

WOODSTOCK RECOGNIZED WITH CNU 2008 CHARTER AWARD –

Jury Selects 15 Projects that Set the Standard for Today's Urbanism

The Congress for the New Urbanism announced the recipients of its 2008 Charter Awards, the annual prize honoring the best of the New Urbanism. The 14 winning professional submissions and one student/faculty submission were chosen by a seven-member jury of leading urbanists this past January, with Andrés Duany serving as chair. In fulfilling and advancing the principles of the Charter of the New Urbanism, the projects reveal the power of well-executed urbanism to strengthen communities, achieve broader sustainability and create places worthy of respect and admiration.

The awarded projects are found in the U.S. and four other countries: the Bahamas, India, Saudi Arabia and Scotland. Among U.S. regions, the Southeast again had a strong showing, followed by the Midwest. All but one of the awarded neighborhood- and block-scale projects in the U.S. are built or under construction, and none are on true greenfield sites. Several projects directly address quality affordable housing design, including one HOPE VI development from Chicago and a national pattern book for affordable houses. Several projects bring well-executed, innovative housing types to unexpected locations, like small Southern cities.

Duany and other jurors said winning projects demonstrated excellence, often in the face of difficult contexts or other challenges requiring ingenuity to overcome. The awards will be presented on April 5, 2008 in conjunction with the 16th Congress for the New Urbanism in Austin.

Altogether the 15 award winners -- including a student/faculty winner that won unanimous praise from jurors and favorable comparisons to many of the professional submissions -- make for an inspiring collection. One among them was Georgia's own Woodstock. The Jury describes the winning Woodstock project as follows:

- A project that significantly steps up density on both sides of Main Street in Woodstock, Georgia's historic central business district and creates a natural extension of the city's urban fabric in an area of intense urban sprawl.



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PRESIDENT'S CORNER

Board members have been especially active in the early months of 2008, continuing their great work for the association. Highlights include:

- Gary Cornell and the Professional Development subcommittee have been working hard to implement the AICP certification maintenance program, working to identify and enroll providers throughout the state. They also had another successful AICP review program. Congratulations to our new AICP members! (see page 7)
- Laura Keyes and the Membership subcommittee have been very successful in securing corporate sponsorships for the newsletter and website, as well as keeping the website current.
- Laura Beall and the Programs subcommittee have come up with yet another great conference program for the spring; see the article on page 6 in this newsletter about details and plan to join us for a day and a half of professional development, networking, and fellowship. Kathy Field and Diana Wheeler continued their good work with a Planners Luncheon in February, featuring excellent food and presentations on Community Improvement Districts from Shannon Powell of Midtown Alliance and Brian McHugh of the Buckhead CID. Close to 100 people attended (and AICP members earned CM credits to boot!).

I'm pleased to make a few announcements:

- Our newest board of directors' member is James Shelby, who as agreed to chair the Legislative Affairs Committee. James is a former chapter president (in Mississippi) and currently is the Deputy Commissioner of the City of Atlanta's Department of Planning and Development. As with all our committee chairs, James welcomes help from volunteers, so let him know if you would like to assist with tracking legislative issues and activities.
- I'm very pleased to announce that all four of the chapter's nominees to the AICP College of Fellows were accepted. Congratulations to Gary Cornell, Larry Fonts, Nancey Green Leigh, and Jerry Weitz. They will be inducted into the College during the APA conference in April.
- And welcome to our new executive director, Jessica Gibson. Jessica has a bachelor's degree in International Affairs from Georgia Tech (with a certificate in land development!) and plans to attend graduate school in the fall. Since coming on board part-time in February she has been very busy assisting with CM maintenance, helping plan the spring conference, assisting with website issues, and numerous other tasks that are lightening the load of committee chairs and other board members. Jessica will be at the spring conference in Decatur so please take the time to introduce yourself.



Finally, in addition to GPA's spring conference in April, APA's national planning conference will be held in Las Vegas. If you haven't been to a national conference (and even if you have!) you should try to attend; the program looks great and I think as another quickly growing state Nevada probably has some good ideas for Georgia planners. And for me the national conference is a good way to refresh my enthusiasm for our profession and the issues we deal with on a daily basis. So I hope to see you in Vegas! ■

Ellen Heath, AICP

President, Georgia Chapter of the American Planning Association

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7th Annual Parks and Greenspace Conference

Monday, March 31 8:30 a.m. - 5:00 p.m.

Atlanta Botanical Garden

A Vision of Sustainability



Georgia's largest park and greenspace conference! We are excited to have a stellar list of speakers and participants for what promises to be an informative, inspiring and rewarding day exploring the vital role that parks play in promoting sustainability. This is a wonderful opportunity for residents, community leaders and professionals working on park, greenspace, and quality growth issues to spend a day learning from their peers and industry leaders. More info at www.parkpride.org.

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

April 3 – 6, 2008 CNU XVI: New Urbanism and the Booming Metropolis	Austin, TX www.cnuxvi.org
April 4, 2008 Southface – Sustainable Atlanta Roundtable	Atlanta, GA www.southface.org
April 14 – 15 Designing Streets for Pedestrians	Atlanta, GA www.peds.org
April 17 – 18, 2008 GPA Spring Conference	Decatur, GA www.georgiaplanning.org
April 25 – 29, 2008 ACCG Annual Meeting	Savannah, GA www.accg.org
April 27 – May 1, 2008 APA National Convention	Las Vegas, NV www.planning.org
May 2, 2008 Southface – Sustainable Atlanta Roundtable, Atlanta, GA	Atlanta, GA www.southface.org
June 6, 2008 Southface – Sustainable Atlanta Roundtable, Atlanta, GA	Atlanta, GA www.southface.org
June 21 – 24, 2008 GMA Annual Convention, Savannah, GA	Savannah, GA www.gmanet.com

Woodstock was in good company. Other national and international recipients include:

- A cutting-edge regional plan for an area of the country where planning has become a matter of regional survival -- Southern Louisiana. The Louisiana Speaks Regional Plan by Calthorpe Associates integrates wetland restoration and persuasive plans to steer the growth and sprawl that threaten wetlands into livable cities and towns.
- An artful, environmentally minded 44-acre infill addition to a historic North Charleston neighborhood recovering from a military base pullout; it features an intricate, almost European street network, a carefully woven mix of uses and a range of housing, including affordable units as small as 600 square feet.
- A high-density, mixed-use town center near a Metro rail station in Rockville, Maryland -- a project that creates a satisfying square and other public spaces and sets a new standard for an increasingly common new development type, say jurors.
- An insightful and much-needed plan for seven miles of Philadelphia riverfront -- an area threatened by plans for gated or suburban-style development and now a prime opportunity to reverse the trend of regional greenfield expansion and encourage the reclamation of undervalued land along the shores.
- Two massive projects integrating new universities and new cities in parts of the world struggling with unsustainable development patterns. The King Abdullah University in Saudi Arabia provides a sustainable, walkable alternative to the energy-intensive spectacle of nearby Dubai. The new Vedanta University will address a severe shortage of university seats in India (1 seat for every 10,000 applicants) in a way that's truly Indian in spirit -- a plan featuring a simple "parti" of two overlapping circles inscribed within an oval.
- Two groundbreaking pattern books. The first pattern book specifically for affordable housing brings high-quality traditional design to the work of Habitat for Humanity -- and encourages broader acceptance of well-designed affordable homes in desirable established neighborhoods. Another new pattern book not only seeks to revive the living tradition of Bahamian architecture by answering the question "We do this because..." but also calibrates the regional vernacular to the LEED green building system.

- The redevelopment of public housing in Chicago to create a thriving renewed neighborhood of rental and for-sale units housed in a variety of venerable Chicago housing types such as 6-flat buildings, townhouses, and rowhouses.
- The thoughtful extension of a neighborhood main street in a historic section of Montgomery, Alabama, bringing new life and residents to underused surface lots.
- An infill project in Coral Gables, Florida that artfully revives the classical rowhouse with central courtyard.
- Two visioning and advocacy exercises that use strong urbanism and convincing architectural renderings to inspire a rebirth of troubled parts of two cities. One project envisions how prominent building renovations can bring grace and coherence to a blighted square, in the process showing historic preservation officials how to incorporate high-quality classicism in historic districts. The other casts needed attention on economically depressed Michigan City, Indiana, showing it how to capitalize on its valuable urban form and Lake Michigan location.
- A master plan for a large post-industrialized dock area of Edinburgh, Scotland, adjacent to the seat of the re-established Scottish Parliament. Replacing an existing master plan that suffered from a lack of variety and urban form and was set to create an unpleasant and somewhat dangerous neighborhood, the new plan uses new urbanist principles to create a place with an identity specific to the locality that will complement the character and facilities of the city.

For more information, go to www.cnu.org. ■



How to Log Your AICP CM Credits

by Laura Keyes, VP Chapter Services

This is the easiest way I have found to log my credits:

Step 1

Open <http://www.planning.org/> in your favorite browser.

Step 2

Login to the site with your ID or E-mail and Password

Step 3

Scroll to the bottom of the page to the section:

AICP Members: Your Online CM Log Is Available

AICP members can now log into their online CM logs to begin recording credits they have earned as part of AICP's new Certification Maintenance program.

[Click here to learn more.](#)

Step 4

Select the "Click here to learn more" link for the above section

Step 5

Now select the "AICP Members" button in the middle of the page.

Step 6

Click Report CM Credits Link located next to your CM Status Report Log

Step 7

Click "Report new CM credits"

Step 8

Search for your events for which you have earned CM credits.

Note: Do not search using GPA. Use APA Georgia Chapter Conference or try the city or date of the event.

Step 9

Log your credits

Please contact me at chapter.services@georgiaplanning.org if you need further assistance.

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@jig.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!

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 05, 2008	Application & Registration Deadline
May 05-19, 2008	May 2008 Testing Window

AICP CM Opportunities

July 2008

AICP Certified Maintenance Class (16 CM Hours)

Introduction to ArcGIS I - July 14-15 at Keck & Wood, Inc.,
Location :Duluth, GA

Website: <http://www.keckwood.com/186655.ihtml>

Visit georgiaplanning.org for more AICP CM Information



Spring is in the air! It's time for the GPA Spring Conference!

Come join us April 17 & 18 in beautiful downtown Decatur at the Holiday Inn Select & Conference Center. Founded in 1823, Decatur is the second oldest municipality in Metro Atlanta and offers over 80 unique shops and restaurants along with a variety of historic buildings and new redevelopments. Visit the City's website at www.decatur-ga.com.

The Spring Conference will feature over 20 sessions over two days. Many will offer the AICP Certification Maintenance hours. Attendees will benefit from the professional networking, continuing education, latest trend updates, and several exhibits from industry sponsors. The Conference includes a social reception, a featured keynote luncheon, and a walking tour of downtown Decatur.

Make your room reservations now! GPA has a block of rooms at the Holiday Inn Select and Conference Center but they are guaranteed only through March 18th. Rooms are \$119 per night for single or double occupancy. Call the hotel directly at (404) 371-0204 and mention GPA to receive the special group rate.

Sponsorship opportunities include many benefits and exposure through complimentary registration, company name/logo listed on display boards, in the conference program, and exhibition space in a central high traffic location. Choose one of four options as a Gold, Silver, Bronze Sponsor or Government Exhibitor. Forms are on the GPA website and should be submitted to Laura Beall at programs@georgiaplanning.org before April 1st. ■

Sign up now!

Register online at:

www.regonline.com/GPASpring08

- or -

Visit the GPA website:

www.georgiaplanning.org

- or -

Mail in this form:

included in the March Newsletter

Send in your completed forms before April 1st for the reduced member rate.

Don't miss this event!

SAVE THE DATE

April 17-18, 2008

Decatur, Georgia



The **GPA 2008 Spring Conference** will feature two days of professional planning training. The City of Decatur offers a traditional small town atmosphere along with benefits of being located in a metropolitan area. The Conference will be held at Holiday Inn Decatur Conference Plaza located in the heart of downtown, one block from the town square, the Old Courthouse and MARTA transit station.

Conference includes a social reception, keynote luncheon, special topic training sessions, industry exhibitors, networking and mobile workshops.

Make hotel reservations now.

Rooms are \$119.⁰⁰/night for single and double occupancy. Call the Holiday Inn at (404) 371-0204 and mention GPA. The group rate is good through **March 18th**.



*submitted by: Gary Cornell, AICP,
Professional Development Officer*

Certification Maintenance Program

Sandra Parker and I will meet with faculty from the University of West GA to discuss possibilities for distance-based learning for planning students that Dr. Larkin wants to host on their campus in Carrollton. We hope to create some courses for CM credit in this way.

We recently have gained approval for AICP-CM credit for the November Planners Lunch, the February Planners Lunch and for 3 courses on leadership that were taught by Carl Vinson Institute during the Fall Conference.

Mary Louise Upshaw and Adam Hazell are pursuing other CM course possibilities.

On Jan 25 we had the AICP Exam Review Session at Georgia Tech for GPA members who are expecting to take the AICP Exam in May or November of 2008. We had about 25 participants.

As Professional Development Officer I will take the AICP Exam in May (it will not be scored). I am doing this in order to learn about the new test format that was introduced for 2008.

If Laura can work it into the Spring Conference, I will hook up my laptop and do a demonstration of the CM course log for people to see how it works and how to access our list of CM courses. ■



Member Fact

This group of 15 represented 58% of the 26 who took the exam! Nationally, there are 444 new AICP's after November, 2007.

New FAICP Members to be Inducted

All of our FAICP candidates were successful: Larry Fonts, Nancy Green Leigh, Jerry Weitz, and Gary Cornell. Induction will take place on April 27 during the APA National Conference in Las Vegas.

Welcome New AICP Members

Congratulations to these new members of AICP who passed the AICP exam last November!

- John Barlow, AICP
- Samuel Bishop, AICP
- William Bryant, AICP
- Matthew Bucchin, AICP
- Robin Cailloux, AICP
- Sharon Farrell, AICP
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- Kelly Sanders, AICP
- Margaret Stallings, AICP

Trivia - People ask me what is the “trick” to passing the AICP Exam. It looks like it really helps to have double letters in your name!!

TAX ALLOCATION DISTRICTS AFTER WOODHAM

By Ken Bleakly, AICP, Gary Mongeon--Bleakly Advisory Group, Inc. & David C. Kirk, AICP, Troutman Sanders LLP

The Georgia Supreme Court's decision on February 11, 2008, in the case of *Woodham v. City of Atlanta*, prohibited local school districts from having the option of participating in Tax Allocation Districts (TADs). Given this decision, which has significant consequences for the future use of TADs, we thought the following summary of the key findings on the operation of TADs in Georgia would provide a useful context on their importance to redevelopment in Georgia.

In 2007 Bleakly Advisory Group, Inc., and Dr. David Sjoquist of Georgia State University were hired by the Livable Communities Coalition to conduct an evaluation of the operation of Tax Allocation Districts in the State of Georgia. The research results were released in October 2007 in a report entitled: "Survey and Analysis of Tax Allocation Districts (TADs) in Georgia: A Look at the First Eight Years". (The report is available at the Livable Communities Coalition web site: www.livablecommunitiescoalition.org.)

- **TADs are attracting substantial private investment to areas needing redevelopment.** By mid-2006, \$445 million in TAD financing by 10 TAD districts was matched by over \$3.2 billion in private investment—a ratio of more than \$7.00 of private investment for every \$1.00 of public investment.
- **TADs accelerate the growth of the tax base.** The tax base inside TAD districts has grown at an average of 300% faster than their respective host communities. School districts are the major beneficiary of that rising value. Atlanta's tax base outside of TADs has grown by \$8.7 billion over the last decade, while property taxes collected by Atlanta schools have been rising 10.2% per year since 2002. One can only speculate how much of that increase would have occurred without the City's aggressive use of TADs over the same period.
- **TADs are being used in areas of Georgia that need them.** In areas where districts have been certified, the average tax value per acre inside the TADs averaged 56% lower than their host communities. These areas were clearly not attracting private investment, nor were they returning growing tax revenues to their local school districts.
- **The amount of funds committed by Georgia school districts to TADs is insignificant given their total budgets.** Large school districts like Atlanta, DeKalb, Gwinnett, Cobb and Fulton have huge tax digests that exceed \$20 billion. It

would be necessary to place more than \$1 billion in property inside TADs, before impacting even 1% of property tax revenues within these affected school districts. No school district outside of Atlanta has or is likely to come remotely close to this level of participation in TADs.

- **The likely future service costs to school districts from not redeveloping are likely far in excess of their commitment to TADs.** This is not a zero sum game for local school districts. Not redeveloping areas with low taxable values, minimal value growth and high service demands will lead to escalating school costs and diminishing tax resources over time.
- **TADs increase the local tax base without creating additional educational burdens on the school systems.** Much of the redevelopment in TADs is commercial in nature, generating no school demand and other sources of school revenue such as SPLOST sales tax revenues. The residential development that does occur tends to be at higher values and attracts smaller households with few children, thus, not generating significant additional educational demand while accelerating tax base growth.
- **TADs greatly benefit school districts by stimulating the growth of the tax base, thereby lessening the need to increase future millage rates to cover increasing costs.**

"Districts in Georgia over the past eight years reveals that TADs are providing many benefits to local governments and the citizens of Georgia. However, the greatest long-term benefit has been to Georgia's school districts..."

A careful review of the facts of the operation of Tax Allocation Districts in Georgia over the past eight years reveals that TADs are providing many benefits to local governments and the citizens of Georgia. However, the greatest long-term benefit has been to Georgia's school districts, because redevelopment is accelerating the growth and diversity of their tax base, now and in the future.

Given the clear benefits of TADs to local redevelopment efforts and the longer term financial health of cities, counties and school

districts, it is not surprising that efforts already are underway to amend the constitutional provision at question in the Woodham case. If passed by the General Assembly, this constitutional amendment allowing local school districts to participate in TADs will come before Georgia voters in the November General Election.

Forty-nine states use TAD or as it is more commonly known, tax increment financing. Georgia is now only one of three states, along with Florida and Maryland, which prohibit school district revenues from inclusion. Over the past eight years, when Georgia school districts were given the option to participate in TADs, the overwhelmingly majority decided to be active participants. We believe TADs are the most effective tool for redevelopment provided by the State and Georgia would greatly benefit from allowing school districts the option to participate in future districts. ■

“We believe TADs are the most effective tool for redevelopment provided by the State and Georgia would greatly benefit from allowing school districts the option to participate in future districts.”



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:

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We appreciate your support in 2008!
Laura Keyes, VP Chapter Services



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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, 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 **May 31, 2008**.

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

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