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The Street in the City: Dorr Street as an Anchor for a Shrinking Toledo

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The Street in the City:
Dorr Street as an Anchor for a Shrinking Toledo
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UT: Tammy Armstrong, Tyler Shepler & BGSU: James Crum, Augustine Meinzer and Nathan Gill  

Group 2: Downtown to N Detroit Avenue  
BGSU: Jaime Sklenicka, Nathan Welch, Corey Black, Chad Ramsey  

Group 3: N Detroit Avenue to Parkside Blvd  
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Group 7: N Westwood Ave to S Bryne Road  
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Group 8: Secor to N Reynolds Road  
UT: Jesse Villalon, Neal Mahon, David Haskamp & BGSU: Brian Cook, Jason Mould and Juliana Barton  

Group 9: Secor to N Reynolds Road  
BGSU: Jian Li, Courtney Wittman, Anthony Santora and Matt Kisabeth
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Dorr Street, a major artery in Toledo, runs west from downtown towards Toledo’s suburbs. A mix of uses is visible along its length – there are single-family homes, apartment buildings, a few stores, the University of Toledo, Inverness Golf Club, Smith Park, a post office, some industry. Also, largely vacant strip malls and parking lots, fast-moving traffic and few pedestrians. But this was not always the case. Dorr Street between Washington and Smead was once the bustling center of Toledo’s African-American community. There were bars, restaurants, theaters and live entertainment venues. Other sections of Dorr had destination stores and professional offices. Many of these were black-owned businesses. Dorr Street was a thriving artery in the city.

The 1960s and ‘70s were a time of urban unrest in the country and Toledo had its share of problems including, in 1970, the high profile shooting of a patrolman and a shootout at the Black Panther offices on Dorr Street. By the mid-1970’s, urban renewal was in full force in cities all over the country and Dorr Street was identified to receive federal funds for blight removal. Between 1976 and 1979, $25 million was spent to acquire and relocate 300 businesses and homes so that Dorr Street could be widened. Some of these were relocated to other parts of the city, but many businesses closed for good.

The city of Toledo itself, once a thriving industrial town with a rich architectural heritage, has for several decades experienced declining population and has poverty, unemployment and crime rates that exceed national averages. The city has also suffered from a lack of political leadership in planning and design - Dorr Street is only one example. However, there have been three recent planning initiatives along Dorr Street, namely the Dorr Street Corridor Coalition Project, the UT Science and Technology Corridor Project and the Dorr Street Visioning Project.
The Dorr Street Corridor Coalition Project
The Dorr Street Corridor Coalition (DSCC) Project was initiated in August 2007 for the Dorr Street area bounded by Parkside Boulevard on the west and Washington Avenue on the east, about 2.4 miles. The Collaborative, Inc. (a Toledo architectural firm) and the Mannik & Smith Group (a local highway engineering design firm) were hired to prepare a redevelopment plan for that segment of Dorr Street. A market study of Dorr Street to determine retail demand was included in this project.

UT Science and Technology Corridor Project
In August 2008, the University of Toledo developed a Strategic Land Use Plan for the area between the university’s three main campuses, Main Campus, Scott Park and the Health Science campus. This area is roughly bounded by Bancroft Street on the north, Byrne on the west, Glendale on the south and Detroit Avenue/Fearing Boulevard, Dorr Street and Parkside Boulevard on the east. Consultants for this study included Poggemeyer Design Group (Toledo and Bowling Green), HOK (St. Louis), Eva Klein & Associates (Great Falls, Virginia), and Hull & Associates (Toledo).

LISC Dorr Street Visioning Project
To close the gap along Dorr Street that was not included in these two studies, Toledo Local Initiatives Support Corporation (LISC) funded the Dorr Street Visioning Project for the redevelopment of the 4 mile Dorr Street Corridor from Byrne Road on the west to Washington Street on the east. Included in the planning was the West Central Alliance, a federation of four Toledo community development corporations (CDCs) all having part of their service area included in sections of the Dorr Street study area. The four CDCs comprising the Alliance are Friendship New Vision (FNV), Ottawa CDC, Organized Neighbors Yielding Excellence (ONYX), and the Toledo CDC. As a conduit for the disbursement of the project funds, LISC chose the University of Toledo Foundation.
Clearly, there is renewed interest in Dorr Street, including UT’s interest in being a better neighbor. This is reflected in the Dorr Street-Neighborhoods Visioning & Implementation Plan whose purpose was to provide a conceptual context for development decisions on issues related to land use, transportation, and community facilities. The plan focuses on “big picture” issues.

With the Visioning and Implementation Plan as the starting point, students of architecture from Bowling Green State University and students of geography and planning from the University of Toledo, were charged with developing visionary and sustainable urban design concepts for the length of Dorr Street. Teams of students drawn from both universities were assigned to different stretches of Dorr Street. They were charged with concentrating on their site while always keeping the larger context of the city in mind. They were to pay particular attention to the role of the street. Could it anchor a shrinking city? Did the street work for students as well members of the community? What part could it play in the life of the city? How was this reflected in the team’s design?

The students came to the project having prepared in multiple ways. Some groups of students studied other cities that have used a street or a linear element as a linking element. Examples included Duesberg in Germany, Pamplona in Spain and the High Line in New York. Other students looked at city-university plans for redevelopment – among the examples they studied were city of Cincinnati with the University of Cincinnati, Columbus with Ohio State University Columbus and Philadelphia with Drexel University and the University of Pennsylvania. Another group of students studied the history of Dorr Street, to provide a context for the current work.

Prior to their collaboration to develop proposals, groups of students were also assigned to short stretches of the street. They were charged with studying that section closely to understand not just the architecture and planning issues confronting the area, but also the historical and social contexts. Students walked along different stretches of Dorr and were encouraged to talk informally to members of the community. Following each of these assignments, students reported back to the larger group. Students received briefings from Robert Seyfang and Richard Meyers, members of the Toledo Design Center and were encouraged to look at the Toledo 20/0 plan.
The Visioning and Implementation Plan was framed as the foundation for developing proposals. The plan laid out a set of guiding principles. These were:

- Strengthen Existing Communities
- Work Together With Business
- Promote Safe and Easy Travel
- Promote “Walkability”
- Celebrate Diversity
- Create a Range of Housing Opportunities and Choices
- Promote Quality Architecture and Urban Design
- Promote Community Safety and Sustainability

Students were encouraged to relate their proposals to these principles and other aspects of the plan. The guiding principles are reflected in various ways in each of the proposals. As a central purpose of this project is also academic, some group of students also took liberties to stretch in ways that would not be possible outside the studio. Not all the projects could be implemented overnight, but together, they present a set of interesting ideas for Dorr Street.
This report is a compilation of the work produced by the students. There were nine teams in all, and a brief introduction to the nine teams and their respective proposals follows:

**Group 1: Downtown to N Detroit Avenue**

“City Insertion”

- This is an area that is currently disengaged from downtown and has experienced economic and cultural isolation for many decades.

- The proposal moves the downtown grid through the Washington Street intersection and into the existing plaza at Dorr & Collingwood by redesigning the plaza and part of the neighborhood. The plaza will hold stores that benefit the community, and provide jobs for residents. A walkable green space that connects Dorr Street with the Toledo Museum of Art and Fifth Third Field.

- Creates a center for affordable cultural uses and affordable entertainment, connecting to the neighborhood’s past.

UT: Tammy Armstrong, Tyler Shepler
BGSU: James Crum, Augustine Meinzer and Nathan Gill
Group 2: Downtown to N Detroit Avenue
“Connection Through Movement”

- The area on Dorr Street between Detroit Avenue and downtown Toledo suffers a great disconnect throughout. The main focus is to bring a sense of movement and connection through the north and south sides of Dorr Street, as well as connecting downtown to Dorr Street.

- A central node created by the city and Dorr Street grids meshing within Smith Park is reinforced through a cultural center that reflects the city grid and a park that represents the Dorr Street grid.

BGSU: Jaime Sklenicka, Nathan Welch, Corey Black, Chad Ramsey

Group 3: N Detroit Avenue to Parkside Blvd
“Axial Connections”

- Dorr Street and the railroad tracks divide the site into four quadrants. Each quadrant has focal points such as churches and schools, but the quadrants are disconnected and the focal points do not relate to each other.

- Various elements such as a proposed expansion of the Toledo Museum of Art, an art walk, a concentration of commercial uses in renovated existing buildings, and proposed new public green spaces are used to connect these focal points and draw interest towards Dorr Street.

UT: Preston Stallings, Raj Nagisetty
BGSU: Peter Ashamalla, Shomari Lambert and Scot McGee
Group 4: Parkside Blvd to N Westwood Ave  
“Unification”

- The abandoned railroad tracks split the community. There is no interaction between university’s campuses and the community, there are few community-friendly spaces and very few ways to cross Dorr Street safely.

- The proposal aims to bring the community together by turning the railroad datum into an object that unifies different parts of the city, creating a lattice of transportation networks and programming to bring campus to community and vice versa, and creating a better way to cross Dorr Street.

UT: Karen Gallagher, Ren Jie  
BGSU: Hannah Lambert, Tony Nguyen and Jay Eckelberry

Group 5: Parkside Blvd to N Westwood Ave  
“Performance of Fusion”

- Dorr Street is dominated by automobile traffic, and while there are a few actual and implied connections across Dorr, these are not pedestrian-friendly.

- The proposal suggests connecting focal points on either side of Dorr Street into a marathon route which will establish connections between the university and the surrounding neighborhoods and incorporates retail and commercial uses in buildings along part of its length closest to Dorr.

UT: Roger Dindyal, Stephen Knittel  
BGSU: Josh Lohr, Sarah Rex and Thomas Jacquemin
Group 6:  N Westwood Ave to S Bryne Road
“The Green Mile” (approximately)
  •  The stark contrast between the university’s main campus and the neighborhood to the south is reflected in density, property values, amount of green space, and differing grids, among other factors, and Dorr Street is the barrier.

  •  Dorr Street is transformed into a green strip with perpendicular connections that penetrate into the north (campus) and south (city) sides of the street, creating open public spaces accessible to all residents and blurring the Dorr Street divide.

UT: Terence Turner, Nick Ford, Kevin Thomson
BGSU: Ochuko Evwaraye, Josh Jagodzinski and Doug Stoots

Group 7:  N Westwood Ave to S Bryne Road
“Links Across Dorr Street”
  •  Dorr Street acts as a barrier with well-recognized focal points on the campus side but fewer on the residential side.

  •  The proposal identifies focal points and connections across Dorr which were visible as concentrations of activity in four zones along Dorr. These are linked, as in a necklace, through a pedestrian-oriented overlay. This proposal makes direct connections to the Toledo 20/20 plan.

UT: Joe Kallio, Leah Mullen
BGSU: Tyler Mikolajczak, Nathan Brown and Matthew Buyer
Group 8: Secor to N Reynolds Road  
“Orchestrated Movement”
- This section of Dorr has large green spaces, with some institutional and some residential uses, presenting varied grids along this stretch of the street between two important nodes – Reynolds Corner and the Dorr-Secor intersection. It is very pedestrian-unfriendly.

- A proposed extension of the multiple individual grids to create more coherence through linking focal points along Dorr to create long, pedestrian-friendly paths, defined by landscaping a some proposed multi-use buildings.

UT: Jesse Villalon, Neal Mahon, David Haskamp  
BGSU: Brian Cook, Jason Mould and Juliana Barton

Group 9: Secor to N Reynolds Road  
“Exploring City Rhythm: Mini Urban Movements”
- Dorr Street along this length has a series of small clusters of development, not well-defined.

- The proposal suggests strengthening these clusters through mixed use developments as well as a larger development around Reynolds Corner to serve the residents and better define that end of Dorr.

BGSU: Jian Li, Courtney Wittman, Anthony Santora and Matt Kisabeth
City

INSERTION

The Dorr Street area, between Washington Street and Detroit Avenue, suffers from a state of disengagement from the Downtown Toledo District. A situation further perpetrated by the separation brought about because of Interstate 75. This lack of interaction and connectivity has left the area cut off from the influences of Downtown. The creation of a connection, between Dorr Street and Downtown, is needed to bring life back into the area. With inserting the cultural and urban fabric from Downtown, the Dorr Street area will become an integrated part of the Toledo experience.
Connective Motion

The area on Dorr Street between Detroit Avenue and downtown Toledo suffers a great disconnect throughout. The main focus is to bring a sense of movement and connection through the north and south sides of Dorr Street, as well as connecting downtown to Dorr Street. A central node was created by the city and Dorr Street amidst within Smith Park to create a new atmosphere and culture onto Dorr Street. The connection is reinforced through a cultural center that reflects the city grid and a park that represents the Dorr Street grid.
The area along Dorr Street positioned between Parkside Boulevard and Detroit Avenue has become a disconnected community with Dorr Street and the Industrial Park not separating the area into four quadrants. With no real connectivity and a clear disconnect between the quadrants, each quadrant has developed a variety of their own gathering points such as their own schools and churches without a unified space for the whole community to come together. By connecting these focal points to create axial relationships, an intricate network of connections are formed. At the center of these networks, where Dorr Street and the Railroad intersect, a public realm is created. The introduction of the new public realm creates a source of community and activity draws the surrounding neighborhoods closer to Dorr Street and it adds a major node on Dorr that contributes to the revitalization of downtown Toledo.
Soaring Connection

The elevated pathway is intended to build community by providing a common ground where University and area residents can gather. It will advance sustainability for smart growth and create a lattice of transportation networks for ease of pedestrian travel. The formation of beneficial relationships will be catalyzed with interaction between community and university. This solution will create a path of unification, establishing places for people to congregate, while integrating history, nature, and innovation.
Performance of fusion originates from analysis of Dorr Street as a organizational datum. Two major sections formed by this datum create connections from either side of Dorr St, fusing the sides together. A designed marathon path based on the analysis of focal points around the site creates an event that connects communities, encouraging physical performance. The marathon culminates on a ramp above Dorr St, the point where the two major sections are fused by our design.
The stark contrast between the Characteristics and circulation of the University of Toledo and the community south of campus has transformed Dorr street into a barrier dividing the two. To better integrate the University and the community, Dorr street has been transformed into a green belt with axial connections that penetrate both opposing sides creating a common linear area between the two.
This certain section of the Dorr Street Corridor has an excessive history of being designed to intentionally and blatantly separate two adjacent communities. The north university region uses Dorr Street to disregard the surrounding community on its southern edge; consequently, the community has suffered.

Creating important public realms within the community, connections across Dorr Street are made. Inherently, identifiable associations between the two districts are created. Specific and distinct spatial zones developed from following analysis of local spaces, important nodes, and the created sensible connections. These newly created zones function as strategic bridging links across the datum that is Dorr Street to improve mutually both the community and the university region.
The section of Dorr St. from Reynolds Road to Secor Road is presented with several problems. The area is not pedestrian friendly and is dominated by cars. The area also lacks grid organization and has no connection with the University of Toledo.

Currently, there are two existing nodes along the West section of Dorr Street: Reynolds Corner’s and the Secor and Byrne intersection. These nodes are created by a density of buildings and traffic at the two areas, but are separated by a large expanse of greenspace.

To create a connection between the two nodes, the motion of movement is orchestrated by connecting focal points along this section of Dorr Street. The path created between the two nodes is transformed from jagged linear lines, to more organic and fluid lines, with more paths at the two nodes in a funnel-like shape to draw people in.

The existing grid was extended to organize the two nodes. The buildings of the new figure ground are then controlled by the extended grid lines. The movement lines create paths that carry pedestrians from one node to the other, for increased interaction with the site. The movement lines also connect with the University of Toledo trail.
The idea of city rhythm is taken from downtown Toledo where buildings and grid establish a type of musical rhythm that played back and forth between people and buildings. By taking this rhythm and working it into the fabric of the suburban life within Dorr Street we establish a rhythmical heartbeat that connects the community. This is established by creating central nodes in key districts along Dorr Street and connecting them with pedestrian pathways. The new pedestrian walkways allow for more pedestrian traffic to travel along Dorr Street as well as to other neighborhoods and streets that come off of Dorr Street. Each of these districts follows a centralized theme; such as music, sports or gardens and utilize buildings and green space in order to create enjoyable usable public space.
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Group 3: N Detroit Avenue to Parkside Blvd
Groups 1 and 2: Downtown to N Detroit Avenue
The Street in the City:
Dorr Street as an Anchor for a Shrinking Toledo
CITY INSERTION

DORR STREET

- Currently disengaged from Downtown.
- Has endured decades of economic and cultural isolation.
- Design will inject life back into the area.
- Insertion will introduce cultural and urban elements.
- Will once again become an integrated part of the Toledo experience.

BGSU
James Crum
Augie Meinzer
Nate Gill

UT
Tammy Armstrong
Tyler Shepler
HISTORY

- 246 is known as Dorr Street
- Established as a State Route in 1928
- Connects Downtown to points West
A vibrant commercial and residential thoroughfare from Washington to Smead
In 1978, a phalanx of tractors and bulldozers descended on Dorr Street, leveling hundreds of businesses and homes in what would be the largest urban renewal project launched in the city. More than $25 million was spent to purchase property and widen the road.
Intersection at Washington St.

- “City Insertion” design concept
- Match density
- Move downtown grid
- Redesign plaza at Dorr & Collingwood
- Redesign part of the neighborhood.
MACOMBER BUILDING
Magic Johnson Theater business model

- Quality multiplexes in urban communities
- Underserved by modern Cineplexes
- Encouraging local economic growth
- Job development
- Solar power
SOLAR ROOF PANELS

Livermore, California
ANALYSIS

GRID ENGAGEMENT

FOCAL POINTS

PARKING AREAS

WALKABILITY
PROPOSED FIGURE GROUND

Walkable Green Space

- Bridge I75
- Connect Dorr Street
- Movie theater
- Toledo Museum of Art
- Fifth Third Field
THE END

THANK YOU
Connection Through Movement

Group 2
Jaimie Sklenicka
Corey Black
Nathan Welch
Chad Ramsey
SITE PLAN
Dorr Street and Downtown Grids

Dorr Street Grid

Downtown Grid

Juxtaposition of grids
Focal Points

Martin Luther King Elementary School

Smith Park

Mixed Use

Church
EXISTING GREEN SPACES

PROPOSED GREEN SPACES
PROPOSED SITE USE

CULTURAL CENTER
NEW FOCAL POINT IN SMITH PARK WHICH CREATES A NEW ATMOSPHERE ALONG DORR STREET

SKATE PARK
BRING LIFE/EXCITEMENT TO DORR STREET AS WELL AS A CONNECTION BETWEEN THE CULTURAL CENTER AND MARTIN LUTHER KING SCHOOL

GREEN FIELD
ENJOYABLE SPACE OF CIRCULATION
Axial Connections

UT
Raj Nagisetty
Preston Stallings

BGSU
Peter Ashamalla
Shomari Lambert
Scott McGee
Site Location: Reynolds Corner to I-75 along Dorr Street.
Proposed Development: The intersection of Dorr Street and Railroad Tracks, which lies between Parkside Blvd. and Detroit Ave.
Dorr Street has a rich history. It was once a strong and thriving street and a center of activity; however, select events have led to the loss of business and the breakdown of a strong community.

- Urban Renewal
- Riots
- Urban Sprawl
Parking Analysis
GreenSpace Analysis
• Dorr St. datum: oriented East and West.
• Railroad acts as a second datum, creating four disconnected quadrants.
• Each quadrant has focal point such as: schools and churches.
• Visualizing these focal points creates axial relationships.
• The epicenter of intersecting datum's combined with the axial relationships forms a connective public realm.

Focal Points
Renderings
Renderings
Renderings
- Concentration of Business
- Original buildings will be renovated
  - Commercial
  - Offices
  - Dwelling areas (indoor/outdoor)
  - Residential
- New Zoning proposal
- Art museum expansion

Proposed Development Strategies
The proposed green spaces and public realms will be dedicated for community use.

For example: community based activities

- Football
- Soccer
- Fundraisers
- Festivals
- General outdoor activities
Alternatives to Automobiles

- Bike path along proposed median through Dorr Street
- Lower speed limit to slow down traffic
- Sidewalk runs through public realm
- Large sidewalks to create an open feeling
Unification

**uni·fi·cation**

“the act of making or becoming a single unit”
Background

- **Community**
  - 4 neighborhoods
  - 3 campuses
  - Vacant industrial area

- **Not pedestrian friendly**
  - Poor sidewalks
    - Close to busy roadways
    - Not many street crossings
  - Poor aesthetics

- **Traffic**
  - Fast paced

- **Economic**
  - Median household income $10,000 below state level
  - 12.8% unemployment rate

- **Communication**
  - Adversity between university & community
Identified Concerns

- Abandoned railroad tracks splitting communities
- No interaction between campuses and community
- Run down area
- No community friendly spaces
- Vacant industrialized area
- Very few ways to cross Dorr St. safely

Proposed Solution

- Eye pleasing landscaping
- Redesign of industrial buildings
- Retrofit of industrial buildings for community needs
- Connectivity of UT campuses and neighborhoods
- Multi-modal pedestrian traffic thoroughfare

*Poggemeyer Collaborative Think Tank*
Intent of Design

• Bringing community together by turning the rail road datum into an object that unifies

• Creating a better way to cross a crosswalk limited Dorr St.

• Advance growth and sustainability of community by creating a common ground for the community to use

• Create a lattice of transportation networks to bring the community to the campus and the campus to the community
The organization of the current grid is very orthogonal except for a small area where the grid is shifted to a diagonal. The shift in the grid is created from abandoned railroad tracks that seem to become a divider of the communities.
Direction of flow
Creating an elevated pathway to then reunite the community and university to offer a new flow of direction.

Linking Existing Structures
Connecting the existing rundown industrial structures and retrofitting them into community spaces.
The structure creates an easier path to cross Dorr St. The project connects four existing structures that will be accessible through the elevated pathway with small pathways coming from the main pathway as well as a pathway that would continue onto Scott Park Campus.
Current green spaces
The current green spaces consist mainly of the cemetery and the open areas of the campuses.

Proposed green spaces
New green spaces would offer open areas and parks for the community and university to use. Trees placed along Dorr St. will give the corridor a more natural feel.
The elevated pathway stretches across the streets of Dorr and Douglas.
Creating a Lattice Event Center
Bringing Campus and Community Together

- Book fairs
- Reading clinics
- Rooftop gardening
- Low price entertainment events
  - Movie night
  - Recreation night
  - Local talent showcases
- Local farm market
- Entertainment venues
- Health fairs
- Pharmacy
- Student led immunization clinic
- Weekend flea markets
View From South of Dorr to Toledo Campus
View from Dorr looking East
View from Campus looking South
View from Elevated Pathway
Performance of Fusion

Roger Dindyal  Thomas Jacquemin  Stephen Knittel  Joshua Lohr  Sarah Rex
Dorr St. starts at Monroe Street and ends at County road 65

Access to downtown Toledo was available via electric street car

Prior to the urban renewal, Dorr Street was known as the African American corridor

Historical Dorr Street served as the link from outer suburbs to downtown Toledo

History

Present

Dorr Street is dominated by automotive transportation

Minimal pedestrian traffic along Dorr St.

Consists of cemetery, industrial and residential sections

It is primarily composed of mixed use zoning
Plan + Vision

Creating a pedestrian oriented Dorr Street

Bringing the residents of the community out to the various focal points within the area

Establishing new connections between the University of Toledo and the surrounding areas

Creating a unique appeal for the Dorr Street area to encourage economical growth and diversity
Connect Communities/Focal Points

Emphasize Pedestrian Crossing of Dorr
The Green Mile (approximately)
The Problem

- Dorr Street Fell Victim to “Urban Cancer”
- Economic Downturn Has Affected the Area
- Lack of an Introduction to Campus
- Strong Disconnect Across Dorr Street
Conflicting Grids

- The Community is Rigid and Orthogonal
- Campus is Curvilinear and Organic
- Emphasizes the Disconnect
Stagnant Circulation

• Dead End Corridors

• No Connections Across Dorr

• Weak Pedestrian Paths
Property Values

- $125,000
- $75,000 - $125,000
- $50,000 - $75,000
- $25,000 - $50,000
- $0 - $25,000
Green Space

• Circulation Not Incorporated

• Spaces Not Utilized

• Lacking Vegetation/Trees
Nodes and Entrances

• Only One Entrance to UT from Dorr

• Key Circulation Nodes Not Emphasized

_entrances

_circulatory_nodes
Focal Points

• Few Points Along Dorr

• Most Points Specific to the University
  - University Hall
  - Glass Bowl Stadium
  - Student Recreation Center
  - The Crossings
  - Corpus Christi

• Weak Axis from Point to Point
The stark contrast between the characteristics of the University of Toledo and the community south of campus has transformed Dorr St. into a barrier, creating a division. To better integrate the university and the community, Dorr St. will be transformed into a green belt with axial connections that penetrate the opposing sides of the street, creating a common linear area connecting the two.
GUIDING PRINCIPLES

- promoting public discourse
- maintaining legibility
- define pedestrian overlay district
- regenerate connectivity

How the proposal corresponds to the context of the city and articulates its objectives on a smaller scale by attending to the recommendations of the Toledo 20/20 Comprehensive Plan.

The goals of the proposal identified by the design team.
ANALYSIS DIAGRAMS

DORR ST.

LEGEND
- education
- retail
- industrial

zoning
Dorr St. acts as a disconnecting datum
both sides have suffered
• Identify public realms and important nodes

LINKING PROCESS
• Introduce important focal spaces into the community
• Maintain Door Street integrity
• Develop connections from the points
• Logically group connection lines
• Spatial connective links evolve from node correlations

LINKING PROCESS
• Develop connecting linking zones
• Dorr St. becomes a relating overlay
- Definable center and logical edges
- Walkable - traffic calming and wider sidewalks
- Max. allowed front setbacks of 10 ft
- Preserve existing neighborhood
• Provide opportunities for recreation and entertainment
• Enliven the public realm with year-round event programming
• Expand choices in housing, means of travel, goods and services, and activities
• Mixed-use with various housing densities
• Facilitate orientation and make space more navigable for all users
• Offer a safe, welcoming, interesting, and sustainable environment for pedestrians and cyclists
• Expand and connect networks of greenways, trails, and hiking/biking paths
• Beautify streets with well-maintained trees and plantings
MAJOR PUBLIC REALM

- Promote self-sufficiency of neighborhoods
- Establish people friendly boulevards
- Develop community beautification
• Control spread of strip commercial
• Offer finer-grained mixed-use such as live-work units
• Target commercial uses to address retail voids
ORCHESTRATED MOVEMENT

JULIANA BARTON, BGSU
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JASON MOULD, BGSU
DAVID HASKAMP, UT
NEALE MAHON, UT
JESSE, UT
**INTRODUCTION**

- Focused on section of Dorr Street from Reynolds Corners to the Secor/Byrne intersection.
- Approx. 3.7 miles long
HISTORICAL BACKGROUND

- Section of Dorr Street seen as ‘Green Area’ and was utilized as a residential area on the north and south sides of the road.

- Wealthy upper class neighborhood on north side; lower income suburbs, large apartment complexes, and small shops on south side.

- Former Dana Holding Corp. headquarters on north side, now REIT Healthcare Headquarters.
EXISTING CONDITIONS

- Dominated by the car
- Not pedestrian friendly
- Lacks grid organization
- No connection with UT campus
SITE ANALYSIS

EXISTING FIGURE GROUND

EXISTING GRID

CIRCULATION

FOCAL POINTS

AERIAL PHOTO

DENSITY/GRENSPACE
PROPOSAL

- CREATE A LINK BETWEEN THE TWO NODES BY CONNECTING FOCAL POINTS.

- MOVEMENT LINES CREATED FROM FOCAL POINTS CREATE PATHS THAT CARRY PEDESTRIANS FROM ONE NODE TO THE OTHER FOR INCREASED INTERACTION WITH THE SITE. PATHWAY CONNECTS TO UT TRAIL.

- BUILDING FORMS ARE CONTROLLED BY A NEW EXTENDED GRID.
PROCESS SKETCHES

REYNOLDS CORNER

ENTIRE SITE
GRID TRANSFORMED

- **EXISTING GRID** contains multiple individual grids, but none are present in area of two nodes.

- **PROPOSED GRID** extends existing lines to create a more organized figure ground at the two nodes.
MOVENT PROCESS

TO CREATE LINK BETWEEN NODES:

1. CONNECT FOCAL POINTS ALONG DORR ST.
2. MAKE LINES MORE FLUID
3. OPEN THE LINES AND CREATE MORE PATHS FOR INCREASED INTERACTION WITH THE SITE
FIGURE GROUND

- EXISTING FIGURE GROUND LACKS ORGANIZATION

- BUILDING FORMS OF THE PROPOSED FIGURE GROUND ARE CONTROLLED BY THE EXTENDED GRID LINES

- RED CURVES REPRESENT MOVEMENT LINES
exploring city

RHYTHM
MINI URBAN MOMENTS
design process

dense urban framework

suburban framework

integrated framework
- horizontality
- gridded urban density
- green - open landscape
- rhythmic FG pattern
- ease of growth - adaption
street grid

existing

proposed
Buildings to be removed

Buildings to be added
Group 1: Tammy, Armstrong, Tyler Shepler, James Crum, Augustine Meinzer and Nathan Gill

Group 2: Jaime Sklenicka, Nathan Welch, Corey Black and Chad Ramsey

Group 3: Preston Stallings, Raj Nagisetty, Peter Ashamalla, Shomari Lambert and Scott McGee

Group 4: Karen Gallagher, Ren Jie, Hannah Lambert, Tony Nguyen and Jay Eckelberry

Group 5: Roger Dindyal, Stephen Knittel, Josh Lohr, Sarah Rex and Thomas Jacquemin

Group 6: Terence Turner, Nick Ford, Kevin Thomson, Ochuko Evwaraye, Josh Jagodzinski, and Doug Stoots

Group 7: Joe Kallio, Leah Mullen, Tyler Mikolajczak, Nathan Brown and Matthew Buyer

Group 8: Jesse Villalon, Neal Mahon, David Haskamp, Brian Cook, Jason Mould and Juliana Barton

Group 9: Jian Li, Courtney Wittman, Matt Kisabeth and Anthony Santora