



Toledo Design Collective
URBAN PLANNING & DESIGN

2024 – Annual Report

People & Places



A letter from our Studio Director

Ryan A. Bunch

Stepping into this role in January 2024, I was keenly aware of the legacy built by TDC's founders, board members, and community partners over the past two decades. As we embark toward our milestone 25th anniversary in 2026, I am filled with a deep sense of gratitude to serve this organization and our community by connecting people and places through thoughtful community-driven design.

Toledo is undergoing a once-in-a-generation transformation and TDC is proud to be at the heart of its momentum. Connecting the dots by aligning resident priorities with investment opportunities throughout the city ensures those who live, work, and believe in Toledo have a say in shaping its future. Through collaboration and partnership inherent in our values, our vision is to build a city together that affirms design and planning are as much about aesthetics as quality of life, livelihood, inspiration, and new opportunities.

This year, TDC will welcome the 50th student co-op into our internship program. Providing hands-on training and education by connecting emerging professionals to real-world projects that strengthen our neighborhoods is among our most valued responsibilities and proud achievements. I am grateful to the Board, staff, educators, and community members who trust us with this mission and make it possible.

Looking forward, TDC remains committed to working on the opportunities and challenges we have in front of us today to inform how we better design for the future. We are excited for you to join us.

With gratitude,

A handwritten signature in black ink that reads "Ryan A. Bunch".

Studio Director

Toledo Design Collective
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We couldn't have come this far
without our amazing staff, board
members, partners and sponsors.
Thank you!

Staff



Ryan A. Bunch
Studio Director



Cathy de Haan
Outreach and
Development
Coordinator



Liz Mohler
Marketing Coordinator
January-April



Natalie Kunes
Planning Assistant
January-April

Student Co-Ops



Sam Richmond
Student Co-Op,
U of Cincinnati, DAAP
Spring



Makenzie Stewart
Student Co-Op,
U of Cincinnati, DAAP
Summer



Roman Marra
Student Co-Op,
Miami
Summer



Caiden Storm Lyons
Student Co-Op,
Pratt Institute
Summer



Dylan Gomez
Student Co-Op,
U of Cincinnati, DAAP
Fall

Board of Directors

Executive Committee

Jennifer Van Horn
Board Chair
Metroparks Toledo

Brian Perz
Treasurer
TLC Port Authority

Alissa O'Neill
Chair, Committee
on Directors

Debra Sue Pearson
Vice President,
Fundraising Chair
Vistula Historic
Foundation

**Stephanie
Shackelford**
Secretary
Lucas County
Land Bank

Martin Jarret
Chair, Projects
Committee
Jarret Consulting

Dr. Brittany Jones
Chair, Advancement
Committee
United Way

Committee on Directors

Sally Gladwell
Mannik & Smith

Nathan Mattimoe
The Arts Commission

Finance & Fundraising

Bill Thomas
TDC

Michael Young
TDC

Projects

Stephanie Bartlett
City of Toledo, Vision
Zero

Ty Boyd
Boyd & Assoc.

Rachel Momenee
The Collaborative

Trayvone Mathis
Sav'Ayn

Ken Schumaker
Formerly SSOE

Advancement

Ruth Chang
Midstory

Salim Elwazani
BGSU, Architecture

Sujata Shetty
U of Toledo,
Geography &
Planning

George Thomas
The Fair Housing
Center

Emeritus Members

Robert Seyfang

Paul Hollenbeck

Eugene Naujock

Partners

City of Toledo	LISC Toledo
Toledo Lucas County Plan Commission	Junction Coalition
Lucas County Commissioners	Toledo Area Regional Transit Authority
Lucas County Land Bank	Broadway Corridor Coalition
ConnecToledo	East Toledo Family Center & One Voice for East Toledo
Area Office on Aging	Birmingham Neighbors Helping Neighbors
Metroparks Toledo	Leadership Toledo
Leadership Toledo	

Sponsors



Special Thanks

Thank you to TDC's 2023-2024 Sustaining Campaign major contributors.

SSOE	Sally Gladwell
Linda Beall	Mary Myers
Jennifer Van Horn	Eugene Naujock
Paul Hollenbeck	Martin Jarret
Anonymous	Alissa O'Neill
Robert Seyfang	Mac Driscoll
Ken Schumaker	
Michael Young	

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A Year In Review

\$160K

2024 Awarded
Funds and Fees

\$60K

Sustaining Campaign
and Fundraising

3

New Grant Partners
LISC Toledo
OCDCA + CareSource
Ohio Arts Council

8

2024 Projects

15

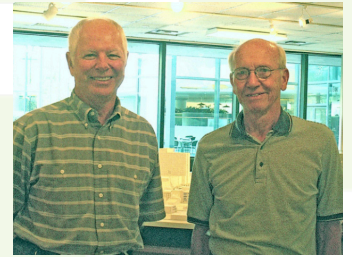
2024 Community
Engagement Events

10

2025 Projected Projects

Celebrating Our Legacy

IN HONOR OF Robert Seyfang



Dick Meyers & Bob Seyfang
in Toledo Business Journal

After 23 years of dedicated service, Robert (Bob) Seyfang has been named an Emeritus Member of TDC's Board. We thank Bob for his enduring leadership and contributions to both this organization and the greater Toledo community.

As TDC founders, Bob and Dick Meyers — along with colleagues Rey Boezi, Eugene Naujock, Paul Hollenbeck, Michael Young, and others — shaped a vision for Toledo rooted in design excellence, education, and community impact. Their leadership transformed TDC into a driving force for urban revitalization and has left a lasting impact on our most beloved buildings and public spaces throughout the city and the region.

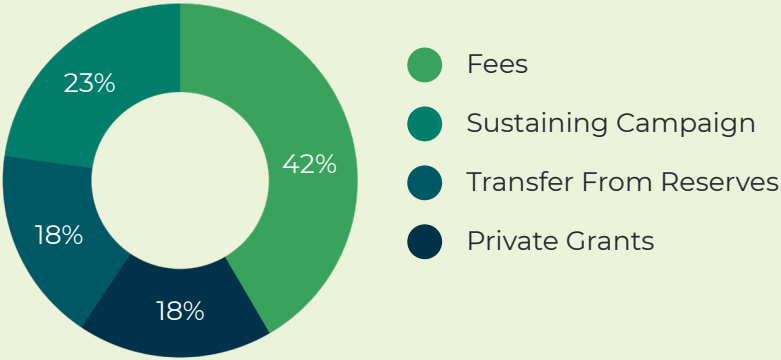
Bob, Dick, and others' dedication to mentorship continues to be a pillar of TDC's mission, with the internship program growing to host students from and inspire careers across the nation. In 2025, TDC will welcome its 50th student co-op.

This endurance is a testament to the vision and legacy Bob and all have built — one of collaboration, civic responsibility, and belief in Toledo's potential.

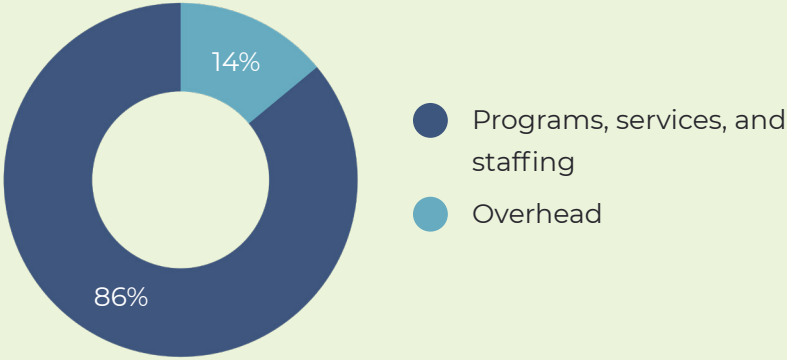
The Financial Year in Review

The Toledo Design Collective is fortunate to be able to operate with a small overhead expense as a non-profit organization. We are able to dedicate the bulk of our time to projects that benefit the betterment of the Toledo community. We would like to extend our heartfelt thanks to our sponsors and donors whose generous support makes this possible.

2024 Revenue : \$263,700

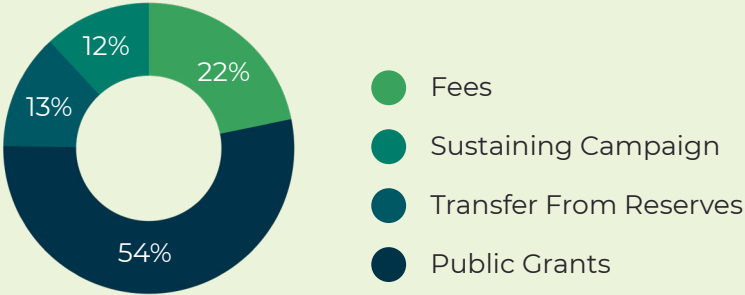


2024 Expenses : \$217,400



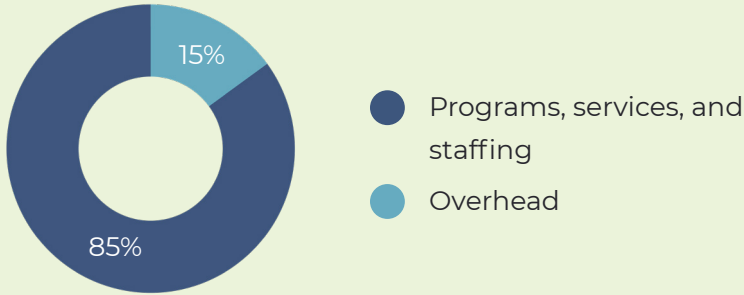
2025 Projected Revenue : \$364,100

▲ 72%



2025 Projected Expenses : \$310,800

▲ 70%



Studio



Staff Development

New Studio Director, Ryan A. Bunch.

Internship Program

We worked with a group of dedicated and talented interns, including Sam Richmond, Makenzie Stewart, and Dylan Gomez from the University of Cincinnati, Roman Marra from Miami University, Caiden Lyons from Pratt Institute.

Board Development

We welcomed 3 new members to our board:
Dr. Brittany Jones, Ty Boyd, Trayvone Mathis.

Project Highlights



GLASS CITY
RIVERWALK
VISTULA



LAKEWOODS
CAMPUS



VACANT LOT
RECLAMATION

Glass City Riverwalk - Vistula Neighborhood

The Vistula portion of the Glass City Riverwalk is a transformative investment in Toledo's oldest neighborhood. Through 2023-2024, TDC partnered with Metroparks Toledo, Tetra Tech, and EDGE to lead an extensive engagement process to ensure local voices played a role in project vision. Engaging over 500 residents and stakeholders and reaching more than 25,000 people, TDC facilitated dialogue on key design priorities, including adaptable public spaces, natural connections, areas for rest and socializing, and a welcoming, multi-generational environment. The final conceptual design reflects the community's needs and how they connect to the Riverwalk vision to build a dynamic space for connection and revitalization.

"TDC has done a remarkable job leading public involvement for Vistula and been instrumental in ensuring successful engagement throughout the design phase. We look forward to the transformation and working with TDC on future projects!"

Andrew Langenderfer, P.E.

Vice President, Tetra Tech



For Vistula residents, the Riverwalk is both a park development and an overdue investment in a neighborhood that has carried Toledo's history but often been overlooked in its progress. As an outcome of this work, Metroparks, TDC, and partners will continue to support enhanced resident reconnection to the river through the creation of public spaces the community can take pride in while leveraging economic opportunities and advocacy for the unique needs of those who call Vistula home.



Year

2023-2024

Service Area

**Community Engagement
Consultant**

Partner

Metroparks Toledo

Funder

**National Oceanic and Atmospheric
Administration, U.S. Department
of Commerce through the Ohio
Department of Natural Resources**

Lakewoods Campus Conceptual Improvement Plan



TDC partnered with the Area Office on Aging to improve connection and walkability on the Lakewoods Campus. The historically rich service area in south Toledo is home to many older adults and vital health and human services. As an outcome of this project, TDC will continue supporting implementation of the plan through 2025.

In partnership with AOoA, TDC led a months-long community engagement and design strategy to inform conceptual improvements to the Lakewoods Campus. What began as a simple plan to address disconnections between sidewalks across the campus led to the more robust and comprehensive plan about improving quality of life on the campus.

Dating back to the 1830s, the Lakewoods site has long-served populations in need. AOoA, along with other on-site service partners continue this tradition today. The Lakewoods plan promotes better connectivity for the more than 1,000 residents, employees, and users of the campus, and enhances connectivity across sites and services. This is achieved by proposing walking trails that access the water features, promote healthy lifestyles, and increase opportunities to relax, commune, and connect with nature and each other.



Year

2023-2024



Service Area

**Conceptual Improvement
Plan**

Partner

**Area Office on Aging of
Northwestern Ohio, Inc.**

Funder

**Northwest Ohio Area Office
on Aging Foundation**

Vacant Lot Reclamation Pilot Program



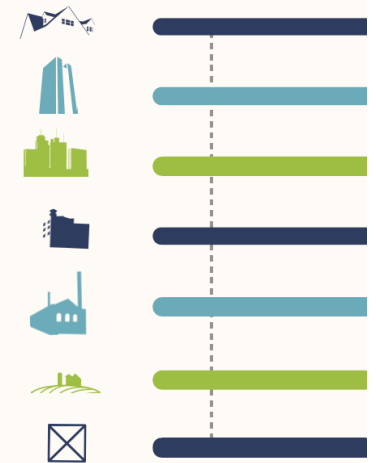
Mapping: Vacant lots and typologies

Staff and co-ops create neighborhood-specific vacant lot maps based on different vacancy typologies to identify patterns, consulting with city GIS experts, assessing reclamation potential, and using data and information to guide community conversations and strategic next steps for involvement and design.

Research: Precedent Manuals & Programs

TDC's goal is to inform and enhance future vacant lot reclamation through innovative solutions by incorporating thoughts and ideas shared by residents with design principles and creative visioning and examination of precedent manuals and analysis of existing programs.

Vacant Typology Data



Engagement: Building Collaboration

Events in Garfield and Junction neighborhoods and conversations with community leaders and neighbors compliment opportunities to share local approaches on the regional and national stage, such as the Reclaiming Vacant Properties Conference in St. Louis, MO.



L to R: David Ross and Alicia Smith of Junction Coalition present with Ryan Bunch in St. Louis

Year

2024-Ongoing



Service Area

Studio-driven Program

Partner

**One Voice for East Toledo,
Junction Coalition**

Funder

**Maumee Valley Habitat for Hu-
manity, Greater Toledo Commu-
nity Foundation, LISC Toledo,
Ohio Arts Council**



Lakewoods Campus
Conceptual Improvement Plan

Glass City Dog Park
10 Year Anniversary

Swan Creek Restoration Planning
Junction Neighborhood

Dorr St to Adams St
RAISE Project

Vacant Lot Reclamation Program I
Junction Neighborhood

TARTA Hub
BGSU Visioning

Glass City Riverwalk - Vistula
Neighborhood Engagement

Birmingham Health
& Housing Engagement

Vacant Lot Reclamation Program II
Garfield Neighborhood

2024 Projects

IN REMEMBRANCE OF Kenneth C. Schumaker



Our hearts are heavy over the loss of Ken Schumaker, a longtime TDC Board member and dedicated advocate for our city. Ken passed away unexpectedly on January 20, 2025, leaving behind a legacy of commitment, kindness, and a deep love for Toledo's history and built environment.

A talented architect, Ken strengthened SSOE and enriched TDC's mission through his passion for historic preservation and thoughtful design, shaping many of neighborhood plans to ensure they were grounded in Toledo's rich history while guiding its future. His dedication to public transportation advocacy, community engagement, and being a great neighbor left a profound impact on those who had the privilege of working alongside him.

Ken persevered challenges with grace, always showing up with dedication and kindness and eager to indulge in conversation about his multiple research projects and hobbies. He will be deeply missed, whether in meetings, at project sites, or simply spotted at the Bancroft bus stop near his Old West End home where he was a familiar and reassuring presence. Ken was a wonderful man, a devoted friend, and an instrumental figure in our work and community. His legacy will continue to inspire us at TDC and throughout the city he loved.



Outreach

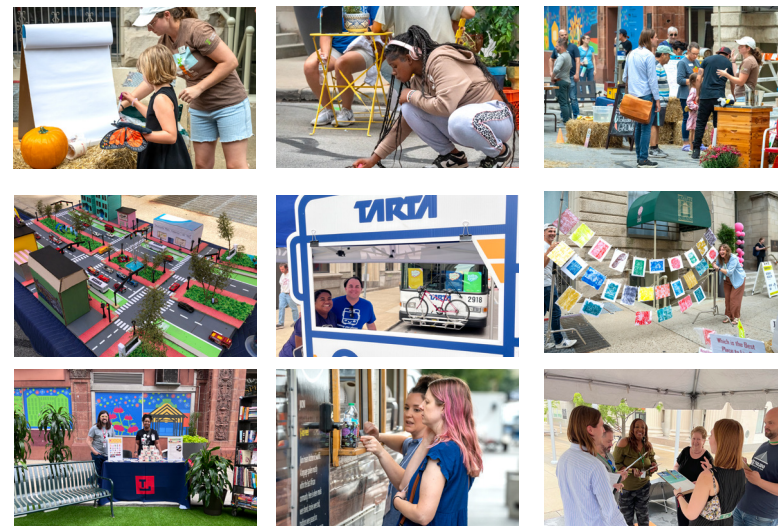


PARK(ing) Day

On Friday, September 20, 2024, TDC participated in PARK(ing) Day, a globally recognized event where people transform parking spaces into vibrant parks and social spaces, inviting the public onto the street. Participants advocate for safer, greener, and more walkable streets. This year, 15 Toledo creatives, professionals, and advocates shared their visions for how to repurpose space occupied by street parking.

\$28K
Donations

15
Participants



Thank you to our participants: ConnecToledo, EDGE (Change Maker Award), I-475 Neighborhoods Coalition (Most Toledo Award), Madhouse (Thoughtful Design Award), Mannik & Smith Group, Metroparks Toledo, mADE, Maumee Valley Habitat for Humanity / ReStore, Strong Towns Toledo, The Collaborative, Toledo Bikes, Toledo GROWs, Toledo Lucas County Public Library (People's Choice Award), Toledo Tango Club (Most Creative Award), TARTA, and the City of Toledo.

Guest Judges

Council Member Mac Driscoll

Toledo City Council

Alex Schultz

TLC Plan Commission

Dan Ebert

Colliers

Rhonda Sewell

Toledo Museum of

Linda Beall

BGSU Architecture

Isabella Weik

Toledo Mindfulness

Sponsors

City of Toledo

ConnecToledo

Colliers Engineering

Metroparks Toledo

Kokosing

Toledo Lucas County

Port Authority

Mannik & Smith

The Collaborative

EDGE

Tetra Tech

Toledo Lucas County

Public Library

Kwik Parking

Maumee Valley Habitat

Area Office on Aging



BGSU Architecture Studio Collaboration

TDC collaborated with Bowling Green State University's fall Architecture Studio, led by Assistant Professor Linda Beall, to support the Toledo Area Regional Transit Authority (TARTA) in a visioning process for the TARTA Transit Hub located at 612 N. Huron, at the intersection of Cherry Street. The historical context, building and site context were assessed, and BGSU students developed visionary concepts for the future potential of the building. We are excited to share the results with TARTA and the public in 2025.



AIA Toledo High School Design Competition

TDC proudly supported the AIA Toledo High School Design Competition (HSDC), which featured 51 submissions from 10 local schools. The 73rd annual event, held from January to April, focused on designs for Savage Park. Organized by AIA Toledo and guided by teachers, architecture and design professionals, TDC sponsored the Urban Design Award and took part in Rendering Day and judging.

Congratulations to award winners Seth Von Lehmden (Anthony Wayne) and Matthew Schmidt (St. Francis de Sales) and to AIA Toledo for their ongoing partnership.



Community Outreach Overview

- Activity Table, Cardboard: Build Outside the Box, with AIA Toledo, Imagination Station
- Activity Table, Old West End Festival, hosted by AIA Toledo
- Community Fundraiser, Hosted by Isabella Weik, Switchboard Toledo
- Reviews, Architecture Senior Design Studio, Professor Gerard Nadeau, Department of Architecture and Environmental Design, Bowling Green State University
- Reviews, Architecture Senior Design Studio, Professor Linda Beall, Department of Construction Management, School of the Built Environment, Bowling Green State University
- Reviews, Walkability Planning Workshop, Professor Bhuiyan M Alam, Department of Geography & Planning, University of Toledo
- TDC Studio Visit and Presentations, Multicultural Toledo Student Projects (Public Art, and Food Access), Assistant Lecturer Emily Bedwell PhD, Political Sciences Department, University of Toledo
- TDC Studio Visit, City of Toledo Human Relations Commission Executive Committee
- TDC Studio Visit, Young Artists at Work, hosted by The Arts Commission
- TDC Studio Visit, Rotaract Toledo
- Volunteer, East Side Business District Clean-Up, hosted by One Voice for East Toledo
- Volunteer, Rock the Block, Junction Neighborhood, Maumee Valley Habitat for Humanity



From top, L to R: University of Toledo, Junction Rock the Block, AIA-Toledo at Imagination Station, Dorr to Adams RAISE at TSA, BGSU, YAAW visit.

Education and Development Overview

- Attended, Regional Design Centers Meeting, KSU Cleveland Urban Design Collaborative, Cleveland, OH
- Attended, Strong Towns National Gathering, Cincinnati, OH
- Attended, New Year, New Urbanism – Congress for New Urbanism Conference, Cincinnati, OH
- Attended, Ohio Arts Impact Conference, Ohio Arts Council, Downtown Toledo, OH
- Co-hosting with LISC Toledo, Ohio CDC Association Regional Meeting, Downtown Toledo, OH
- Panel, Housing & Development, Leadership Toledo Community Leadership Series, hosted by Maumee Valley Habitat for Humanity, East Toledo, OH
- Panel, East Toledo Rising, Leadership Toledo Community Leadership Series, moderated by TDC, East Toledo, OH
- Presenting, 2024 Ohio Economic Development Association Summit, Downtown Toledo, OH
- Presenting, Activate | Innovate Conference 2024 – Jefferson Center, Uptown Toledo, OH
- Presenting, 2024 Reclaiming Vacant Properties Conference, Center for Community Progress, St. Louis, MO
- Training, Lucas County Foundations of Racial Healing, Lucas County Land Bank, Virtual
- Training, Scenario Planning for Urban Futures, University of Michigan, Ann Arbor, MI
- Visit, King Lincoln District, Columbus, hosted by African American Legacy Project, Columbus, OH
- Visit, ProMedica Jefferson Center & Steam Plant hosted by MidStory, Uptown Toledo, OH



From top, L to R: OCDCA, Midstory at Jefferson, Activate | Innovate, AIA-Toledo at OWE Festival, Arts Impact Ohio, King-Lincoln visit.

An aerial photograph of a city grid, likely Toledo, Ohio. A prominent diagonal road, possibly the I-190 corridor, runs from the bottom left towards the top right. To the right of this road, a river (likely the Maumee River) flows, with several bridges crossing it. The city blocks are visible as a grid of light and dark patches. The overall image has a greenish tint.

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