

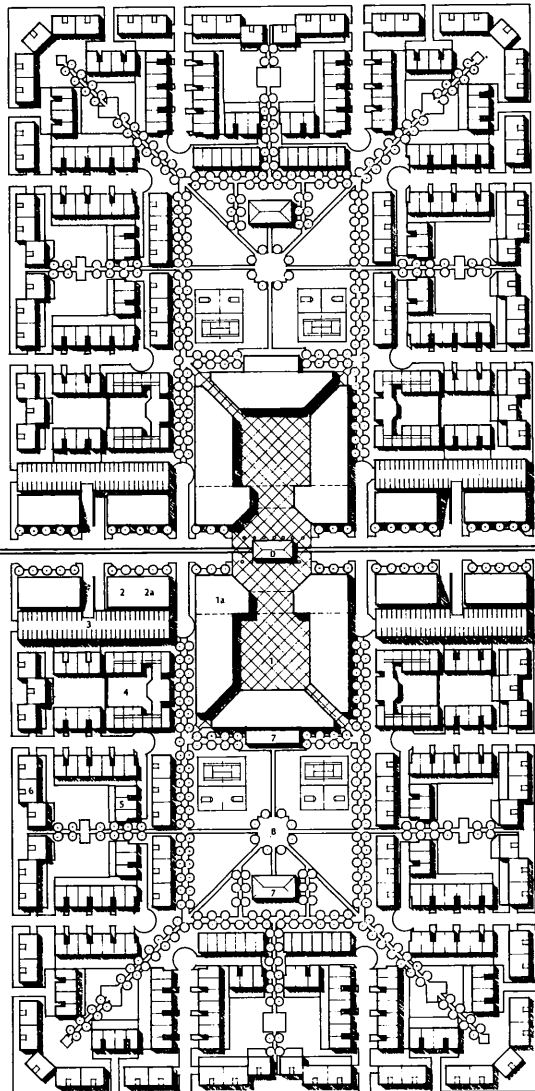
# NORTHERN NEWS

# PEDESTRIAN POCKETS

## *A New Way For The North Bay?*

RECEIVED  
MAY 11 1989  
DUNCAN & JONES

By Alice Estill Miller



Peter Calthorpe, a noted architect and professor at UC Berkeley, has developed a land use/transportation paradigm for suburban development in the post industrial area called the Pedestrian Pocket. He designed it for the sprawling megalopolis our society seems destined to create for itself with its endlessly congested freeways, uninspired shopping centers, isolated office parks and non-descript single family subdivisions.

The Pedestrian Pocket is defined as a balanced, mixed use area of 50 to 120 acres in size within a 1/4 mile walking radius of a light rail station. Up to 2,000 units of housing and 1,000,000 square feet of office and neighborhood retail space can be located there using typical suburban building types. The goal of the pockets, according to Calthorpe, is to create a series of stops on a transit line and to blend the convenience of automobile usage with the opportunity to walk. Calthorpe suggests we apply the Pedestrian Pocket model to the North Bay, aligning mixed use pockets with different emphases along a commuter railway line located on the old NWP railroad right of way.

Planners in the North Bay have invited Professor Calthorpe to what promises to be a lively exchange of ideas on May 23, 1989. (See detailed announcement following this article) All APA members are encourage to attend the event, which will be held at 7:30PM at St. Vincent's School in San Rafael. St. Vincent's is one of the few relatively undeveloped sites bisected by the NWP railroad right of way. The land has been slated for urban development for over twenty years and is itself a potential pedestrian pocket.

To keep the discussion down to earth, the Section has also invited John Eells, Marin County Regional Transportation Planner, to play the devil's advocate and report how regional transportation planning in the North Bay's Highway 101 Corridor is taking shape. Eells is staff to a 26-agency Corridor Committee who, operating with a \$1,000,000 grant from Marin's Buck Trust, is negotiating a plan for highway, rail, transit and road projects extending from the Golden Gate bridge to Healdsburg.

(Continued on Page 2)

# Northern NewsMAKERS!

**Rod Jeung**, formerly with Sedway Cooke Associates, is the new Manager of Environmental Planning for ERC Environmental and Energy Service Company...**Alice Estill Miller**, formerly a Principal Planner with the Marin County Planning Department, has opened her own planning practice in Santa Rosa...**Larry Harmer**, formerly with the City of Mountain View, has assumed the position of City Planner with the City of Cupertino

## PEDESTRIAN POCKETS A New Way For The North Bay?

(Continued from Page 1)

Since highway and transit funds have been steadily dwindling, new local tax monies will be necessary to fund any transportation improvements in the Corridor. Under State law, counties can propose a package of transportation improvements to the electorate to raise revenues through local sales taxes. The 101 Corridor Plan will be prepared in time to propose such a package of improvements to Marin and Sonoma voters in June, 1990.

Land use has been a difficult subject for the Corridor Committee. More than dramatic change in the planned land use of the Highway 101 Corridor would be necessary to make Calthorpe's ideas come to light here. Specifically, city and county plans would need to be amended to allow for more intensity than is currently the case along the railway. Lands east of the railway, which is also the historic bayfront and Corps of Engineers permit boundary, are known for their wetland habitat value. These environmental constraints are greater in Marin than they are in Sonoma, although resistance to higher densities may be equally great in both counties.

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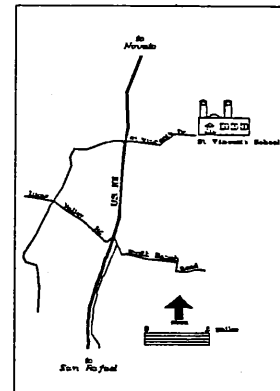
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### Northern Section Monthly Event

The North Bay Division of APA's Northern Section will host an evening with architect Peter Calthorpe on Tuesday, May 23, 1989 beginning at 7:30PM at the St. Vincent's School Auditorium in San Rafael. The topic will be "Pedestrian Pockets - A Viable Use for the North Bay?" John Eels, Marin County Transportation Planner, will report on how Calthorpe's



### Reservation Form

Yes! The persons listed below plan to attend an evening with Peter Calthorpe. I have enclosed a check for \$ \_\_\_\_\_ (\$7.50 per person) payable to Northern Section, CCAPA.

Return by May 12, 1989 to: J.T. Wick  
c/o Marin County Planning Dept.  
Room 308, Civic Center  
San Rafael, CA. 94903

Name: \_\_\_\_\_  
Name: \_\_\_\_\_  
Name: \_\_\_\_\_

concepts are being received by the 101 Corridor Committee. Wine and cheese reception will precede the event from 6:30 to 7:30PM.

To make advanced reservations, call Alice Estill Miller 707/523-3710 or J.T. Wick 415/454-6380 (eve.), 415/499-6269 (days). Please be prepared to make a \$7.50 donation at the door.

# 1989 Northern Section Election Insert

## CALIFORNIA CHAPTER APA -- NORTHERN SECTION OFFICIAL BALLOT - 1989

### DIRECTOR

(Vote for One; print write-in candidate name)

Ann Bogush Millican

Marlene Stevenson

-----

**Ballots must be returned by June 1, 1989; mail to:**

**APA Election Headquarters  
c/o TDC, Inc.  
950 Tower Lane -- Suite 550  
Foster City, CA. 94404**

**For Your Vote to be valid, print and sign your name on the sealed flap of the envelope in which your ballot is returned**

## Candidate Statments - Office of Director

### ANN BOGUSH MILLICAN

As Director, my goal would be to mobilize the strengths of the Board of Directors to create a dynamic and progressive leadership team for APA's Northern Section. I believe that Northern Section planners are national leaders in creating and using the planning tools of the future. We are bell-wether planners. The 1989 Pacific Rim conference, hosted and organized by Northern Section is evidence of our vision. Northern Section has a role in supporting planners and citizen planners in meeting this challenge.

As Section Director, my goals would be to:

- Strengthen the Board's ability to deliver the services which APA members value.
- In crease the number of planners involved in APA activities by offering the opportunity for members to get involved without becoming over committed.

### MARLENE STEVENSON

In my two years as Section Director, Northern Section has become a more professional organization. We are financially stable and will continue to increase our services to our members.

When I joined the Northern Section Board in 1983, the Board functioned as an ad hoc group. There were no written guidelines on how to run the newsletter, put on an event or prepare a budget showing each positions expenses and revenues. I developed a draft set of responsibilities and guidelines for each position, a draft budget format, and put together a binder of information for Board members.

The Board successfully transitioned from one excellent Newsletter team to another last year. We recruited a Northern Section Historian and won the State and National award for the East Bay Regional Park System master plan docu-

## Candidate Statements - Office of Director

### ANN BOGUSH MILLICAN

- Expand the variety of programs and informal networking gatherings on local issues or focused topics within each APA region (East Bay, Peninsula, North Bay, San Francisco) plus more joint programs with planning related organizations.

Participating as active Director Pro-Tem during the past year has been rewarding. The Board has focused its energies by drafting a Strategic Plan, developed action plans to implement goals, and is beginning to achieve its objectives. My contributions have been to participate at the Board Retreat; facilitate a 1989 Action Plan to implement the Board's Strategic Plan; recruit a new Awards Chair and Monterey Peninsula Liaison; work with the Treasurer to develop the Section Budget; attend program meetings, and generally be an APA booster. I am also on the Steering Committee of the Pacific Rim Conference and am coordinating the Environmental Program Track.

I would like to continue my involvement in the role of Northern Section Director and I would appreciate your vote of support in the upcoming election.

#### STATEMENT OF QUALIFICATION

Recent APA Involvement: Northern Section Director Pro-Tem; 1989 Pacific Rim Conference Committee Member; Northern Section Awards Committee; Colorado State Board member; Conference Chair, Colorado State APA Conference.

Career Experience: Currently working with CH2M HILL in the firm's San Francisco office. Previously Senior Associate with Environmental Science Associates (ESA); planning consultant practice in Colorado; Interim Planning Director for the City of Manitou Springs; Planning Director for South Lake Tahoe and Lawndale, California and Planner with Garden Grove Redevelopment Agency.

### MARLENE STEVENSON

I changed the format of the Awards banquet, bring our distinguished jury together to tell us about the winners and to thank them for taking the time to evaluate the 15-20 nominations received.

I originally joined the Northern Section because I wanted to hold events in the South Bay. We now have events in San Francisco, Peninsula, North, South and East Bay locations. This fall, we will bring APA to the northern counties by the Oregon border, and south to Monterey Bay.

In 1989, Northern Section is putting on the California State Conference, encompassing California, other states and countries around the Pacific Rim. As a member of the Steering Committee, I have participated in the development of an exciting program for the projected 1,000 attendees anticipated.

As a California Chapter Board member, I serve on the California Chapter Budget Committee. and worked on the update of the Chapter Strategic Plan. Last February, at my request, the Chapter Board agreed unanimously to refund a larger portion of the conference profits to the Sections, and to increase the Chapter Only membership dues Section rebates.

What remains to be done? My immediate goal is to have the Pacific Rim conference be the best ever. I would like to increase the number of events in each liaison's area, put on more joint CalChapter and Section events and meet more members of our Section so that you can tell me your ideas.. I propose that the Board evaluate changing our liaison areas to subsections with a core group of people in each getting together to exchange information as well as to have fun.

#### STATEMENT OF QUALIFICATIONS

Northern Section Board Member since 1983; served as South Bay Liaison and Events Coordinator; Secretary, and Northern Section Director. California Chapter Board for two years. Pacific Rim Conference Steering Committee; Advisory Committee for San Jose State University's Department of Urban and Regional Planning.

My experience includes current and advanced planning in Gilroy, and neighborhood business district and redevelopment planning for the San Jose Planning Department. As a Senior Planner in the San Jose Department of Neighborhood Preservation, I have developed a program, and am hiring five people to ensure that residential common interest developments are built in conformance with Planning Department Permits. I received a Master of Urban Planning degree at San Jose State University, and am a Member of the American Institute of Certified Planners.

## THE AMERICAN DREAM GOES CONDO

*But Cities Are Not Adequately Prepared to Review and Inspect Common Interest Subdivisions.*

### Survey Discloses Problems

A comprehensive survey of 579 Homeowners Associations sponsored by the California Department of Real Estate found that local and state government have failed to protect adequately the buyers of the 16,000 common interest developments in the State of California. Homeowners buy condominiums because they are looking for a less-expensive alternative to the single family detached home. Condominiums also promise care-free maintenance by others. Instead, buyers frequently find that their homeowners association is forced to fund a lengthy lawsuit against the developer to get major construction defects repaired or replaced.

Thirty seven percent of the survey sample reported major defects in the original construction, including building structure, site drainage and street failure. Lawsuits had been filed against developers by 14% of the respondents; 12% had threatened the developer with a suit, and another 2% would have sued if the developer had not gone bankrupt. Lawsuits or not, the homeowners associations were faced with costly repairs or reconstruction of substandard improvements.

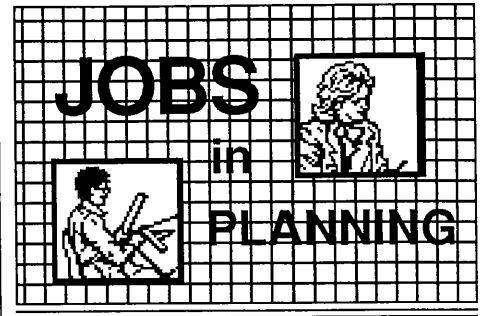
Some homeowner associations are close to bankruptcy. Monthly dues may be raised, and special assessments made to pay for correction of the initial deficiencies. Those unit owners who cannot afford these increases must sell or lose their units through foreclosure. The homeowners then find that their property does not appreciate.

### How Did This Happen?

Housing developments have changed over the last fifteen to twenty years. The traditional single family home was built on a public street, and was served by a public park, built and maintained by the local jurisdiction. In common interest subdivisions, the homeowners jointly possess or have an undivided interest in the common area — landscaping, recreation areas, roads, parking, storm and sanitary lines, street lights, as well as the building exterior and roofs. Common area construction may be inspected by a planner or a building inspector, or it may not be inspected at all. The plans for the common area may show all the improvements, or they may have only a few sketchy indications. The local jurisdiction may not have standards for the improvements.

By providing private roads and recreation areas, the developer reduces the capital costs of local government and passes the maintenance costs to the homeowners association. The homeowners association board functions as a minigovernment by managing property that may be equal to a multi-million dollar corporation, collecting assessments, maintaining the property, governing behaviour and resolving conflicts. While successful management will ensure the maintenance of housing stock and preserve neighborhoods, neglect of those responsibilities will lead to deterioration and blight.

(Continued on Page 6)



**SENIOR PLANNER/PROJECT MANAGER** -- (\$30,000 to \$38,000 yr.) Experience in Comprehensive General Plan updates, CEQA and NEPA reports and statements; Specific Plan experience desirable. Reply to Earth Metrics, Inc. 415/578-9900.

**LAND USE PLANNER -- Ruth & Going, Inc. San Jose, CA.** Governmental approval processing in South Bay cities; multi-disciplinary project coordination, EIR prep. 5 yrs. experience, strong communication skills required. File by: Open until filled. Resume to: G. DeYoung, P.O. Box 611600, San Jose, CA. 95161-1600.

**PLANNER III--Monterey County, CA. --** (\$2,272 - \$2,815/mo.) Performs staff work in full range of assignments. 1 yr. experience in land use analysis; Bachelor's Degree in Planning/Rel. Field. File By: 05/12/89. More Information, call: 408/755-5116.

**ASSOCIATE PLANNER--** Salary Commensurate with experience. Requires experience in site planning, permitting and project management, good verbal and writing skills. Graphics ability desirable. BA degree, Planning/rel. field. Graduate Degree preferred. Send resume to Brian Kangas Foulk, 540 Price Avenue, Redwood City, CA. 94063 Attn: Ms. Patricia Webb.

**TRANSPORTATION PLANNER -- Korve Engineering, Inc.** Seeking project manager with 5 - 10 years experience in traffic, parking and transit studies. Excellent communication skills required. Resume and salary history to: Ruth Hotchkiss, Administrator, Korve Engineering, Inc., 180 Grand Avenue, Suite 955, Oakland, CA. 95612.

**PLANNER / URBAN DESIGNER --** Sedway Cooke Associates has two job openings in its San Francisco office. One position requires background in urban design and planning. A second position requires background in planning and quantitative analysis. Both positions require MCP or related degree, strong writing skills, 3+ years of planning experience. Women and minorities encouraged to apply. Send resume to Sedway Cooke Associates, 101 Howard St. Ste. 200. San Francisco, CA 94105.

# MARGE MACRIS HONORED BY PLANNING COLLEAGUES

from a press release by Colette Meunier

More than sixty friends and colleagues gathered on March 10, 1989 to honor Marge Macris for her professional contributions, teaching and leadership in the fields of public planning for the Bay Area and environmental protection. The celebration follows her retirement as Planning Director for the City of Berkeley earlier this year. She received letters and resolutions of commendation and thanks from Boards, Commissions and community organizations, as well as the California Planning Foundation.

Ms. Macris' major planning project while with Berkeley included the preparation and adoption of the Waterfront General Plan Amendment/Specific Plan, and draft plans for the Berkeley downtown and South Berkeley areas. She was also successful in improving the Department by increasing staff from 12-25 people and establishing environmental review and design review programs in the current planning section.

Prior to Berkeley, Ms. Macris worked with the Marin County Planning Department for more than fourteen years and was Planning Director from 1978 to 1984. At the time she was appointed Director, she was one of only four County Planning Directors in California. While with the County, she was responsible for drafting the 1973 County wide Plan, the 1982 County wide Plan update, preparation of Community Plans for Marin City, Black Point, Inverness and Pt. Reyes Station, and the establishment of the Community Development Block Grant Program. Before coming to the Bay Area, Ms. Macris was a planner with the City of Chicago.

# THE AMERICAN DREAM GOES CONDO

(Continued from Page 5)

## What Can Local Government Do?

The survey recommends the following:

- Develop adequate construction standards and apply them at the review stage
- Inspect the site during construction to ensure that the standards are met
- Require developers to post a bond ensuring against structural defects. The bond should continue in effect several years after project passes to control of the homeowners association

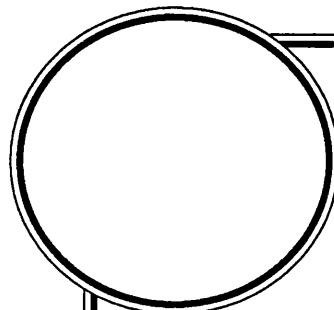
The San Jose Real Estate Board and the American Planning Association will look at common interest development problems and discuss solutions at a morning seminar on June 13, 1989.

Invited panelists include elected officials, city staff, representatives of the Building Industry Association and Executive Council of Homeowners, attorneys and the Department of Real Estate.

This half day event will include breakfast and lunch, for a nominal fee of around \$35. For confirmation of the date, please call Robert Hansen, San Jose Real Estate Board at 408/998-7300.

In addition to her positions with public planning agencies, she has been active in teaching graduate planning courses at UC Berkeley and the American Planning Association. She served on the National Board of America Institute of Planners from 1976 to 1980 and since 1983 has been

president of the California Planning Foundation which provides awards and scholarships to planning students, training programs to planning professional and public education on significant planning issues. In 1984, she was named "Planner of the Year" by CalChapter APA.



## San Jose State Announces Bert Muhly Retirement Luncheon

The Department of Urban and Regional Planning invites alumni and friends of Professor Muhly to a retirement luncheon in his honor on Saturday, June 3, 1989. Those wishing to participate should contact professor Daniel Garr, Dept. of Urban and Regional Planning, San Jose State University, San Jose, CA. 95192-0185 (408/924-5874)

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- Receive *Northern News*, the Section newsletter, published 8 times yearly
- Receive discounts on admission to Section events

Please provide the information requested below and at right and return this form with your membership fee of \$25 (payable to Northern Section, Cal Chapter, APA) to: **JEFF HOLMWOOD, Membership Chair**  
**P.O. Box 726 Brentwood, CA. 94513**

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