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

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

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Virginia Chapter of the American Planning Association

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CHAPTER ADMINISTRATION
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2022 is flying by and your APA Virginia Chapter is working hard to ensure that we are offering services and opportunities that are of benefit to you, our members! Rather than focusing on that which has already occurred, I would like to draw your attention to a number of exciting events coming up in the next year for the Chapter.

In collaboration with Virginia Tech, the Chapter’s Inclusion Committee is seeking planning mentors of color for planning students from diverse, underrepresented backgrounds as a part of the Community Scholars Program. To find out more about the mentorship opportunities associated with this program, please contact Theo Lim (tclim@vt.edu).

Additionally, the Chapter’s Young Planners Group has also partnered with VCU to launch the Mentor A Planning Student (MAPS) program to connect students in VCU’s planning program with Richmond area planning professionals. Leading these efforts are Caitlin Aubut (ypg@apavirginia.com) on the Chapter’s side and Meghan Gough (mcgough@vcu.edu) from VCU.

Another new initiative that the Chapter is launching in the upcoming months is a mid-career leadership development program. Applications will be available later this fall for mid-career planners interested in joining the first cohort who will participate in a series of interactive trainings covering leadership values, mindset, emotional intelligence, the art of negotiation, diversity & inclusion, and finally leadership reflections. We are very excited to offer this opportunity for planners who may be preparing to assume leadership or supervisory roles to learn and hone some skills that are invaluable to advancing your career, but may not be traditionally taught as a part of a planning education. If you have any questions about this program, please reach out to Lorna Parkins (faicp-chair@apavirginia.com) or myself (president@apavirginia.com).

Finally, I am very pleased to announce the Chapter’s elected Board for 2023-2024:

- **President** – Andrew Hopewell
- **VP Chapter Affairs** – Josh Gillespie
- **VP External Affairs** – Julie Chop
- **VP Inclusion** – Tammy Holt
- **VP Membership** – Donald Whipple
- **VP Legislative & Policy Affairs** – Tyler Klein
- **VP Sections** – David Samba
- **AICP Professional Development Officer** – John Harbin
- **Secretary** – Brian Wegener
- **Treasurer** – Jason Espie

We are very grateful for the efforts of Gina DiCicco and Nick Rogers, who step away from the Executive Board after a number of years of service, but are excited to convene at a Fall Retreat later this year to develop our Chapter’s work plan for the next two years! If there are programs or ideas you have as to how we can better serve you, please do not hesitate to let me know at president@apavirginia.com.

**About the Author:**
Andrew Hopewell, AICP, is the Town of Culpeper’s Director of Planning & Community Development. He is currently the Chapter President and has served in various roles on the Board since 2017. He recently enjoyed his first surfing experience off the west coast of Ireland, after neglecting to take opportunities while growing up in various surfing meccas around the world!
For planners who guide policy with lasting impacts on generations, it is imperative to deliver the greatest benefit to communities through distribution of material and non-material goods with the development of planning policies and the physical environment. Perceptions of the world have changed in recent years, and the need for equity has dramatically increased. Equity touches on all spheres of planning ranging from transportation to urban design to housing to resiliency to environmental justice.

With these thoughts in mind, the APA Virginia Chapter sought to increase awareness of the need for equity with this year’s conference theme, “Planning for Equity in...”. Hosted by the Richmond Metro Area, the conference took place at the Richmond Marriott Downtown. The Conference offered a variety of speakers, sessions, and mobile tours that addressed equity in regard to the environment, housing, economy, diversity, zoning, place making, etc.

Engaging in the Richmond downtown and Metro area, mobile tours encouraged hands-on learning while riding the Pulse (Greater Richmond Rapid Transit), as well as exploring riverside trails, established and planned city parks, a mixture of new housing offerings, and an assortment of redevelopment sites. Tours included: Brown’s Island and the T. Tyler Potterfield Bridge; Urban Design in Downtown; the Diamond District and Northside Richmond; Infill Development and Adaptive Reuse in Richmond; Jackson Ward; Richmond Parks and Greenspaces; Manchester to Chesterfield; the Richmond Slave Trail; and Scott’s Addition and Rockett’s Landing.

Zachary Mannheimer of Alquist 3D and Atlas Community Studios, provided the opening keynote address presenting his work to revitalize communities through economic, cultural, and entrepreneurial approaches. Through the construction company, Alquist 3D, Zachary has deployed concrete 3D printers to create homes, buildings, and other structures aimed at dropping the cost of and solving the housing crisis. His presentation demonstrated how this 3D construction printer works and showed examples of new houses being “printed” quickly and efficiently to reduce construction costs, resulting in new examples of affordable housing.

In addition to a variety of breakout sessions, all conference attendants gathered at general plenary panels focused on the con-
At the Richmond Conference, APA Virginia highlighted the extensive efforts, innovative strategies, and successful planning taking place throughout the Commonwealth. The 2022 Awards Committee selected winners in four categories: Old Dominion Innovative Approaches, Resilient Virginia Community of the Year, Red Clay Development of the Year, and Commonwealth Plan of the Year. The Chapter also honored AICP recipients, planning students, and practitioners.

**Old Dominion Innovative Approaches Award:**
Chesterfield County for its Rockwood Special Focus Area

The Rockwood Special Focus Area is a document that provides flexible options for implementation which address economic feasibility, natural resources conservation, urban design, and land use. Chesterfield County recommends a variety of land uses, additional housing choices, improved access to Rockwood Park, and an interconnected grid system of streets including parallel networks to better distribute traffic. Realistic phased redevelopment concepts demonstrate how Rockwood could develop.

**Resilient Virginia Community of the Year:**
City of Hampton for its Resilient Hampton Initiative

The Resilient Hampton Initiative encapsulates several smaller plans and policies. One example is the Newmarket Creek Plan which uses objective data to focus on producing buildable projects to benefit the community. Hampton is the first city in Virginia to issue an Environmental Impact Bond to supply...
capital for various projects related to resiliency. The City of Hampton exemplifies innovative, responsible planning efforts through its integration of environmental, civic, and civil solutions.

**Red Clay Development of the Year:**
City of Alexandria for its Landmark Mall redevelopment project

The Landmark mall redevelopment leverages public and private investments to transform four million square feet into a vibrant mixed-use urban neighborhood with a new hospital facility. This redevelopment acts as a national model for suburban transformation, creative place making, and economic development. The Landmark Mall redevelopment advances planning in the Commonwealth by providing a replicable model for suburban mall retrofits.

**Commonwealth Plan of the Year:**
Arlandria-Chirilagua Small Area Plan

The Arlandria-Chirilagua Small Area Plan was produced in both Spanish and English, with a unique vision to implement and enhance community, cultural, and economic opportunities. These opportunities enable existing residents to remain in their community affordability whether that be in their homes or in their businesses. The advocacy, strategy, and implementation of this plan exemplifies and advances the planning process and the excellence in urban planning that makes great places happen.

**Honoring Other Efforts and Individuals**

The Awards Committee reviewed several nominations of which four submissions were too good not to recognize for honorable mention.

**The City of Chesapeake** received an honorable mention for its Chesapeake Statistical Profile 2021. The profile makes planning information and principles accessible to the community and is easy to navigate.

**The City of Richmond** received two honorable mentions for its James River Park Master Plan and its Path to Equity Plan. The James River Park Master plan provides connectivity and incorporates community needs while precluding the expansion of parking in favor of pedestrian and bicycle facilities. The Awards Committee appreciated the care that it took to show the history of the area with the Path to Equity.

**Arlington County** received an honorable mention for the Pentagon City Sector Plan. This plan incorporates green spaces in dense urban environments and applies equitable principles in the approach.

The Chapter also recognized several individuals including **Glen Larson** who was inducted into the AICP College of Fellows as part of the Class of 2022. Glen has spent 38-years as a planner and has had a 23 year tenure on our own APA Virginia Board of Directors. Several outstanding students were recognized including: **Naomi Tariku**, **LaToya Gray-Sparks**, **Lara Nagle**, **Samantha Lewis**, **Meredith Beavers** and **Trey Gordner**. The Chapter also recognized professor **Bev Wilson** from the University of Virginia with an Outstanding Faculty Award.

**About the Author:**

Sharon Williams, AICP, is an urban planner with the Fairfax County Department of Planning and Development. Sharon got her Bachelor’s Degree in Environmental Policy and Planning from Virginia Tech in 2012 and her Master’s Degree in Urban and Regional Planning from the Bloustein School of Planning and Public Policy at Rutgers University in 2014. Sharon got a job as an intern with Fairfax County in the summer of 2014 and over the past 8.5 years she has worked her way up to become a Senior Planner. Sharon can be contacted at Sharon.Williams@fairfaxcounty.gov and found on LinkedIn.
In Glenn’s 32 years of service to the American Planning Association and the American Institute of Certified Planners, his accomplishments are defined by commitment, collaboration, and resilience. He has served as President of the American Institute of Certified Planners (2017-18) and Region II AICP Commissioner (2012-15) in addition to his many years serving the Virginia chapter. During Glenn’s service to APA and AICP, he championed successful initiatives that significantly advanced the planning profession’s core competencies and standards, diversity and equity awareness, ethical principles, professional commitment, volunteerism, and continuous organizational improvement.

Glenn has strived to be a mentor to future generations of planners throughout his career, and he has brought insight from those connections to his role as AICP President, for example, by leading the work to establish the AICP Candidate Pilot Program. Glenn also guided the 2015 revision of the AICP Exam, as well as the 2019 update of AICP CM program to include new mandatory diversity and sustainability credits. Glenn’s exacting principles and enthusiasm for our profession have inspired numerous mentees and associates, and he has established a lasting foundation for collaboration and coordination with the public, county departments and outside agencies, even as major planning efforts met political headwinds.

At the 2022 APA Virginia annual conference, Glenn was presented with a Virginia Assembly resolution honoring his contributions to the Commonwealth and the Planning profession.
lasting legacy not only by inspiring individual planners, but also by shaping the future of our profession through his tireless work in honing professional certification processes. Glenn's accomplishments are centered on the core principle that planners and the public they serve must work together to promote positive change. The APA Virginia Chapter is proud of the dedicated and focused effort Glenn has contributed to our profession and congratulate Glenn on this well-deserved recognition.

About the Author:
Lorna Parkins, FAICP, is the Office Executive of Michael Baker International’s Richmond, Virginia Office, where she leads a transportation and planning team of about twenty staff. She serves as the FAICP chair of the chapter board and will be shepherding our 2024 FAICP applicants through the nomination process very soon. She is also supporting the chapter President on the upcoming APA Virginia Chapter Leadership Program. You can find Lorna on LinkedIn.

LOOKING TO THE PAST TO INFORM THE FUTURE

By LaToya Gray-Sparks

In the year 2020, Richmond, Virginia experienced a racial reckoning in response to the murder of George Floyd. This reckoning resulted in the removal of most of the iconography and monuments that celebrated white supremacy. Residents in Richmond collectively asserted that Black lives matter. However, since that monumental year, census data revealed that the number of Black lives residing in Richmond has diminished significantly. While Richmond’s total population increased by 11% during 2010-2020, the percentage of Black residents—once a clear majority in the former capital of the Confederacy—decreased by 11.1% (see Table 1).

Table 1. Total Population and Race in Richmond, VA 2010-2020

<table>
<thead>
<tr>
<th>Race/Ethnicity</th>
<th>2010</th>
<th>2020</th>
<th>Change</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>African American or Black</td>
<td>103,288</td>
<td>91,653</td>
<td>-11,635</td>
<td>-11.1%</td>
</tr>
<tr>
<td>American Indian &amp; Alaska Native</td>
<td>705</td>
<td>898</td>
<td>193</td>
<td>27.4%</td>
</tr>
<tr>
<td>Asian</td>
<td>4,750</td>
<td>6,259</td>
<td>1,509</td>
<td>31.8%</td>
</tr>
<tr>
<td>Hispanic or Latino</td>
<td>12,803</td>
<td>23,747</td>
<td>10,944</td>
<td>85.5%</td>
</tr>
<tr>
<td>Native Hawaiian &amp; Other</td>
<td>158</td>
<td>115</td>
<td>-43</td>
<td>-27.2%</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>83,343</td>
<td>98,140</td>
<td>14,797</td>
<td>17.3%</td>
</tr>
<tr>
<td>White</td>
<td>7,329</td>
<td>15,441</td>
<td>8,112</td>
<td>110.7%</td>
</tr>
<tr>
<td>Other</td>
<td>4,639</td>
<td>14,104</td>
<td>9,465</td>
<td>204.0%</td>
</tr>
<tr>
<td>Two or More Races</td>
<td>204,211</td>
<td>226,610</td>
<td>22,399</td>
<td>11.0%</td>
</tr>
</tbody>
</table>

Some demographic changes may be attributed to Black residents seeking better opportunities and social mobility. However, considering Richmond’s track record of evictions and foreclosures—and how these events disproportionately impact Black households—it is more likely that Black residents are involuntarily being displaced which continues a legacy of dispossession and displacement. There still may be time to mitigate this crisis that Black Richmonders are experiencing, but it will take a holistic and radical approach. My capstone project, Reconstructing Randolph, can be utilized as an instructive tool for planners to better engage with historically marginalized Black neighborhoods.

I spent a great deal of my childhood in Randolph which was one of the last intact and striving Black neighborhoods in the City of Richmond to be impacted by urban renewal. The 1970s Randolph Conservation Project did not live up to its name and instead of conserving the Randolph neighborhood, it resulted in diminishing

the predominantly Black neighborhood by nearly 50% of its original total population, abandoning its now fractured landscape with traces of the community that once flourished (see Figures 1, 2, and 3).

Historic preservation is a vital component to acknowledge the history and heritage of marginalized communities who have often been excluded from planning processes. Centering a community’s heritage begins to undo the erasure imposed upon that community by discriminatory and unjust planning practices. Placing importance on heritage helps to make the “invisible visible” again. Further, protecting sites of heritage can result in the protection of affordable housing stock and neighborhood stability, which mitigates the displacement of residents who wish to remain in Richmond.

After interviewing elderly Black residents, one of the more alarming takeaways is the sentiment that the areas they lived in were treated as expendable and disposable when it was deemed opportune for the “greater good” of the public. The interviews recalled promises of improved neighborhoods and infrastructure, but those promises were never fulfilled. This brings to mind a quote in Ralph Ellison’s The Invisible Man, “Everywhere I turned, somebody has wanted to sacrifice me for my good, only they were the ones who benefited.” Several community members recalled being displaced not just once, but several times. As survivors of discriminatory planning practices, these long-term residents are now worried about being displaced once again. According to Tighe and Opelt,
this collective memory of community members causes them to be distrustful of urban planners and local leaders. One way in which planners and local leaders can reconcile this unfortunate legacy is to embrace and implement housing policies and equitable planning practices that specifically target residents who are vulnerable to involuntary displacement due to gentrification.

Some of the immediate recommendations would be to address predatory and speculative real estate practices that target Black neighborhoods. This is reverse blockbusting and is reminiscent of the practices real estate professionals engaged in during the 1940s to 1960s to create today’s racially segregated neighborhoods. Another recommendation is to audit the inventory of City-owned properties that are vacant and/or underutilized. Those properties can be transferred to a land bank to help determine how those properties can be most beneficial to the community. Oral histories and archival records confirm that the practice of eminent domain was used in Richmond to acquire properties from private citizens and a significant number of those properties remain vacant, blighted and/or underutilized today. Archived legal records can help to trace those community members and help to make a case of whether or not redress is needed. The state of California, and the cities of Evanston, Illinois and Athens, Georgia are examples of oral histories and archival data used to make a case for reparations for Black community members impacted by urban renewal.

This is imperative because while Richmond is developing at warp speed, our most marginalized residents are being displaced and finding their neighborhoods disrupted at the same heightened speed, if not more. The quality of living for Black and Brown residents in Richmond is plummeting, while a more affluent and whiter population is prospering. If we are serious about the affirmation that Black lives matter, then we must be intentional and courageous in eradicating any vestiges within urban planning that continue to prolong the legacy of white supremacy. Investigating and learning from historical patterns of racial discrimination and exclusivity is key to breaking the chains of white supremacy. Breaking these chains will help us to avoid mistakes made in the past.

Contact & Supplementary Information
Twitter: @latoyasgray
LinkedIn: https://www.linkedin.com/in/latoya-gray-sparks/
Reconstructing Randolph Capstone: https://scholarscompass.vcu.edu/murp_capstone/60/
- Black families leaving cities
- The connections between evictions and foreclosures in Richmond
- The urgent effort to preserve freedom colonies and Black settlements
- Making the Invisible Visible
- The map of Richmond is race
- Invisible Man Ralph Ellison
- Collective Memory and Planning
- California Reparations Task Force
- City of Evanston Reparations
- Redress for Linnentown
- White population grew faster than any locality in Virginia
- The average family cannot afford a home in most of the Richmond region (msn.com)

GRADUATING IN THE PANDEMIC

POV: Two months until your graduate degree is finished, one week until Spring Break, you were supposed to have done a thesis but it’s not working out and you’re having panic attacks with the worst depression you’ve ever felt.

What else could go wrong?

Two and a half years ago, this was my reality. I came into the planning profession with just an interest in community involve-
ment, not knowing a thing until I started taking classes at Virginia Tech. I'd moved states, didn't know anyone, and felt very alone trying to learn things I'd never heard of before. It reminded me of middle school, being afraid to ask math questions when all my friends were making A's. Imposter syndrome was deafening.

This hadn't stopped me from getting involved in my communities, however—I desperately wanted to learn. I attended the Town of Blacksburg Planning Commission meetings, joined a Bicycle and Pedestrian Advisory Committee for the Roanoke Valley-Alleghany Regional Commission (RVARC), represented the Graduate School for Tech's Student Affairs, interned twice, was a teacher's assistant on a study abroad trip, and discovered the American Planning Association's Virginia Chapter, of which I applied to represent Virginia Tech's MURP program. Perhaps this seems like a lot of extra activities when I already didn't know what I was doing in grad school, but this hands-on experience elevated my understanding of planning.

With an interest in how people interacted with roadway and transportation infrastructure, but unaware of how to develop a thesis around said interest, my imposter syndrome kicked into high gear. During my final semester, I didn't know how I would graduate, and despite counseling services, my mental state was in decline. It took a redoubling of my efforts, and hard work over multiple sessions with my counselor, to get at the root of my anxiety and to stabilize my well-being. Over Spring Break, I took time to regain my footing and reframe my perspective on school. It came as a shock when students were given an extra week of Spring Break while the university formulated a plan to address the escalating public health crisis caused by covid-19. I was relieved for more time to take care of myself, but like many, was very confused about the crisis. I am grateful that my paid assistantship was easily shifted to a virtual setting, and thankful my Land Use & Law professor helped me find a solution for my thesis dilemma. These two things helped keep me on track for graduation in May 2020.

Later that summer, my diploma arrived in the mail, but another bout of imposter syndrome crept in: I had finished my degree, so I was qualified to start my career as a Planner—right? I was applying everywhere, catering my cover letter to each application—every day felt like a full-time job just searching for work. My outlets included walking my dog and playing games over Zoom with family across the country. I am lucky to have had those things because many people did not, but I still felt the pressure of failure.

After several interviews and six months of applying, I finally landed an internship with the Greater Washington Partnership. Happy as I was to have work, and at an amazing organization at that, I was lost. Again, I didn't know how to ask questions, my experience up until then hadn't prepared me for the Partnership's influential work, and I couldn't pull myself out of defeat before I even began. Towards the end of my internship, I was finally starting to get the hang of things, but my time was up. The subsequent six months proved worse than the previous year—I didn't think I'd ever get a job, especially when I'd have great interviews and in following up with the hiring committees, they'd tell me they would've hired me, but one person was better. How could I compete? I took online courses to continue my education, but day after day, quarantined in my home, I couldn't shake my fear.

I went back to my roots and looked for work on farms in southwest Virginia. After accepting a position in Abingdon, I moved two hours south to fill my days with purpose working with my hands. It was laborious, but
I was grateful for the distraction. Five months later, still feeling directionless, I was scared again—would I ever be able to support myself and do what I wanted to do? Coworkers told me I’d never find a job in Virginia doing what I wanted and I mistakenly believed them. Depression and despair weren’t knocking at my door—they were my roommates. I couldn’t escape them.

I had gotten sick, not with covid, and I took a week off of work to rest and recover. In that time, I applied for two jobs I really wanted and, to my surprise, was contacted by them both. After interviewing with the Fredericksburg Area Metropolitan Planning Organization (FAMPO), I was offered a job and I eagerly accepted. I’d be moving across the state this time, and I couldn’t wait. Two years after I’d graduated, I found a job! And yet... moving and making the steps to begin my planning career was stressful. Was I ready? Could I do this? What if I failed? What if this career I’d spent almost five years pursuing wasn’t actually right for me? What if no job was right for me? These thoughts and more invaded my mind, struggling to accept myself for me and to persevere.

But I am. A pandemic may have influenced my journey, but it is my determination and dedication to myself and my mental and physical health that will keep me grounded. I don’t have all the answers, but I am continuing to try, and I’m grateful to have begun my career in a profession that encourages learning and asking questions.

As the Public Involvement Coordinator for FAMPO, I get to engage with my community every day by providing a space for the public to share their transportation related comments and concerns. I have the opportunity to meet people where they’re at by hosting outreach tables at library branches, farmer’s markets, and other events and festivals. At the heart of planning, I believe engagement with the public is a priority, and so I am grateful to be the point-of-contact person for an MPO. As for recent/soon-to-be graduates, if you take anything from my experiences, please consider the following:

1. Attend your local planning meetings
2. Only apply to the jobs you *really* want (i.e. don’t spend all of your time applying)
3. Internships are helpful
4. Talk to your co-workers (even the ones you might disagree with)
5. Speak up if there’s something in your work environment that makes you uncomfortable, but be flexible when it comes to your responsibilities—you’ll get better at your tasks with time
6. Take walking/bicycling breaks and get to know your area, and finally,
7. Even in the darkest times, there’s something to be hopeful for

If you have imposter thoughts or don’t think you’ll make it, or if you have acquaintances who could use a helping hand (even if they refuse it), know that I am on the same bus, that many of us are together on this wild ride, and you aren’t alone even if you feel like you are.

About the Author:
Colie Touzel (they/them) is the new Newsbrief Editor for APA Virginia and the Public Involvement/Title VI Coordinator for FAMPO. You can find Colie riding their bicycle on the streets of Fredericksburg. Contact them at newsbrief@apavirginia.com.
UPCOMING LECTURES

See the list below for upcoming webinars and lectures taught by APA members and urban professionals from around the world. Have an event you’d like to advertise here? Contact Newsbrief@APAVirginia.com for all inquiries.

October 18 - 12PM - APA Virginia Ethics Case of the Year: https://mailchi.mp/4e40b2c617f/apa-virginia-november-news-updates-2558428?e=%5bUNIQID%5d

October 24 - 12PM - Your Hour with APA Virginia: https://us02web.zoom.us/webinar/register/WN_lXYUXlA7QTCXuP1Vrzm-4Q

October 27 - 7PM - Civic Art, Justice and Inclusion https://wilder.vcu.edu/news-and-events/gulak-lecture/

November 1 - 12PM - APA Virginia 2nd Amendment and Zoning Webinar: https://us02web.zoom.us/webinar/register/WN_yWPEwAA8SlewU8-hRVkPKA