

# The WASHINGTON PLANNER



American Planning Association  
Washington Chapter

Making Great Communities Happen

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## preserve

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### SPOTLIGHT: EARTH DAY 2009

## No—It's Not That Hard Being Green

by Bryan Fiedor, AICP

Sorry Kermit, but "being green" is now trendy and popular, and the April issue of *The Washington Planner* focuses on environmental and green issues in celebration of the 39th anniversary of **Earth Day**, on **April 22, 2009**. Concerns with climate change, pollution, environmental degradation and deforestation have been prevalent issues leading the Green Movement. In the Winter 2009 issue of the APA Economic Development Division's *News & Views*, Isabelle Xu and Shana Johnson discussed these issues as drivers of the green economy in their article "Economic Development and the Green Economy." The authors described how the Green economy has expanded to include a broad range of sectors, and that it is vital for Green businesses to operate profitably and competitively in the free market. They also described the often overlooked role of government in promoting the Green economy through funding for research, developing green standards and regulations, and offering incentives for Green development and solutions.

The March issue of *Planning* also has a great environmental article by James C. Schwab entitled "Branching Out." Schwab discussed the ecosystem services or functions

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”

provided by urban forests, the interaction of planning, and the long-term future of urban forests. This statement encapsulates the importance of the planning for the natural environment: "Trees provide most of the green infrastructure needed to manage air and water pollution, saving communities money while helping to achieve environmental goals."

Though the topic of recycling has been a popular Earth Day theme, Earth Day too has decided to "go green." In fact, the theme for Earth Day 2009 is the "Green Generation," and it is focused on:

- A carbon-free future based on renewable energy;

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Submitted images should be optimized for online viewing when submitted, 72 dpi. Submit JPG files for photos and GIF files are acceptable for other images.

## SPOTLIGHT: EARTH DAY 2009

# No—It's Not That Hard Being Green

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- An individual's commitment to responsible, sustainable consumption; and
- The creation of a green economy, which creates opportunities and green jobs in an equitable manner, and provides green education.

In all reality, Earth Day has always been green and has been a leader of the environmental movement. The first Earth Day was held on April 22, 1970, founded by Gaylord Nelson, a U.S. Senator from Wisconsin, who had the vision to form a nationwide environmental protest. Dennis Hayes acted as the national coordinator and organized rallies, which motivated 20 million Americans to protest at colleges, universities, parks, city streets, and other public forums against environmental degradation. The efforts forming Earth Day also paved the way for the formation of the Environmental Protection Agency, and led to the enactment of the Clean Air, Clean Water, and Endangered Species Acts. In 1990, Hayes led the effort to take Earth Day global, which involved 200 million people in 141 countries and led to a boost in global recycling. In 2000, global warming and clean energy were the focus.

All of this information is available on the [Earth Day Network Web site](#), including a statement of its mission "to broaden and diversify the environmental movement worldwide, and to mobilize it as the most effective vehicle for promoting a healthy, sustainable environment." Navigate to the Earth Day 2009 page, and click on the Find Events link to search for nearby opportunities in which to be involved. Some local Earth Day happenings include:



*The efforts forming*

*Earth Day also paved the way*

*for the ... Environmental*

*Protection Agency, and ...the*

*Clean Air, Clean Water, and*

*Endangered Species Acts.*



- **City of Moses Lake:** Employees are ordering Earth Day T-shirts and will wear them on April 22nd to promote the event;
- **City of Normandy Park:** Volunteers will participate in Spring Ivy Pull on April 18th to remove invasive plants from the City's parks and encourage native plant growth.
- **Dunn Gardens (City of Shoreline):** Weed and garden with a volunteer team at a historic Olmstead designed park in the City of Shoreline on April 18th.
- **City of Seattle:** The University of Washington Botanic Gardens and Seattle Parks and Recreation host a day of projects on April 18th. Volunteers will get their hands dirty removing non-native invasive plants, mulching, and improving the Washington Park Arboretum.
- **City of Spokane:** The Wild and Scenic Environmental Film makes a tour at Spokane Community College on April

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## PRESIDENT'S MESSAGE

# National officers visit Pacific Northwest

By Joe Tovar, FAICP

On a rainy Saturday in March, Scott Greenberg and I had an interesting lunch meeting in Seattle with APA Executive Director **Paul Farmer** and AICP President-elect **Paul Inghram**. Paul Farmer was spending some time in the Northwest, visiting with chapter officers in Oregon and Washington, getting updated on what we're doing in this corner of the country. He was asking for feedback about how the National APA could improve service to its members. Paul Inghram, obviously no stranger to our chapter, also updated us on progress about the AICP Certification Maintenance program.

Farmer described the woes that National has had with its Internet bandwidth limitations and its prior vendor. The slowness of the APA Web site and getting CM credits

logged has been a source of frustration for many, but Paul assured us that we'll see dramatic improvements very soon. He also described the active role that the APA has been having with Congress in its debate about economic stimuli and other federal programs.

Both Pauls were quite interested in the success that our chapter has had with our own state legislative program. Scott and I described the leadership and organization of our Legislative Committee activities, the Basecamp software that we use to stay nimble  
*continued on page 4*



Joe Tovar, FAICP

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## SPOTLIGHT: EARTH DAY 2009

# No—It's Not That Hard Being Green

*continued from page 2*

22nd, and an Earth Day celebration takes place at Riverfront Park on April 26th.

- **City of Vancouver (WA):** Volunteers will plant trees and an environmental fair and wildlife show is being held.

In keeping with the Green theme, the April issue of *The Washington Planner* features several environmental articles. Bill Mandeville's "Kelso Landslide" article illustrates the consequences of when environmental factors are not completely considered or understood. In the "LEED for Neighborhood

Design" article, Janet Wright discusses the U.S. Green Building Council's pilot program for larger scale sustainable development, the credit rating system, and pilot projects. Mark Daniel's article discusses the development of a LEED-style certification program for shoreline projects. The City of Fife "Low Impact Development" article describes the adoption of a new ordinance for additional requirements of stormwater permit applications. Finally, Janet Wright provides some great insights in her review of the book, *The Green Collar Economy: How One Solution Can Fix Our Two Biggest Problems*.

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## PRESIDENT'S MESSAGE

# National officers visit Pacific Northwest

### *continued from page 3*

and connected during the session, and the success we have had building an effective network among stakeholder groups and legislators. Our chapter's program is among the most successful in the country and, for that reason, it will be presented as a model to the APA National Leadership Conference this fall in Washington D.C. Apparently, we rock!

We also heard that the 1999 Seattle venue for the National Conference is still the record for attendance. We also learned that Seattle is due to host it again in 2016. All in all, it was a very informative session for all concerned.

Speaking of the APA national conference, I will be participating at the Chapter Presidents Council gathering in Minneapolis later this month. Over 75 other Washington Chapter members will be there as well. I know that **Michael Booth**, among other chapter members, will participate in a panel, and I will be pinch hitting on a panel for **Paula Reeves**, who has put together a presentation on our Community Planning Assistance Team program. We'll have the traditional evening social gathering for chapter members at a venue identified by Minneapolis native Nancy Eklund. We'll e-mail the details to those registered to attend.

Next month, I will provide a recap of the chapter board's recent quarterly meeting in Bellingham. This was the first time ever that the board meeting was held in the Northwest Section. It follows our recent practice of moving the quarterly meetings around the state. Last June in Vancouver, and this March in Bellingham, a part of our agenda was to present the board's activities to chapter members of the local sections, and invite them to become involved at the section or chapter level. Thanks again to **Kate Koch** and Northwest Section President **Jennifer Aylor** for arranging the logistics, and to **Professor Nicholas Zaferatos** for hosting us on the campus of Western Washington University.

Speaking of academia, I am pleased to announce the appointment of our new Chapter Scholarship Chair **Gabe Snedecker**. Thanks, Gabe, for stepping forward to pick up this important duty.

Finally, you will all soon be receiving ballots for the election of the Chapter Vice-President, Treasurer, and Secretary. Please keep your eyes open for the candidates statement and ballots and be sure to vote.

I hope to see some of you this month at the Puget Sound Section Planning Law Conference in Bellevue, some of you in Minneapolis, and the rest of you when our planets next align. Until then.

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## LEGISLATIVE UPDATE

# News from Olympia

by Michael Shaw, Chapter Lobbyist

The midpoint of the 2009 legislative session has come and gone. Many of the major policy initiatives that looked promising several months ago have perished. Much of the blame can be laid at the feet of the budget crisis—there is simply no money for new initiatives. Others failed due to strong opposition from the private sector (mainly due to arguments related to potential harm to the state's economy). Below is a list of some of the bills that failed:

**HB 1360:** REET funding for residential infrastructure. A proposal from the Puget Sound Regional Council, this bill would have taken any increased collection for the real estate excise tax and used it for residential infrastructure. The bill failed to pass out of the House Ways & Means Committee.

**HB 1490:** Transit oriented development/compact development. This bill was an attempt to address greenhouse gas emissions by amending the GMA's environmental goal and transportation element. In its earlier version, it mandated 50 units per acre within ½ mile of a Sound Transit light rail station. HB 1490 was repeatedly amended but failed to pass out of the House before the March 12th floor action deadline. The Senate version, SB 5687, never made it out of the Senate Rules Committee.

**HB 1653:** SMA/GMA integration. This bill addressed the recent Supreme Court case that determined that the Shoreline Management Act exclusively controls environmentally sensitive areas within shoreline jurisdiction, and not in conjunction with GMA critical areas ordinances that were adopted prior to newer Ecology shoreline rules. State agencies pushed the bill,

but the Farm Bureau advocated against it, and consequently many amendments were drafted that led to this bill not getting a floor vote in the House. The Senate version, SB 5726, failed to pass out of its committee of origin.

**HB 1819:** Climate change/cap and trade. This was a Governor's request bill that, in its original form, would have implemented a cap and trade system in Washington in conjunction with the Western Climate Initiative (WCI). The Senate version, SB 5735, is still alive, but it no longer has the cap and trade components. Currently, SB 5735 requires the Department of Ecology to recommend a greenhouse gas emissions reduction program that sets statewide and sector emission caps. It allows the Department of Transportation to enter into partnership agreements for an alternative fuels corridor pilot project, and requires Ecology to collaborate with Oregon and California to develop a multistate electric vehicle infrastructure initiative.

As of this writing, the state budget forecast was scheduled to be unveiled on March 19th. The preliminary forecast set the deficit at \$8.3 billion. There are rumors that this upcoming forecast will be several hundred million dollars worse. The enormity of the deficit, which has influenced the bills listed above, will continue to decide the fate of legislation important to planners throughout this state, such as SB 6083, which would consolidate all the GMA hearing boards into one board of five commissioners. (I spoke with the prime sponsor, Sen. Craig Pridemore, who told me that this bill is certainly tied to the budget). The Chapter will protest these budget-saving maneuvers consistent with the approach taken in the Chapter's recommendations to the Legislature set forth in the [Smart Growth Strategy Task Force](#)  
**continued on page 6**



Michael Shaw

“ Allow me  
to provide some  
perspective...  
As one legislator  
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## LEGISLATIVE UPDATE

# News from Olympia

*continued from page 5*

[letter and position statement](#) of January 2, 2009.

However, allow me to provide some perspective. During the last 60 days, I have seen numerous interest groups descend on Olympia, intent on saving their particular programs—all of which are worthy and important. Many people have spent large parts of their lives creating and growing these programs that benefit our children and those in dire need. Many of these programs will

be completely eliminated. As one legislator told me today, they are beyond saving pet programs; rather, they are trying to proceed without creating loss of life.

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***Any chapter members who are interested in participating in the activities of the Legislative Committee should review the [committee's work program online](#). Please contact [Josh Peters](#) and [Esther Larsen](#) for more information about this important committee.***

## PROFESSIONAL DEVELOPMENT

# APA/AICP Membership Fees

By Nancy Eklund, AICP  
Chapter Professional Development Officer

**A**PA/AICP offers several fee categories that you might want to consider, depending on your eligibility. See the summary below for more information.

### Unemployed

**Eligibility:** Granted upon the member's request via e-mail or phone and subject to management approval. Active (current and continuous) APA membership for the past three or more years entitles you to one year of membership dues at the unemployment rate for a maximum of five years (15 years of active service). This is not a billable rate, so the unemployment rate will have to be requested every year upon renewal.

**Rates:** APA dues \$50, Chapter dues \$10, AICP (if applicable) \$25. All publications and divisions are at regular price.

### Retired

**Eligibility:** Granted upon the member's request via e-mail or phone and subject to management approval. Must be 65 or older, currently in retired status (not employed), and an active (current and continuous) APA member for the past 10 years.

**Rates:** APA dues \$75, Chapter dues \$10, AICP (if applicable) \$25. All publications and divisions fees are at standard price.

### Life Member

**Eligibility:** Granted upon member's request via e-mail or phone and subject to management approval. Must be 65 or older and be an active (current and continuous) member of APA for the past 25 years or more.

**Rates:** APA \$20, Chapter \$5, and AICP (if applicable) \$5. All publications and divisions fees are at standard price. National conference registration fees are also heavily discounted.

## AMERICAN RECOVERY AND REINVESTMENT ACT

# State Recovery Program is Underway

On March 9th, Governor Gregoire announced the start of "Washington Jobs Now," a group of construction projects funded by the federal American Recovery and Reinvestment Act (ARRA).

The Washington State Department of Transportation (WSDOT) is seeking bids for three contracts worth nearly \$9 million. The three paving projects will be located in Kittitas and Pacific counties. One project is located on I-90 west of Ellensburg and east of Keechelus Dam in Kittitas County, and two projects are located on the Long Beach Peninsula on US 101 and SR 103 in Pacific County. These are the first of several projects in Washington state that will be funded by the federal American Recovery and Reinvestment Act. WSDOT has reduced the typical one-month advertisement to three weeks so crews can mobilize and begin work as early as April.

"The projects announced today represent the beginning of our state's journey out of the recession," said Gregoire. "This is a perfect example of what President Obama and his administration were expecting in their efforts to get money back into the economy through jobs and paychecks."

The State of Washington is administering the Recovery Act investments with an



unprecedented level of transparency and accountability. The new [Governor's Office Web site](#) enables the public to see where the money is going and the results that are getting produced.

Funding is provided for more than 100 programs and projects. It is delivered in a variety of ways. Some funds will be disbursed directly to local entities based on pre-existing formulas. The State of Washington will disburse some funds while other funds will be disbursed by the federal government.

Most of the state's funding will flow through the state agency that normally handles that type of funding. For example, **continued on page 8**



# invest

## AMERICAN RECOVERY AND REINVESTMENT ACT

# State Recovery Program is Underway

“ This is a perfect example of what President Obama and his administration were expecting in their efforts to get money back into the economy through jobs and paychecks.

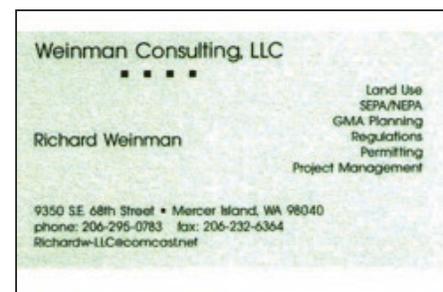
—Governor Christine Gregoire

### *continued from page 7*

funding for clean water projects will go through the Department of Ecology and funding for drinking water projects will go through the Department of Health. Decisions on project selection and level of funding will be made using the same processes currently used by state agencies and the Legislature. All major building decisions, major road projects and appropriations are subject to a rigorous review and approval process.

Information about recovery funds that are currently available, and the state agency responsible for distributing the money, is available on the [Governor's Web site](#).

New information is added to the Web site every day. Since the purpose of the Act is to get money into our local economies right away, the public notice and application period for some of these funds is quick. To keep abreast of available funds and recovery projects, frequently check [Governor Gregoire's Web site](#).



TEN YEARS LATER

## A Look Back at the Kelso Landslide

By Bill Mandeville, AICP

April marks the anniversary of the Kelso landslide, a slow but devastating landslide that started in February 1998, broke loose in April and then continued until early 1999. It was the second largest landslide disaster in U.S. history—the largest was in the Palos Verdes Hills of Southern California in 1956, which resulted in the loss of 130 homes. The Kelso landslide resulted in the loss of 127 homes.

The Kelso landslide started slowly and gradually picked up steam. The ground began moving in the Aldercrest-Banyon neighborhood located in eastern Kelso in February 1998. The earth became sodden after three years of above-average rainfall. Initial signs of trouble were a few broken utility lines and cracks in the exterior siding of a few homes. On April 10, 1998, the earth finally gave way. A sizeable crack ranging between three to six feet appeared on the slope located on the northwest end of the neighborhood.



Landslide across Cedar Glen Court, Kelso WA

The crack evolved into a continuous scarp of approximately 1,500 feet. A cliff formed with a vertical separation of 30 feet by June 1998. In spring 1999, the scarp reached a height of 125 feet.

The Federal Emergency Management Agency (FEMA) issued a Presidential Disaster Declaration on October 16, 1998. The City of Kelso condemned 127 homes in the immediate neighborhood. The cost of the Kelso landslide was more than \$40 million.

Concerns existed regarding the stability of the area before the housing development was built. Interstate 5 was re-aligned to go around a large landslide just southwest of the future housing development. During the development of the subdivision (1971–1979) a geological survey was not conducted. Residents lived peacefully in the subdivision for the next 20 years until, quite literally, the world around them fell apart.

As shown by the Kelso landslide, once the earth starts moving, it is nearly impossible to stop it. Landslides may not grab the headlines like earthquakes and floods, but they hit the pocket book just as hard.



Photo by Dr. Scott Burns, Portland State University, and used with his permission

## PILOT PROGRAM

# LEED for Neighborhood Development

by Janet Wright, AICP, LEED

During early 2007, the goal to develop sustainably moved from the building scale to the larger scale of neighborhoods with the initiation of the pilot program, **LEED for Neighborhood Development (LEED-ND)**. This effort began in collaboration with the U.S. Green Building Council (USGBC), the Congress for the New Urbanism and the Natural Resources Defense Council.

By promoting compact development pattern and other components of "green neighborhoods," many environmental and social benefits can be realized. These benefits range from healthier living due to increased transportation choices and social interaction to protection of threatened species by minimizing habitat fragmentation. According to the USGBC, this type of compact development also has the potential to reduce greenhouse gas emissions by 20-40 percent per person.

LEED credits measure the degree to which buildings make sufficient use of resources and energy. Credits for the LEED-ND Rating System are divided into the following four categories: **Smart Location and Linkage; Neighborhood Pattern and Design; Green Construction and Technology;** and **Innovation and Design**. This pilot project follows the typical LEED

rating system of Certified, Silver, Gold and Platinum; with the latter being the highest level of certification. The initial rating system ranged from a minimum of 40 points to a maximum of 106 points.

The mandatory prerequisites for the site selection category increased only one prerequisite for sustainable sites. The LEED-New Construction category now includes six prerequisites under LEED-ND for Smart Location and Linkage. As a result, LEED-ND more strongly discourages sprawl by requiring the development site to be located near essential services, e.g., existing or planned water and sewer services. The intent of these changes is to reduce development pressure beyond the limits of existing development.

The second category of Neighborhood Pattern and Design seeks to promote the livability of neighborhoods. There are two prerequisites and 16 credits (specific items that can yield points), which address some of the following topics: street grids and physical connectivity, walkability, diversity of services and uses, local food production, and diversity of residents by accommodating different household sizes and incomes. Community participation is encouraged. A project can achieve credits by involving the community in the project design and planning along with opportunities for follow-up.

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**Sustainable Solutions For Today's Communities**



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## PILOT PROGRAM

# LEED for Neighborhood Development

### *continued from page 10*

Green Construction and Technology is the third category. It most closely resembles the credits under LEED-New Construction due to its focus on building construction practices and elements, including energy and water efficiency, lighting and recycled content. Although this category has 20 credits, which is the greatest number of specific items a project can attempt, it is also the option within the Neighborhood Pattern and Design category that can yield the most points for a project. LEED-ND places more focus upon achieving sustainability at the larger physical scale of development. It is not merely focused upon constructing green buildings.

Communities in 39 states and six countries responded enthusiastically to the request for pilot projects, with 238 projects submitted. It was nearly twice the expected number. Data compiled on 205 submitted projects yielded the following characteristics: (a) projects were primarily located on the East and West coasts, with the city of Washington D.C. coming in first with 10 projects, Los Angeles in second place with five projects; and (b) the average project size was 298 acres, with 30 acres as the median size. Projects ranged in size from .17 acre to 12,800 acres. This highlights the challenges to develop specific credits that can offer sufficient flexibility for such a varied scale of development.



**Plan of Sweetwater Hailey, ID - LEED ND pilot project (Photo courtesy of Weber Thompson)**

LEED-ND is still under development and received more than 5,000 comments during the public comment period, which ended January 2009. Information about this pilot program is available on the [USGBC Web site](#).

It is interesting to review the marked-up LEED-ND rating document to observe this program in its state of revision and evolution. As planners, we can offer valuable input to the development of this program. LEED-ND offers another tool to encourage green neighborhoods that can reduce greenhouse gas emissions while providing a host of other community benefits. The goal of this program is to encourage smart growth throughout the nation and even beyond our borders: a goal which is both timely and heartening.

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ECO-FRIENDLY SHORELINE DEVELOPMENT

## Green Shores: LEED®-style rating system

By Mark Daniel, Reid Middleton;  
Nicole Faghin, Reid Middleton;  
Katrina Hoffman, Washington Sea Grant

Wouldn't it be wonderful if eco-friendly shoreline development projects could get a "gold star?"

That just might happen due to the creation of a rating system for shoreline development projects, called **Green Shores**. Developed by a cadre of coastal professionals in British Columbia, Green Shores seeks to do for green shoreline development what LEED® (Leadership in Energy and Environmental Design) has done for green building.

The US Green Building Council introduced the LEED 1.0 pilot program in 1998, seeking to accelerate sustainable development practices through standards, tools, and performance criteria. Subsequently, the LEED program has pushed the previously little-known concept of green building deep into the consciousness of

the planning and development community. So far, that consciousness has resulted in LEED certification for more than 2,000 buildings, with another 18,000 proposed for certification. Perhaps even more striking, LEED has become one of the planning and development field's most publicly recognizable acronyms—right up there with NIMBY!

By contrast, green shoreline development has not enjoyed the same kind of notoriety. Despite widespread concern about coastal ecology since the first Earth Day in 1970, shoreline development practices (such as armoring and vegetation removal) continue to adversely affect the coastal environment some 39 years later. Moreover, the general public still does not appear to firmly grasp the myriad threats to marine waters and shores. For example, despite ample scientific evidence indicating that Puget Sound faces serious problems, a December poll conducted by Elway Research, Inc. found that just 40 percent of heads of households in counties bordering Puget Sound believed that its health is "poor" or "not so good."

Scientists expect that in the future, population growth and climate change phenomena (such as sea level rise and more intense storms) will cause additional stress to the coastal environment, making green shoreline development even more vital.

Realizing that LEED does not cover important issues related to shoreline development (the graphic to the left shows how LEED and Green Shores interact), the Green Shores project team designed its rating system to fill the gap in coverage. To earn Green Shores certification, a project must meet prerequisites and earn a minimum number of points in four topic

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### Comparison of LEED and GREEN SHORES Rating Systems as applied to Shore Development

Credit Category	LEED – New Construction	LEED – Neighborhood	Green Shores
Waterfront Building Siting	Not Addressed	Limited	Included
Critical/Sensitive Habitat	Optional Credit	Optional Credit	Prerequisite
Coastal Processes	Not Addressed	Not Addressed	Included
Stormwater Management	Discharge quantity and quality	LID Methods	LID Methods
Innovation/Education	Included	Included	Included
Building Efficiency (Energy, Water)	Included	Included	Not Included

## ECO-FRIENDLY SHORELINE DEVELOPMENT

# Green Shores: LEED®-style rating system



\***Gabrielle LaRoche**

*continued from page 12*

areas: **Project and Building Siting, Shore Habitat and Coastal Processes, Stormwater Management, and Project Development Process.** Like LEED, projects that can accrue additional points can qualify for higher levels of certification (e.g. Silver, Gold).

For now, the Green Shores project team intends the rating system for use on waterfront residential subdivisions and waterfront mixed residential/commercial development projects. After working out the kinks and streamlining the certification process, the Green Shores project team will turn its attention to the more complicated task of creating a rating system for single-family residential development projects, the predominant type of coastal development in the Cascadia region.

Recognizing that Washington and British Columbia shorelines are ecologically similar and face many of the same threats, members of the Green Shores project team began discussions last year about how the

Green Shores concept might be applied in Washington.

Perhaps the timing is right for a rating system like Green Shores in Washington. The Puget Sound Partnership is ratcheting up efforts to restore Puget Sound by 2020. Regulatory budgets are plummeting due to the sputtering economy, making voluntary, developer-funded initiatives like Green Shores even more appealing. Also, because a program like Green Shores has the potential to

create green jobs, such a program might support more than just healthy shorelines.

If a LEED-style program for shoreline development projects can do even a fraction of what LEED has done for green building, Washington's shorelines stand to benefit.

For more information, please visit the [Green Shores project Web site](#).

\***Gabrielle LaRoche**



## LOW IMPACT DEVELOPMENT POLICY

# City of Fife adopts new LID Ordinance

By Tony Dollar, SvR Design Group

**O**n January 13, 2009, the City of Fife adopted a new Low Impact Development (LID) ordinance that changes how stormwater infrastructure is designed and managed in the City of Fife. The code, which the City Council passed unanimously, requires LID techniques to be integrated into street, park, stormwater facility and private development projects. The code also establishes standard details for LID facilities in the right-of-way, including bioswales, porous pavements and rain gardens.

LID is a stormwater management and land development technique that emphasizes conservation and use of on-site natural features to more closely mimic predevelopment stormwater runoff management.

The new Fife LID ordinance will assist in reducing stormwater runoff flowing into the Puyallup River, Hylebos Creek, Wapato Creek and Puget Sound, treat pollutants from stormwater runoff as well as encourage the preservation and expansion of planted areas within Fife. As a result, this ordinance advances the Fife City Council's goal "to encourage a more 'holistic' approach to stormwater management."

"We are at the mouth of the Puyallup River and we see—first hand—the impact of urbanization on stormwater runoff," said

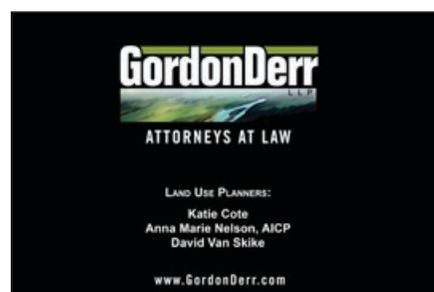
Carl Durham, the City's Interim Community Development Director. "This code is both strict and flexible in how it advances the City's vision for better environmental stewardship while also promoting continued development in the City of Fife."

The code has received early praise from the Washington State Department of Ecology (DOE). In reviewing the City of Fife's SEPA permit application, the DOE noted, "Ecology commends the City of Fife for the direction being taken with making LID a part of its Municipal Code. This puts the City of Fife on the cutting edge nationally in this arena. Well done!"

As part of the ordinance, Fife also updated their landscaping requirements to dovetail with the City's goals for increased LID implementation. Building permit applicants will need to meet a new "Fife Green Factor" (FGF) requirement for on-site landscaping. The Fife Green Factor weights various landscape treatments—including green roofs and porous pavements—based in large part upon their ability to attenuate and treat stormwater. The FGF establishes a target percent coverage for these weighted landscape treatments based on zoning; however, applicants are given flexibility in how to achieve the FGF targets. Targets must be met to receive a permit, unless an exemption is approved; the cost for the administrative exemption process, including

*continued on page 15*

“ This code is both strict and flexible in how it advances the City's vision for better environmental stewardship while also promoting continued development in the City of Fife. ”



## LOW IMPACT DEVELOPMENT POLICY

# City of Fife adopts new LID Ordinance

*continued from page 14*

outside peer review, is borne by the permit applicant.

In drafting the LID ordinance, Fife partnered with SvR Design Company (SvR), an integrated design, landscape architecture, civil engineering and planning firm located in Seattle. SvR has planned, designed and provided construction administration services for multiple LID projects, including the largest implementation of LID in the Puget Sound Region at High Point Redevelopment in West Seattle. In working with SvR, Fife's goal was to develop a flexible code document that was grounded in built experience and tailored to Fife's unique geological conditions.

"We partnered with the City of Fife to write a code that is flexible enough to work with everyday issues of site design," said Peg Staeheli, president, SvR. "Having implemented these projects in different municipalities, we know when and how the code can help designers and when it can inhibit effective solutions. We definitely wanted to build a code framework that allowed designers, builders and businesses to implement LID facilities while allowing them flexibility to do so within the parameters of projects typical in Fife."

Finally, the LID ordinance strengthens various existing sections of the Fife Municipal Code, including tree protection measures, "preferred" street trees and the City's roadway



**High Point Graham Swale (Photo provided by Tony Dollar, SvR Design Group)**

design standards. As an example of how this will have a significant, system-wide impact, the new standards for Single Family Access, Collector and Minor Arterial streets will reduce the amount of impervious, pollution-generating surfaces in the City by more than 10,000 square feet per mile and the new standard for Commercial Multifamily Access streets creates a reduction of more than 63,000 square feet per mile.

# mitigate



## BOOK REVIEW

# Future is bright in *Green Collar Economy*

By Janet L. Wright, AICP, LEED

**Book Title:** *The Green Collar Economy: How One Solution Can Fix Our Two Biggest Problems*, 2008

**Author:** Van Jones

**Description:** “Yes, we can” is the positive message delivered by Jones that we can both improve our economy and reduce our impact upon the environment. Jones exhorts us to utilize these dual challenges to create coalitions so that “a critical mass commits to ensuring that the green wave lifts all boats” and avoids “eco-apartheid,” thus, ensuring that all sectors of society are included in green efforts. An important element is to “unshackle our imaginations” in order to move away from a fossil fuel-based economy. Throughout the book, Jones describes innovative programs that are successfully creating green jobs

throughout neighborhoods and cities, and lists contact information of these programs.

According to the author, the U.S. has embarked on a third wave for the environment, which he names “the investment wave.” This follows the conservation movement of the early 1900s and the regulatory wave of the 1960s and 1970s. In the forward, Robert F. Kennedy, Jr. outlines some of our challenges, including the need to upgrade the national electrical grid. Kennedy notes that the U.S. has vast geothermal, wind and solar capacity, and he points to Iceland’s success in harnessing its geothermal and hydro power to become energy independent. Jones builds upon this and states that the important role of government is to: regulate conduct; invest money; and convene national and international leaders. Jones’ optimistic message is that America can shine again on the world stage, going from “a leader in pollution to the leader in solutions.”



## Short Course Faces Service Reductions

By Janet Rogerson  
Planning Official Development Officer

The State of Washington's Department of Community, Trade and Economic Development (CTED) and the Planning Association of Washington (PAW) have partnered for more than 30 years to improve the quality of planning in Washington. The popular and successful CTED-PAW Short Course on Local Planning has always been a responsive activity, with courses planned and customized upon request. Traditionally requests for short courses have resulted in the planning and presentation of a workshop within just six to eight weeks. However, due to Washington State's budget cuts, Growth Management Services (GMS) is facing staff reductions and reassignments. It can no longer guarantee this level of service.

In the future, Short Course requests will take a minimum of 10 weeks to be scheduled. As a result, they will be held less frequently. CTED and the PAW are exploring other solutions, such as encouraging multi-jurisdictional and regional courses. Sponsoring jurisdictions are being asked to videotape their courses and provide a copy for the GMS Web site, this way interested folks can ultimately choose to attend a virtual Short Course on-line. And in order to reduce travel and foster regional connections,

planners and attorneys are being encouraged to become Short Course volunteers in their respective regions of the state. If you are interested in volunteering as a presenter or want to host a course, please contact Short Course Manager [Janet Rogerson](#) at 360-725-3047.

So far in 2009, eight Short Courses have been held. Three workshops are scheduled in March, and four more are scheduled in April. Eight course requests are in various stages of development; most will be held in May or June, and several additional inquiries are pending. The most recent information about the Short Course schedule—updated on March 2, 2009—is available on the [GMS Web site](#). A quick look at the schedule shows that short course requests have been coming in from all corners of the state. Just as one moderator rolls the Short Course cart out the door to head for a course, my phone rings and another short course is requested!

During these lean times, flexibility and creativity will be required by all, but the Short Course will live on!

### *Educating Your Community About Planning*

#### Washington State's "Short Course on Local Planning" Overview

- \* Jointly sponsored by PAW and CTED.
- \* An educational institution with a 30 year history (1977).
- \* It's free. (Even at major conferences.)
- \* Instructors are volunteers.
- \* The course travels to local communities.
- \* It's held in the evening so working adults can attend.
- \* Target audience is local planning commissioners and elected officials, but anyone can attend.



2009  
BC LAND SUMMIT  
A Better Future:  
Adapting to Change

May 20–22, 2009  
Whistler, BC

[www.bclandsummit.com](http://www.bclandsummit.com)

This exciting interdisciplinary conference combines the annual conferences of six professional organizations, all of whom share ties to land use in British Columbia. The 2009 BC Land Summit will build on the success of the 2004 BC Land Summit in Vancouver, and will provide opportunities to learn, share ideas, collaborate and network with others working in diverse land-related fields.

For more information,  
[click here](#).

Then [register online!](#)

SAVE THE DATE: THURSDAY, APRIL 16, 2009

## Planning Law Conference

Please join us as we present the 2009 Planning Law Conference on Thursday, April 16, 2009, put on by the Puget Sound Section of the American Planning Association. The legal environment for planning is changing day to day and planners need to stay up to date to succeed. New laws have been passed or are under consideration and this year's conference is here to help provide understanding on how these changes affect planners.

The biennial Planning Law Conference will, once again, be held at the Meydenbauer Center located in Bellevue. See table below for overview of tracks and sessions.

[Registration is available online](#) only. Payment may be made by credit card, check or purchase order. The registration fee of \$99 is available through Friday, April 10, 2009. Late registration will be \$120 if space is available. Registration closes at 5:00 p.m. on Tuesday, April 14, 2009. **No onsite registration will be offered.**

Watch for a conference brochure soon!!

There are still opportunities to be a conference sponsor. The fee for sponsorship is \$350. As a sponsor, you will receive one admission to the conference, name on the banner, name on the final brochure, and a conference display table.

We would like to thank **Reid Middleton, BHC, ESA Adolfsen, and Cherry Creek Environmental** for their sponsorship.

### Three tracks will be offered with the following topics:

Legal & Legislative Track	Climate Change & Sustainability Track	Smart Growth Track
Case Law Update	Sustainability & Construction	Transfer of Development Rights
GMA Update	Leadership in Sustainability and Climate Change	Vesting and Regulatory Takings
Legislative Update	Complete Streets	Affordable Housing
Shoreline Update— Legal Issues	FEMA Case Law Update	Construction Bonding and Finance

*Sessions may be eligible for AICP credits.*

SAVE THE DATE: APRIL 29–MAY 1, 2009

## Downtown Revitalization Conference

The Washington State Department of Community, Trade and Economic Development's (CTED) 23rd annual Downtown Revitalization Training Institute will take place April 29–May 1 in Vancouver, Washington.

This popular conference brings together a group of specialists in the field of downtown revitalization, and is the only one of its kind in the state. The conference is open to staff and volunteers from organizations focusing on downtown economic development, downtown business and property owners, government leaders, and others with an interest in helping guide the future of their downtown. Attendees will learn downtown revitalization tools and techniques.

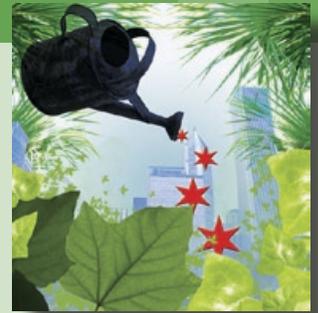
Sessions will be available for both beginners and those with experience. Topics include: small business success during challenging times, attracting customers, building downtown economic development plans, selling sponsorships, diversity on main street, tourism, downtown trends,

strengthening historic preservation efforts, energy efficiency, and sustainable building design.

This year's keynote presentation, "The Survival of Downtown During Economic Chaos," will feature Donovan Rypkema, principal of Place Economics. Rypkema is a renowned figure in the field of commercial district revitalization and preservation, and is known for being a powerful and passionate presenter.

The 2009 Downtown Revitalization Training Institute will include walking tours, lectures, workshops and networking time. The second day of the conference features the annual "Excellence in Downtown Revitalization" awards presentation, recognizing outstanding accomplishments in downtown revitalization throughout the state.

You can find more [conference and registration information online](#), or contact Laura Johnson, Washington State Main Street Program, at (360)725-4026.



**Planning for a Green Economy:  
Rising to the Challenge**  
APA–Inland Empire Section  
Annual Conference  
June 4-5, 2009  
Elkin's Resort at  
Priest Lake, Idaho

Join your fellow planners and learn how you can contribute to the greening of our economy.

The Conference will provide a dynamic mix of interactive sessions, hands-on opportunities, and the chance to network and coordinate with your peers as well as nationally recognized experts—all with the same goal: providing "green" opportunities for our communities. The long-standing *Cities vs. Counties Volleyball* rivalry and *Golf Tournament* top off the conference offerings.

[Click here](#) for more details and registration information.

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## Upcoming Events

- April 14th—Oregon City, OR  
[Up By Roots Workshop](#)
- April 9–10—Blaine, WA  
[2009 Spring Planning Association of Washington Conference](#)
- April 11—Seattle, WA  
[April Landmark Nomination Workshop](#)
- April 15—Spokane, WA  
[2009 Fair Housing Conference](#)
- April 16—Bellevue, WA  
Puget Sound Section Law Conference  
Online details coming soon!
- April 17—Bellingham, WA  
[Green Building Conference & Expo](#)
- April 18–21—Portland, OR  
[Green Cities Conference & Expo](#)
- April 22—Usk, WA  
[Short Course on Local Planning](#)
- April 24–26—San Francisco, CA  
[7th International Public Markets Conference](#)
- April 25–29—Minneapolis, MN  
[APA National Conference](#)
- April 27—Mountlake Terrace, WA  
[Short Course on Local Planning](#)
- April 29—Puyallup, WA  
[Short Course on Local Planning](#)
- May 4–6—Bellevue, WA  
[2009 Washington GIS Conference](#)
- May 4–6—Boise, ID  
[Pacific Northwest Regional Council - National Association of Housing and Redevelopment Officials \(NAHRO\) Annual Conference 2009](#)
- May 6–8—Portland, OR  
[Living Futures '09](#)
- May 10–14—Portland, OR  
[International Making Cities Livable Conference](#)
- May 12–13—Beverly Hills, CA  
[Developing Green: The Future is Now, Are You Ready?](#)
- May 13—Seattle, WA  
[Exploring Energy and Design: Smart Solutions for the Built Environment](#)
- May 14—Portland, OR  
[Bicycle Boulevard Fundamentals](#)
- May 20–23—Spokane, WA  
[Conference on Neighborhood Concerns](#)

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