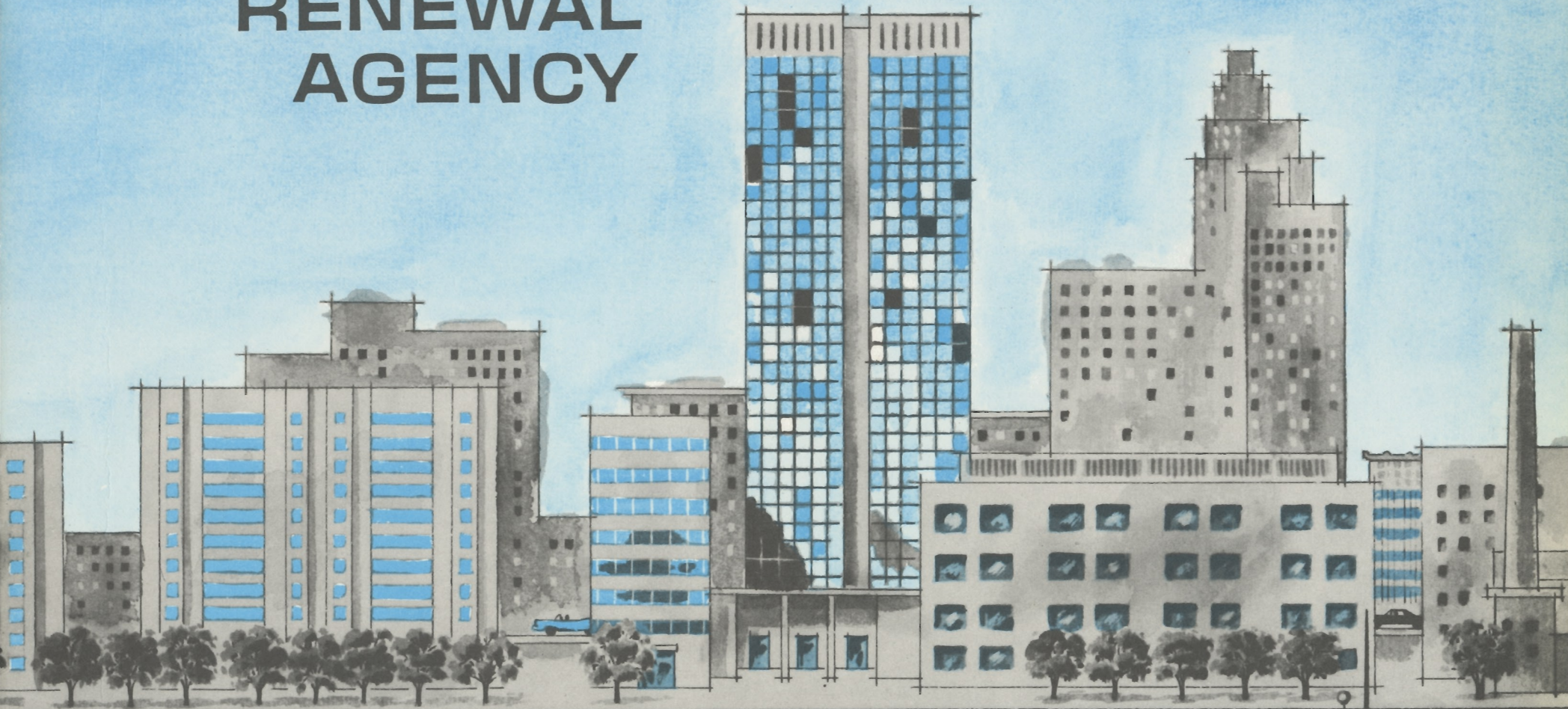
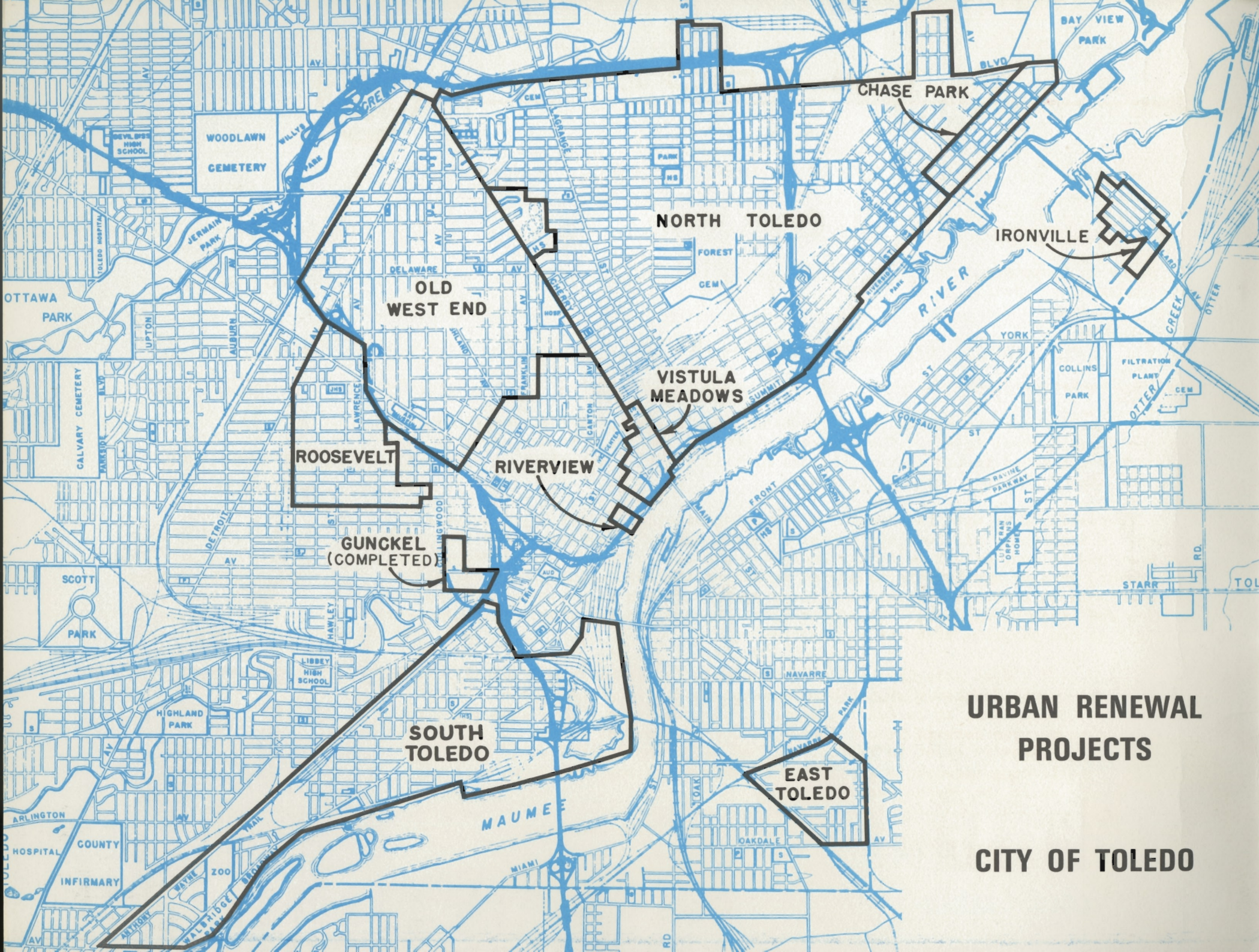


**TOLEDO  
URBAN  
RENEWAL  
AGENCY**

*annual report '66*



RIVERVIEW • CHASE PARK • EAST TOLEDO • NORTH TOLEDO • ROOSEVELT  
VISTULA MEADOWS • OLD WEST END • SOUTH TOLEDO • IRONVILLE



CHASE PARK

NORTH TOLEDO

IRONVILLE

OLD WEST END

VISTULA MEADOWS

ROOSEVELT

RIVERVIEW

GUNCKEL (COMPLETED)

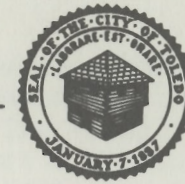
SOUTH TOLEDO

EAST TOLEDO

**URBAN RENEWAL  
PROJECTS**

**CITY OF TOLEDO**

# CITY OF TOLEDO OHIO



WALTER T. EDELEN  
DIRECTOR

ARTHUR D. LANIER  
DEPUTY DIRECTOR

URBAN RENEWAL AGENCY  
SUITE 1250 • EDISON BUILDING  
420 MADISON AVENUE  
43604

FRANK H. BACKSTROM  
CITY MANAGER

Mr. Frank H. Backstrom  
City Manager  
Safety Building  
Toledo, Ohio

Re: Annual Report for 1966

Dear Mr. Backstrom:

As noted on the succeeding pages, 1966 has been a year of change and renovation for the Urban Renewal Agency. The progress which has been made in our projects is thoroughly described in the latter sections of this report. Therefore, I will not take the time to discuss these efforts here.

Conversely, I do want to comment on the reorganization of the Urban Renewal Agency. I feel that this complete revision of the Agency's operations and staff was our most significant effort in 1966. Under the new setup, which is outlined on the back cover, we have the ability to adjust to all of the various programs that are now available through the Renewal Assistance Administration of the Department of Housing and Urban Development. In addition, the Agency has the flexibility necessary to adapt to new programs that may be forthcoming.

When this capability is coupled with the expanded Capital Improvements Program that has been made possible by the passage of the 1/2 penny tax, it is readily apparent that we are now in a good position to move forward in our attack on the problems of blight and decay that presently exist in Toledo. All of us on the Urban Renewal Staff are looking forward to tackling with enthusiasm the challenges that face us in the years ahead.

Respectfully submitted,

Walter T. Edelen, Director  
Urban Renewal Agency

## CITY COUNCIL

Mayor John W. Potter  
Vice Mayor Thaddeus N. Walinski  
Howard C. Cook\*  
Andy Douglas  
Harry Kessler  
Jane M. Kuebbeler  
Carol A. Pietrykowski  
Robert C. Savage  
Harold J. Wagner  
\*replaced by  
Carlton J. Siegel  
Jan. 1, 1967

## CITY MANAGER

Frank H. Backstrom

## URBAN RENEWAL ADVISORY COMMISSION

Robert Dorrell, *Chairman*  
John K. Arnold  
Frank V. Barger  
John Garcia  
J. Albert Laskey  
Katherine Lance Leslie (Mrs.)  
Alfred B. Scott  
Leon F. Winbigler



Edelen  
June 1, 1966

## FOREWORD

1966 was a year of reorganization and acceleration in the Toledo Urban Renewal Agency. It was a year in which the key word was action. There was demolition of the old and construction of the new as important facets of civic "face lifting" and rejuvenation. Two new conservation districts were established in sections of the urban area needing skilled professional assistance in the techniques of conservation and rehabilitation. The two districts, located in South and North Toledo, contain a population of approximately 58,000. With their addition, Toledo citizens residing within City-sponsored and Federally-assisted projects numbered over 25% of the total population.

Programs for Community Renewal, General Neighborhood Renewal in the central city and recognition as a "Demonstration City" were formulated and submitted to Council for approval. This approval would enable an all-inclusive attack on blight and deterioration in sections of Toledo not already benefiting from a program or project in operation. Promotional campaigns to stimulate interest in residential, commercial and industrial redevelopment were inaugurated. Playgrounds, tot lots and other recreational oases were established. Acquisition of property scheduled for clearance and redevelopment was accelerated. Construction of new housing for low and moderate income families was initiated. There was progress throughout the entire urban area.

## RIVERVIEW

Two major steps toward eventual complete redevelopment of the downtown Riverview project (R-80) were taken during 1966. (1) Parcel #1 was cleared of all structures slated for demolition, (2) the entire reuse area was committed to the newly-formed Riverview I Corporation. The purchase offer of \$1,160,000 was made in March, the sales contract signed on November 1st. With the offer came a description of planned new structures, chief of these to be a 30-story office building occupying a major portion of parcel #1. Fiberglas Corporation Owens-Corning will be the major tenant of the structure which will feature glass and steel panel design. The facade and main entrance will face Levis Square with other entrances from St. Clair St. and Summit St., the latter through an adjoining building with arcade shops at street level; upper floors to provide space for inside parking.

Plans for certain other structures such as a river-front motel, additional smaller office and commercial buildings, etc., remained in abeyance pending the final determination of an exact route for the future expressway downtown distributor link. Hope for an immediate decision was somewhat dimmed in February when the U.S. Bureau of Public Roads reported that this link could not be accepted as a part of the Interstate Expressway system (with accompanying federal financial assistance); however voter approval of the payroll tax increase on November 8th ensured that the city's share of costs would be available.

The Fort Meigs hotel was acquired in May at a court-designated cost of \$450,000, title was taken by the City on June 1st, permanent residents were relocated, removable fixtures and furnishings were sold at public auction. Demolition of the hotel and three other remaining structures began

on July 8th, final clearance and grading complete on September 10th. Before December 31st clearance of parcel #2 from Jefferson Ave. to the new Federal Building had also been completed.



## VISTULA MEADOWS

Significant developments in the downtown Vistula Meadows project (Ohio R-22) were noted during 1966. Reuse parcel No. 6 was sold to the Toledo Metropolitan Housing Authority in early January following a \$350,958 increase in the previous loan to TMHA from the U.S. Public Housing Administration for land purchase and construction. Work immediately started on the new high-rise apartment building which will be a future home for the elderly and physically handicapped and as the year ended the structure had been "topped out" and enclosure in process. 'Vistula Manor'



is expected to be completed and occupied by Fall of 1967.

The Stranahan Foundation announced a grant of \$2 million for a community service building expected to provide quarters for United Appeal, social and service agencies, etc. Reuse parcel #12 was designated as future location of this structure. This is the area bounded by Cherry, Summit, Orange and Superior Streets (excluding Boys' Club property); St. Clair St. from Orange to the Point will be eliminated. Change in the project's redevelopment plan was approved by Council.

An amended application for R-22 was prepared and sent to the U.S. Dept. of Housing & Urban Development in hopes of increasing Federal financial assistance from two-thirds to three-quarters of the total project cost. Under the Area Redevelopment Act of 1961 Toledo was designated as a redevelopment area. One section of the Housing & Urban Development Act of 1965 authorizes "up to" 3/4 participation in projects not in execution on Aug. 10 of that year; since the Vistula contract became effective AFTER that date an opportunity was seen to reduce Toledo's share by over \$1 million. It was unofficially indicated that approval would be forthcoming in early 1967.

Acquisition of properties continued, numerous re-appraisals were made in order to expedite earlier clearance of certain parcels for redevelopers whose commitments were pending. In December, contracts for demolition of 16 structures were about to be let, eight of these in the Walnut-Ontario area, the others in reuse parcel #11, future site of the Goodwill Industries Workshop building. Plans and construction specifications for storm and sanitary sewer separation were completed by the consulting firm. Estimated cost . . . \$1,759,800 for the 88.5 acres in the project.

## NORTH TOLEDO CONSERVATION DISTRICT

The newest City-sponsored conservation district, approved by Council in November, is also the largest. It includes 5,649 acres, 423 blocks and a population of 40,000. The boundaries are: the Maumee River north from Walnut St. to Bay View Park, Manhattan Boulevard from N. Summit St. to Cherry St. and Cherry St. east to Champlain. The two organizations most active in pursuing a request to have the district established were the Lagrange-Stickney Neighborhood Council and the North Toledo Corridor Council. As activity in the district gets under way, it is expected that the Northern Heights Civic Association will also be re-activated.

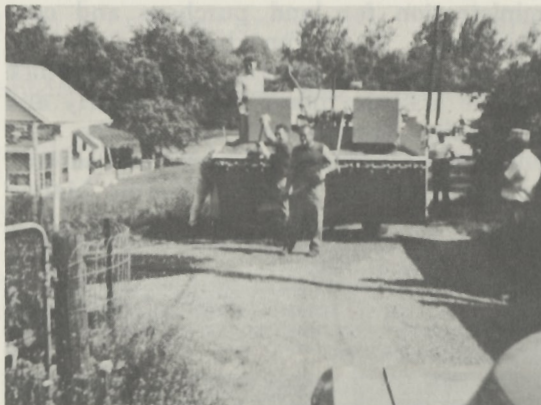


The conservation center is located in the former #19 fire station at Stickney and Ketcham Avenues, space being provided through cooperation of the North Toledo Community House which has taken over operation of the building. A conservation officer has been assigned, and with his staff the usual services common to other conservation centers will be provided. Immediate plans include: organization of individual block clubs; re-activation of a recreation area in the block bounded by C and

D Streets, Bronson and E. Central; a campaign to remove junk automobiles; a program for general neighborhood beautification with emphasis on elimination of weeds, rubbish, etc.; and the assigning of a committee to investigate possibility of getting a Federally-assisted #117 Code Enforcement program under way.

## EAST TOLEDO CONSERVATION DISTRICT

East Toledo, first of the City-sponsored conservation districts, accomplished several important objectives during 1966. The site office staff signally aided in arranging the following: dust-proofing of alleys, neighborhood cleanup programs, establishment of a credit union, installation of needed lighting systems, "Stop" and "Yield" traffic signs, construction of a traffic island at Oak and Miami Streets. Assistance was given to industrial expansion programs and to neighborhood groups seeking support in attempts to solve the air pollution problem, a very real concern in the area. Nearly 300 individual complaints were processed, disposition of 80% of these completed by December 31st. The project conservation officer participated in discussions of a possible new neighborhood facilities building.



Such organizations as the Cooperative Neighborhood Council, Fassett-Oak-Miami Areas Council, the Miami-Oregon-Tracy Areas Council, the High Level Community Association and the East Toledo Neighborhood House were constantly active throughout the year. These groups are now urgently recommending that the present conservation district boundaries be extended to include all of East Toledo. The district currently includes 50 blocks, with a population of approximately 3,000.

## SOUTH TOLEDO CONSERVATION DISTRICT

With the ribbon-cutting ceremony on June 10th, a site office at 1707 Broadway was officially opened. The City-sponsored South Toledo Conservation District covers an area of 1,240 acres, contains 158 blocks with a population of approximately 18,000. Immediate activity was evident as the site office personnel, cooperating with the South Side Civic Association, helped to produce a number of excellent results in the first six months of operation.



A chaperoned teen-age meeting hall was opened, numerous traffic and on-street parking problems were resolved, cleanup programs were initiated, a search for suitable recreation space was begun. Seemingly satisfactory space was located in an area owned by the New York Central railroad; negotiations with the NYC were begun.

At the close of 1966, an application was being prepared for a Section #117 Federally-assisted Code Enforcement program in census tracts 38, 41 and 42, also a small part of tract 54. With approval of this application residents of these tracts would become eligible for financial assistance through the Section #312 loan at 3% and the Section #115 grant, both available only in urban renewal and code enforcement areas.



## CHASE PARK

An attractive new look was apparent in Chase Park during 1966. Nearly all work was completed on those homes scheduled for rehabilitation. The new Chase school was completed before the early September deadline; on Fall term opening day 344 students appeared for classes. After grading of the school grounds and removal of construction litter, work was started on adjoining Blair Park, a 4½-acre recreation area carefully planned by imaginative land-

scape architects. An impressive assortment of playground equipment was installed, game fields were completed — during mild weather in December impromptu basketball games were a daily feature of the outdoor court. Final landscaping and the installation of picnic tables and grills were scheduled for Spring.

In April the Edison Co. announced that the Summit-Manhattan corner of the Chase Park project was being considered as within the proposed route of a 340,000 volt power line. This possibility resulted in further delay in start of construction of first units in a 212-unit apartment complex planned by Scholz-Chase, Inc. since it was foreseen that such power line location might prompt the Federal Housing Administration to withdraw its approval of an \$880,000 building loan. Fortunately the proposed route was altered to cross the corner of Bay View Park golf course, thus avoiding the project boundary by some 334 feet.

In the Fall an intensive promotional campaign to encourage sale of available lots was inaugurated; within a short time both redevelopers and private individuals were indicating active interest in the area. It is hoped that Chase Park (Northern Heights) will be notable for greatly increased activity in 1967.



## IRONVILLE

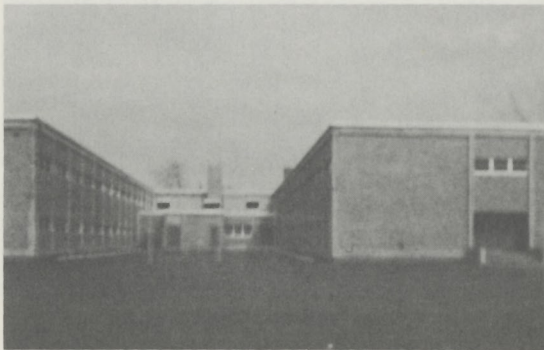
1966 marked the “beginning of the end” for Ironville Urban Renewal project Ohio R-34. By early Spring all plans for improvements, acquisition of the six remaining open land parcels, and demolition of surviving buildings had been completed. Work of demolishing the dilapidated structures, all at the Front-Millard junction, was finished June 24th, after which grading was immediately begun for the Front St. straight extension north to Sinclair Ave. and relocated Millard Ave. east to the project boundary. Eventually Front St. will extend to the Port of Toledo.



Street re-location and paving

Installation of 6,184 feet of pipe completed the separation of storm and sanitary sewers within the project's entire 72.2 acres with ample taps available to meet future requirements. With 10.4 acres reserved for streets, alleys and public right of way, remaining land became available for purchase and industrial redevelopment. 3.4 acres were committed to the Front-Millard Corporation for expansion of existing facilities. The Gulf Oil Corporation acquired 6 acres adjoining its existing holdings. In November, Ohio Foreign Trade Zone, Inc. expressed interest in the remaining available

area and followed with a letter of intent offering \$373,000 for 50.9 acres. The firm visualizes a development costing between \$8 and \$10 million to be known as "Great Lakes Industrial Park". It is expected that 1.3 million square feet will be under roof for manufacturing, assembly, storage and distribution. This facility would add to the limited one already operated by Ohio Foreign Trade Zone, Inc. at the Port of Toledo. It is one of five in the United States which permit foreign and domestic goods of every description to be brought in without immediate payment of custom charges. These charges are assessed only when the goods are removed from the premises. It is anticipated that in 1967 Ironville will join Gunckel (Ohio R-23) as completed and closed out.

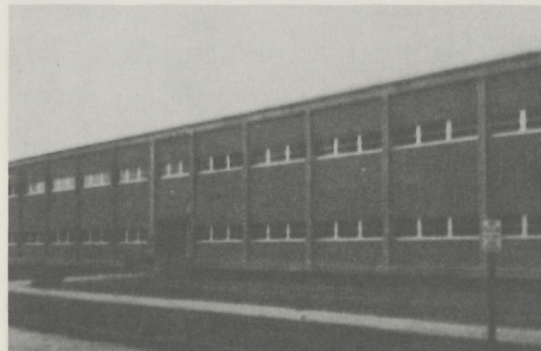


## ROOSEVELT SCHOOL CONSERVATION AREA

Two August D days were vital to future progress in the Roosevelt project . . . No. 1 — Deadline—August 12th, No. 2 — Decision—August 16th. From the first of the year preparation of the application for an approved execution contract took priority at the Agency, with necessary amendments being made as recommended by the U.S. Dept. of Housing & Urban Development. Council approved additional

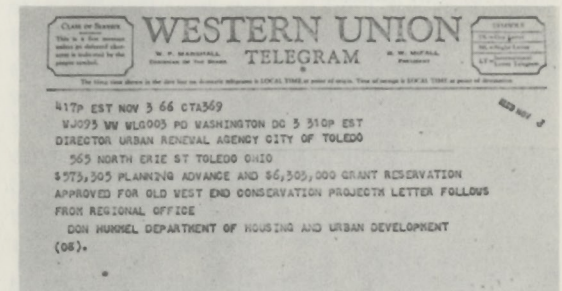
funds needs to complete surveys of additional areas south of Dorr St. and at east-west extremes of the project which had been added to the area outlined in the original plan. Public hearings were held on July 6th; an overflow crowd of some 500 RSCA residents could not be accommodated in limited Council chambers. A quick move to the assembly hall at St. Paul's Church on Erie St. was made, but even there the entire group could not follow proceedings, so a repeat hearing was held in the evening at Roosevelt School. The consensus . . . hearty endorsement of the plan which was then hand-delivered to the HUD Chicago office on July 12th, one month prior to the cut-off date of City credit for the new Roosevelt School. The deadline passed with official silence but anxiety ended four days later as notice of approval was received from Washington. A grant of \$9,047,723 was reserved for the Roosevelt project, the first in Toledo established primarily for conservation and rehabilitation of homes.

Plans call for removal of 640 structures, some due to obsolescence, the others to clear Dorr St. for a widening program scheduled to start in 1967. A divided boulevard thoroughfare is planned, with garden type housing facilities on the south side, landscaped recreation areas for parts of the north side. Tot lots, extended playground



facilities, closing of sections of certain streets to discourage transient automobile traffic, new neighborhood shopping and service facilities . . . all these are planned for the Roosevelt conservation project, Ohio R-80.

A successful renewal program must have community organization. Interest and cooperation was manifest. Section leaders and block captains were named, neighborhood groups held meetings on a regular schedule. A selected model block of homes is to be renovated; then, through owner cooperation, these homes will be available for examination by other Roosevelt residents and will certainly provide worthy examples of the many ways in which structures may be rehabilitated.



## OLD WEST END

Increasing interest in conversion of the Old West End project to federally-assisted urban renewal status led, in early January to the hiring of Urban Planning Consultants, Chicago to prepare an application for advance survey and planning funds. In a 2-week study the firm found 52% of the structures deficient to some degree, over 20% with major deficiencies. Credits against the city's share of participation were to be claimed for improvements to Flower, St. Vincent and Mercy hospitals, and Mary Manse college; it was also hoped that Glenwood and Fulton schools and the



Health-Retiree center might be eligible for the list of credits if a deadline extension were granted. The application was submitted and on November 3rd the Agency was notified that it had been approved, but with decision on status of the two schools and the Center still pending. A Federal



grant of \$6,303,000 was reserved and \$573,305 made available for survey and planning.

During the year neighborhood organizations, spearheaded by the Old West End Association and the Toledo Old Town Community Organization, held frequent meetings to keep residents informed of progress and developments, also to discuss many proposed plans for future maintenance of the area as a prime residential and cultural section of the city.

In the cold months certain available lots were flooded to provide for ice skating; in the Spring playground equipment was installed in space cleared for eventual expressway use. During the year the conservation office processed approximately 600 requests and complaints; in preparation for increased volume of activity entailed in executing an urban renewal project of such magnitude, the site office was to be moved to larger quarters to accommodate an expanded staff. An exterior survey of all structures within the project area was planned for early January, 1967. 5,400 residential and commercial buildings were to be examined for an analysis to determine condition, architecture and property use.



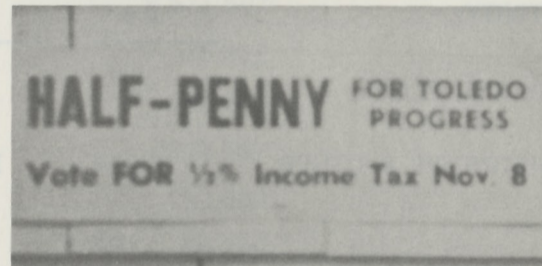
## SUMMARY

The Toledo Urban Renewal Agency feels that much has been accomplished in 1966 and that careful planning and preparation will show a still greater increase in results during 1967. Clearance and commitment to the redeveloper of the greater portion of Riverview . . . rapid construction of Vistula Manor, offers to purchase remaining acreage in Ironville, solving of the financing and public utilities problems in Chase Park, establishing of two additional conservation districts, Federal approval of the Roosevelt project (awaiting official word to begin execution stage Dec. 31), approval of Federal funds for survey and planning and grant reservation for the Old West End; further planning for proposed GNRP and CRP operations . . . all these combine to form a "package of progress" which should be a source of satisfaction and approval to all Toledo citizens concerned with our city's future. There have been difficulties and waiting periods; but there have also been exciting developments on the plus side which more than balance these.

Most note-worthy has been the cooperation of those citizens who are residents of project areas. Where in the past there was some reluctance and apathy, in 1966 enthusiasm became evident, neighborhood meetings were held regularly, were well attended; solid support was evidenced by

the householders for whose benefit much of the conservation and rehabilitation programming is designed.

As in most American cities today, Toledo's central district may occupy a smaller percentage of the total municipal land area than in past years, but its importance increases. As geographical center of a Great Lakes super-city which in a few years may extend from Port Huron, Michigan to Erie,



Pennsylvania, downtown Toledo will undoubtedly will become an even more exciting, bustling, fast-tempo center of commerce, trade, banking, communications, etc. Today's needs are complex yet urgent; they vastly differ from those of past years. City Hall and the Urban Renewal Agency recognize these needs . . . they are planning and preparing for the city of tomorrow.

Toledo's ambitious program for rejuvenation and the "new look" to match its central status in the future Super-City is soundly established. It is moving forward steadily, not through the work of any single organization but as a cooperative endeavor involving all citizens of our city who are enthusiastically striving toward a common goal.



## 1966 EXPENDITURES BY PROJECTS

### EXPENDITURE BY ACTIVITY:

	<u>R-9</u>	<u>R-22</u>	<u>R-34</u>	<u>R-80</u>	<u>R-84</u>	<u>R-115</u>	<u>R-103</u>	<u>TOTAL</u>
SURVEY AND PLANS	\$ —	\$ —	\$ —	\$ —	\$ 213,892	\$ —	\$ 3,374	\$ 217,266
ADMINISTRATIVE & OTHER	6,274	114,085	16,686	12,770	16,239	2,242	32,141	200,437
LEGAL	68	1,139	1,079	4,599	—	—	—	6,885
ACQUISITION	363	2,265,829	14,898	1,027,657	3,381	—	—	3,312,128
PROPERTY MANAGEMENT	—11,771	1,679	556	— 485	—	—	—	— 9,321
RELOCATION	3,215	142,469	34,155	70,911	503	—	—	251,253
SITE CLEARANCE	129	313	16,453	105,806	—	—	—	122,701
DISPOSITION	16,948	7,278	6,662	—	350	—	—	31,238
REHABILITATION	—	—	—	—	19,148	—	—	19,148
INTEREST	49,233	115,102	24,877	66,664	4,310	—	—	260,186
SITE IMPROVEMENTS	—	7,351	336,335	2,356	—	—	—	346,042
<b>TOTAL</b>	<b>\$ 65,159</b>	<b>\$2,655,245</b>	<b>\$ 451,701</b>	<b>\$1,290,278</b>	<b>\$257,823</b>	<b>\$ 2,242</b>	<b>\$ 35,515</b>	<b>\$4,757,963</b>

# FINANCIAL REPORT FOR YEAR ENDING DECEMBER 31, 1966

<u>Expenditures by Project Activity:</u>	<u>Total 1966</u>	<u>Total Cumulative Thru December 31, 1966</u>
Survey and Plans	\$ 217,266	\$ 869,832
Administrative and Other	200,437	457,059
Legal	6,885	60,018
Acquisition	3,312,128	8,571,667
Property Management	— 9,321	— 5,313
Relocation	251,253	482,603
Site Clearance	122,701	379,567
Disposition	31,238	82,089
Rehabilitation	19,148	66,249
Interest	260,186	633,285
Site Improvements	346,042	1,042,959
<b>TOTALS</b>	<b><u>\$4,757,963</u></b>	<b><u>\$12,640,015</u></b>

## SHARING OF NET PROJECT COSTS

	<u>Projects in Execution</u>	<u>Projects in Planning Under Reservation</u>	<u>Renewal Planning Programs</u>	<u>Total</u>
<b>Federal Funds</b>				
Capital Grants	\$21,945,800	\$ 5,953,550	\$ 227,302	\$28,126,652
Relocation Grants	2,298,171	349,500	—	2,647,671
Total Federal Share	\$24,243,971	\$ 6,303,050	\$ 227,302	\$30,774,323
<b>Local Funds</b>				
Cash	\$ 2,159,528	\$ —	\$ 1,669,098	\$ 3,828,626
Credits (Improvements and Facilities)	8,357,146	3,977,670	—	12,334,816
Total Local Funds	\$10,516,674	\$ 3,977,670	\$ 1,669,098	\$16,163,442
Total Net Cost of Projects	\$34,760,645	\$10,280,720	\$ 1,896,400	\$46,937,765

Percentage of Completion All Projects = 26.93%

## LEGAL

The Legal Department, during 1966, was mainly concerned with acquisition of land in the Vistula Meadows Project. In conjunction with the Real Estate Department, approximately seventy-five (75) parcels were acquired, including the site for the new Goodwill building.

The department also busied itself with preparation of redevelopment contracts and supporting documents for disposition of land in the Chase Park, Riverview, Ironville, and Vistula Meadows projects.

The Legal Department was also called upon to provide legal opinions for applications for future urban renewal plans as required by Federal regulations.

The department also provided to other departments of the Agency advice and recommendations when requested.

## RELOCATION

### (Ohio Highway Dept.)

During 1966 this office assisted 194 families and businesses in relocation from property within limits of the future expressway system. This brings to nearly 1,800 the total relocations processed since the office was opened in August, 1963. Total cost to December 31, 1966, approximately \$150,000. Services offered to those to be displaced include: maintenance of an up-to-date list of available standard houses and apartments, assistance in filling out Federal forms where required, arranging public housing for families on welfare or with low incomes and advisory assistance to small businesses. The office was moved in the spring from 2338 North Detroit Avenue (building now demolished) to new quarters at 3620 Wyckliffe Parkway.

## ENGINEERING

The design and construction of site improvements in the Chase Park and Ironville project areas was completed, except for final grading. In the Riverview project the Fort Meigs Hotel and fifteen other structures were demolished. The design of separation of sewers and street improvements was initiated in the Vistula Meadows project. Preparations were made to provide engineering and architectural services for the rehabilitation and site improvement activities in the Roosevelt School Conservation Area project. Approximately \$400,000 of site improvement construction and \$132,000 of demolition was scheduled and executed during 1966.



Old Chase School



Riverview Landmark



Vistula Manor

**1966 . . . Accomplishments . . . Impetus to 1967 . . . Progress!**

## JANUARY

**EXTERIOR SURVEY BEGINS** in Old West End . . . First of many needed, preparatory to application for Title I contract.

**MODEL "TOWN MEETING"** is held at Roosevelt school auditorium . . . Act of November, 1966 is explained; citizens' opinion and suggestions welcomed . . . Future similar meetings planned . . . Act gives Toledo hope for share of federal funds to be allotted to certain cities, not yet named.

**VISTULA MEADOWS'** amended application of 1966 approved by Department of Housing and Urban Development . . . Federal financial assistance increased from 2/3 to 3/4, qualifying city for additional \$1.08 million.

**HIGHWAY OFFICIALS INDICATE** accelerated bid schedule may pick up lost time, avoiding serious delays in planned 2-year expressway construction program . . . Some agency-operated projects affected by slowdowns.

**NORTH TOLEDO CONSERVATION CENTER** opens . . . former fire station #19 to be occupied by site office and North Toledo Community House . . . Interior renovation precedes April 1st planned formal opening.

## FEBRUARY

**LANDSCAPE ARCHITECT** to prepare plans for Levis Square beautification to establish it as "focal point" of downtown Toledo . . . Federal funds available for part of program . . . redeveloper of \$20 million commercial block also expected to participate in project.

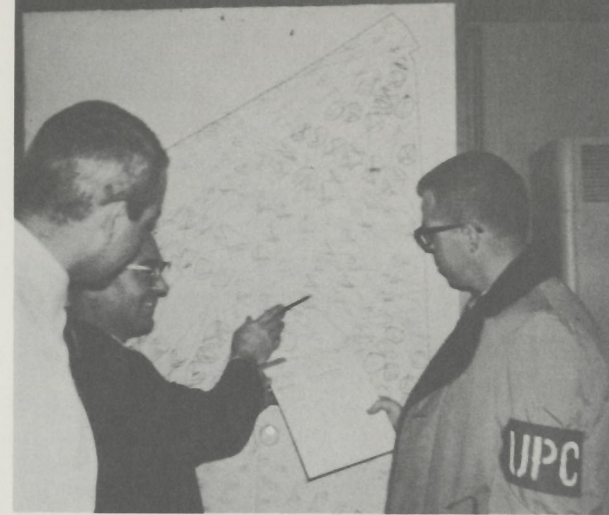
**HEALTH AND RETIREE CENTER** announces plans for 115-room extended care facility at Woodruff Avenue location . . . portion of estimated \$3 million cost to come from Center's own funds . . . possible City credit against funding of Old West End urban renewal project.

**ROOSEVELT EXECUTION CONTRACT** awaits signature . . . meanwhile weekly meetings regularly held at site office and other usual assembly facilities.

**SURVEYS CONTINUE** in Old West End . . . cross-section analysis of use and condition enabled through complete interior examination of selected structures . . . personal interviews with owners and residents conducted by consulting firm and Agency staff.

**SHOPPING CENTER URGED** for Vistula Meadows . . . need foreseen for grocery, medical, service facilities . . . would accommodate residents of Vistula Manor and other new housing units, also surrounding "corridor" area.

**DEMOLITION IN VISTULA** . . . clearance for future Goodwill Industries building completed in Cherry-Eagle Lane-Orange-Huron sector . . . also 8 structures in Walnut-Ontario area razed.



Inspection report  
Old West End



Ontario-Walnut



Future  
Goodwill  
Industries

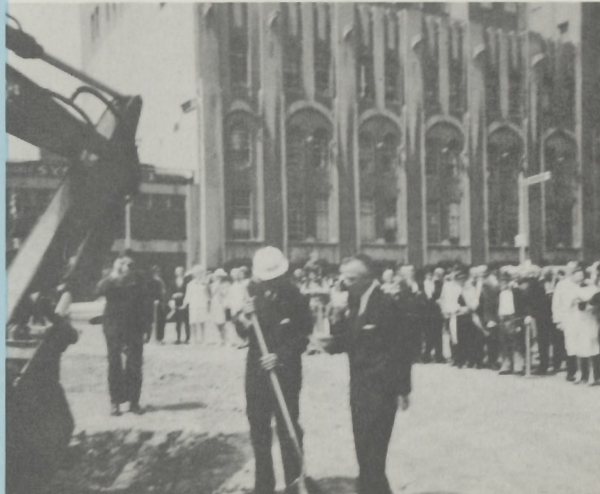
Northern  
Heights  
April



N. Toledo  
Site Office  
opening



Tower  
ground-  
break



## MARCH

**HUD APPROVES** start of General Neighborhood Renewal Plan for central business district from Old West End to Maumee River . . . City authorized to use own funds, a departure from usual procedure requiring Federal capital grant reservation . . . letter to proceed issued from HUD Chicago office . . . expenditure to be recaptured later as non-cash credit.

**REGIONAL PLAN FOR ACTION** given public showing and explanation in Council chambers as highlight of monthly Lighted Safety Building program . . . numerous phases of civic development for Toledo and environs discussed and citizens' questions answered.

**COUNCIL APPROVES** Vistula shopping area . . . commercial center will occupy centrally-located block bounded by Cherry, Erie, Walnut and Huron Streets . . . will be particular boon to elderly and physically handicapped . . . federal regulations prevent use of main floor of TMHA Vistula Manor for commercial purposes.

**SUPER BLOCK** principal feature of suggested downtown traffic plan geared to pedestrian and bus use but discouraging other vehicular traffic . . . only in primary planning stage, but presented to Council for consideration.

**OLD WEST END MOVES** site office to 3108 N. Detroit at Central, former Toledo Trust branch office . . . larger quarters provide ample space for expanded staff; meanwhile former office taken over by firm engaged in survey and planning.

**CONSTRUCTION BEGINS** on Scholz-Chase units in Northern Heights . . . completion of first structures expected in early June.

## APRIL

**MODEL CITIES PROGRAM** presented to Council . . . 6.5 square miles of city's central section proposed for rehabilitation . . . stated boundaries — Swan Creek — NYC tracks — Berdan Ave. — Cherry St. — Michigan St. — Washington St. — Maumee river . . . contains 17.5% of urban population . . . supplemental grant would make city eligible for 8 federal dollars for every 10 spent by local government . . . this in addition to two-thirds financial participation in Roosevelt and Old West End projects.

**REVISED VISTULA MEADOWS FORMULA**, approved by HUD, submitted to Council for approval . . . increases federal share to three-quarters . . .

**NEW CONSERVATION DISTRICT PROPOSED** for area containing 33,600 in 225-block area . . . will fill gap between downtown and Roosevelt project, which it will partially encircle . . . tentative name — Washington — site office for this self-help project will be selected and staffed.

**MAY FIRST** . . . Ground-breaking ceremonies for Toledo's tallest building, FIBERGLAS TOWER . . . Downtown on the move!!



The  
Fiberglas  
Tower

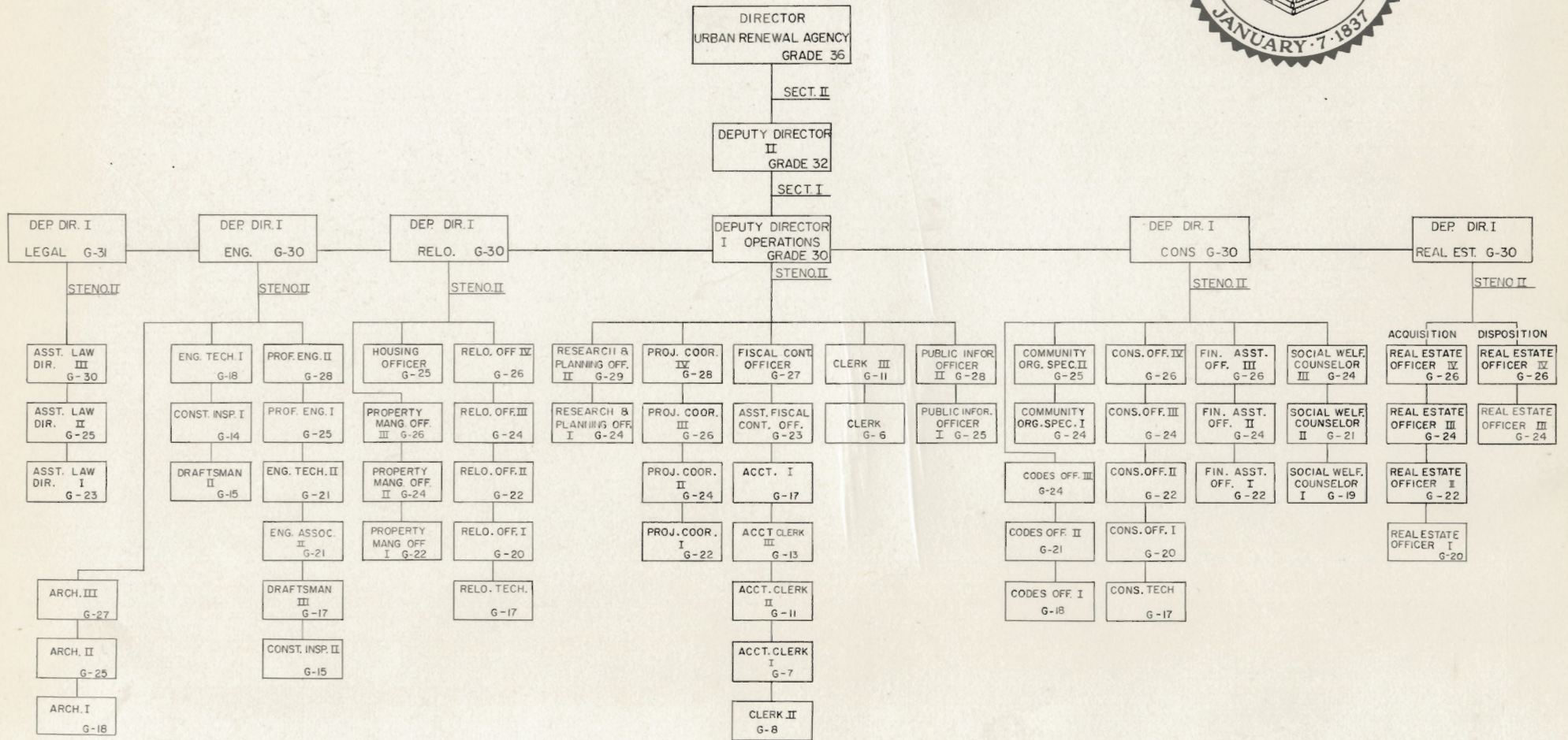
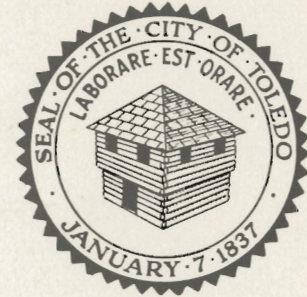


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# URBAN RENEWAL AGENCY

## ORGANIZATION CHART



CITY OF TOLEDO, OHIO