



PLANNING NORTHWEST

DEPARTMENT OF FISH AND WILDLIFE SURVEYS STATE PLANNERS

Jeff Azerrad

During the fall of 2003, Washington Department of Fish and Wildlife (WDFW) mailed a survey to 1,200 planners from all across the state.

The survey was developed to determine the value planners place on a series of publications titled **Management Recommendations for Washington's Priority Habitats and Species (PHS)**. The agency developed PHS as a tool to assist those working on projects that may affect priority fish or wildlife habitat.

Surveys were mailed to planners working for city, county and regional governments, as well as to private consultants who work with local government. The agency developed questions focusing on issues identified to be important to planners in Washington.

Some questions were asked to see how effectively PHS addressed wildlife conservation issues under different planning scenarios (i.e., urban vs. rural planning, small- vs. large-scale projects). WDFW also sought to determine how often PHS is used during various activities such as critical areas planning

under the Growth Management Act (GMA). Based on the survey results, WDFW plans to modify this publication series to better address the needs of planners.

RESULTS

The agency received about 400 completed surveys in October 2003. WDFW determined that many planners are indeed using these publications to answer questions about projects linked to critical areas planning under GMA, State Environmental Policy Act, and the Shorelines Management Act.

The department discovered that planners used PHS more often to assist in long-range planning activities (e.g., developing local regulations under GMA), and less often for individual projects (current planning).

Issues of scale may be one reason why some planners are not getting as much use of PHS. Many planners said that PHS tended to be written at scales that are sometimes not applicable to smaller projects.

Respondents also revealed that PHS could be improved if the series contained more information applicable to projects within urban and suburban envi-

ronments. This was not surprising because agency habitat biologists have heard planners express similar concerns.

PHS "NEXT EVOLUTION"

The Washington Department of Fish and Wildlife already has begun to modify and expand upon PHS to address many of the conclusions of this survey. The agency is beginning to develop publications that can be more easily applied to smaller projects (e.g., residential subdivisions) and also has begun developing a newsletter to distribute to planning professionals.

The agency currently also is considering a publication specifically addressing conservation and planning issues common to the urban environment. During the process of developing the "next evolution" of PHS, WDFW plans to consult with planners to ensure that the agency is creating products that will be used frequently.

Management Recommendations for Washington's Priority Habitats and Species can be viewed at wdfw.wa.gov/hab/phsrecs.htm.

Questions about this survey, the PHS series, or the new PHS resources can be directed to Jeff Azerrad by phone at (360) 906-6754 or by e-mail at azerrjma@dfw.wa.gov.

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SEVEN EARN AICP DESIGNATION

Nancy Eklund, AICP
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Congratulations to the seven Washington planners who passed the spring 2004 AICP exam!

This is an important professional milestone in a planning career, and certification of planners strengthens the entire planning profession. The planners who passed this year are:

Gilbert Cerise
Joseph Cloud
Ferdouse Oneza
Kirsten Pennington
Gordon W. Rogers
Reid Shockey
Geoff Wentlandt

This was the first group of planners to take the test in the new computerized format. Of the 11 who took the test this spring, only 64 percent passed. Washington planners fared just slightly better than the national

average of 63 percent.

The next exam will be offered November 8-20 this year, with accepted candidates having until October 5 to register to sit for the exam. As of this fall, the chapter has a total of 87 people who are eligible to take the exam.

AICP's policy is that the examination must be taken within a two-consecutive-year period beginning with the year in which the candidate's application was approved.

If you are thinking about cramming in a little more studying, the spring exam will be offered in May 2005. In March next year, the chapter again will offer its one-day exam preparation course.

More information on the exam registration deadline, the chapter scholarship, the dates of the test, and the chapter exam prep class will be provided in future newsletters and at www.planning.org/certification.

2005-2007 CHAPTER OFFICER NOMINATIONS

The APA Nominations Committee would like you to start thinking about who would make good officers of the chapter for the next term.

The offices of vice president, secretary and treasurer expire in June 2005, and the elections for these offices will take place next spring. It is not too early to send along names of members who you think would lead our chapter well.

Please contact Susan Winchell, AICP, winchell@spokanecounty.org, for more information.

INLAND EMPIRE SECTION HOSTS WATER RESOURCE PLANNING WORKSHOP

Everything you need to know about water resource planning in a nutshell. The Inland Empire Section is sponsoring a day-long workshop on water resources planning on Friday, January 28, 2005, at the EWU Riverpoint Campus in Spokane.

Bringing in the experts and the practitioners, the workshop will give you the tools you need to understand water rights, availability, allocation, the impacts on planning, and how we, as planners, can and are responding.

Registration materials will be sent in October. If you are interested in receiving information, please contact Susan Winchell, AICP, at 509-477-4237 or send an e-mail to swinchell@spokanecounty.org.

SAVE THE DATE

November 10, 2004
8:00 A.M. - 1:00 P.M.

CONTINUING EDUCATION
MINI-CONFERENCE:
Managing the Message &
Project Management

Call the chapter office,
206-682-7436, for details.

SOUTHWEST SECTION NEWS

Richard H. Carson, Director
Clark County Community Development Dept.

The creation of the Southwest Section is closer to becoming reality. There were several nominations for the four elected board members of the section. The bylaws have been reviewed by the state chapter and revised. There will be an election by the end of the summer.

The CTED planners' forum was held in Clark County's new Public Service Building on July 23rd and was very well attended. Thanks go to Laura Hudson (City of Vancouver) and Marty Snell (City of Camas) for pulling it all together.

Clark County Board of Commissioners tentatively approved the updated Comprehensive Plan map. The 20-year Comprehensive Plan is scheduled for final approval on Aug. 24th. The county is adding about 5,300 acres of land to several city urban growth boundaries. The county elected to use a lower annual growth rate of 1.6 percent. The largest urban growth area is for the city of Vancouver and the density target is eight units per acre.



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AND ONE MORE THING...



Michael Kattermann, AICP
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What is the state of planning in Washington? I don't know the answer to that question, but I have been giving it some thought. Two events have triggered my personal reflection: the upcoming joint conference with Oregon and the update of *Livable Washington*.

Oregon has about a 20-year head start on Washington with a somewhat different approach, though our goals and some of our tools are the same. I look forward to sharing experiences with our colleagues in Oregon and learning from their perspective as well.

The *Livable Washington* update is looking at GMA, how far we have come and where we think we should be headed. Certainly much of planning in Washington is centered upon GMA, but I sometimes wonder if we are tending to view simply meeting GMA as an end, rather than a means of achieving well-planned, livable communities.

My company currently is working on a project with Pierce County to assist communities with implementing "reasonable measures" to achieve their target densities and populations. Meetings with the planners from several communities confirmed my own experience in getting a GMA

comprehensive plan written and adopted.

In many cases, city councils are reluctant to increase densities or upzone properties because of concerns and misperceptions of citizens. How many times have you heard opposition to multi-family because "those people" do not care about the neighborhood and they're just going to move on anyway?

In mathematical terms (with apologies to my algebra teacher), density = multi-family, multi-family = problems, therefore density = problems, so density is undesirable. However, the logic is flawed.

First, single-family development can be just as densely developed as some multi-family. Second, the problems associated with multi-family (e.g. transient residents, lack of participation in the community, higher crime) have more to do with the design of the development and its integration with the community than the density.

I think it has become commonplace to justify particular policies or regulations as being required by GMA, giving the impression that it is the sole justification. When we make that argument or allow that impression to take hold we do a disservice to GMA and to planning.

GMA gets blamed for many things and credit for very little. If, for example, someone is opposed to increased density and GMA requires it, then they develop a negative view of GMA and, using the same mathematical equation as above, for planning as well.

In my opinion, GMA is necessary for good planning, but it

does not equal all that is planning. GMA is a big, multi-function tool in the planning toolbox along with zoning, SEPA, design, redevelopment, neighborhood enhancement, capital investment, and many others – it is a big toolbox!

The approach we have been using with many of the Pierce County cities is to talk about creating lifelong communities. We do not ignore GMA or density, but instead focus on the benefits that properly planned residential development can bring to a community.

Providing a range of housing types (a GMA requirement) affords residents the opportunity to live their entire lives in the community. The people who live in these apartments, townhouses and small-lot houses are our children and grandchildren as they struggle to afford their first home, whether buying or renting.

The people who live in these apartments, townhouses and cottages are our parents as they retire and want less responsibility for upkeep of a house and lot.

The people who live in these apartments, townhouses and condos are service workers who cannot afford a detached, single-family house on a 7,200 square foot lot and may never be able to do so. All of these people want to feel like they are part of a community.

In answer to my initial question, I think the state of planning in Washington is good. But I also think it can and will be better as long as we regularly pause to reflect on how well we are using all of our tools and keep our sights on "making great communities happen." More to come... stay tuned!

STUDENT PLANNERS ELECT OFFICERS, HOST CHILI COOK-OFF

The Eastern Washington University Associated Student Planners have elected the 2004-05 board. The new officers are: Brian Jennings, president; John Fisher, vice president; Lilith Yanagimachi, secretary/treasurer; Asher Ernst, chapter representative; and Maria Delmundo, state representative.

All planners are invited to this year's Chili Cook-Off, November 5, at 6 p.m. in Monroe Hall on the EWU campus. Come meet other planners, enter your award-winning chili, and bid on great auction items. Food and fun for everyone, including a kids' activity.

The new leadership is taking an aggressive approach to elevating the profile of ASP inside and outside of Eastern's planning program. With well-respected accredited undergraduate and graduate programs, ASP is determined to raise the visibility and contribution of ASP in the community.

Current projects include a new Web site, designed as a planning resource, and a mentoring program. You are invited to be an active part of it. Our meetings will be short, followed by discussions on planning topics and/or guest speakers.

LOCAL WOMAN WINS AWARD FOR GREEN HIGHRISE CONCEPT

By Dipika Kohli
Journal Staff Reporter

Anindita Mitra of the Seattle design firm CREÄ Affiliates recently visited the Big Apple to pick up a green one.

Apple-shaped crystals recently were given to five design firms that won honorable mentions in New York City's first international green building design competition, sponsored by the New York City Department of Environmental Protection and the U.S. Environmental Protection Agency.

Dozens of entries, some from Sweden, a few from England and others from across the United States, were juried by the NYC Department of Buildings, the American Institute of Architects, Metropolis magazine and the U.S. Green Building Council.

Queens Botanical Garden, a transit station and an ice house in Brooklyn were the



Anindita Mitra.
Photo by Dipika Kohli

top winners.

New York City needs to create new green buildings, retrofit old ones and use green technologies in future growth, said New York Mayor Michael R. Bloomberg, who launched the design competition last fall.

Mitra is the founder and principal of a sustainable planning and design firm, CREÄ (pronounced "kree-ya"). CREÄ's submission, "Raising the Phoenix," was a retrofit that shows how sick highrises can be turned green.

Many of Manhattan's 1960s office buildings suffer from poor air quality, which lead to illnesses and low productivity among workers, said Mitra.

Mitra's Phoenix proposal was based on a hypothetical building that she said would be typical of Manhattan's sick office buildings.

She put open space and public areas such as a garden, cafe and gym on the 35-story Phoenix's top two floors to encourage social interaction. A biofilter roof, which Mitra said is being tested in Canada, uses plants to clean air as it enters the building.

Double-stories at the top of tall buildings offer light and are beautifully suited for

public space, said Mitra, though they are often reserved for penthouses and upscale restaurants.

Working on a sick highrise in a dense, urban East Coast city was a change from Mitra's past work, which was more along the lines of city planning in India.

In Seattle she works alone, but put together a team for the New York competition. The other team members were Belltown-based structural engineer Aaron Pambianco, who she met at a charrette to redesign the Seattle waterfront, and Celt Schira, an electrical engineer in Bellingham, who Mitra has collaborated with on solar-operated rainwater harvesting systems.

The engineers helped Mitra design green features such as radiant heating, solar cells and mechanical louvers.

Mitra studied and practiced architecture in New Delhi, then attended the University of California in Berkeley for a master's degree in city and regional planning. She noted that the principles guiding conservation efforts in India overlap with today's concepts of sustainable design.

Mitra said she hopes "sustainable development" becomes an obsolete term, as developers and owners come to see green design as a given. Change could begin if people and cities think anew about civic responsibilities, she said.

For green design to be done right, plans, policies, programs, investments and decisions need to be coordinated, Mitra said.

She said she came to Seattle because there's a critical mass of people in the region who are committed to sustainable design.

After working for a local architecture firm, Mitra said she needed the extra time and freedom of an independent practice to sharpen her sustainable development focus. "I wanted to walk the walk and not just talk the talk."

Last month she presented research at conferences in Burlington, Vt., and Montreal on how to measure sustainable design. Mitra plans to enter more design competitions and write a book, summing up research on new metrics for sustainable design.

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SENATE BILL 6593 GIVES MANUFACTURED HOUSING NEW RESPECT

Manufactured housing is a sensitive subject in many communities. Although the state of the art in manufactured home design and construction has progressed to a point where they are now sometimes difficult to distinguish from site-built homes, attitudes and antipathies from the days of the mobile home remain entrenched.

While these older "mobile" units provided inexpensive shelter, they did not share the design, materials or look of permanence of a site-built home. The legacy of these older models in public perception is reflected in many zoning codes.

Although frequently cited as an important source of affordable housing, manufactured homes are generally regulated as a use distinct from single-family homes and the units are relegated to high-density, often low-amenity "parks." With the July 1, 2005, effective date of Senate Bill 6593, many communities in Washington will need to revisit their codes and policies for manufactured homes.

Deeming it an issue of protecting the rights of housing consumers, the 2004 Legislature pre-empted local governments — counties, cities, code cities and towns — from enacting different regulations for manufactured homes than for site-built or factory-built housing.

The legislation does, however, provide

for some local limitations. Jurisdictions may require

- that manufactured homes subject to the statute are new
- that they are set on permanent, enclosed foundations
- that they comply with local design standards applicable to all homes within the neighborhood
- that they are thermally equivalent to the state energy code and
- that they meet all other requirements of RCW 35.63.160 for a "designated manufactured home," such as dimension, exterior materials, and roof pitch.

Also included in the bill is an acknowledgement that the requirements do not override legally recorded covenants or deed restrictions that may limit or preclude siting manufactured homes.

Despite these provisions, however, the changes mandated by the Legislature may prove a difficult sell in some communities. Acceptance may be slow and the political fallout is more likely to occur at the local rather than state level.

Now is not too early to bring your community up to speed on what is required and how the jurisdiction can respond. In any event, you will want to keep the July 1, 2005, date on your radar.



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