THEOHOPLANNER'S NEWS APA OH American Planning Association Ohio Chapter A Publication of the Ohio Chapter of the American Planning Association





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FIRST WORD



Christopher Anderson, AICP President

f you're a movie-goer, you know that
December is a great time to see some of the
best films of the year, as they debut before
the end of the year in order to qualify for
the Academy Awards and all the other
awards for entertainers in the "awards
season." It's that quiet period between the
Super Bowl and Opening Day, or if you prefer,
March Madness.

I've come to realize that we have an Awards Season of our own and it happens in September and October. At least that's how I've been thinking of it lately, because we had a doozy of an Awards Season this year.

Great Places in America

It started with the American Planning Association's Great Places in America recognition (they don't like to use "award" and they don't call it a competition, but trust me, it's highly competitive). Great Places in America are awarded rather sparingly—only 13 places from across the country this year and 290 since the program began in 2007. A Great Place is specifically a neighborhood, a public space or a street that is not only ... wait for it... "great" but one in which good planning has made it so.

This year Ohio had two of the four recognized Great Neighborhoods: The Short North Arts District in Columbus and Downtown Delaware, Ohio. The fun part for me was in presenting the awards and seeing how happy and proud all of the people involved were in receiving it. Planners, business owners, property owners, dedicated volunteers, Mayors and other elected officials—all of them knew of the hard work it took to get this recognition, and happy and proud that America took notice of it.

State Planning Awards

But those weren't the only awards! We had a very successful State Planning Conference this year in Cleveland, and that's when we present the State Planning Awards. The Cleveland Section and the host committee rolled out the red carpet for the conference (figuratively) and the awards presentation (literally). At the Ohio Theater in Playhouse Square. Handing those awards out was cool for me personally—Cleveland is my hometown and the grassroots effort to save the theaters was one of the first things that caused me to start thinking about urbanism and historic preservation. How the places we love can be neglected and discarded, or resilient and enduring.

AICP Fellows

Another kind of award or recognition will soon be coming from APA and I have very high hopes. Every two years, the American Institute of Certified Planners inducts planners with outstanding records of accomplishment into its College of Fellows. Ohio had four planners nominated this year and one I like to think of as an honorary fifth—Jennifer Evans-Cowley, who was nominated by Texas but is fondly remembered here from when she was a professor at Ohio State as well as the chapter's professional development officer and a board member for ten years.

The other four I'll wait to name individually since the list of Fellows hasn't been released yet, but working on their nominations, I was impressed over and over again with their bodies of work. Individually, their accomplishments and contributions to the practice of planning were all different, but they shared some common themes such as innovation, communication and mentorship. This is to be expected with a capstone award like FAICP, I suppose. What impressed (and humbled) me even more was the long and meaningful work that each of them accomplished on behalf of "the little guy," whether that was a struggling village, someone who needed a reliable way to get to work, or a vulnerable group such as those with autism. It's work that doesn't get enough recognition, but in my opinion it's the heart and soul of profession.

Christopher Anderson, AICP, is the Director of Community Development at the City of Forest Park and APA Ohio President. He can be reached at *chrisa@forestpark.org*.

Miami Valley Planning Tools Resource Launched

MARTIN KIM, AICP

he Miami Valley Regional Planning
Commission (MVRPC) recently launched its Planning Tools Resource
webpage. This Planning Tools page is
intended to provide planning practitioners with a range of tools, resources,
and best practices to enhance planning outcomes
across the Miami Valley. The Planning Tools Resource webpage can be found at www.mvrpc.org/
regional-planning/regional-planning-services/
planning-tools.

The featured planning tools currently cover eleven topic areas and are categorized into three themes: Plan Development & Resources; Plan by Subject; and Plan Implementation. A variety of resources can be found under each topic including primers, policy guides, and manuals from industry thought leaders.

In its role as a regional planning commission in the Dayton Metropolitan Region, MVRPC's interdisciplinary staff provides professional services to member organizations for their successful planning and policy development efforts. In this capacity, the MVRPC team conducts best practices research and information gathering to advance planning throughout the Region. The Planning Tools Resource is an extension of these efforts. It is intended to provide resources to planners that may not have time to collect and vet this type of information due to the constraints of their day-to-day responsibilities.

The Planning Tools webpage is meant to be a dynamic resource. As such, MVRPC is surveying its member organizations asking for their input on additional topics and resources. The results of the survey will be incorporated over time.

Established in 1964, the Miami Valley Regional Planning Commission promotes collaboration among communities, stakeholders, and residents to advance regional priorities. MVRPC is a forum and resource where the Board of Directors identifies priorities and develops public policy and collaborative strategies to improve quality of life throughout the Miami Valley Region. MVRPC performs various regional planning activities, including air quality, water quality, transportation, land use, research and GIS. As the designated Metropolitan Planning Organization (MPO), MVRPC is responsible for transportation planning in Greene, Miami and Montgomery Counties and parts of northern Warren County. MVRPC's areawide water quality planning designation encompasses five (5) counties: Darke, Preble plus the three MPO counties.



The Plan Development & Resources interface from MVRPC's Planning Tools webpage.

Martin Kim, AICP, GISP is the Director of Community & Regional Planning at the Miami Valley Regional Planning Commission. He can be reached at **mkim@mvrpc.org**.

Project team members for the Planning Tools resource include: Shelley Denison, Planner II; Tom Harner, GISP, GIS Coordinator; Elizabeth Whitaker, AICP, Senior Planner; and Kathryn Youra Polk, GISP, Senior Planner.

Nichole Martin, AICP

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ichole Martin, AICP is APA Central Ohio's newest Section Director. Therefore, we thought it fitting and timely that this installment of our Member Spotlight feature her! Below are questions we asked:

Talk about your career path. How did you get to where you are today?

My career started at age 10 as a plus one at public involvement meetings. As a child, my mom worked as the Planning Administrator for the Ohio Department of Transportation (ODOT) — District 8. Begrudgingly, I would quietly observe her evening meetings from the corner. By middle school, I was promoted to the sign-in table; and by high school, I was attending for fun.

Based on my early exposure to transportation planning, I knew that in college I wanted to have a hand in influencing the built environment. I dabbled in Civil Engineering and Landscape Architecture prior to landing on Planning as my preferred career path.

I graduated from the Ohio State University with a Bachelors and Masters in City and Regional Planning. During my Master's program, I worked as a Planning Intern at the City of Dublin, Ohio. When I started at the City, the Bridge Park development was in preliminary design. Two years later, buildings were approved, constructed, and in need of signs. As an Intern, I worked with the developer to establish comprehensive sign standards, which were subsequently adopted. The project opened the door to a full-time position as a Planner I. Most recently, I've continued on to a position as a Planner II with the City.

Outside of the office, I am committed to connecting planners to planners through the APA Ohio framework. Presently, I serve as the Section Director for the Central Ohio Section of APA Ohio.

If you had a superpower, what would it be?

Time travel. I would love to experience historically significant Planning movements in real time. Specifically, the Greco-Roman Empire, the Garden City movement in England, and the 1893 World's Columbian Exposition in Chicago.

What is the biggest challenge facing you as a young female planner?

As a young female planner, it is challenging to garner respect from more established professionals working in development including developers, attorneys, architects, and engineers. I have dealt with comments regarding my age, my experience, and my profession. I have not found the same to be true within the Planning community. I have found that there is enthusiasm from established planners to foster the success of young planners. I am extremely appreciative of the relationships that I have fostered within the Planning field through APA Ohio.

What made you decide to start volunteering with APA Ohio?

I began volunteering with APA Ohio in 2016 as a member of the planning committee for the 2017 State Conference. I had recently returned from the 2016 OKI Conference in Indianapolis, which sparked my interest in connecting planners to continuing education. I also recognized that I thrive on a challenge. Getting involved with an organization where I can make a difference through professional volunteerism aligns with my values.

What inspires you?

I am inspired by my family, friends, and peers. I strive to be better tomorrow than I am today. I strive to hold myself to high standard. And, I strive to positively impact my community. I am inspired by planners, advocates, and citizens that have come before me. It is for myself and for them that I aspire to contribute to society both personally and professionally.





Planning Awards: BEST OF THE BEST

The biennial APA Ohio awards program honors outstanding planning and planning leadership in Ohio, recognizing the highest levels of achievement. APA Ohio presented eight awards at the APA Ohio Planning Conference reception, held at the Ohio Theatre at Playhouse Square on October 3.

Twenty seven nominations were received. Award nominations were reviewed and winners selected by a jury of professional planners from the APA Texas Chapter. Evaluation criteria include innovation, creativity, transferability and public participation.

APA Ohio Planning Awards Chair Matthew Schmidt, AICP, noted that the 2019 awards "are representative of the amazing impact planners have in communities throughout the state. From the creation of public spaces, to long-term visioning, and addressing social needs, the projects represented in this list only touch on the vast breadth of how our profession is changing Ohio for the better 'Because We Plan'."

PLANNING STUDENT PROJECT

Autism Planning & Design Standards The Ohio State University Urban Decision Group

This award recognizes a student or group of students in an Ohio undergraduate or graduate planning curriculum, individually or collectively, for excellence on a scholarly or community service project.

During Fall 2017 and Spring 2018 terms, graduate and undergraduate students in The Ohio State University's City and Regional Planning Junior Studio, City and Regional Planning Senior Studio, and City and Regional Planning Graduate Planning Innovations Workshop investigated the everyday needs of high-functioning adults with autism and how professional planners, policymakers, and designers can improve their lives. 33 graduate and undergraduate students, 37 professionals in allied fields, 30 adults with autism, and 23 parents of adults with autism worked on this project.

The students designed infrastructure and program ideas to produce a final deliverable planning toolkit. The toolkit helps planners become proactive in creating more inclusive places relative to autism.

This project has blazed a trail. The project appreciably reimagines existing practice for civil infrastructure and urban design relative to users with autism. It is the first of its kind in the physical planning field.

The planning principals established in Autism Planning and Design Guidelines 1.0 birthed the American Planning Association's Planning with Underserved Populations Interest Group. This newly established interest group includes planning work with many underserved populations, including the addicted, veterans, traumatized, impoverished, and others.

BEST PRACTICE

Making Our Own Space Cleveland Urban Design Collaborative Seventh Hill Design

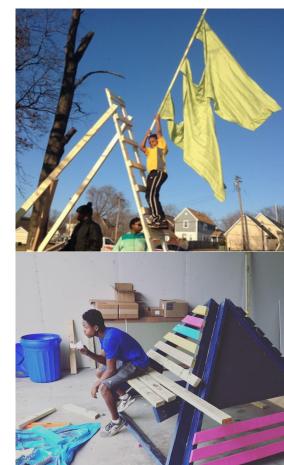
This award category addresses the development or application of a specific planning tool, practice, program or process. Winning best practices emphasize results and demonstrate how innovative and state-of-the-art planning methods and practices have led to creating communities of lasting value. Examples include applications of technology, codes, policies, design guidelines, handbooks, etc.

Typical formats for community engagement in planning processes public meetings, surveys, etc. often fail to encompass youth's input.

Making Our Own Space is an initiative of Kent State University's Cleveland Urban Design Collaborative that addresses this issue by training youth in community design & planning. Students conceive, design, and construct public space improvements in hands-on workshops that empower youth to become active in shaping the built environment around them. MOOS creates a venue where youth not only have their input heard, but they are responsible for bringing some of the earliest visible physical change to their neighborhood during processes of re-investment that often take years to bear fruit.

Three Cleveland area neighborhoods Buckeye-Shaker, Shaker Heights and Clark-Fulton in addition to shorter-term workshops held on several more sites in the metro area. Built work includes temporary art installations, playscape pieces, neighborhood wayfinding, street furniture, and more that have been designed for pop-up community events, streetscapes, vacant lots, and underutilized public parks.

One Texas jury member commented: "Involving youth in a new way for innovative redesign of public spaces that are engaging is a marvelous way to utilize the creative energy in our youth."



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[Making Our Own Spaces]

"Planning went from book to implemenation with a lot of hard work and advocacy. Truly an innovative P3 for others to look at as an example."

[Van Aken District]

FOCUSED BUILT PROJECT

Van Aken District City of Shaker Heights, Ohio RMS Investment Corporation

The Focused Built Project award is for an existing built project in Ohio of unusually high merit contributing to an improved quality of life.

Established in 1912 as a planned community with streetcar access to downtown Cleveland, Shaker Heights remained a largely residential city. While this forged a tight-knit community with a national reputation for excellent schools and housing stock, the lack of commercial development and its associated tax revenues hindered the City's future.

The Van Aken District is the result of a 15-year planning process which has resulted in \$119M of public/private development.

As a pioneering change to the community's residentially-oriented and historic character, it was recognized early in the planning process that earning community support and obtaining extensive feedback would be paramount to the project's success. The City's proactiveness for public participation has fostered fruitful feedback and meaningful connections through more than 60 public meetings and countless conversations.

As one Texas juror rightly put it: "The planning went from book to implementation with a lot of hard work and advocacy. Truly an innovative P3 for others to look at as an example."

COMPREHENSIVE PLAN LARGE JURISDICTION

Corridor Concepts
Mid-Ohio Regional Planning Commission
OHM Advisors

This award is for a comprehensive plan of unusually high merit for an Ohio community with a Census population of 100,000 or more.

Central Ohio is projected to welcome one million new residents by 2050. 80 percent of that population growth is expected to be households without children. This creates a critical need for the communities in Central Ohio to work together to create a coordinated plan for this anticipated growth.

Enter: Corridor Concepts, a comprehensive land use and mobility strategy that demonstrates the benefits of walkable, compact neighborhoods to households, the environment, transportation, and local government budgets.

The Corridor Concepts study was made possible through a unique partnership which brought local governments and the business and development communities together to work toward shared goals. This cross-sector approach truly exemplifies the collaborative spirit of the region, known affectionately as The Columbus Way.

This process aligned the city of Columbus and multiple other cities to embrace a process and vision for the future to collectively manage the growth of more than 1 million people to the region. I can't even get my family to agree on where we get takeout from on a Friday night. This is unbelievable.



COMPREHENSIVE PLAN SMALL JURISDICTION

Plan Hamilton
City of Hamilton, Ohio
Compass Point Planning
McGill Smith Punshon

This award recognizes a comprehensive plan of unusually high merit completed by, for, or within an Ohio jurisdiction with a Census population of less than 100,000.

Adopted in March 2019, Plan Hamilton recognizes the city's historic legacy while ultimately focusing on the future direction of Hamilton.

This fully web-based plan is not just a land use plan. The plan looks at a wide variety of topics that include traditional components such as land use, economic development, and mobility, but it also recognizes the importance of music, arts, and cultures, and the need for collaboration with the city's many partners in planning.

What you won't find in this plan is information on existing land uses, population and workforce trends, permits, etc. This plan is intentionally formatted to focus on where the city is headed in the future without burdening the site with an extensive amount of existing data.

Plan Hamilton engaged the public throughout the process with a very comprehensive and extensive public engagement process, reaching more residents than in any planning process before and gathering over 4,500 responses.

Like any thoughtful and complete plan, we must help it grow wings and fly off that proverbial shelf.

Plan Hamilton is no exception. City staff are working on moving top priorities forward. Just as the Plan Hamilton process was driven by citizen involvement, citizen input is critical to the implementation process. After the plan was approved in March, the city launched a citizen-led implementation process in April.

One Texas jury member commented that Plan Hamilton is "very innovative and interactive; a 22nd century comprehensive plan."

FOCUSED PLANNING PROJECT

Cleveland Public Library Cleveland Urban Design Collaborative Bialosky Cleveland

The Focused Planning Project award goes to an Ohio planning project of unusually high merit dealing with a specific subject, such as economic development, housing, preservation or transportation.

Cleveland Public Library engaged the Cleveland Urban Design Collaborative and Bialosky Cleveland to help answer the fundamental question: What is the role of the neighborhood branch library in the 21st century?

Far from simply being repositories for books, today's libraries provide technology training, social services, safe space for youth, and community work spaces. They attract hugely diverse user groups, and could be made even more relevant to a wider range of people truly becoming community hubs for the public. The plan contextualizes the branch system within the institution's 150 years, and provides an actionable path forward to updating these community spaces to better meet evolving public needs.

The CPL Community Vision Plan & Facilities Master Plan, two interrelated plans produced from 2014-2019, collectively assessed the community needs & physical challenges around every branch library in the Cleveland Public Library (CPL) system, including 27 neighborhood branches and the downtown main campus.

The Community Vision Plan approached library planning from the perspective that every neighborhood is fundamentally different, and will need custom-tailored strategies to meet their needs.

Taking cues from the field of Experience Design, the planning team envisioned the branch experience in totality: building; grounds; neighborhood; and services. Each of these four experience levels have a significant impact on the overall experience patrons encounter when visiting their local branch; using this framework helped the team understand the existing gaps in the overall user experience, in order to better plan future improvements.

One Texas juror commented that "this is an innovative way to use planning principles during a facilities planning process. Normally, those two are not married together in a way that encompasses the whole community, and the scale at which this was done, the whole city, is impressive."



"This is an innovative way to use planning principles during a facilities planning process. Normally, those two are not married together ina way that encompasses the whole community, and the scale at which this was done, the WHOLE CITY, is impressive."

[Cleveland Public Library]



Patrik Bowman, AICP



Steven Litt

OUTSTANDING PLANNER

Patrik Bowman, AICP

The Outstanding Planner award award recognizes a professional planner for outstanding achievement, leadership and sustained contribution to the profession through distinguished service.

Since graduating from The Ohio State University in 1977 with a Master's Degree in City and Regional Planning, Patrik has spent 42 years shaping the natural and built environments in a number of central Ohio communities.

He began his career with the City of Columbus Planning Division and then served as Planning Director for the City of Dublin where he was part of the early development that helped lay the planning guidelines for future development. From Dublin, he worked as a planning consultant for NBBJ. In Central Ohio, he worked with New Albany, extensively with Grove City and developed the Grandview Heights 1997 City Master Plan and updated the Grandview Heights Zoning Code.

Patrik was instrumental in the negotiations that lead to a dense mixed-use project, the Grandview Yard, which consists of over a half a billion dollars in private investment in a 100 acre former industrial site

In the last 2 years he has been part of the team that negotiated the expansion of the Grandview Yard Project into a brownfield area and the negotiations for a new 60 acre mixed use project on a former landfill site, Grandview Crossing.

Patrik's peers are eager to say that his work has left its mark of the future of Central Ohio communities. He has epitomized the role of a well-rounded community planner, able to form a strong planning process, foster community participation, and most importantly construct a creative yet durable plan of action. Patrik is a true "people's planner".

CENTENNIAL AWARD

Steven Litt

The APA Ohio Board of Trustees has in years past selected an individual for a special award that showcases a particular planner, citizen planner or elected official that embodies the mission of good planning in Ohio.

Steven Litt has been an Art and Architecture Critic at The Plain Dealer (Northeast Ohio newspaper) since 1991. Before this position, he was an Art and Architecture Critic for The News & Observer in North Carolina. His education includes a Master's in Urban Planning from Cleveland State University (MUPDD), a Master's of Science in Journalism from Columbia University and a Bachelor's Degree in Art from Brown University.

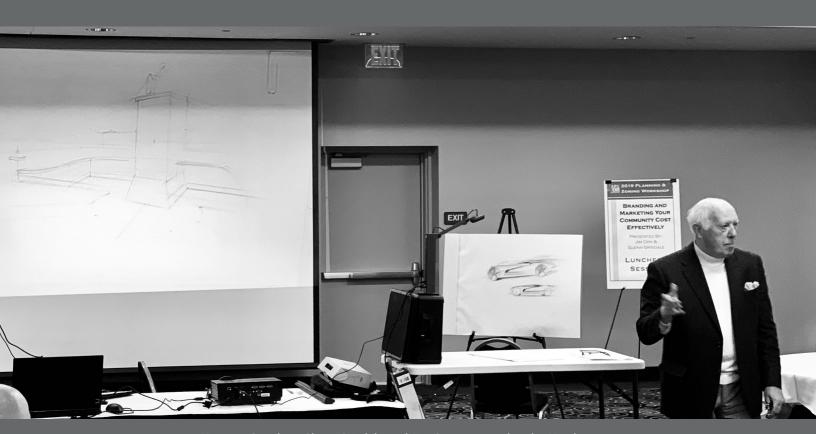
Steve says: "I cover art, architecture, urban design and city planning in Cleveland, Northeast Ohio and the industrial Great Lakes region. My goals are to strengthen cultural activity, to build discerning audiences and to participate in the national discussion about the future of cities."

Newspaper journalists who specialize in urban planning, design and development are on the endangered species list. Steven Litt is one of the last remaining.

Not only does he embody an energy for planning and design (whether you agree with his criticisms or not), his passion for place documents and delivers the built environment to the public we serve, and for us as planners to look back, to sustain, to improve – to EVOLVE.



APA OHIO **SECTION NEWS**



Keynote Speakers Glenn Grisdale and Jim Orr presented at the Northwest Ohio Planning & Zoning Workshop to discuss cost effectively branding and marketing of your community. Seen above, Jim illustrates - in live time - a concept neighborhood gateway based on a series of questions asked of attendees.

Jim was born in Glasgow, Scotland. He received his B.A. in Industrial Design from the College for Creative Studies, in Detroit, Michigan. He worked as a staff designer for General Motors Corporation for twelve years. He moved on to establish his consulting firm, Advanced Formations in Columbus, Ohio. He served as chairman of the design department at the Cleveland Institute of Art for eight years. Now his devotion is focused on developing a web-based training program called Dr. Contrast and the Dream Labs....its goal is to motivate and inspire high school and middle school students to pursue a career in the exciting vocation of Industrial Design.

CENTRAL OHIO

The Central Ohio Section recently welcomed a new baby - on October 9, 2019, past Section Director Amanda Golden welcomed a healthy baby girl! Amanda stepped down as Section Director in September. Nichole (Nicki) Martin, AICP was appointed by the board to fulfill her term as Section Director. She is excited to serve Ohio planners at the local and state levels in her new role.

The Section hosted a Holiday Happy
Hour on December 2 to celebrate the year's
accomplishments including hosting a successful
2019 Planning and Zoning Workshop, engaging in
quarterly networking events, parterning with CNU
Midwest on a neighborhood tour and facilitating
a tour for Ohio University – Urban Geography
students.

CONTACT APA CENTRAL OHIO: Nichole Martin, AICP nmartin@dublin.oh.us

CINCINNATI

We held two events celebrating World Town Planning Day in Cincinnati: On November 7, APA and Hamilton County Regional Planning Commission partnered for a day-long workshop focused on affordable housing. On November 13, APA and the City of Oxford engaged residents, students and professional planners for their second annual Design Charrette in celebration of WTPD.

On November 7, APA Cincinnati participated in the Cincinnati Design Awards (CDA) program for the first time. CDA recognizes and promotes the social and economic value of good design in our community. Cincinnati board member Katherine Keough-Jurs served as the local juror and several local plans received awards.

On November 13 at Miami University, six APA Cincinnati professionals gave students advice on their resumes including a one-on-one review. Afterwards several went to dinner at Uptown favorite Skipper's Bar and Grill. Approximately 30 students attended.

On December 13, APA Cincinnati partnered with APA KY Region 4 to kicked off the holiday season at Keystone in Covington, KY. More than 60 professional planners and students attended the event.

The Cincinnati Section will host the annual David J. Allor Planning & Zoning Workshop on Friday, March 6. Registration is now open and we're looking for sponsors. Learn more at www.ohioplanning.org/cincinnatiworkshop.

For more information about future events, and to connect with other local planners, please join our Facebook page at www.facebook.com/groups/APACincinnati.

CONTACT APA CINCINNATI: Eric Anderson, AICP eric.anderson@kzf.com

CLEVELAND

Planners from Cleveland and across Northeast Ohio were thrilled to welcome so many of you from throughout the state to the 2019 APA Ohio Planning Conference in October. For those of you able to join, we hope you enjoyed the over 100 educational sessions, mobile workshops, speakers. In this season of thanks, the APA Cleveland Section wants to extend our sincerest thank you and appreciation to everybody that volunteered their time and expertise as speakers, volunteers, committee members, and leaders in the planning profession. You've inspired us all to finish out 2019, and kick off 2020, with a renewed sense of vigor and excitement to create great places and inclusive communities across Ohio - all Because We Plan!

For those of you in Northeast Ohio, we have one more opportunity to round out 2019 with your fellow planners in celebration of what we've accomplished. On December 17, please join us for a celebration of the 15th anniversary of the adoption of the Cleveland Lakefront Plan at the Harp for a lively storytelling discussion and pre-holiday merriment – as well as to get those elusive AICP CM credits before the year runs out! Registration is open on the APA Ohio website.

With the conclusion of the State Conference, the Cleveland Section will be returning to our more regularly scheduled events for 2020. Follow along on Facebook (www.facebook.com/groups/APACleveland) and Twitter (@APA_CLE). Please let us know if you're interested in volunteering on one of our many committees. Make getting more involved one of your New Year's resolutions for 2020!

CONTACT APA CLEVELAND: Matt Schmidt, AICP matt.t.schmidt@gmail.com



A sampling of APA Cleveland SPC 19 conference volunteers



MIAMI VALLEY

The Miami Valley Section hosted the 33rd Annual Miami Valley Planning and Zoning Workshop on Friday, December 6, 2019, at the David H. Ponitz Center – Sinclair Community College in Dayton, OH. The Workshop featured a dynamic program of outstanding speakers from across the planning spectrum. Sponsored by the Greater Dayton RTA, the workshop was full of great sessions as we celebrate the 33rd year of the successful workshop!

CONTACT APA MIAMI VALLEY: Tim Davis tim.davis@troyohio.gov

NORTHWEST OHIO

On Thursday November 14, the Northwest Ohio Section of APA Ohio held its annual Planning & Zoning (P&Z) Workshop. The P&Z event was held at the conference center of the Radisson at The University of Toledo, and was attended by nearly 70 people. The workshop included both urban and rural sessions for a diverse group of attendees. The keynote luncheon presentation involved an interactive session that involved instant feedback voting technology on opinions of Branding & Marketing for Communities led by Glenn Grisdale (Reveille, Ltd.), which was then supplemented by Jim Orr (Director of DrContrast. com) sketching up graphic concepts live in front of the audience to show how very cost effective brainstorming can be used to create a graphical concept to use for progressing branding ideas specific for your community. The surveys from the P&Z Workshop will be used to develop topics and ideas for workshops in 2020, which leadership of the Northwest Section will begin working on in February.

CONTACT APA Northwest Ohio: Patrick Etchie, AICP petchie@manniksmithgroup.com



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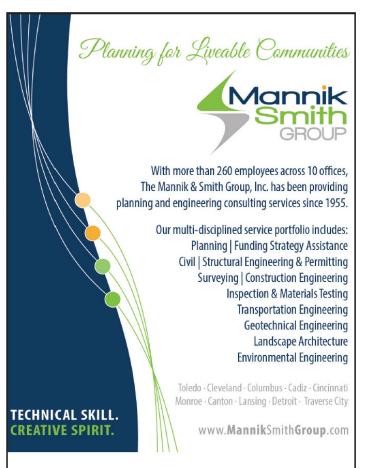
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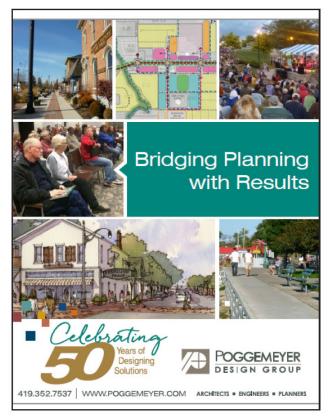
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