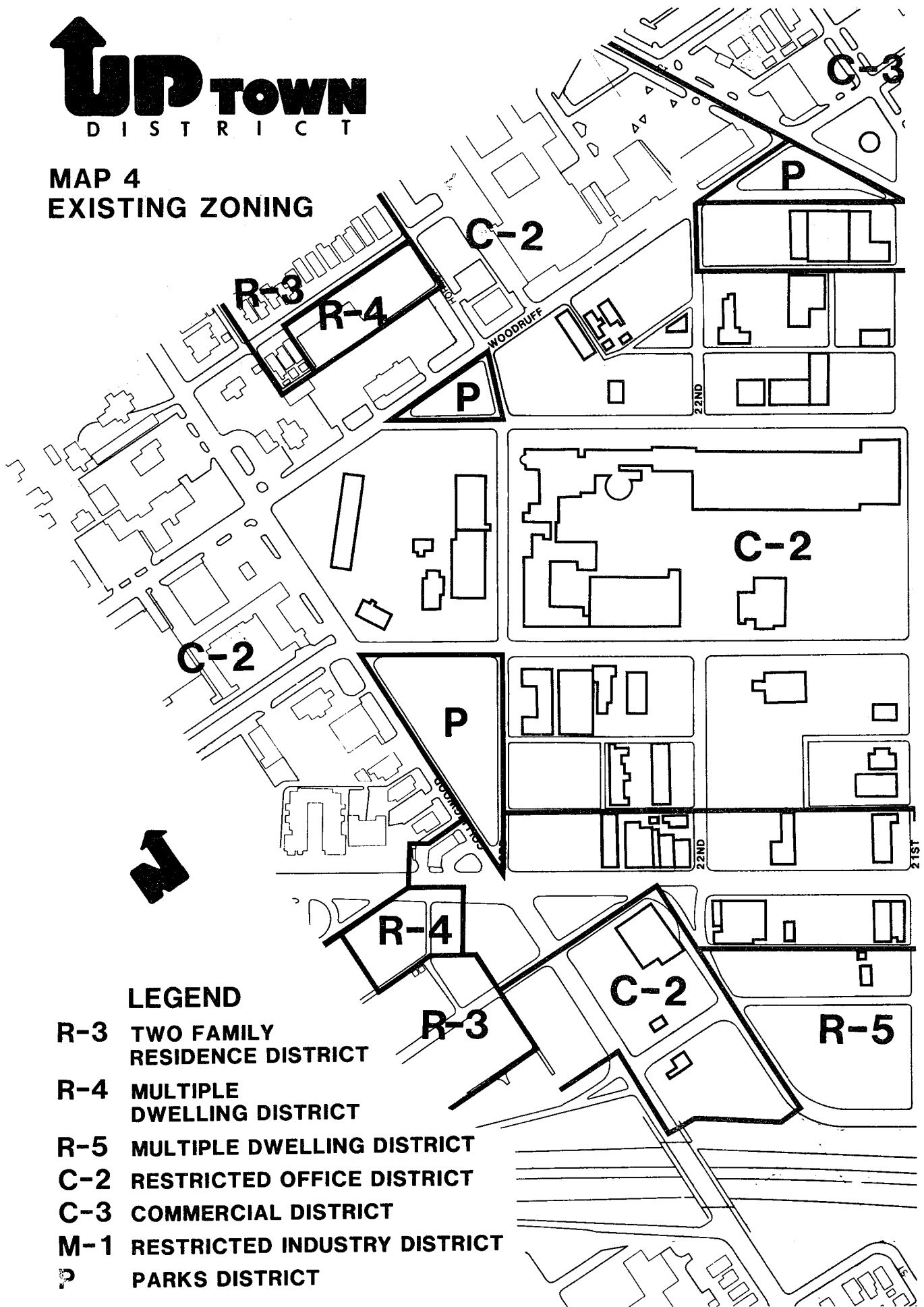
- o The bulk of the district buildings are being kept in a good state of repair. Only 19 percent of the buildings had minor deficiencies. Buildings having minor deficiencies consisted mostly of those in need of painting or the repair or replacement of gutters and downspouts. Buildings having major deficiencies were largely those with deteriorated roofing.



**MAP 4  
EXISTING ZONING**

# UP TOWN DISTRICT

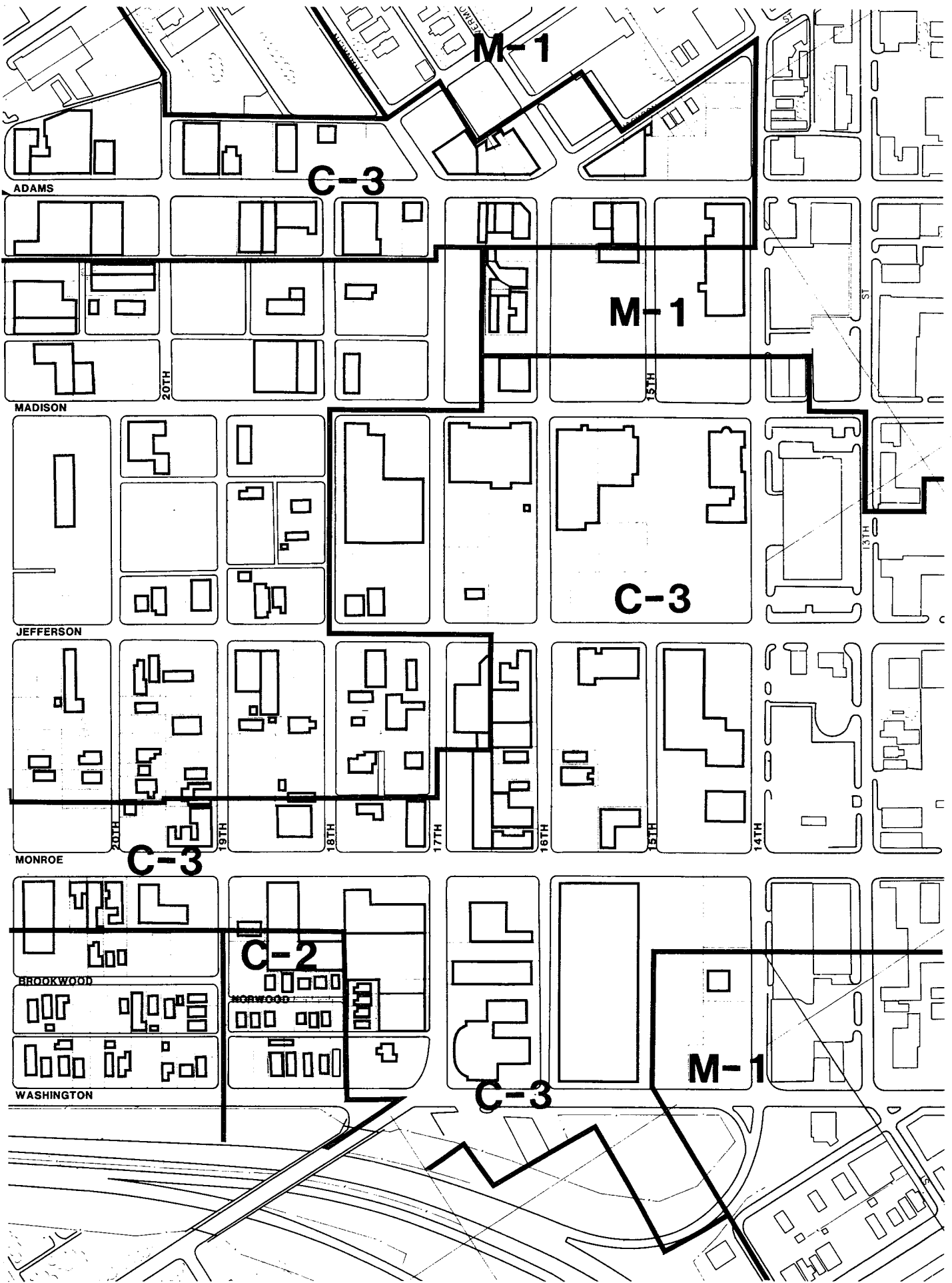
## MAP 4 EXISTING ZONING



### LEGEND

- R-3 TWO FAMILY RESIDENCE DISTRICT
- R-4 MULTIPLE DWELLING DISTRICT
- R-5 MULTIPLE DWELLING DISTRICT
- C-2 RESTRICTED OFFICE DISTRICT
- C-3 COMMERCIAL DISTRICT
- M-1 RESTRICTED INDUSTRY DISTRICT
- P PARKS DISTRICT

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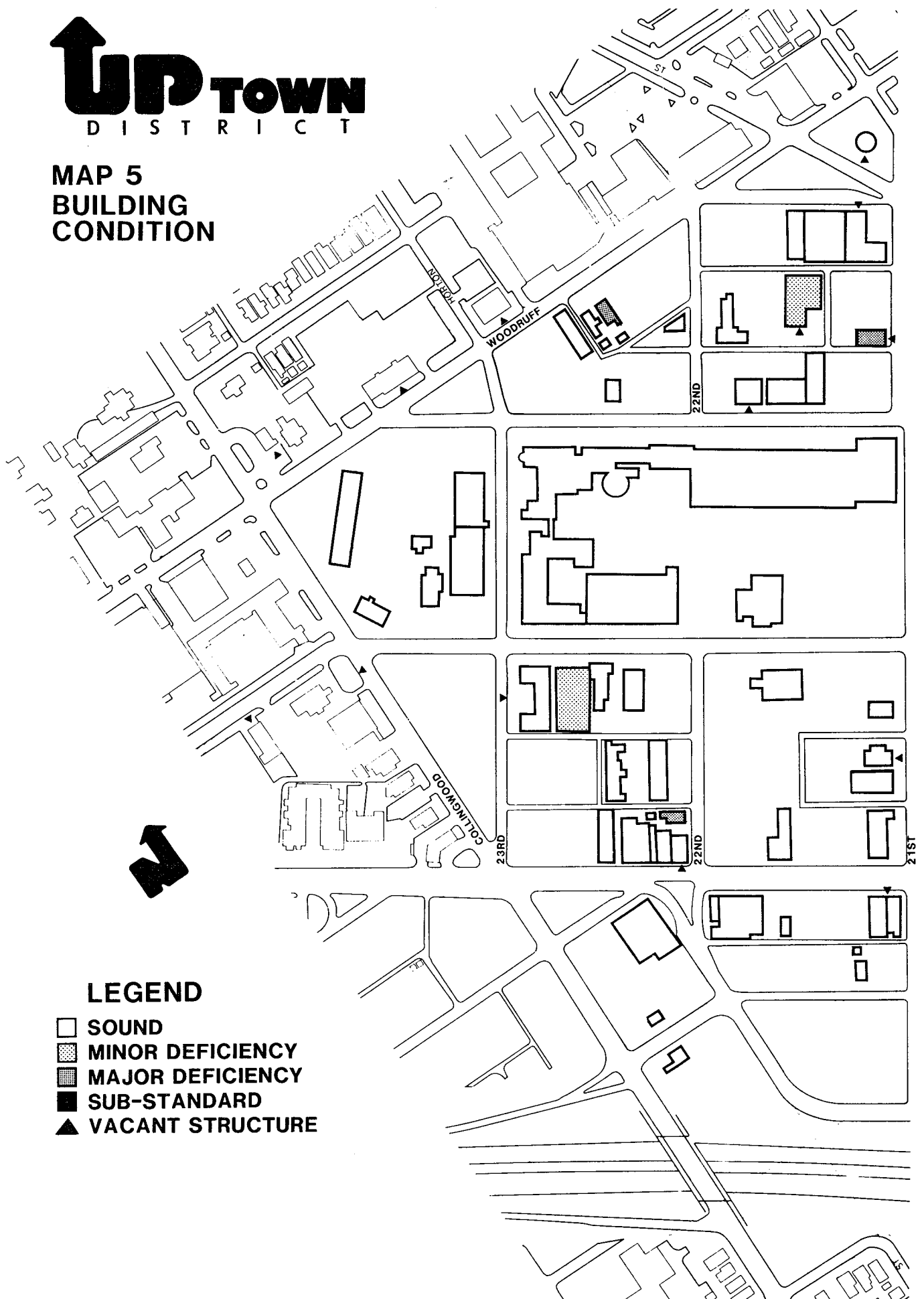


**MAP 5  
BUILDING  
CONDITION**

# UP TOWN

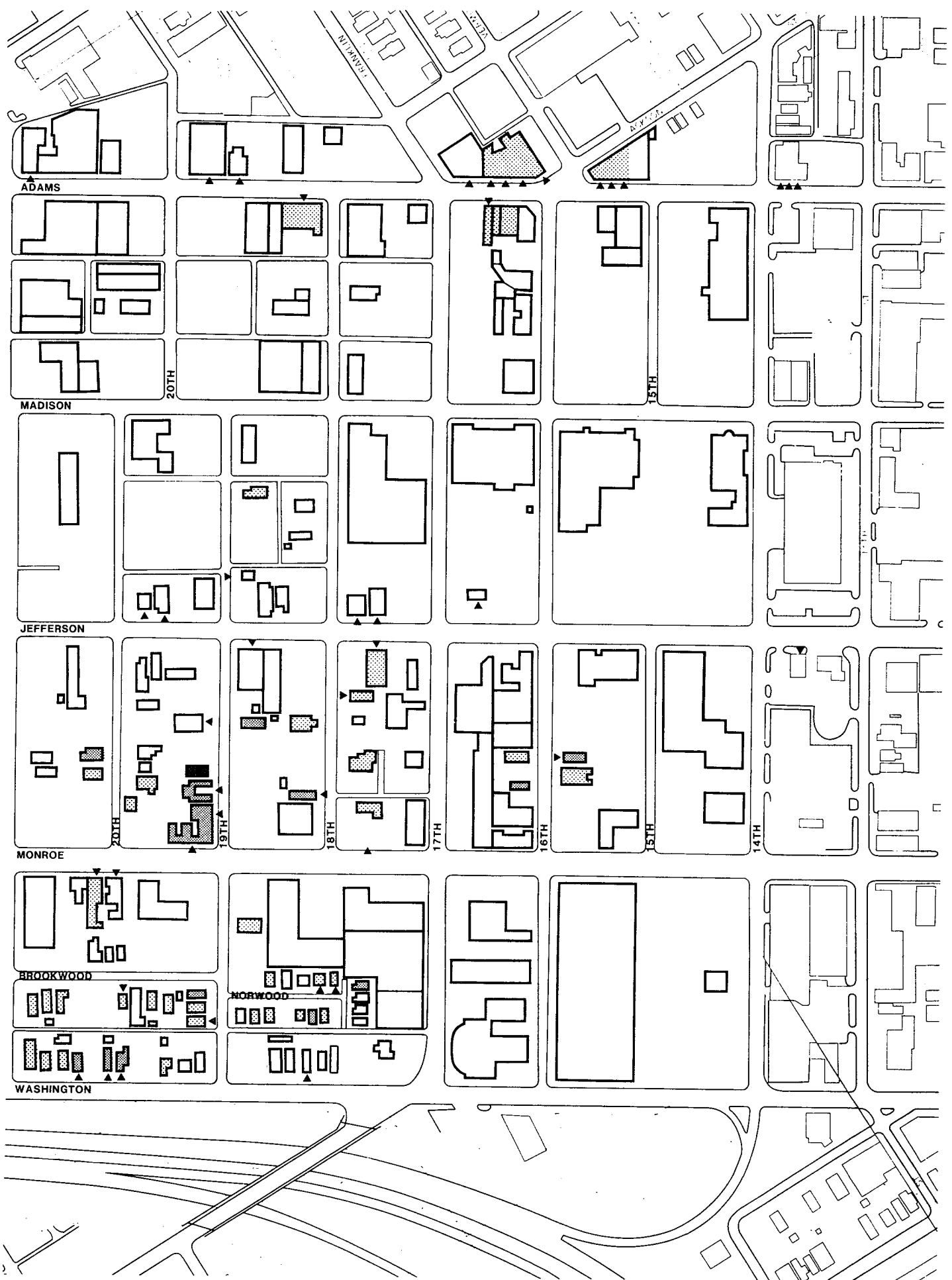
D I S T R I C T

## MAP 5 BUILDING CONDITION



### LEGEND

- SOUND
- ▤ MINOR DEFICIENCY
- ▥ MAJOR DEFICIENCY
- SUB-STANDARD
- ▲ VACANT STRUCTURE





- o Commercial buildings tend to be in a better state of repair than the residential buildings. Delayed residential maintenance is believed due to a large extent on building owners being aware that a substantial amount of the residential land has been acquired for commercial and institutional use through the years and a general feeling that this trend will continue.
- o There are 45 vacant buildings in the district, representing a 23 percent building vacancy rate. The vacancy count shows that there is close to an even split between vacant residential buildings, including several large apartment structures, and those intended for other purposes.

#### ARCHITECTURALLY SIGNIFICANT/HISTORIC BUILDINGS

In 1986, a member of the Plan Commission staff and a representative of the Ohio Historic Preservation Office made a survey of the architecturally significant buildings in the Uptown District. Sixty-eight structures were identified in this survey as having significant architectural or historic merit. Although many of the buildings may not be eligible for the National Register of Historic Places, they are of considerable importance in the preservation of the architectural character of the district. The identified buildings are shown on Map 6 and explained in Table 3.

- o As shown in Table 3, the buildings in the district display a wide diversity of architectural styles, many dating back to the late 1800's.
- o There are two buildings in the district listed in the National Register of Historic Places - the Toledo Club at 14th and Madison and the former Park Lane Hotel at 23rd and Jefferson. Several other buildings in the district may be eligible for placement on the National Register, such as the nine-story Hillcrest Hotel at 16th and Madison.
- o The Tax Reform Act of 1986 provides financial incentives for rehabilitating many of UpTown's older structures. This legislation, a revision of the Economic Recovery Tax Act of 1981, allows tax credits for rehabilitation work undertaken on income-producing commercial and industrial properties. Tax credits amount to 10 percent for buildings constructed before 1936 and 20 percent for historic buildings listed on the National Register of Historic Places. The 20 percent credit is also allowed for income-producing residential properties with historic significance. As with the requirements of the Economic Recovery Tax Act of 1981, the rehabilitation of certified historic structures must meet the Secretary of the Interior's Standards for Rehabilitation. The basis for depreciation of any rehabilitated building must be reduced by the full amount of the the credit claimed.



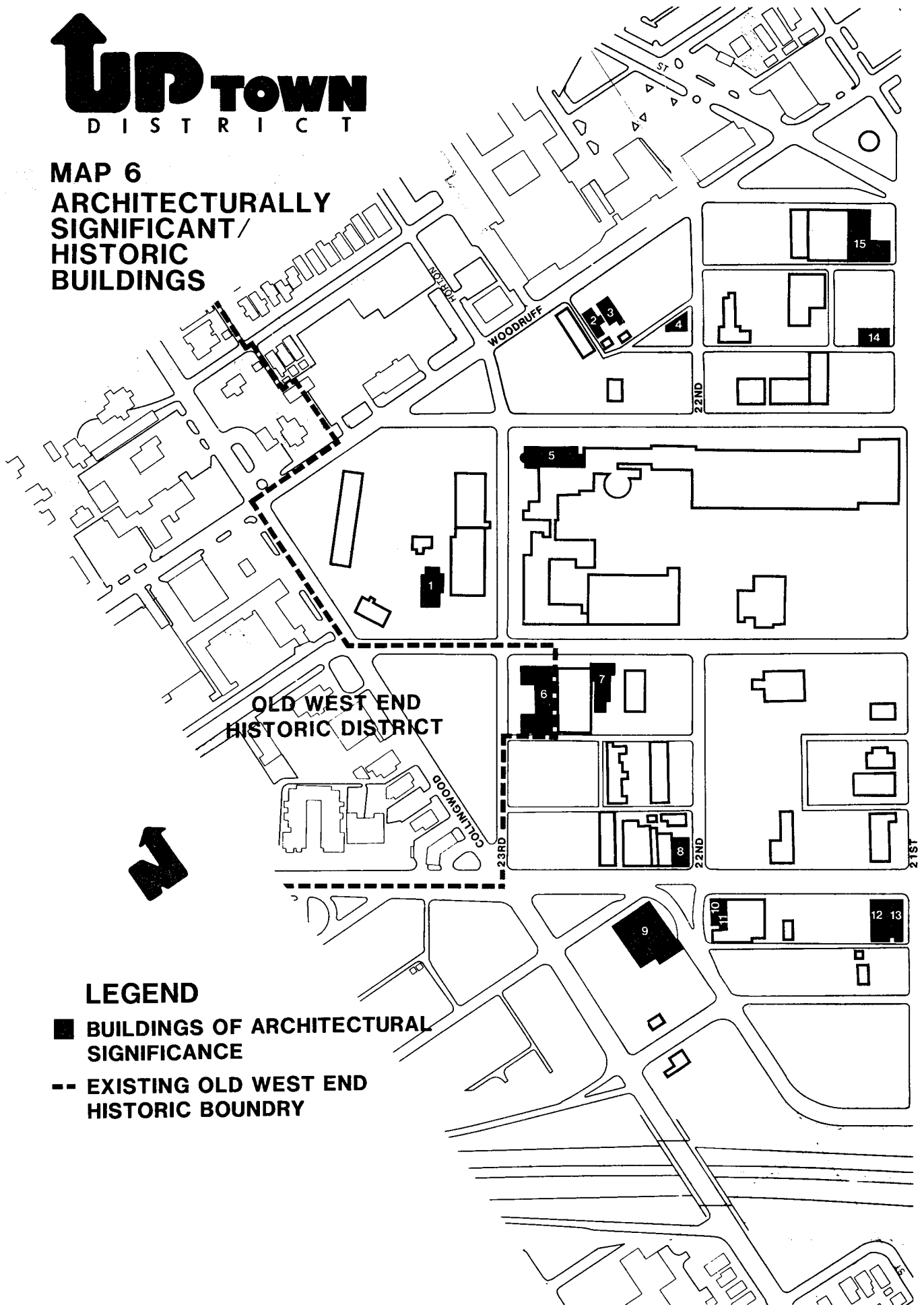


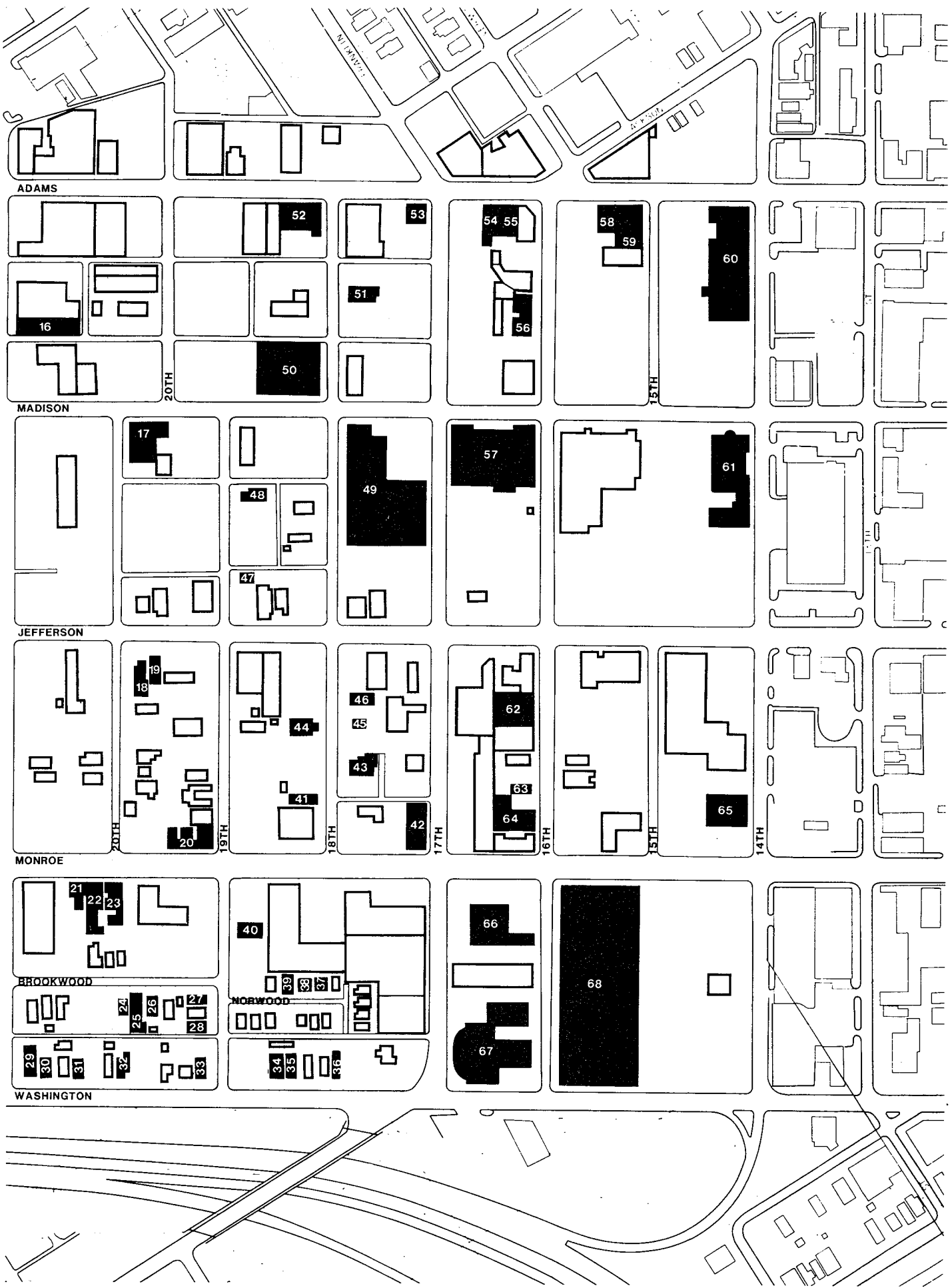
**MAP 6  
ARCHITECTURALLY  
SIGNIFICANT/  
HISTORIC  
BUILDINGS**



# UP TOWN DISTRICT

## MAP 6 ARCHITECTURALLY SIGNIFICANT/ HISTORIC BUILDINGS







**TABLE 3: ARCHITECTURALLY SIGNIFICANT/HISTORIC BUILDINGS**

No.	Name	Location	Date Constructed	Style/Design
1	Ide Community Mental Health Center	2310 Jefferson Ave.	1872	Romanesque
2	Blenis Residence	329 Woodruff Ave.	1887	Federal
3	Sanzenbacher Residence	327 Woodruff Ave.	1867	Federal
4	Smith Apartments	321 N 22nd St.	N/A	Mansard
5	Mercy Hospital (St. Mary's Wing)	2241 Madison Ave.	1914	Renaissance Influence
6	Park Lane Apartment	2235 Jefferson Ave.	1926	Victorian Commercial
7	Zimmerman-Wick Memorial Chapel	2221 Jefferson Ave.	1897-1955	Romanesque Revival
8	Hamdan Restaurant	2202 Monroe St.	1892	Romanesque
9	Toledo Gospel Tabernacle	1619 S. 22nd St.	1922	Gothic
10	Elmer's Restaurant	2147 Monroe St.	1887	Italianate
11	David Marleau Hardware	2139 Monroe St.	1887-1935	Italianate
12	Hodur Building	2107 Monroe St.	1920	Traditional Commercial
13	Hodur Building	2101 Monroe St.	1890	Traditional Commercial
14	Nesby Apartments	315 21st St.	1902	Romanesque
15	Hunter Supply Building	2109 Adams St.	1912	Standard Commercial
16	Bellman Building	318 21st St.	1927	Standard Commercial
17	Bud & Luke Restaurant	1919 Madison Ave.	N/A	Italianate/Romanesque
18	Toledo Rescue Mission	1917 Jefferson Ave.	1887	Italianate
19	Toledo Rescue Mission	1915 Jefferson Ave.	1897	Queen Anne

**TABLE 3 CONT'D**

No.	Name	Location	Date Constructed	Style/Design
20	Kimble Building	109 19th St.	1904	Romanesque
21	Peacock Cafe	2007 Monroe St.	1909	Traditional Commercial
22	Martin Building	2009 Monroe St.	N/A	Mid 1800's Commercial
23	Fernedale Building	1919 Monroe St.	1887	Federal
24	Brown Duplex	1921 Brookwood Ave.	1892	Federal
25	Carr Apartments	1919 Brookwood Ave.	1917	Mansard
26	Tinsley Residence	1911 Brookwood Ave.	1897	Mansard
27	Terry Residence	21 N. 19th St.	1882	Queen Anne
28	Cole Residence	17 N. 19th St.	1902	Mansard
29	Russell Apartments	1942 Washington St.	N/A	Federal
30	Russell Residence	1940 Washington St.	1887	Middle Class Frame
31	Blair Residence	1934 Washington St.	1892	Middle Class Frame
32	McCown Residence	1922 Washington St.	1887	Federal
33	Heard Residence	1902 Washington St.	1872	Middle Class Frame
34	Cook Turist Home	1736 Washington St.	1887	Mansard
35	Cook Residence	1732 Washington St.	1887	Middle Class Frame
36	Cook Apartments	1722 Washington St.	1877	Mansard
37	Cummings Duplex	12 Norwood Ct.	1906	Middle Class Frame
38	Larsen Residence	10 Norwood Ct.	1910	Middle Class Frame
39	Cummings Residence	8 Norwood Ct.	1909	Middle Class Frame
40	Pasadena Apartments	34 N. 19th St.	1902	Italian Renaissance
41	Cherry Street Mission	1702 Monroe St.	1929	Commercial/classical

**TABLE 3 CONT'D**

No.	Name	Location	Date Constructed	Style/Design
42	Rubini Apartments	111 18th St.	1919	Romanesque
43	Hixenbaugh Apartments	120 18th St.	N/A	Italianate
44	Clesta Apartments	131 18th St.	1914	Greek Revival
45	Trickling Brook Apts.	134 18th St.	N/A	Greek Revival
46	McCallister Apartments	138 18th St.	1887	Wood Frame Double-Decker
47	Kirian Apartments	210 N. 19th St.	1916	Victorian/Romanesque
48	Love Duplex	232 N. 19th St.	1892	Federal
49	McGranahan Building	1791 Madison Ave.	N/A	Modern Commercial
50	Bennet Building	311 13th St.	1925	Romanesque
51	Lizcano Apartments	324 18th St.	1887	Wood Frame Double-Decker
52	Toledo Deaf Club Bldg.	1805 Adams St.	1910	Traditional Commercial
53	Manos Greek Restaurant	1703 Adams St.	1908	Italianate w/Dutch Influence
54	Adam's Cleaners	1613 Adams St.	N/A	Standard Commercial
55	Fisher Building	1609 Adams St.	1921	Commercial w/Dutch Influence
56	Wachter Apartments	321 16th St.	1910	Mansard
57	Hillcrest Hotel	Madison Ave. & 16th St.	1929	Italian Romanesque
58	Mike's Bar	1509 Adams St.	1875	Italianate
59	Lifetime Building	1503 Adams St.	1900	Commercial
60	Kloster Building	1407 Adams St.	1917	Commercial Industrial
61	Toledo Club	Madison Ave. & 16th St.	1915	Georgian Revival

**TABLE 3 CONT'D**

No.	Name	Location	Date Constructed	Style/Design
62	Catholic Club	135 16th St.	1929	Victorian
63	Bradley Apartments	115 16th St.	1895	Queen Anne
64	Waltz Building	105 16th St.	1890	Italianate
65	Belmar Apartments	135 14th St.	1904	Chicago School
66	Firestone Building	1611 Monroe St.	1930	Commercial influence/ Modernistic
67	Harriet Whitney Vocational High School	1620 Washington St.	1939	Moderistic/Deco Art
68	Macomber Vocational High School	1517 Monroe St.	1938	Modernistic/Deco Art

**TAX DELINQUENT PROPERTIES**

In March, 1987, the tax delinquency status of district properties was determined from computerized information obtained from the Lucas County Treasurer's Office. A summary of these properties by type of land use is provided in Table 4. A map of the tax delinquent properties along with a property ownership list is provided in Appendix C.

**TABLE 4: SUMMARY OF CERTIFIED DELINQUENT PROPERTIES BY TYPE OF LAND USE**

LAND USE	NO. DELINQUENT	PERCENT
Residential *	23	50.0
Vacant Lot	15	32.6
Institutional	3	6.5
Commercial	3	6.5
Office	2	4.4
Total	46	100.0

\* Park Lane parcels counted as one certified tax delinquent property

## TRAFFIC CIRCULATION

The UpTown District has been developed with the typical grid street and alley system. Several street segments and alley extensions have been vacated during the years as the larger institutional uses consolidated their land holdings. To allow for smoother traffic flow to and from Downtown Toledo, an extensive system of one-way streets has been established in the district. The direction of the traffic flow on these streets is indicated on Map 7.

- o Vehicular travel through UpTown is excellent due to the five arterial streets that cross the district. However, vehicular circulation within UpTown is difficult due to the extensive one-way street system that has been adopted.
- o The five northwest-southeast arterials carry relatively high traffic volumes. The two arterials with the highest traffic volumes within UpTown are Monroe Street and Jefferson Avenue. These streets represent a major link between Downtown Toledo and the residential areas to the west. Bordering arterials, especially Collingwood Boulevard and 14th Street with its connection to I-75, also carry high traffic volumes. The only interior street with a high traffic volume is 17th Street which connects with Dorr Street over I-75. Traffic volumes on these arterials as they have been determined by the Division of Traffic Engineering are shown in Table 5.

**TABLE 5: TRAFFIC VOLUME ON ARTERIAL STREETS**

Street	Vehicles per Day		
Adams	7,300	to	4,100
Madison	5,200	to	3,100
Jefferson	10,800	to	7,900
Monroe	14,900	to	13,000
Washington	7,100	to	4,200
14th Street	13,300	to	2,700
17th Street	9,400	to	6,900
Collingwood	13,000	to	10,300



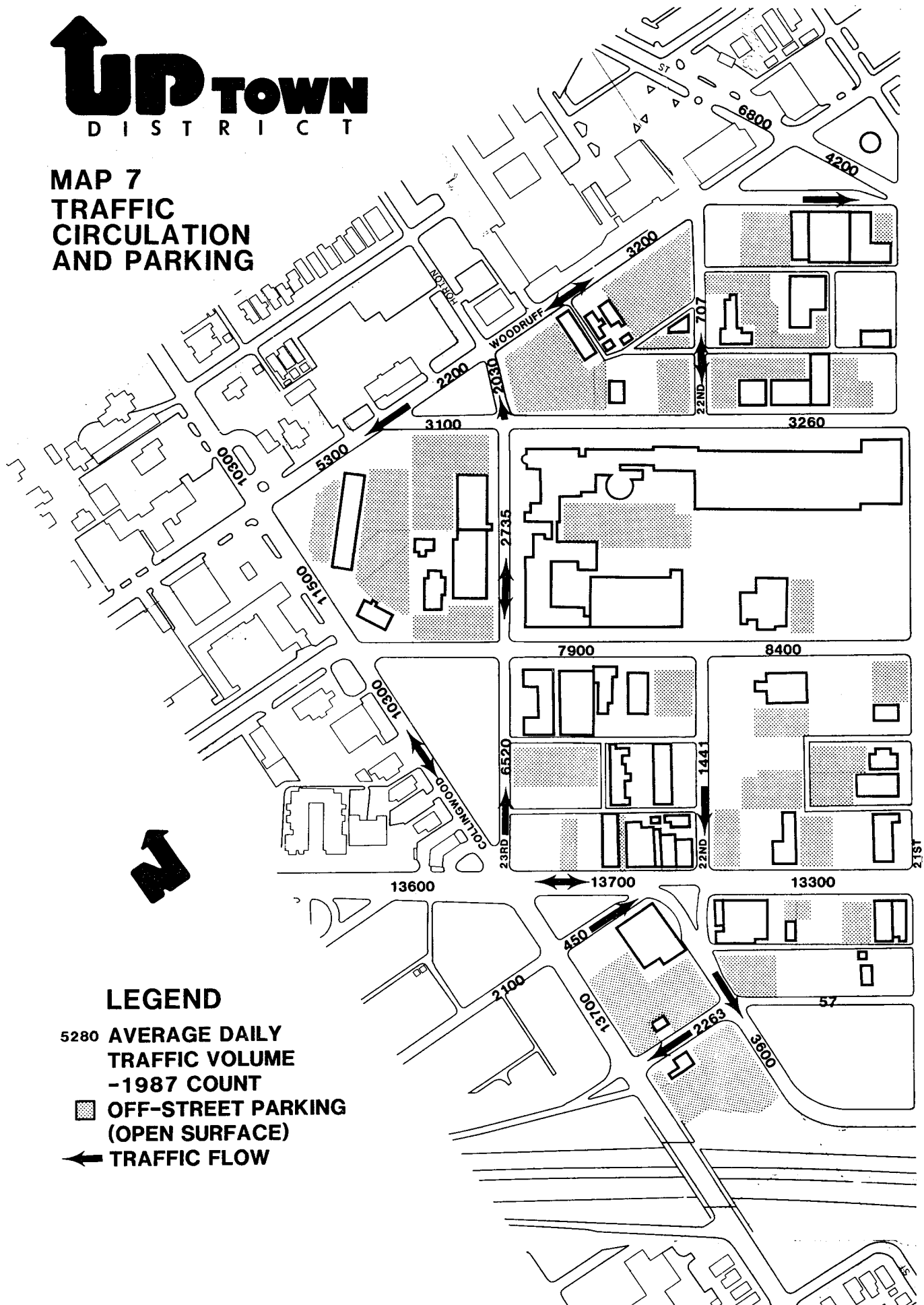




MAP 7  
TRAFFIC  
CIRCULATION  
AND PARKING

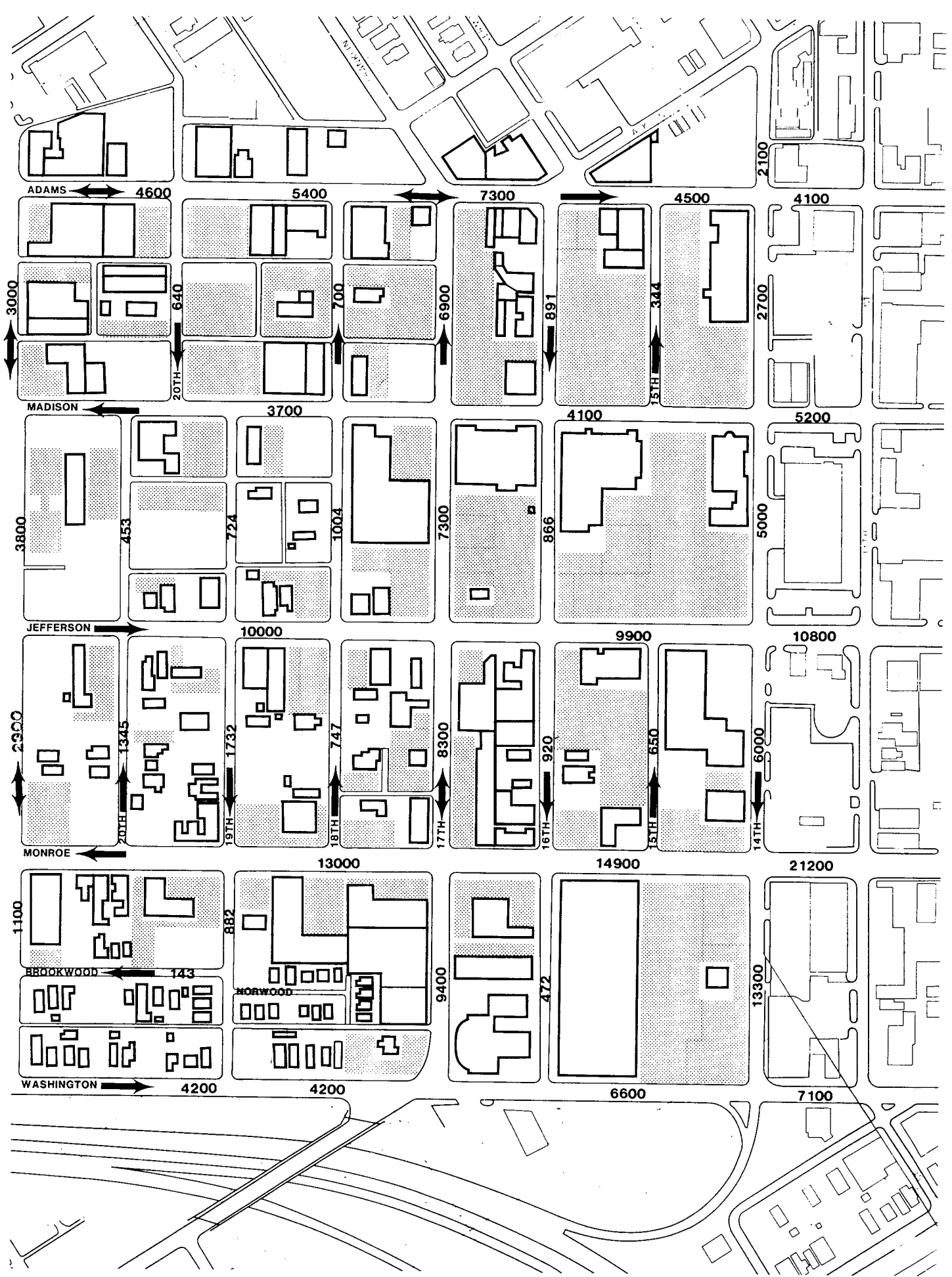
# UP TOWN DISTRICT

## MAP 7 TRAFFIC CIRCULATION AND PARKING



### LEGEND

- 5280 AVERAGE DAILY TRAFFIC VOLUME -1987 COUNT
- ▨ OFF-STREET PARKING (OPEN SURFACE)
- ← TRAFFIC FLOW



**NEIGHBORHOOD PLANNING PROGRAM**



- o Most of the local interior streets within UpTown carry very low traffic volumes. Several of the streets carry less than 1,000 vehicles per day. Almost all of these streets have one-way designations. Also, many of the northeast-southwest streets are not continuous through the entire district. For UpTown to better function as a distinct district, internal traffic circulation needs to be improved. Improved circulation can be accomplished by changing some of the one-way street designations to two-way.

#### PARKING

Off-street parking areas for 5 or more cars developed to serve the various district uses are shown on Map 7.

- o Close to 37 percent of the district's land area (excluding streets and alleys) is developed with off-street parking facilities. This is a particularly high percentage in relation to the number of buildings served and is illustrative of the auto-oriented way in which the district conducts its business.
- o Most of the district's commercial, institutional and industrial operations have sufficient off-street parking to accommodate their needs. In some instances, the off-street parking provided exceeds the current need.
- o On-street parking is also amply provided in the district to accommodate the uses that have not provided sufficient off-street parking.

#### STREET SURFACE AND CONDITION

In July of 1987, a survey was made of the street surface and condition within the UpTown District. The results of this survey are shown on Map 8.

- o The predominance of the district streets have an asphalt surface. Only about 3,700 ft. of the original brick streets still remain, including the privately owned Norwood Court.
- o District streets are in a reasonably good state of repair. Only two street segments were found where resurfacing work is needed - Brookwood Avenue as it extends northwesterly from 21st Street, and along Norwood Court.

- o Deteriorated curbing was found on streets throughout the district. Repair crews from the City's Division of Streets, Bridges and Harbor are currently in the process of restoring the curbs on a number of these streets.

#### GENERAL APPEARANCE

- o UpTown makes no pretense of being other than what it is - a support area for downtown Toledo and the larger community developing over time in a once fashionable residential area. As such, it reflects a diversity of uses housed in a variety of building types and styles.
- o Conversion of the larger residential homes to commercial and institutional uses is evident in the district. The need for more space, or to make them more functional in their new use, has resulted in additions to a number of the building fronts that contrast sharply with the original construction.
- o Noticeable improvements on certain of the district streets include new pavement, the installation of more intense street lights and the repair of curbing and sidewalks. Improvements of this type should also be extended to other district streets where the need is evident.
- o That the district is in an area where crime is a problem is attested to by the number of building owners trying to make their buildings more secure from break-ins by boarding up likely points of entry. Window breakage, burned-out buildings and prostitutes working district streets are also indicative of the problem.
- o The numerous asphalt parking lots in the district have generally been provided with little thought given to their aesthetics. The harshness reflected in these areas could be softened through appropriate landscaping treatment.



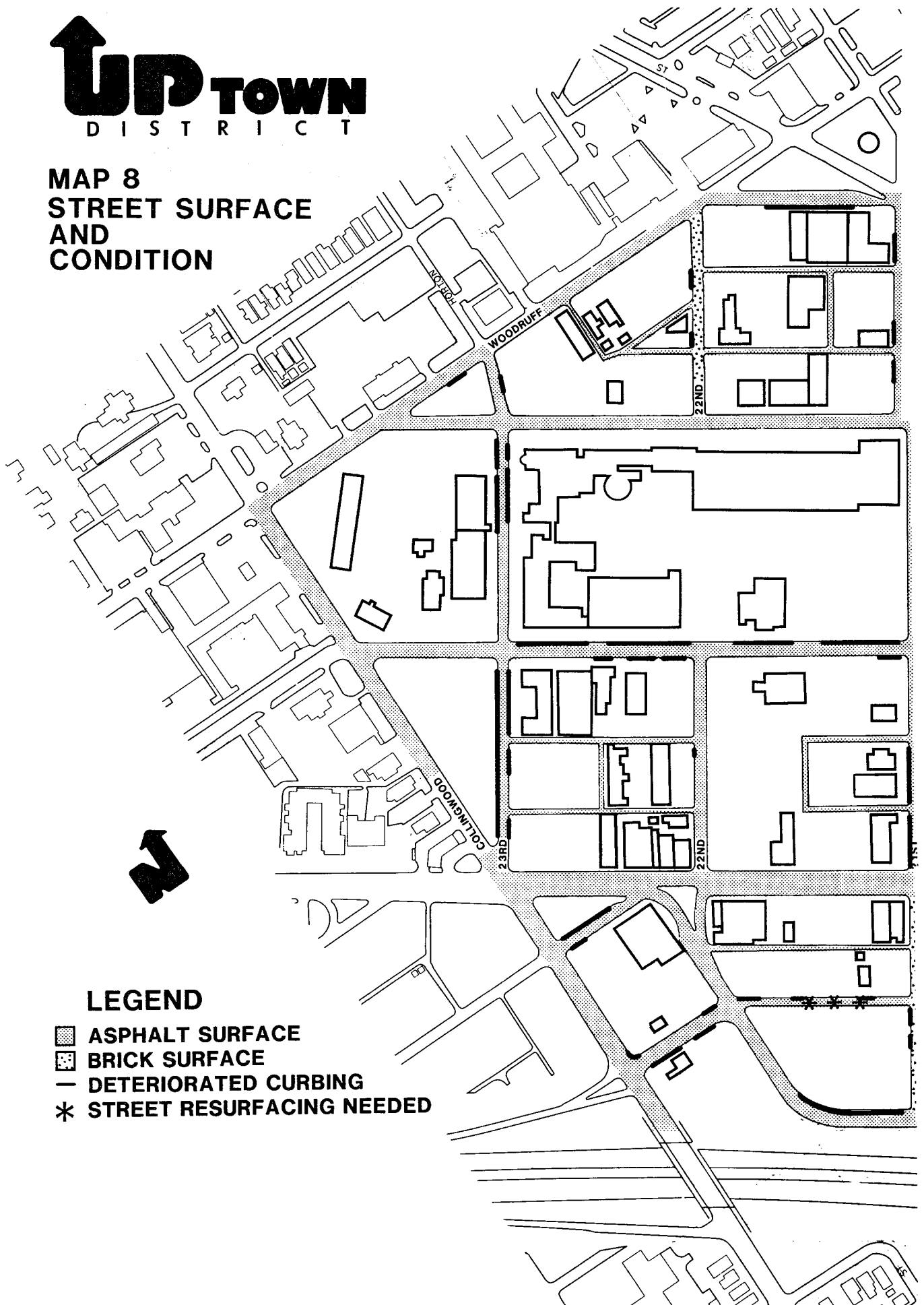
**MAP 8  
STREET SURFACE  
AND  
CONDITION**







# UP TOWN

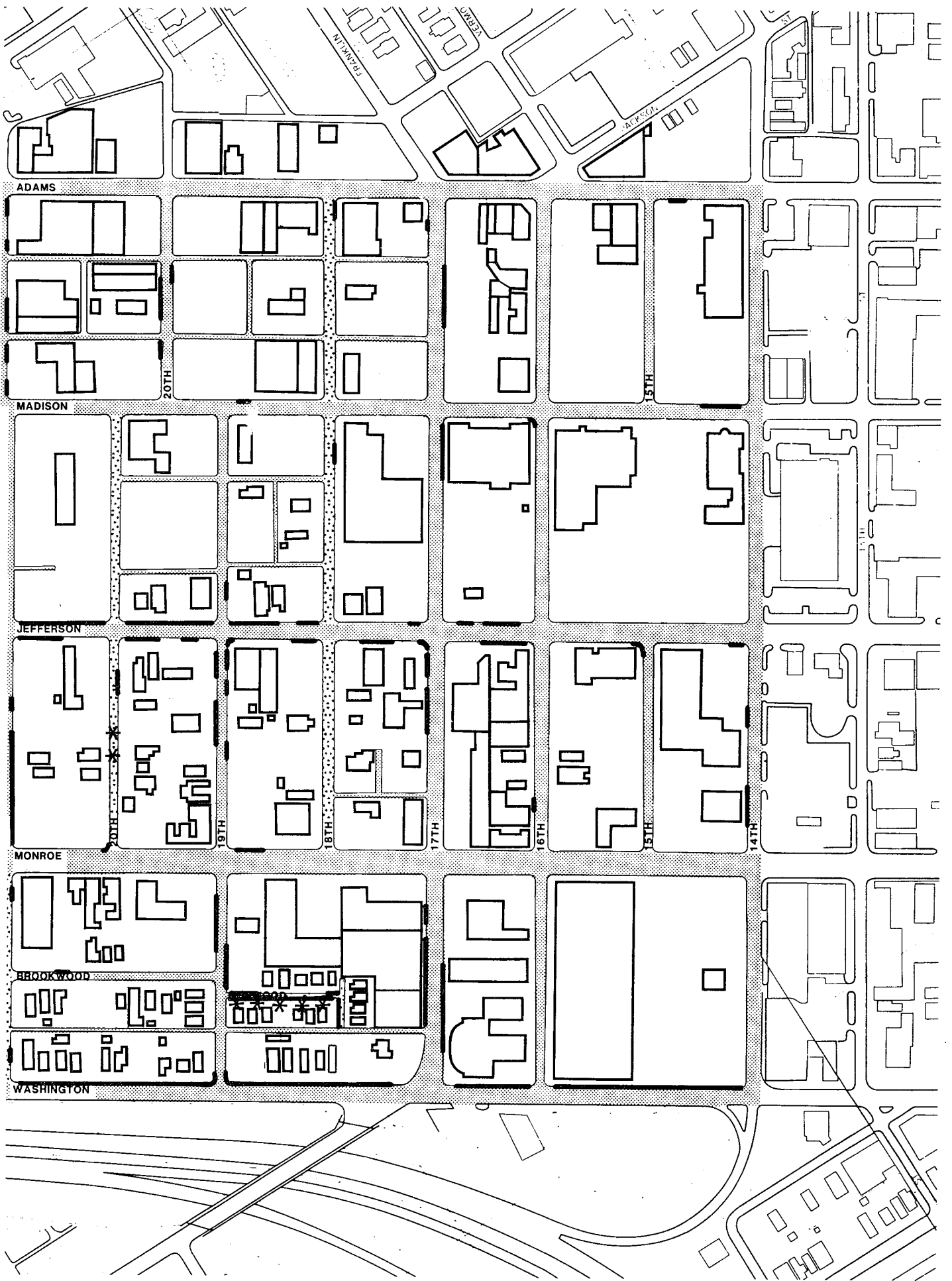
D I S T R I C T

## MAP 8 STREET SURFACE AND CONDITION



### LEGEND

-  ASPHALT SURFACE
-  BRICK SURFACE
-  DETERIORATED CURBING
-  STREET RESURFACING NEEDED



**NEIGHBORHOOD PLANNING PROGRAM**



# DISTRICT PROBLEMS

A problem identification session was held during the summer of 1985 with 15 representatives from the Uptown District Task Force, forerunner of the Uptown District Association. The primary objective in this session was to maximize input from the participants in identifying the problems and concerns they felt to be applicable to the district, and to prioritize them in their order of importance.

## PROBLEM IDENTIFICATION AND PRIORITIZATION PROCESS

The process involved in identifying and prioritizing the district problems included the following four steps:

1. Round-robin listing on a display sheet all problems felt by the participants to be applicable to the district.
2. Discussion of each problem listed.
3. Listing by individual participants in prioritized order the ten problems regarded to be most significant in the district.
4. Prioritization of the participant listed problems through the assignment of ten points to those considered most serious (problem number one) down to one point for those considered least serious (problem number ten) and tabulating the results.

The project planner served as facilitator during the session and a member of the Task Force served as the recorder.

## RESULTS

A total of 24 district problems were identified on the initial listing of the session. In prioritized order, they are as follows:

<u>Problem</u>	<u>Rank</u>	<u>Total Points</u>
Bad image - lack of knowledge to dispell it	1	87
Vacant/abandoned buildings	2	86
Lack of involvement of significant corporations, organizations, property owners	3	81

Lack of a comprehensive plan	4	65
Perception of lack of safety	5	62
Lack of identity/character	6	54
Prostitution	7	51
Future land use	8	43
Litter/weeds	9	37
Drug trafficking	10	36
Street/sidewalk/alley lighting	11	35
Traffic - potential problems created by downtown changes	12	33
Fortress-like appearance/mentality	13	31
Lack of sufficient police protection	14	28
Clientele of bars	15	25
Street people looking for a refuge	16	21
Lack of well maintained green spaces	17	20
Pot holes, deteriorating curbs	18	18
Decline in residences	19	16
Mixed land use/need for more limited future	20	9
Young adults hanging out	21	7
Need for targeted funding	22	6
Residences without a neighborhood	23	1
Unidentified historic structures	24	0

- o Based on the process outlined above, the two most significant problems are first, the area's bad image and the lack of knowledge or any organized program to counter this negative perception, and second, the number of vacant/ abandoned buildings that it contains. Also ranking high is the lack of involvement of some of the more significant sectors in the district in efforts to combat the problems.
- o UpTown's top dozen problems fall into three general categories - lack of a definitive identity, understanding or direction for the district; physical problems that lessen its overall appeal; and crime related issues.

Lack of identity issues include: Bad image of the area and the lack of knowledge to dispell it (1); Lack of involvement of significant sectors of the district (3), which relates to the organization of the area and the ability to create more cohesiveness; Lack of a comprehensive plan to define future direction (4); Lack of identity/character (6) and Future land use (8), implying a lack of confidence that it be more cohesive in the future.

Physical problems that ranked relatively high include: Vacant/abandoned buildings (2); Litter/weeds (9); Inadequate street/sidewalk/alley lighting (11); Potential traffic problems created by downtown changes (12); and immediately following the top dozen problems, Fortress-like appearance/mentality (13), that relates to the barbed wire fence topping and high brick walls in the area.

The above physical problems relates to the third group of issues: Crime. Crime related issues include Perception of lack of safety (5); Prostitution (7); and Drug trafficking (10), all being identified as high priority problems.

# BUSINESS/INDUSTRY SURVEY

In February, 1986, the Planning Committee of the UpTown Association completed a survey of businesses, institutions and industries located within or adjacent to the district. The purpose of this survey was to determine the owner/renter status of these operations and if there were any plans for an increase in there physical size.

## SURVEY PROCEDURE

The survey was conducted through the development of a one page survey form (see Appendix C). This form was mailed to 94 recognized business, institutional and industrial establishments located both within and adjacent to the district. Respondents were made aware that all information provided would be kept confidential.

## RESULTS

Forty-five area establishments completed and returned the survey form, representing a 48 percent response. The results are as follows:

1. Do you own the property you are operating in?

Own property	29	(65%)
Lease property	15	(33%)
No response	1	( 2%)
	<hr/>	
	45	

2. Do you expect to move within the next 12 months?

No	42	(93%)
Yes	0	( 0%)
No response	3	( 7%)
	<hr/>	
	45	

3. In one year, do you expect any change in the physical size of your operation?

Increase	6	(13%)
Decrease	0	( 0%)
Remain same	36	(80%)
	3	( 7%)
	<hr/>	
	45	

4. In five years, do you expect any change in physical size of operation?

Increase	15*	(33%)
Decrease	0	(0%)
Remain same	23	(51%)
No response	<u>7</u>	(16%)
	45	

\* Includes 2 "Perhaps."

Generalized conclusions that can be drawn from the survey are: 1) The predominance of the business and industrial operators in the district own the property on which they are operating; 2) the predominance of the operators expect to continue with their operations in the coming years; and 3) not much of a change in the physical size of the operations can be expected during the coming year, and with only a mild increase expected during the next five years.



# PRELIMINARY LAND USE PLAN

This report is basically intended to present a profile of the UpTown District as it was delineated at the outset of the study. A Preliminary Land Use Plan has also been developed for the area and included for discussion. Being only a "preliminary" plan, it is not to be regarded as the Land Use Plan for the UpTown District as it does not include the area recently added to the district and it has not been adopted by the City Council as an amendment to the Toledo Master Plan. Its primary purpose is to provide the Association with the best thinking at the present time relative to what such a plan might portray. However, in the absence of an official Land Use Plan, the Preliminary Land Use Plan can be used by the Association as an interim plan until the final plan can be completed and adopted.

## DEVELOPMENT OPPORTUNITIES

On August 18, 1987, members of the UpTown Association met for a brainstorming session on development opportunities in the district. The general idea was to produce a list of uses reflective of what they most wanted the district to become in the future. Each idea, or conceived use, was then reviewed by members for a time estimate of when they felt it might be achievable - 1 to 5 years, 5 to 8 years or long term. The conceived uses and the designed time periods are as follows:

### A. Uses possible within a 1 to 5 year period

- o Back Offices - defined as those offices within an organization to support downtown headquarter offices; example - the operations center for Toledo Trustcorp.
- o Support Offices - defined as those organizations which exist to support larger organizations and their functions; examples - law offices to support the courthouse operations, doctors offices to support Mercy Hospital, accountant's offices to support downtown (or other) businesses, church offices to support local denominations.
- o Distributors - examples: Buckeye News, McGranahan
- o Retail -
  - over the next year, individual shop owners

- over the next 1-2 year period, local, regional or national chains; examples - restaurant, drug store, convenience store, grocery, etc.
- over the next 3-5 year period, major development of retail; example - factory outlet center
- o Recreational - jogging course
- o Motel - Collingwood Motel proposal
- o Adams Street - development into a Greenwich Village, Trappers Alley or York Street kind of complex.
- o Day Care - expansion of current services or the development of new
- o Development of a Social Service area or district, a consolidation of current agencies or perhaps the promotion of more agencies moving to the district
- o Residential -
  - high density (more than 2 families per building) market rate housing
  - high density housing for the elderly
- o Development of mini-associations under the umbrella of the UpTown Association; examples - merchant, medical, social service associations.

B. Uses possible within a 5 to 8 year period

- o Major Greenspace - taking the large tracts of vacant land and derelict buildings and turning the area into a low density office or light industrial park; example - Arrowhead Park
- o Continuing Education organizations
- o Youth Hostels
- o Theater/Arts Center
- o Children's Museum
- o Residential - high density student housing

### C. Long term uses

- o Recreational use as a business; example - golf course
- o Residential
  - low density market rate housing
  - low and high density high income housing

On October 2, 1987, members of the UpTown Association again met to further refine and prioritize the above described list, but with the focus being mostly on the uses regarded to be possible within the next 1 to 5 years. It was decided that, for this time period, efforts should mostly be directed towards:

- 1) the establishment of a jogging path through the district;
- 2) the retention of the existing housing stock, particularly the area in the vicinity of Norwood Court;
- 3) the establishment of a factory outlet center and possibly other large commercial developments on Monroe Street; and
- 4) the development of the southeasterly portion of Adams Street into a Greenwich Village type retail area.

### GOALS AND OBJECTIVES

The development opportunities conceived for the UpTown District provided the basis for the formulation of generalized goals and objectives to guide the development of the Preliminary Land Use plan. These goals and objectives are as follows:

#### GOALS

1. Create a district that more effectively serves as a support area for downtown Toledo and as a multi-faceted service area for the larger community.
2. Increase the supply of low and medium income housing.
3. Provide more opportunities for outdoor recreational activity.

## OBJECTIVES

1. Organize the district into use-related sub-areas that are compatible in their location and that provide for a diversity of development.
2. Provide for the expansion needs of the district's major institutional uses.
3. Provide for the reuse of vacant buildings where appropriate.
4. Preserve the district's architecturally significant and historic buildings.
5. More fully develop the district's recreational park system and to link these parks by a recognizable walking/jogging trail.

## PLAN COMPONENTS

The Preliminary Land Use Plan for the UpTown District is shown on Map 9. There are nine components to the Plan. These components are explained as follows:

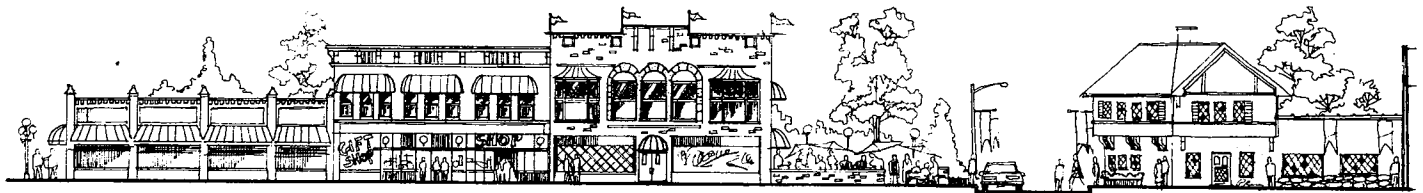
- 1) Low Density Residential Area. The Low Density Residential Area encompasses the Norwood Court Area as it extends along Washington Street between 17th and 21st Streets. This area is predominantly developed with single family residences, but also contains a scattering of two-family and multiple family buildings. In 1986, the Norwood Court Subcommittee of the UpTown Association's Comprehensive Plan Committee was charged with the responsibility of developing a plan of action for the purpose of revitalizing this area. A copy of its report is included in Appendix D.
- 2) High Density Residential Areas. The Plan proposes three High Density Residential Areas - the first being at the intersection of Collingwood and Woodruff developed with the 12-story Executive Towers apartment building, the second at 23rd and Jefferson developed with a 9 and 1/2 story former Park Lane Hotel presently being remodeled for congregate housing and the third extending between Monroe and Madison just southeasterly of Mercy Hospital and developed with the 11 story TenEyck Apartments and a number of smaller multi-family units. Non-residential developed in the latter area includes Bud & Lukes Restaurant, a car washing facility, a gasoline station, a storage building for Gene Richards and Sons Tire Service Center and several vacant commercial buildings.

- 3) Office/Social Services Area. The Office/Social Services Area basically abuts the TenEyck Apartments residential area to the southeast and northeast and extends between Adams and Monroe Street. The area reflects a diversity of development but predominates in office/social service type development. Major uses that are not of this nature include Waltz Caskets, McGranahan Distributing Company and a number of auto related uses. The Office/Social Service designation has also been applied to the parking lot for the Toledo Trust Operations Center as it extends along 14th Street between Adams and Washington Streets. It is the intention that this area will be extended southeasterly to cover the total of the operation when the Land Use Plan for the total UpTown District is developed.
  
- 4) Retail/Commercial Services. The Retail/Commercial designation is proposed at two locations. The first extends along Monroe Street from 16th Street to 22nd Street. Present uses in this district that would be phased out over time would include the Domiteaux operation at Monroe and 21st Streets, Clarklift of Northwest Ohio on 17th Street and most of the auto related uses. The UpTown Association desires to replace the uses not contributing to the conceived retail/commercial image with those that would be more compatible. The larger buildings located in the southeasterly extension of the area that now mostly house industrial operations would most desirably be converted to factory outlet facilities.



The second Retail/Commercial area is proposed along Adams Street between 15th and 20th Streets. This area, covering both sides of the street, would focus on two sub-areas. One, extending southeasterly from Mano's Restaurant at 17th Street, is proposed

as part of an innovative entertainment and specialty shopping strip that would extend to 10th Street. This strip, being broken only by the industrial oriented Kloster Research & Development facility at 14th Street, is envisioned to include a wide variety of uses characteristic of an entertainment area and become a major near downtown attraction. The second area, extending northwesterly from 17th Street, is proposed as a more general type of commercial area not requiring the more concentrated development that would characterize the first. Some retailing establishments are presently operating in both of these sub-areas, but they also contain a substantial number of vacant commercial buildings.



- 5) Auto Related Commercial Area. Auto related commercial uses in the district are now largely concentrated along Monroe Street. The Land Use Plan proposes that uses of this type should, for the most part, be phased out over time and replaced with uses more conducive to the image the district desires to project. An exception would be the Gump Cadillac Sales and Service facility extending along 14th Street between Monroe Street and Jefferson Avenue. Because of the amount of land involved and the extent of investment in the facility, it has been recognized in the Plan as the district's only auto related use through its designation as an Auto Related Commercial Area. Future planning for the expanded UpTown District may extend the Auto Related Commercial Area southeasterly to cover the Taylor Buick operation and other nearby auto oriented uses.
- 6) Institutional Areas. The Preliminary Land Use Plan proposes four areas strictly for Institutional use. The first area is the Mercy Hospital complex as it extends between Madison and Jefferson Avenues and 21st and 23rd Streets. The property is fully developed with hospital buildings and parking areas. The second area constitutes the buildings and parking areas for the Toledo Gospel Tabernacle and Mount Hope Church located on Monroe Street near Collingwood Boulevard. Additional parking for these facilities could be provided on the vacant property of Monroe

and 23rd Streets where the Kewpee Restaurant used to stand. The third area encompasses the building and parking areas of the Toledo Club and Zenobia Shrine as they extend along Madison Avenue between 14th and 16th Streets. Future planning for the expanded UpTown District may extend this area southeasterly to also cover the Jefferson Center vocational school and the Planned Parenthood of Northwest Ohio facilities. The fourth area comprises the Macomber-Whitney vocational school complex located on both sides of 16th Street as it intersects with Washington Street. This Area also encompasses the school's playfield located on the opposite side of Washington Street as well as a vacant commercial facility that abuts the playfield.

- 7) Mixed Institutional/Health Services Areas. Three Mixed Institutional/Health Services areas are proposed in the district, with all three extending adjacent to the Mercy Hospital complex. The area around Mercy Hospital is now predominately developed with institutional, institutional related and health serving facilities and it is expected that the space needs for such uses in this area will continue to grow. Among the present uses not conforming to the institutional/health services character of the area include the T-J Supply Company at 245 23rd Street (jewelry), the Newfax Company at 335 Woodruff Avenue (drafting supplies) and two office buildings at 2116 and 2130 Madison Avenue containing a number of professional offices.
  
- 8) Industrial Areas. Two Industrial areas are proposed in the district. The first area encompasses the building and parking lots of the Kloster Research & Development facility located at 14th and Adams Streets. One of the parking lots serving the facility is located directly across Adams Street and, together with the building portion, effects an undesirable break in the continuity of the entertainment area proposed to extend along Adams Street (see Retail/Commercial Services section). Should the company close its operation or relocate out of the district at some point in the future, the Industrial designation on the property may be changed to reflect the Retail/Commercial Services designation on the adjacent Adams Street land. The second industrial area is in the vicinity of Adams and 21st Streets. This area is now almost totally developed with industrial uses that include the Buckeye News Company (wholesale dealer), Kalmbacher Bookbinding Company, a storage warehouse for the S.H. Tuber Company, Kelly Supply Company (janitorial supplies) and the Toledo Building Services operation (janitorial services). With the recognition of the industrial use of the properties on the opposite side of Adams Street (Thermal Engineering Company and Kloster parking lot), both of these areas are linked to the Warren-Sherman industrial area as it extends northeasterly of the Adams Street commercial strip.

- 9) Park Areas. The district presently has two small triangular-shaped parks on 23rd Street, with another located just outside the district at Adams and 21st Streets. The Plan proposes the retention of these parks along with the establishment of four additional ones of a similar size - two being located within the district and two located just adjacent to it. Of the two parks proposed within the district, one would be located at Collingwood Boulevard and Brookwood Avenue on land developed with an auto body repair shop and a reserve parking area for the Toledo Gospel Tabernacle. The second would be on 16th Street near Adams Street on land owned by the Zenobia Temple and used as part of its parking area. Of the two parks proposed adjacent to the district, one would be located at the intersection of Dorr and Washington Streets on an irregular-shaped vacant parcel owned by the City of Toledo. The second would involve the island parcel as 21st and Adams Streets adjacent to Gosser Memorial Square developed with a vacant restaurant. Small parks strategically located at points throughout the district are favored over a more concentrated arrangement at this time to allow their use by district walkers and joggers as part of their established exercise routine (see Item 10). The Plan envisions that these small parks, which may be either publicly or privately owned, be developed as public exercise stations complete with exercising equipment normally provided at such stations (bars, benches, rope climbs, etc.).





- 10) Walking/Jogging Trail. The small parks described above are proposed to be linked by a recognizable walking/jogging trail. This trail could begin at either the Y.W.C.A. at 11th and Jefferson Streets or the Catholic Club on 16th Street where lockers and shower facilities are available. It would extend along 16th Street to Adams, Adams to Woodruff, Woodruff to 23rd, 23rd to Collingwood, Collingwood to Brookwood, Brookwood to Washington and Washington to 16th Street for a distance of approximately 1.7 miles (Catholic Club origin). Should a longer route be desired by the user, an extension to the trail is proposed that would proceed along Woodruff to Scottwood, Scottwood to Monroe and Monroe down to Collingwood Boulevard to provide an additional .6 of a mile. The latter route could provide an exercise stop at the park directly across from the Toledo Museum of Art if deemed desirable.

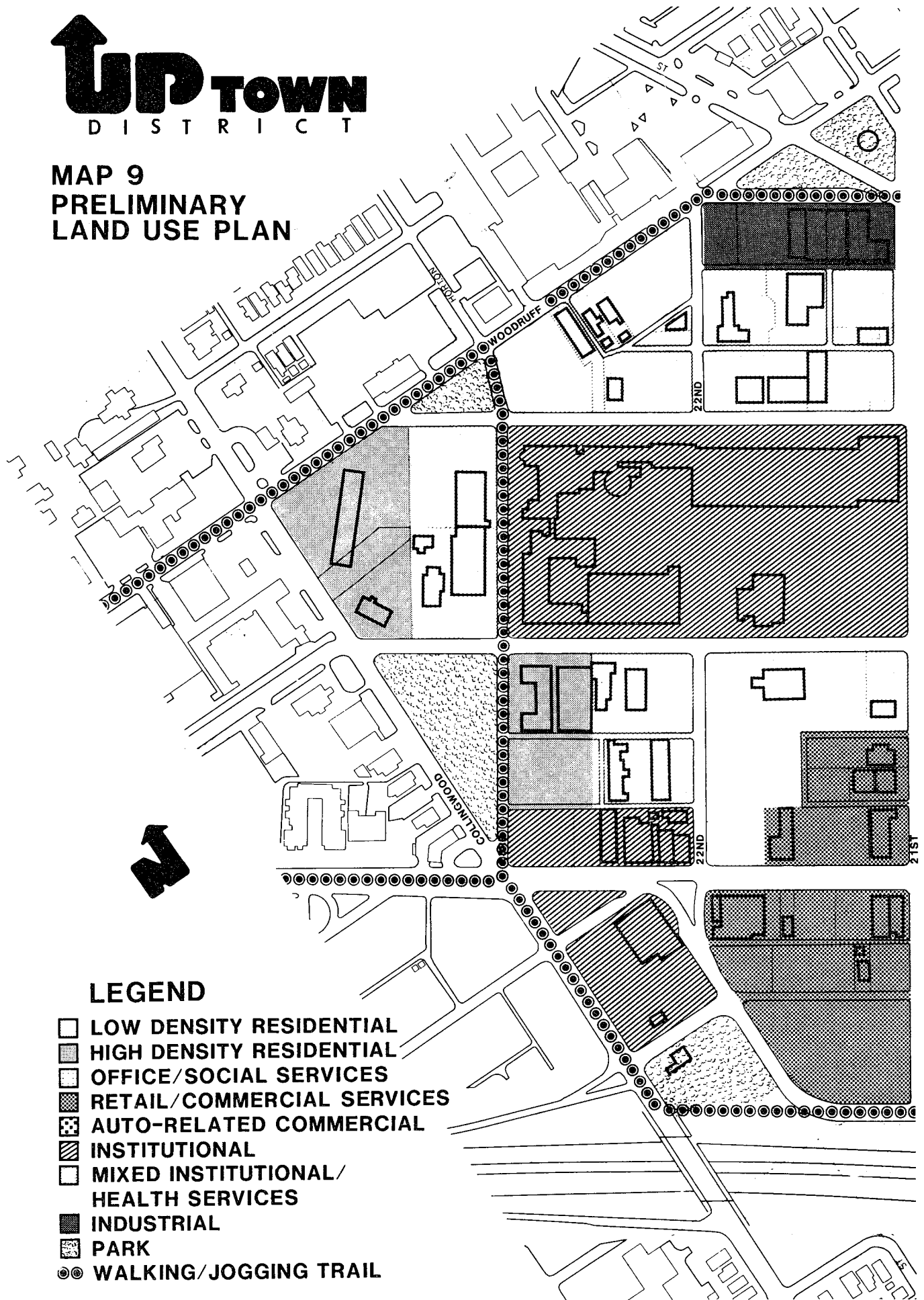
The existing Land Use Plan for the Old West End Conservation Area portion of the City's Neighborhood Development Plan as it relates to the Uptown District is shown on Map 10. An amendment to the Land Use Plan will be required when the Preliminary Land Use Plan presented above is finalized and submitted to the City Council for adoption.



**MAP 9  
PRELIMINARY  
LAND USE PLAN**

# UP TOWN DISTRICT

## MAP 9 PRELIMINARY LAND USE PLAN



### LEGEND

- LOW DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OFFICE/SOCIAL SERVICES
- RETAIL/COMMERCIAL SERVICES
- AUTO-RELATED COMMERCIAL
- INSTITUTIONAL
- MIXED INSTITUTIONAL/  
HEALTH SERVICES
- INDUSTRIAL
- PARK
- WALKING/JOGGING TRAIL

TOLEDO-LUCAS COUNTY PLAN COMMISSIONS



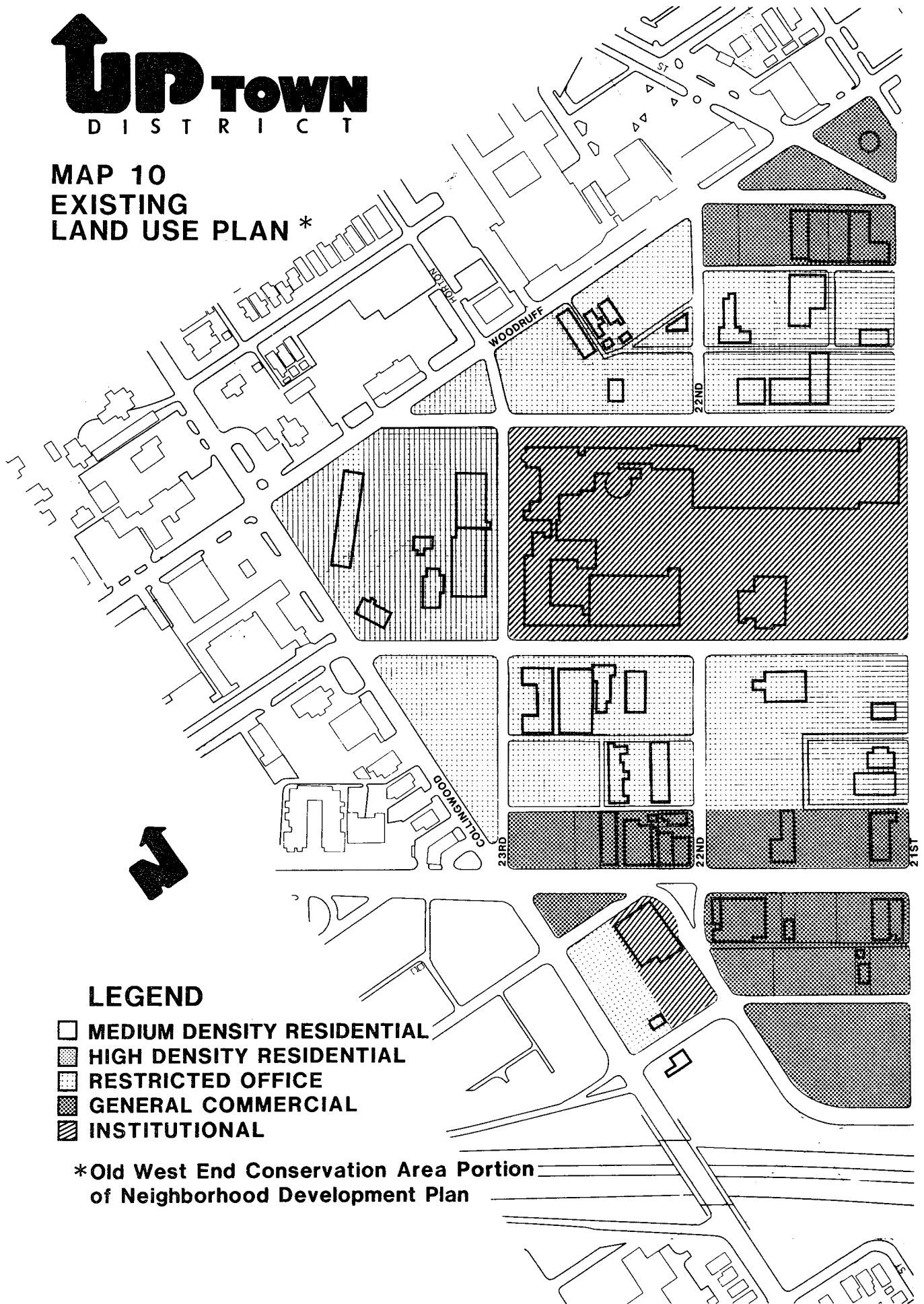




**MAP 10  
EXISTING  
LAND USE PLAN \***

# UP TOWN DISTRICT

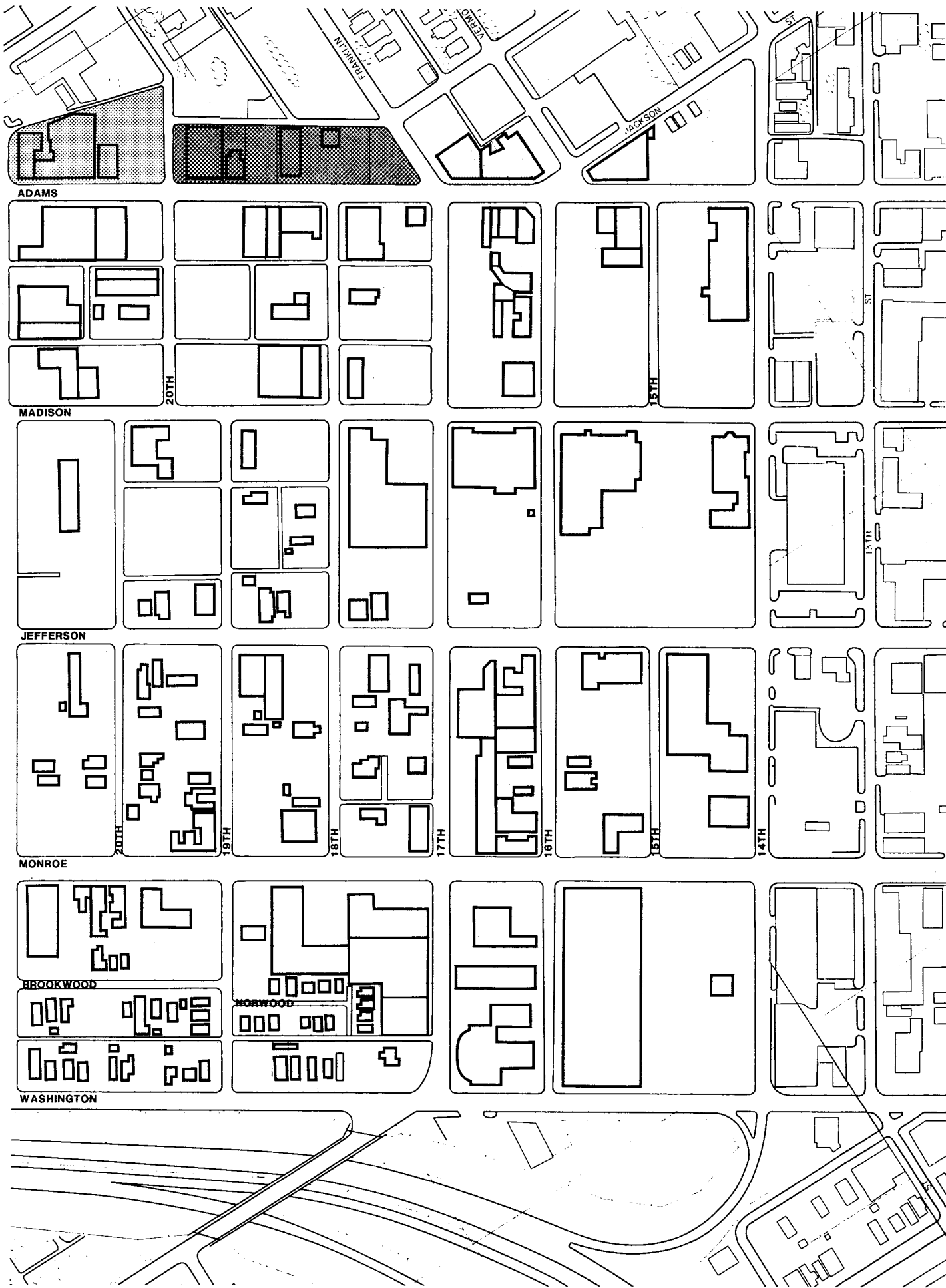
## MAP 10 EXISTING LAND USE PLAN \*



### LEGEND

- MEDIUM DENSITY RESIDENTIAL
- ▒ HIGH DENSITY RESIDENTIAL
- ▤ RESTRICTED OFFICE
- ▥ GENERAL COMMERCIAL
- ▧ INSTITUTIONAL

\*Old West End Conservation Area Portion  
of Neighborhood Development Plan







## CONCLUSION

The UpTown District presently serves as a support area for downtown Toledo and as a multi-faceted service area for the larger community. It also is home to over 1,000 residents. In the performance of its varied functions, the district has developed a wide diversity of uses. It also contains a number of architecturally significant and historic buildings; is well served by the City's arterial system as it extends between the downtown area and West Toledo; and most of its businesses, institutions and industries have been provided with an ample supply of parking.

Despite its attributes, the district is confronted with a number of problems that threatens its stability, hinders its effectiveness and adversely affects the abutting neighborhoods. It is losing its resident population as well as some of its long established businesses; land use relationships have become blurred through the indiscriminate intermixing of uses; and the prostitution, drug trafficking and other crime-related activities taking place has caused it to gain an unfavorable reputation among outside interests. Furthermore, the extensive one-way street system imposed on the district gives rise to circulation problems; weed growth and littering has become excessive and a number of other problems have emerged. The UpTown Association and the City of Toledo have been working somewhat independently to overcome some of the problems, but progress has been slow. What is needed is a three-way partnership to move the district forward in the improvement effort. This partnership should consist of:

1. UpTown District Association
2. District residents and residential property owners
3. City of Toledo

Neither the Association, district residents nor the City of Toledo have sufficient resources to deal effectively with the prevailing problems. Working together, they can provide the necessary mix of skills, resources and concern to confront a wide range of issues.

The Uptown Association should continue to work towards the improvement of the area. Efforts should be directed toward the broadening of its membership and increasing its current efforts in self-help projects and other district improvement activities.

The City of Toledo needs to become a more active partner in the improvement effort on a number of fronts. All City agencies and departments that impact the district need to participate in a broad and coordinated improvement movement.

One of the first steps in achieving the recommended partnership is for a full-fledged Revitalization Plan to be developed for the district and adopted by the City. This Revitalization Plan would feature a land use and zoning plan, a traffic circulation plan, revitalization policies relating to both physical and social/economic improvements, and a plan for implementation. It is anticipated that this Area Profile, along with the accompanying Preliminary land Use plan, will provide a starting point in this direction.

# **APPENDICES**



**APPENDIX A: PROPERTY OWNERSHIP**



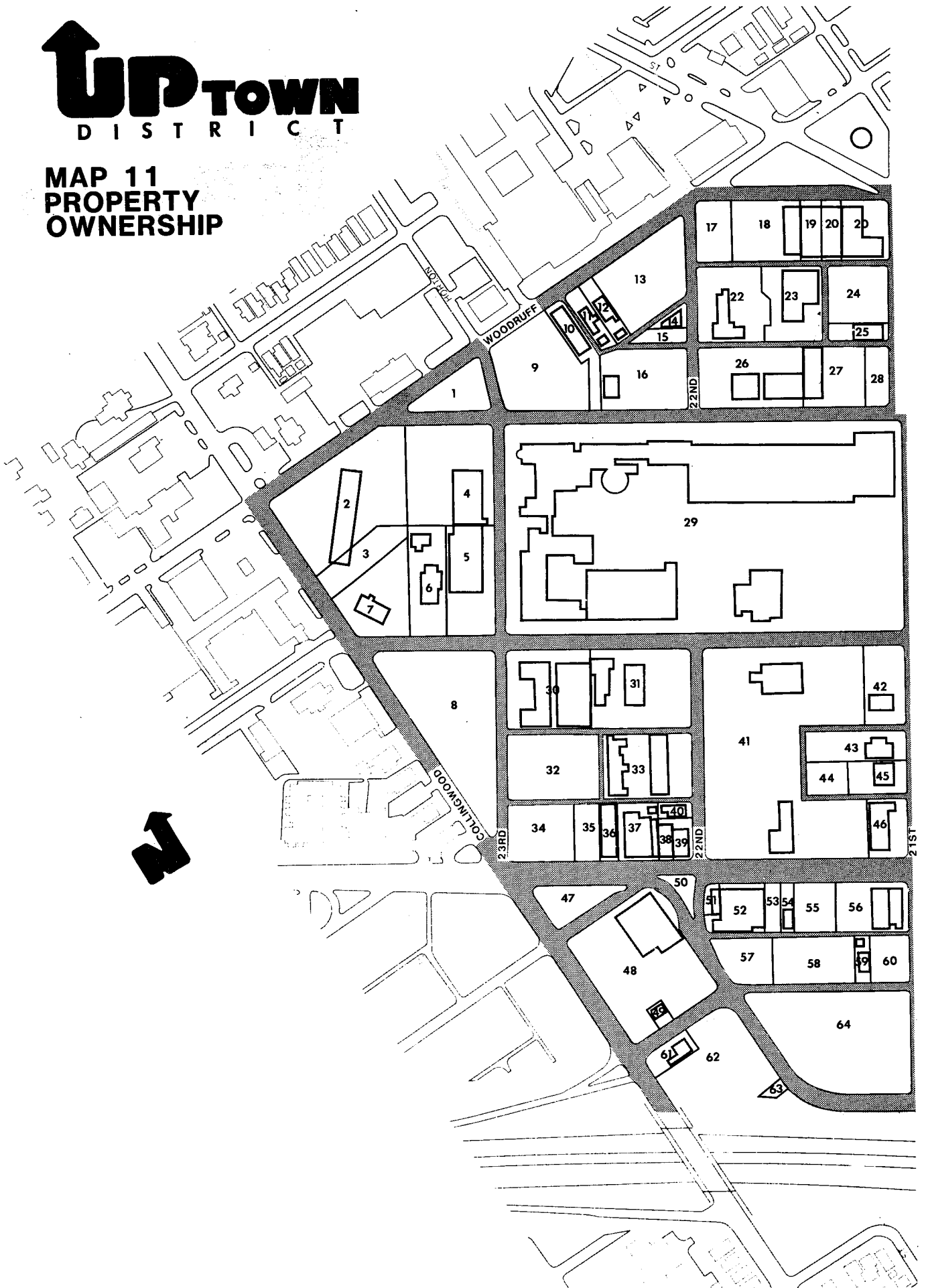


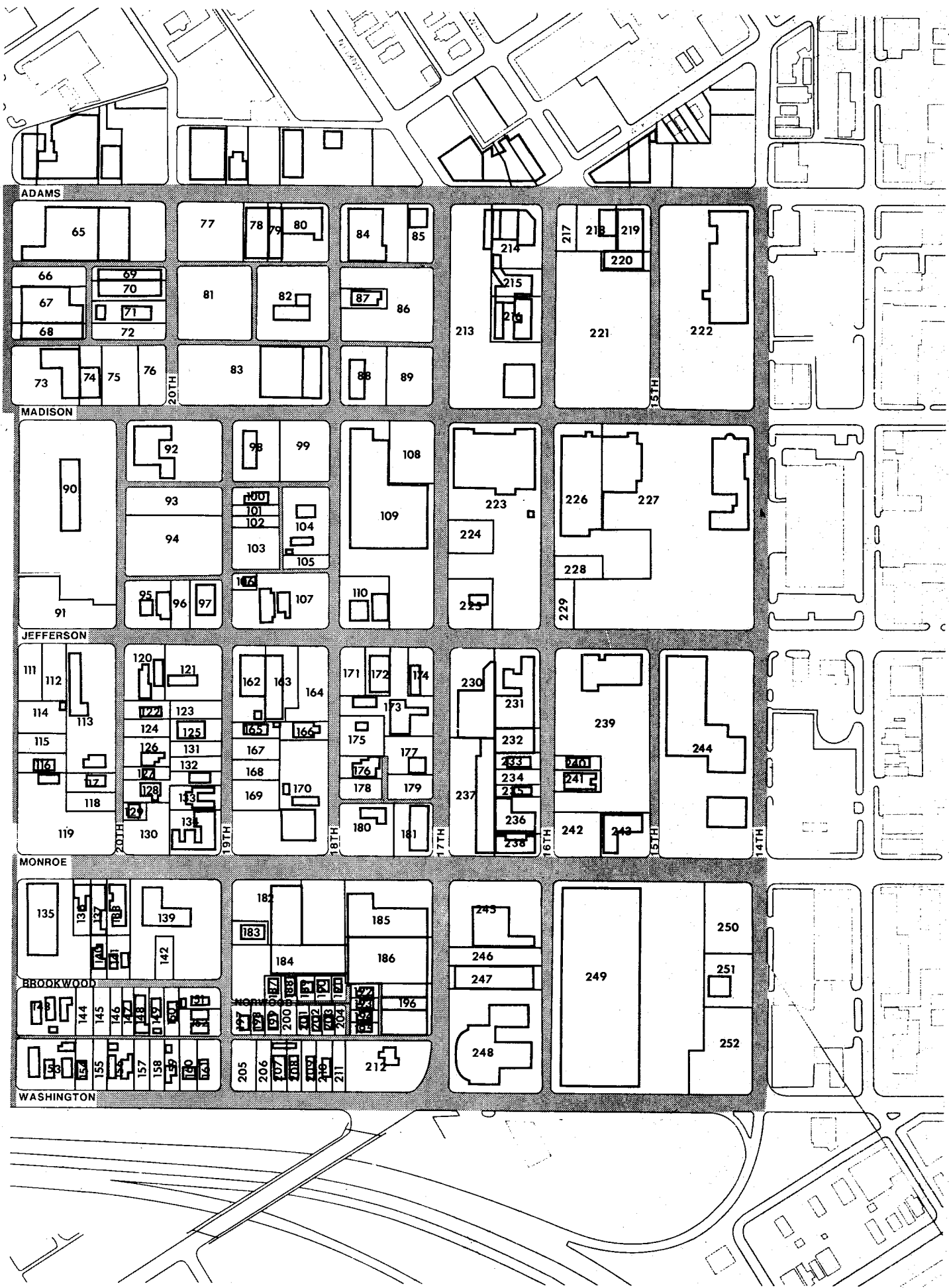
**MAP 11  
PROPERTY  
OWNERSHIP**



# UP TOWN DISTRICT

## MAP 11 PROPERTY OWNERSHIP







### TABLE 6: LIST OF PROPERTY OWNERS

<u>KEY NO.</u>	<u>OWNER/ADDRESS</u>	<u>TAXING DISTRICT &amp; PARCEL NO.</u>
1.	City of Toledo	14-38934
2.	Ohio Citizens Bank (Trustee) Hawkeye Bank Corporation 431 E. Locust Street Des Moines, Iowa	14-39164
3.	Ohio Citizens Bank (Trustee) Investors Residential P.O. Drawer 1710 Lubbock, Texas	14-39147
4.	Rettum Realty Company 245 23rd Street Toledo, Ohio	14-39131 14-39141
5.	City of Toledo	14-39187
6.	Ruth S. Ide Community 3350 Collingwood Blvd. Toledo, Ohio	14-39181
7.	First National Bank of Toledo Madison Ave. at Huron Street Toledo, Ohio	14-39154
8.	City of Toledo	14-38561
9.	Mercy Hospital of Toledo 2200 Jefferson Avenue Toledo, Ohio	14-38941
10.	M. Faulkner, et. al. 333 W. Woodruff Ave. Toledo, Ohio	14-39021 14-38957
11.	Esther E. C. Blenis 5549 Consear Road Ottawa Lake, Michigan	14-39024
12.	G. Lee Sanzenbacher 1091 Craig Road Maumee, Ohio	14-39027
13.	The Toledo Health & Retiree Center 320 W. Woodruff Avenue Toledo, Ohio	14-39041 14-39034 14-39031 14-39037

- |     |  |  |
|-----|--|--|
| 14. | Martha L. Smith, et. al.<br>321 22nd Street<br>Toledo, Ohio              | 14-39014                                 |
| 15. | Mercy Hospital of Toledo<br>2200 Jefferson Avenue<br>Toledo, Ohio        | 14-39011                                 |
| 16. | Mercy Hospital of Toledo<br>2200 Jefferson Avenue<br>Toledo, Ohio        | 14-38961 14-38974<br>14-38964 14-38971   |
| 17. | Northwest Ohio Plastic Surgeons, Inc.<br>338 22nd Street<br>Toledo, Ohio | 7-44534                                  |
| 18. | Adams Realty Company<br>2121 Adams Street<br>Toledo, Ohio                | 7-44551<br>7-44554<br>7-44557<br>7-44561 |
| 19. | A B C Gladieux Corporation<br>2121 Adams Street<br>Toledo, Ohio          | 7-44564                                  |
| 20. | Joel B. Friedman, Trustee<br>2121 Adams Street<br>Toledo, Ohio           | 7-44567                                  |
| 21. | Nicholas F. Shemas<br>3906 Woodmont Road<br>Toledo, Ohio                 | 7-44574<br>7-44581<br>7-44571            |
| 22. | K.S.B.R. Partners<br>328 22nd Street<br>Toledo, Ohio                     | 14-39051 14-39057<br>14-39054 14-39061   |
| 23. | ROR Supply Company<br>2117 Laburnum Ln.<br>Toledo, Ohio                  | 7-44821                                  |
| 24. | Mercy Hospital of Toledo<br>2200 Jefferson Avenue<br>Toledo, Ohio        | 7-44804                                  |
| 25. | Fred Nesby, Jr.<br>125 Proscott Street<br>Toledo, Ohio                   | 7-44801                                  |

26.	Madison Toledo Company 2130 Madison Avenue Toledo, Ohio	14-39007 14-38991 14-38997 14-38987 14-38994 14-38981
27.	K & S Investments 2116 Madison Avenue Toledo, Ohio	7-44844 14-39127 14-39001
28.	Erno Nagy P.O. Box 5473 Toledo, Ohio	7-44847
29.	Mercy Hospital of Toledo 2200 Jefferson Avenue Toledo, Ohio	14-38861 14-38864 14-38927 14-38772 14-38863 14-38911 14-38771 14-38764 14-38917 14-38857 7-44981
30.	F & D Limited 5198 Richmond Road Bedford Heights, Ohio	14-38637 14-38647 14-38644 14-38651
31.	Mercy Hospital 2200 Jefferson Avenue Toledo, Ohio	14-38654 14-38664 14-38657 14-38667 14-38661
32.	F & D Limited 5198 Richmond Road Bedford Heights, Ohio	14-38591 14-38594 14-38597
33.	Luella Cummings Home 123 22nd Street Toledo, Ohio	14-38601
34.	F & D Limited 5198 Richmond Road Bedford Heights, Ohio	14-38507 14-38517
35.	Katherine Burnet, et. al. 1202 8th Street Monterey, California	14-38521
36.	Mount Hope Church of Jesus Christ 2224 Monroe Street Toledo, Ohio	14-38527
37.	Toledo Gospel Tabernacle Monroe and 22nd Streets Toledo, Ohio	14-38541 14-38534 14-38531

38.	M.Y.S. Inc., et. al. 2206 Monroe Street Toledo, OH	14-38544		
39.	Shukri S. Hamden 2208 Monroe Street Toledo, Ohio	14-38547		
40.	Pearle I. Beightol 115 22nd Street Toledo, Ohio	14-38554		
41.	Mercy Hospital 2200 Jefferson Avenue Toledo, Ohio	14-38674 14-38681 14-38687 10-25387 10-25367	14-38696 14-38701 14-38704 10-25384 10-25364	14-38621 14-38627 14-38631 10-25377 10-25354
42.	Drs. G. Navarre & Gorman 2101 Jefferson Avenue Toledo, Ohio	14-38707 14-38714		
43.	Bellevue Investment Co. 5217 Monroe St. Suite B Toledo, Ohio	14-39121		
44.	Mercy Hospital 2200 Jefferson Avenue Toledo, Ohio	10-25521		
45.	Richard Associates 2100 Monroe Street Toledo, Ohio	10-25524		
46.	Richard Associates 2100 Monroe Street Toledo, Ohio	10-25397		
47.	Toledo Gospel Tabernacle Monroe & 22nd Streets Toledo, Ohio	14-38504 14-38497 14-38491		
48.	Toledo Gospel Tabernacle Monroe & 22nd Streets Toledo, Ohio	10-24350 10-24316 10-24304	10-24293	
49.	Ethel O. Henderson 466 Norwood Avenue Toledo, Ohio	10-24311		

50.	City of Toledo	18-53094
51.	Madonna Richman 2127 Monroe Street Toledo, Ohio	10-23694
52.	Arthur D. Marleau, et. al. 2139 Monroe Street Toledo, OH	10-23701 10-23684 10-23691 10-23687
53.	Robert Candiello 2127 Monroe Street Toledo, Ohio	10-23681
54.	Sheldon Rubin, et. al. 2127 Monroe Street Toledo, Ohio	10-23677
55.	V. Robert Candiello, et. al. 2127 Monroe Street Toledo, Ohio	10-23674 10-23671
56.	R.P. Hodur 2101-05 Monroe Street Toledo, Ohio	10-23667 10-23661 10-23664 10-23654
57.	A.D. Marleau, et. al. 2139 Monroe Street Toledo, Ohio	10-23704 10-23694
58.	Bomar Corporation 2127 Monroe Street Toledo, Ohio	10-23731 10-23721 10-23727 10-23717 10-23724
59.	Howard H. Harthorne 2110 Brookwood Avenue Toledo, Ohio	10-23734
60.	Bomar Corporation 2127 Monroe Street Toledo, Ohio	10-23741 10-23737
61.	A & J Blanton 467 Norwood Avenue Toledo, Ohio	10-24287
62.	Toledo Gospel Tabernacle Monroe & 22nd Street Toledo, Ohio	10-24271 10-24281 10-24261 10-24277 10-24274 10-24254 10-24267



63.	Columbia Gas of Ohio P.O. Box 117 Columbus, Ohio	10-24247		
64.	City of Toledo	10-23837	10-23891	10-23851
		10-23874	10-23894	10-23847
		10-23881	10-23854	10-23844
		10-23907	10-23901	10-23861
		10-23911	10-23897	10-23867
		10-23904	10-23857	10-23871
		10-23884		
65.	Buckeye News Company P.O. Box 1012 Toledo, Ohio	7-44621	7-44597	7-44611
		7-44587	7-44601	7-44614
		7-44591	7-44607	7-44617
		7-44594		
66.	Buckeye News Co. P.O. Box 1012 Toledo, Ohio		7-44587	
67.	W.E. Girkins 2643 Middlesex Drive Toledo, Ohio		7-44787	
68.	J.H. Bellman 320 21st Street Toledo, Ohio		7-44797	
69.	Progress Color Plate 329 20th Street Toledo, Ohio		7-44784	
70.	E.W. Tellam Sr. and E.W. Tellam Jr. 327 20th Street Toledo, Ohio		7-44781	
71.	Gary Lee Hune 321 20th Street, Apt. 2 Toledo, Ohio		7-44777	
72.	J.H. Bellman 320 21st Street Toledo, Ohio		7-44774	
73.	NICO Enterprises P.O. Box 2291 Toledo, Ohio		7-44854	
			7-44861	
			7-44864	

74.	J.M. Driftmeyer 1337 North County Road Gibsonburg, Ohio	7-44867	
75.	NICO Enterprises P.O. bxo 2291 Toledo, Ohio	7-44871	
76.	Edmund Collins, Trustee 634 Main Street Toledo, Ohio	7-44877	
77.	Modern Enterprises 4003 Newcastle Drive Sylvania, Ohio	7-44627	
78.	C. Soldinger 3522 Devon Hill Road Toledo, Ohio	7-44641	
79.	William A. Chapin 1811 Adams Street Toledo, Ohio	7-44644	
80.	Toledo Deaf Club 1809 Adams Street Toledo, Ohio	7-44647	
81.	Manhattan Building Company 1802 Masidon Avenue Toledo, Ohio	7-44771 7-44767 7-44764	7-44761
82.	Manhattan Building Company 1802 Madison Avenue Toledo, Ohio	7-44757 7-44754 7-44751	7-44747
83.	Manhattan Building Company 1802 Madison Avenue Toledo, Ohio	7-44907 7-44904 7-44901	7-44897 7-44894 7-44891
84.	Gerald M. Vanwalpeck 1717 Adams Street Toledo, Ohio	7-44657 7-44664	
85.	Emmaneuil Paschalis 3247 E. Lincolnshire Blvd. Toledo, Ohio	7-44667	

86.	Manhattan Building Company 1802 Madison Avenue Toledo, Ohio	7-44734 7-44731 7-44727	7-44724 7-44721
87.	Pete Lizcano 326 18th Street Toledo, Ohio	7-44737	
88.	A.S. Langenderfer, Inc. P.O. Box 90 West Millgrove, Ohio	7-44921 7-44914	
89.	Mercy Hospital 2200 Jefferson Avenue Toledo, Ohio	7-44927 7-44924	
90.	Lucas Metropolitan Housing Authority 435 Nebraska Avenue Toledo, Ohio	7-44964	
91.	Mercy Hospital 2200 Jefferson Avenue Toledo, Ohio	7-45017 7-45011 14-38817	
92.	James E. Thomas 2056 Camelot Drive Oregon, Ohio	7-44951 7-44961 7-44957	7-44954
93.	James E. Thomas 2056 Camelot Drive Oregon, Ohio	7-45076 7-45043	
94.	David G. Mayer 1999 Richwood Avenue Toledo, Ohio	7-45071 7-45067 7-45064	7-45061 7-45054 7-45057 7-45051 7-45046
95.	David G. Mayer 1999 Richwood Avenue Toledo, Ohio	10-25224 10-25214	
96.	L.R.H. Services, Inc. P.O. Box 8115 Sta. A Toledo, Ohio	10-25227	
97.	Martinez & McCall, Inc. 1902 Jefferson Avenue Toledo, Ohio	10-25231	

98.	Russel Wright P.O. Box 1017 Toledo, Ohio	7-44947	
99.	McGranahan Distributing Co. 1717 Madison Avenue Toledo, Ohio	7-44944 7-44941 7-44934	
100.	A.W. Love 168 South Detroit Avenue Toledo, Ohio	7-45081	
101.	Rosie Stubblefield 230 19th Street Toledo, Ohio	7-45084	
102.	Joseph F. Fisher 6849 Secor Road Petersburg, Michigan	10-25001	
103.	Koch Enterprises 1810 Jefferson Avenue Toledo, Ohio	10-25014 10-25007 10-25011	
104.	McGranahan Distributing Company 1717 Madison Avenue Toledo, Ohio	10-24997 10-24994 10-24991	10-24987
105.	Koch Enterprises 1810 Jefferson Avenue Toledo, Ohio	10-24984	
106.	Norbert W. Kirian, Jr. C/O William Mullins 822 Clay Avenue Toledo, Ohio	10-24954	
107.	Koch Enterprises 1810 Jefferson Avenue Toledo, Ohio	10-24977 10-24974 10-24971	10-24961 10-24967
108.	Manhattan Building Company 1802 Madison Avenue Toledo, Ohio	10-24937	
109.	McGranahan Distributing Company 1717 Madison Avenue Toledo, Ohio	10-24921 10-24887 10-24877	10-24874 10-24904 10-24901 10-24897

110.	D.W. Warner 2890 Buckeye Rd. Camden, Michigan	10-24871 10-24861
111.	Fort Meigs Company 2019 Jefferson Avenue Toledo, Ohio	10-25254
112.	Charles H. Tiggs 1231 Belmont Avenue Toledo, Ohio	10-25267
113.	Roger L. Rummel 2007 Jefferson Avenue Toledo, Ohio	10-25271 10-25287 10-25284 10-25291 10-25274 10-25327
114.	Kassim Baraby 3602 Beverly Drive Toledo, Ohio	10-25247 10-25244
115.	Harold Kawkins 124 21st Street Toledo, Ohio	10-25241
116.	James E. Beck 7924 W. Central Avenue Toledo, Ohio	10-25331
117.	R.J. Louis 4323 Terrace View South Toledo, Ohio	10-25324
118.	Theodore Houston 117 20th Street Toledo, Ohio	10-25321
119.	Richard Associates 2100 Monroe Street Toledo, Ohio	10-25307 10-25304 10-25311 10-25337 10-25294 10-25334
120.	Toledo Rescue Mission 1917 Jefferson Avenue Toledo, Ohio	10-25177 10-25154
121.	Randall I. Oriman 1901 Jefferson Avenue Toledo, Ohio	10-25187

122.	Celester Roper 136 20th Street Toledo, Ohio	10-25174
123.	Toledo Rescue Mission 1917 Jefferson Avenue Toledo, Ohio	10-25171
124.	Toledo Rescue Mission 1917 Jefferson Avenue Toledo, Ohio	10-25171
125.	Miriam A. Herwitz 25866 Arrowhead Southfield, Michigan	10-25207
126.	Frank Brown 124 20th Street Toledo, Ohio	10-25167 10-25134
127.	Julia Steinmetz, et. al. 122 20th Street Toledo, Ohio	10-25134
128.	John L. Morris 533 Ogden Avenue Toledo, Ohio	10-25131 10-25147
129.	M.R. Rupp, et. al. C/O John L. Morris 533 Ogden Avenue Toledo, Ohio	10-25117
130.	Toledo Rescue Mission 1918 Monroe Street Toledo, Ohio	10-25127 10-25117
131.	R. Banks 127 19th Street Toledo, Ohio	10-25211
132.	Miriam A. Horwitz C/O B. Pearlman, et. al. 25866 Arrowhead Southfield, Michigan	10-25144
133.	Kit Company, Inc. 2115 Upton Avenue Toledo, Ohio	10-25151

134.	R.N. Brown Electric Company 1043 W. Woodruff Avenue Toledo, Ohio	10-25154
135.	Jack L. Domiteaux 2019 Monroe Street Toledo, Ohio	10-23767 10-23751 10-23641 10-23764 10-23647 10-23761 10-23644
136.	Junkanoo Corporation C/O Mary Sutherland 3027 Manchester Toledo, Ohio	10-23637
137.	Arthur E. Martin 4434 Holly Hill Drive Toledo, Ohio	10-23634
138.	Fernedale Incorporated 2335 Heatherwood Drive Toledo, Ohio	10-23627
139.	Binkelman Bearings, Inc. 1915 Monroe Street Toledo, Ohio	10-23624 10-23597 10-23614 10-23621 10-23781 10-23617 10-23594 10-23601 10-23784 10-23777
140.	W.E. Browning 1926 Brookwood Avenue Toledo, Ohio	10-23771
141.	Marie C. Mickles 1924 Brookwood Avenue Toledo, Ohio	10-23774
142.	Norman Tucker 1910 Brookwood Avenue Toledo, Ohio	10-23611
143.	C.B. Russell, Sr. 4127 Dorchester Drive Toledo, Ohio	10-23831 10-23827 10-23824
144.	MGW Corporation P.O. Box 151 Rossford, Ohio	10-23821
145.	D.A. Grafitti 1060 Eastbrook Drive Perrysburg, Ohio	10-23817

146.	Leona Evans 1947 Sussex Pl. Toledo, Ohio	10-23814
147.	Shirley J. Brown 546 Fernwood Avenue Toledo, Ohio	10-23811
148.	Ruth Carr 1301 Fernwood Avenue Toledo, Ohio	10-23807
149.	C. Tinsley 1913 Brookwood Avenue Toledo, Ohio	10-23804
150.	Ruth M. Underwood, et. al. 4316 Terrace View S. Toledo, Ohio	10-23801
151.	Clyde Terry 4301 S. Terrace View Toledo, Ohio	10-23787
152.	Mary E. Cole 1702 Grand Avenue Toledo, Ohio	10-23794
153.	C.B. Russell, Sr. 4127 Dorchester Drive Toledo, Ohio	10-23924 10-23917 10-23927
154.	Martha Blair, et. al. 2808 Pine Drive N. E. Cleveland, Ohio	10-23931
155.	Renal Services of Ohio 17042 Bluewater Lane Huntington, California	10-23934
156.	Michael McCown 1160 Vance Street Toledo, Ohio	10-23937 10-23941
157.	F.H. Scott 2030 Ashland Ave., Apt. 806 Toledo, Ohio	10-23944
158.	MGW Corporation P.O. Box 151 Rossford, Ohio	10-23947



159.	Jimmie Lee Ragland 1912 Washington Street Toledo, Ohio	10-23951		
160.	Bernard E. Benton 1908 Washington Street Toledo, Ohio	10-23954		
161.	S. Heard 1902 Washington Street Toledo, Ohio	10-23957		
162.	Barbara Pearlman, et. al. 25866 Arrowhead Southfield, Michigan	10-25027		
163.	Frederick C. Seyfang 1811 Jefferson Avenue Toledo, Ohio	10-25017 10-25047		
164.	Bud Reece 128 Nancy Drive Oldsmar, Florida	10-25041 10-25064		
165.	Annie Aycocks 1115 Turner Street Toledo, Ohio	10-25024		
166.	Richard L. Perkins 131 18th Street Toledo, Ohio	10-25037		
167.	Kim Realty Company, Inc. 3507 Upton Avenue Toledo, Ohio	10-25021		
168.	Christopher Properties 1520 Walnut Street Toledo, Ohio	10-25071		
169.	J.S. Kalouria 32323 Stony Brook Avon Lake, Ohio	10-25077 10-25074		
170.	Gunnard A. Rubine, Trustee P.O. Box 737 Toledo, Ohio	10-25081 10-25044 10-25104	10-25107 10-25111 10-25101	10-25091

171.	D.W. Warner 2890 Buckeye Road Camden, Michigan	10-24844
172.	Betty M. Preble, et. al. C/O Toledo Quartet Assoc. 822 Avondale Avenue Toledo, Ohio	10-24841
173.	Mary D. McCallister 4324 River Road Toledo, Ohio	10-24837 10-24824 10-24827 10-24851
174.	Frank J. Geiner, Jr. C/O Mary D. McCallister 4324 River Road Toledo, Ohio	10-24831
175.	Trickling Brook Investments P.O. Box 50506 Toledo, Ohio	10-24807 10-24854
176.	Katherine Hixenbaugh 2829 Tremainsville Road Toledo, Ohio	10-24807
177.	R.J. Lewis 123 17th Street Toledo, Ohio	10-24817 10-24821
178.	R.J. Lewis 123 17th Street Toledo, Ohio	10-24801 10-24804
179.	Cherry Street Mission 105 17th Street Toledo, Ohio	10-24811 10-24767
180.	Gunnard A. Rubini, Trustee 5543 Bent Oak Sylvania, Ohio	10-24781 10-24791 10-24784 10-24794 10-24787
181.	Cherry Street Mission 105 17th Street Toledo, Ohio	10-24767 10-24777
182.	Bruck A. Liebenthal 1336 W. Bancroft Street Toledo, Ohio	10-23574 10-23561

183.	John F. Ulmer, et. al. 2204 Orchard Road Toledo, Ohio	10-23567
184.	Ohio Citizens Trust Company, Trustee C/O M & L Investments 1336 W. Bancroft Street Toledo, Ohio	10-23424 10-23584 10-23547
185.	Gunnard A. Rubini, Trustee P.O. Box 737 Toledo, Ohio	10-23504
186.	Clarklift of Northwest Ohio 17 - 17th Street Toledo, Ohio	10-23541 10-23534
187.	Annie D. Ransey 1204 Gretna Green Toledo, Ohio	10-23427
188.	L. Cummings 4969 Merry Lane Toledo, Ohio	10-23444
189.	Mary Larsen 20 Norwood Ct. Toledo, Ohio	10-23454
190.	L. Cummings 4969 Merry Lane Toledo, Ohio	10-23464
191.	Alma Hayes 14 Norwood Ct. Toledo, Ohio	10-23467
192.	L.V. Sledge 2504 Robinwood Avenue Toledo, Ohio	10-23491
193.	Joann Junior 18 Norwood Ct. Toledo, Ohio	10-23484
194.	Susie M. Peoples 20 Norwood Ct. Toledo, Ohio	10-23481

195.	Ethel L. Davis 22 Norwood Ct. Toledo, Ohio	10-23477
196.	United Investment Service 5358 Barandy Lany Sylvania, Ohio	10-23497 10-23494 10-23501
197.	L.M. Taylor 1 Norwood Ct. Toledo, Ohio	10-23437
198.	Porter B. Brockway III 1117 Peck Street Toledo, Ohio	10-23434
199.	H.J. Kujawa 5 Norwood Ct. Toledo, Ohio	10-23447
200.	Mary Jean Snyder 3460 Truman Road Perrysburg, Ohio	10-23457
201.	John Jackson 4304 Kingswick Drive Arlington, Texas	10-23451
202.	Willie B. Rankin 15 Norwood Ct. Toledo, Ohio	10-23461
203.	Linnie B. Webster 15 Norwood Ct. Toledo, Ohio	10-23474
204.	Sharon A. Scott 5650 Ashbrook Drive Toledo, Ohio	10-23471
205.	James A. Collins, et. al. C/O Alberta Burgess 1249 Buckingham Street Toledo, Ohio	10-23417
206.	Carl N. White, Trustee 429 Colton Building Toledo, Ohio	10-23414

207.	Okreatta Cook 1736 Washington Street Toledo, Ohio	10-23411
208.	Ernest Cook 1732 Washington Street Toledo, Ohio	10-23407
209.	Frederick C. Volgeli 4947 Onway Drive Ottawa Lake, Michigan	10-23404
210.	Okreatta Cook 1736 Washington Street Toledo, Ohio	10-23401
211.	Ernest Cook 2220 Hollywood Avenue Toledo, Ohio	10-23397
212.	United Investment Service 5358 Brandy Lane Sylvania, Ohio	10-23394 10-23384 10-23497 10-23391 10-23374 10-23494 10-23387 10-23501
213.	Manhattan Building Co., Trustee P.O. Box 1286 Toledo, Ohio	7-44711 7-44694 7-44681 7-44707 7-44691 7-44677 7-44697 7-44684 7-44674 12-09297 12-09301 12-09291 12-09287
214.	D. Davis 2623 Derby Road Toledo, Ohio	12-09254 12-09267 12-09261
215.	16th Street Investors 153 E. Erie Street, Room 204 Painsville, Ohio	12-09271
216.	Keith A. Hymor 2414 Pemberton Drive Toledo, Ohio	12-09274
217.	D. Davis 2623 Derby Road Toledo, Ohio	12-09244
218.	E. Sutherland 3027 Manchester Toledo, Ohio	12-09211 12-09231

219.	M.H. Manoff 3028 Middlesex Drive Toledo, Ohio	12-09214		
220.	L.D. Gilpin C/O E. Nagy P.O. Box 5473 Toledo, Ohio	12-09221		
221.	Zenobia Temple 1511 Madison Avenue Toledo, Ohio	12-09227 12-09224 15-50527 15-50534 15-50521	15-50517 15-50501 15-50511 15-50551 12-09241	15050541 12-09251 12-09247 12-09244
222.	Kloster Research & Development, Inc. 333 14th Street Toledo, Ohio	15-50417 15-50414 15-50404 15-50434	15-50457 15-50454 15-50444 12-09204	15-50447 15-50437 15-50441
223.	Manhattan Building Co. P.O. Box 1286 Toledo, Ohio	10-24627 10-24661 10-24657 10-24621	10-24697 10-24694 10-24691 10-24624	10-24681 10-24677 10-24707
224.	Ohio Citizens Trust Co., Trustee 405 Madison Avenue Toledo, Ohio		10-24704 10-24701	
225.	David G. Dewood, Jr. 5457 Glenridge Drive Toledo, Ohio		10-24664	
226.	Zenobia Temple 1511 Madison Avenue Toledo, Ohio	15-50557 18-81757 18-81754	18-81751 18-81597 18-81601	18-81604
227.	The Toledo Club 14th Street & Madison Avenue Toledo, Ohio		15-50394 15-50491 18-81607	18-81611 18-81617 18-81737
228.	Manhattan Building Company P.O. Box 1286 Toledo, Ohio		18-81744 18-81747	
229.	Jane R. Daiber 422 River Road Maumee, Ohio		18-81731	
230.	American Business, Inc. 1500 Jackson Street Dallas, Texas		18-81781 18-81774	

231.	Bishop James R. Hoffman C/O The Catholic Club 1601 Jefferson Avenue Toledo, Ohio	18-81787 18-81807
232.	Toledo L & L Realty Company, Inc. 3300 N. Summit Street Toledo, Ohio	18-81801
233.	William Hahn 123 16th Street Toledo, Ohio	10-24711
234.	Steve Eller 5836 Southwyck Blvd. Toledo, Ohio	10-24714
235.	Donald A. Bradley 115 16th Street Toledo, Ohio	10-24717
236.	Paul A. Waltz 105 16th Street Toledo, Ohio	10-24721
237.	Ellis Tire Centers, Inc. C/O Triplex Properties 1 Keeshin Drive Toledo, Ohio	10-24737
238.	New Life Evangelistic Center P.O. Box 473 St. Louis, MO	10-24731
239.	Sheller Globe Corporation P.O. Box 962 Toledo, Ohio	18-81624 18-81651 18-81664 18-81637 18-81657 18-81694 18-81647 18-81661 18-81704 18-81707 18-81711 18-81721
240.	C.C. Martindale, et. al. C/O B. Call 122 16th Street Toledo, Ohio	18-81701
241.	E.G. Taylor 2545 Eastmoreland Oregon, Ohio	18-81697

242.	Peer S. Sorensen 2045 Robinwood Avenue Toledo, Ohio	18-81681		
243.	Stanley Jones 4242 Wendell Ct. Bloomfield, Michigan	18-81667		
244.	Richard J. Gump 1415 Jefferson Avenue Toledo, Ohio	18-81481 18-81504 18-81517 18-81567	18-81521 18-81527 18-81531 18-81564	18-81544 18-81547 18-81557
245.	John C. Wyler 1611 Monroe Street Toledo, Ohio	10-23331		
246.	Toledo Board of Education East Manhattan & Elm Street Toledo, Ohio	10-23301		
247.	E P M Corporation 26 - 17th Street Toledo, Ohio	10-23361		
248.	Toledo Board of Education East Manhattan & Elm Street Toledo, Ohio	10-23301		
249.	Toledo Board of Education East Manhattan & Elm Street Toledo, Ohio	12-19694 12-19704 12-23297 12-19687	12-19661 12-19671 12-19674 12-19691	12-19677 12-19681 12-19684
250.	H.J.W. Realty Company C/O Jim White Chevrolet Co. 5800 Monroe Street Toledo, Ohio	12-19367 12-19391 12-19394 12-19407		
251.	J.J.T. Company , Inc. 5800 Monroe Street Toledo, Ohio	12-19387 12-19364 12-19381	12-19384	
252.	H.J.W. Realty Company C/O Jim White Chevrolet Company 5800 Monroe Street Toledo, Ohio	12-19407		



100  
101  
102

**APPENDIX B: CERTIFIED TAX DELINQUENT PROPERTIES**

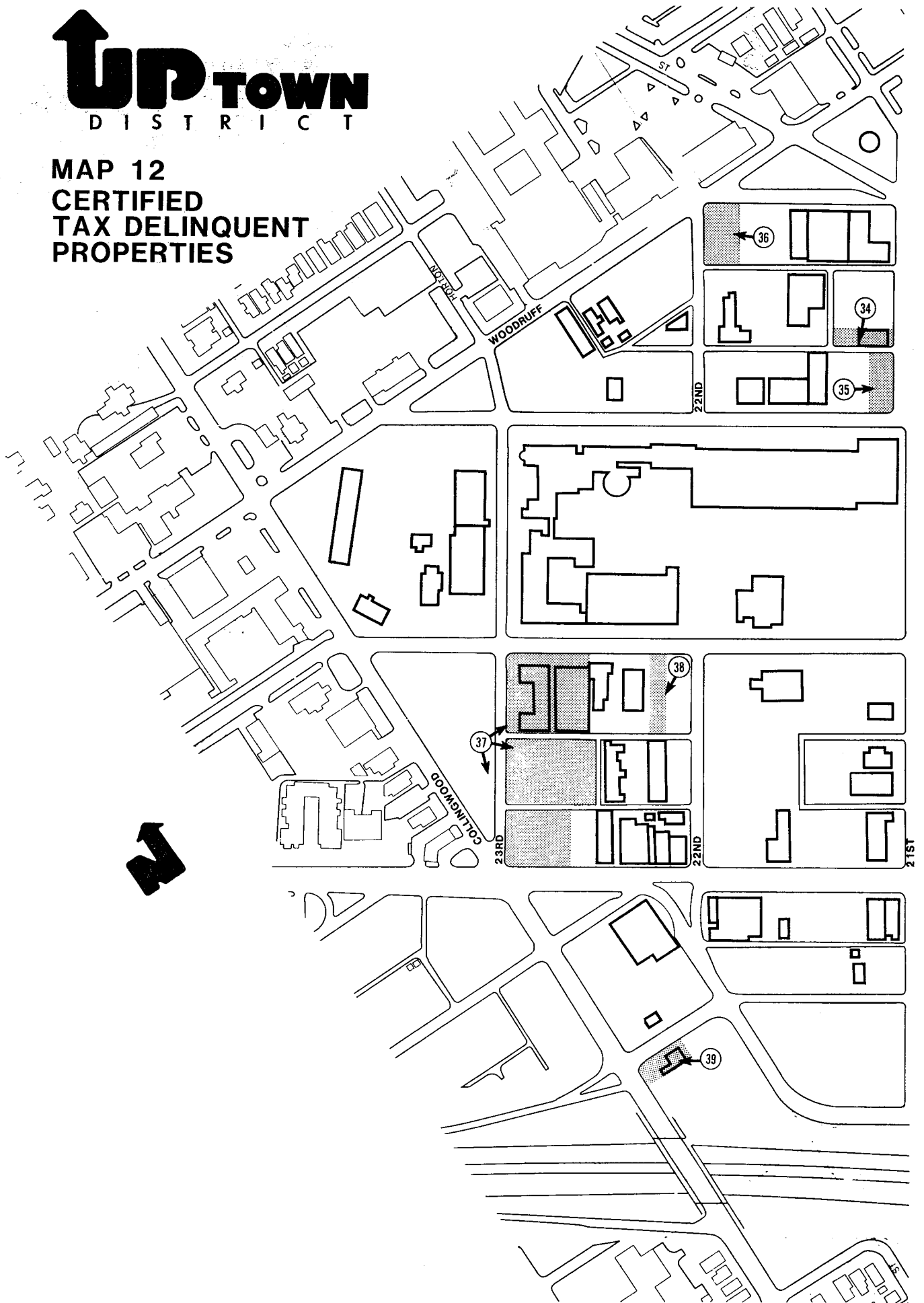


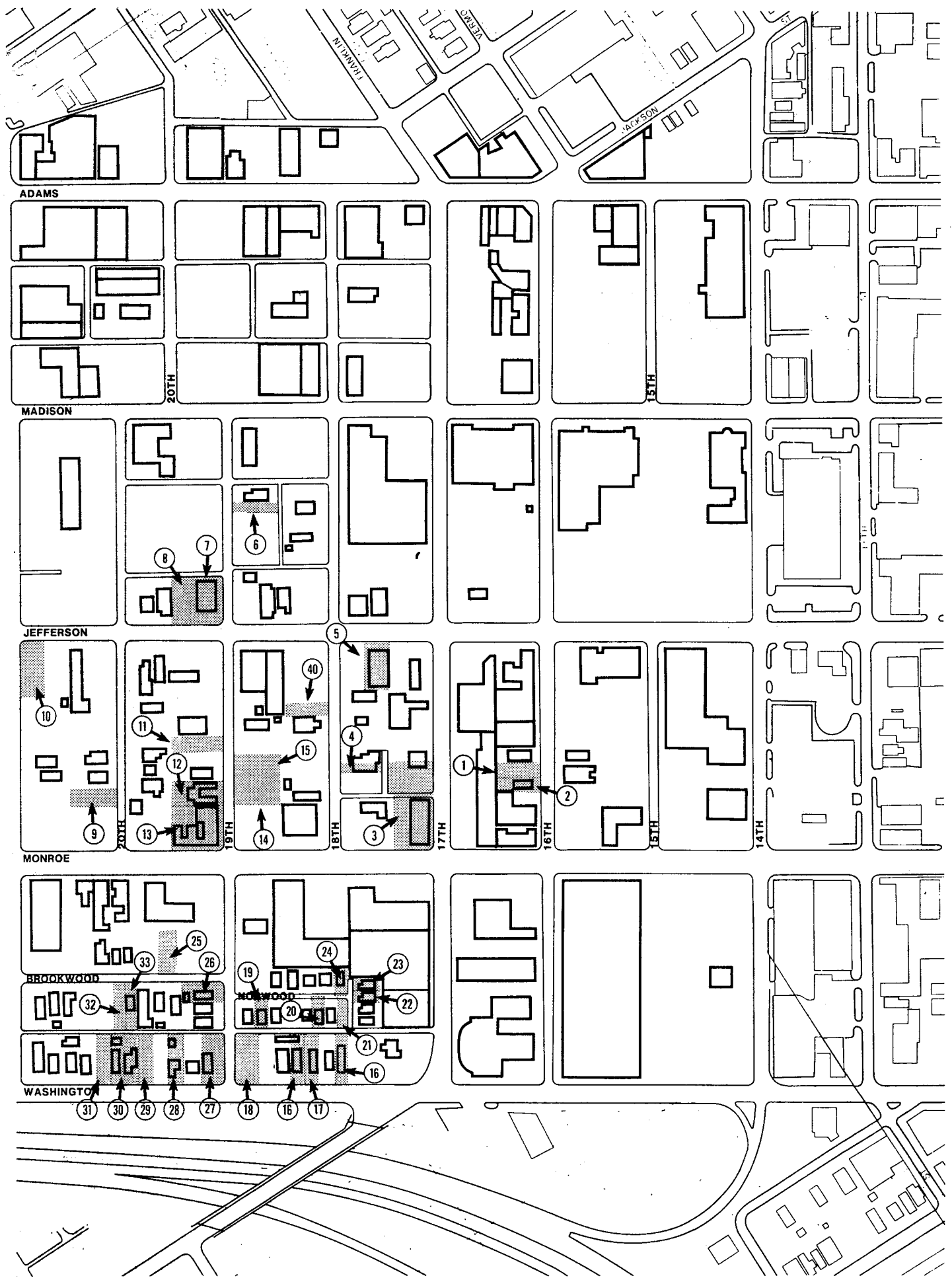


**MAP 12  
CERTIFIED  
TAX DELINQUENT  
PROPERTIES**

# UP TOWN DISTRICT

## MAP 12 CERTIFIED TAX DELINQUENT PROPERTIES





**NEIGHBORHOOD PLANNING PROGRAM**



**TABLE 7: CERTIFIED TAX DELINQUENT PROPERTIES**

<u>NO.</u>	<u>PROPERTY OWNER PROPERTY ADDRESS</u>	<u>OWNER ADDRESS</u>	<u>YEAR CERTIFIED DELINQUENT</u>	<u>UNPAID TAXES</u>	<u>LAND USE</u>
1	Eller Steve 119 16th St.	Steve Eller 5836 Southwyck Blvd.	82	1,682.47	Residential
2	Bradley Donald A. 115 16th St.	D. A. Bradley 115 16th St.	84	1,152.46	Residential
3	Cherry St. Mission 115 17th St. 1702 Monroe St. 1708 Monroe St.	Cherry St. Mission 105 17th St.	73 82 84	14,504.99 10,237.33 1,722.98	Institutional (Cherry St. Mission)
4	Hixenburg Katherine 120 18th St.	Katherine Hixenburg 2829 Tremainsville Rd.	81	4,372.78	Residential
5	Preble Betty M & Al 1703 Jefferson	Toledo Quartet Assoc. 822 Avondale Ave.	82	8,856.76	Commercial
6	Stubblefield Rosie 230 19th St.	Rosie Stubblefield	74	3,814.68	Vacant
7	Martinex & McCall Inc. 1902 Jefferson Ave.	Martinex & McCall Inc. 1902 Jefferson Ave.	86	1,349.22	Residential
8	LRH Services Inc. 1910 Jefferson Ave.	LRH Services Inc. P. O. Box 8115 Sta A	85	1,076.76	Office
9	Houston Theodore 117 20th St.	T Houston 117 20th St.	78	3,169.23	Vacant
10	Fort Meigs Co. 140 21st St. 2019 Jefferson	Fort Meigs Co. 134 University Blvd.	81 81	3,135.72 4,192.53	Vacant Commercial
11	Banks R & LE 127 19th St.	R & LE Banks	72	3,431.10	Vacant
12	Kit Co Inc. 115 19th St.	Kit Co Inc. 2115 Upton Ave.	84	1,021.68	Residential
13	R N Brown Electric Co. 109 19th St.	R N Brown Electric Co. 1043 W Woodruff	71	5,936.02	Residential/ Commercial
14	Kalooria JS & TV 114 19th St. 120 19th St.	JS & TV Kalooria 32323 Stonybrook	71 81	2,568.39 2,579.64	Vacant Vacant
15	Christopher Properties 122 19th St.	Ernest Anderson 1520 Walnut St.	76	3,503.24	Vacant



<u>NO.</u>	<u>PROPERTY OWNER PROPERTY ADDRESS</u>	<u>OWNER ADDRESS</u>	<u>CERTIFIED DELINQUENT</u>	<u>UNPAID TAXES</u>	<u>LAND USE</u>
16	Cook Ernest 1722 Washington 1732 Washington	Ernest Cook 2220 Hollywood 1732 Washington	84 85	402.13 394.57	Residential Residential
17	Vogeli Frederick C. Jr. 1728 Washington	FC Vogeli 4947 Onway Dr	83	1,023.04	Residential
18	Collins James A & Al 1744 Washington	Alberta Burgess 1249 Buckingham	79	3,981.15	Vacant
19	Brockway P. B. III 3 Norwood Ct.	P. B. Brockway III 1112 Peck St.	82	1,869.94	Residential
20	Rankin, Willie B. 11 Norwood Ct.	Willie B. Rankin 11 Norwood Ct.	82	465.86	Residential
21	Scott Sharon A 17 Norwood Ct.	Sharon A Scott 5650 Ashbrook Dr.	78	450.18 400.00	Vacant
22	Junior Joann 18 Norwood Ct.	Joann Junior 18 Norwood Ct.	83	639.16	Residential
23	Sledge LV & BA 16 Norwood Ct.	LV & BA Sledge 2504 Robinwood Ave.	82	1,017.59 362.26	Residential
24	Hayes Alma 14 Norwood Ct.	Alma Hayes 14 Norwood Ct	82	1,381.01	Residential
25	Tucker Norman 1910 Brookwood Ave.	Norman Tucker	67	4,624.24	Vacant
26	Terry Clyde & Celestine 21 19th St.	C & C Terry 1702 Grand Ave.	83	1,908.18	Residential
27	Heard S & N 1902 Washington	S & N Heard 1902 Washington	85	985.99	Residential
28	Ragland Jimmie L & Dan 1912 Washington	JL & D Ragland 1912 Washington	84	1,334.64	Residential
29	Scott FH & M 1920 Washington	F H Scott 2030 Ashland   806	85	170.47	Vacant

<u>NO.</u>	<u>PROPERTY OWNER PROPERTY ADDRESS</u>	<u>OWNER ADDRESS</u>	<u>CERTIFIED DELINQUENT</u>	<u>UNPAID TAXES</u>	<u>LAND USE</u>
30	McCowan Michael 1922 Washington 1926 Washington	Michael McCowan 1160 Vance	85 85	321.99 462.41	Residential Residential
31	Renal Services of Toledo 1930 Washington	Renal Services of Toledo, Ohio 17042 Bluewater Ln Huntington Cal.	82	2,081.74	Residential
32	Evans, Leona 1923 Brookwood	Leona Evans 1947 Sussex Pl	76	6,754.60	Vacant
33	Brown Shirley J 1921 Brookwood	S J Brown 546 Fernwood Ave	83	492.16	Residential
34	Nesby Fred Jr. 315 21st St.	Fred Nesby Jr. 125 Prescott St.	86	942.47	Residential
35	Nagy Erno & Erika 2100 Madison	E & E Nagy P.O. Box 5473	86	421.72 879.60	Vacant
36	Northwest Ohio Plastic 2131 Adams St.	RM & D Wood 555 Lincoln Ave  9	81	86.71	Vacant
37	F&D Limited An Ohio 2230 Monroe 114 23rd St. 118 23rd St. 124 23rd St. 130 23rd St. 2235 Jefferson 2235 Jefferson 2235 Jefferson 2235 Jefferson	F&D Limited 5198 Richmond Dr. Bedford Hgts, Ohio	86 86 86 86 86 86 86 86	494.39 1,284.04 522.15 596.38 649.26 3,158.58 445.71 445.71 1,827.99	Residential (Park Lane)
38	Mercy Hospital 2211 Jefferson	Mercy Hospital 2200 Jefferson	86	6,005.52 537.62	Institutional
39	Blanton A & J 467 Collingwood	A & J Blanton 467 Norwood Ave.	78	2,189.03	Commercial
40	Perkins Richard L. 131 18th Street	Richard & Robt Perkins 131 18th Street	86	545.52	Residential



**APPENDIX C: UPTOWN BUSINESS/INDUSTRY SURVEY FORM**



UPTOWN ASSOCIATION  
Business/Industry Survey

In planning for the improvement of the Uptown District - bounded by Adams, Collingwood, Washington and 14th Street (see map on reverse) - the Uptown Association is conducting a survey. We need information regarding each business/industry in Uptown. Your assistance in completing this short survey will be appreciated.

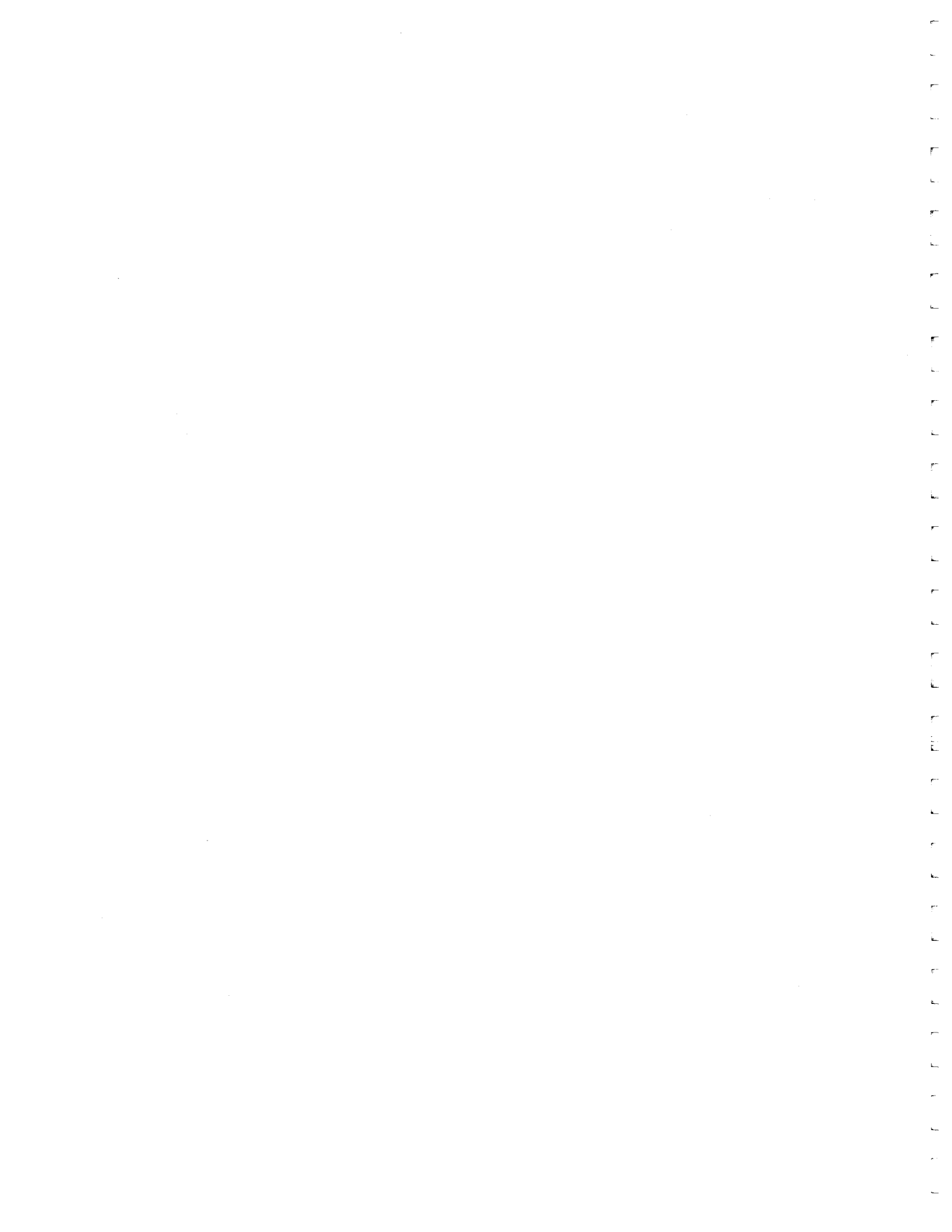
1. Name of business \_\_\_\_\_
2. Owner or President of business \_\_\_\_\_
3. Mailing address \_\_\_\_\_
4. Do you own the property \_\_\_\_\_ yes \_\_\_\_\_ no  
If no, please complete a, b and c below.
  - a. Name of property owner \_\_\_\_\_
  - b. Address of property owner \_\_\_\_\_
  - c. Date your lease expires \_\_\_\_\_
5. Do you expect to move within the next 12 months?
  - a. \_\_\_\_\_ yes
  - b. \_\_\_\_\_ no
  - c. \_\_\_\_\_ don't knowIf no, please proceed to question #7.
6. If yes, please explain your reason for moving. -  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. Do you plan to move to another site within the Uptown District?
  - a. \_\_\_\_\_ yes
  - b. \_\_\_\_\_ no
  - c. \_\_\_\_\_ don't know
8. In one year, do you anticipate the physical size of your operation to:  
increase \_\_\_\_\_ decrease \_\_\_\_\_ remain same \_\_\_\_\_  
Please explain above answer \_\_\_\_\_  
\_\_\_\_\_
9. In five years, do you anticipate the physical size of your operation to:  
increase \_\_\_\_\_ decrease \_\_\_\_\_ remain same \_\_\_\_\_  
Please explain above answer \_\_\_\_\_  
\_\_\_\_\_

If you have any questions regarding this survey, please call 245-1200.

Please return completed survey by February 14, 1986 to:

Dick Nowak  
Planning Committee  
Uptown Association  
222 North 23rd Street  
Toledo, Ohio 43624

The Planning Committee will keep all responses confidential. Thank you!



**APPENDIX D: NORWOOD COURT ACTION PLAN**





## NORWOOD COURT ACTION PLAN

Prepared By The Norwood Ct. Subcommittee  
(Bob Page, Martin Jarret & Roosevelt Gant)

### Background Statement

The Norwood Ct. Subcommittee of the Comprehensive Plan Committee, was charged with the responsibility of developing a plan of action for the purpose of revitalizing the Norwood Ct. Area. This report represents the results of that effort as well as an overview of the Comprehensive Plan Committee's involvement relative to this matter since August of 1986.

On August 12, 1986, a meeting was held at the Cook's Tourist Home, 1736 Washington Street, for the purpose of initiating discussions with residents of the Norwood Ct. Area, as to the interest and feasibility of implementing a residential revitalization effort in this area. Present at that meeting was Roosevelt Gant, Executive Director of the UpTown Association, Inc., and approximately ten residents.

The results of this meeting were basicly three-fold; first, the purpose of the UpTown Association was discussed, and the residents were informed that the Association had a sincere interest in the future well being of the area and its residents. Secondly, the meeting uncovered some of the present as well as historical concerns and problems facing the residents. Third, it was generally agreed that pursuit of some practical solutions to these concerns, with the assistance of the UpTown Association, was desired, and that a formal request for assistance would be forthcoming.

That request came in the form of a letter from Mr. Leodis Cummings, a Norwood Ct. property owner and spokesman for the residents. The letter was addressed to Mr. Richard Nowak, Chairman of the Comprehensive Plan Committee of the UpTown Association. Further, Mr. Cummings attended the August 20th Comprehensive Plan Meeting, to personally express the residents' desire to work with the association. The committee responded by recommending support of this effort, and directed the Executive Director to explore whatever actions appropriate in order to achieve positive results.

### **PHASE I**

A second meeting with the residents of Norwood Ct. was held on August 29th, at the home of Ms. Susie Peoples, #20 Norwood Ct. Present at this meeting were nine residents along with Roosevelt Gant, Martin Jarret of the Toledo-Lucas County Plan Commissions and Stephen Herwat of the Division of Traffic Engineering.

Utilizing the expertise of the representatives of the Plan Commission and Traffic Engineering, this meeting was designed to discuss more indepth the problems and concerns identified in the August 12th Meeting; with the hopes of focusing in on possible approaches that might lead to resolving some of the problems.

The primary issues of concern were determined to be:

1. Erosion of the street (Norwood)
2. The poor condition of the sewer system
3. Lack of adequate parking (preferably off street)
4. Decent street lighting for safety purposes
5. Housing rehabilitation needs (occupied)
6. Parked vehicles blocking the street

Prior to the August 29th Meeting, Martin Jarret conducted some preliminary research which uncovered the fact that in 1938, residents of Norwood Ct. had taken many of these same concerns before the City Plan Commission, with the hopes of receiving support from the City to correct these capital improvement problems. Some of the key points brought out in that Commission Meeting, are still relevant issues which may have to be overcome presently if improvements are to be realized. Some of the points documented in those minutes are:

1. Because Norwood Ct. is a private street, the City must accept dedication in order to assume responsibility for its repairs and continued maintenance.
2. The commission members believed that the City would not look favorably upon this request due to cost and liability.
3. It was suggested that the property owners offer something in return, possibly a portion of their frontage, for the purpose of widening the street.
4. The City Service Director recommended that the offer to dedicate this street to the City be refused; believing that the residents were only wishing to free themselves of maintenance cost.

Despite the long discussion over this issue, the request was deferred for one week; and further research did not uncover a final official decision on the matter.

Thus it was decided by the current residents of Norwood Ct. and the team of resource people that dedication of the street still remained an option, however more specific data relative to present circumstances would be necessary in order to strengthen such an approach. Therefore, it was decided by the resource representatives to conduct a survey of the residents in order to ascertain a concensus on some of the significant issues.

Phase I was completed with the presentation of this information to the Comprehensive Plan Committee at its October 22rd Meeting, with a recommendation that a more detailed study from an architectural prospective was needed in order to move forward. As a result, the Comprehensive Plan Committee recommended, and the Board of Trustees approved contracting with the architectural firm of S.S.O.E for architectural/planning services relative to Norwood Ct.

## PHASE II

Following an initial meeting with the Executive Director, S.S.O.E proceeded over the next several months to develop a concept study. This study was completed and then presented for review and input to the Comprehensive Plan Committee on January 28th, to the residents of Norwood Ct. on February 4th, to the UpTown Board of Trustees on February 5th, and to the UpTown General Membership on February 10th.

After receiving input at all levels, the Comprehensive Plan Committee established an Action Plan Subcommittee at its February 25th Meeting; and the activities and recommendations of that committee are presented in Phase III and the summary of this report.

## PHASE III

The subcommittee met on March 4th, and at that time it was agreed that before a final plan of action could be developed, input from both the City's Department of Community Development and the Division of Engineering would be necessary.

Thus on March 13th, the subcommittee met with Bernard Culp, Commissioner of Renewal Operations, for the purpose of identifying Community Development's role in this project.

Mr. Culp reaffirmed his support given in the January Comprehensive Plan Meeting, in which he indicated that Community Development would assist in the housing rehabilitation portion of this project as long as the other components such as sewer repair, streetscape, parking, etc. were addressed also. Mr. Culp pointed out that housing rehabilitation alone would not achieve the desired revitalization results.

Further, Mr. Culp expressed that Community Development, either through its proposed new Neighborhood Housing Program or with existing housing rehabilitation funds, could possibly offer assist to the UpTown Association in acquiring and rehabilitating housing stock within the UpTown District. He pointed out that there are several options available for acquiring properties that are either for sale, vacant and abandon or tax delinquent. Also, there is the ability to access funds to rehabilitate occupied houses if owners meet eligibility requirements.

The second meeting was held on March 18th, with Bernard Leite, Commissioner of the Division of Engineering & Construction, present also was Stephen Herwat and Sherri Heiney of Traffic Engineering and Manny Yakumithis of Sewer Maintenance.

The key factors pointed out in this meeting was that for the City to play a major role in the capital improvement portions of this project, that it would have to be as a result of City Council action. Thus it was suggest that this project be put in the form of a capital improvement request, for consideration in next year's CIP Budget. In the meantime, The city would cooperate in anyway they could in gathering information relative to the CIP Request.

## SUMMARY

As a result of its meeting in City Officials and based on the data currently available to it, the subcommittee met on April 15th, and formulated the following recommendations relative to Norwood Ct.

That the Norwood Ct. Project be approached in two phases, with the acquisition of 3-6 houses through UpTown Resource, Inc., being phase I. In order to achieve this short-term objective, UpTown must establish itself so that it can leverage financing for its portion of the purchases, with the remaining funds for acquisition coming from Community Development as well as all of the funds for rehabilitation.

Properties considered should be those that are either (A) Certified Tax Delinquent (B) For Sale or (C) Unoccupied. The properties should initially be rented, with owner/occupied being the final goal. A property management company is recommended for handling the property management phase.

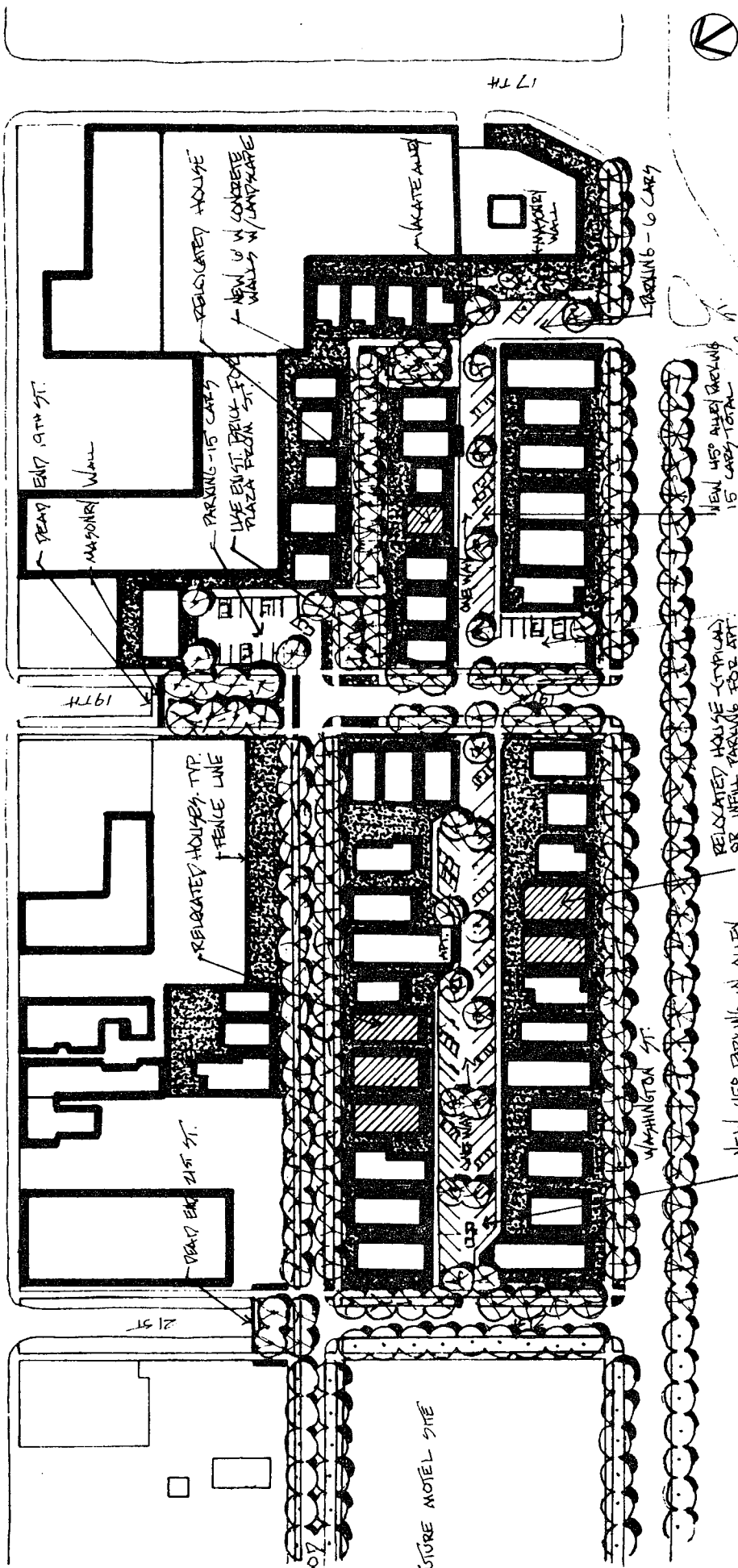
Phase II is to develop a CIP proposal during the next several months for submission and consideration in the City CIP Budget for next year. Development of this proposal will require such action as a more formal structure of the Norwood Ct. Residents and their involvement on the Action Plan Subcommittee. It also will necessitate continued professional assistance regarding outside studies and research along with the City's assistance from such Departments and Divisions as Community Development, Engineering & Construction, Traffic Engineering, Sewer Maintenance etc.

Implementing Phase I of the recommendations, would require the following action:

- (1) Board approval to develop a proposal for submission to the Department of Community Development for housing acquisition and rehabilitation.
- (2) That the final organizational structure of UpTown Resources, Inc., be established in order that it can assume legal control and responsibility for this project.
- (3) UpTown needs to determine how it will address its financial obligation relative to the property acquisition portion of the project.
- (4) That prior to submission of the proposal, review and approval by all of the appropriate committees and the governing boards of UpTown Resource, Inc., UpTown Association, Inc. and its General Membership.
- (5) The proposal should also be presented to the residents of the Norwood Ct. area prior to submission.
- (6) UpTown should also seek project support from other groups and organizations which would go on record as supporting this effort.

The success of Phase I recommendations may hinge upon how swiftly the UpTown Association moves to develop and implement its plan of action. Swiftly does not however mean that the plan must sacrifice any of the safeguards necessary in order to protect UpTown from financial destruction or damage to its image.





MONROE ST.

DEAD END 19TH ST.

MASONRY WALL

PARKING - 15 CARS

LIVE END ST. DRIVE FOR PLAZA FROM ST.

DEAD END 21ST ST.

RELICATED HOUSE, TYP. FENCE LINE

BROOKWOOD

126

FUTURE MOTEL SITE

17TH

WASHINGTON ST.

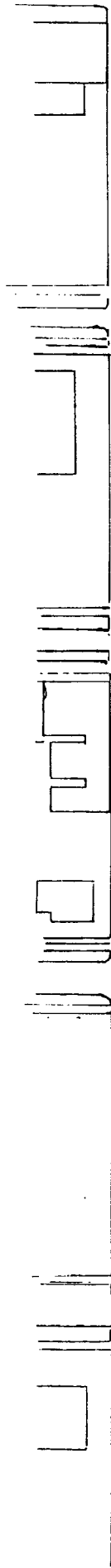
NEW 450 ALLEY PARKING 15 CARS TOTAL

PARKING - 7 CARS

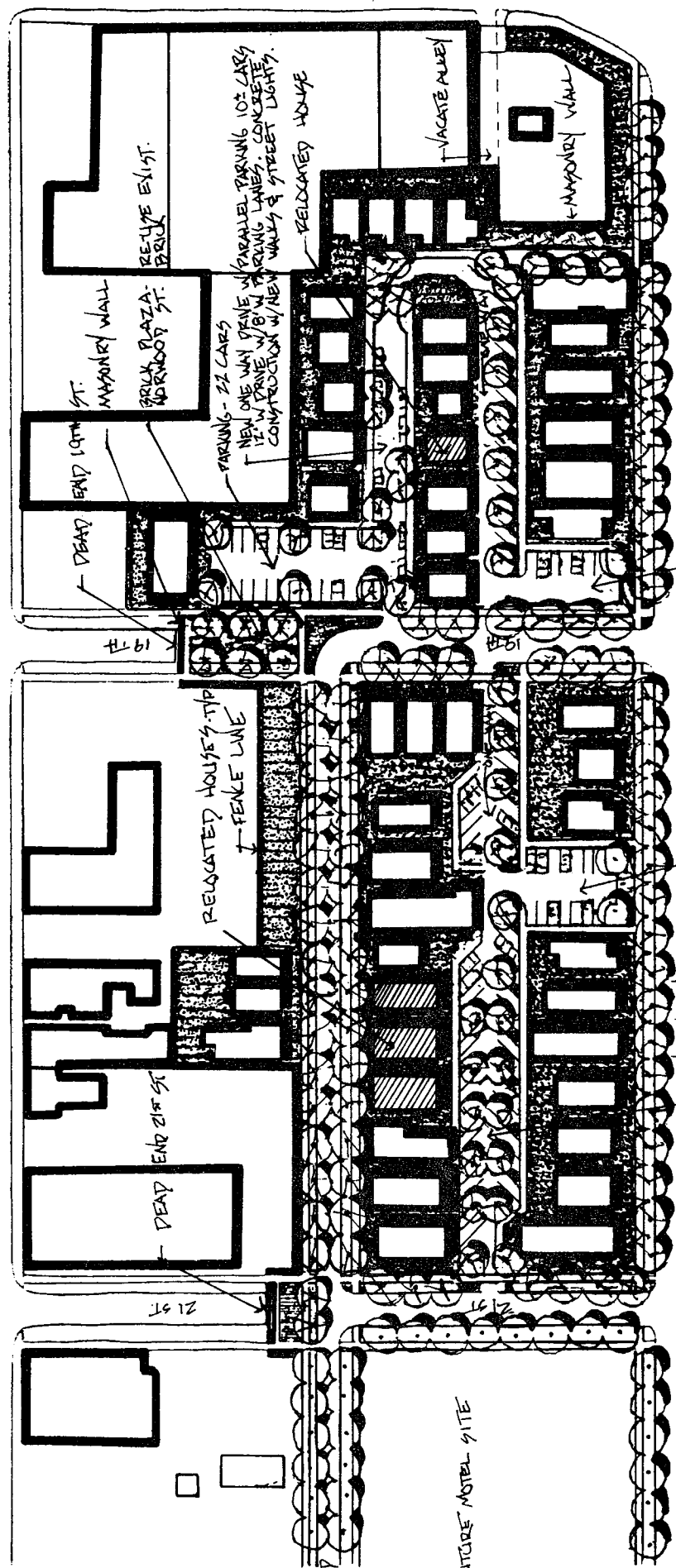
RELICATED HOUSE (TYPICAL) OR INFILL PARKING FOR ST.

NEW 450 PARKING IN ALLEY 50 CARS TOTAL - NEW WALKS W/ LIGHTING - TYPICAL

NORWOOD VILLAGE  
SITE OPTION  
SHEET 2032



MONROE ST.



DOOR VC

PARKING - 7 CARS

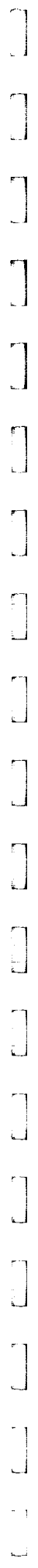
PARKING - 14 CARS

NEW 450 PARKING IN ALLEY  
40 CARS TOTAL - NEW WALKS & LIGHTING  
UNDERGROUND POWER - TTA

STREET TREES

NORWOOD VILLAGE  
SITE OPTION 2

2112  
540E 8512



* ALLEN, WILLIAM D.	NEIGHBORHOOD PLANNER
BALLARD, JOSEPH W.	ASSISTANT PLANNER
BONK, DAVID	PLANNING TECHNICIAN
CLIFTON, WILLIAM W.	PLANNING TECHNICIAN
EDELEN, WALTER T.	EXECUTIVE DIRECTOR
* HATZIDAKIS, JANE	PLANNING TECHNICIAN
JACQUOT, WILLARD H.	PRINCIPAL PLANNER
JOHNSON, RICHARD D.	ASSISTANT PLANNER
* III KING, PRIEST	PLANNING TECHNICIAN
LEMON, THOMAS R.	NEIGHBORHOOD PLANNER
MORELL, JEANETTE	CLERK
NAGY, JOHN L.	ASSISTANT PLANNER
NAUJOCK, EUGENE H.	PLANNING COORDINATOR
QUAN, LURLENE L.	DIRECTOR'S SECRETARY
RABLE, JUDY A.	CLERK AIDE
TEMPLE, JAMES	PLANNING TECHNICIAN
* TROTTER, EDNA MAE	CLERK
WIDMER, JOHN W.	PRINCIPAL PLANNER
YOUNG, MICHAEL J.	ASSOCIATE PLANNER

\*CONTRIBUTING STAFF