

Toledo Metropolitan Area Council of Governments (TMACOG)

Train Station Environs Development Task Force

Tuesday, September 4, 2007 1:00–3:30 p.m.

TMACOG Board Room

NOTES

I. Welcome, introductions, meeting purpose

Diane Reamer-Evans,

-Develop a MLK station area concept plan that captures area's potential.

TMACOG

II. Overview Tour of Station Area

Brief drive-by of area properties. Bus provided by Lucas County Sheriff.

III. Current Plans and Projects

Participants

Participants present brief summaries of plans and projects, using visuals and handouts as appropriate.

-Don Damron, Ohio Rail Development Commission: under their Ohio Hub plan for a high speed rail network, Toledo station would be a large hub. Estimated 1500-2000 riders/day through Toledo and \$70-100 million in potential economic impact for Toledo. Seeking funds for programmatic environmental impact study (would take 2-3 years) to prepare project for future development. (See <http://www.dot.state.oh.us/ohiorail/Ohio%20Hub/Website/ordc/index.html>).

-Matt Sapara/Jim Mettler, Port Authority: noted the renovation of the back half of the Grand Lobby (former passenger concourse providing access to multiple train tracks) to accommodate future tenants and the demolition of the freight building next to the station.

-Jim Gee, TARTA: Have federal funding to build a TARPS (paratransit) office and garage, 90,000 square feet, on Port Authority land (open area, former Page Dairy site). Site chosen because of multimodal nature of train station area. Will redesign bus access to the train station to allow for intercity and TARTA bus access (using area currently occupied by freight building). TARPS vans to be dispatched from the building. Ground breaking next year.

Questions/concerns expressed about TARPS building: air quality impact? Can building be moved elsewhere or made less intrusive? Can it support present or future mixed uses?

-Jim Speck, Metroparks: Have acquired land along river—to be a natural area with access for fishing from shore, (boat access a problem because of shipping channel); open by 2010. Want to employ Crime Prevention through Environmental Design techniques to reduce need for patrols.

-Steve Day, City of Toledo: own park in front of MLK entrance. Interested in bikeway access to station area.

-Sarki David, Toledo Hostel Guesthouse Corp: spent \$250,000 to stabilize Hotel Royal building. Owned by City. Raising funds for rehabbing building. Worked on project for 8 years. Expects hostel to be self-sustaining once opened.

-Dennis Wisebaker and members of Viva South Toledo: In conjunction with a proposed waterfront condo development, are interested in a bike path from Danny Thomas Park to new Metroparks property. Broadway redevelopment is a focus. Developing a Broadway streetscape program, envisioned to include train station area; starting with “Banners Over Broadway.” Would like to tie buildings together thematically with awnings. Difficult to get Toledo Edison to maintain existing light fixtures (city owns, but TE is under contract to maintain). May need to look at rezoning.

-Tom Lemon and Rey Boezi, Plan Commissions: C-6 zoning was used in past for designated commercial areas. Current strategy is to develop and adopt an area plan (a required first step) and then adopt an overlay district to address parking and design issues. Rey would like to see this done

for station area. It would also be an improvement just to change from current industrial zoning to commercial zoning to come under commercial zone design standards.

-Dick Meyers, Toledo Design Center: downtown plan was adopted a few years ago. Includes concept drawing of station area—with visual connection to river, redevelopment of Great Lakes warehouse, mixed use—and statement that this gateway area is ripe for redevelopment (residential and office space). Understands the station part of the TARTA project but not the garage use.

-Mike Moriarty: owns property at corner of Morris & Williams; 3 residential units rented at market rate; 4 work spaces rented to premier artists.

-Mike Beazley, Lucas County: county supporting economic activity with Lucas County Improvement Corp. and also provides the social services side.

-Lindsay Potts, US Rep. Marcy Kaptur: expressed concern about current underuse and appearance of rail yard property. Can they consolidate their uses to a smaller area?

-Owens Corning: Jim Eckert planned to come (out of town). OC interested in how area redevelops.

IV. Process: Developing the Station Area Concept Plan

- Project boundaries: Core planning area is bounded by river to east, NS tracks to south, Broadway to west. Additional areas that should be considered for inclusion: Owens Corning property, property east of Swan Creek, both sides of Swan Creek in the section east of Summit Monroe St. to Cushing); “hidden neighborhood” south of NS tracks and north of I-75. TMACOG staff will map existing planning districts and a proposed station area.

- Process outline: Reviewed handout. To provide guidance on building design but not impact TARTA’s building development timeline, our process would need to be completed in less than 4-5 months. Monroe Street Corridor plan suggested as a model. The plan will be the work of this task force, with assistance from a consultant, not the reverse.

- Costs and funding: Reviewed cost outline on handout. Of \$73,000 quote from HNTB (suggested by ORDC because of previous work), we had identified \$58-68,000 of local partner sources. TARTA noted they have already done part of the transportation analysis, so their share would drop. Since this work would no longer be necessary to accomplish, the cost for the project may be reduced as well. Suggestions to fill funding gap were discussed (Ohio Department of Development; additional private sector partners; lowering the cost through use of local rather than national consultant). TMACOG staff will pursue suggested leads.

V. **Next Steps / Next meeting date:** The group is committed to proceed with this process. Wednesday, September 26 at 1:30 – next meeting date.

VI. Adjourn

Invited organizations included:

Amtrak	Ohio Department of Transportation
Arts Commission of Greater Toledo	Ohio Rail Development Commission
City of Toledo: City Councilman Mike Craig; Department of Development; Engineering Services	Owens Corning
Downtown Toledo Improvement Districts and Greater Downtown Business Partnership	TARTA (Toledo Area Regional Transit Authority)
Great Lakes Terminal Warehouse owner	Toledo Design Center
Latin American Planning and Development Committee	Toledo-Lucas County Plan Commissions
Lucas County Commissioners	Toledo-Lucas County Port Authority
Lucas County Improvement Corp.	Toledo Hostel Guesthouse Corporation
Metroparks of the Toledo Area	US Representative Kaptur’s Office
Mike Moriarty (artist live/work space)	Viva South Toledo
Norfolk Southern	