Diversifying the Brownfield Portfolio

Toledo's Story

OHIO BROWNFIELD CONFERENCE 2012
GREATER COLUMBUS CONVENTION CENTER

THURSDAY, MAY 24, 2012

JOEL MAZUR, CITY OF TOLEDO
DAN PITTMAN, CITY OF TOLEDO
SALLY GLADWELL, CP, THE MANNIK & SMITH GROUP, INC.
BILL BURKETT, HULL & ASSOCIATES, INC.

Toledo's Challenges

- Demographics
  - Toledo's population declined from 383,105 in 1970 to 287,208 in 2010, a loss of 95,897 residents
- Economy
  - Lost jobs and significant property devaluations have resulted in declining tax revenues and reduced City services
- Brownfields
  - Toledo's brownfield inventory includes 576 brownfield sites that range from less than one acre to over 100 acres, averaging 4.7 acres

Toledo's Brownfield Impact Area

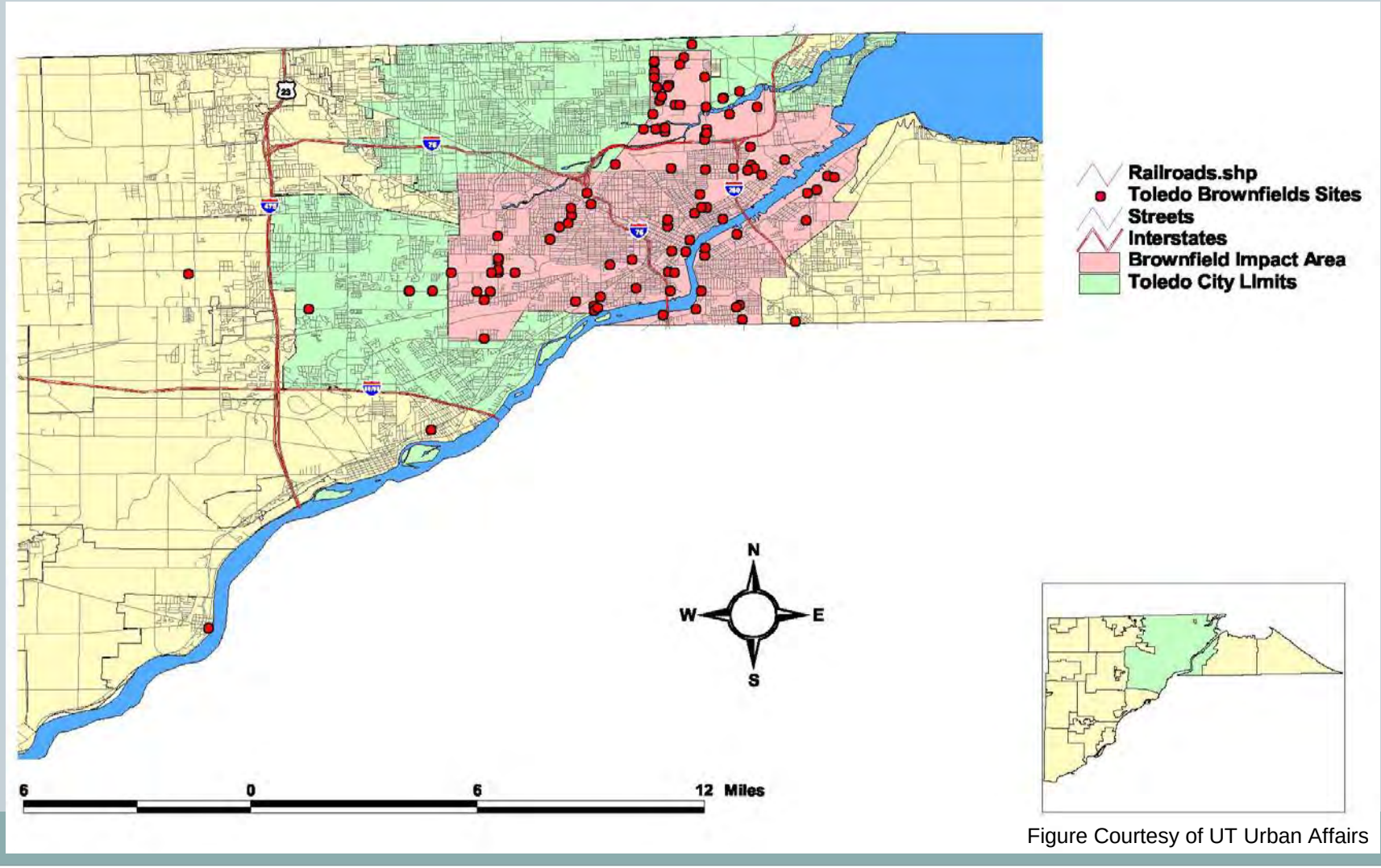


Figure Courtesy of UT Urban Affairs

Toledo's Brownfield Impact Area

	Targeted Tracts Within BIA	Toledo/ Lucas County	Ohio	U.S.
Population	77,743	287,208/441,815	11,536,504	308,745,538
Unemployment	11.8%	10.1%/9.7%	9.0%	9.0%
Poverty Rate	25%	25.1%/19.4%	8.4%	14.3%
Percent Minority	50%	35.2%/23.2%	12.2%	26.7%
Per Capita Income	$16,329	$18,045/$22,867	$23,975	$26,530

Targeted BIA Tracts				
	Overland	Cherry/Summit	Fernwood	A. Wayne
Population	30,201	19,591	7,974	20,963
Unemployment	11.4%	15.7%	13.5%	8.1%
Poverty Rate	22.3%	40.8%	21.6%	15.5%
Percent Minority	46.4%	68.1%	97.2%	20.3%
Per Capita Income	$17,906	$11,521	$13,897	$21,991

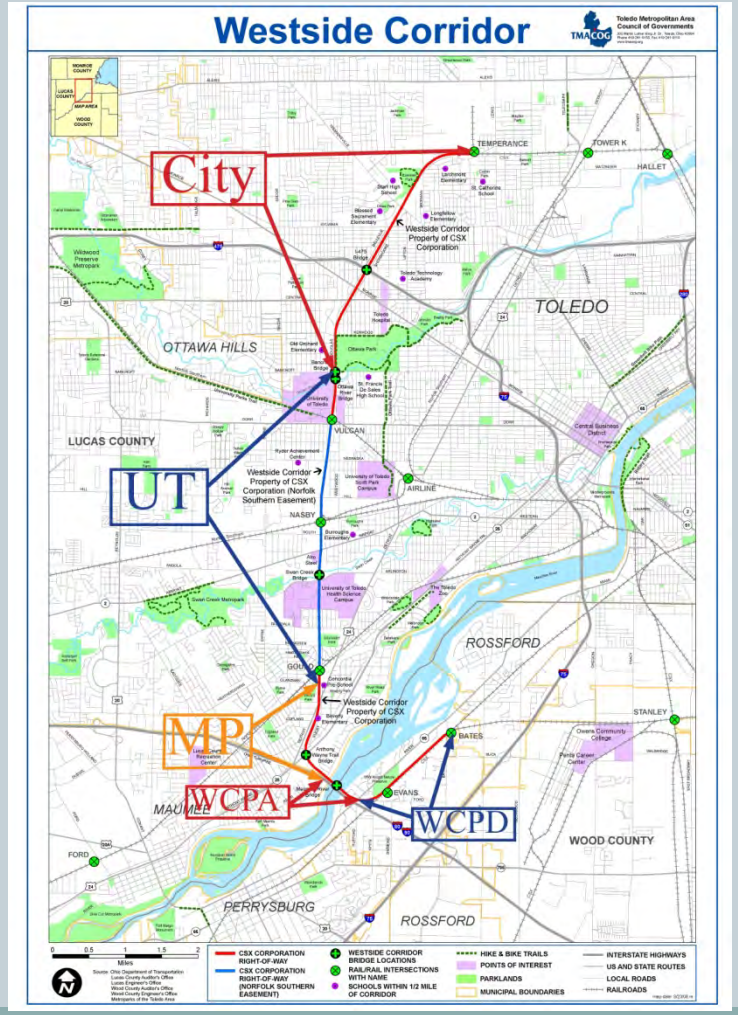
Toledo's Assets Helping to Drive Brownfield Diversification

- Experienced public-private brownfield team
- Several large manufacturing investments and corridor/district redevelopments
- Unique local resources and public appreciation for parks and trails
- Renewable energy powerhouse
- Local expertise with phytoremediation, bioremediation, urban agriculture
- Recognized need to help right-size City through incorporation of more greenspace and urban agriculture facilities
- Supportive organizations, agencies and community

Westside Rail Corridor

DAN PITTMAN
CITY OF TOLEDO

Westside Rail Corridor



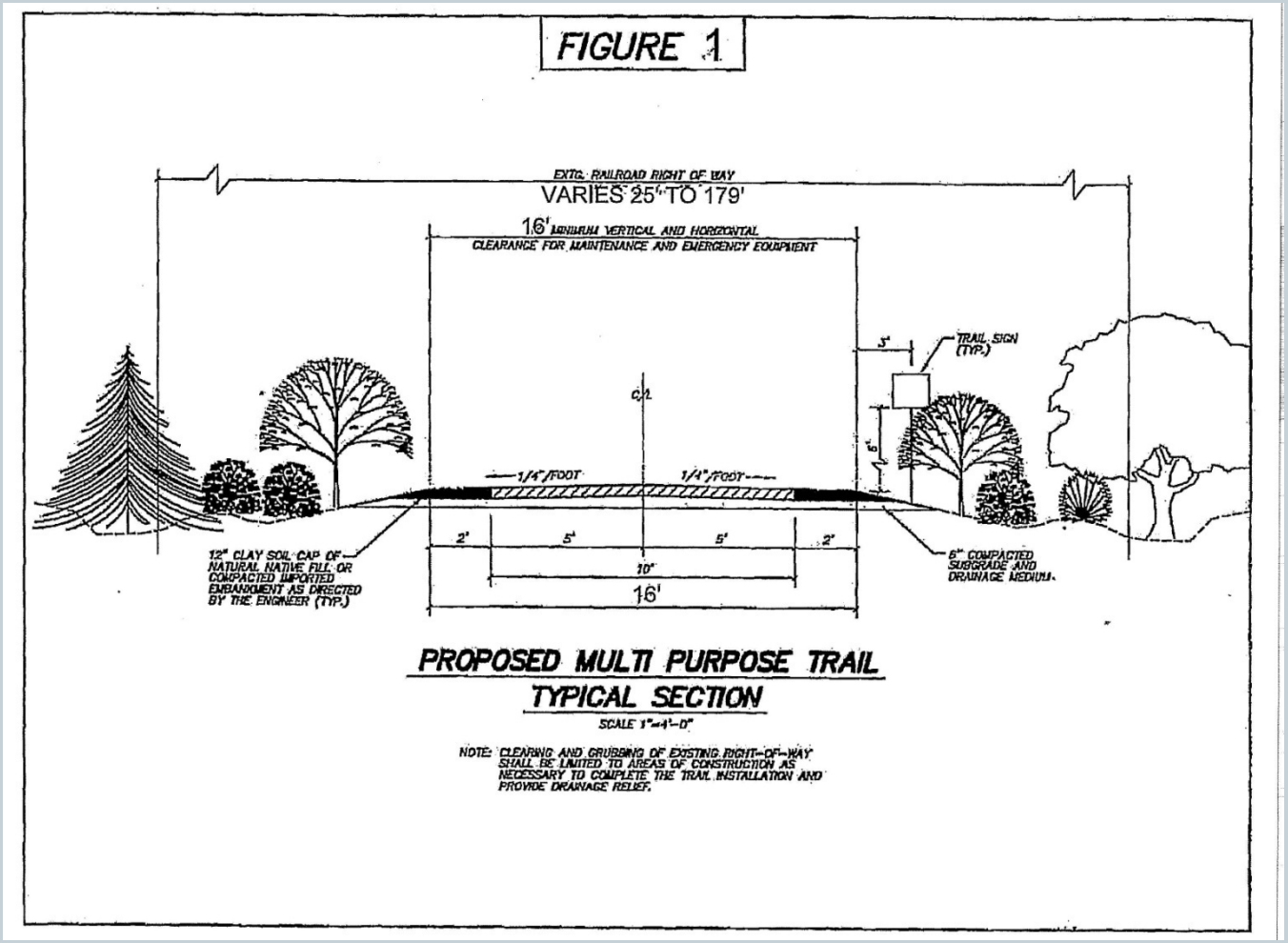
Westside Rail Corridor

- **Former CSX Railway**
- **Approximate 11 miles of Linear Right-of-Way**
- **10 years - Conception to Acquisition/Closing**
- **Partner Owners**
  - **University of Toledo (4.1 miles)**
  - **City of Toledo (3.5 miles)**
  - **Metropolitan Park District of the Toledo Area (1.75 miles)**
  - **Wood County Park District (1.5 miles)**
  - **Wood County Port Authority (Maumee River Bridge)**
- **Facilitators**
  - **TMACOG**
  - **The Trust for Public Lands**
  - **Ohio EPA**
  - **Marcy Kaptur, Member of Congress**
  - **Many Local, Municipal, and County Officials**

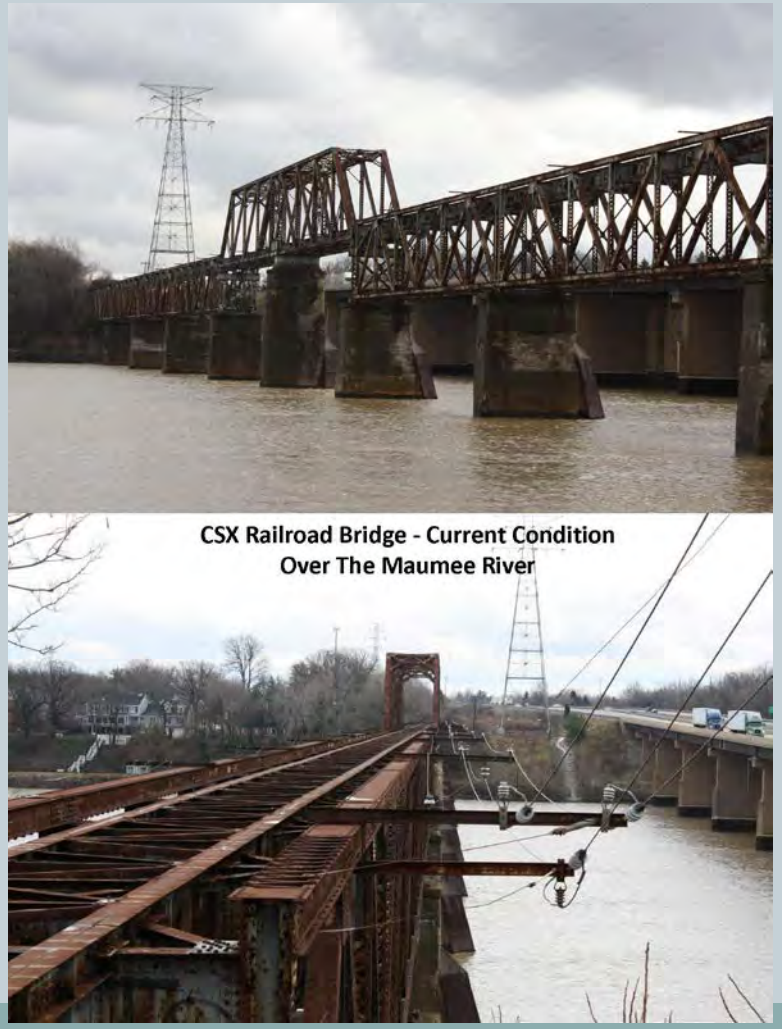
Westside Rail Corridor

- **Purchase Price - $6,495,000**
  Value determined per appraisals on the property
- **$1,000,000 Matching Funds from Toledo MetroParks and other partners**
- **Environmental Subsidy via Ohio EPA - $12,600**
- **Environmental Insurance Liability Policy Purchased - $83,880**
- **Funding for Phase I and Phase II Environmental Assessments provided by CSX Railroad**

Westside Rail Corridor



Westside Rail Corridor



UpTown Signature Park

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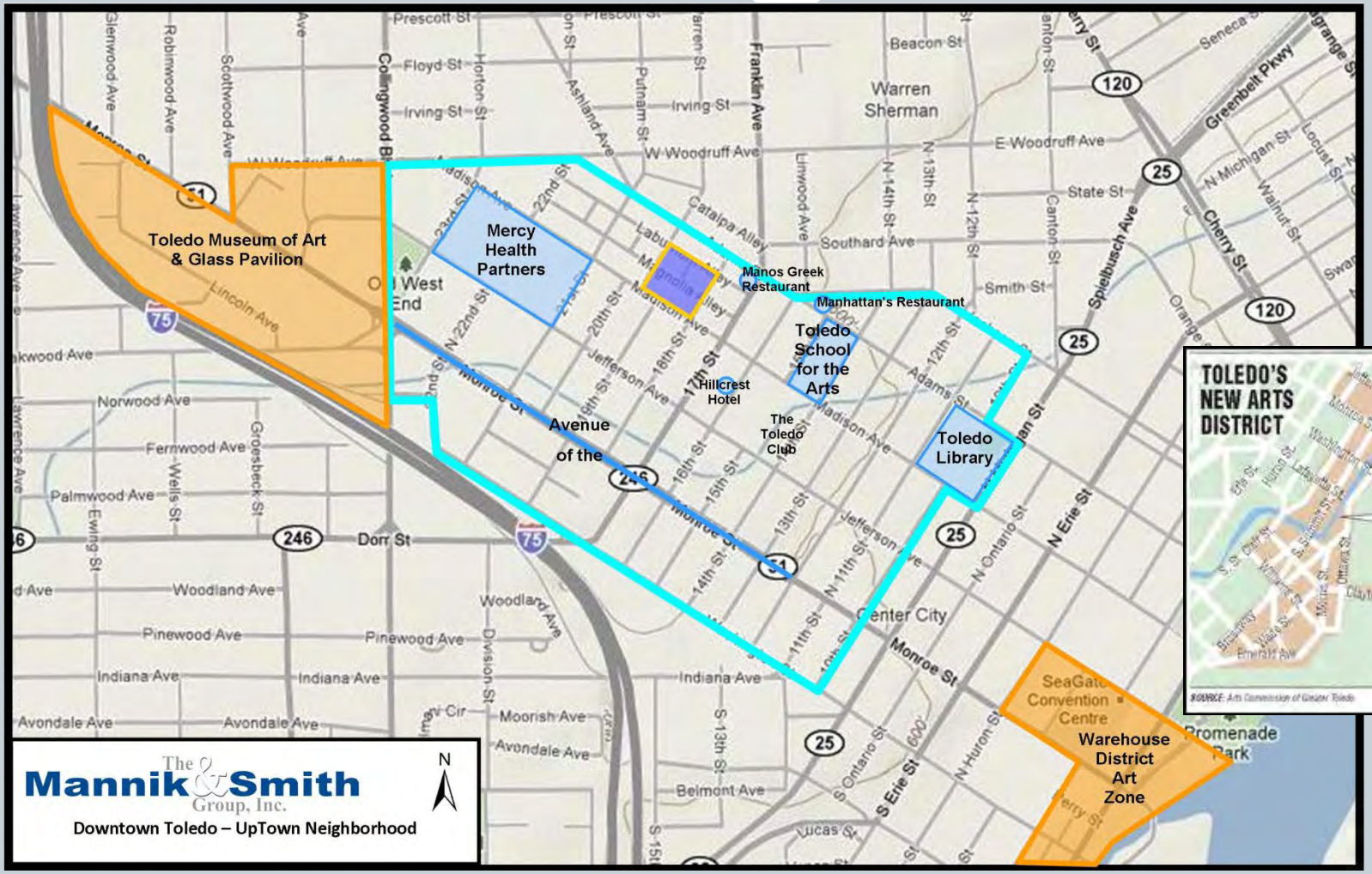
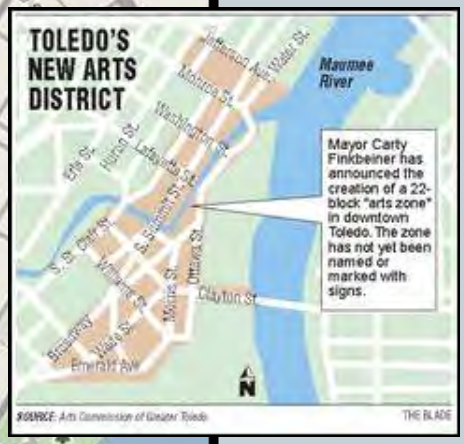
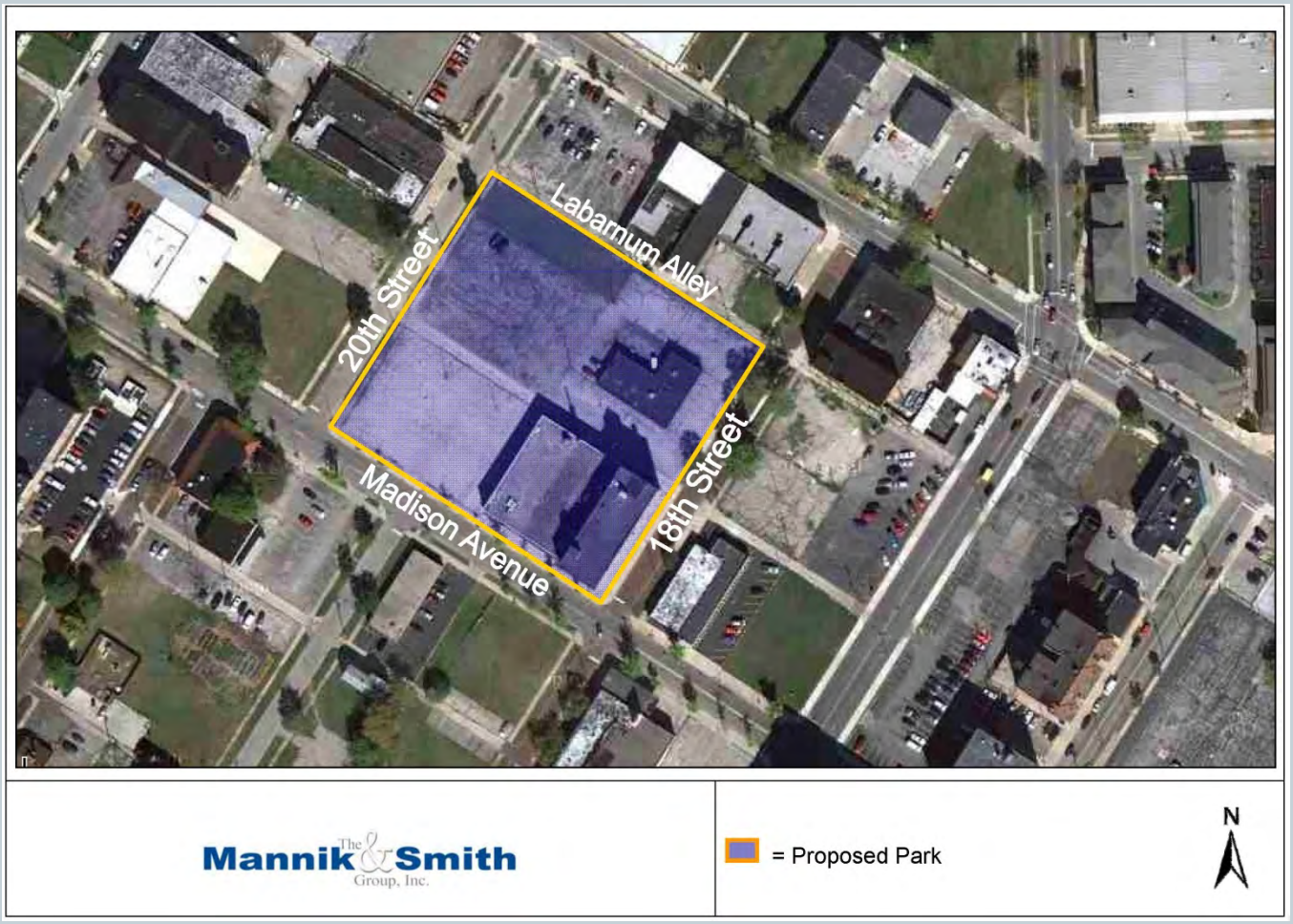
Ideally situated between the Warehouse District Art Zone and the Toledo Museum of Art, the UpTown Neighborhood is home of the Avenue of the Arts and is widely recognized as Toledo's up-and-coming creative enterprise community.





UpTown Revitalization: Project Property Layout



UpTown Signature Park: Project Plans

- The City of Toledo received $1.5 million from the CORF Sustainable Reinvestment Track in 2011 to create a signature park in the heart of UpTown. The park will:
  - Create green space
  - Connect to nearby residential community & attract business investments to the neighborhood
  - Improve storm water quality with the use of bioswales and other sustainable technologies
  - Create clean energy for commercial use
  - Preserve a historic building on the corner of the property and convert it to flexible publicly-accessible space for creative enterprise, as well as upper levels for commercial space for local artists and artisans

UpTown Signature Park: Project Concept Plan

Arts and culture industries generate over $2.4 billion in economic activity in Northwest Ohio every year, resulting in nearly $250 million in federal, state, and local tax revenues and over 33,000 jobs.

2009 Study by the Bowling Green State University's Center for Regional Development

1 - 311 18th Street with Cistern and Stormwater Feature

2 - Coffee shop, gallery andbakery w/ sedum roof

3 - Trellis and Gateway

4 - Kiosks for artwork sales by artists, with rental/sale ofart supplies and childrens' games

5 - Dumpster

6 - Outdoor Cafe

7 - Childrens' Games

8 - Connection to Adam's St. neighbors

9 - Rain Garden and Rainwater Swale

10 - Artwalk with sculptures by local artists, lit by solar lights

11 - Amphitheatre and Stage for live theatre and movies which doubles as interactive waterplay & fountain

12 - Outdoor Movie Screen

13 - Art in the Park

Mannik & Smith

Erie Street Redevelopment

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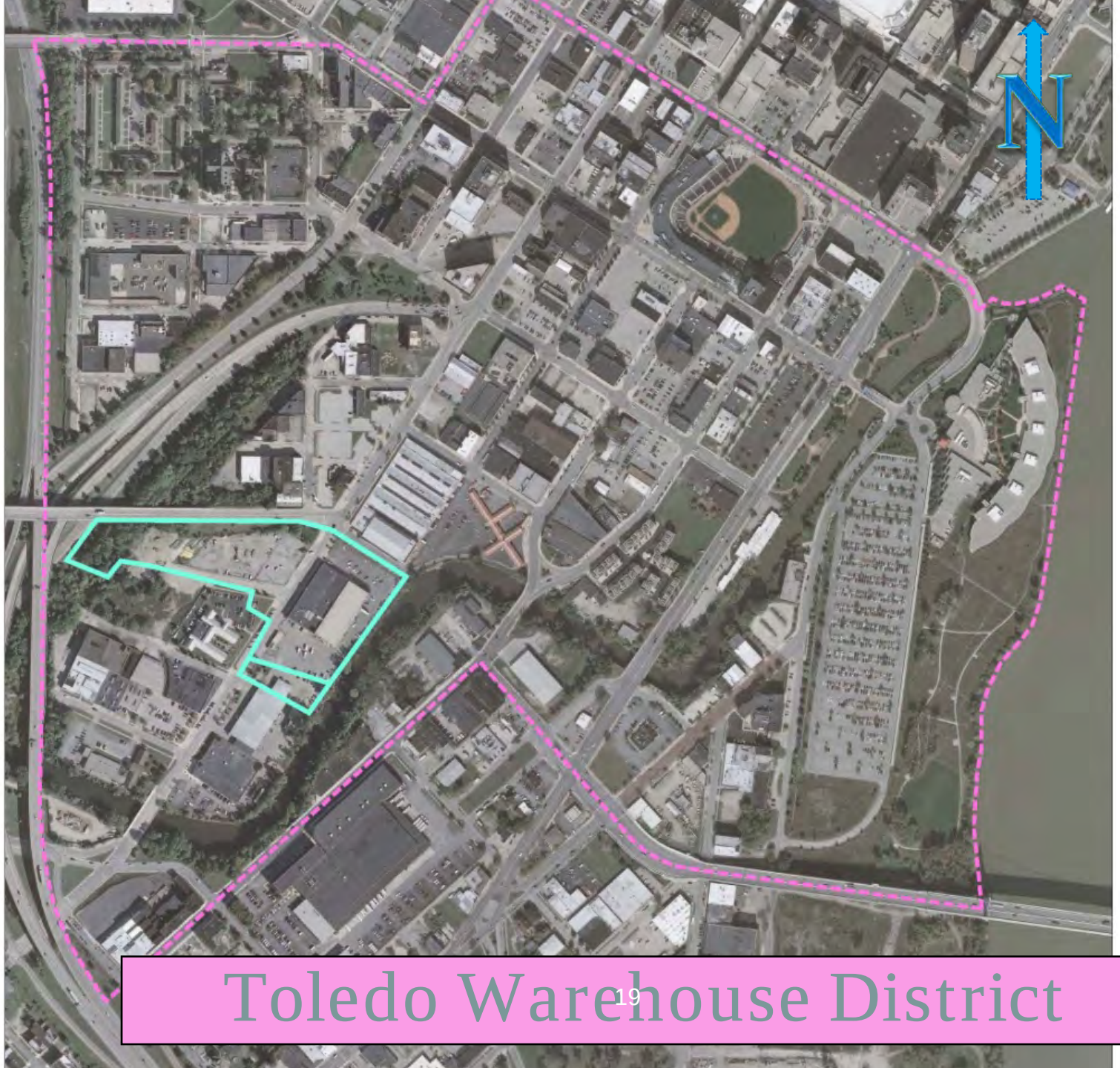
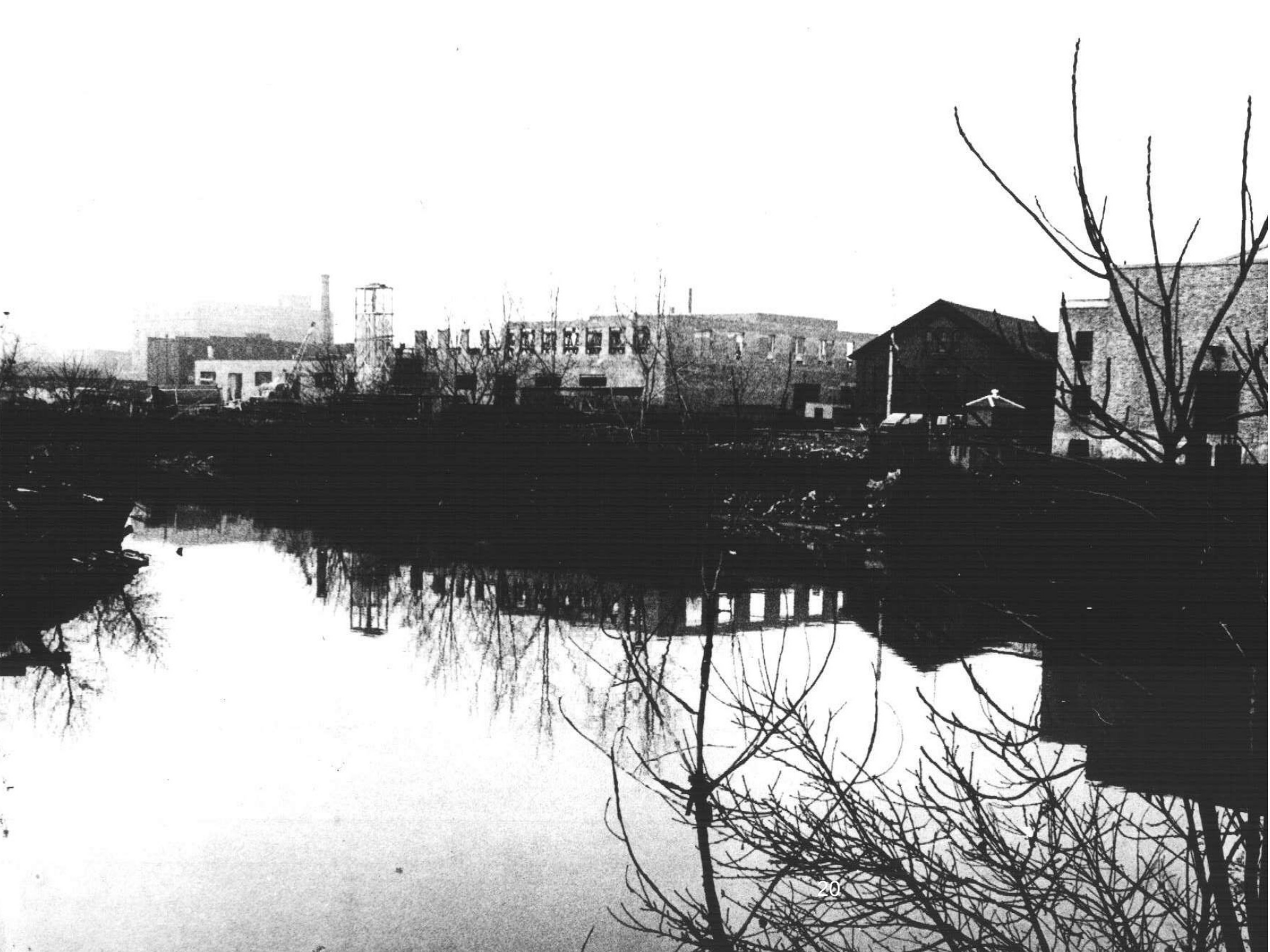
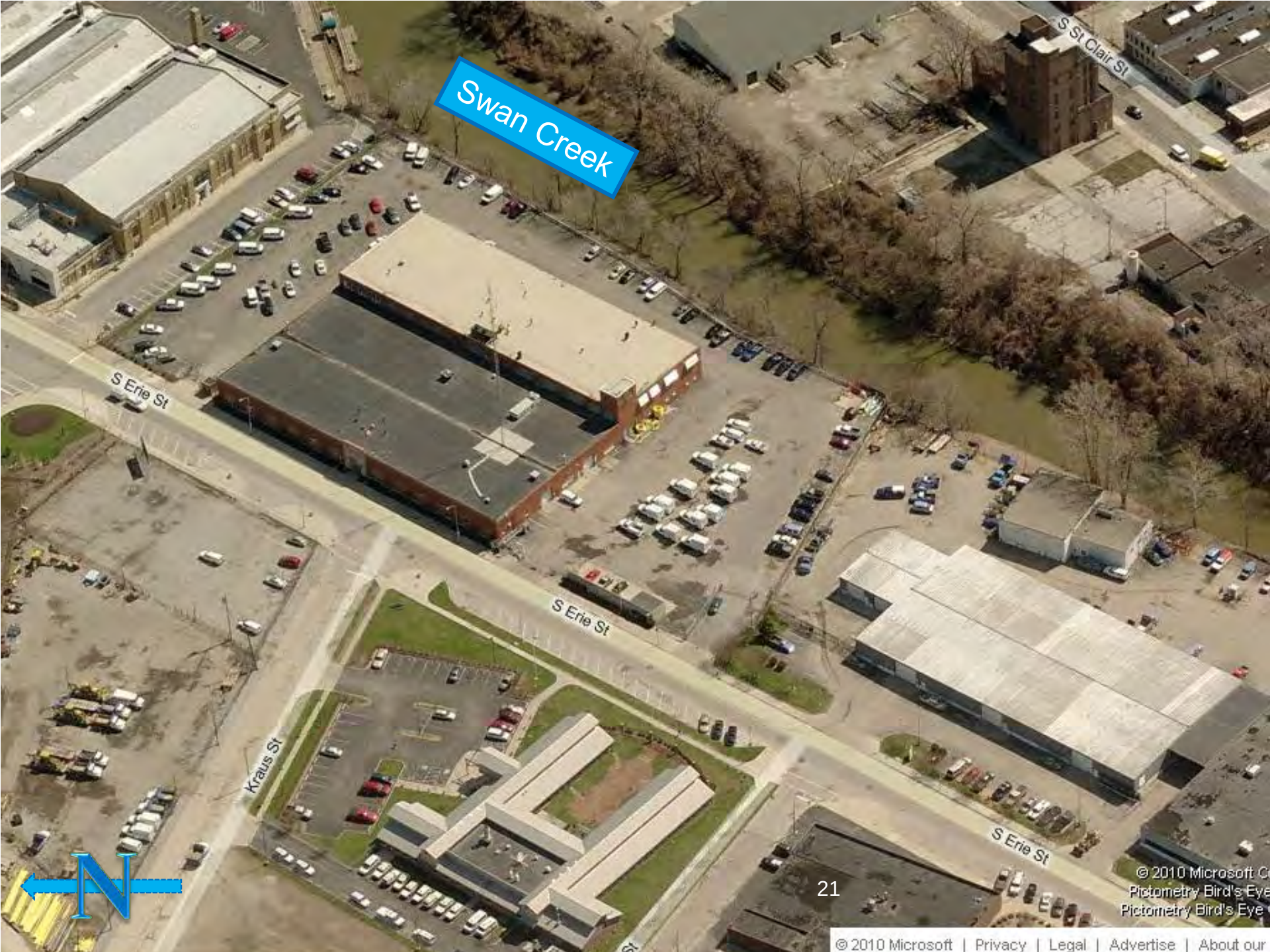
Columbia Gas – Swan Creek



Toledo Warehouse District




Swan Creek
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Hull
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Overland Industrial Park at Jeep Parkway

JOEL MAZUR
CITY OF TOLEDO

Overland Industrial Park at Jeep Parkway

- Site of the former Jeep Assembly Plant
- 111 acres
- Toledo's most visible brownfield site
- Port Authority owned
- One of the first brownfields in the state to receive CORF Sustainable Reinvestment Pilot Track funds

Overland Industrial Park at Jeep Parkway

- Funding secured to cleanup the property and start redevelopment
- Partnership formed to revitalize surrounding neighborhood
  - Toledo Community Foundation, ESOP, U.S. EPA, ODOT, Vito Nuova, University of Toledo and more
- Focus is now on more than just brownfield redevelopment and includes community health and community connectivity, walkability and livability principles

http://www.localsynergy.net/toledo/

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