Utah Planner

Utah Chapter American Planning Association, Vol. 34 No. 6, June 2007

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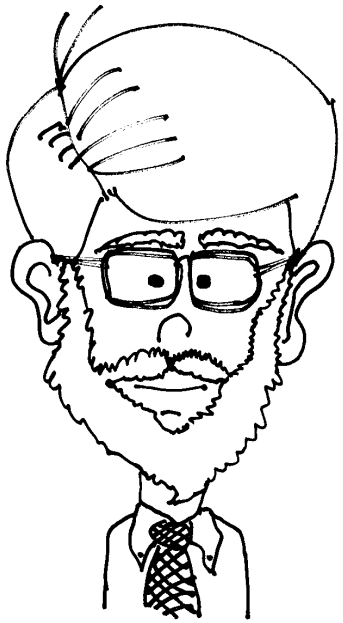

Presidents Message

I enjoyed the Philadelphia experience last month even though the weather quality did not match the quality of the sessions. I was able to get out and walk around on Saturday afternoon and then between showers on Tuesday afternoon. Sunday was a lost cause since when I looked out the window it was a snowing and a blowing. The snow quickly turned to rain and it poured all day long and most of Monday. Ron and I lasted about 3 innings of the Philadelphia Phillies game. The only warm place seemed to be in the bathroom but there is something about hanging around in a bathroom for hours in the City of Brotherly Love, trying to get warm, that seemed a bit odd (you think?!?). Jay stuck around a while longer – you'll have to ask him how he did it, we couldn't handle it.

So, the Saturday walk was good exercise and I got to see some very memorable neighborhoods. I first checked out Chinatown which only deserves a quick visit. It didn't compare to San Fran's Chinatown which always makes me feel like I am in an exotic foreign country. Then I visited Ben Franklin's post office shop and the Liberty Bell. The line was a bit long to get into the Bell exhibit so I continued over to the Delaware River and gazed across. Across the River is New Jersey, the Garden State, and the place that I grew up. I really hadn't seen much of Jersey since the early 80's, so it was a sentimental viewing and I thought to myself, "glad I'm a Utahn". My next stop was a brownstone neighborhood located just north of the South Street District. This neighborhood has the kind of streetscapes that we see in Planning Magazine but really haven't arrived in Utah yet. Most of the townhouse style homes seemed to have no outdoor space, not even a balcony, yet the area is one of the more desirable places in Philly. There was some alley loaded parking, but maybe only one space per home. I went to the Phillies game on Tuesday night with Ron Weibel from WVC, and Jay Aguilar from Summit County. We took the subway, which is pretty old, dank, and smelly, to the game. I wore just about every piece of clothing that I had brought since it was cold and windy. I hear it often is even colder and windier at the stadium. Our seats were on the top deck, and the gusty 30 mph wind was in our faces, cutting right through

Also there was the brick thing – you know "brick everywhere"! The brick sidewalks must have all the engineering and ADA folks freaking out over the unevenness. You did have to watch your step. Sure looked great though! The South Street District was probably the highlight of the walk for me. South Street is a very lively area that is totally mixed use. 3 to 4 floor walk up brownstones with retail on the first floor and a kind of quirky collection of restaurants, coffee

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houses, small shops, tattoo joints, beer joints, a ton of people milling around and more ads for the ubiquitous Philly Cheesesteak. By the by, I did have one good Cheesesteak, at the Reading Market, which for Monopoly fans, is the Reading Railroad terminal (pronounced redding not reading) and if you ever get one of those, make sure you add the green peppers. Cheesesteaks are famous but a bit dull without the add-ons.

So I've covered the weather and my travelogue. Pretty important stuff! I know that is why so many of you are holding your breath, waiting for the next issue of Utah APA Next month we'll get into some of the sessions that I attended, mostly about form based zoning, healthy communities, sustainability, and general plans. The big national organizational news is about the AICP Commission passing the historic requirement for continuing education as part of maintaining your AICP certification. This had been discussed to death for many years and now has finally passed. Our Chapter will make a strong effort to help meet those requirements and help you all find convenient educational opportunities.

See ya next month!

Conferences

We are busy planning the fall conference and you should receive a registration form soon. The theme is Navigating the Planning Maze and will be September 27th and 28th. Thursday night's festivities include dinner and a corn maze. Some of the sessions being planned are Infill Development, Geo Hazards, Historic Districts and Mixed Use. Mobile workshops and a special keynote speaker are in the works.

We are also currently seeking sponsors for the fall conference. For information please contact us at Utah-apa@utah-apa.org.

The Western Planning Conference will be held August 7 through 10 in Dickinson, North Dakota. The theme is "Welcome to the West." Sessions being planned include Noise compatible Land Use Planning, Rural Community Sustainability, Energy boom/bust Community Perspective, Planning Ethics, and many more. Be sure you are a member of the list serve to keep updated.

LANDMARK DESIGN
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markv@ldi-ut.com

Market trends favor NU
From the April/May 2007 issue of New Urban News
Robert Steuteville

At a time when real estate in its sprawling forms appears to be losing value more quickly than compact urban development, analyses of the market for New Urbanism and smart growth are relatively favorable. GfK Roper Consulting recently released a report called "Modern communities" that stated that new urban neighborhoods are the most desirable places to purchase homes. Meanwhile, Arthur C. Nelson, codirector of the Metropolitan Institute at Virginia Tech in Alexandria, asserts that every house built between today and 2030 will have to possess smart growth/new urbanist characteristics if we are to meet consumers' demands.

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The US population will grow by 70 million between 2005 and 2030, so substantial housing construction is needed, Nelson points out. Simultaneously, a huge and continuing demographic shift will increase the percentage of households without children — to 73 percent in 2030 from 52 percent in 1960. With the aging of the Baby Boomers, the annual number of Americans turning 65 is going to triple in the next few years, to nearly 1.5 million a year by 2012. It was less than 500,000 in 2005.

About one-third of buyers want smart-growth features in their housing, Nelson says, citing research by Robert Charles Lesser & Co. real estate consultants. This preference appears to be on the rise, as indicated by the GfK Roper study, which finds that so-called "influential" people like many aspects of New Urbanism. The National Association of Realtors and Smart Growth America report that preferences for specific smart-growth traits range from 40 to 70 percent.

A key to the future is the sectors of the population that will be on the upswing. Eighty-eight percent of the nation's growth between 2005 and 2030 will consist of households without children, Nelson reports. Overwhelmingly, the demand for new housing will focus on multifamily and small-lot single-family units possessing smart-growth characteristics such as walkable neighborhoods, he says.

A large unmet demand for walkable neighborhoods has already been identified by surveys in Boston and Atlanta. The gap between the supply of walkable neighborhoods and the demand for them may be greatest in sprawling metro areas like Atlanta, where only 35 percent of those who would prefer a pedestrian-oriented neighborhood actually live in one. This gap will only widen, Nelson reports. Fifty-five million multifamily and small-lot single family homes need to be constructed by 2030, he says. Even if only half of the market shift indicated by preference surveys becomes reality, we still will need 37 million more of these kinds of units, Nelson says. New Urbanism excels in providing multifamily and small-lot single-family housing.

Large-lot single-family housing — defined as units on lots greater than 7,000 square feet — is a category that's already severely overbuilt, which indicates trouble ahead for those who own and build such housing, he contends. Large-lot housing — currently 53 percent of US housing stock — became the most popular housing to build in the post-World War II era, and it has been supported by conventional zoning throughout the nation. Nelson estimates that we already have 23 million more of these units than will be in demand by 2030. Yet builders are adding to this oversupply.

Large-lot housing appears to be at the heart of the rising foreclosures that sent a chill through Wall Street in March. Meanwhile, the media are reporting that housing closer to the heart of metro areas is holding its value better during the downturn (see the March New Urban News).

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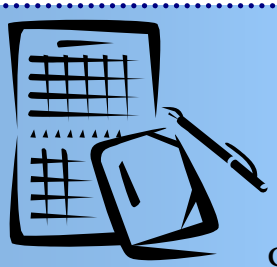

Calendar

June 11, 12:30~ West Valley City Center
June 27, 2:00-3:30~ Planning Law Review Audio Conference
August 7-10~ Western Planner Conference; Dickinson North Dakota; *Welcome to the West*
August 13, 12:30~ Layton Projects
September 27-28~ Fall Conference; Davis County
October 8, 12:30~ Tailoring Development Codes to Meet Development Needs and Trends
October 23-26~ ULI Fall Meeting; Las Vegas
November 12, 12:30~ Carbon and the Culture of City Building
December 10, 12:30~ Transit Oriented Development on the Wasatch Front

20th
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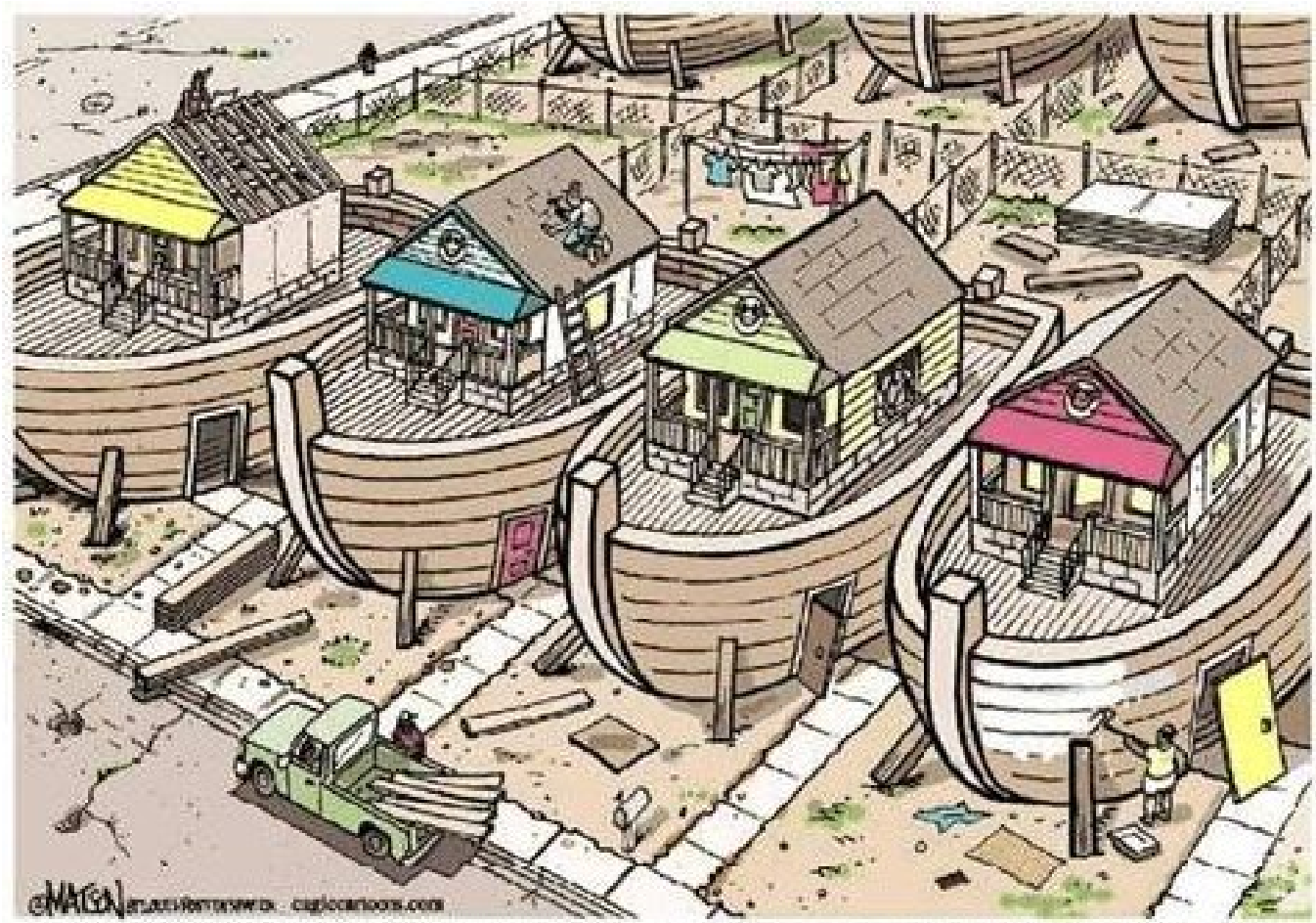
Planning Humor

Retired Urban Planner Saves Los Angeles On Hit CBS Show
A team of FBI agents attempt to stop a terrorist attack on Los Angeles in a recent episode of CBS's hit show, Numb3rs. But it's the FBI agent's father -- a retired city planner -- who saves the day. Terrorists are plotting to pump the nerve agent sarin into a water main near Hollywood and Vine, threatening to kill thousands in Los Angeles. Actor Judd Hirsch, playing the retired city-planner and father of an FBI agent, uses maps and a deep knowledge of the City of Los Angeles' infrastructure to pinpoint the location of the catastrophic biological attack.



MORE REALISTIC F.E.M.A. GUIDELINES FOR REBUILDING IN NEW ORLEANS

PLANETIZEN
Top 10 Websites – 2007

Once again, the editors of Planetizen are pleased to present our annual list of the 10 best planning, design, and development websites. These 10 sites (along with a few honorable mentions) represent some of the top online resources for those interested in planning, design, and development.
We've listed the websites alphabetically, with host organization listed in italics if different from the website name. This list is based on nominations by Planetizen readers and staff, and judged against a common set of criteria, including standards of web accessibility.

Honorable Mention: Pruned -- the hottest blog on landscape architecture.

Active Living Network
Robert Wood Johnson Foundation
www.activeliving.org
As the impact of urban form on public health is something that planners and health professionals are increasingly scrutinizing, the Robert Wood Johnson Foundation has sponsored the Active Living Network website to strengthen the links between planning and health. The network focuses on how the built environment—including neighborhoods, transportation systems, buildings, parks and open space—can promote more active lives. Users can browse news and resources by subject (development, transportation, environment), and read useful profiles of people, organizations and places working to change the built environment to encourage physical activity. The site also allows users to participate by adding their personal stories to an online "storybank", which can be explored using an interactive map.

BldgBlog
bldgblog.blogspot.com
While many have tried to characterize the astonishing range of subjects found on BldgBlog, creator and prolific blogger Geoff Manaugh probably sums it up best when he says the site features "architectural conjecture, urban speculation, and landscape futures." Once you read a few of the sites fascinating discussions on the myriad of topics, you'll likely understand how this is quite possibly one of the most read architecture/urban blogs on the planet.

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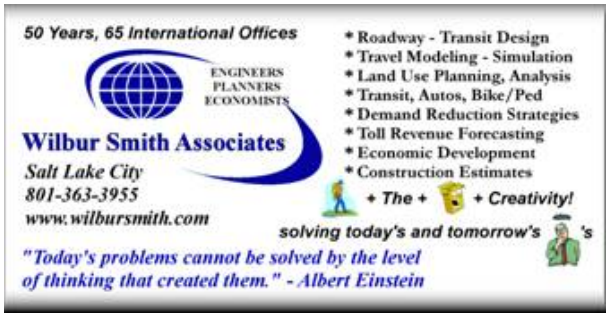
CommuterPage.com
Arlington County, Virginia
www.commuterpage.com
CommuterPage.com is designed to encourage the use of mass transit, carpooling and vanpooling, bicycling, walking, telecommuting/telework, and other alternatives to driving alone in the Greater Washington D.C. metropolitan area. The site offers area residents a one stop source for information on the region's transportation options -- and includes a daily email and blog. A valuable resource for transit neophytes and veteran straphangers alike, and an excellent example for other regions looking to encourage use of transportation alternatives.

Louisiana Speaks
Louisiana Recovery Authority, Emergency Support Function (ESF) #14, FEMA

www.louisianaspeaks.org
Endorsed by the Louisiana Recovery Authority, a state planning and coordinating body created in the aftermath of Hurricane Katrina, Louisiana Speaks is the name for one of the largest planning processes ever likely undertaken in the United States. The authority's website serves as a central repository for information regarding the effot -- which is simultaneously managing planning efforts aim at the building, neighborhood, parish, and regional levels. Residents can look at demonstration house designs, track the progress of neighborhood and regional planning activities (as well as participate via a statewide poll), and review the maps, plans, and toolkits produced by various government bodies and their consultants. Full disclousure: Planetizen's parent company, Urban Insight, was a member of the consultant team that developed the online survey for the Louisiana Speaks regional visioning poll.

Open Architecture Network
Architecture for Humanity
www.openarchitecturenetwork.org

"How do you improve the living standards of five billion people?" That's the question posed by the founders of the Open Architecture Network. Their answer? Get designers from around the world to share ideas and resources for solving the challenge of providing decent and affordable shelter to the world's population. The recently launched website (still technically in beta) invites architects to upload project materials (plans, images, etc.), contribute their knowledge, and collaborate with others, ultimately leading



to solutions that can help build a more sustainable future. Since the site doubles as a project management tool, the founders believe that OAN will entice a large number of designers to participate. This site is definitely one to watch.

Honorable mention: [PlanPhilly: Planning Philadelphia's Future] -- a project of PennPraxis, the practical arm of the School of Design at the University of Pennsylvania, also offers news and information about major planning issues impacting the city, and tracks projects in different neighborhoods. Designed to educate and engage residents, the site is focusing on the planning process around the city's riverfront.

PlanNYC
NYU Furman Center for Real Estate and Urban Policy
www.plannyc.org
PlanNYC is a web-based tool designed to give citizens and organizations interested in housing and development in New York City easy access to facts, news, and events related to major urban planning projects and policy developments. Originally developed by Jordan Anderson, a master's in urban planning student at New York University, the site allows users to sort information by project or neighborhood, and doesn't play favorites regarding certain perspectives -- all points of view are offered. Maintained by NYU's Furman Center for Real Estate and Urban Policy, PlanNYC stands as an excellent model for local community planning portals.

SmartGrowthPlanning.org
Fehr & Peers
www.smartgrowthplanning.org
Developed by transportation consulting firm Fehr & Peers, this website describes leading-edge methods for evaluating Smart Growth policies and plans. The presentation techniques, effectiveness measures and case studies that are offered (including stream video clips) are designed to provide decision-makers and community members with a clearer understanding about the transportation effects of Smart Growth, and to help planners devise Smart Growth plans that improve mobility and measurably reduce transportation impacts.

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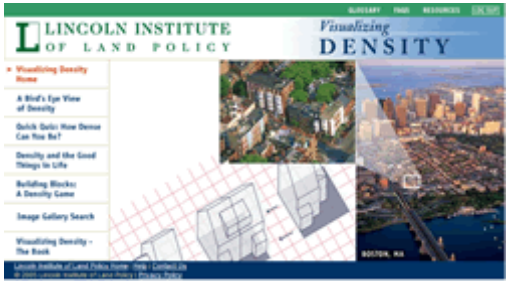
www.epgaz.com

SustainLane Government
www.sustainlane.us
Offering resources to help local governments move towards sustainability, SustainLane's website provides a rich repository of sustainability best practices submitted by practitioners and policy makers -- including a host of model plans. The website features a ranking of the 50 largest U.S. cities according to sustainability, and also hosts a blog from sustainability expert and chief strategic officer Warren Karlenzig.

Honorable mention: Urban Transportation Showcase Program -- this site highlights innovative sustainable transportation projects in Canadian cities, including searchable case study and image database.

Visualizing Density
Lincoln Institute of Land Policy
www.lincolninst.edu/subcenters/vd
An accompaniment to its forthcoming book, the Lincoln Institute of Land Policy has created a valuable online resource for anyone who is struggling with the issue of density in their community. Chocked full of photos and illustrations (which are searchable), the site addresses the myths and realities of housing density, and offers strategies for implementing sensible policies to encourage more sustainable land use. A density quiz and interactive game make the site particularly engaging.



World Changing
www.worldchanging.com
While not specifically urban planning focused, WorldChanging.com is an excellent resource for cutting-edge news, commentary and resources on many important planning issues -- including innovative housing design and construction technology, sustainable transportation, community development, and environmental justice. The site, which is supported by a small Seattle-based non-profit, has gathered a great deal of attention of late for its efforts to highlight the new technological trends and ideas holding extraordinary potential to create positive change in global society – and has even spawned a 600 book and 12-city tour.

Ensign Engineering

Ensign Engineering & Land Surveying
Midvale, (801) 255-0529,
davidj@ensignutah.com,
www.ensignutah.com

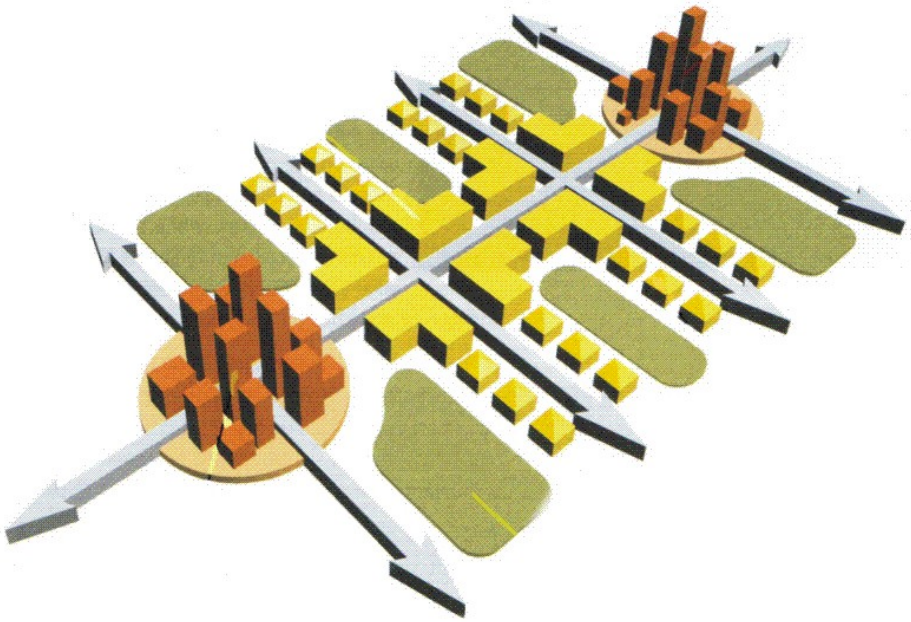
June Luncheon- Form Based Zoning

Please join West Valley City for our June Lunch topic of "Form Based Zoning in Suburban City Centers". WVC will highlight its efforts to foster a downtown/city center for a community of 120,000. Renovation of the Valley Fair Mall, and plans for a very urban city center across the street will be explored coupled with the use of one of the State's only Form Based codes. Learn from our experience with a key corner building that is under construction and how Form Based Zoning impacted that design. RDA, CDA and master developer city center implementation strategies will also be discussed.

West Valley City Hall
2700 West 3600 South
Multi-Purpose Room
12:30 to 2PM
RSVP by Thursday June 7th –
jjanson@wvc-ut.gov

Drinks and Dessert Provided!

Take out lunch opportunities abound along 3500 South - There are a zillion fast food places but also many culturally unique ethnic spots. Mexican and Asian food hot spots include:
La Frontera – NW corner of 35th and Bangerter
Don Antonio's – 2010 West 3500 South
Pho Cali – SE corner of 35th and Redwood Road
Thai Paradise – 1980 West 3500 South
There are many others (just drive 35th!)



BearWest

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