



Introducing poverty and social justice issues in planning organizations and processes

Reported by Steven A. Preston, FAICP, Deputy City Manager, City of San Gabriel; Member, California Planning Roundtable

DECEMBER 2006/JANUARY 2007

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Ed. Note: Among the goals of APA at all levels is attuning the planning profession, its members, and the professional organization to the nature and needs of our increasingly diverse population. A closely related discussion at the CCAPA conference in Garden Grove on Tuesday, October 24, 2006, highlighted what individual planners can do within their organizations to promote social justice and dealing with poverty.

■ Create a safe harbor for discussion.

Create opportunities and places within your organization in which your colleagues and clients know there is a safe place where the issues can be discussed creatively, with an open mind, without fear of censure or retribution. It requires conscious effort to create that safe place. (Suggested by **Alex Amoroso, AICP**, Alameda County)

■ **Provide opportunities for introducing poverty and social justice issues in your work.** Rather than relying on a standard "checklist" of items to be covered in staff reports, make sure that your report format includes a section called "Other issues for consideration," in which you can consider and discuss the unintended consequences of an action, social equity aspects of the matter being considered, effects on gentrification, housing affordability, environmental justice concerns, etc.

Make sure that you always go beyond "checklist thinking" in your analysis, and create that same expectation for all planning

analysis in your organization. (Suggested by Sheldon Curry, City of Inglewood).

■ **Build a common discussion language that reflects the community.** Often, a lack of communication skills permeates these discussions, and there are disparate bases

of power reflected in the language you speak. Learn to discuss and frame ideas in a language that is common with your audience, that unites rather than disenfranchises them. Move your clients, audiences, and colleagues beyond "fear-based reactions." (Suggested by Jennifer Allen, Livable Places).

■ **Build relationships first.** Much of the hard work of addressing these issues can be lessened by building strong personal relationships of trust, credibility, and civility that can then open the door to more meaningful exchanges. Use visioning and facilitation exercises to help lay the groundwork for these discussions. (Suggested by Jennifer Allen, Livable Places).

■ **Don't forget the AICP code of ethics.** While the Code of Ethics requires your analysis to be assiduously impartial, that same code insists that once the impartial analysis shows a need for action, that you not be afraid to advocate for that need. In this respect, AICP's canons differ from those of other professions, but you should keep that imperative to action in mind as you do your work. (Suggested by Mark Winogrand, FAICP, PlanMark Associates).

■ **Build the values into the general plan process.** The Governor's Office of Planning and Research is engaging in a major update of its general plan guidelines, and would like to learn more from you about how social equity, environmental justice, poverty

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The editors and the Northern Section Board take this opportunity to wish you and yours the very best in the upcoming holiday season!

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DIRECTOR'S NOTE *by Hing Wong, AICP*

It has truly been a pleasure and an honor to serve as your Section Director for the last four years and on the Northern Section Board for almost a decade. Enthusiasm and participation are up in our Section. During my tenure as Director, I have been proud of the efforts by each Board member to provide quality programs and events to the largest Section in California—a section whose membership is larger than almost every state chapter in the APA!

Looking back, I relish the many accomplishments achieved through and for our membership. Perhaps the biggest achievement was the memorable 2005 APA National Conference in San Francisco, organized and made successful through the work of hundreds of volunteers.

Many other activities have kept our Section dynamic: Our RACs held dozens of professional development events (including a speaking engagement by Bruce Babbitt, former United States Secretary of the Interior). The fabulous annual holiday parties offered networking and socializing opportunities, and the awards banquets acknowledged and showcased great local planning efforts.

Northern Section is proud to have partnered with the California Planning Foundation in awarding an increasing number of scholarships to students in university planning programs. Our Section sponsored three statewide student conferences and will be hosting the 2007 CCAPA Conference in San José. Diversity is a key goal on which we plan to keep moving forward. A group took an educational trip to Cuba in October 2003, and another international trip is planned for China in May/June 2007. Our website was updated about five years ago, and we are now updating the look and delivery of our newsletter.

Your recent APA votes have been counted. For the next two years, **Darcy Kremin**, AICP, will serve as Director Elect, and **Michael Olin** will continue as Administrative Director. We also appointed five new Board members at our last meeting: **Hannah Young** (Advertising Director); **Andrea Ouse**, AICP, and **Eileen Whitty**, AICP (Awards Program Directors); **Scott Shepard** (Legislative Director); and **Lynn Osborn** (Planning Commissioner). Congratulations to all! Please continue to give your support to the entire Board including incoming Director **Juan Borrelli**, AICP. See you at a future APA event! ■

The deadline for submitting materials for inclusion in the Northern News is the 15th day of the month prior to publication.

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With this issue,

Northern News begins a transition to a web-based newsletter.

Up to now, the newsletter has been designed for print media and has been faithfully delivered to you 10 times each year via first class mail. In addition, for the last several years, the newsletter has been prepared in Adobe Portable Document Format (PDF) and posted on the Northern Section website.

Starting with the December 2006–January 2007 issue, the newsletter is being designed as a CTP (computer-to-plate) document. This process eliminates the need for films, which will reduce the time between deadline and delivery of an offset-printed copy of the paper to your mailbox. Not only will you have earlier access to the print copy of *Northern News*; we also plan to continue to promptly post the PDF on the website, with direct links to other web-based material.

To assist in this transition, the Northern Section Board has approved the editors' recommendation to engage Nancy Roberts of Los Gatos for web-newsletter graphics and layout. Ms. Roberts has been delivering outstanding graphic designs and publications to Silicon Valley companies since 1988.

The editors want to graciously thank Juliana Pennington (jxp DESIGN / Exhibition and Graphic Design) for her many years of service to Northern Section. Juliana has been intimately involved with the design and layout of *Northern News* since the early 1990s. She has worked with a long list of *Northern News* editors including Barry J. Miller, AICP; Steve Buckley, AICP; Mark A. Rhoades, AICP; John Cook, AICP; John Banks; Joseph Ferrucci, AICP; Kearey Smith; Pierce MacDonald; Ann Welsh, AICP; Naphtali H. Knox, FAICP; and Erin E. Dando, AICP. That we have such a well-designed and readable newsletter is largely Juliana's doing. Thank you Juliana, and we wish you every success in your consulting practice and as Senior Graphic Designer for the Fine Arts Museums of San Francisco. ■

Tip of the iceberg? Nine "Kelo" measures pass, three fail

Last month, in what some saw as a "Kelo backlash," voters in 12 states decided whether to restrict use of the planning tool known as "eminent domain." While many in California are breathing sighs of relief (Proposition 90 was defeated 52.5 percent to 47.5 percent), planners in other states are dealing with new realities.

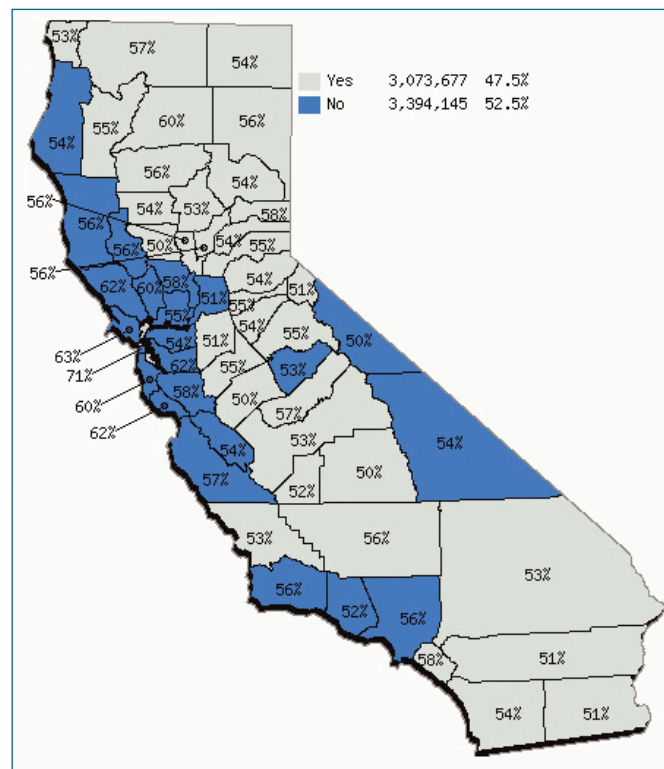
Voters in eight states approved eminent domain restrictions, some by lopsided votes. In the southeast, 69 percent of Floridians voted to prohibit using eminent domain to transfer property to a non-public entity; 83 percent of Georgia voters changed the state constitution to restrict eminent domain to public users; and an overwhelming 86 percent of South Carolinians agreed to similarly restrict eminent domain acquisitions. Other

states voting to clamp down on eminent domain were Michigan, Nevada, New Hampshire, North Dakota, and Oregon.

Arizona was the only state to approve a takings measure. Prop 207, The Private Property Rights Protection Act, passed by a convincing 65 to 35 percent. In addition to restricting the use of eminent domain, Proposition 207 provides that a property owner is entitled to compensation if the value of his property is reduced by the enactment of a land use law.

On the other side of the ledger, voters in three states (including California) defeated attempts to restrict eminent domain or to redefine and exact high costs for "takings." Idaho and California voters defeated ballot measures that combined eminent domain and takings provisions, while Washington voters said no to an initiative limited to regulatory takings. The California wording went beyond restricting lands acquired by eminent domain to public use: Prop 90 would

have required compensating property owners for government actions that set any new conditions or restrictions that could result in substantial economic loss for the owners. Critics said the language was too broad, poorly written, confusing, and would severely hamper local planning—an argument that apparently resonated with voters in 23 of the state's 58 counties (see map). ■



County-by-county November 2006 vote, Proposition 90. Courtesy Secretary of State, <http://vote.ss.ca.gov>Returns/prop/00.htm>

Onward and upward

Joseph Horwedel, AICP, a 22-year veteran of the San José Department of Planning, Building and Code Enforcement, is its new Director. Joe will be responsible for oversight of all current and long-range land use planning, building construction review and compliance, and community code enforcement for the City.

During his tenure, the City completed a number of high profile projects including a hill-top community of 4,000 units on Communications Hill and the Santana Row mixed use center. Current major projects include the Coyote Valley Specific Plan for 50,000 jobs and 25,000 dwelling units, and a greenbelt for the southern portion of the valley.

Joe is a graduate of California Polytechnic State University and lives with his wife and daughter in San José.

Barry Miller, AICP, is returning this month to private practice in Oakland after a four year assignment as Associate Director of Comprehensive Planning in Washington, DC. Barry moved to Washington to manage the first major update of the District of Columbia Comprehensive Plan in 20 years. The intensive, grass-roots update involved hundreds of community meetings, a complete restructuring and reformatting of the Plan, and over 800 amendments to the Land Use Map.

Barry is a graduate of UC Berkeley's planning program. He previously worked as a planning consultant in Oakland and San Francisco, and was editor of *Northern News* from 1988 to 1992. ■

Poverty and social justice... (continued from page 1)

and related issues can be better addressed in the general plan framework. Send your suggestions to Julia Lave Johnston at OPR (e-mail: julia.johnston@opr.ca.gov). (Suggested by Julia Johnston, Senior Planner, OPR).

■ **Use the resources available through APA.** The APA website is one of the deepest resources you can find. Use the search features at www.planning.org to find a wide variety of resources. Tell APA how it can help forward the ball on these issues; contact Paul Farmer at pfarmer@planning.org. (Suggested by **Paul Farmer, FAICP**, Executive Director, APA)

■ **If you are a manager, show leadership; mentor your staff.** Provide training and volunteer opportunities. Help individual staff members pursue their interests in these issues. Make sure that the everyday work of the department does not simply ignore issues of poverty and social justice. (Suggested by **Elaine Costello, FAICP**, City of Mountain View)

■ **If you are a transportation planner, don't forget obvious and simple linkages.** Put bus loading in places where people need and will use them. Base service and facility decisions on access and proximity to mass transit. (Audience suggestion)

Things you can do as an individual

■ **Raise the issue. Take a stand.** Use the credibility you have worked hard to build, to take stands on social justice, poverty, and environmental equity issues. There is value to the credibility you build, but you have to use it. (Suggested by Sheldon Curry, City of Inglewood)

■ **Move the discussion beyond "diversity."** Diversity has become a buzzword and a cliché — we should be "so past that issue." Instead, expand the discussion to the issues and opportunities that this subject is meant to embrace. (Suggested by Jennifer Allen)

■ **Prevent Balkanization.** The increasing Balkanization of civil discourse makes many of these topics even more difficult to explore, so develop tools and tactics that help find common ground for discussion. But make sure the issue gets discussed. (Suggested by Sheldon Curry, City of Inglewood)

■ **Make your employment choices based on the values of your organization.** In selecting an employment opportunity, ask yourself whether your future organization shares, or has the potential to develop, principles of social justice and equity consistent with your own. If you can change an organization for the better, do so; but do not make yourself a martyr if your employer is not capable of sharing your vision. Instead, find an organization that can grow. (Suggested by Mark Winogron, PlanMark Associates)

■ **Go outside your workplace.** Many planners keep their values alive through professional and community service outside the workplace. You shouldn't have to go outside the workplace, but if your organization doesn't provide the opportunities, then make them yourself. Join a homeless shelter organization, work for a nonprofit housing provider, lobby for changes, or use your passion in some other way that advances the ball. (Suggested by Janet Ruggiero, FAICP, City of Citrus Heights)

■ **Build alliances and relationships with other organizations that care about the issues.** Don't forget the value of groups like Planners Network, which focuses strongly on these issues in its publications and services. (Suggested by Mark Winogron, FAICP)

Give us your ideas to help build this list and move the discussion beyond mutual back-patting. Write the editors or



Steven A. Preston, FAICP, Deputy City Manager, City of San Gabriel, Spreston@sgch.org



Profile: Ryan Dodge awarded Munsell scholarship

By Emy Mendoza, NSCCAPA Student representative

Ryan Dodge, a senior at San Francisco State University, has been awarded the Richard G. Munsell/California Planning Roundtable Scholarship for 2006-2007. The award is specifically for students at designated California universities with non-accredited planning-related programs. Ryan is making his own path towards becoming an urban planner, and is excited about the opportunities ahead.

Though he mostly grew up in a suburb near Minneapolis, Ryan is originally from Sacramento. After traveling the country exploring and observing, he returned to Sacramento City College where he took full advantage of the broad range of classes offered. Everything interested him; he was happy to learn about topics ranging from economics to sociology, from music theory to history. He transferred to San Francisco State University when he discovered the urban studies major. Today he is pursuing a double major in urban studies and geography, with a minor in political science. Both majors have land use issues in common, so this has become Ryan's focus, though he is enthusiastic about the multidisciplinary nature of his studies.

Being in San Francisco as a student and a resident has been a very different experience from his visits as a tourist. He enjoys the bustle and energy of the

urban setting, but has lived close to campus in a quiet, relatively low-density setting (for San Francisco) since summer 2005. While the location has been convenient for school, Ryan is hoping to move toward the heart of the action. As a result, he is learning first-hand the trials of finding affordable housing in the city.

Ryan chose SFSU because of the city, and his perspective is changing from tourist to urbanite as he sees and experiences San Francisco through the lens of his urban studies. For example, his search for housing in San Francisco: When responding to an ad for a \$550 room in a shared house, he found there were 300 people interested. The tenants invited 50 of the 300, including Ryan, to apply. Of the 50, Ryan was one of 16 called back for interviews. He says this was more competitive than any employment process he experienced.

Speaking of jobs, Ryan was happy with his recent full-time summer internship at the San Francisco Municipal Transportation Agency (MTA). MTA oversees MUNI and the SF Department of Parking and Traffic (DPT). His summer internship turned into a part-time

job during the school year. He currently works for DPT, responding to service requests in their School Area Safety Program. He visits schools that have requested new or additional services—for example, to evaluate the need for a crossing guard or other safety measures. The job requires traffic counts, pedestrian counts, and an evaluation of the possible impact of a new stop sign on circulation. He is getting great hands-on experience in transportation issues, and he appreciates any exposure to planning and transportation topics that will build his skills for the future.

While he finds transportation studies interesting, Ryan sees his long term niche in regional governments and regional planning. He sees clearly the importance and overall impact of transit options and housing on the fabric of neighborhoods and the network of communities. Portland has been an impressive place for him on this issue, as has the Minneapolis/St. Paul region.

Ryan is looking forward to entering a masters program with regional urban planning as an emphasis. Northern Section wishes him all the best in his studies. ■

Where in the world? *By Linton Atlas*



Answer on page 6.

Hummers on the homefront

By Martin John Brown

By permission, E/The Environmental Magazine, Sept./Oct. 2006

It's home-show time in Portland, Oregon, and people are lining up to gawk at the "Oregon Dream," one of eight show homes in a yearly promotion organized by local builders. They shuffle on tile floors, gape at distant ceilings. Women linger by a convoluted tub with innumerable tempting jets; men look wistfully at a gas grill as massive and shiny as a firetruck.

Every home in the show is on the market, and "green" features are getting the hard sell. Native plants show up in the landscaping, scruffy beside freshly unrolled turf. An environmental non-profit, the Energy Trust of Oregon, is a major sponsor of the show. And the Oregon Dream is "Energy Star for Homes" certified—meaning it uses 15 percent less energy than a standard "code" house of similar size.

There's just one fly in the ointment: the size is gigantic. At 4,624 square feet, the house is like a hybrid SUV: efficient only in comparison to other behemoths. Despite the Energy Star label, the house has two full-size water heaters.

It's a perfect demonstration of the battle between two major trends in American housing. In the past few decades, houses have gotten greener, but they've gotten bigger too, leaving lingering questions: Is super-sized housing defeating conservation efforts? Can McMansions truly be green?

Houses are a major place to look for environmental gains. Besides consuming materials like lumber, the residential sector uses 21 percent of the nation's energy, according to the Energy Information Administration (EIA). EIA reports indicate that over the past 20 or

coming soon! 2007 NSCCAPA Awards Program and Spring Dinner Gala



Tentative Awards Program Timeline:

December 2006: Awards applications available
February 2007: Application submittal deadline

Stay tuned to for details in upcoming editions of Northern News and on www.norcalapa.org

Award Categories Include:

- ♦ **OUTSTANDING PLANNING AWARDS and HONORABLE MENTIONS**
 - Comprehensive Planning, Small and Large Jurisdictions
 - Planning Implementation, Small and Large Jurisdictions
 - Focused Issue Planning
- ♦ **JOURNALISM/MEDIA AWARDS** ♦ **SECTION ACTIVITY AWARD**
- ♦ **ENVIRONMENTAL AWARD**
- ♦ **LEADERSHIP AND SERVICE AWARDS**
 - Innovative use of Technology
 - Education Project Award
 - Academic Award
 - Advocacy Planning
 - Contribution to Women Award
 - Distinguished Leadership

A jury of esteemed planning colleagues will review applications and will award those that display outstanding achievement in the planning field. Innovation in plans and projects, as well as distinguished APA members, lay contributors and Section achievements will be recognized. Section winners are forwarded for consideration to the California Chapter of APA.

AWARDS JURORS and VOLUNTEERS NEEDED!

Nominations are needed for awards jury members, and volunteers are needed to make the 2007 Awards Dinner a success! Please send contact information to your Northern Section Awards Program Co-Directors:
Andrea Ouse, AICP andrea.ouse@lsa-assoc.com
Eileen Whitty, AICP ewhitty@ebmud.com

30 years, energy-saving measures like efficient windows and refrigerators have become commonplace.

Meanwhile, homes have steadily grown from sedan- to Hummer-sized. According to the National Association of Home Builders, the average new single-family home was 983 square feet in 1950, 1,500 square feet in 1970, and 2,434 square feet in 2005. This occurred even as the average household shrank from 3.4 to 2.6 people.

The net effect is troubling. Despite widespread use of efficient technology, a new study by scientists from the Department of Energy's Lawrence

Berkeley Laboratory shows that from 1985 to 2002, total residential energy consumption per capita climbed eight percent, and residential consumption for the nation—the figure most relevant to global effects like carbon dioxide (CO₂) emissions—climbed 32 percent.

While reasons for these increases may be complex, the Berkeley report singles out house size as a key factor. A 2005 report from the EIA comes to the same conclusions, showing that households with 3,000 or more square feet use 40 percent more energy than those with 2,000 to 2,400 square feet. In that

(continued on page 10)

Answer to "Where in the world": Perth, Western Australia.

Wanted: Planning Sessions for 2007 CCAPA conference

With the successful conclusion of the 2006 CCAPA conference in Anaheim, it's time to turn attention to the 2007 conference in San Jose that Northern Section is proudly hosting, September 30 to October 3. The theme of the conference is "Transforming the Urban Fabric" with the following general topics, which are suggested only:

- Transforming the Planning Fabric
- Finding the Balance: Business, Jobs, and Housing
- Diversity in Planning: Inside and Out
- Planning 101: Planner Survival Skills
- Healthy, Green, Safe, and Clean

Help make the 2007 conference a success by proposing a planning session to explore an issue of relevance and interest to planners and related professionals. Take the opportunity to highlight the fine work of Northern Section planners.

We also welcome presentations from related professions and academics to create a broad forum for discussion and collaboration. Alternative session formats are also encouraged.

January 19, 2007, is the deadline for submitting proposals. For more information and to complete a proposal form, go to the 2007 conference website at <http://www.calapa.org/en/cms/?1352> or contact **Hanson Hom, AICP**, Program Sessions Chair, 510-577-3421 or ccapa2007@comcast.net. ■

Call for Mobile Workshops, CCAPA 2007

Proposal Deadline: January 19, 2007
Confirmation of proposal acceptance: March 19, 2007

You are invited to participate in the 2007 Conference of the California Chapter of the American Planning Association in San José by organizing a mobile workshop. This year's theme is "Transforming the Urban Fabric." Submit related mobile workshop ideas that showcase innovative planning projects, issues, trends, and techniques in San José and the Bay Area. E-mail your proposal for organizing a mobile workshop to ron.eddow@sanjoseca.gov using the information below.

Format

Mobile workshops may be either full-day or half-day trips. Mobile workshops are

tentatively scheduled for September 30, October 1, and October 2, 2007. Full-day workshops would last approximately 6 ½ hours and include lunch. Half-day workshops would be approximately 4 hours and include beverage service. The workshops will begin and end in Downtown San José. Tours may use any combination of charter bus, light rail transit, bicycle, or walking.

Proposal contents

Please provide the following:

- **Mobile Workshop Title:** a clever title that reflects the focus of the tour.
- **Mobile Workshop Description:** what attendees will see, who will present at each venue, and what attendees will learn.
- **Coordinator:** who will be responsible for overall coordination of the workshop.
- **Logistics/Budget:** approximate length of workshop, type of transportation required, lunch or beverage service vendors, estimated cost of workshop, and any workshop sponsors.

Contacts

Ron Eddow, AICP: (408) 535-7848 or ron.eddow@sanjoseca.gov

Lee Butler: lee.butler@sanjoseca.gov or (408) 535-7851

For 2007 Conference information: www.calapa.org. ■

APA Exec tells it like it should be

By James T. Chappell, President, SPUR

Dozens of Northern Section members young and old heard **Paul Farmer, FAICP**, Executive Director and CEO of the American Planning Association, address the topic "What would US domestic policy look like if we had one?" in San Francisco November 14. Reflecting on the last 75 years, Farmer observed that sprawl has been our *de facto* urban policy, fueled by the interstate highway system, cheap mortgages for new suburban housing, and expan-

sion of utility systems into the hinterlands. He named five critical areas where planners can help turn our dumb growth policy into *smart growth*: energy policy, including both non-fossil fuel production and conservation; environmental protection policy, reversing recent roll-backs; increasing choice in the provision of infrastructure beyond business as usual; hazard mitigation and disaster prevention (an APA focus even before Katrina); and getting our housing policies right, increasing choice and fairness.

Farmer believes we both must and can mend our ways. In the face of global competition, we simply cannot afford dumb growth. In a lively question and

answer session, **Paul Sedway, FAICP**, and APA Foundation Board Member, complimented Farmer on the new vigor, sense of social awareness, and significant interest in outreach he has brought to our organization. Others in attendance at the session hosted by SPUR, San Francisco Planning and Urban Research Association, a citizen-based good planning advocacy organization, included **Hing Wong, AICP**, Northern Section Director; **Walter Monasch, AICP**, former President of the American Institute of Planners, the predecessor organization to APA; and **John Hirten, FAICP**, former Executive Director of the American Institute of Planners. ■



Northern Section of the
California Chapter of the
American Planning Association
is proud to present an

URBAN PLANNING TOUR OF CHINA 都市規劃師中國之旅

May 25–June 10, 2007 (16 days)

Hong Kong 香港
Guilin 桂林
Yangshuo 陽朔
Shanghai 上海
Suzhou 蘇州
Nanjing 南京
Xi An 西安
Beijing 北京



Tour costs \$2,600 +/-
including all transportation costs and accommodations.

Registration deadline: January 2007

A blend of tourism and urban planning within a two week tour of China including meetings and workshops with Chinese officials and planners, using a comprehensive route to include the best visual and cultural highlights of the country

For more information, contact Rob.Eastwood@pln.co.santa-clara.ca.us (408) 299-5792

(See page 9 for preliminary itinerary)

Preliminary
Urban Planning Tour of China Itinerary
 May 25 (Friday) to June 10 (Sunday) 2007

Date / City	Activity	Optional Activities
Friday, 5/25/07 San Francisco	Afternoon flight SFO to HKG (Hong Kong) overnight	
Day 1 – Saturday, 5/26/07 Hong Kong	Arrive Hong Kong AM Meet with HOK staff / Waterfront tour Dinner – Victoria's Peak / Tram	
Day 2 – Sunday, 5/27/07 Hong Kong / Guilin	Meet with Mass Transit and City Planning staff Architectural tour <i>One hour evening flight HKG to Guilin</i>	Macao trip Shopping / Market
Day 3 – Monday, 5/28/07 Guilin / Yangshuo	Tour New Urbanism Projects in Guilin Bus to Yangshuo Overnight Yangshuo	
Day 4 – Tuesday, 5/29/07 Yangshuo	Boat trip Light show and dinner in Yangshuo Overnight Yangshuo	Cooking class, bike ride, Chinese, Tai Chi, massage
Day 5 – Wednesday, 5/30/07 Yangshuo	Free day Bike ride to Moon Hill	Cooking class, bike ride, Chinese class
Day 6 – Thursday, 5/31/07 Yangshuo / Shanghai	<i>Two-hour Morning flight, Guilin to Shanghai</i> Meet with APA Shanghai office Architectural tour of Bund / Pudong Overnight in Pacific Hotel	MagLev train
Day 7 – Friday, 6/1/07 Shanghai	Meet with EDAW staff / Redevelopment tour Shanghai Museum Acrobats' performance, overnight in Pacific Hotel	Nightlife Shopping
Day 8 – Saturday, 6/2/07 Shanghai / Suzhou	<i>Morning train (one hour) to Suzhou</i> Meet with local architect / developer Garden tour, overnight in Leixang Hotel	Tong Li Silk factory
Day 9 – Sunday, 6/3/07 Suzhou / Nanjing	<i>Train to Nanjing (three hours)</i> Meet with Nanjing Planning staff / Lecture Overnight in Nanjing	
Day 10 – Monday, 6/4/07 Nanjing	Breakfast City tour – History of Urban Development Sun Yat Sen Monument, Night Market	War Massacre Museum
Day 11 – Tuesday, 6/5/07 Nanjing / Xi An	<i>Morning flight Nanjing to Xi An (three hours)</i> City Tour / Muslim Quarter Overnight in Bell Tower Hotel	
Day 12 – Wednesday, 6/6/07 Xi An / Beijing	Terracotta Warriors and Tombs tour (all day) <i>Overnight train to Beijing</i>	Muslim Market tour Art school
Day 13 – Thursday, 6/7/07 Beijing	Arrive Beijing Train Station AM Meet City Planning staff / Lecture7 Bicycle tour of Hutong, overnight in Qianmen Hotel	Shopping Kung Fu show
Day 14 – Friday, 6/8/07 Beijing	Great Wall – Mu Tian Yu Dinner and acrobat performance Overnight in Qianmen Hotel	Beijing Opera
Day 15 – Saturday, 6/9/07 Beijing	Meet University Planning Department Tiananmen Square and Forbidden City Tour	2008 Olympic Tour Museums
Day 16 – Sunday, 6/10/07 Beijing / SFO	Morning shopping Afternoon flight, <i>Beijing to San Francisco (SFO)</i> <i>Arrive San Francisco Sunday morning</i>	

Hummer homes... (continued from page 6)

context, it's fair to wonder if a home like the Oregon Dream deserves the green halo of an environmental certification.

The Energy Star label is appropriate, suggests Bob Stull, senior program manager for the Energy Trust of Oregon's Efficient New Homes Program. He says the label's key criterion is 15 percent improvement over a similar code-built house. Size by itself is not judged. "I'm not saying it's a good thing somebody is buying a 4,600-square-foot home," he says. "But telling people what size home to buy is not what our program is about."

Size is a touchy subject in the exploding field of green building, suggests Jay Hall, lead consultant to the U.S. Green Building Council's pilot LEED for Homes program. LEED-H, as it's called, is just one of dozens of American programs offering green building guidelines and certifications. Most score buildings across a broad range of environmental concerns, from indoor air quality to framing methods. But LEED-H is one of the bold few to take the subject of size head on.

Since bigger homes generally use more energy and materials, LEED-H's pilot scoring system rewards small homes and penalizes large ones. Bigger houses can accumulate credits in other areas—for example, landscaping—to get certified, but at some point the penalty gets too large to overcome. "We've received a huge amount of criticism for that," says Hall, "in particular from high-end custom home builders."

Fortunately not every builder thinks bigger is better. The Cottage Company, a developer in the Seattle area, is widely lauded for its "cottage communities" of finely detailed and certified-green small houses, some less than 1,000 square feet, most less than 2,000. Co-owner Linda Pruitt says her houses "live as big" as McMansions because they're better designed, with features like vaulted ceilings and abundant built-ins. "It's kind of like the design of a yacht," she says. The theme is quality of space, not quantity. Cottage Company's homes around expensive Puget Sound start at \$500,000.

Decidedly cheaper are the homes of people like Kathy Dolphin and Tim Johnson. Dolphin has shared a 600-square-foot San Diego house with a husband and daughter for decades; Johnson lives in a 200-square-foot house—with three kids half the time—on a Missouri prairie. The two are worlds apart, but have a lot in common.

They love the challenge of living small, making every restriction into a puzzle. They proudly cheat the electric company with solar panels. And they don't like debt. Dolphin paid her mortgage off early, and Johnson built his house for the cost of parts.

Just like this year's model homes, Johnson's tiny pad features DSL and a large LCD TV. And every day he wakes up to this year's must-have feature: a bedroom coffee station, guaranteed to generate jealous oohs and aahs. ■



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NORTHERN SECTION CALENDAR

DECEMBER

- 7** 2007 NSCCAPA Awards Program applications available
BENICIA—North Bay RAC Social, 6–8 PM, Shoreline Restaurant,
 127–1st Street, Benicia. Contact LaddMiyasaki@w-and-k.com

JANUARY

- 13** **WALNUT CREEK**—Northern Section Board annual retreat, Walnut Creek City Hall, 9:30 AM to 2 PM. Contact Darcy Kremin, dkremin@rbf.com
- 15** Submittal deadline for APA’s 2006-07 High School Essay Contest, “Expanding Housing Choice and Affordability through Planning.” Apply at <http://www.planning.org/institutions/hsessay.htm> for a \$5,000 college scholarship.
- 19** **SAN JOSE**—Deadline for submitting planning session and mobile workshop proposals for CCAPA 2007 Conference in San José.
 Planning session contact: Hanson Hom, AICP: ccapa2007@comcast.net or 510-577-3421.
 Mobile workshop contacts: Ron Eddow, AICP: ron.eddow@sanjoseca.gov or (408) 535-7848. Lee Butler: lee.butler@sanjoseca.gov or (408) 535-7851.
- 27** **SAN JOSE**—2007 CCAPA Conference planning committee, 10 AM, San José City Hall, 200 East Santa Clara Street, San José. Contact Juan.Borrelli@sanjoseca.gov

FEBRUARY

2007 NSCCAPA Awards Program application submittal deadline

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JANUARY 2007

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FEBRUARY

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