



Miami-Erie Canal Tourism Plan



**INTEGRATED SOLUTIONS**

- Municipal & Regional Planning
- Project Financing Assistance
- Architecture/Interiors
- Project Administration
- Electrical Engineering
- Environmental Engineering
- Mechanical Engineering
- Site/Civil Engineering
- Structural Engineering
- Surveying
- GIS (Geographic Information System) Mapping
- Transportation Engineering
- Water/Wastewater Operations



**PLANNING SERVICES**

- Community, Regional and Neighborhood Plans
- Transportation Plans, Complete Streets, Corridor Plans
- Downtown Redevelopment Plans
- Community Visioning Plans
- Land Use Plans
- Economic Development Strategies/ Comprehensive Economic Development Strategies (CEDs) for EDA funding
- Housing Development Plans/Strategies
- HUD Planning Documents: Consolidated Plans; Community Development Implementation Strategies (CDIS)
- Park and Recreation Master Plans
- Zoning and Subdivision Regulations
- Design Review & Urban Design Guidelines
- Financing and Economic Development Incentives (TIFs, SIDs/BIDs, Tax Abatement Programs)
- Revolving Loan Funds
- Cost/Benefit Analyses
- Historic Preservation (nominations to National Register, preservation ordinances, Section 106 reviews, tax credits)
- Branding and Marketing Strategies
- Community Wayfinding Master Plans
- Workforce Development and Economic Recovery Plans
- Coastal Zone Management Plans

**Merging Talents with Specialties**

**PDG Planning Staff**

- American Institute of Certified Planners (AICP)
- Economic Development Financing Professionals (EDFP)
- Form Based Code Institute (FBCI) Certified
- Leadership in Energy and Environmental Design, Accredited Professional (LEED-AP)
- Award Winning Staff (National, State, Local)
- Average of Over 25 Years Experience
- Credentialed, Personable, Involved



“Creating Lively Neighborhoods and Inviting Public Spaces”



# MAKING PLACES

Bridging Planning with Results



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AN EMPLOYEE-OWNED COMPANY

**PDG** Planners approach each planning project with an eye toward a sense of place that balances social, economic and environmental needs. We know that true placemaking happens only with meaningful collaboration and extensive community dialog that digs deep into local history, culture and fabric. Our planners understand that placemaking must be economically and environmentally sustainable and above all—authentic. Placemaking efforts must add value and provide tangible results that can be seen and experienced.

We incorporate appropriate planning and community involvement strategies into each planning project with the clear understanding that each community has a unique history and culture.

Huron Boat Basin & Amphitheater



Our qualified funding specialists evaluate potential resources and pursue grant and low-interest loan funds to make your project a reality.

**1.2 BILLION** Over \$1.2 Billion in Grant and Low-Interest Loan Assistance

Our team of funding specialists have helped communities secure more than \$1.2 Billion in grants and low-interest loans and are uniquely qualified to evaluate potential resources and pursue grant and low-interest loan funds, as well as other incentives. We not only help get projects funded, we help administer those funds as well. Our client-focused service has resulted in mutually beneficial, ongoing relationships with more than 800 communities, organizations and industries.



Ironton Downtown Depot Square Improvements



Wadsworth Community Branding & Wayfinding Plan



Geneva-on-the-Lake Revitalization Plan  
Main Street Downtown Planning Principles



Luna Pier, MI Masterplan Implementation  
—Outstanding Comprehensive Plan Award



Maumee—Artcrest Building Renovations



Sylvania Downtown Urban Design Plan



Oak Harbor Development Group Riverfront Rendering

**We Specialize in...**

- Sustainable Planning and Design
- Project Development and Implementation
- Grant Administration
- Community Engagement Forums
- Funding and Financing Strategies and Administration
- Project, Context-Sensitive Design Solutions
- Market Strategies
- Neighborhood Development
- Downtown Development/Redevelopment
- Park and Recreational Planning

- Planning Commission/Design Review Technical Assistance
- Analyses of Impediments to Fair Housing
- Housing Program Administration (CDBG, HOME, NSP, CoC, ESG), including loan processing, property inspections, work write-ups, lead-based paint risk assessments and clearances and construction oversight
- Authority Retainer Services
- Community Economic Development Marketing
- GIS Mapping
- Community Branding, Website Audits, Design and Redesign

**It's All About Place—**

Places Where We Work, Places Where We Live,  
and Places to Which We Become Emotionally Attached.  
Great Places Don't Just Happen—  
They are Created, Nurtured and Shaped.



“PDG brings attention to detail, professionalism, and courtesy to every project. They worked with our office to write the TIRC handbook, and guided the County to write the first enterprise zone agreements. They provided engineering specifications and on-site project review for several construction projects utilizing CDBG dollars. PDG also completed the Port Clinton Downtown Revitalization and Coastal Management Plans which saw numerous downtown businesses receive much needed facade and code related updates to their buildings. They are well suited to overcome the many challenges that projects often provide.”  
—Mark Messa, Director  
Ottawa County Regional Planning Commission

**Connecting People and Places  
Parks, Recreation and Transportation**

The importance of connecting and integrating people and place, while promoting physical activity, recreation and environmental preservation is a key focus of our planners. PDG offers a comprehensive approach with specialists in planning, architecture, site development and transportation engineering all under one roof. We offer the following specialties to achieve and exceed your community's goals.

- Park Master Planning
- Active Transportation
- Complete Streets



Upper Sandusky Stepping Stones & River's Edge Parks



Whitehouse Parks & Recreation Master Plan