



# MARINA DISTRICT

FRAMEWORK PLAN

# PUBLIC OPEN HOUSE 2

September 21, 2016

East Toledo Family Center

# AGENDA

1

Introduction

2

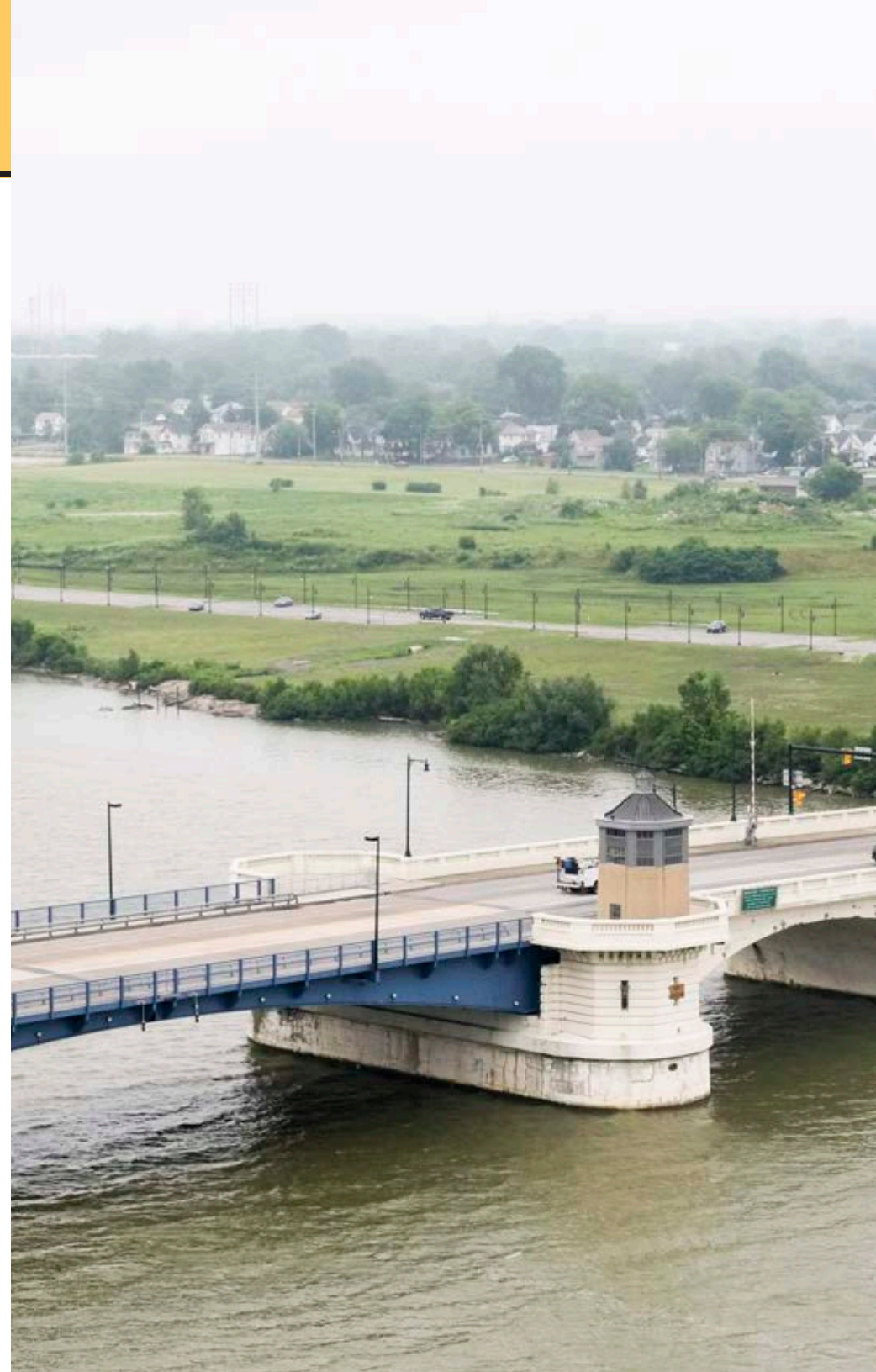
Planning Principles

3

Potential Redevelopment  
Scenarios

4

Next Steps + Discussion



# MARINA DISTRICT

FRAMEWORK PLAN



**INTRODUCTION**

# PROJECT TEAM + PARTNERS

**MKSK**

**MKSK**  
Planning

**East Toledo Community**  
Project Partner



**Toledo Metroparks**  
Project Partner



**City of Toledo**  
Project Partner



**ProMedica**  
Project Partner



# ABOUT THIS PROCESS

## PROJECT SCHEDULE & OUTCOMES

### TASK 1

DISCOVERY  
+ ANALYSIS

Public Open House 1:  
August 8, 2016

### TASK 2

DRAFT PRINCIPLES  
& FRAMEWORK

**Public Open House 2:**  
**September 21, 2016**

### TASK 3

FRAMEWORK  
PLAN

- + Define where & how development should occur adjacent to the park site
- + Define park area & create a framework for its planning & design

# ABOUT THIS PROCESS

## PARAMETERS

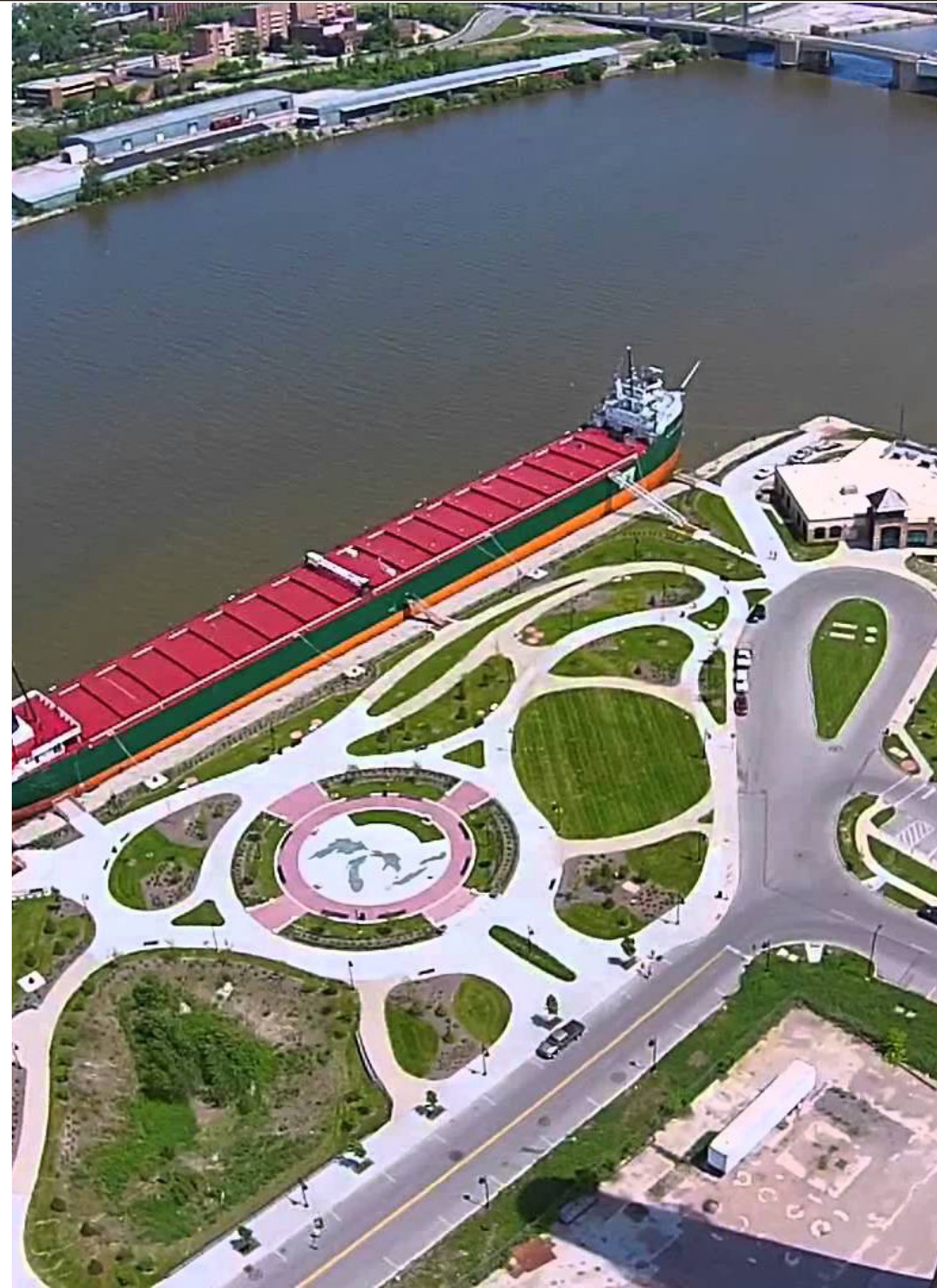
- + This plan is a collaborative effort with the community to revitalize the Marina District in East Toledo.
- + ProMedica purchased 70 acres of the Marina District Site, of which a significant portion of the property will be sold to Toledo Metroparks for the development of a park.
- + The purpose of this plan is to obtain community input on how to best **utilize the property.**



# STAKEHOLDER INTERVIEWS

## WHO WE'VE TALKED TO

Bill Burkett, City of Toledo  
Jodi Gross, ETFC/One Voice  
Max Reddish, Reddish Printing/Sporting Goods  
Brooke Reddish, Uptown Association  
Theo Foreman, Lucas County  
Cary Cooper, Toledo Rowing Club  
Bob Pulhuj, Northwest Ohio River Runners  
Christopher Gillcrist, Great Lakes Museum  
Amy Hering, Imagination Station  
Joe Cappel, Port Authority  
Steve Groppe, Renaissance Hotel- First Hospitality  
Mike Young, Toledo Design Center  
Bob Seyfang, Toledo Design Center  
Kim Partin, ETFC  
Cindy Kerr, DTID  
Peter Ujvagi, Toledo City Council  
Eugene H. Naujock, Toledo Design Center



# PUBLIC OPEN HOUSE 1



# PUBLIC OPEN HOUSE 1

## WHAT WE HEARD

- + Ensure that the potential park responds to East Toledo and **Eastsiders**
- + Include **bicycle paths and pedestrian walkways** within the site and create bike connections to the surrounding neighborhood
- + Maintain and enhance fishing, boating and **river access**
- + Include space for **small retail and restaurants** that are affordable and accessible to local families
- + Extend **East Broadway** into the site and use this road as a main entrance, but allow for multiple park entrances
- + Improve park **safety**

“Need to leverage riverfront park space to redevelop the East Toledo neighborhoods by attracting private investment along Main Street.”

(Online Comment)



# PUBLIC OPEN HOUSE 1

## WHAT WE HEARD

- + Use site to highlight and educate on Toledo's rich **history of innovation and industry**
- + Capitalize on great skyline views for mixed-use, residential, and office **development**
- + Preserve **views** into the park from the neighborhood
- + Include **sustainable** features that prevent overflow from draining into the river
- + Preserve and incorporate historic **gatehouse**

“Keep Eastside distinct from Downtown”  
– David Shull (Meeting Attendant)

“Keep the park idea. Good things come from parks”  
– Meeting Attendant



# MARINA DISTRICT

FRAMEWORK PLAN



**PLANNING PRINCIPLES**

# PLANNING PRINCIPLES

- 1** Attract **visitors and investment** to East Toledo.
- Focus on redevelopment that reinforces **Main Street** and catalyzes reinvestment there.
- Allow for the expansion of **cultural attractions**.
- Plan for parkland that activates space and creates a **safe and sustainable** waterfront.
- Enhance community **access and connectivity** to the waterfront.



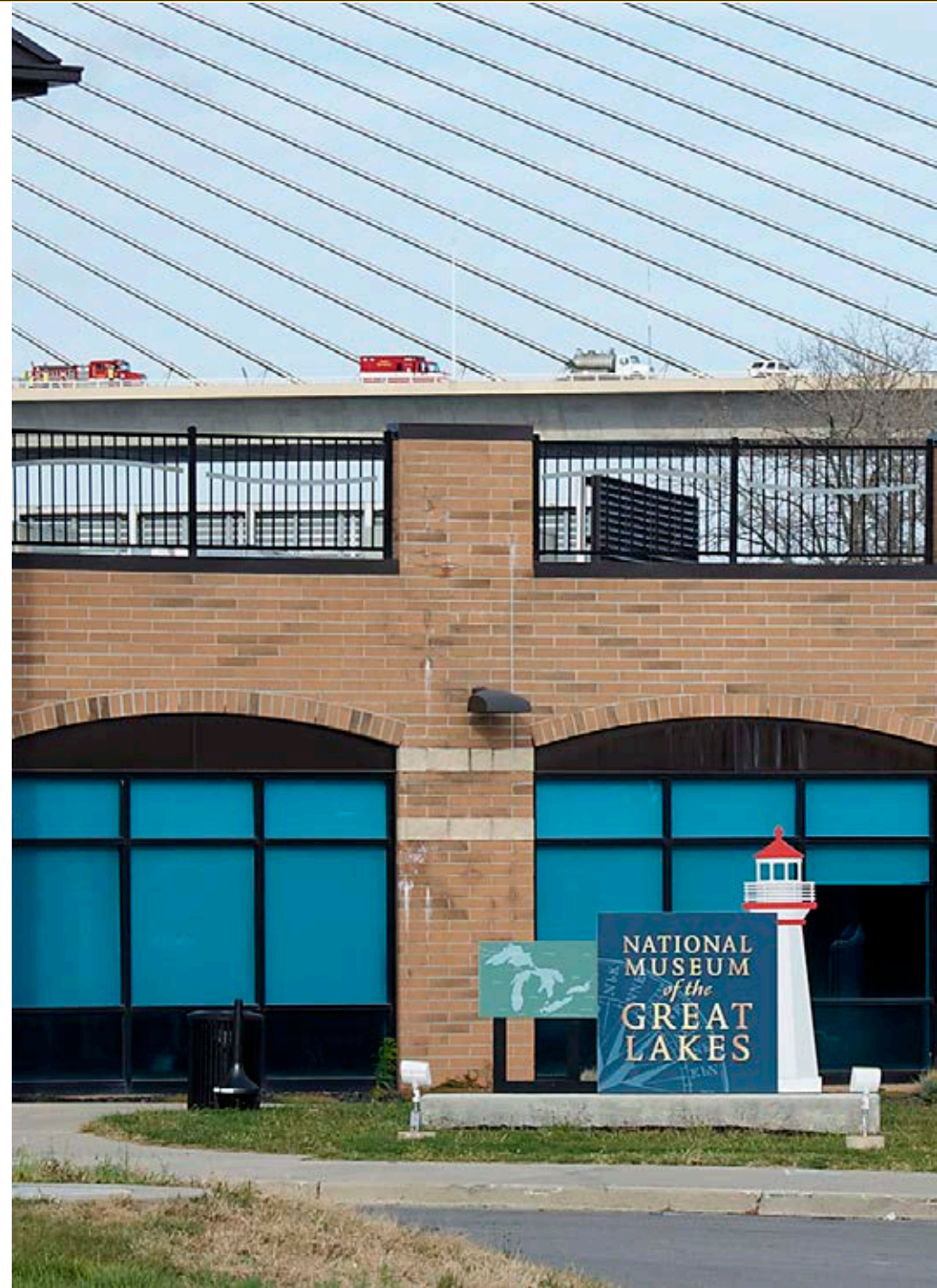
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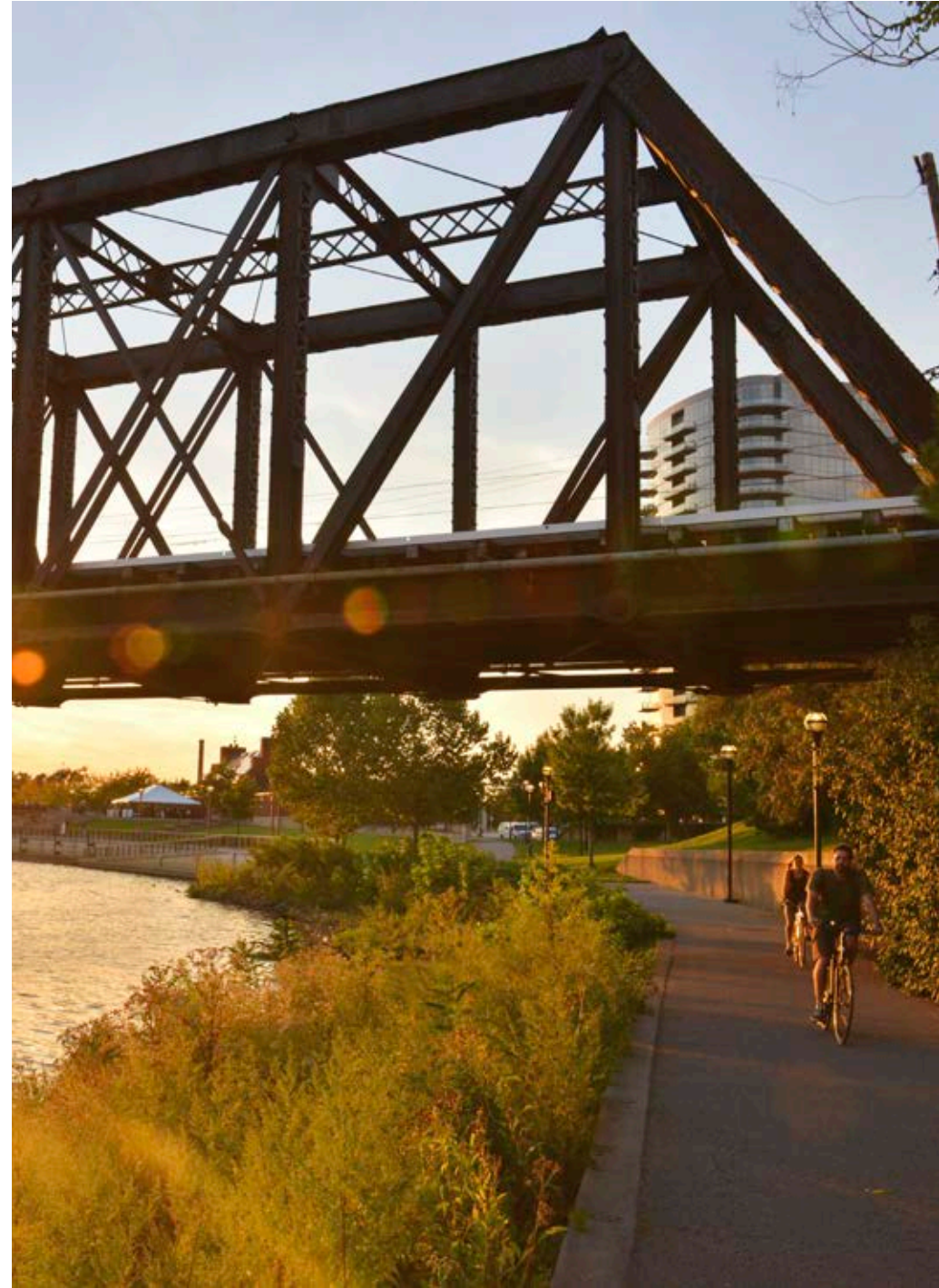
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# MARINA DISTRICT

FRAMEWORK PLAN



**REDEVELOPMENT SCENARIOS**

# POTENTIAL USES

**CONNECTIONS**

**CULTURAL**

**PARK**

**MIXED-USE**

**RESIDENTIAL**



# CONNECTIONS



# CONNECTIONS



# CONNECTIONS

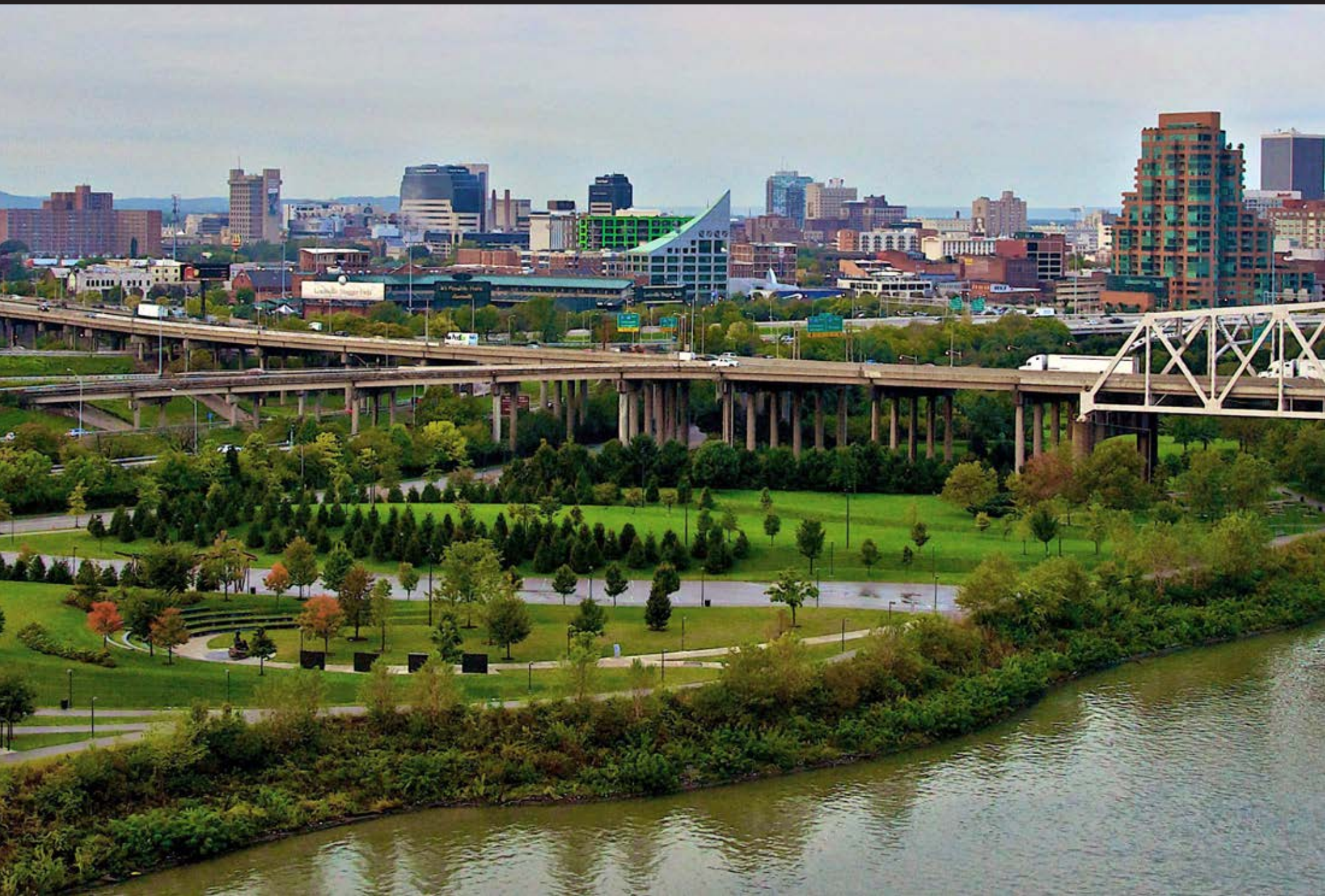


# CULTURAL EXPANSION

**MARINA  
DISTRICT**  
FRAMEWORK PLAN



# PARK: WATERFRONT



# PARK: SUSTAINABILITY



# PARK: RIVER RECREATION



# PARK: TRAILS & PATHS



Scioto River  
Greenways Trails ^

River Observation  
Deck ^

- Maintain safe speed and yield right-of-way to pedestrians
- Use audible signal when passing
- Do not block the trail

 Scioto  
Audubon  
Metro  
Park

  
BIKE ROUTE



# PARK: NATURALIZATION



# PARK: ATTRACTIONS



# PARK: EVENT SPACE



# MIXED-USE: PARK+RESIDENTIAL



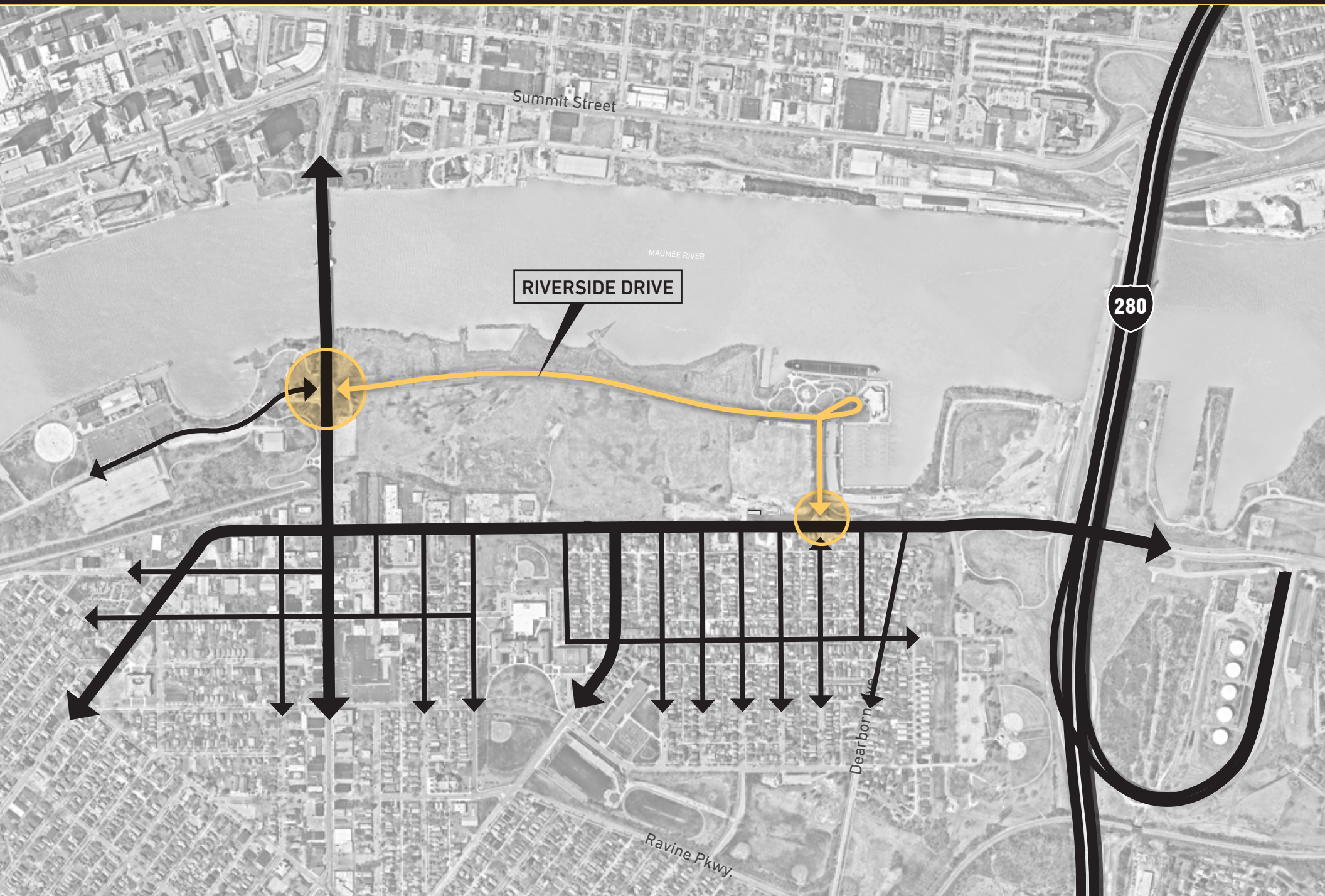
# MIXED-USE: RETAIL



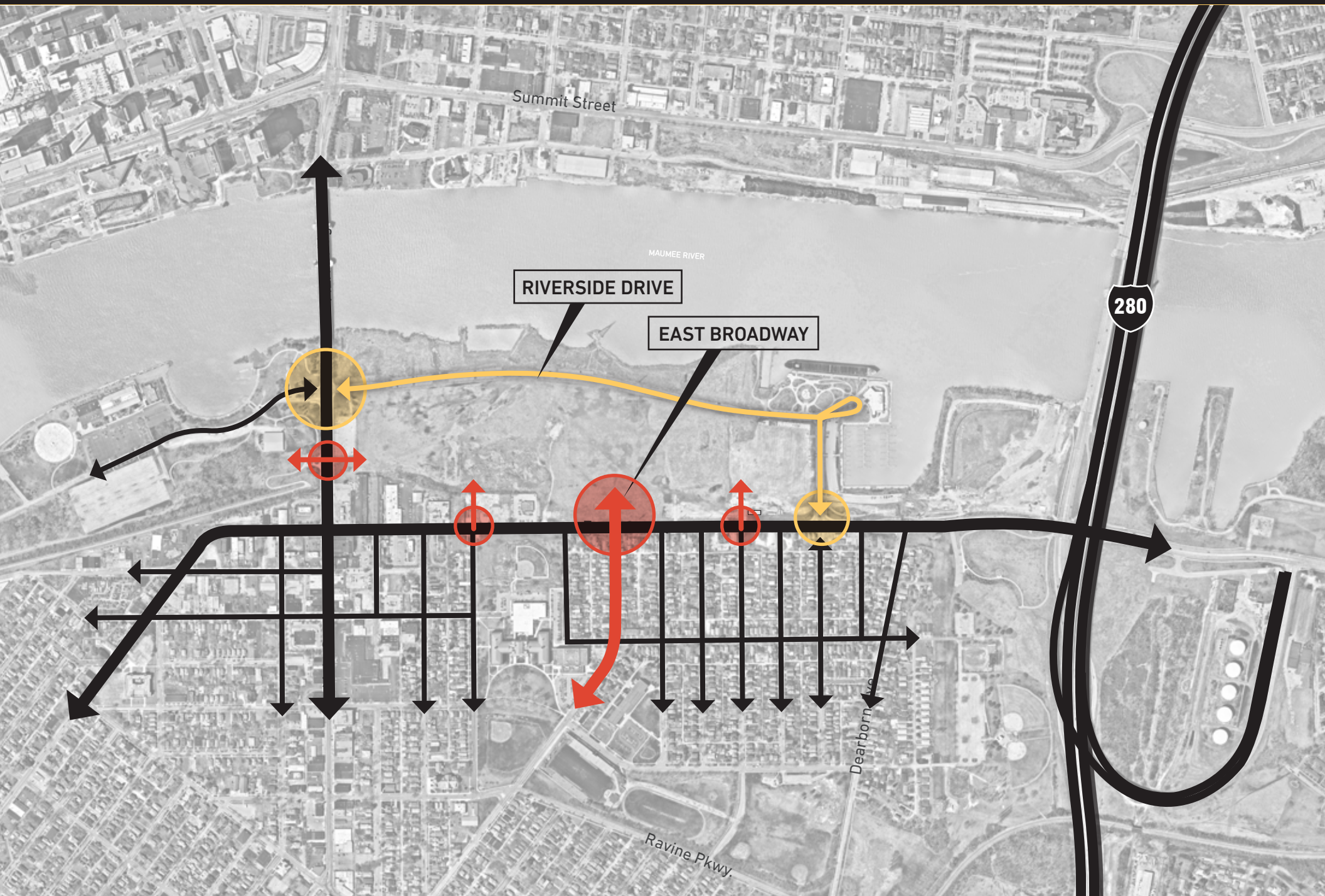
# SUSTAINABLE HOUSING



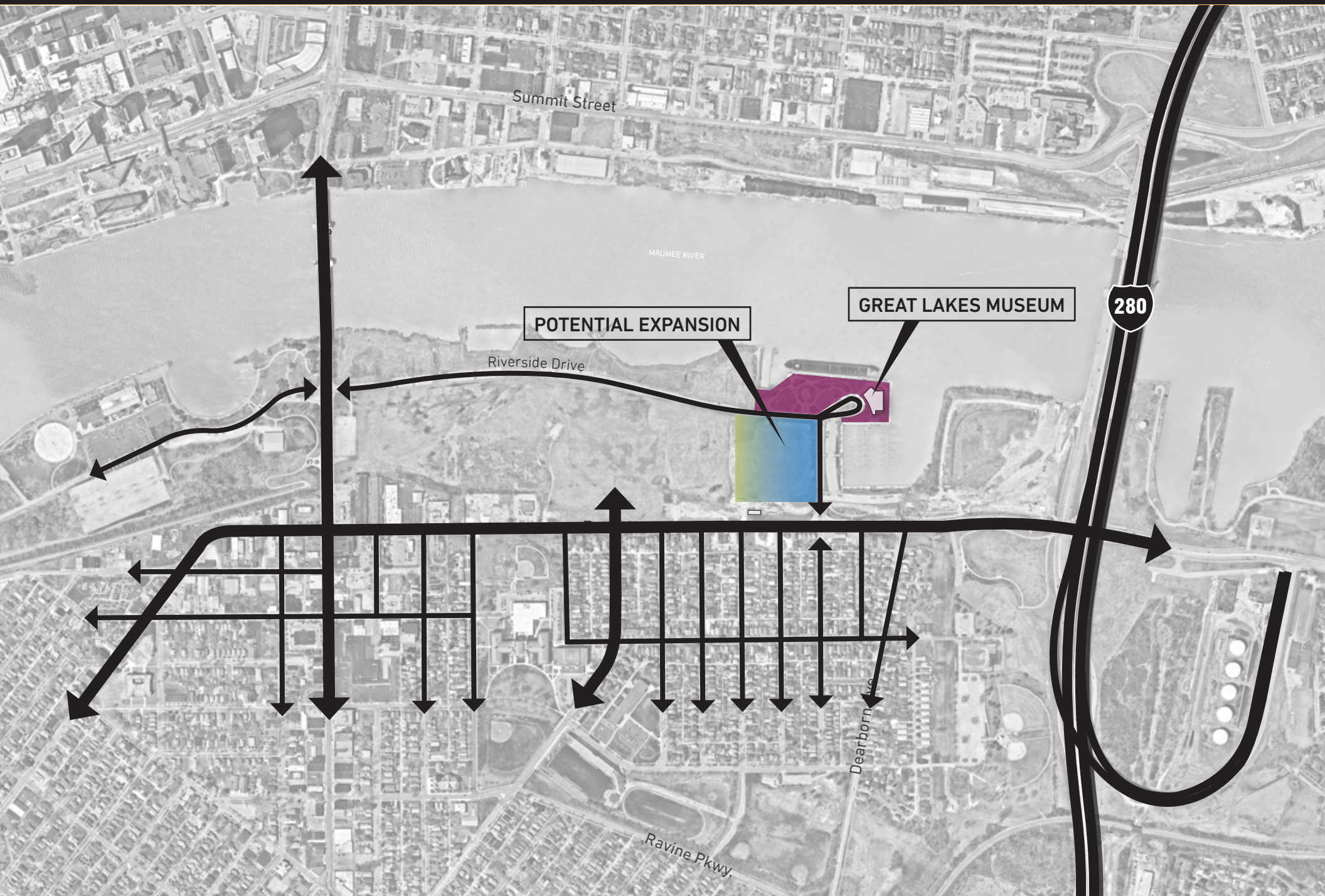
# 1 - EXISTING CONNECTIONS



# 1 - POTENTIAL CONNECTIONS



# 2 - CULTURAL + EXPANSION



Summit Street

MAUMEE RIVER

POTENTIAL EXPANSION

GREAT LAKES MUSEUM

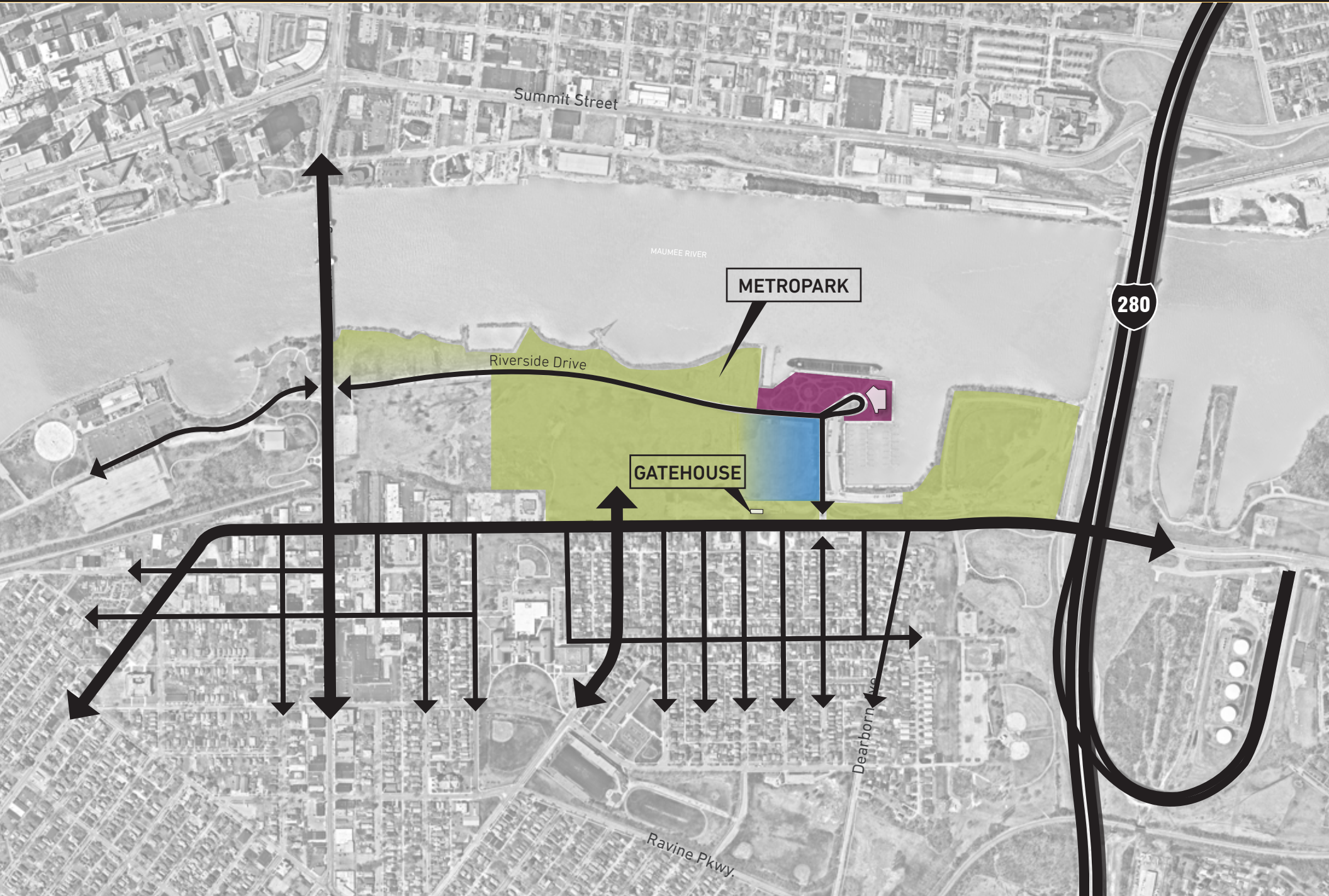
280

Riverside Drive

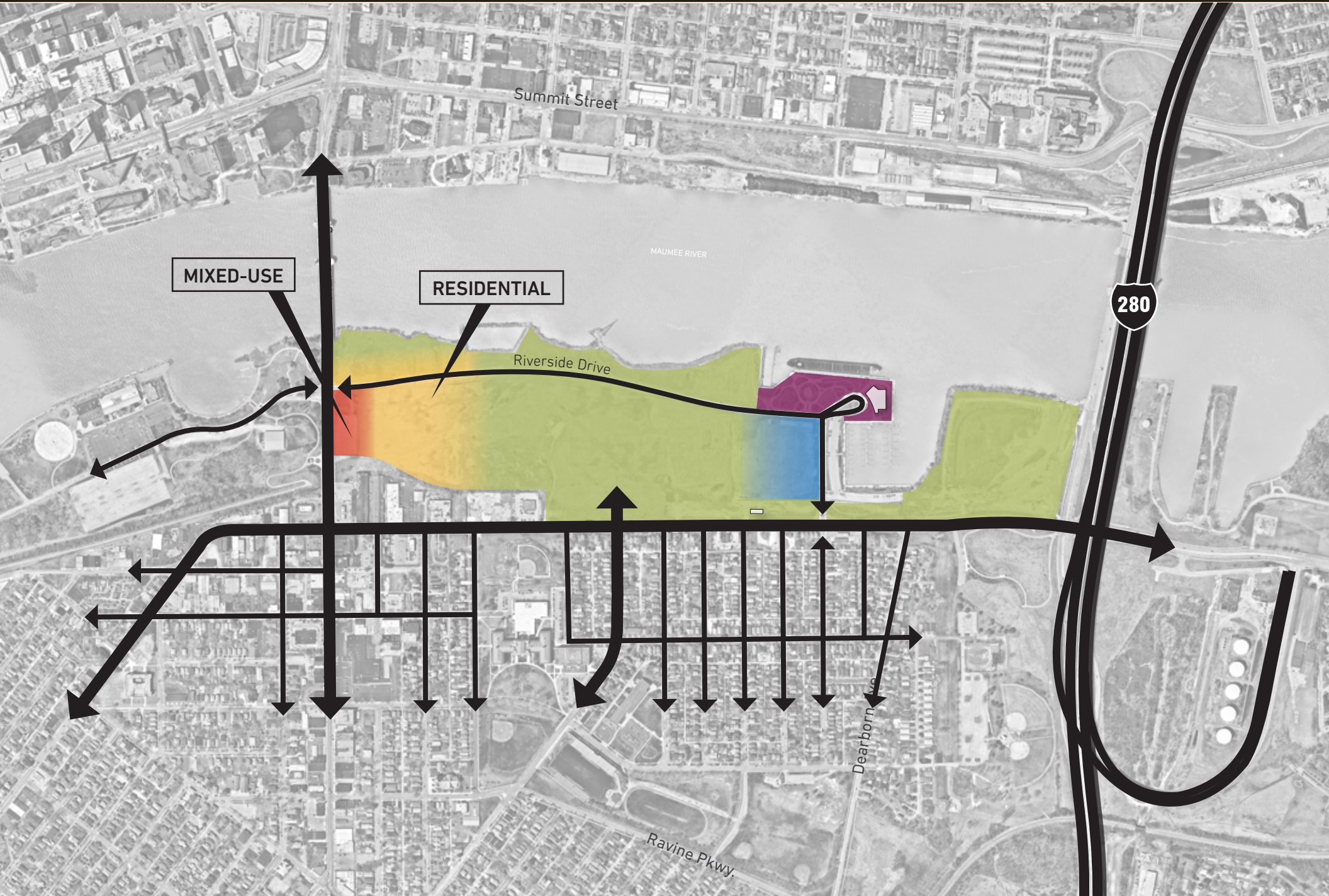
Dearborn Ave

Ravine Pkwy

# 3 - PARK

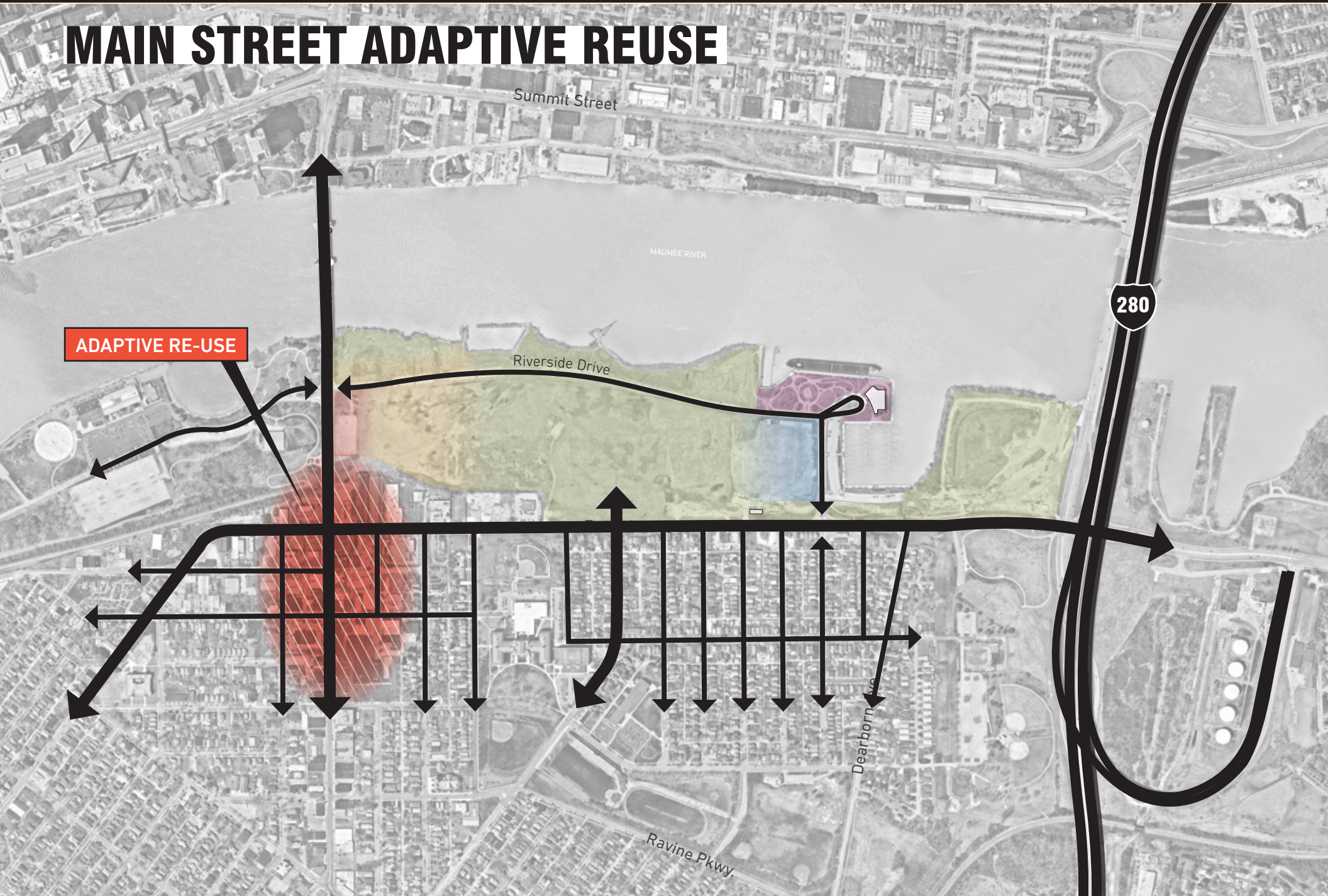


# 4 - DEVELOPMENT



# ADJACENT OPPORTUNITIES

## MAIN STREET ADAPTIVE REUSE



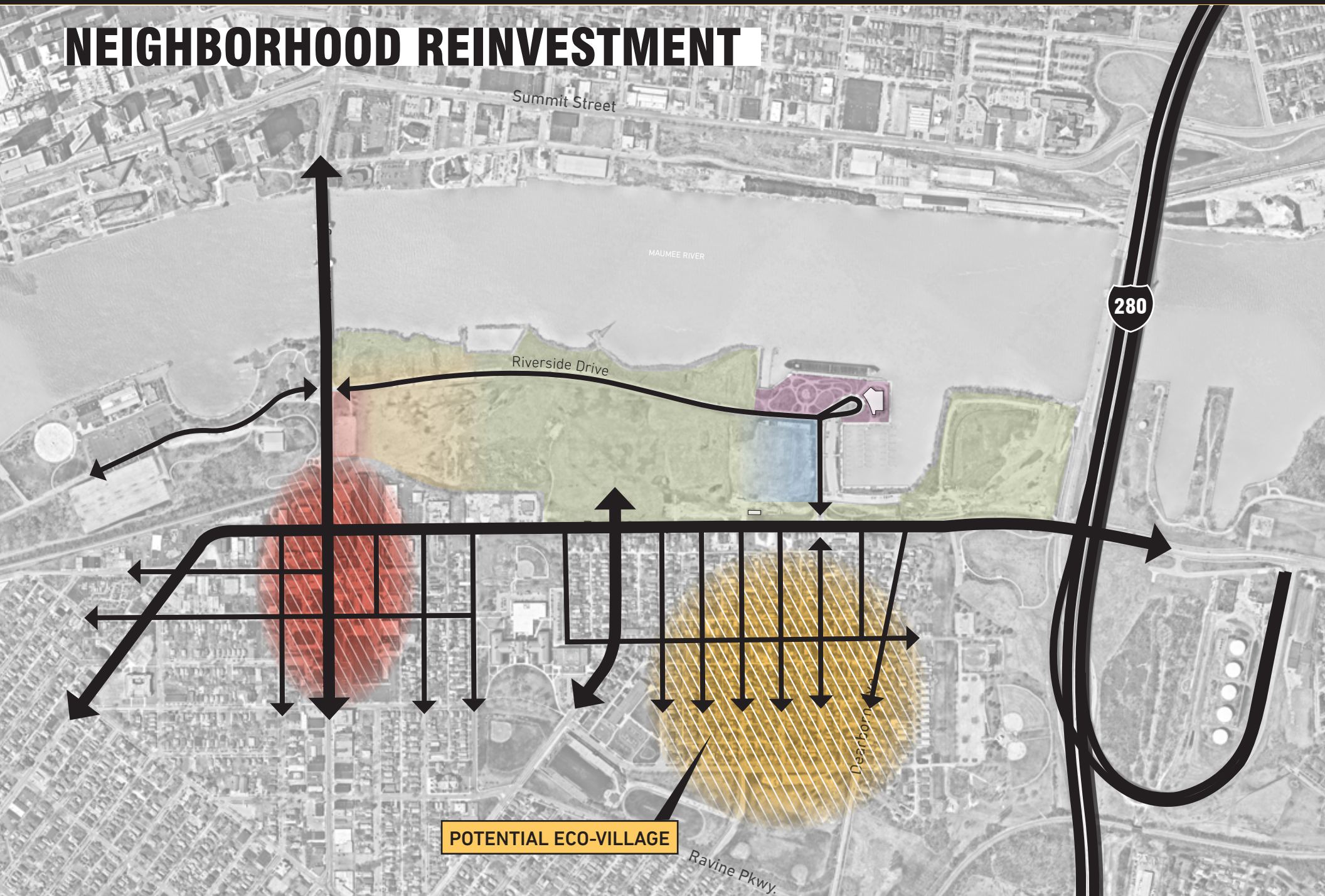
# ADJACENT OPPORTUNITIES

## MAIN STREET ADAPTIVE REUSE



# ADJACENT OPPORTUNITIES

## NEIGHBORHOOD REINVESTMENT



POTENTIAL ECO-VILLAGE

280

Summit Street

MAUMEE RIVER

Riverside Drive

Dearborn Ave

Ravine Pkwy.

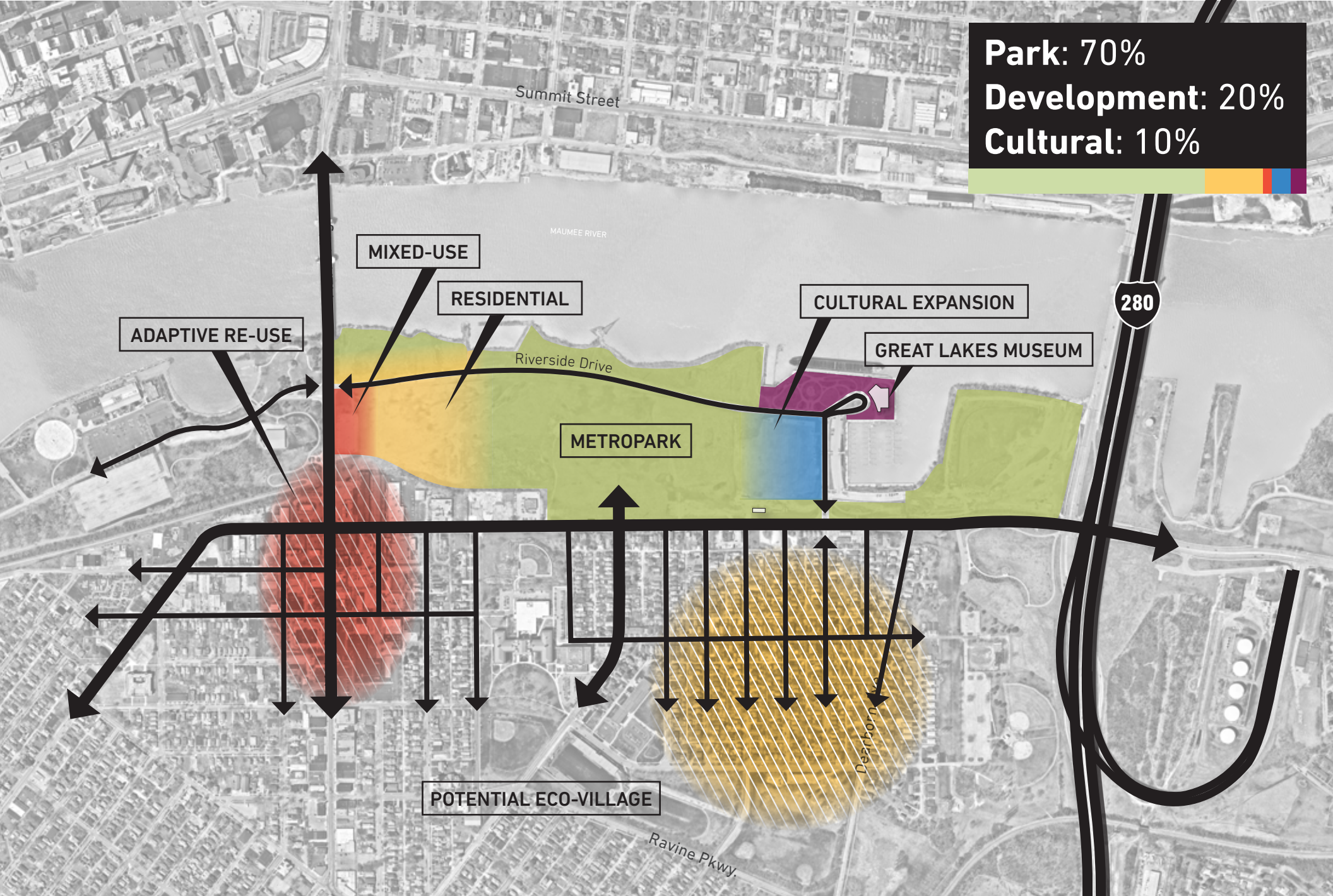
# ADJACENT OPPORTUNITIES

## NEIGHBORHOOD REINVESTMENT Cleveland Eco-Village



# POTENTIAL REDEVELOPMENT

**Park: 70%**  
**Development: 20%**  
**Cultural: 10%**



ADAPTIVE RE-USE

MIXED-USE

RESIDENTIAL

METROPARK

CULTURAL EXPANSION

GREAT LAKES MUSEUM

POTENTIAL ECO-VILLAGE

Summit Street

Riverside Drive

Dearborn Ave

Ravine Pkwy

MAUMEE RIVER

280

# MARINA DISTRICT

FRAMEWORK PLAN



**NEXT STEPS + DISCUSSION**

# NEXT STEPS

- + This **Framework Plan** will inform:
  - + Development **Request for Proposals (RFP)**
  - + Metroparks-led **planning and design process**

**For more Information:**

Visit [downtowntoledoplan.com](http://downtowntoledoplan.com)