



MAKING PLACES

and Growing Visions



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.



Whitehouse Parks & Recreation Master Plan

Master Planning and Park Design

A master plan provides an opportunity for park developers to assess the condition of their facilities, adapt and reuse existing space, and develop a course of action to address future needs. PDG offers a comprehensive approach to the master plan process, with specialists in planning, architecture, landscape architecture, site development and transportation engineering all under one roof.



Creating Lively Neighborhoods and Inviting Public Spaces



Luna Pier, Michigan
2011 Outstanding Comprehensive Plan Award
—APA Small Town and Rural (STaR)



Beckley, West Virginia
Best Towns to Live in The USA—Smithsonian Magazine



Port Clinton, Ohio
Downtown Revitalization Plan



Butler Area Multi-Municipal Plan
Intergovernmental Cooperative Agreements



Recreating Warren: 2009 Revitalization Strategy
Community Engagement



Little Italy Neighborhood Revitalization Strategy
PA Keystone Communities Program 1st Elm Street Community



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



Illustration by —The EDGE Group

Vermilion, Ohio
Downtown Revitalization Plan—Conceptual View of the “Beach Walk”

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.



Before



After

KERR BUILDING DOWNTOWN MIXED-USE BUILDING RENOVATION
PDG assisted the City of Coldwater, Michigan with grant writing and grant administration services for the adaptive reuse of the 32,000 square foot Kerr building.

\$1.1 Billion

Obtained Over \$1.1 Billion in Grant and Low-Interest Loan Assistance

Our team of funding specialists have helped communities secure more than **\$1.1 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.

We Grow Great Places

PLANNING SERVICES



- Sustainable Planning & Design
- Community, Regional and Neighborhood Plans
- Economic Development Strategies/Comprehensive Economic Development Strategies (CEDs) for EDA funding
- Transportation Plans, Corridor Plans, Complete Streets Projects, Context-Sensitive Design Solutions
- Downtown Redevelopment Plans
- Market Strategies
- Land Use Plans
- Housing Development Plans/Strategies
- HUD Planning Documents: Consolidated Plans, Analyses of Impediments to Fair Housing
- Park 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
- Housing Program Administration (CDBG, HOME, NSP, CoC, ESG)
- Historic Preservation (nominations to National Register, preservation ordinances, Section 106 reviews, tax credits)
- Neighborhood Development
- Wayfinding/Community Branding/Logo Design
- Planning Commission/Downtown Development Authority retainer services
- Community/Project Brochures
- Project Development and Implementation
- Funding and Financing Strategies

Merging Talents with Specialties

PDG Planning Staff

- American Institute of Certified Planners (AICP)
- Economic Development Financing Professionals (EDFP)
- Form Based Code Institute (FBCI) Certified
- National Charrette Institute (NCI Certified)
- Leadership in Energy and Environmental Design, Accredited Professional (LEED-AP)
- Award Winners (National, State & Local)
- Experienced
- Educated/Trained
- Involved



Integrated Solutions

- Municipal & Regional Planning
- Project Financing Assistance
- Landscape Architecture
- Architecture/Interiors
- Construction Administration
- Electrical Engineering
- Environmental Engineering
- Mechanical Engineering
- Site/Civil Engineering
- Structural Engineering
- Surveying
- Transportation Engineering
- Water/Wastewater Operations

"You 'held our hands' from our first introduction of the planning grant process through the completion of our successful CDBG projects... Thank you for your leadership and integrity throughout the process... On behalf of the residents of the Village of Waterville, please accept our highest praises and deepest gratitude."

-Lori Brodie and Pauline Glaza,
Downtown Waterville, Inc.



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