

NEW URBANISTS AWAIT DEMOGRAPHICS SHIFT

Long-term prospects are good for urban neighborhoods — but in the short term, many projects have stalled. Sprawl builders wait in the wings.

BY ROBERT STEUTEVILLE

Developers can expect a strong market for housing in walkable neighborhoods as the nation emerges from the real estate collapse and recession, according to real estate analysts at the Congress for the New Urbanism in Atlanta in May.

While a bare majority of Americans still are inclined to pick conventional suburbs as a place to live, urban housing is undersupplied by at least 10 to 20 percentage points, Sarah Kirsch, a senior principal at Robert Charles Lesser & Company, told New Urban News. Kirsch expects the undersupply to continue into the foreseeable future. One reason is Generation Y, sometimes called Millennials, the children of Baby Boomers.

Generation Y has a high unemployment rate — 17 percent for those in their early 20s — and will be looking for rental housing as its members find jobs and the economy improves, says Jonathan Bartlett, vice president at Robert Charles Lesser. More than half of Generation Y, now in their 20s and teens, would trade a large lot for proximity to shopping and work, Bartlett says. Two-thirds of this age group believe it is important to live in a walkable community, he adds.

Baby Boomers, many of whom raised their children in the suburbs, are also looking to move closer in, says Laurie Volk of Zimmerman/Volk Associates. “People are tired of apologizing for living in unsustainable locations,” she says.

“A demographic shift is in progress that will create extraordinary opportunity for developers and the people who are hired by them,” Bartlett explains. *(continued p. 18)*

Requirements for the GPA Spring 2011 Conference

The spring conference is a two day conference running from Thursday morning until Friday afternoon being held in the Atlanta area and we are currently looking for host cities. A list of the requirements for the conference is available to [download here \(PDF\)](#). We are flexible on the dates and will be looking for a date that doesn't overlap with any regional conferences or other APA chapters.

MEMBERSHIP ADOPTS...

PAGE TWO

*Article by David Kirk, AICP,
on Amended & Restate Bylaws*

GPMF MOVING ALONG

PAGE THREE

*Message from Bill Ross on the
Memorial Foundation*

2010 CHAPTER AWARDS

PAGE FOUR

*List of the 19 Awards from
the 2010 Fall Conference*

LIVABLE COMMUNITIES

PAGE FOURTEEN

*Some Builders Finding That
Less Will Be More*

COMM. PLANNING INSTITUTE

PAGE FIFTEEN

*Article by Lydia Doyle, DCA,
Regarding the 2-day Program*

Our **FOURTH** “green” volume
of the Quarterly Newsletter.

Available only as an
electronic download.



President

Jeff Watkins, AICP
 president@georgiaplanning.org
 678.493.6107

President-Elect

Laura M. Keyes, AICP
 lkeyes@atlantaregional.com
 404.463.3243

VP/Programs

Adam Hazell, AICP
 ahazell@gmrc.ga.gov
 770.538.2617

VP/Chapter Services

Christopher S. Miller, AICP
 chapter.services@georgiaplanning.org
 770.206.1509

Secretary

Tracy Dunnivant, AICP
 tdunnivant@cityofnewnan.org
 770.254.2354

Treasurer

Eric Bosman, AICP
 ebosman@urbancollage.com
 404.586.0277

Executive Director

Jessica Gibson
 executive.director@georgiaplanning.org
 770.314.9646

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
 kfield84@comcast.net
 770.263.7706

Non-AICP Director at Large

Cheri Hobson-Matthews
 770.288.6427
 cmatthews@co.henry.ga.us

Professional Dev. Officer

Gary Cornell, AICP
 gary.cornell@jig.com
 678.333.0229

Planning Officials Dev. Officer

Stephen Causby
 scausby@atlantaregional.com
 404.463.3216

MEMBERSHIP ADOPTS AMENDED & RESTATED BYLAWS

BY DAVID KIRK, AICP

At GPA's Annual Membership meeting in Valdosta on September 30, those in attendance unanimously adopted Amended and Restated Bylaws for the organization. The Bylaws are the rules adopted by GPA for its internal governance and speak to such issues as the roles and responsibilities of GPA officers and committees, the requirements for calling meetings, electing board members, and the like. This is the first comprehensive update to the organization's Bylaws since 2001.

Major changes reflected in the Amended and Restated Bylaws include:

- A requirement that the Board adopt a policy for financial reserves and provide for a periodic audit to ensure the financial resources of GPA continue to be well managed;
- Revised election procedures to allow for the use of electronic voting to elect the Board of Directors and Officers;
- Revised Board terms such that election for seats are staggered, such that the President-Elect, AICP Directors, and Directors from even-numbered Districts are elected in even-numbered years, and all other Directors are elected in odd-numbered years.;
- Redrawing of District Boundaries to maintain 10 GPA Districts while reflecting recent changes to Regional Commission boundaries;
- Description of specific responsibilities of District Directors to include organization of at least one event annually in the District; and
- Slight changes to the chapter's Board and Committee structure, including the removal of the Legislative Committee and certain other committees as standing committees, allowing for them to be constituted as appointed bodies that may respond more efficiently to chapter priorities.

The Bylaws Committee was chaired by David Kirk, and included Eric Bosman, Jeff Rader, Paul Forgey and Tim Preece. They were assisted by GPA President Jeff Watkins, GPA Secretary Tracy Dunnivant, and GPA Executive Director Jessica Gibson. Comments and suggestions were solicited from all GPA members, and the APA National Office reviewed the Bylaws to ensure consistency with APA's Bylaws.

The full text of the Amended and Restated Bylaws, along with a copy GPA's new district map, may be viewed and downloaded at GPA's website: <http://georgiaplanning.org/>. ■

Grant Announcement Related to Plan 2040

Landmark Studies on Transit, Energy and Nutrition Policies are Focus of New Grants

Four new health impact assessments will help policy makers assess the community health effects of their decisions. [Read More Online.](#)

GPMF Moving Along

BY BILL ROSS

The GPMF (Georgia Planning Memorial Foundation, Inc.) is wrapping up another successful year and looking forward to continued service in 2011.

Annual Auction a Success!

Our annual benefit auction, held each year at GPA's Fall Conference, generated almost \$3,000. Through the generosity of our fellow planners, both as contributors and purchasers, these funds are used exclusively for the Foundation's grant program to planners and planning officials

that serve eligible Georgia cities and counties. The grants are made available through the Denise Abboud Fund, which focuses on professional development assistance for the more rural or economically disadvantaged communities in the state. Currently, almost two-thirds of the counties in Georgia (99) and all of the cities within those counties qualify for assistance.

Special thanks go to Marsha Anderson Bomar for organizing the annual auction in grand style, to Steve Cover for his auctioneering skills, and to each of those who contributed items for the auction—especially the cities in the South Ga RC that weighed in with numerous gift baskets! (PS—donations can be made any time of the year and are tax deductible—contact Marsha at 770-813-0882.)

Grant Offerings Expanded

In 2010, the Foundation expanded its program to include both travel assistance to the GPA Fall Conference (held in Valdosta this year) and for registration expenses to the Community Planning Institute. The CPI is administered by DCA in partnership with GPA, and is a two-day course in planning essentials offered in various locations throughout the state. While Foundation assistance is not limited to GPA members, as an added bonus GPA waived the Fall Conference registration fee for any grant recipient that was indeed a GPA member.

Board Members Continue their Service

Under the Foundation's 501(c)(3) authorization, the Board of Directors is elected each year at our annual meeting, which occurs in the Spring. The current Board members are:

- William F. Ross, President
- Marsha Anderson Bomar, Vice President
- Glenn Coyne, Secretary
- Eric Bosman, Treasurer
- Tom Couch
- Daniel Reuter
- Brian Shuler
- Daryll Simmons

The Board is also indebted to David Kirk and his firm Troutman Sanders, who provide legal services pro bono, and to Todd Barker for his tireless volunteerism.

Want to know more? Visit the [GPMF webpages](#)—or [email Bill Ross](#). ■

District 1 Director

Richard Osborne, AICP
rosborne@cityofcartersville.org
770.387.5614

District 2 Director

Lynn Tully
lynntully@yahoo.com
770.561.3971

District 3 Director

Jim Summerbell, AICP
jim.summerbell@jjg.com
678.333.0475

District 4 Director

Frederick Gardiner, AICP
fgardiner@cityofgriffin.com
770.233.4130

District 5 Director

Kristina Harpst
kharpst@mg-rc.org
478.751.6160

District 6 Director

Paul DeCamp, AICP
pdecamp@augustaga.gov
706.821.1796

District 7 Director

Patti Cullen
pcullen@rivervalleyrc.org
706.256.2910

District 8 Director

Paul Forgey, AICP
pforgey@swgrdc.org
229.522.3552

District 9 Director

Marc Hawkins
mhawkins@waycrossga.com
912.287.2944

District 10 Director

Geoff Goins
goinsg@thempc.org
912.651.1449

Chair - Legislative Affairs

VACANT

Planning Official

Fred Boykin
fboykin@bicyclesouth.com
404.636.4444

Planning Official

Jeff Rader
jrader@co.dekalb.ga.us
404.371.2863

Student Representative

Leslie Caceda
lcaceda3@gatech.edu

Georgia Chapter of the American Planning Association *2010 Chapter Awards*

Georgia Communities Rewarded for Innovative Plans and Projects

Whether helping kids get to school safely, planning for inevitable growth or making a serious effort to “go green,” communities all over Georgia were recently recognized at the Georgia Planning Association’s awards ceremony.

The Georgia Planning Association (GPA) has provided resources and services to planners and communities for more than three decades, offering education, legislative support, the Community Planning Institute and other resources. Each year, GPA rewards local communities and regional commissions for their work to make Georgia a better place to live.

The 2010 Chapter Awards were given to plans and projects that showed innovation, transferability, quality, effectiveness of implementation, public participation, technology, equity and sustainability.

The winners of the 2010 GPA Chapter Awards were:

Outstanding Planning Process Small Community

Fitzgerald City African American Cemetery

The Southern Georgia Regional Commission assisted the City of Fitzgerald in the documentation of individuals in the Fitzgerald City Cemetery, a virtually abandoned African-American cemetery. Through an Historic Cemetery Heritage Tourism Grant, and using GPS technology and GA DNR HPD Individual Marker Survey Forms, some 217 marked and unmarked graves were mapped and 39 individuals were identified. The lives of all 39 were explored in detail to help develop a history of African Americans in Fitzgerald.



Outstanding Planning Process Large Community

Active Valley Initiative

The Active Valley Initiative focuses on encouraging, educating and promoting the 16-county River Valley Regional Commission region as being bicycle and pedestrian friendly. The initiative lists its goals as: Increasing the number of people that make the switch from their vehicles to their bicycles, educating motorists and cyclists on the importance of sharing the road, increasing the number of children walking and cycling to school, and helping the environment. More than 18 elementary and middle schools in the region have partnered with the Safe Routes Resource Center. A grant has been awarded to one school, and five more schools have applied.



Outstanding Planning Document Large Community

Columbus Design Guidelines

The Columbus Consolidated Government established new guidelines for recognizing and protecting historic neighborhoods, commercial buildings, site features and significant landmarks. The new guidelines provide uniform standards to maintain continuity and promote appropriate rehabilitation and construction activities. The document uses sketches, photos, renderings, digitalization and other tools, as recommended by a stakeholder committee of citizens, partners and city staff. A series of public meetings was held during development of the document and special care was taken to invite residents of historic areas in the community. The meetings were advertised in the local newspaper, on local TV and on the planning department's Facebook page.



Georgia Chapter of the American Planning Association 2010 Chapter Awards

Outstanding Planning Document Large Community

Cherokee County Community Patterns

After making 23 field visits, taking more than 1,000 photographs and conducting an in-depth GIS analysis, the Cherokee County planning staff created The Cherokee County Community Patterns book. The book describes the existing development patterns in Cherokee County through text, maps, statistics and photographs. This document is intended to help ordinary citizens, developers/builders, local government staff and elected officials visualize and discuss different types of development around Cherokee County based on a common set of examples. The Community Patterns will also serve as a stepping stone to implementing changes to the Zoning Ordinance and Development Regulations.

Suburban Patterns

SECOND WAVE NEIGHBORHOODS

Second Wave Neighborhoods typically consist of detached single-family homes situated on non-graded lots ranging in size and featuring the use of sewer systems. Complementary retail areas, and institutions such as churches, libraries, regional parks, and schools may be located close by. This area enables development of more intense single family residential uses in moderately spacious surroundings.

Site Characteristics

- Typical Parcel Size: 7,500 square feet to 1 acre.
- This development pattern typically occurs where there is already a pattern of suburban development and sewer is available.
- Homes are located on modest sized lots within large-scale residential developments.

Access and Circulation

- Typical Intersection Density: 49.0 intersections per square mile.
- Average Block Length: 635 feet.
- Overall Connectivity Index: 1.34 (scale from 0 to 12).
- Street connectivity is generally low. Street blocks are medium sized but irregularly shaped.
- Streets typically have curb and gutter drainage and sidewalks on one or both sides of the road.
- Major intersections are signalized and feature pedestrian crosswalks.

Open Space

- Building and Impervious Coverage: 6 to 14 % coverage.
- Open space generally consists of planned common spaces within developments (i.e., Golf courses, sports facilities, assembly areas, etc.) or public-owned parks and recreation facilities.
- Conservation subdivisions preserve significant natural open space.

Building Volume and Orientation

- Buildings are typically 1-2 stories in height with front setbacks ranging from 20 to 80 feet.
- Houses always face the street unless special site conditions prevent this orientation.



Outstanding Planning Document - Honorable Mention

A Framework for Green Transit Oriented Development

A Framework for Green Transit-Oriented Development documents the ground-breaking Green-TOD Framework developed by Sizemore Group and Gordon Burns & Associates for the Cumberland Community Improvement District to assist the transformation of auto-oriented Cumberland into a transit-ready, livable community and to empower local and regional stakeholders to compete for the funds that will make their collective vision a reality. The Framework document is designed as a guidebook for suburban communities seeking to implement sustainable and transit-oriented retrofits of existing job centers and commercial corridors.



Outstanding Plan Implementation Small Community

The City of Quitman Urban Redevelopment Plan

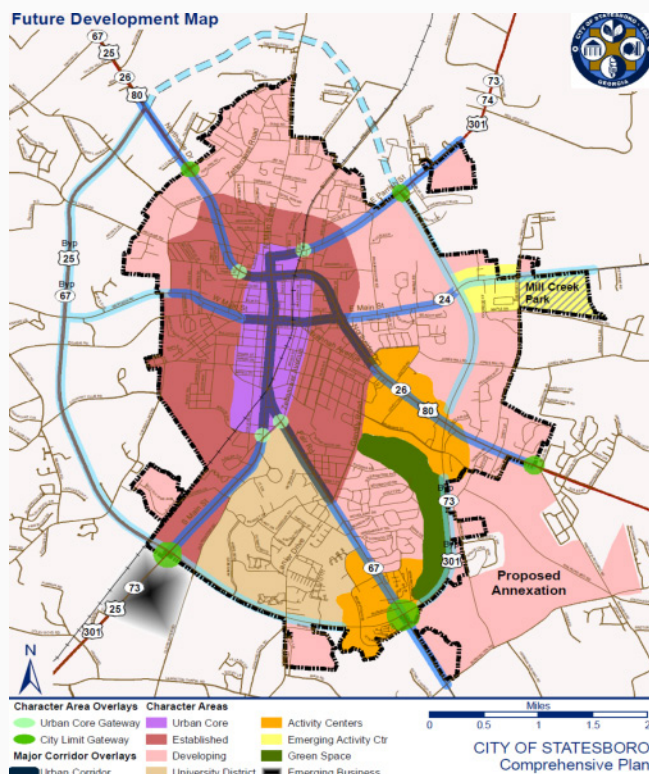
In 2008, the City of Quitman, the Brooks County Economic Development Authority and the Southern Georgia Regional Commission partnered to create an Urban Redevelopment Plan (URP) to revitalize the City of Quitman. After documenting the blighted building conditions in Quitman, procedures were put in place for slum clearance and future land acquisition. Upon reviewing Quitman's URP and Enterprise Zone, the Georgia Department of Community Affairs granted an Opportunity Zone to Quitman. In 2009, based on the URP, Quitman was awarded an \$800,000 Community Development Block Grant for housing rehabilitation and infrastructure improvements.



Outstanding Plan Implementation Large Community

The City of Statesboro Master Plan – 2009-2029

Faced with restricted budgets over the last two fiscal years, the Mayor and City Council of the City of Statesboro are fulfilling their commitments to the citizens by prioritizing projects that implement many recommendations of the City of Statesboro Master Plan (2009-2029). A mix of more than 20 planning, growth management and infrastructure projects are funded and progressing. These projects reflect priorities identified by the public during the comprehensive planning process.

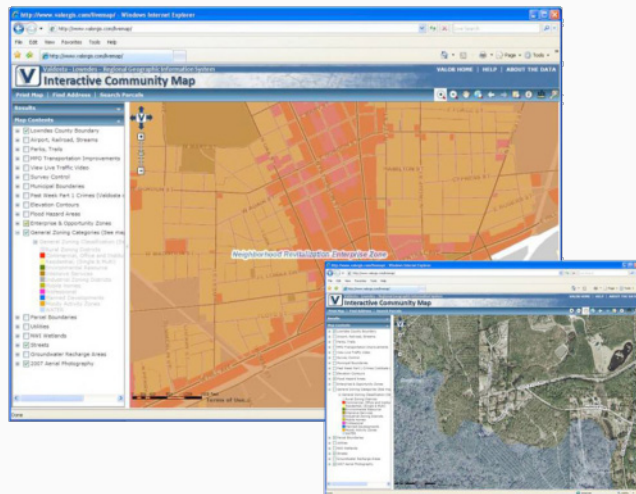


Georgia Chapter of the American Planning Association 2010 Chapter Awards

Outstanding Educational Tool

VALOR Interactive Community Map

The Valdosta Lowndes Regional Interactive Community Map <http://www.valorgis.com> improves communication between the local government and citizens by providing a user-friendly, no cost, tool as part of the Valdosta Lowndes Regional program. Using this GIS-based map: users may cross-reference Enterprise and Opportunity zone information with zoning, city limits, utilities and property information; potential property owners and developers can find environmental or natural hazard information specific to individual properties; interested parties can access weekly crime data for site selection and neighborhood watch functions; planners and citizens can access traffic cameras, project sheets and other resources from one source; and the site fulfills a CALEA accreditation requirement for the Valdosta Police Department.



Outstanding Initiatives Small Community

Victoria Place Redevelopment Plan

The Victoria Place Redevelopment Plan promote appropriate infill housing developments, rehabilitation and reinvestment while addressing public infrastructure deficiencies, blight and unsightly and hazardous property conditions. Through the planning process, strategies were developed to promote investment within the area through the utilization of public / private partnerships to mitigate physical, social and economic barriers isolating the Victoria Place neighborhood from the remainder of the community.



Outstanding Initiatives Large Community

Chatham County Resource Protection Commission

Focusing on preservation at the local level, the CCRPC works to identify, protect and conserve sites within Chatham County that are of natural and/or historic significance. In the two years since the program began, the CCRPC has standardized its protection process, evaluated 26 sites and protected more than 970 acres. The properties preserved include high-quality habitats, historical landmarks and recreational trails. This network of greenspaces provides for the sustainability of the community, while allowing public access to some of the county's most beautiful natural resources. By encouraging public access and incorporating public participation, the CCRPC has garnered community support and in turn ensured its own sustainability.



Outstanding Initiative Large Community - Honorable Mention

Chattahoochee River Restoration Project

On April 26, 2010, Columbus area government and business leaders announced the Chattahoochee River Restoration Project. When the project is completed, it will provide environmental benefits for the fish and vegetative habitats along a 2.5-mile stretch of the river and will have the distinction of being the longest urban whitewater venue in the world. With the first person anticipated to run the rapids in 2012, the Whitewater project is expected to have an economic impact of \$42 million and more than 700 new jobs in the Columbus area. It is estimated that this project will attract some 188,000 sports participants annually. The region hopes that the project will serve as a catalyst for the restoration of properties within this National Historic Landmark District.



Georgia Chapter of the American Planning Association *2010 Chapter Awards*

Outstanding Student Project

A Plan for Industrial Land and Sustainable Industry in the City of Atlanta

More than 12 percent of Atlanta's industrial land was rezoned or lost to other development between 2004 and 2009. Unlike many other cities in recent years, Atlanta did not supplement conventional land use planning and economic development policies with targeted strategies for industry. To address this oversight, the Atlanta Development Authority (ADA) and the City of Atlanta supported a Georgia Tech School of City and Regional Planning master's level studio in fall 2009 that focused on creating the City's first industrial land and sustainable industry plan. The studio's work provides both a vision and road map for sound policy. It is the hope of Georgia Tech and the City that it will be the foundation for strengthening Atlanta's industrial base and overall economy.



Outstanding Student Project

The Stadium Neighborhoods TAD

The Atlanta Stadium Neighborhoods Study identified critical urban design issues, including the redevelopment of 8000 surface parking spaces, through (1) case studies of recent stadium redevelopment projects across the country and (2) urban design investigations of the site with regard to neighborhood connections and regional accessibility, surface parking conversions to deck parking, park space and sports legacies, and flexibility for future land use, density, and phasing. The project will be used by the Atlanta Development Authority to initiate public education and stakeholder participation in decision-making.



Great Places in Georgia, Public Spaces

Okefenokee National Wildlife Refuge

Native Americans called it Okefenoka, meaning “Land of the Trembling Earth.” Now this place, where earth, air, fire and water continuously reform the landscape, is preserved within the Okefenokee National Wildlife Refuge, created in 1937 to protect wildlife. With almost 402,000 acres of cypress forest, marsh, lakes and islands, the refuge is filled with alligators, Sandhill cranes, red-cockaded woodpeckers and more than 400 other species of animals, it is a wonderful place to learn about the wildlife of Georgia and Florida. Guided boat tours take visitors through cypress forests, historic canals and open prairies. Water trails and platforms allow people to canoe for the day or stay overnight. Winding boardwalks and trails lead through unique habitats to observation towers and viewing platforms.



Great Places in Georgia, Public Spaces

City of Valdosta

A foundation of preserved historical buildings, along with public and private investment, continues to revitalize Valdosta’s historic downtown. With Valdosta’s selection as a Main Street City in 1984, the downtown area established itself as the center for business, government and culture. Since the streetscape project of the mid 90s, downtown has truly witnessed a rebirth, reaping the benefit of a mix of uses that include retail shops, service businesses, restaurants, professional offices, government offices, churches, historic buildings and residential units. The City of Valdosta and the Central Valdosta Development Authority (CVDA) are currently considering a Downtown Master Plan.

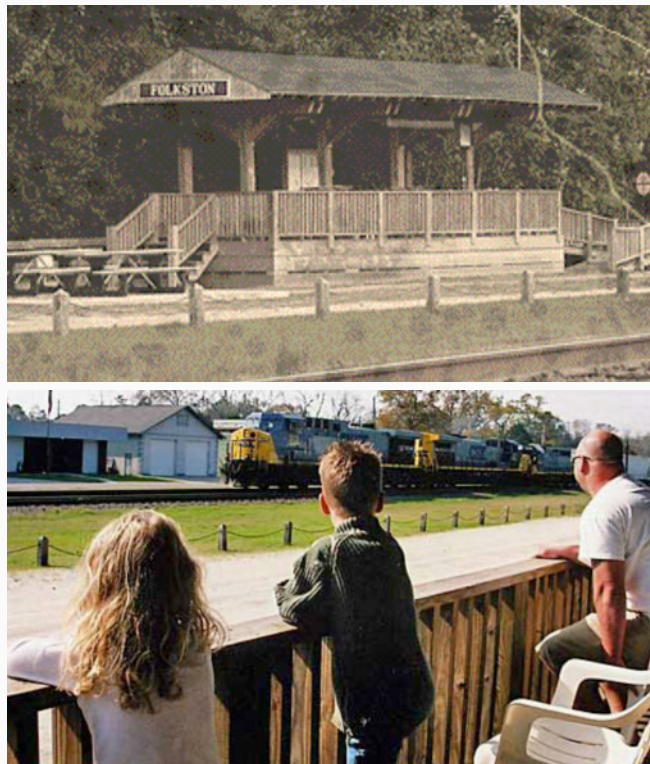


Georgia Chapter of the American Planning Association *2010 Chapter Awards*

Great Places in Georgia, Public Spaces - Honorable Mention

Folkston Funnel

Folkston is located on the CSX Transportation double-track main line, 40 miles north of Jacksonville, FL. From its depot, train watchers can see where the tracks split, one going northeast to Savannah and beyond, the other going west to Waycross and on to Atlanta. On a typical day, some 60 trains go by carrying everything from passengers (Amtrak), grain, automobiles, molten sulfur and orange juice. At the city-run depot is a covered train-viewing platform, a radio scanner that picks up engineers talking as their trains pass through, free WiFi, benches, chairs, picnic tables, BBQ pits and restrooms.



Grassroots Initiative Small Community

St. Mary's River Management Committee

The St. Marys River is a 130-mile blackwater stream that forms the eastern portion of the Georgia – Florida boundary. The St. Marys River Management Committee was formed in 1991 to maintain local control of the largely pristine river. The quasi-governmental advisory board reports to the four counties bordering the river and its 20 members volunteer their time to promote and protect the long-term viability of both the environmental and economic resources of the river.



Grassroots Initiative Large Community

Fifty Forward, Atlanta Regional Commission

Imagine the ideal Atlanta region 50 years from now. What does it look like? How does it work? What did we do to make it happen? Between 2008 and 2010, the Civic League for Regional Atlanta asked some 750 people these questions through a series of facilitated discussions called the Fifty Forward Neighborhood Forums. Held in conjunction with the Atlanta Regional Commission's Fifty Forward visioning initiative, these forums allowed residents of the 10-county region share their ideas and insights on such critical topics as sustainability, land use, transportation, diversity and public health.



Distinguished Leadership Award

Cam Jordan

Cam Jordan spent more than 20 years in a series of self-help programs for recovering Journalism and Psychology majors before spending the last 13 as Community Development Director for the City of Fitzgerald. He advocates for safe, decent and affordable housing from his own two-room cabin on a local pond. When not working, Cam is a woodworker who enjoys the company of his dog and cat.



December 1, 2010
4th Annual Legislative Roundtable

Atlanta, GA
www.georgiaplanning.org

December 3, 2010
GPA Planners' Lunch

Atlanta, GA
kfield@mcdonough-ga.gov

December 3, 2010
Sustainable Atlanta Roundtable

Atlanta, GA
www.southface.org

December 9, 2010
Attracting Quality Economic Development

TBA
www.atlantaregional.com

December 9, 2010
National Levee Safety Program Workshop

Augusta, GA
www.southface.org

December 13 – 15, 2010
ArcGIS Desktop II

Atlanta, GA
www.atlantaregional.com

Spring 2011
GPA Spring Conference

Atlanta, GA
www.georgiaplanning.org

May 4, 2011
GPA North Georgia Planners Luncheon

Rome, GA
www.georgiaplanning.org

Some Builders Finding That Less Will Be More

c/o Livable Communities Coalition

“Many homes that sold well before the market crash won’t sell now because they’re too expensive, designed for how we used to live versus how we really live today, or so nondescript in design that they fail to inspire buyers enough to overcome their lack of confidence in the market,” Builder Magazine’s Teresa Burney reports in an online article entitled “Less for Success.”

“So builders are replacing them with new, smaller, more affordable products that they hope buyers can and want to buy.

“Some companies are taking shortcuts with their new designs, shrinking old floor plans without rethinking them, and cutting out any details that cost more. Among those details, however, may be the one thing that gives a buyer that spark of delight it takes to overcome market wariness.

“But adversity is inspiring others to rethink everything about their homes, from how they build them, to how buyers will really live in them, and what they really want in a new home. And many times it works.”

For access to the full article, go directly to the [Builder Online Website](#).



by *Lydia Doyle, DCA*

The Community Planning Institute (CPI) is an opportunity for local elected officials and their planning and zoning commissioners and staffers to learn about the various roles and players in the community development process, and how they can work in their community to make the vision they have for their city a reality. CPI provides an overview of the importance of a community vision in planning for the future. This course is a two-day program in community development practices, in partnership with the Georgia Planning Association, and conducted by planning and legal professionals. Dates for the next round of classes in 2011 are currently being finalized, but the class will occur in February in Savannah at the Coastal Georgia Center and in July at Unicoi State Park in Helen.

The final 2010 Community Planning Institute (CPI) recently took place in Tifton and it went off without a hitch. The three CPIs of 2010 occurred in Savannah, Helen and Tifton.

The success of the 2010 CPIs is due in large part to the scholarships offered through the Georgia Planning Memorial Foundation (GPMF) as well as the Georgia Planning Association's continued support and partnership. Because of tuition costs, many smaller local governments often do not have a presence at CPI. The Denise Abboud Fund, which is managed by the GPMF, is dedicated to helping communities that otherwise could not afford it to expand the skills and knowledge of their professional and citizen planners. The generosity of the GPMF allowed several people to attend CPI this year.

This year class members learned about the importance of planning, the components of the comprehensive plan, how to use their plan in real world situations, the role of a planning commissioner, the basics of zoning and laws that affect planning commissioners, and, tools available to help implement the comprehensive plan. They heard from experts and officials from around the state including: Frank Jenkins, a noted zoning and land use attorney; Chrissy Marlowe from UGA's Fanning Institute; Dennis Hutton, Jim Hansen and Marcus Lotson from the Savannah Metropolitan Planning Commission; Mayor Bryan Thompson of Brunswick; George Shaw, Senior Planner in Effingham County; and, Mayor Andrea Gibby of Young Harris.

For more information please [email Lydia Doyle](mailto:Lydia.Doyle@ga.gov). ■

Support Our Sponsors!!

A Huge Thank You to 2010 GPA Annual Sponsors

The Georgia Planning Association stands ready to provide members with opportunities for networking, information and education. These services are made possible through the continued support of GPA annual sponsors and conference sponsors.

Please take time to review the [2010 ANNUAL SPONSORS](#) list and access their company websites.

Partners Level:

AECOM

HNTB

Jacobs JJG

Educators Level:

Kimley-Horn and Associates, Inc.

Friends Level:

ARCADIS

Clark Patterson Lee Design Professionals

Georgia Power

J. R. Wilburn and Associates

Keck & Wood, Inc.

MACTEC

Parsons Brinckerhoff

POND | ECOS

Robert and Company

ROSS+associates

RS&H

Street Smarts

TSW & Associates

Urban Collage

URS

Vinyl Siding Institute

We appreciate your support in 2010!

Christopher S. Miller, AICP, VP Chapter Services

AECOM

AECOM
One Midtown Plaza
1360 Peachtree St. NE, Suite 500
Atlanta, GA 30309 USA
(404) 365-5602 tel
(404) 365-5605 fax
www.aecom.com
ellen.heath@aecom.com

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



Clark Patterson Lee
DESIGN PROFESSIONALS

Kevin McOmber

350 Town Center Avenue
Suite 201
Savannah, Georgia 30024
kmcomber@clarkpatterson.com
800.274.9000
www.clarkpatterson.com

Proudly serving public and private clients since 1975.

Architecture | Engineering | Planning | Construction

GEORGIA POWER

A SOUTHERN COMPANY

**HNTB**

Shaping the Foundation
of Transportation in Georgia

HNTB Atlanta - (404) 946-5700
www.hntb.com

Leaders in Delivering Value.

JJG has Joined Jacobs.

www.jacobs.com

JACOBS



**TRANSPORTATION
CONSULTING**

Comprehensive Transportation Planning
Corridor Studies
Parking & Circulation Studies
Transit Planning
Bicycle & Pedestrian Planning

James R. (Rod) Wilburn, AICP—President
t 404-999-6651 • jrwilburn@jrwilburn.com
411 James Stone Road, Greenville, Georgia 30232

**KECK & WOOD, INC.**

Consulting Engineers
Serving the Southeast Since 1954

• Planning • GIS • Transportation • Civil
• Environmental

Registered AICP CM Provider
www.keckwood.com
gistraingn@keckwood.com

**MACTEC**

engineering and constructing a better tomorrow

PLANNING • ENGINEERING • ENVIRONMENTAL

Ron Huffman, AICP, ASLA Lee Walton, AICP John Ford, AICP
Senior Principal/Planner/Landscape Architect Project Manager/Senior Planner Principal/Transportation Planner

396 Plasters Avenue • Atlanta, Georgia
404.873.4761

**PARSONS
BRINCKERHOFF**

Transportation Planning • Land Use Planning
Public Policy • Environmental Planning
Visioning & Public Involvement • Urban Design



3340 Peachtree Rd. NE
Suite 2400, Tower Place 100
Atlanta, GA 30326
(404) 237-2115
www.pbworld.com

- Land Use & Zoning
- Comprehensive Planning
- Streetscape & Roadway Design
- Pedestrian Corridors, Bikeways & Multi-use Trails
- Landscape Architecture & Master Planning
- Transportation Planning & Traffic Analysis

POND

Architects • Engineers • Planners www.pondco.com | 877.336.7744 | Atlanta, GA



Robert and Company
planning - landscape architecture - urban design

229 Peachtree Street
International Tower, Ste. 2000
Atlanta, Georgia 30303
p: 404.577.4000
t: 404.577.7119

Quality and Commitment Since 1917 | www.robertandcompany.com

**ROSS+associates**

Urban planning & plan implementation

Phone: 404.355.4505 Email: Bill@planross.com



IMPROVING YOUR WORLD.

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

www.rsandh.com • (800) 741-2014

730 Peachtree St., Suite 430
Atlanta, Georgia 30308
(678) 528-7200

7 E Congress St., Suite 402 E & F
Savannah, Georgia 31401
(912) 235-3540

**street
SMARTS**
LIVING OUR VISION

Better Communities.
Better Lives.
By Design.

- Surveying
- Data Collection
- Planning and Design
- Landscape Architecture
- Transportation Engineering
- Subsurface Utility Engineering

3160 Main Street
Suite 100
Historic Downtown Duluth
Duluth, Georgia 30096
Phone: (770) 813-0882

www.streetSMARTS.us



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



TUNELL SPANGLER WALSH & ASSOCIATES
community design & architecture



URBAN DESIGN

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

121 Luckie Street NW Suite 200
Atlanta, GA 30303
P 404.586.0277
F 404.586.0279
E esusan@urbancollage.com

URS

URS Corporation
400 Northpark Tower Center
1000 Abernethy Road, NE
Suite 900
Atlanta, GA 30328
Tel: 678-608-6600
Fax: 678-608-6400
www.urscorp.com
Contact: Kristen Weszoff, AICP

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

VINYL SIDING INSTITUTE
**America
Sides with
Vinyl**

Find out why at
vinylsiding.org

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 email addresses inside on pages 2 & 3.

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 **January 31, 2010**.

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

thank you to our sponsors!

BECOME A SPONSOR

The GPA is always accepting sponsors for its sponsorship campaign and wants to give renewing and new sponsors a chance to see our exciting new sponsorship products and levels. Please feel free to contact Laura Keyes, GPA Chapter Services, through email at chapter.services@georigapanning.org if your company is interested in becoming a GPA annual sponsor.

NEW URBANISTS AWAIT DEMOGRAPHICS SHIFT

(continued from p. 1)

Also reported at the CNU:

- The premium for new urban housing is holding up during the recession at 11 percent, according to Bartlett.
- The average size of houses sold shrank 300 square feet last year. “That’s the first time that has happened in ages,” says Volk.
- The population sector that prefers every aspect of compact, walkable neighborhoods has remained steady for the last decade — 27 to 33 percent of the market, according to Kirsch.
- A larger percentage of buyers — 40 to 50 percent — is willing to make compromises such as accepting a smaller lot or house if this enables those buyers to live in a walkable neighborhood, Kirsch says.

IMMEDIATE CHALLENGES

Despite good long-term prospects for urbanism, national builders are ready to jump right back into the sprawl-building mode as soon as the recession turns, some analysts say. Thousands of entitled lots in non-walkable subdivisions in metro areas nationwide are ready for new construction. “National builders are the last bastion of sprawl,” says Volk. Notes Bartlett: “They are out there buying up land and picking up lots. The guys that have survived like Pulte and Toll Brothers will not roll over and die because [new urbanists] don’t like what they do. If they need to find new ways to make money — faster, cheaper, to meet entry-level price points — that’s what they will do.”

Also, new urbanist developers face lean times ahead until

demographic changes and a recovering economy provide relief. Many new urban projects are currently stalled. “All of the long-term trends are fantastic and we will have to find a way to house all of these people,” Bartlett told New Urban News. “But in the near term, without job growth, it’s hard to imagine any of these projects taking off.” In the next year or two, Bartlett sees some easing of the real estate recession, but expects that a genuine turnaround will wait for 2012 or 2013. One exception is the rental market, which is becoming stronger in some metro areas, he says.

Third, a number of analysts point to an oversupply of retail in the US, which has five or six times as much retail per person as Sweden and other European countries, notes June Williamson, coauthor of *Retrofitting Suburbia*. Within two years, Amazon sales will top those of Sears and Kmart, according to Michael Messner of Seminole Management Co. Nationwide, vacant retail space has risen 42 percent since 2006, and 65 percent of malls are either weak or transitioning to weak, he says. This tough retail market makes the prospect of a new generation of shops in mixed use neighborhoods seem daunting.

On the other hand, some urban locations are relatively under-retailed, says planner and retail expert Robert Gibbs. Detroit, for example, has no full-service supermarkets, he says.

Planner Andres Duany has urged developers to consider constructing inexpensive one-story retail buildings with quality frontages as a way to cut costs and create a sense of place. When in Portland, Oregon, Duany observed great retail streets with only one floor. “It’s hard to recoup the costs of building up three stories when all you need is the first floor,” he says.

This article is reprinted with permission from the June 2010 edition of New Urban News. For more information, go to www.newurbannetwork.com.

GEORGIA PLANNER

Newsletter of the Georgia Chapter of the American Planning Association