



TCC Minutes

Committees: Housing & Community Development

Date + Time: 10/30/25, 4:30pm

Location: City Council Chambers

Attendees: Chair Gadus, Vice Chair Jones, Williams

Absentees: Melden

Also Present:

Presenters: Justin Moor, Ryan Bunch, Tim Bockbrader

Public Attendance: 10

Facilitating: Evan Snapp

Topics...

- Lakewoods Campus Vision Plan

Discussion...

- Gadus: I call to order this Toledo City Council meeting of the Housing Committee. The purpose of this meeting is to discuss the Lakewoods Campus Vision Plan. Clerk please call the roll. I'm super excited for this, to have this in my district as well. We'll turn the floor over to you.
- Moor: We are pleased to share with you the plans for the Lakewoods Campus improvements, our Vision Plan. It is a hidden gem of Toledo, a unique neighborhood that has developed over decades. It used to be Maumee Valley Hospital, then the county owned it, we eventually bought it and moved Area Office On Aging there. It is now where 400 older adults and veterans live, and where about 400 people work everyday.
- Moor: Over 40,000 older northwest Ohioans are served through our network of providers every year across 10 counties.
- Moor: Our campus is beautiful, but one of the weaknesses of it is accessibility and walkability, it does not have ADA compliant sidewalks and drives everywhere. Some challenges are the non-contiguous sidewalks, dead ends into grass, and overgrown or unsafe pathways.
- Moor: The new developments we have planned will be added residential units in the Evergreen Heights Senior Housing, as well as relocation of the Margaret Hunt Senior Center where important programming and socialization occurs.
- Bunch: It's an honor to be here, thank you for having us. Just quickly about TDC, we're one of only 60 civic design centers in the nation, and NW Ohio's only one. We are



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supporting and designing over 20 resident driven plans worth more than \$100 million in projects and investments. The Lakewoods design and planning process has happened over several years, many semesters of our interns, and many man hours for our traditional staff and designers.

- Bunch: The campus vision, conceptually, wants to have multiple paths and routes to take, making it interesting and diverse. Our primary goals are to repair, replace, and connect sidewalks, and add convenient and shady seating options. We want to enhance connectivity, create recreational opportunities and boost “campus-feel” by adding communal gathering areas and wayfinding. The outer loop trail will be a full mile, the middle loop trail is $\frac{3}{4}$ of a mile, and an inner trail around the commons and Lake Virginia which is a half mile. 44% of our residents walk around campus, while only 23% use a car to get around. 1/5 of residents need mobility aid so we’re thinking about that too.
- Bunch: We engaged the community for recommendations, suggestions and general questioning about what they’d like to see in a campus revamp and have compiled all suggestions, opinions, and feedback in our powerpoint, so you’ll see the results and priorities.
- Bunch: This is a unique location that has two separate tarta routes that loop around the commercial corridor of Glendale and back, which is very convenient for the residents. Other important connections are with UTMC, TPS, veterans services, Swan Creek Metropark, and bike trails and other multimodal transportation.
- Bockbrader: EDGE is an integrated team of landscape architects, planners and development consultants who have worked in Toledo since 2008. Our work can be enjoyed around UT and BGSU, the Glass City Riverwalk, as well as many parks and public gathering spaces. We look forward to working through this conceptual plan and making it real, though we know it will take time. Phase 1 will include the outer loop, then the inner loop of lakeshore and woodland areas, and finally the AOoA and Lakewoods I buildings and parking lots. The campus walking loop is now shovel ready but will take 2 years until completion. The base trail will be an 8' concrete walkway, and planned amenities include the improved tree canopy, lighting, benches, and trash receptacles.
- Bockbrader: Lake Virginia is a retention pond in the middle of campus with some erosion on its Eastern side that can be helped by building a boardwalk. We also see an opportunity to introduce new gathering spaces for residents. A walkable campus offers more chances to meet and socialize, and help with twin problems of loneliness and lack of activity. We also want to see more connections to sites, services and activities. We view this as a microcosm of the larger community and hope it shows how we can integrate good design into our residential spaces to improve people’s livelihoods.
- Gadus: Are you part of the ReTree program that the city is conducting?
- Bunch: I don’t believe so, thank you for that recommendation.
- Jones: Apologies, I have to step out, but I will relay my questions later. I just want to say this is an excellent plan that can create a beautiful and healthy community for older



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adults. We will help in whatever way necessary to untie some of the bureaucratic tape whenever possible so please reach out.

- Gadus: I want to add that I love the idea of creating more outdoor spaces for socialization, I think every neighborhood would enjoy those, but especially our elderly. And seeing no further questions or comments, I'd like to open it up to the public for commentary.
- Sue Terrill: I am here as a resident of the Old South End, but I am really here to talk about our library situation. Our Toledo Heights and Heatherdowns libraries are going to be closed, and I feel that they have not done enough to hear out the public. I feel like they were not wanting feedback before they made the decision. Now that the zoning for the S Detroit property has been passed, I do believe it is a poor choice to build a new library and close the existing libraries. What can be done to find other uses of the library buildings? These community libraries are still important and still fill many purposes so I hope they are not torn down. I was told that the "listening sessions" for the community will be in Q2 of 2026, after it has been closed in January. I just don't understand why the library needs 15 acres, or how this saves us money financially. I don't think this has been a very transparent process. The neighborhood does not know what is going to happen.
- Gadus: Thank you for your passion and your great points. It has been shared and a topic of discussion among the city council and others. Is there anyone else in the audience who would like to come and speak? Seeing no one else, this meeting is adjourned.