



# Oklahoma Planner

## President's Notes

We are off and running through another legislative session at the Oklahoma Capitol. Bills that are of interest include a couple (HB 1004 & SB 274) that restrict a municipality's ability to annex and another (HB 1686) that establishes a process and time restrictions for appealing zoning cases and administrative orders when condemning buildings. Visit the OKAPA website for links to the legislative site and to track the progress of the bills. While there, you will find links to the Oklahoma Municipal League and the APA national legislative priorities.

There was a small group of OU students and graduates at the APA National Conference in Denver. The overall turnout for the conference was down, but expected due to the current events. Several students made the trek to the mountains along with OU Faculty member, Charlie Warnken.

I am always amazed at

how little APA members know about the organization and APA offers. Paul Farmer, AICP, APA Executive Director, explained some of the findings of a recent membership survey. Many of the products and services offered to members are under-utilized and go relatively unnoticed. As a result of their findings, changes will be made to better market APA. In addition to changes already made, APA will offer an "e-community" function within the next six months, which will allow questions to be posted and ordinances to be uploaded or downloaded.

There are several learning opportunities over the next couple months. You are each encouraged to strengthen your knowledge or educate your citizen planners to make better and more informed decisions. As planners we have an obligation to our communities and it's citizens to make informed and rational decisions or

recommendations. Through continuing education, we better serve our communities.

I constantly hear stories of what is occurring in a certain town or how specific political pressures prevent good planning in another. These concerns are typical in most Oklahoma communities, but Oklahoma isn't alone. Oregon adopted a statewide planning initiative in 1973. Most in the State view it as an overwhelming success. In Oregon, planning has come under fire as a prohibition to growth and development. In this newsletter is an article that was provided by Mitch Rohse, AICP, Oregon President. I thought it is an excellent explanation for why communities should plan and it can be shared with elected officials to counter arguments against land use regulations.

Take Care,

*Mike*

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### Upcoming Events:

- OML/OKAPA Planning Commissioner Training: May 2 in OKC
- Mayor's Development Roundtable: May 7 in OKC
- OK Preservation Conference: May 8-10 in Miami
- Land Use Law Seminar: May 20 in OKC
- OU Student Reception: Fall 2003 in Norman
- OML/OKAPA Annual Conference: Fall 2003

See website for more details.

## Building a Better Gas Station

A gas station convenience store at Calhoun and Meeting Streets in downtown Charleston, SC, meets the street in a way that serves pedestrians. Instead of occupying the center or rear of the lot, the Charleston store hugs a front corner of its property, helping define the sidewalk.

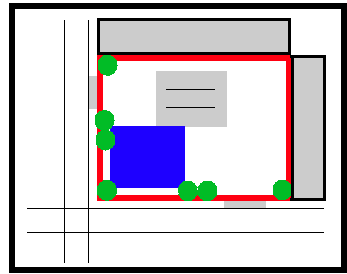
Doug Farr, principal of Farr Associates, who is consulting on changes in development regulations in Chicago, thinks this arrangement could be applied to many gas station-convenience stores in urban neighborhoods that have sizeable walking populations. At the street corner, the building could shelter people waiting for buses, especially if a canopy is added.

The benefit for the store operator is more customers—a walk-up trade in addition to motorists.

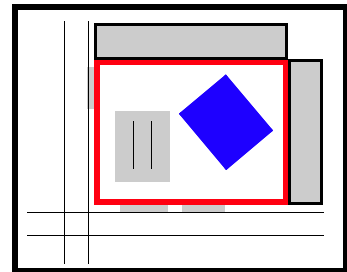
Timothy Keane, director of planning and neighborhoods for Charleston, says the Calhoun Street station represents his city's approach in the late 1980s. Today Charleston would hope for a more highly developed solution, probably a corner store two stories high with an articulated entrance and display windows for pedestrians, and brick or siding on its exterior.

*This excerpt appeared in the March 2003 issue of New Urban News.*

This...



Instead of this...



## Campus Corner By Kim Cooper-Hart and Courtney Hume

The RCPL program at OU had a fantastic year. The new students that came in this fall have added great diversity to the program with their international experiences. Our program now has students from China, Trinidad, Nigeria, Mexico, Morocco, India, and Greece, not to mention this author from the foreign land of California. One of the “new” things this year is a re-vamp of our website with a new logo, look and feel. Take a tour and let us know what you think: <http://www.ou.edu/architecture/drcpl>. We also have a new t-shirt for sale on the Student and SPA page that benefits the student fund, it's colorful and in our opinion not a bad looker for 20 bucks.

A handful of us went to the APA conference in Denver and had a great time. Not only were the sessions great learning experiences, but we also learned that APA offers a variety of leadership and publishing opportunities for students. By the way, OKAPA was applauded at the Student Representative Council Meeting for its generosity in subsidizing state chapter fees, which as I explained, was the reason for almost all our student body being able to join APA national. OU students truly appreciate this and OKAPA may have started a trend for other chapters!

Academic highlights for the 2002-2003

year included our Comprehensive Plan Studio in Poteau last fall, led by Dr. Shen. What a lovely town and friendly people. Their downtown area is historic and the mountains offer great recreation. See picture of the studio gang and scenery on the RCPL Student link: [http://www.ou.edu/architecture/drcpl/poteau\\_photo\\_gallery.htm](http://www.ou.edu/architecture/drcpl/poteau_photo_gallery.htm)

The starter courses ran last fall, with the tried and true: Principles and Practices, and History of Planning. What a great perspective on the history and practice around places, people, settlement and mobility. A lot of this material is great preparation for the AICP exam, so we'll be saving our notes!

The first offering of Alternative Dispute Resolution debuted last fall with flying colors. Dr. Charles Warmken did an outstanding job of leading us through various group techniques for managing conflict in a public setting. I can't imagine how anyone working with the public can politically survive without some of these skills. We learned how to obtain the different perspectives of stakeholders in what seems a simple planning or environmental issue (rarely simple and typi-

cally complex), and what sorts of collaborative approaches work well in today's America – a pluralistic society with multiple publics.

For the spring we have several exciting courses now on the last stretch into finals. Planning Management, our exit course that helps us pull together the theory and apply it in projects that reflect the professional world; Transportation Policies and Politics, a new course where we are developing policy analysis skills and learning how the political institutions of transportation in America affect transportation technologies, trends, legislation and funding –truly gives a deeper understanding of how and why we get around the way we do; and Sociology of Housing, in which we are closing the semester with a Market and Feasibility Analysis for a real estate project in Norman after getting a deeper appreciation of housing policies and politics.

All the RCPL students thank the OU alumni and OKAPA for their support and responsiveness. We are looking forward to some great adventures from the graduates this spring!

# Oklahoma Planners Honored as Fellows

by Mike Southard, AICP

Two planners with Oklahoma ties have been honored for their professional contributions. One is honored as a planner and the second as a landscape architect.



**Dr. John F. "Jack" Crowley, FAICP**, is listed as a 2003 inductee into the American Institute of Certified Planners College of Fellows. The ceremony was held in Denver prior to the APA National Conference.

Jack received three degrees from the University of Oklahoma: Bachelor of Arts in History in 1970, Master of Regional and City Planning in 1972, and a Ph.D. in Urban Geography in 1977. He served as the

Secretary of Transportation under Governor Walters ('93 – '96) and as a professional planner in Tulsa for many years. Jack is currently the Dean of the College of Environmental Design at the University of Georgia.

**Dr. Charles Leider, FASLA, AICP** was inducted as a Fellow of the American Society of Landscape Architects. The ceremony was held at the ASLA Annual Meeting and Expo in San Jose, California last October.

Charles received a Ph.D. from Oklahoma State University in Environmental Science after spending his entire professional life as a planning consultant. He received a Masters degree in



City Planning from Yale and is a Professional Community Planner in Michigan. Charles introduced land use controls, zoning regulations and comprehensive planning into the LA program. He has also assisted many Oklahoma communities by developing parks plans and corridor studies.

Other OU Planning graduates that are members of the AICP College of Fellows are Bruce McClendon ('72), James Duncan ('63), Ron Short ('67) and J. Lee Rodgers ('49). The OKAPA Chapter has appointed a nomination committee to review/select eligible candidates and coordinate the nomination packet preparation. If you are interested, please contact **Richard Rolli-son, AICP**.

## First Goins' Award Winner by Richard Marshment, PhD, AICP

The Oklahoma Chapter of the American Planning Association established an award to present to a planning student for outstanding achievement. The award also honors Professor Charles Robert "Bob" Goins, AICP, for his lifelong commitment to the OU Planning program and to the planning profession. Bob served OU and Oklahoma communities for nearly half a century and was instrumental in developing the first Comprehensive Plans and Zoning Ordinances in the state. Through his career, Bob has touched nearly every community in the

state.

The Goins Award honors a recently graduated or graduating planning student. The OU planning faculty selected **Carl Weckenmann** as the first recipient of this prestigious award. Carl will graduate this May with his MRCP degree. Carl earned a liberal arts degree from Conception Seminary College prior to beginning his studies in planning in Fall 2001. While at OU, Carl maintained a 4.0 grade point average, served as an officer of the Student Planning Association, and



worked as an intern with Metro Transit. He attended the National Planning Conference in Denver last week. Carl specializes in transportation planning and hopes to find a job in this field in Oklahoma after he graduates.

## Transportation and Open Space Relationship Examined



A new Trust for Public Land report, *Taking the High Road: Protecting Open Space Along America's Highways*, suggests that road builders

and conservationists can work together toward an improved national highway policy, one that minimizes the impacts of highway development and brings about smarter land use practices. Funded by the David and Lucile Packard Foundation, the report examines problems such as the environmental impacts of road construction and the

spiraling of land prices along new roads. It promotes best practices for linking land use and road construction and includes state and local success stories.

The full report is available in PDF format at [www.tpl.org/download\\_transportation\\_rpt.cfm](http://www.tpl.org/download_transportation_rpt.cfm)

# Why Oregon Plans By Mitch Rohse, AICP, Oregon Chapter President

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This year, 2003, marks the 30th anniversary of Senate Bill 100, the legislation that created Oregon's statewide system for land use planning. In 1973, statewide planning was a bold experiment. Today, it has become an essential tool for protecting our economy and environment. Tomorrow, it will be needed even more. Why is land use planning so important to Oregon, and why is its importance growing? Oregon's planners offer the following answers to that question:

**Land is a vital resource.** It is the foundation of our state's economy, environment, and quality of life. Our housing industry, commerce, transportation, agriculture, forestry, recreation, wildlife, minerals, and scenery all depend on land. All are affected by the way in which we use it.

**Land has its limits.** Its supply is finite, its features fragile. Though often thought of as a simple surface, land is in fact a complex combination of natural and man-made systems. The natural systems include groundwater, soils, vegetation, and wildlife habitat. The man-made systems include roads, sewers, water pipes, utility lines—the vast infrastructure network needed to serve modern development. Unplanned development may cause irreparable damage to these vital systems.

**More of us are using land.** In 1990, our state had 2,842,337 people. By 2000, we had 3,421,399. In each of those years, Oregon added about 58,000 people—a new Corvallis every year, a new Portland every ten. The result of our continuing growth is greater competition for and demands upon the land.

**We are using more land.** Yesterday's shopping center was a ten-story department store on one acre downtown. Today's is a one-story "big box" store on ten acres in suburbia. The result is clear: more land per shopper is used. Similar changes in development patterns are occurring with our homes, offices, schools, and factories, thus using more land per household, more land per worker, and so on. The trend is clear: each of us is consuming more land.

**We are using land more.** Modern development often brings massive alteration of the landscape. We grade, shape, and excavate our land today with more powerful tools and greater intensity than ever before. This increased intensity of development causes greater impact on our soils, groundwater, waterways, native plants and wildlife habitats. It brings greater change to the appearance of our landscape and communities.

**The use of one's land affects others.** With the trends described above, our society has changed. Today, even the simplest form of development is likely to affect our neighbors. More extensive development may affect an entire community or region. Cumulative effects of land use may bring dramatic change in community, region, and state. For example, development of 100 new homes on rural lots served by one road connected to a busy highway might generate a need for a new interchange costing ten million dollars.

**Development of private land requires public services.** In the 21st century, almost all new development is a joint public-private venture. Any new house or business today is likely to be served by more than a dozen public service systems and utilities: streets, water, sewers, storm sewers, fire protection, police, school busing, public transit, electricity, telephone, natural gas, cable television, waste disposal, sidewalks, streetlights, and street cleaning. Costs of providing these public services are greatly influenced by our patterns and densities of land development.

**Planning protects the billions of dollars we have invested in our land.** The extent of our private investment in land is readily seen in homes, office buildings, shopping centers, and factories. Our public investment in infrastructure to serve such development is less visible but equally significant. In Oregon, it amounts to many billions of dollars. Capital costs

of providing services even to one new house today average tens of thousands of dollars. Land use planning is our main tool for protecting those private and public investments in property and infrastructure.

**Issues of property rights have become more complex.** Those who own land have certain rights to develop, use, and enjoy their property. But their neighbors have the same rights. Whose rights should prevail when conflicts arise? How are we to balance rights of one person to use his or her property against rights of a neighbor affected by that use? How are we to balance the public's interest in the use of land against those of the private landowner? The more we use our land, the more we need an equitable, efficient way—planning—to resolve such issues.

**Oregonians demand and deserve a voice in land use.** Our three decades of planning have made Oregonians well-informed about land use issues. They expect to participate in the making of policies and decisions that affect their land, natural resources, and public service systems. Their expectation is fully consistent with the democratic principles that underlie our state and nation. Planning is their forum.

It all comes down to this: The use and development of land affects our economy, environment, and quality of life in increasingly complex ways involving public and private interests. Planning is the process by which we balance competing rights and resolve complex issues of land use. Planning is the forum in which the public and private interests are expressed. Planning is the way in which we set our vision for the future of our community and our state.

It is said that failing to plan is planning to fail. In Oregon, we plan to succeed.



## Alumni Reception in Denver



Approximately 10 to 12 alumni from across the United States visited with old classmates, OU faculty and current students at the All College Reception in Denver. The annual event brings old friends together and allows students to network with professionals. As usual, alumni are always interested in hearing what is happening on campus.

Above: Clint Harbert, Meenakshi Singh, Carl Weckenmann, and Steve Boettcher

Below: Meenakshi Singh and Stephanie Hansen speak with other alumni and students.

More photos will be available on the website soon.



## Critical Housing Needs

A new National Housing Conference study finds that there has been more than a 60 percent rise in only four years in the number of working families with critical housing needs, defined as those families that pay more than half their income for housing or live in physically substandard housing. The study, entitled *America's Working Families and the Housing Landscape*, analyzes federal data from 1997 to 2001. Housing needs continue to be highest in the Northeast and the West, but they are growing most rapidly in the Midwest.

The study is available in PDF format at [www.nhc.org/nhcimages/HAWF4.pdf](http://www.nhc.org/nhcimages/HAWF4.pdf)





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