

# Complete Communities

**DELAWARE  
SUMMIT  
2013**

*attractive, inclusive,  
efficient, healthy &  
resilient places*

**November 4, 2013  
Dover Downs Hotel & Casino**



[completecommunitiesde.org](http://completecommunitiesde.org)

# Greetings

Welcome to the Complete Communities Delaware Summit 2013! The University of Delaware's Institute for Public Administration (IPA) is pleased to host this event, which has been planned in collaboration with and support from the Delaware Department of Transportation (DelDOT), Delaware Office of State Planning Coordination (OSPC), and the National and Delaware Associations of REALTORS® (NAR/DAR).

Complete communities are great places to live, work, and play. Described as "attractive, inclusive, efficient, healthy and resilient," complete communities are more compact, provide a greater mix of land use, offer activity-oriented destinations, foster sociability, and promote greater economic competitiveness. Over the past several years, research on and work with Delaware towns and cities have identified opportunities and challenges in developing and maintaining communities with such characteristics.

Last year's summit highlighted best practices and ideas related to planning for complete communities and working with multiple stakeholders for development, funding, and addressing local needs and interests. As a result, project partners hosted several local workshops that further discussed the primary issues related to current and future development within our state's local jurisdictions.

Today's summit will address the work done since last year's event. The summit will provide perspectives on regulatory challenges by responding to current and future market demands, planning tools and strategies that have worked well in Delaware, economic indicators, and innovations that might be used to successfully respond to trends and opportunities to build more complete communities in our state.

We welcome and look forward to hearing from several top-notch keynote speakers, as well as knowledgeable and experienced session panelists representing various regional and local organizations. We are also pleased that Delaware local governments are adopting plans, policies, and programs that are improving the overall health and livability of respective communities. Health-promotion efforts of seven municipalities are being recognized at this event by Delaware Governor Markell's Council on Health Promotion and Disease Prevention (CHPDP).

Thank you for attending the summit and strengthening our critical alliances to create, reinvigorate, and shape Delaware's future. Stay tuned for IPA's online Delaware Complete Communities Planning Toolbox, which will be launched at its website ([completecommunitiesde.org](http://completecommunitiesde.org)) later this fall.

Best wishes,

  
Jerome R. Lewis, Director  
Institute for Public Administration

  
Connie Holland, Director  
Office of State Planning Coordination

# Agenda

8:00 – 8:45 a.m.

## Registration and Continental Breakfast

8:45 – 9:00 a.m.

### Welcome

**Jerome Lewis**, Director, Institute for Public Administration (IPA), University of Delaware (UD)

**Connie Holland**, Director, Office of State Planning Coordination (OSPC)

**Joe Molinaro**, National Association of REALTORS® (NAR)

9:00 – 9:45 a.m.

### Keynote Presentation

**Introductor: Joe Molinaro**, NAR

**Jonathan Levine**, University of Michigan

9:45 – 10:00 a.m.

### Break

10:00 – 11:00 a.m.

### Overcoming Regulatory Challenges to Complete Communities

*Overview of Spring 2013 Workshop Series*

**Moderator: Ted Patterson**, IPA, UD

*County Perspective*

**Hal Godwin**, Sussex County

*Private-Sector Perspective*

**Howard Fortunato**, Home Builders Association of Delaware

*Town Perspective*

**Lew Killmer**, Town of Bethany Beach

11:00 a.m. – Noon

### Moving Toward Complete Communities: Local Government Recipes for Success

**Moderator: Ann Marie Townshend**,

City of Dover

**Michael Fortner**, City of Newark

**Richard Carmean**, City of Milford  
**David Hugg**, Town of Smyrna

Noon – 12:30 p.m.

### **Lunch Buffet**

12:30 – 12:45 p.m.

### **Community Health Promotion Recognition**

**Sandra Hassink**, Nemours/A.I. duPont  
Hospital for Children

**Richard Killingsworth**, Delaware Division  
of Public Health

*Gold: Town of Middletown*

*Silver: City of Seaford*

*Bronze: Cities of New Castle, Newark, and  
Wilmington/South Wilmington*

*Honorable Mention: Town of Bethany Beach  
and City of Dover*

12:45 – 1:30 p.m.

### **Lunchtime Keynote Presentation Real Estate Trends in Delaware: Where Are We Headed?**

**Introduction: Joe Molinaro**, NAR  
**Paul Bishop**, NAR

1:30 – 1:45 p.m.

### **Break**

1:45 – 2:45 p.m.

### **Planning Innovations for Complete Communities**

**Moderator: Phil McGinnis**, DAR

*Planning Innovations for Complete Communities,  
U.S. Department of Housing and Urban  
Development*

**Jane Vincent**, U.S. Department of Housing and  
Urban Development

*Master Planning Successes in Delaware*  
**David Edgell**, OSPC

*Transportation Improvement Districts*  
**Drew Boyce**, Delaware Department of  
Transportation

*The Town of Whitehall, Form-Based Codes  
Get Real*

**Brian DiSabatino**, EDiS

2:45 – 3:00 p.m.

### **Closing Remarks**

**Jerome Lewis**, IPA, UD

**Connie Holland**, OSPC

**Joe Molinaro**, NAR

## **Keynote Speaker**



### **Paul Bishop**

**National Association of REALTORS®**

Paul Bishop is the Vice President for Research at the NATIONAL ASSOCIATION OF REALTORS® and leads the Research Division's survey and research activities. A frequent speaker at REALTOR® association events, Dr. Bishop also participates in the Harvard Industrial Economists Roundtable and serves on the editorial board of the Journal of Housing Research and the editorial review panel for the REALTOR® University Center for Real Estate Studies. Prior to joining NAR in 2001, Dr. Bishop was a Senior Financial Economist in the Division of Insurance at the FDIC. Dr. Bishop earned his Ph.D. in economics from the University of Illinois at Urbana-Champaign and resides in Alexandria, Virginia.

## Featured Speaker



### Jonathan Levine University of Michigan

Jonathan Levine's research centers on the potential and rationales for policy reform in transportation and land use. His current work focuses on the transformation of the transportation and land-use planning paradigm from a mobility to an accessibility basis and includes a number of funded projects and a book in preparation jointly with Professor Joe Grengs. He is also interested in the design of institutions for emerging transportation systems – which may be based in large measure on autonomous electric vehicles – to serve metropolitan-accessibility goals. He is the author of *Zoned Out: Regulation, Markets, and Choices in Transportation and Metropolitan Land Use* (Resources for the Future 2006), which argued for transportation and land-use policy reform on the basis of expansion of households' effective range of choices rather than proven modification of travel behavior. His research has been supported by organizations including the Federal Highway Administration, Environmental Protection Agency, Graham Environmental Sustainability Institute, Michigan Department of Transportation, Mineta Transportation Institute, Ann Arbor Transportation Authority, and SMART (Suburban Detroit Public Transit.)

Levine's work has been recognized. Together with Professor Joe Grengs and their co-authors, he was awarded the 2010 Chester Rapkin Award for best paper in the *Journal of Planning Education and Research*. He was awarded a 2011 residential fellowship at the Rockefeller Foundation center in Bellagio, Italy. In 2001, the Association of Collegiate Schools of Planning and U.S. Department of Housing and Urban Development awarded him the Excellence in Urban Policy Scholarship Award, and he received the Best of Association of Collegiate Schools of Planning Award in 1996.

Levine joined the Taubman College of Architecture and Urban Planning as Assistant Professor in 1991. In addition to a Ph.D. in City and Regional Planning from UC Berkeley, he holds a Master of City Planning and a Master of Science in Civil Engineering, with a transportation focus.

# Acknowledgments

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**Institute for Public Administration**  
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serving the public good, shaping tomorrow's leaders

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