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**Thursday, March 24, 2011**  
**5:30 PM - 8:00 PM**

The various partners in the construction of the **only Platinum Leed certified Broadcast Studio in the country** (Democracy Now! Karen Ranucci, Board Chair and Owner's Rep, Larry Bogdanow, Architect, Dennis Darcy, Construction and Patricia Lee of CodeGreen) will conduct a tour of the facility and discuss all of the aspects of the project, including building the team, breaking conventional ways of managing a construction project, and advanced planning that allowed the project to achieve Platinum status. After the official tour the teams will engage with participants by answering questions and engaging in dialogue to present all aspects of the project.

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**ny Long Island**

Andrea  
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**Collaborative living will  
make Smart Growth a  
success on Long Island**

Smart Growth is a planning concept which promotes transit-oriented development in denser revitalized downtown areas that have direct access to bus and railroad transportation hubs. This development is vital to Long Island's continued prosperity and growth because it offers an environmentally friendly solution to the region's shortage in housing, lack of open space and reliance on the automobile. Smart Growth encourages the redevelopment of downtown areas with mixed use compact buildings and affordable housing achieved through flexible zoning regulations and regional long-term planning. The appeal is an urban lifestyle in a suburban setting.

One of the manifestations of this trend is the encouragement of apartment units over retail stores or offices. Once frowned upon by many municipalities, such mixed uses are now considered a positive downtown planning scheme that is integral in revitalizing stores in downtown areas. This type of mixed-use development promotes walkable communities that are less dependent on automobiles. It also offers the convenience and energy of downtown living with amenities such as restaurants and entertainment, as well as retail uses for basic every day needs. Towns and villages are now amending their zoning regulations to permit, or even encourage, developers to undertake such projects.

To implement this type of Smart Growth development, changes in public policy and zoning regulations must be made by state and local governments. Developers, architects, engineers, attorneys, elected officials, civic leaders, and local businesses must work together

**CONTINUED ON PAGE 10**

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