



American Planning Association
Washington Chapter

Making Great Communities Happen

Volume 3 Issue 3

Fall 2008

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Newsletter layout and
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Newsletter of the Southwest Section of the Washington Chapter of the American Planning Association

Washougal Sustainability Initiatives

by Joanne Boys, City of Washougal

While the City of Washougal's sustainability efforts are in their infancy, sustainability is in the forefront of our thoughts. The City's efforts began with Mayor Sellers' proclamation that the City would become a leader in our region by implementing sustainability practices and encouraging our citizens and businesses to do the same. We are excited about the challenges ahead and look forward to collaborating with leaders of other cities and organizations who also seek sustainability. Encouraging sustainability will require political will to create opportunities for environmental and economic sustainability as well as improving our own way of doing business.

Political Will

On September 29, 2007, the Washougal City Council unanimously adopted a resolution supporting sustainable practices and encouraging the adoption of sustainable goals.

The City is currently conducting an energy efficiency and water conservation audit of all City facilities, increasing citywide recycling, and creating a sustainability committee.

Assessment of Development Codes

In 2006, the City developed town center zoning that allows additional square footage as an incentive for including items like an environmentally sound (or "green") roof and water features such as stormwater recycling.

In 2007, Washougal received a grant from the state's Department of Community Trade and Economic Development to be used for thoughtful, significant, and formal implementation of the City's sustainable policies/goals. The grant will also

be used to finance consultants to help the City identify ways our community can unite in protecting our environment while encouraging economic development.

The first fruits of the funding have come as Washougal's Community Development Department has used it to:

- Identify code barriers to green/sustainable development and possible code amendments.
- Identify and analyze opportunities to refine land use policies/regulations to encourage dense, mixed-use development and walking/biking systems.
- Identify incentive approaches related to sustainable development, reducing greenhouse gas emissions, and researching a wide range of strategies to encourage sustainable development. These approaches may include reducing project review costs and litigation risks, reducing fees/charges, and providing narrowly targeted property tax relief.
- Develop alternative wetlands and fish and wildlife habitat conservation area regulations that:
 - Provide options and alternatives in an urban area to achieve functions and protection on site.
 - Encourage restoration and enhancement of existing degraded waters and wetland ecosystems, including their buffers.
 - Provide a system of implementation, management, and enforcement that ensures no net loss of function, while recognizing that not all functions will be achieved in

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Washougal Sustainability *continued from page 1*

all locations. Some functions may be compromised in one location to enable compact urban development, with compensation elsewhere in the system where better long-term benefit can be achieved and maintained.

City Projects – Sustainable Practices

The city has invested in infrastructure improvements using sustainable practices. It has focused work on the downtown area by adopting town center zoning mentioned above that encourages compact, dense, mixed-use development. The zoning also provides square footage bonuses for sustainable building features.

Subsequent to the adoption and joint City/private investment projects in its downtown, Washougal has transformed itself from a city stuck in the 1940s to a center of commerce with modern amenities in the Northwest Contemporary style.

City of Washougal BEFORE Sustainability

Up until 2007 and before sustainable improvements, with the exception of the vintage vehicles, downtown Washougal looked very much like this 1940s photo.



City of Washougal AFTER Sustainability

A LEED development was built on a full city block by a private developer. Three additional LEED buildings have received site plan review approval. One of 238 projects worldwide as part of the pilot project for LEED ND (Neighborhood Development), the three are at “Stage 2” and have received certification of an approved plan.



Redeveloped city block formerly occupied by a rundown grocery store and a large parking lot.



External sustainable improvements include pervious parking surfaces, underground parking, and an innovative water fountain which captures roof runoff and redirects stormwater into landscaping.



Left: Curb cuts capture stormwater runoff into landscaping where soil layers clean water naturally.

Right: Improvements include new on-street parking with pervious surface.

Beyond Downtown

Downtown improvements are just one phase; the future includes continuing infrastructure and streetscape improvements to the south along Pendleton Way, culminating at a pedestrian tunnel under SR 14.



Additionally, the City is working with WSDOT on an SR 14 roundabout.



Creating a Sustainability Culture

by MacKay & Sposito Green Team Members

Sustainability is a buzz word we commonly use to describe activities that allow us to meet our human needs while respecting and conserving the environment. MacKay & Sposito, Inc. (M&S) strives for sustainability in our projects, our operations, our employee training and education programs as well as our marketing efforts. While many firms commit to sustainability, what sets M&S apart...we're creating a new culture and walking our talk.

We seek clients who share our commitment to active stewardship of our community's resources. We are proud to be a member of the Vancouver Toyota expansion project team. Vancouver Toyota is in the process of constructing a new 48,000 square foot sales and service building on land southeast of their existing facilities. This project is most notable for the parking lot design, approximately 7.5 acres, which will be constructed with pervious pavers. Amongst other benefits, pavers mitigate the heat island affect created with standard asphaltic concrete pavement and are an effective way to capture stormwater, allowing it to seep into the ground, reducing stormwater runoff. This project will be the product of the largest single use of pervious pavers in Southwest Washington to date. Vancouver Toyota will implement building design features to promote water use reduction, energy efficiency/savings, and enhanced indoor air quality in addition to seeking LEED certification.

We understand the importance of sustainability in our workplace and have implemented changes. We organized a green team, composed of a cross section of M&S employees. This team is tasked with the primary communication to employees regarding local and national green initiatives, ideas and

procedures, internal efforts relative to training, technical standards and operations as well as identifying opportunities to market these techniques and sustainable approaches to our clients.

Additionally, we undertook an effort to seek LEED certification for our tenant improvements on our new Wilsonville, Oregon branch office. We utilize the talents of our LEED accredited staff to navigate the process for these internal improvements. Our motivation is not only to seek certification but to also provide a healthy work space we are proud of, one that reduced energy and utilized recycled products. M&S chose to utilize LEED's reference guide for Commercial Interiors to stay conscientious and provide third party accountability throughout the remodeling effort. Over 50% of the demolition waste was recycled or reused. Low-flow sinks and toilets and low energy lighting was installed as well as recycled cubicle walls and task lighting at all workstations. The remodel also focused on providing a healthy, comfortable work environment. Indoor air pollutants, which are typically two to five times higher in indoor air than outside, were reduced through a rigorous IAQ management during construction, and the use of low-emitting paints, carpet, adhesives, and sealants. Three smaller, CFC-free HVAC units were used to provide temperature zoning and increased controllability in the office.

Sustainability isn't always easy and sometimes the upfront investment costs a little more; at M&S we believe it's worth it. In our communities, we understand the long term legacy of our work, and pursue the most sustainable path for the project and the community. As a company, we strive for sustainability in our operations, in our projects, and provide specialized training for our professionals.



Relaxing at the Restaurant at the Reserve are Chad Eiken, Brian Carrico, Patrice Fitch, Laura Hudson, President-Elect Anna Nelson, Past President Scott Greenberg, APA facilitator Steve Butler, Karyn Criswell, and Ann McFarlane.

Planners Get Social

This summer, APA members and friends gathered for two social events. The first was a casual reception for state APA board members, who were in town for a board meeting. Following their meeting, board members were treated to a tour of downtown Vancouver, the waterfront, and the Historic Reserve. The tour culminated with a gathering on the patio at the Restaurant at the Reserve.

A second social was held on August 21 on the patio at Gray's at the Hilton. About 20 members and friends enjoyed a sunny summer evening, tasty appetizers, and each other's company.

Watch these pages for information on the next SW Section social, now being planned for Big AI's in East Vancouver.



Clark County

Adding the population of Vancouver USA in 16 years

by Pete Dubois,
Sustainability Coordinator Clark County

Standing atop the Moulton Falls Bridge in Clark County, Washington, I exclaimed out loud, "It doesn't get any better than this!" You can travel far and wide and not find places as beautiful as Moulton Falls and Lucia Falls, the Ridgefield Wildlife Refuge, La Center Bottoms, or Battle Ground Lake. Clark County is blessed in many ways, but what will it look like in 50 or 100 years?

Southwest Washington is a wonderful place to live, and Clark County is one of the fastest growing counties in Washington. In 2007, the Board of Clark County Commissioners revised the growth assumption in the 2004 Growth Management Act (GMA) from 1.67% to 2.0% annually which means that by 2024, 160,000 more people are expected to live in Clark County (for a total County population of 584,000).

To put this into perspective, it's on the scale of adding another Vancouver, USA to the County. To look at it another way, the Gramor project that would redevelop 32 acres of Vancouver waterfront will include approximately 2,500 new residential units. It would take 25 similarly sized projects to provide housing for the anticipated influx of people.

Taking this kind of implication into account is part of sustainability, which is a decision-making tool that encourages government agencies and policymakers to consider future generations and their needs. In 2007, Commissioners adopted a policy that requires the County to consider sustainability in future policy decisions. The County has convened a sustainability advisory committee made up of County staff to implement the policy; the committee's charge includes preparing an inventory of current efforts and recommending a biannual budget.

With the level of growth that is anticipated, it is important for all of us to consider sustainability in our decision-making. A few ways in which the County promotes sustainability are described below.

- Planning is currently underway for a County-owned 79-acre urban agricultural showcase which if implemented could promote long-term local food security.
- 80 victory gardens have been planted for low-income households so that they can grow their own food.
- The County has invested \$7.8 million in 35 new energy conservation projects, including solar on six building rooftops.
- Employees compost organics from break rooms at the LEED-certified Public Service Center and Center for Community Health.
- To reduce their automobile trips to work, County employees are offered bus passes and flexible schedules.



Existing building on WSU 78th Street site

But the County's future is intertwined with land use and how we move around and use energy. Some key areas that could advance our sustainability efforts include:

- Making use of the County-owned 33-mile short line railroad to link rural centers and be part of a network of walking trails.
- Seeking \$45 million in community funding to preserve open space and resource lands into the future.

These kinds of initiatives require County government to work across departments in ways that have not been done before. My job as sustainability coordinator is to encourage all County employees to work toward a sustainable future for our community. Our challenge, in the words of Albert Einstein, "We cannot solve our problems with the same thinking we used when we created them."

Putting Sustainability in Practice

by Michael Piper, Sustainability Coordinator
City of Vancouver

Like many other Pacific Northwest cities, Vancouver, Washington has benefited from early adopters and general public preference for sustainable practices here in Cascadia. For years, such an environment has allowed the City of Vancouver to quietly progress toward sustainable practices, creating anew and learning from others' experiences.

Such early efforts included creation of a Water Resources Education Center, construction of a LEED-certified community center, implementation of commute trip reduction programs, adoption of extensive ground water protections, conversion of traffic signals to more efficient LED lighting, and much more.

The City of Vancouver joined the International Council for Local Environmental Initiatives (ICLEI), Cities for Climate Protection campaign and formally agreed to take action against climate change by becoming a signatory of the U.S. Mayors Climate Protection Agreement.

Unlike other jurisdictions, sustainability does not belong to a single department or division in the City of Vancouver. Instead, Vancouver's model calls for all employees to be sustainability experts in their own fields, weaving practices and responsibilities throughout city government.

To steel this principle of sustainability, Vancouver set to work on a comprehensive plan that will serve as working compass and map for sighting sustainable practices, tracking progress and focusing energies on highest priorities.

In late 2007, a **Green Ribbon Panel** community, neighborhood and business leaders working with city department heads and staff was appointed to develop the plan with the goal of presenting it to the City Council for consideration in late 2008. Where and when applicable, practices or actions identified early in the process could be put into effect immediately.

At the foundation for the panel's draft plan are its vision, mission and guiding principles.

Citizen members championed a lead-by-example approach, advancing the community toward a sustainable future and encouraging neighboring jurisdictions to do the same. At the same time, the plan recognizes sustainability demands partnerships and cannot be accomplished alone.

The draft also encourages local, state and federal creation of incentives and rules that promote, not block, sustainable practices. Already, a joint study is under way by the City of Vancouver, Clark County and the Cascadia Chapter of the U.S.

Green Building Council to identify code barriers to the Living Building Challenge standard.

To identify areas with greatest potential for opportunity, impact and measurable success, Vancouver embarked on a greenhouse gas (GHG) inventory for city operations and the community. The inventory also positions the city to fulfill a new reporting requirement by the State of Washington's HB 2815, as well as similar future requirements that may arise.

Several protocols from or related to the Greenhouse Gas Protocol Initiative¹ of the World Resources Institute and the World Business Council for Sustainable Development were employed. Data gathering followed methodology and software provided through ICLEI's Cities for Climate Protection as well as those outlined by The Climate Registry's General Reporting Protocol, Version 1.0, March 2008. Difficult issues were tackled through independent analysis and methodology.

Meanwhile, the panel has drafted major goals targeted to climate change, environment and public health, resource conservation, transportation, economic development, land use, built environment, social equity and civic engagement. These draft goals and strategies include promoting green buildings through incentives



Get Ready, Get Set — Vote!

SW Section APA election ballots coming soon.

In early October, SW Section APA members will receive ballots to elect the section's 2009-2010 Board of Directors. Ballots are due within 2 weeks of receipt. Please check your ballot when it arrives for the due date.

Questions should be directed to Chad Eiken, President-Elect, at (360) 487-7882 or chad.eiken@ci.vancouver.wa.us.

Announcements

Trainings

Planning Law Training Offered by SW Section APA, Fri, October 17, 8:30 am to noon at the Clark County Public Services Center, Commission Hearing Room. Recent GMA decisions, the Western climate initiative, and upcoming SEPA changes related to climate change are the focus of the fall 2008 SW Section training, which is AICP credit-eligible. Cost: \$25 for APA members and \$35 for non-members. For more information, contact Leandra Cleveland at (503) 423-3769 or Leandra.Cleveland@hdrinc.com.

APA Web Conference Training Series Sponsored by SW Section. The SW Section of APA is sponsoring a series of APA Web seminars over the next 9 months. The 1.5-hour seminars will focus on various planning topics which will be advertised, along with seminar dates, in upcoming SW Section APA newsletters and e-mail list. Seminars are AICP credit-eligible. Cost for each is \$10. For detailed seminar descriptions, see www.planning.org/audioconference. Upcoming seminars include:

- **Renewable Local Energy**, Wed, October 8, 1-2:30 pm, upstairs training room at Longview City Hall, 1525 SW Broadway, Longview. Today's emerging energy crisis means increased energy production by citizens and communities. Explore which plans and codes enable and encourage infrastructure for renewable energy such as wind and solar power. Experienced presenters discuss stumbling blocks such as neighborhood opposition and aesthetic concerns. Find out what role neighborhood-scale utilities can play in improving community sustainability.
- **Infrastructure, CIP, and Alternative Transportation**, Wed, January 21, 2009. [Location to be determined]. In an era of shrinking infrastructure budgets, discover how to update the transportation plan to maximize existing assets and create a practical vision for your community. Integrate highway, corridor, and arterial road priorities with alternative transportation modes including walking, cycling, and transit. Find out how to create a capital improvements program that fits the community's goals and focuses on preserving and enhancing existing assets.

The Fall 2008 Southwest Washington Planners Forum will be held on Thurs, October 30, 9 am to 1 pm at City of Vancouver, Development Review Services, Conference Rooms E

and F, 4400 NE 77th Avenue. This session will include updates from CTED and Ecology, a preview of the 2009 state legislative session, and the WAC update and how it will impact local agencies. Attendees are invited to join the SW Section APA Board for a complimentary lunch.

Brownfields & Land Revitalization Conference. Tues-Wed, October 21-22, 2008. Tacoma. Ecology's Toxics Cleanup Program is offering the state's first-ever Brownfields Conference. Network and exchange ideas with Ecology's top cleanup leaders, national academic experts, development professionals, and local government representatives and explore how cleanup can foster economic vitality and sustainable land-use planning. Cost: \$40. For information, see www.capps.wsu.edu/brownfields.

Grants and Scholarships

CTED Announces Grants Inventory Program. The program provides free information on grant resources to CTED-designated governmental organizations engaged in economic development. This inventory of grant opportunities, which is available to cities, counties, ports, tribes, and some other entities, offers a searchable online database, technical assistance, and a weekly e-mail alert. For more information, contact Tina Roose, CTED Resource Development Manager at TinaR@cted.wa.gov. For more about GrantStation, see www.grantstation.com. Toll free phone: 1-877-784-7268.

Ecology Offers Environmental Education Grants. Ecology is accepting grant applications from not-for-profit public interest organizations and citizen groups interested in informing and involving the public in environmental issues around Washington. The Public Participation Grant application period for the 2009-2011 funding cycle opened September 1, 2008. Applications are due no later than 5:00 pm on November 3, 2008. Visit Ecology's Public Participation Grant website for information about 2009-2011 funding opportunities at www.ecy.wa.gov/programs/swfa/grants/ppg.html.

The Cascade Chapter of the International Association for Public Participation (IAP2) is offering a \$5,000 scholarship to an MURP or MPA student interested in making public participation a focus of their career. The funding will support graduate studies at Portland State University's Toulan School of Urban Studies and Planning during the 2008-09 academic year. Applications must be submitted no later than 5 pm on Friday, October 31, 2008. For further information, go to www.iap2.org and click on Chapters.