



MAY, 2024

Lakewoods Campus

CONCEPTUAL IMPROVEMENT PLAN

Prepared For
Northwest Ohio Area Office on Aging Foundation
Area Office on Aging of Northwestern Ohio, Inc.

Prepared By
Toledo Design Collective



Toledo Design Collective
URBAN PLANNING & DESIGN

ABOUT THIS REPORT.

GUIDE TO USING THIS REPORT

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This report is prepared by:



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PURPOSE OF DOCUMENT. This report provides an overview of the process, findings, and outcomes from the design process conducted to develop a Conceptual Improvement Plan to improve the accessibility and walkability of Lakewood’s Campus on behalf of the Northwest Ohio Area Office on Aging Foundation and the Area Office on Aging of Northwestern Ohio, Inc.

The purpose of this document is to be used as a launching pad for the future accessibility, walkability, and connectivity of the Lakewoods Campus. This is a conceptual plan and not to be used as a detailed design for exact locations and size of proposed elements nor to be used for construction purposes. Recommendations for subsequent as well as additional steps can be found at the end of the report.

CREDIT. Whenever the work in this report is published in any printed or digital media, the following acknowledgment should be included:

“Source: Toledo Design Collective”

For permission inquiries and other questions, please send an email to hello@toledodesigncollective.org.

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Phyllis Wallace, *resident, Lakewoods III*
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Mike Young, *Landscape Architect and Board Member, Toledo Design Collective*

With special thanks to all residents, staff members, and organizations of Lakewoods Campus, and to everyone who participated in our activities.

We also want to thank Elizabeth Ellis; City of Toledo - Department of Transportation; City of Toledo - Department of Public Utilities; City of Toledo - Division of Engineering Services; Toledo Area Regional Transit Authority (TARTA); and the Board of Lucas County Commissioners.

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INTRODUCTION

PREPARED FOR.

NORTHWEST OHIO AREA OFFICE ON AGING FOUNDATION
AREA OFFICE ON AGING OF NORTHWESTERN OHIO, INC.



PREPARED FOR. This report was commissioned by the Northwest Ohio Area Office on Aging Foundation and the Area Office on Aging of Northwestern Ohio, Inc.

NORTHWEST OHIO AREA OFFICE ON AGING FOUNDATION. Founded in 2010, the Northwest Ohio Area Office on Aging Foundation (Foundation) was organized and operates exclusively for charitable purposes as a 501(c)(3) nonprofit organization. Guided by the belief that people can thrive through every stage of life, the Foundation supports the Area Office on Aging of Northwestern

Ohio, Inc. (AOoA) to paint a positive image of aging as an evolution. The Foundation raises funds to support the AOoA programs, services, operating and capital needs. The Foundation's bold and transformative vision includes funding programs, services, resources, and spaces that allow people to thrive from age 60 and beyond.

AREA OFFICE ON AGING OF NORTHWESTERN OHIO, INC.

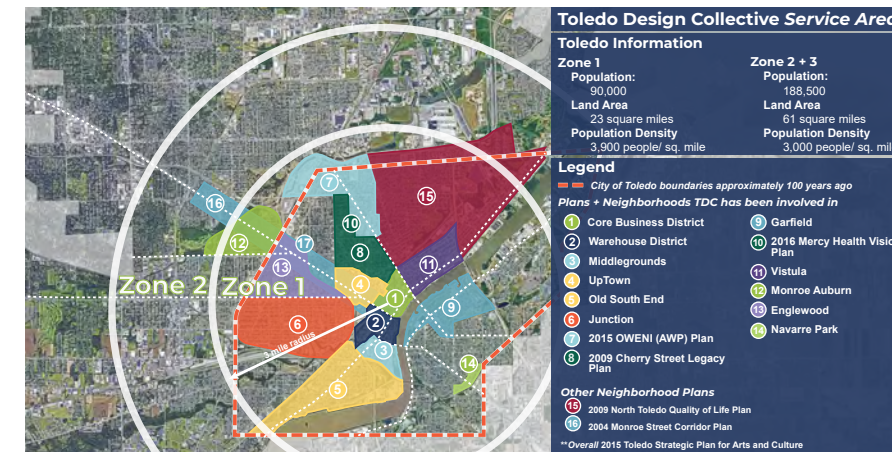
The mission of the Area Office on Aging of Northwestern Ohio, Inc (AOoA) is to promote the health, well-being and safety of older adults, persons with disabilities and family caregivers to foster independence.

The AOoA was founded in 1974 as a division of the Community Planning Council of Northwestern Ohio, Inc., a United Way planning agency. In 1980, it became an independent, nonprofit corporation to better serve older adults in northwestern Ohio. Chartered under Ohio law as a 501(c)(3), the AOoA oversees planning, policy-making, funding, advocacy, and services for a ten-county region.

The service area spans 4,928 square miles, accommodating 218,585 older northwest Ohioans. Among them, 72% reside in urban areas, with the remaining 28% in rural areas. Across the 10 counties served, AOoA is dedicated to developing and implementing comprehensive services for older adults, individuals with disabilities, and family caregivers in NW Ohio. In fulfilling its mission, AOoA advocates on behalf of

older adults and offers essential services such as housing support, home-delivered meals, transportation assistance, and more. Annually, over 40,000 older NW Ohioans benefit from these services through AOoA's extensive network of 180 providers.

www.areaofficeonaging.com



PREPARED BY. Report by Toledo Design Collective.

TOLEDO DESIGN COLLECTIVE. The mission of the Toledo Design Collective (TDC) is to improve the function and aesthetic of the Toledo region. Strategic urban planning and design has the power to reshape individual lives,

PREPARED BY.

TOLEDO DESIGN COLLECTIVE

neighborhoods and the greater city of Toledo. Thoughtful design should be a right of everyone, not a privilege of few.

TDC inspires transformative growth through urban planning and thoughtful design. For two decades, TDC has impacted community development in Toledo and its surrounding communities. As a non-profit organization, our volunteer-supported team is made up of full-time staff and many active board members who are dedicated to improving the Toledo region. Our experience and passion stems from decades of shared knowledge as architects, city planners, urban developers, community and educational leaders, and devoted Toledo residents.

ENGAGE. TDC partners with community groups, neighborhood organizations and the City of Toledo to advocate for urban planning and careful design.

CONNECT. Using thoughtful design and strategic planning, TDC connects people and ideas to determine how the function and aesthetic of spaces can be improved.

CREATE. Our staff and volunteer-based team cast a sustainable vision that upholds design standards and improves the function and aesthetic of Toledo.

www.toledodesigncollective.org

ABOUT THIS INITIATIVE.

RATIONALE AND PLANNING PHASES

ABOUT THIS INITIATIVE. The Northwest Ohio Area Office on Aging Foundation and the Area Office on Aging of Northwestern Ohio, Inc. are committed to developing a safe, affordable, accessible, and beautiful home, neighborhood, and community for older adults throughout the northwest Ohio region.

Located in the Glendale-Heatherdowns neighborhood, Lakewoods is a 46-acre campus where over 1,700 older adults, veterans, employees, and guests live, work, and play. Currently, the grounds cannot be safely navigated by anyone experiencing mobility issues. The AOoA is committed to transforming Lakewoods Campus into a unified and inclusive environment that is welcoming to all older adults and individuals with disabilities, offering a comfortable place to visit and move around.

In pursuit of this mission, the Toledo Design Collective was commissioned to develop a Conceptual Improvement Plan for Lakewoods Campus, aimed at enhancing its accessibility and walkability. The subsequent report provides an overview of the process, findings, and outcomes from the design process conducted to formulate this plan and improve the accessibility and walkability of Lakewoods Campus.

PLANNING PHASES. The planning process unfolded over approximately seven months, from mid-October 2023 to May 2024, structured into four key phases.

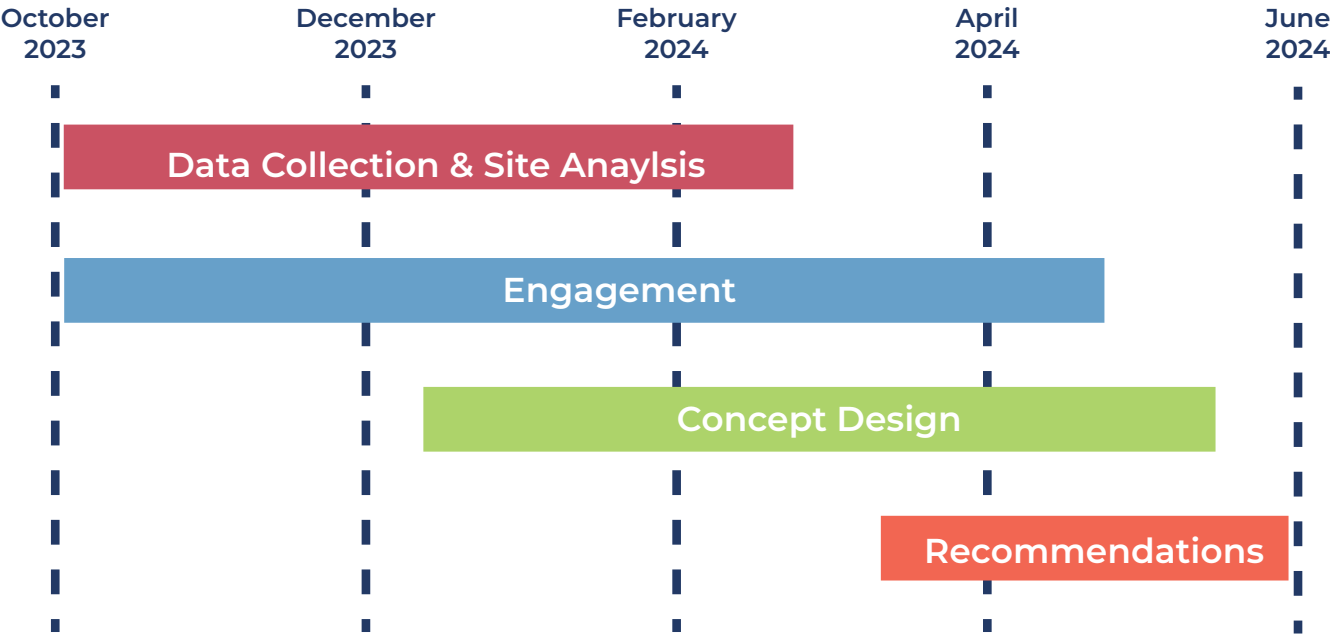
A. DATA COLLECTION AND SITE ANALYSIS. The first phase commenced with data collection utilizing databases. Collaborating with partners, TDC compiled a comprehensive inventory detailing population statistics, services, organizations, and property ownership. Subsequently, TDC conducted on-site visits for an analysis of campus characteristics and current conditions, translating these insights into visual maps.

B. ENGAGEMENT. During the same timeframe, TDC began a series of engagement activities, which continued through the final stages of planning. These activities were designed to solicit community input, gather feedback on ideas, develop a shared vision for the campus, and foster consensus among users. Engagement activities were conducted on-site.

C. CONCEPT DESIGN. Subsequently, TDC developed a conceptual framework based on initial observations and opportunities identified during preliminary Data Collection, Site Analysis, and Engagement sessions.

TIMELINE PROCESS.

PLANNING PHASES OVER TIME



This framework enabled the creation of a Conceptual Improvement Plan aimed at enhancing accessibility and walkability on Lakewoods Campus.

D. RECOMMENDATIONS. In response to feedback received, TDC refined the Conceptual Improvement Plan, enhancing its detail, while also formulating a series of recommendations, priorities, useful resources and opportunities for future consideration.

FINAL REPORT. TDC created this Final Report for future reference in implementing measures and presenting the plan publicly. Reflecting the vision of residents and stakeholders of Lakewoods Campus, this report is intended to support architects and designers. This report is a conceptual plan and not intended for precise detailing of locations and sizes of proposed elements, nor for construction purposes.

TEAM STRUCTURE.

COMPOSITION OF COLLABORATION



OVERVIEW. The structure of the Conceptual Improvement Plan team was devised to ensure input from representatives of all entities active on campus.

CORE PLANNING TEAM. The Core Planning Team (CPT) functioned as the central driving force behind the planning process. Comprised of residents, property managers, staff, and leaders from key organizations, TDC and the AOoA, the CPT met for a total of 7 sessions during the development of the conceptual plan.

This team was developed to ensure a diverse representation of users had voice in the process.

CAMPUS STAKEHOLDERS. In parallel with the CPT, TDC engaged with representatives from all housing developments and organizations on the campus.

PARTNERS. Lastly, TDC worked with external partners, including local government, offering data and advice on existing public services.

CORE PLANNING TEAM MEMBERS. The CPT involved the following resident, staff members and organizations:

Ryan A. Bunch, *Studio Director, Toledo Design Collective,*

Ronald Grant, *Housing Director, Area Office on Aging of Northwestern Ohio, Inc*

Cathy de Haan, *Outreach and Development Coordinator, Toledo Design Collective*

Paul Hollenbeck, *Architect and Emeritus, Toledo Design Collective*

Wendy Jackson, *Property Manager, Commons at Garden Lake*

Martin Jarret, *Planner and Board Member, Toledo Design Collective*

Kimat Jindal, *Building & Grounds Vice President, Area Office on Aging of Northwestern Ohio, Inc*

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Robert Ludeman, *Board Chair, Margaret Hunt Senior Center Board*

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Phyllis Wallace, *resident, Lakewoods III*

Mary Westphal, *Chief Development Officer, Northwest Ohio Area Office on Aging Foundation*

Mike Young, *Landscape Architect and Board Member, Toledo Design Collective*

VISION STATEMENT. The CPT collectively decided to formulate a vision statement to serve as a guiding principle throughout the planning process. Crafted by all CPT members together, the statement served as both a source of inspiration and a measure of commitment.

“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 Lakewoods 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.”

CAMPUS BOUNDARIES.

FOCUS AREA FOR CONCEPT DESIGN

FOCUS AREA. To initiate the planning process, we first pinpoint the exact area requiring a conceptual improvement plan to enhance accessibility and walkability. Campus boundaries were determined as the needed area of focus by the Core Planning Team.

CAMPUS BOUNDARIES. The Lakewoods Campus is situated north of Arlington Avenue and west of South Detroit Avenue. To the south, it adjoins the residential properties along Aberdeen Avenue and the rear portions of homes along Francis Avenue to the east.

ARLINGTON AVENUE. The portion of Arlington Avenue that forms the northern boundary of the Lakewoods Campus includes a gas station and residential houses.

ABERDEEN AVENUE. The southern border of the site is defined by the backyards of the homes along Aberdeen Avenue. Segments of this boundary are marked by fences, trees, or buildings.

SOUTH DETROIT AVENUE. The western boundary of the campus is delineated by South Detroit Avenue, where notable landmarks such as the U.S. Post Office, the Department of Veterans Affairs and Clinic, and the Northwest Ohio Psychiatric Hospital are situated.

FRANCIS AVENUE. Francis Ave comprises solely single-family homes, and the rear of their yards establish the eastern border of the Lakewoods Campus.

ADDITIONAL REMARKS. TDC incorporated the streets of adjacent neighborhoods, as well as surrounding buildings and organizations, into the maps of the campus. This approach stems from the interest in exploring the potential impact if Lakewoods Campus were to be made publicly accessible for enjoyment by residents of adjacent neighborhoods, as well as its proximity to several natural and institutional assets serving the greater Toledo area.

It should be noted that the The Northwest Ohio Developmental Center has a fence around its location per state regulations. Acknowledging its significance as a stakeholder of the campus, TDC has incorporated the location in all visuals for future consideration.

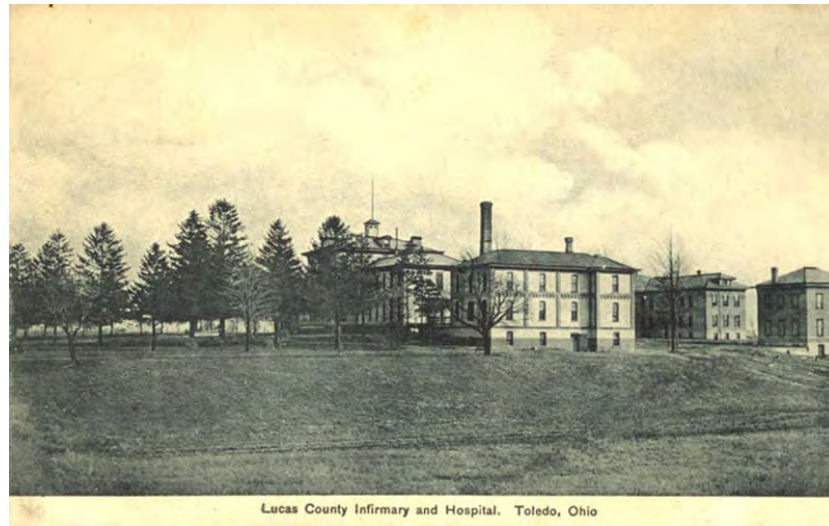


CAMPUS BOUNDARY MAP



The boundary line of the Lakewoods Campus is highlighted in orange, with a north arrow provided for scale.

PHOTOGRAPHS PAST AND PRESENT



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



Postcard Maumee Valley Hospital, 1944. Retro Toledo Metro.



Aerial Lakewoods Campus from the North, 2023. Area Office on Aging.



Aerial Lakewoods Campus from the South, 2023. Area Office on Aging.

SUMMARY HISTORY. The site of the current Lakewood Campus, owned by Lucas County, has a rich history dating back to 1838 when it first housed the Lucas County Poor Farm. Over the years, this site has evolved into the modern Lakewood Campus, mirroring the transformation of social welfare systems to contemporary social service programs, which reflect significant societal changes over the past few centuries.

Poor farms, also known as almshouses or workhouses, emerged in the 19th century as a response to widespread poverty and economic instability. These publicly funded institutions offered essential housing and employment for individuals, including senior citizens and those experiencing poverty, mental health conditions, individuals with disabilities, and epilepsy. Life on these farms was often harsh and stigmatizing, reflecting societal views that poverty was a “moral failing.” These institutions operated under the belief that the poor needed discipline and reform through hard labor and strict living conditions.

As industrialization advanced and urban populations grew, the limitations and inefficiencies of the farms became increasingly apparent. The Great Depression in the 1930s was a pivotal moment that spurred the development of more comprehensive social welfare programs. In the United States, the New Deal policies (1933-1939) introduced by President Franklin D. Roosevelt marked a significant shift

towards federally funded welfare initiatives, including Social Security in 1935 and unemployment insurance. This period saw a growing recognition that economic hardship could be systemic rather than merely a result of personal failings.

Today, modern social systems encompass a wide range of programs designed to address financial instability, healthcare, housing, and unemployment. These systems aim to provide a safety net that promotes social equity and stability, reflecting a broader understanding of contributing structural factors.

The Lakewood Campus, led by the Area Office on Aging, has continued to evolve alongside other services. The Campus is developing into a community for older adults that offers services allowing residents to be as independent as possible. The Campus has incorporated additional specialized services, including accommodations for veterans experiencing homelessness, support for individuals with developmental disabilities, and visual impairments.

While developing Lakewoods Campus, the AOoA has taken care to preserve two historic buildings that were once facing demolition, the Lucas County Nurses Home (AOoA) and the Maumee Valley Hospital (Lakewoods I).

CAMPUS HISTORY.

HISTORY OF LAKEWOODS CAMPUS

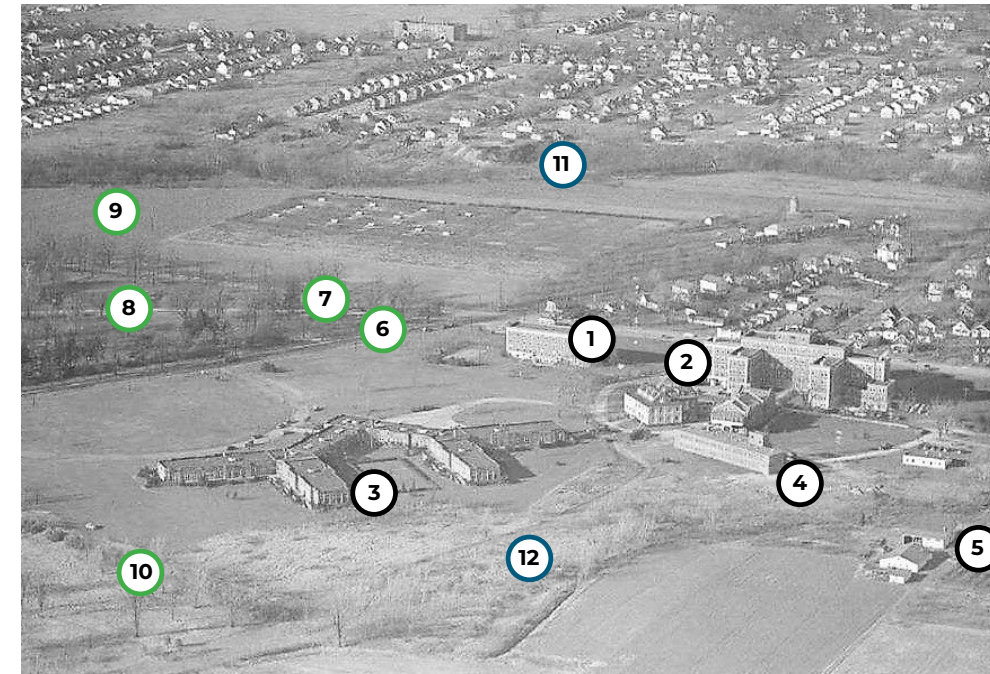
CAMPUS HISTORY.

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.*

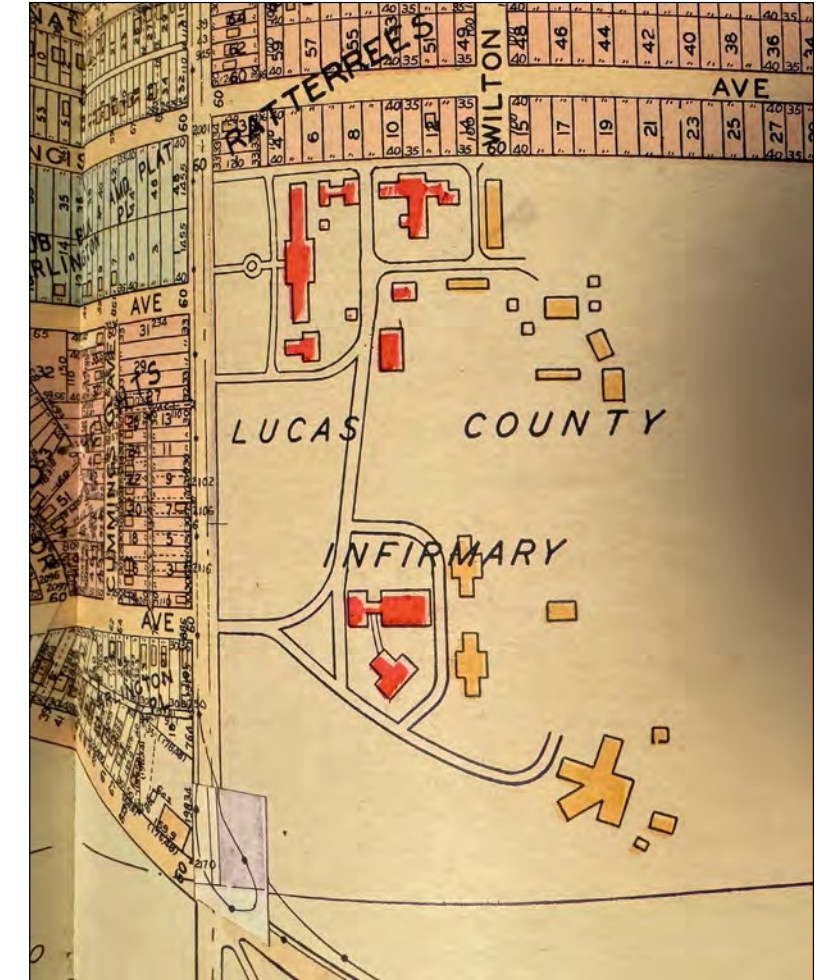
- 1817 Ohio Poor House Act of 1816 - Counties received authorization to establish housing wherever it was deemed “proper and advantageous,” along with establishing farms that were used as a means of employment and food production.
- 1838 Lucas County Poor Farm established
- 1853 Responsibilities for 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



Aerial Lakewoods Campus, 1938. Lucas County Public Library - Local History.

- | | |
|--|---|
| 1. Lucas County Hospital - 1931
Maumee Valley Hospital - 1944- 1973
Medical College of Ohio (MCO- 1973-78) | Lucas County Infirmary
Northwestern Hospital for the Insane - 1871- 88
Lucas County Home for the Aged |
| 2. Nurses Home - Maumee Valley Hospital | 6. Detroit Ave |
| 3. William Roche Tuberculosis Sanatorium 1934 - 1968 (William Roche Memorial Hospital) | 7. Arlington Ave |
| 4. Contagious Disease Hospital 1948 | 8. Toledo Asylum for the Insane -1888 (Currently State of Ohio Psychiatric Hospital) |
| 5. Lucas County Poor Farm - 1838 - 69 | 9. Future Campus Medical College of Ohio Campus - 1976 |
| | 10. Sunshine Cemetery |
| | 11. Swan Creek |
| | 12. Future Lake Virginia site |



Detail of plot map Lucas County Infirmary and Hospital (1871). Sanborn Plot Book, Book 10, Update 1999. Courtesy of Toledo Lucas County Public Library - Department of Local History.



DATA COLLECTION



STAKEHOLDERS.

COMPOSITION OF THE COMMUNITY

CAMPUS COMMUNITY. Spanning 46 acres, Lakewoods Campus encompasses a variety of buildings, including offices, residential housing, specialized services, and communal spaces. Below is an overview that provides an understanding of the campus community.

1. AREA OFFICE ON AGING OF NORTHWESTERN OHIO, INC. Situated within the former Lucas County Nurses Home, the AOoA regional offices host staff dedicated to providing services for older adults, individuals with disabilities, and family caregivers throughout 10 counties in the region.

2. LAKEWOODS I. Located in the former Maumee Valley Hospital, this six-story building houses apartments for people 55 and older, retaining much of its original 1930s architecture.

3. ARLINGTON BY THE LAKE. This recently renovated apartment community houses adults aged 62 and above, featuring contemporary one-bedroom units.

4. THE SIGHT CENTER OF NORTHWEST OHIO. The Center offers services in Northwest Ohio to aid individuals of all ages with permanent vision loss, including a Low Vision Clinic, a shop offering visibility aids, and caregiver assistance.

5. MARGARET HUNT SENIOR CENTER. The senior center, situated at the heart of the campus, provides a wide range of activities and programs tailored for the public and members, including fitness, entertainment, and support services. It will relocate into Arlington Senior Housing.

6. LAKEWOODS II & III. Lakewoods II & III is a villa community for seniors aged 55 and above, featuring 1,300 square feet of living space with 1 or 2 bedrooms, 1.5 baths, vaulted ceilings, and an attached single-car garage.

7. ADVANCED SPECIALTY HOSPITALS OF TOLEDO. A specialized long-term acute hospital (LTACH) with 40 private rooms for medically complex patients requiring extended stays averaging between 20 to 30 days.

8. ADVANCED HEALTHCARE CENTER. Skilled nursing facility offering a range of services, including physical therapy, short-term and long-term care.

9. COMMONS AT GARDEN LAKE. Ohio's first community to offer affordable housing for unhoused veterans. One-bedroom apartments and support services for veterans with disabilities of all ages are provided.

10. NORTHWEST OHIO DEVELOPMENT CENTER. Medicaid-certified facility for individuals with developmental disabilities, fostering independence and self-determination.

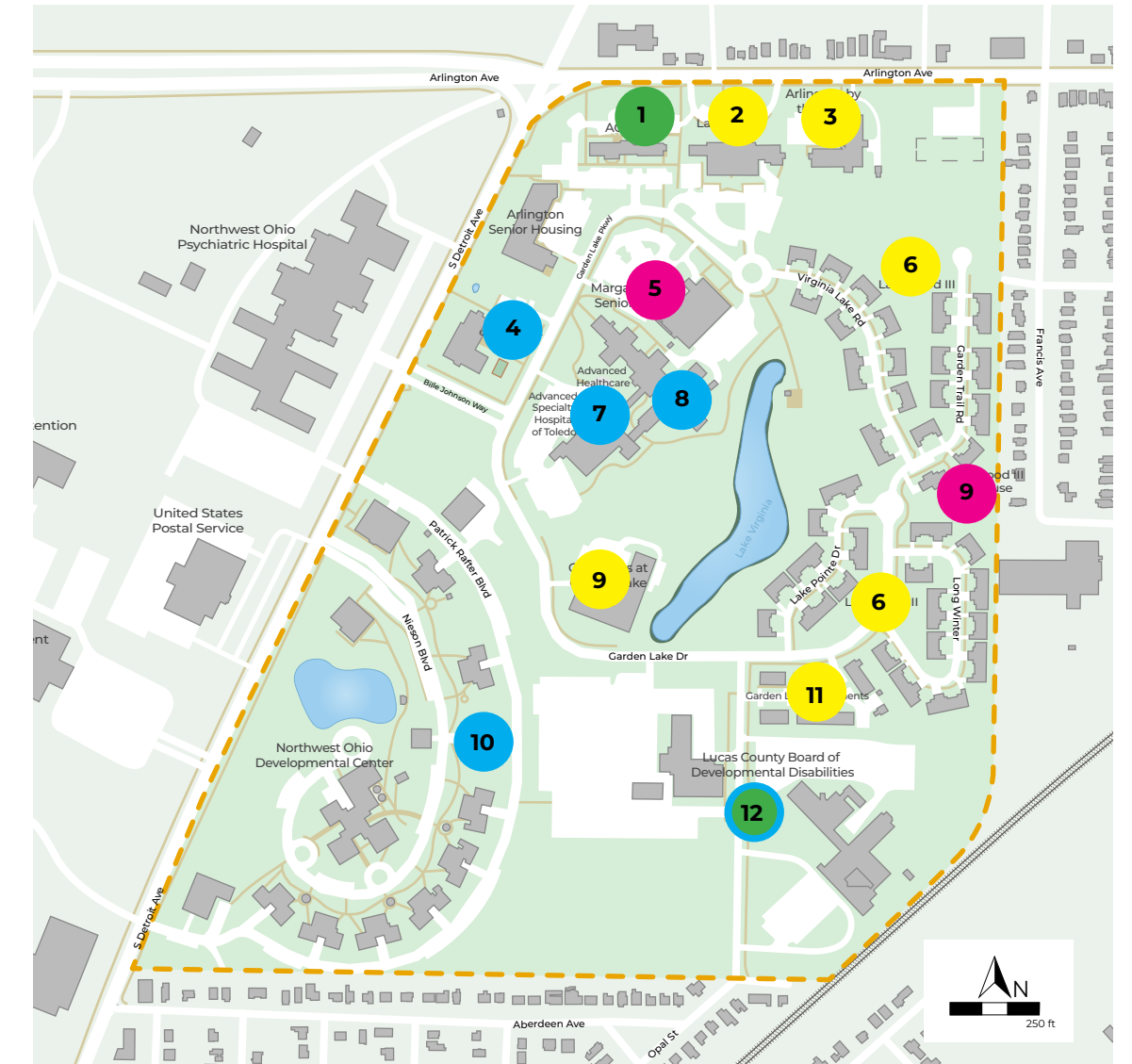
11. GARDEN LAKE APARTMENTS. Independent townhouse community for individuals 55 or older.

12. LUCAS COUNTY BOARD OF DISABILITIES. Serving as the base for employees who work with individuals in Lucas County with developmental disabilities, offering a variety of services including early intervention programs, inclusion initiatives, Medicaid administration, and support administration.

CAMPUS STAKEHOLDER MAP

- **OFFICE SPACE**
- **RESIDENTIAL HOUSING**
- **COMMUNAL SPACE**
- **SPECIALIZED SERVICES**

1. Area Office on Aging of Northwestern Ohio, Inc.
2. Lakewoods I
3. Arlington by the Lake
4. The Sight Center of Northwest Ohio
5. Margaret Hunt Senior Center
6. Lakewoods II & III
7. Advanced Specialty Hospital of Toledo
8. Advanced Healthcare Center
9. Commons at Garden Lake
10. Northwest Ohio Developmental Center
11. Garden Lake Apartments
12. Lucas County Board of Disabilities



Locate stakeholders of the campus by identifying their corresponding number and color on the map.

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. 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.sightcentertohledo.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

PARCEL OWNERS.

OVERVIEW OF PROPERTY OWNERSHIP

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.

DEMOGRAPHICS.

PROFILE OF THE COMMUNITY

OVERVIEW. Lakewoods Campus is a dynamic community, providing a home for many residents, serving as a workplace for various organizations on-site and drawing visitors who come to visit friends or family, attend appointments with service providers, for work-related purposes, or simply to enjoy campus amenities.

RESIDENTS. Following its primary focus on providing affordable housing since inception, Lakewoods Campus is cherished as home by a diverse array of residents.

As per the 2020 Decennial Census, the residential population on campus totals 423, with a median age of 58.3 years. This median age is more than 20 years older than that of Toledo.

Approximately half of the campus population identifies as African American, with the other half identifying as White or Caucasian. About 4% of the campus population identifies as Hispanic or Latino.

There are 294 households on campus, of which 255 are non-family households. This indicates that the majority of individuals on campus live alone, without a spouse, children, or grandchildren present.

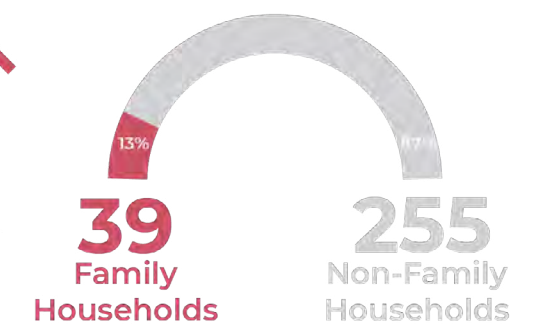
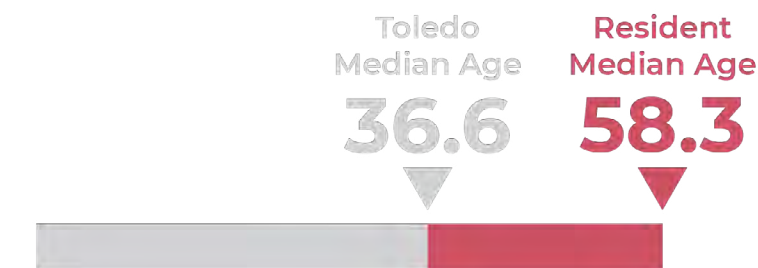
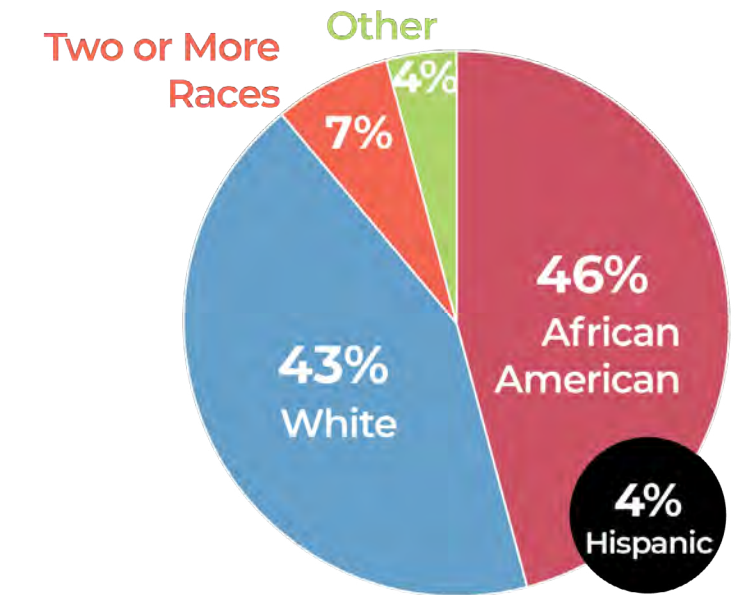
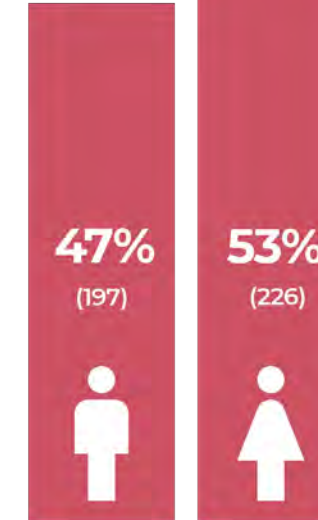
VISITORS. Lakewoods Campus hosts frequent visitors. Residents receive visits from friends and family and campus neighbors walk their dogs or bike. Many members of the Margaret Hunt Senior Center do not live or work on campus, rather they commute to participate in activities and programs. The various organizations offering specialized services also have their own visitors who come for appointments or medical services. Together with the senior center, these organizations establish Lakewoods Campus as a regional hub supporting older adults, serving the broader community beyond its residential population.

STAFF. Each Campus organization is comprised of a substantial workforce. The number of employees equals or exceeds the residential population, underscoring their significant presence. These individuals are an important part of the campus community, emphasizing the critical need for their input in shaping future improvements.



RESIDENTIAL DEMOGRAPHIC CHART

Resident Population:



Residential demographic chart based on US 2020 Census data. United States Census Bureau. www.data.census.gov.

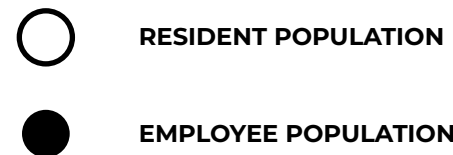
POPULATION.

NUMBER OF CAMPUS USERS

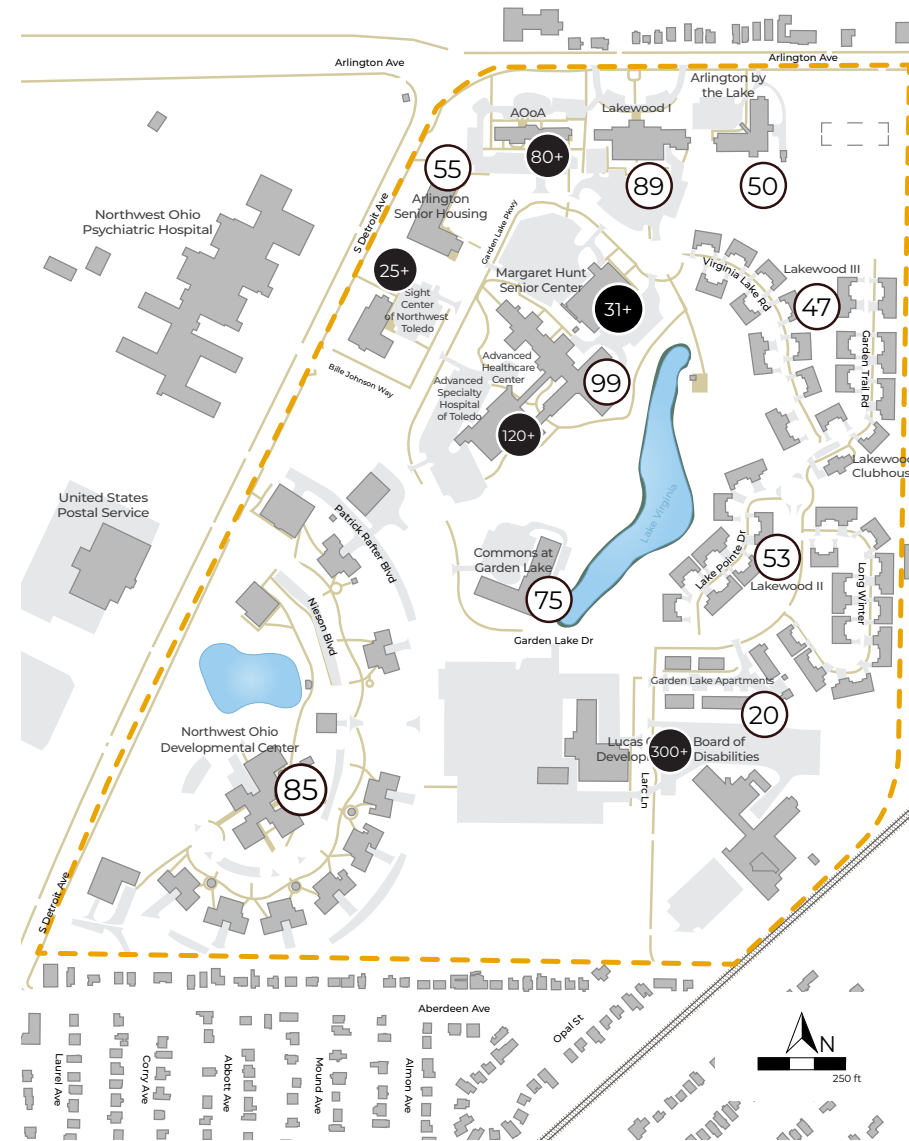
POPULATION. The campus accommodates over 1,700 individuals, including approximately 500 older adults and veterans who reside here, over 500 employees working for campus organizations, and about 700 visitors who participate in campus services or activities.

While TDC did not have the capability to collect visitor numbers, we were able to visualize the population numbers for residents and staff. Findings revealed the west side of the campus, renowned for its concentration of services and senior housing facilities, hosts a higher population, establishing it as the more public-facing area. Conversely, the east side, characterized by villas and townhouses, experiences lower activity, emphasizing its residential focus.

The forthcoming development near the northwest corner of campus, known as Arlington Senior Housing, is currently underway. TDC has incorporated this development into these plans. Future developments may impact figures presented in this report.

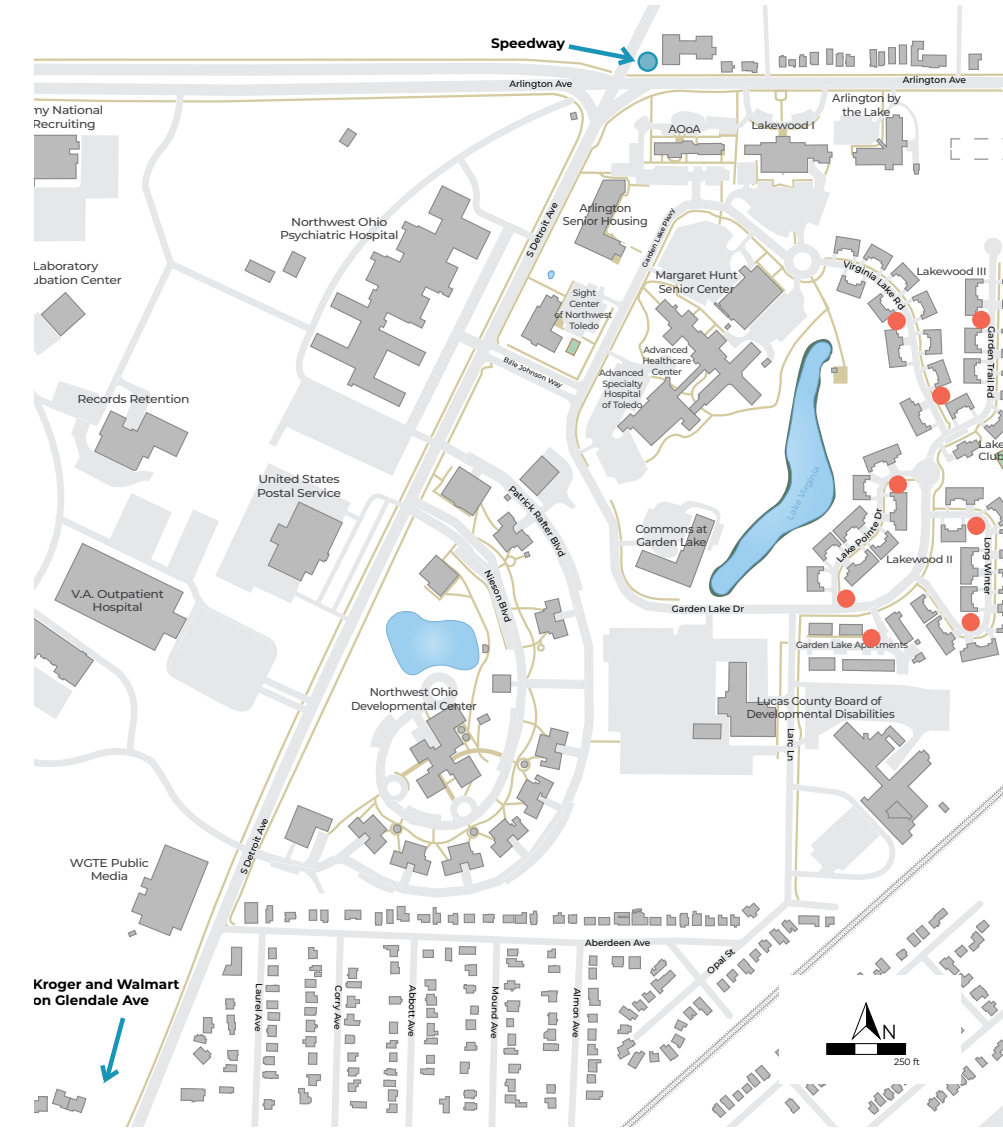


CAMPUS POPULATION MAP

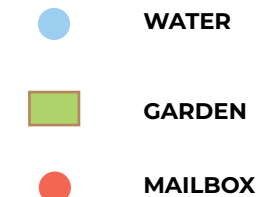


Population breakdown by building for residents and employees.

CAMPUS AMENITIES MAP



Map with basic common amenities on the campus.



SITE AMENITIES.

USEFUL CAMPUS FEATURES

SITE AMENITIES. Many buildings on campus offer amenities for collective enjoyment by residents or staff, such as seating areas, community rooms, shared garden beds and other opportunities that foster interaction.

Central to these offerings is the Margaret Hunt Senior Center, which includes activity rooms, lounges, a library and computer room, a movie theatre, a billiards room and an exercise room. Outdoors, the campus features two gardens visible to the public, communal mailboxes, and access to bodies of water.

The most prominent body of water on campus is Lake Virginia, named in honor of philanthropist Virginia Secor Stranahan, who was a champion of AOoA and the Lakewoods Campus.

PEDESTRIAN CIRCULATION MAP



Map depicting pedestrian circulation, illustrating the current sidewalk network within and around campus. Entry points to buildings are marked with green dots.

VEHICULAR CIRCULATION MAP



Map depicting vehicular circulation on the campus, featuring streets, service roads, driveways, and parking lots dedicated to vehicles.

CIRCULATION. A primary goal in developing a plan for enhanced accessibility and walkability is to analyze connectivity — how users move through the site to access locations and services. To gain a comprehensive understanding, TDC examined both pedestrian and vehicular circulation patterns depicted on the left.

PEDESTRIAN CIRCULATION. Pedestrian circulation refers to the movement of people walking on campus. TDC has identified that one of the main challenges facing Lakewoods as a cohesive campus is the lack of a pedestrian-friendly network. The current layout often

leads to disconnected sidewalks, making it difficult for individuals to navigate from one area to another. This can be observed on the accompanying map where sidewalks do not consistently lead to building entrances, necessitating crossings through parking lots or walking on grass. Moreover, due to these sidewalk gaps, individuals using wheelchairs and other mobility aids are forced to use roadways in certain areas, adding further barriers to accessibility and campus safety.

VEHICULAR CIRCULATION. Vehicular circulation pertains to the movement or flow of vehicles. The campus is currently designed in a hub network, with a main core and streets surrounding and stemming from the core. This facilitates navigation and directional awareness for drivers. The campus’ central entrance from S. Detroit Avenue, Billie Johnson Way, channels traffic to access buildings from one direction. While this does promote campus connectivity, it is also notable that many drivers prefer to use the parking lot near the Area Office on Aging for quicker access to the campus interior. It should also be noted that the Northwest Ohio Developmental Center has its own entrances from S. Detroit Avenue via Patrick Rafter Blvd. and Nieson Blvd.

- ROAD/PARKING LOT
- ENTRY POINTS
- SIDEWALKS
- WATER

TREE CANOPY.

LOCATION OF TREES

TREE CANOPY. The tree canopy across Lakewoods Campus varies significantly: in residential sections near Lakewoods II and III, young trees have been planted in front of each house, poised to provide shade as they mature. Along Arlington Avenue, buildings and sidewalks benefit from a higher density of trees. However, areas with large parking lots and high activity levels lack any tree canopy, contrasting with spots like the west side of Lake Virginia, which boasts dense tree canopies despite limited pedestrian use.

To enhance the campus's walkability, strategic enhancement of the tree canopy is crucial, particularly in high-activity areas. TDC underscores the vital role of diverse species tree cover in creating a welcoming and comfortable environment, advocating for tree planting along sidewalks, gathering spots, and near buildings to provide shade and foster an accessible campus for all.



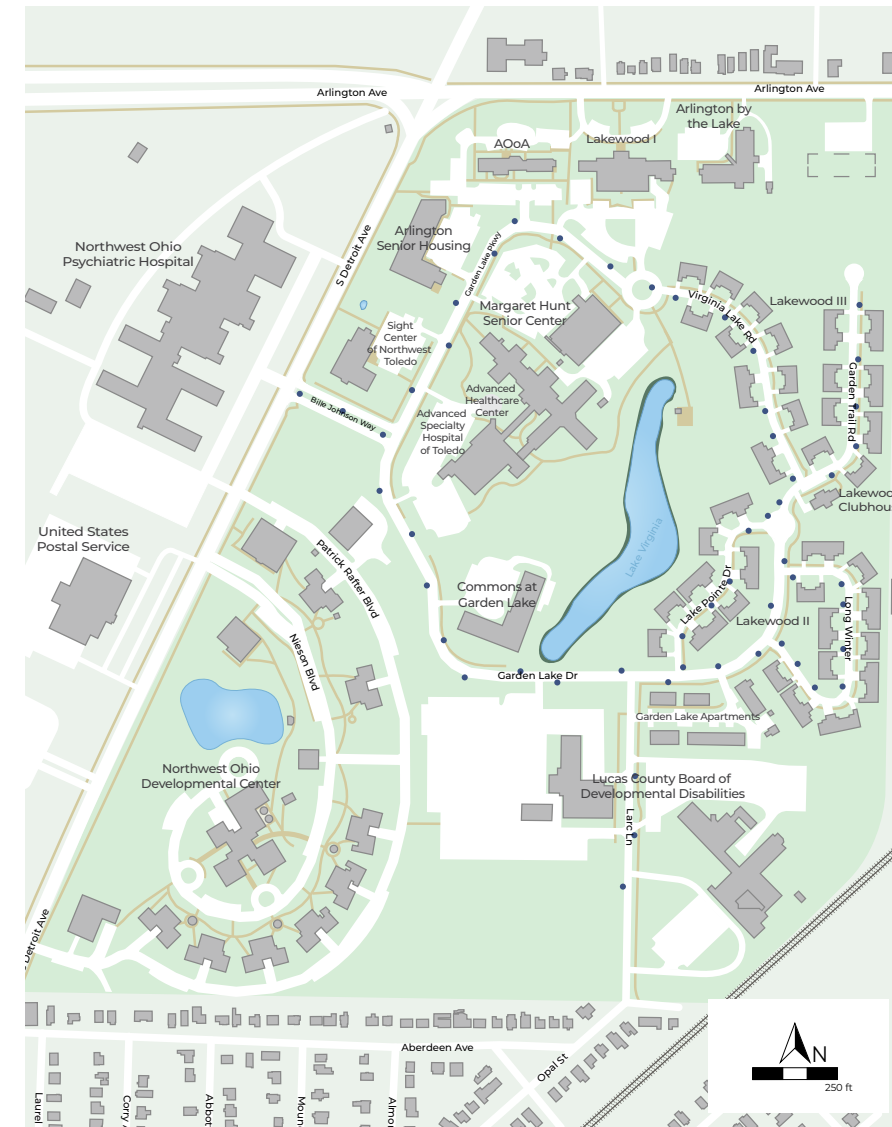
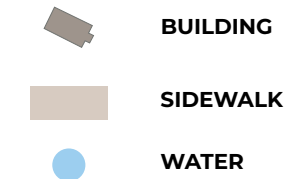
Campus map with tree canopy.

LIGHTING.

POSITIONS OF LIGHTING

LIGHTING. Lighting plays a critical role on campus in ensuring the safety and comfort of its users, especially those who walk. Currently, the placement of lights suggests a focus on serving vehicular traffic, as seen along Garden Lake Drive and Virginia Road.

Additional lighting is noticeable on side streets such as Garden Trail Road, Lake Pointe Drive, and Long Winter in Lakewoods II and III. However, despite the higher population density in the apartment complexes, lighting appears to be more fragmented in those areas. Lighting must be more consistent in high density places to best serve residents, employees and visitors.



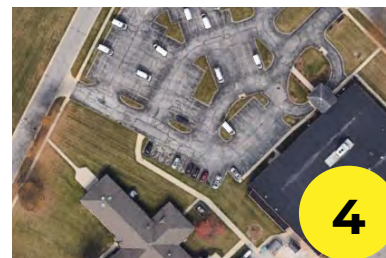
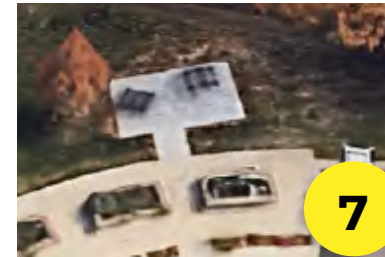
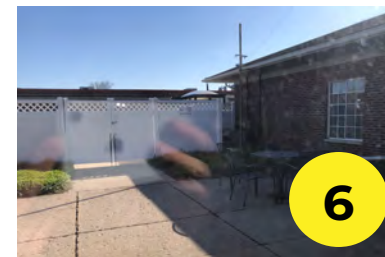
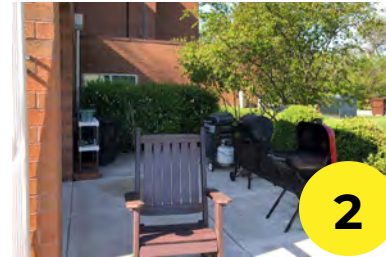
Campus map with street lighting.

SHARED SPACES.

EXISTING SHARED SPACES

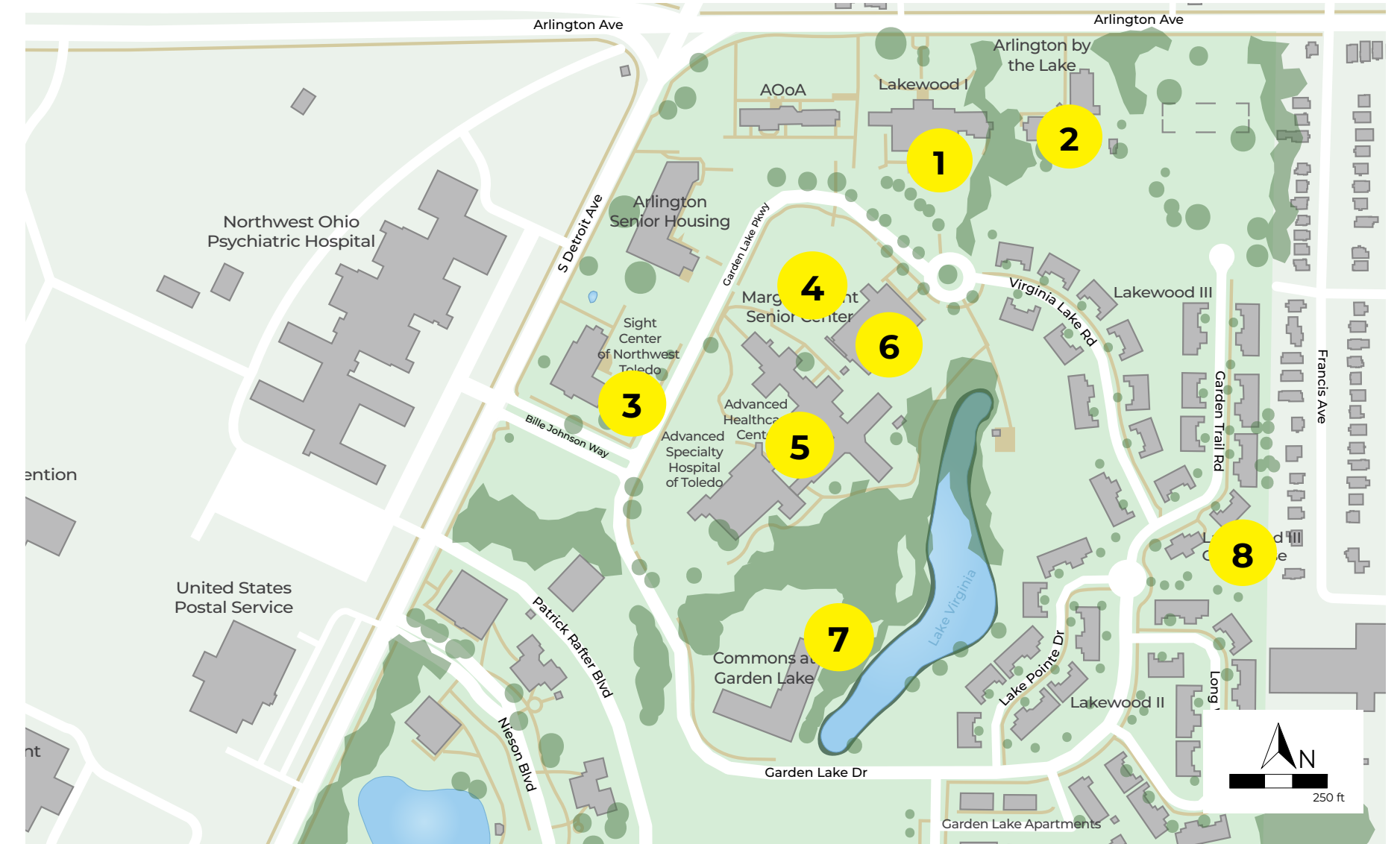
SHARED SPACES. Lakewoods boasts several shared spaces, both indoors and outdoors, for residents, staff and visitors to gather and connect. These locations were mapped to highlight existing interest in communal areas and build on that interest in the conceptual plan.

- 1. Benches and Picnic Tables:** Lakewoods I exit, directing towards the campus core.
- 2. Grills and Garden Beds:** Back patio at Arlington by the Lake, with patio cover.
- 3. Community Garden:** A communal garden at The Sight Center, visible to the public.
- 4. Shared Parking Lots:** Several lots shared by the Senior Center and Healthcare Center.
- 5. Shared Greenhouse:** Encounters between the Hospital and Healthcare Center
- 6. New Outdoor Patio:** An addition to the Nursing Center, for outdoor gatherings
- 7. Picnic Tables & Garden Beds:** Communal amenities available at the Commons.
- 8. Community Garden:** Shared gardening space located behind Lakewoods Clubhouse.



Photographs and satellite imagery of existing shared spaces.

EXISTING SHARED SPACES MAP

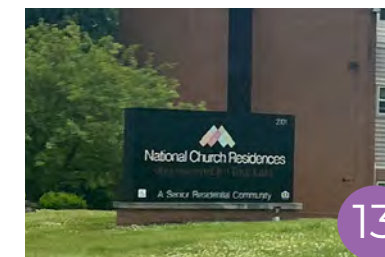


Map displaying numbered areas corresponding to photographs and imagery on the left.

EXISTING SIGNAGE MAP



Map showing the sign placements corresponding with the numbers on



STREET SIGNAGE.

NAVAGATING THE CAMPUS

WAYFINDING AND BRANDING. The Lakewoods Campus is occupied by multiple organizations, each with their own distinct branding and iconography.

The most prominent campus signage is located on the western entrance to campus at the intersection of S Detroit Avenue and Billie Johnson Way, which includes a digital sign for detailed announcements (#5).

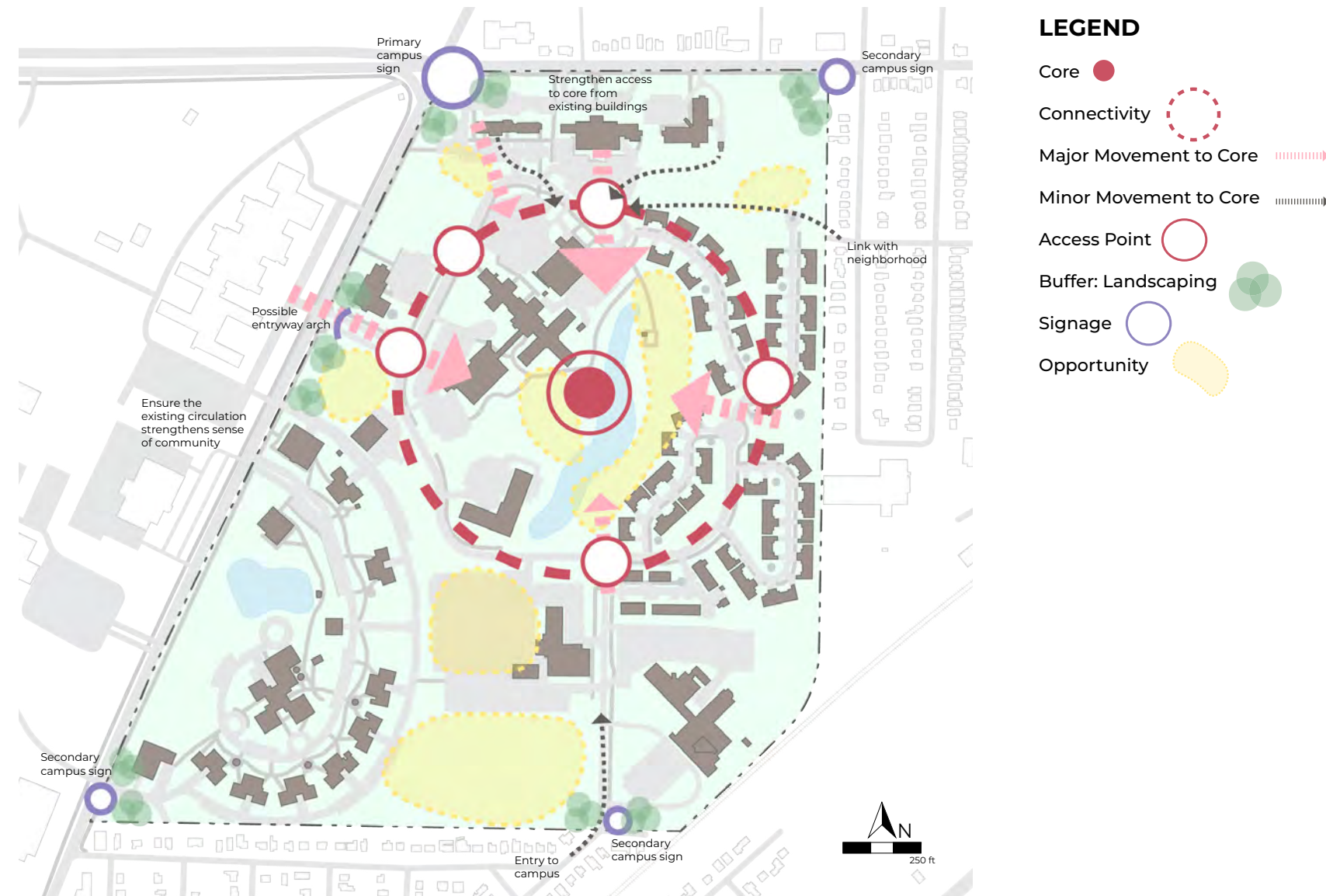
The campus benefits from some substantial car-focused entrypoint signage that directs drivers to buildings and organizations. However, there is limited comprehensive signage across campus. Pedestrian-level signage is often not apparent, nor is signage demarcating residential areas (private) from organizational and institutional areas (public).

For recommendations on campus branding and wayfinding, see page 106.

SITE ANALYSIS



OBSERVATIONS AND OPPORTUNITIES MAP



Map illustrating initial observations and opportunities presented at the first Visioning Workshop in January.

BEGINNING STAGES.

OBSERVATIONS AND OPPORTUNITIES

BEGINNING STAGES. In assessing ways to enhance accessibility and walkability at Lakewoods Campus, TDC conducted a site analysis based on collected data. The analysis pinpointed strengths and limitations of the current campus layout and infrastructure, while also identifying several opportunities to inform the conceptual design.

OBSERVATIONS AND OPPORTUNITIES. TDC noted the campus has many unique areas currently acting as their own independent communities. Yet, all are interconnected by a loop of roads: Garden Lake Parkway, Garden Lake Drive, and Virginia Lake Road. This loop establishes a clearly identifiable center core for the campus, which is further highlighted by all building entrances facing towards these roads.

Emphasizing this central point, within the core lies Lake Virginia, a significant potential asset. The response to this observation was to explore how access to the lake and its surrounding natural environment could support increased walkability and accessibility to establish a pedestrian network throughout the campus core, thereby enhancing access to onsite services and programs.

In addition to creating new walking paths, it would be important for new developments to enhance the campus core to ensure existing circulation strengthens the sense of community on the campus.

Accessibility could furthermore be improved by installing signage at key entrances. Primary signs, like a welcoming sign at S Detroit and Arlington and an entryway arch at Billy Johnson Way, enhance visibility. Secondary signs at campus corners and at entrances into the different neighborhoods strengthen community connections. Signage could incorporate landscaping to emphasize the campus perimeter.

ADDITIONAL OPPORTUNITIES.

- Explore other uses of parking
- Shelter/gazebos within the core
- Promote links with neighborhoods to the east and south to enhance multi-generational opportunities
- Explore ways of connecting the Northwest Ohio Developmental Center to the core
- Solar panels on street lights or small solar field
- Campus-wide logo to create awareness and unity – use on or with all signage

CHALLENGE AREAS.

OVERVIEW OF SIDEWALK CONDITIONS

CHALLENGE AREAS. Through site visits, TDC identified several specific areas to address in the conceptual improvement plan that defined the overall challenges apparent across campus and that underscore the need for improving sidewalk conditions.

1. GAPS BETWEEN SIDEWALKS. On either side of the Commons at Garden Lake and The Sight Center, the sidewalk ends unceremoniously in the grass before beginning again a few hundred feet later.

2. NO SIDEWALK AREAS. A stretch of Garden Lake Drive has no sidewalk on either side of the road, leading pedestrians, some in wheelchairs or scooters, to use the rough and uneven pavement of the street.

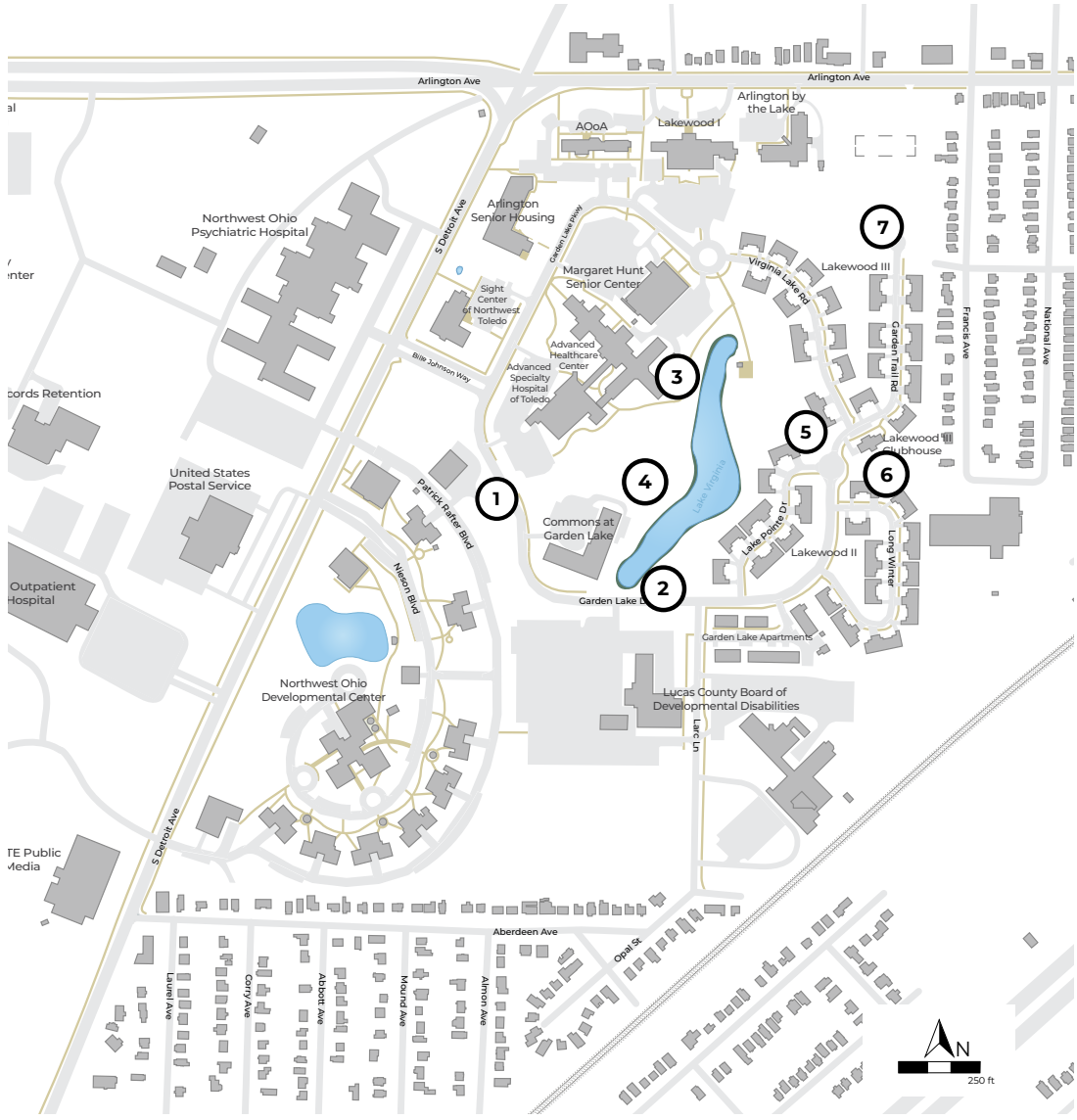
3. VEGETATION COVERING SIDEWALK. Paths near Lake Virginia have untamed vines and honeysuckle obstructing the way that require maintenance.

4. INACCESSIBLE SPACES. Lakewoods Campus has a natural asset in its lake and surrounding forested areas. However, these spaces are largely inaccessible due to a lack of pathways and maintenance in the area.

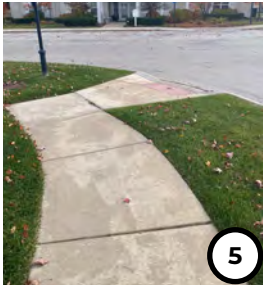
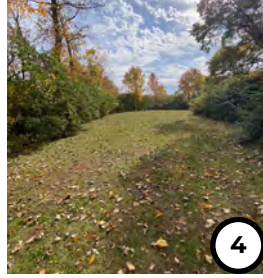
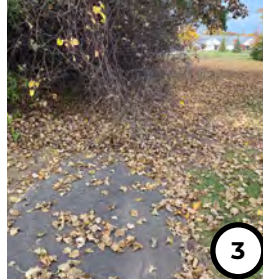
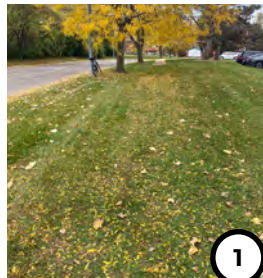
5. SHARP TURNS IN SIDEWALK. Some sidewalks turn to the road very sharply and are very narrow, making it hard to navigate for those in wheelchairs and scooters (see page 87 for example of ADA compliant turn and other sidewalk recommendations).

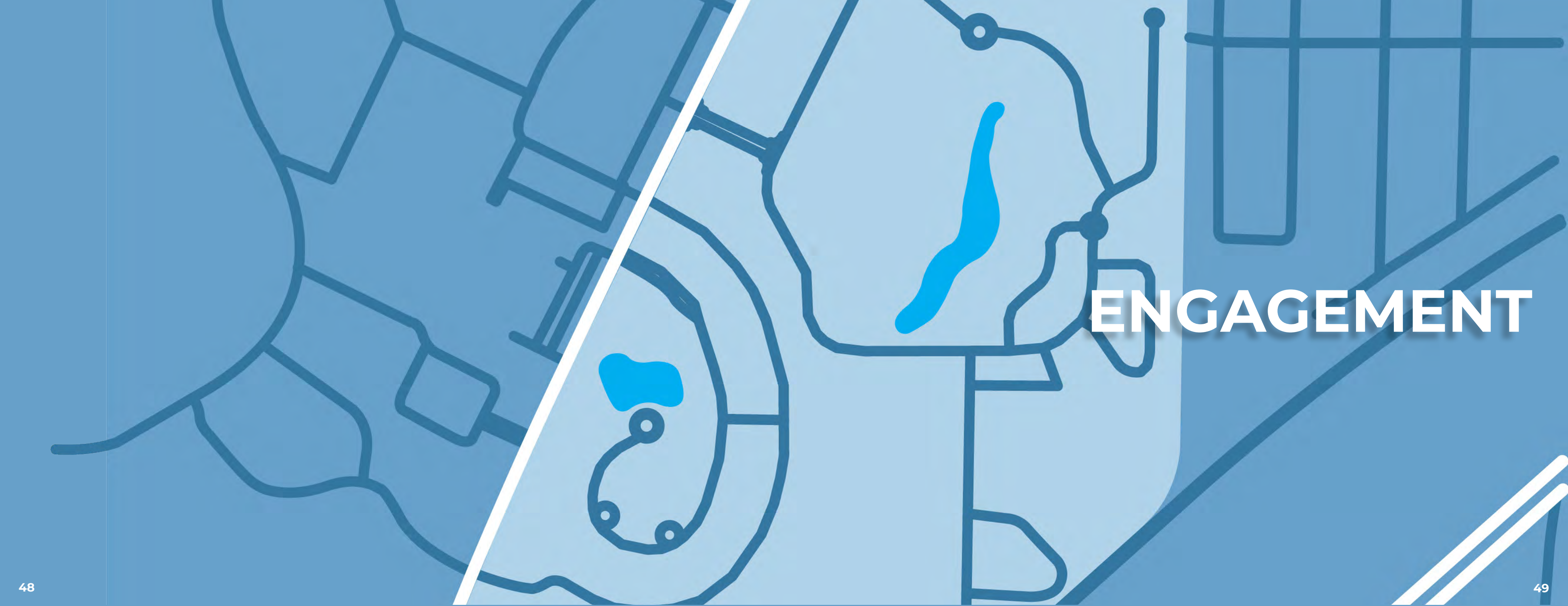
6. UNKEPT GARDEN. Behind the homes of Lakewood II and Lakewood III is a community garden. This could be a great communal and active activity for residents to partake in, but currently the garden is very overgrown and has no pathway from it to the road.

7. UNEVEN PAVEMENT. At the end of Garden Trail Road is a cul-de-sac that is made up of loose gravel and is uneven. Still water pools up in the cavities.



Sidewalk conditions around the Lakewoods Campus, identified by number and location





ENGAGEMENT

OVERVIEW OF INTERACTIONS



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

Visual breakdown of engagement activities and their corresponding number of interactions.

ENGAGEMENT OVERVIEW.

SUMMARY OF ACTIVITIES

OVERVIEW. As part of the process to develop a Concept Plan aimed at enhancing accessibility and walkability at the Lakewoods Campus, TDC led a series of engagement activities. These activities were crafted to shape a collective vision for the campus and foster consensus among residents and stakeholders.

SURVEYS. A total of 455 surveys were printed and distributed on campus. In addition, a digital survey was circulated. TDC received 57 responses in total. The survey aimed to gain insight into the demographics of individuals living, working, or visiting the campus as well as to gather initial concerns and ideas.

VISIONING WORKSHOPS. Central to the engagement process were two Campus Visioning Workshops: one workshop prior to drafting the Concept Plan and another to gather feedback on it. These workshops aimed to bring together residents and stakeholders, fostering constructive dialogue, collecting information about priorities, and generating innovative ideas to shape the campus’s future vision.

In addition to gathering feedback, the workshops provided opportunities for residents, employees and organizations to establish new connections.

STAKEHOLDER INTERVIEWS. 12 Stakeholder Interviews were conducted with representatives from each organization and housing gevelopment on the campus. The objective was to engage them to gain insights into their services, experience of the campus and work towards establishing a collaborative approach to improving the campus.

SUPPLEMENTAL ENGAGEMENTS. TDC participated in three additional campus events to which they were invited. These events aimed to introduce the project to residents, gather input, and generate interest in participating in the upcoming workshops.

COMMUNICATIONS. For key engagement activities, TDC created flyers and posters together with the AOoA, which were distributed on campus and online. Together with CPT members and sign-up sheets at engagement activities, a contact and email list was created to invite the campus community and maintain contact with participants. For each event, parties collectively spread the news via emails, phone calls, social media, posters, and flyers. All materials adhered to a minimum font size of 16 and featured a white background to ensure optimal readability.

ENGAGEMENT TIMELINE.

ENGAGEMENT OVER TIME



ENGAGEMENT PHASES. The engagement process spanned approximately seven months, from mid-October 2023 to May 2024, and was organized into four types of activities. Please refer to the timeline provided above for further details about the timing of activities.

CONTINUOUS ACTIVITIES. Stakeholder interviews and supplemental engagement activities took place throughout the full period of community engagement.

TIME-SPECIFIC ACTIVITIES. The acceptance of surveys started as soon as the first workshop was scheduled to facilitate data collection, and stopped after the second workshop to aid in finalizing the conceptual design.

VISIONING WORKSHOPS. Workshops were strategically timed to align with key planning phases, occurring after initial data collection and site analysis and before finalizing the concept design and plan.

ENGAGEMENT ACTIVITIES.

SURVEYS AND DISTRIBUTION

TYPE OF SURVEYS. Two survey types were developed: one for full-time campus residents and another for staff and visitors.

Both surveys included open-ended and closed-ended questions. Surveys collected basic demographics and inquired about respondents' campus usage, ways to get around campus, and frequented locations on and off campus. Demographic questions were optional.

SURVEY DISTRIBUTION. The survey was accessible in physical form and online. TDC distributed physical surveys at residents' doorsteps, each location on campus, through canvassing efforts and with the assistance of resident managers.

Additionally, a digital survey was distributed through email, social media platforms, and the intranet of campus organizations. Where possible, flyers included the survey on the back, and dropboxes were placed around the campus for easy access. Additionally, email updates about the project included a link to the survey.



Scan of surveys completed by residents (blue) and staff/visitors (orange).

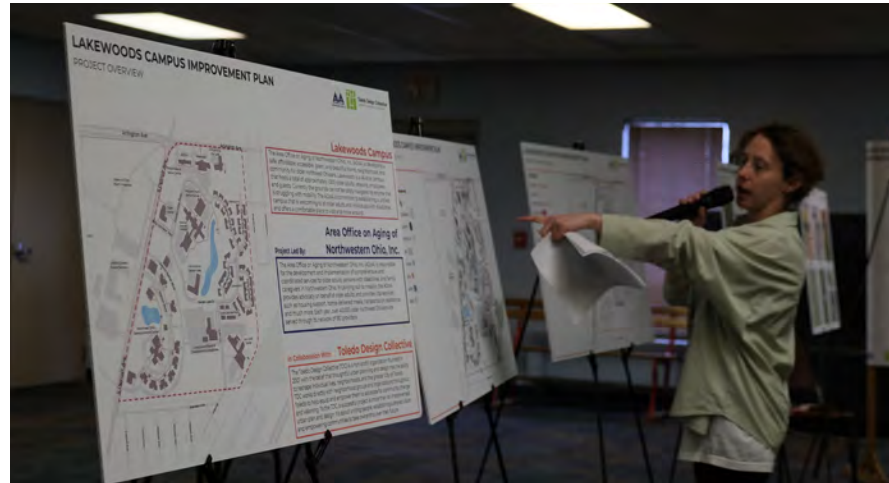
DOCUMENTATION 1ST VISIONING WORKSHOP



Justin Moor, CEO, Area Office on Aging, welcomed participants at the first Visioning Workshop at the Margaret Hunt Senior Center on January 31, 2024



Participants engage in guided conversations about their campus experiences facilitated by Mike Young and Sam Richmond of the Toledo Design Collective.



Cathy de Haan, Outreach and Development Coordinator, Toledo Design Collective, introduces Lakewoods Campus Conceptual Improvement Plan.



A participant fills out a survey and shares comments on provided info-sheets and campus map, utilizing the 3D model of the campus for reference.

ENGAGEMENT ACTIVITIES.

VISIONING WORKSHOP #1

OVERVIEW. The first Visioning Workshop took place on Wednesday, January 31st, 2024, at Margaret Hunt Senior Center, conveniently located at the heart of the campus. The primary objective of the workshop was to gather input from participants to identify challenges, strengths, and opportunities and connect them with specific locations on the campus.

FORMAT. The format was designed to encourage interaction and conversation, featuring multiple tables equipped with materials for engagement. After an energizing introduction by AOoA and TDC representatives, participants were presented with an introduction into the process, initial data findings and identified opportunities. They then delved into the engagement materials provided. Lunch and resources from the campus community were available, accompanied by info-sheets about the developments. Later in the afternoon, an open house was held for staff and others who were unable to attend earlier.

ACTIVITIES. Workshop activities included the scoring of priorities and design elements, interactive mapping to locate opportunities and challenges, open questions and group discussions led by CPT members.



**Tired of cracked and broken sidewalks?
Looking for a safe place to walk on campus?
Wish you could find a place to sit and enjoy the outdoors?**

WE NEED YOUR HELP TO IMPROVE THE CAMPUS!

Join us for lunch and conversation

Wednesday, January 31, 2024
(Snow date: Friday, February 2, 2024)
Margaret Hunt Senior Center
2121 Garden Lake Pkwy

**11 a.m. - 3 p.m. Lunch and Workshop
4 p.m. - 6 p.m. Open House for Staff**

Unable to attend the entire session? Simply come when you can.

RSVP required for lunch by Friday, January 26, 2024 to Mary Westphal: mwestphal@areaofficeonaging.com or 419-725-7040

The announcement for the first workshop as it displayed on a bulletin board.

ENGAGEMENT ACTIVITIES.

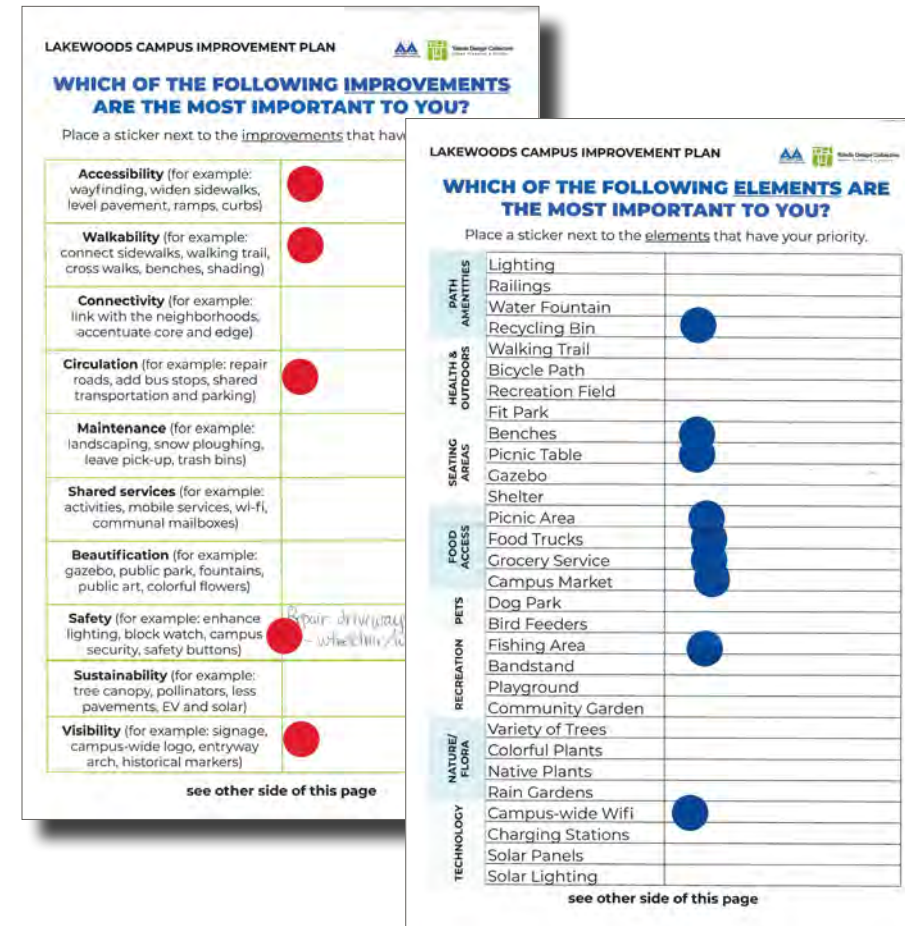
WORKSHOP #1 CONTINUED

SCORING PRIORITIES. Participants engaged in two scoring exercises: (1) to place stickers next to the improvements deemed most important, (2) prioritizing elements by placing stickers accordingly. Improvements and elements were selected based on prior conversations regarding campus experiences.

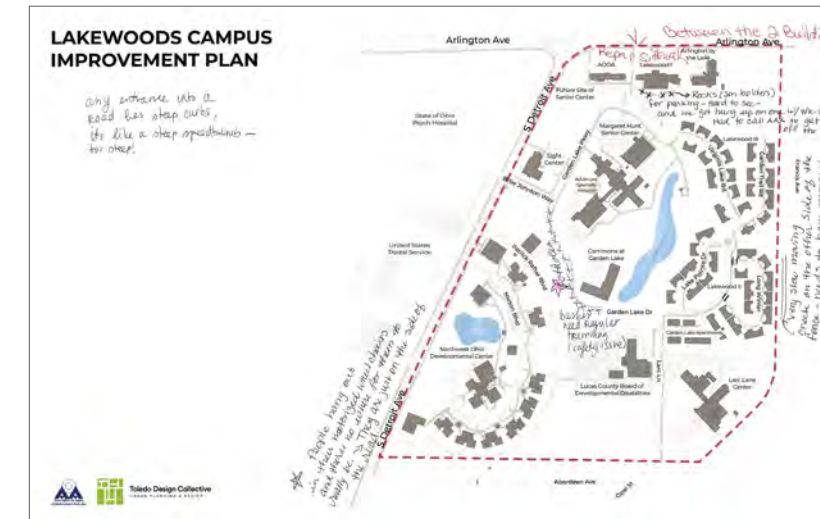
MAPPING THE CAMPUS. 3D models overlaid on satellite imagery were positioned in the center of each table, aiding in navigation to locations discussed during conversations. Participants received stickers to indicate elements they wished to see on the campus and were provided with post-it notes to leave comments on specific areas of concern or interest.

INFO-SHEET. An info-sheet featuring a campus map and information about the Campus Improvement Plan and key partners was provided to provide background information and allow attendees to leave additional notes, feedback and thoughts.

OPEN QUESTIONS. Large note-pads for additional note-taking during group conversations were available at each table. The questions covered perceptions, strengths, current impressions, and future visions.



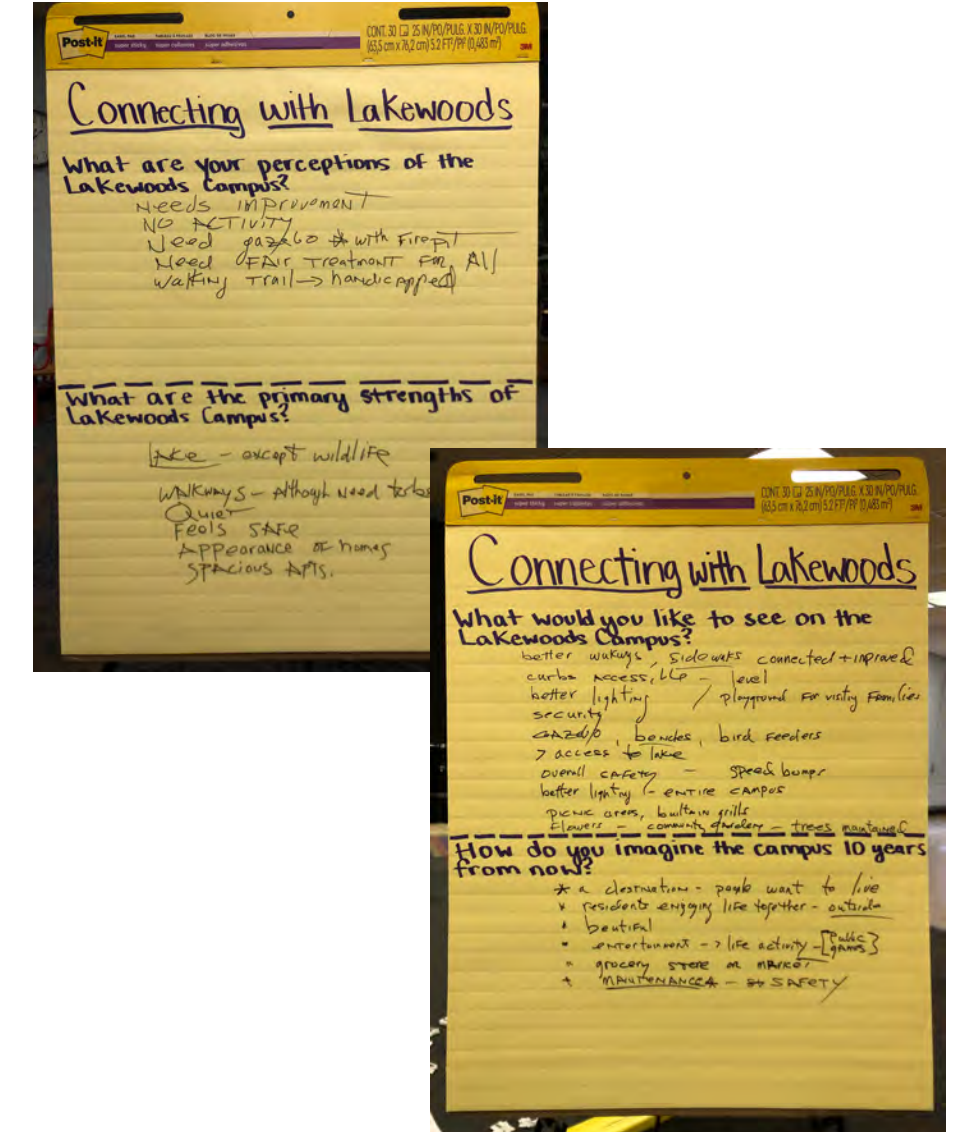
SAMPLES OF ENGAGEMENT MATERIALS USED



Scan of handout featuring the campus map with feedback notes



Participant placing stickers with design ideas and comments on 3D model.



Photographs of large notepads with questions and answers from group

DOCUMENTATION 2ND VISIONING WORKSHOP



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 Lakewoods Campus resident to hear about campus experiences and design preferences.

ENGAGEMENT ACTIVITIES.

VISIONING WORKSHOP #2

OVERVIEW. The second Visioning Workshop took place on Friday, April 19, 2024, again at the Margaret Hunt Senior Center, a centrally located and publicly accessible space. The primary objective was to gather feedback on the progress of the Conceptual Improvements, focusing on sidewalk placement, other desired needs, and preferred design options.

FORMAT. The workshop's arrangement mirrored that of the first session, fostering interaction and dialogue. Participants were seated in groups around tables equipped with engagement materials, handouts, and supplies. AOoA and TDC representatives provided introductions, followed by a presentation of the Conceptual Improvement Plan aimed at enhancing accessibility and walkability. Lunch and resources from the campus community were offered.

ACTIVITIES. Workshop activities included providing feedback on the concept and sharing insights into preferred design options, with ample material provided to facilitate additional comments.



Join Us for Lunch to Discuss Lakewoods Campus Improvements

We are excited to share our ideas for better accessibility and walkability on Lakewoods Campus, shaped by input from residents, staff and visitors.

Friday, April 19, 2024 from 12:00 PM until 2:00 PM

Margaret Hunt Senior Center
2121 Garden Lake Dr, Toledo, OH 43614

RSVP required for lunch by Friday, April 12 to Mary Westphal: mwestphal@areaofficeonaging.com or 419-725-7040.

Unable to stay for the entire workshop? Simply come in when you can.

Area Office on Aging of Northwestern Ohio, Inc. | Toledo Design Collective

The announcement for the second workshop delivered to a resident's door.

ENGAGEMENT ACTIVITIES.

WORKSHOP #2 CONTINUED

CONCEPT DESIGN. Participants received a handout detailing the concept design, which was organized into five sections to enhance ease of navigation. Each section provided a description of proposed improvements along with guiding questions for feedback. Participants were encouraged to annotate the map and respond to the questions, with support from a CPT member at each table.

DESIGN OPTIONS. Participants were presented with four categories, each containing eight design options along with explanations of their respective impacts. Beneath each design option, a space was provided for participants to leave comments explaining their choices, offering insights into their preferences.

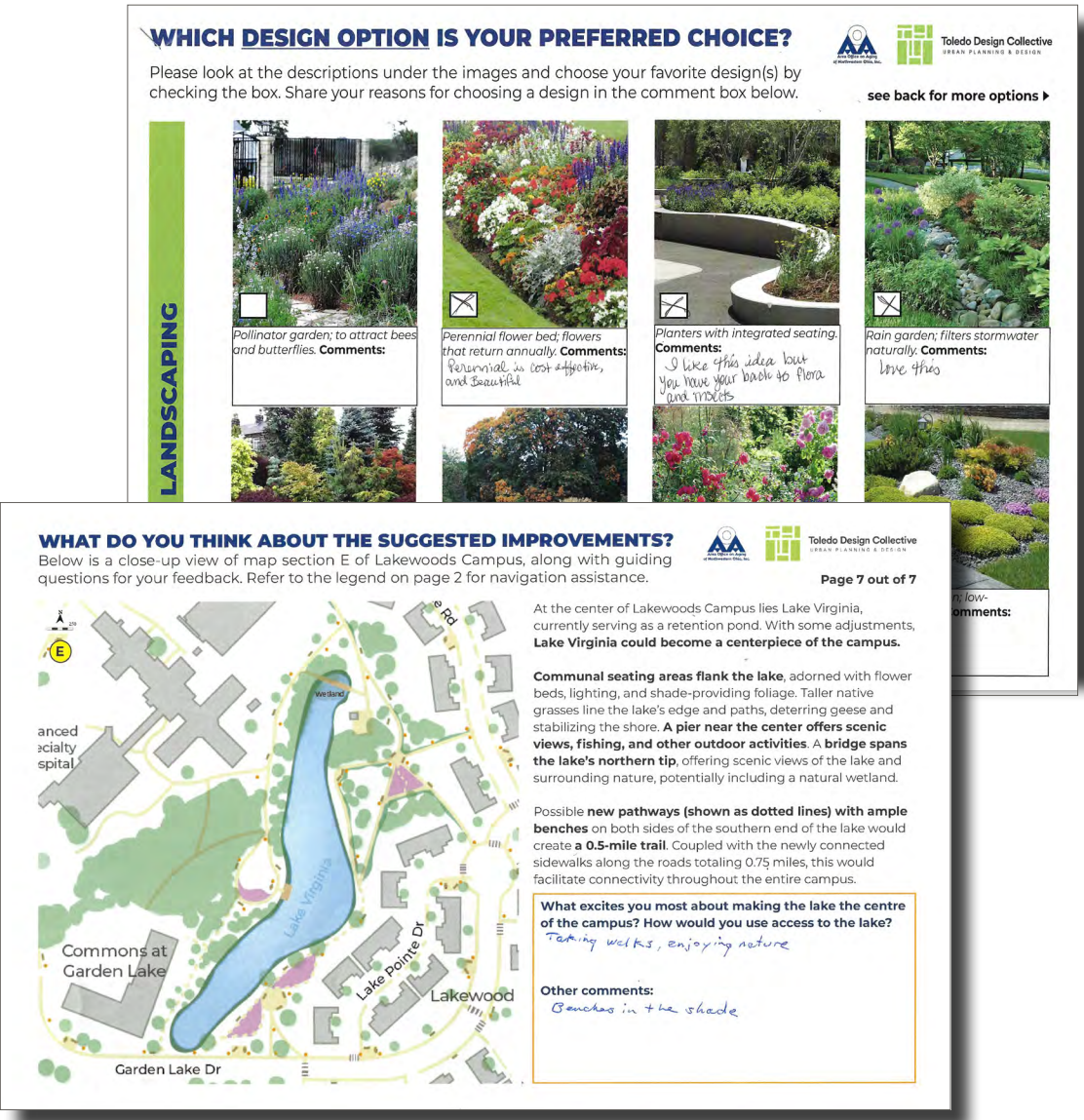
NEXT STEPS. An info-sheet outlining the next steps, timeline for intended improvements and contact information was distributed amongst participants.

OTHER COMMENTS. Large note-pads were available at each table for additional note-taking during group discussions. Additionally, participants had access to the 3D models utilized in the previous workshop as well as ample material to leave feedback.



Handouts with information on next steps, timeline, and names of CPT members.

SAMPLES ENGAGEMENT MATERIALS USED



Scan of engagement materials and concept feedback completed by participants.



Table with community resource and note-taking materials.

ENGAGEMENT ACTIVITIES.

SUPPLEMENTAL ENGAGEMENTS



RESIDENT COUNCIL. Lakewoods I has an active resident council that convenes regularly. TDC was invited to introduce the Conceptual Improvement Plan and gather feedback on resident experiences, primary concerns, and ideas for the future.

HOLIDAYEVENTS. Noting that holiday events on campus were highly attended, TDC joined two events to introduce the Conceptual Improvement plans, distribute surveys, and announce the workshops.



Documentation from supplemental engagement. Top: Lakewoods I Resident Council. Below: Holiday event materials. Right: Residents at holiday event,

ENGAGEMENT ACTIVITIES.

STAKEHOLDER INTERVIEWS

OVERVIEW. The Lakewoods Campus encompasses a diverse range of housing developments, organizations, and specialized services. In order to comprehensively document experiences, practices, and needs regarding the accessibility and walkability of the campus, TDC conducted 12 stakeholder interviews throughout the engagement period to gather information about campus experience and priorities. Conversations also introduced the project, aimed at building consensus and promoting collaboration among campus actors.

FORMAT. Interviews were conducted through on-site visits and structured questions. Below, you find the suggested questions used to guide each conversation.

A. CAMPUS RELATION AND USAGE

- a. How long have you lived/worked on Lakewoods campus? In one place? / How long has your organization been located on Lakewoods Campus?
- b. What type of activities and services do you make use of on the campus? / What services and/or programming does your organization offer?
- c. Do you walk around on campus? If yes, how and with whom? And outside the campus? / Do you, your team or visitors/clients use other areas on the campus?

B. ACCESSIBILITY AND WALKABILITY

- a. Over time, what have you seen change in terms of services and/or built environment on the campus?
- b. What do you see as the primary assets/strengths in terms of getting around and walking on campus?
- c. What do you see as the primary concerns/challenges in terms of getting around and walking on campus?

A. PERCEPTION AND FUTURE VISION

- a. What would you/your organization need to make it easier to get around on campus? And to walk?
- b. How would you/your organization describe the Lakewoods Campus of today? And the community?
- c. How do you/does your organization imagine the future of Lakewoods Campus? And the community?

D. COMMUNICATION AND COLLABORATION

- a. If you wanted to know more about the Lakewoods Campus, who would you ask for help or information?
- b. What other people/organizations in the community do you communicate with and what does this entail?
- c. If we have updates that we would like to share, how can we reach you best? How can we work together?

ENGAGEMENT RESULTS.

SURVEY RESPONSES AND FINDINGS

SURVEY FINDINGS. Among the 57 survey respondents, the vast majority were aged 55 years or older. Those under 55 were more likely to be employed on campus rather than residing there, with a notable portion of younger residents originating from the Commons at Garden Lake, a veteran assisted living facility with no age restrictions for residency.

The majority of respondents have considered Lakewoods Campus their home for a significant period, spanning from 5 to 20 years. This suggests a stable population unlikely to relocate in the near future.

Almost half of all survey participants identified walking as their primary mode of getting around on campus, while just under a quarter reported using a car. This finding underscores that walking on campus is prevalent activity, potentially influenced by factors such as limited car ownership, a point frequently brought up in the visioning workshops and stakeholder interviews.

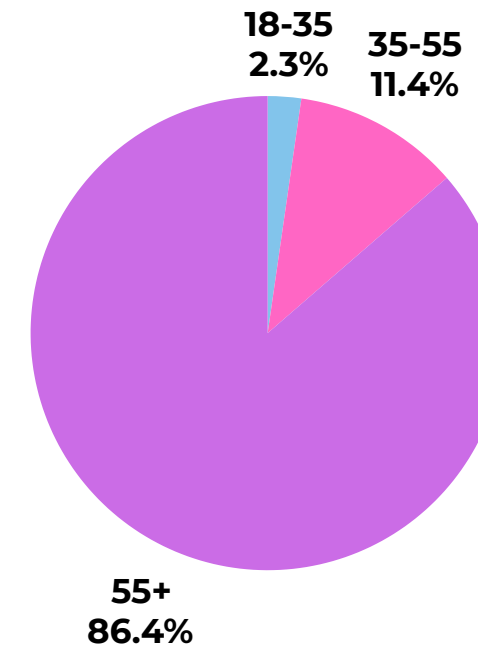
Additionally, it is important to highlight that many of the survey respondents who mentioned walking also reported using mobility aids, including wheelchairs, scooters (also called electric wheelchairs), or walker.

Consistently, survey respondents emphasized the urgent need to repair, connect, and improve sidewalks, as well as to repave the frequently used roads due to existing disconnections in the sidewalk network.

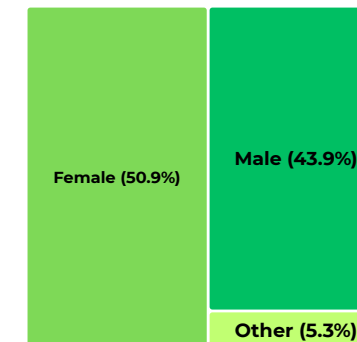
Notably, responses to inquiries about activities on and off campus unveiled trends among residents. The majority cited engaging in social activities within their residential buildings or at the Margaret Hunt Senior Center as their primary reason for moving around or walking on campus, with dog walking also prominent. As for destinations outside of campus, respondents consistently listed Speedway, Kroger, and Walmart as their locations for groceries, along with frequent mentions of the post office, restaurants, and pharmacy.

RECOMMENDATIONS. Based on survey findings, it is recommended to prioritize the improvements of sidewalks, along with road repairs. Recognizing the diverse needs of individuals on campus, including those with disabilities who benefit from specialized services, it is imperative to implement comprehensive design standards to ensure optimal accessibility. Lastly, considering the trends in activities and locations, it could be considered to include a dog park, mini-market and centralized outdoor gathering space.

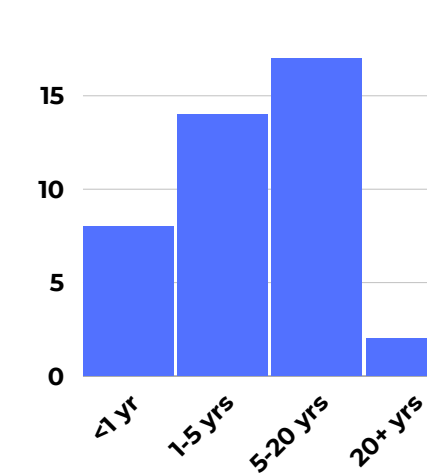
WHAT IS YOUR AGE?



WHAT IS YOUR GENDER?



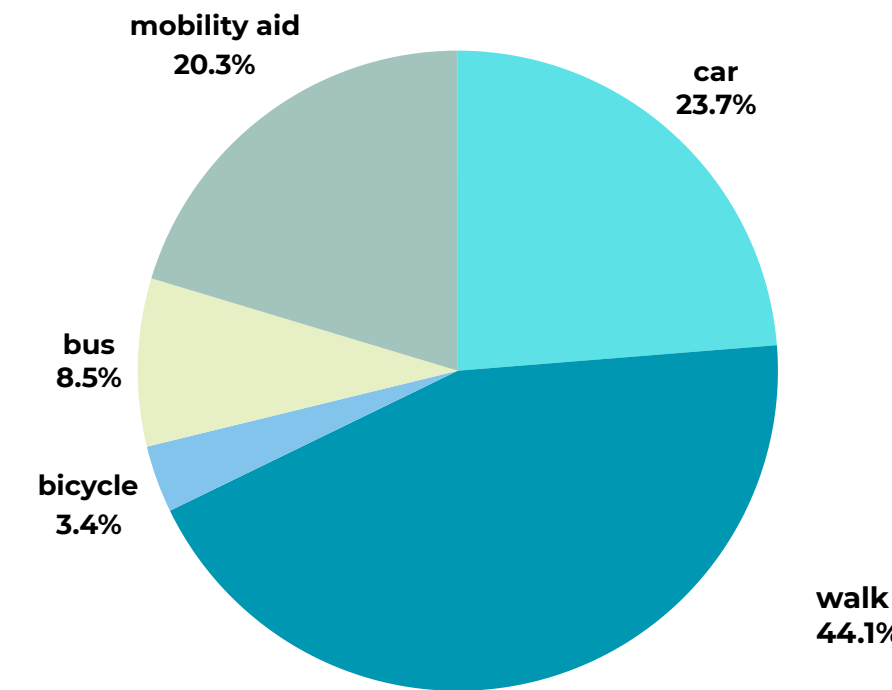
HOW LONG HAVE YOU LIVED/WORKED ON CAMPUS FOR?



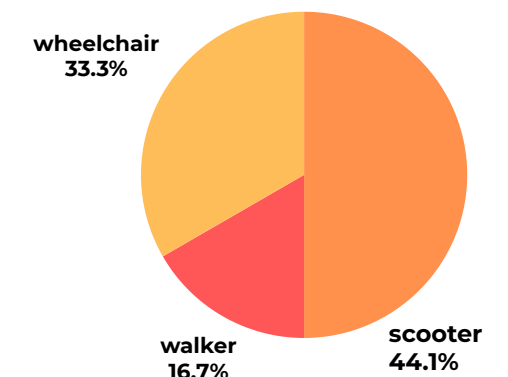
WHAT WOULD ENCOURAGE YOU TO GET AROUND OR WALK ON CAMPUS? WHAT SHOULD BE IMPROVED?

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

HOW DO YOU GET AROUND ON CAMPUS?



OF WHICH TYPE OF MOBILITY AID:



Visual breakdown of survey responses and findings, with corresponding questions displayed above.

ENGAGEMENT RESULTS.

RANKING OF PRIORITIES AND FINDINGS

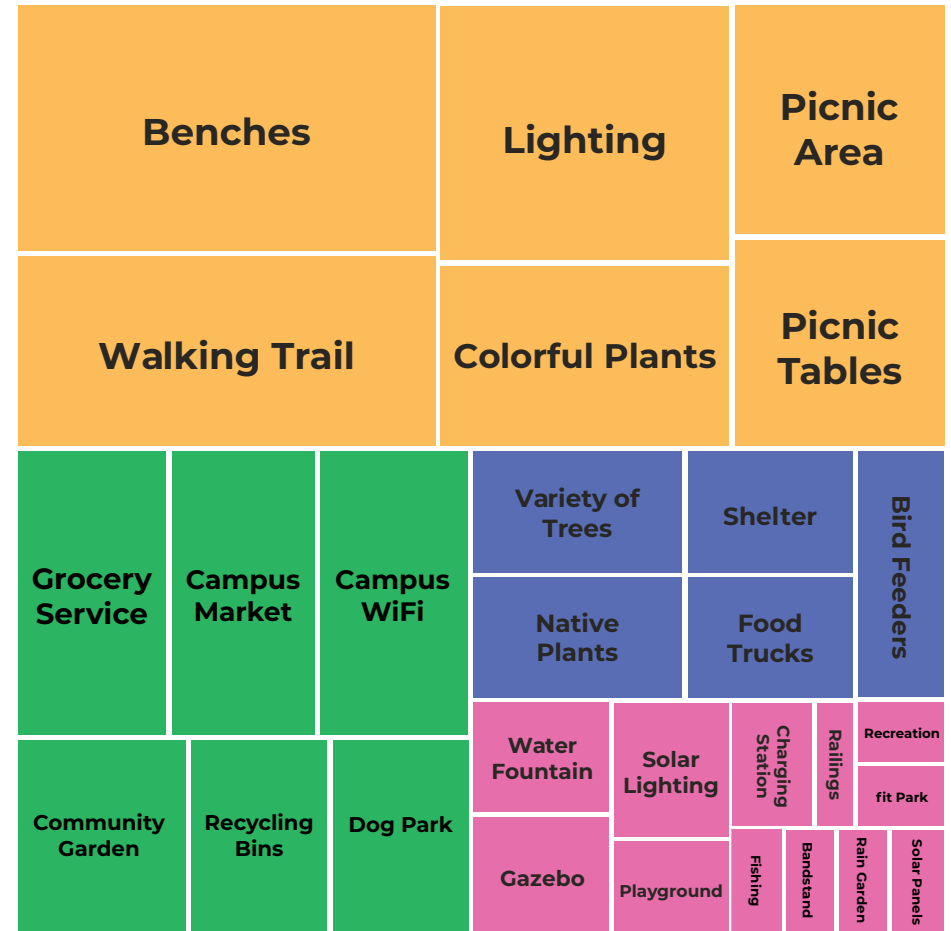
WHAT ACTIVITIES DO YOU DO ON THE CAMPUS?

Social Events
Dog Walking
Exercise
Walking
Medical
Work

WHAT SERVICES DO YOU USE OUTSIDE THE CAMPUS?

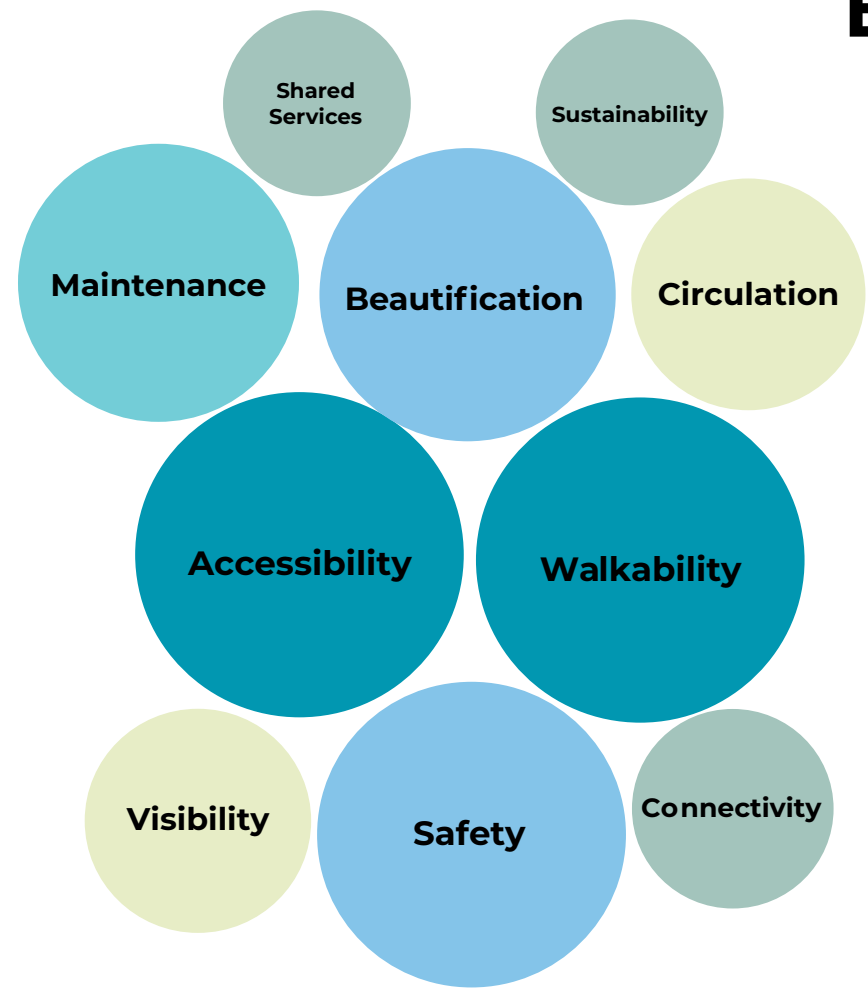
Grocery Store
Gas Station
Retail Store
Post Office
Pharmacy
Restaurant

Word cloud illustrating the frequency of mentioned activities. The size of each word corresponds to its frequency of mention.



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

Visual breakdown of the preferred elements. The importance of each element is represented by the color and size of the rectangles in the graphic above.



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

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

FINDINGS PRIORITIES. The top priorities identified for *improvements* are enhancing walkability and accessibility, with safety and beautification efforts following closely behind. The prioritized *elements* underscore the importance of enhancing amenities for walking on campus, i.e. benches and a walking trail, as well as implementing safety and beautification efforts, such as lighting or colorful plants.

Noticeably, although shared services were not prioritized among the scored *improvements*, they emerged as the second most prioritized *elements*. These include amenities like grocery service, a campus market, or Wi-Fi. Options for active recreation, such as playgrounds, fishing, and a Fit Park, were ranked at the lower end of the priorities list of workshop participants.

RECOMMENDATIONS. TDC feels these findings affirm the goal to enhance accessibility and walkability on campus. However, TDC also wants to acknowledge the challenge of envisioning alternative ideas for the campus amidst pressing needs and advocates for a comprehensive design approach that goes beyond infrastructural improvements to connect the campus, both in terms of walkability and fostering community.

ENGAGEMENT RESULTS.

DESIGN PREFERENCES AND FINDINGS

DESIGN OPTIONS. During the second Visioning Workshop, participants engaged in discussions regarding various design options for essential elements of the campus design. They examined each option that was suggested, indicating their preferences by ticking boxes as well as provided insights into their preferred designs and voiced concerns about certain options.

With a focus on sidewalk improvements, the following categories for sidewalk amenities were suggested:

- A. Landscaping
- B. Seating areas
- C. Lighting
- D. Signage

The design options proposed aimed to gauge residents’ preferences and desired atmosphere rather than determining which path amenities will be implemented. Below, you’ll find the suggested options along with the preferred choices of participants, accompanied by quotes from the comment boxes.

A. LANDSCAPING

- a. Pollinator garden; to attract bees and butterflies.
- b. Perennial flower bed; flowers that return annually.
- c. Planters with integrated seating.
- d. Rain garden; filters stormwater naturally.
- e. Green garden featuring year-round evergreens.
- f. Wild grasses garden; promoting natural habitats.
- g. Fragrance garden, with aromatic blooms.
- h. Rock bed garden; low-maintenance.

B. SEATING AREA

- a. Classic park benches, curved for comfortable seating
- b. Sun-protected seating with shade sail cover
- c. Seating area with bench and tables
- d. Sheltered seating area with weather protection
- e. Concrete bench area; wear-and tear-resistant
- f. Innovative benches that draw in visitors
- g. Picnic tables, with surface for outdoor activity
- h. Activity-focused seating area

C. LIGHTING

- a. Lighting with cones on top to reduce light pollution
- b. Accent lighting, highlighting landscaping
- c. Under bench lighting, enhancing pathway visibility
- d. Taller lights with decorative planters and banners
- e. Ground lights enhancing pathway visibility
- f. Pedestrian-scale LED lighting
- g. Lighting that is solar-powered
- h. Decorative pendants enhancing pathway ambiance

D. SIGNAGE

- a. Signage with iconography and direction
- b. Table sign for interactive experience
- c. Auto-oriented signage; easily legible
- d. Playful signage enhancing campus aesthetics
- e. Pedestrian-oriented; discrete with surroundings
- f. Banner-style signs for orientation from the road
- g. Signage featuring a map and directory
- h. Pedestrian- and cyclist-friendly trail markers

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

DESIGN PREFERENCES AND QUOTES

B. SEATING AREA



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 **2nd choice**

Classic park benches; curved for comfortable seating. Credit: Kenneth Lynch & Sons



C. LIGHTING



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 **2nd choice**

Taller lights with decorative planters and banners possible. Credit: Hapco



D. SIGNAGE



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**

Signage with iconography and direction. Credit: Cardoso Kiper Design Group, Inc.



RECOMMENDATIONS. The proposed design options aim to grasp residents’ preferences and the desired atmosphere for the campus rather than determining path amenities for implementation.

TDC emphasizes that feedback highlighted the importance of comfortable seating, with numerous comments emphasizing the need for ample shade and sufficient back support. The preferred signage options may suggest a preference for signage that provides a comprehensive campus overview, which aligns with conversations revealing occasional uncertainty about the services provided on campus.

Additionally, TDC would like to underscore the interest in integrating colourful flowers into landscaping to cater to diverse sensory needs. The preference for lighting with decorative elements may indicate a desire to enhance the campus atmosphere beyond infrastructure improvements.

Lastly, prioritizing ADA accessibility is essential to accommodate to the diverse range of campus users, encompassing individuals with mobility issues or other impairments and disabilities. Additionally, all participants underscored the importance of a well-planned maintenance strategy for the success of each design option. TDC urges for a long-term vision in choosing path amenities for implementation and promotes collaboration among all campus locations.

ENGAGEMENT RESULTS.

STAKEHOLDER INTERVIEWS AND FINDINGS

OVERVIEW. Over the course of the engagement period, a total of 12 stakeholder interviews were conducted. These conversations served as a means to gather insights on the campus experience and identify priorities for improvement. They played a pivotal role in introducing the project, fostering consensus-building, and catalyzing collaboration among diverse stakeholders within the community.

Through on-site interviews, a comprehensive exploration was undertaken that covered various dimensions such as stakeholders’ interactions with the campus, accessibility, walkability, perceptions, future visions, as well as perspectives on communication and collaboration. The subsequent section presents a succinct summary distilled from the conversations.

PARTICIPANTS. The interviews involved participation from the following residents, employees, and representatives of the organizations on the campus:

- ◊ John R Guest, resident, Lakewoods II
- ◊ Wendy Jackson, Property Manager, and Penny Kilcorse, Supportive Services Coordinator, Commons at Garden Lake

- ◊ Gwendolyn Jones, Property Manager, Arlington by the Lake
- ◊ Jonathan Lonas, Property Manager, Advanced Health Care Center
- ◊ Robert Ludeman, Board Chair, Margaret Hunt Senior Center Board
- ◊ Justin Moor, President and Chief Executive Officer, Area Office on Aging of Northwestern Ohio, Inc
- ◊ Michele Myerholtz, Superintendent Lucas County Board of Developmental Disabilities
- ◊ Donna Knight, resident, Commons at Garden Lake
- ◊ Autumn Richards, Quality Improvement Director, Area Office on Aging of Northwestern Ohio, Inc.
- ◊ Tim Tegge, Executive Director, The Sight Center of Northwest Ohio
- ◊ Phyllis Wallace, resident, Lakewoods III
- ◊ Gary Zaciewski, Chief Executive Office, Advanced Specialty Hospital of Toledo

FINDINGS. The following trends were identified in answers on questions in different categories:

A. CAMPUS RELATION AND USAGE

Accessibility for community members with a mobility aid or disability emerged as a collective priority among interviewees, emphasizing the importance of ensuring inclusivity and accommodation for individuals with varying needs and mobility challenges on campus.

The balance between living expenses, space and support available to residents in each housing development stand out as strengths. Programs like grocery store visits and SNAP support play a crucial role in fostering well-being.

The community dynamic within each housing development or at organizations attracts both long-term and returning community-members.

Concerns have been voiced regarding the state of broken sidewalks, highlighting the necessity to prioritize infrastructure enhancements to improve safety and accessibility throughout the campus.

Open green spaces are not fully utilized and can be optimized for social gatherings, outdoor activities, lunch breaks, meetings and/or mobile services.

Conversations indicate that the emergence of COVID-19 resulted in a decline in social event participation and on-campus walking, reflecting the pandemic’s impact on campus engagement. Not all campus activities that existed before have resumed.

It has been observed that select organizations on the campus offer off-campus transportation options for shopping trips and events, offering potential to cater to more residents lacking access to personal vehicles.

Conversations surrounding the temporary relocation of the Margaret Hunt Senior Center underscore the importance of maintaining continuous community involvement throughout the transition period.

RECOMMENDATIONS. Optimize campus-wide utilization of services and amenities while prioritizing safety improvements and inclusivity. Additionally, to maintain engagement during transitional phases.

ENGAGEMENT RESULTS.

INSIGHTS FROM STAKEHOLDER INTERVIEWS

B. ACCESSIBILITY, WALKABILITY AND SAFETY

Improving sidewalk conditions emerged as a critical need to enhance pedestrian safety and promote walkability across the campus. Participants expressed concerns about the current state of sidewalks, particularly how they impact wheelchair users and bus passengers, underscoring the importance of resolving these issues to ensure equal access for all.

Maintenance challenges during winter and with landscaping and various animals on campus were highlighted as areas needing attention to ensure a clean and safe environment. Safety concerns, including issues like loitering and theft of catalytic converters were also brought up, suggesting the community is interested in finding solutions to improve safety.

Staff and residents expressed a shared interest in expanding outdoor walking and seating options, including a walking trail, benches, picnic tables and garden areas to encourage outdoor activities allowing physical exercise and enhanced interaction.

Participants frequently mentioned the need to address accessibility concerns for residents without

transportation, ensuring access to essential services and amenities. Considerations also came up for residents with mobility limitations due to health restrictions, with support services such as grocery services being essential for meeting daily needs.

While the affordability of rent is acknowledged, questions about potential rent increases highlight the importance of maintaining affordability for residents.

During interviews, participants emphasized the importance of safety and security measures, such as the availability of 911 call buttons and a block watch.

Parking availability emerged as a topic as the campus population increases due to new developments or changes with the improvements to the campus. While many currently perceive parking to be adequate or utilize shared parking lots, the issue warrants attention.

RECOMMENDATIONS. Recommendations include prioritizing sidewalk improvements for safety and accessibility, addressing maintenance challenges, exploring solutions for safety concerns, expanding outdoor options for activity and interaction, and enhancing parking if the campus population grows.

C. PERCEPTION, SERVICES AND FUTURE VISION

Participants in stakeholder interviews highlighted the campus' distinguishing features, including its plentiful and affordable senior housing options and the wealth of services provided. They noted that while these components exist, there is a need to better integrate and connect them to enhance overall community cohesion and accessibility.

Resident participants expressed appreciation for the dedicated efforts of resident managers in maintaining the houses and ensuring the overall well-being of residents, highlighting a sense of community care.

Enthusiasm was noticable regarding the potential access to the lake on campus, highlighting a keen interest in recreational activities like fishing and waterfront amenities, which would enhance the campus' natural beauty and recreational value.

Stakeholders also demonstrated a sincere interest in the area's history and landmarks, including the former hospitals and cemeteries, emphasizing the significance of preserving local heritage and incorporating it into a campus identity for future generations to appreciate.

Discussions about food accessibility for residents without cars prompt considerations for available services and potential solutions like a shared grocery service or a mini-market for essential items.

Participants expressed an interest in recognizing the vital role of the natural environment in walking and other outdoor experiences, emphasizing the importance of fresh air and natural habitats. This sentiment was reflected in proposals such as bird watching and increasing the campus' tree canopy.

RECOMMENDATIONS. There is an opportunity to strengthen the sense of community on campus by fostering greater connectivity among its diverse resources and fostering intentional access to off-campus services that ensure food and health access and services. Residents' excitement about potential access to the campus lake underscores a collective interest in waterfront activities and enhancing the campus's natural allure. Prioritizing safety measures and environmental stewardship in future planning efforts can further enrich the campus environment, creating a vibrant and sustainable space for all.

ENGAGEMENT RESULTS.

INSIGHTS FROM STAKEHOLDER INTERVIEWS

D. COMMUNICATION AND COLLABORATION

Participants in stakeholder interviews universally recognize the significance of collaboration in maximizing resources and expertise to effectively meet the community's needs, demonstrating a shared commitment to nurturing a cohesive and supportive campus environment

While some campus organizations engage in collaborative efforts, there's a collective aspiration among stakeholders for enhanced communication and collaboration to better serve residents, reflecting an openness to growth and adaptation.

Currently, participants rely on communication via websites, newsletters, and local news broadcasts to stay informed about campus developments, but they also underscore the enduring importance of offline engagement methods, emphasizing the value of personal interaction for fostering connections.

Interest in collaborative endeavors among campus organizations for events and fundraising initiatives indicates a proactive approach to bolstering community initiatives and fostering unity.

Questions about collaborations to facilitate cost-sharing for maintenance underscore a forward-thinking mindset aimed at elevating the overall quality of life for residents, staff and visitors of the campus.

Conversations about formal leadership structures reflect a proactive approach to addressing governance challenges within the campus community, ensuring effective decision-making processes are in place.

RECOMMENDATIONS. It is recommended to prioritize initiatives that strengthen communication and collaboration among campus stakeholders, fostering a more cohesive environment. This could involve shared newsletters and collaborative promotion of events, services, and other activities, as well as implementing regular meetings amongst stakeholders alongside offline engagement methods to ensure residents stay informed and connected.

Additionally, exploring collaborative cost-sharing models for maintenance and addressing governance challenges through transparent decision-making processes can further enhance the campus community's effectiveness and unity.

ENGAGEMENT RESULTS.

OTHER FEEDBACK AND IDEAS



FINAL REMARKS. Throughout the engagement process, participants had the opportunity to share additional feedback and ideas in a wide range of ways, such as by using sticky notes, on note-pads, via the survey, maps, and by annotating our 3D model. Above, we showcase the insights gleaned from these interactions, highlighting recurring themes. While these points may not have been directly integrated into our plan, they warrant attention.

CONCEPT DESIGN



LAKEWOODS CONCEPTUAL IMPROVEMENT PLAN



Final conceptual design for the Lakewoods Campus Conceptual Improvement Plan.

CONCEPT DESIGN.

LAKEWOODS CAMPUS

THE CONCEPT. This conceptual design is an accumulation of the data, analysis and engagement that centered around one primary question:

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

The answers fell into four categories:

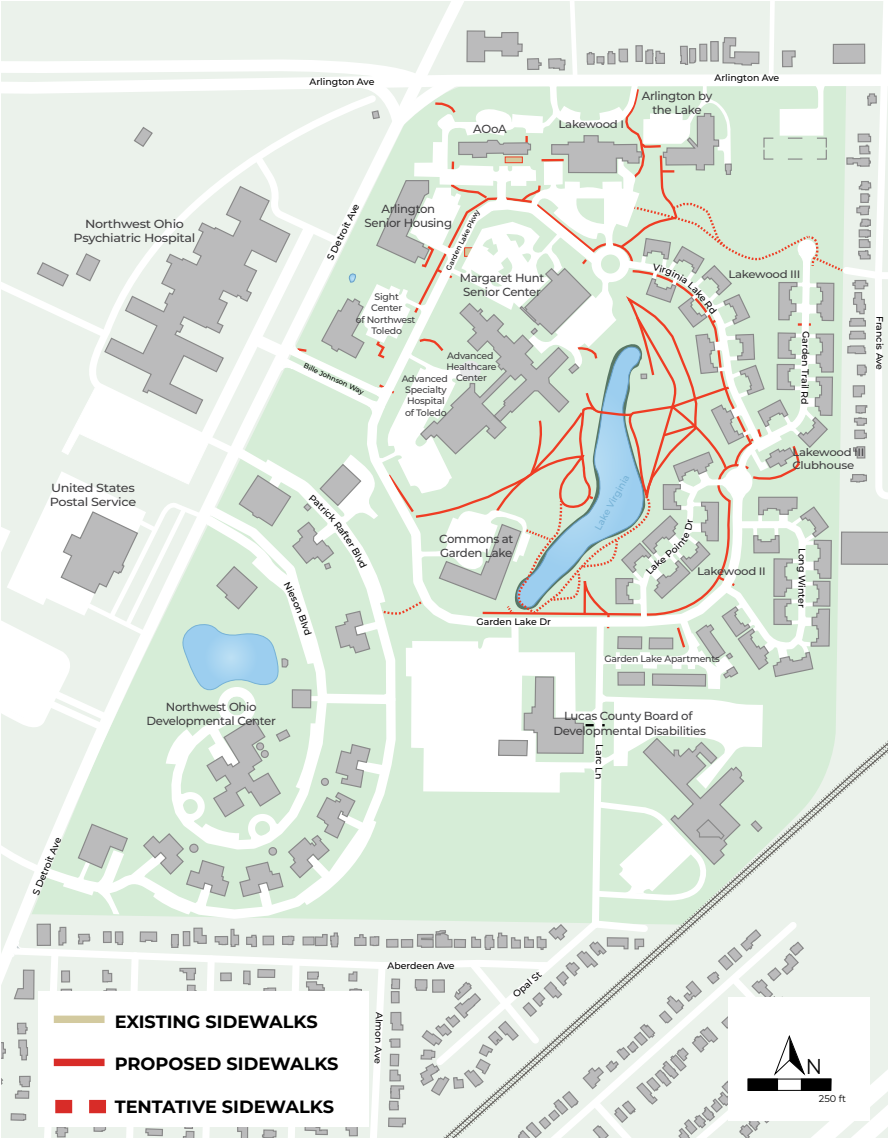
1. Address concerns by repairing, connecting, and replacing sidewalks and ensure ADA compliance.
2. Add convenient and consistent seating options with amenities necessary for shade, safety and comfortable resting.
3. Enhance connectivity by accentuating the core, increasing the tree canopy and create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

- SIDEWALK:** even, smooth, continuous surface, ADA compliant, 6' wide, ramp connecting to sidewalk
- TENTATIVE SIDEWALK:** even, smooth, continuous surface, ADA compliant, 6' wide, ramp connection
- CROSSWALK:** clearly marked signage and stripes, ramp with tactile paving to alert change in pavement
- BIKE CONNECTION:** pathway connecting the core of the campus with bike trail
- FLOWER BEDS:** garden bed filled with flowering plants (wildflowers, perennials, pollinator garden, etc.)
- GRASSES:** tall grasses, native plants (no mowing necessary, stabilize lake side and deterrent of geese)
- LIGHTING:** proposed additional lighting, both overhead and pedestrian level
- BENCHES:** curved back and higher seat to reduce movement needed to go from standing to sitting
- SEATING:** table and chairs, shading could be added for summer months, can vary in size
- GATHERING SPACE:** ranging in area, multipurpose spaces
- GARDEN:** currently located next to The Sight Center and behind the Lakewoods Clubhouse
- BUS STOPS:** bus stop locations along Arlington Ave and S Detroit Ave
- SHADED GATHERING AREAS:** larger areas that have the opportunity for a gazebo, umbrellas, etc.
- RECREATION:** opportunity for recreation (dog park, playground, fit park, dedicated picnic area, etc.)

CURRENT AND PROPOSED PATHWAYS



Current gaps between sidewalks on campus.



Proposed connections and additional pathways.

PROPOSED PATHWAYS.

CONTINUOUS PATHWAY SYSTEM

CURRENT. Lakewoods Campus presents a significant opportunity to enhance accessibility and walkability by addressing its various disconnected pathways. These disconnections are evident when crossing major roads, between buildings and in certain sections of the walkway. These gaps must be remedied.

PROPOSED. The two primary goals of the conceptual design are (1) to connect currently disconnected paths to improve accessibility to various buildings and services on campus, and (2) to increase the number of seating areas and gathering spaces to provide opportunities for resting during walks, social encounters and campus-wide activities.

Adding a sidewalk to the interior of Garden Lake Drive and Virginia Lake Road would create a complete inner loop around the campus. To create access to Lake Virginia and its surrounding areas, TDC recommends a pathway loop around the lake with branching paths so that walking around can be a unique experience each time, .

Pathways around buildings enhance flow from exits and entrances and help connect different buildings. TDC suggests enhancing connectivity from the campus core to Arlington by the Lake, improving connections between Larc Lane and the surrounding neighborhood, as well as a potential connection to Nieson Boulevard.

Many residents mention walking to nearby gas stations and grocery stores. Based on this feedback, TDC emphasizes connectivity to Arlington and S Detroit through multiple crosswalks to make these commutes more seamless, comfortable and safe.

SIDEWALKS. To enhance connectivity of pathways, TDC recommends adding additional sidewalks. Currently, there are approximately 12,000 feet of sidewalks on campus. The concept plan proposes adding approximately 12,500 feet of new sidewalks. Existing 3-foot-wide sidewalks should be replaced with optimal 6-foot-wide pathways.

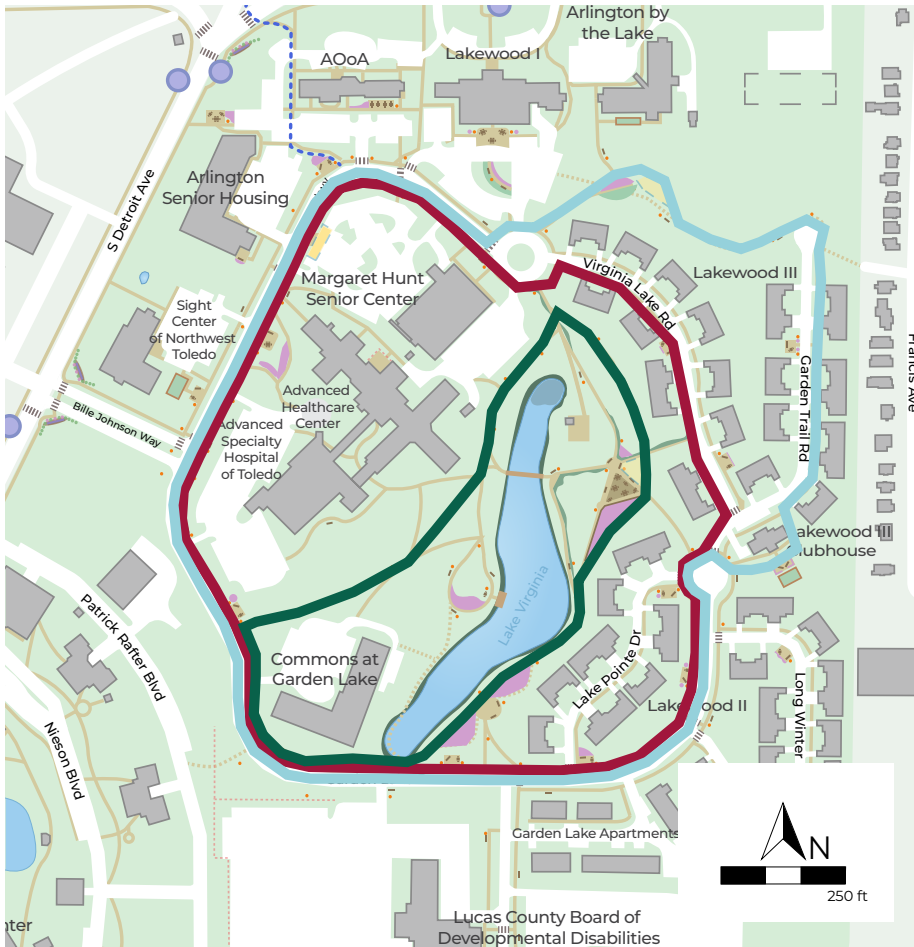
BENCHES. Benches are important and among the most requested additions to the walking paths. They offer moments of respite, relief, and reflection while enjoying the outdoors. TDC placed benches around every 250 ft with a total of around 85 benches. This number includes the benches at gathering areas as well as along sidewalks.

TREES. Trees play a vital role on a campus as they offer shade and create a relaxing atmosphere. TDC’s concept has more than doubled the amount of tree coverage currently on campus. About 400 trees in total are reflected on the conceptual design. Species variety is highly encouraged in future plantings to prevent disease as are trees and locations that will mitigate sidewalk heaving over time.

LIGHTING. A plethora of lighting will be needed to make the campus safe and walkable at all hours of the day. Currently, there are 52 street lights on campus. TDC proposes adding around an additional 100 lights. These can include lights that double as emergency call sites, as well as those used for landscape, pathway or seating accents.

WALKING TRAILS.

WALKING PATHWAY NETWORK



Possible walking path “loops” around the lake.

WALKING LOOPS. TDC recognizes an opportunity to create walking “loops” for residents, staff and visitors of the Lakewoods Campus. As the loops are interconnected, several options offer varying levels of distance and scenic variety that allows the trails to be continually interesting through repeated use. Approximate distances for each of the loops is noted on the right.

- The Outer Loop wraps around most of the campus and accentuates the proposed walkway near Lakewoods III.
- The Middle Loop is essentially the same path but subtracts the Lakewoods III section.
- The Inner Loop is the smallest loop and remains close to Lake Virginia to offer a more relaxing and scenic route.

As addressing both physical and mental health were identified as goals of increasing a walkable campus, the loops serve as opportunities for better connected events to be held around the lake that encourage residents and visitors of to stay active and form relationships.

-  **OUTER LOOP TRAIL** - 1 mile
-  **MIDDLE LOOP TRAIL** - 3/4
-  **INNER LOOP TRAIL** - 1/2 mile

WALKING TRAILS SATELLITE IMAGE



Satellite image of the Lakewoods Campus showing the three walking trails, Google Earth.

CREATING AN ACCESSIBLE CAMPUS.

NOTES ON ADA COMPLIANCE

ADA COMPLIANCE. The Americans with Disabilities Act requires that all new construction of walkways adhere to minimum accessibility standards. These minimums pertain to width, turn radius, as well as slope. When constructing a new sidewalk on campus, these standards must be upheld.

The 2010 ADA Standards for Accessible Design states that a sidewalk, “with a clear width less than 60 inches shall provide passing spaces at intervals of 200 feet maximum. Passing spaces shall be a space 60 inches by 60 inches minimum.” A walkway’s width at any point must be 36 inches minimum. If a sidewalk were 60 inches wide consistently, there would be no need to construct passing spaces. Any immediate turn in the sidewalk must also “be a space of 60 inches diameter minimum.”

Most sidewalks on campus are 48 inches in width. The front sidewalk at Commons at Garden Lake is 60 inches wide; consistent with the latest design standards.

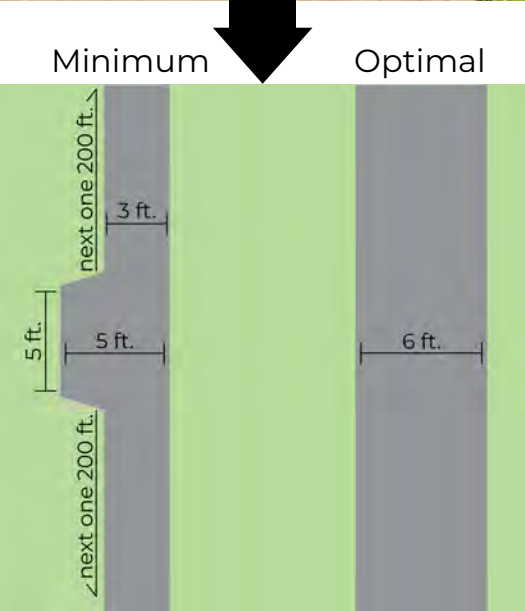
TDC recommends any new sidewalks the Lakewoods Campus installs should have a width of 72 inches. This would negate construction of passing spaces as wider sidewalks would be able to accommodate wheelchairs, walkers, motorized wheelchairs and bikes more easily. Turns should also remain consistent with the 72 inch

sidewalk width. When crossing the street, sidewalks will have to slope down to meet the road surface. Since the height difference will be greater than ½ inch, it must be kept in mind that ramps, “shall have a running slope not steeper than 1:12.” Alternatively, the sidewalk can remain level across the road. This would, in turn, serve as a speed bump for vehicular traffic. When a pathway reaches a road, a detectable warning surface must be installed. These “surfaces at platform boarding edges shall be 24 inches wide and shall extend the full length of the public use areas of the platform.” Recommendations per ADA standards.

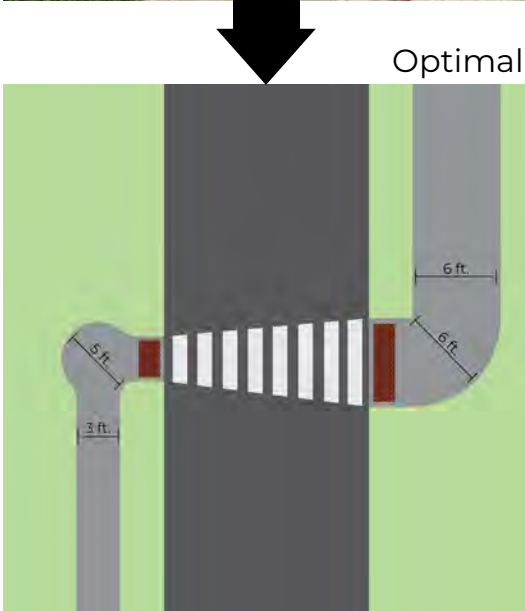
The Lakewoods Campus has the opportunity to establish benchmark standards for accessibility in multiple formats, including accounting for those with low or no vision and who are hearing impaired. Auditory aids, reflectors and texture changes in the landscape may all be considered in future construction.

The Sight Center of Northwest Ohio (located on campus) and the Ability Center of Greater Toledo (www.abilitycenter.org) can serve as resources for best and emerging practices as construction is implemented.

ADA COMPLIANT SIDEWALKS VISION



Current sidewalk condition with proposed ADA-compliant improvements.



Minimum



Vision of what improvements could look like.

TYPOLOGIES

CONCEPTUAL ELEMENTS

TYPOLOGIES. TDC prepared renderings of common typologies that can be found throughout the final conceptual design. It is important to note that these are not concrete designs, but are examples of what spaces represented on the design could look like when implemented.

Common throughout these examples are elements that were requested by residents and employees of the campus, such as benches and seating, lighting, picnic tables, a variety of plants and trees and ease of accessibility.



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



Pocket Park. Located along sidewalks, these spaces provide seating, tables, shade, lighting, trashbins - an inviting area to rest.



Parking Lot Alternatives. Underutilized and off-hour parking lots can be used for food trucks, seating and pop-up events.



Sidewalk and crosswalk. Clearly marked crosswalks, ramp connecting street to sidewalk, wide path and seating options



Outdoor Recreation Area. Lake Virginia is an asset. Fishing, picnic tables and grilling are examples of recreational uses.



Community Garden. This model illustrates what a more accessible version of campus gardens could look like.



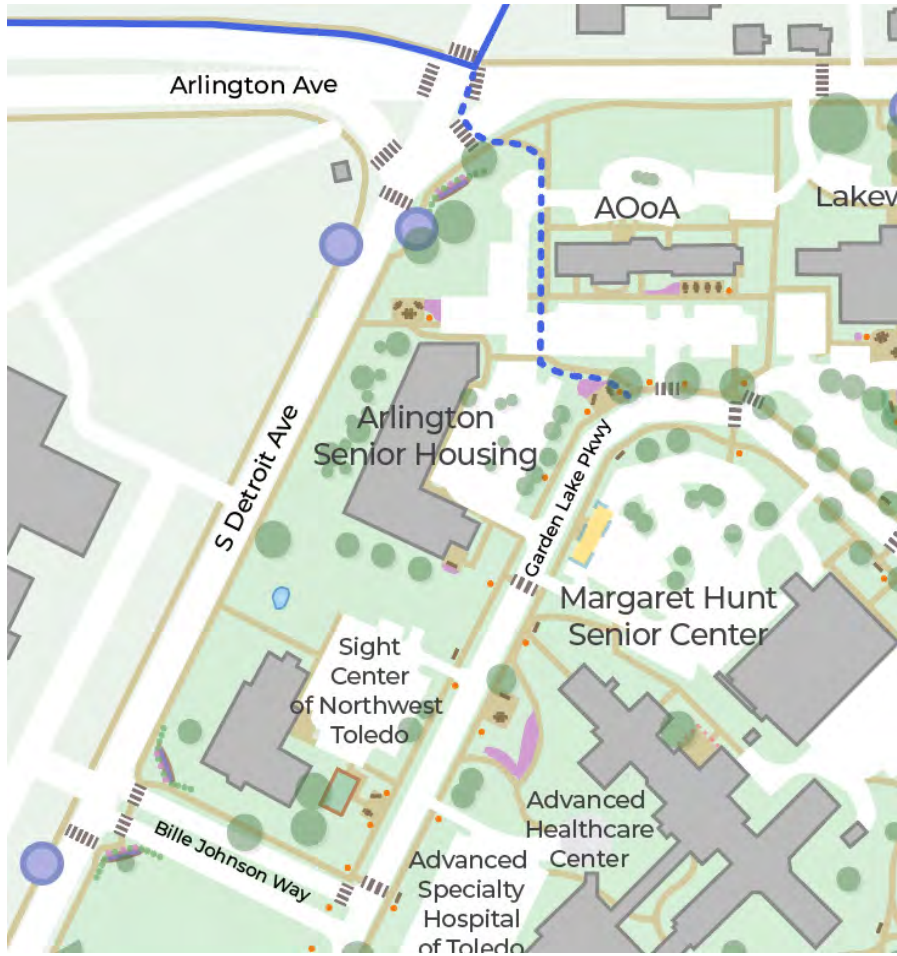
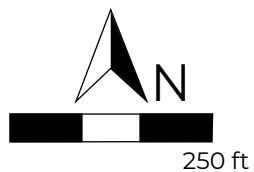
Walking Bridge. Overlooking Lake Virginia's northern end, showcasing scenery, including wetlands.

SECTION A.

NORTHWEST CAMPUS

SECTION A. With a range of offices and services situated in this area of Lakewoods Campus, this portion of the campus experiences **notable activity and traffic**. As pedestrians and automobiles enter Billy Johnson Way, there is **ornamental signage that identifies and welcomes people** into the campus.

On Garden Lake Parkway, there is **now a 6ft sidewalk on both sides of the roadway**, allowing easy pedestrian access to the the different service providers. There is **an additional crosswalk across the road** as well. There are an **ample amount of benches** placed throughout the pathways, with there being more **intentional gathering areas** equipped with seating, tables, lighting, and shading. There is a pathway connecting the core of the campus with the city's bike trail running west along Arlington at S Detroit.



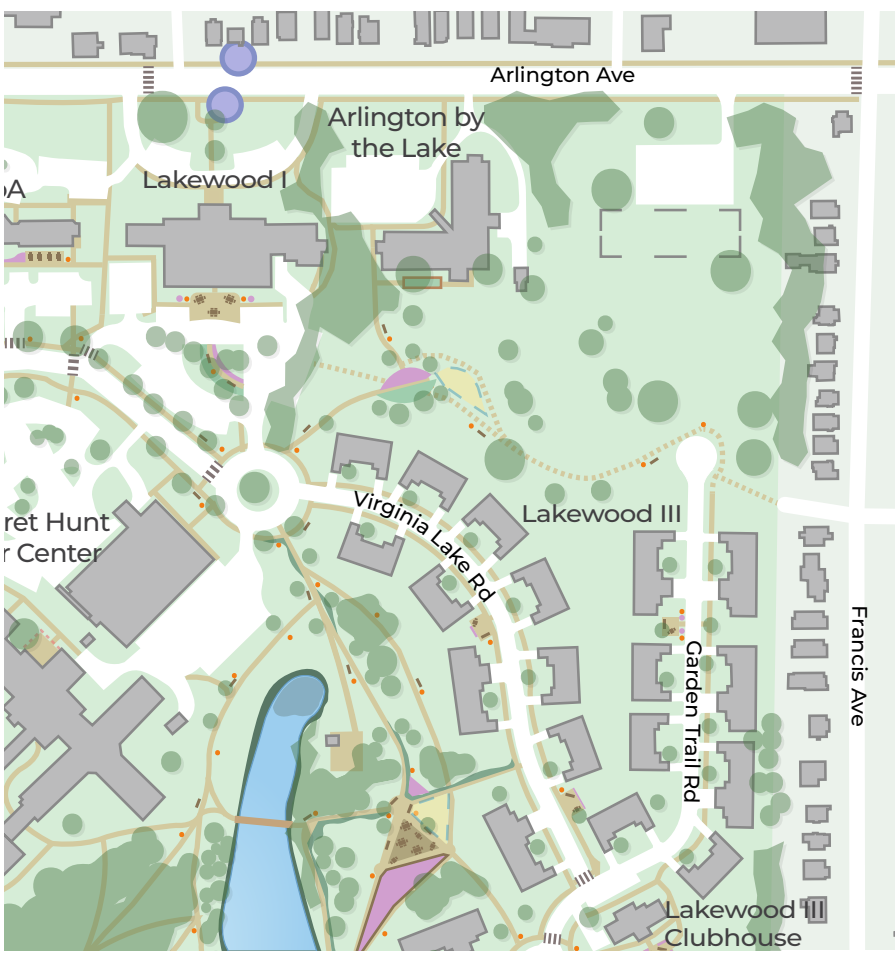
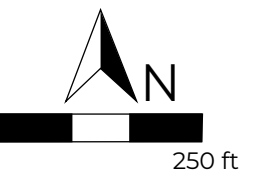
Northwest portion of the Lakewoods Campus (Section A).

SECTION B.

NORTHEAST CAMPUS

SECTION B. This area houses many residents and includes an open green space. **Sidewalks line both sides** of Virginia Lake Road with many benches along the paths. Within the green space TDC suggests a **public gathering area**, surrounded by foliage and gardens for shade and to beautify the space. There is opportunity for possible recreation in this area.

TDC suggests **possible pathways, shown here as dotted lines**, as well as a **path connecting Lakewoods III to Francis Avenue**, if the connection is desired. There is a **bridge spanning the northern tip of Lake Virginia**, which can serve as a scenic place to overlook the lake and take in the surrounding nature, which could include a natural wetland.



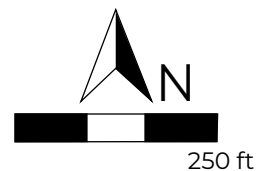
Northeast portion of the Lakewoods Campus (Section B).

SECTION C.

SOUTHWEST CAMPUS

SECTION C. Many people reside and work in this section of the campus. The **gaps in the sidewalk around The Commons at Garden Lake have been filled in with a 6ft wide sidewalk**. While topography currently makes this pathway unfeasible, TDC proposes that with some upgrades, a path could be completed around the lake or this portion could be completed by constructing a boardwalk over the shoreline.

In the top right of the frame, there is a seating **area as well as a pier**, which can be used as an observation deck, for fishing or other activities. There are also **new pathways that weave through the tree-covered areas** north of The Commons. These features will bring increased access to nature for the entire campus to enjoy. A **gathering space with flower beds**, southeast of the lake provides a scenic space to rest.



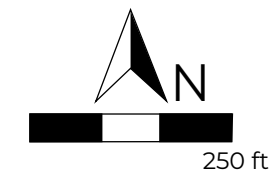
Southwest portion of the Lakewoods Campus (Section C).

SECTION D.

SOUTHEAST CAMPUS

SECTION D. In this part of the campus, there is a higher concentration of residential spaces and relatively less traffic compared to other parts of the campus. A **sidewalk flanks both sides of Garden Lake Drive** through the Lakewood II complex, with benches placed at regular intervals. **Crosswalks cross Garden Lake Drive** to allow access to both sidewalks. **Shared mailbox locations have lighting and shading, as well as a place to sit.**

Around Lake Virginia, there are **more communal gathering spaces; decorated with gardens, lighting, and foliage for shade**. Taller, native grasses have been placed around the edge of the lake, as well as some paths. These discourage geese from populating these spaces. The roots of these grasses will also help with stabilization of the lake shore.



Southeast portion of the Lakewoods Campus (Section D).

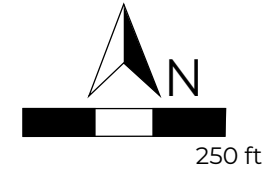
SECTION E.

CAMPUS CORE

SECTION E. At the center of Lakewoods Campus lies Lake Virginia, currently serving as a retention pond. With some adjustments, **Lake Virginia could become a centerpiece of the campus.**

Communal seating areas flank the lake, adorned with flower beds, lighting and shade-providing foliage. Taller native grasses line the lake's edge and paths, deterring geese and stabilizing the shore. **A pier near the center offers scenic views, fishing, and space for outdoor activities and gatherings.** A **bridge spans the lake's northern section**, offering scenic views of the lake and surrounding nature, potentially including a natural wetland.

Possible **new pathways (shown as dotted lines) with ample benches** on both sides of the southern end of the lake would create **a 0.5-mile trail**. Coupled with the newly connected sidewalks along the roads totaling 0.75 miles, this would facilitate connectivity throughout the entire campus.



Middle portion of the Lakewoods Campus (Section E).

CAMPUS VISION.

VISION FOR SECTION D



Photo credit:
Gardeners Supply
Company.

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



Vision for the Lakewoods Clubhouse from the yard facing East.

CAMPUS VISION.

VISION FOR SECTION E



Vision for the Virginia Lake facing South.

CAMPUS VISION.

VISION FOR LAKEWOODS CAMPUS



Vision for Lakewoods Virginia Lake looking overhead facing North.

The background is a solid red color with a network of thin, dark red lines. These lines form various geometric shapes, including rectangles, circles, and irregular polygons, some of which are interconnected. Two distinct, irregular blue shapes are placed on the page: one is located in the upper-middle section, and the other is in the lower-left section. A thick white diagonal line runs from the bottom-left towards the top-right, passing through the center of the page.

RECOMMENDATIONS

SHORE LINE EROSION.

STABILIZING LAKE VIRGINIA

CURRENT CONDITIONS. Lake Virginia was created as a retention pond for Lakewoods, meaning it holds and collects rain water and runoff before flowing underground from its northern end into the City's sewer system underneath Arlington Avenue. To date, it has not been maintained as an accessible water feature of the campus.

The lake will require some effort to clean up water quality and mitigate ongoing shoreline erosion. Along with overgrowth of brush on the site and parcel fencing crowding the shore, there are several areas around the lake that will impact future plans for walking paths (detailed in photos on the following page). Current lake conditions create an ideal haven for Canada Geese, which are overpopulated on site and will need to be controlled.

Lake Virginia and the surrounding land are currently owned by Lucas County, who should be engaged in efforts to clean the lake water and make the site more accessible.

RECOMENDATIONS.

Water Quality. Stagnant water leaves the lake prone to algae and runoff toxins. Professionals should be consulted for longterm solutions (including Lucas County Sustainability Commission). Early considerations to filter water may be considered, including rain gardens surrounding the lake, rocky paths the guide storm water to the site, and a pond bubbler or fountain feature to circulate water.

Shoreline Erosion. Active erosion on the eastern edge of the lake creates an unsafe access point coupled by a steep slope to the water. If not controlled, the shoreline will erode east towards Lakewoods II housing creating additional issues for residents.

Overgrowth. A significant amount of brush and volunteer growth will need to be cleared around the lake shore and nearby wooded areas. Once cleared, this will increase a number of opportunities for nature experiences and clear access for the trails.

Geese Control. Left unkempt, the area is a haven for Canada Geese, a primary complaint. See page 106.

LAKE VIRGINIA SHORE LINE



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



REQUEST FOR QUALIFICATIONS.

ESTABLISHING PARTNERSHIP FOR IMPLEMENTATION

RFQ. TDC has determined that a Request for Qualifications (RFQ) is the most appropriate and beneficial next step for implementation.

An RFQ would allow AOoA to evaluate firms in a structured selection process that could be based on factors such as quality, related experience, responsiveness, compatibility (AOoA feels comfortable to work with), and timelines, thus selecting the firm that aligns best with the AOoA's needs to take the created vision and conceptual plan for the Lakewood campus to the next phase(s).

PROCESS.

1. TDC will work with AOoA and prepare an RFQ per TDC's current agreement with the AOoA. The RFQ would define the scope of work and may request such items as:

- Experience working with non-profits.
- Experience moving client vision to reality.
- Experience bringing projects in on budget and on time.

2. TDC will identify up to five firms for AOoA's consideration in the RFQ. AOoA will then distribute the RFQ, along with conceptual plan

documents, to about five selected firms with relevant experience. The RFQ may include AOoA's goals, scope, timetable, budget, and ask for firms' relevant experience, similar project descriptions, approach, and availability.

3. TDC will work with the AOoA to establish criteria for and assist in the interview process.

4. TDC will then assist AOoA in reviewing RFQ submissions and determining two to three firms to interview. AOoA, with support of TDC, will then interview the top two firms.

5. Based on the review of proposals, interviews and criteria, AOoA selects the top firm.

6. TDC will assist AOoA in working with the selected firm to establish an agreed upon scope of work, project timeline, and project fee.

Following this selection process, the contracted partner will begin work based on the agreed upon scope, timeline, and budget.

IMPLEMENTATION PARTNERSHIP WITH TDC.

In addition to assisting in the RFQ process, TDC is available to provide continued and expanded support for implementation of the Conceptual Improvement Plan at AOoA's discretion.

Support services may include ongoing communication and community engagement efforts, capacity support for engagement and creation of RFQs, MOUs, and other agreements, as well as public policy and advocacy support.



Area Office on Aging Building via Google.

PHASED APPROACH.

DIVIDING FUTURE WORK

MAKING IMPACT AND WORKING THROUGH CHALLENGE AREAS. A phased approach to completing the walking trails may be necessary or preferred based on available funding and/or mitigating challenges related to addressing the lake (see pages 100-101) or parcel access and control. To that end, this plan has accounted for the trails to be separated into two phases should it be required, allowing for implementation of the plan to begin as soon as possible while working on longer term needs.

This approach will ultimately be determined by both the leading entity and the selected firm(s) secured to carry out design and construction. While the goal of the conceptual plan is to establish a vision for the campus, the engineers, landscape architects, and designers contracted for future phases will make final determinations based on a number of factors including utilities and hardscape assessment, topographical surveys, drainage, and feasibility at specific locations.

PHASE 1 (solid lines)

Current conditions considered, these are feasible pathways that provide users with views of Lake Virginia, gathering spaces to rest, and trails to enjoy the campus. Alternate routes can be taken to get around Lake Virginia.

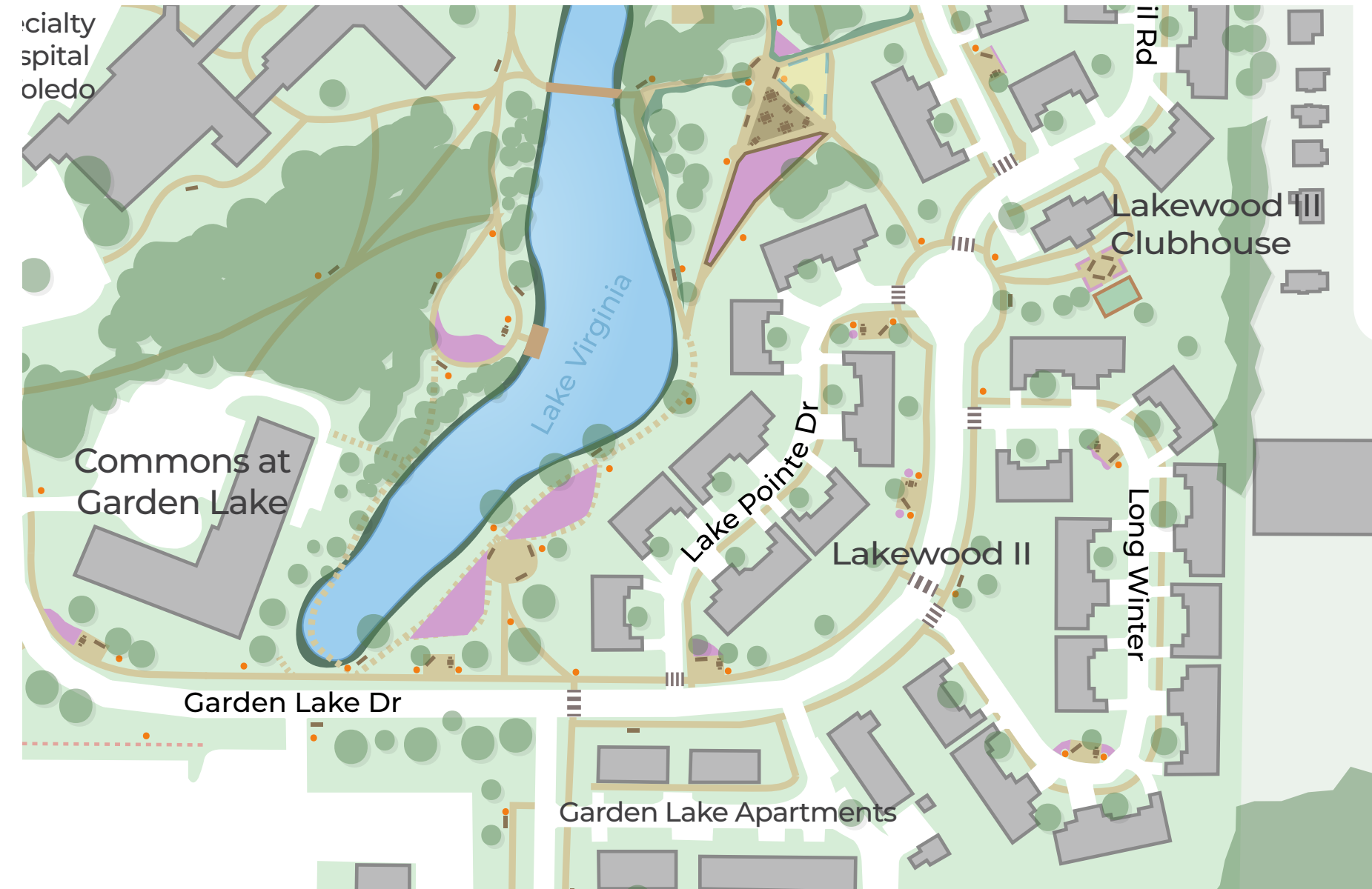
PHASE 2 (dotted lines)

Additional connections that will enhance the pathways around the lake after feasibility is addressed, such as, topography, vegetation, fences, and ownership.



Sketch of possible river edge walk by use of earth works. Mike Young.

PROPOSED PATHWAYS AROUND THE LAKE



IMMEDIATE ACTION.

WHAT CAN BE DONE RIGHT AWAY?

GEESE CONTROL. The overpopulation of Canada Geese on campus are of great concern to residents and create both an aesthetic and potential health hazard given the significant amount of excrement throughout the site. Geese are attracted to open grassy areas with access to food and water. Elements of goose control include: a) grassy areas are kept between 2" to 6" high, and 2' high along water edges, b) grassy areas are kept to a minimum (i.e. interspersed with decorative grasses and landscaping), c) eliminate food sources like spilled over bird feeders, d) sprinklers controlled by motion sensors, e) elimination of nesting sites, e) use goose control dog services such as ohiogeesecontrol.com

ROAD REPAIR. Arlington Avenue is scheduled for repair in 2026. This City of Toledo Streets, Bridges, and Harbor Department should be engaged to determine what additional road repair is needed or required on and around the campus at this time (including crosswalks). Roadways that are not owned by the City of Toledo will require maintenance by their owners or by a future campus

SHOPPING SERVICE. Lakewoods residents utilize several services to access groceries and shopping. As many either prefer not to drive or are unable, they enjoy services that bring goods onto the campus or that provide transportation to sites off campus, with Speedway, Kroger, and Walmart frequently noted as destinations. TARTA may be willing to return regular bus service to a direct campus pickup but would require elimination of at least one stop along the S Detroit Avenue route.



Geese near Lake Virginia.



Garden Trail Road.

CAMPUS COLLABORATIVE

OPPORTUNITIES FOR PARTNERSHIPS

MAINTENANCE. Proactive and sustainable campus maintenance will be paramount to the success of this plan. Concern for ongoing maintenance was a frequent comment throughout engagement sessions.

The primary focus of maintaining physical infrastructure on campus includes:

- a) Sidewalk improvements and maintenance, including repair and replacement, edging, and snow removal
- b) Walking trail upkeep, including weeding, edging, and addressing water issues (i.e. sinking/unevenness, flooding)
- c) Mowing and landscaping, including maintaining flowerbeds, tree lawns, and related maintenance
- d) Electrical and lighting, including service fees, upgrades, repair and replacement
- e) Privately owned roadway repair, including service to all roads on campus that are not owned or regularly maintained by the City of Toledo or Lucas County.
- f) Create design standards for future development - inclusive design ingrained (review committee)

CONTINUOUS ENGAGEMENT. Stewarding the relationships and interest formed during engagement is important to continued success. Ongoing prioritization will update residents, staff, stakeholders, and guests on informational meetings, activities and events, construction timelines, development, and other opportunities to learn, advocate, and get involved.

MODELS. Implementation will require a sustainable body to manage oversight. This should include a continuation of the Core Planning Team or a formal and well documented agreement among the parcel owners and primary stakeholders on campus. This body should prioritize resident inclusion. The benefit of a collaborative approach ensures sustainable maintenance of the grounds as well as cost-sharing and cost-saving measure that benefit all.

MOU / CBA - A Memorandum of Understanding or Community Benefit Agreement between partners will define roles, responsibilities, and costs over a defined period. This option allows for a timely start to shared maintenance and bidding processes based on collective needs.

POA - Establishment of a Property Owners Association (POA) would require a more formal process to establish a new entity that would manage a collective pool of funds and oversee campus maintenance.

SID - Ohio Revised Code defines a Special Improvement District (SID) as a public entity that is organized by property owners, governed by a local board, and authorized by the local municipality in Ohio. It is a physical area in which property owners elect to pay an additional assessment in order to fund public improvements and services that benefit the district.

WAYFINDING AND BRANDING.

COHESIVE AND CONSISTENT SIGNAGE

RFQ SUGGESTIONS. TDC recommends a Request for Qualifications to area marketing firms to support an overall branding and wayfinding plan. Ideally, campus anchor institutions should collaborate to identify a list of goals and objectives that will be outlined in the RFQ. Three to five local firms should be identified and invited to submit qualifications. Following interviews, the firm that best represents the ability to achieve the desired goals and outcomes, and one that values meaningful engagement with residents and stakeholders, within a defined budget range should be selected.

WAYFINDING PLAN. Wayfinding at Lakewoods should work to achieve several components:

- a) guiding automobile traffic to the site from key thoroughfares in the surrounding area,
- b) guiding automobile traffic coming onto campus to utilize services, visit residents, and/or to enjoy events, programs, and amenities, and
- c) work at a pedestrian scale to navigate cyclists and walkers (residents and visitors) through the planned walking pathways and to destinations both on and off campus, including to bus stops and other key transportation areas.

VISIBILITY AID. Specific consideration should be given to accessibility and visibility aids throughout the site and for wayfinding experiences. These should be seamlessly ingrained in thoughtful design with relevant residents and stakeholders with diverse needs and abilities included in the planning efforts.

CAMPUS BRANDING. Branding for the Lakewoods Campus should be elevated to ensure more high profile recognition. Successful branding will denote Lakewoods as a site featuring an array of social, health, and human services for the whole community and one that offers quality of life experiences and housing for older adults. A complete branding will also elevate brand recognition of anchor institutions and support wayfinding for navigating to the site and general area. Similar local examples include Arrowhead Park (Maumee) or Westgate (Toledo).

For current state of signage see pages 38-39.

PARKING ENHANCEMENTS.

PARKING INFRASTRUCTURE UPGRADES

PARKING FEASIBILITY STUDY. Parking and parking lots on campus were recurring themes throughout the engagement period. TDC recommends a study be conducted to assess current conditions and future needs to address parking-related issues, concerns, and recommendations.

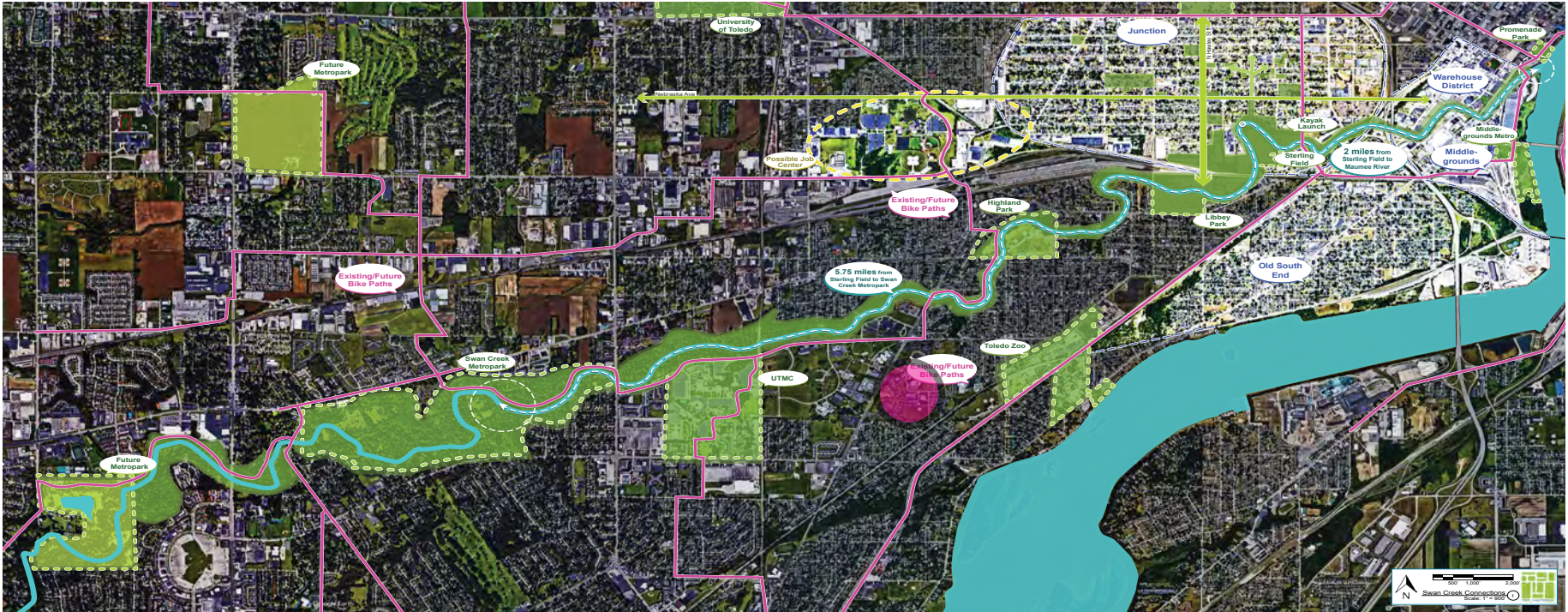
Of particular note were:

- a) Limited parking in front of AOoA and campus perception of congested parking at the corner of the Detroit-Arlington intersection
- b) Parking lot heat at the current Margaret Hunt Senior Center. Many users of the Senior Center drive from off campus to enjoy events and utilize services.
- c) The forthcoming development where the Senior Center will move will have significantly less parking with added needs for residential parking.
- d) Limited parking at Lakewoods II and III for visitors. Guests often have to park in the street or overtop of sidewalks due to short driveways.

HEAT AND TREE CANOPY MAPPING. The City of Toledo's Environmental Services Department recently completed a heat index for Toledo. Identifying heat island effects has implications for future development(s), including a) increasing tree plantings to add shade and aid public health efforts, and b) reducing asphalt and concrete and/or replacing with more sustainable options that allow for better drainage and less trapped heat.



View overlooking parking Senior Citizen Center (1997).



Lakewoods Campus

FUTURE CONNECTIONS.

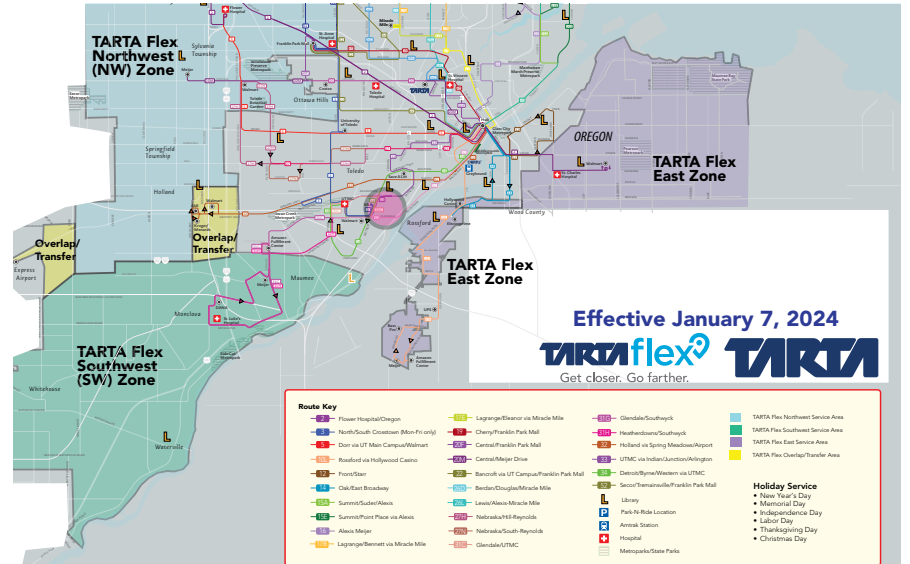
CONNECTIONS TO THE LARGER AREA

SWAN CREEK. Lakewoods is located just south of the riverbanks of Swan Creek, one of the two main tributaries feeding the Maumee River into Lake Erie. Swan Creek flows northeast from the Oak Openings region into Downtown Toledo. Once a vital route for trade and shipping, much of the riverbank has become overgrown and inaccessible. TDC believes a Swan Creek corridor should better connect parks, recreation, and greenspace. Future improvements could also connect the Lakewoods Campus to biking and walking paths east into Downtown Toledo.

NEIGHBORHOOD. Lakewoods is surrounded by a number of legacy institutions and campuses, including (north) Toledo Public Schools' Bowsher High School, Hospice of Northwest Ohio, (west) State of Ohio Psych Hospital, U.S. Postal Service, Department of Veteran Affairs Clinic, University of Toledo Medical College of Ohio, Ohio Army National Guard, (east) Glass City Dog Park, Toledo Zoo, (south) and WGTE Public Media. These organizations and institutions offer considerations for partnerships and collaborations to impact the look, feel, and experience of the area.

BICYCLE TRAILS. The Arlington Avenue Bike Path is a 1.6 mile path that runs east along Arlington Avenue, from Detroit Avenue to Byrne Road. From there it meets up with the Swan Creek Connector Trail, which takes cyclists to the heart of the Swan Creek Preserve Metropark.

BUS ROUTES. Lakewoods Campus is serviced by TARTA's 33 and 34 bus lines along Detroit and Arlington Ave. The 33 runs a short loop around Walmart and UTMC's campus before returning to the downtown hub via Junction, while the 34 runs a longer loop Heatherdowns Branch Library and then returning to the downtown hub via Western-Broadway (Old South End). Lakewoods previously hosted on campus bus stops, however TARTA eliminated such stops systemwide to increase efficiency. Returning service to campus may be possible if another stop is eliminated. Additional private bus services on campus makes weekly trips to grocery stores and other outings



Bus route map via Tarta.

Lakewoods Campus



Bike path map via Chessie Circle Trail.

Lakewoods Campus

APPENDIX



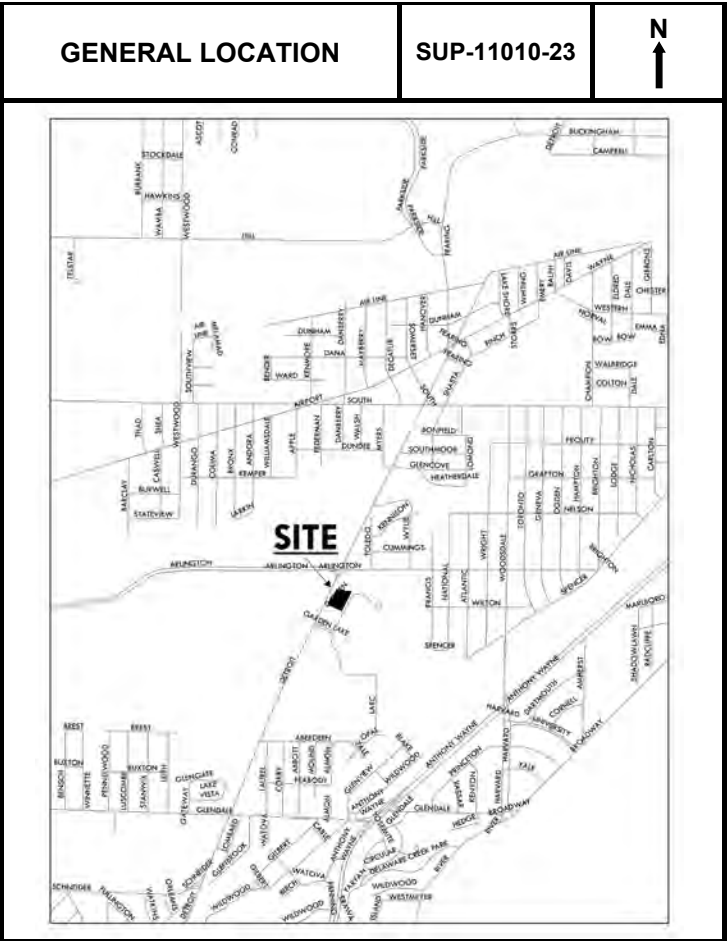
ARLINGTON SENIOR HOUSING.

PORTION MAJOR SITE PLAN AND SUB

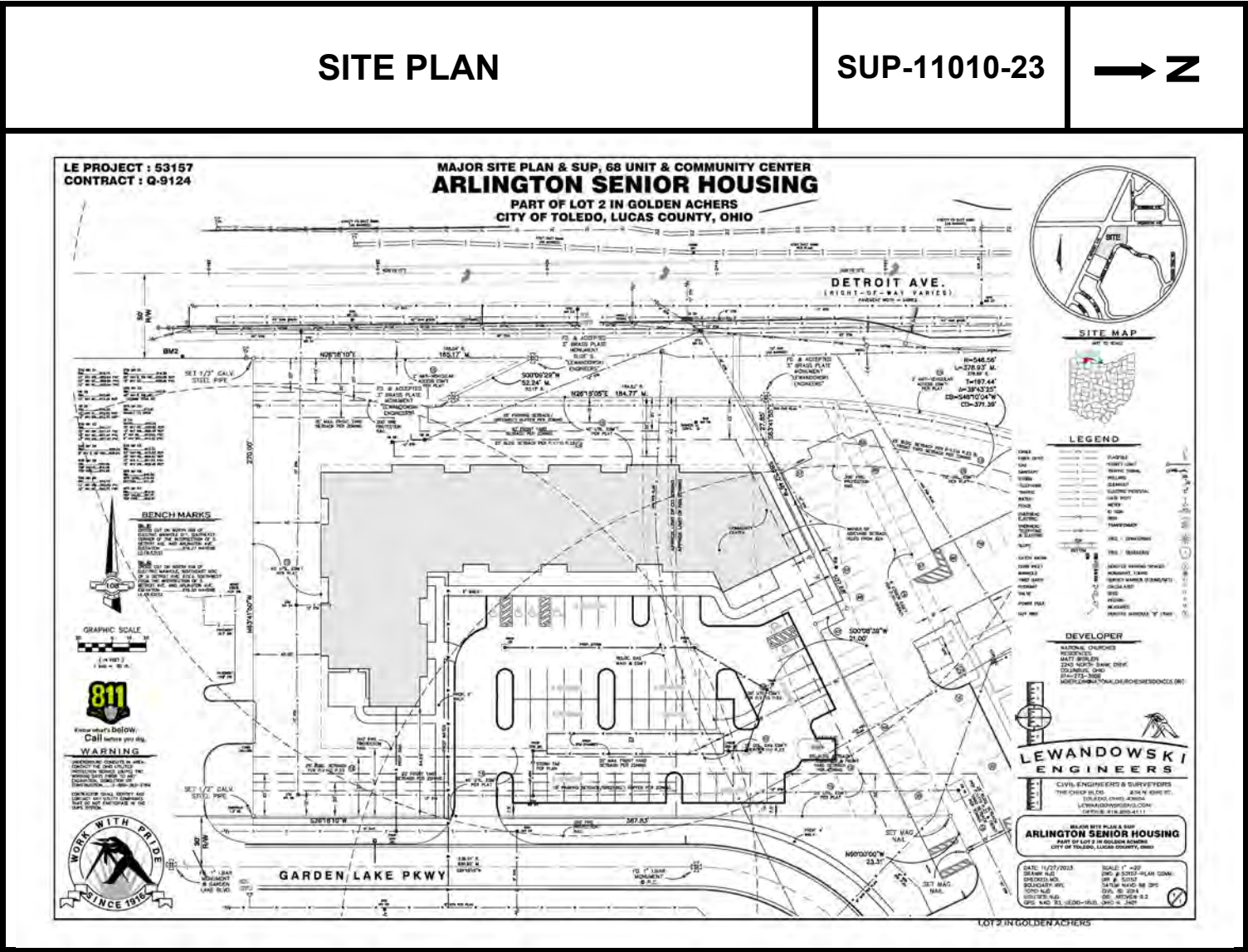
SITE PLAN. Arlington Senior Housing is a new multi-use development planned for the currently vacant land along S Detroit Avenue just south of the Area Office on Aging offices and north of The Sight Center.

Located across the street from the western edge of the current Margaret Hunt Senior Center parking lot, in the future this building will house a new senior center on the first floor with residences in the upper floors.

The site plan was reviewed and approved by the Toledo-Lucas County Plan Commission in 2024.



SITE PLAN



LANDSCAPE PLAN

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