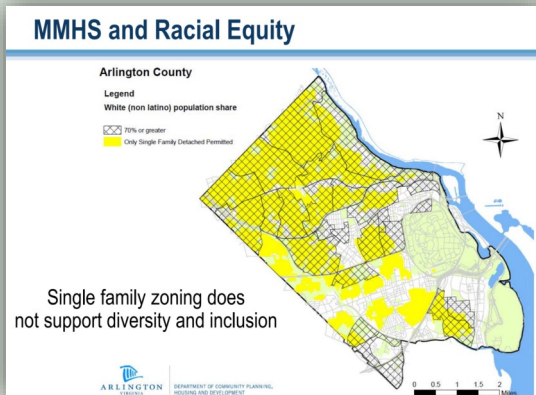
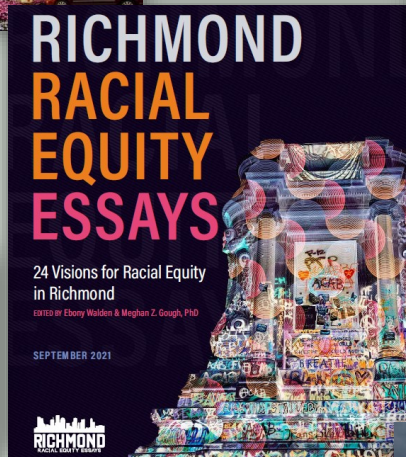


NEWSBRIEF

A Publication of the Virginia Chapter of the American Planning Association

Fall 2021
Vol. 19 Issue 2



American Planning Association
Virginia Chapter
Making Great Communities Happen

Cover Photos:

- 1. Hotel Roanoke (Hospitalitynet.org)
- 2. Annual Conference Logo
- 3. RREE Essays E-Book Cover Photo
- 4. Single-family Zoning Map (Arlington County, VA)
- 5. Virginia Capitol Building (VACOLAO.org)

NEWSBRIEF

A Publication of the
Virginia Chapter of the American Planning Association

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About Newsbrief

Newsbrief is the flagship publication for the Virginia Chapter of the American Planning Association, and serves as a robust repository for in-depth analyses of issues and events that are relevant to Virginia Planners.

If you have an interesting topic or case study that you think would benefit APA Virginia Chapter members, please consider contributing to the Newsbrief by submitting a request to have your article published.

Contact Newsbrief@APAVirginia.com for all inquiries.

Visit virginia.planning.org for general information. Find us on **Facebook**; **Twitter** @APA_Virginia; **Instagram** @APA_Virginia; **Reddit**; and the APA Virginia **YouTube** channel.

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NEWS *from* *the* BOARD

By Andrew Hopewell

Meet our President-Elect!

Hello everyone! My name is Andrew Hopewell and I wanted to take this opportunity to introduce myself to you all as I will be serving as your Chapter President starting January 1, 2022. I am incredibly humbled that you selected me to succeed Earl Anderson who has done a tremendous job of guiding the Chapter through a difficult time during the pandemic while still helping us to grow and expand our range of services to our membership. I think the next several years are going to be ones of incredible change as the impacts of coronavirus linger and prompt the world to adapt to a new normal. I'd like to hope that this will be an opportunity for us to incorporate into this change some steps to better ourselves and our profession by reexamining our practices in the light of the 21st century.

I was fortunate as a child to get to see and experience many different places as my family lived at various time in the United States, England, Ireland and South Africa before I returned to the States for good for college. I earned my Bachelor's Degree in Economics and History from Wesleyan University in Connecticut and a Master's Degree in Urban and Regional Planning from the University of California, Irvine. I ended up in Virginia as my to-be wife was working on her doctorate at George Mason University and housing prices in Virginia are a whole lot more palatable than California!

I found a position with Spotsylvania County as a planner initially reviewing site plans but quickly thereafter moving over to their long-range division. This was where I found the variety in planning that I so adore. Whether it was demographic analyses or fiscal and economic modeling, creation

of future land use maps, aiding in Census redistricting, there was always a role for a planner to play in processes outside of the more traditional tasks of processing rezoning requests or special use permits. After eight years with Spotsylvania, Fauquier County offered me the opportunity to lead their Comprehensive Planning and long-range efforts. Again, I was thrilled to be exposed to topics such as MS4 program administration, construction of a public sewer facility for two small communities and even carbon sequestration all under the guise of "other duties as assigned" within my job description.

Last year, I was fortunate enough to become the Director of Planning & Community Development for the Town of Culpeper and have been exposed to even more facets of planning as we are in the middle of a complete overhaul of our Zoning and Subdivision Ordinances, are exploring public/private partnerships for redevelopment of some of the prime properties within our downtown and expanding our sidewalk network throughout the Town. All of this is to say that I have been extremely blessed to have been in multiple situations that have caused me to fall in love with our profession over and over again and hope that you've had a number of these experiences too!

Prior to becoming President-Elect this year, I served as your AICP Professional Development Officer (PDO) for four years. As a fan of lifelong learning, it's always been important to me to continue to find opportunities to learn and incorporate new skills into my work. As PDO, it was my goal to try and expand the availability of learning opportunities to our membership. As such, the Board worked to expand not only

NEWS *from the* BOARD

our own educational offerings through our partnership with the Berkley Group to bring you our monthly webinar, but also with other allied agencies to offer Certification Maintenance (CM) credits for trainings and webinars offered by them as well. We also partnered with the West Virginia, Maryland, Delaware and National Capital Area Chapters along with the Maryland Department of Planning, Maryland Planning Commissioners Association, Rural Planning Caucus of Virginia and West Virginia University to launch the Mid-Atlantic Planning Collaboration which offers a number of webinars focusing on planning issues with perspectives from across the region. In the upcoming year or so we are working to introduce a new leadership program for mid-career professionals who are moving into supervisory positions and may have the necessary planning knowledge, but need some guidance on many of the “soft skills” necessary as they progress their careers.

As I mentioned initially, the past year and a half has brought about tremendous change in the world – some for good and

some exposing some harsh truths about our society. It is a time for us to move forward together as a human race, while recognizing the wrongs that we have been party to. To that end, the Board is going to be proposing to the membership a change to our by-laws to create an Executive Board position for a Vice President of Inclusion, who’s role will be to not only inform and educate the Board and the Chapter on matters related to diversity and inclusion, but also to serve as a Co-Chair on the Chapter’s Nominating Committee to help determine the leadership of the Chapter moving forward. The Chapter is also exploring ways to utilize technology to increase our members’ access to Chapter events through virtual and hybrid conferences.

There are many other changes and challenges that we as planners, and we as a Chapter, are going to face in the coming years. I hope that you, like me, see these as opportunities to continue to fall in love with our profession which has such a profound effect on our communities’ lives. I’m looking forward to seeing many of you in Roanoke!

SEE THE FULL LIST OF CURRENT AND INCOMING BOARD MEMBERS ON OUR [WEB-SITE](#)

READ MORE ABOUT CHAPTER ELECTIONS [HERE](#)

READ MORE ABOUT HOW TO VOLUNTEER WITH APA VIRGINIA [HERE](#)



American Planning Association
Virginia Chapter

2021 Virginia Chapter Annual Conference News



VIRTUAL
JULY
19-20



HYBRID
OCTOBER
HOTEL ROANOKE



July 19-20, 2021 Virtual Conference Recap

APA Virginia would like to thank all of our attendees, speakers, and our Title Sponsor, Virginia Housing, for making our July virtual conference a success! We are always thrilled to bring you engaging and diverse content.

The theme of the virtual conference was to have no theme at all! There's so much we all learned from 2020 that it would be hard to assign a theme to lessons learned and unlearned. Attendees spent two days enjoying sessions that were focused

on unpacking all of the planning curveballs thrown our way last year.

All conference sessions were recorded and are posted in the conference portal and are available to view for those who registered for the conference through January 2022.

[Conference Portal](#)

October 20-22, 2021 Conference Announcement

The 2021 APA Virginia Chapter Annual Conference is the Chapter's signature event. Our 51st Annual Conference (part 2), will take place as a hybrid format, both online and in person. The in-person format will be hosted at The Hotel Roanoke & Conference Center, in Roanoke, Virginia October 20-22 (conference programming will begin on Thursday, October 21). We are offering a Conference Program that exemplifies the best of Virginia's planning practice, theory, projects and persons. For those able to attend in person, we are offering mobile tours, in two time blocks on Wednesday, October 20th.

The October 2021 Conference theme is Innovation in Planning! This past year certainly has been different, where we have found ourselves learning to adapt to live "outside the norm." We have been forced to do everything differently: how we live, work, and play. This year's conference will focus on how we have had to adapt as planners from our work stations to how and what we plan. How has transportation, housing, economic development, social equity, public health, finances, etc. changed in the past year? How do all these factors affect communities and impact what planners do? Twenty first century plans must address these challenges and innovations to ensure the vision we establish for our

communities remains viable and equitable. We want to hear from you and give you the opportunity to present your thoughts on how the pandemic has impacted the world of planning, how we approach development, our role as planners, and how will it affect the future – **where do we go from here?**

2021 APA Virginia Chapter Annual Conference
INNOVATIONS IN PLANNING



Conference artwork by Olivia Askew

OCTOBER 20-22 | ROANOKE



[Purchase Tickets](#)

RESOURCES FOR *INCLUSIVE PLANNING*

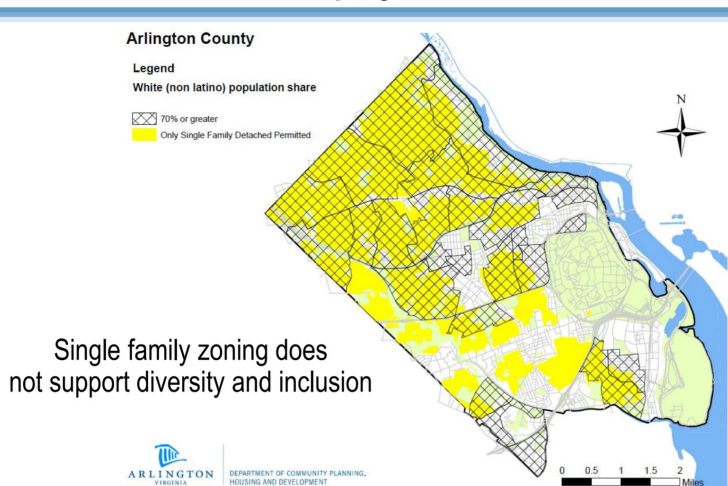
By Nick Rogers, AICP, CZA

*This recurring segment in the **Newsbrief** features resources, leaders, and other content that bring to the forefront the profession's efforts for increased equity, diversity, and inclusion*

Back in the fall of 2020, my colleagues in Arlington kicked off the public-facing portion of a major initiative within the County's [Housing Arlington](#) program. The [Missing Middle Housing Study](#) has been underway for several months, with staff conducting baseline research and analysis on housing types such as – but not limited to – duplexes, triplexes, townhouses, and other residential dwelling types which scale somewhere between a detached house and a mid-rise apartment building.

Although Arlingtonians overall consider themselves a progressive community tolerant of all racial and ethnic backgrounds, the Missing Middle study's research shows how development decisions made at-large during the 20th century greatly benefited White residents and marginalized Black residents. The historically Black neighborhood of High View Park was, literally, walled off from newer housing construction solely for the purchase of White residents. Row houses, originally permitted in the County's "B" Residential district in 1930, were eliminated as a permitted use by 1938. Vast swaths of Arlington were planned for single-family development exclusively with the first General Land Use Plan in 1961. The resulting land use pattern, coupled with racially-restrictive covenants and racially discriminatory lending practices, perpetuates today with 75% of the County's acreage devoted to 25% of its total housing stock – all detached homes – [where at least 70% of the residents are White](#).

MMHS and Racial Equity



Planners can have great influence as storytellers, bringing greater awareness to customary land use practices that have implicitly racial/ethnic discriminatory impacts on our commu-

nities. While this study's research compendium has been received favorably by senior County leadership and the County Board, there are similar stories to tell throughout Virginia in places where planners may feel reluctance, apprehension, and even discomfort in daylighting this history.

To truly repair damaged relationships with our Black and brown residents, and to achieve real inclusion and equity with our planning practices moving forward, these types of taboo conversations need to occur in open forums that are safe for all participants.

For more information on planning and planners who are working in this space, check out some of these resources below:

[Desiree "Dee" Powell](#)

Website: <http://blckspces.com>

Twitter: [@BLCKSPCES](#)

Instagram: [thedee_p](#)



Dee Powell is a Texas-based planner who, in addition to her day job with the City of Grand Prairie, has founded the consulting firm [blckspces](#), providing design, permitting, feasibility and entitlement services to their clients, with particular emphasis on supporting small, minority-owned businesses. Dee has been a steadfast organizer for Black planners and other planners of color through monthly virtual meetings of the Black Planner Collective. Through this work, Dee is taking planning's placemaking toolkit to the next level by championing access to the planning process for BIPOC communities who have been historically left out of such processes and by creating safe, people-oriented places for communal gathering.

["5 Things We Learned from NYC Parks Commissioner Mitchell Silver"](#)

Azure Magazine – February 27, 2021

[Selam Eyob](#) and [Jasmine Mohamed](#), two graduate students at Toronto's York University in the Faculty of Environmental and Urban Change, unpacked a number of key issues central to Black urbanism through the lens of an extended conversation

Resources for Inclusive Planning

“How Oakland Got Real About Equitable Urban Planning”

Reasons to be Cheerful’s We Are Not Divided Project - October 8, 2020

The City of Oakland’s Slow Streets program started out as a pandemic-focused program to identify and close certain city streets to enable increased social distancing for biking and jogging. While the program was initially touted as a success, Warren Logan, Policy Director of Mobility and Interagency Relations understood that the program’s support was not reflective of Oakland’s broader community needs. This article by [Rikha Sharma Rani](#) documents how Oakland’s Essential Places program went steps further beyond Slow Streets to provide increased pedestrian safety measures for the city’s long overlooked Black and Latinx residents who were consulted on their needs, had their voices heard, and now are seeing their participation dignified.



Photo credit: [Gelek Badheysang](#)

with New York City Parks Commissioner [Mitchell Silver, FAICP](#). The article touches on topics ranging from the need for more historic preservation of Black history in the building environment, the critical perspective all planners need to make implementation decision more equitable, and the power of honest vulnerability has to bring planners’ emotional intelligence to the decision-making table.

“Eliminating Racial Segregation Is Good Economic Policy”

Planning Magazine – January 2021

[Tatiana Walk-Morris](https://www.tatianawalkmorris.com/) (<https://www.tatianawalkmorris.com/>) highlights the still-present, endemic effects of segregationist



Photo Credit: [Tonika Lewis Johnson](#)

policies and practices from the 20th Century in this article for [Planning magazine](#). Racial segregation continues to thrive in most of America’s major metropolitan areas, with northern cities that were some of the important Great Migration destinations leading the pack. Tatiana features research from several organizations in and adjacent to planning that demonstrate the need for zoning reform, environmental justice, and increased housing choices to benefit cities’ Black and brown residents.



Logan’s team is now working with community representatives to strengthen barricades and is exploring a public art project to beautify them. Credit: Lenny Gonzalez

Black Voices On The City – A Resource Guide

A group of Canadian graduate students and alumni have put together a 300+ entry catalog of contributions by Black researchers and practitioners to the urban planning field. The entries are from varied sources, including multimedia sources, online essays, books, and academic journals – 100% of which come from Black authors. Contributors can [submit new works](#) to add to the guide, joining the many others who’s intent en masse is to combat anti-Blackness within urban planning and to bring diverse perspectives not making their way into classrooms and curriculum into broader awareness.



Nick Rogers, AICP, CZA ([@NickRoge](#)), is APA Virginia’s Vice President of External Affairs and a Principal Planner with Arlington County’s Department of Community Planning, Housing and Development.

The Community Planning Assistance Program (CPAP)

By Will Cockrell, AICP

On October 7, the Chapter conducted its first official Community Planning Assistance Program (CPAP) effort. Chair of the CPAP, Will Cockrell, conducted a training for local planning commissioners from the towns of Toms Brook and Edinburg. He spent about two hours with local officials and provided an overview of roles and responsibilities for commissioners and councilmembers. Will Cockrell also referred officials to other resources, such as VCU's Planning Commissioner Certification Program.

The CPAP offers a unique opportunity to Virginia communities to receive pro bono assistance from the Chapter. APA Virginia extends several options for serving those that otherwise lack the resources to undertake a planning process or access professional guidance. When submitting a proposal to the APA Virginia CPAP program, applicants will work closely with volunteers to determine the best approach for helping their community or organization. The application process generally includes the following steps.

1. **Inquiries:** Applicants contact the CPAP Program and ask general questions about the program. Chapter volunteers review the concept and provide general guidance on which approach is most appropriate.
2. **Guidance:** Chapter volunteers direct the applicant on next steps. If the application is not appropriate for the CPAP program, then (s)he will be directed to other programs or organizations that could help. If the application is appropriate for the CPAP, then (s)he will be directed to prepare next steps.
3. **Assistance Team:** The Chapter secures a project leader and team that will work directly with the CPAP applicant.

PROGRAM OPTIONS

CPAP offers a variety of service options:

- Conducting affordable housing workshops, in partnership with VHDA
- Preparing projects for program funding from VHDA
- Developing RFPs and Scopes of Work for larger planning efforts
- Assisting with advice and guidance on upcoming comprehensive plan updates
- Providing professional advice and guidance on defined planning issues
- Developing strategic plans
- Assisting with guidance on concept plans, as a seed effort
- Connecting localities with planning schools for class projects
- Educating and training planners, practitioners, local officials, and citizens

Housing-Related Applications

For housing-related proposals, applicants will have contact with a Virginia Housing Development Authority (VHDA) representative on the Board. There should be initial discussions on the feasibility of the affordable housing opportunity, the planning issues involved, the definition of the project area, the scope of services needed, and local government support, in order to determine its eligibility for the CPAT program.

VHDA offers program support, through its online Grants Management System at www.vhdagrants.com. Applications will be accepted on an open submission basis. The grant category is Community Impact Grant. The subcategory, which should be mentioned in the application, is Community Planning Assistance Team Collaboration.

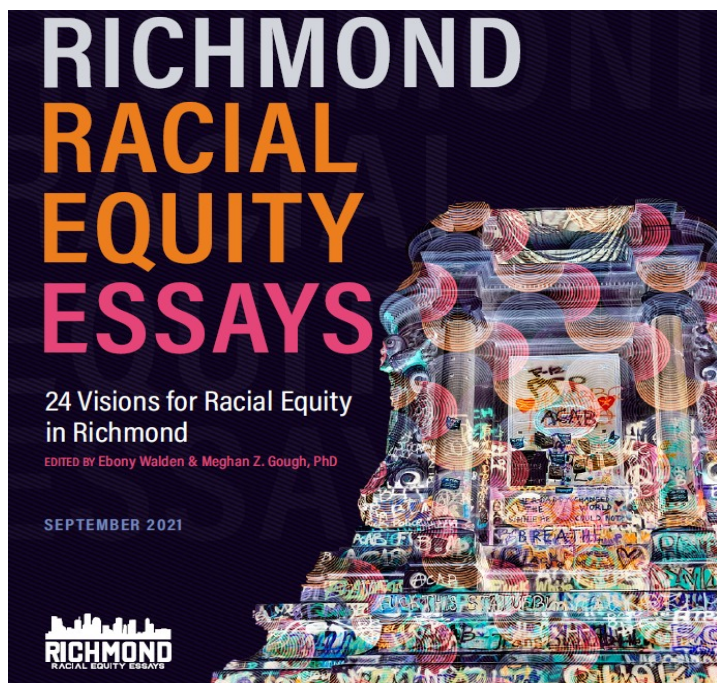
To begin a discussion, contact Will Cockrell at w.cockrell@epr-pc.com



Will Cockrell, AICP, is APA Virginia's Chair of the Community Planning Assistance Program (CPAP) and a Senior Planner with EPR, P.C.

Essays on Race and Equity in Richmond

By Ebony Walden



The Richmond Racial Equity Essays (RREE), a collaboration between urban planner and diversity, equity and inclusion consultant [Ebony Walden](#), [Dr. Meghan Gough](#) from Virginia Commonwealth University's Wilder School of Government and Public Affairs and activist and urban farmer [Duron Chavis](#), is a multimedia project comprising a collection of 24 essays, 7 video interviews and an 8-episode podcast series focused on racial equity in Richmond, Virginia. The project captures nearly 50 voices from all walks of life and sectors to explore what an equitable Richmond would look like, especially as it relates to racial equity, and highlight the strategies that will help us get there.

A digital version of the essay collection was recently released on Wednesday, September 15, 2021. This compilation of essays, edited by Ebony Walden and Dr. Meghan Gough, looks to highlight voices in the conversation on issues of race, place, planning, and equity in Richmond. With the COVID-19 pandemic, the tragic murder of George Floyd and the subsequent protests, activism and increased awareness of racial inequities and injustice, the need for a diversity of voices and solutions are even more timely and necessary as we try to recover and move forward.

Comments from the Authors:

"A comprehensive, multi-sector, intergenerational, intersectional approach is needed for our anti-racist work." **said Walden**

"There are 27 essayists featured in our eBook. These authors are voices from the Richmond community - including activists, academics, non-profit and business leaders. We wanted to capture a range of perspectives on the inequities that plague our city and what we need to do to make changes," **said Walden.** *"We hope this project will lead Richmond, the former Capital of the Confederacy, toward a solid framework for how to advance racial equity and be a model for discussion in other cities,"*

"This project is designed to bring conversation, collaboration and innovation to the process of dismantling racism and reimagining Richmond." **Gough said in regards to the eBook.** *"Dismantling structures of racism cannot be done by only a few people or institutions -- it requires us to consider policies and practices across institutions and question everyday behavior and norms. We hope the words of the essayists inspire us all to action."*

The eBook is just the beginning of RREE's work. The project intends to publish several video interviews produced in collaboration with activist and urban farmer Duron Chavis and a podcast series hosted by Ebony Walden to continue the conversation this fall.

For more information, visit

www.richmondraciaequityessays.com



Ebony Walden is the Principal Consultant at [Ebony Walden Consulting](#), an urban strategy firm based in Richmond, Virginia and an adjunct professor at Virginia Commonwealth University's Wilder School of Government and Public Affairs.

2021 Legislative & Policy Debrief

By M. Tyler Klein, AICP



The 2021 Virginia General Assembly session was unlike any year before.

The on-going Covid-19 pandemic, civic unrest, and an election year in the Commonwealth served as a backdrop to the 2021 session. Typically, odd numbered years, are “short sessions” lasting only 45-days. However, this year, 2021, was very short due to the on-going global pandemic, scheduled for 30-days and actually only lasting 27-days. A special session followed lasting another 20-days. For the 2021 session:

- **1,389** bills and resolutions were introduced during the regular sessions;
- **828** bills were carried over to the special session (8 passed);
- **736** passed the special session; and
- **No** bills were vetoed during the session.

A number of these bills impact current day-to-day and future planning efforts of public servants and private practitioners working in towns, cities, and counties across the Commonwealth. The American Planning Association Virginia Chapter annually publishes a [Key Bills for Planners Final Report](#) which highlights those bills. 2021 bills address several pertinent topics including: solar energy and energy storage, land use, comprehensive planning, housing, transportation and bicycle and pedestrian accommodations, stormwater management, wetlands, conservation, resiliency, and state budgeting (funds for community development, the environment and transportation). The annual legislative update (this year given in April) can be rewatched through the [Chapter's YouTube channel](#).

A number of topics will set the stage for the General Assembly to debate in 2022. This includes:

- Environmental justice requirements for comprehensive plans;
- Access to affordable housing;
- Joint Legislative Audit & Review Commission housing needs assessment to be completed in late 2021.

Chapter lobbyist Eldon James notes that planners should be mindful several issues in late-2021 that will impact 2022 including elections in November 2021, redistricting as a result of the 2020 Census (2022), and the 2022-2024 biennial budget. Finally, several bills passed in 2021 assigned specific topics/questions to various working groups for additional consideration. These working groups will publish their reports in late-2021 and the outcome of these working groups will likely lead into legislation for consideration in the 2022 session.

Members interested in learning more and/or becoming more involved with legislative and policy issues in Virginia should sign up to participate in the revamped Legislative & Policy Committee. Contact VP for Legislative and Policy Affairs (legislation@apavirginia.com) for more information.



M. Tyler Klein, AICP, is APA Virginia's Vice President of Legislative and Policy Affairs and is a Senior Planner with Frederick County.