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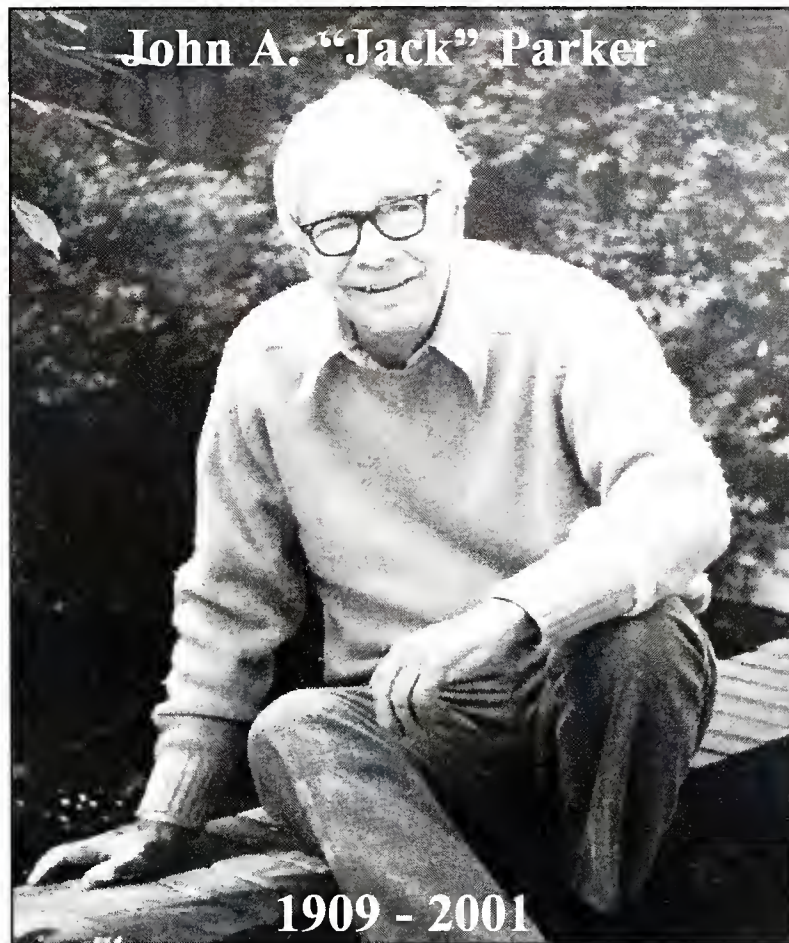
Featuring articles from:

Robert Schneider ♦ Spencer M. Cowan ♦ Lanier Blum ♦
Sonia Garrison, Christine Westfall, Alison Weiner, and
Erin Crossfield ♦ Dan Broun

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It is with sadness that we at *Carolina Planning* note the passing of John A. "Jack" Parker, Professor Emeritus and former chair of the Department of City and Regional Planning at the University of North Carolina at Chapel Hill. Mr. Parker died on March 18, 2001 at the age of 91. A native of Kentville, Nova Scotia, he graduated from the Massachusetts Institute of Technology with a B.Sc. degree in Architecture and masters degrees in Architecture and Planning.

In 1946, Mr. Parker accepted an invitation to develop a graduate program in planning at the University of North Carolina. He served as the chair of the Department until his retirement in 1974.

"He was absolutely a pioneer," said Dr. Ed Kaiser, professor of planning at UNC. "He helped develop the notion of regional planning. And he made this the first program in the country actually based on a social science orientation... He took students under his wing. He would get a roster of students in the department and hold court with each student, asking them about their aspirations and what they were trying to accomplish."

During and after his tenure at DCRP, Mr. Parker was a tireless supporter of *Carolina Planning*, and his generous financial and moral support made the publication of this journal possible. He will be greatly missed.

*Mr. Parker's family suggests that all memorials be made to the
John A. and Jane C. Parker Endowment Fund, Office of University
Development, University of North Carolina at Chapel Hill,
P.O. Box 309, Chapel Hill, NC 27514-0309.*

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Carolina Planning is a student-run publication of the
Department of City and Regional Planning,
University of North Carolina at Chapel Hill.

From the Editors:

We have been pleased with the responses to our last issue, which focused on efforts to rebuild in the wake of the devastating hurricanes that hit the North Carolina coast in 1999. This issue's articles cover a broader variety of topics, but are linked by the underlying theme of land use decisions. Whether addressing environmental, transportation or housing concerns, land use policy can play a key role in creating solutions.

We begin with updates on open space and smart growth initiatives in North Carolina by Marc DeBree and Elizabeth Federico. Next, Robert J. Schneider writes on improving coordination of land use and transportation in North Carolina's Research Triangle area through new forms of regional governance and cooperation.

The next three pieces examine tactics for providing affordable housing, a topic of growing concern nationwide. Spencer Cowan introduces us to the inclusionary land use regulations enacted by five states to encourage developers to build affordable units. Lanier Blum discusses local inclusionary housing programs and the prospects for developing such policies in North Carolina. And Sonia Garrison, Christine Westfall, Alison Weiner and Erin Crossfield describe the community land trust model, and how the Orange Community Housing Corporation is using a land trust to provide sustainable affordable housing in and around Chapel Hill.

Finally, we return to the theme of hurricane recovery, as Dan Broun describes Self-Help's innovative program to assist child care providers whose businesses were disrupted by Hurricane Floyd. For the larger recovery program to be successful, he points out, basic services such as child care must be in place.

With this issue, we have added a Letters to the Editor section. We're interested in reader response to the ideas presented here, and hope to generate a continuing discussion of planning issues of the Southeast. We look forward to hearing from you.

Editors

Elizabeth Federico
Kenneth Ho
Amanda Huron
Robin Zimble

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The editors wish to thank David Godschalk and Lila Berry.

Cover Image:

Placing modular affordable housing on its foundation in the Walltown neighborhood in Durham, NC. Part of Self-Help's efforts to create affordable housing as part of community redevelopment efforts in the region. To read more about Self-Help's innovative programs see Dan Broun's article on page 43.

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Letters to the Editor

7 December 2000

Congratulations on your Summer 2000 special issue, "Planning Our Coast." The articles raise a number of important and interesting questions related to why we care about, and have enacted laws and programs to protect, our coastal environment and those who use it.

Richard Norton asks if local land use plans prepared under the North Carolina Coastal Management Act should be judged on the basis of the planning procedures used or the substance of the plans. If substance is judged, do local goals for economic development take precedence over state and regional goals for environmental protection?

My view is that planning procedures are important, but substance is key. Environmental protection should be the first priority, with economic development to take place with the least possible environmental disruption.

Coastal water quality is one clear and valid measure of the effectiveness of local plans and their implementation. County plans should be reviewed and approved relative to their track record in protecting coastal water quality. And, as Rachael Franks points out, NPDES permits, tied to plans, can be effective tools for water quality protection, along with zoning, best management practices, and land acquisition. I would add land suitability analyses and smart growth strategies to that list.

The North Carolina Commission to Address Smart Growth, Growth Management, and Development Issues is scheduled to report to the General Assembly in January 2001. It may recommend a tiered statewide planning program, with smaller localities preparing simpler smart

growth plans. Such a tiered system also might be considered for the coastal area, reducing the requirement for full-scale comprehensive plans to the twenty counties and the larger cities, and simplifying the planning requirements for smaller towns. This would facilitate substantive plan review and make it easier to hold localities responsible for their share of environmental protection.

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