



**KEYSTONE DEVELOPMENT PLAN**

**FOR**

**CITY OF TOLEDO**

**MAY 1995**

**PROJECT NO. 951089-00**

**Prepared By:**

**SSOE, Inc.  
1001 Madison Avenue  
Toledo, Ohio 43624**



## KEYSTONE DEVELOPMENT PLAN

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## KEYSTONE DEVELOPMENT PLAN

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### I. INTRODUCTION

#### A. BACKGROUND

SSOE received authorization from the City of Toledo to prepare a development plan for a nine block area located in the Uptown District. Bordered by Adams Street to the northeast, 14th Street to southeast, Monroe Street to the southwest, and 17th Street to the northwest, this area has been identified by the City of Toledo and the Uptown Association Inc., for keystone development in recognition of the established institutions and businesses located within its boundaries.

#### B. GOALS AND OBJECTIVES

The goal is to improve the physical environment of the Uptown District to create a more functional and visually appealing setting for existing businesses and institutions, as well as provide redevelopment locations for new businesses.

To achieve this goal, several objectives were established:

1. Identify vacant buildings requiring demolition to enable economic development in the Uptown Area to proceed according to plan.
2. Identify properties suitable for reuse or redevelopment.
3. Identify buildings suitable for facade improvement or renovation.
4. Identify parking areas suitable for landscape development.
5. Identify public areas suitable for streetscape improvements.

#### C. METHODOLOGY

A block by block review of the existing properties was conducted. This review included documenting property ownership from tax records at the Lucas County



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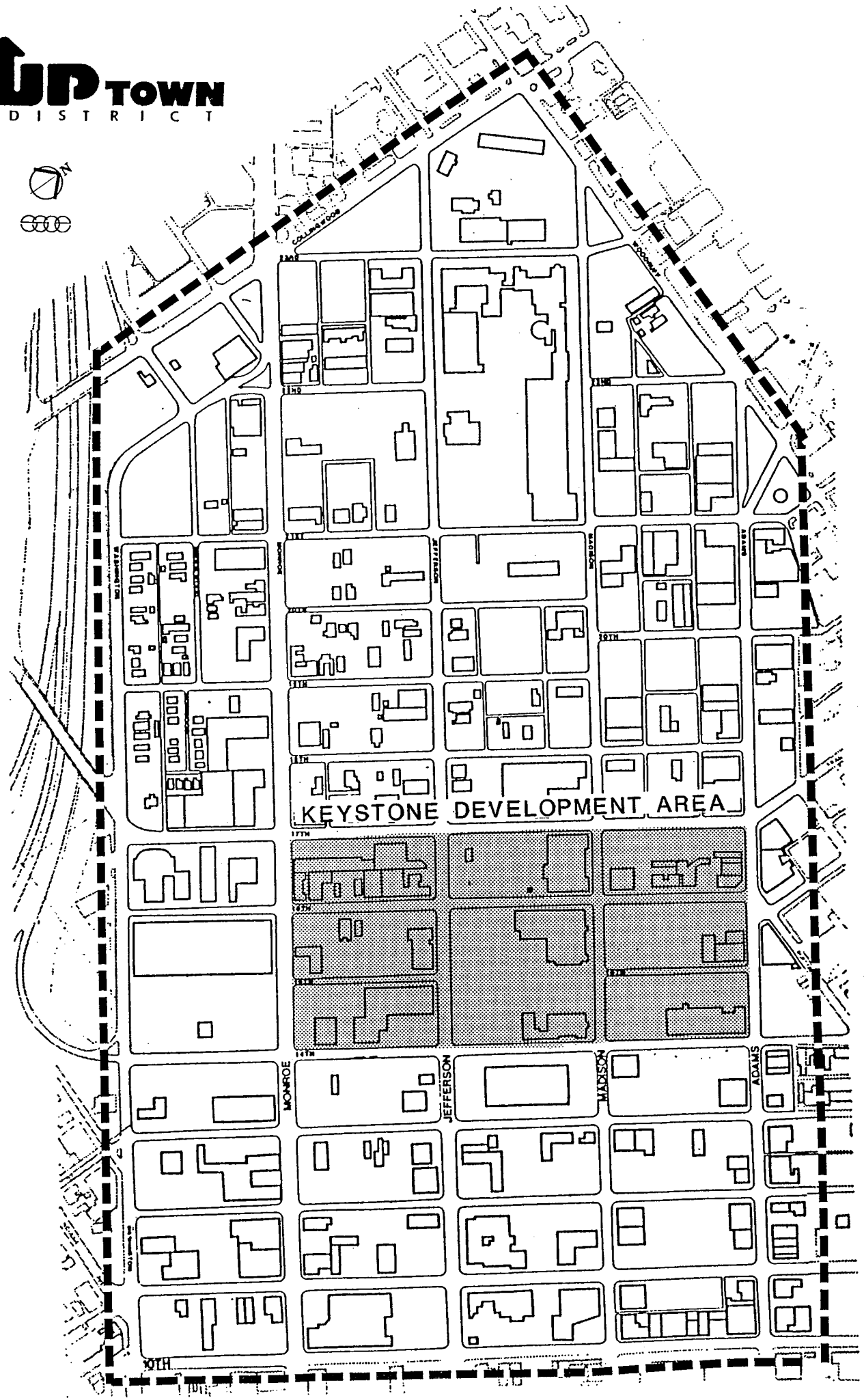
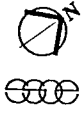
Auditor's Office and field surveys of each property. During the field surveys, land use was recorded, and the condition of the building, site, and streetscape was documented.

Public participation was obtained through individual interviews with area merchants, Uptown Association meetings and discussions with the Uptown Association board members. A number of problems that exist in the district were identified during this process and are listed below:

1. Vacant buildings requiring demolition
2. Lack of city commitment to existing businesses
3. Lack of police presence / responsiveness
4. Deteriorated sidewalks and curbs
5. Lack of an aesthetic street image
6. Litter / weeds
7. Crime / vandalism
8. Street people
9. Too many social agencies

The information obtained from the field surveys, interviews and meetings formed the basis of the development recommendations.

# UP TOWN DISTRICT



KEYSTONE DEVELOPMENT AREA

MONROE

JEFFERSON

MADISON

ADAMS

16TH

17TH

18TH

19TH



## **KEYSTONE DEVELOPMENT PLAN**

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### **II. DEVELOPMENT PLAN RECOMMENDATIONS**

The keystone development area contains a mixture of large and small businesses and established institutions within its nine block area. The physical appearance of this section of the Uptown District is in a state of transition. The area has several well maintained buildings with landscaped parking that are models of urban development. Other properties require some degree of renovation or site development to enhance their street image.

There are also several deteriorated vacant buildings and litter strewn lots that detract from the safety and visual appearance of the district. These properties have a distinct negative impact on existing businesses and future development potential in the Uptown Area. There is a reluctance from current property owners to reinvest in the neighborhood unless the City of Toledo takes a strong leadership role in addressing the problems of the district.

The following recommendations focus on improving the physical environment and appearance of the Uptown District to enhance existing and potential economic development in the area.

- A. The City of Toledo should acquire and demolish the Hillcrest Hotel and adjacent gas station building. These structures have limited redevelopment potential and are detrimental to surrounding businesses and institutions. Zenobia Shrine has expressed interest in acquiring additional property for support of their activities. There is a proposal from a local financial institution to develop a facility on a portion of the Hillcrest site.
- B. The City of Toledo should acquire and demolish the apartment building located on Monroe at 16th Street. This structure is in a state of disrepair and has limited redevelopment potential.



## KEYSTONE DEVELOPMENT PLAN

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- C. A streetscape improvement effort should be undertaken by the City of Toledo and the private sector to enhance the appearance of the Uptown District. This effort should concentrate on upgrading sidewalks and curbing, street tree plantings, signage and litter control and abatement.

It is estimated that 80 to 90 percent of the curbing in the nine block area should be replaced. The city should develop a comprehensive program for sidewalk and curb upgrades in the 1996 budget. Preliminary construction estimates for this work are \$400,000.00 to \$500,000.00.

- D. Property owners should be encouraged to utilize low masonry walls and/or landscaping to screen parking lots and service areas from public view. Landscaped planting islands and lighting should be incorporated into the interior of large paved surface parking lots to enhance their aesthetic appeal and security.
- E. Property owners should be encouraged to acquire adjacent or isolated parcels to consolidate similar land uses.
- F. Property owners should be encouraged to improve the facades and street image of their buildings and sites to enhance the overall appearance of the Uptown district.
- G. The City of Toledo should assist property owners in identifying financial programs to implement improvements. Lionel Patterson, Manager of Downtown Development, can provide direction and guidance for program application and participation. Refer to the appendix for descriptions of the neighborhood business district facade improvement program, special improvement districts (SID), and enterprise development loan (EDL) program.
- H. Private sector and public improvement projects should be coordinated for a unified development effort.

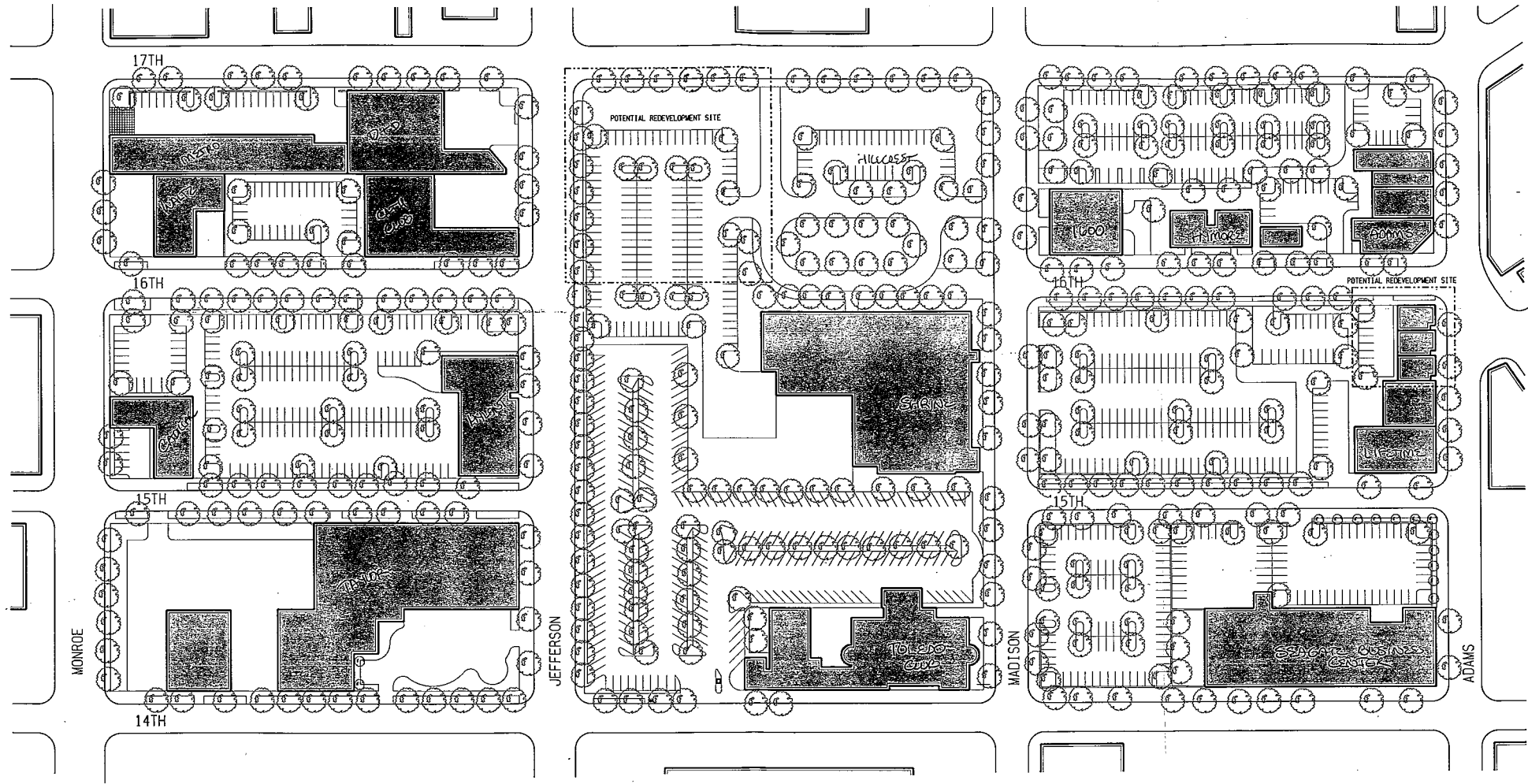


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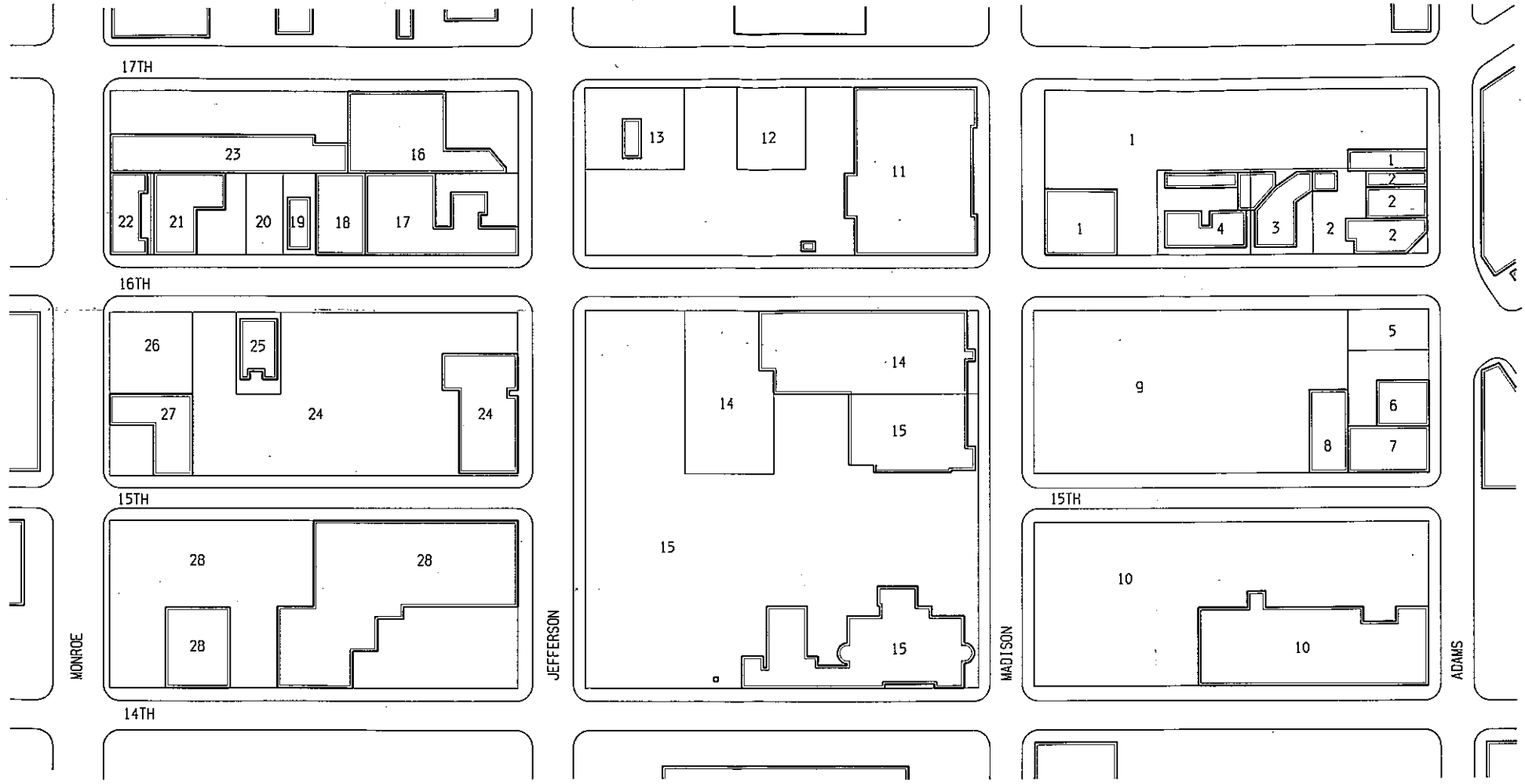
- I. The Adams Street corridor should be promoted as a neighborhood commercial/shopping district. The "Adams Street Merchants Association", should be reorganized to oversee this development effort.
  
- J. Joint use of under-utilized, large-surface parking lots for downtown office parking, in conjunction with a shuttle service, as proposed by the Downtown Toledo Strategic Plan, should be actively pursued. In addition to relieving downtown parking concerns, this recommendation would draw increased pedestrian traffic and potential shoppers into the neighborhood.
  
- K. There are several missions and social agencies in the Uptown District that generate a significant flow of street person traffic between facilities. Property owners view this social issue as detrimental to the safety and appearance of the area, as well as having a negative influence on business. Consideration should be given to limiting the number of agencies serving this segment of society to avoid "overloading" a single district with this function.





THE UPTOWN DISTRICT  
**KEYSTONE DEVELOPMENT AREA**

DEVELOPMENT PLAN



THE UPTOWN DISTRICT  
**KEYSTONE DEVELOPMENT AREA**

PROPERTY OWNERSHIP





**KEYSTONE DEVELOPMENT PLAN**

**III. LIST OF PROPERTY OWNERS**

<b>KEY NUMBER</b>	<b>OWNER / ADDRESS</b>	<b>TAXING DISTRICT AND PARCEL NUMBER</b>
1.	Manhattan Building Company, 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
2.	D. Davis 2623 Derby Road Toledo, Ohio	12-09254, 12-09267, 12-09261
3.	Adams Street Investors 1501 Adams Toledo, Ohio	12-09271
4.	Keith A. Hymore 2414 Pemberton Drive Toledo, Ohio	12-09274
5.	D. Davis 1517 Adams Toledo, Ohio	12-09234
6.	Kenneth A. Jones 1509-1511 Adams Toledo, Ohio	12-09211 12-09231
7.	Robert and Bonnie Cready 1501 Adams Toledo, Ohio	12-09214
8.	Erno and Erika Nagy P.O. Box 23135 Toledo, Ohio	12-09221
9.	Zenobia Temple 1511 Madison Avenue Toledo, Ohio	12-09227, 15-50517, 15-50541, 12-09224, 15-50501, 12-09251, 15-50527, 15-50511, 12-09247, 15-50534, 15-50551, 12-09244, 15-50521, 12-09241
10.	Kloster Research and Development Inc. 333 14th Street Toledo, Ohio	15-50417, 15-50457, 15-50447, 15-50414, 15-50454, 15-50437, 15-50404, 15-50444, 15-50441, 15-50434, 12-09204



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11.	Hillcrest Christian Center 5800 Monroe Street Building D Sylvania, Ohio 43537	10-24627, 10-24697, 10-24681, 10-24661, 10-24694, 10-24677, 10-24657, 10-24691, 10-24707, 10-24621, 10-24624
12.	National City Bank, Trustee 405 Madison Avenue Toledo, Ohio	10-24704 10-24701
13.	David G. Dewood, Jr. 5457 Glenridge Drive Toledo, Ohio	10-24664
14.	Zenobia Temple 1511 Madison Avenue Toledo, Ohio	15-50557, 18-81751, 18-81604, 18-81757, 18-81597, 18-81754, 18-81601, 18-81744, 18-81747
15.	The Toledo Club 14th Street and Madison Avenue Toledo, Ohio	15-50394, 18-81611, 15-50491, 18-81617, 18-81607, 18-81737, 18-81731
16.	Veronica Kookoothe 3629 Orchard Trail Toledo, Ohio	18-81781 18-81774
17.	Bishop James R. Hoffman c/o The Catholic Club 1601 Jefferson Avenue Toledo, Ohio	18-81787 18-81807
18.	Toledo L&L Realty Company, Inc. 3300 N. Summit Toledo, Ohio	18-81801
19.	William Hahn 123 16th Street Toledo, Ohio	10-24711
20.	Toledo L&L Realty Company, Inc. 3300 N. Summit Toledo, Ohio	10-24714
21.	Paul A. Waltz 105 16th Street Toledo, Ohio 43611	10-24717, 10-24721
22.	Pentecostal Household of Faith Church 2335 Collingwood Boulevard Toledo, Ohio	10-24731
23.	Holland Industries, A Nevada Corporation 126 East 35th Street New York, New York	10-24737



**KEYSTONE DEVELOPMENT PLAN**

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24.	Jefferson Avenue Association 1505 Jefferson Avenue 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, 18-81701
25.	E.G. and B.L. Taylor 2545 Eastmoreland Oregon, Ohio 43616	18-81697
26.	Peer S. Sorensen 1200 Old Cap Au Gris Street Troy, Missouri	18-81681
27.	Jeffrey S. Jones 1719 Brentwood Troy, Michigan	18-81667
28.	Stephen D. and Julie Taylor 2477 Park Ridge Bloomfield Hills, Michigan	18-81481, 18-81521, 18-81544, 18-81504, 18-81527, 18-81547, 18-81517, 18-81531, 18-81557, 18-81567, 18-81564



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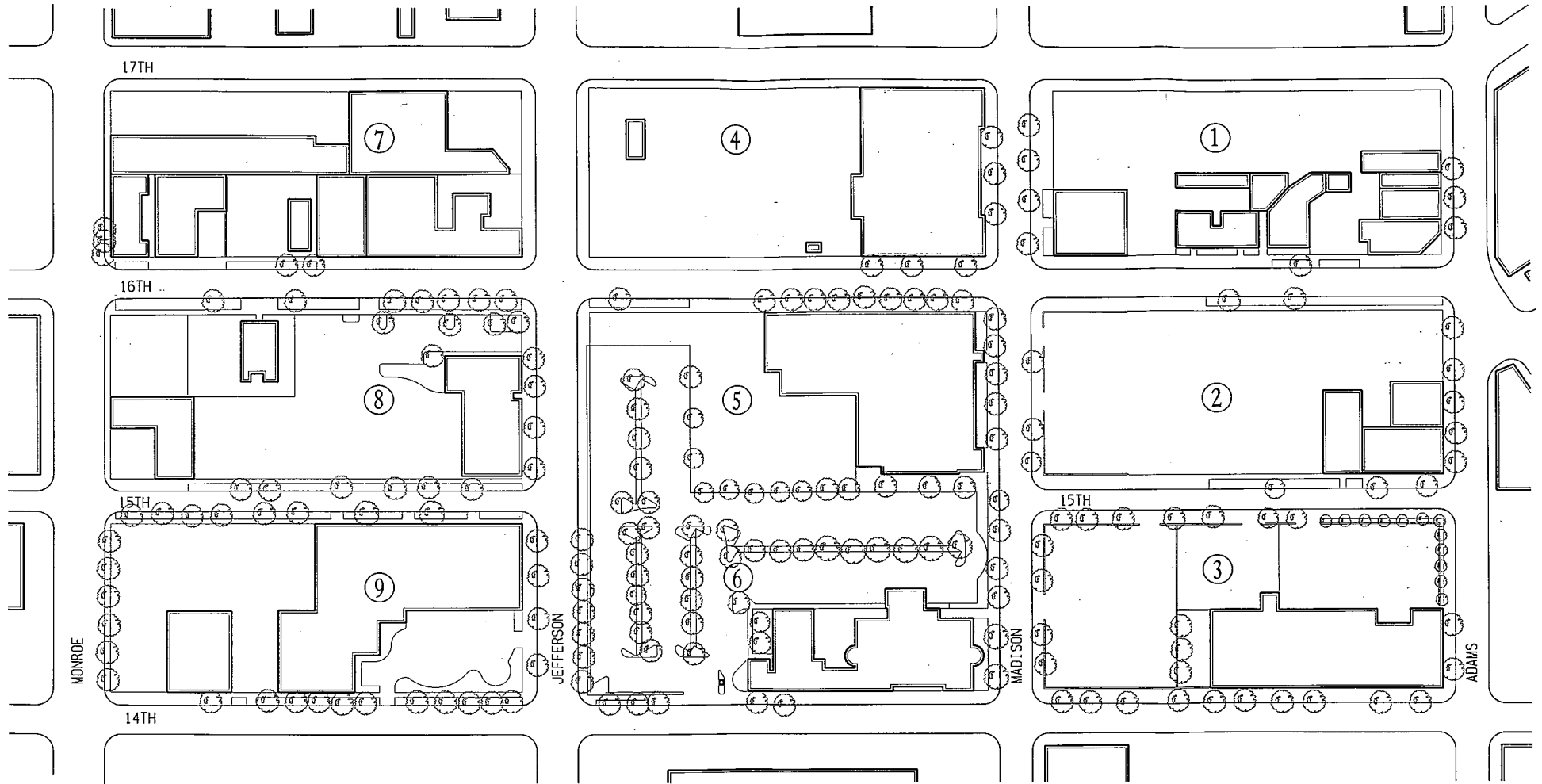
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### **IV. BLOCK DEVELOPMENT RECOMMENDATIONS**

Development recommendations for each block in the Keystone Development Area are identified on the following pages. These recommendations will require additional review and input from individual property owners to determine compatibility with their existing and future business objectives.

A block by block approach of neighbors working together is the most effective method of proceeding with the development effort. The Uptown Association and the Toledo Department of Development are available to assist in this process.



THE UPTOWN DISTRICT  
**KEYSTONE DEVELOPMENT AREA**

BLOCK KEY PLAN

## KEYSTONE DEVELOPMENT PLAN

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### A. BLOCK 1

Block 1 is comprised of several land uses. Three active small business are located adjacent to each other along Adams Street; Marabee Signs, Resourceful Weddings and Anniversaries, and the Adams Laundry and Cleaners. The Hymore Apartments (Wachter Building) and a brick building which houses a machine shop are located along 16th Street. The Madison Avenue License Agency and Bauer, Stark, and Lashbrook Architects are located in the 1600 Building, fronting on Madison Avenue. The remainder of the block is a large paved surface parking lot with a small fenced area for bus parking.

### RECOMMENDATIONS

1. The Adams Streetscape should be enhanced with additional street trees, landscaping, and urban site amenities to reinforce the concept of unified neighborhood shopping / entertainment district.
2. Facade improvements for buildings along Adams Street should be actively pursued with property owners.
3. The garages attached to the brick building should be renovated or redeveloped for open green space supplemental parking.
4. A vehicular drop-off should be developed in the parking area for use by the 1600 Building tenants and customers.
5. The parking lot should be redesigned to incorporate interior landscaped islands with perimeter landscaping.
6. The surface parking lot should incorporate a designated parking area adjacent to the 1600 Building for the license agency customers use only.
7. Street parking in front of the 1600 Building should be eliminated.





## KEYSTONE DEVELOPMENT PLAN

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8. The parking garages adjacent to the Hymore Apartment should be renovated or redeveloped with open green space and supplemental parking.
9. Street tree plantings should be developed along 16th Street and 17th Street.

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### B. BLOCK 2

Block 2 is comprised of two businesses located along Adams Street; Lifetime Electronics and Lodeanna's Bar, and an apartment building located at 15th Street. The remainder of the block is a large paved surface parking lot. Lifetime Electronics is an active, established commercial enterprise located in a recently renovated building. Lodeanna's Bar located next to Lifetime Electronics, has been identified by district merchants as a source of area vandalism and litter. The large parking lot is owned and used by the Zenobia Shrine, primarily for special event parking.

### DEVELOPMENT RECOMMENDATIONS

1. The Adams Streetscape should be enhanced with additional street trees, landscaping, and urban site amenities to reinforce the concept of unified neighborhood shopping / entertainment district.
2. Facade improvements for buildings along Adams Street should be actively pursued with property owners.
3. Street trees plantings should be developed along 16th Street.
4. Consideration should be give to developing available properties along Adams Street to enhance retailing activities in the corridor
5. The Zenobia parking lot should be landscaped.

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### C. BLOCK 3

Block 3 contains the Seagate Business Center (Kloster Building) and adjacent surface parking lot. The Seagate Business Center provides tenant space to a number of small business building tenants.

The building and associated parking lot are currently for sale or lease.

#### RECOMMENDATIONS

1. The Kloster Building should be marketed for continued development as a multi-use facility with additional uses such as retailing, arts, food, and entertainment on the ground level and office service uses on the upper floors.
2. The Adams Streetscape should be enhanced with additional street trees, landscaping, and urban site amenities to reinforce the concept of unified neighborhood shopping / entertainment district.
3. Additional landscaping should be incorporated into the parking lots.
4. The service yard area should be screened from public view.
5. A public entrance should be developed which faces the 15th Street parking lot.

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### D. BLOCK 4

Block 4 contains the vacant Hillcrest Hotel and parking lot, and a vacant gas station fronting on Jefferson Avenue. Both properties have been identified by area merchants as eyesores, which detract from the safety and appearance of the Uptown District.

### RECOMMENDATIONS

1. The economic feasibility of renovating the Hillcrest Hotel and gas station for reuse is remote. The building should be acquired by the city and demolished. The combined properties should be made available for future development by the Zenobia Shrine and an interested local financial institution. Development proposals are being vigorously pursued.
2. 16th Street should be closed to through traffic to allow for driveway access to the Zenobia Hall.
3. Street trees should be incorporated along Jefferson Avenue and 17th Streets.
4. Future development of the block should incorporate extensive landscape areas and setbacks.

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### **E. BLOCKS 5 AND 6**

Block 5, containing the Zenobia Shrine, and Block 6, containing the Toledo Club, have been combined to form a single large block through the closure of 15th Street between Madison Avenue and Jefferson Streets. Both institutions have excellent maintenance and are good models of responsible development within the Uptown District.

### **RECOMMENDATIONS**

1. Supplemental trees and landscaping should be incorporated along sections of Jefferson Avenue.

## KEYSTONE DEVELOPMENT PLAN

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### F. BLOCK 7

Block 7 contains a variety of businesses and institutions. The Auto Mall, located at the corners of Jefferson Avenue and 17th Street is currently used as a storage facility. The owner has long range plans to develop an auto related service at this location.

The Catholic Club, a youth recreation institution owned by the Catholic Diocese of Toledo, is located at the corners of Jefferson Avenue and 16th Street. The Catholic Club is developing new programs to supplement their gymnasium, pool, and day care services currently being provided. There are long range plans to remove the three story structure fronting Jefferson Avenue to develop additional green space.

A brick warehouse structure abuts the Catholic Club Building along 16th Street. A wood frame house is located between the warehouse and Walt's Casket Company.

WALTZ

~~Walt's~~ Casket Company, located at 16th Street near Monroe, is a well maintained, active business. Visibility from Monroe Street is limited.

Located next to Waltz Casket Company and fronting on Monroe Street, is an apartment building in a state of disrepair. This structure is a major eyesore on a main avenue to the downtown area.

## KEYSTONE DEVELOPMENT PLAN

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Metro 25 is an active automotive related business located at the corner of Monroe Street and 17th Street. The building is being purchased by the parent company located in Detroit, Michigan. This highly visible structure is in need of maintenance and repair.

### RECOMMENDATIONS

Consideration should be given to redeveloping the warehouse and residence sites along 16th Street. A landscaped parking lot could be developed for joint use by adjacent businesses.

1. The apartment building should be acquired by the city and demolished. A landscaped open area should be developed.
2. Additional street lighting should be installed along 16th Street to provide an increased measure of security for evening activities at the Catholic Club.
3. Facade and building improvements to the Metro 25 building should be actively pursued. Site improvements, such as a low masonry wall along 17th Street to screen parked vehicles and a screened storage area, should be implemented to enhance the visual appearance of the neighborhood.
4. The perimeter of the Auto Mall parking lot should be developed with landscape screening.
5. Street tree plantings should be developed along Monroe and 17th Streets and along Jefferson Avenue.

## KEYSTONE DEVELOPMENT PLAN

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### G. BLOCK 8

The Hylant Maclean Office Building is a well maintained building located on Jefferson Avenue. Their adjacent fenced parking lot is available for Catholic Club use during evening events.

A small brick apartment building is located along 16th Street, roughly midway between Jefferson Avenue and Monroe Street.

A poorly maintained parking lot, littered with junk vehicles, is located at the corner of 16th Street and Monroe Streets. This lot is in a highly visible area.

Cadillac Plastic and Chemical Company is an active business located on Monroe Street at the corner of 17th. This building is in a highly visible area.

#### 1. RECOMMENDATIONS

- a. Consideration should be given to redeveloping the apartment building site. This parcel should be incorporated into the Hylant Maclean property.
- b. Facade improvement to Cadillac Plastics Building should be actively pursued. Modest landscape improvements in the parking lot would enhance the Monroe Street image.
- c. The parking lot at the corner of 16th and Monroe Streets should be redeveloped with landscaping and lighting for use by area businesses.
- d. Street tree plantings should be developed along Monroe, 16th and 15th Streets.



## KEYSTONE DEVELOPMENT PLAN

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### H. BLOCK 9

Block 9 is entirely owned and occupied by Taylor Cadillac. The block is comprised of a well maintained showroom/service building and display lot located along Jefferson Avenue and a display lot and storage building located on Monroe Street.

#### 1. RECOMMENDATIONS

- a. Areas of landscaping should be developed along the Monroe Street parking lot frontage. This effort should be coordinated with any curb, walk, and street tree improvements planned for this block.