

LEON S. EPLAN AND THOMAS H. ROBERTS – Distinguished Georgia Planners

The Georgia Chapter of APA, Georgia Institute of Technology's College of Architecture and City and Regional Planning Program, and many supporters convened an event to honor Leon S. Eplan, FAICP and Thomas H. Roberts on the evening of November 27, 2007 at Vickery's in Glenwood Park in Atlanta. More than 100 guests were in attendance. Both gentlemen had distinguished careers in planning and community development in Georgia and nationally.

Tom Roberts was a graduate of Case Western Reserve University and received his Master of Regional Planning degree from the University of North Carolina in 1952. Tom began his planning career in metro Atlanta as a Community Planner with the Metropolitan Planning Commission (MPC) in 1956. The MPC was the predecessor agency to the Atlanta Regional Commission (ARC). Tom became Planning Director and was employed with ARC until 1966. Among other activities during this period, he oversaw planning studies that led to the construction of the MARTA system.

Following employment with ARC, Tom became the founding Director of Planning for the Metropolitan Washington Council of Governments (MWCOG) from 1966 to 1969. In this capacity, he established the regional planning program and staffed the new regional agency for Washington, D.C. In 1969, Tom began employment as the Executive Director of the American Institute of Planners (AIP), the predecessor organization to the American Institute of Certified Planners (AICP), which he continued until 1972. In 1972, Tom

returned to Atlanta to work again for ARC as Director of Planning from 1972 to 1978.

In 1978 he began his consulting firm, Thomas H. Roberts & Associates. As a consultant, Tom worked throughout the southern U.S. specializing in community development, comprehensive planning, land use, zoning and growth management studies. During his consulting career Tom was employed by 21 cities, 18 counties, three regional agencies and private corporations.

In addition to a distinguished career in planning, Tom contributed substantially to the planning profession. Tom was the president of the Georgia Section of AIP from 1959 to 1960, now known as the Georgia Chapter of the American Planning Association (APA). Tom was a Vice-President and President of the American Society of Planning Officials (ASPO) and on the board of ASPO from 1974 to 1978. Tom was founding director of APA from 1978 to 1979.

Tom served on the faculty at Georgia State University and Georgia Institute of Technology as well as lectured at 29 other colleges and universities. He developed a management training program on land use and public works and programming for the American Public Works Association (APWA) and he conducted the training in 22 cities nationally.

Leon Eplan introduced the concept of continuous and coordinated planning as the central feature of the planning process in Atlanta. At the time of his service, an annual

(continued p. 4)

INSIDE THIS ISSUE

Distinguished Planners	1
Board of Directors	2
President's Corner	2
Now Hiring	3
TADs Post Results	6
NAR, SGA Find	6
Plan for Lunch Time	7
Small Town Flavor	8
Bull Street Awarded	9
GPA Sponsors	10
Membership	11
Calendar of Events	11



NOW HIRING!

GPA Executive Director

Duties: Assisting VP for Programs with conference arrangements and registrations; assisting Professional Development Officer with AICP exam review events; work with District Directors to organize District events; plus other duties.

...read more p. 3

TADs AS EFFECTIVE TOOLS

...read more p. 6

AICP INFO & MAY 2008 EXAM

Do you know of any continuing education providers in your region who may be interested in becoming a registered CM provider? The American Planning Association offers one Scholarship per year for a member of APA and GPA who wants to take the AICP Exam, but the cost of the exam prevents them from applying? If this is your situation, you may be eligible to receive the scholarship.

...read more p. 9

- President**
Ellen Heath, AICP
ellen.heath@edaw.com
404-870-5339

Past President
Dan Reuter, AICP
dreuter@atlantaregional.com
404-463-3305

VP/Programs
Laura Beall, AICP
lbeall@GRTA.org
404.463.3068

VP/Chapter Services
Laura M. Keyes, AICP
lkeyes@atlantaregional.com
t: 404.463.3269

Secretary
Tracy Dunnivant, AICP
tdunnivant@cityofnewnan.org
770-254-2354

Treasurer
Eric Bosman, AICP
ebosman@urbancollage.com
404.586.0277

Professional Dev. Officer
Gary Cornell, AICP
gcornell@jjg.com
678-333-0229

Planning Officials Dev. Officer
Kellie Brownlow
kbrownlow@atlantaregional.com
404-463-3212

Chair - Legislative Committee
To be Appointed

AICP Director at Large
David C. Kirk, AICP
david.kirk@troutmansanders.com
404-885-3415

AICP Director at Large
Tim Preece, AICP
tpreece@arcadis-us.com
770-431-8666

Non-AICP Director at Large
Diana Wheeler
dwheeler@alpharetta.ga.us
678-297-6070

Non-AICP Director at Large
Kathleen Field
kfield@ci.roswell.ga.us
770-594-6173

Non-AICP Director at Large
Cheryl Contant
cheryl.contant@arch.gatech.edu
404.894.2350

PRESIDENT’S CORNER

Happy Holidays!

And best wishes for a great 2008. At GPA we are looking forward to the new year, which will bring several challenges and opportunities for the association. Your board of directors is currently working on the work program for 2008; highlights are likely to include:

- **Working with our new Executive Director to streamline processes and improve communications with members, particularly at the district level.** We expect to be under contract with our part-time executive director early in the year.
- **Implementing the AICP Certification Maintenance Program.** The Professional Development committee will be active this year in implementing the AICP Certification Maintenance Program, as well as continuing its good work in helping planners prepare for and pass the AICP exam.
- **Advancing GPA Legislative Advocacy.** We will seek to advance research and promotion with organizations such as ACCG, GMA and GEDA to improve GPA’s standing and capabilities in the legislative arena.
- **Continuing 150+ Volunteers Initiative.** This initiative was established in 2003 to involve as many members as possible in chapter activities, through committee work and conference activities. As always, our success as an organization depends upon your help and support. Please consider volunteering to help on one of our several committees, including:
 - **Professional Development.** This committee needs your help more than ever as it takes the lead in implementing certification maintenance.
 - **Programs.** This committee will organize two conferences this year as well as planners’ lunches and district events. They need your help in organizing sessions and identifying locations and program elements.
 - **Membership.** This committee helps with the production of hard-copy and electronic newsletters, web site, soliciting sponsorships, district events, and the membership directory.
 - **Legislative Affairs.** This year promises to be one of the most exciting for planners in memory, as the General Assembly seems poised to take on several issues of interest and/or concern to us, including numerous tax reform efforts that affect how local governments do business, various initiatives related to zoning powers, and other ideas. Please consider volunteering to help monitor efforts and alert members when actions of interest are imminent.
 - **Divisions.** Our redesigned web site includes the opportunity to network with planners across the state through divisions. (Located under the “Resources” tab on top of the home page.) We need you to participate in divisions that reflect your areas of interest; please also consider volunteering to moderate a division forum. And use the forums to ask for ideas, discuss topics, etc.



NOW HIRING – GPA Executive Director

GPA is seeking a part-time Executive Director. This will be a contract position and the candidate will provide office space and computer. Candidates should be computer literate, have oral and written communication skills, be able to travel to state conferences as needed and provide minor bookkeeping. Fundraising experience is helpful. The preferred candidate will have some knowledge of growth and planning issues but it is not necessary. The number of hours may fluctuate during the year, but we are budgeting approximately half-time over the year at \$20-25 per hour, as well as travel expenses. The candidate will report directly to the President of GPA. Duties will include: assisting treasurer with invoice management and bookkeeping; assisting VP for Programs with conference arrangements and registrations; assisting Professional Development Officer with AICP exam review events; work with District Directors to organize District events; and other duties. Please contact Ellen Heath or Dan Reuter for more information, or submit a resume to ellen.heath@edaw.com. ■

PRESIDENT’S CORNER *(continued from p. 2)*

Please let me or any other board members know if you would like to volunteer or if you have other ideas about initiatives we should pursue in 2008. It promises to be a busy year but with your help we will continue the good work of previous boards in moving the organization forward.

Finally, I’d like to thank **David Kirk** and the Troutman Sanders law firm for their excellent pro-bono efforts in helping us establish the Georgia Planning Memorial Foundation, Inc. Thank you also to the five GPA members who have agreed to serve as the Foundation’s first Board of Directors: **Marsha Anderson Bomar, Glenn Coyne, Steve Logan, Dan Reuter, Bill Ross**

Created in memory of our late colleague **Denise Abboud**, the foundation’s goal is to help planners memorialize her and other planners by raising and distributing funds to help with the education and ongoing professional development of planners, planning commissioners, or other persons in the state who work in or serve rural or poorer communities that would otherwise not be able to obtain such educational and professional development opportunities. Please consider making a contribution to the foundation; initial contributions in Denise’s name will be used for a conference scholarship fund.

We’re looking forward to a fun and productive year at GPA; best wishes for the same to you and your families, and we look forward to seeing you at a GPA event! ■

Ellen Heath, AICP
President, Georgia Chapter of the American Planning Association

District 1 Director
Larry Vanden Bosch, AICP
dceds@ngrdc.org
706-272-2300

District 2 Director
Adam Hazell, AICP
ahazell@gmrdc.org
770.538.2617

District 3 Director
Rob LeBeau, AICP
rlebeau@atlantaregional.com
404-463-3308

District 4 Director
Frederick Gardiner, AICP
gardiner@cityofgriffin.com
770.233.4130

District 5 Director
Kristina Harpst
kharpst@mgrdc.org
t: 478.751.6160

District 6 Director
Paul DeCamp, AICP
pdecamp@augustaga.gov
706-821-1796

District 7 Director
Patti Cullen
pcullen@lcrdc.org
706-256-2910

District 8 Director
Paul Forgey, AICP
pforgey@swgrdc.org
229-522-3552

District 9 Director
Jonathan Lynn
jlynn@waycrossga.com
912.287.2944

District 10 Director
Beth Reiter, AICP
reiterm@thempc.org
912.651.1453

Planning Official
Fred Boykin
fboykin@bicyclesouth.com
404-636-4444

Planning Official
Eric Clarkson
ecent@mindspring.com
770-452-3000

Student Representative
Holden Spaht
holden.spaht@edaw.com
706.207.8257

Comprehensive Development Plan for one, five and 15 years was produced. Launched in 1975, the annual CDP, assembled through a process unique in America, is adopted each July by Mayor and City Council. Thereafter, no rezoning or public investments can be made which are inconsistent with the plan.

His work launched the neighborhood planning process in Atlanta with his 1963 Ansley Park Plan, the City’s first neighborhood revitalization plan. Subsequently he undertook numerous plans throughout the City, including such plans for Vine City, Sherwood Forest, Adamsville and Peoplestown.

Citizen involvement in public decisions has threaded Leon’s work for over 50 years. As Atlanta’s Commissioner of Planning and Development, he crafted the Neighborhood Planning Unit (NPU) system, a structured process which has provided a means for on-going citizen participation in major public decisions and which has become a national model for citizen participation.

As President of Eric Hill Associates, he and his firm served as the chief planning consultant on the design of MARTA. As part of this initiative, they introduced, in 1971, the notion of planning for development around transit stations (then called TSADS, now known as TODs), which remains the only such planning for an entire transit system. They were also responsible for placing a station within the Hartsfield Jackson International Airport (then an innovation), and in downtown Decatur, which led the revitalization of that downtown center. He later undertook much of MARTA’s community impact analysis required for the Federal Environment Impact Statement.

Representing the City of Atlanta, he was part of a team which laid out a commuter rail network designed to serve much of north Georgia. He participated in drafting the design of the Terminal in Downtown Atlanta and, together with Doug Hooker, then the City’s Commissioner of Public Works, the City’s purchase of the site for the Terminal.

With his partners, Frank Harscher and Michael Williams, he undertook the feasibility of constructing a 14-mile streetcar line in the Peachtree Corridor, from Buckhead to West End, including a Downtown Loop. Serving on a planning team retained by the Clifton Corridor Transportation Management Association (CCTMA), a plan has been produced which would connect the Clifton Road institutions in Atlanta (including Emory, the National Centers for Disease Control and Prevention (CDC),

Emory Healthcare, and others) with streetcar lines connecting to the Decatur and Lindbergh Center MARTA stations.

Working with the U. S. Housing of Representatives’ Oversight Committee in 1981, he helped draft the legislation which established the Martin Luther King, Jr. National Historic site in Downtown Atlanta. Once established, he participated in drafting the regulations governing that site. In 1996, together with now-Mayor Shirley Franklin, then on the staff of the Atlanta Committee for the Olympic Games (ACOG), he and she lobbied successfully in Washington to add \$11 million to the U. S. Park Service’s budget to enable the boundaries to be expanded and to prepare the site for the 1996 Summer Olympics Games.

When the Martin Luther King, Jr. Historic Site was established, he was instrumental in having the City turn over to the U. S. Department of the Interior its Auburn Avenue Community Center to allow for the construction of a MLK Jr. Museum. Land was also provided on which to construct the new Ebenezer Baptist Church, the former one having be designated as a historic building and preserved as a lasting tribute to Dr. King.

As Atlanta’s Planning and Development Commissioner, he was part of an extended mediation effort with the Georgia Department of Transportation seeking to resolve a 24-year old dispute over the use of land which had been cleared for the construction of the Stone Mountain Expressway. Following the negotiated settlement based on his devised design, the land has now been developed as Freedom Parkway and Park. It links the Martin Luther King, Jr. Historic Site to the Jimmy Carter Presidential Library and was so-named to honor the human and civil rights movements of those two leaders.



He prepared for former Mayor Ivan Allen, Jr. the economic feasibility studies which led to the construction of the original Atlanta-Fulton County Stadium, attracting to Atlanta the Milwaukee Braves, the first professional baseball team to enter the South. With his City planning staff and a Citizen Advisory Committee, Atlanta’s first Parks and Leisure Services Plan was produced in 1995. It sought to utilize greenways and stream corridors to tie together a physically fragmented City. The following year, he led the effort which created a new Master Plan for Piedmont Park.

He and his staff developed Atlanta’s first City-wide Bikeway Plan as part of the City’s1978 Comprehensive Development Plan. Later, in the 1990’s, together with the PATH Foundation, a 112-mile walking/jogging/trail system was designed in the City, more than a third of which has now been constructed. He and his staff at the City developed and enabled the City Council to adopt a 350-mile On-Street Bikeway System for Atlanta.

With the assistance of the Urban Land Institute (ULI), convened and chaired for HUD’s Assistant Secretary Donna Shalala, the national conference on “Reducing the Development Costs of Housing: Actions for State and Local Governments” in 1979. The findings and recommendations of the conference were subsequently published and later became the basis for President Reagan’s housing policy.

He was engaged to conduct hearings in behalf of the Georgia General Assembly’s Joint House-Senate Committee on Housing, resulting in the introduction of the first housing legislation by the State General Assembly. Several acts subsequently adopted related to affordable housing, manufactured housing and State-wide building codes. The Georgia Residential Finance Authority was also a result of this effort. His work, in addition, influenced

the creation of the Regional Planning and Development (RDP) program

With Mayor Maynard Jackson, he helped establish the Atlanta Neighborhood Development Partnership (ANDP) in 1991. Later, he was retained to help that organization in the adoption of strategies for affordable housing and for developing mixed-income neighborhoods in Atlanta’s inner-City neighborhoods and in suburban communities. Working with ANDP’s Hattie Dorsey and Von Nkosi, the publication, Resettling Atlanta, was issued laying the foundation for mixed-income communities throughout the region.

He was responsible for developing the program which guided the City’s preparations for the 1996 Summer Olympics Games. With Mayor Maynard Jackson, he helped to establish the Corporation for Olympic Development in Atlanta (CODA), led by Clara Axum and Randy Roark, who expanded and implemented the initial program. In later years, he advised the Mayor of Sydney on that city’s preparations for the 2000 Olympic Games, and recently, with others in Atlanta, met with Beijing’s Commissioner of Planning and Development and his 20-person delegation, on their plans for the 2008 Games.

He was a co-founder of the Georgia Chapter of the American Institute of Planning (then GaAIP, now GPA) and served as its first president, representing the chapter on the Chapter President’s Council. In 1974, he was elected Vice President of the American Institute of Planners (AIP), and was twice elected as its President. Mr. Eplan was chosen to become a Fellow in AICP’s College of Fellows in 2000. In 2002 and 2003, he was appointed to AICP’s National Fellows Selection Committee, serving as its Chair in 2003. He helped establish GPA’s Fellows Nominating Committee and has served on that committee each year since that time. ■

They haven’t been around long, and they remain largely untested in slow real estate markets.

But tax allocation districts, or TADs, are fast proving a very effective tool for promoting redevelopment in overlooked areas of the fast-growing metro Atlanta region. Results in some cases are stunning.

Those are the sometimes surprising findings in a study commissioned by the Livable Communities Coalition. The study was researched and written by Bleakly Advisory Group with oversight from Dr. David Sjoquist of Georgia State University. Study results were announced earlier this month, and they plug what had been an important gap in information: Do TADs live up to their hype?

Remarkably so, it turns out. It comes as no surprise, for example, that property values in TAD-assisted Atlantic Station have gone up. But who would have guessed they have gone up an average of 65.4 percent per year since 1999? Or that values in East Point’s Camp Creek district have gone up an average of 54.3 percent per year?

TADs are meant to spur private investment by paying for public improvements needed to enable or enhance redevelopment in areas that might otherwise remain neglected. Higher property taxes resulting from rising values pay for the public improvements. TADs have spurred successful projects like Atlantic Station in Midtown Atlanta and East Point’s Camp Creek Marketplace. A TAD will also fund public improvements along Atlanta’s proposed BeltLine.

The Coalition report cautions that TADs “are still new” – the first was created in 1998 – “and have a limited track record.” The evidence collected to date, however, makes one thing clear: TADs are working. Study author Ken Bleakly said, “We believe the early track record shows TADs are the most effective redevelopment tool available to local officials in Georgia and have only just begun to achieve their potential positive impact on the health of Georgia’s cities and towns.”



Photo accreditation: Camp Creek Marketplace

Creation of a tax allocation district (TAD) was important in spurring the development of Camp Creek Marketplace above.

To read or download a copy of the Coalition’s new TAD study, *Survey and Analysis of Tax Allocation Districts (TADs) in Georgia: A Look at the First Eight Years*, go to www.livablecommunitiescoalition.org.

WASHINGTON, October 25, 2007 -

Three-fourths of Americans surveyed believe that either being smarter about development or improving public transportation are both better long-term solutions for reducing traffic congestion than building new roads, according to a survey sponsored by the National Association of Realtors® and Smart Growth America.

The 2007 Growth and Transportation Survey details what Americans think about how development affects their immediate community, and traffic congestion was a top concern. Nearly half of those surveyed think improving public transit would be the best way to reduce congestion, and 26 percent believe developing communities that reduce the need to drive would be the better alternative. Only one in five said building new roads was the answer.

“Realtors® build communities and care about improving our cities and towns through smarter development,” said NAR President Pat V. Combs, of Grand Rapids, Mich., and vice president of Coldwell Banker-AJS-Schmidt. “With increased traffic congestion and longer commutes, Americans are receptive to new ideas for handling growth, such as better transit or mixed-use walkable communities that allow people to cut down on their driving, as this survey shows.”

Americans give their communities high marks when it comes to providing good public schools, parks and open space. Respondents were less optimistic about their local community’s ability to provide practical and convenient transportation and manage growth and development. While one-third approve of growth in their local area, the percentage of those who disapprove of local growth has doubled since 1999, from 10 percent to 20 percent.

This year’s survey also showed that Americans are more concerned about how their community is handling that growth and development than they have been in eight years of polling. Only 39 percent say their community is doing an excellent or good job of handling growth, while the majority – 58 percent – believes the community is doing a fair or poor job.

When asked about their top concerns regarding growth and development, respondents consistently cited the loss of farmland to development (72 percent), increased traffic congestion and commute times (70 percent), and loss of open land such as fields and forests (70 percent). Other concerns include the loss of individual character of communities, increased reliance on cars because of sprawl, and the loss of historic landmarks and

neighborhoods. The greatest increase was among those concerned about the rise in highway commercial development such as strip malls, up 25 percent in the past six years.

This year the survey also asked about climate change, and more than 70 percent of respondents are concerned about how growth and development affect global warming. Americans expressed strong support for bold measures to combat climate change. Nearly nine in 10 believe that new communities should be built so people can walk more and drive less; cars, homes and buildings should be required to be more energy efficient; and public transportation should be improved and made more available. Americans strongly disapprove (84 percent) of increasing gasoline taxes as a way to discourage driving and reduce energy use.

“With concern about climate change rising along with gas prices, Americans are looking for options that allow them to reduce the time they spend in the car,” said Don Chen, executive director of Smart Growth America. “Americans see smarter development patterns as a viable way to achieve that goal, while also reducing greenhouse gas emissions.”

Eight in 10 respondents prefer redeveloping older urban and suburban areas rather than building new housing and commercial developments on the edge of existing suburbs. More than half of those surveyed believe that businesses and homes should be built closer together to shorten commutes, limit traffic congestion and allow residents to walk to stores and shops instead of using their cars. Six in 10 also agree that new-home construction should be limited in outlying areas and encouraged in inner urban areas to shorten commutes and prevent more traffic congestion.

With road building costs often exceeding revenues, many states are turning to tolls as a key funding source. Americans are divided on tolls, although 55 percent approve of charging tolls on more roads if that improves roads and decreases congestion. On the other hand, six in 10 are opposed to charging tolls on freeways during rush hour to reduce congestion. Respondents are evenly split on charging tolls during rush hour, even if the money is used to provide transportation alternatives to the freeway.

When it comes to spending taxpayer dollars, respondents believe Congress should spend more money to maintain and repair roads, highways, freeways, and bridges and to expand and improve public transit than build new roads.

Americans are overwhelmingly opposed to the private ownership

of roads; that is, selling key roads and highways to private companies who would charge a toll and give a portion of the toll money to the state. Eighty-four percent of respondents oppose private ownership of roads; only 14 percent support the concept. Similarly, 66 percent are opposed to allowing private companies to build, own and collect tolls for new roads – even if those companies gave a portion of the toll money to the state.

The 2007 Growth and Transportation Survey was conducted by telephone among 1,000 adults living in the United States in October 2007. The study has a margin of error of plus or minus 3.1 percentage points.

Smart Growth America is a diverse coalition of nearly 100 nonprofit organizations with a stake in how metropolitan expansion affects our environment, quality of life and economic sustainability. Coalition partners include national, state and local groups working on behalf of the environment, historic preservation, housing affordability, social equity, land conservation, neighborhood redevelopment, farmland protection, business, labor, public health and town planning and design.

The National Association of Realtors®, “The Voice for Real Estate,” is America’s largest trade association, representing more than 1.3 million members involved in all aspects of the residential and commercial real estate industries. ■

PLAN FOR LUNCH TIME

Are you ready to “Plan for Lunchtime”? If so, (and if you’ve got lunch), the DCA’s Office of Planning and Quality Growth has the plan for you. Committed to providing direct planning and quality growth technical assistance to Georgia governments, OPQG is now offering the “Plan for Lunchtime.” Speakers will come to you and make lunchtime presentations that will assist in the development of well-planned communities.

Local governments can choose from the following specialty topics: What is Quality Growth?; Comprehensive Planning & Quality Growth; Appointed Planning Officials: Roles and How to Make a Difference; Quality Community Objectives; Character Area Identification; Character Area Implementation; OPQG Educational Products; and Why Plan?

For more information or to schedule a “Plan for Lunchtime” with the Office of Planning and Quality Growth contact Bettina Benoit Durant at 404-679-0569 or email bdurant@dca.state.ga.us.

DESIGN ADDS TO SMALL TOWN FLAVOR

By Paul Bednar, AICP, RLA, CNU – STaR liaison from the New Urbanism Division of APA

Reprinted from the September 2007 Small Town and Rural (STaR) Planning Division newsletter.

Design matters in small towns. Yet, when new development arrives, it often lacks the design character that makes small towns so desirable. Porches and pedestrian-friendly downtowns are examples of design elements that define the character of small towns. But the suburban-type development usually proposed for new growth in small towns gives you cookie-cutter subdivisions and strip malls, not porchescapes and Main Street.

Some people consider such design features as frivolous. But they are not. Design is not the icing on the cake, but rather an important ingredient to a delicious cake. Porches, architecture and tree-lined streets are not just nice extra touches for a town,

“The porch promotes grace and comfort. It promotes good conversation simply by virtue of the fact that on a porch there is no need for it... It is our reviewing platform and observation deck, our rostrum and dais, the parapet of our stockade, the bridge of our ship.”

~ Garrison Keillor ~

but they are part of the essential make-up of great small towns. Towns need to require good design. A strong correlation exists between community character (design) and economic vitality. Protecting the character of our communities, including private, public and commercial spaces, projects an image of quality and creates an inviting atmosphere that increases property values and provides a competitive edge for attracting businesses, residents, shopping and tourism.

Development is occurring in farm towns all around us. These towns, with small budgets and lean staff, often don’t know how to react when a developer comes along offering cash and the promise of infrastructure improvements. It’s understandable that many people see this as an answer to revitalization of their town’s sagging economy. But when new development comes along, it often comes at the cost of that wonderful porch atmosphere Garrison Keillor refers to. There are several easy ways to avoid being forever scarred by development, while allowing your small town to grow.

Be sure the developer addresses the core design elements of your small town. Sometimes the town leaders don’t realize that they have the right to require good design. Here are four ways that you can ensure good design for new development:

1. Update the Zoning Ordinance and the Comprehensive Plan

Both documents need to require good design for architecture, site planning, signs, and landscaping. Illustrations and/or photos borrowed from other towns’ ordinances help illustrate the intent.

2. Include architectural design standards in the Annexation/ Development Agreements

These agreements allow towns to request whatever is deemed necessary for the benefit of the town. Often, infrastructure improvements are requested, but architectural design standards and funds for design improvements should also be included.

3. Hold a Design Charrette

Charrettes are intense, concise design workshops intended to make decisions and develop plans within a short time frame (3-4 days is recommended by the National Charrette Institute, but a 6- hour long Saturday session can suffice for small towns). Assistance for coordinating this process might be available from your state APA chapter, the APA-STaR Division, the National Charrette Institute and other agencies. It’s important to include design professionals such as local architects, planners and landscape architects. If applicable, invite design students from local colleges.

4. Offer incentives for good design

Offer developers a little more density in exchange for a better looking product – they can build a few more houses, but they have better architectural details. Reduce developer’s infrastructure requirements/costs as a trade-off for better design – they can put in narrower streets, but the houses must have better facades.

What might be included in a set of Architectural Design Standards?

In order to retain the small town character in a developing town, certain design elements are important to address in the Architectural Design Standards or at least as a condition of approval.

Architectural Design Standards can be created for commercial, municipal and residential development. In residential neighborhoods it is usually important that the new architecture compliment the existing. For instance, some Midwestern towns with traditional architecture have adopted the residential design standards listed below. Any or all of these items might relate to the needs of your town:

- Roof pitches of at least an 8:12 pitch and roof eaves must extend at least 12” from the exterior wall;

- Front porches required on most homes and at least 7’ wide (anything less usually makes the space un-useable). Porch floor elevations approx 2.5 feet (5 steps) above normal grade;

- Trim boards that protrude at least 1/2” from the house siding;

- Vertically-oriented windows, rather than wide or horizontally-oriented ones;

- Exterior walls incorporating breaks and different levels in the front façade to create interest;

- Natural siding materials used for most homes, or at least for exterior walls visible from the street. Heavier gauge vinyl and aluminum siding materials only allowed for limited coverage.

- Exterior house colors based on a palette of traditional house colors, now offered by many paint companies;

- And probably most importantly is the placement of the garage. Requiring garages be detached from the house, or if attached, located behind the front elevation of the house by at least 6-10 feet. ■

Paul Bednar is in the process of gathering photo images to create an image library of good small-town design solutions. He is interested in getting images from you that address good sign design, good building architecture, and good examples of streetscapes, all that exhibit a rural/small town character. Please e-mail Paul at paul@paulbednar.com to submit images and/or ask questions. Phone : (847) 741 7969. Once there are enough examples of design, then the image library will be made available to STaR members.

City of Suwanee – Planning & Community Development Director

This position oversees the City's Planning and Community Development Department; functions include: grant writing, annexation, community development, downtown development, economic development activities, budgeting and special events. Bachelors degree required, Masters Degree preferred. AICP certification desirable.

Hiring Range: \$68,000-\$80,000 plus full benefits.

More information at www.suwanee.com or phone 770-945-8996. EOE

Wanted: AICP Course Providers

Do you know of any continuing education providers in your region who may be interested in becoming a registered CM provider? If so, please share that information with your Professional Development Officer, Gary Cornell, AICP at gcornell@jjg.com or (678) 333-0229. He will contact them and provide information about how their training courses can become eligible for AICP CM credits for you and your fellow AICP’ers!

Prep Study Course & Manuals

AICP Exam Preparation Study Course and Study Manuals – Exam Review Session is tentatively scheduled for **January 25th** from 9 a.m. - 5 p.m. at the Georgia Tech Student Success Center. Cost will be \$25 at the door. For more information, please contact Gary Cornell, AICP by phone at (678) 333-0229 or please email at gcornell@jjg.com.

May 2008 AICP Exam Schedule

January 15, 2008	Exam Fee Payment by Check Deadline
January 22, 2008	Exam Scholarship Deadline
January 29, 2008	Exam Audit Deadline
February 5, 2008	Application & Registration Deadline
May 5-19, 2008	May 2008 Testing Window

AICP Exam Scholarship Available!

The American Planning Association offers one Scholarship per year for a member of APA and GPA who wants to take the AICP Exam, but the cost of the exam prevents them from applying. If this is your situation, you may be eligible to receive the scholarship. Here are the requirements:

1. The applicant must intend to take the AICP Exam in 2008.
2. A letter of application must be received by mail or email before January 21, 2008 at this address: Gary Cornell, AICP, Jordan Jones & Goulding, Inc., 6801 Governors Lake Parkway, Norcross, GA 30071 or by email at gcornell@jjg.com.
3. The applicant must submit a brief written explanation of financial hardship (such as a financial hardship caused by a budget cutback in a firm or agency).
4. The application must state that the employer will not subsidize the exam fee.
5. The applicant would be otherwise unlikely to take the exam without the reduced fee.
6. Applicants who are members of an ethnic or racial minority will be given priority, so please include that information in the application if applicable.

ARCADIS
To enhance the built and natural environments, creating exceptional value for our clients, shareholders, employees and communities.

Environment Transportation
Land Resources Water Resources

2849 Paces Ferry Road, Suite 400
Atlanta, GA 30339
(p) 770.431.8666 • (t) 770.435.2666 • www.arcadis-us.com

BRON CLEVELAND ASSOCIATES, INC.
PLANNERS • ENGINEERS • CONSULTANTS • PROGRAM MANAGERS

PHONE (404) 841-6364
FAX (404) 841-0978
E-MAIL: receptionst@broncleland.com
www.broncleland.com

16-B LENOX POINTE, N.E.
ATLANTA, GA 30324

brph
architects | engineers | constructors | planners

2000 Powers Ferry Road
Suite 600
Marietta, GA 30067
770.933.9242
www.brph.com

CarterBurgess
One Source, One Firm™

Transportation
Environmental
Land Development
Urban Design & Planning
Water Infrastructure

www.c-b.com | Atlanta, GA 404.249.7650

CPA
CLARK PATTERSON ASSOCIATES

www.ClarkPatterson.com

DESIGN, PLANNING AND ENVIRONMENTS WORLDWIDE

Master Planning
Landscape Architecture
Urban Design
Economic Development
Environmental Analysis

817 West Peachtree Street, NW, Suite 770
Atlanta, Georgia 30308
404.376.5339 • 404.870.6590 fax
www.edaw.com

EDAW

GEORGIA POWER
A SOUTHERN COMPANY

GRICE & ASSOCIATES
Traffic and Transportation Consultants

John J. Funny
Principal

Grice & Associates, Inc.
Two Midtown Plaza
1349 West Peachtree Street, N.E.
Suite 1290
Atlanta, Georgia 30309

404-577-6300 x101
404-577-6310 fax
jfunny@griceinc.com

**Engineers
Planners
Surveyors**

301 Perimeter Center North
Suite 400
Atlanta, GA 30346
PH: 678-775-4800
FX: 678-775-4848
www.hdrinc.com

HDR ONE COMPANY | Many Solutions™

JORDAN JONES & GOULDING

Comprehensive Planning & Engineering Services

6801 Governors Lake Parkway
Building 200
Norcross, Georgia 30071
t 770.455.8555 • f 770.455.7391
www.jjg.com

LEMONGRASS CONSULTING, INC.

Clovie Hamilton, AICP, Esq.

T 770.888.6459
F 770.888.3911
www.lemongrassplanning.com

ZONING • PERMITS • PLANNING

LORD • AECK • SARGENT
ARCHITECTURE

Ann Arbor • Atlanta • Chapel Hill
www.LordAeckSargent.com

market + main
where design and economics meet

www.marketandmain.net

POND
Architects ■ Engineers ■ Planners

www.pondco.com

Robert and Company
Robert International

Engineers • Architects • Planners
229 Peachtree Street, NE
International Tower, Suite 2000
Atlanta, Georgia 30303

Telephone: 404.577.4000 • Fax: 404.577.7119
www.robertandcompany.com

CHANGE OF ADDRESS

The Georgia Chapter does not maintain address lists. All lists are maintained at the national office and are mailed to the local chapters each month. If you have moved, e-mail: addresschange@planning.org, go to Member Login at www.planning.org, or write to:
American Planning Association
97774 Eagle Way
Chicago, IL 60678-9770

MEMBERSHIP INFORMATION

If you are interested in joining GPA or the American Planning Association, contact the national headquarters at the address above or call (312) 431-9100 or visit their website at www.planning.org.

CONTACTS

Direct financial inquiries and address payments to the Treasurer. Direct questions about chapter records to the Secretary. Direct matters for the Board of Directors to the President. See mailing and email addresses inside.

SUBMISSION

The Georgia Planning Association welcomes articles, letters to the editor, photos of planning events or state happenings, calendar listings, job notices, planners on the move, etc. We are always interested in publishing items you think may be of interest to others throughout the state. Graphics are especially welcome. Articles may be edited for space. Articles printed in any issue of The Georgia Planner are not the expressed opinion of the Chapter.

DEADLINE

The deadline for the next issue is **February 29, 2008.**

Send items for the newsletter to:

William F. Ross
ROSS+associates
2161 Peachtree Road, NE Suite 806
Atlanta, Georgia 30309
Bill@planross.com

URBAN Collage

URBAN DESIGN
buildings & sites
schools & campuses
neighborhoods & districts
corridors & centers
cities & towns

84 Peachtree St. NW, Suite 300
Atlanta, Georgia 30303
P 404.586.0277
F 404.586.0079
E shavvey@urbancollage.com

principal
STANFORD HARVEY, AICP

URS

URS Corporation
400 Northpark Town Center
1000 Abernathy Road, NE
Suite 900
Atlanta, GA 30328
Tel: 678-808-8800
Fax: 678-808-8400
www.urscorp.com

Transportation/Transit Planning
Environmental Planning
Traffic Engineering
Road & Bridge Design
Civil Engineering
Environmental Engineering

VINYL SIDING INSTITUTE
America Sides with Vinyl

ROSS+associates
Urban planning and plan Implementation

Comprehensive Plans
Zoning and Land Development Codes
Implementation Programs
Capital Improvements
Financing and Impact Fees

2161 Peachtree Road, NE
Suite 806
Atlanta, Georgia 30309

Phone: 404-355-4505
Fax: 404-352-8926
Mobile: 404-626-7690
Email: bill@planross.com

RS&H
IMPROVING YOUR WORLD

• Planning • Program Management
• Transportation • Community Design
• Environmental Services • Public Facilities
• Water/Wastewater

730 Peachtree Street, Suite 430
Atlanta, Georgia 30308
(678)528-7200 • (600)741-2014
www.rsandh.com

thank you
to our
sponsors!

Exceptional Service... Creativity

Transportation Engineering
Civil/Site Engineering
Transportation Planning
Traffic Engineering
Intelligent Transportation Systems
Land and Engineering
Survey Services
Public Involvement

STREET SMARTS
Planning • Transportation Engineering • Services
www.streetsmarts.us

WOMAN OWNED BUSINESS

Visit website for our subsidiary Data Smarts
www.datasmarts.us

1389 Peachtree Street NE, Suite 200
Atlanta, GA 30309-3091
404.873.6730
404.874.6471 fax
www.lunspan.com

TSW
LUNSPAN AND PARTNERS ASSOCIATES
community design and architecture

CALENDAR OF EVENTS - visit the website for the current events listing

February 2nd	Southface – Sustainable Atlanta Roundtable	Atlanta, GA	www.southface.org
February 7th	Form Based Development Code for Cultural Heritage Tourism District Training	Warm Springs, GA	ceidson@dca.state.ga.us
March 4th	Form Based Development Code for Cultural Heritage Tourism District Training	Warm Springs, GA	ceidson@dca.state.ga.us
March 7th	Southface – Sustainable Atlanta Roundtable	Atlanta, GA	www.southface.org
March 13th – 14th	Greenprints Sustainable Communities By Design Class	Atlanta, GA	www.southface.org
March or April	GPA Spring Conference	Atlanta, GA	www.georgiaplanning.org



GEORGIA PLANNER – December 2007 Newsletter for the Georgia Chapter of the American Planning Association



American Planning Association
Georgia Chapter

817 West Peachtree Street, NW
Suite 770
Atlanta, Georgia 30308