



PSS News

Puget Sound Section, Washington Chapter, American Planning Association

July - September 2003



After five years on the board of the Puget Sound Section of APA, Peter Dykstra hands "The Book" to Gabe Snedeker.

PSS Officer Transitions

The arrival of summer brings transitions here at the Puget Sound Section. My name is Gabe Snedeker and I am the Principal Planner at the City of Mercer Island. After several years on the Section Board, I am proud to take over as President of the Puget Sound Section of the Washington Chapter of APA. I sincerely thank our outgoing President, Peter Dykstra, who gave an extraordinary amount of time and energy to the Section. I learned a bunch working with Peter planning some really exciting events like the Planning Law Conference. Peter you have shown yourself to be a skilled planner as well as a lawyer and we appreciate your extended leadership and service. I promise to do my best to build on the successful programs and events of the past few years and reach out to members to increase the number of people who are active in the Section.

I would like to welcome our new President Elect, Karen Langrock, to the organization. Karen is a Segment Manager with the Seattle Monorail Project. She recently moved here from Texas and has already jumped into the thick of things here in Washington.

Many of you know probably know our new Snohomish County Representative, Hiller West. Hiller is the Community Development Director at the City of Monroe. Hiller stresses the importance of being able to wear multiple hats as a planner. By example, he has worked as an independent consultant for public agencies and has served on the City of Seattle North District Neighborhoods Planning Committee. Serving APA and his fellow planners is nothing new to Hiller and we are extremely pleased to have his skilled help here at the Section. Hiller takes over from our outgoing Snohomish County Representative, Todd Jacobs. Thank you for your service.

Andrew Brand has recently joined the Section as our new Student Representative. Andrew is in the Master of Urban Planning Program at the University of Washington. We know that he will do his best to fill the shoes of our outgoing Student Representative, Todd Hall. Andrew will be a key part of our initiative to reach out and get planning students more involved with APA (and hopefully invite thirsty board members to those Gould Hall Fridays).

We are very sad to see Dana Farwell depart as Newsletter Editor. Dana did this time consuming job with class, style, diplomacy and a positive attitude. As her parting gesture, she made sure the newsletter was in good hands. Thank you for your service. We welcome

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our new Newsletter Editor, Michelle Whitfield, who was previously assisting Dana. Michelle is an Associate Planner with Arai/Jackson, when she isn't giving travel advice.

I would also like to thank our continuing officers. Richard Hart, who happens to be my boss here at the City of Mercer Island, has done an absolutely stellar job as Treasurer. Under his shrewd financial leadership, the Section is in the best financial shape that anyone can remember (now can we talk about that extra vacation time?). Liz Arnesen, who completes the Mercer Island junta, has done a solid job as Secretary. We appreciate her consistent service to the Section (especially when she is busy planning a wedding, congratulations Liz)! Last, but definitely not least, we are glad that Susie Goett is continuing on as King County Representative. Susie has been a consistent spark of energy for this organization and has provided needed opportunities for planners to let their hair down, learn from each other, and have a good time.

In the coming year the Section is going to focus on its core missions of continuing education and building the community of planners. As part of this mission, the Section is pursuing an initiative to make what we do more relevant to students. We are also going to focus more attention on outreach and involvement of our non-active members. While we have arguably done a good job with our events and education, we haven't always put enough effort on drawing the circle bigger to include more active participants. This aspect is critical to ensuring the longevity of any volunteer organization. If you want to be more involved with what we do or you know someone who does, please do not hesitate to contact me. Your Section needs you! Thank you all and I look forward to great year working with you.

Gabe Snedeker, AICP



Brown Bag Coordinator, Steve Ladd presents the rotating "Brown Bag Bright Idea" Award to Anna Nelson of Buck & Gordon

"Brown Bag Bright Idea" Award

The Brown Bag Series of Continuing Education continues to attract larger audiences and brighter ideas for brown bag events. So much so that City of Pacific planner Paula Wiech has created, Brown Bag Coordinator Steve Ladd has presented, and Anna Nelson of Buck & Gordon has received the "Brown Bag Bright Idea Award." Anna organized the "Mixed-Use Development" event in winter '02 and the "Small-Lot Development" event in April '03, hence the photo's backdrop which reads "Honey I Shrank the Lots." The revolving award is ready to grace the desktop of another person with bright brown bag ideas. Contact Steve Ladd.



GMA to Reality

Snohomish County's Program to Increase Density, Enhance Economic Development, and Establish Communities

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The characteristics of homebuyers are changing from the two parent with children household wanting a single-family home to what Mark Hinshaw, LMN Architects, describes as the "4 S": Singles, Single Parents, Seniors, and Starter Households." The new homebuyers represent over 50 percent of the current market and are increasing yearly. These homebuyers are looking for alternative housing choices including cottage homes, townhomes, condominiums, and apartments.

During the 1990's, Snohomish County population grew almost 30 percent, and concurrently, the cost of housing in King County outpaced the cost of housing in Snohomish and Pierce counties. These two trends indicated Snohomish County's lower cost housing was attractive to new residents, thus beginning a new wave of growth. Up until this time, Snohomish County considered itself mostly a rural county with rural government services and facilities. The most urban portion of the county was the southwest. In 1995, under the requirements of GMA, Snohomish County drew a UGA boundary around the nine cities in the southwest county. Over 70 percent of county population and employment is located within the Southwest UGA, mostly within the nine cities and 36 percent population and 14 percent employment in unincorporated county (Snohomish County Tomorrow 2003).

Although a total of 13 percent of unincorporated property within all UGAs was annexed since 1993, cities in the Southwest UGA only annexed nine percent, leaving county jurisdiction and planning responsibility for over 90 percent of the more urban areas (Snohomish County PDS 2000). Cities claim the cost of upgrading roads and providing services were the major obstacles to annexing these lands. In fact, due to the past rural land use, most roads in the county are not at urban standards (e.g., curbs and sidewalks). Snohomish County sees itself as providing regional services, not neighborhood services. Under this philosophy, major roads are upgraded leaving existing residential roads

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("GMA to Reality" Continued from Page Three)

without curbs and sidewalks, thus resulting in the cities' decision not to annex portions of the unincorporated UGA.

The county's 1995 GMA Comprehensive Plan Future Land Use Map identified "centers designations" at nine locations by placing a circle centered on an intersection of two major roads. Detailed planning for each center was to follow. Phase 1 planning, completed in 2000, analyzed general market conditions, established criteria for establishing centers and suggested potential changes to the Snohomish County zoning code to encourage transit-supportive urban development. In addition, the Phase 1 report recommended the county find a way to reserve the existing undeveloped parcels near centers designations for mixed-use development on an interim basis before completion of zoning code changes.

As an interim measure, the county adopted the Urban Centers Demonstration Program (UCDP) to encourage appropriate transit- and pedestrian-oriented development near designated centers before adoption of a new zoning code, development regulations, and rezoning, anticipated to take several years. The UCDP allows mixed-use development in any zoning classification within or next to designated centers and allows for flexibility and modification of the established site requirements and development standards. As a demonstration program, the UCDP will hopefully demonstrate: (1) developers and property owners are interested in centers development, (2) modified development standards will produce better development, and (3) the public approves and supports urban centers.

The county expected one or two developers would participate in the program. The response has been overwhelming with thirteen developers and property owners meeting with county staff to discuss the program and how their property could be developed under the program. To date, three requests for participation in the program have been received. Under the program, the developer is allowed higher density and code variances and not required to rezone, in return for mixed-use development, including residential, public spaces, and pedestrian-oriented design. Participants in the program also hold one public meeting and two meetings with a Centers Review Committee composed of citizens and stakeholders.

(continued next page)

(“GMA to Reality” Continued from Page Four)

ALEXANDRIA	LANDSCAPE ARCHITECTURE
ATLANTA	PLANNING + URBAN DESIGN
DENVER	RESOURCE MANAGEMENT
HONG KONG	
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Two of the developers completed the program and began the permit process. One developer will break ground this summer on 123 apartments and an office building with underground parking, a retail/office building, and a childcare facility located across from a Sound Transit park and ride. This project requested a variance to allow on-street parking, a first for the county, and is working with the county and Sound Transit to develop a safe pedestrian crossing from the development to the park and ride. If this project is successful, the county believes the interested developers and property owners will begin center development on other properties.



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Creating high density, mixed-use urban centers in unincorporated Snohomish County will help the county meet the projected population increase of 300,000 people by 2025 through intensification of development. They will also provide economic development opportunities by providing additional jobs within the county and the attraction for people to live and work in the same neighborhood or live near public transit. And finally, urban centers will provide a sense of community to the residents, employers, employees, and visitors.



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Snohomish County is excited about coordinating center projects with the Economic Development Council of Snohomish County, transit agencies, other jurisdictions, property owners, developers, and citizens. By working together, we can create well-designed, livable, and transit/pedestrian oriented urban centers in unincorporated Snohomish County.



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Karen E. Watkins is currently the Urban Centers Program Manager for Snohomish County Planning and Development Services, Everett, Washington. Contact: 425-388-3311 x2061 or kwatkins@co.snohomish.wa.us.



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References: Snohomish County Tomorrow, 2002 Growth Monitoring/Buildable Lands Report, January 2003. Snohomish County Planning and Development Services (PDS), Annexations in Snohomish County: September 1, 1993 through December 31, 1999, March 2000.

RECAPS OF SPRING '03 BROWN BAGS

by Brown Bag Coordinator Steve Ladd AICP

Document Imaging / GIS Integration

April 23, 2003

Say Lynnwood receives a permit application. Their permit tracking program calls it file number XYZ. The secretary logs onto GIS, creates a polygon around the project site, and saves it as XYZ in an "Index" GIS layer. Community service workers provided by the police department scan all paper documents submitted with the application (signed forms, photos, whatever). They file the scanned images under "XYZ" in the imaging system (by Legato). Now say you want to retrieve one of those images. You 1) open GIS, 2) refer to parcels, orthophotos, or addresses as necessary to find the site, and 3) click on it. The document imaging system retrieves the documents in seconds! Lynnwood has scanned virtually all key decision documents dating back to the City's incorporation in 1959. The system is simple, fast, and accurate, and was assembled at reasonable cost. Call Steve Malone at City of Lynnwood (425-670-6293) to learn more.

Small-Lot Development

April 30, 2003

The popularity of a recent wa-apa@yahoogroups.com discussion prompted Anna Nelson to organize this session. Bryon Ziegler of the Mithun Partnership dazzled us with a slide show of projects at densities from 6 to 35 units per acre. None appeared anywhere near that dense! They included neo-traditional alley-loaded homes; alley-loaded cottages facing three sides of a green square (the fourth side being the public street); attached townhouses on fee-simple lots (to avoid the condominium insurance problem), and 4-plexes that look like large single-family homes (the common drive is only 10 feet wide yet Fire and Public Works approved them). The lack of large yards not a compromise. This market doesn't want them! The "Leave It To Beaver" family is now only 17% of the market. Today's smaller, urban-bred households are snapping up these units up as soon as they hit the market. Because they consume less land they can be more affordable, but more often the reduced land cost allows greater investment in amenities and landscaping. In one project, a stormwater pond doubles as a central mini-park suitable for garden weddings. Residents focus their gardening energy on smaller plots, resulting in more flowers per square inch. Every home looks different, though they may follow similar floor plans. Bright colors are the norm. And each unit has a private open space visible only to it. "Privacy and proximity!" quipped Bryon. "Live-it-up lifestyles in scaled down spaces!" Now cities can grow in, not out, while holding their value over time. But how to permit such developments without being victimized by low-quality developers? That, dear planner, will be the subject of a future brown bag.

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announcing the
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SUMMER '03 BROWN BAG SERIES

Print this schedule! Come to the FREE session you need to do your job better. All events go until about 1:15. RSVP Steve Ladd at ladds@ci.bonney-lake.wa.us or (253) 862-8602 ext. 516.

Great speakers

Topic	Time	Place	Speakers
Matching the Real Housing Demand to the Real Land Supply. The theoretical land capacity is one thing. What consumers want and what builders can build is something else. A new analysis of the King County housing market shows a sharply changing demand that will be tough to meet given current anti-small-lot zoning.	Noon, Wed., July 23	Greater Seattle Chamber of Commerce, Rainier Tower, 24 th Floor (1301 Fifth Avenue)	Michael Luis, consultant to the Economic Development Council of Seattle and King County
Transportation Choices: How Would You Spend \$14 Billion? Electeds in King, Snohomish, and Pierce Counties plan to send a tax measure to the voters in 2004 that would build hundreds of road projects. How will this affect your community? Can you still shape the package?	Noon, Wed., July 30	Renton City Hall, 7 th floor (see below)	Peter Hurley, Executive Director, and Kevin Shively, Policy Director, Transportation Choices Coalition
LiDAR-Generated Elevation Models LiDAR uses airborne laser/GPS technology to create high-resolution elevation models even in heavily vegetated areas. How to get the data (some is free from the Puget Sound LiDAR Consortium) and use it in conjunction with digital photography.	Noon, Wed., Aug. 6	Renton City Hall, 7 th floor (see below)	Dave Brown, Regional Manager, Triathlon Inc.
Urban Design / Transportation Tradeoffs How has Bellevue dealt with tradeoffs between transportation and urban design in its downtown? City staff discuss the challenges of making this post-war downtown a great urban place.	Noon, Wed., Aug. 13	Bellevue City Hall, 11511 Main Street	Dan Stroh & Emil King, Bellevue Planning, Kris Liljeblad, Bellevue Transportation
Urban Design and the Seattle Waterfront Seattle's urban design office is leading an effort to create a new plan for the Central Waterfront, taking advantage of the potential removal of the Alaskan Way Viaduct. Plus an overview of CityDesign's work.	Noon, Wed., Aug. 20	Key Tower, 40 th floor (700 Fifth Ave., at Columbia)	John Rahaim, Executive Director, Seattle Design Commission and CityDesign
Suburban "Placemaking" Some communities never had a center. Others did but it's old, lost in a sea of malls. Still others are too new to have formed a heart. All can get one now. Taking part in a corporate-wide brainstorm, Seattle EDAW presents its version of The Evolution of Suburban Retail.	Noon, Wed., Aug. 27	Renton City Hall, 7 th floor (see below)	Jill Sterrett, EDAW, and Lisa Verner, Commercial Development Solutions

Directions to Renton City Hall from I-405: Take the downtown/SR167 exit, go north on Rainier Ave. to Grady Way, go east on Grady 1/2 mile to the new 7-story City Hall on the right, at 1055 S. Grady Way. Drive up to the free parking terrace.

(Brown Bag Recaps, Continued from Page Six)

All Bark No Bite? May 7, 2003

Craig Flamme says the City of Seattle *does* have bite. Martin Nordby says the same of Federal Way. Martin soon decides if he can work with a code violator. If so, he has them enter into a voluntary correction agreement, waiving their right to appeal the finding of violation. If not, the violator is soon assessed \$100 per day. If the violator doesn't pay the claim is turned over to a collection agency. The city also directly abates nuisances and files liens to recoup its cost. Representatives of Tukwila and Des Moines said they file liens as well and tend to get their money quickly. Don't let your city attorney, through sloth or timidity, prevent you from enforcing your code! Cities have many procedural choices, such having your hearing examiner adjudicate violations. Get in contact with code enforcement officials in other cities and find out what works.

Kemper Freeman Jr. on Retail's Role in Downtown Development May 14, 2003

Kemper Freeman Jr. always wants to know what makes things work. Growing up on a farm on the north end of Lake Sammamish, he learned how to fix the machines. During World War II his father helped Vancouver WA double in size so it could build ships. After the war, Kemper Sr, applied the war-time city-

planning formulas (e.g. one bowling lane per 1,000 population) to nascent Bellevue, asking himself what retail and services the population would support. "Shopping center" was a new term back then. Father and son toured the country to see how they work. Then they came home and built Bellevue Square. Nine years later Bellevue incorporated. When the city mushroomed, Sr. asked Jr. to redevelop the Square to 1,000,000 square feet. The experts said it wouldn't work, that outlying malls would kill Downtown Bellevue. Kemper became obsessed with the role of retail in downtowns. He got active in the International Council of Shopping Centers and the Urban Land Institute. He concluded that only good retail can catalyze a downtown, and that real estate is a continuous investment. With Boston's Faneuil Hall and Baltimore's Harbor Place as inspiration, he made his expansions work. Each success story, including his own, included city government partnership. City Hall has to put up infrastructure money, help keep the streets safe and clean, and share cheerleading responsibilities. Cheerleading includes letting it be known that Bellevue Square and Bellevue Place have enjoyed increased sales every single year, that they have anchored their downtown,



Puget Sound Section Washington Chapter