

Christopher Scott Dempwolf

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PERSONAL PROFILE

C. Scott Dempwolf is a research assistant professor in urban and regional planning at the University of Maryland, College Park and director of the University of Maryland – Morgan State Center for Economic Development. The Center is funded by a U.S. Economic Development Administration University Center grant for which Scott is co-PI. Scott's research interests include the uses of social network analysis in planning; the spatial and social dimensions of innovation and their impact on economic growth; the role of industrial land in the urban and metropolitan land use mix, and its impact on environmental public health. His dissertation examined how network structures within regional innovation clusters influence economic growth, especially in second tier regions. He teaches graduate courses in city and regional economic development planning, technology-led economic development, and current topics in economic development. He is currently teaching a planning studio course in which students are investigating how Baltimore's industrial land use patterns, its port, and infrastructure systems influence the city and region's capacity to grow manufacturing and exports. A second related question is whether these patterns and systems contribute to or inhibit Baltimore's ability to function effectively as an economic region.

Scott has over 20 years of professional experience in community and economic development practice including seven years as a consultant and Certified Economic Developer (CEcD); three years in business development, retention and project planning at York County Economic Development Corporation; and six years as director of Crispus Attucks Community Development Corporation in York, Pennsylvania. He led the planning of many complex community redevelopment projects involving affordable housing, commercial development, brownfield redevelopment, historic preservation, YouthBuild, charter schools, and an urban stadium project. He helped raise over \$70 million in grants, equity and project financing for these and other projects, all of which have been in very low income / difficult-to-develop urban areas. On multiple occasions he was successful in attracting private investment to these areas through creative project design, partnership, deal structuring and appropriate use of incentives. Significant studies and plans include an urban river corridor plan and related environmental justice study; a regional comprehensive economic development strategy, and several industry cluster studies. Scott also has entrepreneurial experience, having started and operated a small coffee roasting business in York PA.

ACADEMIC BACKGROUND

University of Maryland, College Park, MD, 2012

PhD Urban and Regional Planning and Design

Ann G. Wylie Fellow

Dissertation – A Network Model of Regional Innovation Clusters and their Influence on Economic Growth

Advisor: Dr. Marie Howland

Temple University, Philadelphia, PA, May 2007

MS Community and Regional Planning

Concentration in Economic Development and Land Use Planning

Capstone Project: Planning & Public Health: The Case for a Public Health Planning Element.

Massachusetts Institute of Technology, Cambridge, MA, June 1987

SB, Art and Design (Architecture), Concentration in building technology and building economics

St Petersburg College, Clearwater FL, June, 1984

Associate in Arts

Runner-up for top academic award among 25,000 students

PROFESSIONAL EXPERIENCE

University of Maryland College Park, MD

2007 – present

www.arch.umd.edu

Research Assistant Professor, School of Architecture, Planning and Preservation, *2012*

Director, CoPI, UMD-Morgan State Center for Economic Development *2012*

Instructor, City and Regional Economic Development Planning, *Spring 2012*

Instructor, Professional Development Institute, Regional Innovation Clusters and Cluster Analysis, *Summer 2011*

Instructor, Professional Development Institute, Social Network Analysis for Planners, *Summer 2011, 2012*

Instructor, Technology-Led Economic Development, *Spring 2011*

Graduate Teaching Assistant to Marie Howland, City and Regional Economic Development Planning, *2008 – 2010*

Graduate Research Assistant to Marie Howland on Prince George's County Industrial Land Use Study, *2007 – 2010*

Institute St. Onge, York, PA

2012 – Present

Institute Fellow & Director of Regional Innovation Cluster Research

Institute St. Onge provides investment advisory services specifically concerning consumer staples and healthcare delivery supply chain infrastructure, applied research, planning, technology transfer funding, education and training, as well as industrial and health care real estate transaction and development advice. As an Institute Fellow I provide contractual consulting services to the company and its clients on matters related to my field or expertise.

Regional Economic Development District Initiative (REDDI) Harrisburg, PA

2005 – 2011

REDDI is an EDA – designated Economic Development District covering eight counties in south-central PA.

Consultant

I provided technical planning and consulting services including the development of comprehensive economic development strategies (CEDS) and industry cluster studies focused on the manufacturing of renewable energy system components and nuclear energy system components. Consulted with partners on economic development projects and assisted with project development and grant writing activities.

C. Scott Dempwolf / Mosaic Planning Systems Westminster, MD

2005 – 2011

Self – employed independent consultancy

Consultant

I provided technical consulting services for a range of projects related to economic and community development. Current projects include innovation network mapping for the New Jersey Institute of Technology. Past projects have included writing an SBIR proposal to the US Department of Energy for a vertical wind turbine project, completion of an EDA-funded environmental justice study, writing the charter application for a new Pennsylvania charter school, and technical grant review for the US Department of Health and Human Services.

Pennsylvania Environmental Council Harrisburg, PA

2007

www.pecpa.org

Intern (Internship required as part of my Master's program at Temple)

Assisted with ongoing projects to evaluate and strengthen zoning ordinances to protect agriculture and open space; and with the community planning process related to the Flight 93 Memorial.

York County Economic Development Corporation York, PA

2003 – 2005

www.ycedc.org

Development Manager / Special Projects Manager

I prepared economic development analyses, studies, plans, economic impact analyses and financing strategies.

Worked with existing firms on business retention and prospective firms on business attraction activities; managed the region's Foreign Trade Zone.

Sparky & Clark's Roasting Company York, PA / Harrisburg, PA

1999 – 2006

Founder / Partner

I founded a coffee roasting / retailing business and created award winning coffeehouses in York and Harrisburg, PA. Developed award winning coffee blends and roasts. Wrote the business plan, raised the capital, rehabilitated the buildings and guided the first three years of startup. The main location won a local Historic Preservation Award and a Main Street Award.

- The Community Builders** Philadelphia, PA 1999
www.tcbinc.org
 Senior Project Manager
 Led submission of LIHTC and Historic Tax Credit applications for the Spring Garden Project, a 160 unit public housing conversion in a gentrifying neighborhood; business development activities in other regional markets for the company.
- Crispus Attucks Community Development Corporation** York, PA 1993 – 1998
www.crispusattucks.org
 Director
 Director of neighborhood based CDC engaged in housing, commercial development and employment training; led redevelopment of 160 units of low-income housing utilizing a variety of state & federal subsidies and tax credits; launched local YouthBuild program and community construction company, employing local residents. Led planning phase of the \$34M Boundary Avenue commercial revitalization project
- York County Planning Commission** York, PA 1990 – 1993
www.ycpc.org
 Housing Specialist
 Conducted housing inspections, prepared drawings, specifications and bid documents for low-income housing rehabilitation program; As a side project I prepared a segment for the county comprehensive plan entitled Design Guidelines for Alternative Development. While the document presents what are now considered new urbanist design principles, it was deemed too controversial at the time and was never published, despite positive reviews by prominent new urbanists including Elizabeth Plater-Zyberk and Randall Arendt.
- Robert A. Kinsley, Inc.** York, PA 1989
www.rkinsley.com
 Architectural Designer
 Prepared conceptual designs, working drawings and specifications for a variety of projects including industrial, flex-office, retail, educational & municipal buildings. Developed several cost-effective construction details. Drawing methods included both hand drawn and AutoCAD work.
- Hogg Construction, Inc.** York, PA 1987 – 1989
www.hoggconstruct.com
 Project Manager
 Managed a variety of construction projects including condominiums and multifamily housing, restaurants and supermarkets; Conducted research and analysis that proved to be critical in the successful arbitration of an \$800,000 settlement for my employer.
- Eric Dluhosch and Ranko Bon, Consultants** Cambridge, MA 1986 – 1987
 Associate Consultant
 I conducted research for a project for the Massachusetts Department of Capital Planning and Operations regarding real property portfolio management for the Commonwealth's 2500+ buildings.
- MIT Laboratory of Architecture and Planning** Cambridge, MA 1986 – 1987
 Research / Teaching Assistant
 I researched the application of portfolio theory and emerging computer technology to the management real estate. Teaching assistant – taught black and white photography and darkroom techniques.
- St. Petersburg College** Clearwater, FL 1983 – 1984
<http://www.spcollege.edu/clw/lsc/index.htm>
 Math and Science Technician
 Supervised student tutors and provided tutoring in math, chemistry, physics & computer science; Taught first semester Calculus to a special needs student under contract with Mathematics Department.
- Ocean City Beach Patrol** Ocean City, MD 1978 – 1981
http://oceancitymd.gov/Recreation_and_Parks/Beach_Patrol/
 Lifeguard / EMT
 I was a first response under diverse emergency conditions. Over 300 surf rescues.
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MILITARY SERVICE

Army National Guard of the United States Boston, MA / St. Petersburg, FL / Salisbury, MD

1980 – 1990

Executive Officer

Rank: First Lieutenant. Highest assignment was as Executive Officer for 74 person medical company; improved unit's deployment rating; Army Achievement Medal w. bronze cluster for leadership. Qualified medic. Two extended active duty tours as Training Officer for the 114th Medical Battalion and assistant to the State Maintenance Officer.

AWARDS/ACHIEVEMENTS

- Ann G. Wylie Dissertation Fellowship, 2011–2012
- Certified Economic Developer (CEcD,) 2005
- Central Penn Business Journal Movers & Shakers Award, 2001
- Harrisburg Magazine – Readers' Choice Award, 2002
- Susquehanna Style Magazine – Susquehanna Style Award, 2002
- Harrisburg Young Professionals – Business Move of the Year Award, 2001
- Main Street York – Main Street Award, 2000
- Historic York – Historic Rehabilitation Award, 2000
- Army Achievement Medal with Oak Leaf Cluster, 1986, 1987.

PEER-REVIEWED PUBLICATIONS

Dempwolf, C.S. (2012). *Network Models of Regional Innovation Clusters and their Impact of Economic Growth*. College Park, MD. PhD: Urban and Regional Planning and Design. 181.

http://umcp.academia.edu/ScottDempwolf/Papers/1824945/Network_Models_of_Regional_Innovation_Clusters_and_their_Impact_on_Economic_Growth

Dempwolf, C. & Lyles, W., (2012). The Uses of Social Network Analysis in Planning: a Review of the Literature. *Journal of Planning Literature*. February 2012 27: 3–21, first published on October 5, 2011
doi:10.1177/0885412211411092.

Dempwolf, C., (*forthcoming – under revision*). A Review of Industrial Land Use Studies in the U.S.: Do History and Theory Matter in Practice? *Journal of Planning Literature*. <http://umcp.academia.edu/ScottDempwolf/Papers>.

Howland, M. (2011). Planning for Industry in a Post-Industrial World. *Journal of the American Planning Association* 77(1): 39–53. (contributor / unlisted author)

OTHER PUBLICATIONS, PRESENTATIONS AND WORKING PAPERS

Association of Collegiate Schools of Planning (ACSP) (2011, Salt Lake City, UT). A Network Model of Regional Innovation Clusters and their Influence on Economic Growth.

<http://portal.sliderocket.com/ATWBE/ACSP-2011>.

Dempwolf, C. (2011). Growing the Nuclear Cluster in Pennsylvania (and beyond): A Pre – Planning Background Study. Harrisburg, PA. REDDI / Ben Franklin Technology Partners of Central Pennsylvania / Penn State Nuclear Advisory Board. June 1, 2011.

Association of Collegiate Schools of Planning (ACSP) (2010, Minneapolis MN). How Innovation Networks Affect Economic Growth.

Howland, Marie, Jim Cohen, Doan Nguyen, Scott Dempwolf, and Laura Ainsman. 2010. Prince George's County Industrial Land Needs and Employment Study, Final Report, (January).

http://www.arch.umd.edu/downloads/pdfs/research/PG_industrial_land_needs_employment.pdf.

- International Economic Development Council, 2009. The Climate Prosperity Handbook. Contributor/featured project.
- Choi, S. Y., Dempwolf, S., Lo, A., Hofstra, A., Huang, S., Nelting, A., ... Howland, M. (2008). *Industrial land use in Prince George's County—A subregional analysis* (Unpublished working paper). College Park, MD: University of Maryland, Urban Studies and Planning Program. http://www.arch.umd.edu/student_work/app.cfm?id=943.
- Dempwolf, C. (2008). Transit Oriented Development in Prince George's County and Montgomery County, Maryland: Further Evidence of the East-West Divide. College Park, MD, University of Maryland, College Park. <http://umcp.academia.edu/ScottDempwolf/Papers>.
- Dempwolf, C.S., (2008). Renewable Energy Component Manufacturing in South Central Pennsylvania. Three-part report for the Regional Economic Development District Initiative (REDDI).
- Northeast Renewable Energy Conference (2008, State College PA) Rebuilding America's Energy Infrastructure: Manufacturing Opportunities in Renewable Energy.
- Association of Collegiate Schools of Planning (ACSP) – Association of European Schools of Planning (AESOP) Joint Congress – (2008, Chicago) Planning for Industry in a Postindustrial World, Paper presentation with Marie Howland, PhD and James Cohen, PhD
- American Planning Association National Conference – (2007, Philadelphia) Planning for Environmental Public Health, Poster Presentation.
- Pennsylvania Partners Conference: Beyond the Skills Gap: Public Sector Response to the Needs of Business and Industry – (2007, State College, PA). The Renewable Energy Industry Cluster in South-central Pennsylvania, presentation and panel discussion.
- Dempwolf, C.S. (2007). Planning & Public Health: The Case for a Public Health Planning Element. Philadelphia, PA, Temple University (Master's Capstone Project). <http://umcp.academia.edu/ScottDempwolf/Papers>.
- Dempwolf, C. (2006). *PAMosaic & Environmental Public Health: Tools for Integrating Public Health into Comprehensive Land Use Planning*. York, PA. Mosaic Planning Systems / York County Economic Development Corporation / USEPA.
- Dempwolf, C.S., 2006. River of Opportunity: a Land Use Study and Economic Development Plan for the Codorus Corridor. York PA. York County Economic Development Corporation.
- Dempwolf, C. (2005). Financing Options for the York Outdoor Recreation Complex. York, PA. York County Economic Development Corporation.
- Dempwolf, C. (2004). Industry Cluster Analysis Baseline Report (1995 – 2001 data), York County Pennsylvania. York, PA. York County Economic Development Corporation (February 9, 2004).
- United States Congress, Joint Hearing on the H.R. 3467: "Saving our Children: The American Renewal Act of 1996." – (1996, Washington D.C.) Congressional testimony; I also worked with U.S. Representatives Jim Talent and J.C. Watts and committee staff on drafting portions of the bill.
- Pennsylvania House of Representatives, Regional Hearings on Welfare Reform – (1996, York, PA) Testimony on local neighborhood impacts of welfare reform.

GRANTWRITING AND ADMINISTRATION

I have successfully written and/or administered over 50 grants and tax credit applications, and have also arranged or assisted with private investment and lending for several projects. I estimate the total from all sources to be in excess of \$70 million, with over \$10 million of that total in the form of grant funding. These sources include:

Current

University of Maryland Office of Research (*current*)

[Tier 1 Research Grant](#)

\$50,000

Co-PI with Marie Howland

U.S. Economic Development Administration (*current*)

[University Center Grant](#)

\$500,000 awarded September, 2011.

Co-PI with Marie Howland.

Completed Grants and Project Funding

PA Department of Community & Economic Development

Land Use Planning & Technical Assistance Program

Business in our Sites

Community Revitalization Program

Community Economic Development Loan Program

Neighborhood Assistance Program

Comprehensive Service Program

Redevelopment Assistance Capital Program

Keystone Opportunity Zone Program

Keystone Innovation Zone Program (innovative, but ultimately unsuccessful)

PA Department of Education

Charter School Planning Grant

Charter School Implementation Grant

PA Department of Labor and Industry

Industry Partnership Grant

JTPA and WIA Funding

US Department of Housing & Urban Development

Community Development Block Grant

HOME Investment Partnership

YouthBuild

US Environmental Protection Agency

Brownfields Assessment Grant

US Department of Labor

Regional Innovation Grant

US Department of Commerce

EDA Technical Assistance Grants

EDA Research Grant

US Department of Energy

SBIR – Wind Energy (high scoring but ultimately unsuccessful)

EECBG Competitive (high scoring but ultimately unsuccessful)

Other Federal Funding Programs

AmeriCorps

VISTA

VITA

Historic Rehabilitation Tax Credits (over 50 successfully rehabilitated buildings)

Pennsylvania Housing Finance Agency (PHFA)

Low Income Housing Tax Credits

Penn Homes

Other Funding Sources

City of York

County of York

Fannie Mae American Communities Fund

Federal Home Loan Bank Affordable Housing Program (AHP)

Ben Franklin Technology Partners

Multiple Private Foundations

ACTIVITIES AND MEMBERSHIPS

Current/recent professional affiliations include the following:

Association of Collegiate Schools of Planning (ACSP)

American Planning Association (APA)

International Economic Development Council (IEDC)

Maryland Economic Development Association (MEDA)

Community engagement is increasingly important for many academics – especially those in planning and its allied disciplines. As a community and economic development practitioner for over 20 years, I developed a good sense of where and how academic involvement could be useful. As a PhD student I put that knowledge to use in responding to a request from the University administration to strengthen the University's engagement with the Maryland Economic Development Association (MEDA). I was able to formalize that engagement in a letter of intent between the School of Architecture, Planning and Preservation and MEDA that outlines three specific areas of collaboration: 1) professional development training; 2) Creation of a University Center; and 3) cross-marketing.

I have also served on a number of nonprofit boards at the local, state and national level, and have belonged to a number of business and service organizations. In view of my current academic load I do not serve as a regular member of any organizations, but remain available to several organizations as needed. Highlights include:

Kansas Opportunity Innovation Network, Kansas State University: I currently serve as a subject matter advisor on innovation networks and network analysis.

YouthBuild USA: I previously served on the national directors' council and policy council; I remain available through an affiliate network.

MIT Educational Council: I served as an educational counselor and regional chair, interviewing prospective undergraduate students and preparing evaluations for the admissions office.

Rotary International: Paul Harris Fellow.

YMCA of York Community Development Corporation: previously served as a board member and technical advisor.

Salem Square Community Association: previously served as a board member and technical advisor.

Historic York, Inc: previously served as a board member.