

ABLE

Apostolic Pentecostal Church

Arts Commission

Christian Temple Baptist Church

ConnecToledo

Fair Housing Center

Frederick Douglass Community Center

Habitat for Humanity

Junction Coalition

Kingdom Life Christian Center

LISC AmeriCorps

Lucas County Auditors

Lucas County Land Bank

Maumee Valley Habitat

Ohio State University Extension Office

Pickett Academy

River Network

River Lures Inc.

SERVE Inc.

Soul City Boxing

Toledo Area LISC

Toledo Design Center

Toledo Kwanzaa House

Toledo Lucas County Public Library

Toledo Lucas County Sustainability

Commission

Tree Toledo

Welcome Toledo-Lucas County

+ Countless others who participated in Neighborhood Engagement

Special thanks to



For continual support throughout the planning process

Organizations Involved

Introduction





Joseph Austin *JC* Andre Ballard TDC Rey Boezi *TDC* Kenny Boles JC Marya Czech JC Ryan Duckett JC Elizabeth Ellis *TDC* Michel Hamilton JC Paul Hollenbeck TDC Martin Jarret *TDC* Lisa Karcher *TDC* Donald Lynn JC

Rachel McCartney JC Megan Powell JC Yvonne Robinson JC David Ross JC Steve Seaton *TDC* Robert Seyfang *TDC* Ken Schumaker TDC Alicia Smith JC Major Smith Jr JC Jason Werner TDC Frank Wright JC Michael Young TDC

Members from the Junction Coalition [JC] + The Toledo Design Center [TDC]

Junction Core Planning Team

Introduction



MISSION

The Junction Coalition provides a viable voice to our neighbors and to cultivate healthy relationships throughout the community. The community seeks to promote healthy relationships with local service agencies, community partners and local, state, and federal government to build a better quality of life for community members and for business owners who benefit the Junction Community.

We have been spurred by various neighborhood and community needs, and have been working with city officials and government agencies since 2010 to combat the blight of vacant lots and abandoned houses in our neighborhood, the educational disparities inflicted on our children, and the communication gaps which exist among us.

FOUR PILLARS

Economic Justice:

Community owned business + entrepreneurship

Environmental Justice:

Maintenance and care for our property + repurpose of vacant space

Social Justice:

Communication, resources, self efficacy & selfdetermination

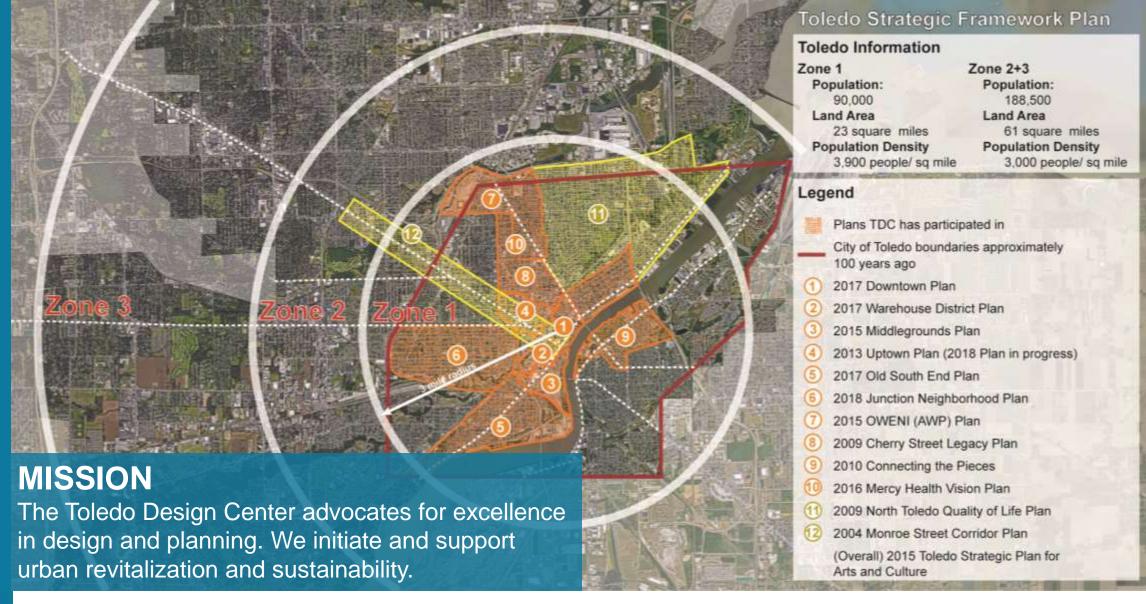
Peace Education:

DO NO HARM, Cultural awareness & self care / partnership



JUNCTION COALITION







Despite years of discouragement, **Junction**, one of Toledo's oldest neighborhoods, **remains vibrant with optimism for the future.**

Over the last decade, in large part due to efforts of the Junction Coalition, several thoughtful revitalization plans have been developed within the neighborhood.

This Master Plan builds on these existing plans to create a cohesive vision for the future of the Junction Neighborhood.

Master Plan Mission

Introduction





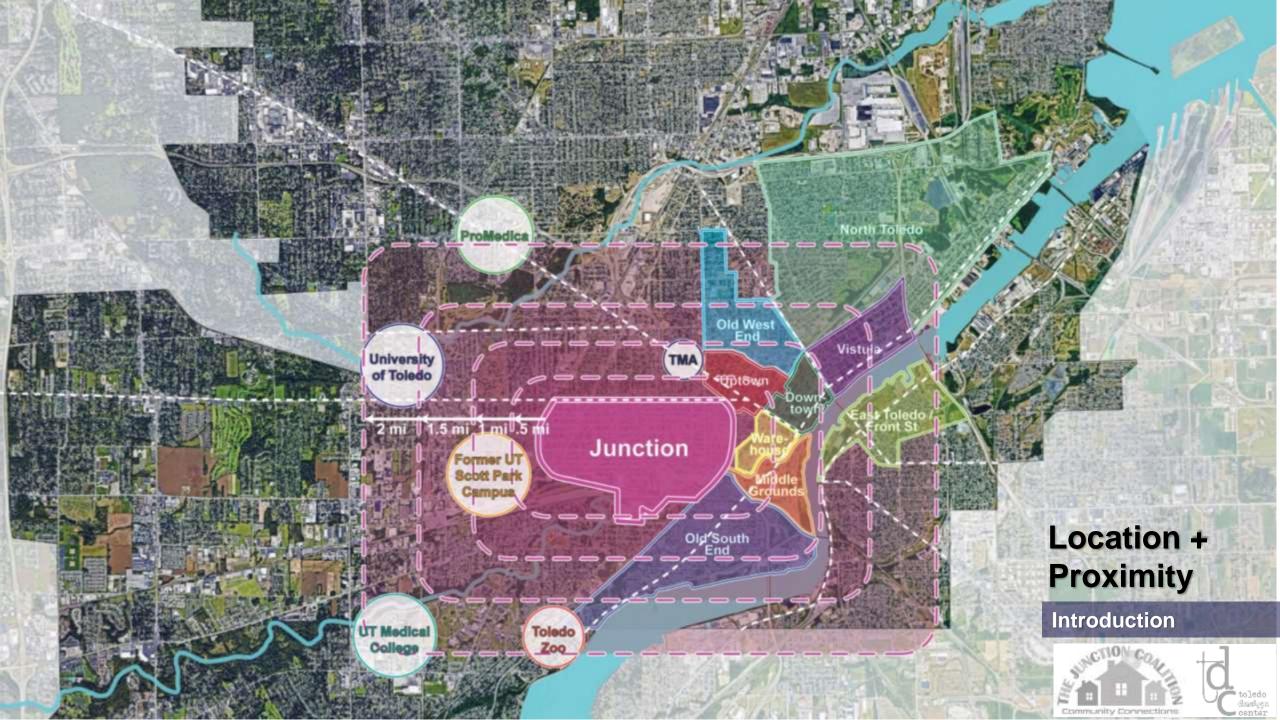
Junction Boundaries

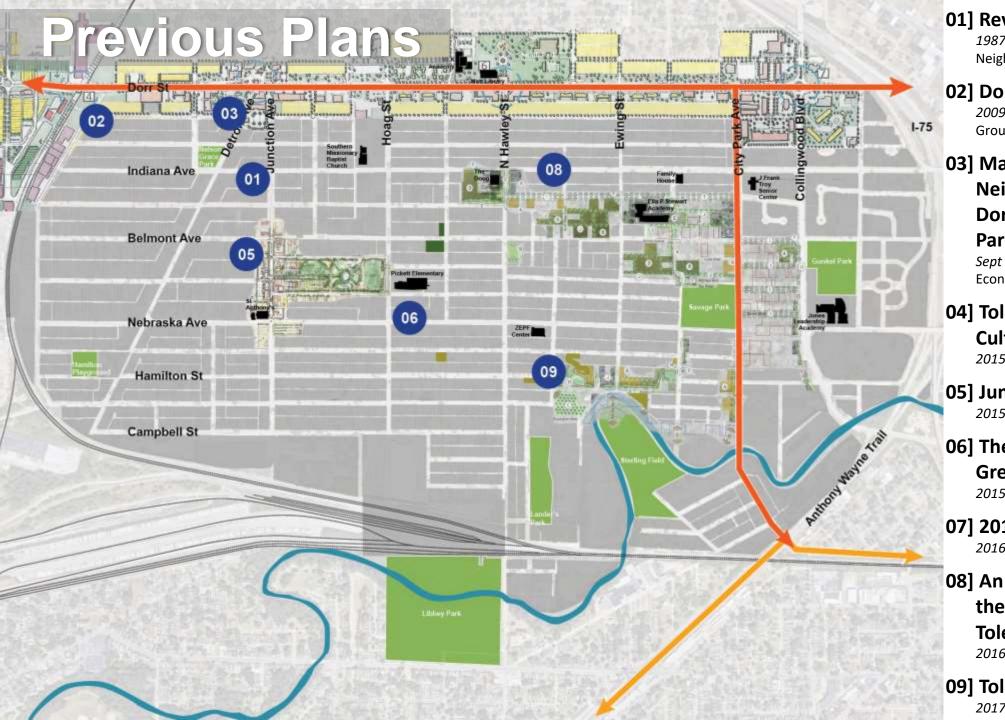
Introduction











01] Revitalization Plan

1987 Toledo-Lucas County Plan Commissions Neighborhood Planning Program

02] Dorr Street Vision Plan

2009 The Collaborative Inc + Poggemeyer Design Group + Mannik and Smith Group

03] Market Analysis and Neighborhood Impact Study for Dorr Street & Smead Avenue Parcels

Sept 2015 The Community Land Use and Economic Group

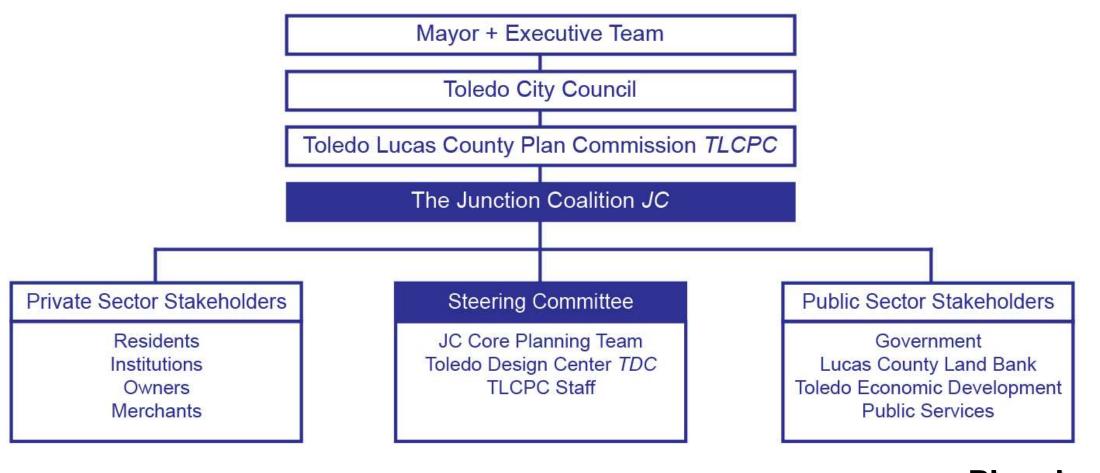
04] Toledo Strategic Plan for Arts & Culture

2015 The Arts Commission

- **05] Junction Avenue Vision Plan** *2015* Toledo Design Center
- O6] The Junction Neighborhood
 Greening Plan
 2015 TMACOG
- **07] 2015 Toledo Bike Plan** *2016* City of Toledo
- 08] An Open Space Action Plan for the Junction Neighborhood in Toledo, Ohio

2016 Center for Community Progress

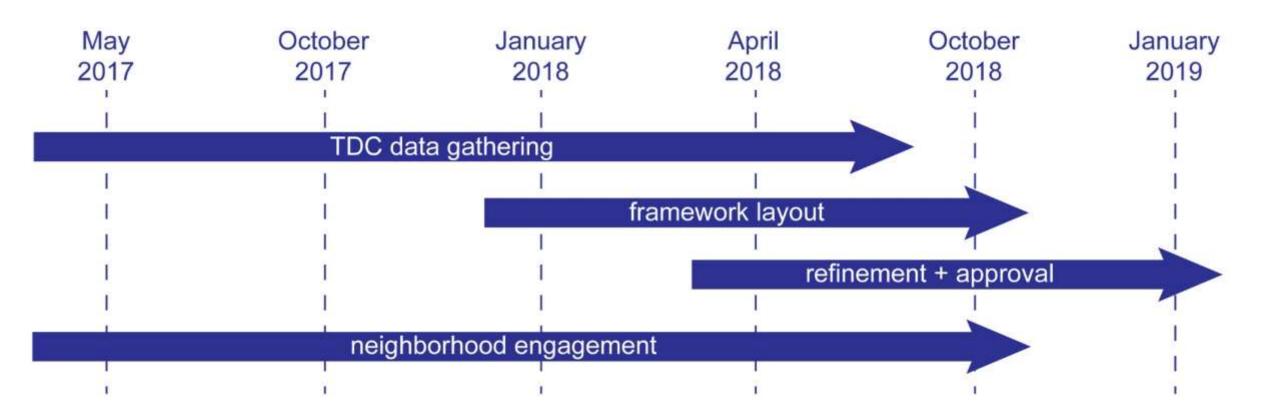
09] Toledo Waterways Initiative 2017 City of Toledo



Planning Team Structure



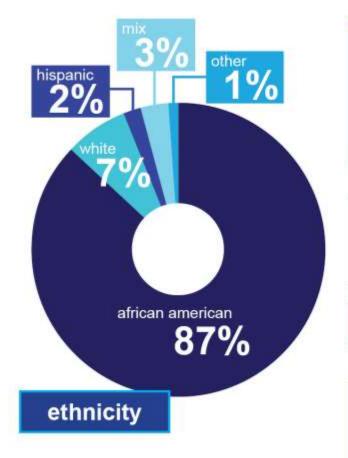




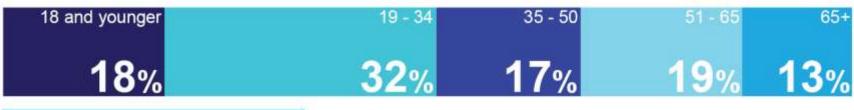
Planning Process Timeline











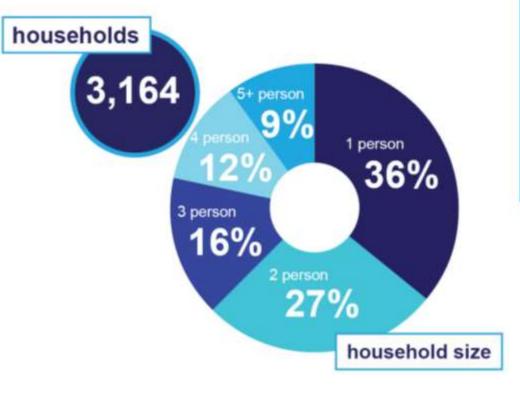
population by age

no diploma	high school diploma	GED	some college, no degree	assoc	B.A./ M/ B.S.PhD
25%	24%	8%	24%	8%	7%4

population by education

Population Characteristics

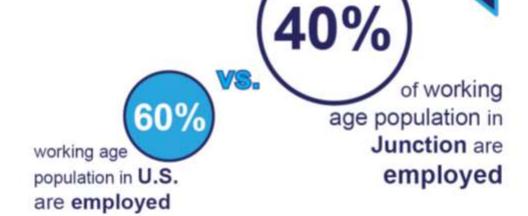




median household income: \$20,335 average cost of home: \$35,795

2018 minimum wage in Ohio: \$8.15/hr

one person working for *minimum wage* 40 hours/week for 50 weeks out of the year will make \$16,300/year



Household Size, Median Income, and Employment







Junction / Toledo comparison



Junction Neighborhood

Toledo

since 2010...

month

Junction has lost 13.25 33 **偷偷偷偷偷偷 偷偷偷偷偷**

Toledo has lost people/day

month

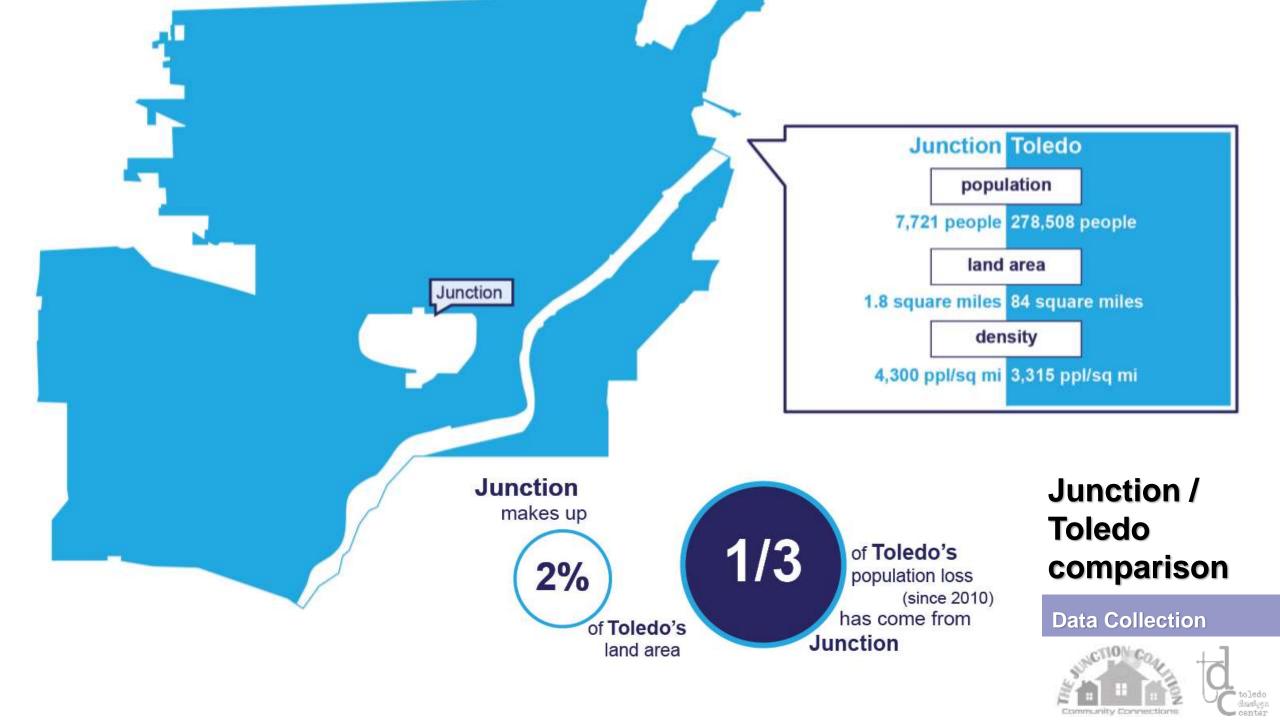


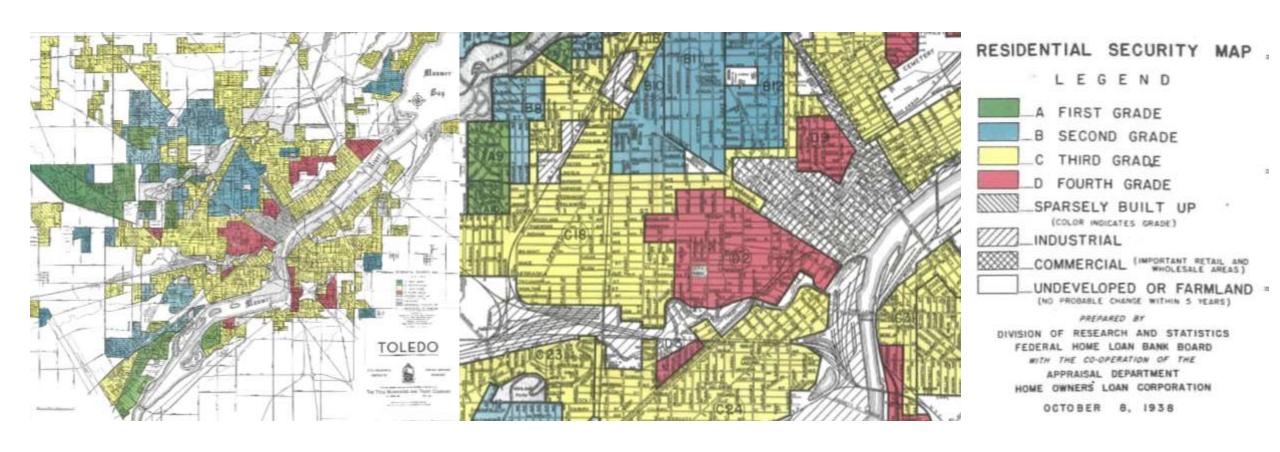
35% of Toledo's population decrease has come out of the Junction Neighborhood since 2010

40% of Toledo's household decrease has come out of the Junction **Neighborhood** since 2010

Junction / Toledo comparison

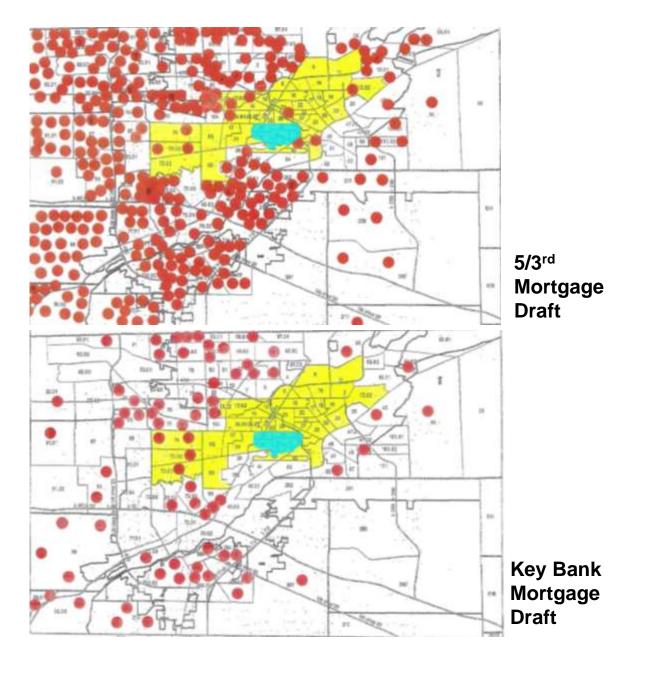


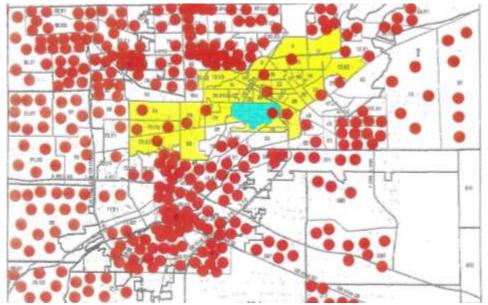




1938 Redlining







Huntington Mortgage Draft

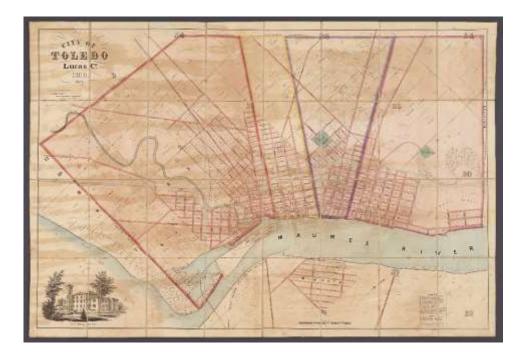
Junction Neighborhood

census tracts with 50% or greater minority population

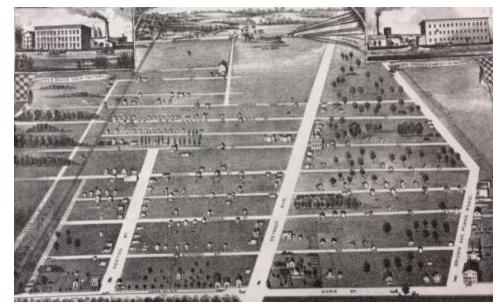
one loan

2016 Home Purchase Loans: Provided by Fair Housing Center





1852 City of Toledo



1871 Birds Eye from Hoag St to Brown Ave



1850s-60s Dorr St addition to Toledo



1880 Overall map

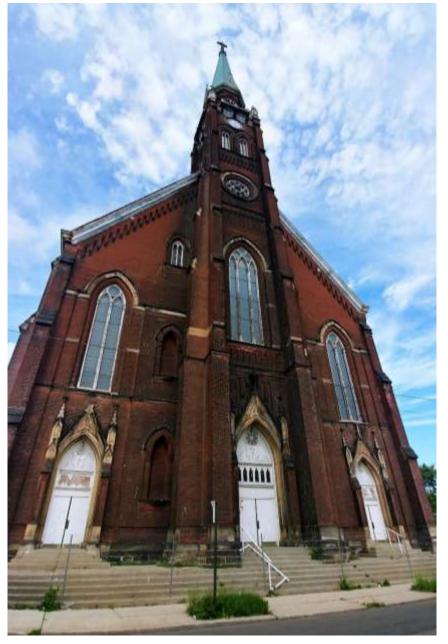
History







Early photo of church + school (Built 1891-1894)

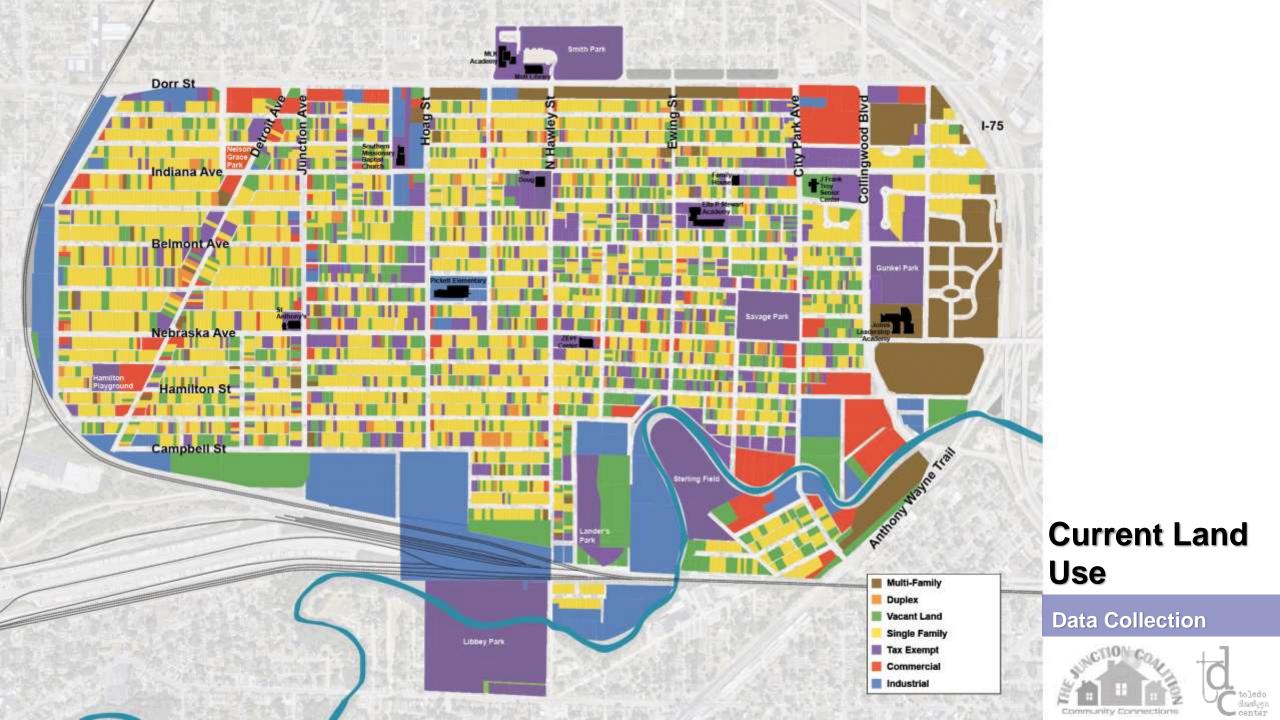


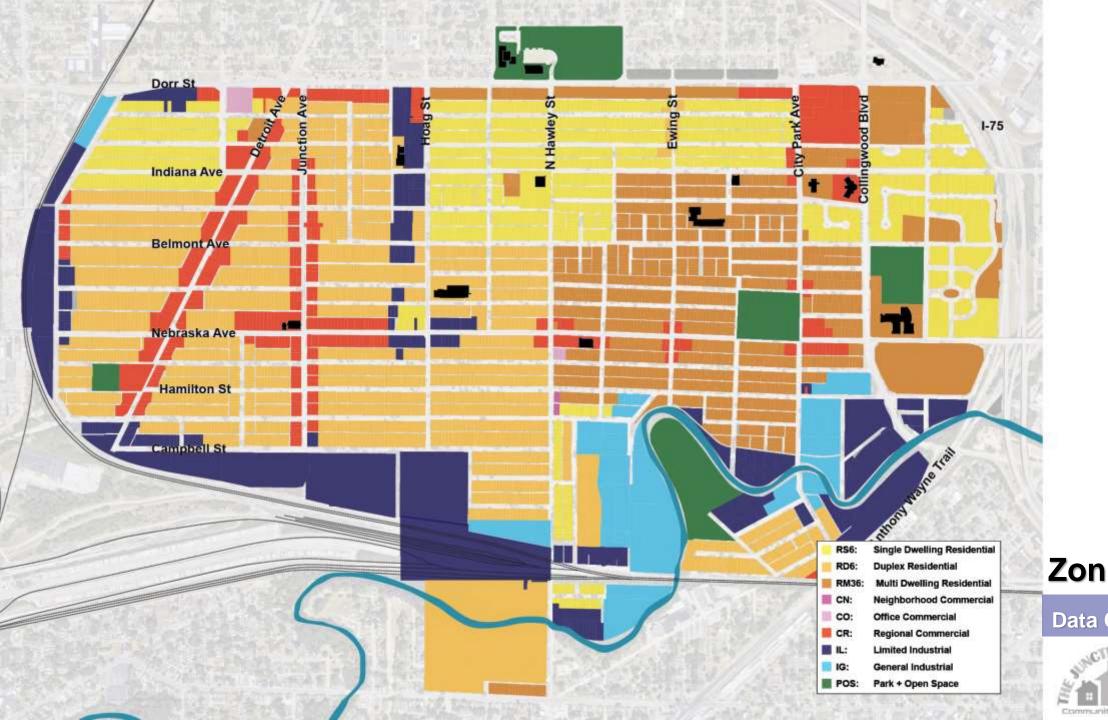
2018 photo of church

St. Anthony's





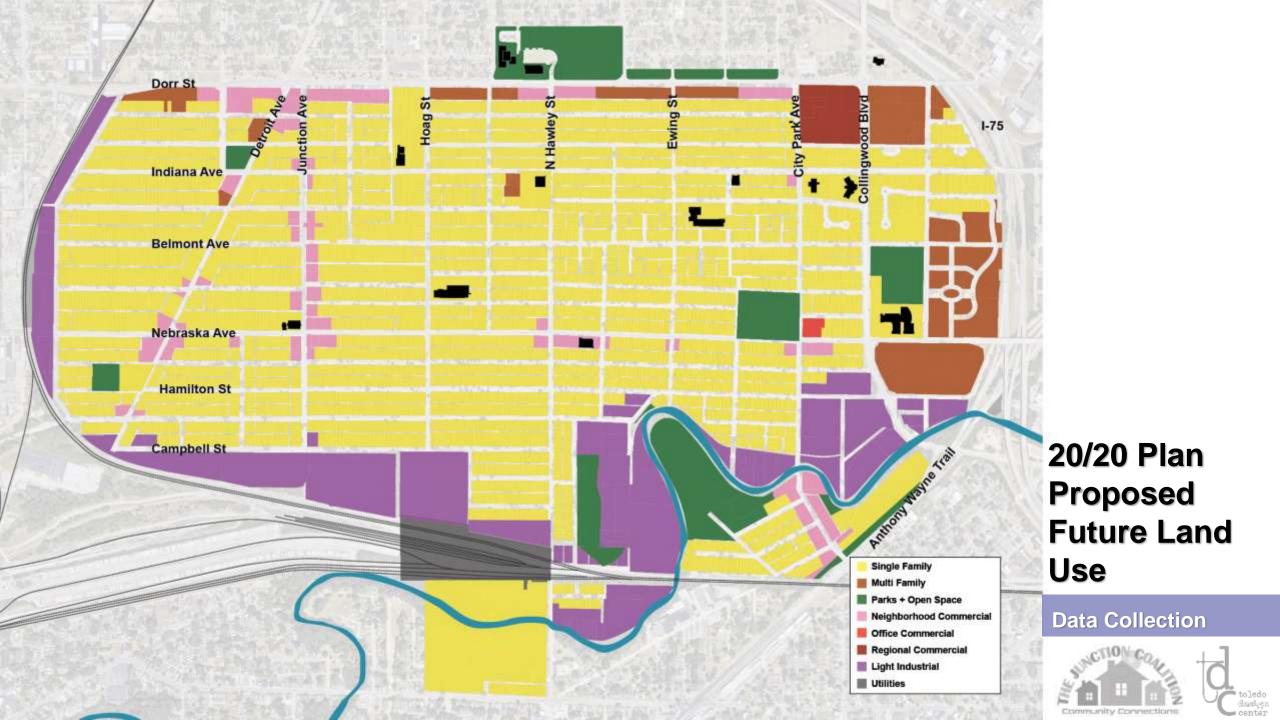


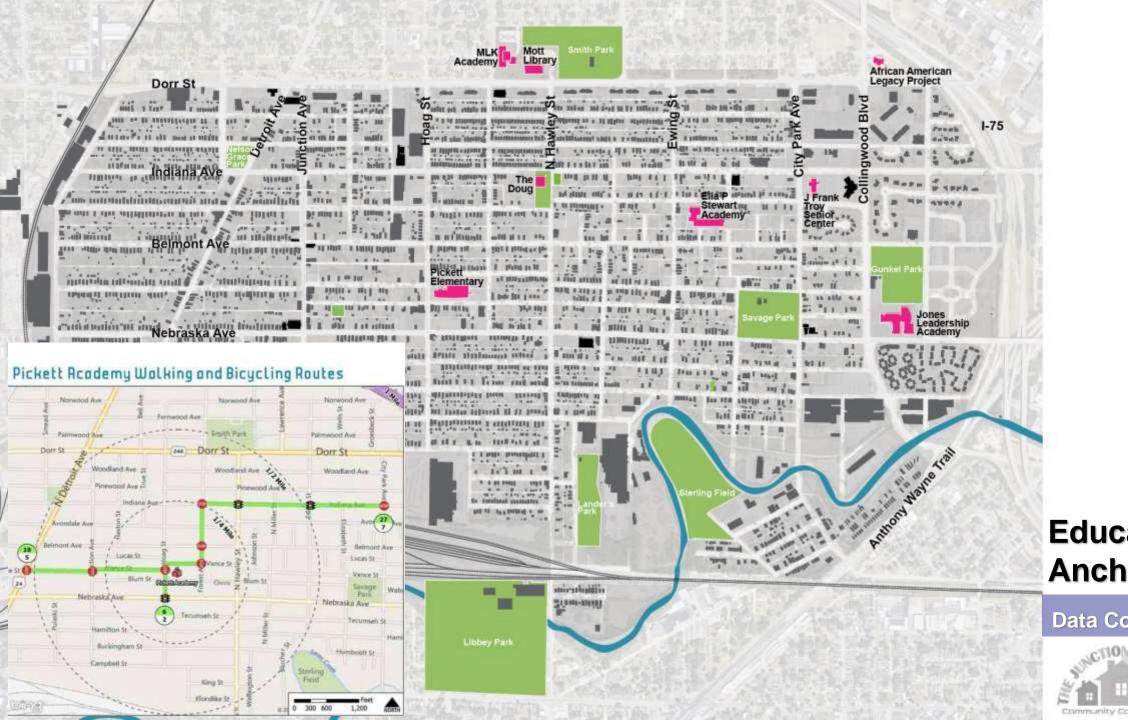


Zoning





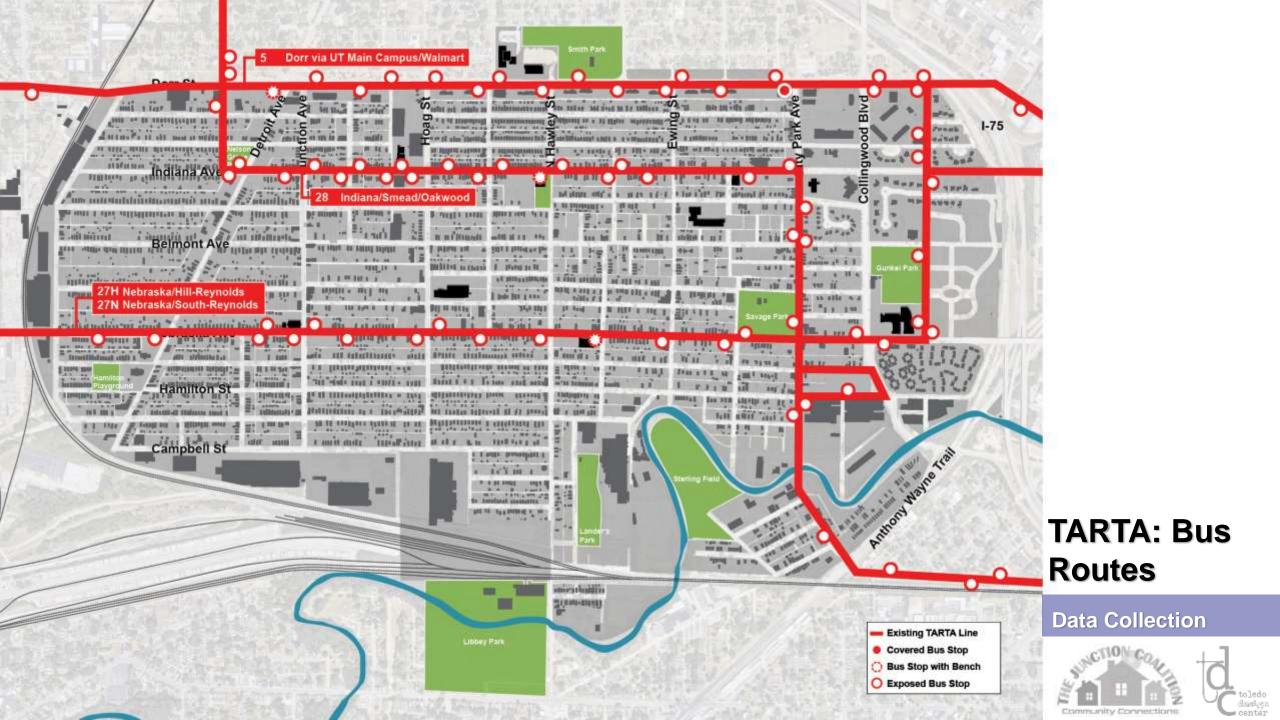


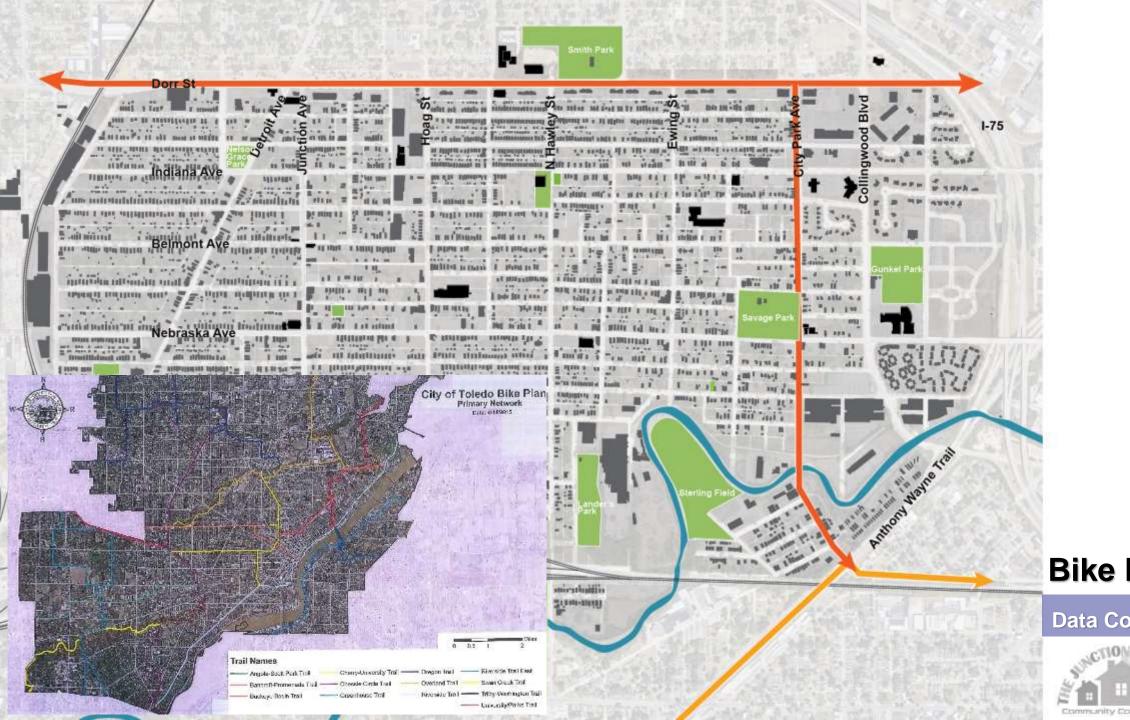


Educational Anchors









Bike Paths

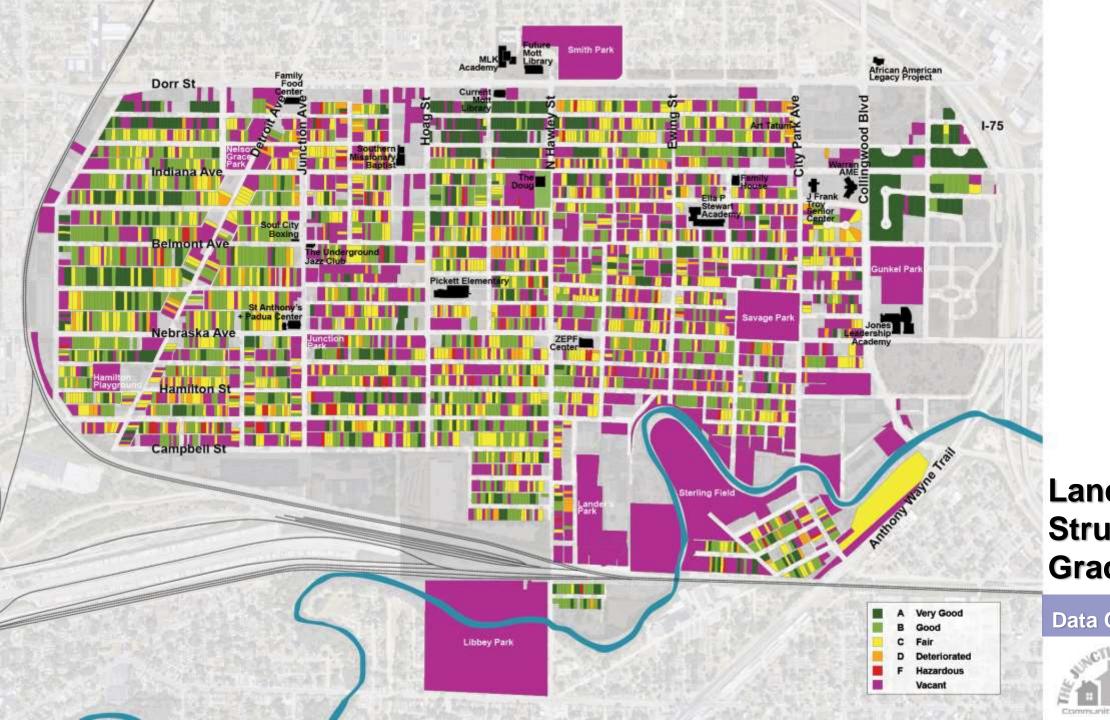




Existing Open Space + Tree Canopy



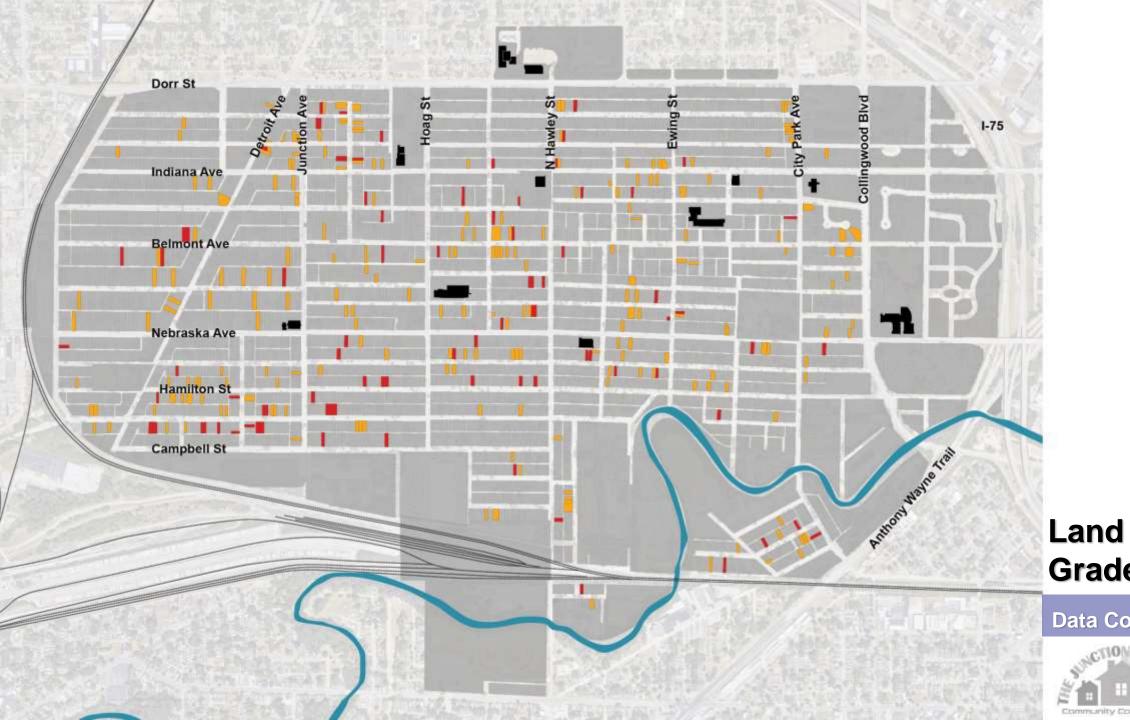




Land Bank Structure Grading



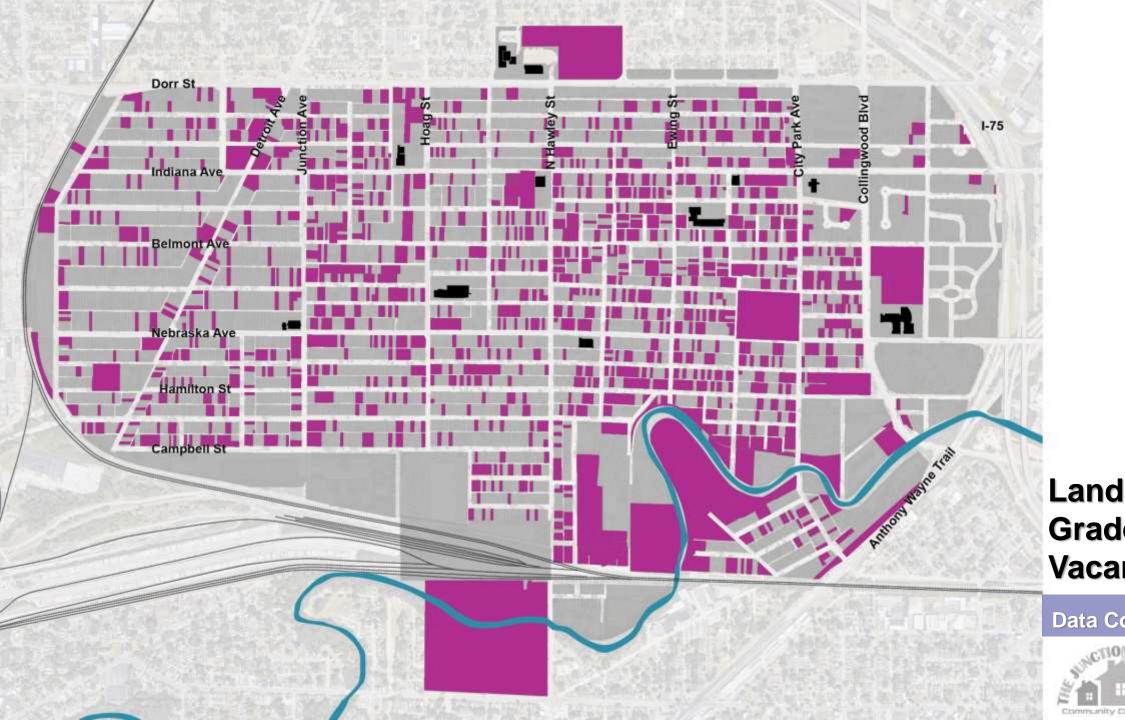




Land Bank: Grades D + F

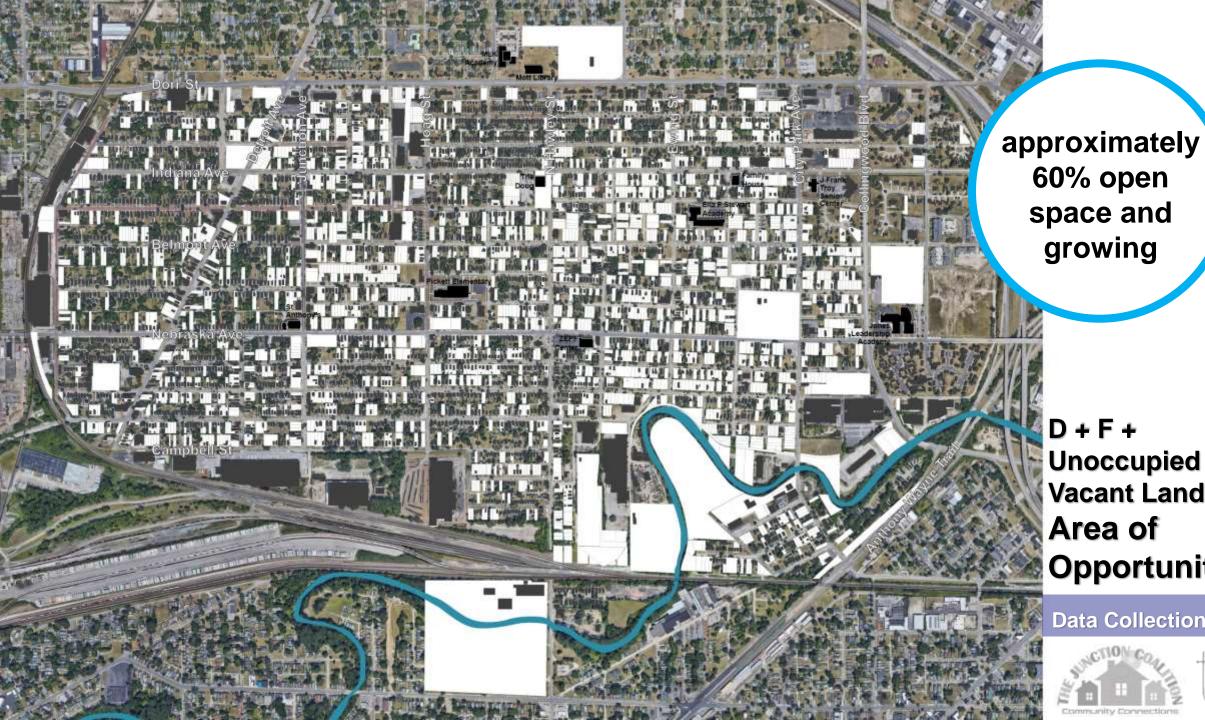






Land Bank: Grades Vacant



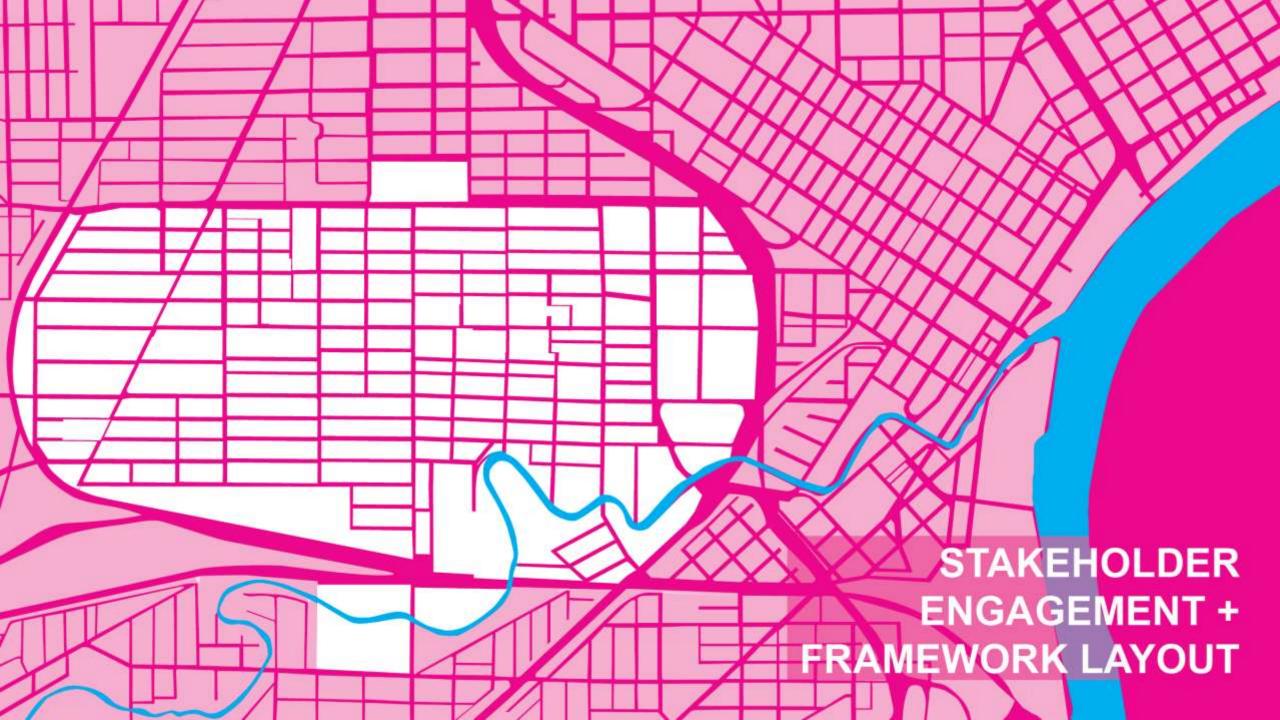


60% open space and growing

> Unoccupied + **Vacant Land** Area of **Opportunity**









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Welcome Toledo-Lucas County

+ Countless others who participated in Neighborhood Engagement

Special thanks to



Organizations Involved

Stakeholder Engagement + Framework Layout







[4 part]

DESIGN WORKSHOP

WHERE WHEN WHAT

Frederick **Douglass Center**

[The Doug] 1001 Indiana Ave Toledo, OH 43607 **JANUARY 23**

Open Space / Health + Wellness

FEBRUARY 13

Housing

MARCH 13

Business / Churches

APRIL 10 Education

Take part in one or more design workshops centered around a Comprehensive Master Plan for the Junction Neighborhood!

ENGAGEMENT

9am-4pm

Open door workshop for community members to engage with planning team involved in Junction Neighborhood Master Plan

DESIGN CENTER

4pm-6pm

Meeting between Toledo Design Meeting between Toledo Design Center Board to review findings from the day

EXIT MEETING

6pm-7:30pm

Center and Junction Coalition Board to discuss moving forward



see back for more community events!

2018 Workshops

Stakeholder **Engagement +** Framework Layout





Home to emerging and energized leadership focusing on the development of common values, vision and voice.
Getting the attention of local development resources/agencies including: The City, Land Bank, LISC, Port, ABLE, TMACOG, Sustainability Commission, the TDC and more.
Diverse quality of life anchors with good bones including four new TPS schools.
Center of Black history and culture with potential drawing power from Peoria to Paris.
In the center of four of Toledo's biggest employment centers; CBD, UT, St. V's and ProMedica.
Well defined edges.

Strengths and Opportunities



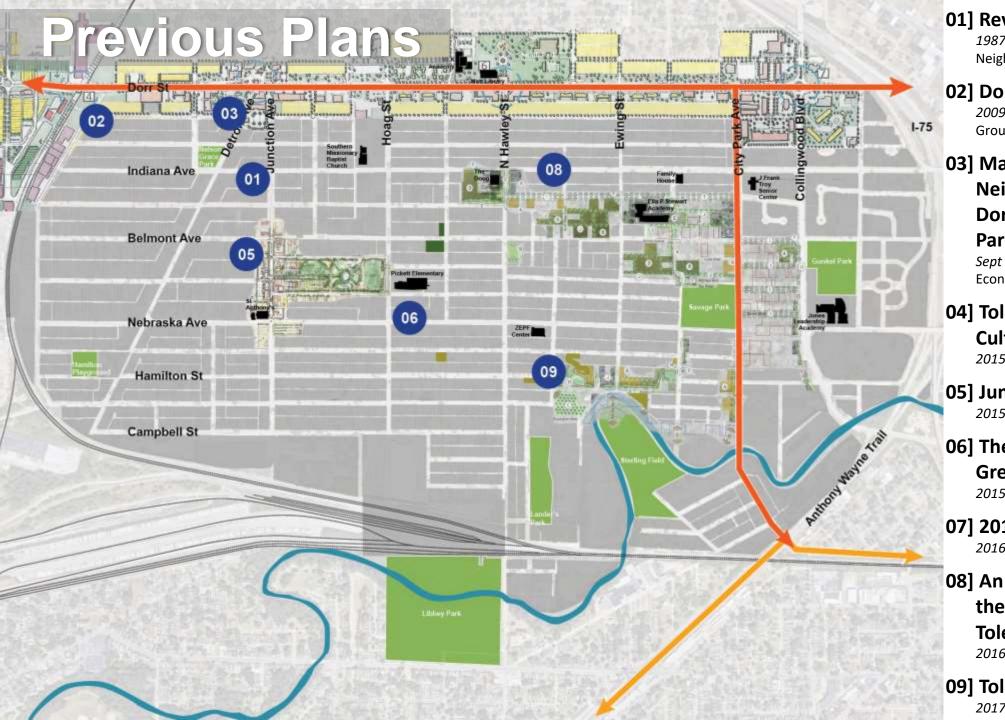


Classic urban grid with alleys and existing infrastructure.
Manageable scale and architectural integrity of remaining housing stock.
Affordability
Blessed with numerous centers of spiritual life.
Close proximity to natural environment as well as Toledo neighborhoods.
Adjacent to unique industrial support infrastructure including rail, truck and utilities.
Significant vacant land positioned for re-urbanization at a time when there is

a national trend to do so.

Strengths and Opportunities





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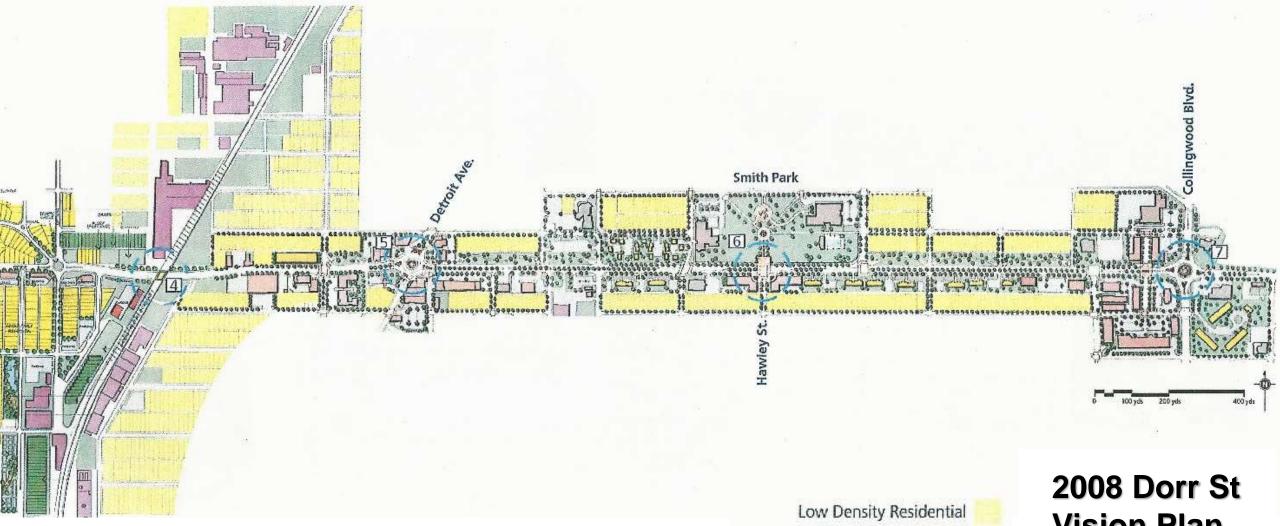
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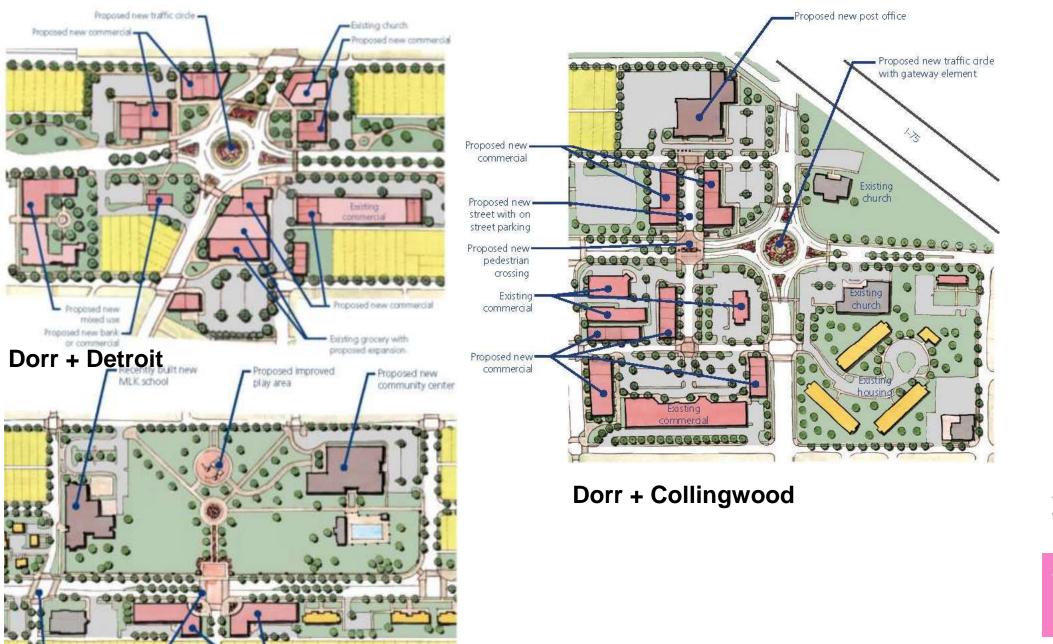


Mid Density Residential **Existing Commercial** Proposed New Commercial Institutional Industrial Park / Green Space

Vision Plan







Proposed mixed use

Dorr + Hawley

2008 Dorr St Vision Plan







Consumer demand, retail sales, and sales gap or surplus for selected product categories and drive areas7

		3-minute drive area			12-minute drive area		
2015 Population 2015 Households		11,738 4,789			236,164 98,332		
Total Retail Trade and Food & Drink	44-45,722	63,300,000	26,926,000	-36,375,000	1,890,737,000	1,999,047,000	108,310,000
Total Retail Trade	44-45	57,130,000	23,052,000	-34,078,000	1,701,125,000	1,724,644,000	23,518,000
Total Food & Drink	722	6,171,000	3,874,000	-2,297,000	189,611,000	274,404,000	84,792,000
Industry group							
Motor Vehicle & Parts Dealers	441	11,591,000	2,282,000	-9,308,000	350,782,000	210,047,000	-140,736,000
Furniture & Home Furnishings Stores	442	1,100,000	0	1,100,000	33,036,000	46,060,000	13,024,000
Electronics & Appliance Stores	443	1,695,000	111,000	-1,584,000	51,490,000	57,790,000	6,300,000
Bldg Materials, Garden Equip. & Supply Stores	444	1,691,000	1,016,000	-675,000	55,265,000	42,079,000	-13,186,000
Food & Beverage Stores (Food at Home)	445	9,006,000	5,122,000	-3,884,000	264,013,000	303,354,000	39,340,000
Health & Personal Care Stores	446, 4461	5,288,000	5,204,000	-83,000	154,074,000	248,527,000	94,453,000
Gasoline Stations	447, 4471	6,355,000	N/A	N/A	182,023,000	252,197,000	70,174,000
Clothing & Clothing Accessories Stores	448	3,011,000	1,329,000	-1,682,000	90,027,000	105,677,000	15,650,000
Sporting Goods, Hobby, Book & Music Stores	451	1,306,000	0	-1,306,000	41,552,000	65,236,000	23,684,000
General Merchandise Stores	452	10,833,000	5,080,000	-5,753,000	320,380,000	347,596,000	27,216,000
Miscellaneous Store Retailers®	453	1,506,000	372,000	-1,134,000	44,739,000	28,517,000	-16,222,000
Non-store Retailers 10	454	3,747,000	572,000	-3,175,000	113,742,000	17,564,000	-96,179,000
Food Services & Drinking Places (Restaurants)	722	6,171,000	3,874,000	-2,297,000	189,611,000	274,404,000	84,792,000

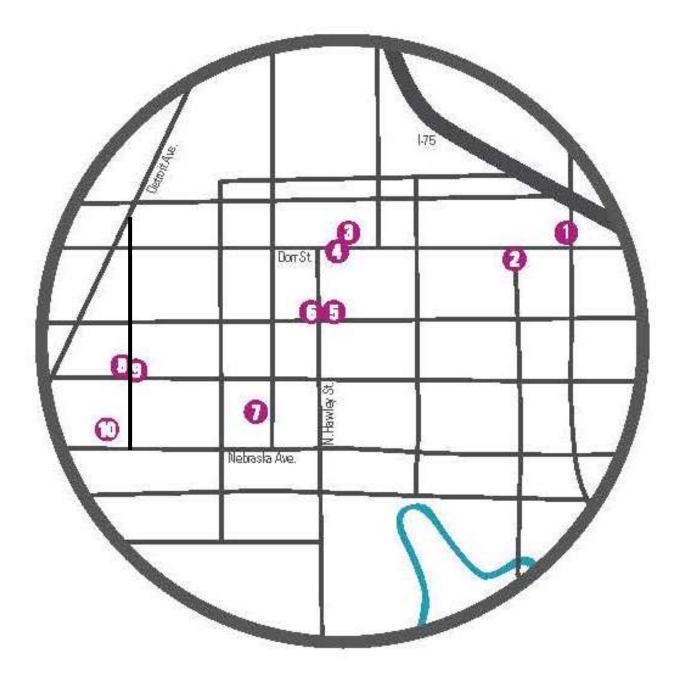
Industry Gap

- Motor Vehicles and Parts Dealers
- Food and Beverages Stores (Food at Home)
- 3. Non-Store Retailers

2015 Market Analysis + Neighborhood Impact Study for Dorr St + Smead Ave



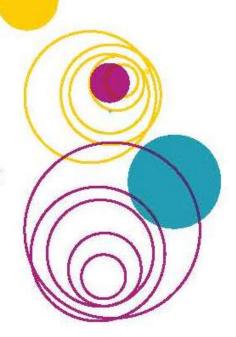




DORR STREET AREA ASSETS*

- 1 // African American Legacy Project
- 2 // Art Tatum House
- 3 // Smith Park/ Roosevelt City Pool
- 4 // Mott Branch Library
- 5 // Douglass Community Garden
- 6 // Frederick Douglas Community Center
- 7 // Pickett Academy Hub School
- 8 // Red Velvet Jazz Club
- 9 // New Murals on Junction
- 10 // Padua Center

"identified by community meeting participants // 02/26/14



2015 Toledo Strategic Plan for Arts + Culture





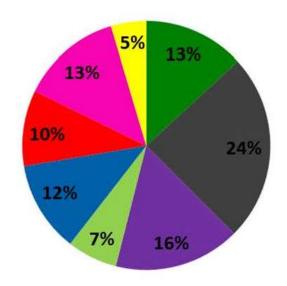


2015 Junction Neighborhood Greening Plan





What types of green infrastructure would residents like to see in the Junction Neighborhood? Polling through April, 2015



■ Community Green Spaces

■ Focus on Re-building

■ Green Along Streets

Green Roofs and Walls

■ Permeable Pavements

■ Plant Trees

Rain Garden

Restore Nature

5.

152 responses

GREEN INFRASTRUCTURE OPTIONS



GREEN INFRASTRUCTURE ELEMENTS TO STORE, INFILTRATE, AND EVAPORATE STORMWATER IN THE TREE LAWN (RIGHT-OF-WAY). BROSWALLS, PLANTER BOXES, AND TREES ARE AMONG THE MANY GREEN INFRASTRUCTURE FEATURES THAT MAY BE WOVEN INTO STREET OR ALLEY



WALKETBATION 3 - BAIN CARDEN (NORTHWINN)

SHALLOW, PLANTED BASINS THAT COLLECT AND ABSORB RUBOFF FROM ROOFFOPS, SIDEWALKS, AND STREETS. HAIR GARCENS ARE AN ATTRACTIVE, NATURAL AREA WHIRE RAIN WATER CAN SOAK IN AND EVAPORATE. RAIN GARDENS ARE VERSATILE AND CAN BE INSTALLED IN ALMOST ANY UNPAVED SPACE.



ILLUSTRATION 3 - PERMEABLE PAVEMENTS

SPECIALLY DESIGNED HAND SUMFACES THAT ALLOW WATER TO SOAK THROUGH TO THE SOIL WHERE IT CAN BE STORED OR TREATED WHERE IT FALLS. THESE PAYEMENTS CAN BE USED IN PARKING LOTS, SIDEWALKS, AND STREETS.



ILLUSTRATION 4 - COMMUNITY GREEN SPACES

NEXCHBORHOOD SPACES ADOPTED, CREATED, AND CARED FOR BY COMMUNITY MEMBERS OR ORGANIZATIONS. THESE SPACES CAN BE USED FOR RECREATION, COMMUNITY GATHERING, PUBLIC ART, AND GROWING FRUITS, VEGETABLES OR FLOWERS. (SOURCE: BALTIMORE GREEN

2015 Junction Neighborhood Greening Plan







Community Identified Needs

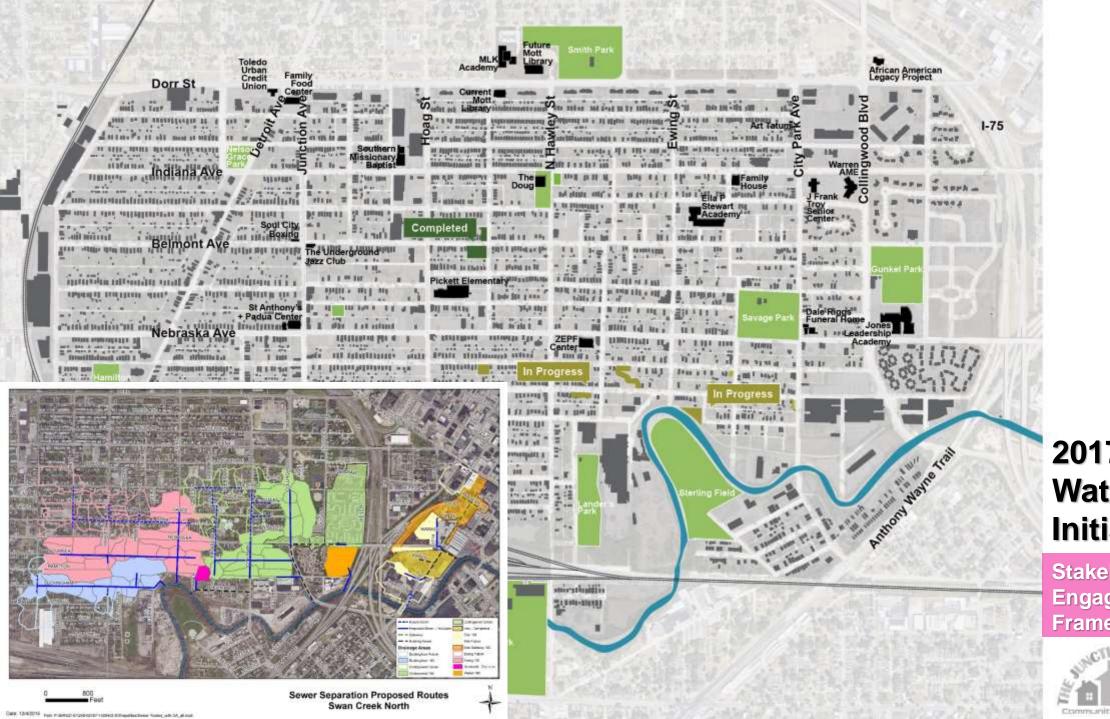
Soccer /Football
Putting / Chipping Green
Tennis
Horseshoes
Amphitheatre
Community Gardens

Restaurants
Hair / Beauty Salon
Business Instruction
Education / Training
Facility
Urgent Care Facility
Day Care Facility
Resources Center
Mobile Food Trucks

2015 Junction Avenue Vision Plan



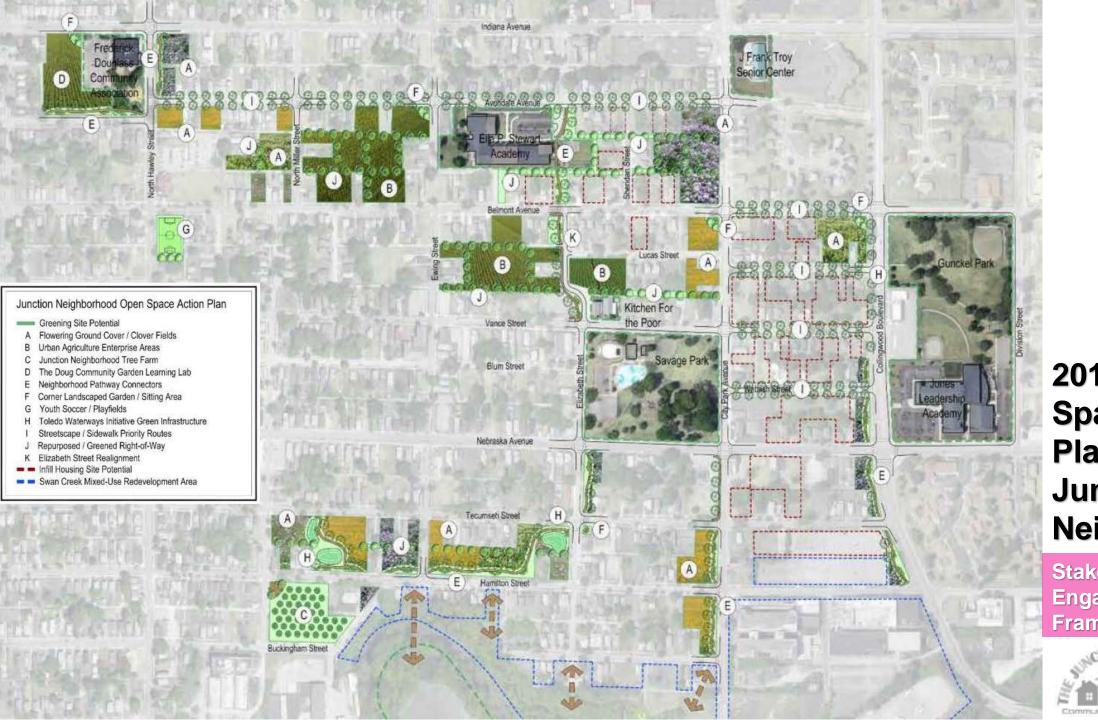




2017 Toledo Waterways Initiative



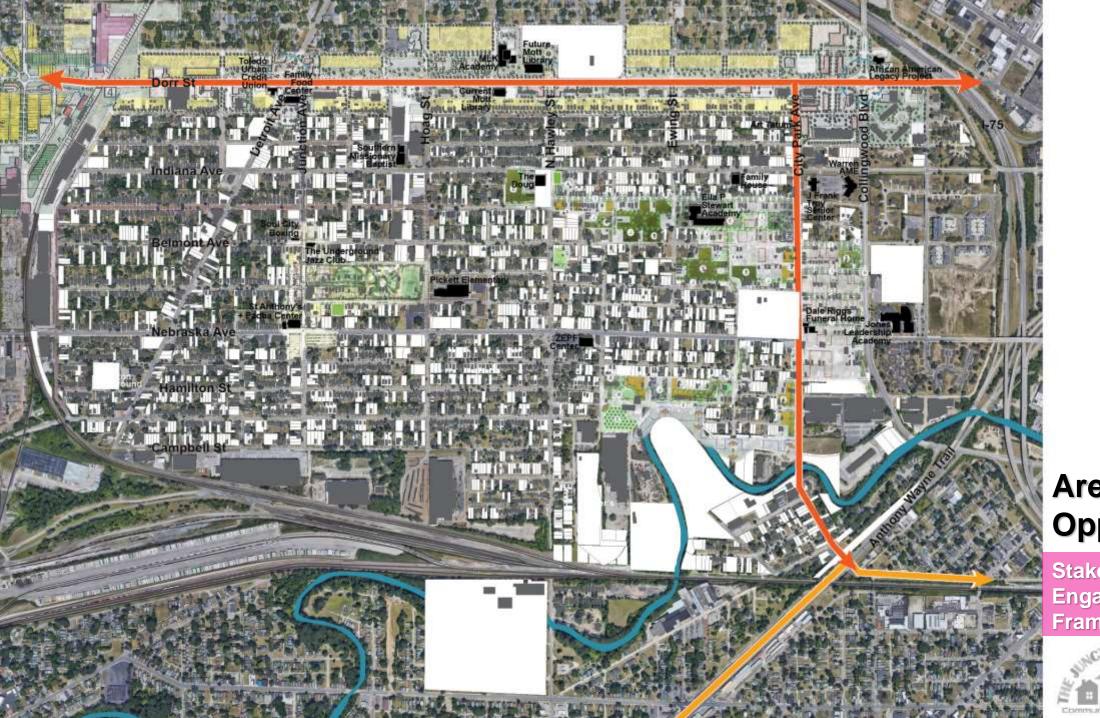




2016 An Open Space Action Plan for the Junction Neighborhood



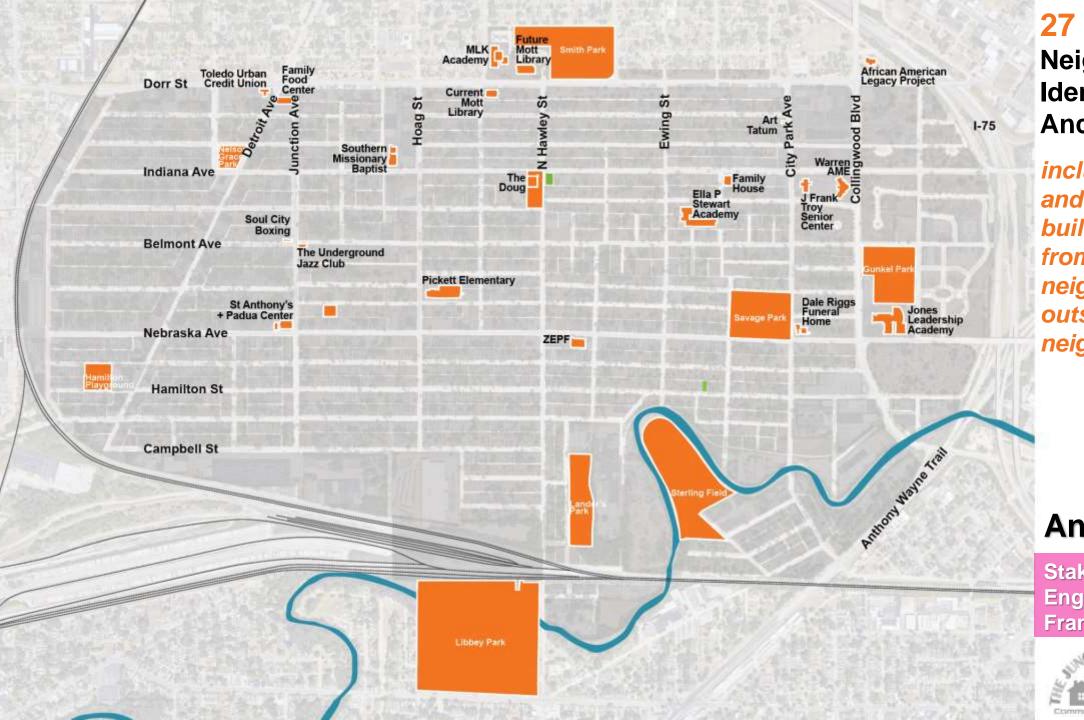




Area of Opportunity







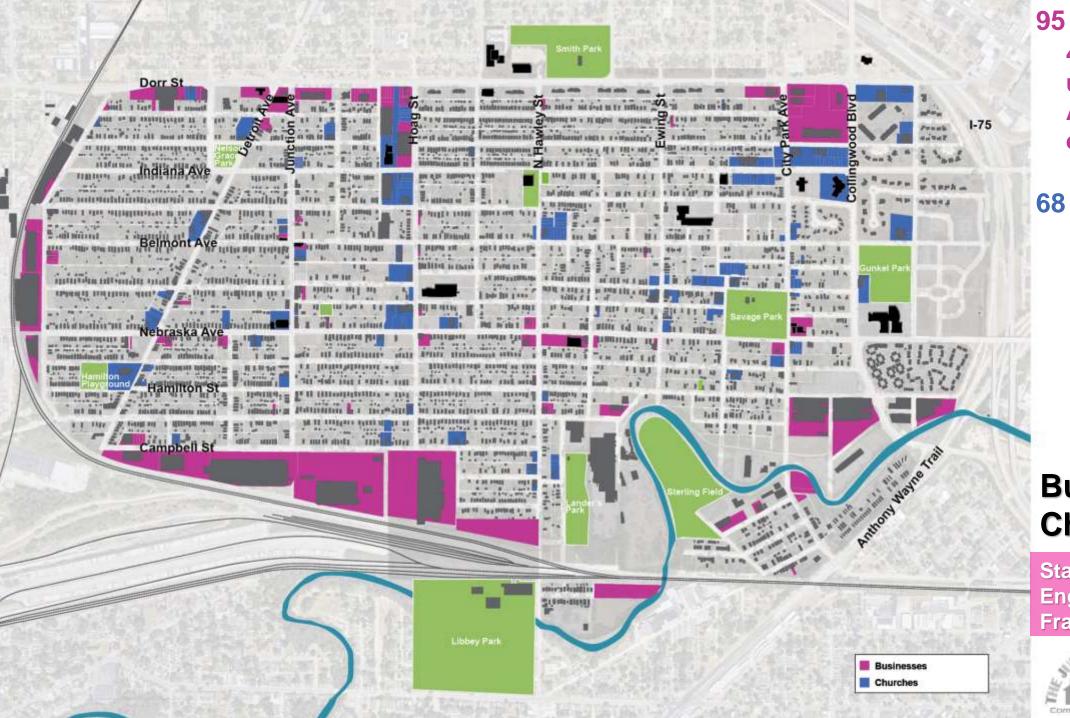
27 Neighborhood Identified Anchors

including parks and identified buildings that draw from within the neighborhood and outside of neighborhood

Anchors







95 Businesses
45%+
under African
American
ownership

68 Churches

Businesses + Churches





Primary Streets

City Park Ave.
Collingwood Blvd.
Detroit Ave.
Dorr St.
Hawley St.
Indiana Ave.
Junction Ave.
Nebraska Ave.

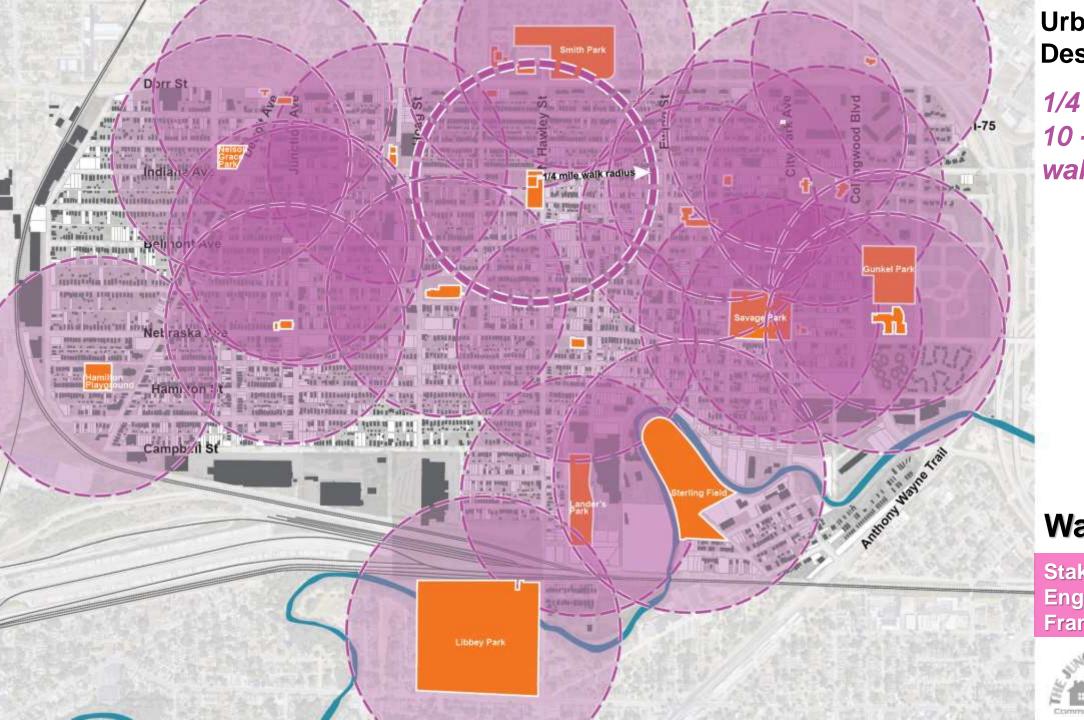
Secondary Streets

Belmont Ave. Campbell St. Ewing St. Hoag St.

Street Hierarchy







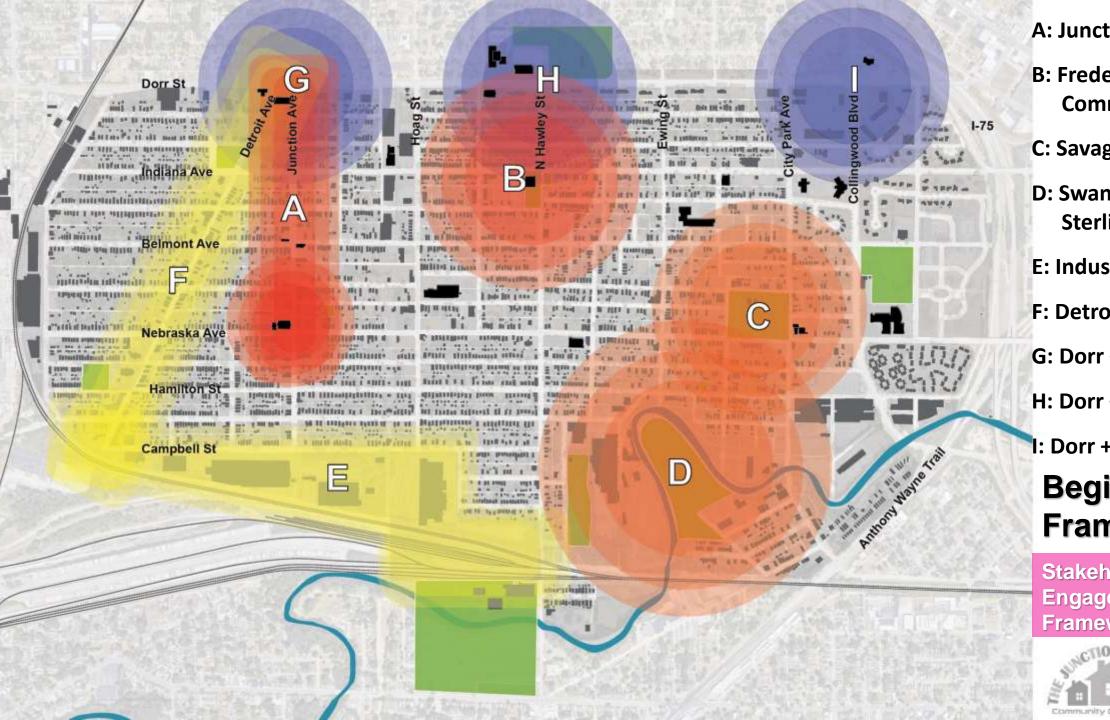
Urban Planning Design Standard

1/4 mi. radius = 10 - 15 minute walk

Walkability







A: Junction Ave

B: Frederick Douglass Community Center

C: Savage Park

D: Swan Creek/ **Sterling Field**

E: Industry

F: Detroit Truck Route

G: Dorr + Detroit

H: Dorr + Hawley

I: Dorr + Collingwood

Beginning of Framework



	Red	Blue	Yellow	Sum
Social Justice	10	4	1	63
Economic Justice	13	1	0	68
Peace Education	• • • • • •	6	0	63
Environmental Justice	• • • • 9	6	0	63

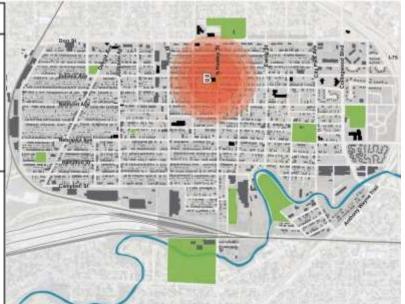


Beginning of Framework A. Junction Ave





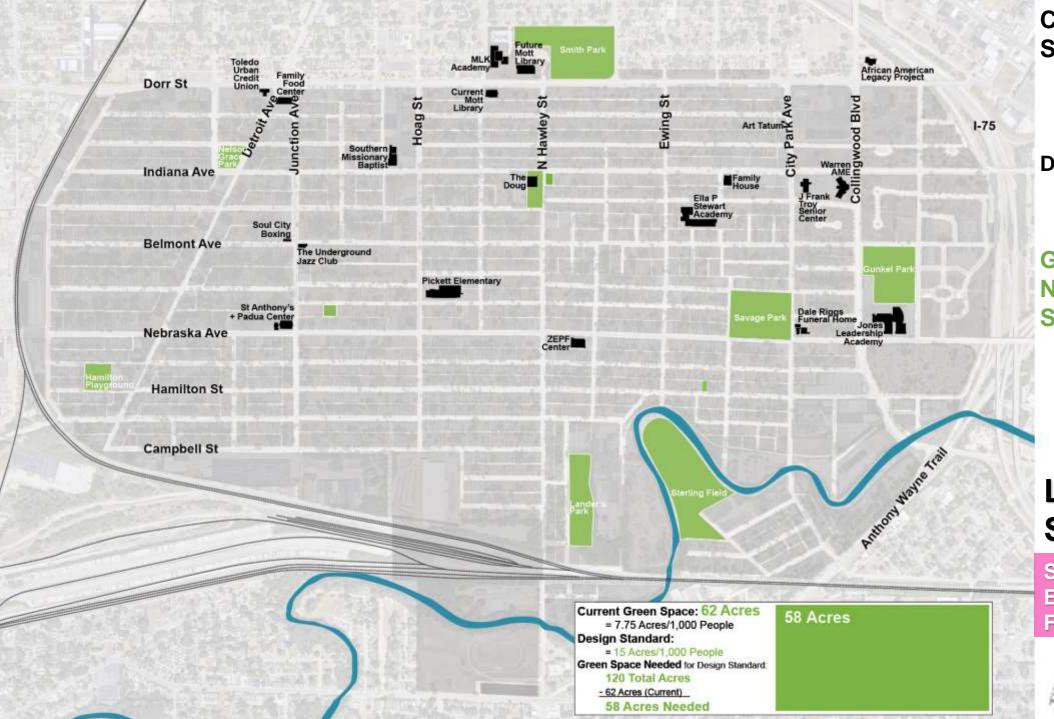
	Red	Blue	Yellow	Sum
Social Justice	12	1	0	63
Economic Justice	3	6	4	37
Peace Education	9	3	1	55
Environmental Justice	1	7	4	30



Beginning of Framework B. Frederick Douglass Community Center







Current Green Space:

62 Acres

= 7.75 Acres / 1,000 people

Design Standard:

15 Acres / 1,000 people

Green Space Needed for Design Standard:

120 Total Acres

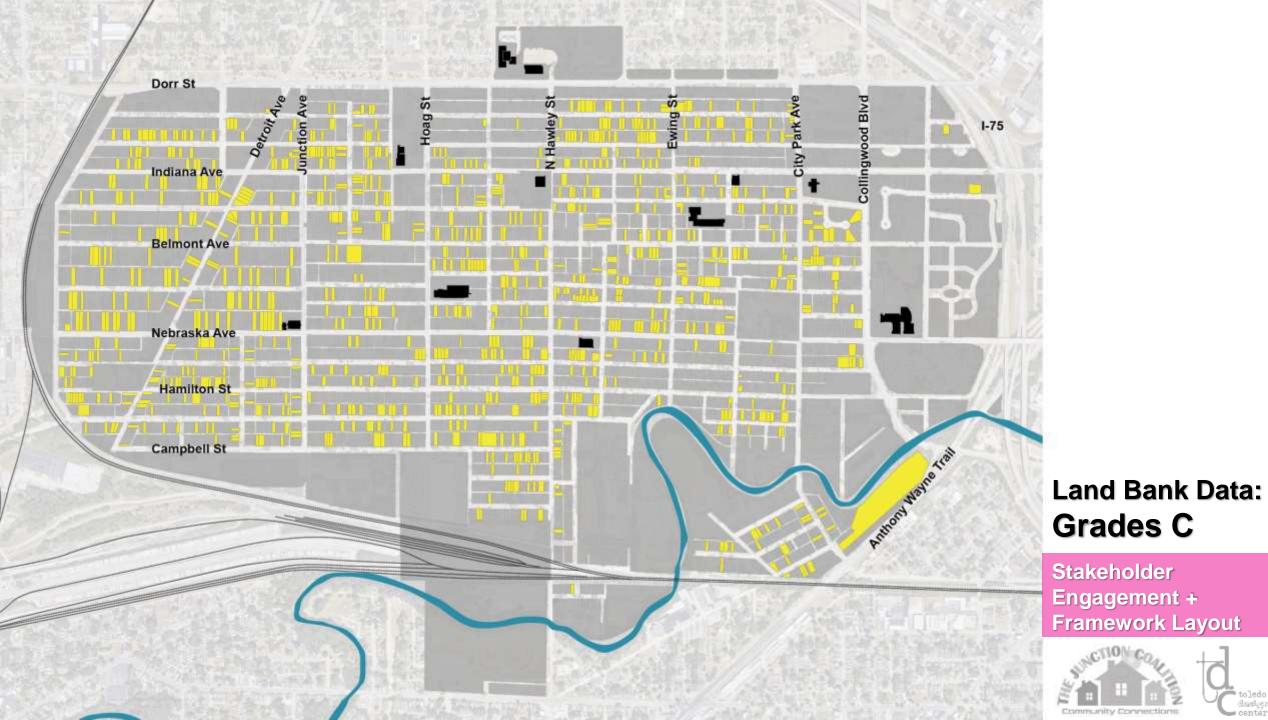
62 Total Acres58 Acres Needed

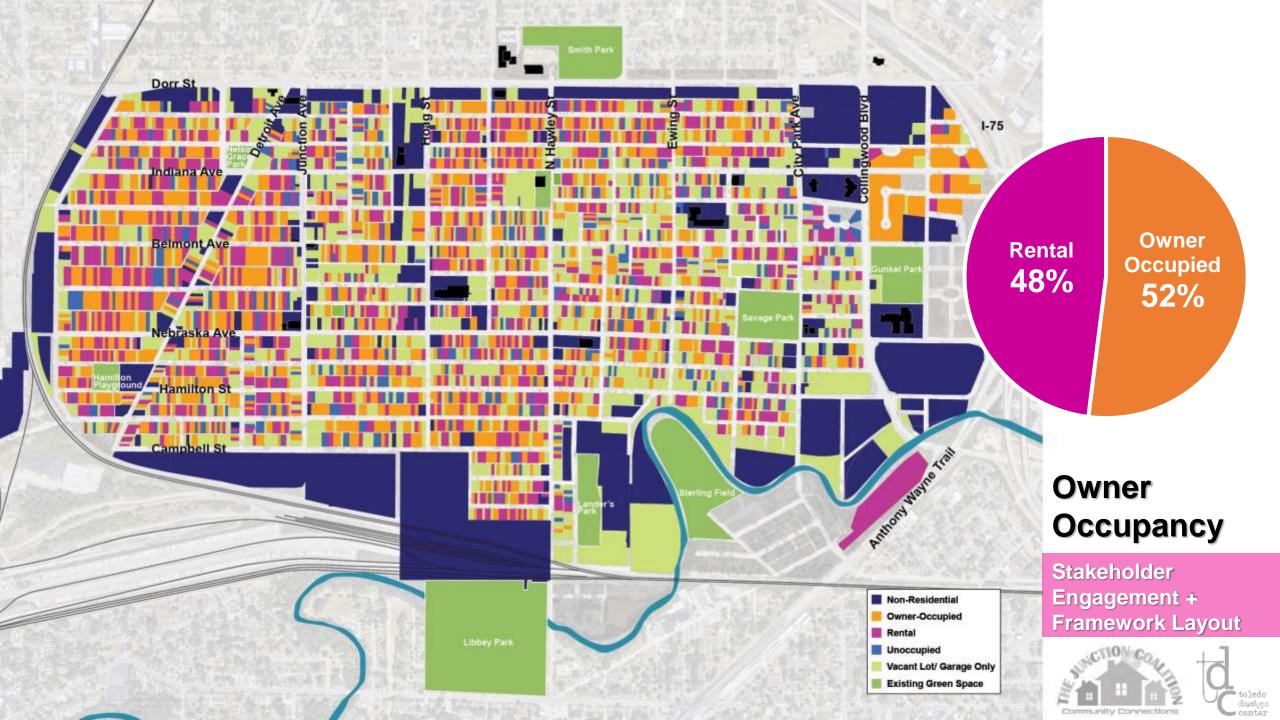
Lack of Green Space

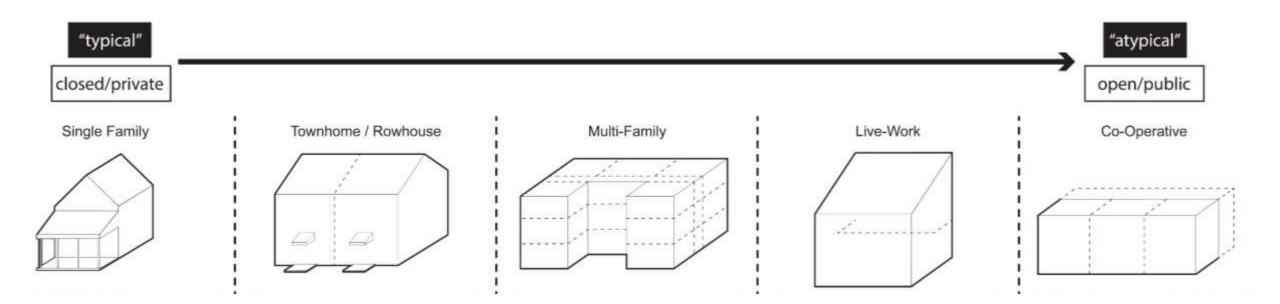


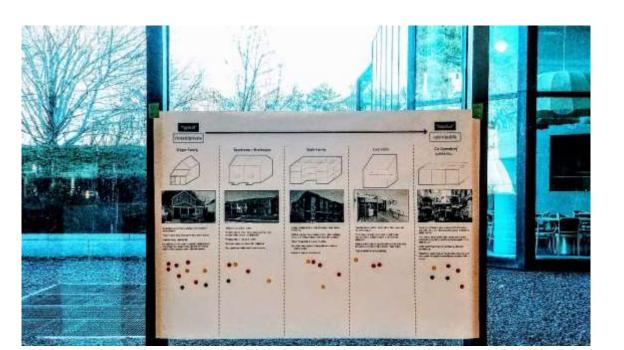










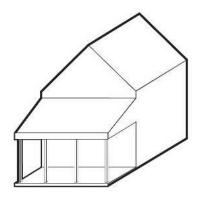


Housing Preference





Single Family







- Most stereotypical home type within Junction neighborhood
- ☐ Typically front and/or back porch open semi-private space
- ☐ Typically facing a main street
- ☐ One of the most private dwellings with not a large public space for community interactions

42% of people 0-18 preferred this type of house

22% of people 19-40 preferred this type of house

40% of people 41-60 preferred this type of house

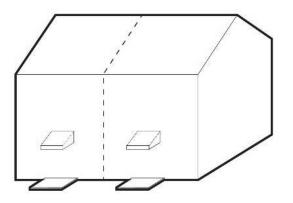
31% of people 61+ preferred this type of house

Housing Preference





Townhome / Rowhome





- ☐ Exterior can either be more traditional or modern depending on design choice
- ☐ Parking often in rear or on street
- ☐ More communitive set up with neighbors
- ☐ May have back patio area for public space





36% of people 0-18 preferred this type of house

28% of people 19-40 preferred this type of house

16% of people 41-60 preferred this type of house

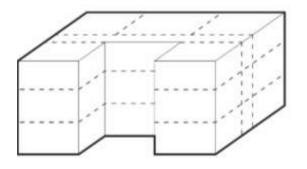
17% of people 61+ preferred this type of house

Housing Preference





Multi-Family







- ☐ **Tighter configuration** of units to create a more dense community
- ☐ Building may be free-standing of have other buildings closely linked depending on how large the complex
- ☐ Exterior is **typically more traditional**
- ☐ Set up for multi-generational interactions
- ☐ May have an open space adjacent

of people 0-18 preferred 2% of people of this type of house

17% of people 19-40 preferred this type of house

12% of people 41-60 preferred this type of house

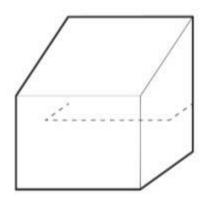
of people 61+ preferred this type of house

Housing **Preference**





Live - Work







- ☐ Typically smaller units that are often lofted to create more livable space
- ☐ These types of units are often in a multi-family complex but can also be found in co-op living
- ☐ Units are often nice for **people who work from home** or for people who value time outside of the home
- ☐ Typically very **open floor plan**

17% of people 0-18 preferred this type of house

22% of people 19-40 preferred this type of house

16% of people 41-60 preferred this type of house

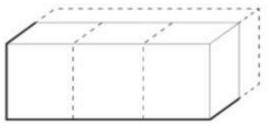
17% of people 61+ preferred this type of house

Housing **Preference**





Co-operative [co-op] / Communal









- ☐ Co-op living includes **private spaces like bedrooms and** bathrooms with shared public spaces: kitchen/dining
- This type of housing has been used throughout European cities and is becoming popularized throughout the U.S.
- Living becomes more of a **community oriented atmosphere**
- Essentially users have all the comforts of having individual space with quick access to useable public space

of people 0-18 preferred this type of house

17% of people 19-40 preferred this type of house

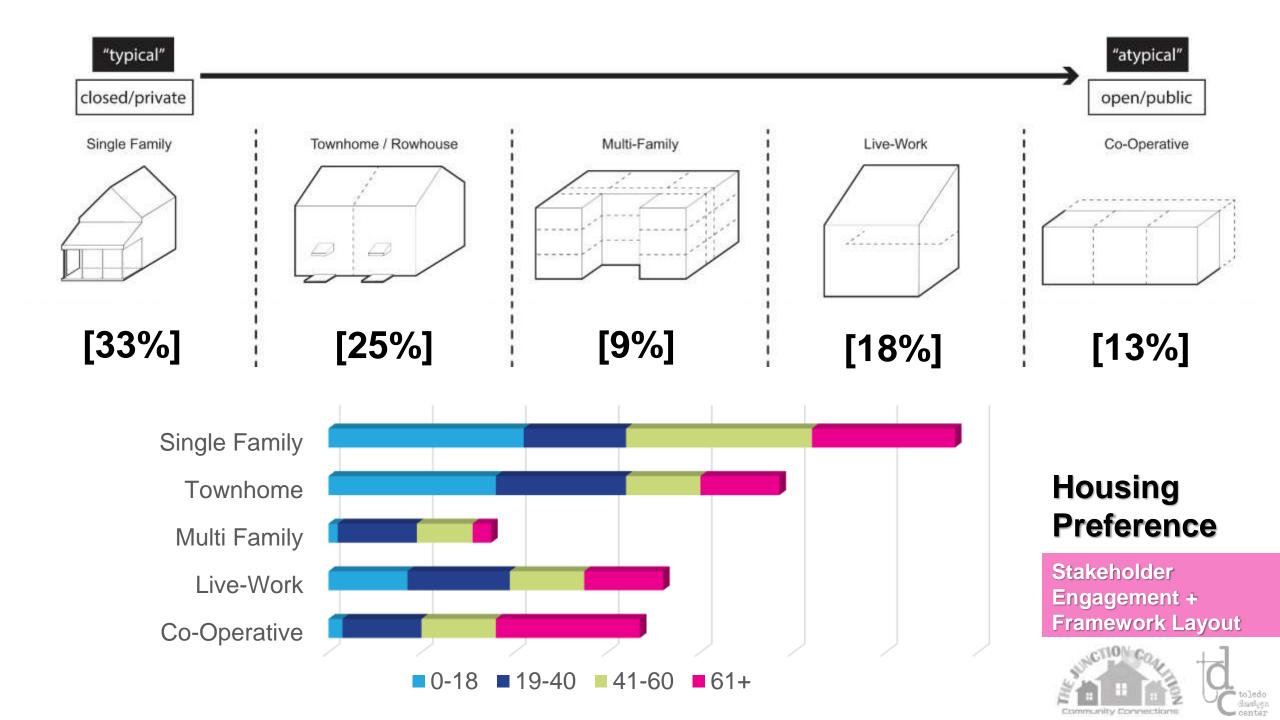
16% of people 41-60 preferred this type of house

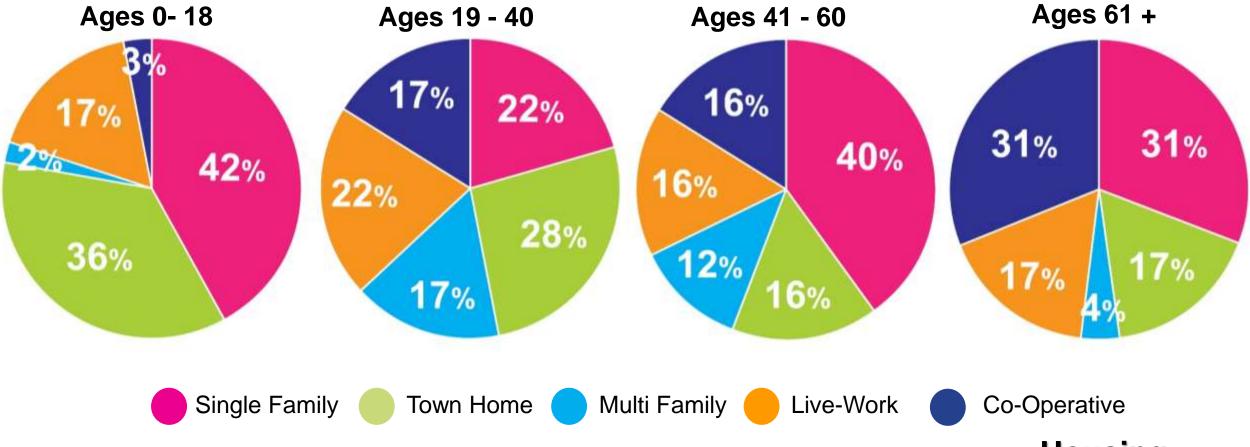
31% of people 61+ preferred this type of house

Housing **Preference**



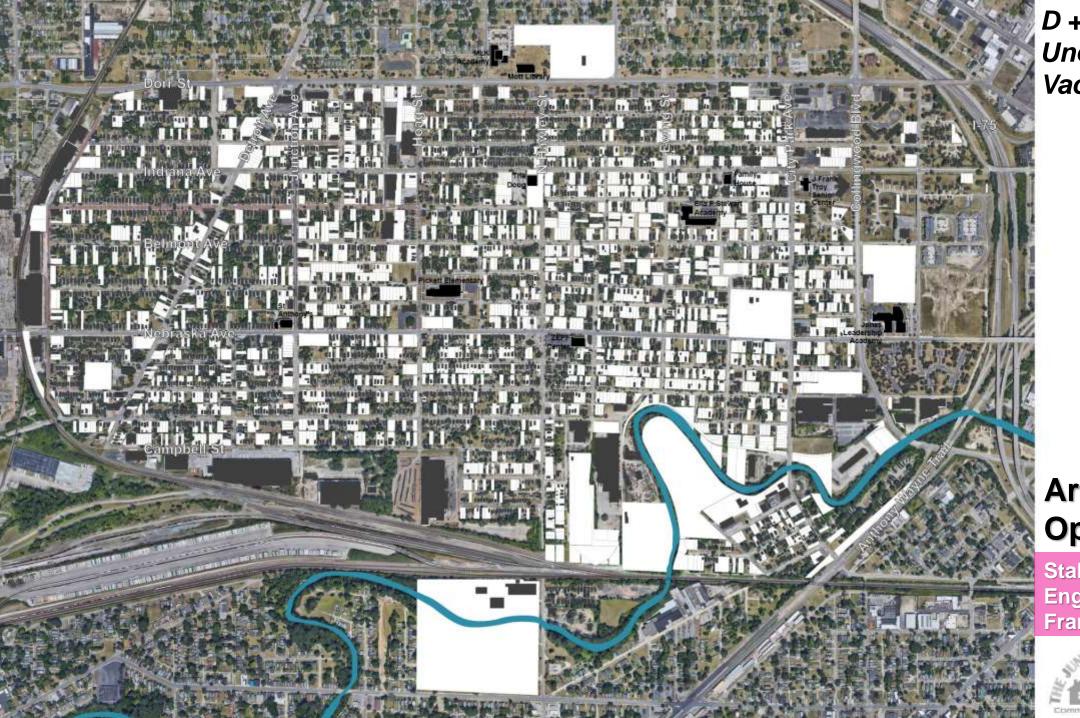






Housing Preference



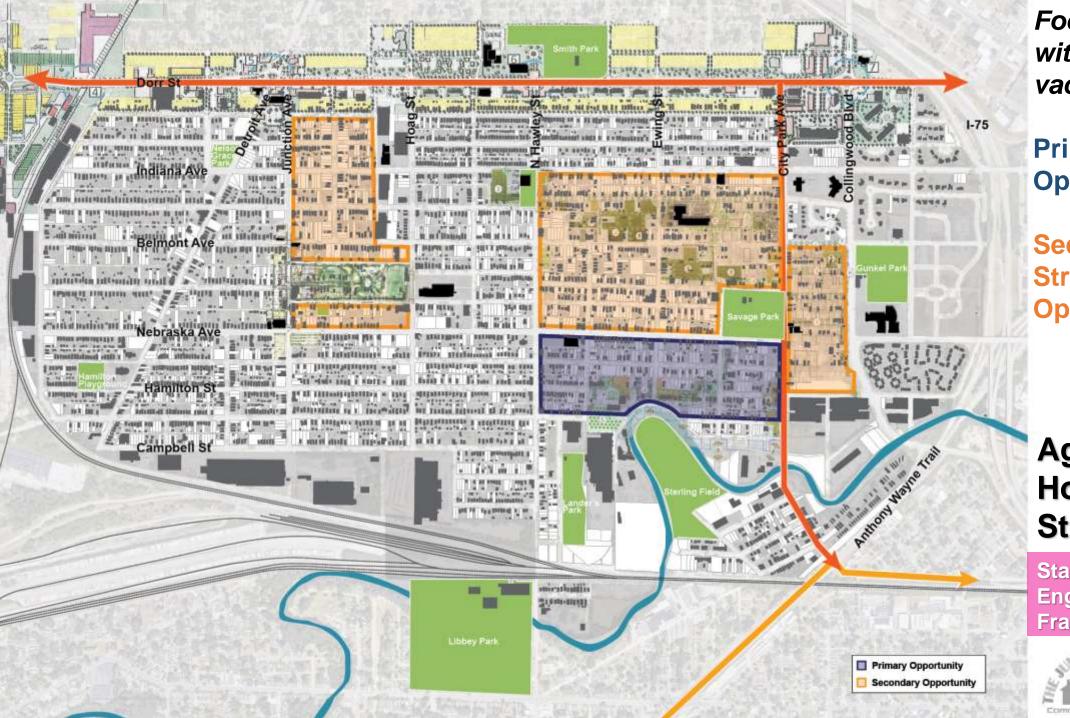


D + F + Unoccupied + Vacant Land

Area of Opportunity







Focus on areas with high vacancy

Primary Strategy Opportunity Area

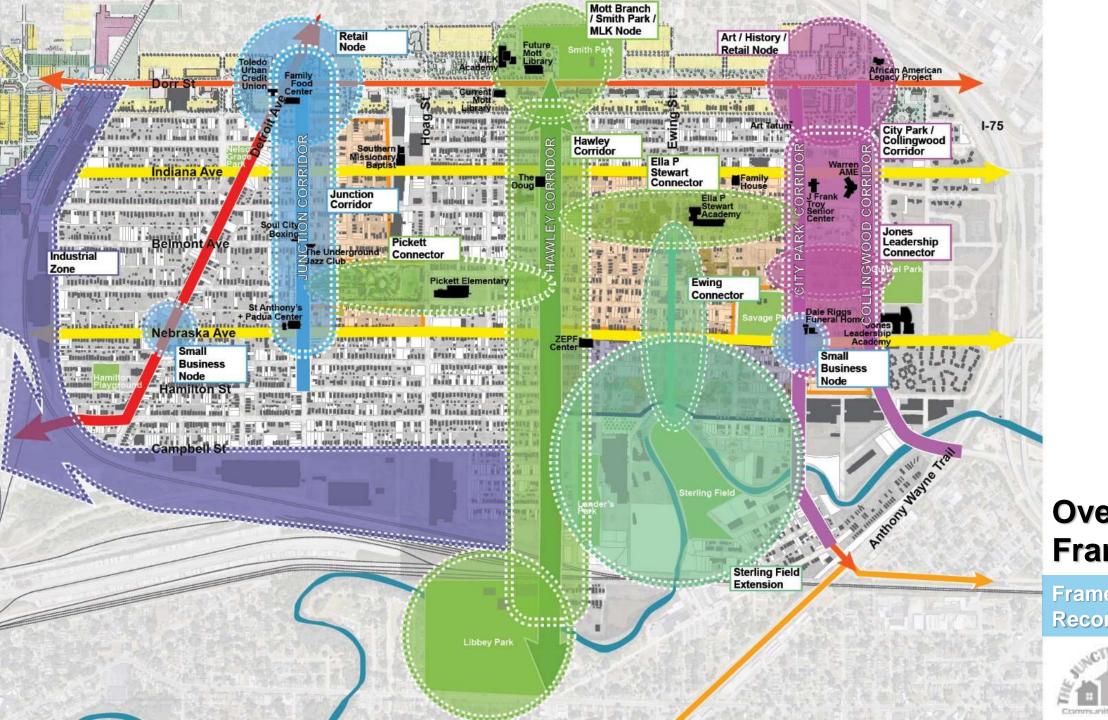
Secondary Strategy Opportunity Area

Aggressive Housing Strategies



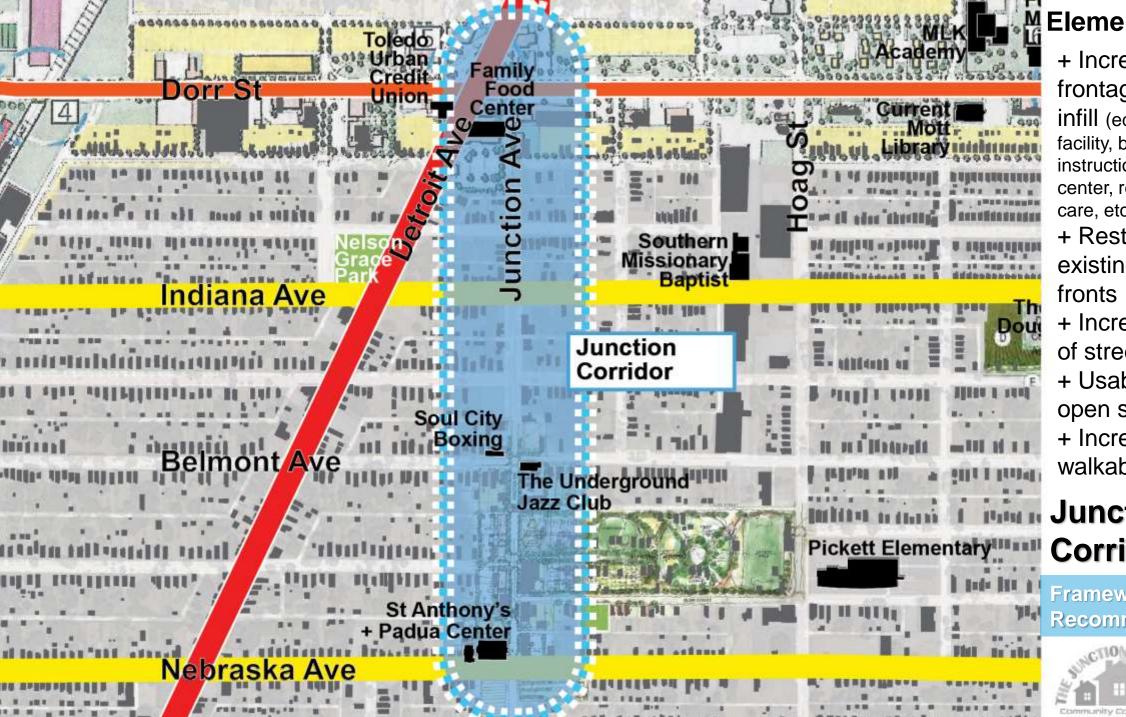






Overall Framework





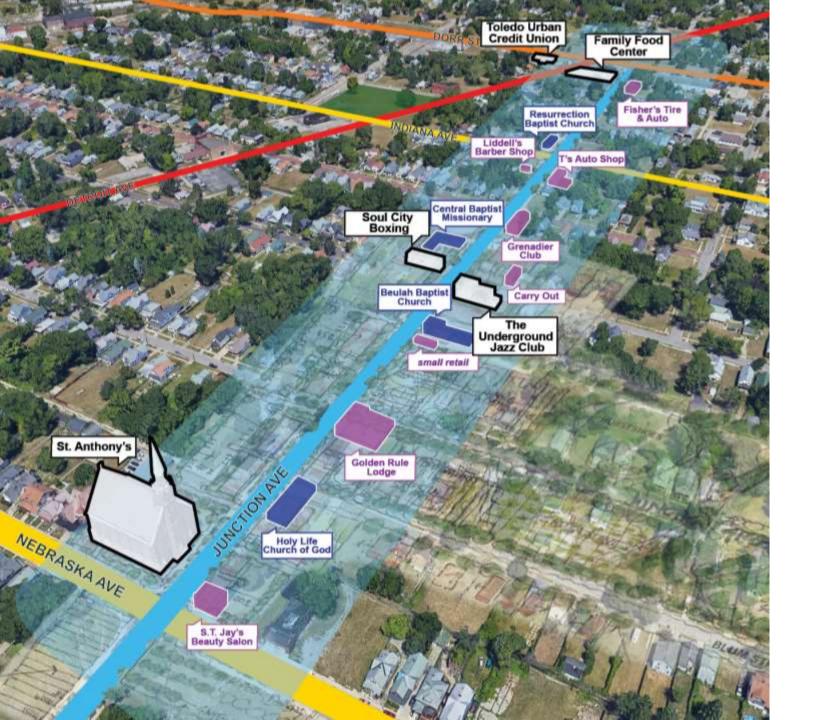
M Elements:

- + Increase street frontage with new infill (education/training facility, business instruction, resource center, restaurant, day care, etc.)
- + Restoration of existing street
- + Increase number of street trees
- + Usable public open space
- + Increase walkability

Junction Corridor

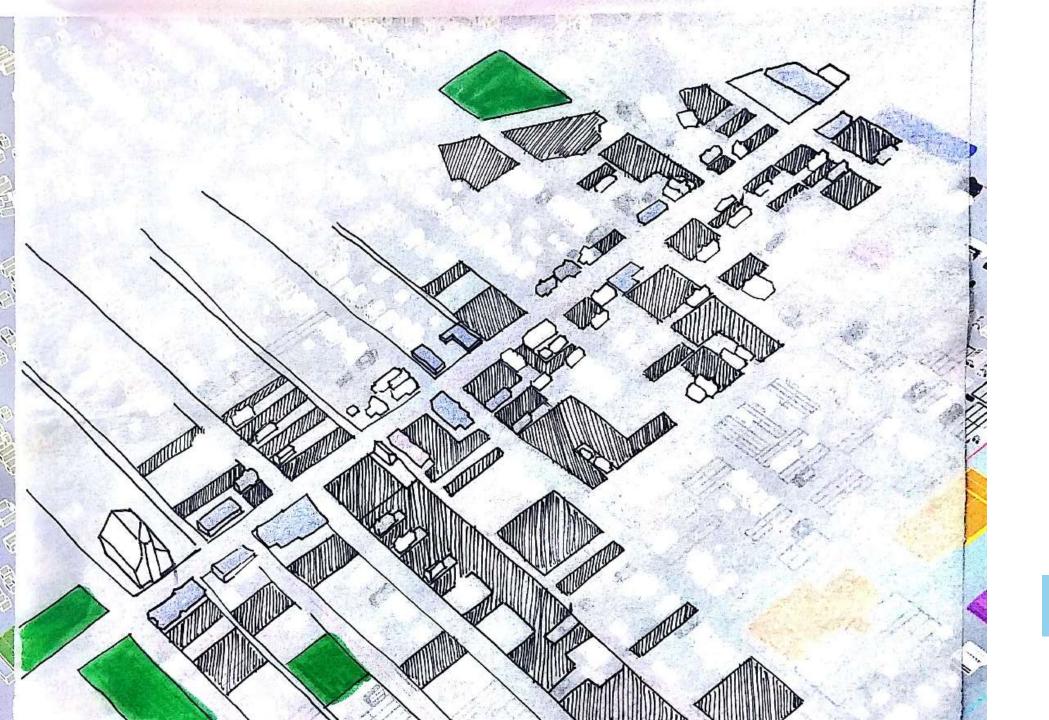






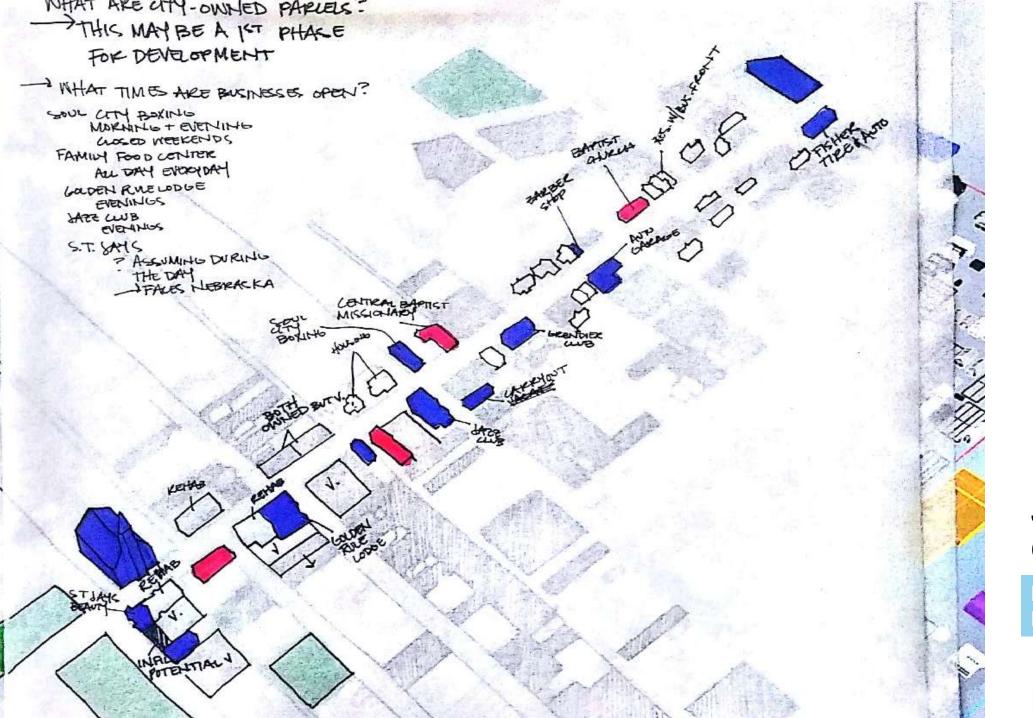






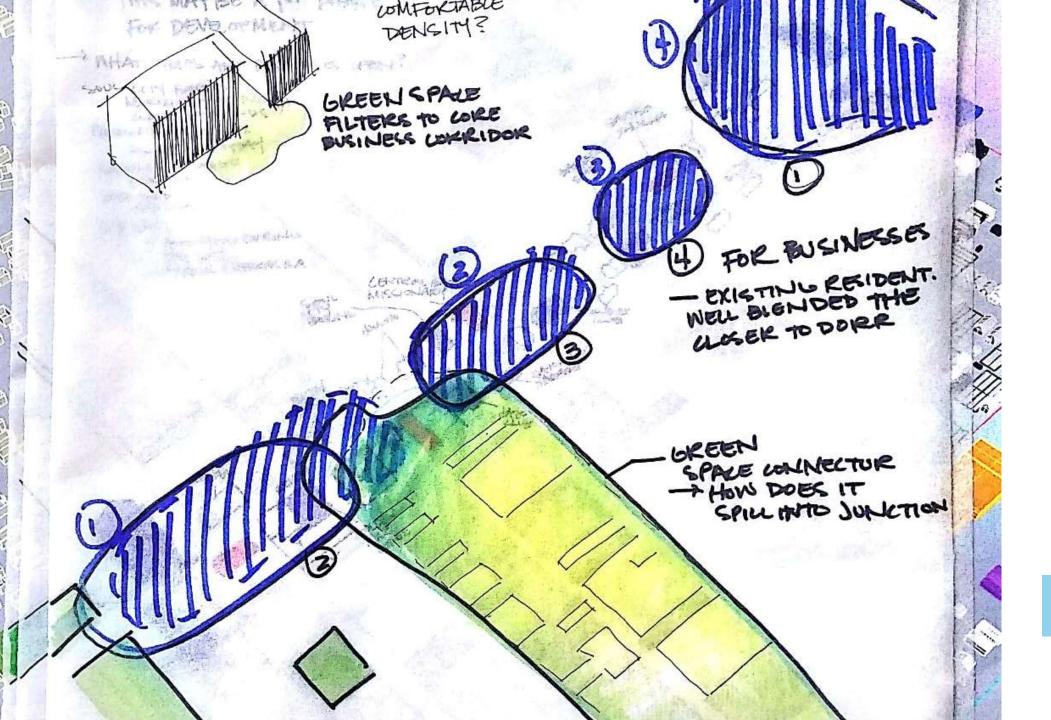










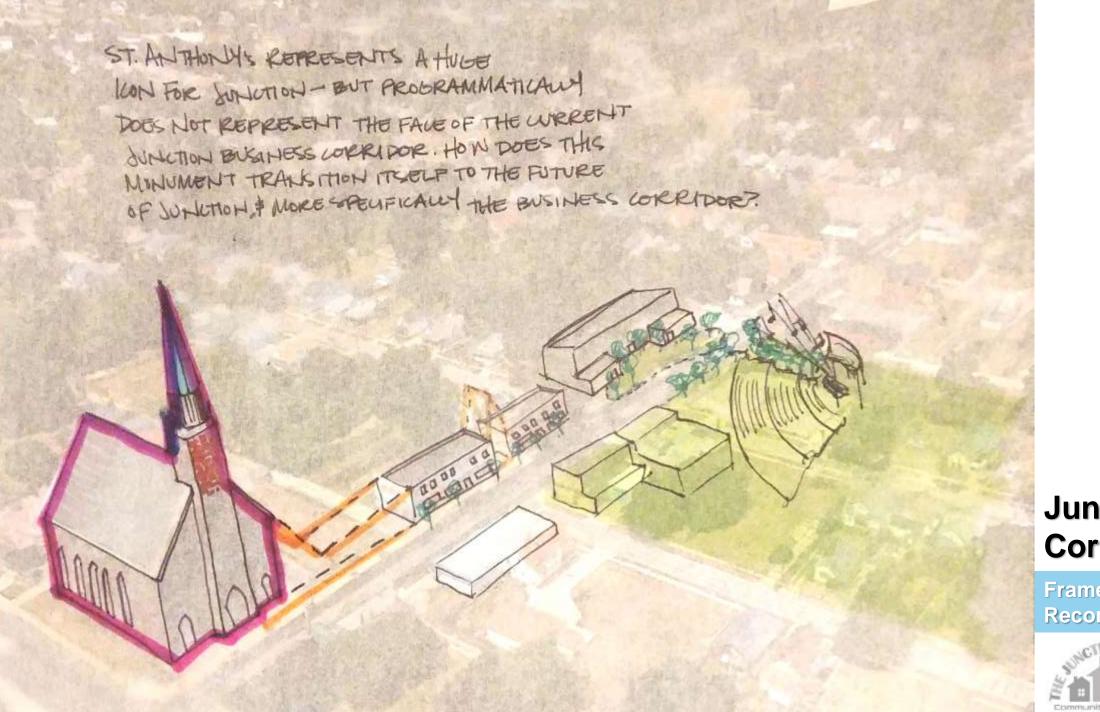






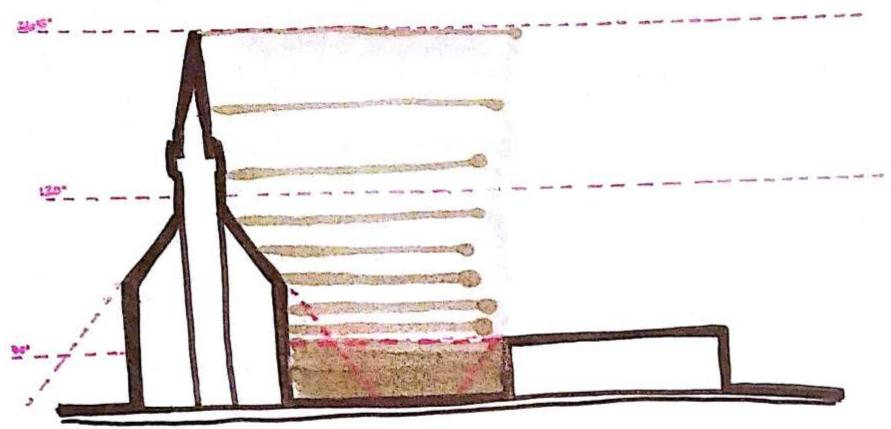












THE SPACE BETWEEN
REMIDENTS OF THE
ICON BEGIN TO APPEAR
ALONG JULICION AVE

Junction Corridor







Community Identified Needs

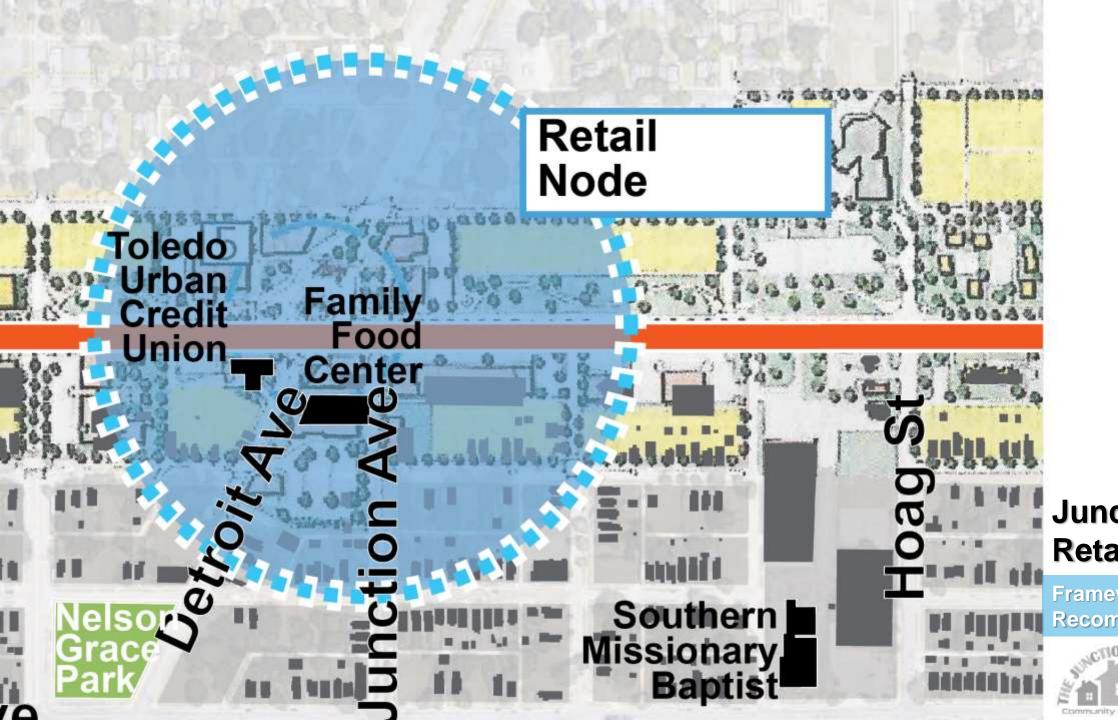
Soccer /Football
Putting / Chipping Green
Tennis
Horseshoes
Amphitheatre
Community Gardens

Restaurants
Hair / Beauty Salon
Business Instruction
Education / Training
Facility
Urgent Care Facility
Day Care Facility
Resources Center
Mobile Food Trucks

Junction Corridor



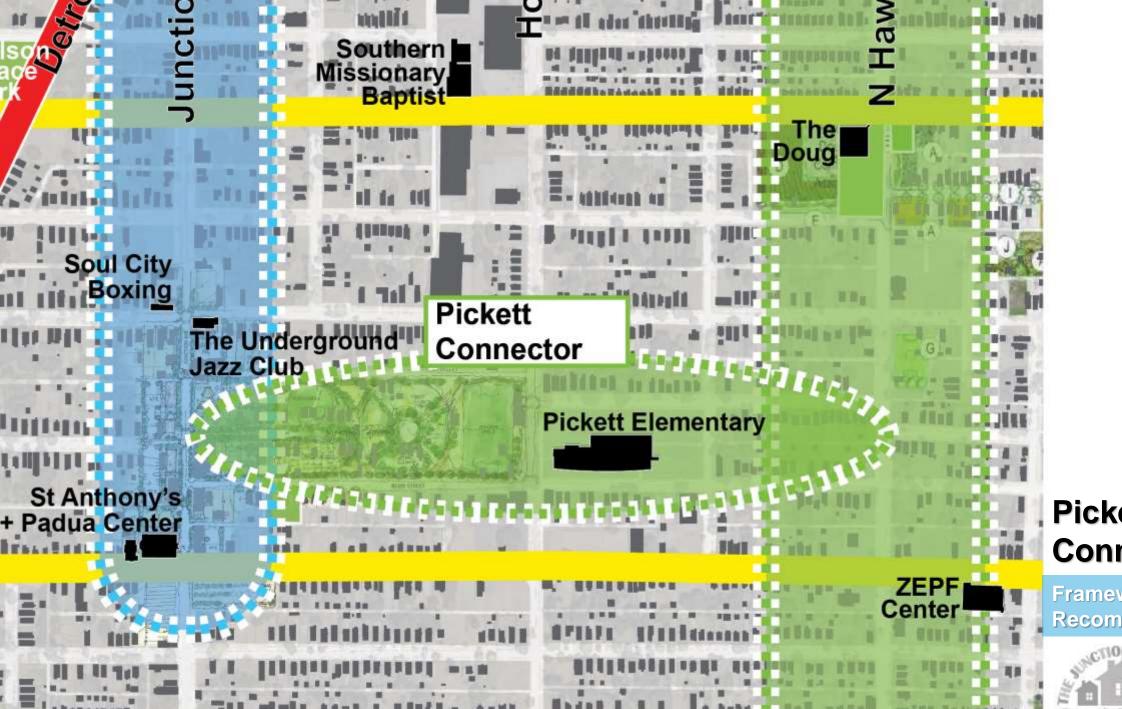




Junction Retail Node







Pickett Connector







Elements:

- + Resurface Hawley St
- + Usable public open space
- +Widen sidewalks
- + Increase tree lawn
- + New bike path
- + Increase number of street trees
- + Improve lighting

Hawley Corridor

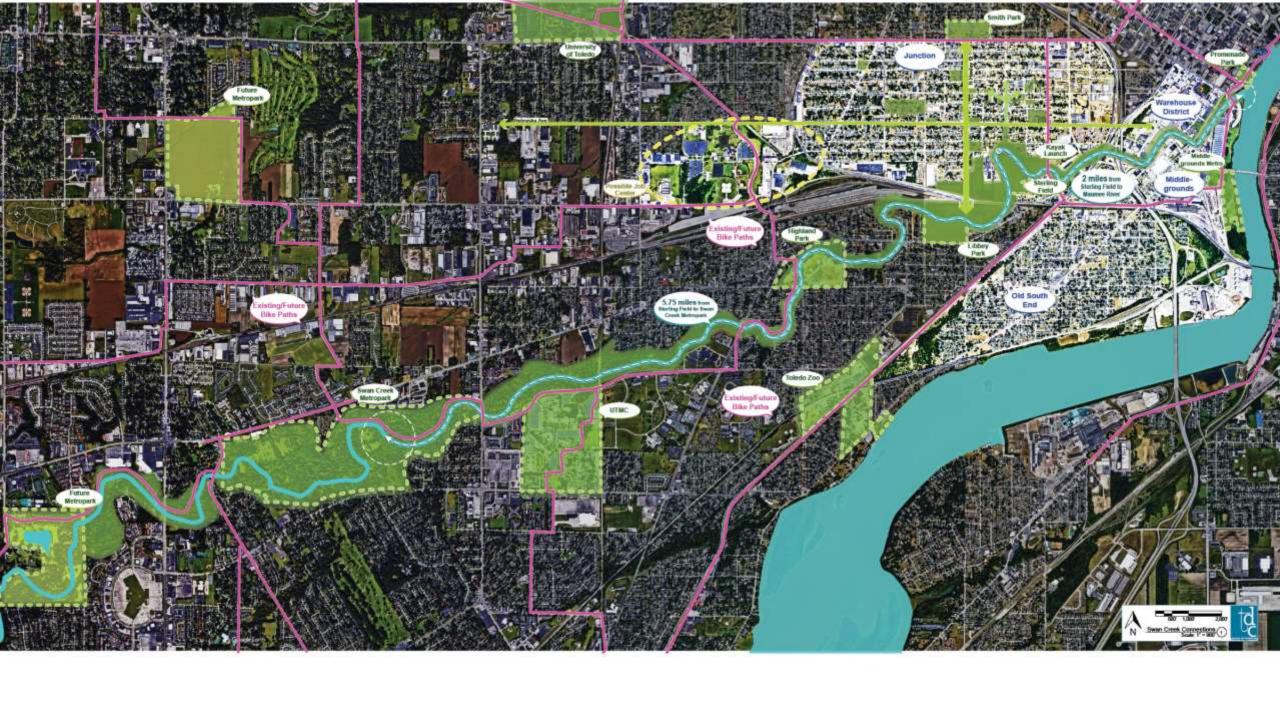


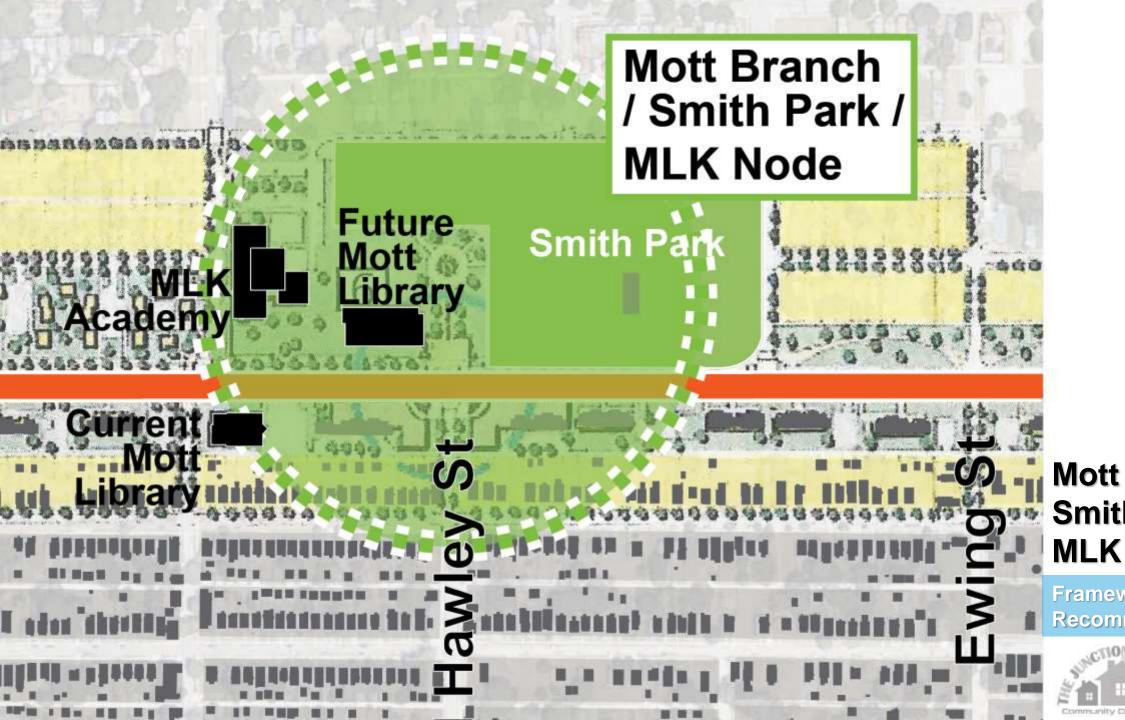








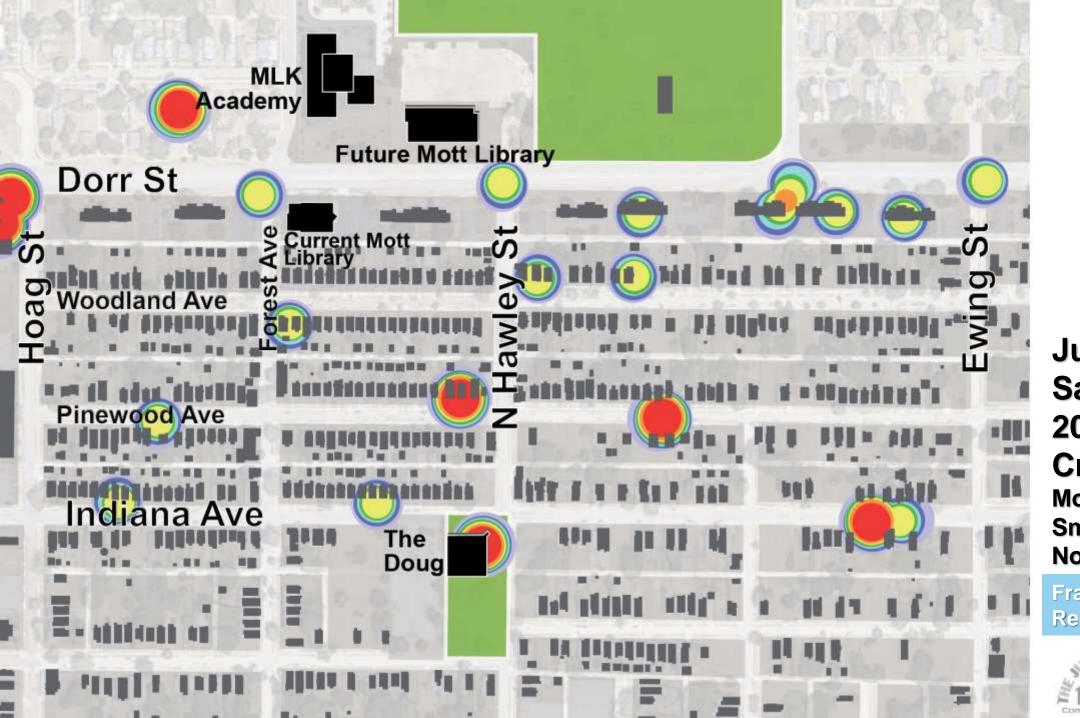




Mott Branch / Smith Park / **MLK Node**



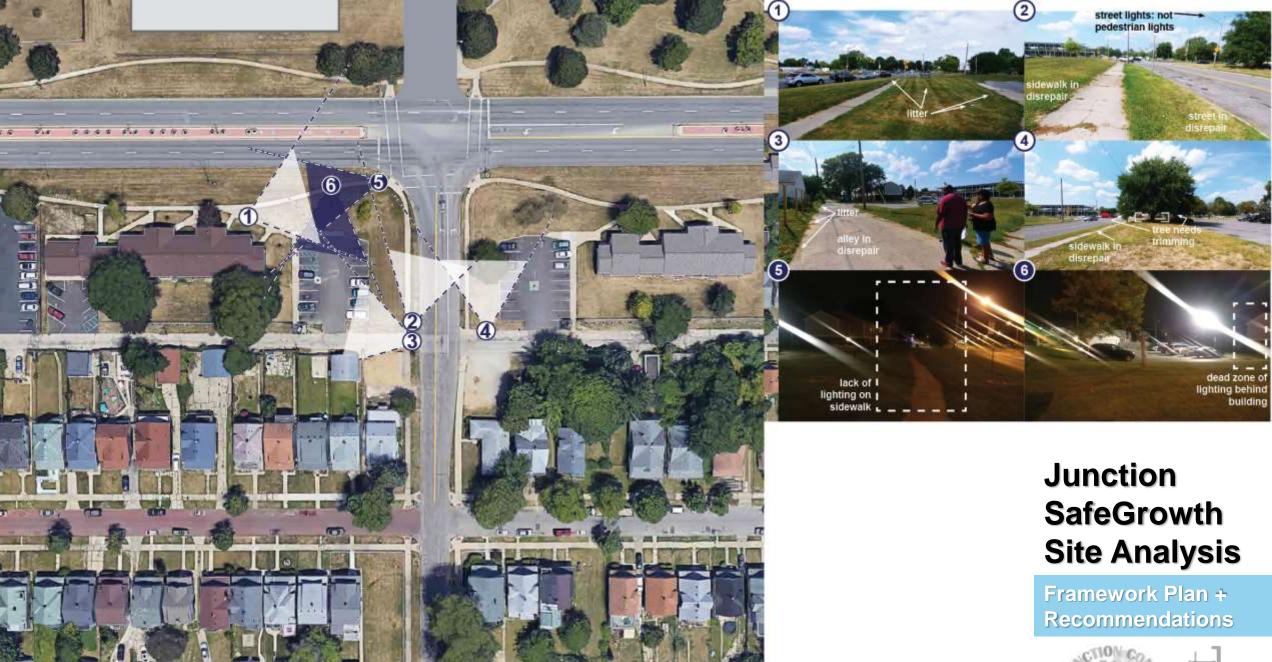




Junction
SafeGrowth
2018 Violent
Crimes
Mott Branch /
Smith Park / MLK
Node







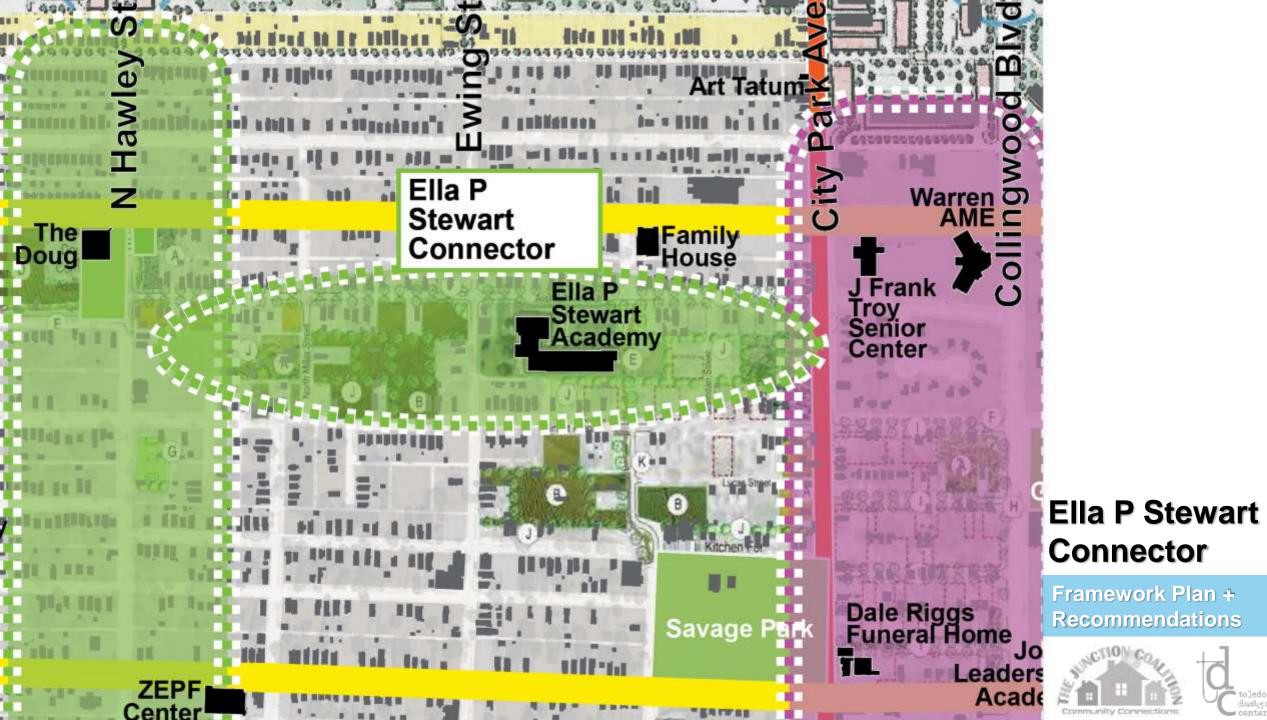


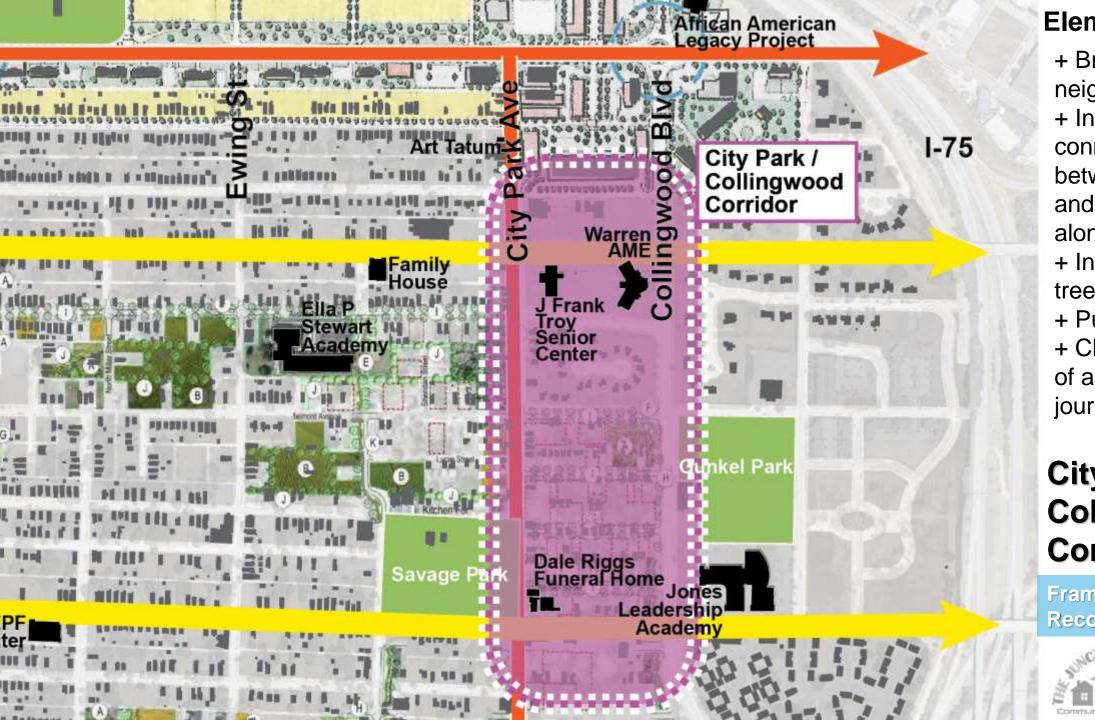










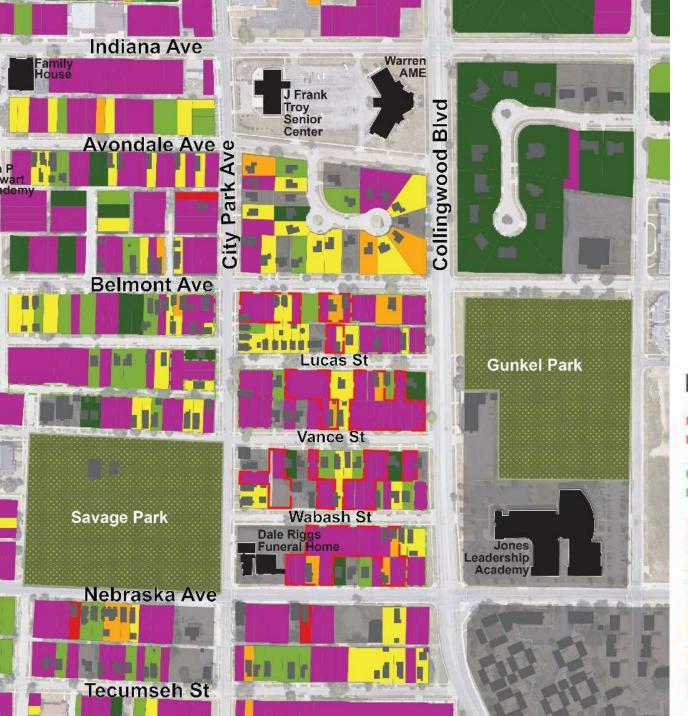


Elements:

- + Bright entry into neighborhood
- + Increased connectivity between existing and future anchors along corridor
- + Increased street trees
- + Public seating
- + Clear distinction of art / monumental journey of history

City Park / Collingwood Corridor





Land Bank Graded Parcels

- Center for Community Progress Infill Housing Site Potential
 - Center for Community Progress
 Greening Site Potential
 - Vacant
 - A
 - E
 - О.
 - C
 - D
 - F

City Park / Collingwood Corridor







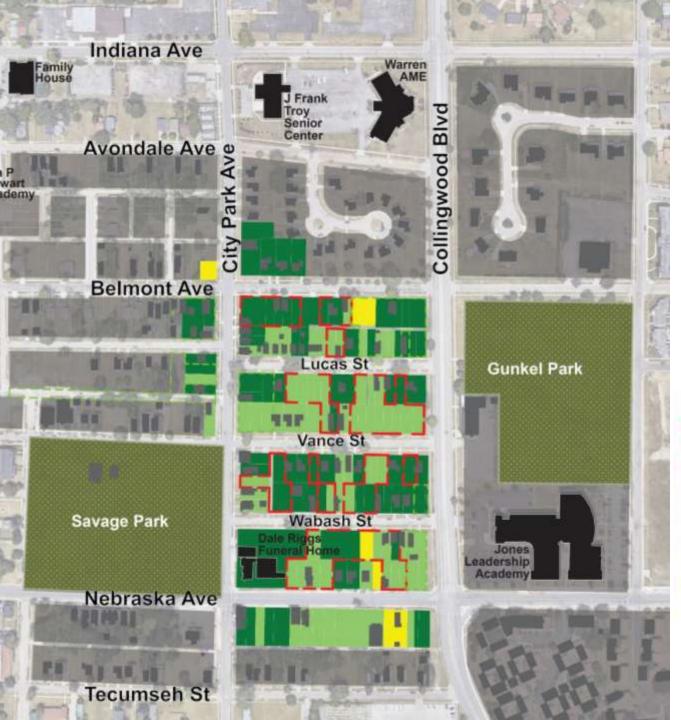
Ownership Status

- Center for Community Progress Infill Housing Site Potential
- Center for Community Progress
 Greening Site Potential
- Rental Occupied
- Owner Occupied
- Un-Occupied

City Park / Collingwood Corridor







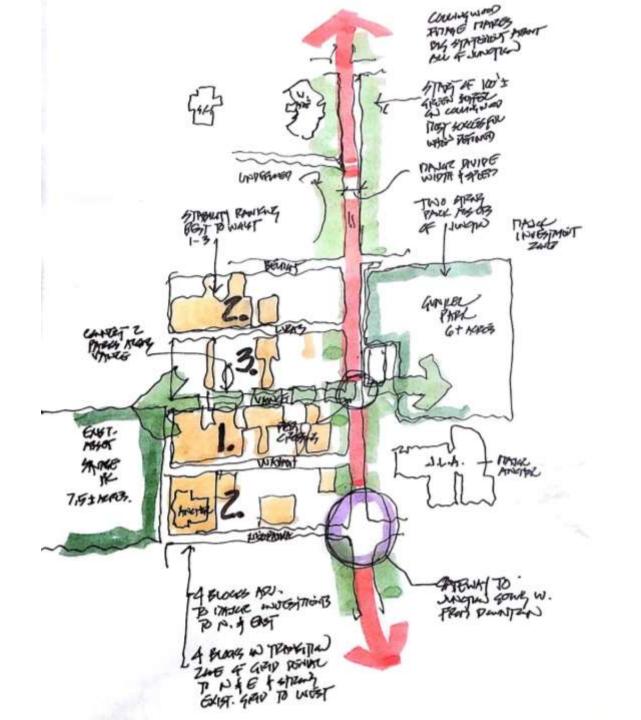
Land Bank Yard Status

- Center for Community Progress Infill Housing Site Potential
- Center for Community Progress
 Greening Site Potential
- Good
- Average
 - Popr

City Park / Collingwood Corridor

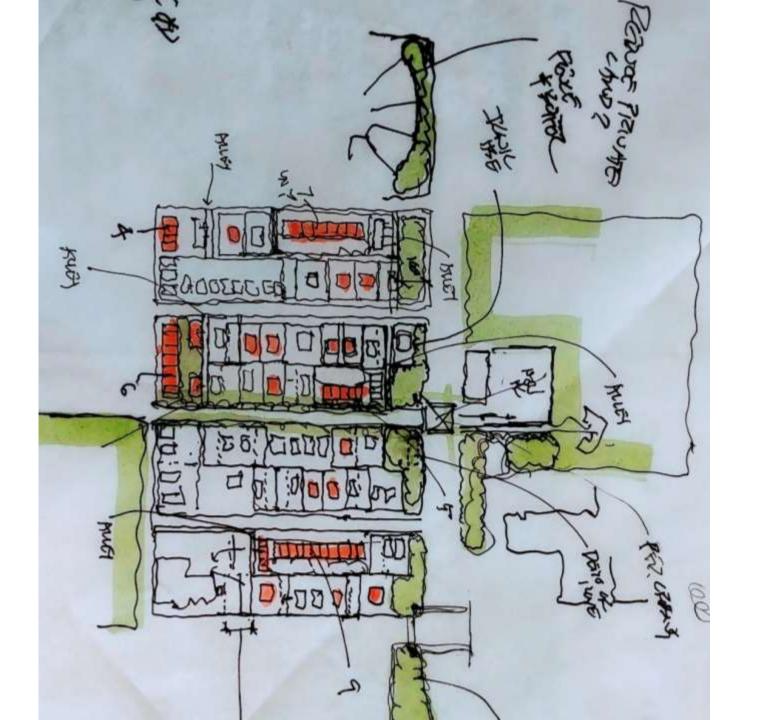






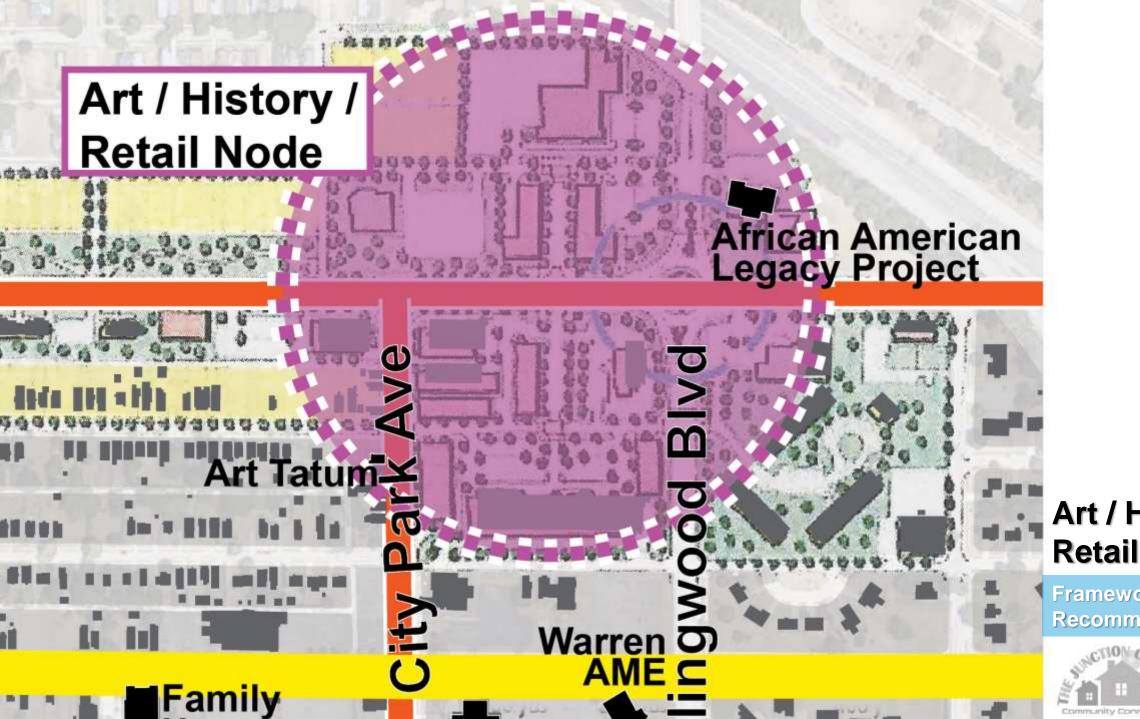
City Park / Collingwood Corridor





City Park / Collingwood Corridor

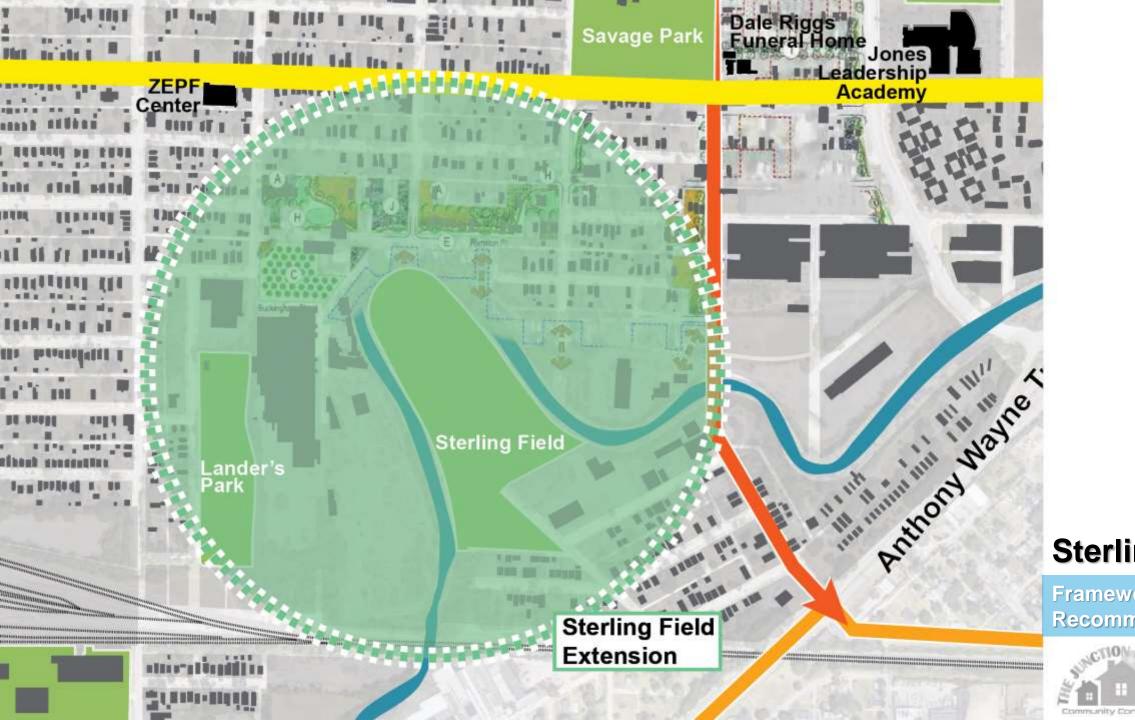




Art / History / **Retail Node**

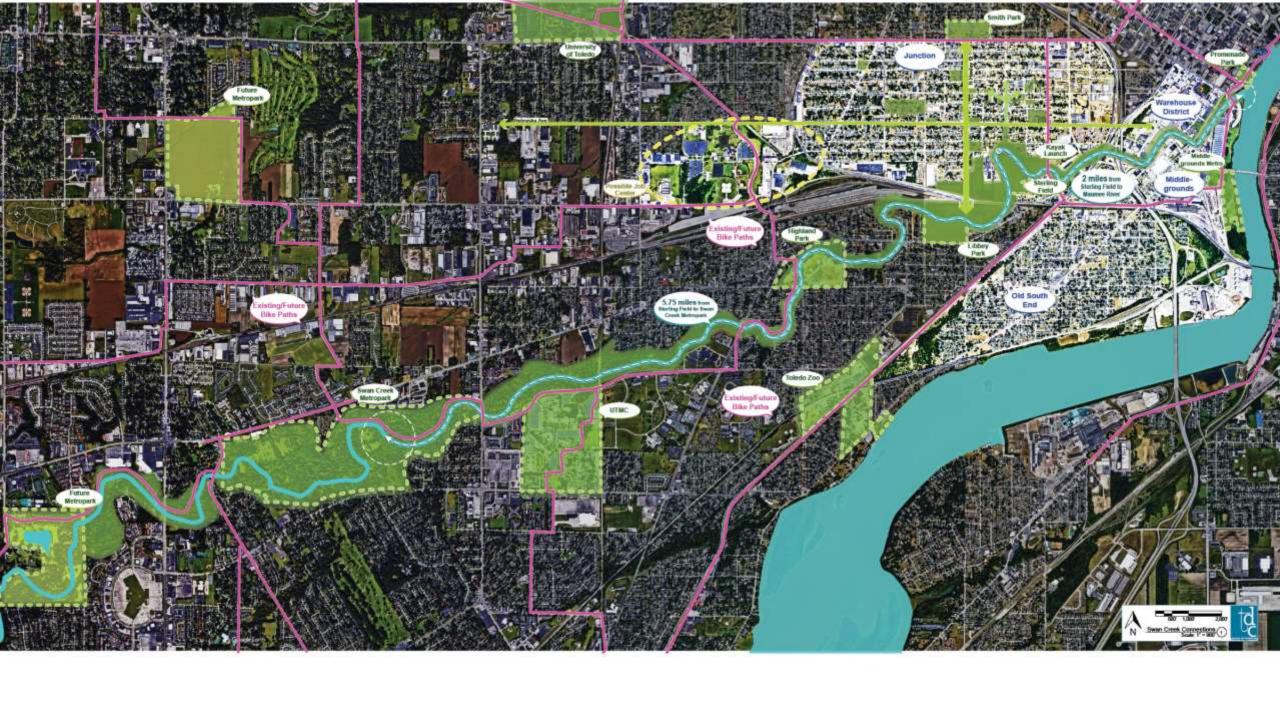


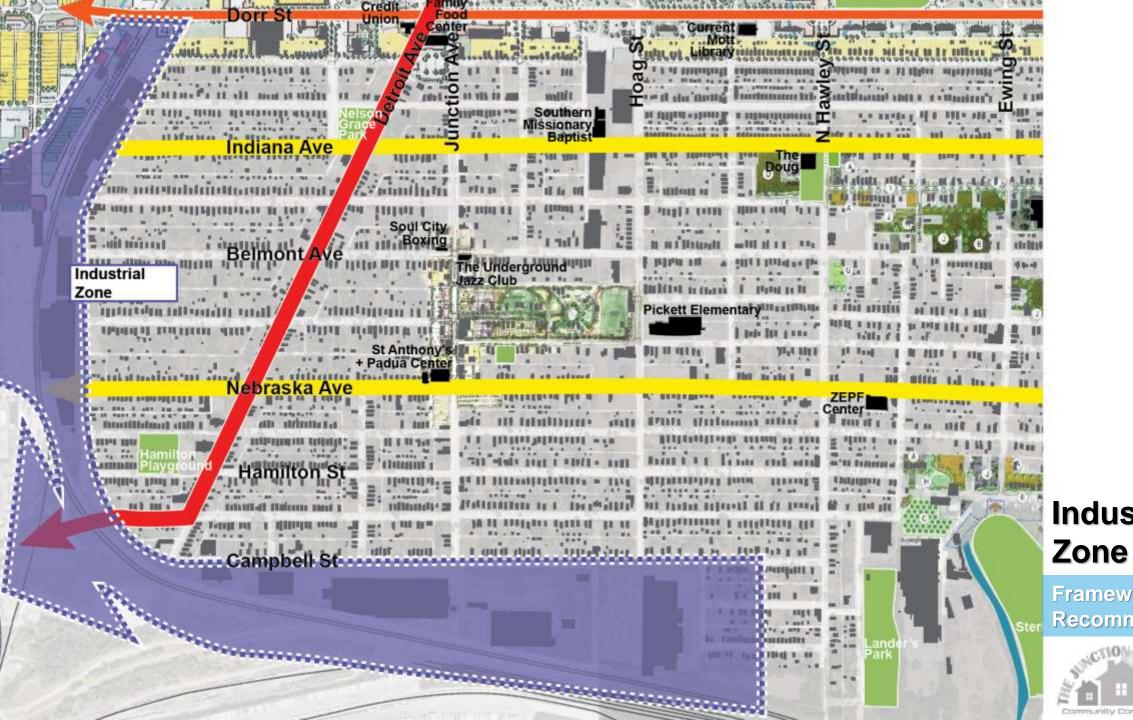




Sterling Field

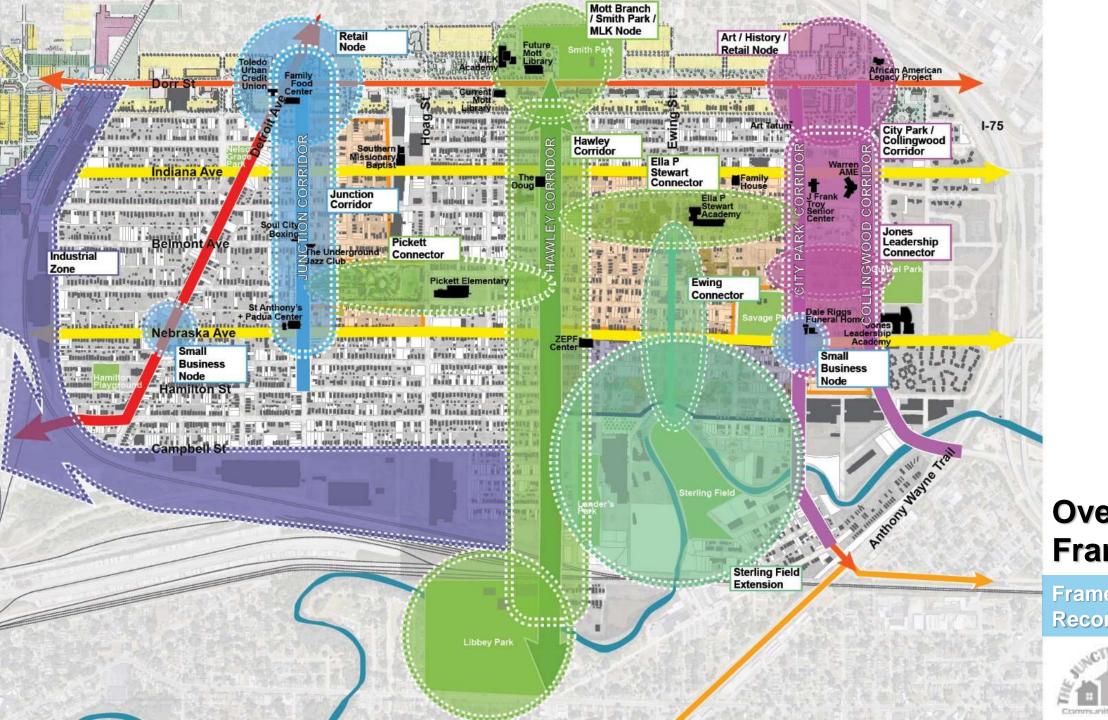






Industrial





Overall Framework



