



NEWSBRIEF

BUILDING A COMMUNITY OF PLANNERS IN VIRGINIA

Newsletter of the Virginia Chapter of the American Planning Association Spring/Summer 2004

New Board Members Elected at Annual Meeting

VAPA Leaders Take Office July 1, 2004

Congratulations and many thanks to VAPA's new and returning leaders as they step up to serve our organization. Incoming President Denise Harris welcomes our new leaders and bids farewell to outgoing officers in this issue's President's Letter on page 2. Full contact information for the Board is listed on the back inside page of Newsbrief and kept current on our website (www.vaplanning.org).

President: **Denise Harris**, AICP, Fauquier County

Vice President: **Ann Eberhart Goode**, AICP, Loudoun County

Secretary: **Andrea Hornung**, AICP, Spotsylvania County

Treasurer: **Jana Lynott**, AICP, Northern Virginia Transportation Commission

AICP Representative: **Terry Harrington**, AICP, MarshWitt Associates

Legislative Director: **Jeryl Rose Phillips**, AICP, City of Sussex

Membership Director: **Beverly T. Fitzpatrick, III (B.T.)**, Hill Studio

Public Relations: **Earl Anderson**, York County

Student Representative: **Sophie Cantell**, VA Tech University, Northern VA Campus



Michael Brooks Named AICP Fellow

Mike and his wife Ann happily accept the accolade at the 2004 APA conference. See page 3 for details.

Newsbrief Goes Electronic

Check out this issue at www.vaplanning.org

In order to help reduce VAPA's mailing costs, and to get you information faster, we have begun posting Newsbrief on our website and distributing newsletter notices electronically starting with this issue. Surveys to date indicate most members would prefer to receive their newsletter via an email notice, but we haven't heard from nearly enough of you.

Send us your email address!

Please email the VAPA office TODAY—vaplanning@aol.com— so we can move forward with our cost-saving approach of distributing newsletters electronically. We look forward to hearing from you.

Special Double Issue! What's Inside...

From the Editor: Thanks to all our VAPA colleagues for your patience while our editorial staff handled technical difficulties that led to a long delay after the winter newsletter. We hope this information-packed issue, featuring numerous articles by VAPA members & leaders, makes the wait worthwhile.

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VAPA CHAPTER OFFICERS

President

Denise M. Harris, AICP, Fauquier County
540/347-6828, denise.harris@fauquiercounty.gov

Vice President

Ann Eberhart Goode, AICP, Loudoun County
703/771-5496, agoode@loudoun.gov

Secretary

Andrea Hornung, AICP, Spotsylvania County
540/582-7040x655, AHornung@spotsylvania.va.us

Treasurer

Jana Lynott, AICP, NOVA Transp. Commission
703/524-3322 ext. 102, jana@nvtcdc.org

AICP Professional Development Officer

Terrance L. Harrington, AICP, MarshWitt Associates
540/982-1444, tharrington@marshwitt.com

Past President

Elizabeth Friel, AICP, City of Falls Church
703/248-5182, efriel@ci.falls-church.va.us

Legislation and Policy

Jeryl Rose Phillips, AICP, City of Suffolk
757/923-2021, jphillips@city.suffolk.va.us

Membership

B.T. Fitzpatrick III, Hill Studio
540/342-5263 x 25, bfitzpat@hillstudio.com

Public Relations

Earl W. Anderson, York County
804/646-5203, andersone@yorkcounty.gov

Planning Officials Development Officer

Michael Chandler, Chandler Planning
804/794-6236, rmchan@vt.edu

Student Representatives

Sophie Cantell, Virginia Tech
202-489-1058; scantell@vt.edu

VAPA Chapter Office

2314-C Commerce Ctr Drive
Rockville, VA 23146
Robin Schmitz, VAPA Administrator
President, Associated Management Consultants
804/749-8022; fax 804/749-8003
vaplanning@aol.com

Chapter Website: www.vaplanning.org

President's Message

Greetings!

VAPA is undergoing many exciting changes! The new board, which took office July 1st, brings with it new faces, new energy, and new ideas. Annie Goode is Vice President and already organizing the 2005 annual conference. Jana Lynott is the new Treasurer with ideas on how VAPA might



get involved on policy issues. Membership Director B.T. Fitzpatrick wants to develop a welcome packet for new members and produce the long overdue membership roster. Earl Anderson takes over the very large job of Public Relations Director. Sophie Cantell from Virginia Tech's Northern Virginia Campus will serve as the Student Representative this coming year.

And, sadly, the board said farewell to some wonderful people. Glenn Larson served on the board in many positions, including President, Vice President, Treasurer, and Awards Chairman. His leadership and knowledge have served VAPA well over the last 17 years. As Legislative Director, David Kovacs redefined the position and took it to a new level. David made communication the hallmark of his tenure by creating VALEGS, an on-line message service, which forwarded valuable General Assembly information beyond the VAPA membership to interested people all over the state. Monty Lowe is leaving the Treasurer position, and likely the country, as he might be called up to serve in the active military. Robert Stout left the board after many years as the Membership Director. Lastly, Zenobia Fields faithfully served as the VA Tech Student Representative until she graduated this spring. We offer our congratulations to her and wish her well! Thank you to all these dedicated board members.

The board also includes old names in new positions. Jeryl Phillips welcomed her new daughter into the world around the same time she took over as Legislative Director. Terry Harrington adds the national office of AICP Region II Commissioner to his duties as VAPA's AICP Professional Development Officer. Finally, I want to offer a special thank you to Liz Friel on behalf of VAPA. Over the last two years she represented VAPA as President at many national and local events with grace and intelligence. Liz continues to serve on the board as Past President.

And what about *you*? Would you like to get involved? Do you have ideas for VAPA? Please let us know! I encourage you to contact your Section Director or a board member. Remember, VAPA is only as strong as its membership. I look forward to working with you over the next two years!

Denise

Denise M. Harris, AICP

APA Leadership		
Mary Kay Peck, AICP APA President	David M. Siegel, AICP APA President-Elect	Daniel Lauber, AICP AICP President
Carol A. Rhea, AICP APA Region II Director	Mitzi Barker, FAICP APA Director-at-Large	Leslie E. Kettren, AICP APA Director-at-Large
Sherell Cockrell APA Director-at-Large (Focused)	Patricia Sheffels APA Director-at-Large (Focused)	Paul Farmer, AICP APA Exec. Director
Advisors to the APA Board and the Association		
Richard Hails Chapter Presidents Council Advisor to the Board	Clyde W. Forrest, AICP Divisions Council Advisor to the Board	Megan J. Cummings Student Representatives Council Advisor to the Board

November 12, 2003
 2004 FAICP Selection Committee
 American Institute of Certified Planners
 1776 Massachusetts Ave., NW, Suite 400
 Washington, D.C. 20036

Dear Committee members:

It is with great pleasure that the Virginia Chapter of the American Planning Association submits the nomination of Dr. Michael P. Brooks, AICP for consideration to the College of Fellows. Enclosed please find the materials necessary to support Dr. Brooks' nomination in the category of Teaching and Mentoring. As you read these materials, we sincerely believe that you will be impressed by the depth and breadth of Dr. Brooks' contributions to teaching, mentoring and practicing planning.

Dr. Brooks has been a member of APA/AICP since 1978 and of the Virginia Chapter since 1987 when he became the Dean of the School of Community and Public Affairs at Virginia Commonwealth University (VCU). As a Professor of Urban Planning, he administered and taught planning through involving members of our Chapter in classes and seminars to bridge the gap between the academic and practice world. He stimulated our thinking at Chapter conferences in his speeches and participation in debates about the future of planning and planners.

Dr. Brooks qualifies to be a Fellow because he has been an exceptional leader as evidenced by his service as President of the American Planning Association (APA), the Association of Collegiate Schools of Planning (ACSP) and the North Carolina Chapter of APA. To the best of my knowledge he is the only person to have been the President of both APA and ACSP organizations. His leadership came at critical times for both organizations when they were transitioning from AIP/ASPO to APA and from "recognition" to "accreditation of planning programs. His ACSP colleagues recognized his significant contributions to planning education by awarding him the Jay Chatterjee Award for Distinguished Service.

The Virginia Chapter is proud of the emphasis that Dr. Brooks has placed on educating students (approximately 2500) to be successful planning practitioners. He authored Planning Theory for Practitioners published by APA Planners Press in 2002. Many planning programs are already using this book as a text. Since Dr. Brooks retired from VCU in May, we think his legacy is expressed in this book and is now being taught to future planners so that they will understand the challenges of accomplishing planning objectives in the political system.

Thank you for considering our nomination.

Sincerely,

Elizabeth Friel

Elizabeth Friel, AICP, President

A Distinguished Career

Michael Brooks has served as a leader and influence in American planning for more than 30 years. Listed below are a few of his many notable achievements.

- Educator to more than 2500 students at five universities, with particular emphasis on socialization into the planning profession; the development of personal value systems related to professional practice; the use of the political system in the pursuit of planning objectives; and the role of vision in the planning process.
- Author of *Planning Theory for Practitioners*, a textbook in several university planning programs, as well as numerous articles, professional reports, and book reviews in major journals.
- Recipient of the 2002 Jay Chatterjee Award for Distinguished Service to the Association of Collegiate Schools of Planning.
- ACSP president in 1975-76, at a time when the organization was beginning its transition from a small "department chairs' organization" to one involving the full planning academy.
- President of the American Planning Association, 1979-80.
- Chair, University of Illinois at Urbana-Champaign planning program, and Dean at Iowa State, SUNY-Buffalo, and VCU.
- Chair, joint APA/ACSP Task Force on School Accreditation, 1980-82. Oversaw the development of a full-fledged accreditation program for the nation's planning schools.
- Chair, National Education Development Committee, the forerunner of today's Planning Accreditation Board.
- Leader for numerous civic groups including the Research Triangle Regional Planning Commission; a community-wide goal formulation process in Ames, Iowa; and a "good government" organization in Richmond, Virginia.
- Program Chair for the 1977 National Conference of the American Institute of Planners in Kansas City (at that time the Chair was responsible for organizing and implementing the entire conference, tasks later assumed by professional staff).
- First Vice-President of the American Institute of Planners in 1978.
- President of the NC AIP Chapter 1970-71.

2004 Annual Awards Celebrate Outstanding Planning Achievements in Virginia

This year's awards were given April 26 at the VAPA meeting held during the national APA conference in Washington, DC. They highlighted an inspiring group of stellar projects and achievements by our Virginia peers. Many thanks to Committee Chair Barbara Jaycocks and her hard-working colleagues tasked with the pleasantly difficult job of selecting this year's winners from among all the excellent submissions.

Outstanding Comprehensive Plan City of Virginia Beach

The City of Virginia Beach adopted its comprehensive plan on December 2, 2003 as the official planning policy resource for Virginia Beach. Similar to the 1997 comprehensive plan, the goal for achieving a shared vision for the future of the community required an extensive public input process, and this time, required the adoption of a new growth strategy.



Tom Pauls, City Comprehensive Planning Coordinator

Virginia Beach is large and diverse with many people of different views about how the City should be planned. The land area covers nearly 248 square miles, the northern half of which is developed into mostly suburban residential, commercial and employment areas that house nearly all of the City's 430,000 residents. The Virginia Beach oceanfront resort area draws nearly 3.0 million visitors each year. By contrast, the sparsely populated southern half is dominated by agricultural operations, rural villages and an abundance of exceptional natural resources.

Since its 1963 chartering, the City of Virginia Beach has had abundant land for new development. But the City is now running out of developable land within the urban service area north of the City's Green Line. Available urban land has dwindled from 13,000 acres in 1997 to about 5,500 acres in 2002. At the rate of growth the City has experienced over the past decade, it is anticipated that this land will be depleted in five years. Given this fact, the City faced three growth management options: 1) not grow, 2) eliminate the Green Line and allow urban growth to penetrate their southern rural area, or 3) establish new growth opportunities within defined areas north of the Green Line. Following extensive public input, the City went to work on tailoring a new growth strategy focused on the northern urban areas, promoting reasonable economic growth opportunities while protecting natural resources, rural areas and established suburban neighborhoods.

An effective public input process was considered essential to guide the process. The Planning Department began the public involvement process by employing a variety of advertising techniques to notify and attract people to the comprehensive plan's open houses using the theme "Community for a Lifetime." The staff worked with the Virginian Pilot, the area's largest newspaper to publish ten ¼-page announcements twice a week for two months to announce the open houses, and local schools distributed 70,000 flyers for stu-

dents to take home. About 400 citizens participated and 80 additional residents attended follow-up informational sessions.

The resulting plan was completely revamped to address new realities and future growth management issues. The plan provides a strategy to achieve attractive, mixed-use urban centers within twelve designated "Strategic Growth Areas." The first chapter provides a framework to advance redevelopment and neighborhood preservation goals, among others. Unlike many plans that isolate each functional element on a chapter-by-chapter basis with little or no overlap, the Virginia Beach Comprehensive Plan provides a systems approach regarding the inextricable relationships of land use, transportation, natural resources, economic vitality, housing and neighborhood preservation, cultural enhancement, public facilities, and other elements. A new chapter was added that provides community design and aesthetic guidelines and explains how these provisions should be included in urban and rural developments.

In keeping with the citizens' desire to retain the urban service boundary, the new comprehensive plan reinforced the policy of the "Green Line." Part of the City's planning strategy since 1979, this policy is an effective tool to help achieve a physical and fiscal balance among urban, transition and rural development. The Princess Anne area (formerly called the "Transition Area") was retained in the Plan, with incentives and conditions to achieve development less dense than the urban area, but more dense than rural areas. Within this area, most of the existing zoning is Agriculture, where the "by right" development option allows densities of only one lot per 15 acres. Opportunities for higher densities are provided if the property owner agrees to eligibility parameters, chief of which is that no significant public expenditures will be appropriated to build public infrastructure, except for reasons of public safety or pre-existing demand. Further, residential developments are expected to be secondary to recreational or open space areas.

In the southern rural area of the City, the comprehensive planning policies strike a balance between preserving agriculture, the rural character and exceptional natural resources. The Plan uses incentives in the form of higher rural densities to achieve a reasonable maximum number of dwelling units and optimal distribution of rural development. The plan links soil types and lot sizes to maximum rural residential densities and provides special development guidelines. Implemented through the conditional use permit process, the guidelines are used to advance the quality of rural development, minimize conflicts that often occur between residential and agricultural uses and protect valuable natural resources in the area. This level of growth can be absorbed by the existing and planned rural infrastructure and service systems. The Comprehensive Plan augments these rural planning policies by supporting the Agricultural Reserve Program, a voluntary, incentive-based initiative enabling property owners to sell their development rights, while allowing the continuation of rurally compatible activities. This program has been in place since 1995 and is one of the most successful purchase of development rights initiatives in the US. Over 6000 acres of agricultural and rural open spaces have been protected since the inception of the program and all indications are that this number will continue to grow.

**Honorable Mention
Outstanding
Comprehensive Plan
City of Lynchburg**



*Judith Weigand (L), Lynchburg
Senior Planner & Phoebe Kilby,
Sympoetica*

In 1998, the City of Lynchburg recognized it needed a new comprehensive plan to guide land use decisions by City officials and staff. The previous General Plan was prepared in the early 1980s and contained few policy recommendations for land use in the City. Updates since 1980 consisted of small area plans focused on corridors and neighborhoods.

Lynchburg is a small city of 65,000 people with a large land area of 50 square miles. City officials and staff needed general land use guidance on many fronts: downtown revitalization, economic development, transportation, and historic preservation, among others. The City was faced with a choice between a "bottom up" plan (a compilation of small area plans and functional plans) or a "top down" plan for the city as a whole. The City decided to prepare a city-wide plan with the intention of followup small-area and single-function plans as time and budgets permit.

Plan preparation began in 1999 with data gathering and analysis, published in 2000 as the "Planning Context & Preliminary Inventory Report." After more than two years of preparation and public comment, the plan was adopted by City Council on September 10, 2002. Highlights of the plan and the process included:

- A 24-member Citizen Steering Committee appointed by the Planning Commission to represent different neighborhoods; employment backgrounds; and community and civil involvement. Members served for two years, giving input into the drafting process and hosting a series of public workshops and a City Forum. Nearly all agreed to serve on a monitoring committee.
- A City Forum held on July 9, 2001, featuring Ed McMahon of the Conservation Foundation as guest speaker. His presentation on "The Dollars and Sense of Preserving Community Character" served to educate City residents and officials on the economic and community benefits of planning and preservation.
- A Community Character Survey, developed by the consultants, which helped educate residents about how different land uses contribute to the character of the community—to "what makes Lynchburg, Lynchburg?" The survey was administered during a series of four public workshops held throughout the City. The results, including photos, were incorporated into the plan's section on "Design, Character and Quality." The results have been used to support the provisions of a new sign ordinance now going through the adoption process.
- A Framework Map of smaller areas where change is taking

place and where the City would like to encourage change. For example, several of the City's older neighborhoods need preservation and revitalization, and key road corridors need a coordinated land use and transportation approach through strategies such as access management.

- An Implementation Matrix, highlighting one strategy from each plan element that will be completed in the first five years within adoption of the plan. The Planning Commission's June 2003 Annual Report on its activities includes, for the first time, a report on implementation of the comprehensive plan. These annual reports will demonstrate what has been completed and lay out the strategies to be undertaken in the next year. Most importantly, those items that need to be included in the Capital Improvements Budget are identified in a separate section of the report.

The plan's design is attractive and will lend itself to updates and revisions as necessary. The contents are illustrated with photographs, graphics, the Framework Map, and Future Land Use Map.

**Outstanding Master Plan
Eisenhower East Small Area Plan, Alexandria, Virginia**

The City of Alexandria's Eisenhower East Small Area Plan presents an elegant community vision for 230 acres of industrial land representing great strategic importance to the future of the City. Drawn from the widely differing constituencies of long-established landowners, commercial developers, adjacent residents and civic associations, the plan for Eisenhower East resolves planning issues of great complexity and contentiousness.

Located on the edge of Alexandria's historic core and adjacent to I-95, the Eisenhower East area is a partially vacant, largely uncoordinated high growth area. It evolved through a typical suburban model of commercial development with huge unrelated land parcels, isolated buildings and acres of surface parking. The challenge for the City was to capture this area's economic potential in a manner that contributes to the walkable urban character of Alexandria.

It was clearly recognized by all participants that the quality of life within the City for years to come would be increasingly affected by how the City:

- Manages the traffic impact of this area as it develops,
- Encourages the creation of a high quality building design and rich mixture of activities characteristic of an exciting and livable community, and
- Creates a compatible urban environment incorporating a broad boulevard, attractive street environments, linked open spaces and plazas, and easy pedestrian movement.

The basic building block of this Plan is a simple but critical concept: the linear, automobile-dependent approach of the early development pattern for this area must be replaced by an urban

street grid system, a balance of housing and jobs, integrated retail space, limitations on the quantity and quality of parking, and provision of parks and open spaces, all while taking full advantage of Metro by concentrating density at the station. Application of the grid system dramatically changes traffic patterns, breaks up massive parcels into harmonious building blocks, and allows for a necklace of parks and public spaces. In essence, the Plan provides for the creation of a new urban center incorporating the best attributes of the City's historic foundations.

To convince long-term landowners of the economic advantages of this approach, the Plan incorporates a market analysis that demonstrates the financial appeal of mixing retail and office space with recreational amenities in a high quality architectural environment. To convince neighbors concerned about the impacts of a potential 17 million square feet of development, the Plan identified how balancing jobs and housing, limiting parking, and concentrating development around Metro resulted in a dramatic reduction in peak hour vehicle trips. To provide clarity for both the development and residential communities, the Plan illustrates the actual urban form created by its recommendations on a block-by-block basis and presents a graphic skyline of building heights tapering down from concentrations around the Metro.

The public process was arduous, active and continuous over 18 months. It involved planning staff and consultants working with business owners, landowners, developers and residents. It was an educational process with ramifications for all involved. What resulted was fundamental agreement among participants to respect the rights of land ownership, preserve the integrity of adjacent neighborhoods, and above all, create a lively new place for the enjoyment of all.

The City Council unanimously adopted the Plan in the Spring of 2003 with the support of the Washington Area Smart Growth Coalition, the Chamber of Commerce and the Federation of Civic Associations representing 78 civic groups. The development community has responded with the submission of approximately 3 million square feet of development for approval.

Public Awareness *Montgomery County Community Facilitators Initiative and Community Survey*

The Community Facilitators Initiative was a one-day project introduced to address a glaring problem with community input in the comprehensive planning process—the lack of broad based community participation.



Steve Sandy, Meghan Dorsett & Kelly Duty, Montgomery County

An impetus for this approach was the concern that Montgomery County may be reflecting the American trend observed by Robert D. Putman in *Bowling Alone*:

The Collapse and Revival of American Community, that Americans have become disengaged from public affairs and the broader community in which they live. Low turnouts at prior comprehensive plan community meetings, despite ample publicity, suggested that changes in the process for developing the Comprehensive Plan and associated implementation tools were in order.

The initiative relied on the assumption that people are more likely to attend and participate at meetings in which they feel at ease. In addition, it helps to broaden the definition of community to include connections among social, civic, political, religious, cultural, community, and commercial organizations within the broader community, rather than simply by geographic boundaries.

Starting in late September 2002, staff from the Montgomery County Planning Department, contacted community organizations and pitched participation in the comprehensive planning process. Each organization was asked to provide one member who would be willing to facilitate a comprehensive plan input session during one of their organization's regularly scheduled meetings during January and February 2003. The facilitators attended a one-hour training session held by the Planning Department during the first two weeks of January. In addition to copies of the community survey described below, they were given the group response flip chart, maps, newsletters, and a facilitator's guide.

Three surveys (student, community and group) were designed for the input sessions. The student and the community surveys included both open-ended and forced-choice questions, which encouraged participants to actively engage in defining the issues facing the future they desired for Montgomery County. At their respective meetings, the facilitator distributed and helped participants fill out the surveys, prepared a group response flip chart, and returned their completed materials to the Montgomery County Planning Department. Follow-up phone calls and emails helped maintain contact with the various organizations.

In cases where organizations wanted to participate but were unable to provide a community facilitator, staff from the Montgomery County Planning Department attended the organization's meeting and helped facilitate the process.

In total 66 organizations, including schools, participated. In addition, newspaper publicity garnered additional volunteers, including Boy Scouts who canvassed their own rural areas of the county, including Falling Branch, Sugar Grove, and Dry Valley. The Community Facilitator's Initiative increased participation in the comprehensive planning process from 234 for the 1990 plan to 1,339 participants (826 community surveys, 513 student surveys) for the 2004 plan. Of the 826 community surveys returned, 75% were from community members who had never before participated in the planning process. In addition, the community and student survey garnered over 8,000 useful, written comments, from which the goals, included in the plan, were drawn.

Honorable Mention, Outstanding Master Plan Cross Keys & Port Republic Battlefields Preservation Plan

For two days in June 1862, two major Civil War battles were fought on the farm fields of Rockingham County near Cross Keys Tavern and the tiny hamlet of Port Republic. Since that time, these decisive victories for Stonewall Jackson, which marked the end of his successful Valley Campaign, gradually faded in the public mind. Preservation, commemoration and interpretation focused on better known battlefields such as Gettysburg, Chancellorsville, and Vicksburg. But this oversight has been remedied since Congress established the Shenandoah Valley Battlefields National Historic District, of which the Cross Keys and Port Republic battlefields are a part, in 1996. The district is Virginia's only National Heritage Area and one of only 24 nationwide.

The Shenandoah Valley Battlefields Foundation, which oversees the preservation and interpretation of the Valley battlefields, is implementing the Shenandoah Valley Battlefields National Historic District Management Plan, signed by the Secretary of the Interior in 2000. Detailed preservation plans are to be prepared for each of the ten battlefields in the historic district in consultation with local landowners. The Cross Keys & Port Republic Battlefields Preservation Plan is the first to be produced by the Battlefields Foundation and approved by the National Park Service. The plan was adopted unanimously by the Rockingham County Board of Supervisors in October 2003.

The preparation of the preservation plan was a true collaborative effort between Rockingham County, battlefield landowners, and the Battlefields Foundation. The County and the Foundation secured funding from the American Battlefield Protection Program of the NPS, and hired Sympoetica, a planning and design firm located in Woodstock, Virginia to assist in preparing the plan. The next step was to appoint a 35-member steering committee of local landowners. The County and the Foundation assured the committee from the very first meeting that this plan was theirs to formulate. The Battlefields Foundation wanted partners in preservation, not adversaries. The response from the committee was enthusiastic. Many were descended from the families that lived on the land during the battles, and offered a rich array of family stories for the project's interpretive record.

After collecting the necessary historic, planning, and zoning information, the committee set out to identify and prioritize the battlefield areas most worthy of preservation. With the staff and consultants, they developed a preservation ranking system based on the historic significance, integrity, and potential for change (development potential) for each parcel. The committee held an open house and workshop to explore potential preservation techniques and invited the public to come learn as well as provide comments on which techniques seemed most promising. They mulled over the various pros and cons of fee simple and easement purchase and donation, lease agreements, and agricultural support programs, all of which are consistent with the premise that the federal law behind the National Historic District prohibits the use of eminent domain.

For the final plan, the committee recommended using a variety of techniques according to a property's preservation priority and the owner's willingness to participate. Interestingly, the committee even recommended amendments to the Rockingham County Zoning Ordinance to tighten existing agricultural zoning so as to remove some potentially damaging special uses.

Rockingham County and the Battlefields Foundation have already begun using the plan to prioritize land acquisitions and easements on the battlefields. With the purchases so far, it has been able to establish several interpretative sites and a driving tour. Now the Harrisonburg-Rockingham Convention and Visitors Bureau is developing a plan to market the Cross Keys and Port Republic battlefields to tourists, building a constituency for preservation in the business community.



Rhonda Henderson (L), Rockingham County Director of Planning; Phoebe Kilby, Sympoetica; John Hutchison, Shenandoah Valley Battlefields Foundation

Planning Leadership—Elected Official Honorable E. Dana Dickens, III, Mayor, City of Suffolk

Mayor Dickens is a veteran citizen leader with a passionate zeal for planning. His 14 years of public service to the City of Suffolk, including many leadership positions, have been exemplary. He was appointed to the Suffolk Planning Commission in 1990. During his eight-year term, he served as Vice-Chair and recommended the establishment of a Codes subcommittee, which he chaired. The subcommittee has successfully worked with Planning Department staff and others as technical advisors for planning and zoning issues, such as new components of the City's Unified Development Ordinance that address new trends.

He successfully ran for City Council in 1998 and immediately was elected Mayor by his fellow Council members, serving in this role from 1998-2000 and again from 2002 to the present. He was honored as Suffolk's First Citizen by the Suffolk Rotary Club in 2003.

Due in large part to Mayor Dickens' leadership, Suffolk has gained increasing recognition over the past several years as a planning leader in the Commonwealth. He served as a Commis-

sioner to the Hampton Roads Planning District Commission and was elected by his colleagues as Executive Committee Chair of the Virginia Coalition of high Growth Communities, which is comprised of elected officials from 26 of the Commonwealth's fastest growing communities. In 2003, he was elected Coalition Chair. In that capacity, he has tirelessly provided testimony and participated on legislative and policy committees to effect beneficial changes in state policy and legislation supporting communities' efforts to better manage growth, based on the principles of smart growth and sound planning.

During the past year, Mayor Dickens was a major figure in local newspapers, in regional debates, and in Richmond, speaking out on behalf of local governments about the need for adequate public facilities enabling authority specific to school capacity. In 2003, he was invited to address fellow elected officials from across the United States at the 2nd Annual Partners for Smart Growth Conference in New Orleans, sponsored in part by the American Planning Association.

Mayor Dickens is not afraid to step out ahead of the curve and take a strong stand for smart growth, sometimes risking unpopularity in controversial situations. He is known for his ability to initiate dialogue, build partnerships, and raise the profile of important issues not only to the City of Suffolk, but also local governments across the Commonwealth and indeed the nation. He is a visionary who truly understands the merits of sound, long-range planning and who does not hesitate to volunteer his time to further the cause of planning for the public good.

**Student Project of Merit— Individual
A View from the Road: A Recent History of Fairfax County's Last Rural Landscapes - Andrew Painter, UVA**

A View from the Road is a graduate independent research project completed by Andrew Painter in the fall of 2003 under the direction of Professor David L. Phillips. Mr. Painter is a second year graduate student in the Master of Urban and Environmental Planning Program of the University of Virginia.

The study traces the growth history and planning of the still-undeveloped areas of Fairfax County, Virginia. It draws upon many written sources, newspaper and magazine articles, government publications, reports, interviews, and web-based documents. The 90-plus page report represents the best of historical and contemporary research and critique.

A View from the Road also captures the flavor of the remaining rural portions Fairfax County with beautiful photography, most of which was taken by the author. Each section of the report captures in image, narrative and argument, the richness of the rural portions of Fairfax and the planning and development debate that has been part of that County's history these past 50 years.

**Student Project of Merit — Group
Braddock Road Area Plan, Planning Studio Project,
VA Tech Alexandria Center: Steve Brown, Maria Zamora, Seth Jessee, Greg Poulson, VA Tech & Mike Watkins, Duany-Plater-Zybeck**

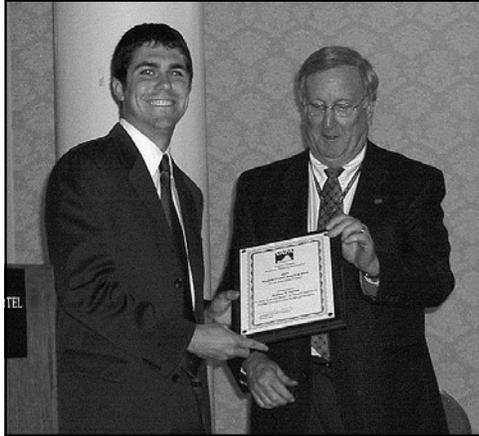
The Braddock Road Area Plan focuses on the Braddock Road Metro-Rail Station area in Alexandria, Virginia. Its boundaries represent the area's "pedestrian-shed," the land within a 15-minute walk from the Metro-Rail Station, expressed as a circle with a radius of 2,400 feet from the station.

The plan's goals are to establish a vital and pedestrian-oriented Transit Oriented Development (TOD) around the Braddock Road Metro-Rail Station which fosters the community and protects the valuable local social and economic diversity. In many ways, the Braddock Road Area is a microcosm of the planning, design, development, and community development issues facing Alexandria and Northern Virginia more generally, including:

- TOD related to Metro-Rail stations;
- Fostering community in a rapidly growing and changing city;
- Maintaining social and economic diversity in an increasingly higher-income community which particularly affects housing affordability and the variety of job opportunities;
- Creating a sense of place within a rapidly changing physical environment; and
- Protecting neighborhood livability and promoting a walkable and bikeable environment, featuring neighborhood-oriented retail and personal and business services; pedestrian-scaled land use and streetscapes; and improvements for pedestrian safety and comfort.

The Braddock Road Area Plan addresses the TOD Center, Housing, Economic Development and Transportation/Mobility issues. Conditions in the area were reviewed to provide the underpinnings of its recommendations. The Plan contains more than 50 concepts for new structures, street and pedestrian alignments, streetscape design, parks and civic spaces, and additional programs.

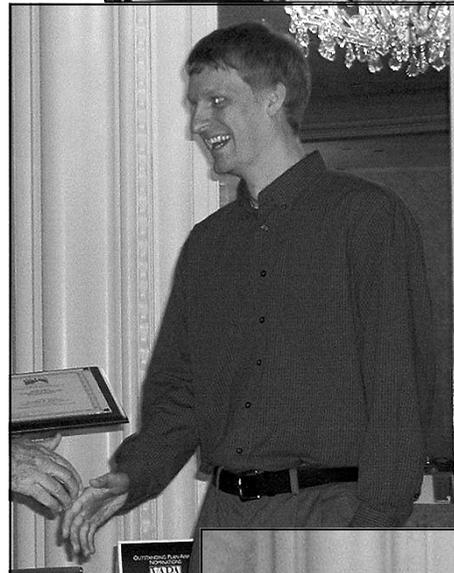
The Braddock Road Area has been subject to a great deal of change since the opening of the Metro-Rail Station. The area appears to be poised to experience even more. The Plan is intended to assist the City of Alexandria in shaping the future of the area in the context of the anticipated change.



Andrew Painter receives his award from Mike Brooks



Members of the VA Tech team happily accept their award.



2004 Outstanding Students

- **Emily Jane Snyder—UVA Undergraduate Student**
- **Anh Kim Thai -UVA Graduate Student**
- **Bradley Shelton—VCU Graduate Student**
- **Robert Marchant Schneider - VA Tech Undergraduate Student**
- **Kevin Byrd-- Va Tech Graduate Student**

Pictured, from top: Anh Kim Thai, Bradley Shelton, Emily Jane Snyder



What I Learned On My Spring Vacation—

VA Planners Talk About the April 2004 APA Conference

Recent National APA Conference Highlights Several Virginia Planning Topics by Matthew Le Grant

April 2004 brought more than 5,200 planners from around the country to Washington DC (ahead of the cicadas) for APA's annual National Planning Conference. Numerous Virginia planners contributed to the conference, volunteering for host committee tasks, chairing panel discussions, and conducting mobile workshops.

Some 17 mobile workshops ventured into the Old Dominion to experience projects such as redeveloped neighborhoods in Richmond, changing land use mixes at Tyson's Corner, transit-oriented development in the Ballston-Rosslyn corridor of Arlington, military facility planning at Quantico Marine Corps base, the post 9-11 restoration of the Pentagon, historic preservation in Alexandria, and the new Woodrow Wilson Bridge construction. Planners also were invited to take in commercial tours of Mount Vernon and Monticello.

Conference workshops numbered over two hundred and were as comprehensive as planning itself—often creating difficult choices for attendees over which session to attend! Virginia planners, elected officials, community organization members, and academics were particularly evident in workshop tracks on "Redesigning The Suburbs," "The Potomac Regional Community," and "Small Towns and Rural Areas." The fast growing areas of Arlington, Loudon, and Prince William counties were featured in several sessions. Another workshop examined "Equitable Development in the Rural South" and focused on smaller towns experiencing economic decline. Audiotapes of many sessions are available through APA's website and may be ordered on-line at www.planning.org/store/audiotapes.htm.

The Hon. Earl Blumenauer, a US Congressional Representative from Portland Oregon, provided the conference keynote speech at the opening session. Representative Blumenauer, who initiated the highly successful annual "RailVolution" conference several years ago, cited APA for its efforts toward making cities livable and spoke about his efforts in Congress to develop more sustainable community policies at the federal level.

In conjunction with its annual business meeting, VAPA held an enjoyable reception during the conference at the Tex-Mex mecca known as the Lauriol Plaza restaurant. Next year's National APA conference will be held in San Francisco on March 19-23, 2005, so mark your calendars!

Matthew Le Grant, is a planning consultant who recently relocated to Arlington, VA from the San Francisco Bay Area following a 16-year career working for the People's Republic of Berkeley.

Planning by Design: Two Session Reviews By Judith C. Wiegand

Big Box and Main Street

The "Big Box and Main Street" session was a pleasant surprise. Two representatives from Target Corporation — Ronald Bailey, a planner, and Richard Varda, an architect — joined Kennedy Smith from the National Trust for Historic Preservation's Main Street Center and Edward McMahon from The Conservation Fund. The four panelists discussed ways in which a "big boxes" can be compatible with Main Streets and good neighbors in general.

Following a description of the history of retail, from its early beginnings on Main Streets to malls and now power centers, Kennedy Smith recommended several ways to encourage Main Street retail that will not compete with big boxes. Main Streets are finding a different way, incorporating housing and small-scale industry with first-floor retail, specialty businesses, and online sales companies. I

n downtown markets, big boxes face retail size caps and design requirements that work against their typical standards. To accommodate those retail businesses that do fit in a downtown, Smith advised planners to give them the terms they must meet, and then assist them to do so. For example, towns can simplify the development process by assembling land.

Ed McMahon stressed the importance of good design to profitability. He cited a survey that showed Americans prefer to shop in a town center rather than a strip shopping center, because strip centers are so ugly and congested. Instead, communities are asking for new retail construction that enhances the character of the community.

McMahon noted that many communities have tried to keep big boxes out by limiting their size—and have not been successful. Big box design standards are the way to obtain that desired type of store. Americans love the insides of these stores, but hate the outsides, particularly the huge parking lots that surround them. Instead, he recommended putting a maximum on the store's footprint; then, it can go up to two stories rather than spreading out. He mentioned several grocery stores in the Washington, D.C. area that have used two-story layouts on small sites.

He also suggested that the stores be brought up to the sidewalk. Chain stores often choose a certain corner where they would like to open an outlet and, since big boxes draw their clientele from an entire region, they play communities off of one another until the chain gets the deal it wants. Basically, a community won't get anything unless it asks for what it wants.

Richard Varda stated that Target values good design and planning. The corporation follows smart growth principles in the siting and design of approximately 200 new and remodeled stores each year. Target believes in "design democracy," that good design doesn't have to be expensive. Target also gives back to the local communities in which their stores are located, to the tune of about \$2 million each week.

The smart growth principles Target follows include:

- As an urban company, look for infill opportunities;
- Allow many shoppers to be able to walk to their store;
- Connect the store to Main Street;
- Locate next to transportation/transit hubs;

Varda noted that almost two-thirds of Target stores are modified from the prototype store, which means they cost more. He commented that New Urbanism does not require specific architectural styles — in fact, requiring specific features or styles hinders development of a project.

In his opinion, ordinances and design review boards hinder both the worst aspects of a project and the best by specifying design in ways that are too complex and too political. Instead, he said, don't dictate responses, but use design guidelines that allow some flexibility.

New Urbanist Codes

The session on "New Urbanist Codes," moderated by Dwight Merriam, FAICP, of Robinson & Cole, LLP, began by describing the New Urbanist approach to codes; compared the approach to traditional zoning codes and the modern unified development code; outlined the strengths and weaknesses of each of the three approaches; and concluded with "do's" and "don'ts" for those involved in drafting new codes of any type.

Victor Dover, AICP, of Dover Kohl & Partners, is involved in many New Urbanist developments throughout the country. Dover drew from several projects in Florida and the East Coast to illustrate how a master plan and "Smart Code" for a new development are created in a way that ensures the resulting development matches the vision and master plan.

"Smart Code" is a term coined by Andres Duany to describe a form-based code, such as that used in the Downtown Kendall project in south Miami-Dade County, Florida. A form-based code (FBC) begins with a physical vision for an area. That vision is embedded in a code customized to that particular place.

The organizing principle behind the FBC is to begin with the building type(s) desired, then consider the street types, then the sub-area or "transect zone," and finally combine it all into the Smart Code.

Relying heavily on graphics, FBCs include—

- 1) Regulating Plan—a detailed official map;
- 2) Urban Standards—requirements for bulk, form, position in relation to the street, and so on;

- 3) Architectural Standards—requirements for building articulation, fenestration, and many other aspects; and
- 4) Street Standards that enable pedestrian-friendly, right-sized streets.

Dover pointed out that the Downtown Kendall project has been very successful, with 2300 dwelling units permitted within the first 18 months after the code was adopted.

Robert Sitkowski, AICP, of Robinson & Cole, LLP, began by outlining the legal history and foundation of form-based codes. Then he highlighted three practical issues with FBCs:

- They represent a transition from private codes to public ones. Until recently, FBCs were used only in private, covenanted projects. They are a new type of regulation when applied in the public realm.
- The major difficulty in implementing an FBC is that most state enabling statutes are based on *land use* rather than the *form* of development. So codes must be written that apply to the "built condition," rather than the land use perspective now used by the majority of localities.
- FBCs are often too prescriptive, with little flexibility. Problems arise when drafters of FBCs try to dictate precision with phrases such as "clearly visible from the street," which are vague and lead to problems in interpretation.

Christopher Duerksen, of Clarion Associates LLC, completed the panel by delineating the strengths and weaknesses of the three types of codes. He opened his presentation with the —

Ten characteristics of an "intelligent code"

1. User-friendly
2. Comprehensive
3. Legally defensible
4. Results in predictable timeframes and outcomes
5. Promotes quality, compatible development
6. Supports environmentally sensitive development
7. Flexible
8. Clearly linked to plans that reflect community values and goals
9. Appropriate to the level of community sophistication and resources
10. Attuned to economic/market forces

He then discussed the pros and cons of the three basic types of codes as they related to the intelligent code characteristics. He began by describing the key features of traditional Euclidean zoning, which include segregated uses, rigid dimensional standards, a legalistic format, few illustrations, and a prescriptive approach.

Duerksen noted the strengths of traditional zoning include pre-

dictability for applicants and neighbors, a segregation of uses that reduces incompatibilities, and a basic approach that is easy to understand.

Weaknesses of traditional zoning include an inflexibility in terms of uses and standards that stifles creativity, questionable results in terms of development quality and environmental impact, not user-friendly, and often not clearly linked to comprehensive plan.

The key features of Smart Codes or FBC's include a focus on building types and designs, emphasis on control of the public realm, a transect replacing traditional districts, reduced dimensional standards in urban zones, and ample illustrations and charts. FBC's are also prescriptive, dictating building types, designs, public spaces, and streets.

Strengths of smart codes include predictability, a close linkage to plan principles, strong design quality, useful illustrations, encouragement for mixed-use development, and brevity.

Weaknesses are their highly prescriptive nature, a weak or nonexistent approval process, a linear view of natural systems and the environment, difficulty in using (no index, no pagination, erroneous cross-references, limited definitions), a lack of comprehensiveness (many uses are not covered, weak environmental standards), "unbridled" discretion, a lack of standards for rural development, and staff intensive to apply.

Finally, the key features of a modern unified development code are clear statements based on the comprehensive plan, consolidated zone districts supplemented with flexible districts (mixed use, PUDs), helpful illustrations, summary tables, detailed definitions, consolidated procedures, a clear assignment of authority, an administrative decision-making process for modifications of standards, a dual system of quality standards for design and the environment, choices rather than requirements, and development incentives.

Strengths include predictable procedures and outcomes, with some flexibility to encourage creativity; a clear link to the comprehensive plan; strong design and environmental quality standards, a user-friendly format, a comprehensive approach, the ability to tailor it to the locality, and a legally defensible document.

Weaknesses include a staff-intensive, sometimes costly process; a reactive, prescriptive approach; a document that is time-consuming to draft and tailor to the locality; and a format that is sometimes complicated and often lengthy.

After going through these three types of code, Duerksen indicated that he preferred the modern unified development code for locality-wide use, but that a form-based code might work well for a greenfield development or a project organized around a single feature, such as a road corridor.

FBCs have not been in use long enough to understand all their ramifications. Planners were advised that abandoning traditional zoning codes may have an impact on property values because people in communities with traditional codes are accustomed to the predictability that comes with the segregation of uses.

Handling nonconformities is difficult under all three types. The best approach is the one that reduces nonconformities by tailoring the type of code to the size of the area and its current status, e.g. greenfield, redevelopment, or infill development. This helps preserve a level of flexibility and maintain the connection with the comprehensive plan.

Judith Weigand, AICP, is a Senior Planner for the City of Lynchburg.

Editors Note: **APA** offers a variety of resources on this topic. The front webpage at press time featured the following new publication —

New Urbanism and Your Community
How can you put the principles of New Urbanism to work in your community? Codifying New Urbanism (PAS 526) can help. Generously illustrated in full color, this report describes New Urbanist essentials, the steps to putting New Urbanism to work in your community, and the successes of 12 communities who have followed the approaches described in the report. Finally, it contains a survey of communities using New Urbanism. See www.planning.org for more info.

The **Congress for New Urbanism** is also a great resource—www.cnu.org. Among many other resources, you can download their **Summary of New Urbanist Codes**, a four-page PDF file that includes contact information and websites on model codes, local regulations, and state enabling legislation. www.cnu.org/pdf/code_catalog_8-1-01.pdf.

Finding a Regional Vision – A “Third Way”?

By Keith Cannady

As planners we often think about regionalism in our search for solutions to some of the challenges facing our local communities. Providing a mix of housing choices, promoting economic development, solving transportation problems, and protecting the environment are but a few of the challenges that need to be addressed in a regional context.

For example, can planners effectively address issues related to affordable housing in a local comprehensive plan (as recently required by State regulation) when housing is provided in a regional marketplace? In addition, isn't housing affordability also closely related to employment opportunity and mobility – also regional-scale issues?

A recently published case study on the *Twin Cities Blueprint 2030* offers some reasons to be optimistic about understanding and addressing these challenges on a regional scale. *Blueprint 2030* was a regional visioning and planning effort undertaken recently in the Minneapolis-St. Paul area. The case study, *Managing Metropolitan Growth: Reflections on the Twin Cities Experience*, was written by Ted Mondale and William Fulton.

Mondale is a former chair of the Twin Cities Metropolitan Council and a former Minnesota state senator. Fulton is President and Director of Research with Solimar Research Group, a land use research and policy analysis firm based in Ventura, California.

The authors suggest that a key reason for success in the Twin Cities region was the willingness of local leaders to move beyond the debate that stems from the two fundamentally opposing points of view that often dominate discussions on regionalism.

Typically in one camp are the advocates for a strong regulatory approach. They argue that state and regional governments should use their power to determine how and where growth should occur.

The opposing camp can be described as the laissez-faire or “limited government” group. They argue that the trends such as the decline of core cities and inner ring suburbs is a matter of consumer preferences operating in a free market, and that government policies should accommodate these preferences rather than impose an artificial pattern of growth. A debate between these two camps can paralyze regional discussions before they even get started.

Twin Cities' leaders recognized that these two camps present overly simplistic views of how regions really work. Both views contain some truth as well as some fundamental flaws.

On the one hand, comprehensive regulatory approaches are very rare, and attempts to sustain these approaches over the long run has proven very difficult politically. In addition, the market doesn't always respond to the regulations as predicted.

On the other hand, regions do not operate as utterly free markets independent of government policies and regulations, as assumed by those in the laissez-faire camp. Cities and counties within regions are not always competing on a level playing field. State, regional and local policies inevitably affect how regions grow, intentionally and otherwise.

According to Mondale and Fulton, the Twin Cities leaders chose a “third way.” They chose a pragmatic approach that recognizes the economic realities of the marketplace but that also acknowledges the effect that existing government policies have on the regional market.

In particular, *Blueprint 2030* focused on:

- Clean Up of Contaminated Sites
- Coordinated Transit and Wastewater Service Delivery
- Coordinated Land Planning
- Economic Incentives for Affordable Housing
- Airport Relocation

Within these focus areas, the Twin Cities advanced a number of programs to address practical opportunities and challenges facing their region. In some cases the goals focused on a conserving resources through more fiscally responsible approaches to providing local government services. In other cases new regional programs provided the most effective approach to meet housing and environmental goals. But all were focused on the goal of achieving the community's regional vision.

Mondale and Fulton point out that there is no “one size fits all approach” to regional visioning. Focusing on practical challenges and solutions rather than philosophical debates was a critical first step to success to the Twin Cities' success.

Keith Cannady, AICP, is a Chief Planner for the City of Hampton.

See www.brook.edu/es/urban/publications for the Twin Cities' case study.

Putting the Future First

The Air Force revamps its strategy for reusing contaminated sites.

By Robert C. Barrett

Until recently the typical U.S. Air Force approach to a contaminated site such as a landfill was to cap it and post signs saying "Keep Out." Then the Air Force looked somewhere else for the land needed to build a new facility. Now that approach is changing. A new concept called "Future First Planning" is finding new uses for environmental clean-up sites.

Future First Planning was born in 2003 after the environmental staff at Air Combat Command, the war fighting arm of the Air Force, asked the command's Civil Engineer, Brig. Gen. Patrick Burns, to take a look at a newly capped landfill at Langley Air Force Base in Virginia. He drove by the site on his way to lunch that day and immediately called his environmental staff.

"Let me get this straight," he said. "We capped the landfill. We put up large red and white signs every 100 feet around the property saying, 'Do not enter or dig on this site.' And we're proud of that? Come and see me tomorrow to discuss how we could have a future vision for that site before we start to clean it up."

Before you knew it, Future First Planning emerged and the signs came down.



A regional view of Langley Air Force Base. The highlighted area encompasses two former landfills at a site formerly known as the Mile Long building

Viewing land with new eyes

Now Future First Planning has its own acronym (F2P), and it is taking on a life of its own. In 2003, the Air Combat Command (ACC) Civil Engineer conducted 2.4 billion dollars worth of planning, design, building, housing, environmental remediation, and facility maintenance and repair. Of that amount, 48 million was spent on environmental remediation alone.

Three F2P efforts are now under way at three ACC bases. All of them involve remediation efforts, but the scope of F2P is being expanded to involve planning efforts as well.

F2P is a comprehensive framework designed to synchronize the Air Force's land-use planning, environmental planning, and eventual construction activities. F2P's major objectives are to improve the overall quality of Air Force facilities—places where Air Force people work, live, and play—while treating environmental restoration sites in a way that is consistent with future use. In other words, environmental restoration programs are being linked directly to future planning in order to ensure the Air Force can use all of its real estate effectively.

All this has a history, of course. Congress has passed four Base Realignment and Closure (BRAC) laws aimed at closing and realigning the nation's U.S. military bases. The BRAC commissions formed in 1988, 1991, 1993, and 1995 recommended the closure of 97 major bases and more than 100 smaller facilities as well as major changes, or realignment, to scores of other installations.

The Air Force has closed 22 major bases and realigned 17 large facilities. This helps explain why each branch of the military must make the most efficient use of its real estate. In light of these changes, the Air Force has begun to look at environmental restoration sites as prime real estate, not discarded land. Remediation, redevelopment, and reuse are the crucial next steps.

To make all this happen, Air Force planners using F2P concepts are required to develop partnerships with all the key players involved in managing installations. These include architects, construction agents, federal and state regulators, environmental professionals, and staff of the Air Force's Major Command and the Air Force base's senior decision makers.

It is the planners' job to evaluate infrastructure system using F2P as a performance tool for real estate planning decisions. But they must also put those decisions in the context of the Air Force's long-term plans for each Air Force base.

Six elements

The six key components of F2P, Visualize, Conceptualize, Plan, Design, Build, and Deliver, are described below.

Visualize. The Air Force traditionally makes real estate decisions based on local requirements and current needs. In contrast, F2P promotes long-term planning with an eye toward overall Air Force mission requirements, changing real estate circumstances, and evolving regulatory guidelines. This becomes the framework under which the F2P will operate to support the overall Air Force vision.

Conceptualize. Numbers and dollars come next. Are potential projects feasible? Will the resources be available, including funding and real estate? This is where the tough issues surrounding environmental restoration will be addressed.

Plan. The quality of upfront planning, synchronized with the overall vision and concept, will pay big dividends over the life of any project.

Design. F2P will take advantage of industry standards, advances in technology, and the time savings resulting from a performance-based approach. Designs will be aimed at site clean-up and reuse. Design based on site clean-up and reuse planning will make the environmental restoration much more palatable.

Build. Designers and builders will team up throughout the F2P process, ensuring that everyone shares the vision of what the Air Force expects for each project.

Deliver. The F2P process will allow project managers to assign various responsibilities, track financial milestones, and focus priorities on key details.

How it works on the ground

Langley Air Force Base, located north of Hampton, Virginia, is the oldest active U.S. Air Force base and includes nearly 3,152 acres of land. About 80 percent of the land is in use; of that amount, 148 acres have been marked for environmental restoration. In the latter category are two former landfills at a site formerly known as the Mile Long building. All that remains of the building are the remnants of its concrete foundation. The building site and 14.4 acres adjacent to it need remediation.

Further, the Mile Long project abuts the Back River, which feeds the Chesapeake Bay. A portion of the Langley running trail is located along the shoreline, and the shoreline requires stabilization as it is losing one foot per year to erosion.

If the Air Force were to follow its standard procedure, the Mile Long project would become an Environmental Restoration Program site, and three different projects would be involved. First would be an assessment of the landfill remedial action, followed by the shoreline restoration project. Then the running trail would be rebuilt. From start to finish, the process could take seven years or more, depending on the results of the required long-term monitoring of the landfill.

F2P will streamline the entire effort. With the two remediation sites already environmentally characterized, a single performance-based, design-build contract can be awarded so that all three projects can be performed at the same time. The contractor and the government will share the risks, allowing the Air Force to execute the changes with more certainty.

This holistic approach to environmental cleanup will allow the project to wrap up in less than two years. It is estimated to cost \$250,000 less than the three-step approach. The final cost savings for this project as well as the other two pilot projects will be known in early 2004.



The F2P approach to remediate the Mile Long site is expected to save \$250,000 and shave five years off the project.

Benefits

Future First Planning is not a totally new concept to those outside the federal government. But even in the private sector, developers shy away from contaminated sites due to cleanup costs. Yet that may not be necessary. The F2P concept would work just as well in the private sector if private industry could link together the transfer of real estate ownership with cleanup and development instead of absorbing the cost associated with separate site remediation and construction efforts.

F2P is nothing more than an organized management framework used to synchronize engineering planning within the overarching guidelines of a vision for future land use, Air Force or otherwise. It enables planning, engineering, and building to occur under the umbrella of future land use, whether or not the land in question is military land.

In other words, F2P is a way to put a vision into effect—and to do it efficiently and quickly. At this point, the Air Force is counting on F2P to use all its real estate resources more effectively, to the benefit of both the Air Force and the American taxpayer.

Robert Barrett is an Air Force Civilian and the Chief of the Environmental Division, Headquarters Air Combat Command, located at Langley Air Force Base, Virginia. This article also appeared in a recent issue of "Planning" magazine.

Legislative Update

By Jeryl Rose Phillips, AICP, Legislative & Policy Director

2004 General Assembly Wrap Up and Highlights

In the past, members have requested a **summary of all new legislation related to planning and zoning** that was adopted by the most recent General Assembly Session. As a final gesture, outgoing Legislative & Policy Director, David Kovacs, AICP, provided this information on the **Legislative Page of the VAPA website (www.vaplanning.org)**. Thanks David! Please take some time to review the list, as much became effective on July 1. If you would like to review the entire text of a bill, go to the General Assembly website (www.legis.state.va.us) and enter the bill number.

In particular, for those of you whose jurisdictions contain military bases, Dave Dickson, Executive Director, VA Commission on Military Bases, would like to remind everyone of the passage of **HB 714**, which took effect July 1. This bill addresses **zoning and comprehensive plans changes as they relate to military bases, installations, and airports**. When such action is being considered by local planning authorities involving any parcel of land located within 3,000 feet of a boundary of a military facility, then the commander of such facility must be advised and given the opportunity to comment or make recommendations. The purpose of this new legislation is to provide reasonable protection against encroachment upon military installations. For those localities that have a military presence, please review this legislation and take whatever actions are needed to ensure compliance.

Jesse Richardson, VAPA's official representative to the **Water Supply Technical Advisory Committee (TAC)** which is promulgating **state water supply planning regulations**-- outgrowth of legislation passed during the 2003 Session-- reports that, as of late August, the TAC had reviewed Phase 1 of the draft regulations and had made some revisions. Phase II, which addresses the form of the regulations for local water supply plans, was to be reviewed during the last week of August. The two major issues the TAC keeps wrestling with are: (1) Preserving present property rights for landowners; and (2) The public water suppliers. Public water suppliers say Phase II is duplicative and have threatened to walk out of the process. The Department of Environmental Quality is taking this threat seriously and proposing some modifications to the draft.

Preparing for the 2005 Session

The calendar for the 2005 Session can be found on the Legislative Page of the VAPA website. Legislative briefings will be regularly posted to the VAPA Listserve. As bills related to planning and zoning are introduced, they will be posted to the website and all related activity tracked. The **VAPA Legislative Committee** will convene in January to review relevant bills and determine whether or not the Chapter should take a position. Criteria used to make this determination is also found on the website. If you are interested in serving on the Legislative Committee, please contact me.

In the interim, VAPA will continue to watch closely the legislation carried over from 2004 that is now in various committees, namely

the eminent domain bills and cash proffer studies under consideration by the Housing Commission and the Commission on Growth and Economic Development, and **S.B. 393-- the adequate education facilities bill** (adequate public facilities for schools)-- for which VAPA expressed support for during last session. It will receive a hearing before Senate Local Government on October 20.

A subcommittee of the **Growth Commission** continues efforts begun in Summer 2003 to draft **adequate public facility and impact fee** enabling legislation, but doesn't appear to be making much headway again this summer, being swayed in large measure against taking any action by the homebuilders and realtors lobbies, despite the efforts of local governments and conservation organizations. David Kovacs, AICP, has been providing expert testimony to the subcommittee on how other states have adopted such enabling authority and the pros and cons of each.

Summer News From Washington

Save the date...**APA's Legislative & Policy Conference** will be held in Washington, DC **May 11-13, 2005**. Planners Day on the Hill, an opportunity to meet with your Senator or Congressman about matters of importance to our profession, is a regular part of this conference.

TEA-21 Reauthorization: In late July, Congress approved a fifth extension of TEA-21 providing **funding through the end of September**. Federal highway programs will be funded through September 24, 2004, and federal transit, highway safety and motor carrier safety programs through September 30, 2004. The action came as conferees traded proposals to end the months-long deadlock over funding levels for a six-year reauthorization measure.

Conference Committee Chairman James Inhofe (R-OK) proposed setting overall spending at \$301 billion, \$17 billion less than the amount adopted by the Senate in February. House leaders responded later with a \$299 billion counter offer. The competing proposals would provide slightly less in guaranteed spending with the Inhofe proposal calling for \$289 billion and the House offer guaranteeing \$284 billion. House Ways and Means Committee Chairman William Thomas (R-CA) delivered the House offer and stated that the Bush Administration would support the revised funding level. Previously, the White House vowed to veto any spending in excess of \$256 billion. The conference committee was unable to reach agreement on either proposal.

The lack of consensus on the conference committee reflects widespread, bipartisan dissatisfaction with the substantially reduced funding levels. Meantime, a new GOP mutiny appeared in the making with Rep. John Mica (R-FL) stating that he will offer an alternative funding plan in September if no final agreement is reached. Rep. Mica's proposal would likely focus on providing all states with a minimum 95% return on their contributions to the federal Highway Trust Fund. Despite the standoff, Senate conferees agreed to have aides analyze and consider the House offer

(Continued on page 17)

during the month-long congressional recess. However, numerous key Senate conferees sounded a pessimistic note, characterizing the House offer as "going backward." Senate Finance Committee Chairman, Charles Grassley (R-IA) said, "I think that effectively means that the highway bill is put off until next year." APA has a comprehensive online advocacy center devoted to reauthorization, including a complete list of conferees and overview of differences between the House and Senate-approved bills. Get more details on reauthorization online at www.planning.org/legislation/member/TEA3advocacy.htm.

Conservation Bills: In early July Senators May Landrieu (D-LA) and Lamar Alexander (R-TN) introduced their new bipartisan conservation bill, the **Americans Outdoors Act (S. 2590)**. This legislation, the companion bill to the **Get Outdoors Act (H.R. 4100)**, makes a federal commitment to conservation, coastal restoration and outdoor recreation. Funding for both of these bills would come from dedicating a portion of revenues from offshore drilling. Although both bills work to conserve certain wildlife areas, create or restore city parks and protect wetlands and coastal resources, their noteworthy differences are in their funding levels. H.R. 4100 would be funded at \$3.125 billion annually, whereas S. 2590 would be funded at \$1.425 billion annually for six years.

Many of the programs that would received funding under S. 2590 have been targeted for dramatic cuts in recent years. In late July, S. 2590 met with great opposition from those who took issue with federal land acquisition and the creation of another "entitlement" program. Senators Burns and Nickles had a hard time differentiating the Americans Outdoors Act from the Conservation and Reinvestment Act (CARA) that was introduced in the 107th Congress and never reached priority status in 2001. The Bush Administration argued that funding this legislation would give priority to conservation when priority should instead be given to existing programs and the National Park Service maintenance backlog. APA previously endorsed CARA and supports current efforts to secure **guaranteed funding for critical conservation and parks programs**. While the House level of funding would accomplish more, the current budget atmosphere may well require a more modest funding level as the only way to pass legislation.

Affordable Housing: Affordable housing advocates are attempting a rarely used legislative tactic to force House leaders to bring the **National Affordable Housing Act (HR. 1102)** up for a vote. The bill would establish an affordable housing trust fund to promote the development, rehabilitation and preservation of safe and affordable housing through grants to states and municipalities. The measure has attracted broad support with 214 sponsors. However, Republican leaders remain opposed to the bill and have refused to bring it to a vote. The lead sponsors, Reps. Barbara Lee (D-CA), Bernard Sanders (I-VT), and Mike Capuano (D-MA), filed the discharge petition in late July. The petition would be signed by a majority of the House (218 members). The petition would "discharge" the committee of its responsibility for considering the bill prior to floor action. Signing the petition only indicates support for bringing the bill to the floor for a vote, not necessarily support for the underlying bill. Nonetheless, the

prospects for success are dim with rank and file Republicans reluctant to defy their leadership in an election season. Despite the long odds, the move may bolster the bill's long-term momentum since the very existence of a discharge petition raises the profile of a bill. The most recent example of legislation successfully kick-started by the discharge petition is the McCain-Feingold campaign finance reform.

Endangered Species: In July the House Resources Committee approved two bills aimed at reforming the 30-year-old Endangered Species Act. On bill, **H.R. 2933**, would alter the way the **Fish and Wildlife Service (FWS)** makes decisions regarding critical habitat designation. FWS would be given more time and looser standards for determining what land should be set aside for species recovery. The second measure, **H.R. 1662**, would require reviews by outside, non-government scientists of federal decisions on the listing of **plants and animals as endangered**. ESA reform has been a political lightning rod in recent years and action in an election year may prove especially difficult. The bills are opposed by most environmental organizations who claim the net effect would be to make it harder to protect endangered species.

Appropriations: In July the House Appropriations Committee finished work on FY05 spending bills covering **HUD, EPA, and transportation**. On transportation, the committee provided \$34.63 billion for highways, \$1 billion more than FY04, and \$7.25 billion for transit, a \$16 million cut. The measure calls for \$900 million for **Amtrak**, which is over \$300 million below current spending, and therefore, might cause Amtrak to suspend some services. On the housing front, the committee rejected the President's proposal to cut the **Section 8** rental voucher program by more than 10%. However, other HUD programs were not as fortunate. Overall, HUD spending was cut by \$108 million, with a 43% cut to all HUD programs. Funding for **HOPE VI** was maintained despite a call from the Bush Administration to eliminate the program. Rep. Virgil Goode (R-VA) offered an amendment to shift HOPE VI spending into veterans' health care but the amendment was rejected. **EPA** saw its budget cut by \$613 million from current levels. One of the biggest reductions affects the **Clean Water State Revolving Loan Fund**, which was limited to \$850 million—a cut of almost \$500 million from FY04 levels. Ironically, just one day before that budget was slashed, the House Transportation and Infrastructure Committee approved a bill to authorize \$1.5 billion over six years to **help communities control sewer overflows**. The new program, if adopted, would be subject to the annual appropriations process. The measures will move to the full House for consideration after the August recess. The Senate has yet to take up any appropriations bills. Senate Appropriations Committee Chair Ted Stevens (R-AK) has indicated that most spending will be wrapped into an omnibus spending bill covering a variety of agencies. It is not yet clear whether such an omnibus would be cleared before the election or in a post-election lame duck session.

For more information on APA's government affairs activities, contact **Jason Jordan (jjordan@planning.org)**, 202-872-0611.

The Third Age of Community Networking

By Andrew Cohill

Industrial recruitment peaked as an effective economic development strategy in the early 1980's, according to Rick Smyre of Communities of the Future <www.communitiesofthefuture.org>. Some economists are predicting that as many as 40% of U.S. jobs will be home-based by 2030. This has profound implications for the way economic developers do their jobs.

Economic development infrastructure investments have traditionally been oriented toward "big company" needs--water and sewer connections to business parks, highway improvements to facilitate heavy manufacturing, and other types of improvements suitable for a manufacturing-based economy.

But as more and more business transactions are facilitated by the Internet, and goods and services are delivered by a stream of electrons rather than a stream of tractor trailers on the interstate, community economic development efforts must change to reflect the new realities of the Creative Knowledge Economy.

In December, the *New York Times* ran a fascinating series on who is moving to rural communities. It's not big companies bringing 50-200 workers at a time. Instead, it's one family at a time, with the primary breadwinner a successful and prosperous entrepreneur who can live anywhere that has affordable broadband.

By focusing exclusively on the development of business parks and incubator buildings, communities will lessen their economic development effectiveness by marginalizing the ability of home-based entrepreneurs and businesspeople to grow their businesses.

The new focus of economic development must identify those factors that will attract families and micro-business entrepreneurs. Economic developers will need new strategies for identifying who might move back, what kind of help they need, and the amenities that will bring them and keep them in the community.

With the collapse of the dot-com era and the prevalence of cable/DSL access, attention in many localities has shifted away from the question of how communities should and could use technology. But smart communities realize they are actually entering an important "third age" of community networking.

The "first age" efforts were the early CN projects that focused on offering dial-up access to the Internet in communities where there were no or few private Internet Service Providers (ISPs) such as America Online or Mindspring. As commercial dial-up services became more widely available, the "second age" CN focus shifted appropriately to training, education, and providing local website content and services. During this "second age," infrastructure development was left largely—and appropriately—to the private sector.

But the infrastructure job is not done. One thing that has been lost in the deregulation of the telecommunications industry is the notion of universal access--ensuring that every household and

every business has affordable broadband access and affordable services such as email, Web hosting, videoconferencing, blogging, and community directories. The "third age" of community networking addresses this questions by blending "first age" infrastructure initiatives with "second age" content and services.

Community networks need commercial ISPs to be viable over the long term. Successful communities will develop sustainable public-private partnerships to ensure affordable access is available to all of their households and businesses. Localities can make modest wireless and wireline investments such as duct, dark fiber, and co-location facilities, that will attract commercial ISPs to light the fiber and bring advanced business and commercial services into the community.

Community networks can now provide inexpensive, yet very sophisticated, rich local content as part of a community portal Web site. CNs can now also provide high quality services, including online learning, civic governance forums, "safe" chat rooms for kids, videoconferencing, audio and video streaming of community events, and collaborative work environments for community boards and local governance committees and commissions, just to name a few.

In short, the next era of community networking will be characterized by mature computer hardware, broadband access, and services. Any community in America, large or small, can have same kind of services and infrastructure used in corporate work environments, at an affordable cost. In our "third age," we're really just getting started. It's an exciting time for smaller and rural communities.

Andrew Cohill, PhD was Director of the well-known Blacksburg Electronic Village from its start in 1993 until the spring of 2002. He now works with communities on technology issues around the country as President of Design Nine, a firm that serves as a technology advocate for organizations and communities trying to make wise decisions about the use of technology and telecommunications. For more information, visit <www.designnine.com/library>

RuralTeleCon '04: —"Putting Broadband to Work" 8th Annual Rural Telecommunications Congress October 10-13, 2004, Spokane, WA <www.ruraltelecon.org>

RuralTeleCon is the premier venue for understanding the issues surrounding advanced telecommunications in rural communities. This year's event focuses on how infrastructure investments like these are paying off for rural communities around the country —

- Innovative tele-health outreach helps small communities keep their hospitals open;
- Public private partnerships bring fiber to the home;
- Rural entrepreneurs open new markets by investing in Internet access; and
- Many more best practices & case studies.

1st Annual VCPA Planning and Zoning Conference

October 10-12, 2004
Hotel Roanoke

Sponsored by:

Virginia Citizens Planning Association
Virginia Chapter of the American Planning Association
Virginia Association of Zoning Officials

INTRODUCTION

The VCPA Planning and Zoning Conference is a training program for planning commissioners, appointed community and public officials, planners, zoning and subdivision ordinance administrators, elected officials, engineers and designers, people in real estate and law, and interested citizens. The annual Conference examines a broad range of issues germane to the art and science of community planning.

WHO SHOULD ATTEND

The Conference is designed to aid the following persons:

- 1 Planning Commissioners
- 1 Planning and Zoning Officials
- 1 Elected Officials
- 1 Engineers and Lawyers
- 1 Landscape Architects
- 1 Developers and Builders
- 1 Realtors and Bankers
- 1 Interested Citizens

LODGING

A block of rooms has been reserved at the hotel Roanoke located at 110 Shenandoah Ave, Roanoke, VA 24016 for those attending the Institute.

Attendees must make their own reservations. To assure getting a room at the conference daily rate of \$59 single and \$79 double, reservations must be made by September 20, 2004.

The Hotel Roanoke telephone number is **(540) 985-5900**. Check-in begins at 3:00 p.m. Be sure to refer to the VCPA Planning program to get the special room rate when you register.

SPONSORS

The Virginia Citizens Planning Association, with collaborative support from the Virginia Chapter of the American Planning Association, and the Virginia Association of Zoning Officials are sponsors of the 2004 Planning and Zoning Conference.

CONTACT INFORMATION

Michael Chandler
603 Farnham Cir
Richmond VA 23236-4173
Phone: (804) 794-6236
Fax: (804) 794-6257
or
Allen Webb, VCPA Secretary
9013 Prestondale Ave
Richmond, VA 23294-5918
Voicemail & Fax:
1-888-827-2482

Aid to plan and manage change both in rural Virginia ...



...and in urban Virginia



1st Annual VCPA Planning and Zoning Conference

Hotel Roanoke

SUNDAY, OCTOBER 10, 2004

- 1:00 PM VCPA and VCPEC
Boards of Directors Meetings
- 2:00 Conference Registration Begins
- 3:15 Conference Welcome and Opening Session –
*The Changing Patterns of Growth: Choices and
Consequences*
Peter Katz, Brookings Institution
- 5:30 Session Ends
- 6:15 VCPA President's Reception
- 7:00 VCPA Annual Awards & President's Remarks

MONDAY, OCTOBER 11, 2004

- 7:45 AM Breakfast
- 8:00 Conference Registration
- 8:30 Concurrent Learning Sessions – Choose One
Session A: *Linking the CIP with Your Plan*
Session B: *Managing PC and BZA Meet-
ings: Principles and Practices*
Session C: *Smart Growth from Smart Plans*
Session D: *Walking the Legal Proceedings
Tightrope: A Lawyer's
Perspective*
- 10:00 Break
- 10:30 Session E: *Planning Your Green
Infrastructure*
Session F: *Putting Main Street in Our Plans*
Session G: *Linking Vision Driven Plans with
Smart Codes*
Session H: *Successful Citizen Involvement
Strategies*
- Noon Sessions End
- 12:15 PM Luncheon, Annual Business Meetings and
Robert F. Foeller Memorial Lecture
*Making a Planning Difference: An Elected
Official's Perspective*
- 2:15 Concurrent Learning Sessions – Choose One
Session I: *So You Are the New Chairman of
Your Commission or BZA! Now
What?*
Session J: *Putting Accountability in Our
Plans and Ordinances*

Monday Afternoon, Continued

- Session K: *Planning With the People We
Serve: Charettes and Other Tools*
- 3:15 Break
- 3:30 Sessions Resume
- 4:30 Sessions End
- 6:00 Dinner (On your own)
- 8:00 Planners' Roundtable Conversation –
*Join in the informal give and take about where
we have been; where we are now; and where we
want to go.*

TUESDAY, OCTOBER 12, 2004

- 7:45 AM Breakfast
- 8:00 Conference Registration
- 8:30 Concurrent Learning Sessions – Choose One
Session L: *Ethics for Practicing Planners*
Session M: *What's Up With Downzoning?*
Session N: *Defending Your Actions in Court*
Session O: *Managing Growth and Develop-
ment: What Private Developers
Have to Say*
- 10:00 Break
- 10:30 Session P: *Ethics for Planning Commis-
sioners, BZA's and Elected
Officials*
Session Q: *Parliamentary Procedure Made
Simple*
Session R: *Providing for Affordable Housing
in Our Plans and Ordinances*
Session S: *Managing Growth and
Development: What Private
Developers Have to Say*
- Noon Sessions and the Conference Conclude
- 12:30 PM VCPA and VCPEC
Boards of Directors Meetings

This is a preliminary schedule and adjustments may be necessary. A final schedule will be provided at Registration.

***** All sessions qualify for AICP credit. *****

1st Annual VCPA Planning and Zoning Conference Registration

Hotel Roanoke, October 10-12, 2004

Please Type or Print Clearly. Please complete a Registration Form for each person.

Name: _____ Title: _____

Home Mailing Address: _____

City: _____ State: _____ Zip: _____

Home Phone: _____ Office Phone: _____ Fax: _____

E-mail: _____ Agency or Firm Association: _____

General Registration Information:

The registration fee includes educational materials, refreshment breaks and meals except Monday evening dinner. All individuals attending are required to make and guarantee their own hotel reservations. Details and information will be provided along with registration confirmation. VCPA has reserved rooms and negotiated a special hotel rate. Early reservations are advised if you have a preference of room type.

Advance Program registration and payment is required.

Those desiring to attend are urged to act promptly. Applications may be faxed to 1-888-827-2482. Call, fax or e-mail in advance to make arrangements if not submitting full payment with program registration. Credit Card payments may be faxed.

Registration Deadline and Fees:

Registration forms for participants must be received by mail or fax on or before September 29, 2004. The \$200 fee must accompany the registration form unless VCPA has approved an alternate payment method or deadline. Registration after September 29 on a space and materials available basis must be pre-approved. Please allow additional time for this process. A \$50 late fee will be added to any registration received after September 29.

If you cancel after September 29, but on or before October 4, a 50% refund, less any prepayments required of VCPA, will be issued. We will be unable to honor any refund request received after October 4. Substitution of another person is permitted at any time.

I am a (please check all applicable):

- Planning Commission Member
- Board of Zoning Appeals Member
- Elected Official
- Other Official
- Staff Member
- Citizen
- Other (please specify below)

Registration Fee:

On or before September 29	\$200.00	\$ _____
After September 29	\$250.00	_____
Monday only (incl lunch)	\$100.00	_____
Tuesday only	\$ 50.00	_____

Guest Tickets:

Sunday Reception	\$ 18.00	_____
Sunday Dinner	\$ 35.00	_____
Monday Breakfast	\$ 14.00	_____
Monday Lunch	\$ 20.00	_____
Tuesday Breakfast	\$ 14.00	_____

Total Due \$ _____

Please Make Your Check Payable to:
Virginia Citizens Planning Association (VCPA)

Mail Payment and Registration to:

Allen Webb, VCPA Treasurer
 9013 Prestondale Ave
 Richmond VA 23294-5918

For Information call VCPA at 1-888-827-2482 or e-mail VCPA at: info@vcpa-va.org

For Credit Card Payment Include the Following:

Number: _____
 Expiration Month and Year (MM/YY) _____

Approved by: _____



About lodging at Hotel Roanoke for the Conference:

Persons requiring lodging must call the Hotel Roanoke at (540) 985-5900 and make their own reservation. Please tell the reservation clerk you will be attending the VCPA Planning Conference and request the special Conference rate of \$59 single or \$79 double. ***All lodging reservations must be made by September 20.***

49th Virginia Certified Planning Commissioners Program Registration

The Opening Session, September 30–October 1, 2004, will be held at the Richmond Marriott West Hotel

The Closing Session, December 9–10, 2004, will be held at the Charlottesville Omni Hotel

Room reservations for September 29 and/or 30 may be made by calling 804-965-9500 no later than September 10, 2004. State that you are with the VCPA Planning Commission Program to obtain the special rate of \$80.00 single or double.. State that you are with the VCPA BZA Program to obtain the special rate of \$80.00 single or double.

Name (One person per form. Please print large and clearly): _____

The Locality you represent: _____

Home Address: _____ City: _____ State: _____ Zip: _____

Home Phone: _____ Office Phone: _____ Fax Phone: _____

E-Mail: _____

Registration Deadline and Fees:

Registration forms for participants must be received by mail or fax on or before **September 13, 2004**. The **\$395.00** fee or credit card authorization must accompany this registration form unless VCPA has approved an alternate payment deadline. Registration after September 13 on a space and materials available basis must be pre-approved. Please allow additional time for this process. A \$50 late registration fee will be added. In the event of cancellation on or before **September 16**, a 50% refund, less any prepayments required of VCPA, will be issued. No refund request received after **September 16** can be honored. Substitution of another person is permitted if VCPA is notified no later than **September 22, 2004**.

I am a (please check all applicable):

- Planning Commission Member
- Board of Zoning Appeals Member
- Elected Official
- Other Appointed Official
- Director or other Staff Member
- Citizen
- Other (please specify below)

General Registration Information:

The registration fee includes educational materials, refreshment breaks, and meals unless otherwise indicated. The fee also includes the home study, as well as the third module of the three-part program. All individuals attending are required to make and guarantee their own hotel reservations. Details and information will be provided along with registration confirmation. VCPA has reserved rooms and negotiated special motel rates. Early reservations are advised if you have a preference.

Advance Program registration is required. Participation in the Program may be limited to the first 40 people who register. A word of caution—the Program often fills well in advance of the registration deadline. Those desiring to attend are urged to act promptly. Applications may be faxed to 804-794-6257. Call, fax or e-mail Michael Chandler if you have any questions.

Please Make \$395.00 Check Payable to:

Virginia Citizens Planning Association

Mail Payment and Registration to:

Michael Chandler
603 Farnham Cir
Richmond VA 23236-4173

For Information call Mike at 804-794-6236 or email him at rmchan@vt.edu; or call or fax VCPA at 1-888-827-2482 or e-mail VCPA at info@vcpa-va.org

For Credit Card Payment Mail or Fax to 804-794-6257:

- American Express Discover
- MasterCard Visa

Card Number: _____

Expires: _____

Authorized by: _____

Please reserve this space for VCPA use.

22nd Virginia Certified Boards of Zoning Appeals Program Registration

The Opening Session, September 13–14, 2004, will be held at the Richmond Marriott West Hotel

The Closing Session, November 30, 2004, will be held at the Charlottesville Omni Hotel

Room reservations for September 12 and/or 13 may be made by calling 804-965-9500 no later than August 25, 2004.

State that you are with the VCPA BZA Program to obtain the special rate of \$80.00 single or double.

Name (One person per form. Please print large and clearly): _____

The Locality you represent: _____

Home Address: _____ City: _____ State: ____ Zip: _____

Home Phone: _____ Office Phone: _____ Fax Phone: _____

E-Mail: _____

Registration Deadline and Fees:

Registration forms for participants must be received by mail or fax on or before **August 25, 2004**. The \$365.00 fee or credit card authorization must accompany this registration form unless VCPA has approved an alternate payment deadline. Registration after August 25 on a space and materials available basis must be pre-approved. Please allow additional time for this process. A \$50 late registration fee will be added. In the event of cancellation on or before **September 1**, a 50% refund, less any prepayments required of VCPA, will be issued. No refund request received after **September 1** can be honored. Substitution of another person is permitted if VCPA is notified no later than **September 6, 2004**.

I am a (please check all applicable):

- Planning Commission Member
- Board of Zoning Appeals Member
- Elected Official
- Other Appointed Official
- Director or other Staff Member
- Citizen
- Other (please specify below)

General Registration Information:

The registration fee includes educational materials, refreshment breaks, and meals unless otherwise indicated. The fee also includes the home study, as well as the third module of the three-part program. All individuals attending are required to make and guarantee their own hotel reservations. Details and information will be provided along with registration confirmation. VCPA has reserved rooms and negotiated special motel rates. Early reservations are advised if you have a preference.

Advance Program registration is required. Participation in the Program may be limited to the first 40 people who register. A word of caution—the Program often fills well in advance of the registration deadline. Those desiring to attend are urged to act promptly. Applications may be faxed to 804-794-6257. Call, fax or e-mail Michael Chandler if you have any questions.

Please Make \$365.00 Check Payable to:

Virginia Citizens Planning Association

Mail Payment and Registration to:

Michael Chandler
603 Farnham Cir
Richmond VA 23236-4173

For Information call Mike at 804-794-6236 or email him at rmchan@vt.edu; or call or fax VCPA at 1-888-827-2482 or e-mail VCPA at info@vcpa-va.org

For Credit Card Payment Mail or Fax to 804-794-6257:

- American Express Discover
- MasterCard Visa

Card Number: _____

Expires: _____

Authorized by: _____

Please reserve this space for VCPA use.

Attention Certified PC and BZA Grads! 2004 Graduate Seminars Set for Fall

M a r k y o u r c a l e n d a r n o w !

CPC Graduate Seminar

Graduates of the Virginia Certified Planning Commissioners Program should plan to attend the 2004 Graduate Certified Planning Commissioners to update their skills according to Mike Chandler, VCPA Director of Education. The comprehensive 2004 Graduate Program will be held on **Monday, November 29** at the Richmond Marriott West Hotel. **It will begin at 8:30 am and conclude at 4:30 pm.**

Chandler said the program will focus on several subjects, particularly recent legislative actions. Also covered will be new case law affecting planning and zoning practices, innovative planning practices including form-based zoning, smart codes and smart design. A registration form will be distributed in late August or early September.

CBZA Graduate Seminar

The Director of Education also stated that **Graduates of the Virginia Certified Boards of Zoning Appeals Program** should attend the 2004 Graduate Certified BZA Seminar. Chandler reports that the 2004 Program is set for **Friday, October 29** and will be held in Richmond.

Chandler emphasized the program will meet an im-

will review and discuss recent legislative actions as well as four Virginia Supreme Court rulings that focus on BZA procedures.

The seminar will begin at 8:30 am and conclude at 4:30 pm at the Richmond Marriott West Hotel. VCPA will distribute registration forms to recent BZA graduates and others across the state when arrangements are concluded.

Questions concerning either of these vitally important programs may be directed to Mike Chandler, VCPA Director of Education, by calling him at 804-794-6236 or by email to rmchan@vt.edu. Registration forms will be mailed when ready and will also be available from VCPA by calling or faxing 1-888-827-2482 or by an e-mail to info@vcpa-va.org.

Advance Reservation Request

All arrangements are not yet complete for these seminars. The final cost is not yet available, but is expected to be \$70. It will cover lunch and all educational materials. If you wish to place a non-binding temporary reservation and receive a registration form and information when registration is opened, please complete and submit the request below. When VCPA receives your registration and payment, your reservation will be validated.

Request for Graduate Seminar Registration Form and Additional Information

Please hold a place for me and send a registration form and other materials when available for the:

- November 29 Graduate Planning Commission Seminar** (I am marking my calendar.)
 October 29 Graduate Board of Zoning Appeals Seminar (I am marking my calendar.)

Name: _____ Street: _____

City: _____ Zip: _____ Day Phone: _____

E-mail: _____

I will I will not want to stay in the hotel the evening before the program and will make my own reservation when I receive the information from VCPA.

Mail to: Allen Webb, VCPA Secretary-Treasurer, 9013 Prestondale Ave, Richmond VA 23294-5918

Or toll-free Fax to VCPA: 1-888-827-2482, **Or E-mail** your information and request to: info@vcpa-va.org

Living Towns 2004: Winchester – Frederick County Civic Leadership; Public Visions and Community Progress

**Thursday September 16, 2004, 8:30 a.m. – 4:30 p.m.
Winchester – Old Town – Frederick County, Virginia**

**Bank of Clarke County Regional Training Center
Piccadilly & North Loudoun St., Winchester.**

Agenda Highlights

Each track features panel discussions and tours of relevant sites

Opening Session: Civic Leadership; Public Visions and Community Progress

- A Short History of the Northern Shenandoah Valley's first Court House Town & Regional Medical Center
- Education and Community Development
- Civic Leadership – a Corporate Perspective
- Civic Leadership – a Small Business, Civic Club and Public Board Perspective

Track 1 – Vibrant Community – Festivals, Education and the Arts

- Festivals
- Museums
- Facing the Challenge: Big Arts, Small Community

Track 2 – Historic Community – Preservation and Adaptive Reuse Maintains Community Character

- Preservation of Historic Winchester, Inc.: The Goal, the Work and the Mechanism
- Using Public and Private Preservation Resources
- Adaptive Reuse of Historic Buildings

Track 3 – A Planning Community – Local Government Operations and Cooperation

- Public Infrastructure – The Key to Making Places Work for People.
- Public Safety and Community Security 24/7 – For Citizens, Tourists and Visitors Public Planning

Registration is \$30. Contact Karen Helm, Old Town Development Board, khelm@ci.winchester.va.us; 540-722-7576.

Living Towns is a place-centered growth strategy for Virginia's Northern Shenandoah Valley counties that wish to balance rural and urban serviced growth within their boundaries and avoid border-to-border suburbanization. Using a "regional community" approach generates economies of scale and scope, making the Northern Shenandoah Valley more competitive as it enhances quality of life. For more information on the Living Towns educational series, contact the Northern Shenandoah Valley Regional Commission, (540) 636-8800, nsvrc@shentel.net.



**2005 Virginia Greenways and Trails Conference
May 1 – 4 , 2005, Richmond, VA**

Greenways and Trails: *Building Active Communities*

Call for Papers, Presentations, Workshops, and Excursions

Planning is underway for another exciting greenways and trails conference in Virginia. This conference will be held concurrently with the 7th annual BikeWalk Virginia Conference. The annual BikeWalk Virginia conferences are forums dedicated to encouraging dialogue between elected officials, planners, advocates, educators, and local groups to further the interests of bicycling and walking.

The theme for the 2005 Virginia Greenways and Trails Conference is "Greenways and Trails: Building Active Communities." The conference will focus on the following tracks:

- Planning and designing active communities
- Building support for active communities
- Constructing and maintaining active communities
- Marketing and promoting active communities
- Health benefits of active communities

The conference will be held in Richmond from May 1 to 4. Community bicycling and walking events will kick off the conference on Saturday April 30; excursions will be offered on Sunday, May 1; sessions and mobile workshops will be held Monday and Tuesday, May 2 and 3; sessions and technical workshops will round out the conference on Wednesday, May 4.

The program committee is soliciting ideas for speakers, presentations, workshops, and excursions that will demonstrate successes of connecting people and places in active communities and encourage attendees to build partnerships to support active communities.

- **Concurrent session presentations** provide valuable information on selected topics through formal presentations followed by question and answer periods.
- **Mini session presentations** focus on descriptions of specific projects.
- **Poster sessions** offer the opportunity to share information on projects through displays.
- **Mobile workshops** provide educational opportunities in the field.
- **Technical workshops** provide in-depth educational opportunities in either a classroom or field setting.
- **Excursions** showcase special greenway or trail projects or highlight recreational, cultural, or historic sites in the region through fun activities.

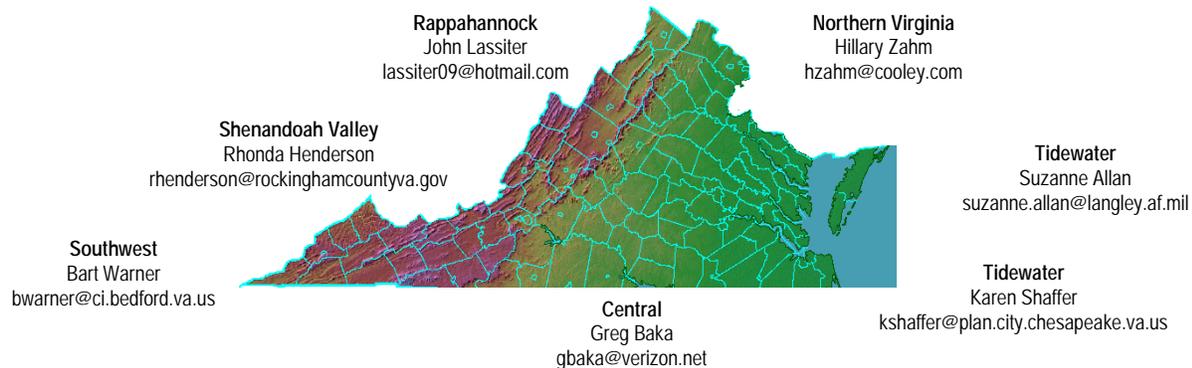
Your ideas are welcome. Please complete the call for papers, presentations, workshops, and excursions form and submit it no later than **Monday, November 1, 2004**. Forms may be submitted either by email to Susan.Simmers@VDOT.virginia.gov or by fax to (804) 225-4785. *When submitting by email, please use "call submission" in the subject line.* Submissions of ideas for mobile workshops, technical workshops, and excursions need to include the location, the number of people that can participate, and transportation and other needs (e.g. if bikes will be needed, from whom is rental available and at what cost).

If you have questions, please contact the program committee at (757) 229-0507 or info@bikewalkvirginia.org. Information on the conference is posted at www.bikewalkvirginia.org.



Section News

VAPA Sections



Shenandoah Valley Member Survey: Rhonda Henderson will soon be distributing a survey to Valley section members for input on key issues and desired programs for the section to develop during the upcoming year. Please keep an eye out for the survey this fall.

Central Virginia Section Summer Social About two dozen Planners and their family members took part in the "Central Virginia Section Summer Social" at The Diamond in Richmond to see the Richmond Braves play the Louisville Bats on Wednesday, June 30th. Most of the Planners (being very dollar-conscious) took advantage of getting their free tickets to the game just by making a charitable donation in the form of three (3) non-perishable food items. Everyone had a great time (even though we did not catch any foul balls) and we were pleased to help the Central Virginia Food Bank provide food to those in need in the metro Richmond area.

Get involved and share your ideas for Central Virginia Section programs and events! Email Greg Baka at gbaka@verizon.net or call 804-747-6178.

Member News

Earl Anderson, AICP, VAPA's new Public Relations Chair, began work with York County this spring: Earl W. Anderson, Planner; York County, Virginia; P.O. Box 532, 120 Alexander Hamilton Boulevard; Yorktown, Virginia 23690-0532; 757-890-3497; andersone@yorkcounty.gov.

Greg Baka, AICP, has a new address within the Richmond area, and continues to serve VAPA as the Central Virginia section leader: Gregory R. Baka, 9802 Fort King Road, Richmond VA, 23229; 804-747-6178; gbaka@verizon.net.

Kate Ange, AICP, has returned to her native Florida to join Renaissance Planning Group's Orlando office: Kate Ange, Project Manager, Renaissance Planning Group, 100 East Pine Street Suite 401, Orlando, FL 32801. 407-487-0061 ext. 16; kange@ciesthatwork.com.

Ed McMahon Highlights Arlington as Model for Smart Growth

From the Urban Land Institute's Smart Growth website (www.smartgrowth.net), September 9, 2004

In early August, the Washington Post ran a three-part series on suburban sprawl, examining the impact of the Washington, D.C., metropolitan area's housing-jobs imbalance, the gradual move outward by residents seeking larger homes they can afford, and the battle over housing density in outlying areas. ULI Senior Resident Fellow Ed McMahon wrote the following letter to the Post in response to the series. To read the articles, go to www.washingtonpost.com/wp-dyn/articles/A47930-2004Aug7.html; www.washingtonpost.com/wp-dyn/articles/A50565-2004Aug8.html; and www.washingtonpost.com/wp-dyn/articles/A52900-2004Aug9.html. Here is McMahon's letter:

Dear Editor:

The Washington Post series on growth had much to recommend it, but it had one major flaw: it cast the debate on growth as an "either-or" proposition. We can have jobs or housing, long commutes or expensive houses, green space or density.

The truth is growth is inevitable, but sprawl is not. Development can be made more profitable and less costly for both developers and the community. Ironically, Arlington County, the area jurisdiction that is probably doing the best job of balancing homes, jobs, services and amenities wasn't even mentioned in the article.

Arlington County and other walkable, mixed-use neighborhoods throughout America prove that density can and will sell, if it comes with compensating amenities: namely green space, high-quality design and more transportation choices.

Eighty percent of everything ever built in America has been built since the end of World War II and much of it is cookie-cutter, off-the-shelf junk. It is no wonder people don't want more of it in their neighborhood. But give people attractive, walkable, mixed-use communities with parks and other amenities and they will embrace them.

There is no one single American dream; there are many. If people's only choice is a big lot or a small lot, people will choose the big lot no matter how long the commute. But if the choice is big lot, or nice neighborhood, you completely change the equation. Smart growth is not perfect, but it's about providing more choices in the marketplace. On the other hand, dumb, one-size-fits-all growth is the opiate of ideologues.

Edward T. McMahon
Senior Resident Fellow
Urban Land Institute

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New Resources for Virginia Planners....

Learning About Sustainable Energy & Natural Gas

Recently released information resources on sustainable energy are available from the nonprofit Gas Technology Institute. These materials are designed to enable local elected officials, metropolitan planners, architects, engineers and managers build healthier communities through the sustainable use of energy resources across all municipal applications.

Energizing Sustainable Cities: The Power of Planning and Design - an 18-minute DVD depicting the form and function of a sustainable city of the future, where energy and all other resources are responsibly managed for long-term community sustainability. In addition to presenting a compelling future vision, the production provides practical actions all communities can take today to move toward a sustainable future. The DVD is narrated by acclaimed television journalist, Bill Kurtis.

A Blueprint for Urban Sustainability: Integrating Sustainable Energy Practices into Metropolitan Planning - a 110-page compendium of the most innovative municipal energy planning strategies, management practices and technology applications drawn from cities and towns across America. The compendium represents the most complete compilation of information resources and expert contacts in the subject area currently available.

A Model for Sustainable Urban Design - an 83-page document describing the nine national entries to the first global competition on sustainable urban systems design. The 3-year long competition culminated in a juried presentation of the designs in Tokyo, Japan this past year and now, for the first time, the common elements of all the designs are described along with a copy of the complete U.S. design entry for the combined San Diego-Tijuana bi-national metropolitan region.

For more information, read "Planning for Sustainability Can Be Profitable" and other materials on the organization's website: www.gastechnology.org/sustainability. Or contact Doug Newman, Manager of the Sustainable Energy Planning Office, GTI, sepo@gastechnology.org; 847-390-7800.

GTI is a research, development and training organization that has served the natural gas industry for more than 60 years.

Watershed Planning Educational Materials

The James River Association, a non-profit organization focusing on protection and restoration efforts throughout the James River Watershed, has conducted a watershed management planning process with the Center for Watershed Protection and James City County for two subwatersheds within that locality. JRA has since developed a "Watershed Planning for the Future" PowerPoint geared toward planners in localities throughout the James Watershed, as well as citizen groups that are interested in conducting a plan. This PowerPoint is a free and self-guided presentation, includes an introduction to watersheds and the need for watershed planning, and is full of helpful resources and links to documents that can help when conducting a management plan. This resource is designed for both laymen and planners to understand.

The presentation has been made into a web interface for anyone to view. It can be downloaded at www.jamesriverassociation.org under the 'Publications' section. Free CD-ROMS of this resource are available to all Soil and Water Conservation Districts, planning commissions, and local planners in counties and cities located within the James River Watershed. For more information, contact Aaron Vaughan at 804-730-2898 or avaughan@jamesriverassociation.org.

A Guide to Compatible Airport Land Use Planning for Virginia Communities

This poster-format brochure from the VA Department of Aviation is intended to provide guidance to community leaders and airport owners as they plan future development, and to encourage cooperation and understanding. It defines compatible land use planning considerations for communities near airports and identifies actions airports can take to be a better neighbor.

To order one or more brochures for your community, contact R. N. (Rusty) Harrington, Senior Aviation Planner, VA Department of Aviation, 804/236-3632, ext. 110, email rusty.harrington@doav.virginia.gov.

Land Use Planning to Position Your Airport as A Key Economic Development Resource

Interested in maximizing the local economic development potential your community's airport? Amazed at what Denver did with the Stapleton Airport development project? Read about emerging strategies such as Airport Overlay Districts from the Airports Committee of the APA Transportation Division. Visit www.apa-tpd.org for more info.

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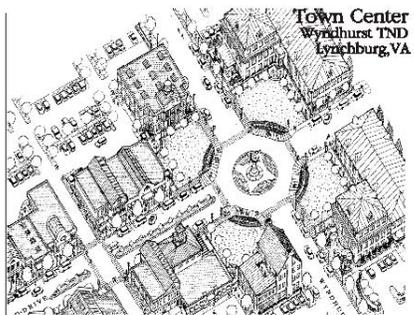
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Member Services Information

Chapter Office: The Virginia Chapter is administrated by Robin Schmitz, President, Association Management Consultants in Glen Allen. Contact: 804-346-5930 or email vaplanning@aol.com.

Chapter Meetings: The Annual Meeting is held each Spring as a conference in rotating locations throughout the State. The Board of Directors meets quarterly and all meetings are open to the membership. Sections meet throughout the year – contact your Section Director for a schedule or check the VAPA website for postings.

VAPA Website: www.vaplanning.org Access information about the Virginia APA Chapter, Board of Directors, Section contacts and events, and Chapter programs and publications. Job announcements are posted at no charge on the website by sending a message to the webmaster.

VAPA Listserve: This is an email bulletin board administered by the Chapter and has a digest feature. To subscribe, send a message to majordomo@listbox.com. In the body of the message type, "subscribe vaplanning" without the quotes. To unsubscribe, send a message to the same and in the body of the message type, "unsubscribe vaplanning" without the quotes. When you send a message to or reply to a message on the listserv, it posts to all subscribers; therefore, courteous use of this service is appreciated. **Please unsubscribe prior to activating an automatic "out of office" message.** Listserv traffic is monitored to catch any problems and to contact users who abuse it.

APA Website: www.planning.org Access information about APA and AICP, including all State APA Chapter membership directories. You'll need to use your APA Member ID to login to certain areas on this website.

Want to Join APA and/or VAPA? You can become a member two ways: 1) join APA, and you automatically become a member of VAPA or 2) join VAPA through Chapter-only membership. Contact Robert Stout, Membership Director, at 804-550-9211 or rmstout@resourceintl.com for more information and dues schedule.

Already AICP or Want to Become Certified as AICP? All AICP information is obtained through the APA website. If you want to sit for the next AICP exam, contact Terry Harrington, AICP, AICP Professional Development Officer, at 540-982-1444 or tharrington@marshwitt.com for more information on how to register or sign up for exam prep courses.

Change of Address? All address changes are made through APA, not VAPA, unless you are a Chapter-only member. Visit the APA website for more information or call 312-786-6733. Chapter-only members should contact the VAPA Chapter Office.

Virginia APA Mission Statement

Our mission is to promote planning as the foundation for effectively addressing the physical, economic and social changes taking place in Virginia. The Virginia Chapter of the American Planning Association is committed to promote awareness about planning's many benefits, through effective leadership in order to enhance our practice throughout the Commonwealth.

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Editorial Staff

Hannah Twaddell
 Editor & Layout
 434-296-3025
 htwaddell@citiesthatwork.com

Keith Cannady
 Assistant Editor
 757-728-5239
 kcannady@hampton.gov

Earl W. Anderson
 VAPA Public Relations
 804/646-5203
 andersone@yorkcounty.gov

New Reporter Needed!
Northern VA Region
 Contact Hannah Twaddell to
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Sally Morgan, AICP
Southwest Region
 276-783-8293
 smorgan@smythcounty.org

Laura Baie
Tidewater Region
 757-764-1486
 laura.baie@langley.af.mil

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