



**FINAL PROGRAM**

# APA PA 2023



Scranton

*Courtesy of Lackawanna County Visitors Bureau / Photo by Rebekah Smith*

PA Chapter of the American Planning Association

**2023 Annual Conference**

Sunday, October 15 – Tuesday, October 17

Scranton, PA

#APAPA23



American Planning Association  
**Pennsylvania Chapter**

*Making Great Communities Happen*

The largest annual gathering of Planners in PA!

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TDM MOVEMENT**

**TRANSPORTATION DEMAND  
MANAGEMENT IS A  
MOVEMENT FOR CLEANER AIR**

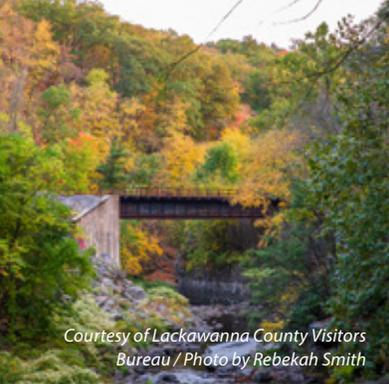
**PUT YOUR TRANSPORTATION DEMAND  
MANAGEMENT EFFORTS INTO MOTION.**

From vehicles to bicycles, traffic flow to bus routes, one common benefit across most TDM efforts is reduced emissions and cleaner air. Do you have plans for making an impact in TDM? We do. The Southwestern Pennsylvania Commission (SPC) has multiple initiatives already underway. View SPC's Strategic Action Plan for regional TDM.





Courtesy of Lackawanna County Visitors Bureau / Photo by Rebekah Smith



Courtesy of Lackawanna County Visitors Bureau / Photo by Rebekah Smith



Courtesy of NPS



Courtesy of Access Aerial



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American Planning Association  
**Pennsylvania Chapter**

*Making Great Communities Happen*

PA Chapter of APA President: **Amy McKinney**  
2023 Conference Chairs: **Cindy Campbell** and **Howard Grossman**

**PA Chapter of APA**  
**PO Box 4680**  
**Harrisburg, PA 17111**  
[info@planningpa.org](mailto:info@planningpa.org)

# @AGLANCE

## SUNDAY, OCTOBER 15, 2023

12:00 PM – 5:00 PM	Registration
12:00 PM – 2:00 PM	Legislative Committee Meeting
12:30 PM – 3:30 PM	Mobile Workshop: M1
2:00 PM – 4:00 PM	Mobile Workshop: M2
2:00 PM – 3:00 PM	Concurrent Education Sessions A
2:30 PM – 4:30 PM	PMPEI Meeting
3:00 PM – 3:30 PM	Break (coffee & tea)
3:30 PM – 4:45 PM	Concurrent Education Sessions B
5:15 PM	Walk to the reception
5:30 PM – 7:00 PM	Scranton Cultural Center at the Masonic Temple
Evening	Dinner on your own

## MONDAY, OCTOBER 16, 2023

6:00 AM – 7:00 AM	Fun Run & Walk
7:00 AM – 5:00 PM	Registration
7:00 AM – 6:30 PM	Exhibit Hall
7:00 AM – 8:00 AM	Continental Breakfast with Exhibitors
8:15 AM – 8:30 AM	Welcome & Introductions
8:30 AM – 9:30 AM	Opening Keynote with Maria MacDonald
8:30 AM – 11:30 AM	Mobile Workshops: M3 & M4
9:30 AM – 10:00 AM	Refreshment Break with Exhibitors
10:00 AM – 10:45 AM	Concurrent Education Sessions C
10:45 AM – 11:00 AM	Break/Travel
11:00 AM – 12:00 PM	Concurrent Education Sessions D
12:00 PM – 1:45 PM	Luncheon, State of the Chapter and Annual Awards
1:45 PM – 2:00 PM	Break/Travel
2:00 PM – 3:15 PM	Concurrent Education Sessions E
2:00 PM – 5:00 PM	Mobile Workshops: M5 & M6
3:15 PM – 3:45 PM	Refreshment Break with Exhibitors
3:45 PM – 5:15 PM	Concurrent Education Sessions F
5:30 PM – 6:30 PM	Evening Reception with Exhibitors
After 6:30 PM	Dinner on your own
Evening	Networking event hosted by Central Section

## TUESDAY, OCTOBER 17, 2023

7:00 AM – 3:30 PM	Registration
7:00 AM – 2:00 PM	Exhibit Hall
7:00 AM – 8:00 AM	Continental Breakfast with Exhibitors
7:15 AM – 8:00 AM	Professional Development Committee Meeting
7:15 AM – 8:00 AM	Planning Officials Development Committee Meeting
8:15 AM – 8:30 AM	Introductions
8:30 AM – 9:45 AM	Plenary, Dream Play Build: Hands-on Community Engagement with John Kamp and Rojas
9:45 AM – 10:15 AM	Refreshment Break with Exhibitors
10:15 AM – 11:30 AM	Concurrent Education Sessions G
11:30 AM – 1:30 PM	Luncheon & Pitkin Lecture, The Land-Climate Connection with Anthony Flint
1:30 PM – 2:00 PM	Dessert with Exhibitors
2:00 PM – 3:30 PM	Concurrent Education Sessions H
3:30 PM	Adjourn

# MANY THANKS

*Many thanks to our Sponsors, Exhibitors and Advertisers* (as of September 15)

## **Diamond**

- 4ward Planning, Inc.
- Lackawanna County Department of Planning
- Northeast Inspection Consultants
- Southwestern Pennsylvania Commission
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- Delaware Valley Regional Planning Commission
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## **Exhibitors**

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- University of Pennsylvania, Weitzman School of Design
- Washington & Jefferson College, Center for Energy Policy and Management
- West Chester University, Geography and Planning

## **In-Kind**

- Gertrude Hawk Chocolates
- Middleswarth Potato Chips

# FEATURED SPEAKERS

**Monday, 8:15a–9:30p**

## **Opening Keynote**



### **Wake Up with the Arts Breakfast Talk (8:30a – 9:30a)**

**MARIA MACDONALD**, Marywood University

CM | 1.00

Join Maria MacDonald, Executive Director of the Center for the Living City for a conversation exploring how creativity, adaptive reuse, and strategic placemaking initiatives catalyze healthy, vibrant, empathetic and equitable cities. This talk dives into social, environmental, and economic threads of urban ecology and how the arts and sustainable design foster place attachment and lively communities. She'll feature adaptive reuse case studies in Scranton, the importance of active observation, and the opportunities that emerge with strategic partnerships and energy from young community leaders. Following the wise words of Jane Jacobs, "Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody." [The Death and Life of Great American Cities]

**Tuesday, 8:15a – 9:45a**



### **Dream Play Build: Hands-on Community Engagement for Enduring Spaces and Places (8:30a-9:45a)**

**JOHN KAMP**, Place It!

**JAMES ROJAS**, Place It!

CM | 1.25

When we engage residents, neighborhoods, and communities through their hands and senses instead of language, we can radically change outcomes for the better in urban planning, design, public health, and transportation projects. In this talk, artist and urban planner James Rojas, and landscape and urban designer John Kamp (authors of the book *Dream Play Build*) will explore why, psychologically, people are much more able to be creative when they work with their hands and how the hands-on and sensory-based approaches they use can level the playing field and ensure that not just the loudest voices have a say. Kamp and Rojas will also discuss applications of their methods in real-world contexts and how the outcomes changed for the better because of the hands-on and sensory-based methods of engagement they used.

**Tuesday, 11:45a – 1:30p**

## **Luncheon & Pitkin Lecture**



### **The Land-Climate Connection (12:30p – 1:30p)**

**ANTHONY FLINT**, Lincoln Institute of Land Policy

CM | 1.25

As the world confronts the already devastating impacts of climate change, the role of land is becoming more evident. Land is being flooded, scorched by fires, undermined by mudslides, and dried out by drought; at the same time, land, land use, and land policy holds the key for taking mitigation action. It's where conflicts must be resolved to facilitate the clean energy transition, where conservation policies will manifest to keep trees soaking up carbon, and where changes in value must be anticipated to ensure greater equity in a fundamentally disrupted future.



# Lackawanna County

Commissioners  
Jerry Notarianni • Debi Domenick, Esq. • Chris Chermak

Jerry Notarianni  
Debi Domenick, Esq.  
Chris Chermak  
Commissioners

Lackawanna County Government Center  
123 Wyoming Avenue, 6<sup>th</sup> Floor  
Scranton PA 18503  
t (570) 963-6800 f (570) 963-6812  
www.LackawannaCounty.org

October 2023

Dear American Planning Association Professionals:

Welcome to Lackawanna County!!!

Our community is thrilled to be the host for the Association's Pennsylvania Chapter Annual Conference.

On behalf of the 216,000 residents of Lackawanna County, we are very pleased that you selected our area as the site for your event. We hope that you have a pleasant and informative stay and you get the opportunity to catch a glimpse of the quality of life amenities we enjoy daily.

As County Commissioners, we oversee 40 municipalities that are independent and distinct. Each city, township or borough has traditions and events that make them unique, thereby enhancing the overall landscape of our metropolitan area.

On the business side, we are focused on creating family sustaining jobs, investing in our parks and recreation system, enhancing our public safety services, creating vibrant arts and cultural activities, preserving our environment, and delivering innovative and vital human services programs to our residents. This type of commitment cannot be achieved without the planning insights and knowledge of individuals like you. Your work is vital in creating welcoming communities that cater to the needs of our residents and visitors.

Thank you for choosing Lackawanna County. We hope you get the opportunity to "take in" some of our restaurants, shopping, and history. It will be a great time for you.

Enjoy your stay! We're glad you're here!

Sincerely,

Handwritten signature of Jerry Notarianni in blue ink.

Jerry Notarianni  
Commissioner

Handwritten signature of Debi Domenick, Esq. in blue ink.

Debi Domenick, Esq.  
Commissioner

Handwritten signature of Chris Chermak in blue ink.

Chris Chermak  
Commissioner

# CONFERENCE ETIQUETTE

The dress code for the conference is **business casual** attire.

Cell phones and other devices that make noise should be disabled during sessions. If you must take a call, please exit the session as quietly as possible and take the call in the corridor.

**Room temperatures** are difficult to regulate. It is advisable to dress in layers so you can add or remove a layer for your personal comfort.

The conference is a **no-smoking** event. Smoking is not permitted in any conference event, including mobile workshops.

Please be considerate of other conference participants who may have allergies or sensitivities to **fragrances**. If your fragrance is strong, please consider using less of it, or not using it during the day.

APA PA is **not responsible for the materials or opinions of the speakers you will hear**.

---

Conference

## PLANNING COMMITTEE (\*CHAIR)

Craig Beavers, *Palmer Township*

Cindy Campbell\*

Christopher Chapman, *Luzerne County*

Andrew Chew, *The Institute*

Mary Liz Donato, *Lackawanna County*

Jessica Edwards, *Lackawanna County*

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Mike Mrozinski, *Pike County*

Larry Newman, *Wilkes-Barre Downtown*

Steve Pitoniak

Ted Ritsick, *PA DCED*

Victor Rodite

Jonathan Shaw, *Luzerne County*

Vivian Williams, *Scranton Area Community Foundation*

Peter Wulforth, *Penn State Extension*



# SPECIAL EVENTS

**Sunday, 5:30p – 7:00p (gather in lobby to walk 5:15p)**

## Welcome Reception: Scranton Cultural Center at the Masonic Temple

At 5:15p, meet in the lobby to walk to Scranton Cultural Center at the Masonic Temple. It wouldn't be an APA PA Chapter event without time for networking and camaraderie. The Scranton Cultural Center is housed in one of the most glorious pieces of architecture to be found in Scranton, Pennsylvania. Originally built as the Masonic Temple and Scottish Rite Cathedral, the building is significant as an example of the work of Raymond M. Hood (1881-1934), a prominent architect of the 1920's and early 1930's, and as a unique example of Neo-Gothic architecture in Scranton. This reception includes heavy hors d'oeuvres and refreshments.

**Monday, 6:00a – 7:00a**

## Fun Run and Walk

Join with friends and colleagues and explore Scranton on this early-morning exploration. Walkers and runners will set off from the lobby at 6:00 a.m.

**Monday, 12:00a – 1:45p**

## Luncheon, State of the Chapter and Annual Awards Presentation

Join us as we celebrate the achievements of fellow Pennsylvanians who shape where we live, work and play! Join Craig Peiffer, chair of the PA Chapter of APA Awards Committee, for an inspiring Annual Awards program. We will recognize the work of fellow planners, planning officials, and elected officials and their roles in planning Pennsylvania. PA Chapter of APA President, Amy MCKinney will present the State of the Chapter highlighting the Chapter's successes and key activities during 2023.

**Monday, 5:30p – 6:30p**

## Hook-up with a Mentor

The APA PA Student Engagement Committee is endeavoring to provide better resources to planning students across PA. The initiative aims to nurture and empower the next generation of planners, providing them with valuable guidance and insights as they embark on their career paths. During the conference the committee is offering a mentor/mentee gathering, which will take place during the exhibitor's reception. This will allow planners the opportunity to be mentored by seasoned professionals who possess a wealth of experience in the field. Mentors will share their expertise, lessons learned, and practical knowledge, providing a supportive and nurturing environment for mentees to thrive

**Monday, 6:30p**

## Planners Social

The social will begin at the Bourbon Bar in the Hilton. There will be a self-guided *Office* themed walking tour of Scranton City. A guide/map and list of restaurants open on Mondays will be provided to participants. The tour will end back at the Bourbon Bar where light appetizers will be available. *(Additional food and beverage will be available for purchase)*

Build & launch **community-centered**  
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# GENERAL INFO

About the Main Speakers, Sessions and Certification Maintenance Credits

**Application will be submitted to APA for approval of Certification Maintenance (CM) credits** for all of the main speakers and most of the educational sessions at this year's conference. A total of 12 CM credits may be earned depending on session selections. Mobile workshops will have CM credit. And Sustainability/Resilience, Equity, Law and Ethics CM credits are offered.

**The list of approved sessions will be posted** on the PA Chapter website, [www.planningpa.org](http://www.planningpa.org), after approval is received from APA.

**Any session may be cancelled or rescheduled** because of low registration or unforeseen circumstances. Changes and cancellations will be noted in the Final Program which is distributed at the conference as well as on the Chapter website prior to the conference.

Following the conference, materials will also be available on the PA Chapter of APA website in electronic format.

**The PA Chapter of APA is not responsible** for the materials or opinions of the speakers you will hear.

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# TYLER:

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*Caption: Interior view of bent wood helix that protects butterflies from predators. 2023 Summer Design Build Institute Project*

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# HEALTHY COMMUNITIES

*Please join us for all three days of the conference or just Monday. Monday, October 16 has a spotlight on Healthy Communities.*



The day includes:

- **Exciting sessions** centered around this emerging topic.
- **Networking** session to meet colleagues from around Pennsylvania.
- **Expanded resources** available on the [Healthy Communities in PA](#) website after the conference.

## Healthy Communities Sessions

- M2.** Walking Tour (Audit) of Scranton (additional fee)
- M3.** From Lemons to Lemonade: Transforming a Remediated Industrial Site Into an Urban Public Space (additional fee)
- D3.** Improving Walkability and Bikeability in Small Boroughs
- E4.** The Unique Evolution of Open Space Preservation Programs in the Three Southeastern Pennsylvania Counties
- E6.** Thinking Outside the Park: Why Parks, Recreation & Open Space Plans Need to Address Pedestrian Connectivity
- F3.** From Idea to Reality: A Tool for Planning for and Codifying Active Transportation
- F4.** Transforming Blighted Properties into an Urban Greenway in Erie, PA: Lessons Learned and Partnerships needed to Get it Done

## About the Healthy Communities in PA Task Force

The Healthy Communities in PA task force envisions communities in all parts of Pennsylvania being built in a way that makes the healthy choice the easy choice for every resident. The Healthy Communities in PA task force achieves its vision through volunteer efforts by planning and health advocates creating tools and resources to assist partners in promoting healthy community design. The tools and resources are created by working groups of task force topic experts collecting best practices needed by Pennsylvania's healthy community design partners and to create new partners. The American Planning Association, Pennsylvania Chapter is committed to sharing these resources and facilitating discussion around healthy community design in Pennsylvania.

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- Connected & Automated Vehicles
- Long-Range Planning
- Smart Communities
- Electric Mobility
- GIS
- Resiliency
- Stormwater Management
- Transit Planning



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# MOBILEWORKSHOPS

All mobile workshops require an extra fee to cover transportation and other logistics. **These workshops will be cancelled if sufficient participation is not reached.** Please wear comfortable clothing and shoes suitable for walking.

**Sunday, 12:30p–3:30p**

## M1. Cultivating Community: A Tour of Elm Street Neighborhoods

CM | **2.75** *Additional \$25 fee required*

Representatives from local community development nonprofits NWNEPA and UNC, and consultant planning firm WRT will lead a walking tour of West Scranton, now in its second year of Elm Street designation, and Pine Brook, an eclectic mixed-use community which received Elm Street Designation in 2022. Pine Brook will feature a tour of Lace Village, an adaptive reuse of the historic Scranton Lace Factory adaptive reuse, and the district's unique collection of local businesses and artisans and several other adaptive reuse projects. In West Scranton, the tour will highlight completed and in-progress projects, including streetscape enhancements, business façade improvements, and early implementation projects. These site visits, along with testimonials from small business owners and project partners, will demonstrate the ways redevelopment projects both big and small can revitalize neighborhoods, while retaining the character and history of the community.

**Chrissy Manuel**, United Neighborhood Centers of NEPA

**Nancy O'Neill, AICP**, WRT

**Todd Pousley**, NeighborWorks NE PA

**Sunday, 2:00p – 4:00p**

## M2. Walking Tour (Audit) of Scranton

CM | **2.00** *Additional \$10 fee required*

Through PennDOT Connects, join this technical walking tour through Scranton. The walking tour (audit) will follow the guidelines from Federal Highway Administration's Pedestrian and Bicyclist Road Safety Audit Guide and Prompt List. The walking tour will showcase some of the City's successes regarding walkability and pedestrian safety as well as identify needs/areas of concern related to ADA, crosswalks, and the pedestrian experience/level of stress.

**Craig Beavers, CFM**, Palmer Township

**Marvin TA**, Pennoni



# MOBILEWORKSHOPS

**Monday, 8:30a – 11:30a**

## **M3. From Lemons to Lemonade: Transforming a Remediated Industrial Site Into an Urban Public Space**

CM | **2.75** *Additional \$20 fee required*

Situated on the banks of the Lackawanna River and the northerly edge of downtown Scranton, the nearly 7 acres of land creates a unique public open space opportunity for the residents, workforce and visitors to the City and Lackawanna County. The site, affectionately called Boomerang Park, has been used and abused for nearly 100 years and has been largely ignored or forgotten for another 50 years. The history, vision, and inspiration behind Boomerang Park provides a 'lemons to lemonade' story for planners, designers, elected officials, regulators, environmentalists and industrialists to seek inspiration and insight. The site is well located and offers a bucolic, low-key respite from the bustle and energy of the downtown. Its immediately adjacent to the Steamtown National Historic Site (NPS), the Electric City Trolley Museum, the Lackawanna River Heritage Trail and is within a 15-minute walk from the City's center.

Despite its numerous superlatives, the site does have a darker side. For more than a century, the site was home to a manufactured gas plant (MGP). A manufactured gas plant was an industrial facility at which gas was produced from coal, oil, or the like. The manufactured gas was stored and piped to the businesses, industries, and residents throughout the Scranton area. The gas here was typically used for lighting, cooking, and heating. The first MGPs were constructed in the early 1800s, prior to the Civil War. Many were closed during the early-to-middle 1900s, and some continued to operate into the 1970s. MCP-produced gas was used for all the same purposes that natural gas is used for today.

MGPs have been found to have a legacy of environmental issues. A dense, oily liquid, known as coal tar, would condense out of the gas at various stages during its production, purification and distribution. Although most of the tar was collected for sale or reuse, recovery was incomplete. Most plants had tar/water separators, which sometimes could not fully separate the two liquids. The resulting tar/water emulsion was often discharged to a nearby surface water body. Over the many years that MGPs operated, substantial amounts of tar also leaked from storage and processing facilities and contaminated surface soils, subsurface soils, and groundwater. At many MGP sites, including Boomerang Park, tar or tar/water emulsions, known as NAPL and D-NAPL, continue to migrate slowly in the subsurface and occasionally enter into sewers, basements, or nearby surface water bodies like the Lackawanna River. Under some conditions, tar will temporarily float on the top of surface water bodies, creating oily sheens on the water surface. In most cases, however, the tar sinks to the bottom of the water body - leading to contamination of sediments. Whether present due to historic disposal or continuing migration, coal tar may impact water quality and the organisms which live or feed in the sediment.

Lackawanna County has taken a bold step in partnering with UGI to clean-up the site and to ultimately transfer ownership to the County. In this cooperative arrangement, UGI is responsible for the clean-up costs; Lackawanna County is responsible for the improvement costs. This effort is somewhat unique in that Lackawanna County will become the property owner, but UGI will continue to carry the long-term liabilities of the site's environmental conditions. This approach allows UGI to reduce corporate tax liabilities and Lackawanna County to develop the site as a public space with less financial burdens.

**Gordon Araujo, PE**, UGI Utilities

**Brenda Sacco**, Lackawanna County Department of Planning and Economic Development

**Andrew Schwartz, AICP CUD**, Environmental Planning and Design



# MOBILEWORKSHOPS

**Monday, 8:30a – 11:30a**

## **M4. Wilkes-Barre's River Common: Using Flood Control to Reclaim a Downtown Riverfront**

CM | **2.75** *Additional \$20 fee required*

In 2009, the River Common, Wilkes-Barre's historic 55-acre downtown riverfront park, was reimagined via a \$24 million reconstruction by the Luzerne County Flood Protection Authority and the US Army Corps of Engineers, as the raising of a levee that had sliced the park in half became an opportunity to reconnect the city to its riverfront. Tour the River Common with the engineer who brought the project to fruition and the planner who leads Wilkes-Barre's downtown management organization, and review the lessons learned - after more than a decade and multiple high-water events - from this award-winning infrastructure project marrying recreation and flood control.

**Jim Brozena, PE, CFM**, Brozena Consulting Services, LLC  
**Larry Newman, AICP**, Diamond City Partnership

**Monday, 2:00p – 5:00p**

## **M5. Luzerne County Transportation Authority Headquarters Location Planning and Development**

CM | **2.75** *Additional \$20 fee required*

Luzerne County Transportation Authority (LCTA) has a new \$70 million office, maintenance and storage facility currently under construction in Wilkes Barre. This mobile workshop will provide the attendees with an overview of the entire process of site selection planning, site selection, acquisition, financing, environmental clearance, stormwater management, design and construction of the new facility that is currently under construction. The Executive Director of LCTA, Board Chair, LCTA staff and consultants will be part of delivering this mobile workshop. Topics that will be covered is brownfield redevelopment, equity and inclusion, feasibility and site selection planning, using eminent domain for property acquisition and construction challenges that have been encountered. A bus will pick up participants and take them to the current LCTA facility in Kingston provide a brief overview of the challenges at the current facility and why a new facility was needed. The bus will then take participants to the new site location where participants will be provided a tour and overview of an active construction site, and an overview of the site and building plan. The bus will be provided by LCTA for the mobile workshop.

**Toby Fauver, FAICP**, Rockland Consulting, LLC  
**Robert Fiume**, Luzerne County Transportation Authority

**Monday, 2:00p – 5:00p**

## **M6. Pittston Downtown Tour and Art Walk**

CM | **2.75** *Additional \$20 fee required*

Mayor Lombardo of Pittston will be leading participants through a walking tour of Downtown Pittston to discuss the ongoing revitalization efforts and future projects planned in the City. The tour will include an art walk and an overview of many of the vibrant places in and around the downtown.

**Mayor Michael A. Lombardo**, City of Pittston



# EDSESSIONSAGENDA

**Sunday, October 15, 2023**

- 12:00p – 5:00p**      **Registration Open**
- 12:30p – 3:30p**      **Mobile Workshop: M1. Cultivating Community: A Tour of Elm Street Neighborhoods**
- 12:00p – 2:00p**      **Legislative Committee Meeting**
- 2:00p – 4:00p**      **Mobile Workshop: M2. Walking Tour (Audit) of Scranton**
- 2:30p – 4:30p**      **PMPEI Meeting**

**2:00p–3:00p**      **Concurrent Education Sessions A (1.00 CM)**

**A1. Advocate & Inspire: Planning with the ASCE PA Report Card**  
CM | **1.00 Ethics**

A panel with expertise in civil engineering and urban planning will provide a cross-disciplinary look at how the AICP Code of Ethics and PA State Report Card can be utilized to fulfill the design and construction needs of our nation with a focus on equity. Using the framework of the PA ASCE Report Card’s Public Parks Section, presenters will discuss broadly applicable steps that planners can take to affect change across the nation, and provide example projects from across the state and country. The presentation will dig into “Section A: Principles to Which We Aspire” of the AICP Code of Ethics and Professional Conduct.

Five steps to fight biases when collecting data for ASCE Report Cards will be identified, and panelists will share the methodology behind these steps and identify actions others can take when performing research and outreach. Following a discussion of data collection, panelists will discuss how the AICP Code of Ethics and a State’s Constitution can be utilized when making recommendations for the PA ASCE Report Card. The recommendations for Pennsylvania focus on the universal issues of data collection, increasing funding and revenue, combining infrastructure and public realm projects, community engagement, marketing, and ADA Accessibility. Finally, panelists will discuss recommendations and provide cross-disciplinary solutions, focusing on merging civil engineering, landscape architecture, and urban planning. Integration of infrastructure needs and funding with park design has been done throughout history, and when utilized properly can lead to world class results.

**Nicholas Bresser, EIT**, Urban Engineers  
**Matthew Reese, AICP, PE**, Urban Engineers



# EDSESSIONSAGENDA

Sunday, October 15, 2023, *continued*

## **A2. How Local Planning will Impact the Potential Personal Use Cannabis Market in Pennsylvania: Lessons from Neighboring States**

CM | 1.00

The legalization of adult use cannabis is an important and trending topic — one that balances accessibility and equity with the significant financial state-by-state impacts within diverse local communities. Since legalization of the medical industry in 2016, Pennsylvania has not made significant moves toward legalizing the personal use industry. However, that could change in 2023. Recent bipartisan efforts have been proposed to expand Pennsylvania’s medical marijuana market, and it is expected that recreational cannabis may be on the ballot again this year, after being blocked in 2022. Should legalization occur, the state level regulatory rollout could be quite fast, leaving unprepared local leaders out of the conversation. The time is now for local leaders to work with their professional planners to determine local priorities, so that they can influence the dynamic between state and local regulation and prevent some of the pitfalls experienced in neighboring states, including New Jersey, Maryland, and New York.

**Joshua Alb**, Cannademix

**Sarah Aubrey**, The Aubrey Group

**Rosemarie Moyeno Matos, Esq.**, Law Office of Rosemarie Moyeno Matos LLC

## **A3. Local Government Housing Affordability and Inclusionary Zoning Toolkit**

CM | 1.00

The State Planning Board was tasked with developing a guide, designed for municipal leaders to take a dive into the world of inclusionary zoning and affordable housing. This guide was specifically designed to help expand the understanding of what “affordability” and provide a menu of options for municipalities to deal with their own community’s housing needs. Though this document is not all inclusive, it provides a starting point for officials interested in addressing housing need.

**David Feldman**, Temple University Department of Community & Regional Planning

**Tree Zuzzio**, PA DCED

## **A4. An Innovative and Equitable Vision for Pittsburgh’s Riverfront**

CM | 1.00

Cities across the country face challenges when attempting ambitious transformations of their riverfronts - ownership, physical barriers (highways, railroads, infrastructure), and funding. This award-winning case study shares an innovative approach that overcame challenges to envision a world-class, vibrant, and equitable riverfront. This presentation features an APA Sustainable Communities Division Award-Winning plan, “Completing the Loop”. It will share the innovative tools and methods employed to create an ambitious vision for Pittsburgh’s riverfronts, as well as the process that aligned the efforts of many stakeholders, preparing them to overcome challenges to realizing this vision.

**Christine Mondor**, FAIA, LEED AP, EcoDistricts AP, evolveEA

**Maria Riley**, Riverlife

**Anna Rosenblum**, LEED O+M, EcoDistricts AP, LFA, evolveEA

**Claudia Saladin**, ASLA, LEED AP, evolveEA



# EDSESSIONSAGENDA

Sunday, October 15, 2023, *continued*

## A5. Investing in Our Future: A Synopsis of Lackawanna County's Innovative Planning and Economic Development Grant Programs

CM | 1.00

Ten years ago, the Lackawanna County Commissioners established a series of planning and economic development grant programs to encourage and assist county municipalities, non-profit organizations, local businesses, and prospective developers in the revitalization, preservation, improvement, and growth of the county's communities, small businesses, and workforce. This session will focus on the principles and achievements of these various programs, from local match grants and administrative services for regional comprehensive planning and cooperative zoning development to the Community Re-Invest Grant for the improvement or development of recreational facilities, open space and greenways, and community services and quality of life. Also discussed will be the Business Improvement Grant designed to assist small businesses with façade upgrades and business equipment purchases, the nationally recognized SBA Fee Waiver Program that reimburses small business loan applicants for closing costs, and the Land Development and Construction Fee Waiver Program, a financial incentive to offset costs for federal, state, and local permits and plan approvals for regional industries looking to expand or relocate to Lackawanna County. The goal of this session is to provide models and concepts for other counties or agencies looking to promote planning and economic development partnerships as we navigate the muddy waters of partisan discourse and financial instability.

**Mayor Alexander Chelik**, Borough of Mayfield

**Mary Liz Donato**, Lackawanna County Department of Planning and Economic Development

**Jessica Edwards**, Lackawanna County Department of Planning and Economic Development

**Brenda Sacco**, Lackawanna County Department of Planning and Economic Development

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# EDSESSIONSAGENDA

Sunday, October 15, 2023, *continued*

**3:30p–4:45p**      **Concurrent Education Sessions B (1.25 CM)**

**B1. Environmental Justice in PA**

CM | 1.25 **(1.00 Equity)**

This session will be a joint session led by Juan Serrat, Regional Coordinator within the Office of Environmental Justice, in conjunction with Bobby Hughes, Executive Director for the Eastern PA Coalition for Abandoned Mine Reclamation (EPCAMR). Speakers will discuss the work of the Environmental Justice (EJ) office within Pennsylvania. Also, speakers will provide an overview of EPCAMR’s work in the region with EJ communities to offer support, grant writing assistance, outreach, community engagement surrounding environmental action projects, and advocacy for policies and priorities for land and water reclamation projects in the coalfield communities across the Commonwealth.

The focus of this presentation will be on how planners can reduce the disproportionate environmental burden faced by environmental justice and frontline communities. Join this session to hear presentations focused on organizing around environmental justice issues. The workshop will then break out into groups, to brainstorm to develop short and medium-term strategies to environmental problems. This workshop will encourage creative thinking and potentially taking an unconventional look at planning tools. Participants are likely to develop a better understanding of the environmental justice issues facing Pennsylvanians and how professional planners can help.

**Justin Dula, AICP**, PA Department of Environmental Protection  
**Bobby Hughes**, Eastern PA Coalition for Abandoned Mine Reclamation  
**Juan Serrat**, PA Department of Environmental Protection

**B2. Are you ready: A Framework for Identifying Climate Risks, Prioritizing Actions, and Securing Funding**

CM | 1.25 **(1.00 Sustainability/Resilience)**

Anticipating, preparing for, and mitigating the impacts of climate change is critical to ensuring our communities continue to prosper and provide a high quality of life. This two-part session will first introduce a transferable methodology for assessing and visualizing the wide-ranging impacts of climate change at multiple scales within a community, from individuals parcels to an entire municipality. We will then shift focus to demonstrate how the results of this climate risk assessment can be used to identify and prioritize projects, programs, and policies that mitigate climate change, increase community resilience, and equitably distribute resources.

**Molly Gaudioso, AICP, PLA**, Colliers Engineering & Design  
**Elizabeth King, AICP, PLA**, Colliers Engineering & Design



# EDSESSIONSAGENDA

Sunday, October 15, 2023, *continued*

### B3. Tackling the Housing Crisis: Perspectives and Solutions CM | 1.25

The nation's housing crisis is an ever-growing issue that planners and our communities continue to tackle and it's not just an affordability issue; it includes those individuals that have lost their homes due to substance abuse, an unforeseen medical issue, or other unfortunate circumstance that has left them and their dependents out on the streets with no shelter or place to call home. This presentation, "Tackling the Housing Crisis: Perspectives and Solutions", offers perspectives from: (1) a local, non-profit organization that has made a significant impact on addressing homelessness in Central Pennsylvania; (2) a county housing authority that has had great success with providing affordable and accessible housing options; (3) a county government agency that is addressing the "missing middle" housing through a comprehensive review and update of its zoning code, and (4) a private developer that focuses on delivering affordable housing products in urban communities.

**Leah Eppinger, AICP**, Housing Authority of the County of Dauphin  
**Todd Poole, MPA, EDFP**, 4ward Planning, Inc.  
**Scott Shewell**, Safe Harbour

### B4. Preservation Jeopardy! CM | 1.25

Test your historic preservation knowledge against your colleagues in an intense game of PA SHPO Jeopardy! Learn how to apply PA SHPO programs to your local municipality, the how and why of including preservation in local ordinance and planning documents, and how to use PA-SHARE, all while earning bragging rights.

Round One topics include Federal and State preservation programs, PA SHPO trivia, Design Guidelines, the Municipalities Planning Code and Historic District Act, and of course, "Potpourri!" Round Two will focus on the SHPO's online data system (PA-SHARE), the History Code and Section 106, SHPO acronyms, historic tax credits, and how to run your HARB. This session is intended to introduce attendees to a wide range of PA SHPO programs and initiatives. The answer to each question will be followed by a short explanation or "show and tell." For example, the audience will be able to understand how to search and submit in PA-SHARE with a live demonstration following questions in that category.

**Elizabeth Rairigh**, PA State Historic Preservation Office



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# EDSESSIONSAGENDA

Sunday, October 15, 2023, *continued*

## **B5. The Value of Public-Private Partnerships: A Deep Dive into the Revitalization Planning Efforts in the McGuffey Area, from Inception to Planning to Implementation**

CM | 1.25

The McGuffey Area, located in Washington County in southwestern Pennsylvania is home to nine different municipalities that range in size and scale as well as terrain and atmosphere, but all share many assets and amenities to build upon in the years ahead. These nine communities also face similar challenges in terms of revitalization. This session will take a deeper dive into the revitalization planning efforts in the McGuffey area. Presenters will discuss some of the selected revitalization strategies and projects identified in the McGuffey Area Master Revitalization Plan and report on the efforts moving forward to implement these projects. We'll look through the planning lenses from a funding perspective and a program management perspective. We'll also highlight the importance of public-private partnerships and show how these partnerships are already making great strides in the McGuffey Area. We will highlight the non-profit, for-profit, and public partners involved in the revitalization efforts and describe how their roles and expertise are being utilized for implementation.

**Laura Ludwig, AICP**, HRG

**Reita Melvin, LSW**, CAPRI

**Christina Sarson**, HRG

## **B6. The Bright Side of COVID: Increased Demand for Outdoor Recreation Has Led to New Civic Investments**

CM | 1.25

McDade Park, one of Lackawanna County's four county park facilities, is located within the City of Scranton and encompasses approximately 200 acres. The park was originally developed in the 1970s and is home to numerous traditional county park amenities like picnic areas, ponds, walking trails, a boundless playground, athletic fields, sport courts, and a swimming pool. The park is also home to unique venues such as an arboretum, the Pennsylvania Anthracite Heritage Museum, and the Coal Mine Tour – leisure attractions that commemorate the region's coal heritage. The park is the most visited facility in the County and is conveniently accessible to the majority of the County's population. While the park accommodates residents' everyday recreational needs, it also attracts out-of-county visitors and tourists who are interested in the coal heritage interpretative areas.

**Bryan Clement, PE**, HF Lenz

**Brenda Sacco**, Lackawanna County Department of Planning and Economic Development

**Andrew Schwartz, AICP CUD**, Environmental Planning and Design

**5:30p – 7:00p**

### **Welcome Reception at Scranton Cultural Center**

At 5:15p, meet in the lobby to walk to Scranton Cultural Center. It wouldn't be an APA PA Chapter event without time for networking and camaraderie.

**Evening**

**Dinner on your own**



# EDSESSIONSAGENDA

Monday, October 16, 2023

6:00a – 7:00a

**Fun Run & Walk**

Wake up with an invigorating walk or run in Scranton!

7:00a – 5:00p

**Registration Open**

7:00a – 6:30p

**Exhibit Hall Open**

7:00a – 8:15a

**Continental Breakfast with Exhibitors**

8:15a – 9:30a

**Welcome & Introductions**

***Opening Keynote***

***Wake Up with the Arts Breakfast Talk***

CM | 1.00

Join Maria MacDonald, Executive Director of the Center for the Living City for a conversation exploring how creativity, adaptive reuse, and strategic placemaking initiatives catalyze healthy, vibrant, empathetic and equitable cities. This talk dives into social, environmental, and economic threads of urban ecology and how the arts and sustainable design foster place attachment and lively communities. She'll feature adaptive reuse case studies in Scranton, the importance of active observation, and the opportunities that emerge with strategic partnerships and energy from young community leaders. Following the wise words of Jane Jacobs, "Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody." [The Death and Life of Great American Cities]

**Maria MacDonald**, Marywood University

8:30a – 11:30

**Mobile Workshop: M3. From Lemons to Lemonade: Transforming a Remediated Industrial Site Into an Urban Public Space**

9:30a – 10:00a

**Refreshment Break with Exhibitors**

10:00a – 10:45a

**Concurrent Education Sessions C (0.75 CM)**

**C1. It Takes a Village: Tools and Partnerships in Developing Affordable Housing**

CM | 0.75

Lack of affordable housing is one of the greatest challenges the United States is facing, but what is it? The concept of affordable housing has been given many names and Planners have been thrust into a world that extends far beyond land uses and good intentions. Like a village, there are many different partners and resources that create variety in the affordable housing world. During this session, attendees will be given the opportunity to "become" one of the affordable housing community partners and learn about that partner's role in the world of affordable housing. Through this interactive discussion, attendees will explore what affordable housing really is, creative ways challenges are being addressed and find opportunities for the planning community to play a role within the village of affordable housing. This session will offer an overview of the affordable housing world, who is involved, what tools are currently available to address the need and some alternatives that are being tested throughout the nation. In learning the foundation of affordable housing as the federal government defines it, attendees will understand what partners within their own communities are able to assist in expanding housing availability to all.

**Mary Kuna**, Cumberland County Housing and Redevelopment Authorities



# EDSESSIONSAGENDA

Monday, October 16, 2023, *continued*

## **C2. Ins and Outs of Multi-Municipal Zoning from Creation to Implementation** CM | 0.75

Since the passage of Acts 67 and 68 in 2000, multi-municipal planning in PA has been on the rise. However, multi-municipal zoning has been slower to catch on. In the spring of 2020, the boroughs of Fallston and New Brighton and the townships of Daugherty and Pulaski set out to do both. Following the development of their joint comprehensive plan, HRG stepped in to assist with the creation and adoption of a multi-municipal zoning ordinance for the four municipalities, the first in Beaver County, Pennsylvania. From vastly different lot sizes to varying sanitary sewer access, the communities represent an array of rural and urban character. Though they had a long history of shared services and intergovernmental cooperation, they each had their own definite development patterns and needs. Drafting an ordinance that would maintain the distinct identity of each community required unique – but MPC-compliant – solutions. Before the ordinance could be adopted, a multi-municipal planning commission had to be formed, but this was an unknown for everyone involved. Presenters will share the research they conducted, best practices they learned, and the process they followed from drafting the ordinance through implementation. Attendees will have the opportunity to engage in an interactive brainstorming session about how the process could be improved and applied in their own communities.

**Laura Ludwig, AICP, HRG**  
**Lori Morgan, AICP, HRG**

## **C3. Protect and Preserve through A Broadened Approach to Integrating Historic Resources and Human-Caused/Technological into Hazards Mitigation Planning** CM | 0.75

This session will focus on incorporating important community planning aspects into the hazard mitigation planning process by laying out an approach that incorporates historic resources and human-caused/technological hazards into the hazard mitigation planning process, to enhance community resilience. This session will describe a tried-and-tested approach to protecting and preserving historic resources at risk to hazards through: a historic resources risk assessment, site surveys, and preservation-based mitigation actions. The session will focus on how to develop actions to not only protect these resources from hazard impacts, but to ensure preservation of historic significance and any associated historic designation. A facilitated interactive activity will then be executed that enables attendees to replicate the process and results by observing/analyzing historic resources, identifying integral architectural features at risk, and formulating actions to best preserve historic significance, while protecting from hazard impacts. The session will also discuss incorporating a human-caused/technological hazards component into the HMP process, as these hazards have become significantly more prevalent over recent years. Examples include terrorism, cyber attack, active assailant, and more. The session will emphasize how a strategy to mitigate community hazards cannot address natural hazards alone.

**Mary Liz Donato**, Lackawanna County Department of Planning and Economic Development  
**Andrew Estrain**, Vision Planning and Consulting



# EDSESSIONSAGENDA

Monday, October 16, 2023, *continued*

#### C4. Action Plans and SS4A: Aligning Planning Efforts to Implementation CM | 0.75

This session will inform attendees on the federal programs focused on safety. More specifically, the session will provide a case study example of how the Cumberland County Bike-Ped Safety Action Plan was leveraged to receive over \$30M in federal SS4A and HSIP funding to implement safety projects proposed in the Plan. Using the case study example the session will explain how attendees can align their planning efforts to be in compliance with various federal funding sources. The session will also touch upon how those funds must be used at the municipal, county, and MPO level and the purpose and need of Vision Zero efforts nationwide and in Pennsylvania. Attendees will be engaged through the session by using interactive polling features and Q&A discussion.

**Scott Diehl, AICP, PE, PTOE, PP, RSP**, Urban Engineers  
**Dan Hutton, AICP, PE, RSP**, Urban Engineers

#### C5. Adopting Plain Language in Zoning: An Interactive Exploration of the Benefits and Challenges CM | 0.75

Shall is an archaic word that's meaning has deteriorated over the last 200 years to the point that it is now the most litigious word in the English language. And yet, it remains the word most used in zoning to attempt to indicate a required regulation. Because of its deteriorated definition, a zoning ordinance that uses shall is not complete without the line item that specifically states that shall means what follows is required. This statement does not stop all challenges and disagreements over the interpretation of shall in zoning. Law grammarian Brian Garner recommends removing shall and all other archaic terms out of ordinances to reduce misinterpretations and legal challenges to regulations. This session will engage the audience in exercises adopting plain language with real examples from zoning ordinances around the state. The first portion of the session will walk through examples of how plain language has been applied in rewriting zoning ordinances. The second portion of the session will engage the audience in collaboratively rewriting live examples of archaic language in actual zoning ordinances based on their experiences and the tips shared in the first portion. The session will wrap up with a summary of the challenges encountered incorporating plain language in an ordinance rewrite and a final Q&A opportunity for the audience.

**Carolyn Ristau**, Details Reviewed LLC

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# EDSESSIONSAGENDA

Monday, October 16, 2023, *continued*

## **C6. Managing Conflict in a Public Meeting** CM | 0.75

Public meetings are one of the most widespread methods of public participation used for the purposes of soliciting feedback from the wider public in urban planning contexts. With growing tensions and divides within many communities, escalating anxieties and uncertainties due to rapid changes to society over the past several years, and degrading tenor of discourse, these meetings can quickly turn from routine into an unexpected conflict with emotionally-charged community members and facilitators unprepared for the situation. Conflict in itself can present an opportunity for public officials to create a positive contribution within decision making processes, but these highly-charged meetings can erode trust in the public process and take a toll on staff. Many negative outcomes of conflict within public participatory processes can be significantly reduced and better managed with careful planning and adoption of specific tools and tactics. Building upon Connect the Dots guide for Managing Conflict in the Public Participatory Process (to be published Spring 2023), Rosanne will work with attendees to ensure they are equipped with the knowledge, skills, and mindset necessary to maintain a productive discourse when tensions run high and tempers flare. This presentation works to equip planners who are seeking guidance on approaches to follow before, during, and after difficult public meetings and public hearings to make them less stressful and more productive for everyone involved.

**Rosanne Lubeck**, Connect the Dots

**10:45a – 11:00a**      **Break/Travel**

**11:00a–12:00p**      **Concurrent Education Sessions D (1.00 CM)**

## **D1. The Chester Pike Master Plan: Multi-municipal Cooperation Paves the Way for Success in a Historic Transportation Corridor** CM | 1.00

This session will look at the process and outcomes of the recently-completed Chester Pike Corridor Master Plan. It will include important context on the lead-up to the development of the plan, including the formation of the Chester Pike Corridor Improvement Partners (CPCIP). It will also look at subsequent projects that were made possible because of the plan, including a grant-funded multi-modal transportation study.

**Mary Bethea**, BBP Solutions  
**Rebecca Ross**, AICP, Delaware County Planning Department  
**Greg Sutphin**, Borough of Prospect Park

## **D2. What should Complete Street 2.0 be in 2050?** CM | 1.00

Using existing Complete Street practice to build on, we will dive into the world of tomorrow and try to understand the roles AV, plug in station, WIFI, and other technologies will influence the concept of Complete Street. Adding to this is the need to understand how retail will evolve and the role public spaces will serve in the future.

**Pedro Quintanilla**, Michael Baker International



# EDSESSIONSAGENDA

Monday, October 16, 2023, *continued*

## **D3. Improving Walkability and Bikability in Small Boroughs**

CM | 1.00

Small Pennsylvania boroughs sometimes face walking and biking challenges. Their main streets are often lined with stores, which can lead to conflicts between pedestrians, cyclists, and vehicles as shoppers cross streets. Many borough main streets are PennDOT state routes, which can lead to challenges with implementing improvements. Many boroughs are also historic, with constrained rights-of-way in which to implement safety improvements. Join us as we discuss these challenges, using Newtown Borough (Bucks County) as a case study. Newtown is in the process of completing a Newtown Borough Safety and Walkability Review for Multimodal Improvements.

**Christina Arlt, AICP**, McCormick Taylor  
**Tara Grunde-McLaughlin**, Newtown Borough

## **D4. Getting Connected: Pennsylvania Broadband Program Update**

CM | 1.00

The Infrastructure Investment and Jobs Act (IIJA) has allocated a historic level of funding dedicated to increasing broadband access throughout the United States. This funding is available through the National Telecommunications and Information Administration's (NTIA) Broadband Equity, Access, and Deployment (BEAD) program will be allocated to the states for distribution. Additional funds are available through the United States Department of Treasury's Capital Projects Funds. This session will provide an update on grant programs for broadband expansion and access as well as provide the opportunity for planners, and other stakeholders to learn more about these funding opportunities that are available.

**Kyle Snyder, AICP**, Pennsylvania Broadband Development Authority  
**Jessie Suder, AICP, MPS, GISP**, Pennsylvania Broadband Development Authority

## **D5. Actions Municipalities Can Take to Increase Housing Supply and Affordability**

CM | 1.00

The session will describe how municipalities can revise their development regulations to address the shortage of housing and the housing affordability crisis, under current Pennsylvania law. This will include reviewing improvement requirements (such as road standards), streamlining approval procedures, reducing lot width requirements to reduce improvement costs, expanding locations that allow various housing types, increasing densities, considering allowance of accessory apartments, promoting mixed commercial-residential development, allowing the conversion of vacant office and retail space into apartments, and allowing manufactured home parks in suitable locations.

**Charlie Schmehl**, Urban Research and Development Corp.



# EDSESSIONSAGENDA

**Monday, October 16, 2023, continued**

**D6. Fast Fun Fervent: Urban Planning Practice**

CM | 1.00

Hear five dynamic speakers covering urban planning practice and other planning topics at lightning speed. Each speaker will have 7 minutes to cover a maximum of 20 slides for 20 seconds each. Attendees will get to learn about a wide variety of topics in short spurts.

**Moderated by Scott Duncanson, AICP, LEED Green Associate, ENV SP, Gannett Fleming, Inc.**

***Is Your Glass Half Full?***

**Doug Robbins, AICP, PP, AECOM**

***Johnstown's Story Walks: Developing Family Focused Community Social Infrastructure Projects***

**Mark Lazzari, AICP, The EADS Group**

***Strategies for Managing Density: The Good, the Bad, and the Falsely Reassuring***

**Chloe Mohr, AICP, Montgomery County Planning Commission**

***Opportunities for Transformation Beyond Injustice***

**Melissa Lee, Public Works Partners**

***Does Redlining Live on in Zoning?***

**Carolyn Ristau, Details Reviewed LLC**

**12:00 p – 1:45p**

**Luncheon, State of the Chapter and Annual Awards Presentation**

Join us as we celebrate the achievements of fellow Pennsylvanians who shape where we live, work and play! Join Craig Peiffer, Chair of the PA Chapter of APA Awards Committee, for an inspiring Annual Awards program. We will recognize the work of fellow planners, planning officials, and elected officials and their roles in planning Pennsylvania. PA Chapter of APA President, Amy McKinney will present the State of the Chapter highlighting the Chapter's successes and key activities during 2023.

**2:00p – 5:00p**

**Mobile Workshop: M4. Luzerne County Transit Authority Headquarters Location Planning and Development**

**Mobile Workshop: M5. Pittston Downtown Tour and Art Walk**



# EDSESSIONSAGENDA

Monday, October 16, 2023, *continued*

## 2:00p–3:15p Concurrent Education Sessions E (1.25 CM)

### E1. Ethics Cases of the Year: 2023

CM | 1.25 (1.00 Ethics)

The AICP Code of Ethics was recently updated in 2021 with the updated code going into effect January 1, 2022. This session will present a summary of the updated AICP Code of Ethics followed by a review of several ethical scenarios/case studies. The review of the updated AICP Code of Ethics will include a refresher on aspirational principles, rules of practice and behavior, and procedures for enforcement of the code. Key components of the AICP Code of Ethics that changed will be highlighted. The ethical scenarios/case studies will feature perspectives applicable to both public and private sector planners. The ethical scenarios/case studies are based on real-life planning issues from past years developed by the AICP Ethics Committee, with the assistance of AICP Ethics Officer Ralph Willmer, FAICP. Active participation and interaction between the presenters and participants will be encouraged. Attendees will have the opportunity to express their opinions on the ethical scenarios/case studies.

**Scott Duncanson, AICP, LEED Green Associate, ENV SP**, Gannett Fleming, Inc.

**Rebecca Ross, AICP**, Delaware County Planning Department

**Steve Thomas, AICP**, Franklin County Planning Department

**Alexis Williams, AICP, PP**, STV, Inc.

### E2. 2023 PA Enhanced State Hazard Mitigation Plan Update

CM | 1.25

The session will discuss the status of PEMA's and its state agency partners federally-required five-year update to the Commonwealth's 2018 State Hazard Mitigation Plan (SHMP), which attained "Enhanced" status approval from the Federal Emergency Management Agency (FEMA). A FEMA-approved enhanced state mitigation plan documents a sustained, proven commitment to hazard mitigation. Enhanced status acknowledges the coordinated effort the state is taking to reduce losses from natural hazards, protect life and property, and create safer and more resilient communities. Approval of an enhanced state mitigation plan results in eligibility for increased Hazard Mitigation Grant Program (HMGP) funding.

**Tom Hughes**, Pennsylvania Emergency Management Agency

**Matthew McCullough**, FEMA Region III

**Troy Truax, AICP**, Michael Baker International



# EDSESSIONSAGENDA

Monday, October 16, 2023, *continued*

## **E3. When a Place Reaches Its Breaking Point: Mending 100-Years of Development Abuse** CM | 1.25

In 1910, Frederick Law Olmsted, Jr., then one of the nation's foremost landscape architects, outlined a development plan for the City of Pittsburgh. This plan detailed his thoughts on how city leaders should accommodate development around Pittsburgh's major roadways and rail corridors. As part of the plan's preparation, Olmsted visited different areas of the city including the Saw Mill Run Valley and completed assessments for each area. Olmsted cited the natural beauty of the Valley and advised the City of Pittsburgh to refrain from developing the area. In his report to the Pittsburgh Civic Commission, Olmsted recommended that the valley remain undeveloped green space and used as a linear parkway that would stretch from Pittsburgh's West End to Library Road. This parkway or a "green boulevard" would meander through the southern neighborhoods to the City and would create an environmental asset for the region as well as retain green space in order to reduce the incidence of flooding in the Valley.

**David DiGioia, PE**, McMahon Associates, Inc.

**Andrew Schwartz, AICP CUD**, Environmental Planning and Design

## **E4. The Unique Evolution of Open Space Preservation Programs in Three Southeastern Pennsylvania Counties** CM | 1.25

Chester, Delaware, and Montgomery counties in suburban Philadelphia presently all have pro-active open space programs, but each experienced different growth and development patterns and each has followed a different "trail" to its current approach. Come to this moderated discussion to hear the unique path that each of these suburban Philadelphia counties took to address its open space needs and respond to public opinion over time, from countering suburban sprawl, to preserving agricultural lands and heritage, to addressing flooding and water quality issues, to improving equity through better access to natural areas for diverse populations, to enhancing resilience and combating climate change. Among the challenges are maintaining support for county open space funding, often a crucial match in an open space preservation transaction. The counties have taken different approaches to municipal outreach and public engagement, but one important tool was used by all three: To make the case that open space is a benefit, and not just an expense, all three counties were part of the original 2011 GreenSpace Alliance and DVRPC led Return on Environment (ROE) study that quantified the economic values of protected lands in the categories of increased property values, provision of ecosystem services, health and recreation benefits, and generation of economic activity. Ten years later, each county has worked with DVRPC again to update their ROE study for their own unique reasons, including re-uniting preservation minded partners, re-igniting public support for continuing public spending on open space, or even justifying the creation of a new open space program.

**Moderated by Patty Elkis, AICP, PP**, DVRPC

**Steven Beckley, AICP**, Delaware County Planning Department

**Rachel Griffith, AICP, RLA**, Chester County Planning Commission

**Bill Harman**, Montgomery County Planning Commission



# EDSESSIONSAGENDA

**Monday, October 16, 2023, continued**

**E5. A Tale of Two Comprehensive Plans (And What They Teach Us About the Keys to Successful Implementation)**  
CM | 1.25

Dover Township and Dover Borough published a joint comprehensive plan three years ago, and already they have made significant progress toward their goals: They are replacing a water main and extending sewer service to support growth, modernizing stormwater facilities and pavement, and repairing or replacing 13 bridges. They are building a regional park that enhances recreational opportunities while protecting and preserving precious environmental resources. They are collaborating on recreational programs, staff training, and bulk bidding, and they are building partnerships to attract business investment. In just three years, they have accomplished much more from their current comprehensive plan than they did in the 13 years that passed after their previous joint comprehensive plan. This presentation will examine why. The presenters will compare and contrast the plans (and the planning process) from 2007 and 2020. They'll talk about the specific ways they designed the process in 2020 to ensure successful implementation, and they'll show how those efforts are bearing fruit now. Attendees will gain valuable insight they can apply to ensure a successful comprehensive plan implementation for their community.

**Laurel Oswalt**, Dover Township  
**Tim Staub**, AICP, HRG

**E6. Thinking Outside the Park: Why Parks, Recreation & Open Space Plans Need to Address Pedestrian Connectivity**  
CM | 1.25

Parks, recreation and open space plans often have a goal of having a park or recreation facility within a 10-minute walk of every community member. This can be an overly ambitious goal for municipalities and leave some unsure where to start. Upper Dublin Township approached the 10-minute walk goal by specifically identifying missing community connections within the pedestrian network. Through the utilization of GIS data and community and stakeholder input, the team was able to identify nearly 50 critical missing connections. Addressing these needs can be as simple as closing a short gap in a sidewalk network or as complex as extending trails across multiple neighborhoods. Proposed connections also include formalizing pedestrian crossings, navigating an existing tunnel, and building a bridge over an interstate. Upper Dublin Township worked with its resident steering committee to develop a prioritization guide to tackle the implementation of over 17 miles of connections to improve their pedestrian and bicycle network system. This guide was developed to be an ever-evolving document and will serve the township well into the future as priorities shift. Together, the identified missing community connections and prioritization guide will help the Township provide safe, convenient access to recreational facilities as well as schools, community services, and commerce centers. This presentation will detail the community's approach and provide guidance for how communities can address community connectivity as part of their parks, recreation, and open space planning. It will demonstrate that plans need to do more than set goals for their parks, recreation facilities, open space, and trails; they must also consider how users will freely connect to these destinations using community infrastructure.

**Derek Dureka**, Upper Dublin Township  
**Kaitlin Mills**, HRG



# EDSESSIONSAGENDA

Monday, October 16, 2023, *continued*

**3:45p– 4:45p**      **Concurrent Education Sessions F (1.00 CM)**

**F1. Land Use Law Update**

CM | **1.00 Law**

Review opinions of the federal and Pennsylvania courts issued since the last APA PA annual conference and highlight developments in the law. The seminar will cover the adoption, administration, interpretation and enforcement of MPC-enabled ordinances; floodplain, stormwater and wetlands management; other state and federal statutes impacting land use (e.g. fair housing statutes, RLUIPA); and Pennsylvania and federal constitutional issues (e.g. due process, takings).

**Leah Eppinger, AICP**, Housing Authority of the County of Dauphin  
**Susan Smith, Esq.**, The Law Office of Susan J. Smith

**F2. Better Together: Intergovernmental Cooperation Agreements in PA**

CM | **1.00**

Units of local government across Pennsylvania are facing new challenges every day. These challenges require creative and collaborative solutions that necessitate the ability to partner with neighboring municipalities to cost effectively maintain current levels of service, improve on already existing capacity, develop planning documents and implement those plans successfully. Better Together: Intergovernmental Cooperation Agreements in PA will explore this topic in depth and provide case studies from across Pennsylvania to showcase how municipalities have implemented a variety of intergovernmental cooperation agreements. Specifically, the program will cover examples in code enforcement, emergency services, and multimunicipal comprehensive planning. Where applicable, the presentation will also explore how these cooperation agreements were stepping stones to greater cooperation, even leading up to the full merging and consolidation of municipal entities.

**Terri Cunkle**, PA DCED  
**Mary Liz Donato**, Lackawanna County Department of Planning and Economic Development  
**Ted Ritsick, AICP**, PA DCED

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The Center provides quality programming on a range of energy issues. From energy efficiency in municipal buildings to land use and zoning, that is open to public officials and concerned citizens.

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# EDSESSIONSAGENDA

Monday, October 16, 2023, *continued*

### F3. From Idea to Reality: A Tool for Planning for and Codifying Active Transportation

CM | 1.00

Many municipalities are realizing that bicycling and walking are increasingly desired by their residents, and that active transportation modes support economic development, health and wellness, and environmental sustainability for the community. This session will debut an audit tool that municipalities can use to identify code, planning, and policy actions they can put in place to support active transportation. What is active transportation and what elements make a community friendly towards people who use active transportation modes in their daily lives? What options do municipalities have to make real improvements in active transportation safety in their communities? Attendees will leave the session with a better understanding of what makes a safe and user-friendly active transportation network and the ways that municipalities can take a proactive role in creating the kinds of improvements that are needed for encouraging active transportation.

The new audit tool developed by the presenters will provide practical information on language supportive of active transportation that can be integrated into Zoning and Subdivision and Land Development ordinances in Pennsylvania. The session will highlight concrete examples of new and improved active transportation infrastructure that resulted from the land development process due to code provisions that required them. Additionally, this session will provide an overview of various types of plans and policies that can be undertaken or adopted to support active transportation. Attendees will be asked for their input about the strategies shared and for their experience with various types of plans and policies like Active Transportation Plans, Vision Zero Plans, and Complete Streets Policies. Examples will be provided to illustrate how plans and policies have paved the way for new and improved active transportation infrastructure.

**Chloe Mohr, AICP**, Montgomery County Planning Commission

**Samantha Pearson**, Pennsylvania Downtown Center

**Claire Warner**, Montgomery County Planning Commission

### F4. Transforming Blighted Properties into an Urban Greenway in Erie, PA: Lessons Learned and Partnerships needed to Get it Done

CM | 1.00

The City of Erie alongside their Redevelopment Authority has worked collaboratively to address disinvestment in their neighborhoods. One project sought to rethink how blighted properties could become a community asset for one of Erie's most challenged neighborhoods. The East Bayfront Greenway Trail was conceived to turn blighted and abandoned houses into a greenway and trail system to benefit the lower eastside. This project focused on changing the way that the City addressed blighted properties by looking at the opportunities to create meaningful spaces that engage residents and improve the built environment. The concept was conceived during the City's first ever Comprehensive Plan, Erie Refocused, but refined through a targeted outreach to residents most effected by blighted properties. Through a month long campaign, City leaders spoke to over 400 residents of the East Bayfront to help inform what would eventually become the plan for an East Bayfront Greenway network. The work, the plan and the project is funded through multiple sources including philanthropic, ARPA funding, and Coastal Zone Management grants. This session will take participants through the process of delivering the complicated project from ideation to realization, a nearly 5 year timeline. The team will share the specific steps, policies, studies, outreach, and design challenges it took to achieve this innovative project.

**Erin Carey**, City of Erie

**Pedro Quintanilla, AIA**, Michael Baker International

**Aaron Snippert**, Redevelopment Authority of the City of Erie

**Katherine Wyrosdick, AICP**, Michael Baker International



# EDSESSIONSAGENDA

Monday, October 16, 2023, *continued*

## F5. New Zoning for Old Towns

CM | 1.00

If growing a town is like growing a garden, an outdated zoning ordinance may only produce an asphalt and lawn monoculture. Does your zoning ordinance quietly enforce antiquated one-size-fits-all 20th Century ideals? Or is it reflective of your cherished built environment, your economic development goals, and your modern housing needs? Hanover Borough began a large zoning update in 2019 with an emphasis on supporting needed economic development in the downtown and creation of new mixed-use districts for neighborhood corridors. Unlike those older set-in-stone ordinances, the team also realized that zoning improvement must be continual as unpredictable outcomes will arise. An annual amendment process was developed to continually address zoning issues, with the effect of honing the new ordinance by fire.

This session is intended for municipal leaders, zoning officials, and public planners who are rethinking their zoning ordinances, as well as consultants engaging in similar projects. Hanover's Director of Planning & Engineering, along with the Borough's zoning consultant will walk attendees through their zoning update process, giving attention to the innovative ideas in the new ordinance and the specific regulations intended to "grow the garden". They will also discuss the outcomes of the new ordinance, the kinds of unexpected issues that arose, and how they are being tackled in a continual improvement process.

**Eric Mains, PE**, Hanover Borough  
**Shawn Rairigh**, Gannett Fleming, Inc.

## F6. AICP: Is This Certification For You?

CM | NO CM

Are you interested in becoming a certified planner by taking the AICP exam? Not sure yet? The PA Chapter and its Professional Development Committee are here to help you decide. In this session, speakers will explain the benefits and requirements of certification, the application process, and the format of the exam for those trying to decide if or when to take the exam. For those who have already decided to take the exam, speakers will identify resources available to help prepare for testing. The session will be driven by the needs of attendees, and questions are encouraged.

**Scott Duncanson, AICP**, Gannett Fleming, Inc.  
**Alexis Williams, AICP, PP**, STV, Inc.

5:00p – 6:00p

### Evening Reception with Exhibitors

Monday's conference activities wrap-up with a reception with our Exhibitors. Take advantage of this opportunity to network with the Exhibitors and the other conference attendees. It's a great place to make plans to venture out and discover the city!

Evening

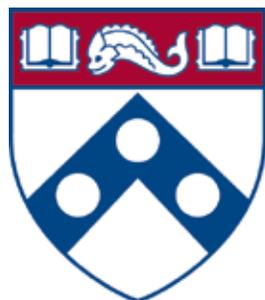
Dinner on your own



# EDSESSIONSAGENDA

Tuesday, October 17, 2023

- 7:00a – 3:30p**      **Registration Open**
- 7:00a – 2:00p**      **Exhibit Hall Open**
- 7:00a – 8:15a**      **Continental Breakfast with Exhibitors**
- 7:15a – 8:00a**      **Professional Development Committee Meeting**
- 7:15a – 8:00a**      **Planning Officials Development Committee Meeting**
- 8:15a – 9:45a**      **Introductions**  
**Plenary**  
**Dream Play Build: Hands-on Community Engagement for Enduring Spaces and Places**  
CM | 1.25
- When we engage residents, neighborhoods, and communities through their hands and senses instead of language, we can radically change outcomes for the better in urban planning, design, public health, and transportation projects. In this talk, artist and urban planner James Rojas, and landscape and urban designer John Kamp (authors of the book *Dream Play Build*) will explore why, psychologically, people are much more able to be creative when they work with their hands and how the hands-on and sensory-based approaches they use can level the playing field and ensure that not just the loudest voices have a say. Kamp and Rojas will also discuss applications of their methods in real-world contexts and how the outcomes changed for the better because of the hands-on and sensory-based methods of engagement they used.
- John Kamp**, Place It!  
**James Rojas**, Place It!
- 9:45a – 10:15a**      **Refreshment Break with Exhibitors**



**Weitzman**  
SCHOOL OF DESIGN  
UNIVERSITY of PENNSYLVANIA



# EDSESSIONSAGENDA

Tuesday, October 17, 2023, *continued*

10:15a – 11:30a **Concurrent Education Sessions G (1.25 CM)**

## G1. **Being the Bookends: Municipal Approaches to Addressing Homelessness**

CM | 1.25 (1.00 Equity)

Since 2020, the Lehigh Valley has seen a 26% increase in households and 36% increase in the number of people experiencing homelessness. The existing housing shortage and the coronavirus pandemic have brought unprecedented demand for housing that's left many living in short-term-stay hotels or bunking up with friends and family. It's brought a new urgency to address affordable housing and homelessness in Bethlehem. We know that 3 in 10 households in the Lehigh Valley are now cost burdened, putting more people one emergency away from being unsheltered. Service providers report much longer shelter stays and significant waitlists since there is little turnover due to the shortage of housing options. Many shelters also have waived limits on stays due to the COVID-19 pandemic and ongoing affordable housing crisis.

Bethlehem undertook its study at a moment where the need is higher than ever, yet, we have few regional solutions to meet the demand. The City's \$34 million in ARPA funding has given Bethlehem a once-in-a-generation opportunity to step in and fill this void. The study sought to help the city assess its role and answer practical financial questions about the costs of opening and operating an emergency shelter. We worked to determine the existing service provider landscape, community needs and service gaps. We looked at different city building typologies and estimated the acquisition and capital construction costs to build a permanent facility. Our team spent several weeks surveying unsheltered individuals to assess need from those with lived experience. The session will provide an overview of Bethlehem's context and project as a basis for discussion and brainstorming with the audience on pathways forward. Discussion topics will engage the audience to source ideas and best practices on topics including site location, neighbor engagement, trauma-informed care, and regional collaboration.

**Sherri Brokopp Binder, PhD**, Ripple Community, Inc.  
**Hannah Clark, AICP**, Michael Baker International  
**Laura Collins, Esq.**, City of Bethlehem  
**Janine Santoro**, City of Bethlehem





# EDSESSIONSAGENDA

Tuesday, October 17, 2023

## G2. From Courtship to Commitment and Beyond: Continuing the Discussion of Creating Healthy Relationships and Successful Projects Between Local Agencies and Consultants

CM | 1.25

In 2022, attendees learned the importance of creating lasting, meaningful relationships between consultants and local agencies. Contracting between parties is essential to accomplishing sound planning but it doesn't have to be daunting. This presentation will continue the interactive discussions and conversations about establishing trust, communicating honestly, and working together toward a shared vision of the future. The presenters will again navigate the conversation regarding multiple aspects of contracts, RFPs, project delivery and associated party responsibilities.

**Todd Poole, MPA, EDFP**, 4ward Planning, Inc.

**Tim Staub, AICP**, HRG

**Steven Thomas, AICP**, Franklin County Planning Department

## G3. The County Planning Agency Review Letter: What is This Thing?

CM | 1.25

Eighty percent of Pennsylvania's counties have planning agencies, and they issue a lot of letters. That's because the Municipalities Planning Code (MPC) requires every subdivision, land development, zoning ordinance, comprehensive plan, official map, and land use assumptions report (as part of a transportation impact fee ordinance) to be forwarded to county planning agencies for their recommendations, which come back to municipalities in the form of advisory comment letters. Many of the state's municipal officials, developers, and planning consultants have seen these letters. But what are they and why are they important? This session serves as both an introduction to county planning agency review letters and a forum for active planners to hear about best practices on how to write and interpret them. Speakers from county planning commissions will explain the legal basis for these letters in the MPC, what they look for and comment on, and how they are worded for maximum impact.

**Andrea Campisi**, East Bradford Township

**Jillian Dierks**, Lower Merion Township

**Matthew Edmond, AICP**, Montgomery County Planning Commission

**W. Paul Fritz, AICP, RLA**, Chester County Planning Commission

**Pattie Guttenplan, AICP, RLA**, Montgomery County Planning Commission





# EDSESSIONSAGENDA

Tuesday, October 17, 2023, *continued*

## G4. You Didn't Get the Grant: Now What?

CM | 1.25

The Infrastructure Bill has presented us with once in a lifetime opportunity to pursue life-changing transportation improvements for the communities we serve. As a planner for Delaware County, philosophically we were ready to pursue the funding; but practically, we did not have the necessary expertise on hand to pursue the complicated federal grant process. With a very supportive County Council, and weeks to spare the Delaware County Planning Department partnered with Chester Economic Development Authority to use ARPA funds to contract with Alta Planning + Design to submit a RAISE FY22 planning grant for the City of Chester, a historically disadvantaged city and area of persistent poverty. To us, Chester was the city for which this Bill was written. Working with stakeholders, we put together a solid application, collecting 34 letters of support from elected officials, businesses, non-profits, and unions. We even got the first ever letter of support from PennDOT. We had a meeting with Charles Small from the DOT- we were a shoe in! And then, we did not get it. As a matter of fact, no one in PA got a RAISE planning grant awarded. So, what are the lessons from this experience? Where did we go wrong? What could make the application "Highly Recommended"? Is it worth trying again? We don't usually hear about "failures" at conferences, but they are just as important as the successes- especially when getting the money can be the hardest part. Sharing our failures can help other planners achieve success. We will discuss what we learned and why we decided to try again!

**Jennifer Baldwin**, Alta Planning + Design

**Lisa Gaffney**, Chester Economic Development Authority

**Cathy Spahr, AICP**, Delaware County Planning Department

## G5. Changing Hearts and Minds: How to Talk About Housing Affordability

CM | 1.25

Budgets are tightening, inflation rates are through the roof, and median home prices are on an ever upward climb. No one's children can afford to move back to the places where they grew up. Commutes are long because people can't afford to live close to where they work (and most people can't work from home forever). The reality is that everyone needs a safe and secure place to call home (regardless of their income, family situation, or current circumstances) and communities should be ensuring that everyone gets that opportunity, whether it's someone who's just starting on a path to independence or someone who's downsizing after a lifetime of memories.

But...the moment the topic of housing affordability comes up with your client or community, the porchlight goes out and the door metaphorically slams in your face.

This session will present perspectives on how you can work on "changing hearts and minds" in your community. Montgomery County's Homes for All initiative and Chester County's A+ Homes program will be at the center of this discussion. Join this presentation to hear from two counties struggling with high housing prices and county staff tasked with working alongside communities that aren't always ready to say "yes" to housing affordability.

**Libby Horwitz, AICP**, Chester County Planning Commission

**Anne Leavitt-Gruberger, AICP**, Montgomery County Planning Commission

**Kayleigh Silver, MSS**, Montgomery County Office of Housing and Community Development



# EDSESSIONSAGENDA

Tuesday, October 17, 2023, *continued*

**11:30a – 1:30p**      ***Pitkin Luncheon & Lecture***  
**The Land-Climate Connection (12:15p-1:30p)**  
CM | 1.25

As the world confronts the already devastating impacts of climate change, the role of land is becoming more evident. Land is being flooded, scorched by fires, undermined by mudslides, and dried out by drought; at the same time, land, land use, and land policy holds the key for taking mitigation action. It's where conflicts must be resolved to facilitate the clean energy transition, where conservation policies will manifest to keep trees soaking up carbon, and where changes in value must be anticipated to ensure greater equity in a fundamentally disrupted future.

**Anthony Flint**, Lincoln Institute of Land Policy

**1:30p - 2:00p**      **Dessert with Exhibitors & Announcement of Winners (basket, auction and 50/50)**

**2:00p - 3:15p**      **Concurrent Education Sessions H (1.25 CM)**

**H1. PRDs, Impact Fees, Accessories, and Financial Securities - A Deep Dive into the MPC**  
CM | 1.25 (1.00 Law)

Yes, the MPC is wonky, but it's the law of the land in Pennsylvania. Like grandpa's stories of walking to school uphill in the snow (both ways), the provisions of the PA Municipalities Planning Code are passed on through generations of Community Planners. Unfortunately, just like grandpa's stories, the interpretations of the MPC requirements change over time. But the actual legislation, that is the MPC has not changed much. And some of the changes that have been made are not communicated well or easy to understand. It's time to fact-check grandpa's stories. The MPC is a boring, hodge-podge of legislative requirements that only the die-hard, newly-minted Community Planner is apt to read. In this session we will crack open our dusty copies and read the words on the page, reminding ourselves what they mean, review applicable case law that influence our interpretation, and review real-life examples explaining how the MPC guides the work of Community Planners, Zoning Officers, and Local Officials. We'll pull out often used (and abused) sections of the MPC, as well as dust off some diamonds in the rough that could breathe some new life into a community's planning efforts.

**John Trant, Esq., AICP**, Strategic Solutions LLC



# EDSESSIONSAGENDA

**Tuesday, October 17, 2023, continued**

## **H2. The New Planner: Finding Your Way in the Field**

CM | 1.25

One of the most challenging moments in any career is entering the field as a young professional. For young planners, the group not only has a limited understanding of the practice and where they could fit in, they also lack connections with experienced planners who have this information. This session is designed to bring together those new to the profession and seasoned professionals for the purpose of sharing valuable information about the field. The general format will be summit style during which practicing planners, from different areas of practice, share how they entered the field and their journey to their current roles. Moving facilitators will engage attendees and panelists in an informal panel style discussion during which the professionals will share the things they wish they would have known about the field at the beginning of their journey into the field.. Attendees will be encouraged to submit written questions to facilitators who will present them to the professionals on the panel to ensure anonymity and encourage a free-flowing, open, discussion. The format is designed to facilitate interaction and bonding among participants during the session and provide a resource network of the group after the conference. Practicing planners with 5-10 years of experience from various sectors and practice environments will make up the panel.

Moderated by

**David Hunter, Sr, AICP**, Berks County Planning Commission

**Jeff Raykes, DEd, AICP**, City of Greensburg

**Matthew Edmond, AICP**, Montgomery County Planning Commission

**Jason Graves**, City of Harrisburg

**Amanda Schumacher**, Borton-Lawson

**Ashley Showers**, Berks County Planning Commission

**Janai Williams Smith**, E. Holdings, Inc.

## **H3. Setting Equitable Boundaries for Zoning Districts**

CM | 1.25

“We don’t want those people in our neighborhood” is a common refrain at planning commissions, zoning board hearings, and community engagement events particularly around certain types of non-single-family housing. As planners we have a responsibility to create equitable plans and regulations that include “those people” while working with the local community to support their goals. Drawing the zoning map creates a basis for the zoning regulations to either support housing for all or create exclusionary housing opportunities. There can be multiple factors that influence the decision of where to place the boundaries between different zoning districts. The facial neutral factors include: existing built environment, proximity to other uses, transportation options, and future land use goals. The blatantly inequitable include: redlining and race.

In this session, we will present case studies from Pittsburgh and McCandless before opening up the conversation to hear from attendees about their experiences. The Pittsburgh case studies will illustrate the correlation between redlining, race, and the location of multi-family zoning districts in the city. The McCandless case study will discuss the approaches we took in redoing the zoning ordinance to increase the amount and types of housing allowed while navigating the fine line of community buy-in for inclusive housing in a longstanding bedroom community.

**Carolyn Ristau**, Details Reviewed, LLC

**RJ Susko**, Town of McCandless



# EDSESSIONSAGENDA

Tuesday, October 17, 2023, *continued*

## H4. Public Private Planning Partnerships: Strengthening Rural Planning Capacity

CM | 1.25

Rural communities struggle with capacity. People tend to leave for educational or employment opportunities. This has left a “brain drain” in small towns across Pennsylvania. Community planning and development is no exception to this trend. Crawford County, a rural county in Northwest Pennsylvania, has combatted this issue through unique collaborations with private sector consultants. This session, using Crawford County’s 2019 Housing Plan as a case study, explores the success in creating unique collaborations with private sector consultants and provides takeaways that others can replicate.

**Zachary Norwood**, Crawford County Planning  
**Todd Poole, MPA, EDFP**, Award Planning

## H5. Incorporating Data-Driven Energy Decision-Making Into Communities With Diverse Priorities

CM | 1.25

In Pennsylvania, 63% of energy comes from extractive fossil fuels such as coal, natural gas, and petroleum. Continued reliance on these carbon-based sources not only impacts our health, but contributes to a rapidly changing climate. How we choose to produce and consume our energy will dictate the sustainability and resilience of communities across the Commonwealth. Pennsylvania communities have reacted by setting aspirational carbon reduction goals that reflect community values and priorities, while also understanding the realities of what it will take to achieve these ambitious goals.

This session will share the importance of engaging in energy planning at all scales. We will discuss what energy planning is, how planning at multiple scales can be complementary and achieve better outcomes, and how energy planning can be integrated into broader community planning efforts. This will include interactive activities and discussion about pairing data-driven decision-making to understand the realities of what’s possible with the lived experience and values of community members; and how nested scales of planning can have triple bottom line impacts of community co-benefits and reducing resident and municipal costs.

**Christopher Nafe**, Department of Environmental Protection  
**Mayor Brittany Reno**, Sharpsburg Neighborhood Organization  
**Anna Rosenblum, LEED O+M EcoDistricts AP, LFA**, evolveEA



American Planning Association  
**Pennsylvania Chapter**

*Making Great Communities Happen*

# 2023 AWARDS CEREMONY

***Honoring the  
Best.....and Brightest***

**October 16, 2023**  
*Scranton, PA*

## **Award for a Plan**

### **West Ward Choice Neighborhood Plan**

*Easton Housing Authority*

The Choice Neighborhoods Initiative is a Department of Housing and Urban Development (HUD) program that employs a comprehensive approach to neighborhood transformation by revitalizing distressed public and/or assisted housing and catalyzing critical improvements in the neighborhood. In 2020, the Easton Housing Authority, in partnership with the Greater Easton Development Partnership and the City of Easton were awarded a Choice Neighborhoods Planning Grant. The plan built upon the 2019 Neighborhood Plan, targeting three core areas for redevelopment and updating and adapting previous planning efforts to focus on the core goals of People, Housing and Neighborhood. A strategy of community engagement was to employ three Housing Authority residents to serve as community ambassadors. Trained and coached on engagement techniques, the ambassadors have become “champions” for the plan. Residents were further involved in working group meetings, community meetings, youth engagement and needs assessment surveys. The resulting plan goes beyond bricks and mortar to address broader issues such as education, health, safety, economic development and other supportive services. Early success. During the planning process \$150,000 was allocated for community-defined early action projects. These included little free libraries, a community garden, and a neighborhood gateway signage initiative. The plan also led to the successful award of a \$1.1 million state grant to fund a community bike works club and “safe routes to school” program! Perhaps most impactful thus far, the plan has led to the strategic acquisition of two properties. The first site, adjacent to an existing apartment development, will permit new construction to expand the number of affordable and mixed-income housing units. The second site is a former large nursing home. This site will allow for the partnership to move forward with a build-first strategy for 50 units, before demolishing any existing Housing Authority units. What’s being said. HUD acknowledged the efforts of the team to refine a considerable amount of work and include possible financing plans, a mix of incomes, a mix of uses and recreational amenities in several compelling design solutions. The Committee concurred noting that the plan was reflective of an emphasis on community design, practical with the inclusion of actions, partners, timeframe, and probable costs and graphically visually imaginative.

## Award for a Project, Program or Practice

### The Tri-County Regional Planning Commission Planning Toolkit

*Tri-County Regional Planning Commission*

The Commission sought to improve upon its existing toolkit to provide clear, concise and current information on planning topics to planners, solicitors, elected or appointed officials and the public. Serving three counties in South Central Pennsylvania, with a wide variety of urban, suburban and rural issues, there wasn't a place providing a one stop shop for quick references, technical guides and model ordinances. The commission began their study by tracking existing "hits" on the toolkit website, then surveying over 70 municipalities and hosting two conference sessions to solicit planner's input at the 2020 and 2021 APA PA Conferences. This resulted in identification and prioritization of approximately 40 planning topics, from traditional topics to current trends, including short-term rentals, accessory dwelling units, tiny houses, food trucks, drones and e-scooters and e-bikes. The Commission drafted two-page fact sheets for each topic providing easy to understand background information, pros and cons and resources and examples; most of which include hyperlinks for a more in-depth dive. The commission also integrated an, "interested in a topic not included here" feature to track emerging trends and to manage overall content. Effectiveness. The toolkit was launched in 2022, and to date has received over 2,000 hits. This interest has translated into a number of municipalities seeking assistance from the commission to update their zoning, subdivision and land development and other ordinances. The site has also become a resource for professors and students studying and modeling planning principles, and planners statewide, who use the content as part of their community outreach. The committee stated, "great access to planning, a toolkit that addresses current planning issues, is accessible, includes success stories and is highly transferrable."

## Award for a Project, Program or Practice

### Chester County Open Space Protection Planning Program

*Chester County Planning Commission*

Prompted by a rapid loss of farm land and open space, Chester County's Open Space Protection Programs began in the late 1980s, with the State's first referendum to preserve open space. Since then, policies and practices aligned with public support and continuous funding has positioned Chester County as a statewide leader in land preservation and smart growth. Landscapes 3, established in 2018, is the updated comprehensive plan and seeks to advance the protection and stewardship of open space, farmland, and natural and cultural features to realize economic, ecological, and quality of life benefits. Early on in the implementation process, the county sought to reframe the narrative and provide a quantitative understanding of the economic value of open space by publishing, Return on Environment. Recognizing the value of carbon sequestration and storage, and to reduce the county's carbon footprint, the county adopted the Climate Action Plan. To support municipalities, preservation organizations, government agencies and landowners, the county developed an interactive map, which explores where open space is being planned and where best to focus efforts. The map is coupled with a toolkit to provide guidance on agricultural zoning, conservation subdivision regulations and transfer of development rights. Recognizing that 12% of the county's open space is protected by HOAs, the county developed the Conservation Subdivision Design Guide, with a principal goal of encouraging development proposals with high recreational, scenic and ecological value. Instituted in the 1990s, and in high demand today, the county provides funding for open space plans and ordinances, provided that they implement the policies of Landscapes 3. In 2019, Chester County celebrated the 30th Anniversary of its open Space Program. In 2021, the county reached the milestone of 30% protected open space, or the preservation of 148,000 acres and counting! In 2023, 78% of municipalities have adopted open space plans! The committee highlighted an excellent website, materials and community engagement, and noted that perhaps as equally compelling is the spectacular demonstration of support, as evidenced in support letters from partner organizations.

## Award for a Leader – Citizen Planner

### **Dulcie Flaharty, Vice Chair**

#### *Montgomery County Planning Commission*

Common among many Citizen Planners, Dulcie's path to the planning profession came through her interest in open space preservation. A passionate conservationist, Dulcie was instrumental in the founding of the 1993 Montgomery County Land Trust, later to be merged with Natural Lands. In this role, she has been responsible for creating conservation easements on over 47 properties, permanent protection of nearly 3,000 acres of land and provided educational outreach to over 1,800 municipal leaders. Equally significant has been her advocacy to pass Montgomery County's first Open Space Program; leading voter turnout to pass, in every municipality, a referendum to have Commissioners spend money on open space and a ballot initiative to earmark \$150 million toward the effort! Beyond conservation, Dulcie's foray into Planning began with serving as a Member of the Board of the Montgomery County Planning Commission, where she currently serves as Vice-Chair. Dulcie also served as a Member of the Steering Committee for Montco 2040, which included developing the county's current comprehensive plan. Dulcie has served the planning community regionally as Member of the Board of Directors for the Valley Forge Tourism and Convention Board and statewide as a Member of the Board and Policy Committee of the Pennsylvania Land Trust Association. Summarizing accolades from her peers, Dulcie's 30 plus years of service to planning can best be described with her more recent successes. These include participating in the publication of *Return on Environment: the Economic Impact of Protected Open Space in Montgomery County* and lobbying for changes to a Pennsylvania Law that had enabled eminent domain of land thought to be permanently preserved, thereby saving Stoneleigh, a 42-acre natural garden property in Villanova. What the Committee had to say. Her educational outreach work plus land conservation has had a significant impact to the county. She clearly has the support of the Montgomery County Planning Staff, is viewed as a partner by elected and appointed officials and is an advocate for the greater public good; a difference maker!

## New AICP Members

### Fall 2022

Ronique Bishop

Joanna Hecht

Yining Lei

Carly Marshall

Daniel Mcloone

Mackenzie Pleskovic

Michael Pritchard

Eric Quinn

Theodore Ritsick

Kyle Snyder

Andrew Turner

Haitian Wang

Kristen Zeiber

## 2023 Awards Committee

### **Craig Peiffer, AICP, Chair**

Deputy Planning Director  
City of Bethlehem

### **Brian O'Leary, AICP**

Executive Director  
Chester County Planning Commission

### **Lisa Hollingsworth-Segedy, AICP**

Director, River Restoration  
Western PA Field Office  
American Rivers

### **Ose Akinlotan**

Planning Manager  
City of Pittsburgh

### **Ray Gastil, AICP**

Senior Fellow  
Remaking Cities Institute  
Carnegie Mellon University

### **Jonathan Heilman, AICP, PMP**

Client Manager  
C.S. Davidson, Inc.

### **Jeff Raykes, D.Ed., AICP**

Planning Director  
City of Greensburg

### **Martha Cross, AICP**

Deputy Planning Director  
Division of Planning and Zoning  
City of Philadelphia

### **David Hunter, AICP**

Executive Director  
Berks County Planning Commission

# CONFERENCE GREENING

In keeping with the PA Chapter's mission, the chapter incorporates the following sustainability initiatives to reduce the impact of the conference on the environment:

- Conference announcement **was not printed** to reduce the Chapter's carbon footprint.
- **Purchase products** made from recycled, recyclable, and rapidly renewable materials.
- Work with the hotel to **purchase local foods** and plan a seasonal menu.
- Prominent on-site effort to **increase recycling** of cardboard, paper, plastic bottles, and cans.
- **Donate excess food** to a food rescue agency when possible or to the employee cafeteria when we cannot.
- Encourage exhibitors to **use products made from recycled, recyclable, and rapidly renewable materials**.
- **Water stations** in lieu of bottled water breaks.

**We encourage attendees to participate in these initiatives through the following options:**

- Participate in the hotel's **linen reuse program** (sheets and towels). Information can be found in the guest rooms.
- **Return waste paper** to conference registration for recycling.
- **Register for the conference online** to save postage and paper costs.
- **Carpool** with colleagues, or take public transportation.

## Save the Date

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