

UTAH PLANNER



American Planning Association
Utah Chapter

Making Great Communities Happen

A Publication of the Utah Chapter of the American Planning Association

April 2008



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Spring seems to be in the air and maybe one of Utah's biggest snow years' is starting to wind down. So, there I was out with my 2 dogs making the perfect powder turn on a solid, but not icy crust with 6" of new fluff, and I started thinking about planning. Yeah, sure... Actually, I was thinking a little bit about how lucky we are to be in the business of urban planning and yet be able to make a few turns, put on some hiking boots, or jump on the bike in one of the most beautiful locations on the planet. Where else can we enjoy our life long commitment to planning and still be out on a trail, fishing, exercising, or just enjoying a moment with Mother Nature within 10 to 20 minutes of home?

With gas prices possibly getting to 4 bucks, it seems to me the Wasatch is gonna get pretty busy. In fact, it already is pretty busy and its' easy accessibility, its' famous snow, and natural beauty within a stone's throw of many great communities, is pretty hard to beat. I often wonder how long it will be before, to some extent, it is ruined by too much people pressure. I read an article this past week about how China has a one kid maximum allowance for each couple. It seems very hard to imagine a society that can exercise that much control over its' growth, but you could argue that from a global perspective, there is some merit to reducing our growth rate. Pretty touchy subject in these ramparts but I am willing to bet that 10 to 20 years from now, if not sooner, we will begin to hear more people suggesting that we need to slow it down. I'm on various committees that are involved in long range growth planning, and the one thing that we never talk about is finding a way to slow the growth down. Does a slowed growth rate put us out of a job? I really don't think so. To me it would just mean we could do a better job, focus more on redevelopment and creating the "right" kind of development that capitalizes on transit and not sprawl. The higher the gas price gets, the better TOD looks!

Then again, maybe the above random thoughts are more a function of turning 55 a few weeks ago and seeing some of my planning buddies starting to retire. I sat with Dennis Hamblin, from Murray City, at a recent TAC to the RGC (love that ABC stuff we do!), and thought to myself, that will probably be the last meeting I go to with him. Dennis is done in May after 39 years

(Continued on page 7)

Utah Planner Vol. 35 Num. 4



Planetizen Top 10 Books List, 2008 Edition

Planetizen is pleased to release its seventh annual list of the ten best books in the planning field. With titles covering some of the most timely issues in planning -- from sustainability planning to the changing demographics that are shaping cities and countries -- the list gives readers an overview of the best ideas and writing in the field.

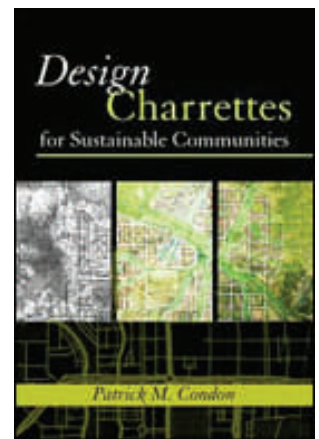
The Planetizen editorial staff based its 2008 edition list on a number of criteria, including editorial reviews, sales rankings, popularity, Planetizen reader nominations, number of references, recommendations from experts and the book's potential impact on the urban planning, development and design professions.

Planetizen welcomes review copies of books published in 2008 for consideration for next year's Top 10 Books List, or for longer book reviews in the Planetizen Features section.

Below are summaries for each selected title, in alphabetical order.

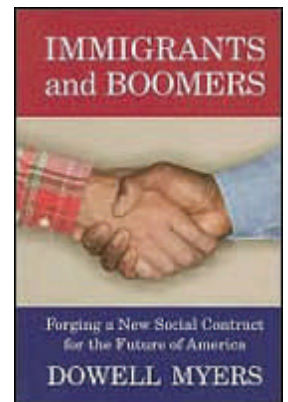
Design Charrettes for Sustainable Communities By Patrick M. Condon
Island Press, 192 pages

The design charrette has gained popularity and notoriety among many communities as a powerful tool for public participation in recent years, and this book provides a step-by-step manual to harness this power. Drawing on Condon's years of experience shaping and honing the charrette process, this book is a straightforward guide that lays out the essential steps and best practices for running a productive design charrette. His advice is equally applicable to public officials, developers and the general public – offering an insider's view into the somewhat complicated process of pushing plans forward with both transparency and an ear to the public voice.



Immigrants and Boomers: Forging a New Social Contract for the Future of America by Dowell Myers
Russell Sage Foundation Publications, 356 pages

A detailed examination of the probable future impact of two of the nation's biggest demographic groups. Myers uses extensive demographic data to explain the likely effect of the aging and soon-retiring Baby Boomer population on the economy and nationwide workforce, and argues that the coming void can be filled by the nation's rapidly growing immigrant population. His book provides a framework for preparing this population to compensate for the Baby Boom's departure from the workforce – a strategy that will rely on expanded education and better integration of immigrants into the job market and tax system, as well as their inclusion among the ranks of American homeowners.



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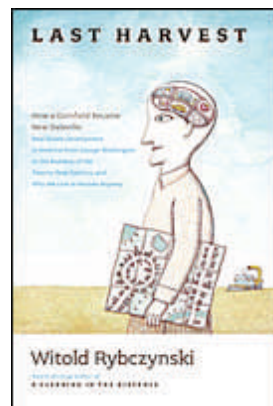




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Last Harvest: How a Cornfield Became New Daleville by Witold Rybczynski *Scribner, 320 pages*

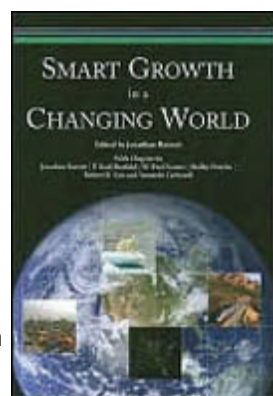
An in-depth account of a neotraditional housing subdivision in exurban Pennsylvania that follows the project from idea to first resident. *Last Harvest* documents the entire development process and all the bumps and bruises experienced along the way, providing a frank and detailed profile of what it's like to build a project that breaks from the status quo and that attempts to stay afloat in a cooling market.



Smart Growth in a Changing World

by Jonathan Barnett, F. Kaid Benfield, Paul Farmer, Shelley Poticha, Robert Yaro and Armando Carbonell *University of Chicago Press, 148 pages*

This book features a collection of works by noted experts in smart growth, and examines how standard American consumption and wasteful land use are steadily compounding threats to our environment, health and way of life. The book features case studies from throughout the country and provides a look at the national policies that either encourage or limit smart growth development patterns. And as the U.S. population is expected to climb to more than 400 million within the next 30 years, the authors argue that updating American land use habits will be critical to sustain the country's growth and maintain its global competitiveness.



Sustainable Design: Ecology, Architecture, and Planning by Daniel E. Williams, David W. Orr and Donald Watson *Wiley, 304 pages*

This introductory book offers an architectural perspective on the increasing trend towards environmentally friendly development. Williams, a noted architect and planner, looks at the applicability of sustainable design at all scales – from the region to the community to the building. He also delves into the differences between a design that is simply green and a design that is sustainable, emphasizing the importance of a systems-approach based on ecology. The major outcome of this book is a well-reasoned argument for a drastic renovation of the way design is taught, considered and performed.



(Continued on page 7)





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April

Luncheon April 14, 12:30 to 2:00
The west side studio, University of Utah

Election deadline for candidates April 15
See the march edition for details or contact Utah-apa@utah-apa.org

National APA Conference April 27— May 1
Las Vegas, Nevada
See <http://planning.org/nationalconference/> for details

Later

May 5– 19, AICP Exam Testing Window
May 12, Luncheon
June 9, Luncheon
June 25, Audio Conference: Planning Law Review
August 11, Luncheon
September 8, Luncheon
December 8, Luncheon
November 6, 7 Fall Conference: Peak Planning

Please submit items for **Attend** to Utah-apa@utah-apa.org

Professional Grant Development Workshop

Master the techniques of writing superior and winning proposals Proposal Writing I – April 21st – 23rd, 2008

The University of Utah Guest House and Conference center Salt Lake City, Utah

Sponsored by: The Grant Training Center www.granttrainingcenter.com

This intensive three-day grant proposal workshop is geared for: 1) those who wish to strengthen their grant writing skills and 2) beginners who wish to acquire and master the techniques of preparing, writing and winning proposals from various funding agencies. The center of attention will be on how to effectively tell the story that leads to funding, be it for the researcher in the sciences and social sciences, educator and non-profit professional. Participants Will Learn How To:

- Comprehend the diversity of the grant funding community
- Research and identify potential funding sources
- Address the guidelines of proposals
- Identify and effectively write the key elements of a proposal
- Integrate each component of the grant into the final product

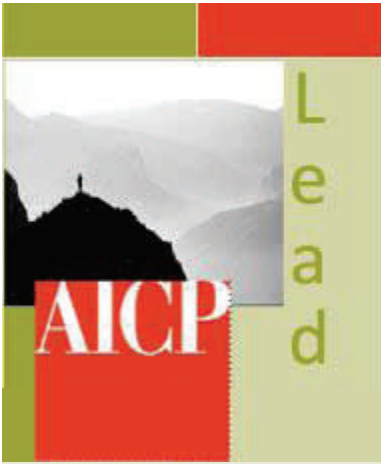
Space is limited, and since this class fills-up quickly, it is on a first-come-first serve basis.

Workshop fee: \$595.00, including tuition, materials, certificate of completion, and continental breakfast. Rebate of \$50.00 per person is given for two or more registrants from the same organization.

Click here to register: <http://www.granttrainingcenter.com>
To register by phone or for more information please call (866)-704-7268



Preparing for the AICP Exam thru Conference Scheduling



If you have already registered for the APA National Conference in Las Vegas, Nevada, this coming April, you may be aware of some changes in the on-line registration process. Whether or not you have registered yet, here's a special treat for you. You can now tailor a conference schedule to your specific tastes, specialties or your desire to learn about new topics. If the choices seem great, never fear. APA has designed several schedules from which to choose from. From there, you can fine tune as much and as often as you please.

Specifically, a schedule unique to help the AICP exam candidate has been constructed to offer training sessions cast over the wide umbrella of planning and related disciplines. When I selected this option at the conference website, the following sample itinerary was provided illustrating the vast array of subjects and learning opportunities available:

Max Johnson, AICP

| Sunday | Monday | Tuesday |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Planning AICP Exam Prep | Opening Keynote Paying for Growth Quality Input, Dramatic Results Private Property Rights, Today and Tomorrow APA in the Courts | Policy Keynote Leadership Ethics in Planning Contrasts in Growth Management Hazard Mitigation in Comprehensive Plans Next Generation Statewide Affordable Housing |
| | | |
| Wednesday | Thursday | Keynote Descriptions |
| World Planning Keynote Transforming Metropolitan Planning Qualitative Analysis for Planning and Policy Green Community Indicators, Diagnostic Methods and Programs Lingle: The Other Fifth Amendment Opinion | Health Issues in the General Plan Streamlining Transportation Decision Making Closing Keynote | Opening Keynote Urban Planning and Sustainable Urban Development: Issues for American Planners Policy Keynote Creating Our Future – The Geographic Approach World Planning Keynote Global Planning, Local Results Closing Keynote Learning Anew from Las Vegas |



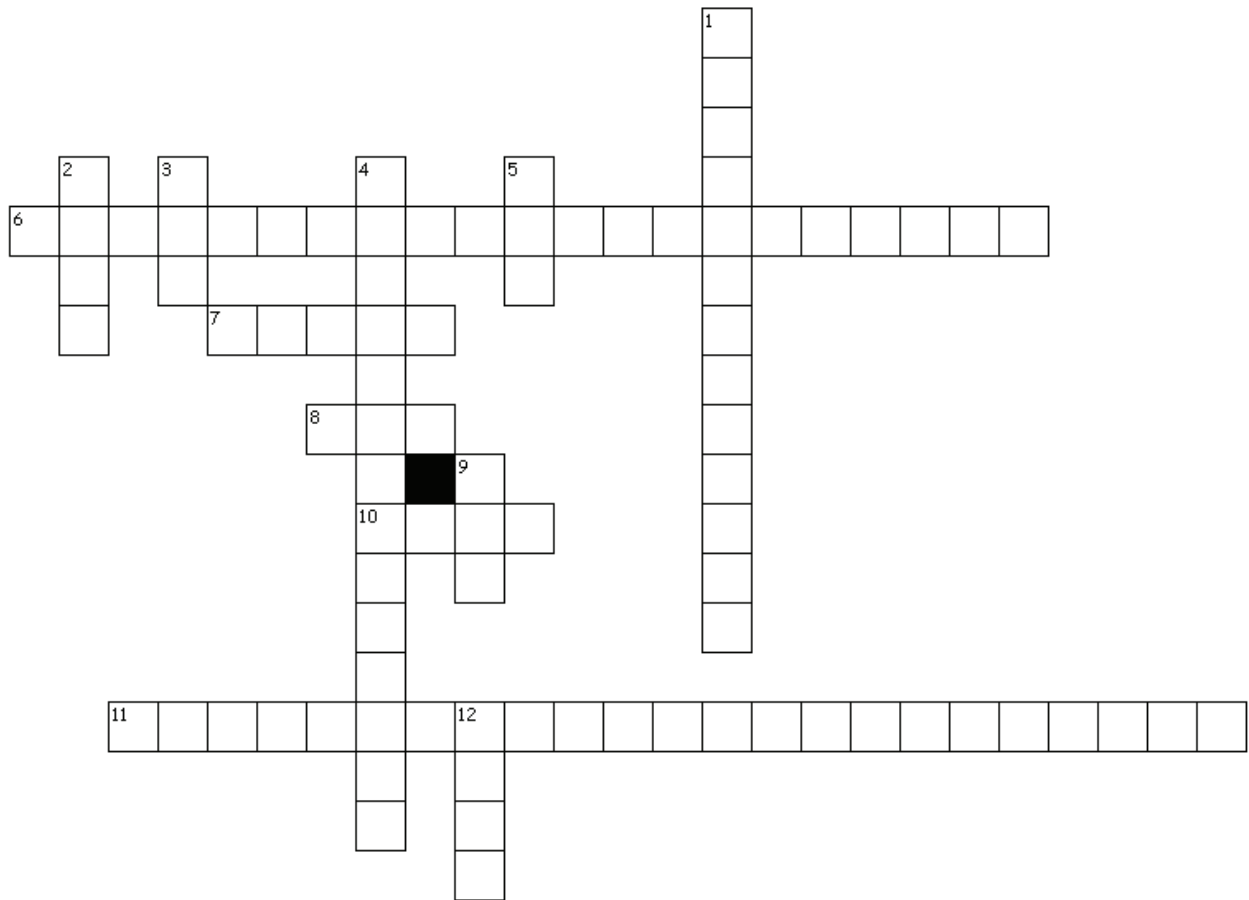
Regardless of which sessions you attend, it's easy to see the value in conference attendance. And with the conference in Las Vegas this year, there are no excuses to miss out on this learning opportunity as a component of your study plan to take the exam. This new tool will assist all exam candidates whether taking the May exam or waiting until November.



The National APA Conference provides a great opportunity to add a valuable information source to your study curriculum. The conference offers such diversity in sessions, mobile workshops, poster sessions and networking opportunities that any AICP study program would benefit from the experience. As a bonus, there is always one session devoted to preparation for the upcoming AICP certification exam. As shown in the schedule above, the exam session will be offered on Sunday, April 27th, from 1pm to 5pm. Refer to the conference program for specifics and room location in Las Vegas.



Planning Acronyms



Across

- 6. TIF
- 7. Acronym for national pollutant discharge elimination system
- 8. Acronym for council of governments
- 10. Acronym for storm water management plan
- 11. NSP

Down

- 1. CWA
- 2. Acronym for national association of homebuilders
- 3. Acronym for business improvement district
- 4. LOS
- 5. Acronym for traditional neighborhood development
- 9. Acronym for best management practices
- 12. Acronym for total maximum daily load



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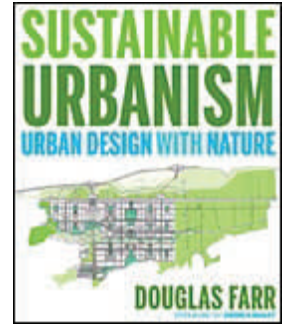
with Murray. Pretty amazing! That's a lot of Mayors and Councils that he has survived and it is to his credit. He is a man with character and integrity.

Hope to see you in Vegas!

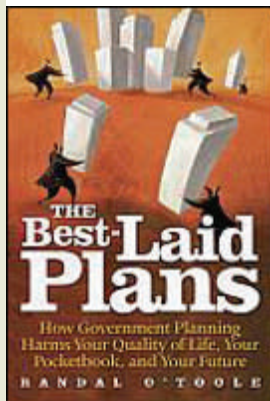
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Sustainable Urbanism: Urban Design With Nature by Douglas Farr
Wiley, 256 pages

A broadly-focused and solutions-based look at environmentally sustainable urban design. This heavily illustrated guide calls on planners, architects and designers to reframe their work to do the double-duty of creating great places while reducing the human impact on the environment. Case studies and essays written by Farr and others give a real-world context to the ideas and methods espoused in this ambitious argument on behalf of a new type of urban design and development that is interrelated with nature.



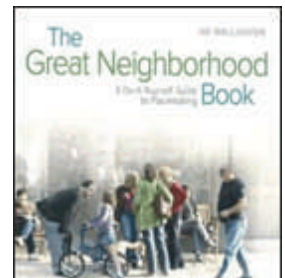
The Best-Laid Plans: How Government Planning Harms Your Quality of Life, Your Pocketbook, and Your Future by Randal O'Toole *Cato Institute, 416 pages*



In example after example, O'Toole shows government planning at its worst. His detailed argument is that this poor track record proves government planning should not be trusted to manage the future of our communities. This book will bolster the outlook of like-minded libertarians and other hands-off types, but is also a good read for pro-planning planners. It presents the contrarian's view that many planners may encounter in their careers, plainly illustrating the mind frame of "the other side". And though the book provides a lot of examples and unfortunate failures, few alternatives and solutions are provided.

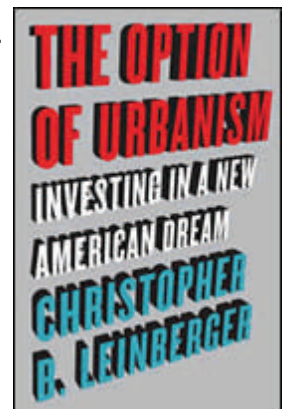
The Great Neighborhood Book: A Do-It-Yourself Guide to Placemaking by Jay Walljasper *New Society Publishers, 173 pages*

The power to create great places doesn't just belong in the hands of a few designers and planners, according to this mobilizing book from Jay Walljasper. He shows how citizens can get involved and push for the traits that can bring that "there" factor to any place or neighborhood. By using real-world examples and introducing individuals who have gone beyond the bureaucracy to create positive change, this book shows that placemaking really can be a power of the people.



The Option of Urbanism: Investing in a New American Dream by Christopher B. Leinberger *Island Press, 224 pages*

The new American Dream presented in this quick and easy read is one similar to the American Dream of the past: a slower-paced and neighborhood-centric lifestyle. Leinberger calls this walkable urbanism, and he uses history and economic analysis to show how market preference is shifting back towards this development pattern and away from the drivable suburbanism that monopolized the last 60 years.



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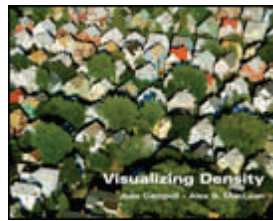
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Visualizing Density by Julie Campoli and Alex S. MacLean
Lincoln Institute of Land Policy, 152 pages

This vivid and visual book is one of the essential guides to understanding the concept of density. It provides aerial photos and street pattern maps for the entire range of housing density in America – from 0.2 units per acre in Beverly Hills to nearly 300 units per acre in New York City. In this book version of the [2007 Planetizen Top Website](#) "Visualizing Density", Campoli presents accurate descriptions of density and land use patterns in the United States, and offers the stepping stones to planning and designing for a society of greater density. MacLean's beautiful and varied aerial photography gives an impressive view of hundreds of parts of the country and, at the same time, a disturbing look at the wasteful development pattern that has persevered in the U.S. for decades.



Affordable housing developments often experience community opposition due to a perception that such projects will be based on poor designs that don't blend in with the surrounding neighborhood. For this reason, HUD's Office of Policy Development and Research, in partnership with New Jersey Institute of Technology's Center for Architecture and Building Science Research, the American Institute of Architects, and Enterprise Community Partners, Inc., has created the [Affordable Housing Design Advisor](#).

The Affordable Housing Design Advisor assists housing developers by bringing together real world examples of high-quality affordable housing projects from the people who have successfully developed, designed, and built them. The website houses over 80 case studies, each covering an affordable housing development from concept to execution. Additionally, the website provides a step-by-step guide to achieving quality design and includes a variety of tools and resources assembled to help affordable housing developers understand the design process and improve the quality of their own projects.

With community support and a high-quality design, affordable housing developers can enhance all stages of development, alleviate "Not in My Back-Yard" (NIMBY) concerns, accelerate the approval process, and ensure overall resident satisfaction.

Additional information about the Affordable Housing Design Advisor can be found at <http://www.huduser.org/rbc/search/rbcdetails.asp?DocId=1560>.

We hope this information proves useful to you in your efforts to grow your region's affordable housing stock. If you have regulatory reform strategies or resources that you'd like to share, send us an email at rbcsubmit@huduser.org, call us at 1-800-245-2691 (option 4), or visit our website at www.regbarriers.org.



Quality Design to Help Avert NIMBYism





Monday April 14, 2008 12:30 to 2:00
University of Utah
Architecture Library

The Westside Studio

The Westside Studio in the College of Architecture + Planning at the University of Utah, conducts research focused on ethnically and culturally rich neighborhoods west of State Street in Salt Lake City. These projects are meant to be mutually-beneficial for both west side residents and graduate students in the City & Metropolitan Planning program. Each year the Studio selects projects with themes that include but are not limited to community development, urban design, economic development, and public involvement. An emphasis is placed on involving a wide range of stakeholders from governmental agencies to individual neighborhood residents. The current studio project is examining the connection between public schools and community through the lens of sustainability. Students are developing planning processes around social, economic, and ecological dimensions to better inform children, parents, teachers, administrators, and policy makers.

February Luncheon LEED "greenness"

A very provocative movie was shown that described many buildings across the Country, that have met the Silver LEED level as described in the LEED guidelines. Many architects are now actively promoting the philosophies of the LEED guidelines in their everyday work. There is now a new national trend where many communities are stepping up and requiring LEED in their own public buildings and creating incentives for private construction to follow their "lead". Low interest loans, expedited permitting, and reimbursements through RDA's are some of the incentives being offered.

Soren Simonsen from Cooper Roberts Simonsen Architects (and also a City Councilman with SLC) gave a presentation that pulled some aspects of this movement together in terms of how a planner might begin to consider implementation strategies to promote a sustainability agenda. He characterized and summarized ways that communities could begin to address the LEED philosophy in the following manner:

Consider promoting greater intensity of land uses at locations that have the potential for or currently have alternative transportation systems. Return the stormwater. Roof tops produce some very clean water to water yards in all types of development. Look for ways to reduce water consumption – landscaping and plumbing can be an easy means of achieving this. Use locally produced or regional materials – reduce the need for long distance transportation of construction materials. Recycle construction waste - reuse demolition materials.

The above suggestions are simply good practices that we all should be aware of. The next group of suggestions from Simonsen, offer the potential for recouping the investment. These suggestions include improved energy efficiency, or on-site energy generation, and improved water efficiency. But there are also LEED recommendations that provide little or no payback such as CO monitoring, ventilation techniques, the use of low VOC materials.

If you are trying to research or are considering ways to promote the philosophies of LEED, you may want to review the policies and ordinances that are now available in Austin, Seattle, Scottsdale, and Santa Monica. Salt Lake City is also on the cutting edge of this movement. We thank Nate Francis, Kennecott, and Soren for hosting this important topic.



Brownfields and Community Assistance

Contaminated property is often an impediment to development. As such, many contaminated properties or potentially contaminated properties, known as Brownfields, sit idled or underutilized due to the perceived or real threat of environmental contamination. These properties can include unregulated landfills, abandoned gas stations and former maintenance garages.

Tools are available to address Brownfields through the Department of Environmental Quality (DEQ) and the Environmental Protection Agency (EPA). These tools include: the Voluntary Cleanup Program (VCP), Targeted Brownfields Assessments (TBA), Enforceable Written Assurances (EWA) and Assessment, Cleanup and the Revolving Loan Fund (ARC) Grants. Additional information regarding ARC Grant funding will be available in the next few months.

One example of a successful cleanup utilizing these tools is the Salt Lake City Intermodal Hub located in the Gateway District, Downtown Salt Lake City. Salt Lake City Corporation received an EPA Brownfields Assessment Grant for the Gateway District and the Intermodal Hub was assessed and cleaned up under the VCP. The future design of the Intermodal Hub was an important component of the remedy to protect public health and the environment. The Salt Lake City Intermodal Hub was completed in 2007 and a Certificate of Completion awarded to the Applicant. Please see the attached picture of the Salt Lake City Intermodal Hub VCP project.

For further information on Brownfields, ARC Grant funding or any of the tools noted in this summary, please contact Bill Rees at the DEQ, (801) 536-4167 or brees@utah.gov.

Also, please see the following link for further information on Brownfields <http://www.superfund.utah.gov/vcp.htm>.





Popular Science Magazine (popsci.com) Ranks Salt Lake City Listed as one of America's 50 Greenest Cities

By Elizabeth Svoboda, with additional reporting by Eric Mika and Saba Berhie Posted 02.08.2008

**Case Study: Heating Homes from Waste
Salt Lake City saves eight tons of carbon dioxide with the warmth of sewage
Photo by Graham Murdoch**

Utah Planner Editor's Note: The details of the ranking criteria are available at popsci.com. Salt Lake City's ranking as 36 is highlighted with a brief description as one of the 10 trailblazing civic projects as profiled here.

In everything from emissions control to environmental stewardship, cities across the country are far ahead of the federal government, and they're achieving their successes with ready-made technology. Austin has pledged to meet 30 percent of its energy needs with renewable sources by 2020, aided by planned wind-power installations that will surpass their predecessors in efficiency. Seattle has retrofitted its municipal heavy-duty diesel vehicles with devices that will reduce particulate pollution by 50 percent. Boulder has enacted the country's first electricity tax to pay for greenhouse-gas emission reductions. Something about the comparative speed of city government—a city-council member can greenlight a project and be cutting the ribbon a year later—leads to bold action, and as cities trade ideas, a very positive sort of mimicry is spreading.

The 10 trailblazing civic projects profiled in our list of the top green cities in America are among the most impressive success stories to date—examples of what's possible when elected officials and local business leaders back up their green visions with scientific know-how, clout and creative funding. Rank # 36. Salt Lake City, Utah 13.5
SCORE: Electricity: 3.6 Transportation: 4.1 Green Living: 2.3 Recycling/Perspective: 3.5

When Salt Lake City attorneys Jon and Phillip Lear decided to set up offices in the Major George Downey mansion downtown in 2005, gas prices had spiked after Hurricane Katrina, and they started brainstorming alternative heating and cooling systems.

"Alternative" is the word for what the brothers came up with. The system they designed, with help from engineers at Utah's Sound Geothermal Corporation, pulls heat from warm sewage water. A secondary network of pipes surrounding a sewage pipe carries a water-based glycol that enables a heat exchange—since it is cool relative to the sewage water, it rapidly absorbs heat. The pipes carry the warmed glycol back into the house, where the accumulated heat energy radiates from vents. On hot summer days, the glycol absorbs heat from inside the house and releases it underground. The entire setup uses about 40 percent less energy than a conventional heating and cooling system would, reducing carbon dioxide emissions by eight tons a year. The Lears moved their offices there permanently in January. Public-utilities director Jeff Niermeyer hopes to install similar systems in other public buildings within the next few years. "With any wastewater system, there's a lot of heat that you've already put in for other purposes," he says.

