

## STIFTEL NAMED HEAD OF CITY AND REGIONAL PLANNING AT GEORGIA TECH

*Leader wants more ambitious ideas in decision-making arenas.*

The Georgia Tech College of Architecture has named Dr. Bruce Stiftel, FAICP, the seventh director of its City and Regional Planning Program. He joined the Institute in August, filling the position left by Dr. Cheryl Contant, who has been named vice chancellor for academic affairs and dean at the University of Minnesota-Morris. Most recently associate dean of graduate studies at Florida State University (FSU) in Tallahassee, Fla., Stiftel was also a professor of urban and regional planning and a faculty associate of the Florida Conflict Resolution Consortium, of which he was a co-founder.



In a letter to the Program's faculty in anticipation of his arrival, Dr. Stiftel said, "It is a privilege to join the Tech city and regional planning community with its long history of creative and influential impact on the planning field." He outlined his vision for the Program, saying it is crucial for planning schools to bring better, more ambitious ideas to decision-making arenas in government and industry.

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## AICP CM CREDIT COURSES AVAILABLE ONLINE

Planning for Healthy Places with Health Impact Assessments Online Course

The online course is available free of charge at <http://professional.captus.com/Planning/hia/default.aspx>.

AICP members may claim 6 CM credits by going to the CM Activities page at <http://www.planning.org/cm/search/> and searching "Distance Learning" offerings. The course can be found on the second page of offerings. Members can also find it by typing in the title of the course into the search field and clicking "Go". We will soon be creating a page on our website that highlights all of APA's online courses. Until then, please pass along this link to members.

### Additional Online Courses

Work continues on three additional online courses: Hot Topics in Planning Law, Ethical Practice for Practicing Planners, and Transportation and Land Use. These courses are expected by early-mid 2009.

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## HAPPY HOLIDAYS

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American Planning Association!*

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## OAKWOOD UNVEILS ‘SHAPE OF LIFE TO COME’ IN SOUTH HALL COUNTY

*By Larry Sparks, Planning Director*

The City of Oakwood has unveiled the “shape of life to come” – an ambitious master plan that reinvents an entire community in the south end of Hall County.

“This master plan creates something we’ve never had before in Oakwood – a true destination community,” said longtime Mayor Lamar Scroggs. “This is our legacy. We’re designing a place that fosters a green and healthy lifestyle, and we’re protecting a small-town way of life for our children and many generations to come.”

Oakwood’s master plan focuses on two primary areas: the current downtown and an all new Commercial Center alongside Interstate 985. In all, the master plan covers approximately 253 acres, much of which is either vacant or undeveloped lots, which is divided into seven distinct development districts. While each area has its own personality and focus, they are all connected through a series of trails, greenways, tree-lined streets, and even a central traffic roundabout.

### Oakwood 2030

Oakwood’s long-term master plan is part of the city’s much larger Oakwood 2030 program, which encompasses a long list of forward-thinking projects. Oakwood 2030 borrows its name and focus from Hall County’s Vision 2030 program, a citizen-led effort that outlines a wish list for the entire county. In fact, Oakwood’s master plan directly supports four of the “15 Big Ideas” from Hall’s Vision 2030 – creating a culture of wellness; preserving a “community of towns;” setting aside more green space; and developing high-speed rail.

### Funding

Funding for Oakwood’s Master Plan is projected to come primarily from developers. Private investment is estimated to range between \$150 million to \$250 million through the year 2030. For its part, the City plans to invest up to \$50 million over the next two decades in land and infrastructure improvements.

Oakwood already has established a TAD, or Tax Allocation District, to help cover about 40 percent of infrastructure costs. Additional funding is projected to come from federal and state grants, general obligation bonds, sales taxes and private donations. The City also has received authorization to form a Community Improvement District (CID) to lend additional financial support as needed.

For more information about Oakwood 2030 and the Oakwood Master Plan, log onto [www.Oakwood2030.com](http://www.Oakwood2030.com). [Ed. Note: This web site is an excellent example of effective online plan communication.]



## CALENDAR OF EVENTS - please visit our website for event listings

January 5 – 6, 2009 Complete Management Course For Planning Directors	Seattle, WA <a href="http://www.zuckersystems.com">www.zuckersystems.com</a>
January 12 – 13, 2009 Land Use and Growth in Georgia	Atlanta, GA <a href="http://www.lawseminars.com">www.lawseminars.com</a>
January 13 – 14, 2009 Planning Commissioner Training	Douglas, GA <a href="http://www.dca.state.ga.us">www.dca.state.ga.us</a>
January 26 – 27, 2009 Complete Management Course For Planning Directors	Salt Lake City, UT <a href="http://www.zuckersystems.com">www.zuckersystems.com</a>
February 4 – 5, 2009 Reinventing Retail Mixed Use	Beverly Hills, CA <a href="http://www.uli.org">www.uli.org</a>
February 11, 2009 North Georgia GPA Planners Luncheon	Cartersville, GA <a href="http://www.georgiaplanning.org">www.georgiaplanning.org</a>
February 19 – 20, 2009 2009 Southeast and Georgia Wetlands and Water Law Update	Atlanta, GA <a href="http://www.theseminargroup.net">www.theseminargroup.net</a>
February 23 – 24, 2009 Complete Management Course For Planning Directors	Austin, TX <a href="http://www.zuckersystems.com">www.zuckersystems.com</a>
March 14 – 18, 2009 Congressional City Conference	Washington D.C. <a href="http://www.nlc.org">www.nlc.org</a>
March 16, 2009 Park Pride 8th Annual Parks and Greenspace Conference	Atlanta, GA <a href="http://www.parkpride.org">www.parkpride.org</a>
March 16 – 17, 2009 Complete Management Course For Planning Directors	Ft. Lauderdale, FL <a href="http://www.zuckersystems.com">www.zuckersystems.com</a>
March 26 – 27, 2009 GPA Spring Conference	Canton, GA <a href="http://www.georgiaplanning.org">www.georgiaplanning.org</a>
April 7 – 8, 2009 Planning Commissioner Training	Americus, GA <a href="http://www.dca.state.ga.us">www.dca.state.ga.us</a>
April 18 – 22, 2009 2009 Green Cities Conference and Expo	Portland, OR <a href="http://www.nlc.org">www.nlc.org</a>

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# Georgia Chapter of the American Planning Association 2008 ANNUAL AWARDS

The 2008 Georgia Planning Association Chapter Awards offered GPA the opportunity to highlight and advance important planning achievements happening within the State of Georgia. This year, award applications were received for the following four categories:

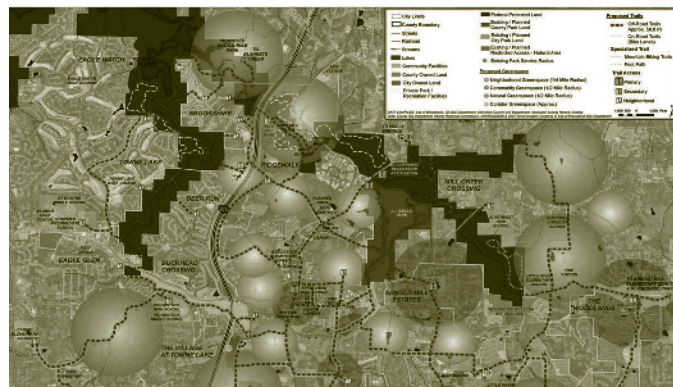
1. Outstanding Planning Process (Small & Large Community)
2. Outstanding Planning Document (Small & Large Community)
3. Outstanding Initiatives/Special Project (Small & Large Community)
4. Outstanding Student Project

GPA reviewed and selected award applications based on the following criteria:

- **Innovation** of concept
- **Transferability** to other areas or projects
- **Quality** of thought, analysis and character
- Effectiveness of, or promise for, **Implementation**
- **Comprehensiveness** of principles observed
- Strong effort to solicit Public Participation

## OUTSTANDING PLANNING PROCESS FOR A SMALL COMMUNITY – WOODSTOCK *GREEN PRINTS PROJECT*

The Woodstock City Council and the Planning and Economic Development Department received this award for the Green Prints Project. The Green Prints Project is a comprehensive park, trail and open space initiative that will establish a foundation and framework for the creation of a citywide green infrastructure system. The Project unites land use planning with land conservation and identifies green infrastructure to link community assets. The project included an extensive public participation process and produced a high quality framework transferable to other communities in the State. Richard McLeod, Director of Community Development for the City of Woodstock, accepted this award.



## OUTSTANDING PLANNING PROCESS FOR A LARGE COMMUNITY – LOWNDES COUNTY *LOWNDES COUNTY TECHNICAL REVIEW COMMITTEE (TRC)*



GPA awarded this to Lowndes County for the creation and implementation of the Lowndes County Technical Review Committee (TRC). Lowndes County developed the TRC to streamline planning efforts, improve communication between planners, developers and citizens, and to reduce the time associated with the review process. GPA recognized the TRC as a model structure for other communities throughout the state due to its ability to bring key planning and development professionals together in one place at one time, to improve communication, and to develop accurate expectations of the planning process. Jason Davenport, County Planner for Lowndes County, accepted this award.

## OUTSTANDING PLANNING DOCUMENT SMALL COMMUNITY – MONROE TOWN CENTER LIVABLE CENTERS INITIATIVE – CITY OF MONROE PLAN

The City of Monroe received this award for its Town Center Livable Centers Initiative – City of Monroe Plan. This Plan produces a sustainable long-term vision for the downtown core of Monroe and works to preserve Monroe's historic character. The Plan was based on a comprehensive public participation plan. It includes a multi-modal transportation plan that addresses pedestrian access compatible with existing and new planned development. Caleb Racicot, Principal with Tunnell-Spangler-Walsh & Associates, accepted this award on behalf of the City of Monroe.



## OUTSTANDING PLANNING DOCUMENT LARGE COMMUNITY – ATLANTA DOWNTOWN SPECIAL PUBLIC INTEREST (SPI-1) ZONING DISTRICT



### General Approach

- Expand and combine current Downtown zoning districts into one SPI-1 district for Downtown  
All SPI-1, SPI-2 and SPI-13 areas with C-4 and C-5 properties within Downtown core
- Create seven subareas to address specific issues  
Protect historic resources and maintain existing commercial FAR permissions
- Tables used to organize requirements. Text written in plain, easy to understand language



GPA awarded this to the City of Atlanta for its Downtown Special Public Interest (SPI-1) Zoning District based on the document's uniqueness, easy-to-read regulations, visual graphics and public participation process. The simplified language in the document can serve as a model ordinance for other communities throughout the State. The Plan is consistent with the City's Comprehensive Plan and will help further redevelopment of the downtown core. Enrique Bascuñana accepted this award on behalf of the City of Atlanta, Bureau of Planning.

## OUTSTANDING INITIATIVES/SPECIAL PROJECT SMALL COMMUNITY – GARDEN CITY GARDEN CITY TOWN CENTER PLAN

The City of Garden City received this award for its Garden City Town Center Plan. GPA recognized the innovation of this Plan and its ability to help planner's transform Garden City into a thriving downtown area. The Plan reflects the City's opportunity to relocate from its current location to a new central location that can promote new mixed-use development and improve the economic structure of the City. The Plan reflects a comprehensive planning process with a robust public participation process. Nathan Mai-Lombardo accepted this award on behalf of the City of Garden City.

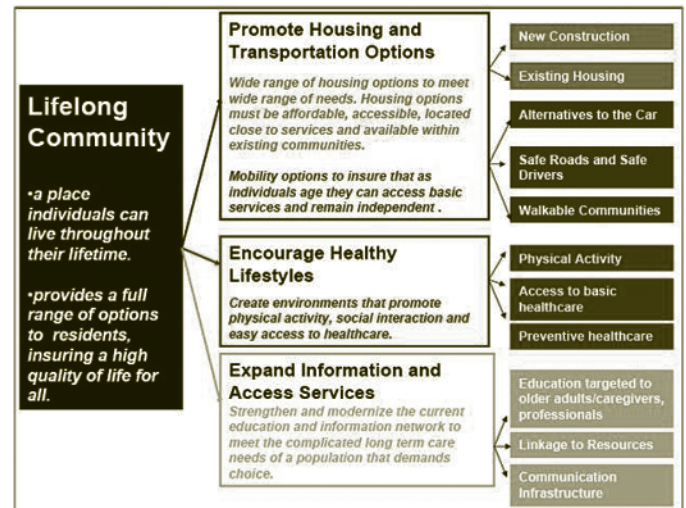


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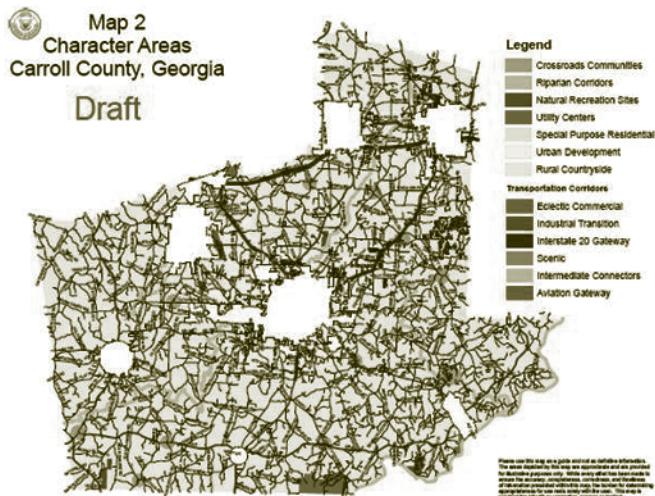


## OUTSTANDING INITIATIVES/SPECIAL PROJECT LARGE COMMUNITY – ARC AREA AGENCY ON AGING – LIFELONG COMMUNITIES INITIATIVE

The Atlanta Regional Commission (ARC) received this award for its Area Agency on Aging – Lifelong Communities Initiative. ARC is working with local communities to create a regional response to the growing older adult population from the ground up. The Initiative promotes housing and transit options, encourages healthy lifestyles and expands information and access. The Initiative responds to needs of the Atlanta region and creates partnerships in urban, suburban and local communities, and can serve as a tool for other jurisdictions. Carolyn Rader accepted this award on behalf of the Atlanta Regional Commission.



## OUTSTANDING STUDENT PROJECT – UNIVERSITY OF WEST GEORGIA CHARACTER AREAS MAP FOR THE CARROLL COUNTY COMPREHENSIVE PLAN



GPA awarded this to the University of West Georgia Planning Seminar: East Carroll for their efforts to partner with Carroll County and assist county planners in the development of the Character Areas map for the Comprehensive Plan. The students designated eleven character areas and presented quality text and map products. The planning effort gave students the opportunity to work in partnership with professional planners and develop a high quality product that will serve the County for years to come. Dr. Richard Larkin and students from the planning classes accepted this award.

### STIFTEL NAMED... (continued from p. 1)

“The need for quality city and regional planning in our nation and in the world has never been greater,” he said. “Tech’s tradition of engaged planning education suggests that this Program is capable of strong leadership in the critical next years of our profession.”

“I am thrilled that Bruce will be joining us,” said Alan Balfour, Dean of the College of Architecture, “He brings with him an intellectual energy, commitment to excellence, and strong leadership that will complement and enhance our already-robust City and Regional Planning Program and its faculty.”

In his 25 years at FSU, Dr. Stiftel conducted research on collaborative governance of environmental policy and methods for improving government agency bargaining. His work led to the adoption of mediation alternatives by the Florida state government. His most recent books include *Adaptive Governance and Water Conflict* (2005) and *Dialogues in Urban and Regional Planning* (2006), and he has regularly taught courses in planning theory, environmental planning and environmental dispute resolution. ■

## Support Our Sponsors!!

The Georgia Planning Association is excited to recognize our 2008 Annual Sponsors. GPA has a number of renewing sponsors from 2007 and many new sponsors in 2008.

An annual sponsorship with GPA provides a company with a logo and link to the company website on the GPA website and an advertisement in the GPA quarterly newsletters. Please take time to visit the GPA website and click on the links for the sites of our sponsors, and review the ads in our newsletters.

Our annual sponsors are instrumental in helping the organization expand popular support for planning in Georgia, assisting GPA with informative Planner's Luncheons, bringing quality speakers to the spring and fall conferences, and monitoring legislation that affects planning in Georgia. The 2008 sponsors are listed below:

- ARCADIS
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- Vinyl Siding Institute - National Housing Center

We appreciate your support in 2008!

**Laura Keyes, VP Chapter Services**

## Georgia Planning Memorial Foundation

As most of you already know, the Georgia Planning Memorial Foundation grew out of GPA's creation of the Denise Abboud Memorial Fund last year, following Denise's tragic and sudden death. The outpouring of love for Denise from planners across the state, and recognition of her contributions to the planning profession and her ideals, strongly encouraged the Board to respond. This is the first time such a fund, based on donations from friends and associates, has ever been set up by GPA!

The Denise Abboud Fund is dedicated to helping communities that otherwise could not afford it, to expand the skills and knowledge of their professional and citizen planners. This is particularly something Denise would have been interested in pursuing -- she strongly supported GPA reaching out to include everyone in its programs and offerings, and she made sure that practical, useful programs were always included in the many conferences she put together as GPA Vice President.

The vision of the Fund is to help with the education and ongoing professional development of those who work in or serve rural or poorer communities. As a first step, the Foundation adopted criteria to define eligible "rural or poorer" communities and to guide the selection process of recipients.

A second step has been to establish an annual funding mechanism to generate money for grants. As a result, through the amazing efforts of Marsha Anderson Bomar, Vice President of the Foundation, the enormously successful First Annual Foundation Auction was held at the GPA Fall Conference. Donated items were received for auction from Airtran Airways, ARC, The Gameball.com, Prosser Hallock, Paul Kelman, Steve Logan, Pond & Company, Street Smarts and Jerry Weitz. Through their generosity and the generosity of those bidding for sometimes one-of-a-kind items, we generated \$4,500 that will be applied to help planners across the state.

Watch for news in early 2009 as the Foundation further refines its focus and welcomes requests for assistance for planners that serve eligible communities.

# DCA PLANNING AND QUALITY GROWTH

## Wants You to Consider Alternatives to Housing

Of course you know that housing is a basic human need. However, how well that need is met determines how healthy we, our families, and our communities will be. Considering the impact of growth projected for our state and the varying income levels of individuals who call and will call Georgia home, it is no secret that challenges often arise for local governments striving to accommodate housing needs of all while planning for a sustainable future.

The Georgia Department of Community Affairs Planning and Quality Growth office suggests local governments consider “alternatives” for developing housing within the community. Why? The PQG team recognizes that healthy communities rely on many different kinds of people to function effectively - waitresses as well as businessmen, schoolteachers, and stockbrokers. If the vision of the future is of a viable, energetic community that has a place for everyone and that can compete for people and jobs, we first need to make sure everyone has a decent place to live.

Many local governments approach housing with a conventional method of development (subdivisions are constructed that cater to a narrow slice of the housing market, and are nearly uniform with regard to the type of household that they serve). Local governments should continue to use conventional methods of development that work, but also consider alternatives. The PQG team, in conjunction with EPA has developed a tool to assist local governments, namely Alternatives to Conventional Development that provides actual alternatives/implementation strategies to development in the areas of Mixed Income Housing, Parking Solutions, Commercial Development, Mixing Uses, and Infill and Redevelopment Opportunities just to name a few.

In regards to housing, there is a dire need for a variety of types of housing developments in our communities. While people may have varying income levels in a community, they all have one very important thing in common. They all have needs that must be satisfied. All people need housing, jobs, education, opportunities for recreation, transport, and basic services like water, electricity, clean air and health care. Why consider mixed income housing in our communities to address these needs? The answer is simple. Mixed income housing offers great benefits to residents, neighborhoods and owners – creating financially and

socially, mixed income properties for all ages, family sizes and preferences. In addition, mixed income housing allows for more housing opportunities, in terms of type, location and proximity to other services available for people to choose from – resulting in a stronger sense of community due to the wide range of residents able to partake in local activities

Planning and Quality Growth Office Director Jim Frederick said, “With regard to housing we can do nothing, and hope that as our state grows it will all work out. Or we can recognize the critical role alternatives to conventional development play in building a strong community. Using alternatives to ensure that in our community there is a place for everyone is key to meeting the basic needs of people.

Furthermore, this alternative approach to developing housing involves mixing of socioeconomic levels in affordable developments to create viable communities by also providing increased maintenance and security, and the social services needed to sustain the mix. Mixed income housing also allows for aging in place and a way to meet the changing population needs as the demographics in Georgia change.

PQG’s Alternatives to Conventional Development tool is easy to use and even packaged with Implementation Strategies with Examples. And, mixed income housing is not the only alternative for local governments striving to make certain all have a decent place to live. Other housing implementation strategies include Accessory Housing Units, Cottage Zoning, Creative Design for Higher Density, Density Incentives Around Transit Stations, Housing for the Disadvantaged, Housing for the Elderly, Incentive Zoning, Inclusionary Zoning, and Minimum Density Zoning.

“Every effort must be made to stay true to the goal of achieving quality communities,” said Frederick. “We want local leaders, stakeholders, and developers to know there are other ways to do these things – and that Planning and Quality Growth is here to help them achieve their planning goals.”

For more information on Alternatives to Conventional Development, call 404-679-5279 or log on to: <http://www.dca.state.ga.us> ■



# COMMUNITIES MEASURE UP ON SMART GROWTH

by Dave Ryan, U.S. Environmental Protection Agency

EPA has recognized four recipients with the 2008 National Award for Smart Growth Achievement – including the Atlanta Regional Commission – for innovative approaches to development that expand economic opportunity and protect public health and the environment.

“By adopting smart growth approaches, the recipients of the 2008 National Award for Smart Growth Achievement are helping improve the quality of life and the quality of the environment for their residents,” said EPA Administrator Stephen L. Johnson. “This year’s award winners are responsibly building toward a healthier, brighter future, and I encourage other communities to follow their fine example.”

As communities around the country look for ways to grow that protect and enhance their natural environments and create prosperity, many are turning to smart growth strategies. They are cleaning and reusing previously developed land, providing more housing and transportation choices, preserving critical natural areas, and using a variety of green building techniques. In addition to developing vibrant places to live, work, shop and play, these smart growth strategies also protect the quality of our air, water and land.



ARC was recognized in the category of Policies and Regulations for the Livable Centers Initiative that helps communities meet air quality goals by planning transportation improvements in concert with revitalization of existing development centers and corridors.

Other award winners were: Silver Spring Regional Center in Montgomery County, Md. for the Downtown Silver Spring Redevelopment Project; Urban Edge Housing Corporation for the Eggleston Crossing project; and Mercy Housing California and the San Francisco Housing Authority for the Mission Creek Senior Community project.

More information on the winners and EPA’s smart growth program: <http://www.epa.gov/smartgrowth> ■

## *Livable Communities Coalition Makes New Handbook Available*

By Jim Durrett, Executive Director

With all that’s been said about smart growth in the past two decades, wouldn’t it be nice if someone put some of the best advice on paper? And tailored it to our state?

Done and done.

The Livable Communities Coalition has just introduced *Guiding Growth and Development in Georgia: A Handbook on Planning and Land Use Law and Practices*, an indispensable 46-page primer for elected and appointed officials, civic leaders, and citizens.

The handbook was compiled with the help of dozens of metro Atlantans – smart growth advocates, lawyers, planners, developers, writers, and numerous other volunteers. It’s designed for the non-expert, and it features a summary of zoning law in Georgia, definitions of zoning terms, a discussion of changing growth pressures, frequently asked questions about land use law, advice on how to steer and manage growth, and dozens of useful tips, checklists, and references on where to find the best planning tools in Georgia and the U.S.

Those are some of the trees. Here’s a view of the forest from the handbook’s conclusion:

“... Metro Atlanta grew fastest and farthest during a time of cheap gasoline and plentiful federal highway dollars. Distances between two points could once be measured in fast highway miles. There seemed no reason not to consume land in great gulps. Now population growth, changing demographics, rising energy costs, traffic congestion and increasing concern about climate change all cast lengthening shadows on that day and time.

“But there are many reasons to be hopeful. Here’s one: When you combine the number of buildings that will be needed to accommodate new growth with the number needed to replace obsolete or aging structures, it’s been estimated that we have only half the buildings that we will need by 2030. So there’s much good work to be done.

“Here’s another: As anyone who has attended a zoning hearing recently can tell you, citizens and elected officials are increasingly sophisticated about the kind of growth they want and the choices available to them. Communities are learning that they need not simply endure change. They can manage and even shape it if they choose.”

Download a free copy at [www.livablecommunitiescoalition.org](http://www.livablecommunitiescoalition.org), then click on Resources > Tools > Guiding Growth.

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## 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](mailto:addresschange@planning.org), go to Member Login at [www.planning.org](http://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](http://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 28, 2008**.

Send items for the newsletter to: William F. Ross, ROSS+associates, 2161 Peachtree Road, NE Suite 806, Atlanta, Georgia 30309, [Bill@planross.com](mailto:Bill@planross.com)

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