

# Junction- McClinton Nunn *Choice* Neighborhood Plan

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STEERING COMMITTEE  
MEETING

Sept. 2, 2021



# Junction *McClinton Nunn*

Choice Neighborhoods Plan | Toledo, Ohio

*Restoring Our Community Together*



# Agenda – Welcome!

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1. Welcome Back! Opening Remarks
2. Update on Progress Made
3. Working Groups Update
4. Results from the Visioning Workshops
5. Early Action Projects
6. Closing Remarks

# 1. Welcome Back; Opening Remarks



- Procurement issue resolved with HUD
- HUD approval of schedule and budget
- Monthly call with HUD approaching
- Community engagement in full swing
- Steering Committee's role is pivotal
  - Provide technical insights
  - Identify opportunities
  - Vet Plan proposals
  - Generate ideas



**Joaquin**

**Cintron-Vega**

President and Chief  
Executive Officer



# 2. Update on Progress Made



- Planning process restarted
- No adjustment in schedule for interruption
- Working Groups organized and operating
- Visioning completed
- Early Action Projects being considered

**TOLEDO CHOICE NEIGHBORHOODS PLANNING SCHEDULE –07/12/2021**

Note: \* indicates planning meeting or workshop facilitated by Camiros/Junction Coalition

Planning Activities	Month											
	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Swp 2021	Oct 2021	Nov 2021	Dec 2021
Target Housing Site visioning workshop							*	*				
Community visioning workshops							*	*				
Youth visioning workshop							*	*				
Target housing preference workshop									*			
Working group meetings – Round 1							*					
Working group meetings – Round 2								*				
Community strategy/project meeting										*		
Steering Committee strategies meeting										*		
Working group meetings – Round 3									*			
Doing While Planning engagement							*	*	*			
Doing While Planning proposal											*	

# 3. Working Groups Update



- Working Groups allow residents and stakeholders to address specific issue and provide direct input into the Plan.
- Working Groups combine experts with neighborhood residents to generate holistic approaches to selected issues.
- 9 Working Groups have been formed.
- The chairpersons of each working group have been coached on how to run the process and the 3 meetings.
  - Assets, Challenges & Opportunities
  - Identify issues to be addressed
  - Action plans for issues
- About ½ of the Working Groups have held their first meeting.

# 3. Working Groups Update

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The 9 Working Groups are:

1. Housing
2. Transportation
3. Human Development
4. Workforce Development
5. Open Space & Recreation
6. Public Safety
7. Health/Mental Health
8. Economic Development
9. Doing While Planning/Early Action Projects

## 4. Results from the Visioning Workshops

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- Visioning workshops were held with McClinton Nunn residents, Junction Neighborhood residents, and the Steering Committee and stakeholders.
- The visioning presentation for the Steering Committee/Stakeholders included questions of strategy not posed to residents.
- Significant consensus emerged from the different participants on the common questions.
- A summary of the results follows.

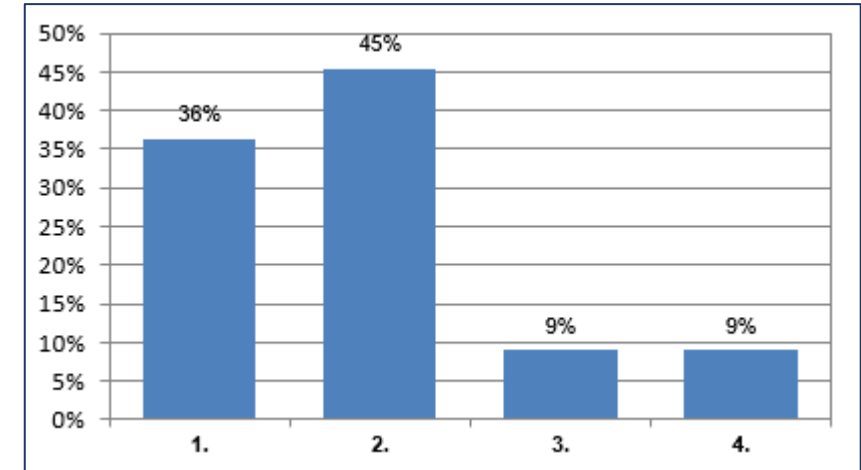
# 4. Results from the Visioning Workshops

## Understanding Trends

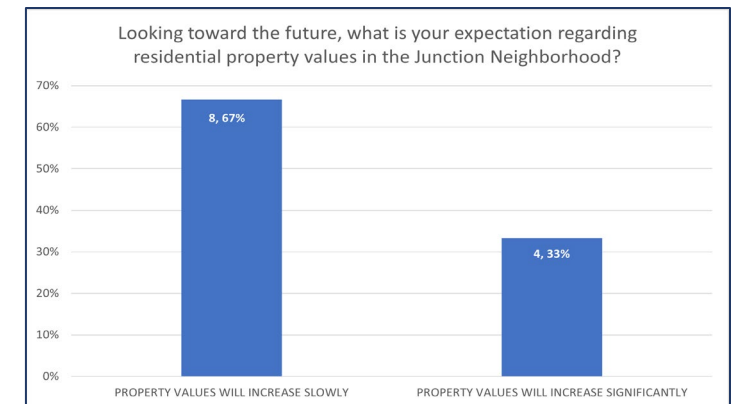
### A. Residential Market Conditions

Looking toward the future, what is your expectation regarding residential property values in the Junction Neighborhood?

1. Residential property values will increase significantly
2. Residential property values will increase slowly
3. Residential property values will stay the same
4. Residential property values will decline



Response of Residents



Response of Steering Committee



# 4. Results from the Visioning Workshops

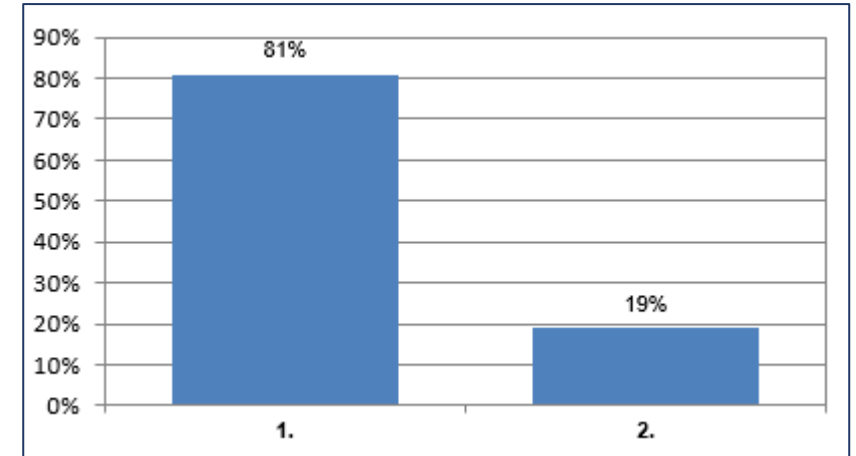
## Understanding Trends

### ***Investment in Community Facilities***

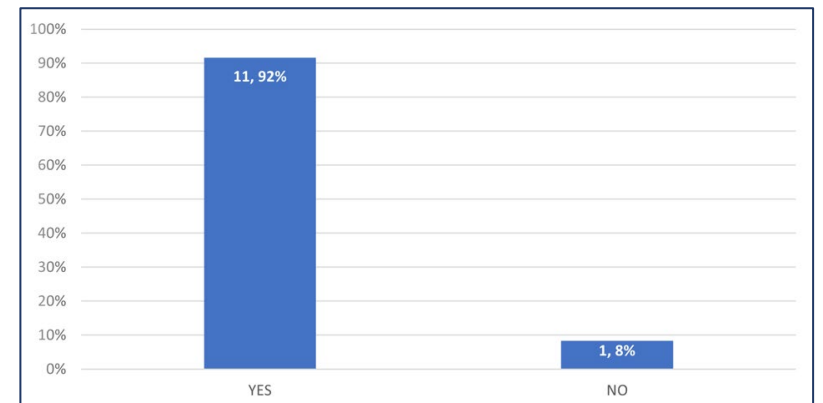
Do you think the public investment in new community facilities and infrastructure in the Junction Neighborhood improves the *quality of life*?

**1. Yes**

**2. No**



Response of Residents



Response of Steering Committee

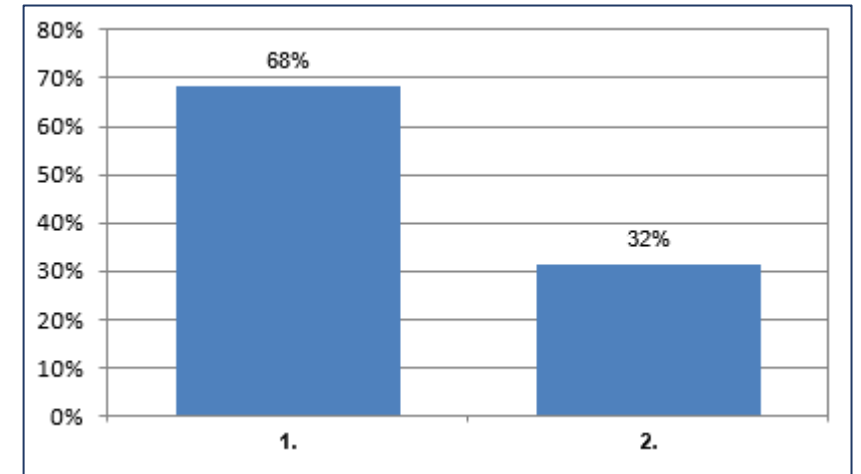
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## Understanding Trends

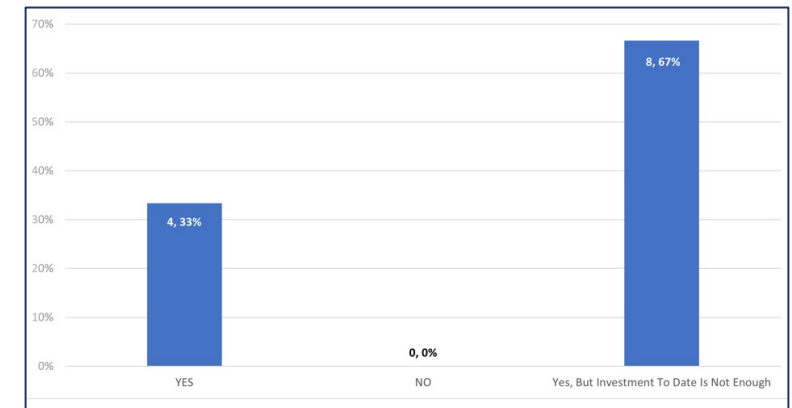
### ***Investment in Community Facilities***

Do you think the public investment in new community facilities and infrastructure in the Junction Neighborhood will help to ***attract new residents***?

- 1. Yes***
- 2. No***
- 3. Yes, but the investment made to date is not nearly enough to attract new residents***



Response of Residents



Response of Steering Committee

# 4. Results from the Visioning Workshops

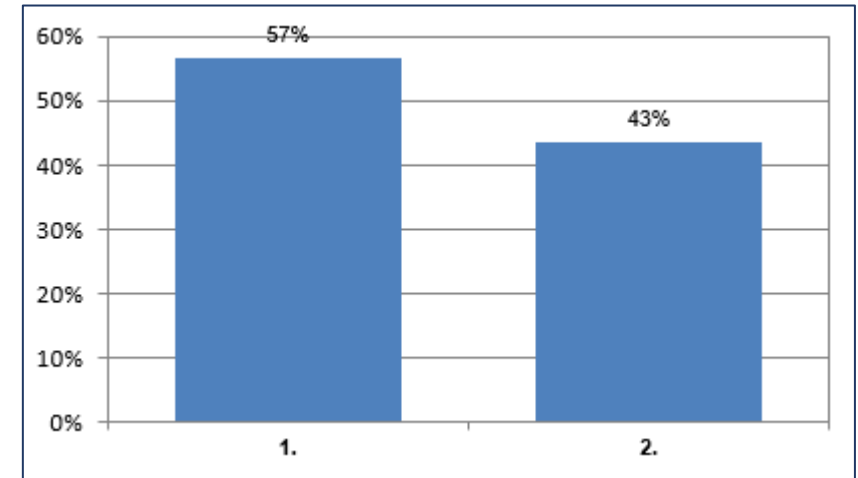
## Understanding Trends

Will the Junction Neighborhood benefit from a ***strengthening downtown?***

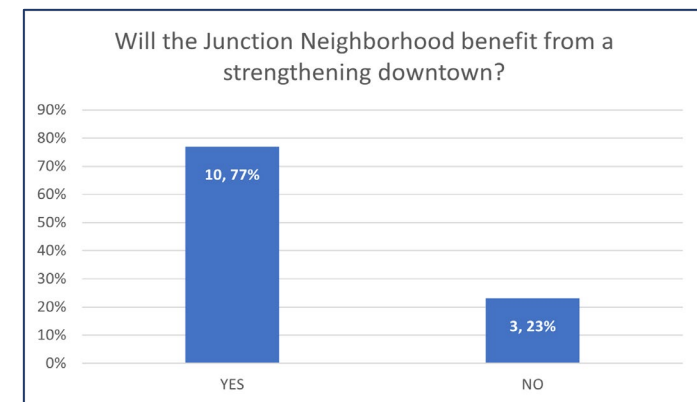
Do you think that the strengthening downtown area will help ***attract new investment*** and ***new residents*** to the Junction Neighborhood?

**1. Yes**

**2. No**



Response of Residents



Response of Steering Committee

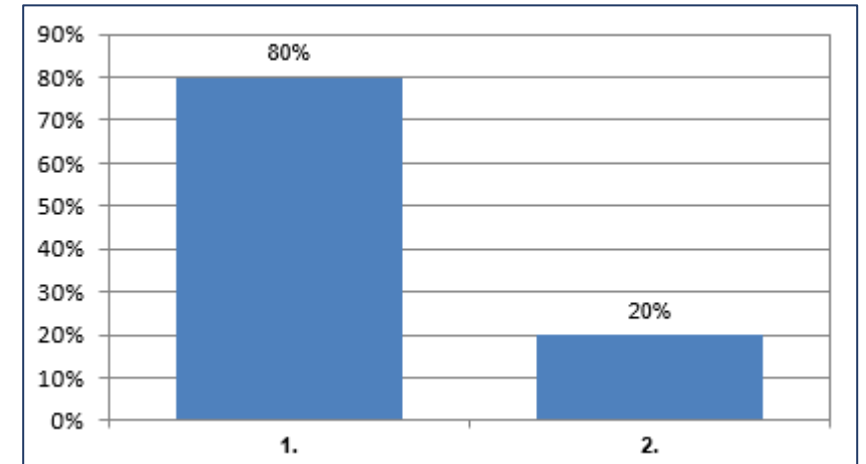
# 4. Results from the Visioning Workshops

## Leveraging Assets and Strengths

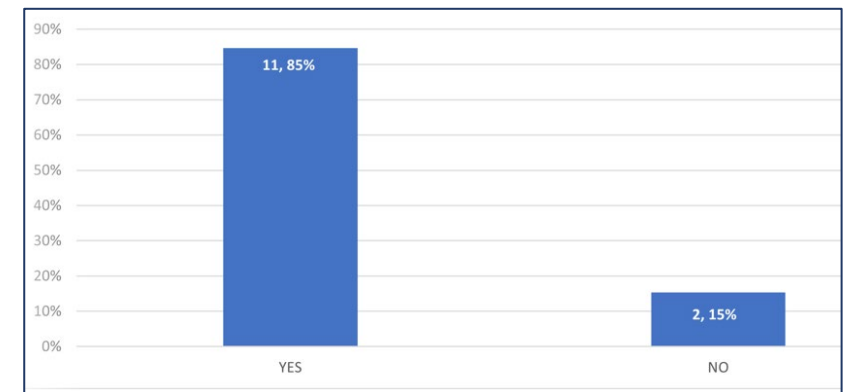
**Regarding recent and proposed LMHA development;**

Do you think that the new Collinwood Green development and the future redevelopment of the McClinton Nunn site will help ***attract other new investment and new residents?***

- 1. Yes
- 2. No



Response of Residents



Response of Steering Committee

# 4. Results from the Visioning Workshops

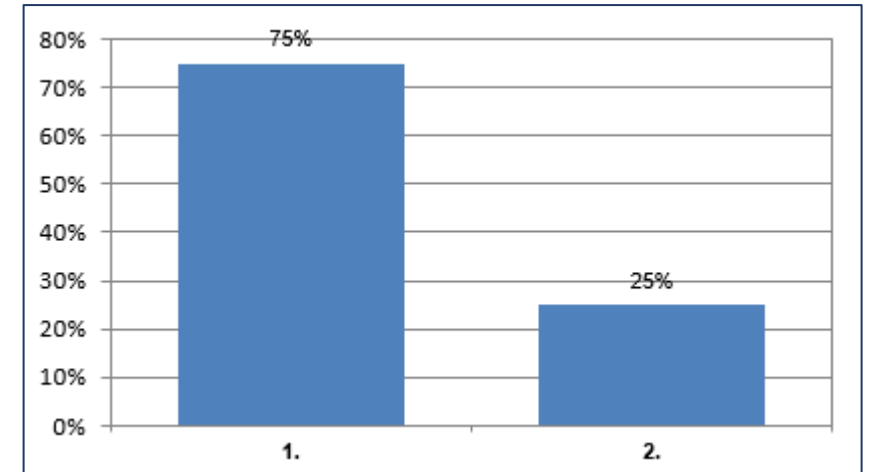
## Leveraging Assets and Strengths

### Creating stronger connections to Downtown

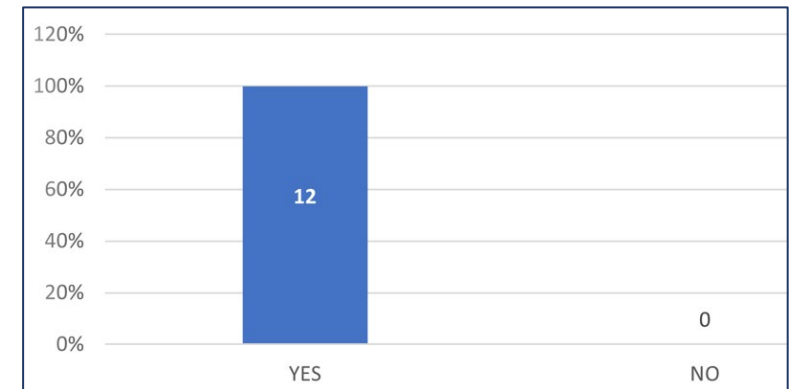
Do you think that creating ***stronger connections to Downtown Toledo*** will help attract other new investment and new residents?

1. Yes

2. No



Response of Residents



Response of Steering Committee

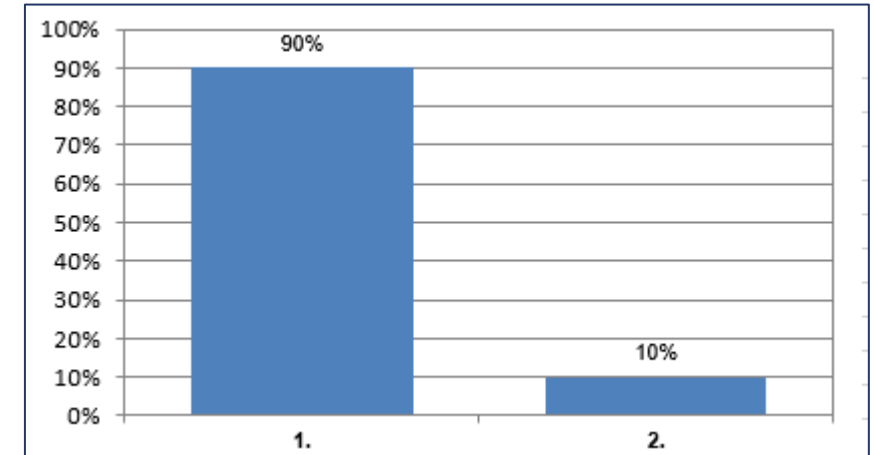
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## Leveraging Assets and Strengths

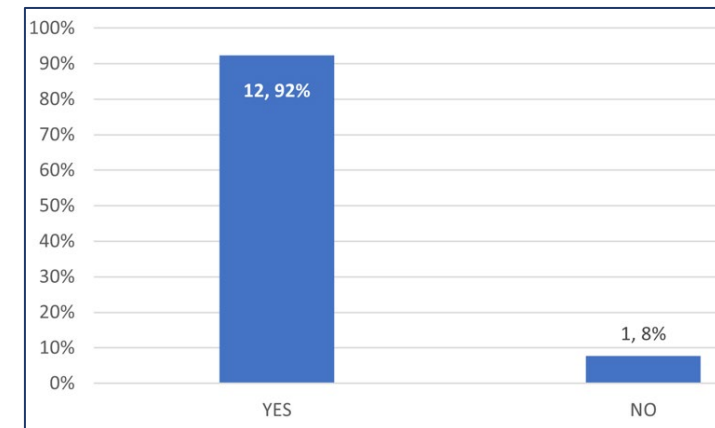
**Regarding turning Swann Creek into a major neighborhood asset;**

Do you think that turning Swann Creek into a major neighborhood asset will help ***attract other new investment and new residents?***

- 1. Yes
- 2. No



Response of Residents



Response of Steering Committee

# 4. Results from the Visioning Workshops

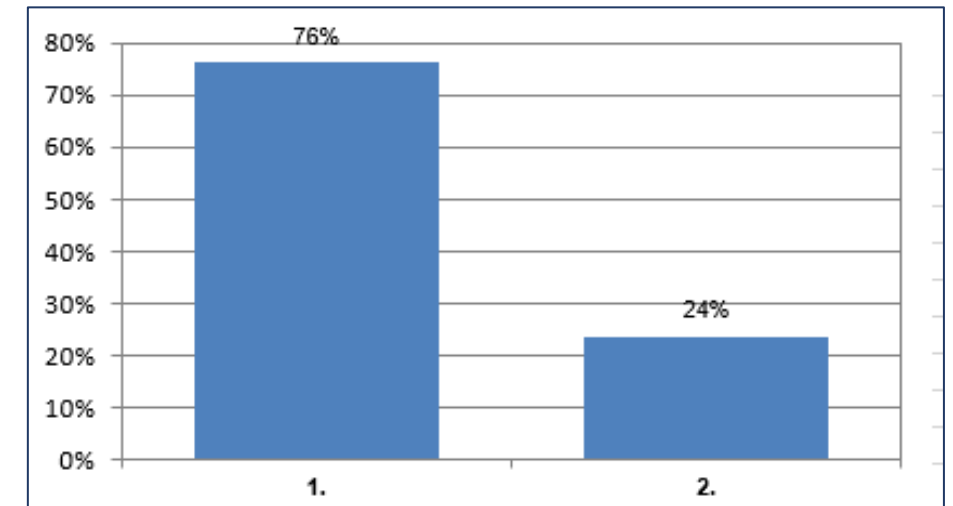
## Leveraging Assets and Strengths

### Enhancing Key Corridors

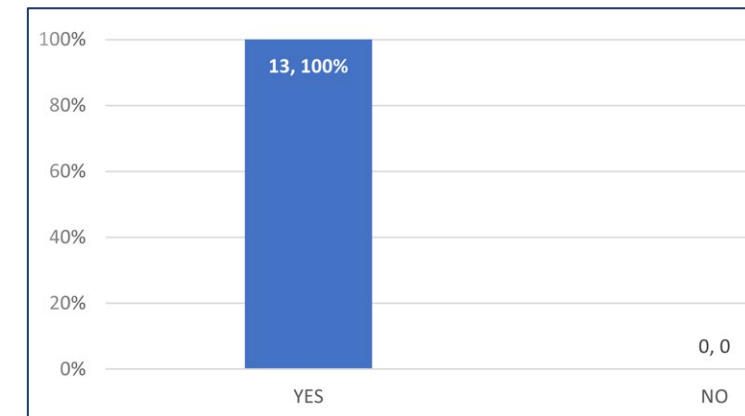
Would improving the appearance of key corridors help *attract new investment and new residents?*

1. Yes

2. No



Response of Residents



Response of Steering Committee

# 4. Results from the Visioning Workshops

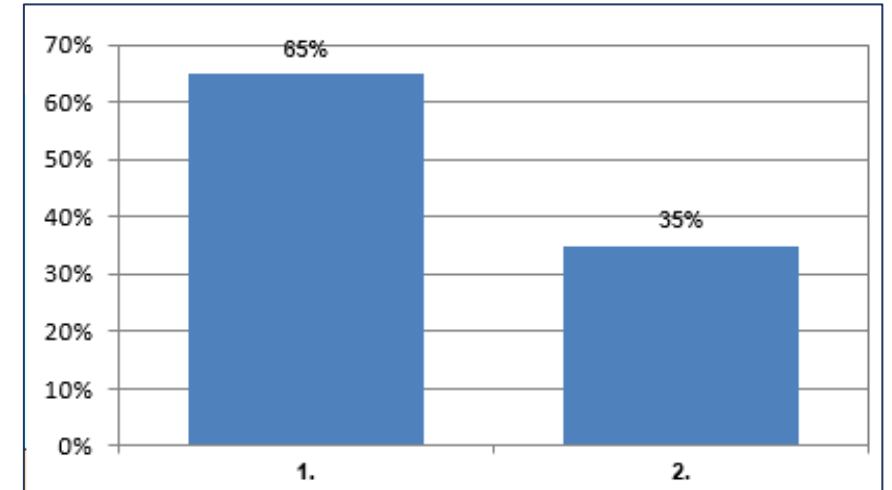
## Leveraging Assets and Strengths

### Short-Term Use of Vacant Land

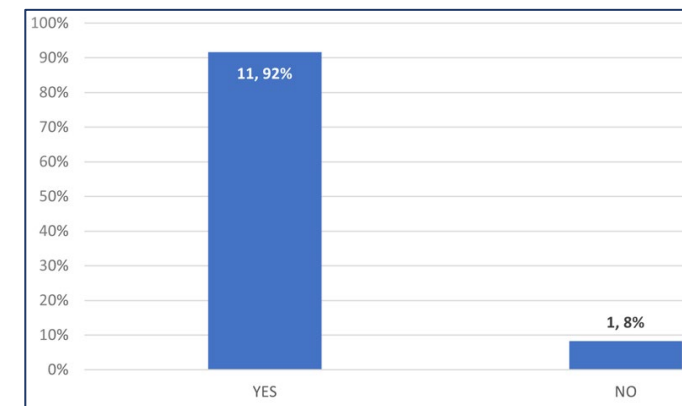
Would promoting the short-term use of vacant land be beneficial for the Junction Neighborhood?

1. Yes

2. No



Response of Residents



Response of Steering Committee



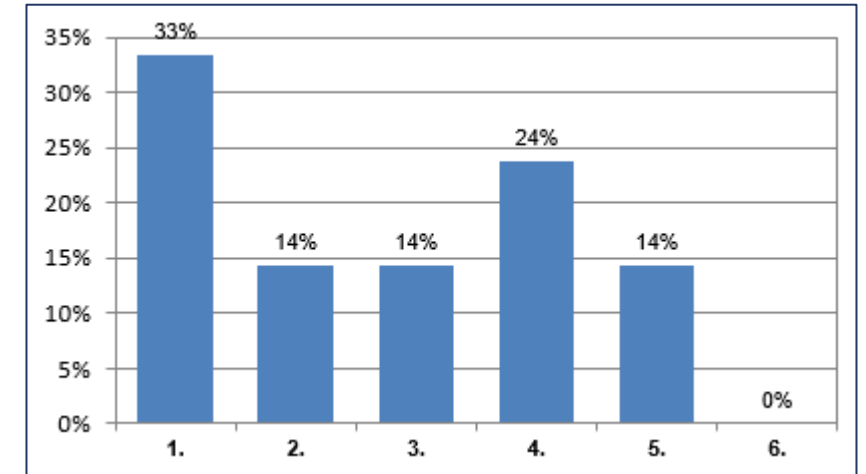
# 4. Results from the Visioning Workshops

## Leveraging Assets and Strengths

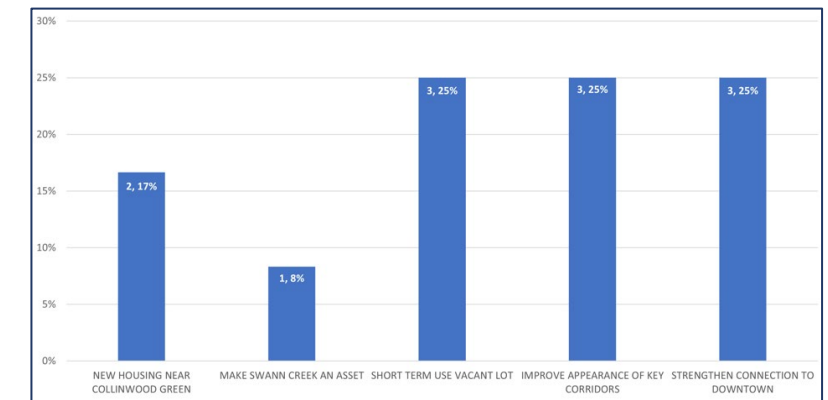
### Ranking the Leveraging of Existing Assets

Several ways to build upon existing assets were just presented? Please pick the #1 option you think would be most beneficial to the neighborhood?

- A. Building new housing near Collinwood Green.**
- B. Strengthening connections to Downtown**
- C. Making Swann Creek a major asset.**
- D. Improving the appearance of key corridors.**
- E. Making productive short-term use of vacant lots.**



Response of Residents



Response of Steering Committee

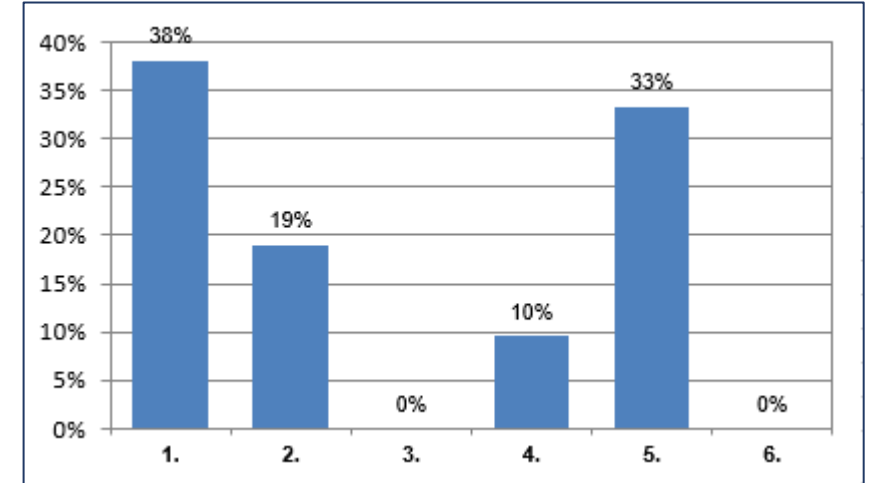
# 4. Results from the Visioning Workshops

## Leveraging Assets and Strengths

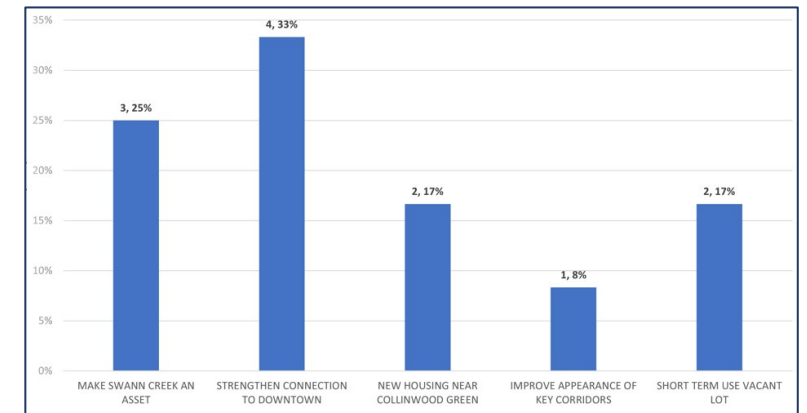
### Ranking the Leveraging of Existing Assets

Considering how you answered the prior question, please pick the #2 option you think would be most beneficial to the neighborhood?

- A. *Building new housing near Collinwood Green.***
- B. *Strengthening connections to Downtown***
- C. *Making Swann Creek a major asset.***
- D. *Improving the appearance of key corridors.***
- E. *Making productive short-term use of vacant lots.***



Response of Residents



Response of Steering Committee

## 4. Results from the Visioning Workshops

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### Differing Approaches to Resident versus Steering Committee Visioning

**Resident Visioning:** **Effective People and Neighborhood Policies**

**Steering Committee Visioning:** **Strategies for Transformation**

# 5. Early Action Projects

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The CNI Grant includes funds for Early Action Projects to demonstrate that planning can lead to positive neighborhood improvement.

Early Action Projects are defined as:

- **Short-term physical improvements to the neighborhood**
- **Can be done quickly**
- **Respond to resident needs/desires**
- **Cannot be services**
- **Cannot be basic infrastructure**

What suggestions do members of the Steering Committee have for Early Action Projects?

# 6. Closing Remarks

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- Thank you!



**Joaquin**

**Cintron-Vega**

President and Chief  
Executive Officer

