

# Northern Section Board Reports

July 11, 2012

## Director – Hanson Hom, AICP

Activities during the past several months have focused on state level activities, including the following:

- Oversaw a subcommittee of Board Directors to prepare four nominations for California PEN membership. Much thanks to Juan Borrelli, Don Bradley, Darcy Kremin and Hing Wong for assisting in preparing the nomination forms. An announcement of 2012 inductees will be made just prior to the Chapter conference in October.
- Participated in on-going discussions regarding a potential increase in Chapter membership dues through the monthly Section Directors conference call, as the Northern Section representative on the Chapter Budget Subcommittee, and at the Chapter Board meeting conference call on June 8.
- Reviewed potential Northern Section FAICP candidates and will be emailing individuals to consider submitting an application packet.
- Appointed Jeff Baker to represent the Northern Section on the Chapter Membership Committee on an interim basis until a new Membership Director is appointed.
- Appointed Allen Tai to serve on the Chapter Election Nominating Committee to represent the Northern Section. Committee is being led by Brooke Peterson, Chapter President-Elect.

Section level highlights have included:

- Served as emcee for the annual APA Northern Section Awards Program Dinner on May 11. Once again, Andrea Ouse and Eileen Whitty organized a very successful awards dinner with over 120 attendees. Along with recognizing excellent Northern Section projects and CPF scholarship winners, the Northern Section's 2012 Recognition of Excellence Award was given to Hing Wong.
- Recruited for the Membership Director and proposed Communications Director positions. Much thanks to Darcy Kremin and Tania Sheyner for helping to spread the word, and to Rodrigo Orduña for serving in this position for the first half of 2012 and continuing on until a replacement is appointed. We will be nominating individuals to fill these two positions at the July Board meeting.
- Held a meeting of the RAC Chairs to generate ideas and strategies for future RAC events. Much thanks to James Castañeda for organizing the conference call.
- Worked with Professor Rick Kos to develop a sponsorship proposal for a SJSU graduate planning study, which will be considered at the July Board meeting
- Worked with Josh Hohn to develop a funding proposal for the Energy Working Group for the remainder of 2012, which will be considered at the July Board meeting.
- Discussed with SJSU planning students on possible support and ideas for second SJSU Symposium this Fall. Northern Section was the major sponsor of the successful symposium last year. Proposal will be discussed at July Board meeting.
- Working with Mentorship Program Committee to organize a group mentor/mentee event in July.

## Immediate Past Director – Darcy Kremin, AICP

I've been mostly working on the CPF auction coming up this fall (October 22 in Rancho Mirage) and keeping the LinkedIn site up to date. We currently have over 650 members. I'm happy to welcome Florentina to the board and look forward to working with the Holiday Party committee.

## Administrative Director – Justin Meek, AICP

Coordinated with SPUR San José staff, Tania Sheyner, and Katja Irvin to offer CM accredited events in the South Bay.

Revised the Section's webpage on how to submit events for listing in Northern News and eNews. See:

<http://norcalapa.org/calendar/submit-an-event/>  
<http://norcalapa.org/calendar/calendar-listing-resources/>

Encouraged Mott Smith, Principal of Civic Enterprise, to write an article for Northern News on AB 904, a state bill that would lower parking minimums for housing projects near transit. This is an updated version of last year's AB 710, which failed to pass the State Senate.

Attended YPG's Cambridge Systematics office tour and the social gathering that followed.

### **Treasurer – Laura Thompson**

The 2012 Section budget is on track mid-year with 62% of projected income and 54% of projected expenses.

### **Awards Program Directors – Andrea Ouse, ACIP & Eileen Whitty, AICP**

On May 11, 2012, the Northern Section celebrated 13 Planning Awards presented to design firms and agencies. Along with the Planning Awards, 15 California Planning Foundation scholarship winners received recognition of their awards as well.

The celebration event was hosted at the San Francisco PARC 55 Wyndham Hotel and attended by 120 guests. Many volunteers contributed to making the event a rousing success, especially the six Jurors that selected the Planning Wards among 21 submissions.

The costs of the event are shown below:

2012 Awards Banquet      6/28/2012

#### **INCOME**

5/14/2012	3960	PayPal reservations
5/16/2012	40	by check reservation

Actual	4000
Budget	4000

#### **EXPENSES**

11/6/2011	1,000.00	PARC 55 1st Installment
2/9/2012	1,000.00	PARC 55 2nd Installment
5/11/2012	6,620.31	PARC 55 Event bill
6/17/2012	891.51	PARC 55 charges to Jeff Baker
6/20/2012	-1,528.11	PARC 55 refund to Laura
4/23/2012	93.88	Awards Jury Lunch
5/11/2012	222.23	Frame purchases
	125.84	PayPal fees (2.9% + \$.30 per transaction) (\$1.46 per \$40 ticket)
	197.01	Eventbrite fees (2.5% + \$.99 per ticket)(\$3960 x 2.5% = \$99; 99 tickets + \$.99 = \$98.01)
	107.35	FedEx
	42.52	Staples

Actual	8,772.54
Budget	7,500.00

\*PayPal and Eventbrite fees: \$3.26 per ticket

### **Section Historian – Juan Borrelli, AICP**

- Have continued to scan and create electronic PDF files of donated past/older issues of the Northern News for posting on the Newsletter Archives web page (I am still awaiting permission/access, however, to be able to post the PDFs to this web page). To date, I have scanned past issues from 2002 (where the current online archive ends) back to 1976.
- As one of the Section Historians within the Chapter, I was selected as a juror to assist the Chapter Historians in reviewing the Chapter nominations for the 2012 Landmark Award and the Pioneer Award.
- Completed the “List of Northern Section Directors” on the Section Archives web page to include all of the current and past Northern Section Director names from 1975 to 2012.
- Successfully facilitated the remaining available Northern Section-sponsored AICP Exam Reduced Fee Scholarships for Section members in financial need who otherwise would probably not be able to afford to sit for the November 2012 AICP Exam (as part of my Chapter board role).
- Have continued to update (ongoing) the Section web page on Chapter Website with the Section Director's Note and Section Calendar of Events.
- Have continued to post Section events (ongoing) on the Chapter’s online Calendar of Events web page.

### **Membership Director – N/A**

The State Chapter has formed a Membership & Marketing Committee made up of Section Membership Directors. Jeff Baker has participated on this committee in the absence of a Northern Section Membership Director. The following is information and an update regarding the Committee:

- The focus of the Committee is on methods to retain and increase membership.
- State Chapter is going to send letters to former members encouraging them to rejoin APA. The letter will direct them to the Sections for information.
- Look into purchasing a membership type booth to be used at events.
- Create membership brochures and marketing materials.
- The Committee will also look to the National organization for examples of programs and materials to retain and increase membership.

### **Planning Commissioner Representative – Janet Palma, AICP**

I have finally received all the PDFs for the Planning Commissioner workshop series presentations. I posted a PC page for review to be published on the APA website. Since Ronny is on vacation, Devin may not have completed the review. When it is published on the website, I can let the attendees know where to get the presentations.

### **CPF Liaison - Hing Wong, AICP**

No report

### **San Jose State Urban Planning Coalition – Hing Wong**

San Jose State is currently on summer break, but the Urban Planning Coalition (UPC) is continuing to work on upcoming projects including the new student orientation and the upcoming symposium in the fall. New officers have been elected for all UPC positions, and the new team is excited about using the momentum gained over the last year to further partnerships with the APA, the Urban Land Institute, and SPUR’s new San Jose chapter.

### **Graduation**

The UPC hosted the annual Masters of Urban Planning Graduation ceremony on May 24th at the Foothill Club in Saratoga. Thirty-two graduates walked in the ceremony, and several students won awards and scholarships

in recognition of their accomplishments.

#### Awards

In addition to hosting the graduation ceremony, the UPC ended the year on a high note after winning two SJSU student organization awards for last year's State of Planning Symposium: one award was for "Outstanding Educational Program" and the other award was for "Most Outstanding Academic and Honorary Organization."

#### New Officers

On June 7th the UPC held its annual "Passing the Torch" meeting to inaugurate the new officers. The new officers are as follows:

UPC President: Jason Su  
Vice President: Meghan Hade  
APA Representative: Veronica Flores  
ULI Liaison: Rebecca Walters  
Alumni Liaison: Caitlin Campbell  
Treasurer: James Dylan Parker  
Newsletter Editor: Sean Mullin  
Social Chair: Julie Huang  
Speaker Series Coordinator: John Tu  
Webmaster: Jessica Setiawan

SJSU's new student representative, Veronica Flores is a second year Master's candidate at San Jose State and is currently interning with the City of San Francisco.

#### Upcoming Events

##### New Student Orientation

On Friday, August 17th the UPC will help host the new student orientation to welcome incoming MUP students into the program. This is an opportunity to introduce new students to the APA as well as promote the free one-year student membership for new members. A happy hour social will follow.

##### PARK(ing) Day

Following the success of last year's PARK(ing) Day, the UPC plans on building a temporary "parklet" for San Jose's annual PARK(ing) Day event on Friday, September 21st. This event helped raise community awareness of the UPC, parking reform, and urban planning.

##### Fall 2012 Symposium

The UPC is planning a fall symposium focused on getting the public and private sectors to work together, specifically in the fields of transportation and transit-oriented development, affordable housing, and downtown revitalization. The data for the symposium has been tentatively set for Saturday, September 29th on the SJSU campus (note: the tentative data has been moved from September 15th). A working group has been formed, and is in the process of arranging speakers and workshop sessions.

#### **Planning Diversity Director - Miroo Desai, AICP Report from the Diversity Group**

The Diversity Group organized "Planners of Color" social mixer on June 18th at Lucas in Oakland. Approximately 30 people were in attendance. A number of ideas were discussed including a mixture/panel on healthy cities strategies and social justice issues in Richmond. Shasa Curl and Gabino Arredondo from the City of Richmond along with Danielle DeRuiter-Williams from Healthy Eating Active Living Cities Campaign expressed an interest in hosting such an event. There was also discussion about

advancing the work being done by planners of colors via sessions at both the state and national APA conferences.

I continue to participate in monthly telephone meetings with Diversity Directors of other sections organized by State's Diversity Directors.

### **Young Planners Group Co-Directors - Natalie de Leon & Avalon Schultz**

July 2012

- May 10 – We held a resume review workshop with Tania Sheyner. Approximately 20 planners came out to have their resume review by planning managers in different sectors of planning. We hope to make this a reoccurring event offered multiple times per year and floating among the different Bay Area cities.
- June 13 – Avalon took the lead in organizing a tour of the Oakland transportation planning firm, Cambridge Systematics. We had 15 in attendance for a great presentation from CS staff and principles. The presentation was followed by an informal mixer at a nearby restaurant.
- We have been working with the Green Building Council's Emerging Professional group to host a joint mixer scheduled for July 17 in Oakland. More details will follow soon.

Working on...

- We have planned to work with Tania Sheyner to host our "Big" annual event focused on an event facilitated by FAICP planners. Planning is still in the very early stages
- We will be attending the Berkeley and San José State "Back to school" events to let new students know about the APA and YPG opportunities.

### **Mentorship Program - Committee Members: Natalie de Leon, Kevin Gardiner, AICP, Hanson Hom, AICP, Darcy Kremin, AICP, Whitney McNair, AICP, Emy Mendoza, Andrew Waggoner (lead), and Hing Wong, AICP**

No report

### **University Liaison - Emy Mendoza**

No report

### **AICP Director - Don Bradley, AICP**

No report

### **Legislative Director - Alexandra Barnhill**

Legal Decisions

Objection Required to Sue Agencies that Adopt Statutory Exemptions. In Tomlinson v. County of Alameda, the California Supreme Court held that the exhaustion of administrative remedies requirement set forth in Public Resources Code section 21177(a) applies to a public agency's decision that a proposed project is categorically exempt from CEQA, as long as the public agency gives notice of the ground for its exemption determination and that determination is preceded by a public hearing at which members of the public have the opportunity to raise any concerns or objections. This ruling clarifies decades of dispute concerning a plaintiff's obligation to raise objections to the use of an exemption for a project prior to its approval (i.e. exhaust their administrative remedies) before they may file a lawsuit regarding those objections. The decision will likely have significant ramifications on public agency practice with regard to the use of categorical exemptions.

Public Agency And Party Challenging EIR May Agree To Toll Limitations Period. A court of appeal recently held in Salmon Protection and Watershed Network v. County of Marin that a public agency and a party who was challenging the adequacy of an environmental impact report ("EIR") that was prepared for adoption of an amendment to a general plan could agree to toll the limitations period that applies to filing

a petition to challenge an EIR's adequacy. The Court found that neither CEQA nor the Government Code Section 65009 (imposing a 90 day limit on challenges regarding a Planning and Zoning Law) prohibit agreements to toll the statute of limitations. While there is a strong public policy that favors prompt disposition of CEQA challenges, there is an equally strong public policy to encourage settlement of controversies instead of letting them proceed to litigation. CEQA includes provisions to encourage parties to reach a settlement before commencing litigation. There are three parties who must agree to toll the limitations period—the proponent of the project, the public agency, and the party who asserts noncompliance with CEQA.

**Future Conditions Can Be Used as a Baseline for Analyzing a Project's Impacts.** The California Court of Appeal ruled in *Neighbors for Smart Rail v. Exposition Metro Line Construction Authority* that lead agencies can use future condition baselines to analyze impacts that may not materialize for years, such as traffic, air quality and GHG emissions, as long as the use of a future condition baseline is supported by substantial evidence. This use of future conditions as a baseline is particularly important when a project will not be completed until several years after the final EIR is certified, such that the use of current conditions as a baseline would inaccurately reflect the project's environmental impacts. The Court distinguished the holdings in *Sunnyvale West Neighborhood Assn. v. City of Sunnyvale City Council* (2010) and *Madera Oversight Coalition, Inc. v. County of Madera* (2011) and found that the CEQA Guidelines should be construed to permit analysis of environmental impacts using a baseline based on future conditions because the objective of CEQA is to provide information that is relevant and that permits informed decision-making.

**Court Addresses Scope Of Materials That Must Be Included In CEQA Administrative Record.** The Court of Appeal found in *Consolidated Irrigation District v. The Superior Court of Fresno County* that under Public Resources Code section 21167.6, tape recordings of public agency hearings must be included in the administrative record for a CEQA proceeding, but a public agency does not have to provide a transcript where the recordings have not been transcribed. Further, documents referred to in a comment letter that can be found at a specific Web page have to be delivered upon request but documents that refer to a general Web site do not. Also, delivery of files maintained by a subcontractor is not required where the public agency has no rights in the subcontractor's files.

**Stolen Valor Act Held Unconstitutional.** In *US v. Alvarez*, the US Supreme Court overturned a federal law on First Amendment grounds that make it a crime to falsely claim a military honor. An elected official from a California special district challenged the constitutionality of the law when he was found guilty under the Stolen Valor Act for falsely claiming to have received the Congressional Medal of Honor.

**City's Development Restrictions Constituted Illegal Spot Zoning.** A California Court of Appeal recently concluded that a city's imposition of a one-dwelling-per- twenty-acre land use restriction on a 2.85 acre parcel of land located in the middle of a residential tract that allows for four dwellings per acre constituted spot zoning and a compensable taking by the city. In *Avenida San Juan Partnership v. City of San Clemente*, the Court held that the City's refusal to lift the zoning restrictions constituted inverse condemnation. The Court concluded that City's downzoning of the owners' property and its refusal to later change the zoning was arbitrary and capricious. Spot zoning occurs where restrictions on a small parcel are greater than the restrictions on surrounding properties. The essence of spot zoning, which usually occurs with small parcels of land, is irrational discrimination. Here, the Court found there is no question that the zoning creates an island in the middle of the RL zoning, which allows denser development. The topography of Owners' property is not unusual and does not support the discriminatory treatment exercised by the City.

**Update on Berkeley Hillside Case.** The California Supreme Court granted review of *Berkeley Hillside Preservation v. City of Berkeley*. Among other things, the Court is expected to examine what the

appropriate standard of review is to determine whether the significant effects exception to a categorical exemption applies.

## Legislation

**Governor Signs Budget Bill.** In signing the Budget bill, Assembly Bill 1464, the Governor used his “blue pencil” authority and made close to \$200 million in reductions to various programs. When the Budget was sent to the Governor on June 15, Governor Brown indicated that there were not enough programmatic changes and reductions made to some of the so-called “safety net” programs, and he publicly opposed certain policy decisions made by the Democrats, such as a redevelopment agency “pass through” proposal. Thus, the two Democrat leaders and the Governor were forced to head back to the table to negotiate through these final stumbling blocks. The Legislature passed more than 20 Budget-related “trailer bills” to compliment the larger Budget bill. If the Governor signs a trailer bill, it will go into effect immediately.

**AB 1484 Significantly Changes RDA Dissolution Process.** Governor Brown this budget trailer bill that significantly changes the redevelopment agency dissolution process implemented by Assembly Bill 1X 26. The bill is lengthy and complex, and will require careful consideration by cities and successor agencies. However, there are some key provisions of the bill that will immediately affect the redevelopment agency dissolution process. For example, this bill would allow the state to withhold sales and property tax revenue, a key source of money for most local services, if officials determine that an agency has failed to make good on its redevelopment obligations. It also would let the state seek \$10,000 a day in civil penalties from cities and counties that fail to timely file required reports. The possibility of a clawback has prompted warnings from city officials of a likely legal challenge.

A summary of the major provisions of the bill is available from the League of Cities in the attachment.

## **Professional Development Director – Tania Sheyner, AICP**

I partnered with the Young Planners Group to hold a Resume Review on May 10th at UC Berkeley, which was a success. Hanson was one of our reviewers, in addition to Wendy Cosin (Acting Planning Director of City of Berkeley) and my boss at ESA, Crescentia Brown. About 17 recent grads had their resumes reviewed, many of whom told me afterwards that it was very helpful for them to get comments from long-time planning professionals. Plans are in the works to hold a similar event in the fall somewhere in the South Bay.

Brian Soland and I organized a walking tour of the Mission Area Parklets on May 24, followed by a happy hour. It was attended by 24 planners. Got positive feedback from the tour guides (three City of SF Planning Department staff - Paul Chasan, Kay Cheng, and Alexis Smith - and architect John Bela) as well as attendees. Working on planning a walking tour of the Tenderloin district in SF, POPOs (privately funded public open spaces) in downtown SF, and the new PG&E building, also in SF, and looking for opportunities to do a walking tour on the Peninsula or in South Bay, but just have to find a good subject/project/area. (I’m on a walking tour kick after the last one!)

We’re up to the date on all of the applications and everything has been approved except for the SPUR event on 07/05/12. Have been coordinating a with San Jose SPUR staff on getting several of their events approved for CM, going well.

## **Sustainability Committee Co-Chairs – Scott Edmondson, AICP & Katja Irvin, AICP**

Sustainability Committee Report (Scott & Katja, co-directors) follows.

- Continued writing the monthly Plan-it Sustainably Column in the Northern News (<http://norcalapa.org/programs/sustainability/publication-program/>).

- Continuing to develop the committee's web area (<http://norcalapa.org/programs/sustainability/>) and migrating content from S2030's temporary site (<http://www.sustainability2030.com/apa-northern/>).
- Co-promoted a lecture by Peter Busby on Regenerative Design (see <http://bit.ly/JB5Y5J>).
- Had ten or so section members join the Committee's email list. Will increase the soft outreach as the web area becomes more functional.
- One new volunteer joined the Committee as a researcher/writer, Poonam Narkar, AICP, LEED AP, an Urban Designer/Planner. She had the following initial thoughts:

I recently became familiar with the NorCal APA Sustainability Committee, and I am very happy to know that there are ways in which planning/urban design professionals can be engaged in this conversation. I am interested getting involved . . . . My primary interests would be to conduct research on sustainable development practices, investigate related planning tools, and communicate the transferable lessons in articles and other media. I would also like to join the Sustainability Planning Core Group.

Poonam has extensive experience in urban design and sustainability, including assignments at AECOM and Perkins+Will, both here and abroad. Katja and I look forward to working with her.

- Katja has made preliminary arrangements for a tour of NASA Sustainability Base at Moffett Field (see <http://bit.ly/MFVvCq>), probably in October, and the Sustainability Committee will co-host the event with the S.Bay RAC.
- Established e-mail auto-subscribe/unsubscribe list on mail chimp (<http://eepurl.com/m9jYH>) and published first E-Update (view in browser: <http://us5.campaign-archive1.com/?u=f59efe78c0a5e87e2a1668b92&id=c18c79f5fe&e=b8b5cc865d>).
- The Committee invites you to subscribe if you'd like an easy way to keep up with the Committee's work. The subscription form is available here: <http://eepurl.com/m9jYH>.

### **Newsletter Editor – Naphtali Knox, FAICP**

If you've looked at the [norcalapa.org](http://norcalapa.org) website recently, you'll see a new format for upcoming events (<http://norcalapa.org/calendar/upcoming-events/>). It's the result of a long email discussion among Justin Meek (in charge of the calendar), Hanson Hom (our section director), Ronny Kraft (webmaster), and me.

I liked the upcoming events page format, but raised two concerns:

1. I tested and found it was very time consuming to copy from the events page and reformat for the newsletter.
2. The statistics from ConstantContact and Issuu.com show that the calendar pages in Northern News are the least viewed.

The group decided to drop the calendar from the newsletter and instead insert the following on the WHAT'S INSIDE page(s), possibly in a box:

Northern Section calendar

The calendar has moved to the Northern Section website. For a complete list of upcoming events, go to <http://bit.ly/LtpX2X>.

The positives from the standpoint of the newsletter are:

1. Shorter, with fewer pages for the reader to wade through.
2. Somewhat smaller file size.
3. Considerably less work for the editors and Nancy Roberts (design and layout).



In addition:

4. Focuses attention on—and probably drives traffic to—the website.
5. Puts all the event information in one location.
6. Reduces chance for error.
7. Simplifies revisions or updates.

As planners, we know from experience that people do not like change. We can revisit the decision if we hear from a substantial number of readers who feel strongly that the calendar was a longstanding and essential element of the newsletter and should be reinstated.

### **Webmaster – Ronny Kraft**

No report

### **Regional Advisory Committees**

#### **North Bay – Kristine Gaspar**

In May a walking tour was held at Mare Island where we heard an update on the reuse plan for this former Navy base, toured a historic officers quarters, and walked around the waterfront and saw some of the current industrial uses including a ship dismantling contractor. It was a beautiful day and about 10 people attended. One CM credit was offered. In August a social event is planned in Napa County. In September we may visit a historic trestle in downtown Petaluma and hear about the City's efforts to rehabilitate the structure for use as a pedestrian promenade along the Petaluma River.

#### **East Bay - Joanna Jansen/Andy Waggoner**

No report

#### **Monterey Bay – Elizabeth Caraker**

No report

#### **Peninsula – James Castañeda**

- Networking event slated for early September. Details pending.
- Agricultural Tourism discussion in the planning phase for a possible fall 2012 date.

#### **Redwood Coast – Stephen Avis**

The Redwood Coast Region continues to host a monthly brown-bag lunch program that is cosponsored with the County's Public Health Branch. Topics of interest to both disciplines are mixed in with the primary focus of urban and environmental planning.

In June the topic was pedestrian safety from a planning and public health viewpoint. The County has received a grant to implement a pilot program making use of crossing flags at intersections that have a history of pedestrian and automobile collisions. Seven locations in Fortuna, California have been selected for the duration of the one-year pilot. The local high school art classes have been contacted to produce crossing logos and then silk-screen replacement flags for those that go "missing in action".

Later that month the Section was a co-sponsor for an all-day workshop on Planning and Designing for Pedestrian & Bicycle Safety. Speakers from the Rails to Trails Conservancy, Bicycle Coalition, and the Local Government Commission presented information on Complete Streets, the latest techniques in play for traffic calming and new ways to successfully integrate bicycle and motorized vehicles on the roadway. APA members were admitted for free.

The July Brown-Bag Lunch program will cover Tsunami Planning for the North Coast. Our speaker will be our local expert Professor Dengler from Humboldt State. These mid-day programs are well attended.

I find that it is easy to garner interest among private planning firms for these events but have been very disappointed by the low turnout of public planners. I will continue to encourage APA membership and participation to this group.

There are a number of people interested in pursuing AICP membership. My local assistance team is discussing putting together a series of classes, similar to those conducted by Dr. Bradley in San Jose, for North Coast planners.

### **San Francisco - Brian Soland**

No Report

### **South Bay - Katja Irvin**

Activities:

- Give input for Board project to enhance sponsorship relationships
- Outreach to SPUR San Jose to promote CM credits and build partnership

Upcoming events:

- Bike Planning in the South Bay (policy environment, planning and encouragement), tentatively Wednesday August 22 at San Pedro Market in San Jose. Two speakers confirmed. Working on sponsorships.
- Collaborate with Sustainability Committee on Green Building Tour of NASA's Sustainability Base, late September or early October. Pursuing a speaker from William McDonough + Partners who designed the project.