

Lakewoods Campus Conceptual Improvements Plan



WGTE Public Media

Sports Bar



Toledo Design Collective
URBAN PLANNING & DESIGN

Google Earth

EDGE



Lakewoods Campus Conceptual Improvements Plan

Presenters



Justin Moor,
President & CEO
Area Office on Aging
of NW Ohio



Ryan A. Bunch,
Studio Director
Toledo Design
Collective



Tim Bockbrader,
ASLA, PLA, LEED AP
Principal, EDGE

Special thanks to Julie Hassenauer (AOoA), Cathy de Haan (TDC), and Jack McDonough (EDGE)

Lakewoods Campus Conceptual Improvements Plan

About AOoA



Leading in a Changing Landscape

The Area Office on Aging of Northwestern Ohio, Inc. promotes the health, well-being and safety of older adults, persons with disabilities and family caregivers to foster independence.

Each year, over 40,000 older northwest Ohioans are served through our network of 180 providers.

Proudly serving 10 counties across NW Ohio for more than three decades.

Vision Statement

Engagement > Vision > Action



With this project we aim “to create a safe, accessible, beautiful and environmentally supportive campus that promotes the health and well-being of older adults, and those that live, work, learn and play in the Lakewoods community.”

Lakewoods Campus is “to become a **welcoming** campus for all residents, guests, and employees within the community. Its **thoughtful design** will encourage a strong sense of **connectivity** between housing developments, support organizations, and campus activities. A safe, continuous, beautiful, and **accessible** pathway system will boost campus usage, connecting the grounds’ many open green spaces. Lakewoods Campus will become a **destination** with a strong community, encouraging the health and well-being of those that live, work, learn and play here.”

Why? Existing Conditions & Site Analysis

EXISTING CONDITIONS

PROBLEM SPOTS

● Problem Spot



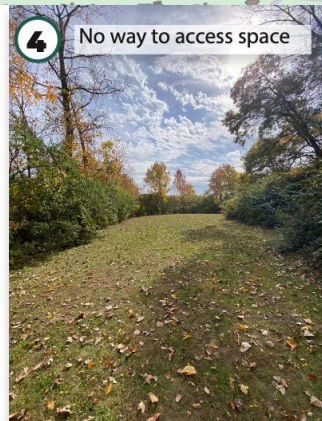
1 Gap between sidewalks



2 No sidewalk (on either side of street)



3 Vegetation covering sidewalk



4 No way to access space



5 Sharp turn - difficult for wheelchairs or scooters



6 No connection from parcel to the rest of campus



7 Dead end and uneven pavement



8 Overgrown garden; no path to entrance

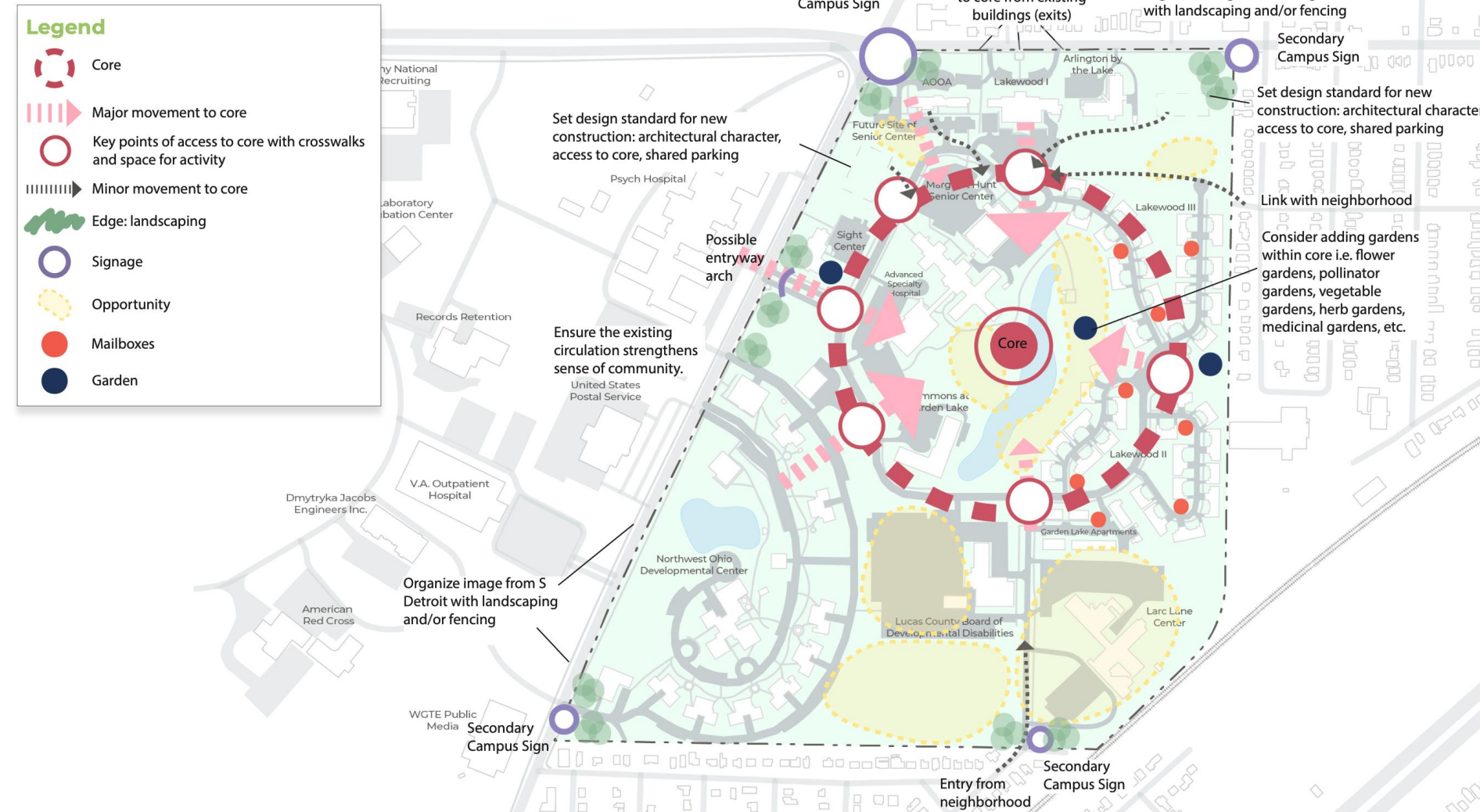
Multiple challenges identified:

- Non-contiguous sidewalks
- Dead ends into grass and without turnarounds
- Logistical challenges for wheelchairs and motorized scooters
- Overgrown and unsafe pathways

Lake Virginia & Emergence of the Core

THE START OF A CONCEPTUAL IMPROVEMENTS PLAN FRAMEWORK

INITIAL OBSERVATIONS + OPPORTUNITIES | DECEMBER, 2023



Opportunities:

- Respond to building entrances, pedestrian, and vehicular flow
- Engage residents, partners, and stakeholders
- Enhance natural and environmental features
- Promote opportunities for connectivity, both social and physical
- Develop infrastructure enhancement plan

New Developments: Evergreen Heights & Hunt Center



During the engagement and planning process, plans emerged to develop the Evergreen Heights Senior Housing site, including the temporary closure and relocation of the Margaret Hunt Senior Center.

Lakewoods Campus Conceptual Improvements Plan

About TDC



Celebrating 25 Years in 2026!

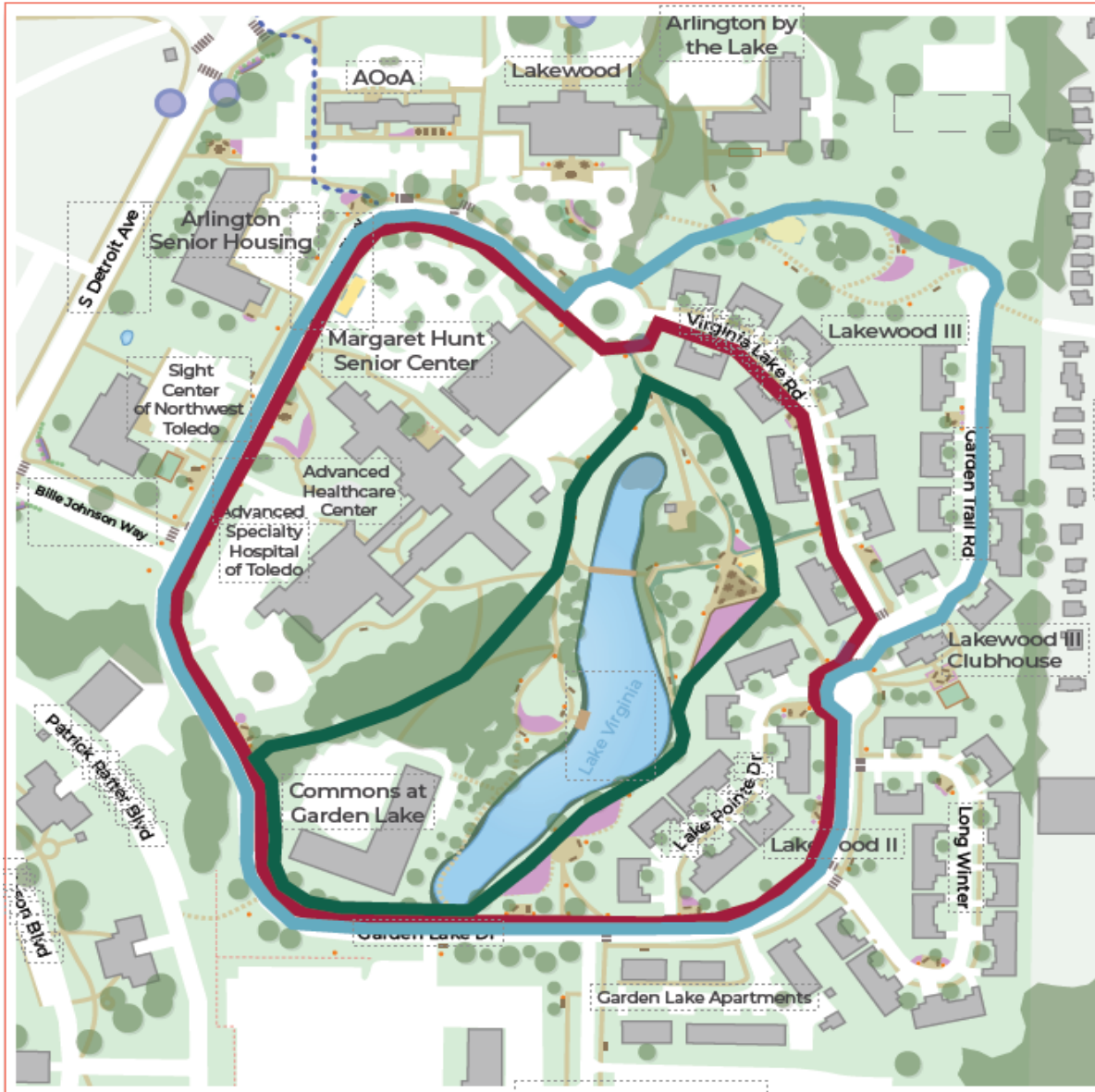
One of just 60 Civic Design Centers in the nation, TDC is NW Ohio's only urban planning and design nonprofit.

20+ resident-driven plans currently support more than \$100 million in active projects and investments.

Our education program has supported career development for more than 50 students from regional schools.

TDC supports residents, community groups, and organizations through capacity support, collaboration, and driving incremental activation that deepens emotional relationship to place.

A Campus Vision by Consensus



Overview Concept

How can accessibility and walkability be enhanced for the Lakewoods community?

1. Address concerns by repairing, connecting, and replacing sidewalks and ensure ADA compliance.
2. Add convenient and consistent seating options with amenities necessary for shade, safety and comfortable resting.
3. Enhance connectivity by accentuating the core, increase the tree canopy, and create walking trails.
4. Boost campus-feel by adding communal gathering areas and consistent landscaping and wayfinding.

Walking Trails

-  outer loop trail - 1 mile (.93 mi)
-  middle loop trail - 3/4 mile (.80 mi)
-  inner loop trail - 1/2 mile (.55 mi)

An Overlooked History

CAMPUS HISTORY.

HISTORY OF LAKEWOODS CAMPUS

TIMELINE HISTORY. The below timeline details the key developments of Lakewood Campus, offering a comprehensive overview of its evolution over time.

**Language Disclaimer: Some of the language used in past context is no longer appropriate or acceptable and includes negative perceptions regarding certain individuals. However, to maintain historical accuracy, TDC has left some language intact so we may acknowledge harmful impacts and learn from them as we move forward as a society.*

- 1817 Ohio Poor House Act of 1816 - Counties received authorization to establish housing wherever it was deemed "proper and advantageous," along with establishing farms that were used as a means of employment and food production.
- 1838 Lucas County Poor Farm established
- 1853 Responsibilities for the above mentioned transferred from townships to the counties
- 1861 Lucas County constructs an asylum on the former farm site. Name changed from "Poor Farm" to "County Infirmary"
- 1868 Building improvements made. New asylum constructed
- 1871 "North-Western Hospital for the Insane" established by State of Ohio
- 1888 Occupants transferred to new "Toledo Asylum for the Insane" on SW corner Arlington & Detroit
- 1931 26 buildings in the area of Lucas County Hospital & Nurses Home had been demolished
Lucas County relocates Lucas County Training School (for nurses - founded 1905) to County Infirmary
Lucas County Hospital & Nurses Home opens
- 1937 William Roche Tuberculosis Sanatorium Hospital opened in new building

- 1944 Lucas County Hospital name changed to Maumee Valley Hospital
- 1948 Lucas County Contagious Hospital
- 1949 Lucas County Home for the Aged opened
- 1950 William Roche Tuberculosis Sanatorium expanded
- 1962 "Larc Lane School for the Retarded" constructed on the east Side of Larc Lane
- 1965 Larc Lane School workshop constructed on west side
- 1968 William Roche Tuberculosis Sanatorium closes
- 1969 MCO uses William Roche for education purposes
- 1970 Maumee Valley Hospital leased to Medical College of Ohio at Toledo (MCO)
- 1972 Nurses Home closed
- 1979 New medical college opened on new campus west of Detroit Ave on Arlington (now the University of Toledo Medical Center)
- 1980 MCO cancels lease - building is vacated.
Former Maumee Valley Hospital administrative building converted to Lucas County Senior Center (currently Margaret Hunt Senior Center)
- 1981 State grant received to convert closed nurses home to administrative services office, i.e. Area Office on Aging
- 1983 Sunshine Cemetery: roughly 4,000 individuals disinterred and relocated to Forest Cemetery
- 1990 Larc Lane School Closed
Waterford Commons
- 1997 Garden Lakes Apartments constructed
- 1998 Maumee Valley Hospital building sold to Detroit Group & converted to senior housing
- 2007 Lakewood II constructed
Toledo Health Center - Advanced Specialty Hospital of Ohio
The Sight Center of Northwestern Ohio
- 2010 Lakewoods III constructed
- 2014 Arlington by the Lake constructed
- 2015 Commons at the Garden Lake constructed
- 2023 Billie Johnson Way campus entrance dedicated to honor retirement of AOoA's longest-serving director of 49 years



Postcard Lucas County Infirmary and Hospital, 1838. Asylum Projects.



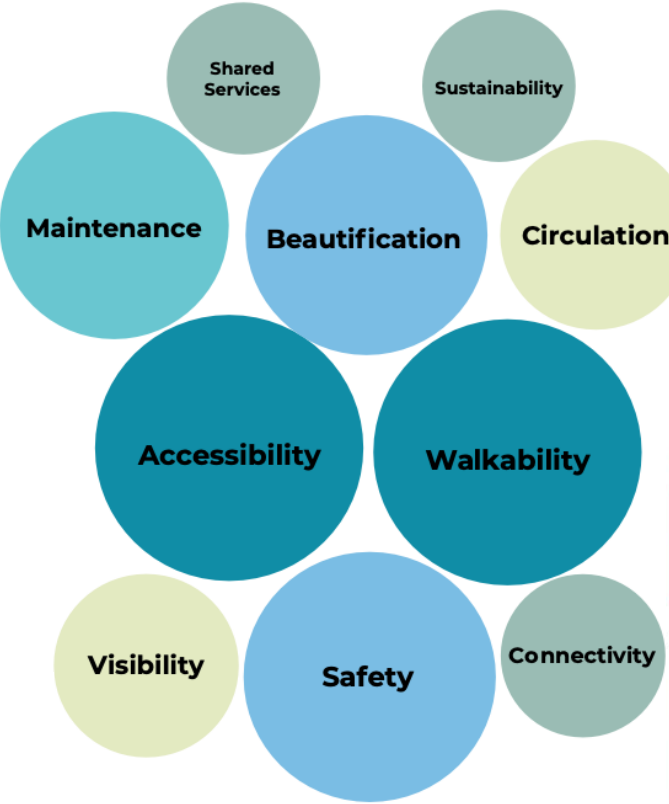
Postcard Maumee Valley Hospital, 1944. Retro Toledo Metro.

Resident Voices & Community Engagement



174 - Residents (81%)
41 - Staff/Visitors (19%)

**REPAIR, CONNECT AND
IMPROVE THE SIDEWALKS,
AND REPAVE THE ROADS**



Mary Westphal, Chief Development Officer, Area Office on Aging Foundation and CPT member, listens to participants' design preferences, April 19, 2024.



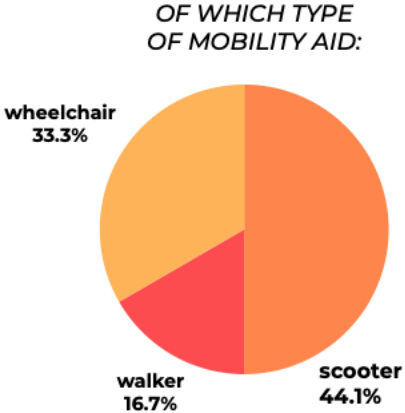
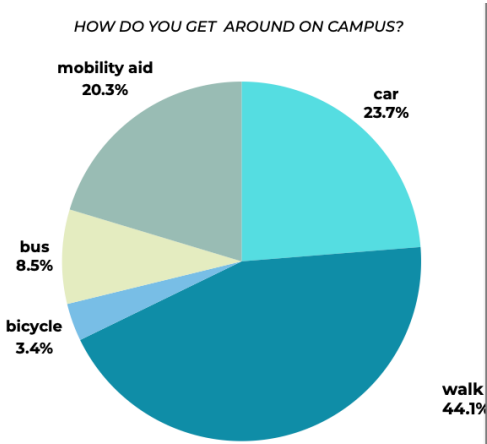
Participants engaging with questions during presentation of the proposed draft of the Conceptual Improvement Plan by the Toledo Design Collective.



Visioning Workshop participants engaged in discussions over presentation boards showcasing the draft of the Conceptual Improvement Plan.



Justin Moor, CEO, Area Office on Aging, in conversation with a Lakewood Campus resident to hear about campus experiences and design preferences.



WHICH OF THE FOLLOWING IMPROVEMENTS
ARE THE MOST IMPORTANT TO YOU?

usual breakdown of the priorities for improvements. The importance of each improvement is represented by the size of the circles above.



Community Uses, Function, and Preferences



A. LANDSCAPING



Voters 1st choice

Planters with integrated seating. Credit: PFS Studio and TWO ROW Architect

"a nice place to rest when walking"

"flowers because they smell good"
"happy colors to stay happy"



Voters 2nd choice

Perennial flower bed; flowers that return annually. Credit: Percds

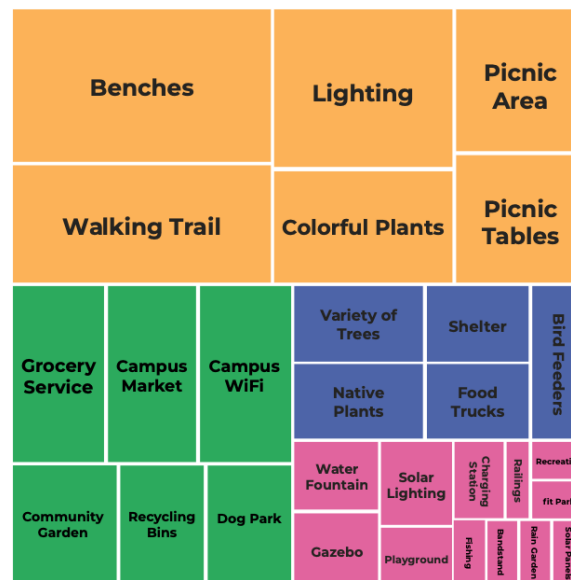
WHAT ACTIVITIES DO YOU DO ON THE CAMPUS?

Social Events
Dog Walking
Exercise
Walking
Medical
Work

WHAT SERVICES DO YOU USE OUTSIDE THE CAMPUS?

Grocery Store
Gas Station
Retail Store
Post Office
Pharmacy
Restaurant

B. SEATING AREA	C. LIGHTING	D. SIGNAGE
 Voters 1st choice Sheltered seating area for weather protection. Credit: Itasca Park District, IL "because of the shade and I could go outside when it rains" "classic, simple, back support"	 Voters 1st choice Lighting with cones on top to reduce light pollution. Credit: KSS Lightin & Controls "practical and classy!" "want to see the stars!" "these look nice if well-maintained"	 Voters 1st choice Signage featuring a map and directory. Credit: City of Franklin, TN "good overview" "you are here!" "informal, easy to read. It has words and symbols"
 Voters 2nd choice Classic park benches; curved for comfortable seating. Credit: Kenneth Lynch & Sons	 Voters 2nd choice Taller lights with decorative planters and banners possible. Credit: Hapco	 Voters 2nd choice Signage with iconography and direction. Credit: Cardosi Kiper Design Group, Inc.



WHICH OF THE FOLLOWING ELEMENTS ARE THE MOST IMPORTANT TO YOU?

NATURAL HABITAT
MINI-MARKET **CONSISTENCY** **FISHING**
WORK DEVELOPMENT **REPAIR ROADS** **PREDICTABILITY**
SPEEDBUMBS TOO STEEP **DOG PARK**
GEESE CONTROL **REMOVE ROCKS BY PARKING**
EMERGENCY CALL BUTTONS **MOSQUITO CONTROL**
GRILLS **GAZEBO FOR ENTERTAINMENT** **RAILINGS**
ADOPT-A-GARDEN **DESIGNATED SMOKING AREAS**

Community Uses, Function, and Preferences



There is also an opportunity for raised, accessible garden beds in this area and other gardens around Lakewoods campus.

CAMPUS VISION.

VISION FOR SECTION D



Vision for the Lakewoods Clubhouse from the yard facing East

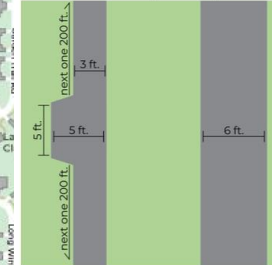


ADA COMPLIANT SIDEWALKS VISION

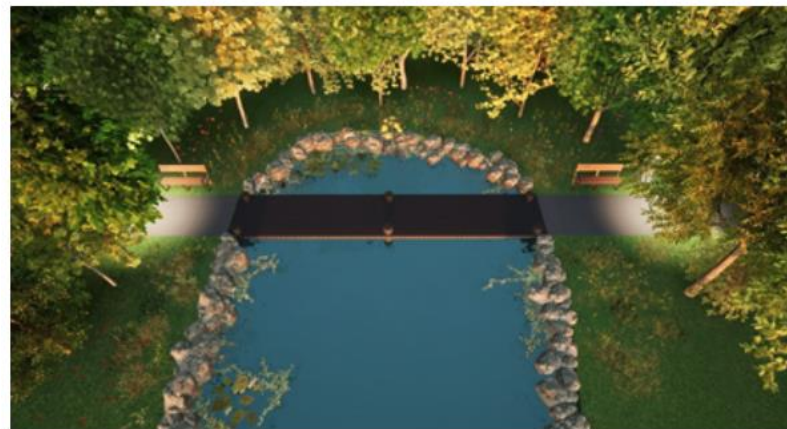
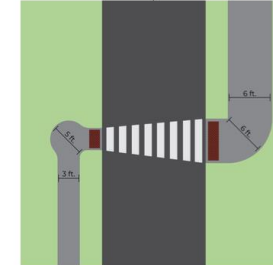


Minimum

Optimal



Optimal



Walking Bridge. Overlooking Lake Virginia's northern end, showcasing scenery, including wetlands.



Vision for Lakewoods Virginia Lake looking overhead facing North.



Gathering Space. A paved, open space with seating and room for activities gives users opportunities to rest or socialize.

Recommendations Summary



Priorities:

1. Keep Core Planning Team engaged
2. Address geese control, road repair, and connectivity to shopping and services
3. Issue Request for Qualifications for landscape architecture and engineering
4. Surveying
5. Clarify phased approach and costs
6. Determine partnership agreements
7. Address campus wayfinding and branding
8. Parking study
9. Heat mapping and tree canopy
10. Connect off campus and partnerships

Campus Partners & Agreements

- MOU
- Shared Maintenance Agreement
- Property Owners Association
- Special Improvement District

- Greening & Lawn Maintenance
- Electrical & Lighting
- Clean up & Trash Collection
- Repair, Replacement & Long-term Maintenance

CAMPUS PARCEL OWNERS MAP

1. Northwest Ohio Area Office on Aging Foundation
2. MV-97 Limited Partnership
3. Arlington by the Lake Senior Housing Limited Partnership
4. VL-98 Limited Partnership
5. VL-98 Limited Partnership
6. Toledo Society for the Blind
7. Parkway RE Holdings I LLC
8. Northwest Ohio Area Office on Aging Foundation
9. Lakewoods III 2009 LLC
10. Lucas County Board of Commissioners
11. City of Toledo
12. Parkway RE Holdings II LLC
13. Commons at the Garden Lake Housing LLC
14. Lucas County Board of Commissioners
15. Lakewoods II 2006
16. State of Ohio
17. State of Ohio Department of Public Works
18. Lucas County Board of Commissioners
19. Lucas County Board of Commissioners
20. Lucas County Board of Commissioners
21. Project Access Inc
22. Lakewoods II 2006 LLC
23. Lucas County Board of Commissioners
24. Lucas County Commissioners Board of Developmental Disabilities
25. Lucas County Commissioners Board of Developmental Disabilities



Map connecting owners' names with their respective parcels; find corresponding numbers on the map.

PARCEL OWNERS.

OVERVIEW OF PROPERTY OWNERSHIP

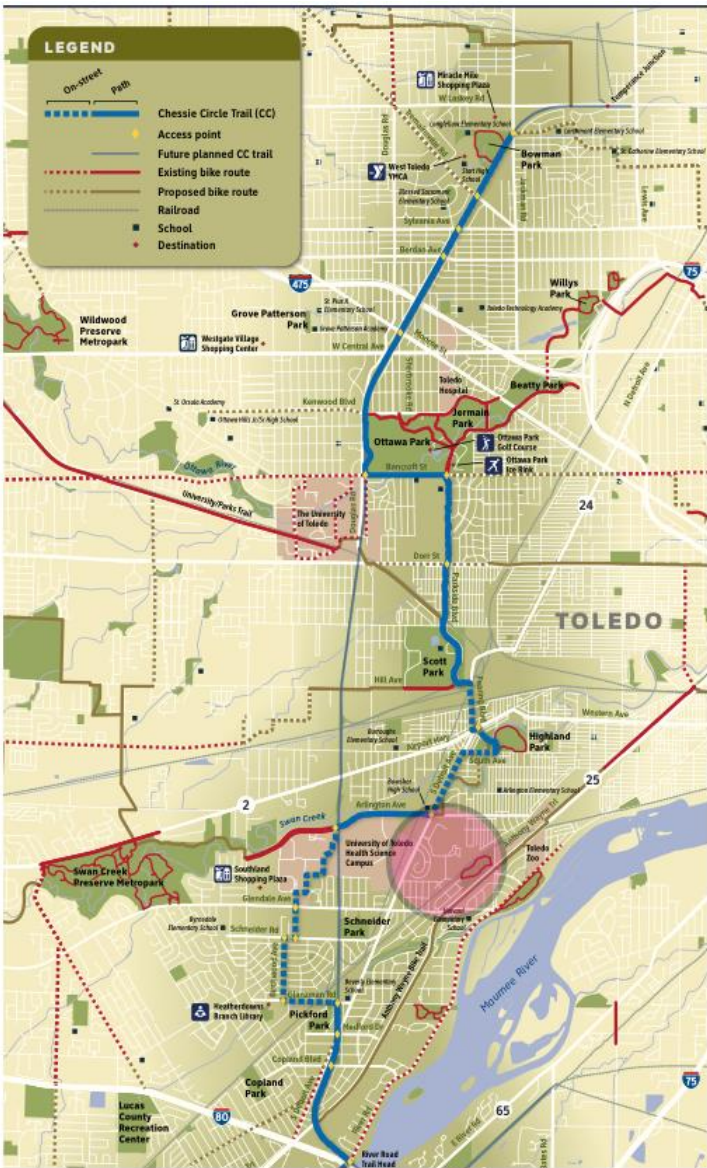
PARCEL OWNERS. The Lakewoods Campus comprises 25 distinct parcels owned by 16 different entities. Developers and organizations specializing in affordable housing, specialized services, and activities for older adults were either invited or accepted to the site, shaping the campus into its current form.

1. **NORTHWEST OHIO AREA OFFICE ON AGING FOUNDATION** www.areaofficeonaging.com
2. **MV-97 LIMITED PARTNERSHIP**
Michigan-based company. ID No.: 801923124
3. **ARLINGTON BY THE LAKE SENIOR HOUSING LIMITED PARTNERSHIP**
www.nationalchurchresidences.org
4. **VL-98 LIMITED PARTNERSHIP**
Michigan-based company. ID No.: 801923546
5. **COMMONS AT THE GARDEN LAKE HOUSING LLC** www.nationalchurchresidences.org
6. **TOLEDO SOCIETY FOR THE BLIND**
www.sightcentertoledo.org
7. **PARKWAY RE HOLDINGS I LLC**
www.pky.com
8. **PARKWAY RE HOLDINGS II LLC**
www.pky.com
9. **LAKEWOODS III 2009 LLC**
www.thelakewoodsofohio.com

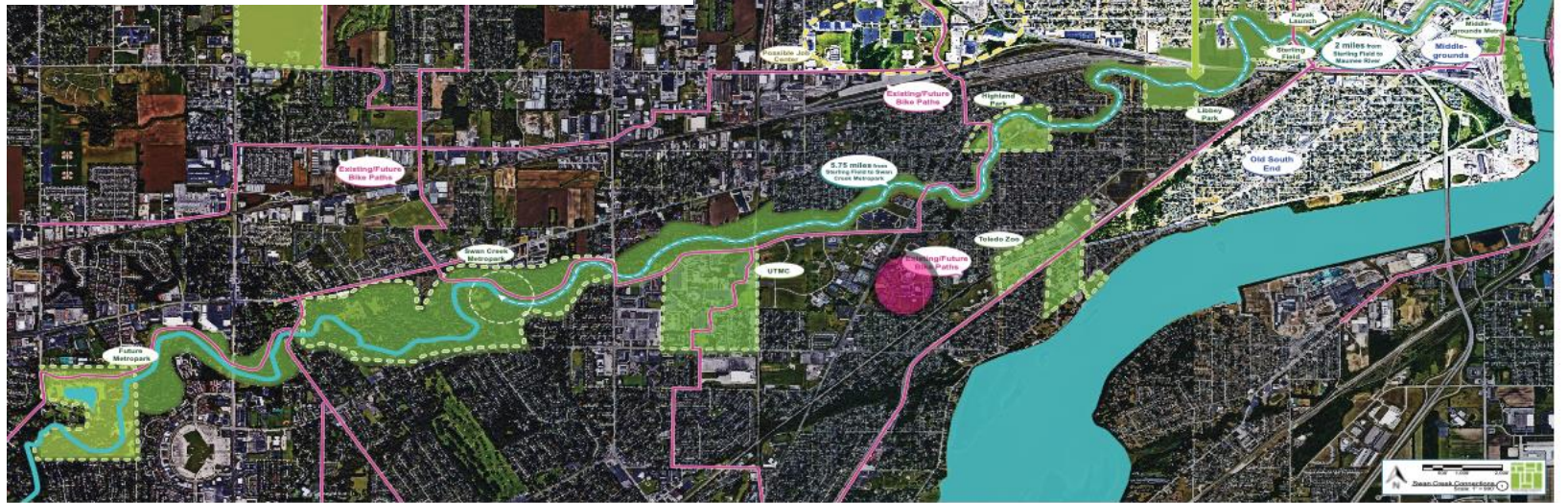
10. **LUCAS COUNTY BOARD OF COMMISSIONERS**
www.co.lucas.oh.us
11. **CITY OF TOLEDO**
www.toledo.oh.gov
12. **STATE OF OHIO**
www.ohio.gov
13. **STATE OF OHIO DEPARTMENT OF PUBLIC WORKS** www.publicworks.ohio.gov
14. **PROJECT ACCESS, INC**
Non-profit corporation
15. **LUCAS COUNTY COMMISSIONERS BOARD OF DEVELOPMENTAL DISABILITIES**
www.lucasdd.org
16. **LAKEWOODS II 2006**
www.thelakewoodsofohio.com

During data collection, TDC noted disconnected sidewalks ending at property lines (see page 45 for more information). Fostering collaboration among parcel owners is crucial to ensure the successful execution and maintenance of proposed improvements outlined in this plan. It is important to note that while all parcel owners are within the region not all are based in Toledo, underscoring the importance of proactive communication efforts.

Future Connections & a Wider View



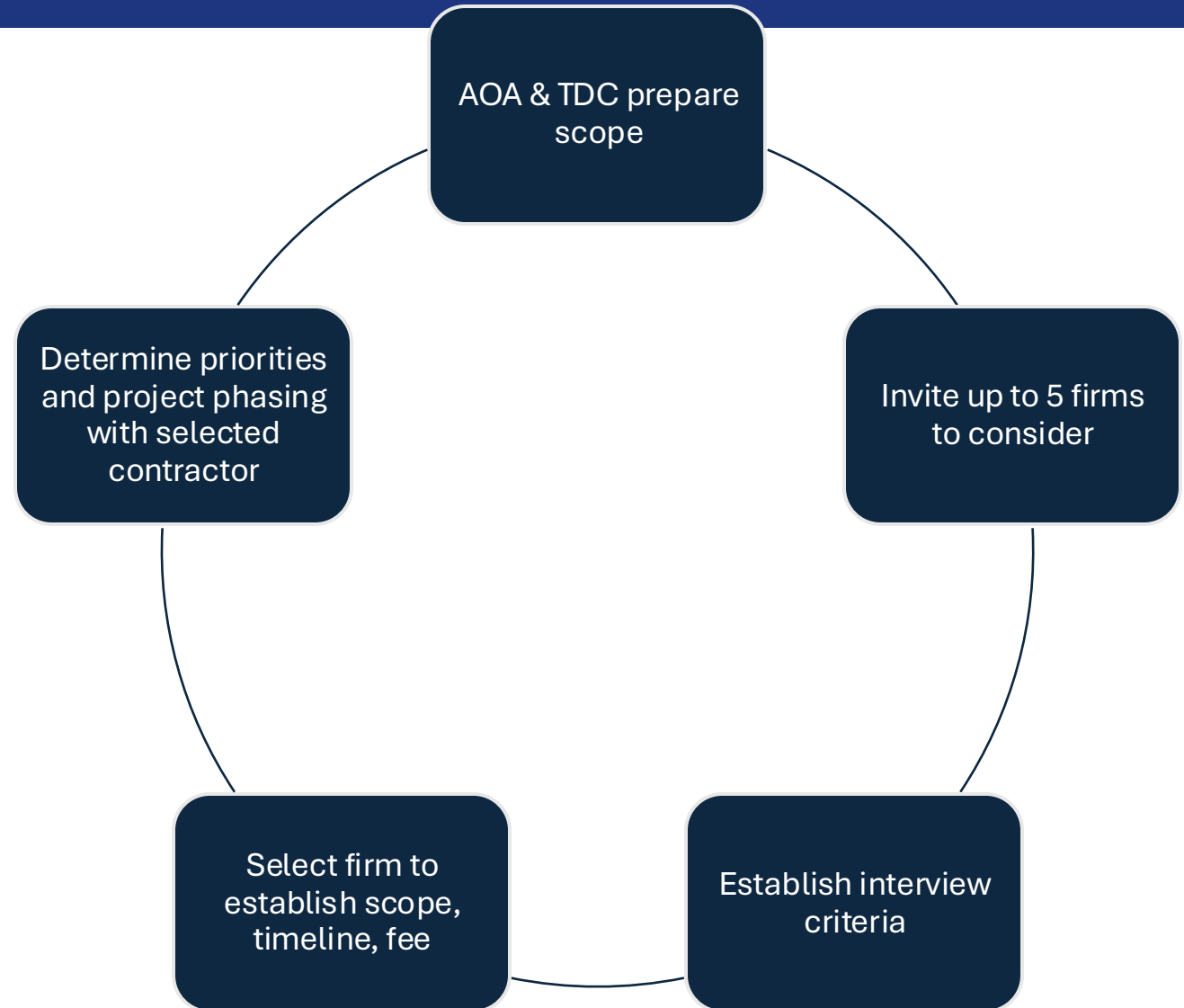
Bus route map via Tarta.



Connections include:

- UTMC, TPS, Veterans Services
- TLC Library
- Metroparks Toledo
- Swan Creek watershed
- Regional Bike Trails
- Multi-modal transportation

RFQ Process



Lakewood Campus Conceptual Improvements Plan

About EDGE



EDGE is an integrated team of landscape architects, planners, and development consultants who balance creativity and functionality to create dynamic, interactive places.

Since opening its Toledo office in 2008, EDGE has filled a local niche for innovative landscape architecture. EDGE's work can be enjoyed and experienced in some of the region's most iconic locations, including UT and BGSU campuses, the Glass City Riverwalk and area parks and greenspaces, as well as streetscapes and public gathering spaces.



Surveying & Permissions

Phase 1

Outer Loop

- Roadways and right of ways (blue, green)

Phase 2

Inner Loop

- Lakeshore and wooded areas (purple, red, brown)

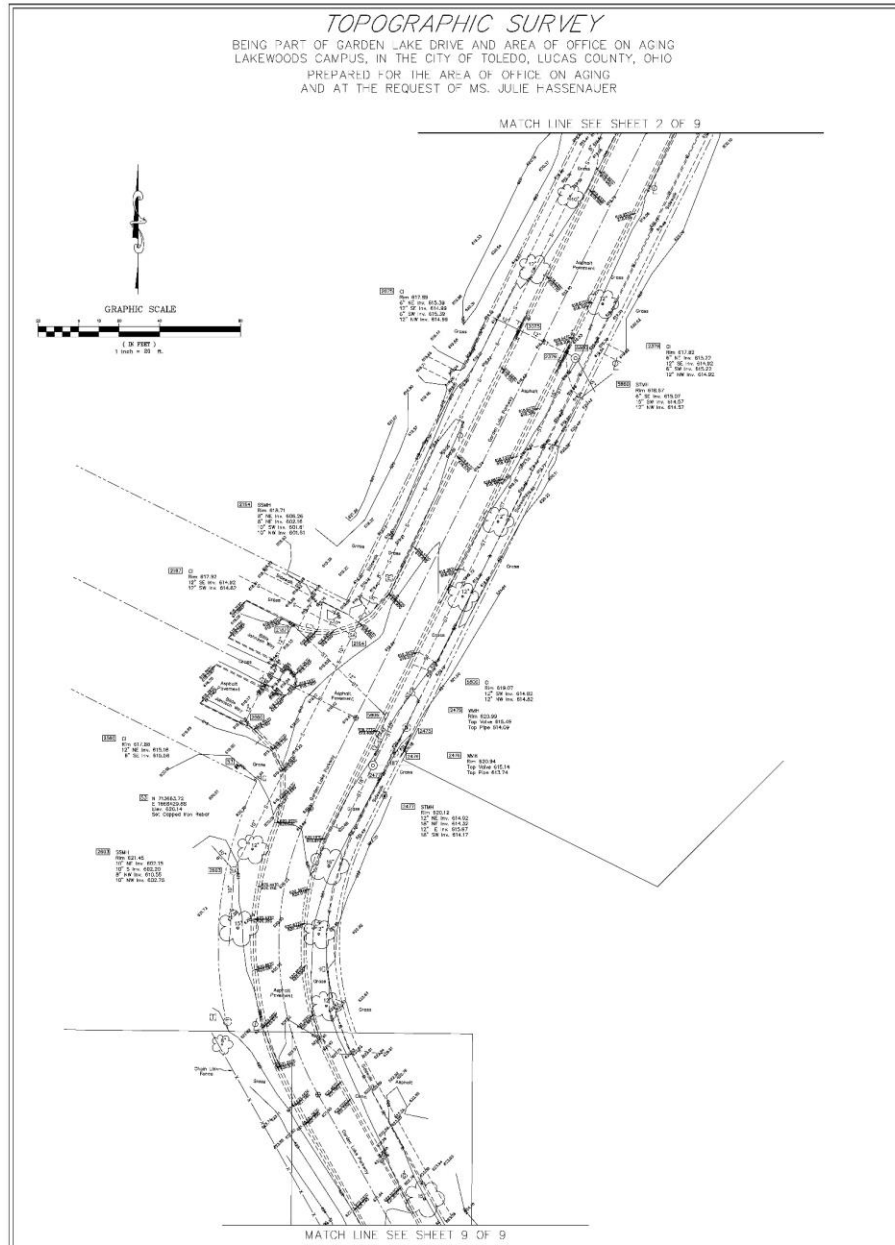
Phase 3

NW Corner

- Area Office on Aging and Lakewoods I Buildings and Parking Lots (red)

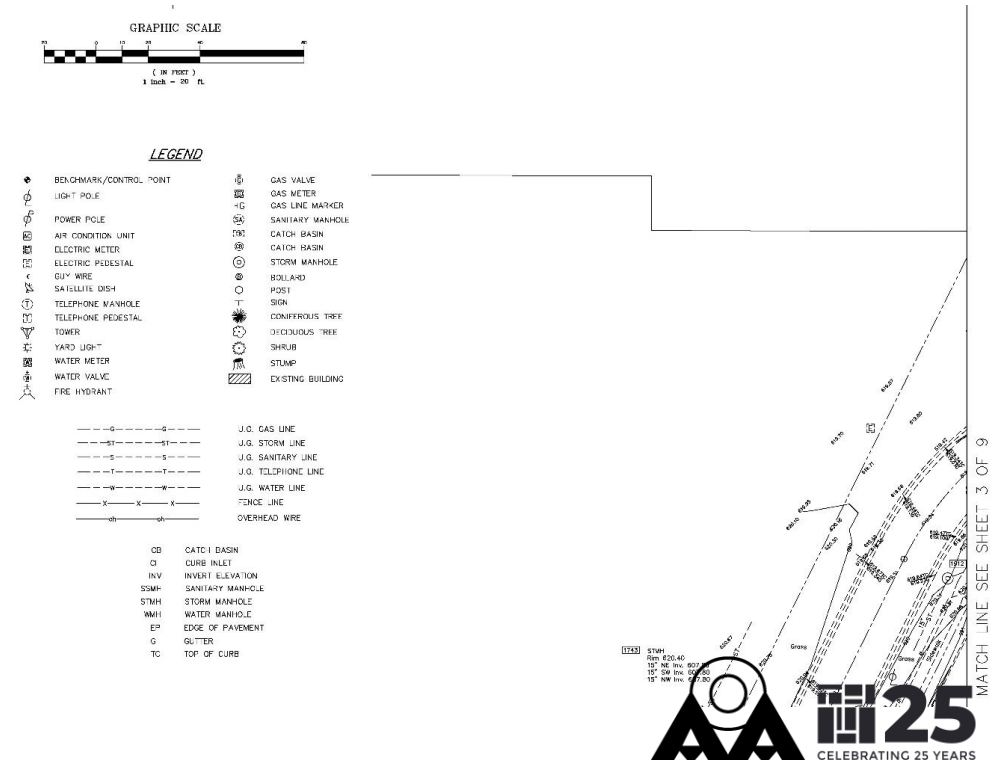


Surveying & Permissions



Survey details site elevations and locations of assets, including:

- Property lines
- Utilities
- Water flow
- Greening



Campus Walking Loop – Stacked System

Shovel-ready! ~2 year completion

Base Trail (blue)

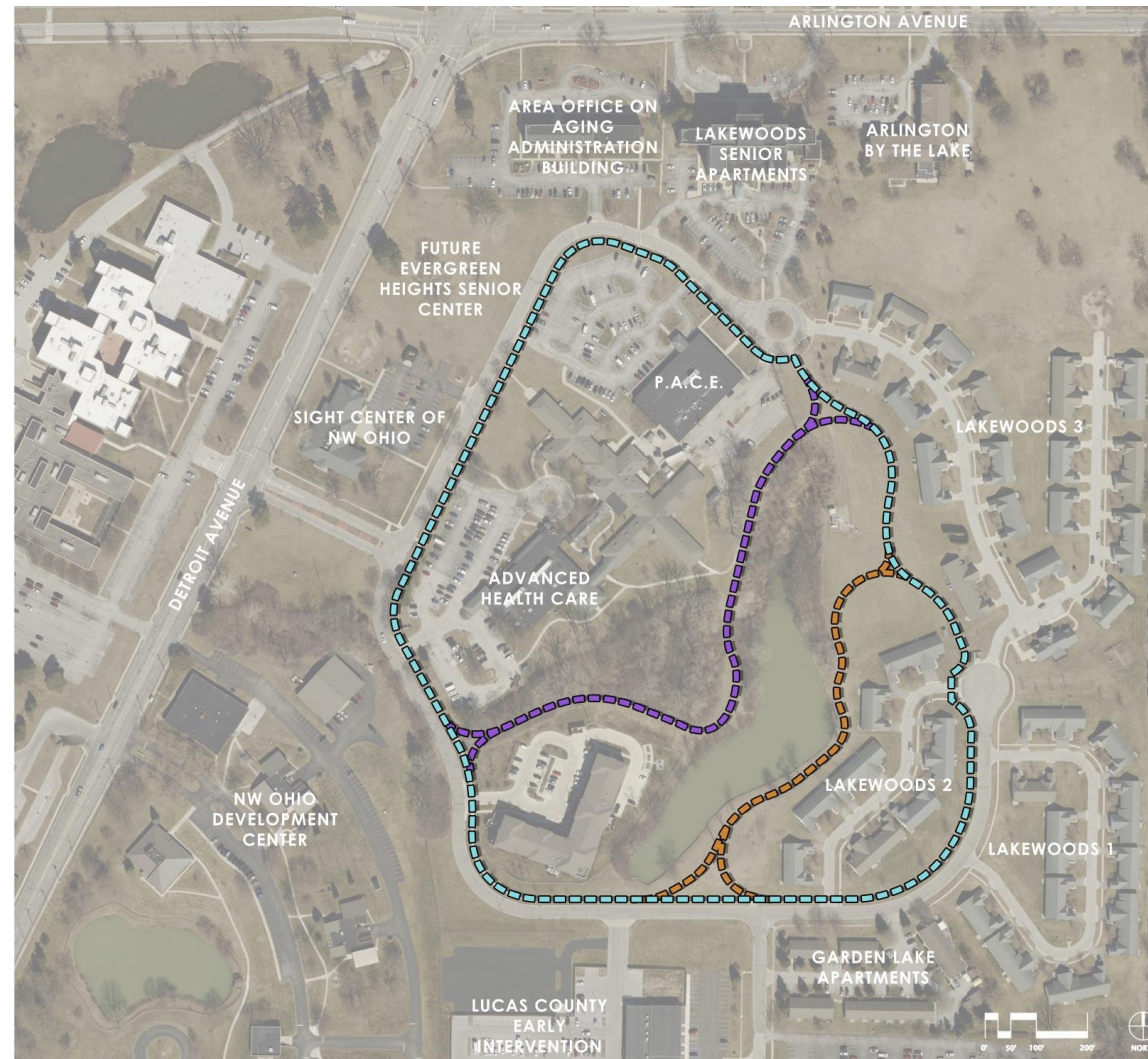
- 8' concrete walkway

Inner Trail (orange)

- 6' – 8' walkway (property/shore dependent)
- Concrete/asphalt and/or compacted aggregate options allow different uses and development over time

Amenities

- Tree canopy, lighting, benches, trash receptacles
- Photometric Study to confirm lighting needs and options



LEGEND

- LAKEWOODS LOOP - PHASE 1
3/4 MILE DISTANCE
8'-0" WIDE CONCRETE PATHWAY
- LAKE VIRGINIA EAST LOOP - PHASE 2
1/4 MILE DISTANCE
8'-0" WIDE (MATERIAL TBD)
- LAKE VIRGINIA WEST LOOP - PHASE 3
1/3 MILE DISTANCE
8'-0" WIDE (MATERIAL TBD)

CAMPUS AMENITIES

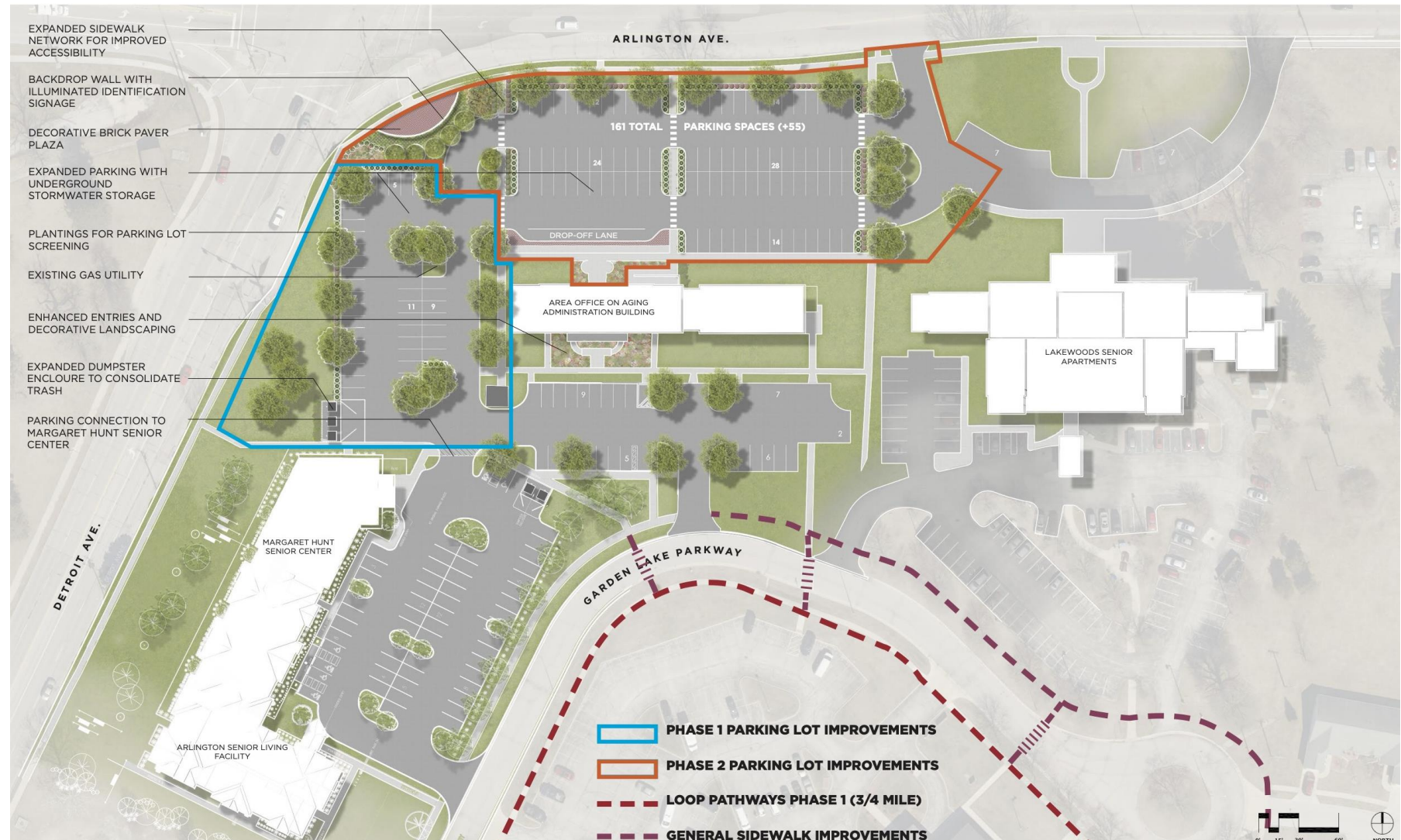
BEYOND PATHWAY IMPROVEMENTS, AOoA ALSO RECOGNIZES THE NEED FOR IMPROVED ACCESSIBILITY, SAFETY, AND CARE FOR OUR SENIOR COMMUNITY. IMPROVEMENTS CONSIDERED:

- ENHANCED CROSSWALKS
- PEDESTRIAN LEVEL LIGHTING
- RESTING POINTS AND COMFORT AMENITIES
- INCREASED SHADE PROVIDED BY TREES
- PLACEMAKING AND PROGRAMMING
- WAYFINDING

Parking Assessment & Circulation

Presents great opportunities for improvement but also unique site challenges, including:

- Gas easement
- Requires survey & design
- 2 phases (~\$1M each)
- Arlington construction 2026
- Could be a 5-year goal



Feasibility Challenges: Lake Virginia Shoreline & Quality

Lake Virginia is a retention pond with little circulation and significant erosion on the eastern shoreline.

- Proposed solutions include: Boardwalk along the east shoreline (100% County property)
- Boardwalk higher on the slope (partially on County, partially on Lakewoods Properties)
- Pathway 100% on the Lakewoods Property to match the rest of the pathways. This will require a retaining wall.

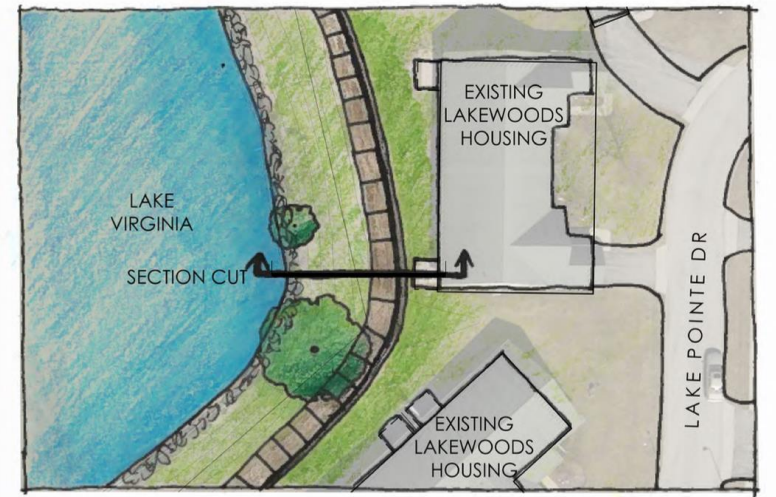
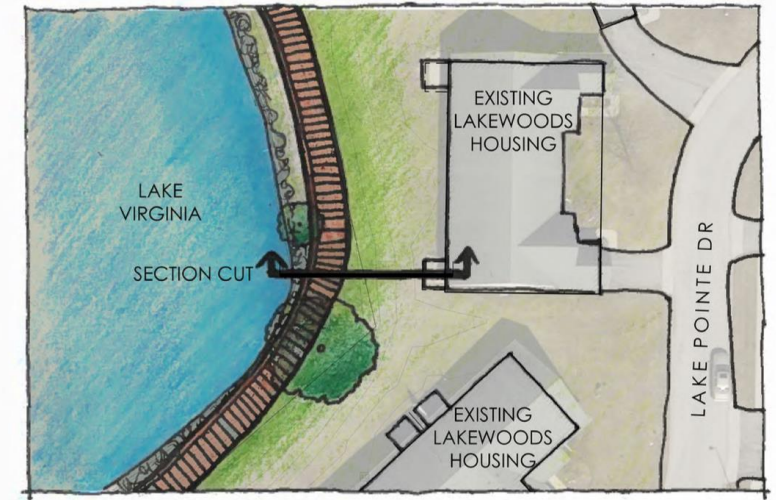
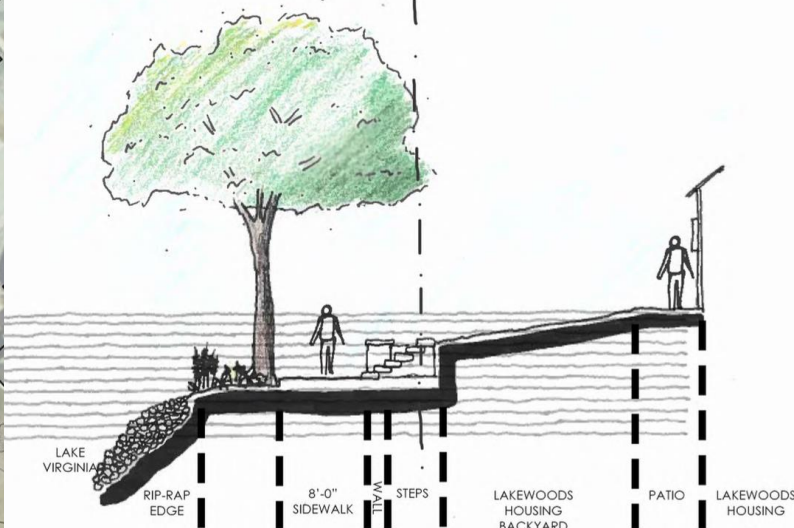
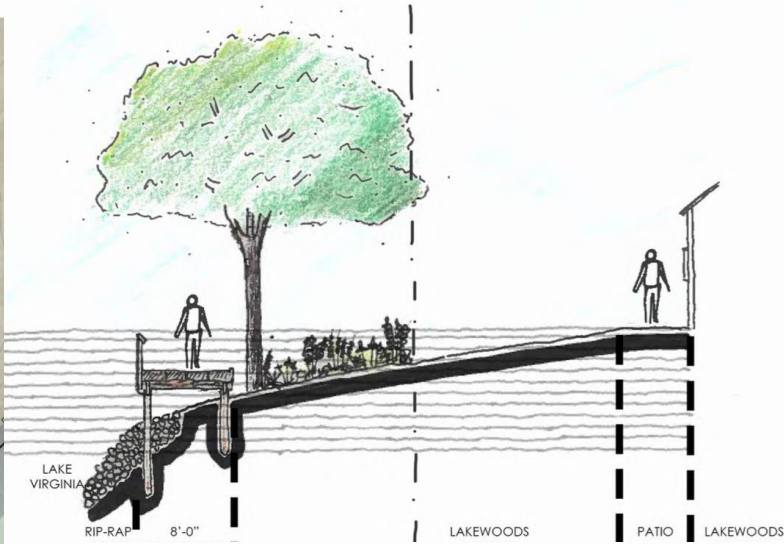
LAKE VIRGINIA SHORE LINE



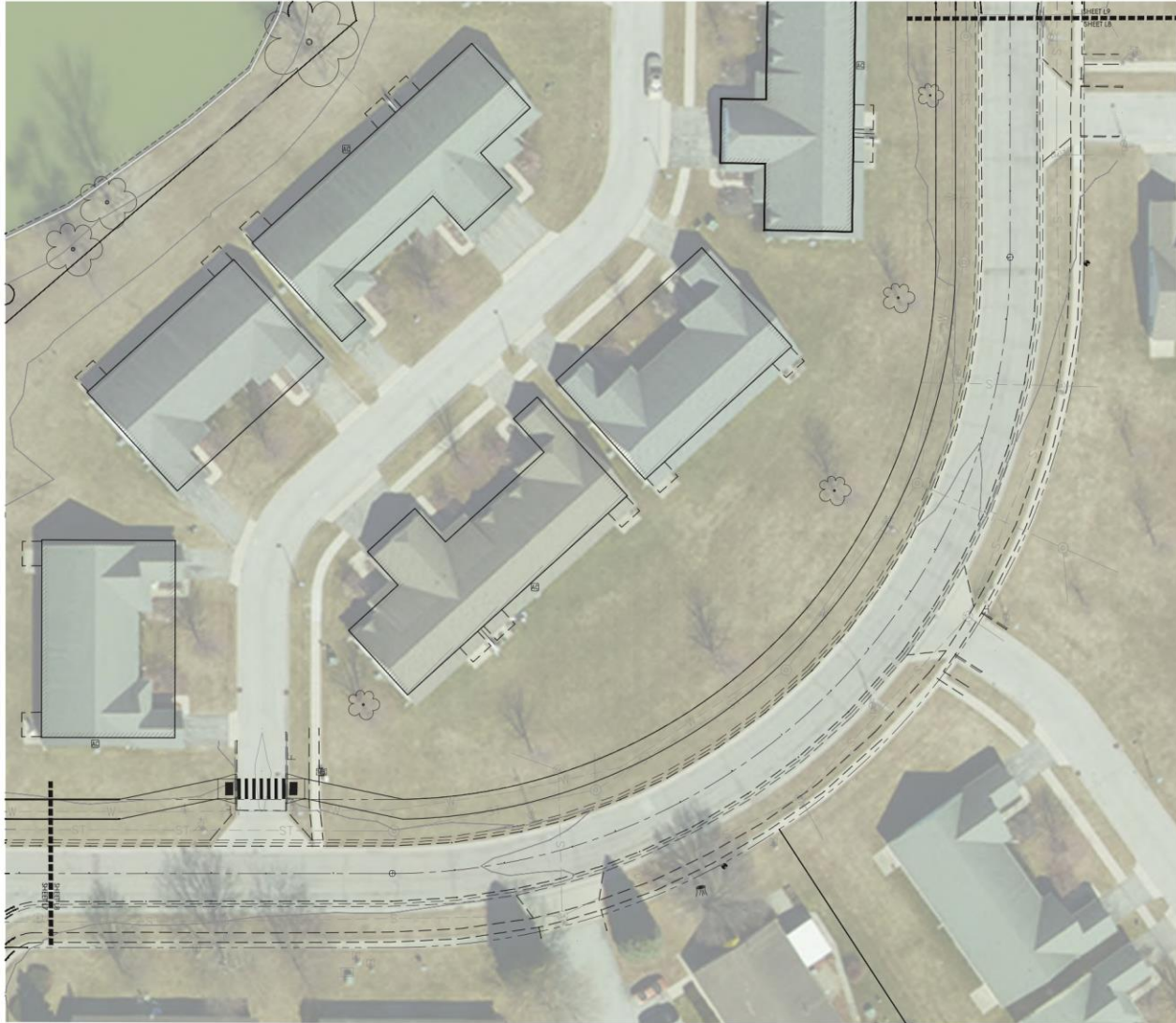
Lake Virginia aerial photo; letters correspond with pictures to the right.



Feasibility Challenges: Lake Virginia Shoreline & Quality

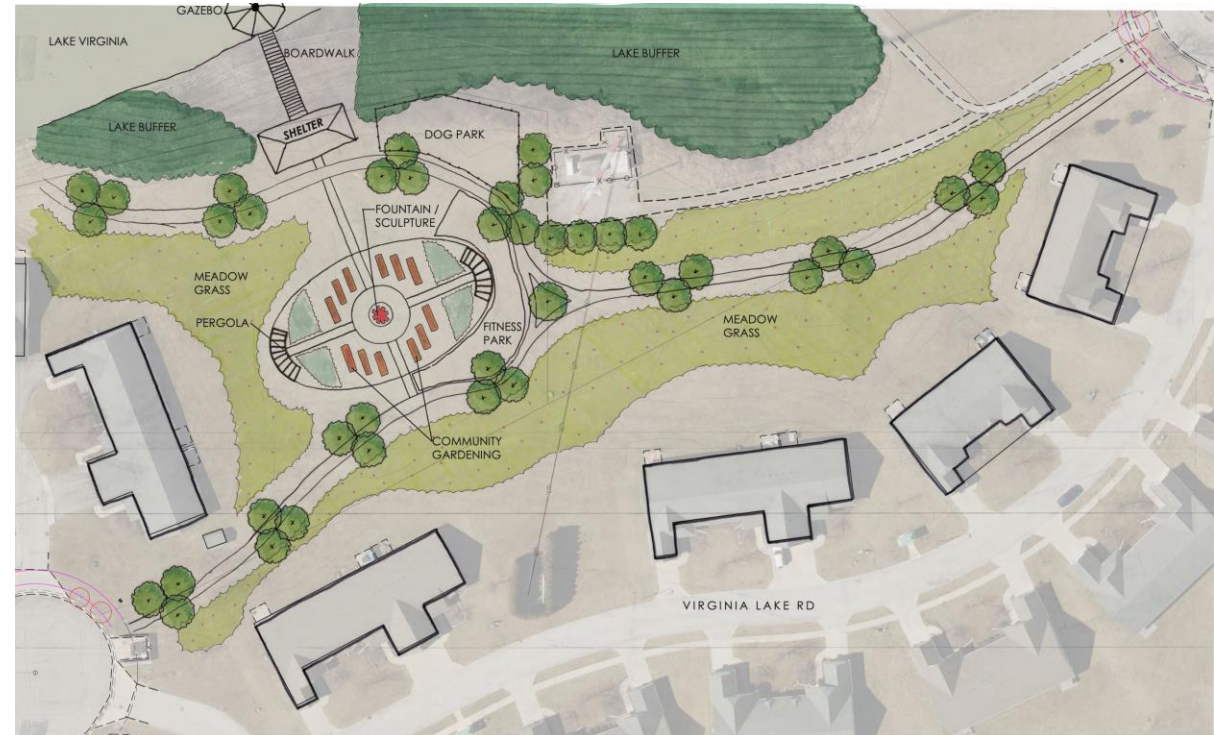
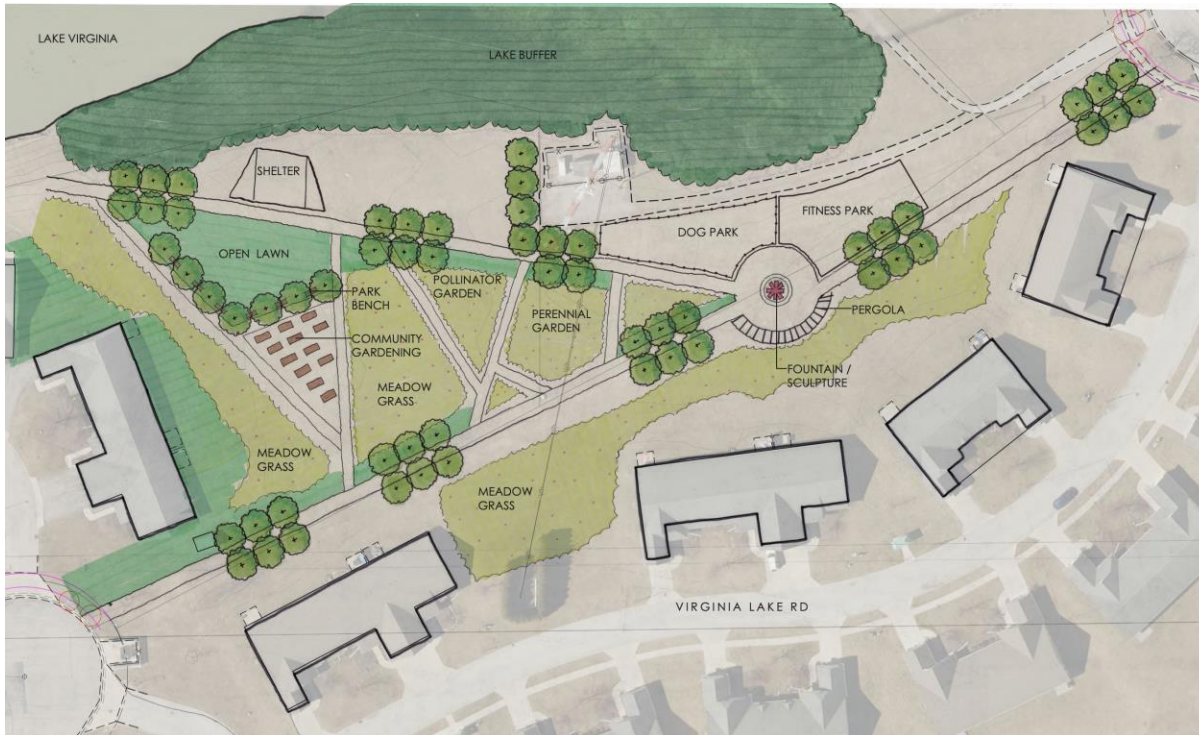


Feasibility Challenges: Right of Way



Opportunities: Gathering Spaces for Residents

The walkable campus offers many opportunities to meet resident requests to create a safer, healthier environment, including one that offers more opportunities for connection to sites, services, activities, and one another.



Campus Context



THANK YOU!



WGTE Public Media

Sports Bar



Google Earth

EDGE

DETROIT AVENUE

ARLINGTON AVENUE

NW OHIO AREA OFFICE ON AGING - LAKEWOOD CAMPUS

