Pennsylvania Chapter of APA

2010 Awards Ceremony

Cultivating Strong Communities

Lancaster, Pennsylvania
Pennsylvania Chapter of APA

2010 Awards Ceremony

New AICP Members

PA Chapter Awards

Irv Hand Award
# Pennsylvania Chapter of APA

Congratulations to Our New AICP Members

<table>
<thead>
<tr>
<th>Carl Bergamini</th>
<th>Kyle Flood</th>
<th>Robert Pfaffmann</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carmen Berryman</td>
<td>Owen Franklin</td>
<td>George Pomeroy</td>
</tr>
<tr>
<td>Christy Burnside DeMuth</td>
<td>Andrew Goodman</td>
<td>Jeffrey Raykes</td>
</tr>
<tr>
<td>Sarah Liying Chiu</td>
<td>Robert Hosking</td>
<td>Rachelle Ricotta</td>
</tr>
<tr>
<td>Patrick Cox</td>
<td>Patricia Kadel</td>
<td>Jeffrey Slack</td>
</tr>
<tr>
<td>William Cromie</td>
<td>Ed LeClear</td>
<td>Kimberly Smith</td>
</tr>
<tr>
<td>Martine Decamp</td>
<td>Tom Maggio</td>
<td>Paul Tellers</td>
</tr>
<tr>
<td>Neil Desai</td>
<td>Amanda Miller</td>
<td>Anne Tyska</td>
</tr>
<tr>
<td>Derek Eversmann</td>
<td>Abigail Mountain</td>
<td>Angela Watson</td>
</tr>
<tr>
<td>Andrew Flemming</td>
<td>Harriet Parcells</td>
<td>Irene Woodward</td>
</tr>
</tbody>
</table>
Pennsylvania Chapter of APA
Awards Committee

Brian O’Leary, AICP, Chair
Robert Behling
Cindy Campbell
Graciela Cavicchia, AICP
Denny Puko
Brandi Rosselli, AICP
Vaughn Stebbins, AICP
Pennsylvania Chapter of APA
Daniel Burnham Award
For A Comprehensive Plan
Union County
Cultivating Community:
A Plan for Union County’s Future
3.2 Vision Statement and Sustainable Growth Principles

Vision

The Vision Statement defines the place that citizens want Union County to be in the year 2030 (See Chapter 2). In this vision, Union County will be a prosperous and beautiful valley by:

- Protecting precious natural resources and agriculture
- Supporting sustainable economic growth and viable towns
- Promoting its unique town and country lifestyle

Union County’s western, central, and eastern planning areas will contribute their special strengths to achieving these goals through three concurrent regional visions:

- The western region will be a home for rural enterprise and connecting with nature
- The central region will be the heart of Union County’s agricultural, rural, and small town heritage
- The eastern region will be a center of county government, medical services, and higher education in a town and country setting

Strong, clear vision statement
Three development scenarios

Scenario Two: Town and Village Centers
This scenario focuses on directing the majority of new development into compact Town Centers at an average of 6 DL acres and densities amounts of growth into Village Centers at an average of 2.5 DL acres. This scenario is beneficial for Scenario One because it needs to accommodate projected growth to 2060. Scenario Two places the most importance on compact development and mixed-use development patterns and walkable neighborhoods.

This scenario designates Rural Resource Areas including prime farmland and woodland for preservation and would limit development of these areas. The map below illustrates the concept and the approximate amount of land that was needed to accommodate future growth projections through 2060.

Three development scenarios
Growth area map developed from Scenario 2
Specific future land use map
Green Ideas on Community Planning

WITH REID EWING

TUESDAY, OCTOBER 21ST, 7PM
The Forum Room, Elaine Langone Center
Bucknell University Campus

October 2008 Reid Ewing Program. Mr. Ewing’s presentation delivered a grim outlook on the environmental impact of continuing our current growth rate and sprawling development patterns. He reviewed impacts of carbon inputs from transportation and development with an emphasis on the damage being done through the use of fossil fuels.

Mr. Ewing reviewed what changes in our commuting patterns, building types, and growth densities can have on carbon footprints on a state, regional and local level. Recommendations included building at higher densities, building walkable communities, reducing the number of vehicle miles traveled on a daily basis, and getting prepared for the explosion of “baby boomer” retirees.

Reid Ewing will provide an overview of his new book, its findings and implications for planning, land development, and public policy. He will also discuss impacts on policy and program changes forthcoming at the local, regional, state, and federal levels to make green, compact neighborhoods more available and affordable.

Process designed to raise awareness of planning...
Outside experts were used

Mr. Burden will discuss walking and bicycling conditions within the County. Learn how we can create quiet and pleasant neighborhoods, and parks and open spaces with an emphasis not only for prosperous business districts, but also for people and active living.

Dan Burden is a nationally-recognized authority on bicycle and pedestrian facilities and programs, healthy streets, traffic calming, and other design and planning elements that affect the roadway environment. He is a Principal and Senior Urban Designer for Glattting Jackson Kercher Anglin, Inc., a firm recognized for its excellence in livable communities design.

Recognized by the national, a local expert, as "one of the six most important civic innovators in the world," and by the national, who awarded him its first "Lifetime Achievement Award".

This meeting is open to the public.
Affordable, energy efficient home concept
Pennsylvania Chapter of APA

Daniel Burnham

Award

For A Comprehensive Plan
Union County

Cultivating Community:
A Plan for Union County’s Future
Pennsylvania Chapter of APA
Planning Excellence
Award
Best Practice
City of Pittsburgh
PGHSNAP: Pittsburgh’s Neighborhood Data and Map Resource
### Highland Park: Social and Housing Vitality Indicators

#### Population and Density

<table>
<thead>
<tr>
<th>City of Pittsburgh</th>
<th>Population &amp; Density</th>
<th>Highland Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>671,465</td>
<td>Pop. 1990:</td>
<td>8,960</td>
</tr>
<tr>
<td>676,805</td>
<td>Pop. 1990:</td>
<td>10,239</td>
</tr>
<tr>
<td>615,341</td>
<td>Pop. 1970:</td>
<td>9,005</td>
</tr>
<tr>
<td>320,154</td>
<td>Pop. 1980:</td>
<td>9,313</td>
</tr>
<tr>
<td>423,938</td>
<td>Pop. 1990:</td>
<td>8,032</td>
</tr>
<tr>
<td>345,679</td>
<td>Pop. 2000:</td>
<td>7,029</td>
</tr>
<tr>
<td>314,527</td>
<td>Pop. 2000 (Estimated)</td>
<td>6,749</td>
</tr>
<tr>
<td>15.5%</td>
<td>Change, 60-70:</td>
<td>-5.9%</td>
</tr>
<tr>
<td>18.5%</td>
<td>Change, 70-80:</td>
<td>-12.9%</td>
</tr>
<tr>
<td>11.6%</td>
<td>Change, 80-90:</td>
<td>-12.5%</td>
</tr>
<tr>
<td>9.8%</td>
<td>Change, 90-100:</td>
<td>-4.6%</td>
</tr>
<tr>
<td>-4.3%</td>
<td>Change, 100+</td>
<td>-3.2%</td>
</tr>
<tr>
<td>-5.9%</td>
<td>Proj. Pop. Change 5-13</td>
<td>-4.2%</td>
</tr>
<tr>
<td>55.42</td>
<td>Pop. as % of City total (2000)</td>
<td>2.0%</td>
</tr>
<tr>
<td>35,464.2</td>
<td>Land Area (acres)</td>
<td>764.3</td>
</tr>
<tr>
<td>6,519</td>
<td>Persons / sq. mi (2000)</td>
<td>5,000</td>
</tr>
<tr>
<td>9.4</td>
<td>Persons / acre (2000)</td>
<td>9.1</td>
</tr>
<tr>
<td>5,464</td>
<td>Persons / sq. mi (2000)</td>
<td>5,000</td>
</tr>
<tr>
<td>9.8</td>
<td>Persons / acre (2000)</td>
<td>9.6</td>
</tr>
<tr>
<td><strong>RACE (2000):</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>27.2%</td>
<td>% African American</td>
<td>27.3%</td>
</tr>
<tr>
<td>2.9%</td>
<td>% Asian</td>
<td>1.9%</td>
</tr>
<tr>
<td>2.5%</td>
<td>% Other</td>
<td>3.3%</td>
</tr>
<tr>
<td>67.4%</td>
<td>% White</td>
<td>65.4%</td>
</tr>
<tr>
<td><strong>AGE (2000):</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>24.3%</td>
<td>Pop. 5-19:</td>
<td>22.4%</td>
</tr>
<tr>
<td>25.1%</td>
<td>Pop. 20-34:</td>
<td>22.0%</td>
</tr>
<tr>
<td>30.4%</td>
<td>Pop. 35-49:</td>
<td>27.7%</td>
</tr>
<tr>
<td>11.7%</td>
<td>Pop. 50-64:</td>
<td>12.4%</td>
</tr>
<tr>
<td>8.3%</td>
<td>Pop. 75+:</td>
<td>6.8%</td>
</tr>
</tbody>
</table>

#### Housing

<table>
<thead>
<tr>
<th>City of Pittsburgh</th>
<th>Population (2000)</th>
<th>Highland Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>335,527</td>
<td>163,414</td>
<td>7,439</td>
</tr>
<tr>
<td><strong>HOUSING (2000):</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>335,527</td>
<td>Total Housing Units</td>
<td>3,396</td>
</tr>
<tr>
<td>88.0%</td>
<td>% Vacant</td>
<td>91.5%</td>
</tr>
<tr>
<td>12.0%</td>
<td>% Occupied</td>
<td>8.5%</td>
</tr>
<tr>
<td><strong>TENURE (2000):</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>143,786</td>
<td>Occupied</td>
<td>3,109</td>
</tr>
<tr>
<td>52.0%</td>
<td>% Owner Occupied</td>
<td>49.4%</td>
</tr>
<tr>
<td>48.0%</td>
<td>% Renter Occupied</td>
<td>49.6%</td>
</tr>
<tr>
<td><strong>POPULATION TVEY (2000):</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>310,533</td>
<td>Household Pop.</td>
<td>6,728</td>
</tr>
<tr>
<td>23,043</td>
<td>Group Quarters Pop.</td>
<td>21</td>
</tr>
<tr>
<td>93.1%</td>
<td>% Household</td>
<td>99.7%</td>
</tr>
<tr>
<td>6.9%</td>
<td>% Group Quarters</td>
<td>0.3%</td>
</tr>
</tbody>
</table>

#### Age of Housing Stock (2000):

<table>
<thead>
<tr>
<th>City of Pittsburgh</th>
<th>Housing Units</th>
<th>Highland Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>163,414</td>
<td>3,396</td>
<td></td>
</tr>
<tr>
<td>3,834</td>
<td>Built 90-99</td>
<td>32</td>
</tr>
<tr>
<td>5,923</td>
<td>Built 80-89</td>
<td>41</td>
</tr>
<tr>
<td>35,769</td>
<td>Built 70-79</td>
<td>63%</td>
</tr>
<tr>
<td>45,048</td>
<td>Built 60-69</td>
<td>77%</td>
</tr>
<tr>
<td>82,371</td>
<td>Built before 1939</td>
<td>3.1%</td>
</tr>
<tr>
<td>6.3%</td>
<td>% Built 90-99</td>
<td>0.5%</td>
</tr>
<tr>
<td>2.3%</td>
<td>% Built 80-89</td>
<td>1.2%</td>
</tr>
<tr>
<td>3.6%</td>
<td>% Built 70-79</td>
<td>12.0%</td>
</tr>
<tr>
<td>13.8%</td>
<td>% Built 60-69</td>
<td>22.8%</td>
</tr>
<tr>
<td>37.6%</td>
<td>% Built 50-59</td>
<td>60.3%</td>
</tr>
<tr>
<td>50.3%</td>
<td>% Built before 1939</td>
<td>63.0%</td>
</tr>
</tbody>
</table>

#### Housing Values / Prices:

<table>
<thead>
<tr>
<th>City of Pittsburgh</th>
<th>Median Value (2000)</th>
<th>Highland Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>651,533</td>
<td>$49,000</td>
<td></td>
</tr>
<tr>
<td>564,563</td>
<td>Median Value (Claritas 2008)</td>
<td>$13,341</td>
</tr>
<tr>
<td>25.0%</td>
<td>% Change in Med. Value 00-08</td>
<td>22.4%</td>
</tr>
<tr>
<td>579,000</td>
<td>Median Sale Price 00-08</td>
<td>$147,000</td>
</tr>
<tr>
<td>4,448</td>
<td>% Sales Counted 00-08</td>
<td>79</td>
</tr>
</tbody>
</table>

#### Foreclosed 2008:

<table>
<thead>
<tr>
<th>City of Pittsburgh</th>
<th>Foreclosed 2008</th>
<th>Highland Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,199</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>0.3%</td>
<td>% Housing Units Foreclosed 2008</td>
<td>0.5%</td>
</tr>
</tbody>
</table>

**Links:**
- Sector 12 Home
- PGRGIS: Interactive Map of Sector 12
- "PGH-SNAP" Links

---

Asset profiles show key data
Maps are linked to the data
Different layers can be combined
Maps are also linked to photos
<table>
<thead>
<tr>
<th>Title</th>
<th>Artist(s)</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drinking Fountain</td>
<td>Frank Vittor</td>
<td>Highland Park Main Entrance</td>
</tr>
<tr>
<td>Griffins</td>
<td>Unknown</td>
<td>Pittsburgh Zoo (near Education Ctr. entrance)</td>
</tr>
<tr>
<td>Horses</td>
<td>Giuseppe Moretti</td>
<td>Highland Park entrance, Stanton avenue</td>
</tr>
<tr>
<td>The Gateway</td>
<td>Michael Walsh, Jeremy Groznik</td>
<td>5149 Penn Ave and 5150 Penn Av</td>
</tr>
<tr>
<td>Untitled</td>
<td>Eliza Miller</td>
<td>Highland Park Pool, Lake Drive</td>
</tr>
<tr>
<td>Welcome</td>
<td>Giuseppe Moretti</td>
<td>Highland Park Main Entrance</td>
</tr>
<tr>
<td>World War II Memorial</td>
<td>Frank Vittor</td>
<td>Morrow Park, Baum Blvd, S.Aiken Av, &amp; Liberty Av</td>
</tr>
</tbody>
</table>
System can be used for action planning.
Blight indicators combined with physical and social indicators
Results are mapped and tracked
Pennsylvania Chapter of APA Planning Excellence Award

Best Practice

City of Pittsburgh

PGHSNAP: Pittsburgh’s Neighborhood Data and Map Resource
Pennsylvania Chapter of APA
Planning Excellence Award
Implementation
Borough of Mechanicsburg
Mechanicsburg Geared for Progress
2002 – Strategic Plan
2006 – Inspections of Residential Dwelling Units
2010 – New Zoning Ordinance
Borough of Mechanicsburg
Cumberland County
Pennsylvania

Ordinance No. 1113
Subdivision and
Land Development Ordinance
Adopted January 19, 2010

2010 – New Subdivision and Land Development Ordinance
Leveraged over 3.1 million dollars in state and federal dollars
Created a Downtown Revitalization Organization
Improved traffic signals, community pool and recycling center
Pennsylvania Chapter of APA
Planning Excellence Award
Implementation
Borough of Mechanicsburg
Mechanicsburg Geared for Progress
Pennsylvania Chapter of APA
Planning Excellence Award
For Public Outreach
Chester County Planning Commission

Landscapes 2
Chester County Comprehensive Policy Plan
A series of focus groups were established.
A plan steering committee was formed
A public opinion survey was distributed in a variety of ways and available online.
Web based plan provides variety of resources and links
Plan is on website as an electronic book.
Livable Landscapes Map

The concept of "livable landscapes" provides a framework for protection and growth strategies within Chester County. The map provides a guide for accommodating expected future growth while maintaining the quality of life in the county. Livable landscapes recognize the diversity that makes Chester County special. Each landscape has a different character and is appropriate for different intensities and varieties of development. Livable Landscapes is not a land use map. Any land use can be found in each of the landscapes, but the mix and intensity of land use will be different to preserve the character of each landscape.

Innovative interactive mapping
Online 3-D modeling explains ideas
Report card follows progress on the goals of the plan.
Pennsylvania Chapter of APA
Planning Excellence Award
For Public Outreach
Chester County Planning Commission
Landscapes 2
Chester County Comprehensive Policy Plan
Pennsylvania Chapter of APA

Student Project Award

Pennsylvania State University

When Sunbury Builds It …They Will Come

The Sunbury Master Plan Phase II
Executive Summary

Organization of Document

The report is organized to be user-friendly without a formal table of contents. Color coded sections identify the design study topics. The report introduction is followed by the design study sections with context data and the scope of work for each design study:

- Introduction: Executive Summary
- Context
- Scope of Work

These sections are followed by specific study areas. Strategies for development and design concepts are in the following sections:

- Circulation
- Straw Alley
- Historic District
- Streetscape
- Cameron Park
- Hill Neighborhood

Symbols

Each section and design study also has an identification symbol:

- Introduction
- Context
- Circulation
- Straw Alley
- Historic District
- Streetscape
- Cameron Park
- Hill Neighborhood
Circulation

Parking and Circulation

Importance of Good Parking and Circulation
Parking and Circulation for pedestrians and vehicles are crucial parts of a navigable and safe sustenance city. By allowing people both in vehicles and on foot to move easily through the city, it becomes a more desirable place. It is important to have a good balance of vehicle and pedestrian access to the center of the city. If traveling through an area becomes too difficult or dangerous, people will simply stop going there.

Sunbury Parking and Circulation
What is parking and circulation in Sunbury like now?
- Existing parking lots in Sunbury are not signed and therefore they are difficult for visitors to find.
- Based on a study, the existing parking lots are underutilized for most of the day.
- Angled parking in the Downtown is dangerous for pedestrians as well as cars that are backing out into traffic.
- Pedestrian accessibility to the Downtown is poor because of the total lack of crosswalks.
- Pedestrian circulation is unsafe because of the heavy traffic areas, and a lack of respect for pedestrians’ right of way.

Improvements
What improvements can Sunbury make?
- Signage can help locate available parking in the Downtown area.
- Crosswalks can help pedestrian travel between the neighborhoods and the downtown safer.
- Parallel parking in the Downtown will make it safer for pedestrians crossing streets and for vehicle circulation.

Parking and Circulation Issues
Within the Downtown study area, the most important issues related to parking and circulation are:
- Vehicular Circulation
- Pedestrian Circulation
- Parking

These are addressed in more detail on the following pages.
Parking

Sunbury Parking Lot Study

A parking lot study was done by the City of Sunbury that observed 6 of the 10 Municipal Parking lots. In a one week period, during the hours of 10 a.m. to 6 p.m., a vehicular count was recorded.

Out of the total 271 parking spaces available in the lots:
- Only 36% of the spaces were utilized at any one time.

On an average Sunbury day, 64% of Sunbury's municipal parking lots are not being utilized. The amount of parking within close proximity of the downtown area is a major asset to Sunbury and should be properly signed to provide ready and accessible parking for the downtown area.

Observations and Issues

Observations
- Angled parking on Market Street: Entry into angled parking space may be difficult for the driver.
- Drivers backing out may not see pedestrians causing a dangerous situation to pedestrians crossing the street.
- Angled Parking detracts from the aesthetics of the downtown area.
- Angled Parking takes up more road width compared to parallel parking.

Municipal Parking Lots
- There are 10 lots available for public parking.
- Currently there is a lack of utilization of spaces within existing parking lots.
- Little to no signage advertises municipal parking and locations.
- Payment to use lots is the meter system which can annoy users as they must decide how much time they will spend getting away from their cars as well as have the proper change.

Issues:
- Angled parking detracts from the downtown area and is dangerous for pedestrians and may cause accidents.
- Municipal parking lots are underutilized.
- Parking lots are poorly marked and are not advertised within the downtown area.

Circulation - Analysis
Stroh Alley - Problem

A Place to be Avoided

Tucked between the former CVS building in Sunbury and the Sunbury Market House, Stroh Alley should be a place shoppers and restaurantgoers use as a safe shortcut in their comings and goings. However, Stroh Alley has become a place most citizens avoid. It has become a notorious area and is regarded as being unsafe. The purpose for the study is to identify the issues of Stroh Alley in its current state and to suggest design solutions that address the issues to create a more favorable place for the citizens of Sunbury.

The parameters of the study include use of the CVS and the alley itself, access to the alley, and the parking lot adjacent to the alley. In the process of studying this space, the questions that arise concerning Stroh Alley are:

- Why is Stroh Alley an unattractive and unsafe destination?
- What is the potential of Stroh Alley to become a popular destination and key to Sunbury’s downtown revitalization?

With site studies and input from the community, the following observations of Stroh Alley are:

Existing Conditions

Lighting
One of the biggest factors contributing to the lack of safety within the alley is poor lighting. At night it is dark without safe lighting. During the day it is dim places due to the unsightly overhead steel structure that is outdated and in a state of neglect.

Lack of Business Interest
The environment of Stroh Alley is in need of revitalization. The old CVS building is vacant and for sale. The Market House, which viewed the other side of the alley, is to be used on Fridays and Saturdays, with very little activity during other days of the week.

Stroh Alley is located right downtown within the Central Business District. This alone is enough to position it as a successful destination. There is no reason that Stroh Alley cannot become one of Sunbury’s most treasured spaces.

Above: An existing steel A-frame structure has long been out-dated in both style and its state of condition. Removing the overhang will improve the aesthetics of Stroh Alley. As well, it will also allow much needed light into the alley space.

Left: Stroh Alley in its current state of decay. The walls of the buildings are dull, the ashphalt is cracking, and paint is peeling on the Market House.
Stroh Alley – Design Concept

The concept for the revitalization of Stroh Alley is for a division of the old CVS building into three separate shops or restaurants. It is preferable that the shops be food-related in some kind (bakery, ice cream shop) to ensure a diversity and constant flow of customers. Additionally, the smells of these foods floating through the alley will add to the delightful atmosphere. People will be encouraged to linger in the alley, enjoy a meal or snack with friends or simply stroll through in their daily comings and goings.

Design Concept

- Redesigned parking lot with automated pay machine
- Security gates
- Brick paving throughout
- Planters for shrubs and wine planters
- Overhead trellises (security lights typical at trellis 05/08/16)
- Stroh Alley

Stroh Alley
Historic District Area 5

Historic District – Detailed Analysis
Streetscape – Simulations
The above community input survey totals show the results from surveys passed out during a community design meeting. Park design concepts were presented and community members responded to ideas they liked and ideas they did not. From those responses, a program of axes and elements was identified, from which the final design was developed.
Cameron Park – Master Plan

Design Concept
To revitalize Cameron Park into an attractive, safe downtown destination, reinstating the park's important role in the history of Surbun.
Hill Neighborhood – Park Phasing
Pennsylvania Chapter of APA

Student Project Award

Pennsylvania State University

When Sunbury Builds It …They Will Come

The Sunbury Master Plan Phase II
Pennsylvania Chapter of APA
Planning Leadership Award
For a Professional Planner
William C. Payne
Bill Payne
Accomplishments

Director of Planning, City of Chester
Director of Planning, Riverfront Development Corp.
Director of Community Planning, DCPD
Media Borough Planning Commission Member
Delaware County Planning Commission Member
Economic Development
Economic Development
Pennsylvania Chapter of APA
Planning Leadership Award
For a Professional Planner
William C. Payne
The Irving Hand Excellence in Planning Professional Development Award
Purpose

The $2,500 annual scholarship award recognizes achievement in community planning and supports professional planners in the pursuit of their professional development goals.
2010 Award Recipients

• Merry V. Bush, Planner
  Borough of Gettysburg
  Professional Development Pursuit
  Masters Degree, Community and Regional Planning
  Temple University Harrisburg

• Joseph A. Russo, Planner
  Delaware County Planning Department
  Professional Development Pursuit
  Masters of Science in Administration (M.S.A)
  West Chester University of Pennsylvania
Pennsylvania Chapter of APA

2010 Awards Ceremony

Cultivating Strong Communities

Lancaster, Pennsylvania