

THE VANTAGE POINT



American Planning Association
Pennsylvania Chapter

Making Great Communities Happen

A Publication of the Pennsylvania Chapter of the American Planning Association



Coming your way soon!

NOMINATION OF Great Places in Pennsylvania

Through the PA Chapter's Great Places initiative, best practices in community planning throughout Pennsylvania will be recognized.

For 2014, the Great Places in PA Program Committee has selected **Great Public Spaces in PA** and **Great Neighborhoods in PA** as the nomination categories. Both are essential components of successful communities, whether they are rural, suburban or urban.

Thanks to a tremendous response from the APA/PA Chapter's request for members to serve on this new Committee, we now have a Committee comprised of 17 Chapter members from across the State. The Committee has been working diligently to develop Program materials ranging from Great Places categories and criteria to the nomination form, Program guidelines, and a marketing plan.

It is anticipated that the Request for Nominations will be released in late March or early April. We will be seeking assistance from Chapter members and allied organizations to promote the Program and encourage the submission of nominations. Stay tuned... more information will be coming your way soon. ♦



A PLANNER'S GUIDE

ACTIVE ADULT 55+ Communities

by Shirley Alberts Yannich, PP, AICP

Analyzing a subdivision or land development plan for an active adult community also referred to as age restricted communities requires an understanding of the needs of the occupants, the location in your municipality and compliance with zoning and subdivision/land development ordinances.

THE FOLLOWING CRITERIA IS OFFERED for the review of a plan by a planning commission and ultimately by the approving authority, generally, the governing body.

Age is not the only common thread in identifying the residents of active adult communities although it is one of the most obvious ones. There is also ethnic/religious background and economics tied to the demographics. Colonizing of persons with like ethnic background or religious beliefs is a pattern that has long been studied in America's emerging suburbs. In many active adult communities it is not uncommon for colonization of persons with common characteristics, such as ethnicity or religion. In two communities studied and later mentioned in this article

there is a visual absence of Blacks, Latinos and Asian occupants. This article will not venture into the validity of such observation.

Bill Ness, from 55 Places.com, wrote on November 25th 2011 that:

While age is not a protected class under the Fair Housing Act, the law does prevent discrimination based on familial status. In this case, familial status refers to households which include pregnant women and



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children under the age of 18. However, the Housing for Older Persons Act of 1995 (HOPA) provides exemptions to familial status if a community meets either of the following conditions: 1) All of the occupants of the community are over the age of 62 or 2) At least 80 percent of the occupied units include at least one resident who is verified to be over the age of 55, and the community follows a policy that demonstrates an intent to provide housing for those aged 55 or older.

A Google search reveals numerous legal, academic and opinionated articles that refer to age restricted housing. Active Adult Communities are just one type of housing governed by the Fair Housing Act. Taking the legal aspect out of the discussion this article will focus on planning issues that professional planners as well as planning commissioners and governing bodies need to evaluate when reviewing active adult community plans.

It could be argued that the active adult living concept was a marketing tool devised by special interest groups to obtain density by convincing a municipality that by restricting persons under the age of 18 from living in the dwelling unit no additional children would be added to the public school enrollment. **Why did elected officials buy into this "planning" concept?** One reason was probably because a "senior age" population was perceived as potential voters. Some suburban municipalities outright zoned for such residential development and it is not uncommon to find that age qualified zoning allows for densities of 4 to 8 units per acre. Other municipalities negotiated age qualified development through Pennsylvania's Curative Amendment process afforded to landowners/developers who were not pleased with more restricted

existing zoning densities. Whatever the reason, the Sunday newspaper Real Estate pages are filled with this concept and dotting the landscape are more and more active adult developments.

In Bucks County, Pennsylvania north of Philadelphia, there are over forty (40) active adult communities. One example, in Middlesex Township, Bucks County, there is a 675 unit community known as The Village of Flowers Mills which consists of a mix of single family detached dwelling units, quads and twins (duplexes), a large club house with an indoor swimming pool where the roof can be opened for summer enjoyment. This community is gated, adjacent to a shopping center with a large grocery store and pharmacy.

In Warrington Township, Bucks County, there are six (6) active adult communities consisting of townhouses, detached single family and flats in mid-rise buildings with condominium ownership. Only one of these developments is adjacent to shopping. Meridian at Valley Square is located at the rear of a major grocery store within a Life Style commercial development, which encourages walking to big box businesses, trendy retail shops and restaurants.

Meridian, a three story mid-rise development is approved for 200 dwelling units in six buildings; two buildings comprised of thirty-four flats and four buildings comprised of thirty-three flats. The difference is that the thirty-fourth unit in buildings three, four, five and six is divided in half to allow for a penthouse corner unit of approximately 2,900 square feet with two master bedrooms and attached baths and another larger front facing unit of approximately 2,600 square feet. All the units have a caged first floor storage space and attached single car garage.



Planning Aspects

A good land use planner knows that under all is the land and on the land are the zoning districts. In author Erma Bombeck's novel, the suburbs were all about cookie cutter houses and grass over the septic tank¹, but today public sewers and public water lines have been extended to allow for smaller lot subdivisions which in turn give the developers an argument for greater density. Above all the Baby Boom generation (those individuals born between 1946 and 1964) is enticed by the ads that display couples on horseback or playing tennis and not having to cut grass or shovel snow. Fast forward to planning for age qualified communities. No real need for access to major arterial

roadways because proportionally the majority of residents do not go to work (or at least not during rush hours). Therefore, good planning dictated that the residents of these communities would best be served if the following planning initiatives were taken into consideration:

1. Economics based on demographics
2. On site club house
3. Sidewalks, trails and streets
4. Landscaping
5. Orientation of mid-rise buildings with attached garages
6. Proximity to shopping
7. Presence of medical facilities
8. Availability of educational institutions and houses of worship.

¹ Taken from the title of *The Grass is Always Greener over the Septic Tank*, Erma Bombeck, published by McGraw Hill 1976



Activities...
Walking Trails...
Shopping...
Amenities...
Medical Facilities...



Economics Based on Demographics

The importance of understanding economics as it relates to active adult communities is a planning concern insofar as the progression of aging occupants has a nexus to an overstock of vacant units. The greater percentage of purchasers of active adult homes is couples. Couples over the age of 65 often move in with two Social Security incomes and one to two pension or retirement incomes. As the population ages the death of one of the occupants leaves the surviving occupant having to manage on one less income. Even if there is no mortgage payment, rising homeowner association (HOA) fees and increasing school property taxes may be cause for relocating. When there is a limited market based on age and familial status and more and more active

adult communities are under construction or being approved for development, it is harder to market the resale of existing units unless the newer product is unique in design or location. The Meridian buildings have elevators and attached garages and have a waiting list for the last two buildings to be built. Why? Because there is little competition while developers continue to build The Village of Flowers Mills concept of detached single family, quads and twin style houses.

There was an economic factor associated with the Erma Bombeck suburban subdivision where rarely a grandmother or grandfather was seen and children dotted the landscape. Residents died or divorced and moved out of those neighborhoods too. However, those communities were not as cloistered, gated and separated from the mainstream of society. So it is hard to make an argument that the vacant housing stock would have the same negative effect since housing developments built before the Fair Housing Act were the norm and segregating the population by age did not exist.

On Site Club House

If the club house is not built within the first phase of the development there is the potential that a builder may go out of business, as seen in the last housing market bust and the club house will not get built as happened in two of the Warrington Township communities. A club house and other amenities such as walking paths are not public improvements, however, a municipality that mandates in an ordinance that building the club house in the early stages of development is not only protecting the future residents but in all likelihood the club house will act as the stimulus to attract buyers

reducing the possibility of an incomplete or abandoned project.

Regarding the location of the club house within the community, it should be accessible by foot. There should be a continuous walking path wide enough for more than one person to traverse and smooth enough for a wheel chair or walker to maneuver. Providing a swimming pool is a marketing tool. Swimming pools constructed in active adult communities may be governed by the American Disabilities Act in which case a hydraulic lift may be required. The maintenance of the club house, swimming pool and lift comprise a good portion of the homeowner's association dues so planners and governing bodies should know the ADA law when reviewing plans with swimming pools.

Sidewalks, Trails and Streets

Providing sidewalks should be a planning initiative in all zoning districts in all developing municipalities that are experiencing growth. Approving authorities that waive the requirement for sidewalks are only putting off the inevitable because as municipalities grow installing sidewalks will become necessary. However, there are sidewalks and *there are sidewalks*. A flat concrete slab is best for connecting the residents of active adult communities with commercial and professional uses within a half-mile range. Stay away from fancy paver stones, slippery rocks and uneven spacing between the solid materials.

Furthermore, sidewalks leading to the entrances of a house or building should be on an incline verses steps and preferably with hand railing. Most importantly, the access to the structure should be designed in such a way that emergency services can gain easy and safe entry into the building. Taking stretchers into homes through attached garages

when the path to the door is narrow and covered by plantings is not a suitable alternative since many garages are used for storage that can block timely access to an occupant needing medical attention.

Although the trails may be constructed of a material other than concrete, the surface should not have anything that causes a person to trip. More important, along trails is the need for occasional benches. Benches should have backs and armrests. Senior citizens need to use armrests to steady themselves when being seated or rising from a seated position.

One of the most important things to look for when reviewing a plan is to see if the local streets leading to the community are public or private. If the age restricted residential zoning is part of a Central Business Zoning District in a municipality that prefers private streets in business districts then your review of the plan should address the inequity of senior citizens paying to maintain, light, remove snow and landscape private streets that serves the general public. The argument that should be made is that the residents may well be living in their last home before health issues require them to move nearer to an adult child or into a health care facility. These residents who are living on fixed incomes should not be responsible for maintaining private streets in a shopping center.

Landscaping

Landscape Architects do a wonderful job decorating our environment, however, planners and governing bodies should look closely at the landscape proposed to be planted immediately outside the sliding doors and windows of units in mid-rise buildings. Except for corner

CONTINUED ON THE NEXT PAGE

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units, interior units have windows and patio doors that provide natural light from only one direction. When trees and tall ornamental scrubs are placed along the foundation over time the growth of the vegetation blocks the light from entering the unit leaving the occupant to rely on artificial lighting even on sunny days. A better design would be to place shorter plantings along the foundation and move the taller materials outside the range of daylight shadows on the building. This rule should apply to all structures that have limited access to outside light, such as attached quads, twins and townhouses.

Orientation of Mid-Rise Buildings with Attached Garages

When orienting and spacing mid-rise buildings traffic maneuvers around the buildings needs to be analyzed, especially if overflow parking stalls are located between the building and open space or property boundaries. Extra attention should be given to site distances in order to avoid blind corners around buildings. Similarly, attached garages should have a perpendicular access. Seniors find it difficult to negotiate sharp turns or angles when entering or exiting garages, especially garages at the corners of the building or wedged into travel aisles between the building and exterior parking spaces.

Proximity to Shopping

Grocery stores are one of the most important businesses that should be considered and getting to these stores should be accessible by foot. The planning issue is that many zoning and subdivision/land development ordinances have buffer requirements between residential and non-residential uses. If a buffer requirement separates the community



Active Adult Communities are not sustainable.

from the business establishment by too great a distance, the occupants of the community will not walk. Furthermore, if the buffer requirement mandates heavy landscaping within the buffer strip it will become a barrier for the pedestrian. Foremost, forget the berm. Seniors do not do berms. A pedestrian connection that is not planned correctly forces residents to use their cars.

Many senior age citizens use their cars less than the commuting public or soccer moms. Planners need to know that driving on local streets rather than highways becomes a preferred option for the older citizen. Years ago engineers realized that the 'graying' of the population was going to need a designated left turn lane on major arterial roadways and that realization is emerging on many state roadways. Such initiative surely is saving lives. Well planned sidewalks along local streets are a safety issue that planners and governing bodies need to take seriously.

Pharmacies and Medical Facilities

As science has advanced to combat terminal illnesses it has produced a venue for the pharmaceutical industry to blossom. Our senior population may be the first generation to experience longevity due to prescription drugs. Ergo, the proximity of pharmacies and medical facilities

is a vital service when reviewing active adult community plans. Again, keeping the residents connected via local roads and sidewalks best serves their needs. The hospital has to be centrally located to serve the general public, but zoning for medical buildings and locating ambulance companies within reach of the active adult community is good planning. When establishing permitted uses in an age restricted zoning ordinance it is important to add medical services as a permitted use.

Availability of Educational Institutions and Houses of Worship

Even though children are not part of the community, satellite educational facilities are considered to be advantageous. Existing shopping centers that have office space on the second floor can be attractive to users who provide educational opportunities. An ordinance that permits two story buildings in shopping centers should allow educational facilities as a permitted use on the second floor. If existing high schools and colleges and houses of worship are close to the active adult community, it is imperative to connect them for pedestrian use using the same hard and wide sidewalk surface mentioned above.

Sustainability

Active Adult Communities

are not sustainable. It is reported that the present birth rate is declining; the aging population within these communities is a constant variable in the vacancy factor and a flood of competing new similar age restricted communities still being built all point to the sustainability of active adult communities. It may be just a matter of time before a law suit is brought before the courts claiming age discrimination resulting in overturning or amending the Housing of Older Persons Act of 1995. These factors should be a concern to all municipalities. **Planners who do not take heed of sustainability** may find themselves having to build more public schools and ball parks to accommodate the needs of active adult communities being converted and school aged children becoming occupants. Therefore, **a close examination of the housing element in the municipality's Comprehensive Plan becomes very important.**

Finally, in an article entitled "Age-Restricted Housing Becomes Ageless" in the American Association of Retired People (AARP) publication *The Bulletin*² it was noted that in both the Commonwealth of Massachusetts and the State of New Jersey some towns have lifted age restrictions. So planners take heed and plan accordingly. ♦

² April 2009 Issue – In the News section.

NATIONAL *Planning Awards*



**Irving Hand, FAICP,
Professor Emeritus**
Harrisburg, Pennsylvania

PROFESSOR IRVING Hand, FAICP, has had a significant national impact on the planning profession, especially on developing a regional planning approach. In the early 1950s, he played an instrumental role in establishing the Tulsa, Oklahoma, Metropolitan Area Planning Commission. He helped facilitate the creation of the Metropolitan Government of Nashville and Davidson County in 1962. Hand was appointed by Pennsylvania Governor William Scranton

as the director of the Pennsylvania State Planning Board. Under his leadership, he helped shape Pennsylvania's planning enabling legislation in 1968 with the adoption of the state's first Municipalities Planning Code. The code remains in effect today. He also spearheaded the development of Pennsylvania's first Appalachian Development Plan.

Within the academic realm, Hand served as Chairman of the graduate degree program in urban and regional planning at Pennsylvania State University, Capital College. He established the Institute of State and Regional Affairs and the Pennsylvania State Data Center — both organizations continue to serve planning needs within the commonwealth but also nationwide. Hand continues to educate and provide planning service today and is Chairman Emeritus at Delta Development Group, Inc. He was inducted in the College of Fellows of the American Institute of Certified Planning in 2000.



**Robert Venturi and
Denise Scott Brown**
Philadelphia, Pennsylvania

THE HUSBAND AND WIFE team has had a profound influence on both the architecture and planning professions. Partners and owners of Venturi Scott Brown and Associates, the couple focused their work on how people interact with their environments and each other — taking that interaction into consideration in their designs and plans. Their landmark book, *Learning from Las Vegas* (1972), explored why so many people visited a city that was heavily

criticized by architects and looked at everyday urbanism, urban sprawl, and ordinary buildings. It also reintroduced the idea of communication as a function of architecture, especially

in cities.

The couple emphasizes that they have learned from each other. Together, they have worked on integrating planning, architecture, and social studies. They are noted for their campus plans, including the University of Michigan Campus Plan, the University of Pennsylvania Master Plan, and plans for South Street, Philadelphia; Miami Beach, Florida; and Memphis, Tennessee. ♦

The Role of HERITAGE AREAS in the Planning Profession

by Jonathan Pinkerton, AICP, Vice-Chairperson of Central Section Council

PROFESSIONAL PLANNERS WORK IN A VARIETY OF FIELDS and contexts, including nonprofit organizations. Heritage Areas, which are often incorporated as nonprofits, are one example of an especially important practice area directly related to planning. Heritage Areas build on traditional approaches to resource management by working across jurisdictional boundaries. They support community-driven processes aimed at connecting people to preservation and planning. When working for and with Heritage Areas, planners support many of the policy goals of the American Planning Association (APA), including the policy on historic and cultural resources. Specifically, planners in Heritage Areas support APA's goals by encouraging communities to recognize the value of historic resources as major contributions to the quality of life and cultural vitality. Additionally, Heritage Areas provide rich opportunities to stimulate local and regional economic vitality, often by supporting and enhancing the sustainable tourism development potential of the communities they serve. Furthermore, the artistic and cultural activities that occur in Heritage Areas can be used to engage the public in planning practices. Finally, since Heritage Areas work primarily through partnerships and community engagement, they add value and connections to the work of traditional planning agencies and municipal planning departments. For a list of Pennsylvania Heritage Areas, please visit: www.heritagepa.com ♦





INSIDER

A Message from President **Brian O'Leary, AICP**

Hello Fellow Planners. The Chapter and its Sections had another strong year in 2013, supporting innovative training for professional and citizen planners, holding an informative conference in Harrisburg, honoring cutting-edge planning initiatives with our awards program, and advocating for good planning and legislation in Pennsylvania, including new transportation funding and protection of local land use and zoning powers.



American Planning Association
Pennsylvania Chapter

Making Great Communities Happen

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Please help us close the loop and recycle this newsletter.

AS ALWAYS, we continue to be the voice for planning in Pennsylvania.

The Chapter Board met in early-December and adopted a budget for 2014, which is expected to be about \$220,000. Once again, the budget is very tight, but we've managed to **not raise our membership fees** for another year.

Our largest expenses include approximately \$78,500 for the professional firm that runs the Chapter, \$74,900 for the annual conference, \$8,550 for our communications and newsletter, \$8,300 for the support of our six Sections, and \$5,950 for training and Certification Maintenance programs.

As one would expect, running the Chapter on a day-to-day basis is our biggest expense; it's also our most important one, since we couldn't accomplish any of our work without this help. Although the annual conference is very expensive to run, we often receive a lot of revenue to offset or even exceed the expense.

We have two new, exciting ventures we're tackling this year:

- The Chapter will be sponsoring a **Great Places** initiative, with a 2014 theme of **Great Public Spaces** and **Great Neighborhoods** (see cover.) Program criteria and nomination forms will be available in the early spring, and

awards will be announced later in the spring.

- In cooperation with PA DCED and the Local Partnership Training Series, the Chapter is organizing two Spring Planning Forums, one in the east and one in the west. These one-day events, **Making it Great Now**, will feature **Andrew Howard of Team Better Block**, who brings a fun and different approach to planning. One will be at Indiana University of Pennsylvania on May 12, the other at Muhlenberg College on May 13.

The Chapter will also continue its annual training series and annual conference:

- This year, our annual training series will focus on the impact of demographic changes, including the greying of the population led by Baby Boomers, the steady and

significant rise in the Hispanic population, and the decrease in family household formation. Four sessions around the state will **be led by Todd Poole of 4ward planning. "Planning Matters: Demographic Changes and Land Use Policies"** dates and locations are on the website calendar.

- The annual conference, **Innovation from Historic Foundations**, will be in the City of Philadelphia this year from October 12 to the 14! The conference will be held at the Sheraton Philadelphia Society Hill, which is walkable to all the major historic sites, Penn's Landing, Old City, South Street, and many interesting restaurants, shops, theaters, and bars.

Hope to see you in Indiana, Allentown, or Philadelphia. ♦

Vantage Point 2014
Editorial Deadlines

**Summer Issue
Fall Issue
Winter 2014-2015 Issue**

**May 9
August 8
November 7**



Please complete the 9-question online survey
by Friday, February 28, 2014

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Ten Planning Series Publications

THE DCED'S Governor's Center for Local Government Services (Center), in association with the Pennsylvania Local Government Training Partnership and its consultant (Michael Baker Jr., Inc.), is reviewing and updating the ten (10) Planning Series Publications published by DCED, including:

- 1/ Local Land Use Controls in Pennsylvania
- 2/ The Planning Commission
- 3/ The Comprehensive Plan
- 4/ Zoning
- 5/ Technical Information on Floodplain Management
- 6/ The Zoning Hearing Board
- 7/ Special Exceptions, Conditional Uses and Variances
- 8/ Subdivision and Land Development in Pennsylvania
- 9/ The Zoning Officer
- 10/ Reducing Land Use Barriers to Affordable Housing

The publications can be found on DCED's website:

<http://www.newpa.com/local-government/publications>

The planning publications have long been a valuable resource for Pennsylvania planners. The DCED recognizes the need to update each of the ten (10) publications to incorporate current planning viewpoints, up-to-date best practices, and the latest changes in Pennsylvania Planning Law. To that end, the Center is seeking input regarding the usefulness of the current publications and suggestions for their improvement. **The Center is requesting assistance from individuals in your municipality who are familiar with the publications by completing a 9-question online survey by Friday, February 28, 2014.**

To take the survey, please visit the following link:

<https://www.surveymonkey.com/s/DCEDPublicationsUpdate>

Your timely responses are greatly appreciated, and DCED thanks you in advance for your time and interest. ♦

Reaching Across Boundaries

ON MAY 14TH AND 15TH, 2014, join community and economic development professionals, lenders, public officials, developers, planners, and others passionate about building and sustaining healthy, vibrant, and sustainable communities for the Fourth Annual Community Development Summit. With a theme of **Reaching Across Boundaries**, sessions and workshops will highlight cross-sector and regional collaboration in community planning, land recycling, affordable housing, transit-oriented development, and neighborhood revitalization. Quickly becoming the premier community development convening for the region, the Community Development Summit annually attracts more than 500 leaders from across Pennsylvania, Ohio, Maryland, Michigan, New York, Illinois, and other surrounding states to downtown Pittsburgh for two days of learning, networking, and sharing best practices.

This year, the Summit will feature keynote presentations from **Shelley Poticha**, director of the National Resources Defense Council's (NRDC) Urban Solutions program and former director of the Office of Sustainable Housing and Communities at the Department of Housing and Urban Development, and **David Rusk**, urban policy consultant and author of *Cities without Suburbs* and *Inside Game/Outside Game*.

The Community Development Summit is brought to you by the Pittsburgh Community Reinvestment Group (PCRG) in collaboration with the Urban Land Institute – Pittsburgh District Council, and is sponsored by PNC Bank. For more information, including a complete schedule of events, visit the Summit website at <http://www.pcrgrg.org/conference/>. ♦

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**Contact information is
available at www.planningpa.org
under "About Us".**

A State of Collaboration

The new **National Collaborative of State Planners** kicks off with positive feedback

Contributed by Peter G. Conrad, AICP and Zachary Chissell of the Maryland Department of Planning

THE NATIONAL Collaborative of State Planners, a new project of the Regional and Intergovernmental Planning Division, was launched in November to create a **network within the American Planning Association for state planners in all 50 states**. The Collaborative provides a venue to work together and advance effective state-level planning through sharing success stories and ideas.

A survey distributed to almost **350 state planners** across the United States yielded an unexpectedly high response rate and a wealth of meaningful feedback that validates that state planners are indeed seeking a means for increased collaboration.

"Great idea for a state collaborative...It would be good to know what each state thinks it does best – this may be an entire program and not just a best practice."

– RHODE ISLAND STATE PLANNER

According to the survey, important issues facing state planners today include climate change, the need for outreach regarding the benefits of statewide planning and the integration of economic development with planning. Additionally, planning for public health is a growing area of interest that is not well addressed.

Survey results showed that with tight budgets, state planners prefer a free online platform to share best practices, seek and provide feedback, and connect with one another. State planners see the most value in tools such as periodic e-newsletters and webinars that address state-level planning issues.

Find more survey results shared on the Collaborative's website, www.stateplannersus.wordpress.com.

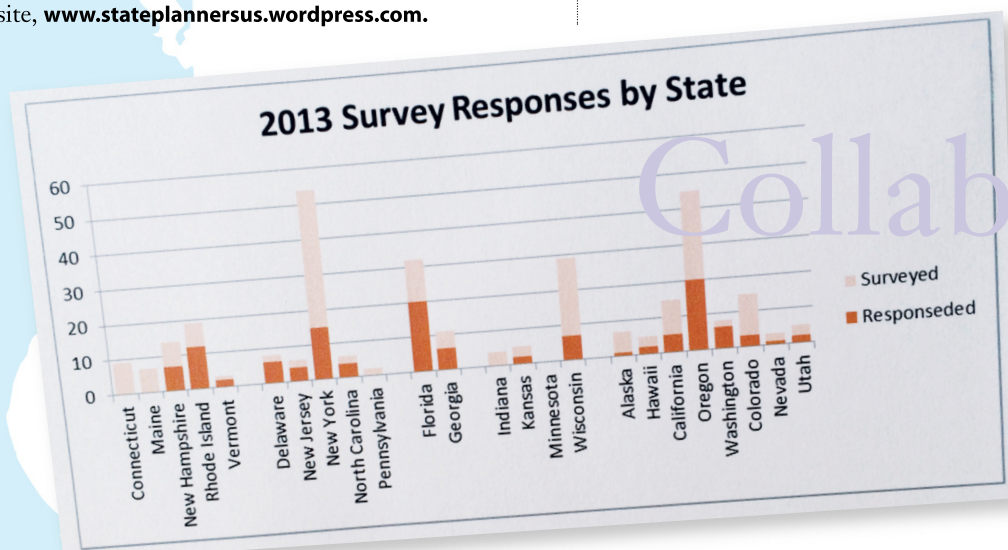
How to get involved:

- Visit our [website](#)
- Submit [best practices](#)
- Take our [survey](#)
- Join our [mailing list](#)
- Attend our [facilitated discussion](#) at the APA National Conference

The Collaborative's website also features a growing set of best planning practices from across the country. Initiatives such as **Massachusetts' Ocean Management Plan** and **Delaware's Strategies for State Policies and Spending** are highlighted in addition to multi-state practices such as statewide growth/land use councils.

The National Collaborative is collecting information on **state climate change initiatives** to be the subject of a webinar this spring. The webinar will explore issues about integrating the related issues of disaster mitigation/response and sea level rise, additional issues identified by survey participants.

Join the National Collaborative at a facilitated discussion at the **APA national conference in Atlanta** to learn more. The discussion will be led by **Richard E. Hall**, Secretary of the Maryland Department of Planning, **Armando Carbonell** of the Lincoln Land Institute, **Allison Joe** of the California Strategic Growth Council, and **Tim Chapin** of the Department of Urban and Regional Planning at Florida State University. It is an exciting time for this new division initiative, and we encourage all state planners to get involved and add their voices to the collaboration.



For more information: www.stateplannersus.wordpress.com or Peter G. Conrad, AICP – Division Director of Membership: peter.conrad1@maryland.gov



What will be **APA-PA's** Unconventional Shale Gas Development STRATEGY AND POLICY?

A report on the results from the APA-PA 2013 Conference and web-site survey of Chapter Membership in regard to unconventional shale gas development is now available at <http://planningpa.org/advocacy/policy-statements/>

The report was prepared by Dennis W. Auken, AICP

The report summarizes the results of 19 survey questions presented during an interactive conference workshop session with approximately 25 participants and through a web-based survey of membership resulting in responses from 88 members. Based on the survey results the author concludes:

“Since energy is a cornerstone of economic development and plays a critical role in climate change and extreme weather events, APA-PA should develop a balanced energy policy and strategy. This will warrant the creation of a special internal task force to address this need. A critical task of this task force will be to address the potential need for modifications to the Pennsylvania Municipalities Planning Code to address this new planning paradigm.”

Some other views expressed by the author include:

1. Shale Gas development is having significant positive and negative effects on communities throughout a substantial portion of Pennsylvania and those communities are facing new planning issues for which they will need help over the long-term.
2. Shale gas development should be considered in a balanced energy policy.
3. The Commonwealth needs to think more about the impacts of gas development on the environment and communities and possibly provide additional resources to help communities manage the effects.
4. Communities should be planning long-term and that will require partnerships with various stakeholders working together to develop a balanced approach that considers the needs of the community and the needs of the industry.
5. APA-PA has a responsibility to help the planning community deal with this new planning paradigm in order to appropriately serve our communities. But to do so the organization will face an array of difficult and polarizing issues.

The 2012/2013 Certification Maintenance (CM) reporting cycle for AICPs is now in its grace period – credits earned through April 30th can be applied back to the 2012/2013 reporting cycle if needed. There are a variety of CM events available to fulfill requirements. Sources of information include the APA-PA webpage for **Professional Planners/For AICP Members**, the webpage of **AICP CM Opportunities**, and the **Calendar of Events**. Distance education credits for both law and ethics are available via the Planning Webcast Consortium – see the **Utah Chapter** for details on which webcasts are approved for distance CM and the Planning Webcast Consortium on **YouTube** to view.

Two exciting training opportunities for this spring are the annual training series and a spring forum. The annual training series, which is supported by PA DCED, features **Todd Poole of 4ward Planning. Planning Matters: Demographic Change and Land Use Policies** will focus on the significant demographic changes occurring in the United States (from an aging population, to a more ethnically diverse population, to a more diverse household formation population) and developing land use strategies that are not only market receptive but also fiscally prudent. The series will take place in four locations across the state; places and dates are on the website calendar under “April Events.”

The spring forum is a new professional development opportunity, and a joint effort of the PA Chapter and the Local Government Training Partnership. **Spring Planning Forum: Making It Great Now!** is a full day training opportunity offered in two locations – Indiana University of Pennsylvania for western PA and Muhlenberg College for eastern PA. Each workshop will be headlined by **Andrew Howard, AICP, of Team Better Block** (see more information on Andrew at <https://www.youtube.com/watch?v=X2y0d4q6hMs>) and will focus on planning efforts with short planning horizons and limited resources. Andrew, and additional sessions throughout the day, will address **strategies and methods that can be rapidly deployed, quickly implemented and readily realized to advance local community engagement and revitalization objectives**. The forum will focus on the how-to and hands-on of creative asset mobilization, organizational structure, community capacity building, institutional support and civic engagement. Save the date – **May 12** for the Indiana location and **May 13** for the Allentown location – and check back on the Chapter website as more information becomes available. ♦

Congrats!

Congratulations to our new AICPs from the November 2013 exam:

Selina Bur
Corey Layman
Shayne Trimbell

IN MEMORIAM

William K. Davis



WILLIAM K. DAVIS, age 83, of Middletown Township, Pennsylvania, passed away peacefully on December

28. He and his wife, Ursula (Olie) Meyerhof Davis, recently celebrated their 60th wedding anniversary. Born in Hartford, Connecticut, the son of George Breed Davis and Mary Ackley Davis, Mr. Davis earned an A.B. degree in Architecture from Dartmouth College in 1952 and a Masters in Regional Planning from the University of North Carolina in 1957. During the Korean War, Davis served in the U.S. Navy aboard the destroyer USS Albany. From 1957 to 1960, he was Community Planner for the Bucks County

Planning Commission, and in 1960, he went to the Delaware County Planning Commission, initially as Assistant Director and later promoted to Executive Director. In 1966 he joined the engineering firm Roy F. Weston, Inc., as Vice President, Planning and Systems Division; and in 1974, he moved to Betz Converse Murdoch, Inc. (BCM) and was Vice President of BCM's Eastern Group. He retired from BCM in 1990.

Davis was active in Delaware County, serving on the boards of the Delaware County Planning Commission (1976 to 1995) and the Middletown Township Planning Commission (1976 to 1982) and Zoning Board (1994 to 2005). In 1977, he served on the advisory group created by U.S. Rep. Bob Edgar to resolve the controversy surrounding the construction of



Harrison Jay Lehman was born November 9, 2013. Proud parents are **Megan Lehman, AICP**, Lycoming County Planning Department; and husband Forrest Lehman. Harrison weighed 8 pounds 13 ounces and measured 22 inches long. He is named for George Harrison, his parents' favorite Beatle. ♦

the Blue Route, now known as I-476. Davis was a member of Media Rotary and was its president from 2001 to 2002.

In addition to his wife Olie, Davis is survived by his daughter, Helen Davis Picher (Oliver)

of Wallingford, Pennsylvania; and his son William K. Davis, Jr., of Cave Creek, Arizona. He is also survived by his grandchildren, Davis Picher, Caroline Picher, William K. Davis III, Taylor Davis, and Stephen Davis. ♦



welcome
New PA Chapter Members!

WE WELCOME THE FOLLOWING NEW MEMBERS

who joined the PA Chapter over the past few months. The PA Chapter membership includes nearly 2,600 planning officials, professional planners, and others who care about how Pennsylvania continues to grow the places where we live, work, and enjoy recreation. The board and staff are available to answer any questions. Feel free to contact the Chapter Office at 717-671-4510. Board member contact information is available at www.planningpa.org under **About Us**.

Individual Members:

Rodney Horton, Central Section
John Lavelle, Central Section
Kathryn Lipiecki, Southeast Section
Kareem Neal, Southeast Section ♦

Central Section Update

by *Rachelle Abbott, AICP*

Central Section Presents: SPRING 2014 WORKSHOP

Title: Preservation Matters and Here's Why...Tools for Community & Economic Vitality

Date: Tuesday, May 20, 2014

Time: Registration 8:30 – 9am with Workshop from 9am to 3:30pm

Location: Camp Hill Giant Community Center, 3301 Trindle Rd, Camp Hill, PA

What to Expect: This workshop will make the connection between historic preservation and its role in Community and Economic Development. How can historic preservation be used to revitalize a downtown, borough, or city? What is worth saving when it comes to keeping the character of your community and its tie to its past.

Throughout the day, you will learn techniques and tools of how to put into action plans for historic preservation that exemplify goals of community and economic vitality. Specific examples of successful projects as well as funding opportunities will be discussed. Come hear presenters from both Pennsylvania Historic and Museum Commission's Bureau for Historic Preservation and Preservation Pennsylvania. **Do not miss this great opportunity!** ♦

Student Scholarships *Available!*

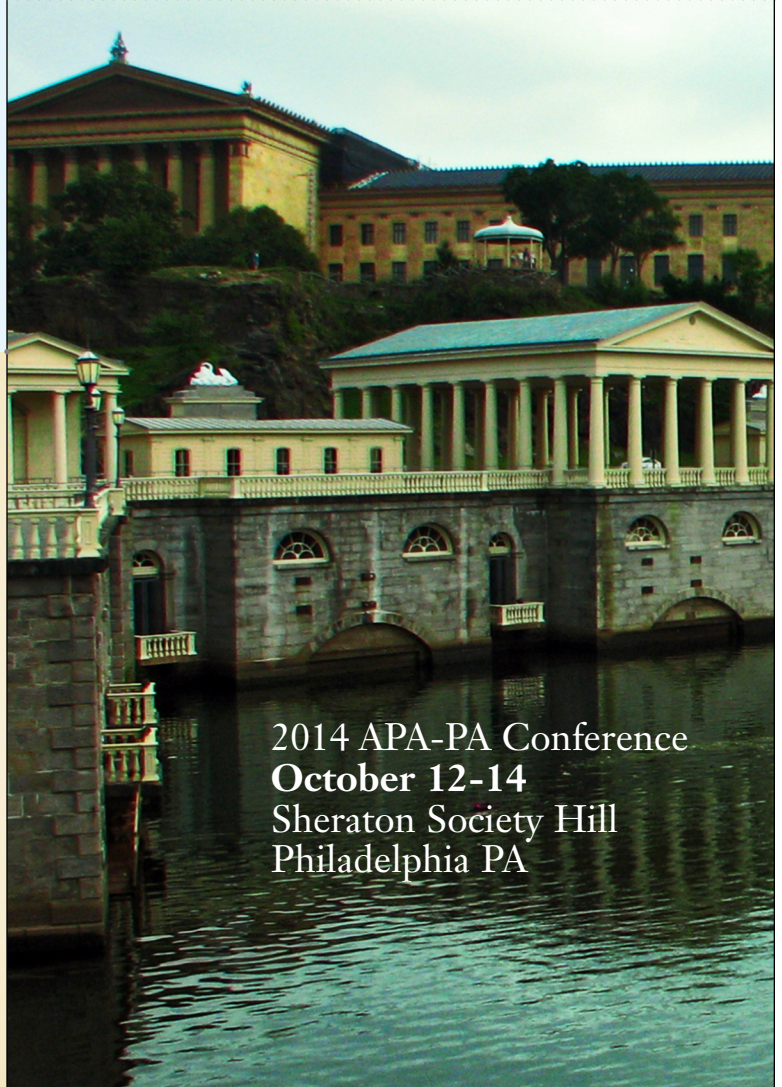
EACH YEAR the PA Chapter of APA offers a scholarship program to support individuals seeking funds for academic degree programs, internships, and professional development activities that enhance planning at the local, regional, state, and national levels.

Scholarships are awarded to qualified students using:

- Funding from the Francis Pitkin scholarship and funding from the Richard P. Byler Charitable Fund of The Philadelphia Foundation
- Funding from The Leslie and Greta Spaulding Education Fund

The Boards of the Pitkin Fund and the Leslie and Greta Spaulding Education Fund Trust have released their annual application for scholarships to fund scholarships for the 2014-2015 academic year. **The deadline to apply is April 30, 2014.** Recipients will be announced by June 30, 2014.

Information can be found on the Chapter website at <http://planningpa.org/for-planners/professional-planners/student-scholarships/>



2014 APA-PA Conference
October 12-14
Sheraton Society Hill
Philadelphia PA



Making Great Communities Happen

587 James Drive
Harrisburg, PA 17112

logon
www.planningpa.org

Please save the date for the Annual Conference
October 12-14 at Sheraton Philadelphia Society Hill Hotel!

DEADLINE
2/28
2014

Announcing the **APA-PA Annual Conference...** **Call for Presentations**

HAS YOUR COMMUNITY UNDERTAKEN an innovative planning initiative that you're really excited about? Has your firm designed a project that was greeted with enthusiastic approval by your client? Have you recently come upon new solutions to age-old land use and transportation problems? *Have years of work finally paid off and you're just itching to share your story with the world?*

Then submit a proposal for a session at the 2014 APA-PA Annual Conference, October 12-14, 2014 in Philadelphia!

This year's conference theme is **"Innovation from Historic Foundations"** in recognition of the way Philadelphia has used its rich history and legacy of planning to position itself to be a green, global city in the 21st Century. We want to hear how everyone in Pennsylvania, as well as our neighbors in New Jersey, Delaware, and Maryland, is meeting the challenges of today while preserving resources for future generations.

The Conference Planning Committee has identified a list of tracks and session topics to help guide your submission. Applicants are encouraged to submit session proposals that fit into the suggested tracks, although submissions on other planning or related topics are also welcome for consideration. Increasingly, attendees to the annual conference want to hear about how to transfer ideas and innovations to their communities – less what your project was and more how someone else can achieve successful results. In addition, consider how you plan to engage session attendees, who are seeking sessions that are more hands-on and interactive. Please review the criteria **BEFORE** submitting your presentation. **The deadline to submit your presentation proposals is Friday, February 28, 2014.**

The Call for Presentations is available and sessions can be submitted online at:
<http://planningpa.org/events-training/annual-conference/conference-news/> ♦