

# VIRGINIA

TOWN & CITY

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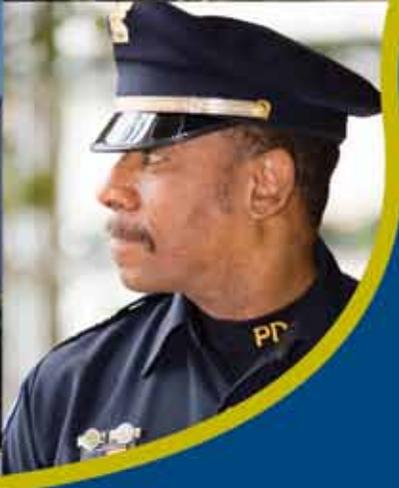
# Transformation

VHDA helping  
to revitalize  
historic downtowns

Town of Floyd advocate Woody Crenshaw  
and former Town Manager Karen Thompson



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# VIRGINIA

TOWN & CITY

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## About the cover

*Floyd is one of many small towns across Virginia using VHDA financing to revitalize a historic downtown. Standing in front of a newly renovated mixed-use property are long-time Floyd resident, developer and community advocate, William “Woody” Crenshaw, and former Town Manager Karen T. Thompson.*

*Photography by Doug Buerlein.*

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Nearly two dozen jurisdictions since 2005 have taken advantage of Virginia Housing Development Authority planning grants to offset costs associated with revitalizing communities and promoting mixed-use / mixed-income development opportunities.

*By Ann Brown*

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### **2010 VML Annual Conference scheduled Oct. 3-5 in Hampton**



The 2010 VML Annual Conference to be held Oct. 3-5 in Hampton is a must-attend event. Local government officials will find the two-and-a-half days of workshops, general sessions and roundtables invaluable as they chart courses for their communities in the wake of one of the worst recessions in history. This is the first time VML has held its conference in Hampton since the opening of the new Hampton Roads Convention Center.



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**PEOPLE**

**Fire chief moves in Newport News**



- Jones -

After serving as fire chief for the City of Newport News for more than eight years, **Ken Jones** stepped down effective June 30 to take over as the city's coordinator

of emergency management. Deputy Fire Chief **Scott Liebold** was named acting fire chief.

Jones had a 42 year career in fire service. In his time as chief, he has had several notable accomplishments including achieving national accreditation for the department through the Center for Public Safety Excellence. Liebold has served as deputy fire chief since 2005.

**Spore receives honor from ICMA**



- Spore -

Virginia Beach City Manager **Jim Spore** has been named the winner of an annual award from the International City/County Management Association.

The Award for Career Excellence in honor of Mark E. Keane recognizes local government administrators who have "fostered representative democracy by enhancing the effectiveness of local elected officials and by consistently initiating creative and successful programs," according to ICMA. Spore has been city manager in Virginia Beach for 18 years.

**Shenandoah names Walker administrator**

The Shenandoah County Board of Supervisors has hired **Doug Walker** as county administrator effective July 1.

Walker, 48, is a former city manager for Waynesboro, and has served as both deputy and assistant county administrator in Southampton and Spotsylvania counties. Most

recently, Walker worked as a vice president in the Richmond office of Springsted Inc.

**Williamsburg names city attorney**

Williamsburg Deputy City Attorney **Christina Shelton** was chosen to replace outgoing City Attorney **Joe Phillips**, effective July 1.

Shelton received her law degree from the Marshall Wythe School of Law at William and Mary in 2000. After graduation, she worked in private practice and served as assistant city attorney before being selected as deputy city attorney in 2007.

**Herndon taps Holland as zoning administrator**

**Mark R. Holland**, the Town of Herndon's planner and deputy zoning administrator for the past decade, was promoted to zoning administrator recently.

As zoning administrator, Holland is responsible for administering the town's zoning and subdivision ordinances and for assisting in setting policy and directives for their enforcement. He also manages the permitting function of the Community Development Department, including supervision of permitting staff, and provides staff support to Board of Zoning Appeals.

**Chesapeake's Connor receives honor**

**Ray A. Conner**, Chesapeake's commissioner of the revenue, has been named Chesapeake's First Citizen for 2010 by the Chesapeake Rotary Club. The award will be presented to Conner at a banquet in September.

Conner has served the City of Chesapeake for 35 years. He has been elected commissioner of the revenue eight times since 1983. Prior to that, he served as chief magistrate from 1978-1983, and as a magistrate from 1975-1978.

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## PEOPLE

### Leesburg chooses plant manager

**Ed Rockholt**, a 29-year employee of the Town of Leesburg's Utilities Department, was promoted to plant manager of the Leesburg Water Pollution Control Facility recently.

Rockholt began working for the town as an operator at the Water Pollution Control Facility in 1981.

### Va. communicators elect new officers

The Virginia Government Communicators has elected officers for 2010-2011.

Board members are **Jennifer K. Smith**, web and video communications director for Arlington County, president; **Dionne Waugh**, marketing and public relations specialist for the City of Richmond Police Department, vice president; **Teresa Hamilton Hall**, public information director for Roanoke County, secretary; **Mariane Jorgenson**, marketing and

public relations specialist for the City of Richmond Department of Public Utilities, treasurer; **Brook Bredel**, public relations and marketing specialist for the Virginia Department of the Treasury, membership and publicity director; **Joann Martin**, director of communications and marketing for the City of Lynchburg, director-at-large; **Greg Licamele**, director of Online Communications for Fairfax County, director-at-large; and **Dawn Eischen**, public affairs manager for the Virginia Department of Transportation, director-at-large.

## NEWS & NOTES

### Magazine touts Va. Beach boardwalk

The June issue of *Travel + Leisure* magazine declared that Virginia Beach has one of the best boardwalks in America. The June issue names its pick of the top 11 boardwalks – also including Coney Island Boardwalk in Brooklyn, N.Y., and Santa Cruz Beach Boardwalk in California – as “America’s Best Beach Boardwalks.”

The Atlantic Wildfowl Heritage Museum, the 15th Street Amusement Park and the blue crabs at restaurant Catch 31 are great boardwalk perks, the magazine reported.

This designation comes eight months after the American Planning Association named it one of the top 10 public spaces in the country.

### Hampton recognized for engaged citizenry

The Public Technology Institute (PTI) has designated the City of Hampton as a Citizen-Engaged Community for its efforts to provide the public with multi-channel access to government services and information.

Hampton, the only city in Virginia to receive the designation, was specifically highlighted for its website, 311 Customer Call Center, citizen participation efforts, and use of social media sites such as Facebook.

### CAT celebrates new green facility

Charlottesville Area Transit (CAT) held a grand opening for its new maintenance and operations facility just south of the city last month.

The high-performance facility was designed and constructed to achieve the U.S. Green Building Council's LEED Certification. The new facility is part of a broader green vision for public transportation in Charlottesville. Green practices are projected to result in an average energy savings of 30 percent over baseline code-compliant buildings, and an estimated water conservation of 1.56 million gallons per year.

### ELSEWHERE ...

**Loudoun County's** website – [www.loudoun.gov](http://www.loudoun.gov) – has once again been named one of the top county government websites in the nation by the National Association of County Information Officers (NACIO). The county's Public Information Office also received two NACIO awards for writing and an award for the county's employee newsletter in the annual awards competition held recently. Loudoun was one of just two county governments in its population category (less than 500,000) to be recognized by NACIO for its website. ... The **Arlington County** Board recently

approved a new fare structure for its Arlington Transit (ART) and STAR paratransit services. It was the first base fare increase for ART since 2004 and the first fare increase for STAR since 2006. Since that time, ART ridership has doubled, creating a greater demand on the local transit system. The new fare structure is designed to offset the growth and help mitigate rising contract and fuel costs.

**York County** Safety Town has been awarded the 2010 Regional EMS Award for Outstanding Contribution to EMS for Children by the Peninsulas Emergency Medical Services Council. Safety Town is a public-private partnership designed to teach young children about life safety. The York County Departments of Community Services, Fire and Life Safety, and the York-Poquoson Sheriff's Department, collaborate with other professionals and local businesses and organizations to bring this program to rising kindergarteners. ... Moody's Investors Services and Standard & Poor's Rating Services both reaffirmed their highest ratings for the **City of Charlottesville** in preparation for a recent bond sale.

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# Housing the next generation

*How VHDA mixed-use financing helps transform small downtowns into vibrant, livable environments*



**T**HE DESIRE TO PRESERVE communities that generations have called home is the core of Virginia's small town revitalization. It's also driving a trend in which local governments, developers and non-profits are working together to transform historic downtowns into hubs for shopping, entertainment, working and – most importantly – urban living.

Since the 1960s, Virginia's small towns and cities have seen continued movement away from their once vital downtowns into outlying suburbs, shopping centers and commercial strips. As a result, many small downtowns face high vacancy rates and a dwindling mix of retail tenants. Although the interest in mixed-use revitalization is there, smaller localities often lack the resources and financing options to turn that interest into reality. That's where the Virginia Housing Development Authority (VHDA) and its REACH Virginia (Resources Enabling Affordable Community Housing in Virginia) programs and consulting support can help.

"As the state's housing finance agency, VHDA recognizes the growing public support for more vibrant mixed-use and mixed-income communities that can accommodate a wider array of housing options," said Michael Hawkins, VHDA Director of Community Housing.

"This is especially true for those under age 35, a large demographic group that's already having a major impact on college student housing. Soon, their entry into the broader housing market will generate substantial need for new affordable housing that embraces a more urban lifestyle."

Revitalization proponents like Hawkins understand that downtown living, because it offers the 24-hour live / work / play environment increasingly sought by younger generations, also revives local businesses, cultural events and entertainment venues. Such a vision is custom made for VHDA's mixed-use/mixed income (MUMI) financing.

## A downtown living evolution

### The Dutch Inn, Lexington

The property on which the historic Dutch Inn stands has been a center of commercial activity since the city's founding in 1778. Although parts of the building's original timber frame can be traced back to the 1800s, the building didn't become known as the Dutch Inn until 1911, when the Brockenbrough family purchased it.

The building had been vacant and neglected for more than a decade when Bruce Schweizer and Matthew Giannity bought it, vowing to restore its historical appearance. In 2008, Schweizer met with City of Lexington Planning Director Bill Blatter and VHDA Community Housing Officer Costa Canavos, who represents VHDA's outreach to local governments, to discuss financing his visionary project. As a result, VHDA underwrote a permanent loan through its mixed-use/mixed-income (MUMI) program.

"One of the most important elements VHDA brings to the table is our experience in knowing exactly what it takes to make these types of historic renovations a reality," said Hawkins. "That's extremely helpful to developers who need customized financing to help their projects succeed."

Preserving the Dutch Inn required a creative mix of loans that included a \$1.2 million VHDA permanent loan with \$500,000 of that loan using REACH Virginia MUMI funds at 5 percent. The remaining loan balance of \$700,000 was based on VHDA's prevailing taxable bond rate. Owner equity and historic tax credits contributed \$329,392 to the deal.

Following 15-months of renovation, this Lexington landmark was transformed into an innovative mixed-use property that is adding to both the historical significance and local economy of the city's downtown. The lower level of the building houses three commercial spaces; the upper level provides 13 apartments, four of

which are rented to residents making 80 percent or less of the area median income (AMI). The remaining apartments are non-income restricted.

### 103-107 Third Avenue, Radford

Originally a Hudson car dealership, this early 1900s building once included a ramp that let customers drive up to the second-floor service area. In the 1950s, an addition was built in the parking lot space. Later the building became home to Grand Furniture and Piano and, most recently, Radford Pottery. Renovation plans called for transforming the 9,400 square-foot building, located within walking distance of downtown Radford's historic district and its niche retailers, into street-level commercial space and upstairs apartments. Separate facades reflect both the 1900s and 1950s heritage of the structure.

"Because of our commitment to encouraging the preservation, rehabilitation and appropriate adaptive reuse of older commercial properties, the city wanted something that would work well with what's already in downtown," said Radford City Manager David Ridpath. "In early 2008, the city began working with Joe Fortier of Taylor Hollow Companies, who had successfully renovated several other historic buildings in downtown Radford, to tackle revitalizing 103-107 Third Avenue."

To help make the deal happen, the city helped Fortier obtain a \$250,000 HOME Consortium loan. The city also invited VHDA Community Housing Officer Costa Canavos to meet with Fortier to discuss possible VHDA financing for this potential mixed-use project. Recognizing the benefits this project would provide the Radford community, VHDA provided a permanent loan for \$550,000 with a 5 percent interest rate through its REACH Virginia program.

In addition, the city assisted Fortier in obtaining a \$250,000 loan through the New River Valley HOME consortium. The consortium, comprised of officials from Floyd, Giles, Montgomery and Pulaski counties and the city of Radford, is able to apply for federal funding through HUD.

## The Dutch Inn Lexington, Virginia



**Right:**  
*The property before renovation.*



**Above:** Originally built between 1795 and 1807, the Dutch Inn was renovated using colors and materials based on paint and other evidence hidden under the building's 1970s aluminum siding. The restoration, now complete, contributes to Lexington's vitality by adding 13 living units, as well as retail space.

**Below:** The ability of the developers to retain the historical integrity of the Dutch Inn – including its original hardwood floors – earned this revitalization effort the Historic Lexington Foundation's "Founders Award" and The Valley Conservation Council's 2007 "Better Models Award - Best Historic Preservation Project."



In return for the consortium loan, Fortier agreed to rent two apartments to tenants making 50 percent AMI and five units to tenants making 60 percent AMI. The eighth apartment will be rented at market rate.

"I'm not sure I would have thought of including affordable housing without the city bringing it to my attention," Fortier said. "Working with the city was critical because they pointed me in the right direction for financing incentives."

"What many people don't realize is that the cost to fix up these old buildings is greater in small towns than what the rents can support," he added. "You need every form of financial help available or these types of projects just can't happen."

Fortier is so satisfied with the outcome of 103-107 Third Avenue that he is now in the process of tackling another "vacant building without hope and making it a productive and beautiful part of Main Street."

## The Station on South Locust, Floyd

For a decade or more, the little Town of Floyd in the Blue Ridge Mountains south of Roanoke has been gaining a reputation as an artsy, creative community. During this time, local artists, musicians and entrepreneurs have worked with town officials and property owners to adapt and convert old downtown buildings into revitalized spaces that can preserve the town's unique down-home flavor.

One of Floyd's newest adaptive re-use projects is The Station on South Locust. The oldest part of the original building, a former service station, dates to the 1940s. Other parts of The Station, added on in the 1970s, once housed Vernon Baker's furniture store and Mama Lazardo's Pizza. Today the 17,000 square-foot building features a new ground-floor restaurant, as well as a variety of retail shops and artist studios on the first floor. And because the community believes that part of a healthy downtown is people living there, The Station also has nine one- and two-bedroom second-floor apartments.

“The Station is everything it could have been, and more,” said Floyd Town Clerk and Treasurer, Karen Hodges. “It took what had become a blighted area and transformed it into a shining star reflecting our heritage. And,” she added, “turning the second floor into modern, upscale apartments helped us address downtown housing issues, while giving residents a new appreciation of living in downtown Floyd.”

Sponsored by a group of artisans, families and small business owners that include long-time Floyd resident

and developer Woody Crenshaw, The Station project was designed specifically to attract small local businesses – and add to the village concept of Floyd – rather than big businesses from outside the area.

“Floyd is a good example of a community that has been moving toward the creative economy model,” Crenshaw said. “That is, emphasizing our creative and natural assets like crafts, music, local food and natural beauty to build an economy around. The Station represents a big step to-

ward facilitating this kind of economic development in town.”

Funding for The Station, the first Southwest Virginia mixed-use project financed by VHDA, included a VHDA permanent loan for \$870,000; \$540,000 is from REACH Virginia subsidy funds and features a 3 percent interest rate. The loan balance is at VHDA’s prevailing taxable bond rate. Other funding included a \$120,000 Department of Housing and Community Development (DHCD) loan and \$302,950 from the 9th Congressional

## 103 - 107 Third Avenue Radford, Virginia



**Left:** *The property before renovation.*

**Bottom left:** *Standing in front of the restored historic building are a few members of the project team. Pictured from left to right: David C. Ridpath, city manager; Joseph A. Fortier, developer/owner; Melissa Skelton, zoning administrator/planner; and Basil Edwards, economic development director.*

**Bottom right:** *Inside views of the property.*



District Loan Fund, grants and owner equity. Virginia Community Capital provided the construction financing for the project, and People's Inc. provided a small permanent loan to fill in a gap in the project.

"One of the best things about working with VHDA was the tremendous amount of support we received," Hodges said. "They held our hand every step of the way, answered all our questions and clearly outlined our challenges, so the town could make informed decisions. Without them, and help from the New River Valley Planning District Commission, our limited staff would never have been able to successfully tackle a project of this scope."

## Hopewell Lofts, Hopewell

The original construction of the James E. Mallonee School, later known as Hopewell High School, began in 1924. Designed by the same architect who created Richmond's Byrd Theater, the Tudor Revival building had been boarded up and vacant since 1988 when the school board declared it surplus. The City of Hopewell acquired the property from the school board in 2001 with plans to redevelop it. After deciding that converting the property into office space for city departments wasn't feasible, the city sold the old school for \$1 to developers Dave McCormack and Edwin Gaskin for a mixed-use development.

"The city saw a need to improve the rental housing stock for the residents of Hopewell," said Canavos, explaining how the deal came about. "And they recognized that this project not only would improve rental stock, it would also bring one of the community's historic buildings back to life."

Today, this National Historic Place has been reborn as Hopewell Lofts and features 50 one-, two- and three-bedroom apartments, as well as a public area -- converted from the former auditorium -- that can be

## The Station on South Locust *Floyd, Virginia*

**Below:** *The property before renovation.*



**Center:** *Once a neighborhood service station, today this revitalized building is a catalyst for cultural and economic development in downtown Floyd.*

**Bottom:** *In addition to shops and artist studios on the street level, the building also provides nine second-floor apartments.*



rented for a small fee. The rear of the building overlooks Merner Field. Constructed during the 1930s as a WPA (Work Progress Administration) project, the field still hosts Hopewell High School home football games and other athletic events.

“As a historic tax credit project, parts of the building’s original architectural elements had to remain untouched,” Canavos said. Thus the design of Hopewell Lofts includes the enormous schoolhouse windows, the butterscotch tiles in the hallways and the marble central staircase and

end stairs and their decorative iron railings.

VHDA provided a \$1.7 million permanent loan using REACH Virginia MUMI funds at 4 percent with a requirement that 30 percent of the apartments be rented to tenants at 80 percent of AMI. The remaining loan balance will be based on VHDA’s prevailing taxable bond rate. First Market Bank provided the construction financing. The deal also generated \$3 million in Historic Tax Credit equity.

## Every community has potential ...

“Revitalizing small town Virginia is a long-term approach involving steady improvements that create momentum over time,” explained Hawkins. “Still, we don’t want to be presumptuous and say we know what each community needs. That takes partnering with the people who live there.”

Strong partnerships with local governments are one of the unique aspects of VHDA. Through outreach, capacity building and resource facilitation, Community Housing Officers like Canavos support those working to address the needs of Virginia’s diverse communities. Similar to a specialized consulting group, VHDA’s REACH Virginia team can deliver customized solutions, creative financing and technical assistance to help facilitate mixed-use development with downtown revitalization.

“Building on a downtown’s sense of place by building on its distinctive cultural, historic and natural assets is part of the plan for most localities,” said Hawkins. “Accordingly, revitalization represents an important consideration for many communities seeking sustainable outcomes. Such efforts typically require a strong plan, local commitment, multiple funding resources and patience. By partnering with VHDA, a community can identify the assistance it needs to successfully combine revitalization with housing for the next generation.”

For more information about VHDA’s REACH Virginia initiatives, or to learn more about VHDA’s mixed-use/mixed-income financing, contact Costa Canavos at 804-343-5735 or [costa.canavos@vhda.com](mailto:costa.canavos@vhda.com).



### About the author

Ann Brown is a senior copywriter at the Virginia Housing Development Authority in Richmond.



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# VHDA revitalization training

*A foundation for successful community and economic development*

**G**IVE A MAN A FISH and you feed him for a day. Teach a man how to fish and you feed him for a lifetime.” Attributed to Confucius who lived in the fifth century BC, this well-known saying shows just how long the value of training has been recognized.

By ANN BROWN

Today, training is more important than ever, especially when it enables planning and development professionals to work smarter and generate positive community outcomes. But in the current economic climate, how can local governments with constrained training budgets access critical development training? An increasingly important resource is the Virginia Housing Development Authority (VHDA).

VHDA’s mission focuses on promoting affordable housing opportunities that often support revitalization efforts in communities throughout the Commonwealth. One way VHDA works to accomplish this mission is by offering free training designed to increase the knowledge of community planners and local officials concerning the important role of mixed-use/mixed-income development as a component of sustainable revitalization.

“Many of Virginia’s small towns and cities have neighborhoods where market forces aren’t working to sustain the community and the physical infrastructure including the housing stock is deteriorating or obsolete. The planning necessary to revitalize such communities requires an understanding of the neighborhood economy and the array of potential resources which, when effectively coordinated, can dramatically improve local condi-

tions,” said Mike Hawkins, VHDA director of community housing.

In 2009, VHDA began offering a free two-day course entitled “Revitalizing Neighborhoods through Housing and Economic Development.” This training covers a variety of topics necessary for the creation of a neighborhood revitalization plan including the identification of key players and their roles, conducting an

day provides a condensed mixed-use real estate finance training that offers planners an insight into key real estate concepts, how mixed-use deals are put together and underwritten, and the sources of financing that make these deals “work.” This free two-day course was approved for 14 American Institute of Certified Planners (AICP) Certification Maintenance credits. The AICP is the American Planning Association’s professional institute and certifies professionals in the

field of Urban and Regional planning.

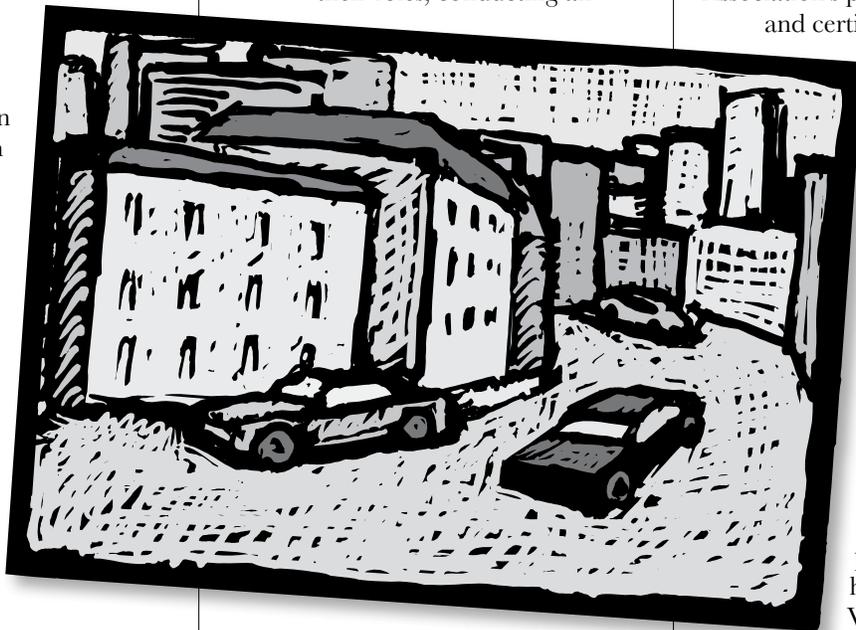
“Judging from comments posted on the AICP website, plus those noted on our evaluation forms, planners found this workshop very valuable,” said VHDA Community Housing Officer Bruce DeSimone. “Participants stated the workshop not only helped them understand that planning for affordable housing is required by Virginia code, it also enabled them to see that

affordable housing can be a positive factor in their communities.”

VHDA will again be offering the “Revitalizing Neighborhoods through Housing and Economic Development” in September 2010. This training will also be eligible for 14 AICP credits. Those interested in attending the free workshop may register online at <http://vhda.com/RevitalizationTraining> or contact Bruce DeSimone, AICP at 804-343-5656. 

## About the author

Ann Brown is a senior copywriter at the Virginia Housing Development Authority in Richmond.



inventory of neighborhood conditions, developing visioning strategies and understanding neighborhood commercial and housing development fundamentals. Participants apply the training to a community revitalization case study and then deliver group presentations outlining their plans.

VHDA also developed a free two-day course entitled “Planning for Sustainable Affordable Housing” workshop. The first day includes presentations by VHDA staff and outside experts addressing affordable housing and comprehensive planning, changing demographics and housing trends, form-based codes, VHDA’s mixed-use/mixed-income program and case studies, and recent Virginia land use legislation and policies. The second

# VHDA planning grants

*The key to revitalization: plan the work and work the plan*

**N**O MATTER WHAT their role, experienced local government officials understand that a good plan is like a road map: it shows the final destination and usually the best way to get there. Virginia Housing Development Authority (VHDA) planning grants provide funding to offset costs for localities striving to revitalize their communities and promote mixed-use/mixed-income development opportunities.

From the redevelopment of just a few buildings to large sections of a neighborhood, almost two-dozen jurisdictions across Virginia have taken advantage of VHDA's planning grants since 2005. Typically the \$10,000 grant is seed money

that can get full-scale planning off to a good start, especially when it's leveraged with assistance from the Virginia Department of Housing and Community Development (DHCD), other housing development groups and/or the community's local resources. In fact, a VHDA planning grant can often help a locality obtain additional

grants that require matching or leveraged funds. Some examples include:

- City of Winchester for revitalization of Greater North Kent Street including infill development with \$20,000 in leveraged funds from the City.
- Town of Honaker for master plan for redevelopment of downtown including mixed-income housing

and retail/commercial elements with \$25,000 in leveraged funds from a DHCD Community Development Block Grant for planning.

- Suffolk RHA for redevelopment of White Marsh Plaza commercial strip into a mixed-use development with \$956,000 in leveraged funds from federal stimulus grants.

- Town of Timberville to designate the downtown area as a historic district and complete design work for several downtown buildings with leveraging potential funds from the Department of Historic Resources.

Although non-profits are often enthusiastic community partners when it comes to revitalization projects, only

the locality – town, city or county – or a redevelopment and housing authority can apply for the grant. The only other grant requirement is that the proposed project must include a mixed-use component with housing opportunities.

Since every revitalization project is as unique as the community it involves,

VHDA's grant application keeps that in mind by requesting only a general overview of information including:

- Description of locality actions
- Area profile/description
- Current timeline for the plan
- Rationale for the planning grant
- Estimated total cost of the plan
- Anticipated outcome for the area as a result of the plan

By ANN BROWN

*"We are very pleased that the VHDA planning grant initiative won this award. This program has evolved into a multifaceted approach that promotes mixed-use/mixed-income development by providing financing options for new projects, grants to help localities plan successful revitalization projects, and training so that planners can utilize complex financing tools. These elements support the revitalization efforts of communities of all sizes throughout the Commonwealth, and generate the framework for the long-term sustainability of these communities."*

**VHDA Executive Director Susan Dewey**



**In May 2010, VHDA received a Planning Innovation Award from the Virginia Chapter of the American Planning Association.**

"Usually when you write a grant, you know you're really going to have your work cut out for you," said Timberville town council member Ellen Nash. "VHDA's grant process was a pleasant surprise because the application is so simple and straightforward. We were able to provide all the information they needed in just two pages."

Timberville's transformation vision began when its citizens noticed the physical decline of historic buildings and homes in a downtown that was once a vibrant business and geographic center. Revitalization was recognized as the best way to reverse this trend brought about by the migration of businesses and residents to the newer parts of town.

The first step in preserving Timberville's downtown heritage was taken when a group of property owners in the original downtown limits, as well as interested citizens,

met to discuss opportunities that could be created by applying for a VHDA planning grant. The group also talked with the Northern Regional Office of the Department of Historic Resources regarding historic designation. This grass roots committee believes a VHDA planning grant will provide a springboard to help focus this effort, and generate interest throughout the town in developing a revitalization plan.

Nash said she expects Timberville's revitalization committee to have no problem meeting the grant's generous 18-month deadline for deliverables such as feasibility and market studies. Then will come the process to find the funding that turns planning into reality. This is another area where VHDA could help, with multiple layers of funding that might include mixed-use financing and SPARC (Sponsoring Partnerships

and Revitalizing Communities) loans specifically designed to assist localities with revitalization goals.

VHDA's planning track record was acknowledged earlier this year, with a Planning Innovation Award from the Virginia Chapter of the American Planning Association. The award recognized VHDA's efforts in promoting planning at the local level for mixed-use/mixed-income development communities across Virginia that enhance housing choice options, community revitalization, economic opportunity and sustainable development. To date, the VHDA program has awarded 22 planning grants.

"For smaller communities, identifying the necessary planning resources can represent a challenge. When a locality needs additional funding resources, I usually connect them with the Department of Housing and Community De-

velopment (DHCD) and Virginia Community Capital (VCC) and their planning grant programs," said VHDA Community Housing Officer Costa Canavos. "I've also referred a number of grant recipients to Bob Adams, a project development advisor with VCC who provides technical assistance to localities focusing on revitalization."

For more information about VHDA planning grants, or to request a grant application, please contact Costa Canavos at 804-343-5735 or [costa.canavos@vhda.com](mailto:costa.canavos@vhda.com). 

#### About the author

*Ann Brown is a senior copywriter at the Virginia Housing Development Authority in Richmond.*

## Your Invitation to join the National League of Cities today and SAVE 15% off your membership



### The Value of Membership —It's More Than You Think

By your municipality being a part of the NLC, you are receiving access to networking, camaraderie, volunteer activity, and valuable leadership training. There's advocacy being done on your behalf. Your participation helps to strengthen your municipality for future local elected officials, city employees, and other city officials across the country.

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- and gain insight on common community issues
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of CITIES**

For more information contact our Member Relations team at 202-626-3100 or by email at [memberservices@nlc.org](mailto:memberservices@nlc.org)

# State launches new parks, outdoors website

**A** NEW VIRGINIA PARKS and outdoor recreation website will make planning for weekend getaways easier and more fun.

The site – [www.Virginiaoutdoors.com](http://www.Virginiaoutdoors.com) – features the best of Virginia’s outdoors. The Virginia Outdoors site uses rich content provided by the partners to make outdoor recreation trip planning fun and easy. This content includes video tours of trails in all Virginia State Parks, audio podcasts with park staff and others who provide an insider’s view on what our parks and open spaces have to offer. To encourage people to visit the new site, the Virginia Department of Conservation and Recreation (DCR) is providing a day of free parking and chances to win more prizes by registering online. The new website allows potential visitors to see information, including virtual tours of park trails, in their homes as they plan family outings.

The new site was developed for the Virginia Association for Parks through donations from the Dominion Foundation. Content comes from state agencies such as the Virginia Department of Conservation and Recreation, which manages the Virginia State Park system, and the Virginia Department of Game and Inland Fisheries, which provides

content on the state’s hunting and fishing opportunities, plus information on the Virginia Wildlife and Birding Trail. Private, nonprofit groups like the Virginia Horse Council, Virginia Master Naturalist Program and others also provide content.

tion for various groups, friends and volunteers supporting the 35 state parks, 59 state natural areas, and the 22 national parks, monuments, and historic sites across Virginia.

To encourage people to visit the new site, everyone who goes online and registers as a free associate member of VAFP until Labor Day will receive a pass for a free day of parking in a Virginia State Park. Depending on the number, registrants will also be eligible to win prizes ranging from an annual park pass to camping or cabin stays. Visitors can register online at [www.virginiaoutdoors.com/join](http://www.virginiaoutdoors.com/join).

“One feature of the new website that really excites me is the virtual tours of state park trails,” said Joe Elton, DCR’s state parks

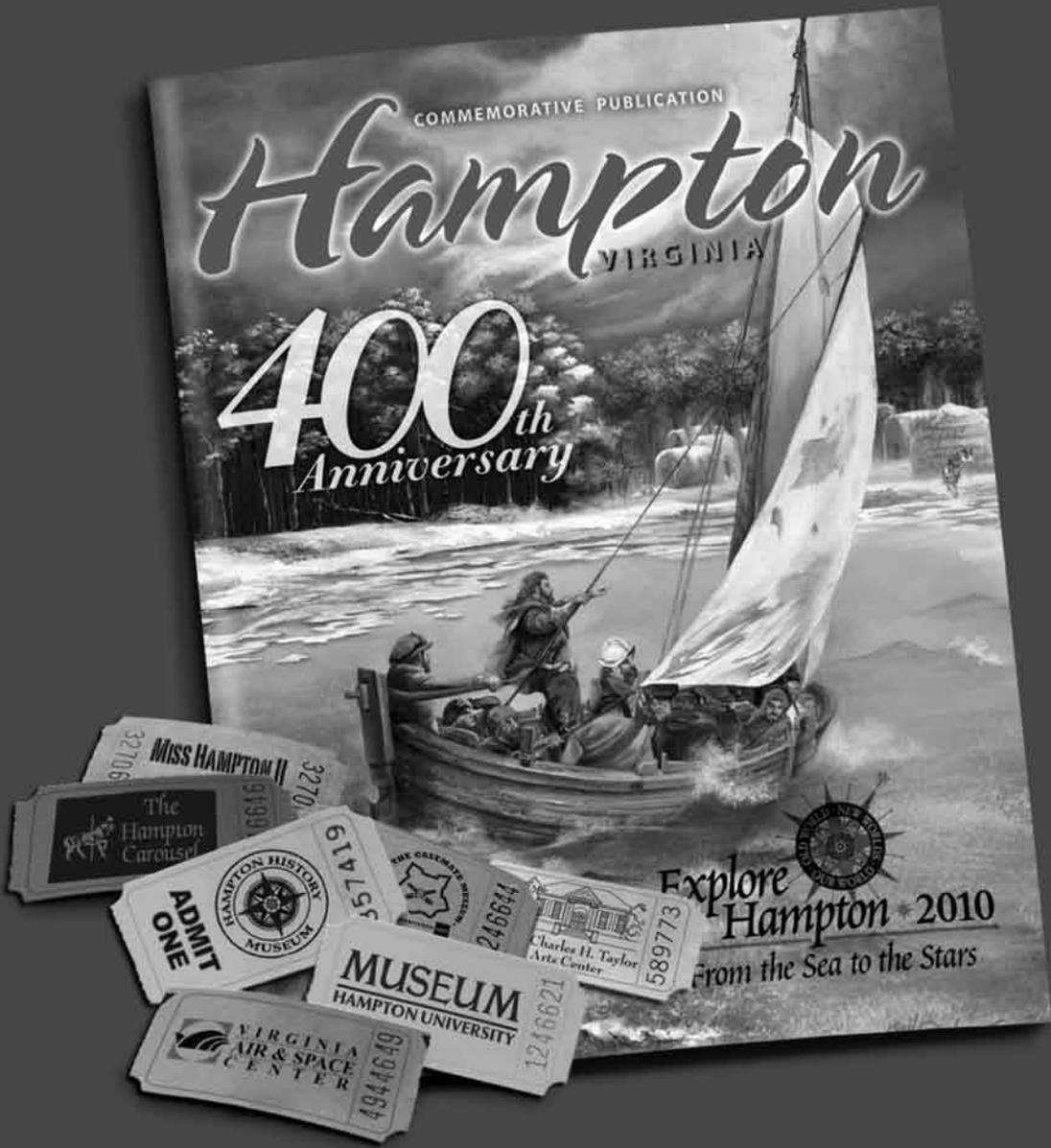
director. “With these tours visitors can see firsthand what kind of terrain, environment and difficulty is associated with each trail. They’ll know what kind of natural and cultural resources they’ll encounter along the trail and they’ll know what kind of footwear and clothing is appropriate. It takes the guess work, uncertainty and anxiety out of the experience and gives hikers, bikers and horseback riders the confidence they like to have about their outdoor experience.”

The website project builds on the success of another informational project resulting from a partnership between DCR, VAFP, Imperial and the Dominion Foundation in 2006 – an electronic informational kiosk system. These kiosks are now found in all 35 Virginia state parks. The Virginia Association for Parks received the Dominion Foundation grants to develop the Virginia Outdoors web site and a companion VAFP site. Since 1997, VAFP has been the nonprofit umbrella organiza-

tion for various groups, friends and volunteers supporting the 35 state parks, 59 state natural areas, and the 22 national parks, monuments, and historic sites across Virginia. To encourage people to visit the new site, everyone who goes online and registers as a free associate member of VAFP until Labor Day will receive a pass for a free day of parking in a Virginia State Park. Depending on the number, registrants will also be eligible to win prizes ranging from an annual park pass to camping or cabin stays. Visitors can register online at [www.virginiaoutdoors.com/join](http://www.virginiaoutdoors.com/join).



**The new website allows potential visitors to see information, including virtual tours of park trails, in their homes as they plan family outings.**



**FOUR HUNDRED YEARS OF HISTORY  
PACKED INTO ONE SPECTACULAR VISIT.**

This is the year and Hampton is the place. All year long we'll be celebrating our storied past, from Captain John Smith and company's first landing, through the American Revolution, Civil War and the race to space. The Virginia Air & Space Center, Fort Monroe's Casemate Museum, and Hampton University Museum are nationally acclaimed attractions. Plus, your Visitor Guide has a free Hampton Day Pass, good for discounts at shops and restaurants all over town. To learn more, go to [visithampton.com](http://visithampton.com) or call 800-800-2202.

*Hampton*  
1610-2010 VIRGINIA

*Thank you, Virginia Municipal League, for helping to celebrate Hampton's 400th anniversary!*

*Unless otherwise noted, activities will take place at the Hampton Roads Convention Center*

## Sunday, October 3

---

- 8:30 a.m.**      **VML Golf Tournament**  
The Woodlands Golf Course
- 2 - 6:30 p.m.**      **Registration & Exhibit Hall**
- 2:30 - 5 p.m.**      **Legislative Committee**
- 5 p.m.**      **Nominations Committee**
- 5:30 - 6:30 p.m.**      **Opening Reception**

## Monday, October 4

---

- 8 a.m. - 3:15 p.m.**      **Exhibit Hall**
- 8 a.m. - 4 p.m.**      **Registration**
- 9 - 11:45 a.m.**      **Opening Session**  
Keynote address - James Mitchell, Jr.,  
1<sup>st</sup> Vice President, National League of  
Cities; Council Member, Charlotte NC  
Keynote address - Governor Bob  
McDonnell (to be invited)
- Noon - 1:15 p.m.**      **Lunch in Exhibit Hall**
- Noon - 1:15 p.m.**      **National Black Caucus of Local  
Elected Officials Luncheon**  
(tickets required)
- Noon - 1:15 p.m.**      **Virginia Local Government  
Management Association  
Luncheon**  
(tickets required)
- 1:30 - 3 p.m.**      **Concurrent Sessions**
- 3:15 - 4:30 p.m.**      **Concurrent Sessions**
- 6 - 9 p.m.**      **Host City Night**  
Hosted by the City of Hampton

## Tuesday, October 5

---

- 7:45 - 8:45 a.m.**      **Annual Prayer Breakfast**  
(tickets required)
- 9 - 10:30 a.m.**      **General Session**  
Keynote Address - David E. Brunori,  
Research Professor of Public Policy  
and Professorial Lecturer in Law,  
George Washington Law School;  
Author, The Politics of State  
Taxation
- 10:45 a.m. - Noon**      **Section Meetings**  
City Section  
Urban Section  
Town Section
- 12:15 - 1:30 p.m.**      **Grab a Lunch**
- 12:15 - 1:30 p.m.**      **Women in Local Government  
Luncheon**  
(tickets required)
- 1:45 - 3 p.m.**      **Concurrent Session & Local  
Government Roundtables**
- 3:10 - 4:30 p.m.**      **Business Meeting & Election  
of Officers**
- 5:30 - 6:15 p.m.**      **Reception**
- 6:15 - 9 p.m.**      **Banquet**  
Presentation of achievement awards  
Remarks by new president  
Entertainment





# Conference Registration Form

October 3-5, 2010  
 Hampton Roads Convention Center  
 1610 Coliseum Drive, Hampton, VA 23666

Name \_\_\_\_\_

Nickname for Badge \_\_\_\_\_

Title \_\_\_\_\_ Telephone \_\_\_\_\_

Locality/Agency/Firm \_\_\_\_\_

Address \_\_\_\_\_

City, State & Zip \_\_\_\_\_

Name of Spouse (Attending) \_\_\_\_\_

**(Spouse/guests must be registered to attend receptions and host locality night)**

**Basic Registration Fee** (includes activities on Sunday, Monday and Tuesday, except for ticketed events listed below; partial registration fees are not available).

**Please check appropriate registration fee:**

<b>Member</b>	<b>Non-Member</b>	<b>Spouse</b>
<input type="checkbox"/> \$320	<input type="checkbox"/> \$430	<input type="checkbox"/> \$130

**Ticketed Events** (please check the events you wish to attend and note additional charges for each event):

VML Golf Tournament. (Sunday; limited to 60 players - \$35; golf form will be mailed upon receipt of tournament fees - The Woodlands Golf Course)

Name of golfer: \_\_\_\_\_

National Black Caucus of Local Elected Officials luncheon. (Monday - \$25)

Virginia Local Government Managers Association Luncheon. (Monday - \$25)

Prayer Breakfast. (Tuesday - \$20)

Women in Local Government Luncheon. (Tuesday - \$25)

<p><b>Optional Spouse Activities</b></p> <p><input type="checkbox"/> Cooking school. Lunch included. (Monday - \$30)</p> <p><input type="checkbox"/> Tea and etiquette. (Tuesday - \$15)</p>
--

**Total Registration Fees Due**

\$ \_\_\_\_\_

Check enclosed (**check must be received within 30 days of registration**) **OR**

Purchase Order No. \_\_\_\_\_

**We do not bill for registration fees.** Please return completed form and purchase order or check payable to Virginia Municipal League, P.O. Box 12164, Richmond VA 23241. If this form is faxed, please do not mail. You may register on-site at the conference. For additional information call VML at 804/649-8471, Fax: 804/343-3758.

**Deadline for registration refunds is Sept. 6, 2010.** Refunds will not be given after this date. Please give notification of cancellations by fax or letter.



# Room Reservation Form

October 3-5, 2010  
 Hampton Roads Convention Center  
 1610 Coliseum Drive, Hampton, VA 23666

## General Instructions

This form must be used to secure your housing accommodations for the Conference. All requests must be received in writing on this room reservation form. Each person requesting housing must submit a separate form. You may use a photocopy of this form if necessary. Please follow the instructions listed below to reserve your housing.

- Hotel rooms at the special VML rate **are only available to people registered** for the VML Annual Conference or the Mayor's Institute.
- A minimum 2 night stay is required** at the Embassy Suites. Hotel reservations will not be made until VML has verified that your conference registration fee has been paid.
- Use a separate form** for each housing reservation required. Photocopy this form, if necessary, to request housing for multiple registrants. **Couples need to only submit one form.**
- Reservations must be guaranteed by a major credit card. No checks will be accepted to guarantee room reservations.** The credit card will not be charged unless you fail to show up for your reserved room.
- Your housing confirmation will show the exact cost amount, including tax, of your reserved room. You may bring a check in this amount to the hotel with you to pay for your room if you do not wish to pay by credit card.**
- Deadline for reservations is August 27.** Requests received after that date will be handled on a space available basis with no guarantee that the special VML rate will be available.
- Deadline for cancellations of housing reservations without penalty is Tuesday, September 3, 2010.

**PLEASE PRINT CLEARLY  
 AND ANSWER ALL QUESTIONS BELOW**

Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_

Title: \_\_\_\_\_ Locality or Business: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Email CC to: \_\_\_\_\_

**Indicate order of preference (1 or 2 or 3). Room reservations cannot be confirmed until VML Conference registration is paid.**

Hotel & Address	Pref. #	No. of beds in room	No. of people in room	Daily Rates
Embassy Suites <i>(Rate includes breakfast)</i> 1700 Coliseum Drive, Hampton, VA 23666	1 or 2 or 3	1 or 2	1 or 2	\$174.02
Hampton Courtyard <i>(Breakfast NOT INCLUDED)</i> By Marriott - 1917 Coliseum Drive, Hampton, VA 23666	1 or 2 or 3	1 or 2	1 or 2	\$134.47
Holiday Inn Hampton <i>(Breakfast NOT INCLUDED)</i> 1815 West Mercury Blvd., Hampton, VA 23666	1 or 2 or 3	1 or 2	1 or 2	\$118.65

Arrival Date: \_\_\_\_\_ Departure Date: \_\_\_\_\_  Smoking  Non Smoking

Please note any special disability accommodations needed \_\_\_\_\_

Guarantee my hotel reservation by:  Visa  Mastercard  American Express  Discover

Credit Card #: \_\_\_\_\_ Exp: \_\_\_\_\_

Name on Card: \_\_\_\_\_ Signature: \_\_\_\_\_

**Please return completed form to VML Housing Bureau, PO Box 241, Washington, VA 22747.**

**Phone: (540) 675-3118 Fax: (540) 675-3176 Email: VML@brmg.com**

**Confirmations will be emailed to the address(es) provided on your reservation form.**

## Design-build firm integrates valley's beauty with state-of-the-art construction

**W**HEN ROCKINGHAM County needed to build a state-of-the-art facility for the first tenant in its Rockingham Center for Research and Technology Park, the Board of Supervisors took advantage of a process spelled out in the Public-Private Education Facilities and Infrastructure Act (PPEA). After soliciting PPEA proposals, the county staff interviewed and selected Nielsen Builders for the task. The PPEA process allowed the Nielsen team to collaborate with the county and SRI, a Menlo Park, Calif., research firm, in creating a facility that is one-of-a-kind in the Shenandoah Valley. The benefit of the PPEA process was evident in completing the fast-track design-build project on time and within the county's budget.

The 365-acre Rockingham Center is being developed by Rockingham County specifically to meet the needs of technology-driven companies seeking their own corporate campus and identity within the context of a headquarters-quality office park. The 25-acre site selected for the SRI project has the best views from its highest point toward the rear of the parcel. The master plan includes two further buildings providing an additional 60,000 square feet. The three buildings could become one unified campus for a single corporation or be divided between two, three or more separate tenants with individual identities.

The SRI Shenandoah Valley (SRI-Valley) boasts a state-of-the-art research facility for conducting systems biology research in the areas of biodefense and neglected diseases. Educational policy research will also be conducted. Future research programs may include other high-technology areas such as homeland security, engineering, nanotechnology, information technology and energy.



**The PPEA process allowed completion of the fast-track design-build project on time and within the county's budget.**

The Center for Advanced Drug Research (CADRE) will be SRI International's primary research facility in the Mid-Atlantic area. The facility has two occupied floors totaling 40,000 square feet and an additional enclosed penthouse level. The building consists of a laboratory wing with BSL-2 and BSL-3 lab areas linked to an entry wing with offices, conference and support facilities. Site improvements consist of landscaping, plazas, seating areas, a jogging trail and approximately 80-100 paved parking spaces with an additional 40 gravel/temporary parking spaces.

Built with tilt concrete construction, the facility was placed on the site to utilize the expansive views over fields, woods and farms. Scenic Massanutten Mountain lies immediately to the southeast and the more distant Appalachian ridges to the north and west. The building is planned so that all of the labs and most of the office areas will enjoy natural light from one of these views. These spectacular views were created through large window openings, which stretched the structural capabilities of the tilt-up concrete panels. The tilt up concrete panels were complimented with a combination of silver composite metal

panels and pewter ribbed metal panels which aided in creating the buildings dynamic recesses and form. Also, the use of sunshade devices and a two-story curtain wall system provided depth to the facade while framing these stunning views outward. 

**Contact:** James D. DeLucas Jr.  
Chief Development Officer  
Nielsen Builders, Inc.  
3588 Early Road  
Harrisonburg, VA 22801  
540-434-7376  
[www.nielsen-inc.com](http://www.nielsen-inc.com)

**Nielsen Builders, Inc.** has taken pride for more than 100 years creating stunning structures throughout Virginia. The company offers a range of project delivery systems from program management, construction management, and general contracting to design-build, and consulting services. With offices in Harrisonburg and Charlottesville, Nielsen's commitment to quality assurance is based on responsible craftsmanship, leadership, innovation, safety awareness, and employee satisfaction. Nielsen is dedicated to delivering the best by guaranteeing a total quality product to every client.

**Longer version of job ads posted at [www.vml.org](http://www.vml.org)**

Because of the number of requests it receives to publish job advertisements, VML reduces the length of the position descriptions in *Update*. A full version of the entire job listings published here for the past two months appears on VML's Web site at [www.vml.org](http://www.vml.org). Visit the VML site and click on "Marketplace" to read the complete descriptions.

**Director of Finance, Falls Church**

**SALARY:** \$110,000-\$140,000 DOQ (+) benefits. Full-service city has 12,000 pop., \$93 million budget (all funds), \$85 million capital plan (5 year); appx. 240 FTEs. Reports to city manager; serves as general manager for Department of Administrative Services; oversees all aspects of city finances with staff of 24. Reqs. bachelor's degree (master's preferred) with major in accounting, business or public administration and/or CPA. Send letter of interest, resume, salary history and three references to: City of Falls Church Human Resources Division, 300 Park Ave., Falls Church, VA 22046 or [hr@fallschurchva.us](mailto:hr@fallschurchva.us). Letters received by Aug. 13 will be considered first. Complete job posting at [www.fallschurchva.gov](http://www.fallschurchva.gov). Open until filled. EOE.

**Director of Human Resources, Vinton**

Hiring Range: \$51,403 - \$65,000 (+) benefits. Responsible for all HR functions including workforce planning and staffing, compensation and classification, employee relations, benefits, development and training. Reqs. bachelor's degree in human resources, business administration, public administration, sociology or related field and 5-10 yrs. of progressively related experience in HR management. Prefer professional certification through SHRM or IMPA. Must be team-oriented and possess strong leadership, interpersonal and communication skills. Send cover letter, resume, and application to: Town Manager's Office, Attn: Town Clerk, 311 S. Pollard St., Vinton, VA 24179. For more information and community profile, visit [www.vintonva.gov](http://www.vintonva.gov). Deadline: July 30. EOE.

**Director of Environmental Services, Arlington County**

**SALARY:** \$160,000's DOQ/DOE (+) benefits. Manage and provide executive leadership to the Department of Environmental Services and its four divisions. Reqs. extensive contact with the public, the media, civic associations, citizen commissions, and local, state and federal officials. Reports to county manager and serves

as a member of the county's Executive Leadership Team. Submit letter of interest, resume, salary history and five work-related and personal references to: John A. Anzivino, Springsted Incorporated, 1564 East Parham Road, Richmond, VA 23228. Tel: 804/726-9750, Fax: 804/726-9752, E-mail: [richmond@springsted.com](mailto:richmond@springsted.com). To view the full position description and community profile, visit [www.springsted.com](http://www.springsted.com) and link to Executive Search. Open until filled; preference given to applications received before July 26. EOE.

**911 Communications Center Director, Halifax County**

**SALARY:** \$35,000-\$52,000 DOQ (+) benefits. Will report to a county E-911 Board of Directors comprised of representatives of the towns of Halifax and South Boston, and Halifax County. Prefer: Knowledge of E-911 communications systems, computer aided dispatch, multi-disciplined radio systems, NIMS and federal-state-local regs governing radio / telecommunications, emergency services planning / coordination; effective communications / interpersonal relations skills; 5 yrs. proven public safety communications exper. with 3 yrs. supervisory exper.; graduation from accredited community college or technical college, emergency management, a related field or equiv. training and exper. Full position description at [www.halifaxcountytva.gov](http://www.halifaxcountytva.gov). Send resume to: Halifax County E-911 Board, P.O. Box 699, Halifax, VA, 24558 or [info@co.halifax.va.us](mailto:info@co.halifax.va.us) or FAX to 434/476-3384. Deadline: July 30. EOE.

**Wastewater Plant Operator (Class IV Trainee), Colonial Beach**

**SALARY:** DOQ/DOE (+) benefits. Assist in operation and maintenance of town wastewater treatment plant, including inspecting, regulating and adjusting plant equipment; performing chemical tests and analysis; monitoring and recording instrument readings; and maintaining plant records and reports. Reqs. H.S./GED, Va. driver's license, Class IV Wastewater License or ability to obtain within 6 mos. Shift work req'd. Application available at Town Hall, 18 N. Irving Ave., Colonial Beach, VA 22443. Submit application to Sherri Wilkerson at above address. Open until filled. EOE.

**Appraiser Supervisor (Commercial Appraiser), Alexandria**

**SALARY:** \$51,500-\$85,214 DOQ (+) benefits. Responsible for the analysis and valuation of commercial real property for ad valorem assessments. Understands the development process and determines highest and best use based on market indicators and legally permissible uses. Defends valuation decisions during the appeals process

before the Board of Equalization and may provide testimony before the Circuit Court in any litigation of commercial valuations. Reports to deputy director and/or director of real estate assessments. Reqs: Bachelor's degree in related field (master's preferred); supervisory exper.; Va. Certified Gen RE Appraiser license. Prefer designation from a recognized appraisal organization. Visit <http://bit.ly/ago4c5> for a complete position description and application instructions. Deadline: July 22. EOE.

**Civil Engineer, Rivanna Water & Sewer Authority (Charlottesville)**

**SALARY:** DOQ/DOE (+) benefits. The authority is an independent agency providing impoundment, treatment, storage and transmission of potable water and transport and treatment of wastewater for Charlottesville and Albemarle County. For job descriptions, explanation of benefits and application, visit [www.rivanna.org](http://www.rivanna.org).

**Capital Projects Engineer, Rivanna Water & Sewer Authority (Charlottesville)**

**SALARY:** DOQ/DOE (+) benefits. The authority is an independent agency providing impoundment, treatment, storage and transmission of potable water and transport and treatment of wastewater for Charlottesville and Albemarle County. For job descriptions, explanation of benefits and application, visit [www.rivanna.org](http://www.rivanna.org).

**Accounting Clerk, Colonial Beach**

**SALARY:** DOQ/DOE (+) benefits. Works under supervision of CFO. Reqs. college degree, demonstrated proficiency in Microsoft Word and Excel and superior customer relations. Bright Accounting software knowledge, working knowledge of taxes, strong mathematical skills and ability to work overtime as needed is strongly desired. Submit town Application for Employment, available at Town Hall, to Treasurer's Office, P.O. Box 450, Colonial Beach, VA 22443. Open until filled. EOE.

**Director of Planning / Zoning, Charles City County**

**SALARY:** DOQ/DOE (+) benefits. Provide staff support to Planning Commission, BOZA and Wetlands Board. Serve as zoning administrator; subdivision agent and supervise environmental codes enforcement. Responsible for updates and revisions to Comprehensive Land Use Plan, Zoning Ordinance, Subdivision Ordinance, Environmental Ordinances, etc. Economic Development and GIS are functions within the Dept. of Planning. Reqs. educ. and exper. equiv. to relevant bachelor's degree and min. 5 yrs. planning exper. Prefer relevant master's degree, AICP certifica-

## MARKETPLACE

tion, certified zoning administrator, erosion and sediment control administrator, and be experienced in reviewing site, subdivision, environmental and transportation plans. Submit letter of interest, resume and 4 professional references with county application to: County Administrator, Charles City County, P.O. Box 128, Charles City, VA 23030. More info on position and application at [www.co.charles-city.va.us](http://www.co.charles-city.va.us) or call 804-652-4701. Open until filled. EOE.

### Town Manager, Glasgow

**SALARY:** Appx. \$45,000 to start DOQ (+) benefits. (pop. 1,040). Bdgt. appx. \$725,000; six FTEs. Located in Rockbridge County. Reports to mayor and 6-member Town Council elected for 2-yr. staggered terms. Responsible for managing daily operations of the town, including public works, water/wastewater, police, planning and zoning. Reqs. knowledge of financial systems, budgeting, personnel administra-

tion and possess good public relations skills. Reqs. bachelor's degree (master's preferred) in relevant field or related exper. Submit resume, references and salary reqs. To: Human Resources, Attn: Jane Higginbotham, P.O. Box 326, Glasgow, VA 24555. Job description available at [www.glasgowvirginia.org](http://www.glasgowvirginia.org). Initial application review begins after July 30. Open until filled. EOE

### Town Manager, Clifton Forge

**SALARY:** DOQ/DOE (+) benefits (pop. 4,289) Located in the beautiful Alleghany Highlands, Virginia's western gateway. Serves as chief executive responsible for planning, directing and coordinating the work of the town agencies on behalf of the council. Knowledge of all aspects of small town operations and activities essential. Reqs. bachelor's degree in business, public administration or related field with min. 5 yrs. exper., 2 yrs. of which shall have been in a supervising capacity. Submit cover

letter, resume and salary history to: Mayor Don Carter, P.O. Box 631, Clifton Forge, VA. 24422. Open until filled. EOE.

*Submit ads via e-mail to David Parsons at [dparsons@vml.org](mailto:dparsons@vml.org). VML publishes job advertisements at no cost to its local government members. Non-members are charged a flat rate of \$25 per ad per issue, which includes posting on VML's Web site and publication in the Update newsletter and Virginia Town & City (deadlines permitting). VML shortens position descriptions in its printed publications.*

## CALENDAR

### National Association of Counties Annual Conference & Exposition, Reno, Nevada, July 16-20

More information at [www.naco.org](http://www.naco.org).



### VML 2010 Annual Conference, Hampton, Oct. 3-5

More information at [www.vml.org](http://www.vml.org) or contact Joni Terry (registration information) at [jterry@vml.org](mailto:jterry@vml.org) / 804-523-8529 or Kimberly Pollard (vendors) at [kpollard@vml.org](mailto:kpollard@vml.org) or 804-523-8528.

### ICMA Annual Conference, San Jose, Calif., Oct. 17-20

More information at [www.icma.org](http://www.icma.org).

### Local Government Attorneys of Virginia Fall Conference, Roanoke, Oct. 28-30

More information at [www.coopercenter.org/lga](http://www.coopercenter.org/lga)

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## Emerging Issues: *Wrestling with the views of Jane Jacobs*

**J**ANE JACOBS WROTE one of the most influential urban affairs books of the 20th century.

*Death and Life of Great American Cities* – published in 1961 and still in print today – has become a talisman, cited by many and sundry to advance their views and proposals. Jacobs, who died in 2006, is an icon of the field, and new books explore her ideas and narrate her activities.

Jacobs' views have become "the common wisdom of our time," says Paul Goldberger, a prominent architecture critic.

American cities have changed dramatically since 1961. As we approach the 50th anniversary of the publication of *Death and Life*, it's surely time now to celebrate her accomplishments and also to think freshly about her ideas, about what we assume is actually going on in cities, and about what we believe is correct and desirable about cities.

Jacobs' views have become, often unacknowledged, part of the regular vocabulary of planning and urban development. Take, for example, the idea that a street with storefronts and residences and lots of pedestrians is safer than a deserted one because there are people around to watch over it. Or, the idea that mixing uses in dense, complex places is preferable to isolating dwellings from shops and parks from workplaces. Or, the notion that development should evolve from existing uses, rather than by governmentally planned, wholesale clearance and new construction. All of those and more can be found in *Death and Life*.

The very first paragraph of *Death and Life* promises "an attack on the principles and aims that have shaped modern orthodox city planning and rebuilding." At mid-century, that orthodoxy included urban renewal

and highway construction, and it was carried out through such elements as big projects, separation of uses, and "blight" designations followed by clearance. Jacobs' writing and her activism in New York City's Greenwich Village contributed immensely to the unraveling – but not the disappearance – of that approach. The book bristles with pointed criticisms and sharp analyses that aim to burst the modernist orthodoxy.

It's a wonderful book, strongly written, and well-worth reading today.

More people should read the book before they cite Jacobs as an ally for their projects. One recent writer confessed to relying on second- and third-hand sources and to referencing *Death and Life* in support of "whatever I was working on." Upon actually reading the book, she concluded that the "New Urbanism" movement's implied claim to Jacobs' approval is unwarranted. Goldberger complained that Jacobs' ideas are being used to support purposes "deeply inconsistent with her values."

Since 1961, cities have changed and the conventional wisdom has changed. How, then, to think anew about ideas that are so widely and implicitly shared?

In *Death and Life*, Jacobs herself provided useful recommendations.

First, she warned her readers against unexamined, preconceived notions, including her own vigorously argued ideas. She encouraged readers to "constantly and skeptically test what I say against [their] own knowledge."

Second, she urged people who are interested in city life to think inductively and "look closely, and with as little previous expectation as is possible, at the most ordinary scenes and events, and attempt to see what they

mean and whether threads of principle emerge among them." The page after the table of contents in *Death and Life* announces this approach to the reader. It is labeled "Illustrations." (The book has no illustrations. It also has no charts or graphs or tables of statistics.) The page declares: "For illustrations, please look closely at real cities. While you are looking, you might as well also listen, linger and think about what you see."

Third, Jacobs cautioned against over-generalization. She said that we should know which thing we're talking about. That is, she knew that *Death and Life* is "concentrated on great [that is, very big] cities, and on their inner areas."

Thus, she also knew what she wasn't talking about: "I hope no reader will try to transfer my observations into guides as to what goes on in towns, or little cities, or in suburbs which are still suburban. Towns, suburbs and even little cities are totally different organisms from great cities."

We now need studies that follow Jacobs' advice: closely observed, fearless studies of the way things do or don't function on the ground in big cities and also in towns, suburbs and little cities, and regions. We don't need acolytes of Jane Jacobs; we need people who will think as hard and as well as she did about "the kind of problem a city is." 

### About the author

Bill Barnes ([barnes@nlc.org](mailto:barnes@nlc.org)) is the director for emerging issues at NLC. To view previous columns, visit the Emerging Issues web page at [www.nlc.org](http://www.nlc.org) (in the menu for "About cities"). You can comment about this column at the NLC Blog, [CitiesSpeak.org](http://CitiesSpeak.org). A link can be found at [www.nlc.org](http://www.nlc.org). Next time: the Jane Jacobs versus Robert Moses debate still rages.



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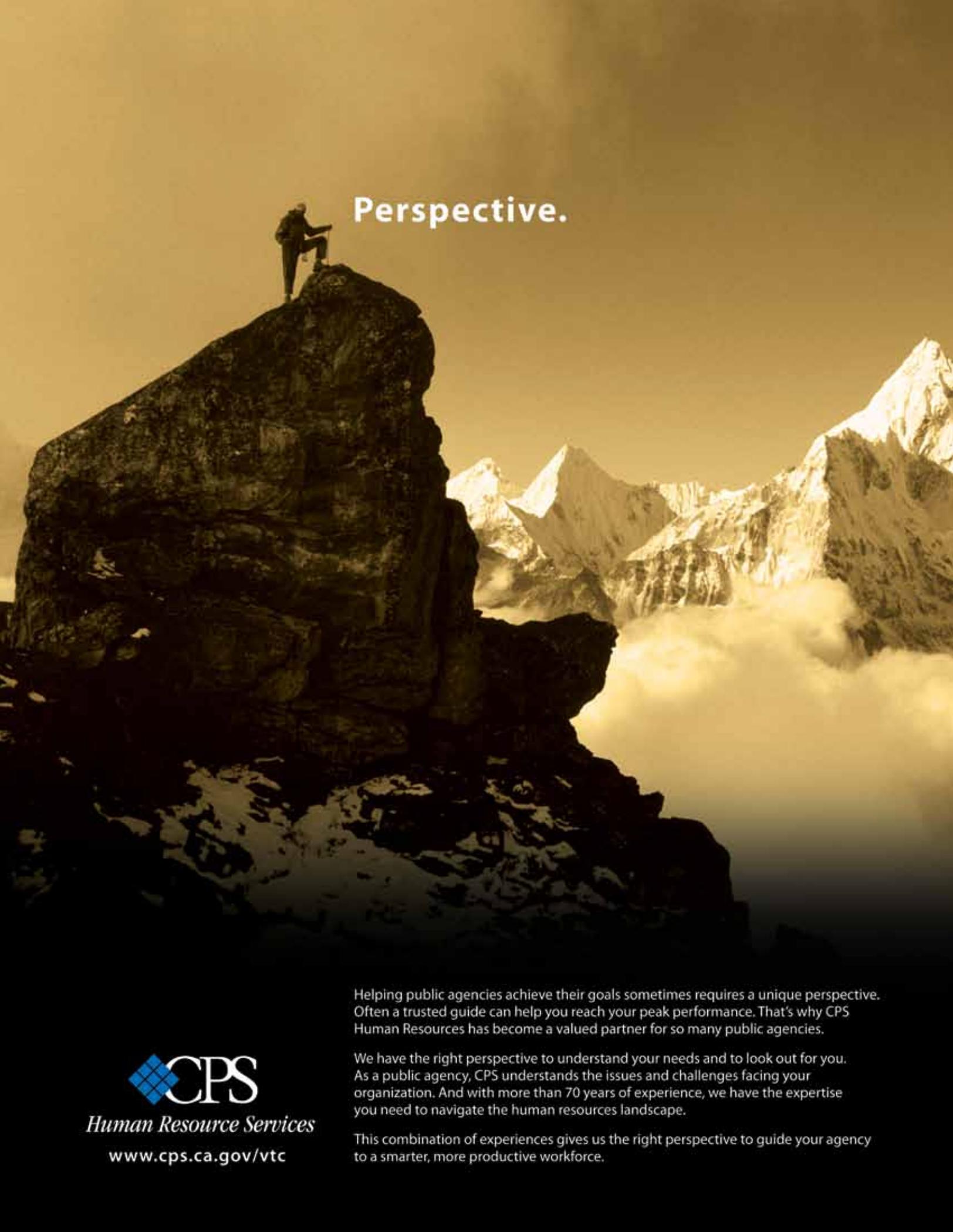
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A person is silhouetted against a bright, hazy sky as they climb a large, dark rock formation. In the background, snow-capped mountain peaks rise above a layer of clouds. The overall scene is bathed in a warm, golden light, suggesting a sunrise or sunset.

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