

VOICE

The

of HAMPTON ROADS' COMMERCIAL REAL ESTATE

Calm before the Storm. Draft Statewide Stormwater Regulations Set for Public Comment

By Bob Kerr and Mike Bumbaco, P.E.,
Kerr Environmental Services, Corp.

An important element of Governor Kaine's "Year of the Environment" initiative for 2009 is passage of draft "Virginia Stormwater Management Program (VSMP) Permit Regulations." Approved in draft form by the Soil and Water Conservation Board in September 2008, the proposed regulations address statewide application of both water quality and water quantity criteria associated with construction activities. The draft regulations also have provisions that allow localities to be approved as a "qualifying local program" by the Soil and Water Conservation Board and thus manage locally the Commonwealth's construction General Permit program, including accepting Registration Statements and processing Registration Fees.

As Chief Patron in the House of Delegates, L. Preston Bryant, Jr., currently the Commonwealth's Secretary of Natural Resources, introduced and secured passage of the latest stormwater legislation (HB 1177) in 2004. That legislation transferred the VSMP program from the Department of Environmental Quality to the Department of Conservation and Recreation (DCR), effective January 29, 2005, and called for amending the Virginia Stormwater Management regulations to allow program transfer to localities, and revising water quality and quantity criteria to provide improved surface water protection.

The following items are likely receiving the most attention from the development community as to whether they are achievable, and at what additional cost to projects:

- Redevelopment will need to reduce Phosphorus loads by 20% or no lower than 0.28 lbs/acre/year (currently the Chesapeake Bay Act and performance-based criteria of the Stormwater Management Regulations call for a 10% reduction).
- New development will need to reduce phosphorus loads to 0.28 lbs/acre/year (currently the performance-based criteria in the Stormwater Management Regulations defaults to an average impervious cover of 16%, which is based on the existing pollutant load value of 0.45 lb/acre/year for the Chesapeake Bay watershed).
- Post-development discharges to an unstable, natural conveyance system (post-development peak flow times post-development runoff volume) cannot exceed the product of these same criteria for the site assuming it is entirely forested.

Increased pollutant load reduction requirements will likely dictate the need for more Low Impact Development (LID) devices, such as bioretention systems, infiltration systems, green roofs, permeable pavement, cisterns and rain barrels.

As an example of this new perspective, the design standards for cisterns will require pumping to either: 1)

a bioretention facility, 2) an irrigation water recycling facility or 3) a gray water recycling facility. Direct discharges to a stream will not be allowed. The runoff reduction requirement for channel protection and flood control of natural streams may restrict proposed runoff to natural forest conditions instead of the current requirement of pre-developed conditions. This water quantity design criteria may result in increased land requirements for, and number of, BMP devices. Land requirements could increase from the typical 10-15% to 12-18% of developable lands. The computation methodology will encourage use of several LID devices in series on a site, in lieu of or in addition to a large stormwater management pond. One positive component of the regulations is that, for the first time, Virginia attributes Low Impact Development practices with both pollutant removal and runoff reduction benefits.

The Commonwealth is currently completing the Economic Analysis of the regulations, with posting to the state's Town Hall scheduled for November. A number of representatives on the TAC (including our firm) have evaluated recently approved site plans to determine what affect the proposed regulations would have on site layout and development costs. This information is being relayed to DCR and will be part of the state's Economic Analysis.

The Tidewater Builders Association (TBA) recently contacted area consulting firms to compare stormwater management solutions for recently approved site plans with those that would be required by the proposed regulations. This process will occur over the next few months, with results to be compiled over the winter for review with representatives of TBA, the Home Builders Association of Virginia, HRACRE, Hampton Roads Planning District Commission (HRPDC) as well as localities and DCR.

Review by the Administration of the draft regulations will continue through April 2009. Public Hearings and the Public Comment period is tentatively scheduled for May through June 2009. Final revisions by DCR, review by the US Environmental Protection Agency and adoption of final regulations by the Board will occur by September 2009. Final regulations are expected by December 31, 2009.

Mr. Kerr has served over the last three years as the representative of the Tidewater Builder's Association on DCR's two Technical Advisory Committees dealing with the writing of the draft VSMP regulations. Mike Bumbaco, P.E., was invited by DCR to attend an engineering workshop evaluating the application of the regulations to site plans and provided comments to DCR on the Pollutant Load Runoff Reduction worksheet.



A look
back at
2008



Retail
Therapy



Design
Awards

• PRESIDENT'S MESSAGE •

A Look Back at 2008

Craig Cope, HRACRE 2008 President

It is hard to believe that 2008 will soon be in the rear view mirror. Even though there is much to be done, I would like to look back and summarize HRACRE's accomplishments during the year.

The Legislative Committee, chaired by Tom Dillon and Angie Bezik, was successful in organizing efforts to defeat the Homestead Act during the 2008 General Assembly. Since the Virginia Supreme Court struck down key provisions of HB 3202, that provided regional taxing authority for Hampton Roads and Northern Virginia through transportation authorities, transportation funding continues to be an elusive and frustrating issue for us. This reconstituted committee is monitoring pertinent issues to prepare HRACRE to have a voice in the 2009 session.

The Local Affairs Committee, chaired by Cathie France, Tony Tomlin and Pete Eckert, took care of business this year by focusing on municipal issues that could affect commercial real estate in our region. This group was well represented with significant participation from the Peninsula and Southside.

Our Strategic Planning Committee, led by Larry Colorito, continues to make progress regarding committee structures and board involvement. Term limits and board member involvement criteria are currently being addressed. The current officer positions of Secretary and Treasurer will be combined into one. This group is also involved in obtaining professional staff to assist Dana Walker. During the fourth quarter of this year, the HRACRE office will be relocated into commercial office space in the Virginia Beach area.

I am proud of HRACRE's efforts to provide assistance in a time of need. Our organization donated \$5,000 to the American Red Cross to assist the residents of Suffolk, whose homes were severely damaged or destroyed by the April tornado.

To say that 2008 has been a challenging year for the economy is an understatement. Despite financial woes, the Hampton Roads' economy continues to grow. HRACRE's membership has grown to approximately 860 and has remained at this level since the beginning of this year. The Membership Committee has done a good job of focusing on the Peninsula to attract new members. This year, our June "Mix & Mingle" event was held at The Chamberlin in Hampton.

HRACRE has continued to reinvent the organization and to take on new challenges. These efforts should be recognized. We have made an effort to become more involved with our sister organization in Richmond – GRACRE.

The Sponsorship Project Team, led by Jan Hall and Alvin Owens, has been studying various alternatives for corporate sponsorship levels. Scott Adams continues to provide vision for HRACRE by organizing a real estate foundation. This working group is in the process of forming a foundation that companies and individuals can contribute to. Funds will be used for collegiate scholarships, minority career-building grants, veteran development grants and summer intern program grants. Scott is working with accounting and legal counsel to form a 501(c)(3) organization. This will be a separate entity from HRACRE and will have its own board and trustees.

Finally, I would like to promote HRACRE's inaugural "HRACRE Showcase", held November 6 at the Virginia Beach Convention Center. This event provided an opportunity for our members to exhibit their services, products and projects and attendance was open to the general public to promote the interests of commercial real estate in Hampton Roads.

It has been my pleasure to serve as the President of HRACRE during 2008. I would like to thank Dana Walker, the Executive Committee, the board of directors and all of the committee chairs and members for their tireless efforts to make this another successful year for our organization.



*Pete Eckert, Nancy Gossett,
Larry Colorito, Charity Cooke*

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Liberty Property Trust
- Peter S. Eckert,
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*Jan Hall, Louis Liakos,
Paula Shendow*



*Craig A. Cope, HRACRE
2008 President*

Retail Therapy: Back to Basics.

By Dave Redmond

Divaris Real Estate, Inc.

"Leaving Florida? Take a developer with you," reads a bumper sticker seen recently in the sunshine state, and recounted to much laughter – okay, nervous laughter perhaps -- at a retail real estate network meeting in Chicago. Indeed, gallows humor abounds, with retailers expectedly predicting a soft holiday season, and trimming their expansion. Still, last time I checked, the sun came up in the morning and I strongly suspect it will again. So given the current, hopefully temporary, weirdness in the marketplace, what trends are emerging (as I see them anyway), in retail real estate, in Hampton Roads and beyond?

Lifestyle elements are here to stay. Three years ago Town Centers and Lifestyle Centers were proliferating rapidly, combining shopping convenience with more high-end choices and amenities such as fountains, green spaces, arts and culture elements, and greater attention to architectural detail, in an effort to create a truly compelling sense of place. Town Centers took it one step further, doing all this on a large scale, creating whole street grids and urban communities, largely dependent on structured parking, in one fell swoop.

And while economic uncertainty and tighter financing will crimp many well-intentioned developments, one need only take an evening stroll through the Town Center of Virginia Beach, which the Virginia-Pilot recently described as "wildly popular" in an editorial touting the development's financial benefits, to see why.

More conventional big box- and grocery-anchored centers are raising their game, as well, with higher-quality materials, better signage, more peaks and colorful awnings, irrigated landscaping, and more. What were once Power Centers are increasingly incorporating entire Lifestyle Centers within them. At least three regional malls in Hampton Roads have considered or are considering adding lifestyle-oriented components to them, and Hampton's Coliseum Mall was razed to make way for a huge, high-end Town Center redevelopment (Peninsula Town Center). In the near term, there will be much shuffling of priorities, many pauses, and lots of re-evaluation. But when the dust settles, there will still be great demand for wonderful places.

Fundamentals. If this were football, I'd call it blocking and tackling. Back to basics. What was old is new again. Brokers and developers are focusing, indeed must focus, as never before on particular locational attributes – rooftops, incomes, traffic counts, co-tenants -- required, as tenants are far less likely these days to compromise. The one-off, good-but-not great location is a very hard sell. If a site doesn't meet The Cheesecake Factory's requirements, they'll know it quickly. But it does meet someone's requirements. The smart owners and brokers are looking very carefully at what they have, matching it with who it does favor, and chasing that. It may not be glamorous, but it's productive, and with some luck, can keep you off a bumper sticker.

Dave Redmond is a Retail Sales and Leasing Associate at Divaris Real Estate, Inc. and a member of the Virginia Beach Planning Commission.



Whit Hill, Shelby Perkins, Tom Hogg



Mallory Kahler, Pedro Hernandez



Eric Keplinger, Cami Hahn, Susan Long-Molnar



Rodney Flores, Vanessa Phillips, Jon Lucas



Carrie Kane, Ellen Sanders



Jerry Smith, Sandi Prestridge

Re-activated Legislative Committee Crafts General Assembly Agenda

By Ed Ware

HRACRE's Legislative Committee, newly re-activated under Chairmen Tom Dillon and Angie Bezik, is busy crafting a final agenda for the 2009 General Assembly session which kicks off January 14. A long-term transportation funding solution remains HRACRE's top priority. In that regard, political observers report that the Obama victory in Virginia, the first by a Democratic candidate for President in more than 40 years, may add significant pressure for General Assembly Republicans to produce a transportation funding package. However, with re-elections looming, Republican opposition to raising taxes to fund such a plan will be strong.

On other legislative issues HRACRE will:

- Continue to oppose the Homestead Exemption;
- Closely monitor Governor Kaine's proposed budget cuts such as the Department of Environmental Quality (DEQ) Waste Water Engineering Program;
- Support legislation to ensure that the commercial real estate tax for transportation purposes that was authorized by the 2007 General Assembly can only be used for new transportation projects and not to offset the cost or personnel required for existing projects or programs;
- Monitor enactment of legislation passed last Session authorizing new statewide stormwater management regulations;
- Monitor enactment of legislation passed during summer Special Session that authorizes study of funding options for light rail extension to Virginia Beach;
- Continue to oppose impact fees;
- Monitor proposals regarding energy efficiency tax credits for commercial buildings;
- Monitor study on transfer of development rights (TDRs);
- Consider Home Builders Association of Virginia (HBAV) proposal to abolish cash proffer system for residential development and replace with impact fees; and
- Monitor Governor's Climate Change Committee for any forthcoming legislative recommendations.

The committee is also looking at ways to establish more interaction with and visibility of HRACRE members with the Hampton Roads delegation during the Session such as small group dinners.

EXCELLENCE IN DEVELOPMENT DESIGN AWARDS



Best Interior Award of Merit

Clark Nexsen Architecture & Engineering
Amerigroup II
Virginia Beach, VA

Best Interior Award of Merit

Archi-Techniques, Inc.
Vandeventer Black Norfolk Renovation and Expansion
Norfolk, VA



Best Interior Award of Excellence

CMSS Architects, PC
Sandler Center for the Performing Arts
Virginia Beach, VA

Best Multi-Family Award of Excellence

VIA design architects, pc
The Rotunda Lofts
Norfolk, VA



Best Multi-Family Award of Excellence

Cox, Kliewer & Company
The Sanctuary at False Cape
Virginia Beach, VA

Best Recreation/Entertainment/Hospitality Award of Excellence

CMSS Architects, PC
Sandler Center for the Performing Arts
Virginia Beach, VA



Best R&D/Flex/Industrial Award of Merit

McDonald Development Company
Virginia Commerce Center Building 100
Suffolk, VA

Best R&D/Flex/Industrial Award of Merit

MMM Design Group
APM Terminals Operations and Vehicle Maintenance Building
Portsmouth, VA



Best Office Building under 10,000 SF Award of Merit

Clark Nexsen Architecture & Engineering
Navy Federal Credit Union
Virginia Beach, VA

Best Office Building 10,000-75,000 SF Award of Merit

A2RCI Architects, PC
Central Park Medical
Hampton, VA



Best Office Building 10,000-75,000 SF Award of Excellence

Guernsey Tingle Architects
Langley Federal Credit Union at New Town
Williamsburg, VA

Best Office Building over 75,000 SF Award of Merit

CMSS Architects, PC
Two City Center
Newport News, VA



EXCELLENCE IN DEVELOPMENT DESIGN AWARDS



Best Commercial/Retail under 20,000 SF Award of Excellence

Hourigan Construction
Checked Flag Smart Center
Virginia Beach, VA

Best Commercial/Retail 20,000-100,000 SF Award of Excellence

Tymoff + Moss Architects
ODU University Bookstore
Norfolk, VA



Best Commercial Retail over 100,000 SF Award of Merit

Magoon & Associates
Foundation Square
James City County, VA

Best Institutional/Public Building Award of Merit

W.M. Jordan Company
CNU Student Center and Library & Information Technology Center
Newport News, VA



Best Institutional/Public Building Award of Excellence

Guernsey Tingle Architects
Jamestown Settlement Riverfront Amenities Area
Williamsburg, VA

Best Institutional/Public Building Award of Excellence

Tymoff + Moss Architects
Tri-Cities Building-Virginia Modeling, Analysis & Simulation Center
Suffolk and Portsmouth, VA



Best Renovated/Historic Rehabilitation Award of Merit

RRMM Architects
Blair Middle School
Norfolk, VA

Best Renovated/Historic Rehabilitation Award of Excellence

Drucker & Falk, LLC
The Chamberlin
Hampton, VA



Best Renovated/Historic Rehabilitation Award of Excellence

Glavé & Holmes Associates
Colonial Williamsburg Lodge and Conference Center
Williamsburg, VA

Best Sustainable Design Award of Excellence

RRMM Architects
Police Security and Operations Facility
Norfolk, VA



Best Master Planned Project Award of Merit

Tymoff + Moss Architects
ODU University Village
Norfolk, VA

Best Master Planned Project Award of Excellence

Glavé & Holmes Associates
Riverwalk Landing Parking Garage and Pavilion
Yorktown, VA



Jurors' Award

CMSS Architects, PC
Sandler Center for the Performing Arts
Virginia Beach, VA

• NEW MEMBERS •



Ray White, Peter Thomson,
Jim Owens

5-Year Members

We honor the following who have been HRACRE members for 5 years, having joined in the months of September - December:

- Michael F. Berry, MAI
- Jimmy Jordan
- Carol U. Meredith
- Barbara Nelson
- Dan Osborne
- L. Edward Putney, Jr.
- Patrick L. Reynolds, CCIM

10-Year Members

We honor the following who have been HRACRE members for 10 years, having joined in the months of September - December:

- Thomas H. Atherton, III
- Leonard H. Burns, III
- Theodore J. Figura
- Paula J. Shendow



Clay Culbreth, Tom Atherton,
Joe Dreps

Paul P. Bollinger, Vice President, Henderson, Inc.
Michael S. Bumbaco, P.E., Senior Water Resources Engineer, Kerr Environmental Services Corp.
Christopher W. Callow, Area Sales Manager, Hampton Roads, Cavalier Business Communications
Maria Colarusso, Business Developer, Servpro of Virginia Beach
J. Daniel Cook, CPCU, CIC, ARM, ARMIM, AAI, Executive Vice President, Manry Rawls Insurance
Erin Corrie, Economic Development Coordinator, Virginia Port Authority
Rebecca Cox, Account Executive, Mega Office Furniture
Erral Cutter, Vice President of Marketing, Courthouse Construction, Inc.
Phil Damuth, Business Development, Damuth Trane
Lee Downey, Director of Marketing & Business Development, McKinney & Company
Blake Dozier, Associate, CB Richard Ellis
Michael S. Fausnight, Esq., Willcox & Savage
Jerry W. Flug Sr., Sales and Marketing, Davis Professional Services
Parker C. Friske, Vice President, Cardinal Design-Build, LLC
Jose N. Gomez S., M.Sc., P.E., Branch Manager, ECS Mid-Atlantic, LLC
Richard M. Hamlet, Treasurer, Cardinal Design-Build, LLC
Jeffrey M. Hannah, Sr. Environmental Scientist, Kerr Environmental Services Corp.
Heather Harmon, Marketing Administrator, Henderson, Inc.
Tony Horner, President, U.S. Properties Services LLC
Alvis R. House, MBA, Cost Recovery Advisor, Core Solutions Group
R.C. Dick Hudson, Jr., Hudson Building Supply Company
Mark Joyce, Bohler Engineering
Caroline Kelley, Marketing Coordinator, Courthouse Construction, Inc.
Tonya S. Klein, Office/Lease Administrator, Liberty Property Trust
Jerry D. Lewis, II, Cost Segregation Analyst, Cost Segregation Group
Brook MacFarlane, Account Executive, ColonialWebb Contractors

Kim Martini, Director of Business Development, Armada Hoffer
Kyle Moore, Waste Industries
David Nemecek, Bohler Engineering
Robert H. Norton, Senior Vice President, McKenzie Construction Corporation
Stephanie Novak, Willcox & Savage
Thomas A. O'Grady, Business Development Manager, KBS, Inc.
Christien O'Keeffe, Business Development Manager, Valcourt Building Services
Christopher N. Parker, Engineering Manager, Timmons Group
Richard C. Neil Parker, CPM, Commercial Manager, Drucker & Falk, LLC
Gordon Parker, Senior Account Executive, Cavalier Business Communications
David Pattishall, Marketing & Sales, Servpro of Newport News
Socko Pearson, Senior Account Executive, Cavalier Business Communications
Donald B. Price, Owner, Commercial Loan Services
John Raines, Project Manager, M&M Contractors, Inc.
Joy E. Robison, Project Coordinator II, City of Newport News
Gerald Simon, Partner, The Target Group
Tricia M. Smigel, Sales Manager, Inside Business
Laura Tatem, CPA, Senior Accountant, Cherry, Bekaert & Holland, LLP
Kathy Taylor, Director of Marketing, Servpro of Chesterfield
F. Chandler Turner II, Print Media Consultant, Taylored Printing
Robert O. Walker, III, President, Cardinal Design-Build, LLC
Deborah R. Wellington, President, Advanced Waterproofing & Restoration
Nancy White, Director of Business Development, Commonwealth Architects
Kathryn Whitworth, CID, Marketing & Design, Lyall Design Architects
Tanya Wilhelmi, VP Marketing, Scott Thomas Construction, Inc.
Eric Williams, President, Beach Bay Landscape & Design
Lynne F. Williams, CID, IIDA, Williamsburg Branch Manager, McKinney & Company

• MEMBER NEWS •

Alvin P. Anderson, Partner, Kaufman & Canoles, P.C., was selected for inclusion in "The Best Lawyers in America 2008."

Kristine S. Barker, CID, Assoc. AIA, AECOM, was recently promoted to Associate.

Michael E. Barney, Of Counsel, Kaufman & Canoles, P.C., was selected for inclusion in "The Best Lawyers in America 2008."

Roland M. "Ron" Biesecker, First Vice President & Associate Broker, Thalheimer/Cushman & Wakefield, was recently awarded as a community leader and key supporter of assisting homeless families by Our House Families (originally known as Community Resource Network).

Gregory L. Byrd, CEcD, Assistant Director of Economic Development, City of Suffolk, has been named to the Board of Directors of Habitat for Humanity.

Paul K. Campsen, Partner, Kaufman & Canoles, P.C., was selected for inclusion in "The Best Lawyers in America 2008."

Ann K. Crenshaw, Partner, Kaufman & Canoles, P.C., was recently elected to her second three-year term on the Virginia State Bar Council. Allen W. Crumpler, TowneBank Commercial Mortgage, has been promoted to Commercial Mortgage Loan Officer.

Clint Damuth, President and General Manager of Damuth Trane, was named the 2008 Chesapeake Volunteer of the Year by the Hampton Roads Chamber of Commerce.

Helen E. Dragas, CEO, The Dragas Companies, was recently appointed by Gov. Timothy Kaine to the Board of Visitors, University of Virginia and Affiliated Schools.

W. David France, P.E., Kimley-Horn and Associates, was recently promoted to Debenture Holder. William Fuller, President and CEO, Fulco Development Inc., has been named to the Virginia Sports Hall of Fame's 2008-2009 Board of Directors.

Michael S. Gaddy, P.E., Project Manager, MSA, P.C., has been appointed to MSA's Management Council.

Paul W. Gerhardt, Partner, Kaufman & Canoles, P.C., has been appointed to the James City County Economic Development Authority (EDA) by the James City Board of Supervisors.

Nancy D. Gossett, MAI, SRA, President of Gossett & Company, Inc., has just been named one of the "Top Forty Under 40" businesspeople in Hampton Roads by Inside Business.

Rebecca C. Henry, CPSM, Director of Marketing, MSA, P.C., will serve on MSA's Management Council for another one-year term.

John E. Holcomb, P.E., Analyst, Kimley-Horn and Associates, has passed the principles and practice in engineering exam and is now licensed as a Professional Engineer.

Barry W. Hunter, Partner, Kaufman & Canoles, P.C., was selected for inclusion in "The Best Lawyers in America 2008."

Gus J. James, III, Partner, Kaufman & Canoles, P.C., was selected for inclusion in "The Best Lawyers in America 2008."

Brian R. Lucas has been named Vice President of Armada Hoffler's development company.

Brad D. Martin, P.E., Founder and Principal Engineer, Martin Engineering, was named one of the "Top Forty Under 40" businesspeople in Hampton Roads by Inside Business.

Wayne D. McCoy, C.E.S., MSA, P.C., has been named to MSA's Board of Directors.

Charles V. McPhillips, Partner, Kaufman & Canoles, P.C., was selected for inclusion in "The Best Lawyers in America 2008."

Thomas A. O'Grady has joined KBS, Inc.'s Virginia Beach office as Business Development Manager.

Michael E. Perry C.L.A., Director of Land Planning & Landscape Architecture, MSA, P.C., will serve on MSA's Management Council for another one-year term.

Marina Liacouras Phillips, Partner, Kaufman & Canoles, P.C., was selected for inclusion in "The Best Lawyers in America 2008."

Joey Ritchie, President, Ritchie-Curbow Construction Co., has been appointed to TowneBank's Peninsula's Board of Directors.

J. Randall Royal, P.E., Kimley-Horn and Associates, was recently promoted to Shareholder.

Ellen K. Sanders, Business Development Manager, AECOM, was named one of the "Top Forty Under 40" businesspeople in Hampton Roads by Inside Business.

Michelle Swain, Liberty Property Trust, has been promoted to Associate Property Manager.

Suzanne Waterfield, BB&T, has been named Banking Officer.

Douglas M. Will, P.E., MSA, P.C., has been named to MSA's Board of Directors.

Lynne F. Williams, CID, IIDA, was recently named Branch Manager for McKinney & Company's Williamsburg office.

Robert T. Williams, Executive Vice President, Harbourview Partners, was recently named to the 2008-2009 Board of Directors of the Virginia Sports Hall of Fame.

Harold Yuill, CCIM, CB Richard Ellis, has been promoted to Vice President.

Gregory Zoby, Survey Technician, MSA, P.C., has met the requirements for becoming a Land Surveyor in Training.



CALENDAR

Online sign-up
now available!

12/11

Lunch Program

1/22

Lunch Program
Norfolk Waterside
Marriott Featuring
Mark Vitner

2/12

Breakfast
Program
Deals of the
Year Awards
Norfolk Airport Hilton

2/19

TENTATIVE
Lunch Program



Foresight

Four Questions Answered About Hampton Roads

Each newsletter HRACRE will pose the same four questions to someone in the region who can provide answers and foresight in 50 words or less that's highly worth considering.

HRACRE: What is the greatest Hampton Roads regional achievement?

Dickens: The region's elected officials and the Metropolitan Planning Organization coming together to select 6 major transportation projects stands out. They made compromise after compromise in creating a network of projects that addressed the major choke points in the region, putting the good of the region above parochial interests and political concerns.

HRACRE: What is today's biggest challenge for Hampton Roads?

Dickens: The economy. And, today our biggest challenges relate to the economy: jobs, safety, education, workforce development, transportation, long-term financial security, and healthcare.

HRACRE: What would solve this problem?

Dickens: Cooperation across the political and geographic boundaries is needed to solve these big challenges. In many instances, solutions can be accomplished by sharing information, ideas, costs and revenues, recognizing and acknowledging that these issues can be addressed more efficiently and effectively as a region.

HRACRE: What will Hampton Roads look like in future?

Dickens: With proper care and handling, Hampton Roads America's First Region will continue to enjoy an economy that is stabilized by significant defense and federal spending. Such spending is a stabilizing factor in turbulent times. We will see continued growth in the Port and the technology industry which will reduce our economic dependence on federal expenditures.

Regional cooperation is of even greater importance in dire economic times with shrinking local government budgets. Localities must continually seek out the best way to provide services needed by their communities.



Dana Dickens,
President and CEO,
Hampton Roads
Partnership



PRSRT STD
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PERMIT #2
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