



American Planning Association  
**Massachusetts Chapter**

*Creating Great Communities for All*

# 2019 Annual Awards & Holiday Luncheon

**American Planning Association -  
Massachusetts Chapter**

**&**

**Massachusetts Association of Planning  
Directors**



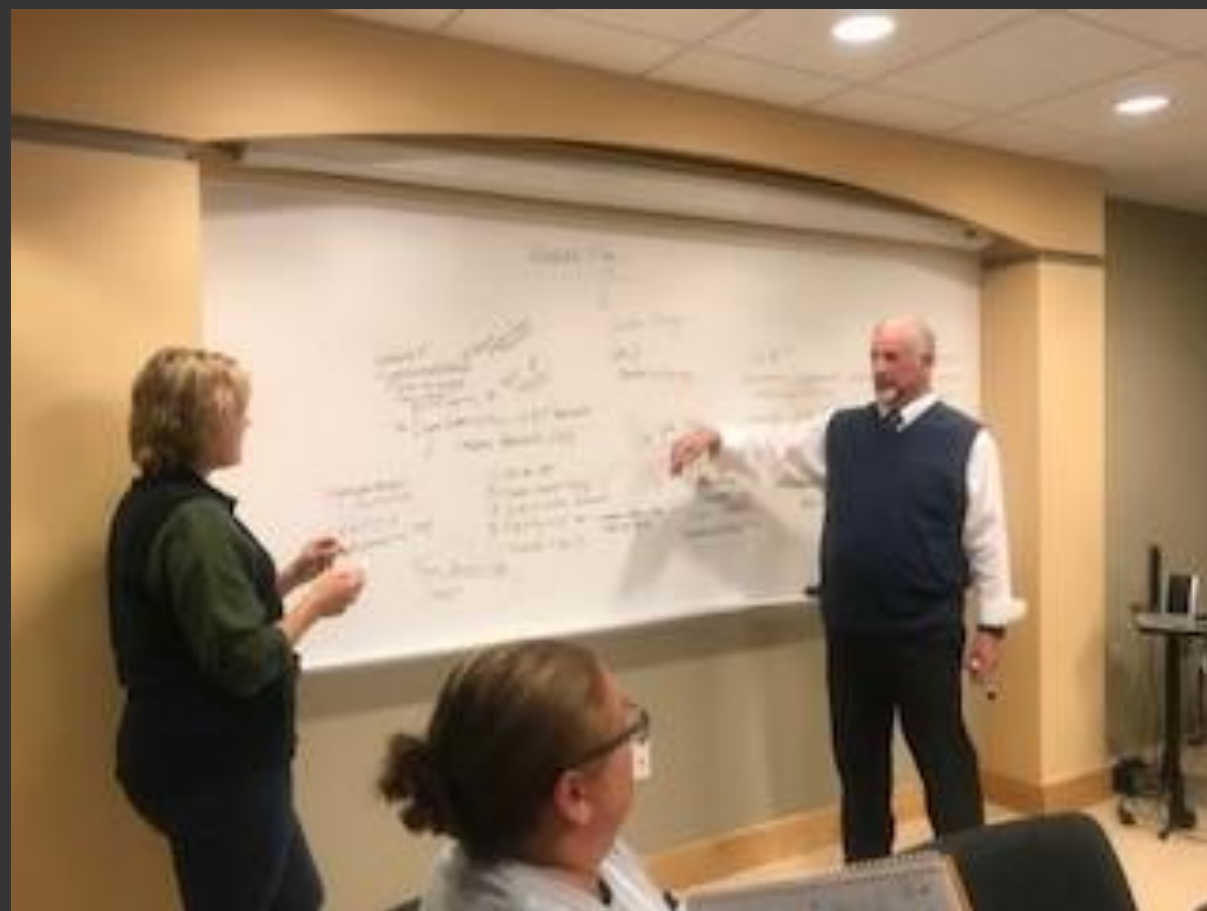
Massachusetts Association of Planning Directors

*Creating Great Communities for All*

# Citizen Planner Award

*Sheila Orsi*  
*(North Brookfield)*







AMERICAN PLANNING ASSOCIATION  
MASSACHUSETTS CHAPTER (APA-MA)

**2019 CITIZEN  
PLANNER  
AWARD WINNER**

**SHEILA ORSI  
NORTH BROOKFIELD**



# Elected Official Award

*Representative Carolyn Dykema  
(Eighth Middlesex District)*

AMERICAN PLANNING ASSOCIATION  
MASSACHUSETTS CHAPTER (APA-MA)

**2019 ELECTED  
OFFICIAL  
AWARD WINNER**

**CAROLYN DYKEMA**  
**8th Middlesex District**



# Emerging/Rising Planner Award

*Victor Panak*  
*(Brookline)*



AMERICAN PLANNING  
ASSOCIATION MASSACHUSETTS  
CHAPTER (APA-MA)

# 2019 EMERGING PLANNER AWARD WINNER

**VICTOR PANAK**

Regulatory Planner, Town of Brookline



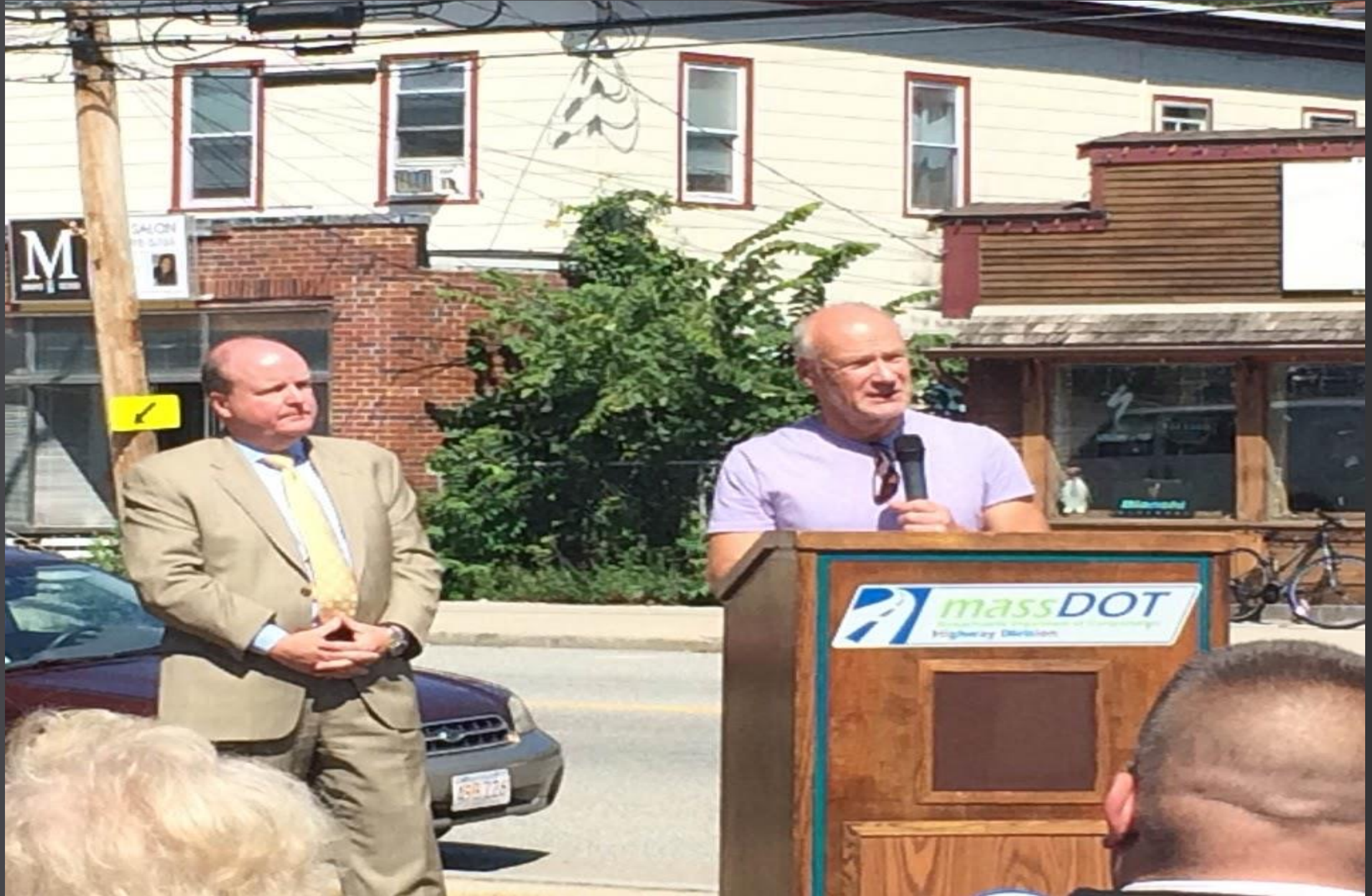
# Professional Planner Award

*Roland Bartl, AICP*  
*(Acton)*











AMERICAN PLANNING ASSOCIATION  
MASSACHUSETTS CHAPTER (APA-MA)

**2019 PROFESSIONAL  
PLANNER  
AWARD WINNER**

**ROLAND BARTL  
ACTON**



# Distinguished Service Award

*Christi Apicella, AICP*  
*(McMahon Associates)*









AMERICAN PLANNING ASSOCIATION  
MASSACHUSETTS CHAPTER (APA-MA)

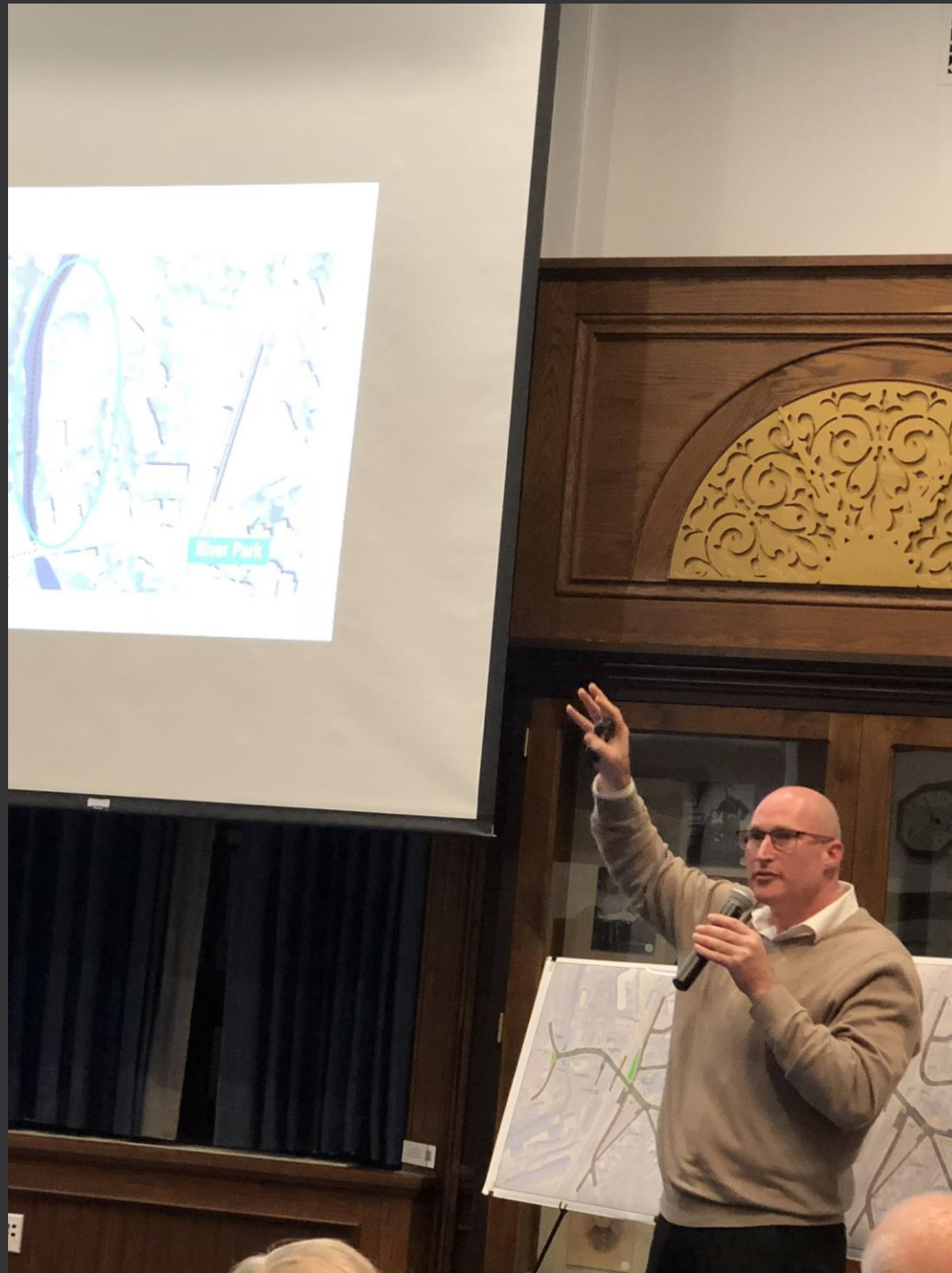
2019 DISTINGUISHED  
SERVICE AWARD WINNER

CHRISTI APICELLA  
McMahon Associates



# MAPD Award Planner of the Year

*David Gamble*  
*(Gamble Associates)*















MASSACHUSETTS ASSOCIATION OF  
PLANNING DIRECTORS (MAPD)

2019 MAPD PLANNER OF  
THE YEAR AWARD WINNER

DAVID GAMBLE  
Gamble Associates



# Comprehensive Plan Award

*Envision Cambridge  
(Cambridge)*



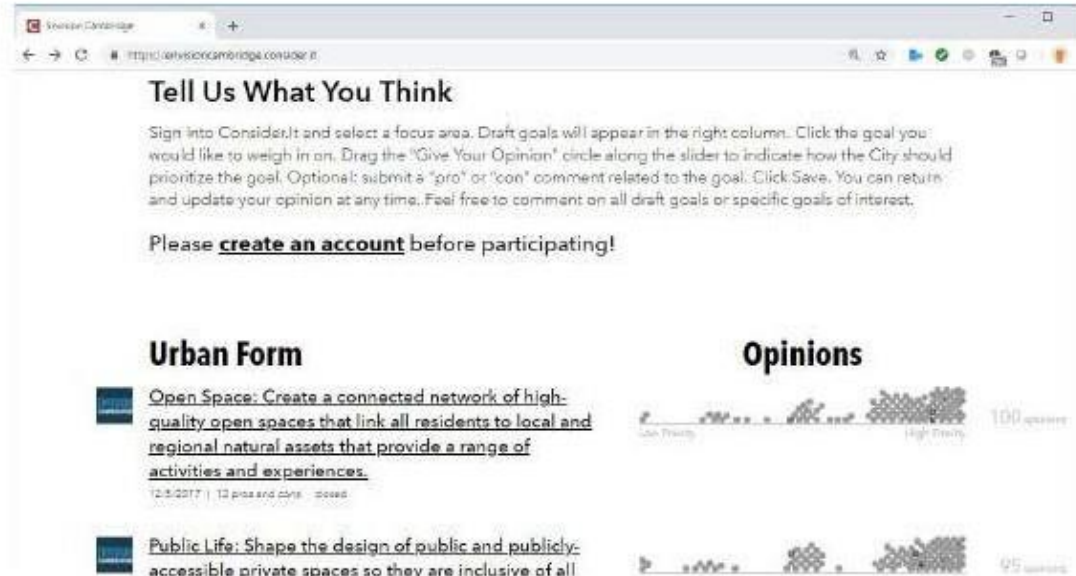
# Envision Cambridge

A plan for the  
future of the city





The Mobile Engagement Station (top) collected community input about specific places, while the Envision Cambridge Newspaper (bottom) brought voices from the community together into a free and easily accessible format.



The Envision Cambridge Street Team used colorful, inviting activities such as the Streets activity (top), to engage the public in the planning process. Envision Cambridge's digital engagement included a tool (bottom) to collect feedback on draft goals.



# ENVISION CAMBRIDGE

## Engagement Data

What did the Cambridge community say were their favorite and least favorite places? Where do people want to see change? Comments are included from those who suggested specific feedback.

See the data at Cambridge's [Open Data portal](#).

Not every point or area includes a specific comment.

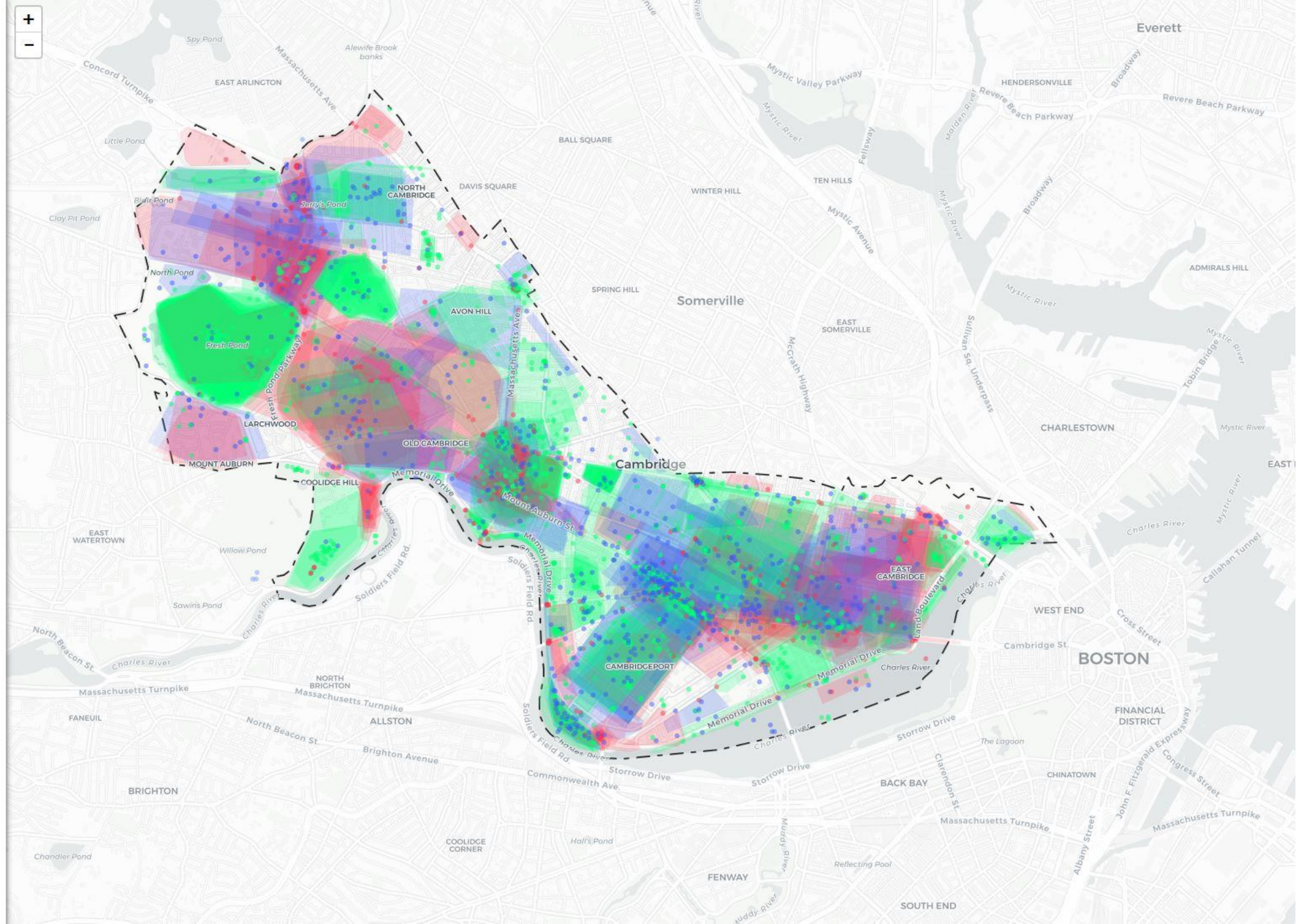
[Learn more.](#)

### Filter data by feedback type

- ☒ Current Favorite
- ☒ Current Least Favorite
- ☒ Future Change

### Filter data by geometry

- ☒ Points
- ☒ Areas







## Engagement by Numbers

**5,000+**

Participants reached with the mobile engagement station and other mobile activities

**2,000+**

Online and in-person survey responses

**5,000+**

Social media interactions

**500+**

Public workshop attendees

**115**

Committee members on seven committees and working groups

**165**

Hours of committee and working group meetings

**160**

Participants in focus groups with hard-to-reach populations

**74**

Public meetings, including workshops, panels, and working group discussions

AMERICAN PLANNING ASSOCIATION  
MASSACHUSETTS CHAPTER (APA-MA)

2019 COMPREHENSIVE  
PLAN AWARD WINNER

ENVISION CAMBRIDGE  
Cambridge



# Planning Project Award For Housing

*Tyler Street Housing Plan  
(Pittsfield)*



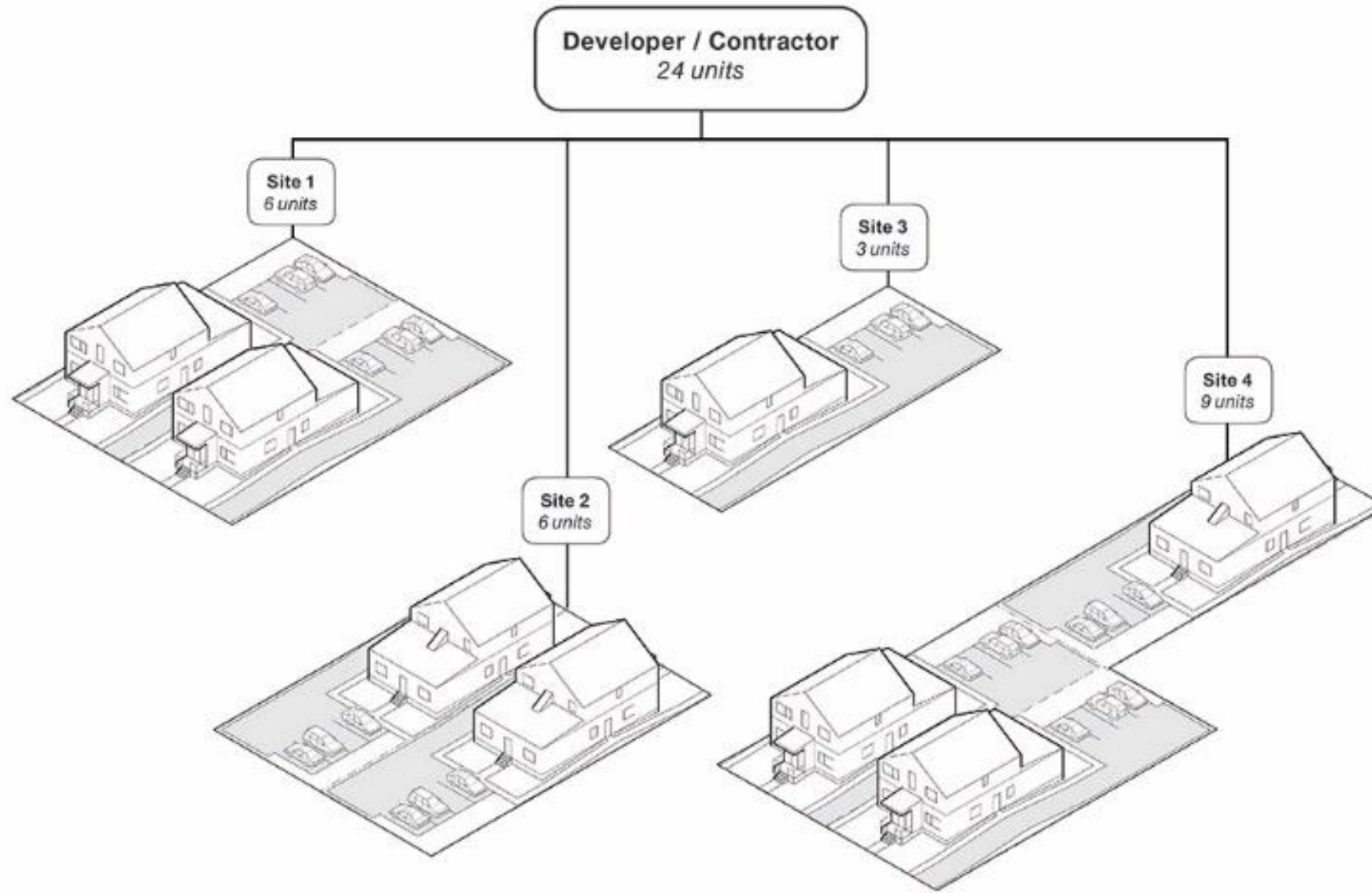
# Tyler Street District Housing Plan Pittsfield, MA

utile



Architecture  
& Planning

115 Kingston St.  
Boston, MA 02111  
[utiledesign.com](http://utiledesign.com)



## Precedents



The Triplex



The Carriage House



The Double-loaded Corridor Building





AMERICAN PLANNING ASSOCIATION  
MASSACHUSETTS CHAPTER (APA-MA)

## 2019 PLANNING PROJECT (HOUSING) AWARD WINNER

TYLER STREET HOUSING PLAN  
Pittsfield



# Planning Project Award For Neighborhood Redevelopment

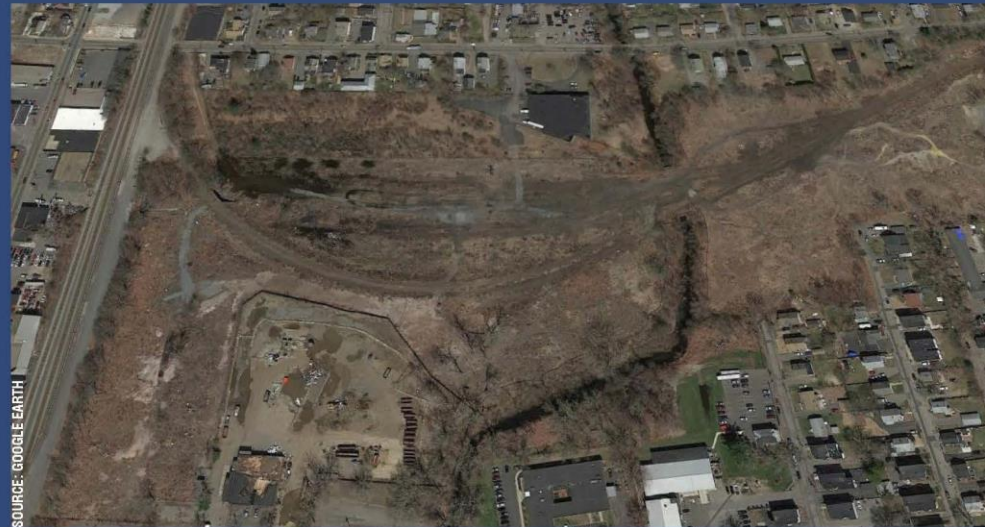
*CSX Area Master Plan  
(Brockton)*





## **CSX SITE MASTER PLAN STUDY**

**JUNE 2019**



**Prepared for  
The City of Brockton  
MassDevelopment**

**Prepared by  
Harriman  
RKG Associates**

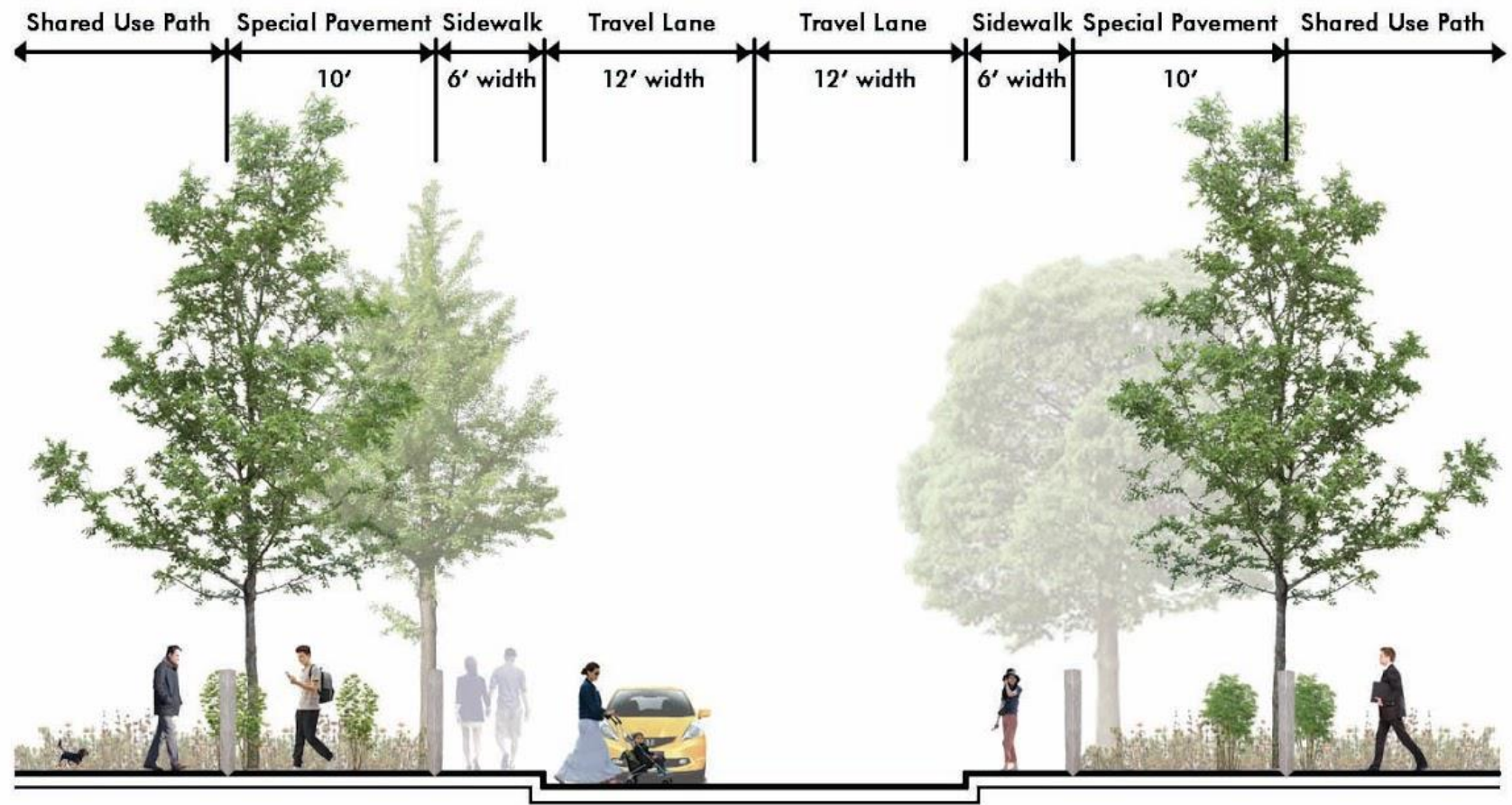
Preferred Plan  
Single-family, Commercial Flex, Multifamily, and Mixed-Use







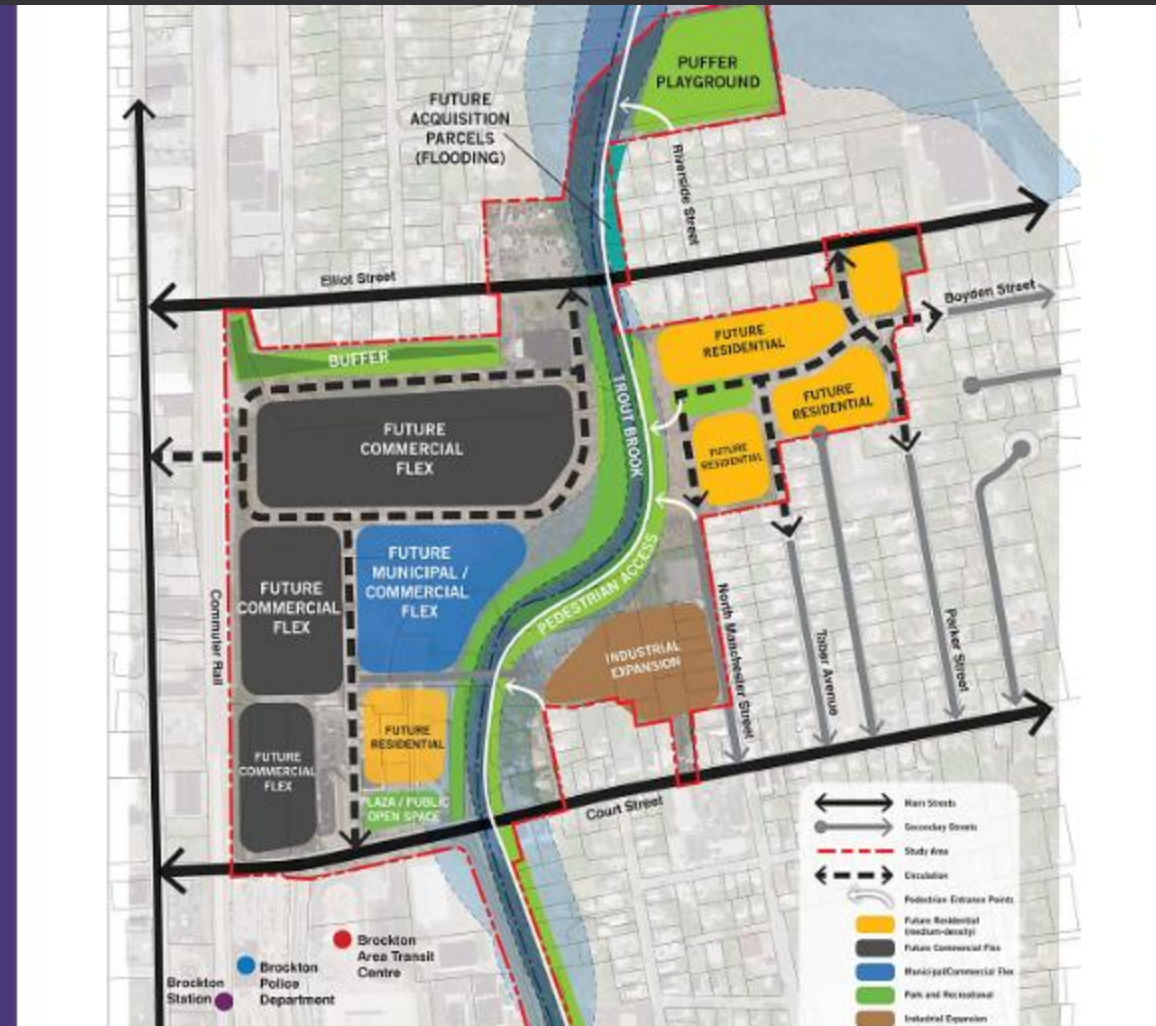




AMERICAN PLANNING ASSOCIATION  
MASSACHUSETTS CHAPTER (APA-MA)

2019 PLANNING PROJECT  
(NEIGHBORHOOD  
REDEVELOPMENT)  
AWARD WINNER

CSX AREA MASTER PLAN  
Brockton



# Journalism & Communications Award

*Homes for Salem!*  
*(Salem)*





# Can you afford to live in Salem?

A home is "affordable" if it costs 30% or less of a household's income.

Here's what it takes to afford the median-priced home in Salem:

Housing Cost	Income Needed
\$1,675 month/rent	\$5,583 month to rent
\$350,000 home sale price	\$6,243 month for mortgage plus \$70,000 downpayment

Can't afford what's on the market?  
You're not alone.



Half of all households in Salem are low income, and are less likely to afford their monthly housing prices.

Here are the options to help fill the gap for eligible households:

- **Housing Vouchers:** a subsidy covering a portion of a household's rental costs
- **Public Housing:** housing managed by the Salem Housing Authority
- **Tax Credits:** financial support for developers to build or rehab Affordable Housing units
- **Inclusionary Zoning:** a policy that requires developers to include Affordable Housing units

For every 4 eligible households in Salem, there is only 1 Affordable unit.



## Do you qualify?

To qualify for Affordable Housing, your household must earn less than:



## Affordable Housing helps Salem:

- **Maintain a diverse community**  
A range of housing prices allows for Salem's diverse residents to live here.
- **Strengthen Salem's economy**  
Lower housing costs mean more spending on local goods and services.
- **Improve childhood education**  
Families in housing they can afford can spend more on supplemental education.
- **Increase wellbeing**  
Paying too much on housing negatively impacts physical and mental health.

Contact Salem Planning + Community Development to learn more!

978-619-5685  
housinginfo@salem.com  
City Hall Annex, 2nd Floor  
98 Washington Street



Sign up for updates!  
[bit.ly/salemhousing](https://bit.ly/salemhousing)



## Videos

View the video series below or at <https://www.mapc.org/planning101/video-series-homes-for-salem/>

### Homes For Salem Part I: The Housing Market



### Homes For Salem Part II: The Housing Need



### Homes For Salem Part I: The Housing Market



### Homes For Salem Part II: The Housing Need



### Homes For Salem Full Video





Posters (11" x 17")



*"Everyone that's working for the city is trying to make a difference—and it's very sad to see that my colleagues, even myself, have difficulty finding a place to live in Salem when we do so much for this city."*

## Meet Gladys Valle

— Salem Resident

Occupation: Teacher  
Renter, studio apartment



FOLLOW THE QR CODE  
or visit [imaginesalem.org](https://imaginesalem.org)

*Hear residents share their struggles to find Affordable Housing, and learn why a diverse Salem needs diverse housing.*

homes  
For Salem!

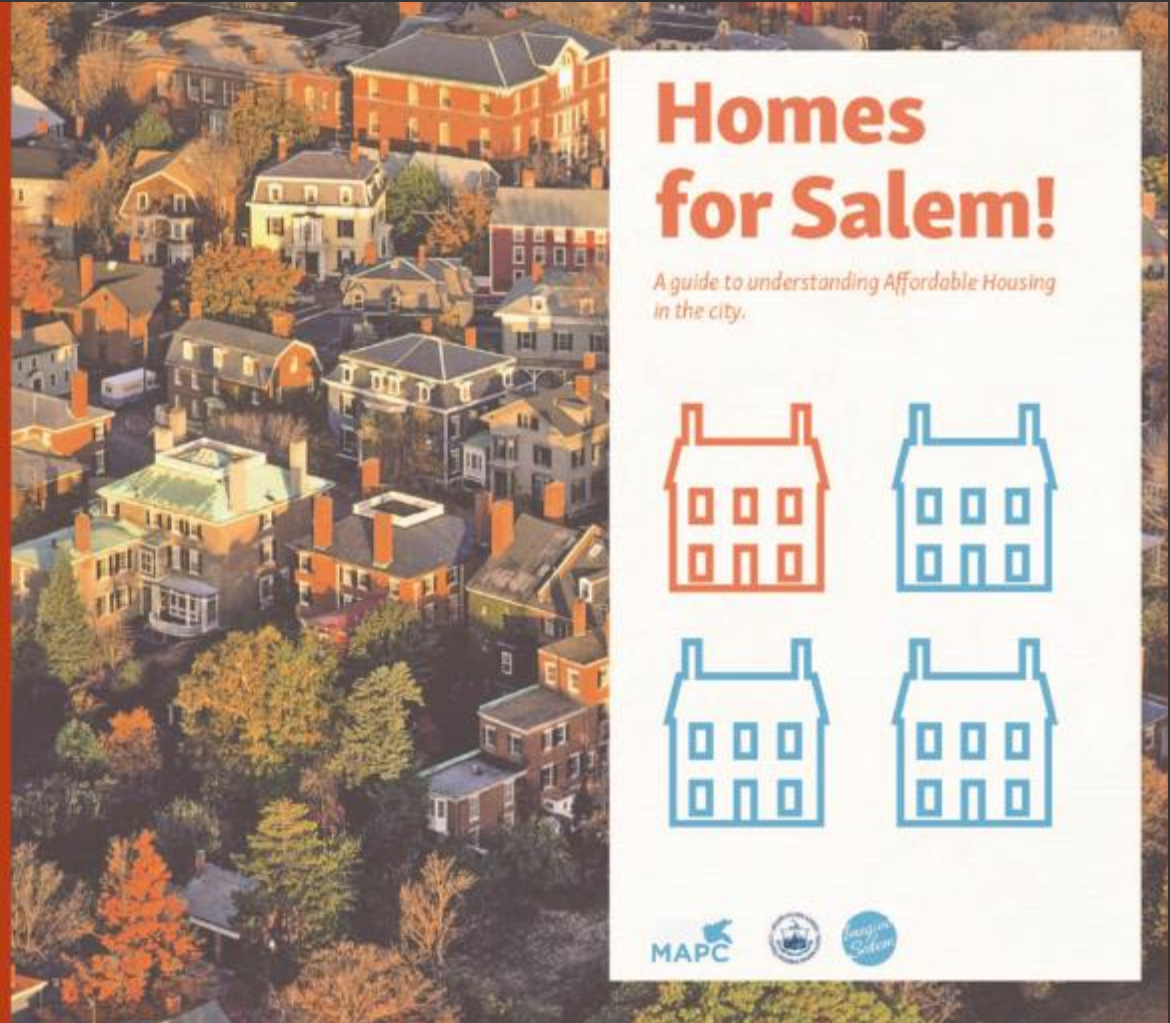




AMERICAN PLANNING ASSOCIATION  
MASSACHUSETTS CHAPTER (APA-MA)

## 2019 JOURNALISM & COMMUNICATIONS AWARD WINNER

HOMES FOR SALEM!  
Salem



# Transportation & Mobility Planning Award

*Activating Columbia Road: Reframing a Missing Link  
(Boston)*



## ACTIVATING COLUMBIA ROAD: REFRAMING A MISSING LINK

*APA Student Project Award*



Butt | Fang | Holland | McCarthy | Morrow



**Tufts**  
UNIVERSITY

GRADUATE SCHOOL  
OF ARTS AND SCIENCES  
Urban and Environmental  
Policy and Planning

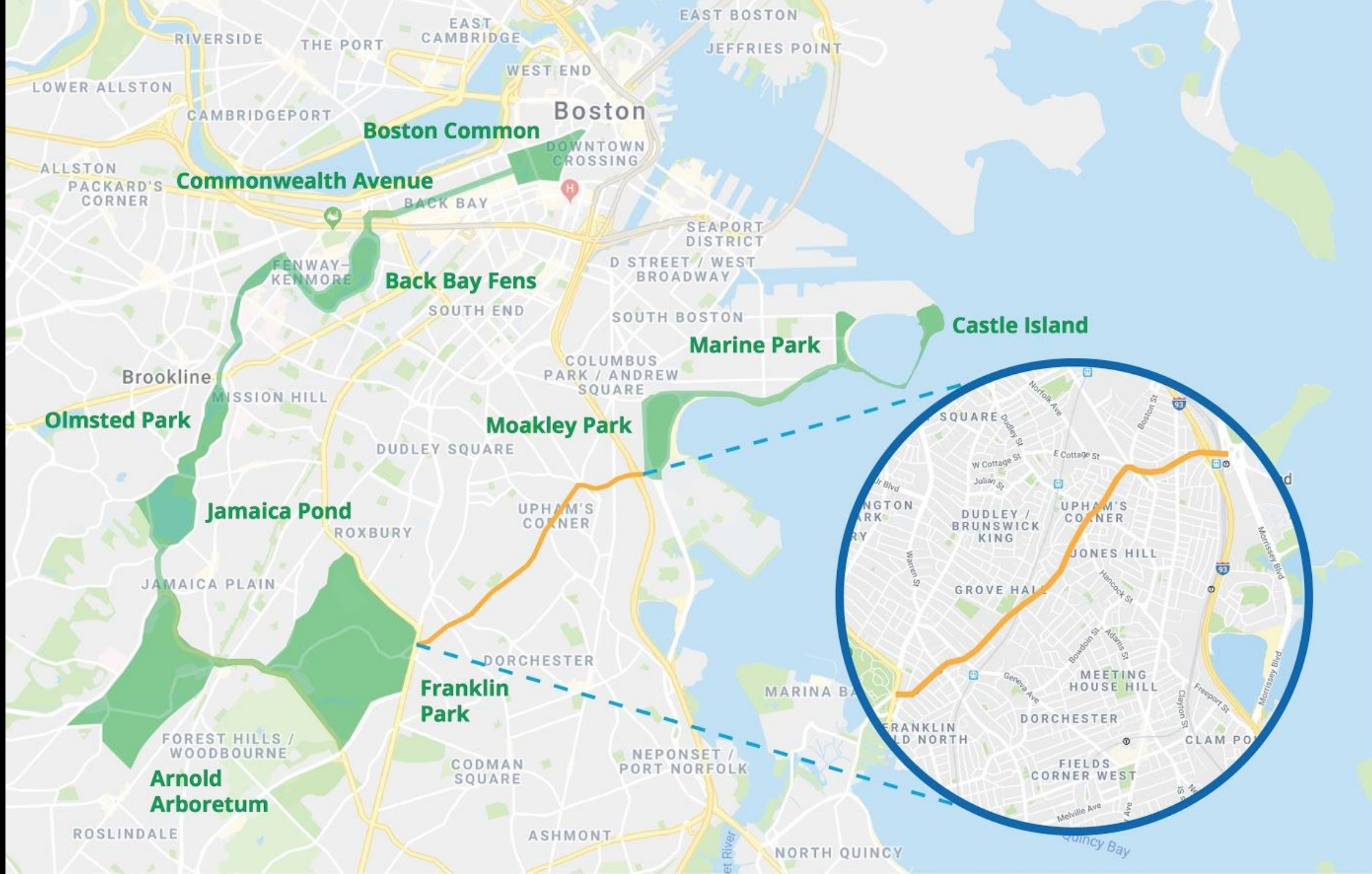
**LivableStreets**

Connecting People + Places

October 2019







## Walkability and Pedestrian Experience

Columbia Road is one of the widest streets in the City of Boston.<sup>1</sup> The pedestrian experience could benefit from many enhancements throughout the corridor. The Go Boston 2030 report suggests reallocating a portion of the current road space to wider sidewalks, place-making areas, and more numerous and visible crosswalks in order to strengthen the residents and visitors' ability to use the space by foot, both for safety and comfort. The City is also eager to make the corridor a greenway by planting a substantial number of trees that will add shade for pedestrians, collect air particulates, and increase comfort in the various sections of Columbia Road.

According to Boston's Complete Streets Guidelines Columbia Road fits a "Neighborhood Main" street type, which should have a preferred pedestrian zone width of eight feet, with a minimum of five feet. There is also a greenscape/furnishing zone, which has a preferred width of six feet, and a minimum of one to six feet. The total width, including a frontage zone and curb zone should be a preferred 16.5 feet, and a minimum of seven feet.<sup>2</sup>

<sup>1</sup> City of Boston, "Go Boston 2030: Vision and Action Plan."

<sup>2</sup> City of Boston and Boston Transportation Department, "Boston Complete Streets: Design Guidelines," 23.



Figure 57: Pedestrian Carrying Laundry on Columbia Road

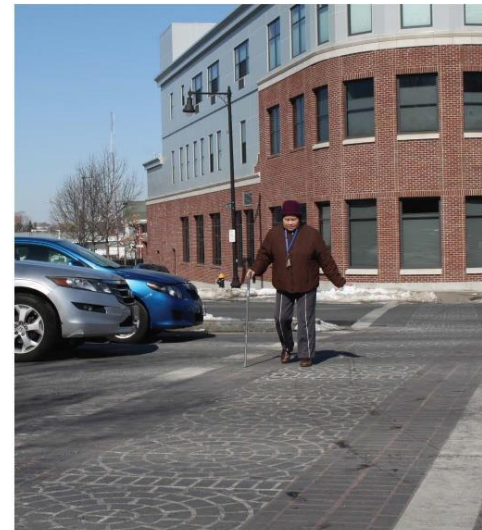


Figure 58: Pedestrian Crossing Columbia Road



AMERICAN PLANNING ASSOCIATION  
MASSACHUSETTS CHAPTER (APA-MA)

2019 TRANSPORTATION /  
MOBILITY PLANNING  
AWARD WINNER

ACTIVATING COLUMBIA ROAD:  
REFRAMING A MISSING LINK  
Boston



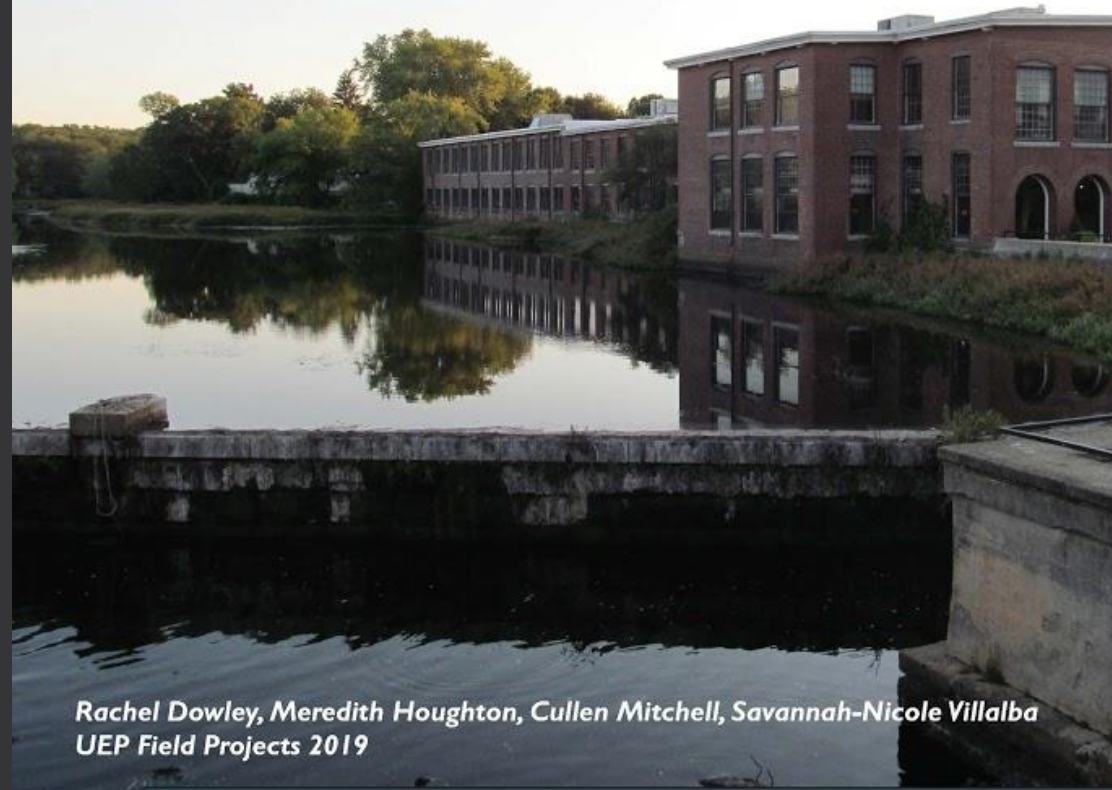


# Student Project Award

*Up Against the Wall:  
Barriers and Incentives for Dam Removals  
(Ipswich)*

# Up Against the Wall

Barriers and Incentives for Dam Removal



*Rachel Dowley, Meredith Houghton, Cullen Mitchell, Savannah-Nicole Villalba*  
*UEP Field Projects 2019*



### **Key Takeaways for Future Dam Owner Outreach and Policy**

#### **Takeaway 1 – Encourage Maintenance Assistance**

Dams are acquired through a land purchase, and often with the dam considered a liability, not an asset. IRWA could act as a liaison between owners and the Department of Ecological Restoration and the Office of Dam Safety so that they can make more informed decisions about maintenance, modification, and removal.

#### **Takeaway 2 – Local Context is Key**

Knowing key players in the town, giving people concrete examples of successful removal, and contacts for funding sources are necessary for the process.

#### **Takeaway 3 – Acknowledge and Substitute Current Watershed Activities**

Supporters of dams are not detached from interacting with the watershed, but rather feel connected to the environment created by the dam. Introduce them to alternative recreational activities that could take place in a free-flowing river.

#### **Takeaway 4 – Facilitate Knowledge Sharing**

Dam owners want interactive ways of getting information, hearing stories, and sharing concerns with people. This will build collaborative relationships with new and existing entities.

#### **Takeaway 5 – Multi-Lens Approach to Understanding Dam Removal**

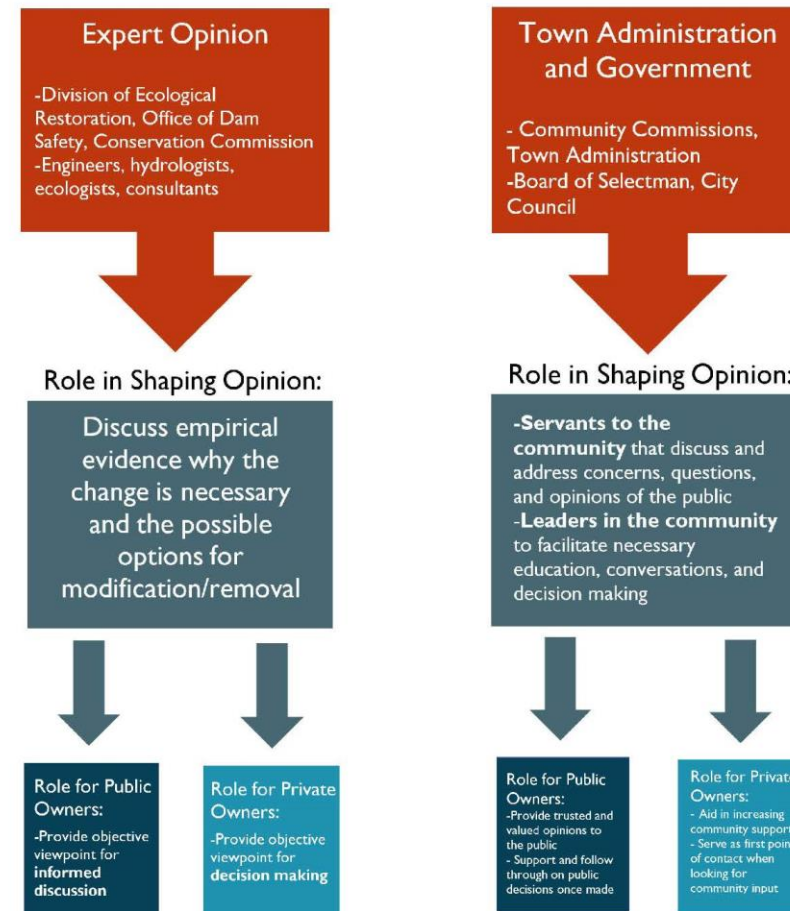
One must distinguish between the differing concerns of individual private dam owners, public dam owners, and watershed-wide organizations. There is a need for some incremental paradigm shift in terms of how dam owners view themselves as a piece of the greater health of the watershed. Building strong relationships with local government can also help make these connections between local and regional decision making.

#### **Takeaway 6 – Benefits of Further Ground-Truthing**

Dam removal is case specific. Successful dam owner outreach then necessitates in-person encounters to glean understanding of the community context and environmental interactions associated with the dam in question. Fostering relationships with public officials in towns that own dams, or in which privately owned dams are located, may aid in effective outreach.



Public and private dam owners differed on how they preferred to share information and what considerations they took into account when thinking about dam removal. Publicly owned dams prioritized financial and recreational use (swimming, canoeing, etc.), while private owners valued recreational and environmental uses. For private owners, expert opinions are crucial to decision-making, and for public owners it was a tool to facilitate further discussion. Public opinion is merely a consideration for private dam owners, while it plays a pivotal role in the decision-making process of public dam owners.



**Figure A** How expert opinion and town administration input determine removal for public and private dam owners

AMERICAN PLANNING ASSOCIATION  
MASSACHUSETTS CHAPTER (APA-MA)

2019 STUDENT PROJECT  
AWARD WINNER

UP AGAINST THE WALL:  
BARRIERS & INCENTIVES FOR  
DAM REMOVALS

Ipswich

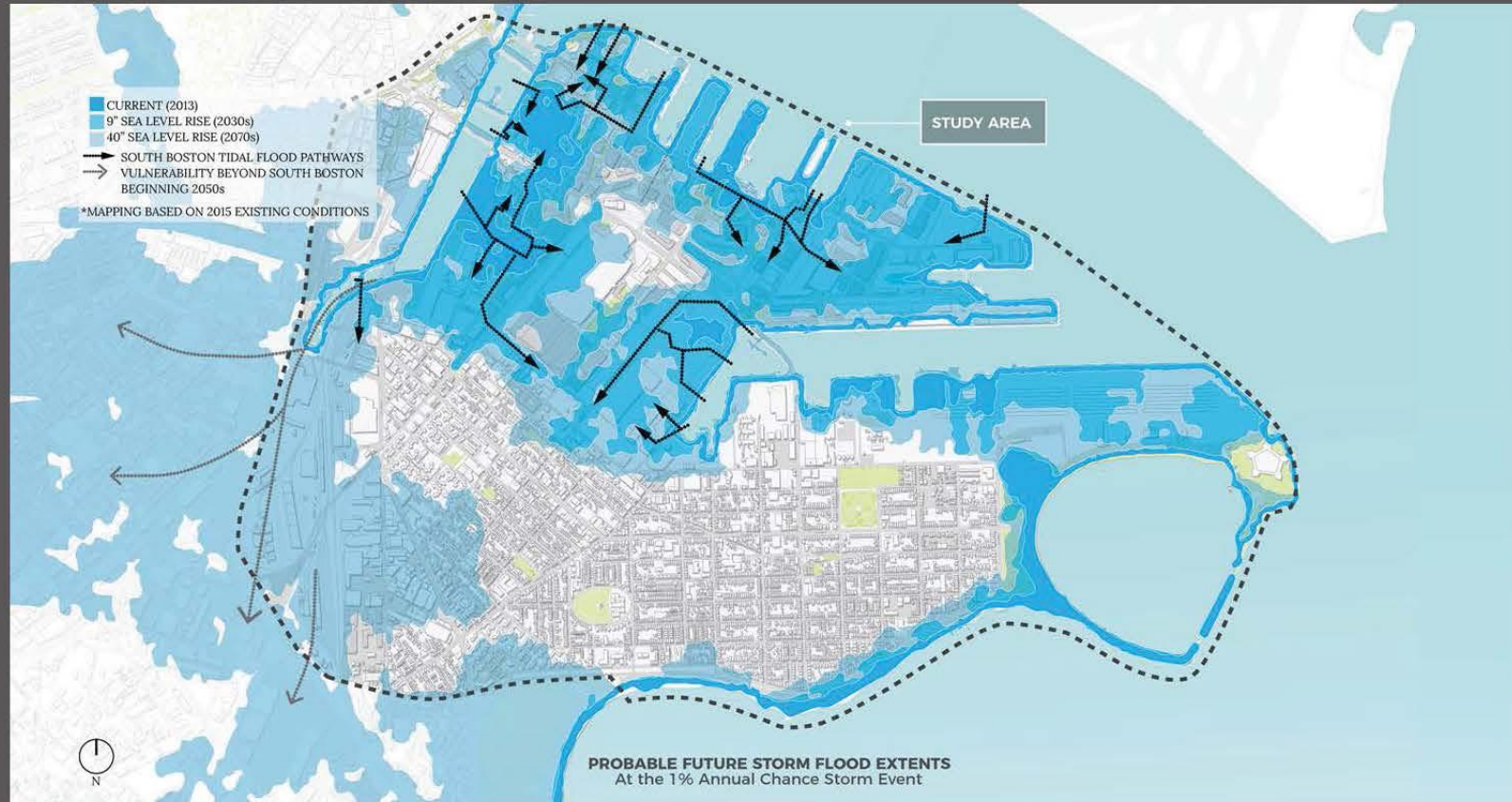


# Sustainability & Resiliency Award

*Climate Ready South Boston  
(Boston)*



# Creating a Resiliency Plan that Balances Safety + Enhances the Public Realm



Historically, South Boston's shoreline was limited to what is now the inner area of the South Boston residential neighborhood. Centuries of land fill left the original islands and peninsula higher and more protected than areas built on filled tidelands, areas that include the Fort Point Channel, South Boston Waterfront and Seaport, the Marine Industrial Park and Reserved Channel, and the outer edges of the South Boston neighborhood.

Sea level rise puts those filled tidelands and other low-lying areas at growing risk of coastal flooding.

*Climate Ready Boston* forecasted Boston's sea levels would likely rise at least 9 inches by 2030, potentially reaching 21 inches as soon as 2050, and as much as 40 inches by 2070. Using these metrics as models for studying flood paths affecting the various neighborhoods in the district, the team explored

a number of options for protecting the residents, businesses, and infrastructure of South Boston.

Released in October 2018, *Coastal Resilience Solutions for South Boston* provides a series of solutions to address rising water as well as an implementation strategy for protecting South Boston that recognizes the need to balance safety with a desire to introduce welcoming open spaces that enrich the community.

The resiliency strategy outlined in the report offers a collection of layered flood control measures to provide protection from rising sea levels and storm surges. Near-term strategies (from now until 2025) focus on addressing the most urgent, current flood pathways with solutions that can be implemented quickly. From 2025 to 2050, the goal is to leverage partnerships between the City, building owners, and residents to maximize flood risk reduction while minimizing costs. In 2050 and beyond, the focus will be on integrating the more complex, challenging, time-consuming or resource-intensive elements, which ideally will be adaptable to manage higher magnitude flood events well in the future.

## Representing a Diverse Mix of Occupants + Uses

South Boston is a sizeable district, comprised of diverse neighborhoods with a variety of needs and priorities, from the historic Fort Point Channel and bustling, ever-changing Seaport to the residential neighborhoods



Overview of Potential Solutions



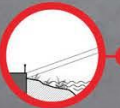
FLOODPROOF BUILDING



VERTICAL SEAWALL



RAISED HARBORWALK



CONSTRUCTED GROUND

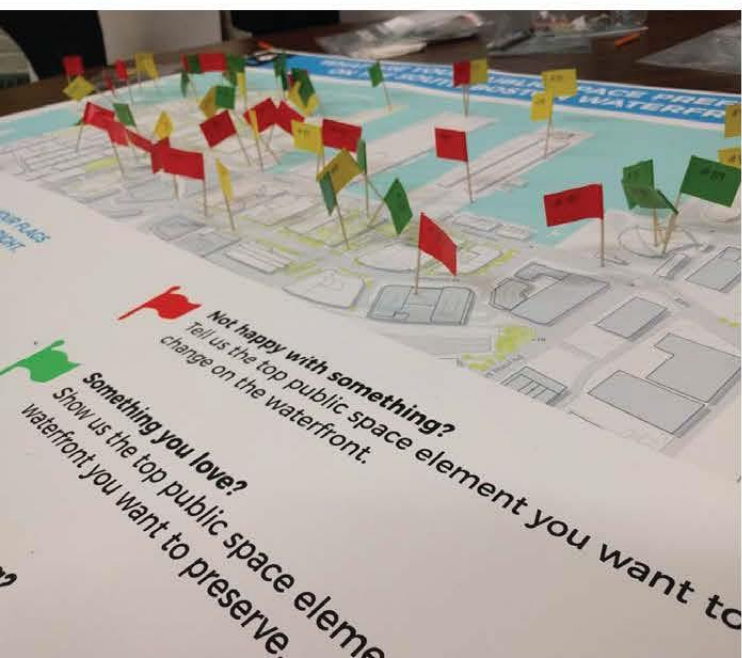


LIVING SHORELINE



BEACH AND DUNES





An Extensive Public Engagement Process



AMERICAN PLANNING ASSOCIATION  
MASSACHUSETTS CHAPTER (APA-MA)

2019 SUSTAINABILITY &  
RESILIENCY AWARD  
WINNER

CLIMATE READY  
SOUTH BOSTON  
Boston



# Social Advocacy Award

*Boston's Latin Quarter Cultural District Plan  
(Boston)*





# **BOSTON'S LATIN QUARTER**

## Cultural District Plan

September 2019

Prepared for

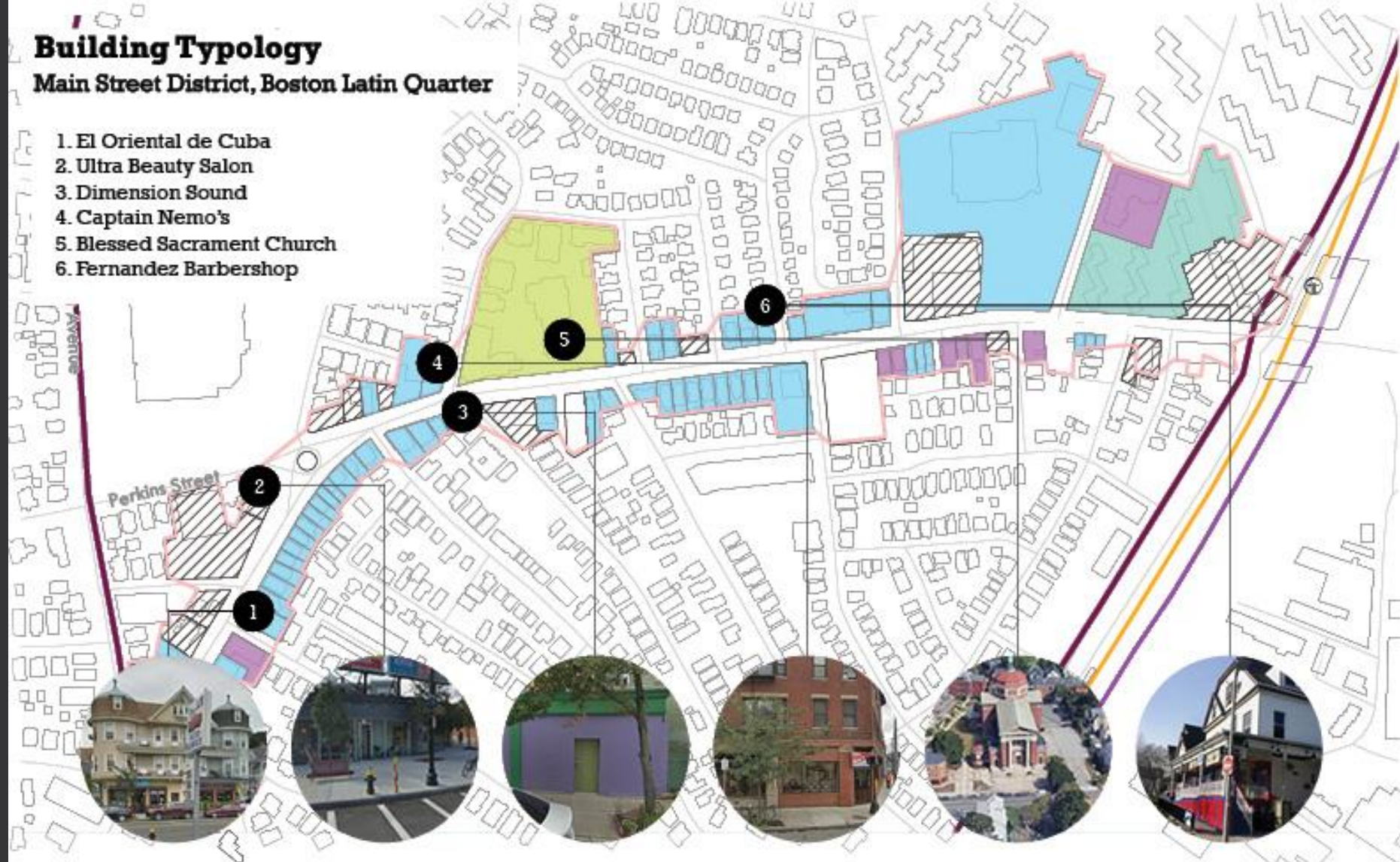
Hyde Square Task Force  
City of Boston Mayor's Office of Arts & Culture  
Latin Quarter Advisory Committee



# Building Typology

## Main Street District, Boston Latin Quarter

1. El Oriental de Cuba
2. Ultra Beauty Salon
3. Dimension Sound
4. Captain Nemo's
5. Blessed Sacrament Church
6. Fernandez Barbershop



### Legend

- Main Street District
- Building Structures (Rooftops)
- Boston Latin Quarter Cachement Area

### Number of Floors

- |             |             |
|-------------|-------------|
| 1.00        | 4.01 - 5.00 |
| 2.00 - 3.00 | 5.01 - 6.00 |
| 3.01 - 4.00 | 6.01 - 7.00 |

0 0.025 0.05 0.1 Miles

Data Sources: MAPC, 2018 City of Boston Parcel Data. Image Sources: Map, Google



# Cultural Heritage and Storytelling

## Overview

*Figure 1. Mariposas and Mangoes. Created by Hyde Square Task Force's 2018 Artists in Residence Chanel Thervil and Iris Lapaix to highlight the unique and complementary cultures of Haiti and the Dominican Republic.*

Storytelling is an act of engagement. The best stories engage their readers, listeners, viewers, and participants with opportunities to make meaning and find points of connection to their everyday lives, or relevance within larger, collective narratives, such as family, cultural, and national histories.

As a tool for communicating personal experience, storytelling also has an ethical dimension. Telling a *compelling* story requires that a narrator see through the eyes of their audience. Telling a compassionate story requires that narrators also see through the eyes of their subjects, and that subjects have opportunities to shape the scope, voice, and eventual form of the story.

Cultural heritage can be understood as the tangible and intangible products of social activities that establish and transmit shared values, practices, objects, and identities.<sup>1</sup> Heritage can be understood as "a cultural process that engages with acts of remembering that work to create ways to understand and engage with the present,"<sup>2</sup> and in this way it is an important element of sustaining the identity of Boston's Latin Quarter Cultural District as the cultural home for greater Boston's Latinx communities.

## Ethics and Equity

Implementing an ethical storytelling strategy requires asking fundamental questions about who benefits –politically, financially, emotionally, and otherwise – when stories circulate in the public realm. It also requires awareness of the ways in which institutions such as universities and



<sup>1</sup> Matthes, Erich Hatala, "The Ethics of Cultural Heritage", The Stanford Encyclopedia of Philosophy (Fall 2018 Edition), Edward N. Zalta (ed.), URL = <<https://plato.stanford.edu/archives/fall2018/entries/ethics-cultural-heritage/>>.

<sup>2</sup> Smith, Laurajane, 2006, The Uses of Heritage, New York: Routledge.

AMERICAN PLANNING ASSOCIATION  
MASSACHUSETTS CHAPTER (APA-MA)

2019 SOCIAL ADVOCACY  
AWARD WINNER

BOSTON'S LATIN QUARTER  
CULTURAL DISTRICT PLAN  
Boston





# APA-MA CM Events

Partner Organization	Number of Events	Number of Credits
APA-MA	3	6.5
CPTC	2	43.5
LISC	1	1.75
MA Audubon	2	3.5
MA Smart Growth	2	3.75
MAPD	8	21.25
MassDevelopment	4	5.5
Mass Housing Partnership	2	16
NESEA	1	18
SRPEDD	3	3
Webcast Series	1	1.5
<b>GRAND TOTAL</b>	<b>29</b>	<b>124.25</b>

# APA-MA CM Events

Partner Organization	Number of Events	Number of Credits
APA-MA	3	6.5
CPTC	2	43.5
LISC	1	1.75
MA Audubon	2	3.5
MA Smart Growth	2	3.75
MAPD	8	21.5
MassDevelopment	4	5.5
MHP	2	16
NESEA	1	18
SNEPA	1	72.5
SRPEDD	3	3
Webcast Series	1	1.15
<b>GRAND TOTAL</b>	<b>30</b>	<b>196.75</b>



# New AICP Candidates

MAY 2019

Desiree Demski-Hamelin

Emily Hutchings

Marcus Mello

Luke Mich

Katherine Miller

Emma Pattiz

Massachusetts Pass Rate: 75%

National Pass Rate: 56%

NOVEMBER 2019

Christian Brandt

Michael Flanary

Takafumi Inoue

Amanda Kohn

Kai Ying Lau

Tanya Shah

Anne Streetman

Massachusetts Pass Rate: 78%

National Pass Rate: 55%

# New AICP

MAY 2019

Amelia Aboff

Deanna Moran

Julia Carlton

Laurie Muncy

Caleb Cheng

Vanessa Nwankwo

Elizabeth Flanagan

Kennan Rhyne

David Farmer

Heidi Stucker

Joseph Giniewicz

Lisa Sullivan

Massachusetts Pass Rate: 69%

National Pass Rate: 63%

# New AICP

NOVEMBER 2019

Anne Capra

William Kenney

Alyssa Curran

Lily Reynolds

Edward Harvey

Greg Strangeways

Phillip Hu

Massachusetts Pass Rate: 58%

National Pass Rate: 62%



# Retired Planners

Glenn Gibbs, Director of Planning & Development, Town of Ipswich

Pat Ciaramella, Executive Director, Old Colony Planning Council

Sam Cleaves AICP, Principal Planner, Metropolitan Area Planning Council

Tim Brennan, Executive Director, Pioneer Valley Planning Commission

In Memoriam

Carol Thomas, FAICP

*Thomas Planning Services*

Many thanks  
to the  
outgoing  
APA-MA  
Board  
members!

---

Laura Wiener

Secretary

---

Darlene Wynne  
Officer

Professional Development

---

Steve Sadwick

Legislative & Policy Officer

---

Barry Keppard

Greater Boston Region

---

Erin Wortman

Northeast Region

---

Christi Apicella

Southeast Region

---

Ted Harvey

Western Region

---



# Introducing your 2020-2021 Board of Directors

Angela Cleveland

President

Alison LeFlore

Vice President

Jonathan Church

Secretary

Jessica Allan

Treasurer

Amanda Chisholm

Professional Development Officer

Jennifer Raitt

Legislative & Policy Officer

Cory Berg

Greater Boston Region

David Fields

Northeast Region

Elizabeth Jenkins

Cape & Island Region

Shayne Trimbell

Southeast Region

Jim Robbins

Central Region

Kenneth Comia

Western Region

Thank you for  
joining us!

Happy Holidays!