SEPTEMBER/OCTOBER 2004 | Planning the Italian Way • The Future of NCAC • A Look at Poverty in Milwaukee

CapitalNews

NATIONAL CAPITAL AREA CHAPTER OF THE AMERICAN PLANNING ASSOCIATION

ELECTION RESULTS

Welcome to the New NCAC Board Members!

The results of the delayed 2004 election are in. Please welcome the 2004-2006 Board.

PRESIDENT

Judy Daniel, AICP

VICE PRESIDENT FOR COMMUNICATIONS

Ryan Harris, AICP

VICE PRESIDENT FOR PROFESSIONAL DEVELOPMENT

Julia Koster, AICP

VICE PRESIDENT FOR LEGISLATIVE AFFAIRS

Lee Schoenecker, AICP

TREASURER

Art Chambers, AICP

SECRETARY

Ramona Taylor

AT-LARGE BOARD MEMBERS:

Harold Foster, AICP
Randy Gross
Lori Gutman, AICP
Karina Ricks, AICP
Carol Truppi, AICP

Chapter Secretary Needed

Ramona Taylor, the recently elected Secretary for the NCAC Board, has received a "once in a lifetime" opportunity to work in Germany and will not be able to serve. The Board wishes Ramona the best in this exciting opportunity. In this situation, the Board is authorized to appoint a Secretary to fulfill this term. If you are interested in serving as the Board Secretary, please contact **Judy Daniel** at (301) 495-4559 or judy.daniel@mncppc-mc.org. A Secretary will be appointed at the October Board meeting.

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SPECIAL

Forging the Future of NCAC

The recently elected Board of NCAC held a strategic planning Retreat on September 12 at the National Building Museum. This Board has exciting ideas for moving the Chapter forward into the 21st Century. All of these Board members worked on the Host Committee of the APA Conference, and are determined to use the success of the Conference as a springboard for exciting Chapter initiatives for the future.

The Retreat revealed a strong consensus on goals, and activities to advance those goals. A major focus of the action plan is to strengthen the committee structure for the Chapter – broadening the opportunities for Chapter members to participate. Over the next month the Board will be finalizing strategies and specific action plans; and in the next newsletter, the Board will present a range of opportunities for Chapter members to be a part of working toward those goals. The major action areas include:

- Restructuring, expanding, and improving the Chapter Awards Program
- Restructuring Regional Chapter Relations by forging closer working relationships with the Maryland and Virginia Chapters, working toward a unified voice for APA and planning issues affecting the region
- Broadening the professional development program to meet the challenges of the trend toward continuing education in the profession; offering innovative networking opportunities like Planning "Salons" that allow professional interaction, a dynamic exchange of ideas, and collegial project critiques; restructuring the AICP Exam preparation program to adjust to the new twice a year AICP

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Executive Board

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American Planning Association

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PRESIDENT'S NOTES

Planning in Pienza

Judy Daniel
Chapter President

By Judy Daniel, NCAC President

Thank you for giving me the opportunity to serve another term as your President. The Board you have elected is an amazingly creative and energetic group! Look for more information on the initiatives they are putting together to move this Chapter forward and to better serve the membership and the profession. We hope to see many of you at the Chapter events we are now planning. It is an exciting time to be a planner in Washington!

And personally, I wish to thank retiring Board members **Tony Simon**, **Clarence Eng**, **Nicole Lacoste**, **Melissa Bird**, and **Laura Bachle** for their work and years of service to the Chapter. They all served honorably and responsibly on the Board, and on the National Conference Host Committee.

Italy for Planners

This summer I was fortunate in my travels, joining legions of other Americans as well as Europeans, English, Japanese, and Canadians touring in northern Italy. I read that British travelers are so ubiquitous in the region just south of Florence that it is often called "Chiantishire." My husband and I stayed in an "Agritourism" Inn on the outskirts of Siena for a week. It was a very relaxing holiday. We toured, driving our tiny car and exploring during the day; returning in the late afternoon to swim and cook (and drink wine) and talk, enjoying the view of Siena on the hillside nearby.

Our meanderings on the back roads of Tuscany led us to the fabled "Hill-towns", and a number of tiny "Hill-villages", perched on the tops of the rolling hills; surrounded by fields of wheat or sunflowers, groves of olives, and terraced vineyards. Our excellent and very detailed road-map allowed us to venture onto any interesting looking rural byway that beckoned. If you ever want to drive in rural Italy don't try it without a very excellent and detailed map—the directional signage systems are not intuitive.

> The Italians value their collective culture and their heritage more than the rights of individuals to freely determine the "highest and best" use of their property.

Regulatory Environment

Like so many others we delighted in the level of preservation of the historic towns and the rural landscapes. As a planner, I was enthralled by Italian regulations that thwart sprawl and retain the uniqueness of the rural towns and

countryside. Later I read that there are those who are frustrated by the strict land use controls which establish firm design codes for the historic villages, and do not allow spreading low-density residential development. Yet the regulations seem to encourage the purchase and restoration of rural farmhouses for vacation homes or "Agritourism" lodging, and on almost any remote rural road we occasionally saw signs advertising a local farm with lodging available. All must be on working farms, and income from lodging must not exceed income from farming. Some offer the opportunity to do actual work on the farm, but most are more of a rural "bed-and-breakfast".

These strict regulations—while difficult perhaps for individual landowners—work for the good of the community as a whole. Tuscany is regarded as one of the best "unspoiled" rural working/tourism landscapes in the world because of the controls. In the words of my favorite Vulcan, "The good of the many outweighs the good of the one." The Italians value their collective culture and their heritage more than the rights of individuals to freely determine the "highest and best" use of their property. It was interesting to see the results of that decision, as it is visually stunning!

Planning Hill Towns

Our roaming led us to ancient Etruscan and Roman settlements, medieval towns, and Renaissance town squares. At the tiny and lovely hilltown of Pienza there is a small square in front of the town church that was the first open "town plaza" of the Renaissance. The medieval warren of tightly jumbled buildings in the town center was cleared away to create this place of assembly. The instigator was a hometown boy who had become a Pope; and wanted a space that would "frame" the lovely church he had built. The plaza and church remain; but the engineering of the church was not quite right and the apse is slowly sinking down the hillside that drops off precipitously at the rear of the church. Of course it may take a while longer, as the first cracks started appearing several hundred years ago. The tiny local streets, where most vehicle traffic is banned, terminate into gorgeous wide vistas of the surrounding countryside below.

The stark and commanding town of Volterra has perched on its hilltop since Etruscan times. It was one of the last towns to fall to the Romans. The town was then—and still is—a center for alabaster mining and carving, and salt production. The ancient town center retains its medieval character, and feels very old—until you walk out onto the town wall and look down onto the Roman theater built into the hillside, predating anything in the town. And the town is still alive and evolving and prosperous.

And then there is the tourist mecca of San Gimignano, the town of the towers. I was fascinated in graduate school by the growth of towns in Italy during the high middle ages, their wealth largely derived from the manufacture of fabrics. The architecture in this town is the quintessential showcase of that period. From a distance it looks like a tiny lower Manhattan—skyscrapers seem to pierce the sky as one drives toward it. The illusion comes from the tall hollow towers, pierced with occasional holes, constructed by merchants to provide a place to dry their long lengths of cloth. Form followed function, but the utilitarian purpose of the towers—they also provided a public safety function—since any approaching hostile force could easily be seen—did not prevent them from becoming an icon of the town, the culture, and the community. And it was obvious that there was more than a bit of competition between the wealthy merchants to build the tallest towers with the most elegant entrances.

Contrasting Religious Architecture

Merchants were also able to show off their wealth in the churches and cathedrals of the major cities of the region. Florence's Duomo is certainly the best known; but we were entranced by the colorful exuberance of Siena's Cathedral—inside and out! The guilds went wild with colorful striped marble, colorful and sparkling mosaics, colorful windows, richly carved and painted wooden pulpits, realistically carved and moving statues, amazing inlaid floor panels of mixed colored marble, and many colorful paintings (featuring many anonymous daughters, wives, mistresses posing as

▼ *See* ITALY, *back page*

SPECIAL REPORT

NCAC Chapter Activities Report to the Membership

2002-2004 Board of Directors

The new Board (2002-2004) met for a Retreat in September 2002 to establish a plan for the next two years. They decided that their primary effort would be to support the National Conference in April 2004. Major goals established were:

Major Goals for the 2002-2004 Board of Directors

1. Help produce a successful 2004 National Conference
2. Assist with the Revised Edition of Washington on Foot
3. Produce a "Planner's Guide to Washington, DC" for the Conference
4. Market the Chapter through means such as a Pin and Brochure, and more Website links
5. Establish more joint memberships with Virginia and Maryland Chapters
6. Work more closely with the University of Maryland Planning Program
7. Provide information to members on topical planning and legislation

The Board achieved most of these goals. The National Conference was very well received and was financially successful. We have forged stronger ties with the University of Maryland Planning Program and the Virginia and Maryland Chapters. And we have expanded and strengthened our "electronic" communications with our members. The following is a review of the major actions of the past two years.

Fall 2002

- Several Board members attended the University of Maryland Urban Studies and Planning Planning Program "Back to School Dinner" to meet with the students and faculty and show support for the Program. Chapter President Judy Daniel was invited to be a member of the Technical Advisory Committee for the Program.
- The Board submitted letters of support for an award for the National Capital Planning Commission Design for Security Plan, for an FAICP nomination for Chapter Member Douglas Porter, and for the proposed new name for the University of Maryland program: The School of Architecture, Planning, and Preservation (SOAPP).
- The Board provided $300 support for a reception at the American Society of Colleges of Planning Conference in Baltimore, held in November, and $250 support for a Metropolitan Washington Council of Governments Housing Conference.
- Chapter President Judy Daniel gave a presentation at an Eno Transportation luncheon on elements of the APA Smart Growth policy guide.

Winter 2003

- The Board authorized the purchase of generic Chapter business cards for the use of Board members who did not wish to always use their work cards for Chapter business.
- The Board sent a letter in general support of the effort to revise the District of Columbia Comprehensive Plan by the District Office of Planning.
- The Board authorized the printing of a banner, posters, and postcards advertising the 2004 National Conference to be used at the Denver National Conference in 2003.

Spring 2003

- The Board sent a letter of support to Governor Robert Ehrlich and Secretary of Transportation Robert Flanagan in support of the "Purple Line" Metro extension in Maryland.
- The Board authorized creating a separate Website for the Conference, established a Budget for the Conference, and authorized an upgrade in web hosting capabilities for Chapter Website.
- The Board thanked the Vice President for Professional Development, Deborah Myerson, for the successful AICP Exam Prep Course held in March.
- The Board authorized funds for Vice President for Legislative Affairs Lee Schoenecker, to attend the May 2003 APA Legislative and Policy Conference being held in Washington.
- The Board noted the official change in the name of the University of Maryland program to the Urban Studies and Planning Program in the School of Architecture and Planning.
- The Board established a policy requiring officers authorized to attend APA events for the Chapter to submit a proposed budget in advance in order to allow the Board to know in advance generally what to expect, which would allow easier budgeting in the future.

Summer 2003

- The Board approved a budget for the 2003-2004 year.
- Vice President for Professional Development, Deborah Myerson announced that she was moving to Indiana. The Board officially thanked her for her years of hard work for the Board and Chapter.
- The Board authorized the creation of a student award, the "NCAC/APA University of Maryland Outstanding Student Award." It was decided that the University of Maryland would be the sole school because it is the only accredited planning program within the official geographic area of the Chapter. The Award will go to an incoming second year planning student at the University. The award will go to an exemplary student recommended by University faculty,

and chosen by the Board, with a cash award of $500. The Board established an annual line item of $500 in the Chapter budget to fund the award. The University faculty recommended Ann Wallace for the first award. For future award years, criteria will include a one-page essay with a short application.

- The Board expressed appreciation to Webmaster Ryan Harris for redesigning the Website.

Fall 2003

- Laura Bachle was appointed to complete the term of Vice President for Professional Development.
- A tour of the Washington International Center was held in October as an event for Chapter members. The tour and reception following was enjoyed by those attending.
- The Board authorized holding a holiday event as an Annual Meeting for the Chapter.
- The Board established criteria for disbursement of funds needed for organizing the National Conference, and approved a modification to the Chapter By-Laws to delay the Chapter Election for 2004 only due to conflict with the timing of the National Conference.

Winter 2004

- Chapter Members enjoyed the Holiday Event at the Childe Harold. The By-Laws modification was announced, volunteers were recruited for the National Conference, and the First Student Award was presented to Ann Wallas.
- The Board authorized sending an identification ribbon to Chapter Members for the National Conference that would identify them as a Host Chapter member, and authorized printing a small "Conference Issue" of the Chapter newsletter to put in the Conference packets.
- The Board discussed the changes that would result from the decision to offer the AICP Exam twice a year. Given the time constraints resulting from the National Conference in the spring, the Board determined to support a professionally conducted AICP Exam Review Course in the spring, working with the Virginia Chapter.
- The Board authorized purchasing extra Conference pins for the Chapter to give as gifts, funding the Conference fee for the Chapter's student representative, and funding up to $500 for scholarships to cover conference registration for Chapter student members who volunteer at the Conference.
- The Board decided to ask the next Board to consider authorizing Chapter memberships for University of Maryland planning students, and setting up a Legislative Affairs Committee for those interested in following national legislation.

Spring 2004

- The National Conference was generally held to be a great success both in attendance and financially. The Host Committee had great success with mobile workshops, special events, orientation tours, merchandise, and sponsorships. The Host Committee Reception at the Cosmos Club was very well attended.
- The Board sent a letter in general support of the District Office of Planning's Wisconsin Avenue Corridor Plan.
- Ethan Bindernagel was introduced as the new Student Representative.
- The Board established a Nominating Committee and Teller Committee for the election.

Summer 2004

- The Board established an Audit Committee, comprised of Carol Truppi and Treasurer, Clarence Eng.
- The AICP Exam review course was considered successful. Vice President for Professional Development Laura Bachle recommended that the Chapter team with the Maryland chapter for the fall AICP workshop. She also recommended creating a formal agreement between NCAC and the Virginia and Maryland Chapters to hold two regional trainings a year. The Board recommended that in the future, perhaps one training course per year should be lead by a professional trainer, and the other by Chapter volunteers (as in the past); but there should continue to be cooperation between our Chapter, the Maryland Chapter, and the Virginia Chapter (particularly the Northern Virginia Section).
- The Board sent a letter in support of the Federal Elements of the Comprehensive Plan that was prepared by the National Capital Planning Commission.
- The Board received a letter and thanks from WMATA for the comments submitted by the Chapter regarding the Wisconsin Avenue Corridor Plan, and one protest letter. The Board responded to the protest letter.
- The Board authorized delaying the summer Chapter newsletter to accommodate the timing of the election ballot; and the Nominating Committee announced its proposed slate to the Board, and two write-in candidates.
- A joint "Planners Happy Hour" with the Northern Virginia Section was held in June at Lucky Bar in Dupont Circle.

The Board was pleased to learn that the Chapter netted well over $20,000 from the Conference—combining special events, mobile workshops, sponsors, and merchandise.

NEWS AND NOTES

Annual study shows cities losing the race against traffic gridlock growth

In the effort to catch up with the effects of traffic congestion, American cities are falling farther behind with each passing year, according to 20-year trends. The 2004 Urban Mobility Report, published by the Texas Transportation Institute, shows traffic congestion growing across the nation in cities of all sizes, consuming more hours of the day, and affecting more travelers and shipments of goods than ever before. We can only expect more of the same, say the study's authors. "We can see pretty clearly what 20 years of almost continuous economic growth can do to us," says **Tim Lomax**, one of the study's authors. "If we're lucky enough to sustain this growth and the funding levels and options do not increase from current trends, we shouldn't be surprised if we see even more congestion."

The TTI study ranks areas according to several measurements, including:

- Annual delay per peak period (rush hour) traveler, which has grown from 16 hours to 46 hours since 1982,
- Annual financial cost of traffic congestion, which has ballooned from $14 billion to more than $63 billion since 1982 (as expressed in 2002 dollars), and
- Wasted fuel, totaling 5.6 billion gallons lost to engines idling in traffic jams.

This year's installment increases the number of urban areas studied from 75 to 85, and includes all urban areas exceeding a population of 500,000.

The report also measures the mobility improving contributions of public transportation service and techniques to improve roadway operating efficiency. These and other techniques can be used—nationally and locally—to more successfully reverse a national trend of ever-worsening traffic problems. Researchers say that the problem has grown too rapidly and is too complex to be addressed by a single solution. In addition to new road and public transportation projects, they say we need more efficient use of current roadways, better demand management, and a diverse set of land use options.

"We're facing an increasingly urgent situation," Lomax says. "To make real progress, it's critical that we pursue all transportation solutions—short range, small scale projects and policies, mid range efficiency programs, and longer term, more significant projects and programs that require more planning and design time."

A new report examines state of the practice and the benefits of transit-oriented development (TOD) and joint development throughout the United States.

Focusing development around transit facilities has become a significant way to improve accessibility, support community and regional goals of enhancing the quality of life, and support the financial success of transit investment. The experiences of a new generation of transit systems highlight the powerful role that transit investments play in channeling urban development. Benefits attributable to transit-oriented development (TOD) initiatives include improved air quality, preservation of open space, pedestrian-friendly environments, increased ridership and revenue, reduction of urban sprawl, and reorientation of urban development patterns around both rail and bus transit facilities.

Today, many transit systems and communities across the country are participating in TOD programs. TOD participants range from small local and intercity bus systems with community-related services to large local and intercity rail systems with numerous projects. Increasingly, transit agencies are looking at programs and analyzing real-estate competitiveness to solicit developer interest. This report defines TOD and joint development and offers insight into the various aspects of implementing TOD, including political and institutional factors; planning and land-use strategies, benefits, and impacts; fiscal considerations and partnerships; and design challenges and considerations.

Robert Cervero, of the Institute of Urban and Regional Development at the University of California at Berkeley, was the report's principal author. To achieve the project's objective of summarizing the state of the practice of TOD, the research team performed a literature review, conducted a comprehensive survey, performed interviews, and conducted 10 case studies. The 10 case studies (Boston, New Jersey, the Washington [D.C.] Metropolitan Area, Miami, Chicago, Dallas, Colorado, Portland, the San Francisco Bay Area, and Southern California) covered a range of TOD designs and practices.

Mobility Data for Washington, DC-VA-MD	1982	2002	% Change
Daily Vehicle-Miles of Travel (thousand)	44,960	86,520	92%
Annual Transit-Miles of Travel (million)	950	1,974	108%
Annual Delay (thousand person-hours)	26,908	126,626	371%
Annual Delay Saved by Transit (thousand person-hours)	10,767	66,118	514%
Congested Travel (% of Peak VMT)	51	86	69%
Congested System (% Lane-miles)	52	76	46%
Annual Excess Fuel Consumed (million gallons)	45	204	353%
Total Congestion Cost ($ million)	282	2,274	706%
Congestion Cost per Peak Traveler ($)	223	1,212	444%

Source: Texas Transportation Institute, 2004 Urban Mobility Study

The report focuses on TOD and joint development and practice; the level of collaboration between various partners (e.g., the development community, financial partners, planning and land-use agencies, and government entities); the impacts of TOD and joint development on land values; the potential benefits of TOD; and successful design principles and characteristics. See the full report at www.trb.org.

APA sponsors Chinese Mayors Visits

This fall, APA's China Program will host several mayors' delegations from Jiangsu Province, the wealthiest province in China, and Chongqing City, the municipality directly under Chinese central government and the site of Three Gorge Dam. The Mayors will visit Washington from October 12 through 14.

Since 1996, APA's China Program has been active in inviting Chinese mayors and senior planners to the U.S. for professional training and exchanges. APA's China Mayors Training Program is aimed at improving Sino-American learning and professional exchanges in city planning and sustainable development. The mayors will participate in lectures and presentations given by American elected and appointed officials, professional planners, and planning professors.

Members of the delegations will be especially interested in cities with similar geographic, financial, and economic development opportunities and challenges. Physical layout, environmental programs, economic development strategies, and other planning issues in similar cities will help the officials with their decision making back home. For more please contact **Yufeng Guo** at (202) 349-1010 or yguo@planning.org

Gov. Ehrlich Directs Maryland Planning Department to Complete Statewide Analysis of Land Inventories

As recommended by his broadly based Development Capacity Task Force, Republican **Governor Robert L. Ehrlich, Jr.** signed an executive order directing the Maryland Department of Planning to work with local officials, homebuilders and environmentalists to coordinate and direct future growth in accordance with statewide development capacity analysis, also called buildable lot inventory.

Complementing the task force for having done "tremendous work helping local governments and community advocates enhance their land use planning techniques," the governor restated the commitment of his administration to responsible growth and called a statewide analysis of land inventories "an important step in that direction."

Chaired by Planning Secretary **Audrey E. Scott**, the task force will continue quarterly meetings to track the progress of the analysis program and help its implementation.

Since its formation last year, said Secretary Scott, the task force has covered a broad range of topics, "from the details of how to conduct this analysis, to specific examples from the (ten) pilot jurisdictions, to important growth policy issues," all of which "will lead to better planning in Maryland." CN

▼ Forging, *from page 1*

AICP exam schedule; and exploring the concept of a regional Planning and Design Center

- Expanding the participation of minority planners in the Chapter and nationally
- Formulating a legislative agenda including opportunities for Chapter members with expertise in differing areas of planning to articulate APA or Chapter positions with the Maryland legislature and the DC Council; and to assist the National APA staff on efforts to articulate APA positions before Congress
- Expanding and enhancing our support to the University of Maryland graduate planning program, and supporting graduate and undergraduate planning education opportunities at area universities
- Enhancing our electronic communications capacity, and tying the newsletter more closely into the electronic communications; and expanding the entire public communications strategy for the Chapter to support Chapter activities and programs

These initiatives will increase the visibility of NCAC and APA in the region and offer exciting educational and networking (and social) opportunities for our Chapter members. This is a broad and ambitious agenda that has emerged from the financial and professional success of the Conference. It has given the Chapter an unprecedented opportunity to position this Chapter as a major voice for good planning in the Mid-Atlantic region. Your participation will guarantee the success of these initiatives. Look for details in the next Capital News on how to participate in these exciting and important initiatives for professional planners in the greater Washington area!

The Chapter will also be hosting an event during the holiday season to thank those who served as volunteers during the National Conference; and to honor the retiring 2002-2004 Board members. Look for full details in the next newsletter. The Chapter owes many thanks to Tony Simon, who served for several terms on the Board including terms as Secretary and Treasurer; Clarence Eng, who served as Treasurer to the Chapter and the Conference Host Committee; Nicole Lacoste, who began as the Student Representative and wound up as the Vice President for Communications; Melissa Bird, who Chaired the Nominating Committee for the Election; and Laura Bachle, who completed Deborah Myerson's term as Professional Development Officer. They each contributed many hours of their personal time, and we have been fortunate to have such dedicated Board members. CN

PERSPECTIVE

Rich-poor gap: City's rank paints incomplete picture

By Gregory Stanford
Courtesy: Milwaukee Journal Sentinel

Trendy eateries, stylish boutiques and groovy nightspots now grace the area around 14th and U streets in northwest Washington, D.C., a recent visit showed. The neighborhood bustled when I was growing up, too - but to a different beat. Back then, winos and pimps and prostitutes and hustlers of various stripes mingled with the plain, hard-working masses trying to survive.

When I came to Beer Town to attend Marquette University, 3rd St. and North Ave. struck me as Milwaukee's 14th and U. Both black-community focal points have since changed. The gentry have moved in. Their takeover is a couple of light-years more advanced in D.C., however.

This gentrification, no doubt, helps explain why Washington leads the nation in the gap between rich and poor. Milwaukee clocks in near the rear—specifically, in 33rd place among hub cities of the 40 biggest metro areas.

Households in the top fifth income bracket in D.C. gross on average $186,830 a year—31 times the $6,126 that households gross on average in the bottom fifth. In Milwaukee, in contrast, the top fifth average $96,163 in income—13 times the $7,216 the bottom fifth average—according to the D.C. Fiscal Policy Institute, a think tank.

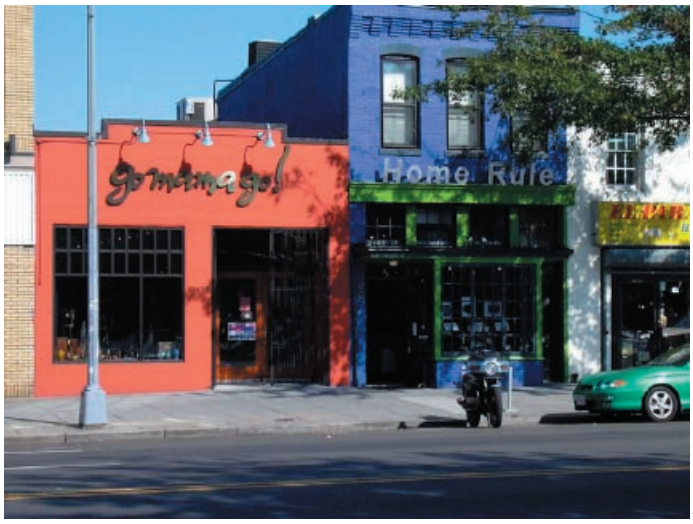
Our rich are relative paupers. Milwaukee's top fifth income ranks 37th among the 40 hubs.

I got an inkling of the transformation around 14th and U a decade or so ago, when, driving by, I spotted a white woman wearing fur and walking a poodle. Back when I was clerking in a nearby pawnshop after school, all three—furs, poodles and white women—were scarce in this area.

Women did walk the streets, and sometimes on my way to work, I got propositioned, playfully. The harlots were toying with me; they knew I was just a kid. When the gentry first moved in, the women were sometimes mistaken for streetwalkers by men pulling up beside them in cars and offering money for certain services. Such incidents helped fuel a movement to rid the neighborhood of prostitution.

When the gentry speak, the police listen. So streetwalking has vanished from 14th and U. Don't put much stock in one rosy reading of the rich-vs.-poor numbers: namely, that Milwaukee is more egalitarian than is D.C.

The Fiscal Policy Institute notes that Milwaukee leads the 40 metro areas on one key inequality measure: This city's poverty rate (21.3%) is almost six times that of its suburbs (3.6%). Washington clocks in at ninth, with a city poverty rate (20.2%) more than three times that of its suburbs (5.8%).



In other words, Washington's suburbs are shouldering more of the metro area's needy than are Milwaukee's suburbs. At the same time, the District is attracting more of the area's wealthy than is Beer Town.

> When the gentry speak, the police listen. So streetwalking has vanished from 14th and U.

The gap between rich and poor is relatively narrow in Milwaukee in part because monied people hereabouts are more prone to spurn urban living than they are in D.C., or San Francisco or Atlanta. Another likely factor is simply that metro Milwaukee lacks the wealth of metro Washington or Frisco or Atlanta.

Both factors prompt worry, not cheer. Around 14th and U in the old days, the row houses sagged and drooped, their colors faded. Now, the houses stand eagerly at attention, proudly displaying fresh coats of paint. New condominium apartment buildings have arisen. And hovering cranes signal no letup in the boom.

My cousin the community activist paid a steep price for her two-bedroom condo a few years back, even before it was built. The price has since tripled.

Her concern is that black people get in on the action. The 14th and U area was a center of black art and culture in the early 20th century—significance she wants to preserve.

Milwaukee faces a more awesome task than does D.C. First, Milwaukee must attract much more of the area's wealth than it now does. Fueled by young urban professionals and retirees, a back-to-the-city movement is under way here—a movement that needs fanning.

Second, the Milwaukee area must step up its generation of wealth. No, it can't hope to catch up with the filthy-rich D.C. area. Much of its wealth is the dirty money that greases political power. But surely Milwaukee can reclaim some of its past vigor—when it was machine shop to the world—by capturing a bigger share of growing industries.

Finally, both Milwaukee and D.C. must do better in ensuring that, besides the gentry, those at the bottom reap the benefits of prosperity. CN

IN BRIEF

Conference Update: Volunteers needed for 2005 regional conference

The Maryland Chapter of APA is looking for volunteers to help plan and organize the 2005 regional conference set for next October in Wilmington, Delaware. Volunteers have an opportunity to shape the conference theme and determine topics for tracks and sessions. They will also help coordinate a host of activities including fundraising and sponsorship, exhibits, marketing and outreach, mobile workshops, catering and more.

Everyone can expect some major changes at the 2005 conference including a more thorough "call for papers" process. This process is intended to promote creativity and encourage individual speakers, coordinated panels, charettes, debates, and workshops. "We expect this process to engage a broader, more diverse mix of potential speakers and a more robust array of sessions," says Maryland APA Vice-President **Chuck Kines**. Look for more information on how to submit a session, panel, debate, or workshop in a future issue of *Maryland Planner* (Maryland APA newsletter).

The conference committee kicks-off this October and will then meet once a month through October 2005. Meetings most likely will take place on a Friday. Serving on the committee provides a wonderful opportunity to get involved with Maryland APA and network with planners throughout Maryland and Delaware. To volunteer or learn more, contact Chuck Kines at Charles.Kines@mncppc-mc.org or (301) 495-2184.

Editor's note:

Capital News would like to extend a warm welcome to all new NCAC Board Members and would like to thank all past Board Members for their service. The editorial staff would like to send a special note of appreciation to Nicole Lacoste for all of her hard work as past Vice President of Communications. The Capital News is better because of you. Thanks.

Congratulations!

The Maryland-National Capital Park and Planning Commission of Montgomery County has received a "Charter Award" from the Congress of the New Urbanism. The Department, deveoper, and project architect received this international award for the planning process and community design concept for a new neighborhood located at the Twinbrook Metro Station.

CapitalNews

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EDITORIAL INFORMATION

Capital News is published six times per year. Articles, announcements, letters, and advertising from readers are welcome. Material should be via e-mail or typed, or on an IBM compatible floppy disk in MS Word or ASCII format. Must include name and telephone number. Materials submitted may be edited to conform to space or other requirements. Submit to Ryan Harris at ryanharris73@yahoo.com.

ADDRESS CHANGES

Send address changes to APA, Member Services Coordinator, 122 S. Michigan Ave., Suite 1600, Chicago, IL 60603; fax (312) 431-9985; or visit www.planning.org.

Send e-mail addresses or corrections to Ryan Harris at ryanharris73@yahoo.com.

SUBMISSIONS

The DEADLINE for next issue is **November 19, 2004**.

ADVERTISING

Business card ads are welcomed by *Capital News*. Send business card or camera-ready copy to the newsletter editor including your billing address. Discounted rates for multiple insertions are negotiable. There is no charge for Job Opening notices for the JOBS listing. Call Ryan Harris for more information and current prices at (301) 347-9136, or e-mail ryanharris73@yahoo.com.

▼ Italy, *from page 3*

Mary; and many wealthy merchants looking very pious posing as Apostles. It was one of the most cheerful places of worship I have ever seen! And no matter how boring the homily might have been, the merchants and the townspeople could never get bored looking around in the Siena Cathedral!

We did get to Rome briefly; where the only place that disappointed was the overwrought Baroque splendor of St. Peter's. It was too much, not remotely human scaled and seemed far more a monument to the ego of Popes than the teachings of the Carpenter. The scale of the square is the epitome of grand baroque urban planning, and serves a useful purpose as a place for vast crowds to assemble. I concentrated on thinking of the workers who built that entire splendor, the nameless craftsmen who sculpted and assembled and painted and carved. I preferred to think of it as a monument to their artistic talent and practical knowledge. In that sense, it is an incredible testament to the skills of humans. But it did not touch the heart like the exuberant churches and plazas of Tuscany!

That is my brief "planner's guide" to Tuscany (and a bit of Rome). And I never even mentioned the incredible art, food, and wine; or "Roman" Rome and the origins of town planning! I think I may propose organizing a trip through APA for planners to visit these Italian towns and cities that reveal the historic roots of urban planning. From the Romans to the Renaissance, and now on the forefront of rural tourism—Italy offers planners a showcase of the history and evolution of our profession. Anyone interested?. CN

—Judy

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