

# **QUICK FIND**

Wednesday, September 26	1
Thursday, September 25	
AM Sessions + Workshops	1
PM Session + Workshops	8
Friday, September 26	
AM Sessions + Workshops	15
PM Session + Workshops	21
Exhibitor List	24
Conference Venue Floorplan	24
Special Events	25
Sponsors	27





#### 2025 APA OHIO PLANNING CONFERENCE

# PROGRAM SESSIONS

# **WEDNESDAY, SEPTEMBER 24**

# **Professional Development Workshop**

9:00 AM - 3:30 PM, Depart from Renaissance Lobby

**SSOC** 

# >> Paths of Progress: A Planning Tour through Metroparks Toledo CM | 6

Bus & Walking | \$100 (includes lunch)

The PDW this year will involve a guided bus tour of several Metroparks Toledo facilities that have incorporated aspects of history, recreation, education, and sustainability. The guided bus tour will be narrated by Matthew Killam (Chief External Relations Officer) of Metroparks Toledo. Tour stops include:

- Glass City Metropark (and the Ribbon)
- Middlegrounds Metropark
- Cannaley Treehouse Village in Oak Openings (lunch location)
- Providence Metropark (Ludwig Mill/Canal Boat)

# **THURSDAY, SEPTEMBER 25**

# Registration & Networking Breakfast

8:00 AM - 9:00 AM, Mosaic Foyer





# Welcome & Keynote Address

9:00 AM - 10:30 AM Mosaic Ballroom Welcome: Mayor Wade Kapszukiewicz

Featuring: Gabe Klein



# >> Sticking to Solid Planning in Uncertain Times CM | 1.25

Gabe Klein is no stranger to disruptive change, from technology and business shifts to high-stakes political roles, making consequential changes in DC, Chicago, and nationally at the Joint Office of Energy and Transportation. Gabe will guide us through our current state and provide effective strategies for moving forward on behalf of the people we serve, utilizing technology and radical collaboration while staying true to good planning principles.

# **Morning Mobile Workshops**

**10:45 AM – 1:00 PM** *Meetup in hotel lobby* 



# >> Evolving Futures: Community-Based Planning in Toledo Neighborhoods CM $\mid$ 2 $\mid$ Eq $\mid$ 1 $\mid$ Bus $\mid$ \$25

Join Toledo Design Collective (TDC) for an on-the-ground mobile workshop exploring the evolving future of planning in Toledo's central city neighborhoods. Celebrating 25 years of community-based planning and advocacy, TDC will guide attendees through four distinct near-downtown districts, each at different stages of revitalization, implementation, and problem solving. This tour will highlight how inclusive planning practices rooted in equity, culture, and resident engagement are reshaping urban design and development across the city. Participants will explore:

- Uptown/Adams Street
- Junction/Englewood & Dorr Street
- Old South End/Broadway Corridor
- Birmingham/East Toledo

This session will reflect on the lessons, strategies, and real-life outcomes of past and current planning efforts. It will also preview emerging initiatives such as the Forward Toledo Cultural Trail, a citywide connector linking people, places, and public spaces through arts, culture, and mobility as Toledo plans for uncertain futures and sustainable development.

#### **SPEAKERS**

#### **Ryan Bunch**

Studio Director, Toledo Design Collective

#### Sally Gladwell, CP, CEM, CEI

Senior Vice President/Senior Principal, Mannik & Smith Group

#### Jennifer Van Horn

Chief Planning and Construction Officer, Metroparks Toledo

## >> Beyond the Windshield: A Micro-Mobility Tour of Toledo CM | 2

Bicycle or E-Scooter (bring your own or rent on-site!) | \$25

Discover Toledo's urban evolution up close in this engaging, hands-on mobile workshop! Ride through diverse neighborhoods to see new developments, green infrastructure initiatives, and evolving alternative transportation corridors. The 8-mile tour takes 120 minutes, with a relaxed pace for all fitness levels. Bring your own bike or rent an electric scooter. Rental info provided closer to event. Helmets suggested.

#### SPEAKERS:

#### **Alex Schultz**

Planner, Toledo-Lucas County Plan Commission

#### Ryne Sundvold

Senior Planner, Toledo-Lucas County Plan Commission

# Morning Technical Workshops 10:45 AM - 1:00 PM

### >> APA Foresight and Trend Report for Planners CM | 2

Murano

Join APA's Foresight team for an interactive workshop that introduces an innovative framework of strategic foresight adjusted specifically for the planning profession. In an era of accelerated change and uncertainty, foresight tools help planners move beyond forecasting toward anticipating and preparing communities for a range of possible futures. Participants will gain hands-on experience with

two key tools: the APA Trend Report for Planners, which highlights emerging external drivers of change shaping the future of communities, and exploratory scenario planning, a method for examining plausible possibilities and stress-testing plans. Together, these approaches will equip planners to integrate foresight into practice, strengthen decision-making, and future-proof their plans.

SPEAKER:

### Zhenia Dulko

Foresight Research Manager, American Planning Association

# >> The Source Code of Persuasion: Telling the Planning Story CM | 2

*Impressions* 

The heart of planning is storytelling—convincing neighbors, councils, and communities to imagine a shared future. This workshop blends timeless lessons in storytelling with practical demonstrations of how AI can help planners sharpen their message. Learn the essential elements of narrative, explore how to use AI as a persuasive partner, and practice turning technical concepts into memorable stories that win trust and support.

SPFAKER:

Andy Boenau, AICP

Founder, Urbanism Speakeasy

# Concurrent Sessions 10:45 AM - 11:45 AM

# >> Zoning Law for Today and Tomorrow: Hot Topics and Legal Trends CM | 1 L | 1

Mosaic I

The Zoning Roundtable is designed as an interactive conversation that invites participants to explore the latest issues, trends, and challenges in the world of planning and zoning. This dynamic session will feature three highly respected professionals who bring more than 70 years of combined experience in planning, zoning administration, and municipal law. Together, they will share practical insights drawn from their careers, provide perspectives on emerging best practices, and reflect on how zoning continues to evolve in response to changing community needs.

In addition to a robust discussion on current planning and zoning hot topics, the session will also include important legal updates, ensuring attendees are informed about recent court decisions, legislative changes, and regulatory shifts that impact daily practice. Whether you are a planner, zoning administrator, elected official, attorney, or community advocate, this session will offer valuable knowledge and real-world applications that you can take back to your own community. The roundtable format will encourage audience questions and dialogue, making this an excellent opportunity to learn directly from experts while also sharing your own experiences and challenges.

SPEAKERS:

**Jacob Barnes** 

Director of Economic Development,

Spencer Township

Jeff Stopar, Esq

Attorney, Semro Henry

Eric Wagner, AICP

Zoning Administrator, Monclova Township

## >> Building Blocks for Child Care: Planning Tools for Stronger Communities CM | 1

Mosaic III

Across the country and here in Ohio, communities are grappling with a worsening child care crisis. Limited availability, high costs, staffing shortages, and regulatory challenges have made it increasingly difficult for families to find affordable, accessible care, and for providers to open and sustain operations. While much of the public discourse focuses on economic and workforce implications, a key aspect is often overlooked: the powerful role local planning and zoning can have in shaping the landscape for child care.

This session examines how local governments can play a proactive role in addressing the child care gap through planning, land use policy, and community development tools. Outdated zoning codes, restrictive permitting processes, and excessive site requirements can unintentionally prevent new child care facilities from opening - particularly in the neighborhoods where they are needed most. Conversely, thoughtful planning and regulatory reform can unlock opportunities for small-scale and center-based care, expand mixed-use development that incorporates child care, and promote equitable access across all community types.

Drawing on examples from Michigan, this session will highlight strategies that are helping municipalities remove barriers and become active partners in child care solutions. Attendees will learn how to conduct a zoning and regulatory audit for child care readiness, hear success stories of cross-sector collaboration, and gain actionable insights to make their communities more family-friendly, inclusive, and economically resilient. **CM | 1** 

SPFAKERS:

Abbie Emison, AICP

Principal Planner, McKenna

Michelle Parkkonen, AICP

Managing Director of Technical Assistance Program, Michigan Economic Development Corporation Lauren Sayre, AICP

Senior Planner, McKenna

Kathy Szenda Wilson

Co-Executive Director, Pulse

# >> Exploratory Scenario Planning: What is It? How has it Helped Ohio Communities? CM | 1 Mosaic IV

Scenario planning, as a planning practice, was developed in the mid-twentieth century for military and corporate strategizing. In recent years, a new paradigm within the field has begun to emerge: exploratory scenario planning. Like 'traditional' scenario planning, exploratory scenario planning considers a range of futures and uses these futures to map out different ways stakeholders, local governments, and businesses might respond to be more prepared or to achieve a given future. Since 2021, at least three communities within Ohio have undertaken exploratory scenario planning processes to better prepare themselves now and for their future. The process of exploratory scenario planning has uncovered key insights and has driven recent housing and development policy changes in Lakewood, Cleveland Heights, and Hamilton.

Representatives from the Greater Ohio Policy Center and the Consortium for Scenario Planning, a program of the Lincoln Institute of Land Policy, will provide a brief overview of what exploratory scenario planning is and provide information about additional resources on exploratory scenario planning. Then, through a facilitated dialogue, planners from Cleveland Heights and Hamilton will talk about their experiences with doing exploratory scenario planning and how it has transformed how they plan their cities' futures. Our panel will offer resources and a tool to planners and leaders on how to

take the first steps toward more resilient futures. This session will be particularly valuable to local governments who want to learn about new tools for community engagement.

SPEAKERS:

**Aaron Clapper** 

Director of Outreach and Projects, Greater Ohio Policy Center

Liz Hayden, AICP

Executive Director, Department of Neighborhood Services, City of Hamilton

**Eric Zamft. AICP** 

Director of Planning and Development, City of Cleveland Heights

## >> Making a Case for Rail & Transit: Connecting Communities to Create Great Places CM | 1 Mosaic V

Passenger rail may soon be a reality in Central Ohio! The Federal Railroad Administration (FRA) has approved two applications for Central Ohio to be part of the Corridor Identification and Development (Corridor ID) Program, a comprehensive planning and development program that will help guide intercity passenger rail development throughout the country and create a pipeline of projects to support future service. Restored passenger service to rural, Appalachian Ohio, suburban, and urban areas along with a robust transit network promises to create new workforce access, spur economic development, connect communities, and reduce our region's carbon impact while also improving freight operations.

The Mid-Ohio Regional Planning Commission, City of Dublin, and Central Ohio Transit Authority will share how they are taking a comprehensive approach from local to regional planning in rail and transit route development and supporting infrastructure necessary to create a multi-modal network of high-capacity transit, maximize traveler experience, and create new mixed-use transit-oriented developments. Speakers will share plans, process, and timeline for projects related to studying rail routes and station location viability, including station design criteria and integration with bus rapid transit.

SPEAKERS:

Parag Agarwal, AICP

Chief Mobility and Development Officer, Mid-Ohio Regional Planning Commission

Devayani Puranik

Director of Development Programs, Central Ohio Transit Authority Megha Sinha, AICP Principal, nbbj

**Christopher Will, AICP** 

Senior Planner, City of Dublin

### >> DEEP DIVE Technically ... There's Plenty of Parking CM | 1

Mosaic VI

"But there's nowhere to park downtown!" Learn how the City of Sandusky crafted, conducted, and communicated a staff-led parking study to count precisely how and when the 3,664 parking spaces in downtown are used. This session is a deep dive into the data collection and analysis of our 2024 parking study and how we are using it not only to bust myths but also to make decisions on how we manage our parking inventory. Critical to the parking study data collection was our drone pilot! This session will also do a deep dive on the use of drone photography for completion of the study. Learn about drone types, components, operation, methods for daily use in the city, and how to get your drone pilot certification.

#### **Tom Horsman**

Communications Manager, City of Sandusky

### Concurrent Sessions 12:00 PM - 1:00 PM

## >> The Housing Trifecta: Policy, Planning, and Progress CM | 1

Mosaic I

Ohio's housing challenges are widespread, affecting communities of all types - from urban cores and growing suburbs to rural areas experiencing population loss. Despite their differences, studies from across the state consistently point to the same conclusion: Ohio is facing a housing crisis. Most communities need more housing at a range of price points, especially smaller-scale options such as "missing middle" housing that bridges the gap between single-family homes and large multifamily developments.

This session explores how the most proactive communities have made progress by aligning three critical components: 1.Long-range planning that prioritizes housing, builds public consensus, and clearly defines what types of housing should be built and where; 2.Design innovation and zoning reform that enable the desired housing types through tools such as form-based codes, reduced lot sizes, and density bonuses; and 3.Policy and incentive strategies including tax credits, land banks, housing trust funds, and other implementation mechanisms. Participants will hear case studies from communities that have successfully applied this trifecta approach. Highlights include how planning efforts are being tied to demographic shifts such as aging in place and youth retention; how unlikely partners are collaborating across jurisdictions; and how housing initiatives are being linked to broader economic development goals. A knowledgeable and engaged planning community is essential to solving our housing puzzle. This session will provide planners, policymakers, and housing advocates with actionable insights to shape more effective and equitable housing strategies in their own communities.

SPEAKERS:

**Carlie Boos** 

Executive Director, Affordable Housing

Alliance of Central Ohio

Abbie Emison, AICP

Principal Planner, McKenna Associates

Sarah Kelly, AICP

Director, planning NEXT

### >> Ohio Legislative News Roundup CM | 1

Mosaic III

Stay up to date on the latest legislative activity affecting planning and zoning across Ohio. This session will provide a comprehensive overview of recently enacted laws, pending legislation, and emerging policy discussions at the Statehouse. Presenters will break down complex legislative language into practical takeaways, highlighting how new or proposed changes may impact local communities, planning practices, and zoning administration.

Attendees will gain insight into the priorities shaping state policy, hear about ongoing advocacy efforts, and learn what is on the horizon for the next legislative cycle. The session will also provide time for Q&A, giving participants the opportunity to ask questions and engage in dialogue about how these legislative updates connect to their day-to-day work. Whether you are a planner, zoning official, attorney, or community leader, this roundup is an essential opportunity to stay informed and prepared.

#### Sam Perry, AICP

Community Development Director, City of Oxford

#### **Jason Warner**

Director of Strategic Engagement, Greater Ohio Policy Center

### >> Planner's Therapy 2025 Edition: We're Not Okay, and That's Okay CM 1

Mosaic IV

Planners, whether in the public and private sector, routinely navigate high-stress jobs, often facing negative or hostile interactions with the public, applicants, clients, or elected officials. Yet we rarely discuss how this stress affects us emotionally, or how the weight of that negativity might impact our professional performance and long-term career health. In 2025, broader national changes and uncertainties may be compounding these challenges, further impacting planners' mental well-being, and adding pressure to an already demanding profession.

Part education and part group therapy, this interactive session will address the physiology of stress - explaining how and why our minds and bodies react under pressure - and offer practical, proven strategies for building resilience and coping effectively. We will also open the floor for a facilitated discussion, inviting attendees to share their own experiences and coping mechanisms in a supportive, safe space. Let's talk honestly about stress, build resilience together, and support one another in this vital profession.

SPFAKERS:

Eric Anderson, AICP

Director of Planning Services, KZF Design

Katherine Keough-Jurs, FAICP

Director, City of Cincinnati Department of City Planning and Engagement

Greg Dale, FAICP

Principal, McBride Dale Clarion

# >> Planning Ethics: Daytime TV Edition CM | 1 | E | 1

Mosaic V

Ethical decision-making is at the heart of every successful planning project, yet real-world scenarios often test our understanding in unexpected ways. This session will guide participants through the latest 2021 version of the AICP Code of Ethics, breaking down key principles and their practical applications.

Attendees will then put their knowledge to the test in a lively, game-show-style trivia challenge. The session concludes with interactive discussions where participants apply ethical principles to real-world planning dilemmas, leaving with actionable strategies to navigate complex situations with integrity and professionalism.

SPEAKERS:

Seth Maney, AICP

Infrastructure Planning Team Lead, Woolpert

Andy Meyer, AICP

Senior Planner, OKI Regional Council of Governments

#### 

After years of intense legal action, the City of Northwood acquired the Woodville Mall, Northwest Ohio's first mall and once grand destination for regional shoppers. This session is the City's testament of the long road of activities and hardships that were embraced to repurpose the 110-acre site into a meaningful public asset. The footprint, now called "The Enclave," is an "Age-in-Place" neighborhood, anchored along the city's first Main Street that includes a new community center. At full absorption,

the Enclave is anticipated to be home to various mixed uses that allow residents and visitors to enjoy a multitude of experiences.

Attendees will learn about the legal, planning, and community engagement challenges overcome and the vision for a mixed-use destination that offers residents and visitors a variety of experiences. Practical lessons from this large-scale redevelopment will provide insights for other communities pursuing meaningful, transformative projects.

SPEAKERS:

Glenn Grisdale, AICP

Principal, Reveille LTD

Kevin Laughlin

City Administrator, City of Northwood

# Afternoon Mobile Workshops

**2:15 PM – 4:15 PM** *Meetup in hotel lobby* 

# >> Exploring the Maumee: A River Tour CM | 2

Boat | \$40

Climb aboard for a scenic and educational boat tour on the Sandpiper cruise vessel along the Maumee River, showcasing the industrial strength, natural beauty, and cultural landmarks of Toledo, Ohio. This guided river excursion offers a one-of-a-kind perspective on the city's past, present, and future — all from the water. Highlights Include:

- Port of Toledo
- National Museum of the Great Lakes (Dockside View)
- Glass City Metropark
- Owens Corning World Headquarters
- International Park

- Anthony Wayne Bridge
- Glass City River Wall Mural
- Hollywood Casino Toledo
- Junction/Englewood & Dorr Street
- Old South End/Broadway Corrido
- Birmingham/East Toledo

SPEAKERS:

#### Joe Cappel

Vice President of Business Development, Toledo-Lucas County Port Authority

# >> Urban Insights & Afternoon Bites: A Walk + Happy Hour with Toledo Design Collective CM | 2 On Foot | \$20

Take a short walk to the Toledo Design Collective's offices conveniently located within steps of the Renaissance Hotel for a special interactive session with networking, conversation, and activities focused on this unique and innovative nonprofit's work and facility.

SPEAKERS:

#### **Rvan Bunch**

Studio Director, Toledo Design Collective

# **Afternoon Technical Workshops** 2:15 AM - 4:15 PM

# >> A New Frontier for Throughfare Planning: A People-First, Planner-Led Approach CM | 2

Murano

Thoroughfare plans have long been the domain of engineers, often focused narrowly on traffic congestion, roadway widening, and right-of-way (ROW) preservation. As a result, planners are frequently left to work around rigid designs and regulations that do not align with broader community goals for safety, equity, sustainability, and sense of place. This status quo calls for a new frontier with a stronger planning voice in the thoroughfare planning process. Rather than treating thoroughfare plans as technical, vehicle-centric documents, we developed an innovative approach that integrates land use, multimodal access, and the character of surrounding areas into the planning process.

In this technical workshop, we will introduce the concepts of context classification and street typologies and demonstrate how they can be used to align roadway design more closely with land use and community goals. Through interactive, scenario-based exercises, participants will engage with real-world challenges commonly faced during the planning process such as balancing public opinion, bicycle and pedestrian infrastructure, transit access, ROW constraints, traffic flow, and safety outcomes. Through these scenarios participants will gain a deeper understanding of multimodal roadway design, integrated policy documents, and inclusive public and stakeholder engagement. Attendees will learn practical tools and proactive strategies to create forward-thinking thoroughfare plans and gain a deeper understanding of how planner-led thoroughfare planning can shape livable, equitable, and connected communities.

SPEAKERS:

Ella Donley, AICP

Transportation Planner, Burgess & Niple

Jacob Miller, AICP

Transportation Planner, Burgess & Niple

Shannon (Fergus) Salvadore, AICP

Urban & Land Use Planning Leader, Burgess & Niple

# >> The Source Code of Persuasion: Telling the Planning Story CM | 2

*Impressions* 

The heart of planning is storytelling—convincing neighbors, councils, and communities to imagine a shared future. This workshop blends timeless lessons in storytelling with practical demonstrations of how AI can help planners sharpen their message. Learn the essential elements of narrative, explore how to use AI as a persuasive partner, and practice turning technical concepts into memorable stories that win trust and support.

SPEAKER:

Andy Boenau, AICP

Founder, Urbanism Speakeasy

# Concurrent Sessions 2:15 PM - 3:15 PM

# >> A Reality Check on Rural Communities: Economic Dev't and Land Use Trends CM | 1

Mosaic I

The vast majority of Ohio's 88 counties identify in some way as agricultural. But economic and land use conditions in these parts of the state have changed significantly in recent decades as these communities often struggle with a loss of population impacting the development of new housing and

retail. What agricultural means in the imaginations of many community members does not necessarily align with current conditions.

This session will assess Ohio's agricultural communities in terms of both economic limitations and opportunities and land use. It will explore how population decline is impacting these communities and must be considered directly to promote the types of agriculture-oriented economic development and quality of place improvements that will be promote individual and community-wide prosperity. Economic opportunities/strategies include redeveloping small town centers and their Downtowns, preparing sites for residential development and continuing to capitalize on rural community's strengths in manufacturing that can support regional economic growth through the key infrastructure planning such as transportation networks and workforce development. At the same time, land use and community character can be addressed through long-range planning that recognizes how changing agricultural practices are shaping the built environment, how regulations must be modernized to support current agricultural needs, and how carefully locating and shaping new development can be an integral part of a rural preservation strategy. Through an honest look at the state of agriculture and rural communities in Ohio, this session will facilitate dialogue on actions that communities can take to positively shape their futures at a dynamic time.

#### SPEAKERS:

Sarah Kelly, AICP	Ryan Scribner
Director, Planning NEXT	Director of Economic Development, The
	Montrose Group

## >> Glass City Riverwalk Update CM | 1

Mosaic III

Participants in this session will learn how the Glass City Riverwalk (GCR) BUILD section transformed Toledo's waterfront through accelerated planning, design, and construction. The session will explore the project's strategies for enhancing accessibility, connectivity, and community engagement, including multi-use paths, boardwalks, bridges, green spaces, and recreational amenities. Attendees will gain insight into urban ecology approaches such as floating gardens, wetlands, and stormwater management, as well as lessons learned from managing a multi-year, \$53 million construction project funded in part by a \$23 million BUILD grant. The session will also highlight the next phase of the Riverwalk in Toledo's historic Vistula neighborhood, emphasizing inclusive, community-focused design with ADA-compliant and universally accessible features.

#### SPEAKERS:

Timothy Bockbrader, ASLA, LEED AP	Andrew Langenderfer
Principal, EDGE	Vice President, Tetra Tech

#### Mike Gramza, PE

Geographic Discipline Leader – Highways and Traffic, Colliers Engineering and Design

#### Jennifer Van Horn

Chief Planning and Construction Officer, Metroparks Toledo

# >> DEEP DIVE From Paper to Pixels: Making Your Existing Printed Maps Interactive CM | 1 Mosaic IV

This session is designed to equip you with the practical knowledge and skills to convert your analog planning and zoning maps into dynamic, searchable online resources, and storytelling devices to keep the public informed and invested, whether it is in your day-to-day work or during special long-term projects. While any plan or map can exist as a scanned document online, how do we move beyond that to create something truly interactive?

This session will explore the critical steps, discuss strategies for data maintenance and updates to ensure your digital maps remain accurate and valuable, and study design aspects and functionality considerations to keep users up-to-date without it being confusing or overwhelming. You will learn about different tools and applications for publishing interactive maps online, considering factors like accessibility, user experience, design, and integration with existing planning databases. This hands-on session will include practical exercises and real-world examples, providing you with the confidence to tackle your own map conversion projects. Roll up your sleeves and learn how to transform your static paper maps into powerful, accessible, and interactive planning tools that will revolutionize how your community accesses and utilizes spatial information. Don't let your plans sit on a shelf and your valuable map data gather dust - bring it to life!

SPFAKERS:

Alex Carlson, AICP Community Development Director, Miami Township

Kathryn Youra Polk, GISP

Principal Planner, Miami Valley Regional Planning Commission

# >> Designing for All Ages: The Future of Age-Friendly Planning CM | 1 | Eq | 1



Mosaic V

As Ohio's population ages, planners are uniquely positioned to lead the way in designing communities that support residents across the lifespan. Municipalities at different levels are joining the global network of Age-Friendly Communities and to date, more than 47% of Ohioans are covered in the 36 age-friendly communities of Ohio.

This session will explore the Age-Friendly movement and how innovative planning strategies are being used to create more inclusive, equitable, and livable communities â€" not just for older adults, but for all ages. Grounded in the World Health Organization's 8 Domains of Livability, we will highlight how cities and counties like Dayton, Columbus, and Franklin County are navigating this 'new frontier' as an opportunity. These include the use of technology, intergenerational design, and inclusive community engagement to create environments that support healthy aging and enhance quality of life.

Attendees will hear from Age-Friendly Dayton, Columbus, and Franklin County who also represent the Coalition of Age-Friendly Communities in Ohio (CAFCO). The session will provide practical tools, strategy examples, and resources to strengthen their own comprehensive plans, transportation, housing, public space design and more. Attendees will be able to apply age-friendly lenses to create livable and inclusive communities for people of all ages.

SPEAKERS:

Ellen Sizer	Eunha Suh
Planner, City of Dayton	Technical Assistance Program Coordinator,
	Age-Friendly Innovation Center, OSU
	College of Social Work

# >> DEEP DIVE Personality of Place: Identity-Driven Change CM 1

Mosaic VI

How do you capture the essence of a place and translate it into a compelling identity? Explore the answer with Yard & Co. in this 'Deep Dive' session into our evolving 'Personality of Place' methodology. Drawing inspiration from personality assessments like Myers-Briggs, we explore how identifying a place's core identity can guide design, branding, and programming decisions to create more authentic and resonant environments. In this interactive session, we will present our methodology, highlighting key principles such as the importance of blending experience and intuition with data-driven insights.

We will showcase real-world project examples, including Cincinnati's Mt. Healthy' Uptown District, Carmel, Indiana's Home Place village center, and a large-scale mixed-use redevelopment effort in Fort Wayne, Indiana. These projects will demonstrate how collaborative personality assessments led to tangible branding, policy, and design outcomes.

Participants will then engage in a hands-on exercise focused on Downtown Toledo, where we will collectively determine Toledo's personality type, engage in quick brand thinking, and brainstorm specific design elements and programming initiatives to enhance its identity. This session will further showcase how tools like Slido, Social Pinpoint, and AI can help discern and manage real-time feedback from diverse audiences. Our 'Personality of Place' methodology is iterative, and we believe in the power of collective input to further improve and refine its application in diverse contexts. Leave this session with new insights into place branding, practical tools for community engagement, and a fresh perspective on how to unlock the unique potential of any neighborhood or district.

Speaker:

Daniella Beltran, AICP

Planning Team Lead, Yard & Company

## Concurrent Sessions 3:30 PM - 4:30 PM

### >> Statewide Transportation Planning in Ohio: Vision, Modes, and Trends CM | 1

Mosaic I

As Ohio experiences continued demographic, economic, and social change, the Ohio Department of Transportation (ODOT) is using a layered planning approach to align long-range visioning with implementation-focused strategies.

This session will examine how Access Ohio 2050 - the state's long-range multimodal transportation plan - functions as the core framework for statewide planning and is supported by complementary efforts such as Walk.Bike.Ohio (WBO) and the Strategic Transportation & Development Analysis (STDA). Together, these plans and studies help ODOT identify needs, evaluate system performance, and prioritize strategies across multiple modes and geographies. Presenters will outline AO50's methodology, structure, and focus areas; share the goals and direction of the ongoing Walk.Bike.Ohio 2.0 update; and summarize findings from the STDA, which provides context for transportation decision-making through analysis of trends related to workforce access, economic development, and population dynamics.

The session will describe how these efforts are coordinated to inform investment decisions, guide policy development, and support collaboration with regional and local partners. Attendees will also gain insight into how broader demographic, economic, and behavioral trends are influencing transportation demand - and how statewide planning tools are being used to anticipate and respond to those changes.

SPEAKERS:

**Cait Harley** 

Active Transportation Manager, Ohio Department of Transportation

Randy Lane

Statewide Planning Manager, Ohio Department of Transportation

Jordan Whisler, AICP

Project Manager, Ohio Department of Transportation

# >> Planning for Resiliency on a Neighborhood Scale CM | 1 SR | 1

Mosaic III

The Junction Coalition was awarded a grant from the National Fish and Wildlife Foundation (NFWF) to develop a neighborhood-wide plan for building climate resiliency using nature-based solutions and reflecting the needs and desire of the local residents. Participants will learn how the Junction Coalition and its partners combined community engagement with technical expertise to create a neighborhood-wide climate resiliency plan. The session will highlight methods for integrating resident voices, using data and hydraulic modeling to identify vulnerabilities, and developing actionable projects such as green stormwater infrastructure, floodplain management, mobility improvements, and habitat restoration. Attendees will take away lessons on how resident-driven, nature-based solutions can strengthen resilience and revitalize communities.

#### SPEAKERS:

### Archie Beaslev Jr.

Program Director, Junction Coalition

### Sally Gladwell

Senior Principal/Senior Vice President, The Mannik & Smith Group, Inc.

## >> Tools to Increase Infill Housing Production CM | 1

Mosaic IV

Join Greater Ohio Policy Center (GOPC) and the Ohio REALTORS to learn about a free tool designed to reduce barriers to infill housing in Ohio. The guidebook, Housing Ohio: Tools for Development, offers recommendations on zoning adjustments, two free building plans, and guidance for local governments on implementing a pre-approved plans program.

Learn how local governments, nonprofits, and builders throughout the state are using these tools to boost housing production in their communities. The Ohio REALTORS, which first commissioned the quidebook and supplemental websites, will explain the REALTORS' deep interest in infill development and what they are doing to with state policymakers to make it easier to do infill development in Ohio. GOPC will discuss the nuts and bolts of the tools found in the quidebook, and answer questions about how they can be used. Eric Zamft of Cleveland Heights will share insights on his city's pre-approved plans program and offer lessons learned for communities wishing to implement their own program.

Finally, the panel will offer recommendations to municipal planners and leaders on how to take the first steps and where to find additional guidance. This session will be particularly valuable to local governments who want to reduce barriers to housing production and nonprofit and for-profit builders interested in infill development.

#### SPEAKERS:

#### Veronica Cardello

Assistant Vice President, External Engagement, Ohio REALTORS

#### **Casey Terry**

Research Manager, Greater Ohio Policy Center

#### Eric Zamft. AICP

Planning and Development Director, City of Cleveland Heights

# >> Grandkids to Grandparents: Engagement for All Ages in Park Planning CM | 1 Eq | 1



Mosaic V

We've all heard "meet people where they are" - but what if your people are in the third grade...or in their third act of life? This session dives into two concurrent park master plans that used the same set of engagement tools - QR codes, online surveys, and innovative in-person community events and activities - but reached very different audiences. One captured a wave of feedback from school-aged youth, the other resonated deeply with older adults. We will explore how small shifts in approach can open doors for inclusive, intergenerational feedback that reflects the needs of community members that are often overlooked in the planning process. Expect practical tips, a few surprises, and maybe a QR code or two. Come ready to share, learn, and rethink how we engage in a tech-evolving world.

SPEAKERS:

Meghan Chaney, AICP

Senior Planner, Cuyahoga County Planning Commission

Nichole Laird, AICP

Senior Planner, Cuyahoga County Planning Commission

Michelle Nochta, AICP

Senior Planner and ADA Coordinator, City of Lakewood Department of Planning and Development

# >> DEEP DIVE Maximizing Community Dev't through Strategic Grant Writing CM | 1 Mosaic VI

The session is designed to equip municipal staff and community stakeholders with the essential skills and strategies to secure funding for impactful community development initiatives. As public funding opportunities grow increasingly competitive, the ability to craft compelling, data-driven grant proposals is even more critical to advancing infrastructure, housing, workforce, and social equity projects. Topics covered within this seminar will highlight the full grant lifecycle, including policy development, identification of appropriate funding sources (federal, state, and local) to designing fundable projects, building strong public-private partnerships, and submitting persuasive applications. Participants will engage in hands-on activities, discuss real-life examples, and gain practical knowledge of budgeting, narrative development, and measurable outcomes.

Special attention will be given to aligning proposals with Ohio-based funding programs. Attendees will be able to translate community needs into actionable, fundable proposals and build a sustainable grant-seeking strategy. It will strengthen local capacity, promote resource equity, and empower municipalities to maximize investment in their communities. Audience: city planners, nonprofit partners, economic development professionals, and grant administrators seeking to drive long-term growth and positive change.

SPEAKER:

Jena Stasik

Community Relations Manager, City of Hudson

# FRIDAY, SEPTEMBER 26

# Registration & Networking Breakfast

8:00 AM - 9:00 AM, Mosaic Foyer





# Cities of the Future Film + Discussion CM | 1 SR | 1

9:00 AM - 10:00 AM Imagination Station KeyBank Theatre

Join us for a private screening of the 3D IMAX film, Cities of the Future, at the KeyBank Discovery Theatre located in Toledo's Imagination Station Science Center (connected to conference venue). Imagine stepping 50 years into the future and finding smart cities designed to be totally sustainable. Renewable energy is our primary power source, space-based solar power provides solar energy 24 hours a day, everything is recycled, and you travel in individualized pods that run on little or no energy. This isn't science fiction. Professionals are making plans for a sustainable world right now, and we can see it in 3D IMAX! Narrated by John Krasinski, we'll be transported into what's possible for the future of our communities and then engage in a community conversation to enliven and enlighten us to step confidently into the new frontier! This event is complimentary.

**DISCUSSION MODERATORS:** 

**Andy Boenau, AICP** Founder, Urbanism Speakeasy

Christine Dersi Davis, AICP Executive Director, APA Ohio

# **Morning Mobile Workshops**

**10:00 AM - 12:15 PM** Meetup in hotel lobby



# >> Toledo's Passenger Multimodal Future CM | 2

Bus | \$25

Join us aboard a Toledo Area Regional Transit Authority (TARTA) bus for a dynamic mobile workshop through the Glass City. This guided tour will highlight Toledo's landmark passenger rail and motorcoach station—an important hub currently under study for expanded regional connections. This mobile workshop will introduce conference attendees to Toledo's unique passenger transportation position. This strategic port city (a war was fought over the port) sits near the juncture of three states, at the southern end of the Midwest's second largest metropolitan area, with the busiest passenger rail station in Ohio, with active planning for the region's first Bus Rapid Transit line and new/enhanced intercity passenger rail, all within one hour of a major international airport.

Following a proposed Bus Rapid Transit (BRT) corridor, we will examine how this route intersects with major redevelopment efforts, including downtown revitalization, adaptive reuse, and emerging water transportation opportunities. Highlights include:

- Toledo Passenger Rail & Motorcoach Station
- Bus Rapid Transit (BRT) Corrido
- Downtown Toledo
- Fifth Third Field

- Toledo's Riverfront & Waterways
- Toledo Museum of Art
- Urban Neighborhoods
- Major Employers
- University of Toledo

#### Kali Sawaya

Transit Planning Project Manager, Toledo Area Regional Transit Authority

#### **Brandon Sehlhorst**

Director of Economic Development, City of Toledo

#### Peter Voorhees, AICP

Transit and Rail Planning Manager, WSP

#### **Rick Bailey**

Chief Customer Experience & Mobility Officer, Toledo Area Regional Transit Authority

# >> Glass City Riverwalk: A Walking Tour with Metroparks Toledo CM | 2

On Foot | \$20

Glass City, where an abandoned power plant once stood, is now one of the region's go-to venues for first dates, family outings, news conferences, a jazz festival, and other events. The 70-acre park includes 15,000 linear feet of trails, 17 acres of trees, a 27-acre prairie and more than 3,000 linear feet of improved shoreline. Meet with Metroparks Staff to walk the Glass City Metropark and discuss the next phases of Glass City Riverwalk.

#### SPEAKERS:

#### Jennifer Van Horn

Chief of Planning, Metroparks Toledo

#### **Matt Killam**

Chief External Affairs Officer, Metroparks Toledo

#### Mike Keedy

Chief Engagement and Enterprise Officer, Metroparks Toledo

#### **Scott Carpenter**

Director of Public Relations, Metroparks Toledo

# Morning Technical Workshop 10:00 AM - 12:15 PM

# >> Back to Basics: Timeless Tools in a Tech Driven World CM | 2

*Impressions* 

In an age dominated by AI, digital renderings, and 3D models, the humble hand sketch remains an irreplaceable tool in the urban planner's arsenal. Join us for an interactive session that revitalizes this timeless technique and demonstrates its unique advantages in connecting with communities and communicating complex ideas.

This hands-on workshop explores how timeless tools like hand sketching outperform digital modeling, reaching stakeholders in meaningful ways, offering practical techniques to develop your skills regardless of your artistic abilities. We will examine real-world success stories where sketching created breakthrough moments of understanding and inspiration - from community engagement at Cleveland's Gordon Park to transportation visualizations along I-75 and innovation district concepts in Washington, DC.

We will also share the digital hacks to help novices, and practical ways to start your visualization journey today. Learn how to meet people where they are through the universal language of visual storytelling. After a presentation and demonstration, join our all-star sketching team as they hit the streets of Toledo for a dynamic sketching exercise where participants will either: - Create an urban site sketch of your environment, capturing its essence and possibilities or - Develop visual notes representing a planning concept of your choice No artistic experience required - just bring your curiosity and willingness to explore! Discover how the simple act of putting pen to paper can transform your practice and breathe new life into your community engagement efforts.

Chad Brintnall, ASLA

Senior Principal/Landscape Architect, Smith Group

Anna Enderle, ASLA

Senior Principal/Landscape Architect, Smith Group Allison Marusic, ASLA

Principal/Landscape Architect, Smith Group

### Concurrent Sessions 10:00 AM - 11:00 AM

## >> Planner Feud CM | 1

Mosaic I

Back by popular demand! This session will be in the format of everyone's favorite game show Family Feud. Prior to the conference 100 planners will be randomly polled and asked questions about how they perceive the Future City and the New Frontier, this year's them. Questions like what will be our biggest land use and housing challenges, will transit evolve, and how will be community engagement change? During the session two teams made up of Ohio planning consultants will compete to see what the "Survey Says". The session will be fun and engaging, and bring light to important planning topics of the future.

SPEAKERS:

**Aaron Domini** 

Principal, OHM Advisors

**Jason Sudy** 

Principal, OHM Advisors

**Arthur Schmidt** 

Principal, OHM Advisors

## >> Advanced Air Mobility: Ohio's Progress and Moving Forward CM | 1

Mosaic III

This session incorporates insight from three leaders in Advanced Air Mobility (AAM) that are helping Ohio integrate this new transportation mode into communities across the State. Discussion throughout the session will address the future of AAM, opportunities for economic development, and potential impacts on land use and zoning. Following the session, attendees will leave with an informed answer to the question," What can my community do to be prepared for AAM?"

Local infrastructure will be the focal point for community preparation for AAM, as municipalities will be tasked with adapting existing airports or planning new vertiports to accommodate new aircraft types. To provide planners with an adequate understanding of what might be to come, this session will highlight projects and activities undertaken by the Ohio Department of Transportation (ODOT), the National Advanced Air Mobility Centre of Excellence at Springfield-Beckley Municipal Airport (NAAMCE), and the Ohio-Kentucky-Indiana Regional Council of Governments (OKI) that highlight progress to date. The panel's perspectives from different levels of government will provide attendees with a comprehensive overview of where Ohio is today, and what planners can do to help prepare communities as AAM technology continues to evolve.

#### Ted Angel

Executive Director, National Advanced Air Mobility Center

#### Robyn Bancroft, AICP

Strategic Initiatives Manager, OKI Regional Council of Governments

#### **Gregory Sanders, AICP**

Senior Aviation Planner & Project Manager, Woolpert

#### **Bob Tanner**

Advanced Air Mobility Director, Ohio Department of Transportation

## >> "It's Your City, It's Your World": Prepping the Next Generation of Planners CM | 1

Mosaic IV

In February and March 2025, volunteers worked alongside Mad River School District 3rd-grade students in a series of workshops aimed at designing their ideal City of Riverside. Through the "It's Your City, It's Your World" workshops, students not only learned about the planning profession but also interacted with professionals and community leaders who shared their expertise. The workshops gave students the tools to think critically about what makes a place thrive, from land use and infrastructure to sustainability and community engagement. Students also learned about Riverside's ONE Riverside Land Use Plan, connecting the lessons to real-world planning initiatives in their own community. This workshop series not only sparked creativity in the students but also empowered them to become active participants in the future of their city. The success of this program highlights the importance of early engagement in urban planning and how it can inspire the next generation of leaders.

Participants in this session will learn how the City of Riverside successfully engaged local youth in shaping the future of their community. The session will guide participants through the planning, implementation, and reflection process, covering key lessons learned, including challenges faced and innovative solutions implemented. Attendees will also learn about how to organize similar workshops for their own youth outreach efforts, including how to collaborate with schools, local government(s), and volunteers. The session will provide a deeper understanding of how such programs can foster future community leaders.

#### SPEAKERS:

### Nia Holt, AICP

Community Development Director, City of Riverside

# **Taryn Smith**

Community Development Technician, City of Riverside

#### **Arthur Franklin**

Zoning Administrator, Tipp City

### >> What's in the Sauce? Infrastructure Upgrades, Preservation, and Economic Dev't CM | 1 Mosaic V

Participants will learn innovative techniques to balance local government initiatives such as pedestrian connectivity and green infrastructure with private sector interests. This session will focus on a successful multi-faceted project involving the transformation of an underutilized historic downtown into a sought-after social environment focused on community engagement and economic development.

This panel discussion will take a deep dive into how a single phone call from an interested entrepreneur led to a public/private partnership that unearthed decades of planning efforts focusing on stormwater, parking, and access management problems that loomed over the compact, historic downtown in Richfield, Ohio since the early 1990s. The session will also provide participants with insight into "thinking outside the box" by leveraging non-traditional funding sources to bridge the gap of unplanned rising construction costs.

#### **Brian Franz, AICP**

Director of Planning and Economic Development, Village of Richfield

#### **Amelia Nauer**

Assistant Director of Planning and Economic Development, Village of Richfield

#### Mike Mvtz

Owner, Richfield Brewing Company

# >> DEEP DIVE Deciphering Ohio's Group Home Laws CM | 1

Mosaic VI

This session will take a deep dive into the rules and regulations for "residential facilities" contained in the Ohio Revised Code. We will explore the ambiguities in the law, review the potential conflicts with federal fair housing laws, and look at how different communities are interpreting the ORC and the challenges they face. Despite recent efforts by the state legislature (HB 583) to increase accountability for operators and regulators of such uses, the legislature did not modify the confusing definitions and regulations governing these uses. Panelists will offer potential solutions for improving the current regulations. Ideas will be solicited from the audience to inform potential solutions that could be presented to Ohio legislators.

SPEAKERS:

### Tyler Hauck

Planning and Zoning Administrator, City of Trotwood

#### **Kyrsten French**

Zoning Administrator, City of Dayton

**Todd Kinskey, FAICP** 

Senior City Planner, ZoneCo

# Concurrent Sessions 11:15 AM - 12:15 PM

## >> Infrastructure Planning for Economic Development CM 1

Mosaic III

Central Ohio is one of the fastest growing regions in the Midwest and the population is projected to be more than 3.2 million residents by 2050 an increase of more than 30 percent from 2020. Recently, the Region has attracted major economic development projects, including \$28 billion dollar intel investment, \$4 billion-dollar Anduril investment and Honda's \$1 billion investment in EV plant in Marysville, OH. As new industries like semi-conductor manufacturing, data centers, and other hightech developments move into the central Ohio region, local jurisdictions and communities are working to proactively plan for the unique infrastructure needed to ensure their success and sustainability. The Mid-Ohio Regional Planning Commission (MORPC) has partnered with state and local stakeholders via it's Rickenbacker Area Freight Alliance Working Group, which focuses on creating synergies between ongoing economic development initiatives in the Rickenbacker area and the planned transportation infrastructure investments, and it's "Get Ready" Initiative, which focuses on infrastructure needs in the 40-minute drive time ring surrounding the New Albany Technology Manufacturing District and intel development.

This session will feature planners and economic development professionals discussing the opportunities and challenges for the region preparing for the associated population growth, needed

freight and logistics infrastructure, and workforce transportation to these large job centers that are often located on the periphery of the urbanized area.

SPEAKERS:

**Erin Grushon, AICP** 

Transportation Planning Section Director, Burgess & Niple, Inc.

Jon Heider, AICP

Senior Planner, Mid-Ohio Regional Planning Commission

# >> The New Frontier of Housing in Ohio CM | 1 | Eq | 1

Mosaic IV

Across Ohio, the urgent need for housing at all income levels has galvanized both policymakers and planners to seek collaborative, strategic solutions. This engaging panel will explore how recent and upcoming state-level initiatives are shaping the future of housing policy in Ohio - and how the planning profession is driving that change.

The session will begin with Nathan Minerd introducing Home Matters Ohio, a comprehensive statewide initiative focused on uniting stakeholders around a shared vision of housing as infrastructure. He will highlight how the campaign is building momentum through research, public awareness, and coalition-building, helping to position housing at the forefront of policy discussions across the state. Finally, Sam Perry, a leading voice within APA Ohio, will share the chapter's ongoing advocacy work. He will detail recent efforts to educate legislators, shape effective planning policies, and ensure that the voices of professional planners are heard in the development of laws that impact communities across Ohio. Geoff Milz will moderate the panel and attendees will come away with a better understanding of how planners can engage with the legislative process and collaborate with elected officials and advocacy groups to promote thoughtful, equitable housing policy across Ohio.

SPEAKERS:

Geoff Milz, AICP

Director of Development, Pennrose

Sam Perry, AICP

Community Development Director, City of Oxford

**Nathan Minerd** 

President, Momentum Strategy Group

## >> The Geography of Disruption: Transportation, Economics, and the new Tech-Burbs CM | 1 Mosaic V

A confluence of technologies is about to collide into our state, challenging planners and policymakers to understand their impacts, exploit their benefits, and mitigate their risks. The potential for disruption is enormous, and each technology will affect different areas in different ways. Transportation, whether it is Advanced Air Mobility, Autonomous Rideshare, or Automated freight, could disrupt land values for urban areas and development patterns for cities. The impact of AI on employment could alter the competitiveness of certain regions based on their susceptibility to automation. And the large-format develop pattern for e-commerce warehousing and data-centers could redefine the development pattern for entire regions.

This session will draw from two formats - Intelligence Squared debate, and Pecha Kucha. Audience members will be polled at the beginning of the session to gauge their thoughts toward each of the topic areas, gauging the potential for it to affect our state and its regions. Then, Jason Sudy, Justin Robbins, and Rick Stein will each provide a brief Pecha Kucha style presentation that outlines the potential impact that each of these topics could have. These include a geographic analysis of specific examples in Ohio that quantify the impacts of on our rural, suburban, and urban areas due to these technologies.

After each of the presentations, the audience will have a chance to pose challenges to each of the presenters. Audience members will be polled the end of the full session (with the same questions as the original poll) to identify changes in opinion that occurred because of the arguments provided.

SPEAKERS:

**Justin Robbins, AICP**National Planning Lead for Zero Emission Infrastructure, HDR Engineering, Inc.

**Jason Sudy** 

Principal Planner, OHM Advisors

# >>> DEEP DIVE Planning and AI: Ethical Implications CM | 1 | E | 1

Mosaic VI

This session will explore the ethical implications of artificial intelligence (AI) in urban and regional planning through the lens of the AICP Code of Ethics. As AI technologies increasingly inform data analysis, land use decisions, transportation modeling, and public engagement, planners must critically assess their responsibilities to the public, clients, employers, and the profession. Using real-world examples and interactive discussion, we will examine how AI applications intersect with the AICP principles of serving the public interest, promoting equity, safeguarding transparency, and avoiding conflicts of interest.

Attendees will consider questions such as: How do we ensure AI tools do not reinforce existing inequities? What ethical boundaries must guide the use of predictive modeling? Who is accountable for decisions made with AI support? By grounding this emerging topic in the AICP Code, the session will empower planners to evaluate AI tools not just for technical performance but for their alignment with professional ethics. The session is ideal for practitioners, students, and officials seeking a practical framework to navigate the evolving role of AI in planning with integrity, transparency, and public trust at the forefront.

SPEAKERS:

C. Gregory Dale, FAICP Principal, McBride Dale Clarion Todd Kinskey, FAICP

Senior City Planner, ZoneCo

#### Awards Luncheon

12:30 PM - 2:00 PM, Mosaic Ballroom



Join your fellow planners for a buffet luncheon and enjoy the 2025 APA Ohio Awards presentation and ceremony. But wait! There's more! For the first time in APA Ohio history, we are hosting a 'tour around Ohio' raffle for all those in attendance at the luncheon and awards ceremony! You'll have the opportunity to test your luck at one of over a dozen prizes that are made right here in Ohio.

# Concurrent Sessions 2:00 PM - 3:00 PM

# >> The Housing Match-Making Game CM | 1 Eq | 1

Mosaic III

This session will get attendees up, moving, and interactively participating in housing market dynamics. Using real housing and household data that reflects a real-world metropolitan area housing market, households will attempt to find housing that they can afford and meets their household needs.

Attendees will receive either a household persona card or a housing unit card. Household personas will include household makeup, budget information, and housing needs, while housing unit cards will include unit details, asking mortgage or rent, and neighborhood information. Attendees with household cards will try and find a matching housing unit that meets their needs for size and location and within their budget, while those with housing cards (i.e. real estate agents and property managers) will attempt to maximize their sale or rent price. Through this interactive activity, attendees will gain an in-depth understanding of the market forces and economic dynamics that impact the availability of housing that's affordable across all income ranges. Throughout the session, housing policy changes will be introduced that affect the housing market so attendees can experience the real impacts these policies might have on their local housing market.

Attendees should come prepared to interact with one another and personally experience full housing market dynamics from different perspectives, and gain a thorough understanding of how potential housing policies might impact their community.

#### SPEAKERS:

#### Tunazzina Binte Alam

Senior Planner, Mid-Ohio Regional Planning Commission

#### Jonathan Miller, AICP

Land Use Planner, Burgess & Niple

### Karina Peggau

Senior Sustainability Planner, Mid-Ohio Regional Planning Commission

### Shannon (Fergus) Salvadore, AICP

Urban and Land Use Planning Lead, Burgess & Niple

# >>> DEEP DIVE Improving Staff Reports: Real Examples and Practical Tips CM | 1

Mosaic IV

The staff report is more than a formality, it is a critical planning document that informs decision-makers, educates the public, and supports defensible land use decisions. Yet, too often, staff reports are cluttered, inconsistent, or unclear, weakening the message and increasing risk.

In this practical and engaging deep dive session, we will explore the anatomy of a great staff report. What separates a persuasive, well-structured report from one that confuses or frustrates its readers? We will walk through the key components: clarity of purpose, consistency in structure, and balanced analysis. Using anonymized real-life examples from communities around the country, we will evaluate actual reports - some exemplary, some problematic - to see what works and what does not. We will also highlight common pitfalls: vague language, poor formatting, missing findings, biased tone, and ambiguous recommendations.

Participants will receive tools they can take home: a report structure template, a review checklist, and strategies for writing with impact. Whether you are a planner drafting your first report or a seasoned practitioner looking to improve consistency, this session will equip you with the insight and techniques to make your reports more effective, credible, and clear.

#### SPEAKERS:

#### Liz Fields. AICP

Public Planning Manager, McBride Dale Clarion

### **Andy Juengling, AICP**

Senior Planner, McBride Dale Clarion

#### Jonathan Wocher, AICP

Principal, McBride Dale Clarion

# >> Holy Toledo! The Stories Behind Downtown Toledo's Transformation CM | 1

Mosaic V

As a result of careful planning, community involvement, collaboration, and public and private investment, Downtown Toledo has been completely transformed since APA Ohio last held its statewide conference in Toledo in 2015. Adopted in 2017, the Downtown Toledo Master Plan brought together a collection of community, business, institutional, county, and city leadership to develop a new vision for the future of downtown. ConnecToledo, the City of Toledo, Lucas County, and Metroparks Toledo have worked together to implement all 12 of the plan's priority action items. The results benefit all Toledoans: \$244M of completed catalytic projects, from the new ProMedica corporate headquarters to Promenade Park, to the residential conversion of downtown office towers and warehouse buildings for both market rate and workforce housing. Investment in the riverfront is nearly complete.

This session will include a short context-setting introduction, interactive polling, a panel discussion, and a robust dialogue with session participants. Together we will share lessons learned and how they can be applied in cities across Ohio.

SPEAKERS:

**Andrew Overbeck, AICP** 

Principal, MKSK

**MacGregor Driscoll** 

Planner. ConnecToledo

**Brandon Sehlhorst** 

Economic Development Director, City of Toledo

Jennifer Van Horn

Chief Planning and Construction Officer,

Metroparks Toledo

# >> 2025 Ohio Planning and Zoning Law Update CM | 1 L | 1

Mosaic VI

Join planning and legal expert Sean Suder as he breaks down the latest planning, zoning, and environmental cases shaping Ohio and the U.S. Sixth Circuit Court of Appeals. This fast-paced and engaging session will provide valuable insights into recent rulings, emerging legal trends, and their implications for planners, local governments, and communities.

Attendees will walk away with a clearer understanding of how these decisions influence land use, zoning authority, environmental regulation, and the future of planning practice in the region.

SPEAKER:

Sean Suder, Esq.

Lead Principal/Founder, Suder, LLC

### >> DEEP DIVE GIScience and Planning CM 1

Murano

This session will explore how Geographic Information Systems (GIS) and Geographic Information Science (GIScience) contribute to innovative planning practices by offering new spatial insights, enhancing data analysis, and supporting evidence-based decision-making.

Through case studies and practical applications, the session will demonstrate how these technologies can address planning challenges across various contexts.

#### Elizabeth Blakely-White

Geographic Information System Assistant, Fulton County

#### **Theodora Mary Fletcher**

Research Assistant, University of Toledo

#### Kingsley Kanjin

Water Quality Planner, Toledo Metropolitan Area Council of Governments (TMACOG)

#### Dr. Minxuan Lan

Director, Spatial Social Science Research Lab, University of Toledo

## >> DEEP DIVE Short-Term Rentals, Long-Term Effects CM | 1

Mosaic VI

Short-Term Rentals (STRs) are a relatively new phenomenon; easy to set up but hard to regulate. STRs are everywhere, but especially in urban tourist destinations and in places that lack hotels, such as gateway natural amenity areas (GNARs). STRs can transform and displace entire communities, typically those of lower income or those who rent. But what are the true effects of STRs on communities?

#### SPEAKERS:

Darryll Wolnik, AICP

Planning Manager, Verdantas

### Sarah Jammal, AICP

Senior Planner, Verdantas

# **EXHIBITORS**

Burgess & Niple City of Toledo CEC, Inc. DGL Consulting Envision Group LLC Fishbeck Mannik & Smith Group McKenna Associates MKSK SSOE Group TAPCO
The Collaborative
Toledo Design Collective
Tyler Technologies, Inc.
ZoneCo

# **FLOOR PLAN**



N SUMMIT ST

# **SPECIAL EVENTS**

# Wednesday, September 24

# Opening Reception | 5:00 PM - 7:00 PM, The Heights

Modern and hip, The Heights at the top of The Renaissance Hotel is Toledo's only rooftop bar. The panoramic views of the Maumee River and urban landscape are spectacular, whether you are seated indoors or on the expansive patio. Join us for a casual gathering for snacks and a drink on us!







# Thursday, September 25

#### **APA Ohio Pocket Park**

9:00 AM - 4:00 PM, Lower Lobby

Connect with colleagues over a friendly game of Putterball or test your strategy with Giant Jenga. It's a great opportunity to relax, recharge, and enjoy some light-hearted (or not so light-hearted) competition while at SPC.

#### **Professional Headshots**

10:45 AM – 3:45 PM, Labino Boardroom (2nd Floor)

Say cheese! Level up your personal brand with a complimentary professional headshot - perfect for LinkedIn, resumes, or your company profile. Our on-site photographer will provide studio-quality photos with no appointment needed. Quick, easy, and completely free—just drop in!



### Google Earth Virtual Reality Experience

11:00 AM - 4:00 PM, Lower Lobby

Where do you want to go? Using Google Earth VR, we will take you anywhere in the world and let you experience your surrounding like you never have before! You can choose any, continent, country, region, city, or street, and get the real-word perspective on all the sights.

**SSOC** 

#### SPC First Timers Lunch w. Executive Director Christine Dersi Davis, AICP

1:00 PM - 2:00 PM, Meetup in Hotel Lobby

New to SPC? Curious what APA Ohio has to offer? Join our Executive Director for an informal lunch meetup at *Food Truck Thursday on Levis Square*. Grab a bite from a great selection of trucks, mingle with other new conference goers, and ask questions about the conference and our organization.

### Conference Reception

5:30 PM - 7:30 PM, The Toledo Club

For your convenience, a shuttle will run between the Renaissance and The Toledo Club from 5:00 PM – 8:00 PM. Jeans are not permitted at The Toledo Club. Business attire is recommended.

# Friday, September 26

#### **APA Ohio Pocket Park**

9:00 AM - 3:00 PM, Lower Lobby

Connect with colleagues over a friendly game of Putterball or test your strategy with Giant Jenga. It's a great opportunity to relax, recharge, and enjoy some light-hearted (or not so light-hearted) competition while at SPC.

# Student/New Professional Chat w. President Martin Kim, AICP & PDO Kimberly Burton, AICP

8:00 AM - 9:00 AM, Mosaic Ballroom

Grab some breakfast in the Mosaic Foyer, then head into the Ballroom for an informal meetup with APA Ohio President Martin Kim, AICP and APA Ohio Professional Development Officer (PDO) Kimberly Burton, AICP. This is a great opportunity to ask questions, connect with fellow students and new professionals, and start your day with networking and conversation.

#### **Professional Development Hub**

10:00 AM - 12:00 PM, Murano

Join APA Ohio Professional Development Officer Kimberly Burton, AICP and Immediate Past President Eric Anderson, AICP for a highly interactive drop-in opportunity. Geared towards students, new professionals, and those interested in making career shifts, the Hub is an excellent place to be.

From 10:00 AM – 11:00 AM, participants can join small groups to discuss timely professional development topics such as networking, career planning, promotions, branding, and workplace conflict. We will crowdsource solutions as a group, followed by facilitator insights and lessons learned. From 11:00 AM – 12:00 PM, participants can engage in mentor speed dating! This fast-paced networking opportunity allows students and young professionals to meet with experienced professionals and fellow attendees through a series of brief, focused conversations. Whether you are seeking career advice, looking to expand your network, or simply hoping to connect with others in your field, this is the perfect chance to engage with mentors who can offer guidance and insight. professional growth.

# THANK YOU

This conference would not be possible without the generous volunteer contributions of the APA Northwest Ohio Section, speakers, and moderators; financial support from our sponsors and exhibitors; and generous in-kind support from local agencies. For a complete list of committee members, visit ohioplanning.org/conference.

### PLATINUM SPONSOR

# **MKSK**

Planning Urban Design Landscape Architecture

#### GOLD SPONSORS

# **BURGESS & NIPLE**

Engineers ■ Architects ■ Planners







### KEYNOTE SPEAKER



# FRIDAY AWARDS LUNCHEON



### OPENING RECEPTION



THE COLLAB ORATIVE



### VR SIMULATOR

**ssoe** 

#### MOBILE WORKSHOPS



# WIFI



PD WORKSHOP

**SSOC** 

### LANYARDS



#### BEVERAGE







# SPECIALTHANKS







### HEADSHOTS



#### BREAKFAST



#### SNACK

