



PSS News

Puget Sound Section, Washington Chapter, American Planning Association

January-March 2003

PLANNING LAW CONFERENCE MARCH 6, 2003

The Puget Sound Section/Washington Chapter of the APA Planning Law Conference returns!

Mark your calendars for Thursday, March 6, 2003. We will be holding this one-day conference again at the Howard Johnson's in Everett, Washington. We are honored that Paul Schell, NBBJ Strategic Advisor and former Seattle Mayor, will be the Keynote Speaker for the Planning Law Conference.

The Planning Law Conference is an excellent opportunity to get caught up on all the cutting-edge legal issues that affect planners, plus some new and interesting planning issues. Currently, we are anticipating sessions on the following issues:

GMA Hearings Board Decisions

Shorelines Guidelines

Cell Tower Siting

Hazard Mitigation Planning

State and Federal Court Decisions

Permit Streamlining

Water Supply and GMA

Design Review

Best Available Science

**Vested Rights & Non Conforming
Development**

Hearing Examiners

Regulating Residential Group Homes

Registration information will be available in mid-January. As usual, meals and snacks, as well as great networking opportunities, will be included in the cost of the Planning Law Conference. **PARKING IS FREE!!** We hope to see you there!

If you have any questions regarding the Planning Law Conference, please contact Conference Chairs Peter Dykstra at dykstra@thewatertrust.org or Gabe Snedeker at gabe.snedeker@ci.mercer-island.wa.us.

Directions

From I-5 heading north:

Take Pacific Avenue Exit, #193

Turn left under I-5 overpass

Head one block and turn left on Pine Street

From I-5 heading south:

Take Exit #194 onto Everett Ave

Turn left onto Maple to the third light/ Pacific Ave

Turn right on Pacific.

Howard Johnson's is on corner of Pine and Pacific at 3101 Pine Street, (425) 339-3333

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RECAPS OF FALL '02 BROWN BAGS

by Brown Bag Coordinator Steve Ladd AICP

Local Planner Helps Mend War-Torn Bosnia 10/23/02

Tom Gehring Ph.D served in the Peace Corps in the '60s. Recently the Peace Corps called him back. War had caused Yugoslavia to break down into its component states. Bosnia, had further shattered into ethnic republics and a multi-ethnic Brck District. They needed Tom to help Brck District create land use planning enabling legislation. He did, balancing American against European models. He also helped plan the future of a vast informal market forming along a rural highway. A socialist country transitioning to free enterprise has much to learn. The state still owns most of the land. A market exists for rights to build on public land, but much development is basically unpermitted theft. It sounds frustrating, but Tom reports the locals received him well and seem eager to learn Western ways.

Mixed-use projects: how to find & match prospective tenants 10/30/02

Imagine this for that neglected corner of your downtown. At ground floor, retail shops and a restaurant draw foot traffic. Above, offices bustle with workers. Roof-top condos provide nighttime population. A central atrium houses public art and poetry readings. Cars are relegated below-ground. If this sounds good (or a more horizontal scenario in a less urban setting), consider what the tenants are looking for. According to Robert Thorpe and associates they want quick permits, public agency partnership, and design freedom within the limits of inspired guidelines. McDonalds wants to build a restaurant within 3 minutes of Everyplace USA! Everybody's looking for someone to partner with. Some developers specialize in mixed use. Many uses are symbiotic. The hard part is getting the prime commercial tenants. Housing will come whenever the action is.

Delineating Non-Municipal UGAs 11/6/02

Unincorporated Eastsound is Orcas Island's most "urban" community. The Growth Management Hearing Board convinced San Juan County to reconsider the UGA boundary it had established there. They hired EDAW. Mike Usen showed GIS screens illustrating their approach. After analyzing population growth, urban character, infrastructure, wetlands, public values, and housing affordability options, EDAW reviewed each land parcel and made an "inside or outside UGA" decision. They also proposed land uses and densities. Interesting discussion ensued on the difference between unincorporated UGAs and Limited Areas of More Intense Development (LAMIDs).



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Urban Infill Housing: "If You Can't Built It, They Can't Come" 11/13/02

"Anybody remember what was the Denny Re-grade was like 20 years ago?" asked Debra Gooden. Parking lots, vacant lots, run-down housing, anonymity and crime. Nobody wanted to build housing downtown. There was no vision, no consensus, just barriers. But Debra got Mayor Royer behind her. She asked property owners, developers, architects and citizens what it would take to make housing happen. They said they needed lower-density zoning, quicker permits, a change in the building code to allow 5-story wood frame apartments, and street trees on 2nd Ave. The City did it. They also held an urban infill design competition and awarded \$500,000 to the first new housing development. Don Erickson remembered Seattle even before, in the mid-70s when the trend was toward new super-blocks. Debra helped change that, to rebuild the area as it was, with existing platting. Kathy McCormick observed that the market didn't do it by itself, it took a planner to talk to all the parties. But the public sector also creates barriers, said Jim Potter of Kauri Investments. "The codes are all stacked against small units, such as by charging them the same utility fees as for large units," he said. "As soon as you think you know the market it will move on you, so don't be prescriptive. Don't regulate parking, the market will do that. Don't require ground-level retail where there's no market for it." Don noted that standard density maximums discourage small units. Floor area ratios are better because they allow more and smaller units for the same building square footage. Be objective about your zoning codes, urged Debra. Do they support the outcome you want? If not, up-zone, down-zone, simplify, whatever it takes. Controversy or no controversy.

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Cottage Housing Developments 11/20/02

The residents of Greenwood Avenue Cottages are learning to cope with their unexpected fame. Cottage housing is so new, they get tour groups trying to peek into their living rooms. Jim Soules of the Cottage Housing Company showed us the sights in two groups of twenty during the noon hour, as preferred by residents. The site had been slated to become a four-lot short plat with a bloated cul-de-sac and suburban lots. Instead, Jim built eight lovely two-story cottages clustered around a small common with flower beds and public art. Each cottage has it's own tiny yard, bordered by a low picket fence. Every square inch is cleverly utilized. Residents have potluck dinners every Saturday in the clubhouse. The sense of community is palpable. Parking is clustered outside the intimate circle of homes. The project is a condominium to obtain better layout flexibility, but Jim didn't have trouble getting insurance because the cottages are detached single-family homes. How can you make this happen in your community? Brian Krueger of the City of Shoreline and Susie Goett of Redmond talked about their ordinances. Community acceptance is key. Sufficiently educated, neighbors of a vacant site may accept double density, knowing that overall impact will be no greater. Your code will have to set standards for cottage size (1000 square feet is common), minimum open space, etc. Contact Brian or Susie for details.



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**Announcing the Puget Sound Section APA
WINTER '03 BROWN BAG SERIES**



Print this schedule! Come to the FREE session you need to do your job better. All events go until about 1:15. Contact Steve Ladd at sgl@eskimo.com or 360-802-2276 to RSVP and get directions.

Great speakers! ↓

| Topic | Time | Place | Speakers |
|--|---------------------------|--|--|
| <p>A Highway Runs Through It <i>Context Sensitive Design</i> is a national initiative (our title comes from an Oregon handbook) to design transportation improvements that are sensitive to the community. WDOT and PSRC are now launching a program.</p> | Noon, Wed., 1/29/03 | Renton City Hall, 7 th floor, 1055 S. Grady Way | <ul style="list-style-type: none"> • King Cushman, PSRC • Eric Schmidt, Cascade Design Collaborative • Tim Bevan, CH2Mhill • John Milton, WDOT Asst. Sec. for Design |
| <p>Land Capacity Analysis The Buildable Lands Reports are done. Now let's use them in our GMA-req'd comp plan updates. Explore the nuts'n'bolts of net acres, achieved densities, land capacity, and the adoption of "reasonable measures" where necessary.</p> | Noon, Wed., 2/5/03 | Renton City Hall, 7 th floor, 1055 S. Grady Wy | <ul style="list-style-type: none"> • Steve Toy, Snohomish County Demographer • Michael Hubner, Suburban Cities Assoc. of King Co. |
| <p>Public Transportation, Land Use Linkages and Economic Development Opportunities The FTA funds public transportation, including transit centers. Rick's background in city planning broadens his perspective, which he will share via case studies, emphasizing grantsmanship. <i>Bring picture ID.</i></p> | Noon, Wed., 2/12/03 | Federal Building, 4 th floor, 915 2 nd Av., Seattle (North Auditorium) | Rick Krochalis, AICP Regional Administrator, Federal Transit Administration (FTA) Region 10, and staff |
| <p>Liveable Washington WA APA's membership survey has resulted in this position paper. Learn about our 19 recommended improvements to the GMA, and legislator's reactions if available. <i>Also meet William Dietrich, author of Seattle Times' "The Big Squeeze" series on urban planning in Seattle.</i></p> | Noon, Wed., 2/19/03 | Elliott Bay Rm., 15 th Floor, Alaska Building, 618 2 nd Ave. | <ul style="list-style-type: none"> • Lisa Verner, APA Chapter President • Jill Sterrett, APA Chapter Vice-President |
| <p>The New Hazard Mitigation Planning Requirement. Starting 1/1/04 jurisdictions desiring mitigation money after a disaster must have an approved plan in place. Learn about funding, risk assessments, and the approval process.</p> | Noon, Wed., 2/26/03 | Tukwila Community Center, Meeting Rm. A, 12424 42 nd Ave. S. | <ul style="list-style-type: none"> • Mark Carey, FEMA • Sharon Loper, FEMA • Jane Preuss, GeoEngineers • Roger Wagoner, Berryman & Henigar |
| <p>Fix Your Snarled Permit Processes! Code vague? Too many notices? Can't track projects? Steve offers templates for thoroughly grooming your code. George shares tracking tools whereby private and public planners can collaborate to streamline the process.</p> | Noon, Wed., 3/5/03 | Renton City Hall, 7 th floor, 1055 S. Grady Wy | <ul style="list-style-type: none"> • Steve Ladd, City of Bonney Lake • George Newman, Triad Associates |

Directions to Renton City Hall from I-405: Take downtown/SR167 exit, north on Rainier Ave. to Grady Way, east on Grady half mile to new 7-story City Hall on right. Take ramp to free parking terrace.

Get Ready for the AICP Exam...

The 2003 AICP exam will be held on Saturday, May 10. For those who are planning on taking the examination this year (or are thinking about taking it in future years), the state chapter is offering some resources to help prepare for the exam. In March, a one-day study seminar will be held in Seattle. At this time this seminar has not been scheduled, but information will be posted on the chapter website (<http://www.washington-apa.org/>) when available, and all planners eligible to take the exam will be notified of the date and location. Also, the Chapter Presidents Council has recently updated the AICP exam study manual. Copies of the manual are available through the chapter for a cost of \$18 (or \$15 if picked up in person). For information on the study seminar or to purchase a copy of the manual, please contact the chapter's professional development officer, Kevin O'Neill, at 425-452-4064, or via e-mail at koneill@ci.bellevue.wa.us.

For more information on the AICP examination, visit the American Planning Association website at <http://www.planning.org/certification/>.

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Puget Sound Section Washington Chapter

PSS News is published quarterly by the Puget Sound Section, Washington Chapter, American Planning Association. ©2002 PSSAPA. APA Members in King, Pierce and Snohomish Counties receive PSS News as a part of their membership, and should send address changes to the national APA office.