

CURRICULUM VITAE

FOR

DONALD J. POLAND, MS, AICP

HUMAN GEOGRAPHER - URBAN PLANNER - COMMUNITY STRATEGIST

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DONALD J. POLAND, MS, AICP

PLANNER – URBAN GEOGRAPHER – COMMUNITY STRATEGIST

PROFESSIONAL BIOGRAPHY

Mr. Poland is a professional planner and geographer with over seventeen years' experience in land use planning, neighborhood redevelopment, and executive level management. He has worked in public, private, non-profit, and academic sectors as a municipal planning director, planning consultant, as executive director of a non-profit neighborhood reinvestment corporation, and as an instructor in planning and urban geography. Mr. Poland has been accepted as an expert witness in the areas of land use planning and neighborhood redevelopment in the United States District Court for the Eastern District of Louisiana. He is a full-time member of faculty at Central Connecticut State University (CCSU), as an Instructor in the Department of Geography.

Mr. Poland founded Connecticut Planning and Development, LLC. (CPD) in 2004 as a consulting practice. CPD clients include private developers, government agencies, and non-profit organizations. Recent projects include post-Katrina planning, land use, and redevelopment strategies in St. Bernard Parish, Louisiana: HUD NSP-2 application services for Venango County, Pennsylvania: and land use administration review services for the Town of Salisbury, Connecticut.

Mr. Poland previously held the position of Director of Planning and Development for the Town of East Windsor. As Director, he reorganized the planning, zoning, wetlands, building, and economic development departments into one agency, facilitated the creation of the Town's Plan of Conservation & Development and drafted a comprehensive rewrite of the zoning regulations.

As a dedicated professional and leader, Mr. Poland is Past President of the CT Chapter of the American Planning Association (CCAPA) and past Chairman of the CCAPA Government Relations Committee. Mr. Poland is a founding member, Secretary, and Executive Director for the Connecticut Partnership for Balanced Growth. He also serves on the Board of Trustees for the CT Trust for Historic Preservation, The Bushnell Park Foundation, and is a public member and Governor appointee on the State Board of Examiners for Professional Engineers and Land Surveyors.

Mr. Poland has established himself as a leader in planning and public policy. As Government Relations Chair for CCAPA he assisted the Legislature's Planning and Development Committee with bill screening and drafting legislation. Mr. Poland worked on APA's development of a smart growth policy guide and was a member of the National Delegates Assembly that adopted the APA Smart Growth Policy Guide.

Mr. Poland earned a Bachelor of Arts degree, majoring in both Geography and Psychology, from Central Connecticut State University and studied at the University of Bolton in Bolton, England. He earned a Master of Science degree in Geography, concentrating in Planning, from CCSU and is a certified member of the American Institute of Certified Planners. He is currently working on his PhD in urban geography at University College London, London, England.

Mr. Poland, as an adjunct lecturer, teaches an introduction to geography and urban geography at Manchester Community College and urban and regional planning at UCONN. He was awarded the Connecticut Homebuilders 2003 Outstanding Land Use Official Award and was recognized by the Hartford Business Journal as one of Hartford's Forty Under Forty business and community leaders. Mr. Poland is a licensed private pilot and lives in the city of Hartford.

PROFESSIONAL EXPERIENCE

Instructor, Human Geography and Urban and Regional Planning **2010 - Present**
CENTRAL CONNECTICUT STATE UNIVERSITY, DEPARTMENT OF GEOGRAPHY NEW BRITAIN, CT

Responsibilities: Intro to Planning, Human Geography, Urban Geography, Rural Land Planning, and Design of Cities.

Planning and Development Consultant **2002 - Present**
CONNECTICUT PLANNING AND DEVELOPMENT, LLC HARTFORD, CT

Responsibilities: Provide planning, development, and neighborhood reinvestment consulting services to developers, government agencies, and non-profit organizations.

Executive Director/CEO **2004 - 2008**
THE NEIGHBORHOODS OF HARTFORD, INC. HARTFORD, CT

Responsibilities: Was charged with the organizational start up including securing insurance, hiring staff, developing employee policies, and developing and implementing a home improvement loan fund. Developed and implemented the "Hartford Model" for the "Healthy Neighborhoods" reinvestment strategy. Manage six staff, administered an \$850,000 annual budget, and implemented a \$750,000 loan fund.

Director of Planning & Development **2000 - 2004**
TOWN OF EAST WINDSOR EAST WINDSOR, CT

Responsibilities: Administrate all planning, zoning and land use policies. Directed the Planning & Development Department. Provide administrative and technical support for the Planning & Zoning Commission, Zoning Board of Appeals, and Economic Development Commission. Encouraged balanced development that met the town's needs.

Associate Planner **1998 - 2000**
PLANIMETRICS - PLANNING, ZONING, & DEVELOPMENT CONSULTING FIRM AVON, CT

Responsibilities: Provided planning, zoning, and development consulting services to public agencies and private clients.

Zoning Enforcement Official **1996 - 1998**
TOWN OF EAST HARTFORD, INSPECTIONS & PERMITS DEPARTMENT EAST HARTFORD, CT

Research Planner **1994 - 1996**
AMADON & ASSOCIATES, INC. HARTFORD, CT

EDUCATION

Research Degree – PhD Candidate Geography, Cities and urbanization **2013**
UNIVERSITY COLLEGE LONDON LONDON, ENGLAND

Master of Science Degree, Geography **2000**
CENTRAL CONNECTICUT STATE UNIVERSITY NEW BRITAIN, CT
Concentration: Urban and Regional Planning

Bachelor of Arts Degree, Geography & Psychology **1995**
CENTRAL CONNECTICUT STATE UNIVERSITY NEW BRITAIN, CT

Study Abroad: University of Bolton, Bolton, England (1992-1993)

Honors: Gamma Theta Upsilon - International Geographical Honors Society

AFFILIATIONS

Association of American Geographer (AAG) **2009**

American Institute of Certified Planners (AICP) **1999**

American Planning Association (APA) **1995**

Connecticut Chapter - American Planning Association (CCAPA) **1995**

Connecticut Association of Zoning Enforcement Officials (CAZEO) **1995**

Connecticut Partnership for Balanced Growth (CPBG) **2002**

PROFESSIONAL & PERSONAL ACHIEVEMENTS**The Hartford Business Journal – Forty Under Forty**

Greater Hartford's 40 Under Forty Award: 2004

Homebuilders Association of Connecticut

Outstanding Land Use Official Award: 2003

Teaching & Training**Central Connecticut State University – Geography Department**

Instructor – Introduction to Planning (Geog. 241) 2009 - Present

Instructor – Introduction to Geography (Geog. 110): 2010 - Present

Instructor – Human Geography (Geog. 220): 2011 - Present

Instructor – Rural Land Planning (Geog. 440): 2011 - Present

Instructor – Urban Geography (Geog. 439): 2011 - Present

Instructor – Design of Cities (Geog. 483 & 514): 2011 - Present

Manchester Community College – Social Sciences Department

Adjunct Lecturer – Introduction to Geography (Geog. 100): 2006 - 2011

Adjunct Lecturer – Urban Geography (Geog. 200): 2009 - Present

University of Connecticut – Department of Geography

Adjunct Lecturer – Community and Regional Planning: 2010 - Present

Saint Joseph College – Social Sciences Department

Adjunct Lecturer – World Regional Geography: 2000 & 2001

Community Builders Institute (Economic Development Training)

Curriculum Committee: 2006 & Present

Staff Trainer – Crash Course Economic Development and Planning I & II: 2009 & Present

Connecticut Association of Zoning Enforcement Officials

Certification Program Instructor – Land Use Administration: 2003 - 2004

Freelance/Published Writing**Hartford Business Journal**

In Praise of Sprawl: 2007

Suburbanization, Not Sprawl: 2007

The Hartford Courant – Place

Smart Growth Strategy Must First Embrace Real Growth: 2008

Hartford's Bad Rep Is Bad Rap: 2006

Hartford Needs to Lighten Up: 2005

Six and the City: 2004

Building from Strength: 2004

Where Growth is Concerned, Denser May be Smarter: 2004

Betting the House: 2003

A Question of Character – Go With Building All Homes: 2003

American Planning Association – Planning & Environmental Law Journal

Kelo in Connecticut – Co-Author: 2005

Connecticut Chapter of the American Planning Association – Planning Newsletter

Article – The Evangelicals and Suburban Ideals: 2010

Article – Hartford: A Suburban City: 2010

Book Review – The Complete Guide to Zoning, By Dwight Merriam: 2005

PROFESSIONAL/COMMUNITY INVOLVEMENT**Connecticut Chapter of the American Planning Association**

Past President:	2010 - 2013
President:	2007 - 2010
President Elect:	2006 - 2007
Vice President:	2004 - 2006
Government Relations Chairman:	2001 - 2004

Connecticut Partnership for Balanced Growth

Secretary/Founding Member:	2002 - Present
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Connecticut Trust for Historic Preservation

Board Member:	2006 - Present
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Bushnell Park Foundation

Board of Directors:	2010 - Present
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State of Connecticut – Board of Examiners: Professional Engineers and Land Surveyors

Member:	2010 - Present
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American Planning Association

Chapter Presidents Council:	2007 - 2010
State Legislative Liaison:	2001 - 2005
Chapter Delegates Council:	2002 - 2003

Planning Connecticut Political Action Committee (PAC)

Treasurer/Founder:	2005 - 2006
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Connecticut Association of Zoning Enforcement Officials

Executive Board:	1999 - 2004
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State Taskforce on Compliance with the Clean Air Act Amendments

Member:	2002 - 2006
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Capitol Region Council of Governments

Policy Board, Transportation Committee, & Executive Committee Alternate:	2000 - 2004
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Metro Hartford Alliance

Neighborhood Development Committee:	2004 - Present
Regional Economic Development Forum:	2001 - 2004

City of Hartford

Historic Preservation Taskforce:	2004 - 2006
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Connecticut Trolley Museum

Board of Directors	2001 - 2002
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The Hartford Club

Food & Wine Committee:	2004 - 2007
Membership Committee:	2004 - 2005

North Frog Hollow Neighborhood Revitalization Zone

Board of Directors:	2004 - 2007
Neighborhood Development Committee:	2003 - 2009

Mortson Street/Putnam Heights Block Watch

Block Watch Captain:	2004 - 2006
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PUBLIC SPEAKING ENGAGEMENTS

UCONN Geography Department – Graduate Seminar, Storrs, CT Guest Lecturer – Urban Sprawl and Suburbanization:	2008
UCONN Geography Department – Introduction to Planning, Storrs, CT Guest Lecturer – Planning Issues in Connecticut:	2008
Community Builders Institute – Berlin, CT Speaker – Crash Course I & II	2009 - 2011
Moderator – Priming the Land Use Pump – Best Practices in the Land Use Approval Process	2010
Speaker – The Healthy Neighborhoods Approach to Neighborhood Reinvestment	2007
Clark University – Community Development Graduate Program – Worcester, MA Guest Lecturer – Alternatives to Affordable Housing Production in Distressed Neighborhoods	2006
American Planning Association – Legislative Conference (Washington D.C.) Presentation – The Connecticut Legislative Story:	2003
American Planning Association – National Conference (Denver, CO) Panelist – Steering States Towards Smart Growth:	2003
The Community Development Network National Conference – Baltimore, MD Speaker – NHI’s Healthy Neighborhoods Strategy:	2005 & 2006
New England Chapter – National Community Development Association – Hartford, CT Speaker – NHI’s Healthy Neighborhoods Strategy:	2006
Southern New England Planning Conference (CT, MA, RI) – New Haven, CT Speaker – NHI’s Healthy Neighborhoods Strategy:	2006
1000 Friends – Connecticut Smart Growth Conference, New Haven, CT Speaker – Is it Sprawl or Suburbanization?	2007
The Connecticut Housing Coalition – Housing Forum Panelist – Neighborhood Reinvestment – Hartford Case Study:	2005
Panelist – A Tale of Two Cities, Hartford & Stamford:	2004
Connecticut Community Development Association Presentation – CCAPA Legislative Issues:	2002 - 2004
CCAPA, HBA, & CPBG – Land Use Symposium Moderator – Land Use & Municipal Fiscal Impacts:	2005
Connecticut Bar Association – Real Estate Section Presentation – Smart Growth in Connecticut:	2004
Connecticut Bar Association – Planning & Zoning Section Presentation – Legislative Issues:	2002 - 2004
Connecticut Chapter of the American Planning Association Presentation – Smart Growth in Connecticut:	2003
Presentation – Legislative Review:	2002 - 2005
Connecticut Association of Zoning Enforcement Officials Presentation – Neighborhoods and the Role of Zoning Enforcement:	2007
Presentation – Legislative Update:	2003
Presentation – Flexible Zoning Techniques:	2002
Presentation – Drafting Zoning Regulations:	2001
Panel Member – Accessory Structures & Uses:	2000

Presentation – Lot Size & Density:	1999
Center Edge Coalition	
Town of Ellington – Fiscal Disparities & Growth Management:	2004
Panel Member – Growing Smart in Connecticut:	2003
Homebuilders Association of Connecticut – Developers Council	
Smart Growth & Development in Connecticut:	2002
Working With Planners/Mock Hearing:	2003
Metro Hartford Alliance- Neighborhood Development Committee	
NHI Healthy Neighborhoods Program:	2004
The Greater Hartford Real Estate Exchange	
Panelist – Achieving Balanced Growth in Connecticut:	2003
Connecticut Business & Industry Association – Connecticut Economic Forum	
Panelist – Achieving Balanced Growth in Connecticut:	2003
Capitol Region Council of Governments – Housing Committee	
NHI Healthy Neighborhoods Program:	2004
Metro Hartford Alliance- Neighborhood Development Committee	
NHI Healthy Neighborhoods Program:	2004
The Greater Hartford Real Estate Exchange	
Panelist – Achieving Balanced Growth in Connecticut:	2003
Connecticut Business & Industry Association – Connecticut Economic Forum	
Panelist – Achieving Balanced Growth in Connecticut:	2003
The City of Hartford – Public Library Community Conversations	
Panelist – Adriens Landing – Impact on Hartford’s Neighborhoods:	2004
East Windsor – Board of Education Community Conversations	
Presentation – Planning for Future Development:	2000
East Windsor Chamber of Commerce	
Presentation – East Windsor Plan of Conservation & Development:	2003
Presentation – East Windsor Development:	2002
Presentation – East Windsor Economic Development Opportunities:	2001

Radio/TV Appearances

WTIC 1080AM – Ray Dunaway Show (Mornings)	
Guest – A Balanced Growth Strategy for Connecticut:	2009
HGTV – Restoring America & National Trust for Historic Preservation PSA	
Guest – Victorian Lady, Ashley Street Pride Block, NHI Healthy Neighborhoods:	2005
WJMJ – Faith Works	
Guest – NHI Healthy Neighborhoods Program:	2005
The Metro Hartford Alliance – Hartford’s Rising Stars	
Guest – NHI Healthy Neighborhoods Program:	2004
University of Hartford Radio – Housing Policy Program	
Guest – NHI Healthy Neighborhoods Program:	2004

UNIVERSITY COLLEGE LONDON – PHD CANDIDATE – RESEARCH SUMMARY

Mr. Poland started his PhD program in April 2009, completed his research upgrade report and upgrade-committee oral exams in July 2011, started his field research and dissertation in August 2011, and is expected to complete in May 2013. The following is a summary of Mr. Poland's research topic:

The Problem: Research on American cities and urbanization has mostly focused on large cities and large metropolitan regions even though the majority of urban dwellers live in smaller cities and smaller metropolitan regions. In addition, urbanization in America is dominated by suburban spaces—more urban dwellers live in suburban spaces than in central cities. However, a review of research and literature on American urbanization reveals that a disconnect exists between the locations where urban research takes place (large cities and large urban regions) and where majority of Americas live (small urban regions and suburban spaces).

The process of suburbanization in America has created a multitude of new and remade spaces that are blurring of lines between what is urban space and what is suburban space. Much of the research on specific kinds of urban spaces often focus on spaces within the central city (i.e. gentrification or central city regeneration schemes) or in the newer suburban locations on the fringe of urbanized areas (i.e. edge cities and sprawl). Once again, this creates a void in research on spaces in-the-middle—older suburban spaces that have evolved and been remade over time. In addition, this gap in the literature on these in-the-middle spaces creates a gap in understanding the types of experiences that these spaces provide. So how do we understand this remaking of space and the kinds of urban spaces these are or the types of experiences they provide?

The Purpose: The aim of my research is to better understand the American urban experience as it is experienced by urban dwellers in smaller urban and smaller suburban spaces and how these smaller spaces provide everyday-urban experiences. To accomplish this, I will utilize a case study approach to study West Hartford Center, a small suburban center in the smaller urban region of Hartford, Connecticut. The case study approach will allow me to study this space in great detail and to formulate a mean to best understand this kind of space and the urban experience that this space provides.

Research Questions: The purpose of my research is to better understand the American urban experience as a smaller urban and suburban experience and to explore a space that has evolved, been resilient, and remade outside of the generally accepted understanding of gentrification and regeneration. To do so I will investigate the remaking of West Hartford Center, the kind of space that is The Center, and the experience that it provides by exploring the following questions:

1. What kind of space is West Hartford Center and how can we develop a vocabulary to explain it?
2. How and why did this kind of space emerge—the remaking of space?
3. Who were (and are) the change makers and what were their roles in the emergence of this kind of space?
4. Who are the users of this space, how do they view and experience this space, and what role does it play in their everyday lives?