



25

CELEBRATING 25 YEARS

2025 Annual Report

Plan for Action

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Toledo Design Collective

The Robert Seyfang Studio
One SeaGate, Suite 123
Toledo, OH 43604
E: hello@toledodesigncollective.org
T: (419) 214 9021



A letter from our Studio Director

Ryan A. Bunch

In 2025, we adopted an unofficial motto for our studio: Design for the Future.

Today, the future arrives faster than ever. The ability to think ahead, plan intentionally, and act with purpose can feel like a challenge, even a luxury. But it is also an opportunity. For us, this is both instruction and inspiration: a call to creativity, thoughtful inclusion, and the balance of careful anticipation with bold vision. Design shapes our lives, our health, our safety, and our ability to thrive. It is an honor to carry that responsibility forward in a city poised for its brightest days.

This was also a call inward. As we celebrated 25 years of service, we asked ourselves: What does it mean for TDC to design for the future?

We answer that question every day by bringing people together to celebrate wins, share hard truths, navigate tough choices, and imagine what comes next. Together, we help shape neighborhoods that build a city that works for everyone.

We advanced this vision through intentional growth and investment. With continued support from partners like Metroparks Toledo and the Greater Toledo Community Foundation, and new relationships with LISC Toledo, the John Henry Eldred Jr. Foundation, and the Ohio Arts Council, we expanded our capacity while deepening our role in transformative civic work.

From celebrating the groundbreaking of Evergreen Heights with the Area Office on Aging, to advancing catalytic projects like the Glass City Riverwalk, Dorr to Adams RAISE initiative, and Swan Creek Action Plan, to expanding our regional work in visioning

with Fremont, we are honored to help carry forward the voices and legacy of this community.

We are also doing the necessary internal work to sustain and grow, strengthening our governance, refining our structure, and building staff capacity to meet increasing demand. These investments ensure TDC remains a strong, responsive, and lasting resource.

This year also held moments of reflection. We honored our founder, Bob Seyfang, by naming the studio in recognition of his enduring vision and leadership. And we mourned the loss of founding member and longtime Board Chair Paul Hollenbeck, whose impact on TDC and Toledo will continue to guide us.

As we look to the next 25 years, we do so with humility, ambition, and imagination. The need for community-driven design has never been greater. Our work is growing because our city is choosing to invest in itself at a pivotal moment for our neighborhoods and our region.

Designing for the future is not passive. It requires commitment, partnership, and belief in what is possible. It requires all of us. It requires you.

We are grateful for all that has brought us here — and we invite you to be part of what comes next.

A handwritten signature in black ink that reads "Ryan A. Bunch". The signature is fluid and cursive.

Studio Director



A letter from our Board President

Jennifer Van Horn

Reflecting on my time as a board member for the Toledo Design Collective over the past 10 years—and as Board Chair for the past four—I am incredibly proud of the impact and work we have been part of in Toledo. As we close out 2025 and look ahead to the organization’s 25th year, I am excited to continue supporting an organization that, at its core, believes neighborhoods, partners, and people deserve thoughtful design to help shape Toledo’s future.

I often think back to when I started as an intern in 2013, working on the Uptown Master Plan. I remember sitting around the studio table with many designers who are still actively involved with TDC today, and some who are no longer with us. The passing of Paul Hollenbeck led me to reflect on what a wonderful person and mentor he was to so many of us who were fortunate enough to work with him. I think about that group of young design professionals who envisioned something better for Toledo and advocated for its future. I hope that, 25 years later, they are proud of what they helped build.

As a non-Toledo native, moving here was not originally part of my family’s plan. We came for job opportunities, but Toledo Design Collective gave me the opportunity to truly fall in love with this city and see its potential. Through work on master plans, visioning efforts, feasibility studies, and community engagement, I have grown both personally and professionally, while building strong connections to Toledo and the people who live, work, and play here.

When I think about Toledo 13 years ago when I moved here and where it is today, I feel proud to raise my family here. We have world-class parks, the new Glass City Riverwalk—something I am especially proud to have been part of—along with incredible museums, a renowned zoo, and so much more. I love welcoming

visitors and showing them all that Toledo has to offer. It truly is a wonderful place to call home. While there is still more work to be done, I remain committed to supporting that work as I complete my tenure as Board Chair and continue serving as a board member.

I want to extend my sincere thanks to our board members—past and present—as well as our staff, interns, and partners. Thank you for your dedication over the past year, and for your support during my four years as Board Chair. I look forward to celebrating our 25th year together and continuing this important work.

With appreciation,

Jennifer Van Horn



**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
Manager



Jesse Heider
Design and Project
Coordinator



Manuel Mathis
Vacant Lot
Reclamation
Research &
Engagement
Coordinator

Student Co-Ops



Niamh O'melia
Student Co-Op,
U of Cincinnati, DAAP
Spring



AJ Earlywine
Student Co-Op,
U of Cincinnati, DAAP
Summer



Sean Kidd
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

Nathan Mattimoe
Committee on
Directors
The Arts Commission

Debra Sue Pearson
Vice President,
Fundraising Chair
Vistula Historic
Foundation

**Stephanie
Shackelford**
Secretary
Lucas County
Land Bank

Alissa O'Neill
Projects Chair
The Collaborative

Dr. Brittany Jones
Advancement
Committee Chair
United Way

Committee on Directors

Sally Gladwell
Mannik & Smith

Ty Boyd
Boyd & Assoc.

Finance & Fundraising

Bill Thomas
TDC

Michael Young
TDC

Projects

Stephanie Bartlett
City of Toledo, Vision
Zero

Rachel Momenee
The Collaborative

Trayvone Mathis
Sav'Ayn

Martin Jarret
Chair, Projects
Committee
Jarret Consulting

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
 Toledo Lucas County Plan
 Commission
 Lucas County Commissioners
 Lucas County Land Bank
 ConnectToledo
 The Area Office on Aging of
 Northwestern Ohio, Inc.
 Metroparks Toledo
 Leadership Toledo

LISC Toledo
 Junction Coalition
 Toledo Area Regional Transit
 Authority
 Broadway Corridor Coalition
 East Toledo Family Center &
 One Voice for East Toledo
 Birmingham Neighbors Helping
 Neighbors

Special Thanks

Thank you to TDC's 2025 Sustaining Campaign major contributors.

Alissa O'Neill	Martin Jarret
Andrew Sankowski	Michael Young
Bill Thomas	Nathan Mattimoe
Brian Perz	Robert Keleghan
Brook Reddish	Robert Seyfang
Debby and John Van Horn	Sally Gladwell Doyle Hyett
Elizabeth Mohler	Sarah Allan
Erin McPartland	Stephanie Bartlett
Eugene Naujock	Stephanie Shackelford
Jennifer and Joseph Tafelski	Steve Serchuk
Jennifer Van Horn	Sujata Shetty
Jim Weaver	The Collaborative Inc.
Mary Igoe Meyers	Tyron Boyd
	Wes and Cindy Bunch

Special thanks to Linda Beall, School of the Built Environment, Bowling Green State University, for her time, expertise, and contributions.

Sponsors



A Year In Review

\$297K

2025 Awarded
Funds and Fees

\$40K

Sustaining Campaign
and Fundraising

\$84K

New Grant Partners
LISC Toledo
John Henry Eldred Jr. Foundation
Argyle IT
WorkSpring
Key Bank

12

2025 Projects

20

2025 Community
Engagement Events

10

2026 Projected Projects

Studio



Staff Development

New hires:

Jesse Heider, Design and Project Coordinator

Manuel Mathis, Vacant Lot Reclamation Research
& Engagement Coordinator

Internship Program

We worked with a group of dedicated and talented interns, including Niamh O'melia, AJ Earlywine, and Sean Kidd from the University of Cincinnati

Board Development

We welcomed a new member to our board:

David Zvac, Office of Congresswoman Marcy Kaptur

And two new committee members:

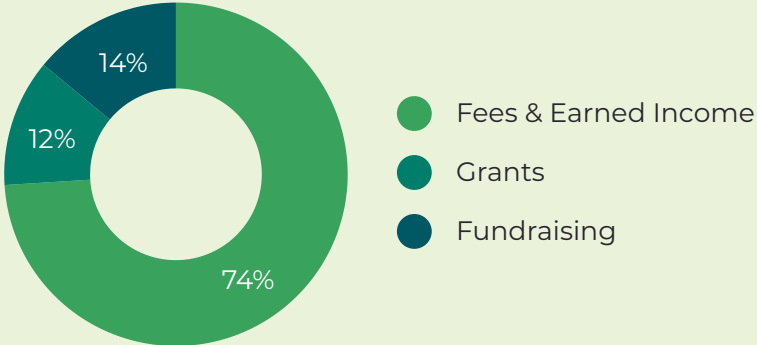
Isabella Weik, Toledo Mindfulness Institute

Kelsey Mackley-Limpf, Owens Corning

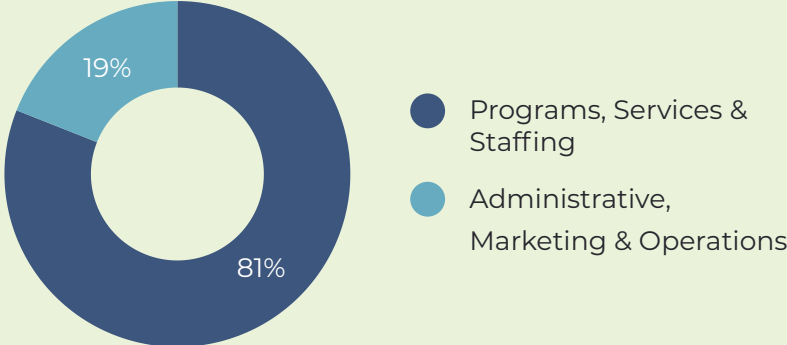
The Financial Year in Review

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.

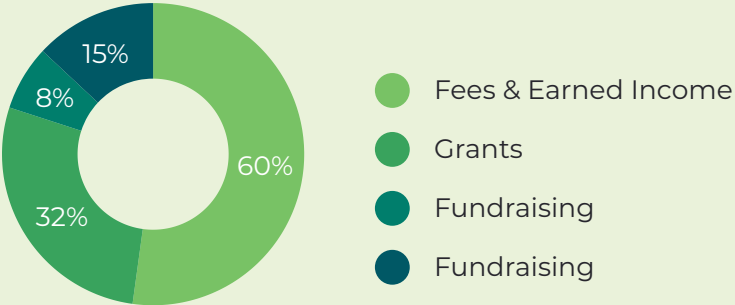
2025 Revenue: \$338,204



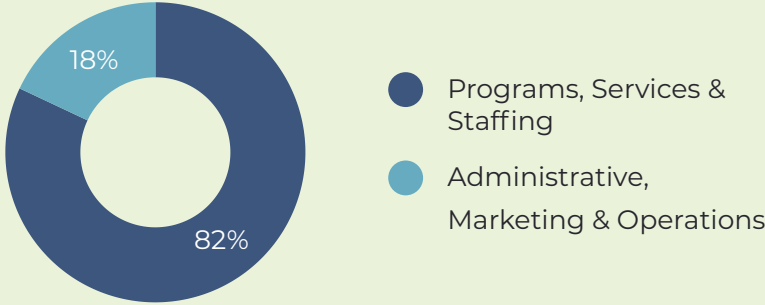
2025 Expenses: \$257,140



2026 Projected: \$389,000 Revenue



2026 Projected: \$366,753 Expenses



IN REMEMBRANCE OF Paul Hollenbeck



TDC's success and growth over the past quarter-decade is due, in no small measure, to the dedication, service, and thoughtful leadership of Paul Hollenbeck, who passed away on January 29, 2026. Paul, a skilled and revered architect who spent most of his career at The Collaborative, Inc., guided TDC as Board Chair from 2014 to 2021, after which he moved from Toledo to Chicago to be closer to family.

Paul was a vibrant force for good who enriched the lives of anyone lucky enough to know him. The luckiest called him family, friend.

Anyone who knew Paul knew of his fierce devotion to Pam, his wife of 50 years, their four daughters, Corey, Emily, Annie, and Sarah, and their five grandchildren. Paul beamed any and every time he talked about one of them.

Paul's life was dedicated to authenticity, to his family, and to community - both local and global. He loved through word and action, filling mailboxes with thoughtful, handwritten notes and taking a stand on issues that could tip the world towards a better future. He was often seen wielding an engineer's scale, using it for its conventional purpose of careful measurement and often waving it instructionally before TDC interns like a magic wand. He offered steady and compassionate guidance. He empowered others and loved with an open heart. He was a healer, a hope dealer, a peace peddler.

Paul's life has left an imprint on the countless colleagues and clients whom he worked alongside in his eight-decade life that was both aspirational and inspirational. We at TDC are among the luckiest. Because we called him friend.





Holland Branch Library
Listening Sessions

Lakewoods Campus
Conceptual Improvement Plan

Swan Creek Planning Engagement

Broadway Corridor

Dorr St to Adams St
RAISE Project

PARK(ing) Day

Glass City Riverwalk-
Upriver

TARTA Hub-BGSU Visioning

Glass City Riverwalk-
Vistula

Birmingham Health
& Housing Engagement

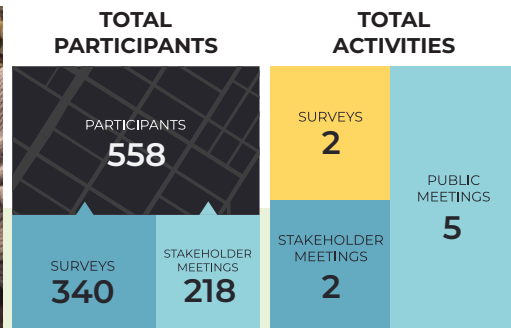
Downtown Fremont &
W State Street Visioning

2025 Projects

Dorr St. to Adams St. RAISE Grant

The Dorr St. to Adams St. RAISE project focuses on improving connectivity and accessibility across Toledo's neighborhoods through transportation infrastructure enhancements along the corridor from Dorr Street to Adams Street. TDC supported public engagement efforts, helping to gather input from residents and stakeholders. This feedback helped inform the project as it moves into implementation and construction.

To improve neighborhood connectivity, the City is advancing significant physical improvements along key corridors in Toledo, including safer streets, new sidewalks, an expanded tree canopy, a cultural trail, dedicated bike lanes, enhanced transit access, and upgraded crosswalks. These investments will create a stronger, more connected foundation for residents and visitors of the project focus area.



Participants share feedback on future plans

At its core, this project is about people. Improving access and opportunities for individuals foster an environment that supports innovation and inspiration, the building blocks of community enhancement and development.



Architectural renderings by EDGE

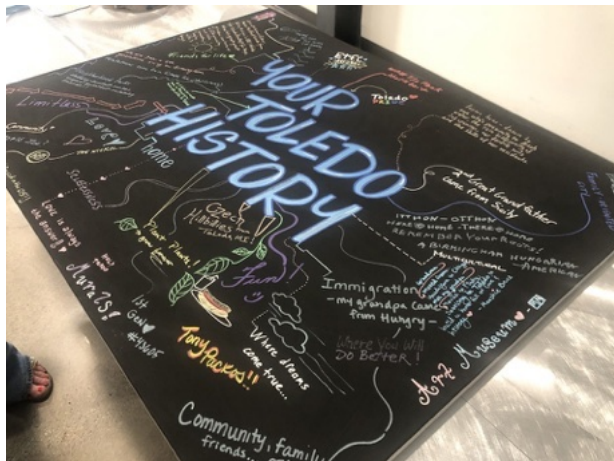
Glass City Riverwalk-Upriver

TDC has worked closely with Metroparks Toledo to help shape the Glass City Riverwalk through meaningful community engagement. In May 2025, TDC co-hosted a visioning and feedback event at the Glass City Enrichment Center, featuring interactive pieces by local artists Caroline Jardine and Brad Scherzer. These pieces invited attendees to share their personal connections to the Vistula neighborhood and East Toledo in an effort to shape a new public art installation, Starburst, by Blessing Hancock that will be installed at the new International Cove in Glass City Upriver.

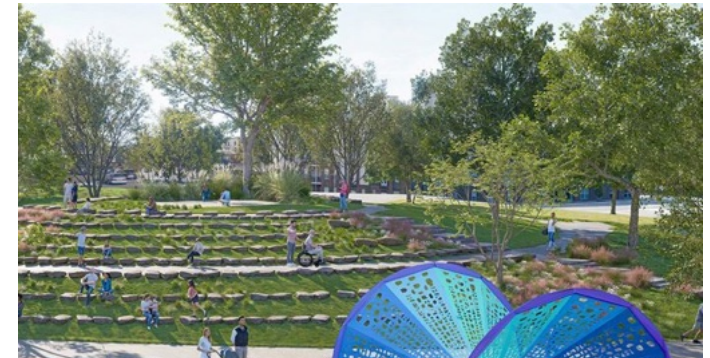
Guests also participated in brief on-camera interviews, offering stories and perspectives about their experiences in the community. Both the recorded interviews and artistic contributions will help guide future public art and storytelling to serve park-goers in the Vistula and East Toledo neighborhoods.



Interactive engagement piece by Brad Scherzer



Interactive engagement piece by Caroline Jardine



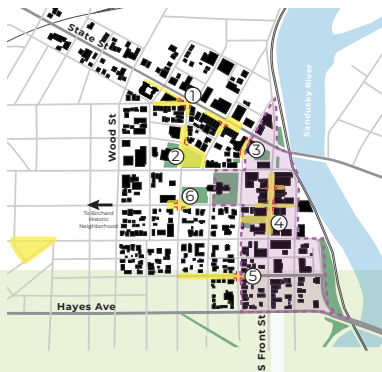
L: International Cove area in Glass City Metropark (currently under construction)
R: Conceptual rendering of Blessing Hancock's Starburst sculpture

Downtown Fremont & W State Street Visioning



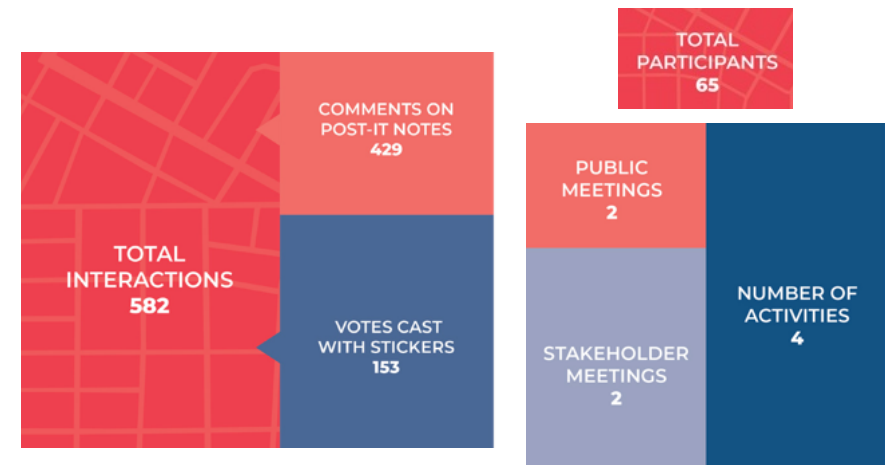
Participants share their vision for the City of Fremont

In 2014–2015, the City of Fremont and TDC collaborated to create the Downtown Fremont Visioning Plan. Over the past 10 years Fremont’s community has evolved and successfully implemented the plan. The City invited TDC to return to support an updated plan that includes West State Street, building on the progress of the past decade, and incorporating new development opportunities.



TDC-created maps for feedback and visioning sessions

The visioning process brought residents, stakeholders, and community partners together to help imagine Fremont’s future. A total of 65 participants shared their ideas and perspectives across four engagement activities, resulting in 582 touch points, and interactions. Altogether, 429 written comments and 153 votes were collected, creating a clear snapshot of what matters most to people and where they hope to see progress.



Before developing planning and design ideas for the future, it is important to understand how Fremont functions today. In partnership with TDC, the Bowling Green State University’s Center for Regional Development (CRD) conducted a market and trade area analysis that looks at how people live, work, shop, and move through the community. Their research helps see the bigger picture behind local activity and investment, providing the context needed to guide realistic planning decisions.

“The Center for Regional Development (CRD) partners with and convenes stakeholders from communities and organizations to enhance the economic vitality of Northwest Ohio. As an Economic Development Administration (EDA) University Center and a member of the State of Ohio Rural University Program, we are committed to sharing our economic and community development expertise and resources to help create a sustainable, inclusive, and resilient economy in our region.”

PREPARED FOR:



PARTNERS:



Toledo Lucas County Public Library- Holland Branch

In response to the passage of a one-mill bond in November 2024, the Toledo Lucas County Public Library system is embarking on a decade-long transformation, with the Holland Branch slated for major redevelopment beginning in late 2026. TDC conducted a targeted outreach strategy and organized a series of listening and feedback sessions to invite community members to share their vision for the future of the Holland Branch Library.

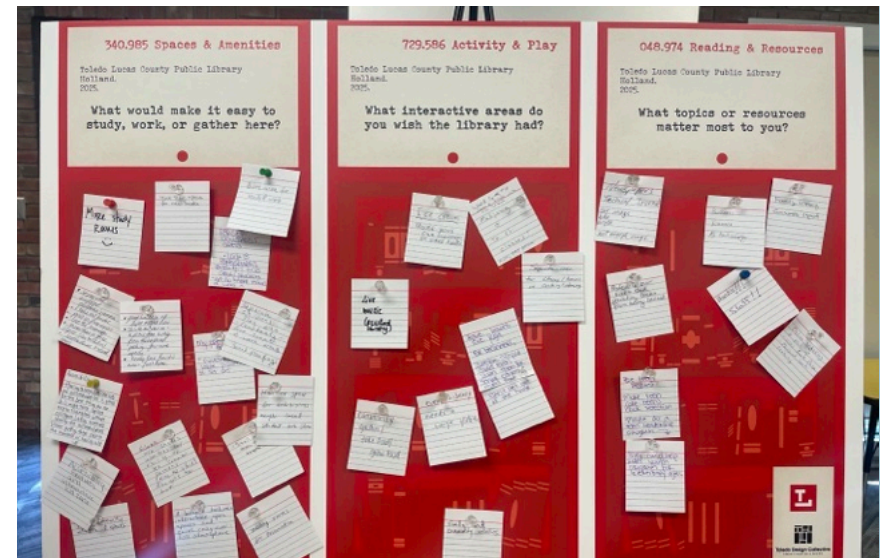
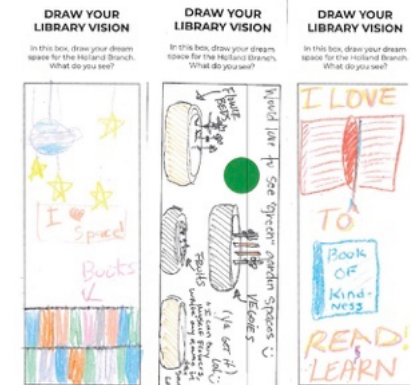
TDC-led outreach engaged the Village of Holland's residents, businesses, and key community spaces, while the Toledo Lucas County Public Library connected with patrons through its website, social media, and newsletters. Through patron data collection, community mapping, and visioning exercises, TDC gathered insights on programming needs and translated them into design recommendations. Additional recommendations included strengthening the library's role as a community hub and identifying opportunities to improve access, mobility, and safety.



Holland Branch Library, nestled in Strawberry Acres Park amid the Holland community



L: Feedback on branch-community relationship. R: Drawing vision on a bookmark



PREPARED FOR:



Swan Creek Planning Engagement

This project focused on developing an action plan for the Junction neighborhood to improve access to Swan Creek as part of a nature-based resilience and revitalization effort. TDC engaged with residents by attending numerous neighborhood events and hosting workshops to gather input and understand the community's needs.

Special thanks to Junction Coalition, Mannik and Smith Group, National Fish & Wildlife Foundation, Maumee Valley Habitat for Humanity, and Greater Toledo Community Foundation.



Activities at community meeting and Swan Creek Fish Festival

Birmingham Engagement

Working collaboratively with Birmingham Neighbors Helping Neighbors and the Birmingham Development Corporation, and MobileMeals, TDC supported cleanup and beautification events along the Consaul Street corridor, installation of a community mural, celebration of Birmingham Branch Library's 100th Anniversary, and ultimately, planning and celebration for the return of the Birmingham Ethnic Festival. This series of engagements helped inform community capacity and housing condition assessments for preliminary stages of planning to come in the future.

Special thanks to CareSource, Ohio CDC Association, and Lucas Metropolitan Housing.

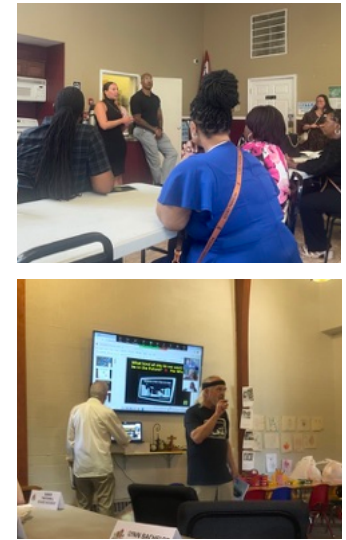


Residents providing feedback during community festival and artist Caroline Jardine installing the Birmingham mural

Livable Neighborhoods and Vacant Lot Reclamation

In 2025 TDC piloted growth of on-the-ground support for community partners, including activation of events and spaces across central city neighborhoods, incremental implementation of neighborhood plans, and urban design support for partner projects. These events build opportunity for community access and education to urban design solutions to a wide range of challenges, from public health and safety, to transportation access, to economic and environmental sustainability.

Special thanks to the John Henry Eldred Jr. Foundation and the Greater Toledo Community Foundation.



Participation and presentation in sessions for neighborhood plan implementation

Broadway Corridor- Old South End

TDC first began plans for the Broadway Corridor in 2017, making suggestions for infrastructure enhancements as part of the Old South End Neighborhood Master Plan: Reinvent Broadway, by working closely with the Broadway Corridor Coalition, business owners, and residents of the Old South End. In 2025, the project was completed.

Special thanks to the City of Toledo, the Broadway Corridor Coalition, and The Arts Commission.



Coalition president Steve Seaton with Master Plan and TDC Staff and board members with artist Cecelia Lueza

PARK(ing) Day



On Saturday, September 20, 2025, 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, 19 Toledo creatives, professionals, and advocates shared their visions for how to repurpose space occupied by street parking.

\$28K
Sponsorships

19
Participants

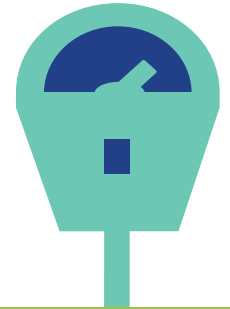


Guest Judges

- Council Member Nick Komives**
Toledo City Council
- Molly Luetke**
Madhouse Films
- Arika Michaelis**
Leadership Toledo
- Trayvone Mathis**
Sav'Ayn

Sponsors

- City of Toledo
- ConnecToledo
- TARTA
- Metroparks Toledo
- EDGE
- Kokosing
- Port Authority
- Colliers Engineering
- Mannik & Smith
- Madhouse Studio
- The Collaborative
- Tetra Tech
- Kwik Parking
- Maumee Valley Habitat for Humanity
- Structurepoint Inc.
- Key Bank
- AIA Toledo
- SSOE
- Signature Associates
- Ostrich Towne
- Crane Development
- Treu House of Munch
- Toledo Mud Hens
- Sally Gladwell
- Toledo Pickle



Participants

- African American Legacy Project
- ARK Restoration and Construction
- City of Toledo
- EDGE Group
- I-475 Neighborhoods Coalition
- Imagination Station
- Maumee Valley Habitat for Humanity
- Metroparks Toledo
- National Museum of the Great Lakes
- River Gallery Foundation
- Social B. Creative
- SSOE Group
- TARTA
- The Junction Coalition
- The Mockingjay Movement
- TOLEDO to the WORLD with Debra Sue
- Toledo Bikes
- Toledo Tango Club
- TMACOG



Outreach & Education Overview

February

- Mobile Meals Kitchen Tour & Presentation

March

- Girl Power Imagination Station
- AIA Toledo High School Design Competition & Judging
- Junction NFWF Swan Creek Community Workshop
- RAISE Dorr St to Adams St Design Engagement

April

- BGSU Architecture Graduate Design Studio Review
- Junction NFWF Swan Creek Earth Day Celebration
- Monroe-Auburn Master Plan Presentation
- Ohio CDC Association NW Ohio Regional Meeting
- RAISE Dorr St to Adams St Design Engagement
- RE-TREE Community Meeting
- University of Toledo Honors Course Presentations

May

- City of Fremont Visioning Workshops
- Community Based Development Organization Info Session
- Friendly Center Clean-Up Party
- Lucas County Land Bank Junction Gateway Ribbon Cutting
- Metroparks Upriver Community Outreach Event
- Metroparks Vistula Toledo Pickle Co. Takeover
- Warren Sherman Coalition Bancroft Corridor Presentation

June

- Activate/Innovate Conference
- AIA Toledo Old West End Festival Outreach
- Area Office on Aging – Age Friendly Initiative Meeting
- Birmingham Ethnic Festival Committee Meeting
- Consaul Community Day
- Old West End Festival Engagement with AIA Toledo

July

- Arts Commission Broadway Corridor Sculpture Reveal
- Birmingham Branch Library 100-Year Celebration
- Birmingham Festival Committee Meeting
- City of Fremont Visioning Farmers Market Outreach
- Hungarian Club Birmingham Ethnic Festival Preparations
- Junction NFWF Swan Creek Fish Festival
- Vistula Choice Neighborhood Strategy Session

August

- Area Office on Aging – Age Friendly Initiative Meeting
- Area Office on Aging Evergreen Heights Groundbreaking
- Birmingham Ethnic Festival Engagement
- Food Policy Listening Session
- Marcy Kaptur Visit with AmeriCorps
- Reinvest Toledo – Land Bank Listening Session
- Toledo Chamber Legislative Breakfast

September

- APA Ohio Regional Planning Conference Tours and Attendance
- PARK(ing) Day & Partner Opening Event
- TARTA Week Without Driving
- The Ability Center Toledo on Track Event
- Toledo City Council Food Policy Presentation
- Toledo On Track

October

- AIA Talk: Urban Design Across Borders
- BGSU Architecture Graduate Design Studio Review
- East Toledo Family Center Trunk or Treat
- John Henry Eldred Jr. Foundation AI for Good Workshop
- Leadership Toledo Community Impact Project Breakfast
- LISC Toledo Fundraising Event
- Lucas County Land Bank St. Anthony's Groundbreaking
- Midstory With/Standing Documentary and Installation Opening
- Reimagine the Zablocki Center
- Rippel Foundation Visit & tour with Metroparks Toledo
- TARTA Community Update & BRT Stakeholders Committee Meeting
- Toledo City Council Lakewoods Improvements Plan Presentation
- Toledo Lucas County Library Listening Sessions (Holland Branch)

November

- BGSU Architecture Graduate Design Studio Review
- Englewood Community Family Dinner
- Great Lakes AI Week Conference

December

- BGSU Architecture Graduate Design Studio Review
- Greater Toledo Community Foundation Executive Directors Session
- Toledo City Council – Vistula Zoning Meeting
- Vacant Lot Visits- Junction and Garfield

Outreach & Education Overview Continued

Recurring Events

- Adams Street Steering Committee Meetings
- African American Legacy Project Meetings
- Cherry Legacy Meetings
- City of Toledo Council Meetings
- City of Toledo Housing Plan Meetings
- City of Toledo Planning Commission Meetings
- East Toledo Partner Meetings
- Historic Buildings Committee
- Junction Coalition Community Meetings
- Leadership Toledo Community Impact Project
- North Toledo Community Meetings
- Old West End Association Meetings
- One Voice for East Toledo Meetings
- Reinvest: Toledo Visionaries Program
- Summit Street Improvement Input Sessions
- Swan Creek Steering Committee Meetings
- TARTA BRT Stakeholder Committee Meetings
- Uptown Association Meetings
- Vacant Lot Visits- Junction and Garfield



From top, L to R: Imagination Station Girl Power event, Birmingham neighborhood cleanup, Birmingham Ethnic Festival preparations, Junction park ribbon cutting

From top, L to R: Park(ing) Day, Metroparks Upriver event, Holland Branch Library listening session, Fremont visioning session, APA Conference tabling, APA Conference city tour, Birmingham community mural installation, Birmingham engagement

Toledo Design Collective

The Robert Seyfang Studio

One SeaGate, Suite 123

Toledo, OH 43604

E: hello@toledodesigncollective.org

T: (419) 214 9021