

Section 5: Project List

The following list of projects was compiled with input from the Villages and Townships of Lucas County; the Cities of Toledo, Oregon, Maumee, and Sylvania; Lucas County; the Toledo-Lucas County Port Authority; LISC; the Toledo-Lucas County Planning Commission; the University of Toledo and the Urban Affairs Center (UAC); Regional Growth Partnership (RGP); Toledo Metropolitan Council of Governments (TMACOG); Northwest Ohio Regional Economic Development (NORED) Association; Sylvania Area Community Improvement Corp.; Oregon Economic Development Foundation; Lucas County Workforce Investment Board (WIBLC); and the Toledo Area Chamber of Commerce.

The list has been reviewed by the CEDS Working Group and Committee, and has been determined to be thoroughly comprehensive by all participants in the CEDS process. However, while this list is comprehensive, it is also a fluid document. It is intended to be flexible and viewed as a “snapshot” in time. Projects can come together or fall apart in a day’s time and this list should in no way be viewed as an absolute document.

Project rankings were determined by the CEDS Committee. Projects are listed in no particular order. All projects were given a ranking of 1, 2, or 3. The various rankings are defined as follows:

- 1 A ranking of “1” was given to those projects that are feasible immediately. That is, they have begun or are ready to commence construction, with all factors in place with the possible exception of funding.
- 2 Projects that received a ranking of “2” were determined to be feasible in the next few years, but are not quite ready to proceed. These are projects with planning underway, but which still have issues other than just funding that still need to be resolved.

Those projects that received a ranking of “3” have many outstanding issues that need to be resolved before the project can proceed. These projects will most likely not happen within the next few years and are still seeking leadership, funding, site control, and/or other key development factors.

The Projects List should be frequently updated (once annually at a minimum) to ensure that it accurately reflects the most current economic environment. As projects are completed, they should be noted as such in the *Status* column, and when the List is updated, completed projects should be removed and added to *Section 3: Past Activities* as accomplishments for the community. As new projects evolve, they should be added to the list and ranked accordingly. When the list is updated, the priority rankings and status of each project should specifically be reviewed. This will allow projects that have materialized more quickly than others to advance in priority and consequently retain a position of urgency for the economic development entities in the County.



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Parks & Sites

tbd= to be determined

RANK	PROJECT	GOAL	FINANCING	AGENCIES	AREA	TIME	STATUS
1	North Airport Opportunity District	Partnership of TLCPA & private developer to develop sites for trans.-dependent E.D. (300 acres). Possible storm sewer and water infrastructure improvements needed. Potential Foreign Trade Zone (FTZ) site.	\$2 million (water & sewer)	TLCPA, Private, Public	Toledo Express Airport (TEA)	2005+	
1	Marina District Project	Development of a mixed-use development in the Marina District. Design underway.	\$190 million total (\$15 million from City, \$6 million from State, and \$200,000 from Federal)	TLCPA, Toledo, Private, State	East Toledo	2006+	
1	South Airport Development	A warehousing, distribution company have been identified and the site is being made ready for occupation & BAX expansion.	\$800,000	TLCPA	Airport	Ongoing	
1	Westgate Village Shopping Center	The Westgate Village Shopping Center is approximately 25 acres requiring significant renovation. With site control accomplished, a redevelopment plan is forming to include a destination retailer, new retail space. Estimated private investment will exceed \$30 million. Possible tax abatement, improved infrastructure and/or for environmental remediation and demolition costs are needed. Redevelopment of this site is key to the surrounding residential and commercial area.	Private: \$30 million Public: tbd	Toledo Lucas County State	Toledo	2006+	

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RANK	PROJECT	GOAL	FINANCING	AGENCIES	AREA	TIME	STATUS
1	Southwyk Shopping Center	Southwyck Shopping Center is an indoor mall that has lost its primary anchor and has suffered gradual decline. Occupancy has dropped below 50%. A local developer is exploring a development plan estimated at \$100 million. This would entail a partial or complete demolition of the current structure and redevelopment of a more modern retail center. The City of Toledo has offered tax abatement and infrastructure improvements. Redevelopment of this site is key to the surrounding residential and commercial area.	\$100 million	Toledo Lucas County	Toledo	2006+	
1	Toledo Science & Technology Corridor Phase 1- Incubation Facility	Develop the Toledo Science and Technology Incubation Facility (2 acres on campus) to house 4 new start-up companies involved in alternative energy development, the Wright Center for Photovoltaic Electricity & Hydrogen, and Wright Fuel Cell Group.	\$4-6 million	UT, Toledo, Lucas County, Promedica, RGP, State, Private	University of Toledo, Toledo	2005+	
3	Toledo Science & Technology Corridor Phase 2	Establish a corridor that links colleges, industries, and govt. to promote technology, R&D, & educ. in the transportation and logistics sector. CSX right-of-way is potential site.	tbd	UT, Toledo, County, MUO, Promedica, TMACOG	Westwood Avenue Toledo	?	
1	The Advanced Technology Park of Northwest Ohio (MUO)	Develop for R&D & related activities w/ medical emphasis. Infrastructure (roads, water & sewer) is needed for specific prospect planning to locate at this site.	\$1-3 million	MUO, Toledo, LCIC, Lucas Co., RGP	South Toledo-MUO	2005+	
2	Cedar Point Industrial Park Phase 2	Extension of 12" waterline, sanitary, & storm sewers & roadway.	tbd	Oregon, OPWC, EDA	Oregon	2006	
2	Monclova Meadows at Fallen Timbers Phase One known as The Shops at Fallen Timbers, and light industrial	All infrastructure improvements, road & ramp in area of shopping center. Jerome Road, Monclova Road & intersection of Monclova/US 24.	\$14.2 million	Maumee, Lucas Co., Private	Maumee & County	2005/06	In Progress

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RANK	PROJECT	GOAL	FINANCING	AGENCIES	AREA	TIME	STATUS
3	East Toledo Industrial Corridor	Infrastructure & environmental remediation of 40 acres between Miami-Oakdale intersection & SR 51/Woodville Road.	tbd	Toledo	Toledo	?	
2	Wise Business Park/ Whitehouse Square (SR 64) in Whitehouse Extension	Extend infrastructure & roads for development of this mixed use business park.	tbd	Village, Private	Whitehouse	2006	
2	Whitehouse Industrial Park Expansion	Purchase 26 acres & extend infrastructure.	tbd	Whitehouse	Whitehouse	2006	
2	Sullivan Business Park (SR 64) in Whitehouse	Extend infrastructure improvements.	tbd	Private & Whitehouse	Whitehouse	2007	
1	Triad Business Park Plat 3 (75 acres)	Includes extension of Jerome Road from Technology to Monclova.	\$4.1 million	ODOB, Toledo, County	Monclova Twp.	2005/06	
2	Triad Business Park Plat 4 (20 acres)	Infrastructure for last plat of Toledo acreage.	tbd	Toledo & County	Monclova Twp.	2009/10	
1	Chevron Property development	143 acres of remediated land available for sale.	\$6 million in acquisition cost	Toledo, TLCPA, Chevron	East Toledo	2005+	
3	Industrial Park Development at Buckeye Basin/ FTZ	Infrastructure for industrial sites, including Libbey Glass automation. (86 acres)	\$270 million	Toledo, State, Private, TLCPA	North Toledo	2005+	
1	Jeep Vehicle Storage Area Infrastructure	Construct roadway, water & sewers, and grade separation over Stickney Ave.	\$2 million +	Toledo, State, CleanOhio, Private	Toledo	2005-2006	
1	Capital Commons Industrial Park Infrastructure, Phase 2	Phase 2 of Capital Commons Industrial Park includes 50 acres of industrial uses with access to I-475 via Reynolds Road and Airport Highway.	tbd	Toledo/ State	South Toledo	2005	
1	Fallen Timbers Business Park	Partnership between Village and private developer to develop 30 acre business park.	\$1.78 million	Waterville, Private	Waterville	2005	

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RANK	PROJECT	GOAL	FINANCING	AGENCIES	AREA	TIME	STATUS
1	Stickney Supplier Park Infrastructure	Construct grade separation at the Norfolk-Southern north of Matzinger Rd. and/or a location accessible from Matzinger Rd. to open up over 200 acres of land with direct access to I-75.	\$10 million	Toledo, Lucas Co., State	Toledo	2005/ 2006	
		Construct new public streets off Stickney Ave. north of the Norfolk-Southern railroad, and extend water and sewer lines off Stickney Ave. north of the Norfolk-Southern line.					
2	Alexis/ Telegraph Area Infrastructure	Complete the Detroit/Laskey/ Telegraph intersection improvements to improve truck access to area industrial developments.	tbd	Toledo	Toledo	2008+	
		Extend sanitary sewers north and south of Alexis Rd. on Detroit Ave. to promote development of vacant industrial land along Detroit Ave., and may encourage redevelopment of properties along Detroit Ave. and Terminal Road.					

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RANK	PROJECT	GOAL	FINANCING	AGENCIES	AREA	TIME	STATUS
2	Alexis East Infrastructure	Ditch/drainage improvements on Benore Road from Alexis Rd. to Hagman Rd. to provide infrastructure to previously undeveloped industrial parcels with access off Alexis Rd. to I-75 and direct proximity to the Daimler Chrysler Toledo N. assembly facility.	PVC Pipe: \$280-350k Vitri. Clay: \$320-400k	Toledo	Toledo	2006+	
		Install a sanitary sewer on Benore Rd. from Alexis Rd. to I-75.	tbd				
		Install a sanitary sewer on Hagman Rd. from the Ohio-Michigan State line to Silver Creek and on the south half of the section between Alexis and Benore Rd.	tbd				
		Widen Benore Road to five lanes from Alexis Road to I-75.	tbd				
		Widen Hagman Road to 3 lanes from just south of the State line to Alexis Road.	tbd				

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Buildings

tbd= to be determined

RANK	PROJECT	GOAL	FINANCING	AGENCIES	AREA	TIME	STATUS
1	One Seagate	Adaptive reuse building to attract new tenants to this high rise.	tbd	Toledo, Lucas County, State	Toledo	2005+	
1	Water Street Station/Steam Plant	Develop multi-use facility, including residential and parking, and future commercial.	\$20m	Toledo, State, Private	Toledo	2005	
2	Airport Hotel	Recruit a developer to construct a hotel/motel at TEA.	tbd	TLCPA, Private	TEA	2005+	
1	Dr. Martin Luther King, Jr. Plaza	Pursue suitable tenants; Consider relocating PA offices, TARPS, LCIC, & Greyhound to Plaza?	tbd	TLCPA, TARTA, Private	Toledo	2005+	
1	Warehouse District & DT Toledo	Acquire & rehab warehouses to assist in redevelopment, including infrastructure.	tbd	Toledo, Private	Toledo	Ongoing	
1	Ohio Theatre in Toledo	Building renovation.	tbd	LaGrange CDC, State, Fed.	North Toledo	Ongoing	
1	Toledo Science & Technology Corridor Phase 1	Develop the Toledo Science and Technology Incubation Facility to house 4 new start-up companies involved in alternative energy development, the Wright Center for Photovoltaic Electricity & Hydrogen, and Wright Fuel Cell Group.	tbd	UT, Toledo, Lucas County, Promedica, RGP, State, Private	University of Toledo Toledo	2005+	
2	Pythian Sisters Castle in Whitehouse	Continued building renovation.	tbd	Pythian Sisters, Whitehouse	Whitehouse	2008	
2	American Metalcraft Building	Adaptive reuse.	tbd	Waterville, Private	Downtown Waterville	Ongoing	
1	Erie Street Garage	Construct new parking garage in the Adams, Huron, Erie & Madison block in downtown Toledo	tbd	Toledo, DT Parking Authority	Downtown Toledo	2005-06	



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3	Civic Center Mall	Develop a planned center for local and branch civic buildings in downtown Toledo, including a County Jail, a Municipal Court, and a Federal Court, amongst others.	tbd	Toledo, Lucas County, State, Federal	Downtown Toledo	Ongoing	
1	Arena Project	Feasibility study for arena development.	tbd	Toledo, State, Private	Toledo	2006+	
2	Children Services Board Property in Maumee	Development of site with new housing. Infrastructure completed.	tbd	Private	Maumee	Ongoing	
3	Fiberglass Tower in Toledo	Adaptive reuse of building.	tbd	Private	Toledo	Ongoing	
1	Logistics Warehouse Expansion	Expand existing logistics warehouse at TEA by additional 40,000 sq.ft to accommodate growing supply chain business.	tbd	TLCPA	TEA	Ongoing	
3	Knights of Pythian Castle - Toledo	Renovation of historic building.	tbd	State, Toledo	Toledo	2008+	
1	Kenny-Niehaus Building	Tenants needed.	tbd	Sylvania	Sylvania	2005+	
3	Madison Building	Renovation of historic building.	tbd	State, Toledo	Toledo	2006+	

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Transportation

tbd= to be determined

RANK	PROJECT	GOAL	FINANCING	AGENCIES	AREA	TIME	STATUS
3	Buckeye Basin Greenbelt Parkway (Phase 2 - Parts 2 & 4)	Industrial Process Road.	tbd	Toledo, ODOT	Toledo	?	
2	Sylvania Avenue Phase I (Lancelot to Hull Street)	Widen to 4 lanes + turn lanes.	\$3.0m	FHWA, County, City, Twp.	Sylvania Twp. & City	2009	
3	Sylvania Avenue Phase II (McCord to Lancelot)	Widen to Multi-Lane.	\$2.9m	FHWA, County, City, Twp.	Sylvania Twp., City	2012	
2	SR 64 at Finzel Road	Construction of turn lanes on Finzel.	\$100k	OPWC/ODOT	Whitehouse	2007	
3	SR 64 & SR 295 Improvements	Realignment of SR 295, addition of turn lanes & signalization.	tbd	State, Federal, Whitehouse	Whitehouse Waterville & Swanton Twp.	2010	
1	I-475 Interchange Improvements at Salisbury	Phase I - Interchange modification and improvements at Salisbury/Dussel. R/W acquisition has started. Under Design - Phase I. Two new loop ramps, widen Salisbury/Dussel.	Phase I \$35m \$3m gap	ODOT, Maumee, TLCPA, FHWA/ County	Maumee/Mo nclova Twp.	2007	
3	I-475 Interchange Improvements at Salisbury - Phase II	Phase II - Interchange modification and improvements at Dussel Drive from Strayer to Ford. Two new loop ramps, widen Salisbury/Dussel.	tbd	ODOT, Maumee, TLCPA, FHWA/ County	Maumee/Mo nclova Twp.	2015	
2	I-475 Interchange Improvements at US 20A	Under Study - Phase II additional lanes on I-475, US 20A upgrades.	\$40m (\$10 mil shortfall)	County, ODOT, Maumee, TLCPA, Toledo	Maumee, Monclova Twp.	2015	
2	McCord Road (Central to Sylvania)	Widen to Multi-Lane.	\$3.4m	County, FHWA	Sylvania Twp.	2009	
2	Fulton Lucas Road Grade separation at N-S RR	Railroad grade separation.	tbd	Village, ODOT, FHWA, RR	Swanton Village, Twp.	2008	
2	Angola Road (Waisperwood Blvd. to McCord)	Widen to Multi-Lanes.	\$1.1m	FHWA, Village, County	Holland & Springfield Twp.	2008	

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2	McCord Road Grade Separation	Grade separation structure near Spring Meadows Shopping Center	\$19m (\$4m gap)	ODOT, County	Springfield Twp.	2007	
1	US 24 Corridor Improvement ("Fort to Port")	Construction	\$250m	ODOT, FHWA, Henry, Wood & Lucas Counties	Northwest Ohio	Under Design 2009	
1	Maumee River Crossing	Construction of a new river crossing.	\$400m	ODOT, FHWA, TMACOG, TLCPA	Lucas County, Toledo	Under Const. 2003-06	
2	Rail Passenger Service	Upgrade passenger platforms @ MLK plaza; support Ohio's Hub Plan for high-speed rail.	tbd	TLCPA	Toledo area	2008-2010	
1	Airport Highway Widening-South Avenue Area	Upgrade and widen from Reynolds to Byrne.	tbd	Toledo, ODOT, FHWA, TMACOG TIP	Toledo	2005-07	
1	Byrne Road Pavement Rehabilitation-South Avenue/Hill East Areas	Rehabilitate and upgrade Byrne Road from Dorr Street to Airport Highway.	tbd	Toledo, TMACOG TIP	Toledo	2005+	
3	McCord Road (Regency Park Blvd. to Central)	Widen to Multi-Lanes.	\$1.3m	County, FHWA	Sylvania Twp.	2010-11	
3	Perrysburg- Holland Road (Holland Sylvania to Ohio Turnpike)	Widen to Multi-Lanes includes new bridge over Swan Creek.	tbd	FHWA, Toledo, County	Toledo	2012+	
3	Holland Sylvania Road (Merger Drive to north of Angola)	Widen to Multi-Lanes.	tbd	FHWA, Toledo, County	Toledo, Springfield Twp.	2012+	
1	Metcalfe Field Improvements	Reconstruct Runway 4-22	\$1.1 million	FAA/TLCPA	Metcalfe Field	2005+	
1	I-75/I-475 Split	Upgrade split.	\$15m Federal: 80%	ODOT, FHWA, Toledo	Toledo	2010	
2	I-75/Cherry/Berdan/Phillips Interchange	Upgrade interchange at Phillips Berdan will most likely close.	tbd	ODOT, Toledo	Toledo	?	

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RANK	PROJECT	GOAL	FINANCING	AGENCIES	AREA	TIME	STATUS
2	I-475 Interchange at Jackman	Creation of a new interchange at Jackman to facilitate better traffic flow to and from Toledo Hospital.	tbd	ODOT, Toledo Hospital, Toledo	Toledo	?	
1	US 20A Upgrade for new airport access Airport to I-475	Phase I Strayer to I-475.	\$4m	ODOT, FHWA, TLCPA, County	Monclova Twp., Maumee	2010-11	
2	Widen I-475/ US 23 Split to Salisbury Road	Widen road, subject to Expressway Need Study.	\$55m	ODOT, FHWA, County	Sylvania, Maumee, Springfield & Monclova Twps.	2005+	
1	New Runway at Airport	New east-west runway constructed after north-south runway is extended.	\$60m	TLCPA, FAA	Toledo Express Airport	2005+	
1	Wheeling St. Improvements SR 2 to Pickle Road	Improvements subject to Expressway Needs Study.	\$7.1m	FHWA, ODOT, Oregon	Oregon	2006	
1	Martin Luther King Bridge	Bridge repair - Phase I built & Phase II under const.	\$40m	Toledo, FHWA, ODOT	Toledo	2005	Under Const.
1	Marina District Project	Great Lakes Cruising Coalition–Marine Passenger Terminal. Develop marine passenger terminal to attract cruises to area; in Marina District	\$2.4 million (federal) \$611,000 (local)	TLCPA, ISTEPA	Toledo	2006	
1	Public warehouse at TEA	Construct & market a public warehouse within the FTZ at TEA as part of Innovative Inter-Modal Transportation facility. Spartan Warehousing.	tbd	TLCPA, Private	TEA	2005	Under Const.
1	Lallendorf Road Culvert Replacement	Replace culvert over Amolsch Ditch & upgrade to M1 load capacity.	tbd	Oregon, ODOT	Oregon	2006	
2	Jerome Road (Technology Drive to US 20A) anticipate to be built in phases	Construction final phase of boulevard pavement.	\$1.1m	County, Toledo	Monclova Twp.	2006-12	

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Environmental

tbd= to be determined

RANK	PROJECT	GOAL	FINANCING	AGENCIES	AREA	TIME	STATUS
1	Stickney Avenue West Environmental Assessment	Completion of an environmental assessment for Stickney Avenue.	\$750k	tbd	Toledo	Ongoing	
2	Ottawa River	Sediment sterilization research for the Ottawa River.	tbd	State, tbd	Toledo	Ongoing	
1	Marina District Project	Remediation to allow Marina District project to proceed	tbd	TLCPA	Toledo	2005+	
1	North-South Runway (16-34) Improvements	Begin environmental review for extension of north-south runway to provide back-up for cargo operations at TEA.	\$10m	TLCPA, FAA	TEA	2008	
1	Pilkington Site	44 acres to be remediated and redeveloped as a mix of commercial and residential uses.	\$4.1m	Toledo, State	Toledo	2005+	
1	Chase Site	The Chase site near Manhattan Marsh adjacent to the Basset Street School needs infrastructure (streets, water, sewer).	\$2m	Toledo	Toledo	2005+	
3	Treasure Island/ Manhattan Dump	80 acres of landfill properties located north of Manhattan Ave. need clean up and infrastructure to be potentially redeveloped as a supplier park and/or light industrial uses.	\$8m+	Toledo, State	Toledo	2008+	
3	Summit Street Corridor	Potential for redevelopment of existing industrial sites to mixed use commercial/residential development along the Maumee River front.	\$8m	Toledo, OEPA	Toledo	2008+	
1	Doehler-Jarvis Site	10 acres along a railroad corridor that needs remediation, and conversion into an agribusiness, community garden and parkland.	\$6m (\$1.9m EPA)	Toledo, State, EPA, CDC's, LISC	Toledo	2005+	



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3	Anthony Wayne Trail Industrial Redevelopment	Redevelopment of industrial properties along the Anthony Wayne Trail, including Jennison-Wright property and the former Haughton elevator manufacturing company property.	\$8m+	Toledo, State	Toledo	2007+	
3	Unicast Property	Brownfield site clean-up (In court)	tbd	Toledo	Toledo	Ongoing	
1	Beazer Property environmental remediation	Remediate site and identify end user.	tbd	TLCPA	Toledo	2005+	

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Water

tbd= to be determined

RANK	PROJECT	GOAL	FINANCING	AGENCIES	AREA	TIME	STATUS
2	Oregon - Elevated Water Tank	Construct 1 mil. gal. water storage tank on south side of City & a trunk feed line.	tbd	Oregon, OPWC, NW Water & Sewer Dist., Village of Genoa Water Dist.	Oregon	2007	
1	Lucas County Waterline Replacement	Replace various waterlines throughout County.	\$1m	County, OWDA, OPWC	County	2006	
2	Sylvania Avenue Waterline	Construct new waterline on Sylvania Avenue in Richfield Twp.	\$4mil	OWDA, OPWC, County	Richfield Twp.	2009	
1	Garden Road Waterline	Waterline to Gunn Road.	\$1.5m	OWDA, OPWC, County	Monclova Twp.	2005	In Progress
2	Dorr Street Waterline	Extend new waterline.	\$514k	OWDA, OPWC, County, Twp.	Springfield Twp.	2008	
2	Neapolis Waterline	Waterlines through Providence and Waterville Townships to Neapolis.	\$4m	OWDA, OPWC, County	Providence Waterville Twps.	2009	
1	Central Avenue Waterline	Construct waterline extensions along Central Ave. in Sylvania Twp.	\$150k	OWDA, OPWC, County, Twp.	Sylvania Twp.	2006	
2	Monclova Twp. Waterlines	Extensions on Reed, Eber & Whitehouse-Spencer Roads.	\$400k	OPWC, County	Monclova Twp.	2007	
2	Harbor View Water Main Replacement	Replace existing water main.	\$380k	OPWC, OWDA, County	Harbor View	2006-07	
2	Berkey Waterline	Extend waterlines to Village of Berkey.	tbd	Toledo, Lucas Co.	Berkey	2006-07	
2	Sylvania Twp. Waterlines	Extensions on Sylvania Ave. & King Road.	\$100k-\$140k	OPWC, OWDA, County, Twp.	Sylvania Twp.	2007	

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Storm & Sanitary

tbd= to be determined

RANK	PROJECT	GOAL	FINANCING	AGENCIES	AREA	TIME	STATUS
1	Wastewater Treatment Plant	Phase II	\$4.9m	\$1m OPWC	Oregon	Ongoing	
1	Toledo Waterways Initiative	Ongoing improvements to complete EPA mandated combined sewer separation.	\$450m	Toledo	Toledo	Ongoing	
1	Hill Ave. Sanitary Sewer	Replace sanitary sewer.	\$500k	County, OPWC	Springfield Twp.	2006	
2	Dorr Street/Nebraska Ave. Sanitary Sewers	Extend sanitary sewers.	\$190-715k	County, OPWC	Springfield Twp.	2007	
2	Alexis Place Sanitary Sewer	Extend sanitary sewers at Alexis Place in Washington Twp.	\$343-344k	County, OPWC	Toledo	2006-07	
2	Northwest Trunk Sewer	Provide sanitary sewer service to northwest area of Village including proposed mixed use developments in vicinity of new US 24 Bypass/ SR 64 interchange.	\$1.5 million	Waterville	Waterville	2007	
1	Maumee River WWTP	Expansion Phase 1 & 2.	\$5m	County, OPWC	Lucas County	2005	
2	Oregon Sanitary Sewer on Cedar Point Road	Construct sanitary sewer from DuPont Road to Wynn Road.	tbd	Oregon	Oregon	Ongoing	
1	SR 2 Sanitary Sewer	Extend sanitary sewer in Jerusalem Twp.	\$1,4700,000	County, OPWC	Springfield Twp.	2005	
2	Pump Station Replacements	Replace pump stations at Shoreland, Corey Woods, Hasty Hills in Washington and Sylvania Twps. and Ottawa Hills.	\$350k	County, OPWC	Sylvania Twp.	2006-07	

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Downtowns

tbd= to be determined

RANK	PROJECT	GOAL	FINANCING	AGENCIES	AREA	TIME	STATUS
1	Marina District Project	Development of a mixed-use development in the Marina District. Design underway.	\$190 million total (\$15 million from City, \$6 million from State, and \$200,000 from Federal)	TLCPA, Toledo, Private, State	East Toledo	2006+	
3	Civic Center Mall	Develop a planned center for local and branch civic buildings in downtown Toledo, including a County Jail, a Municipal Court, and a Federal Court, amongst others.	tbd	Toledo, Lucas County, State, Federal	Downtown Toledo	Ongoing	
1	Arena Project	Feasibility study for arena development.	tbd	Toledo, State, Private	Toledo	2006+	
1	Downtown Toledo Gateway Improvements	Creation of 8 gateways to DT Toledo.	tbd	Toledo	Toledo	Ongoing	
1	Dr. Martin Luther King, Jr. Plaza	Pursue suitable tenants; Consider relocating PA offices, TARPS, LCIC, & Greyhound to Plaza?	tbd	TLCPA, TARTA, Private	Toledo	2005+	
1	Warehouse District & DT Toledo	Acquire & rehab warehouses to assist in redevelopment, including infrastructure.	tbd	Toledo, Private	Toledo	Ongoing	
2	Superior Village	Redevelopment of warehousing to mixed use-housing and commercial uses.	\$11.2 m	Toledo Warehouse Districts Assoc.	Toledo	?	
2	Pythian Sisters Castle in Whitehouse	Continued building renovation.	tbd	Pythian Sisters, Whitehouse	Whitehouse	2008	
3	Knights of Pythian Castle - Toledo	Renovation of historic building.	tbd	State, Toledo	Toledo	2008+	
1	Kenny-Niehaus Building	Tenants needed.	tbd	Sylvania	Sylvania	2005+	
3	Madison Building	Renovation of historic building.	tbd	State, Toledo	Toledo	2006+	

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2	American Metalcraft Building	Adaptive reuse.	tbd	Waterville, Private	Downtown Waterville	Ongoing	
1	Erie Street Garage	Construct new parking garage in the Adams, Huron, Erie & Madison block in downtown Toledo	tbd	Toledo, DT Parking Authority	Downtown Toledo	2005-06	
2	Waterville Streetscape Improvements	Repair/ Upgrade Downtown Streetscape	tbd	Waterville	Waterville	2007	

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Neighborhoods

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RANK	PROJECT	GOAL	FINANCING	AGENCIES	AREA	TIME	STATUS
1	Dorr Street Shopping Center	Commercial development that will provide additional commercial services to the community and promote local employment opportunities.	\$2 m	ONYX, Toledo Urban Credit Union	Toledo	2006	
2	Galena Street Commercial Redevelopment	Commercial development that will provide additional commercial services to the community and promote local employment opportunities.	tbd	North River CDC	North Toledo	2006	
2	Urban Production Training and Research Greenhouse	Creation of greenhouses on the former Doehler Jarvis site that would include hydroponic gardening, fish farming, and vermiculture to create employment opportunities for area residents and concept gardening and research.	\$1.5 million	Toledo Central City Neighbors, Ottawa CDC, Toledo Botanical Gardens, State (Clean Ohio Fund)	Central Toledo	2006+	
2	Markets at Auburndale	Creation of mixed-use housing and commercial development.	tbd	Ottawa CDC, Toledo Central City Neighborhoods	West Toledo	?	
3	New Yondota Shopping Center	Strip commercial development that will provide additional commercial services to the community and promote local employment opportunities.	tbd	River East Economic Develop. Corporation	East Toledo	?	
2	Cherry Street Corridor	Cherry Street from the MLK Bridge to Bancroft Street needs storm/sewer improvements (\$ has been committed by state and federal agencies). Also may include sidewalks, landscaping and lighting.	tbd	North River, Toledo, State, Fed.	Toledo	?	

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RANK	PROJECT	GOAL	FINANCING	AGENCIES	AREA	TIME	STATUS
2	Summit Street Corridor	Summit Street from Cherry Street to Manhattan Avenue has a master plan that has been adopted in the city of Toledo's 20/20 Plan. Infrastructure improvements include brick paving, landscaping, lighting and a gateway.	\$3.4 million \$925,000 has been committed (EDI, TEA-21, NEA, and CIP funds)	North River, Toledo, State, Fed.			
1	Lagrange Street Commercial Redevelopment	Revitalize Lagrange Street's commercial district by rehabilitating 4 vacant commercial buildings.	tbd	Lagrange Community Develop.	North Toledo	2006	

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Planning

tbd= to be determined

RANK	PROJECT	GOAL	FINANCING	AGENCIES	AREA	TIME	STATUS
1	Foreign Trade Zones-Expanded Uses	Conduct FTZ workshops; increase mktg. Efforts; establish PA FTZ website; ensure FTA operation are adequately audited.	tbd	TLCPA	County-wide	Ongoing	
1	Land Use Master Plan for TEA area	Address uses of land in area adjacent to TEA, for property involved in the Environs Study.	?	TLCPA; Reynolds, Smith & Hill	TEA area	Underway - Comp. 2006	
1	2035 Long-range Transportation Plan	Update Transportation Plan to include upgrades for I-75/475 interchanges & I-475 corridor on west side.	tbd	PA, TMACOG, ODOT, County	County-wide (+TMACOG region)	2005+	
1	Air Cargo Targeting Efforts	Determine international freight flows and international cargo opportunities to/from TEA.	tbd	TLCPA, UTITI	TEA	Ongoing	
2	Toledo 20/20 Master Plan Update	Update Toledo's 20/20 Comprehensive Plan	tbd	Toledo	Toledo	Ongoing	
1	Industry Clusters Strategy Planning and Marketing	Develop and implement strategic plans for targeted clusters and conduct ongoing study of investment opportunities and emergent clusters.	tbd	University of Toledo, Toledo, RGP	University of Toledo Toledo	2005+	
1	Regional Freight Planning	Understanding the relationship between freight movements in Toledo and Lucas County with freight moving in the Upper Midwest States, the nation, and internationally.	tbd	UT-ITI, TMACOG, TLCPA	Lucas County	Ongoing	
3	Waterville Comprehensive Plan Update	Update 2000 Comprehensive Plan.	tbd	Waterville	Waterville	2008	
1	Distribution Center Targeting Efforts	Determine critical factors for decision makers who locate major distribution centers for retail and wholesale operations	tbd	UT-ITI, TLCPA, RGP, TMACOG	Toledo	2006	



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RANK	PROJECT	GOAL	FINANCING	AGENCIES	AREA	TIME	STATUS
3	Short Sea Shipping at the Port of Toledo Feasibility Study	Research feasibility of developing port infrastructure that would enable shipping containers and commodities via water to bypass highway and rail bottlenecks and reduce costs.	tbd	Port of Toledo, TLCPA, Toledo, County, UT-ITI, private	Toledo	2005+	
3	Metropolitan Utility Link for Transportation to Industry Feasibility Study	Research feasibility of developing transportation infrastructure to move freight short distances in urban areas to support manufacturing. This would keep trucks off the road system including highways and interstate routes.	tbd	TLCPA, UT-ITI, TMACOG, Toledo, private	Toledo	2005+	
3	KACI Intermodal System Feasibility Study	Research feasibility of developing infrastructure to provide a quick, inexpensive, and uniquely simple inter-modal exchange of highway vehicles onto and off trains. This breakthrough in time, equipment, and labor savings allows inter-modal trains to be cost-effective in short and medium hauls.	tbd	TLCPA, UT-ITI, TMACOG, and private	Toledo	2006	
1	Adams Street Corridor Plan	Develop mixed-use development plan for an urban-art residential district.	tbd	Neighborhoods in Partnership, Adams St. Business Group, Toledo Design Center, Planning Commission	Toledo	2005-2006	
2	Warehouse District Master Plan	Develop mixed-use development plan for Warehouse District.	tbd	Toledo Design Center, Planning Commission	Toledo	?	



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RANK	PROJECT	GOAL	FINANCING	AGENCIES	AREA	TIME	STATUS
3	Historic South End Plan	Develop mixed-use development plan for Historic South End.	tbd	Viva South, Neighborhood Housing Services	Toledo	?	
2	Storm Water Utility Study	Feasibility study to create new storm sewer utility.	tbd	TMACOG, Cities, Twps., Villages, County	Lucas County	?	

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Lucas County's "Top Project"

After an exhaustive review of the Projects List by the CEDS Working Group, the Group recommended 4 projects ranked as "1" to the CEDS Committee to decide the "Top Project". The full CEDS Committee considered, discussed, and made recommendations on the final CEDS document and prioritized projects list at its June 2005 meeting. The Lucas County Commissioners requested that additional input be gathered by meeting with the Lucas County Township Association and the Lucas County Improvement Corporation (LCIC). These meetings were held to determine more accurately a consensus of local jurisdictions and participating organizations. A fourth meeting of the CEDS Committee was held for final confirmation of the County's Top Project. The four top projects are:

Medical University of Ohio's (MUO) Advanced Technology Park of Northwest Ohio

The CEDS Committee agreed that the most feasible project of critical importance to Lucas County is the construction of the necessary infrastructure to secure the addition of a medical-related processing center on the campus of MUO. The Advanced Technology Park houses facilities that focus on research and development, and activities with a medical emphasis. This proposed facility would create an estimated 250 to 300 new jobs, and would include a substantial private investment. This project would make possible the construction of the proposed facility and infrastructure (roads, water, sanitary sewer, and storm drainage). This project would also enhance the concept of a "technology district" in the area, as MUO's Advanced Technology Park is located only a few miles from the University of Toledo's developing Science and Technology Corridor. Much of the financing has been secured for the project, but MUO is seeking assistance for the infrastructure improvements. The CEDS Committee recommends this project for pursuit of EDA funding as soon as possible.

Stickney Supplier Park

The next important project in Lucas County was determined to be the Stickney Supplier Park (see page 4 of this section). This project is located in the City of Toledo and involves the construction of a new grade separation structure over the Norfolk-Southern railroad north of Matzinger Road (and/or an alternative location accessible from Matzinger Road) to open up over 200 acres of land with direct access to I-75 for the purpose of housing automotive suppliers to existing area businesses. This land is a triangle surrounded on all sides by railroad lines. In its current state, access to and from the site is limited due to long waits at the rail crossings.

The City is currently pursuing site control from the eight owners and right-of-way acquisition. A wetland study of the site is currently underway. Other improvements to be included in this project are construction of new public streets off Stickney Avenue north of the Norfolk-Southern railroad, and extension of water and sewer lines from Stickney Avenue north of the Norfolk-Southern line.



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Total cost for the project is estimated between \$10 -12 million (\$3-4 million for infrastructure) with potential financial assistance through tax increment financing (TIF), the Toledo-Lucas County Port Authority, City of Toledo, Lucas County, and/or the State of Ohio. While this project is crucial in the advancement of the local economy and will create hundreds of new jobs. There are critical issues regarding this project that have yet to be finalized, including site control and lack of financing for all other needed improvements. Also, at this time it is believed that there are ways to finance these improvements other than with EDA funds.

Salisbury Road Interchange

Improvement of the I-475 Interchange at Salisbury Road (see page 8) was determined to be the third, most important project in Lucas County. Phase I of this project would involve the modification and improvement of the I-475 interchange at Salisbury/Dussel, including Salisbury Road and Dussel Drive from Strayer in Monclova Township to Ford Street the City of Maumee. Two new loop ramps would be constructed and, Salisbury Road and Dussel Drive would be widened. These improvements are key to improving access to the Triad, Briarfield and Arrowhead business parks. This project would increase the development potential of roughly 550 acres of land located in a joint economic development zone (JEDZ) of Toledo, Maumee, and Monclova Township. Phase II would create a new interchange at I-475 and US 20A that would improve access to the same business parks and the Toledo Express Airport.

The total cost of Phase I is estimated to be roughly \$35 million. Lucas County has begun acquisition of the needed rights-of-way, and Phase I is currently under design. Phase I of this project is also not recommended for pursuit of EDA funding, as the CEDS Committee felt that the project's readiness to move forward before 2007 is in question.

University of Toledo's (UT) Science and Technology Incubation Facility

The Toledo Science and Technology Corridor is an initiative of the University of Toledo, local government, and its partners to enhance Lucas County's innovation-based economy through investments that promote linkages and collaboration among the region's academic institutions, business industries, and government entities. The Corridor is intended to provide mechanisms to promote collaboration among technology organizations dispersed in Northwest Ohio and foster increased research and development through private, public, and educational activities.

As a vehicle to bring regional assets together to leverage the collective technology assets of Northwest Ohio, expected outcomes include: the winning of major research and development grants and programs of a national stature; the location of federal research and development installations; the attraction and retention of technology-based firms in the region; and an increase in innovation-based entrepreneurial firms in the region. The first step in the project is the construction of an incubation facility.



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The Science and Technology Incubation Facility is Phase I of the Science and Technology Corridor (see page 2). The facility would be located on the University of Toledo's Bancroft campus, adjacent to the Engineering building. The Incubation Facility is needed to house four new University start-up companies involved in alternative energy development, the Wright Center for Photovoltaic Electricity and Hydrogen, the UT portion of the Wright Fuel Cell Group, and four community-based alternative energy start-up companies. In addition, the facility would have space available for other new start-up. The incubation facility would also house the personnel (employed by RGP) involved in the incubation services. This project is expected to yield between 40 to 50 new jobs over three years, but due to the nature of an incubation facility, this is obviously in flux. Construction of the facility is estimated at around \$6 million.

The CEDS Committee determined that this project, while essential in the transition of the area's economy from its dependence on manufacturing jobs to a more diversified economy including technology-based jobs, is working to secure funding that will not be in place until 2006. Additionally, the RGP is conducting an incubator feasibility study that will also not be available until 2006.

