

American Planning Association, Alaska Chapter

# Alaska Planning Journal

## Quote of the Quarter

"If you don't know where you're going, you are certain to end up somewhere else."

- Yogi Berra

## 2007~2008 American Planning Association Audio/Web Conference Training Series

The Municipality of Anchorage Planning Department will be hosting the American Planning Association audio/web conference 2007-2008 training series. During the conference, attendees will be able to listen to a discussion via a speaker phone, and view the PowerPoint using an online portal. Training

packages associated with each of the conferences have also been ordered, and will be made available to the Alaska Chapter for member use. Unlike with previous years, printed supplemental reading materials will not be available at the conference. Instead they will be available via the conference web site for up to three months

after the session for download. The training series dates and times are noted below. Please note that these are Eastern Standard Times listed. Some have two broadcast times noted – the Municipality will only be hosting the option that occurs during normal business hours. Please note that this is a brown bag lunch event.

LEED for Neighborhoods  
(10/03/2007 04:00 PM to 05:30 PM ET)

The green building movement, which focuses on the environmental quality and impact of the design, construction, and operation of buildings, has expanded to the neighborhood level. Find out how green building practices are being linked to smart growth, urban design, and public health through LEED (Leadership in Energy and Environmental Design) for Neighborhood Development. Learn about tried-and-true practices and new techniques and tools that can improve the environmental quality of your community, making it more sustainable for the future.

Mastering Density  
(02/13/2008 04:00 PM to 05:30 PM ET)

Density, long a goal of planning, can still be a hard sell in some communities. In this program, presenters demonstrate how to achieve density through design, as well as how to understand the economics of density. Learn how density works with transportation and ultimately affects sustainability. Examine density's effects and benefits. Gain ideas on how to present the concept of density to achieve critical buy-in.

Community-Based Brownfields Redevelopment  
(05/21/2008 04:00 PM to 05:30 PM ET)

Too often, community groups and residents of low-income communities are left out of the brownfield redevelopment process. Learn how to engage community members so they can see the opportunities presented by brownfield sites. Assess how community development corporations can play a major role and find out how the community can weigh the costs of brownfield redevelopment. Hear from community members as well as technical experts. Co-sponsor: U.S. Environmental Protection Agency.

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## Audio/Web Conferences, continued.

### Planning Law Review

*(06/25/2008 04:00 PM to 05:30 PM ET)*

As the U.S. Supreme Court's term comes to an end, find out how the nine justices and their federal and state counterparts shaped planning over the last year. Learn about the legal precedents set in the last year by Congress, state legislatures, and ballot box initiatives. Hear from legal experts how to deal with organized challenges to long-standing planning tools. A program the planning director, planning commission, and staff cannot afford to miss.

### Complete Streets

Make room for pedestrians, bicyclists, and transit users on your auto-oriented roads. Learn how the complete streets movement provides safe and convenient user access and more choice in transportation modes, and how it has become a major tool for planning to improve communities. Through programs that rethink the physical design of streets, complete streets make cities and towns more livable and appealing to all residents. Learn how communities overcome resistance and how some communities have funded these programs.

### Design Guidelines for Small Towns and Rural Communities

*(03/05/2008 04:00 PM to 05:30 PM ET)*

Planners often must turn traditional urban design principles inside-out to develop design guidelines for small towns and rural communities. Explore the unique approaches planners are using to develop commercial and residential guidelines that

### Staying Out of Court by Avoiding Pitfalls

Conflicts of interest are an ever-present concern for planning commissioners, board members, and their staff. Not understanding the law can lead to trouble. But what constitutes a conflict? What is an acceptable way to obtain necessary information? How should commissioners interact (or not interact) with developers, homeowners, concerned citizens, staff, and other public officials? Find out what the legal requirements for planning commissions are in various states. Master the rules concerning ex parte communication. Pick up tips on meeting management and the review process and learn how other commissions use administrative rules of procedure to keep themselves out of court.

### Confronting NIMBYs

"Not in my back yard" is a cry heard cross the country. Yet communities must provide for unpopular uses as mandated by law. Presenters discuss both the ever-evolving nature of NIMBYism and the legal requirements related to NIMBYs. This introduction is followed by discussions of how to place unpopular uses and how to regulate them to lessen negative impacts. You will gain insights into how to work with the community to accommodate difficult uses, address public anger, and keep everyone apprised of acceptable solutions and legal responsibilities.

### Introduction to the Planning Commission: Part One

*(Multiple Date/Time)*

Part One introduces the concepts, principles, and practices of planning. Speakers discuss the framework of governmental decision making for planning. Next they turn to the role of the planning commission, before moving to a discussion of the comprehensive plan, state-mandated planning, the legal standing of the plan, regional plans, and differences between states. The presenters also discuss the tools of planning, such as site plan review and growth management. The program concludes with a discussion of the decision-making process used by the planning commission. Part One will be broadcast at two times on December 5, 2007. Attend the time most convenient for you: 3:00 p.m.—5:00 p.m. ET or 7:00 p.m.—9:00 p.m. ET

### Introduction to the Planning Commission: Part Two

*(Multiple Date/Time)*

Part Two begins with a short recap of the ideas presented in Part One and then proceeds to a more detailed discussion of the players in the planning process. Special attention is given to each group's role as well as the point of view they bring to the decision-making process. Presenters discuss how plans are updated, revised, and redone, including reasons for change, the timing of revisions, the newest approaches to plans, and the techniques of plan making. Presenters also discuss plan implementation with case studies of effective techniques before concluding with a look at how to engage citizens, resolve conflicts, and forge relationships. Part Two will be broadcast at two times on January 16, 2008. Attend the time most convenient for you: 3:00 p.m.—5:00 p.m. ET or 7:00 p.m.—9:00 p.m. ET

## Northern Region Report

*Earl Finkler, VP Northern Region*

**H**ello from Arctic Alaska. In just one day around April 20, Barrow went from frozen solid to lots of signs of breakup. Our gravel streets, which are icy hard in winter started to become mucky, bumpy lanes.

Also, on May 10 the sun was due to rise and then stay up 24 hours a day until August 2. We all welcome the midnight sun, except when it gets a little difficult to go to sleep with bright sunlight streaming through the window.

Shades, curtains and the old Alaska standby –aluminum foil—can help darken the bedroom, but as one Barrow elder pointed out to me, that doesn't help too much when one has to get up several

times during the night to go to the bathroom. Nothing like a burst of sun to hit you at 2:00 am when you come out of the bedroom.

As I checked around the northern region of Alaska APA, it seems like some new zoning ordinances are springing up in spring! The City of Nome is working on its first-ever zoning ordinance, with the help of planning consultant Eileen Bechtol of Homer.

Bechtol said the public comment on the draft 55-page zoning ordinance is from May 1 to June 30, and that, if approved, it would be the first zoning for Nome.

It has been a long process, she noted:

“We started with a comp plan, took two years, then a land use plan, took two years, and now the zoning code. We've had

two open houses, presentations to the rotary and chamber of commerce, agency meetings, meetings with the Native organizations and the gold mining company, but not a lot of input yet.”

Even with such a long process, and much discussion to come, Bechtol sounded positive and energetic about the project:

“The Nome Planning Commission is the best group of volunteers I have ever worked with, and we could not have done it without the city manager. The council approved the land use plan, which gave us the green light to proceed with developing a zoning code. We are interested in what reaction the zoning ordinance will receive.”

*Continued on Page 4*



Midnight sun shines over snow fence.

## Audio/Web Conferences, continued.

Introduction to the Zoning Board of Adjustment  
(*Multiple Date/Time*)

The operation of the zoning board of adjustment and the challenges it faces are the focus of this training program. Presenters discuss the purposes of the board and how it conducts sound public meetings. ZBA members will learn to take testimony, assess reports and presentations, and make the meetings accessible to all participants. Presenters also review practices that commonly lead to litigation. Participants learn about variances and how to develop defensible findings of fact. Segment three focuses on conditional and special uses. Throughout, ZBA members will learn not only legal, but also ethical, decision making. The program will be broadcast at two times on April 16, 2008. Attend the time most convenient for you:

Many of these sessions directly relate to AICP continuing education requirements. If you have questions about continuing education requirements, and how to apply

these conferences to that, please contact the Chapter Professional Development Officer, Laurie Cummings, at [laurie.cummings@hdrinc.com](mailto:laurie.cummings@hdrinc.com). These sessions will be held at

the Municipal Permit and Development Center, located at 4700 Bragaw Street. If you have questions, please contact Angela Chambers at 907-343-7940.

## Northern Region Report, continued

The local newspaper, the Nome Nugget, had a long article on the proposed zoning in its April 19<sup>th</sup> edition, including some advice to the public:

“People with beefs before the (zoning) plan is adopted can notify the planning commission or Deputy City Clerk Sandy Babcock, so that concerns can be debated.”

Meanwhile, the Fairbanks Daily News-Miner on April 13, reported that a proposed temporary zoning of vacant land in the Denali Borough had failed in a Borough Assembly meeting. According to the article, Mayor David Talerico had proposed a two-year “residential-mixed” zoning for designated undeveloped land, requiring a conditional use permit before development. The proposal

came in response to some residents’ concerns about recent acquisitions of land by buyers interested in commercial development. The Borough Assembly failed to introduce the proposed ordinance for a public hearing.

The mayor said it seemed like a majority of residents are not concerned about establishing regulations to govern commercial development. According to the article, Talerico said “And that’s fine, we needed their public comments.”

Finally, one more spring event to report around Barrow. We’ve had a 25-mile ice road out of Barrow this winter to an oil drill site near the natural gas field that supplies the town. On April 16, as the activity was winding down my wife Chris and I were

able to get a ride out to the drill rig and camp and share lunch with some of the drillers and other workers.

I was amazed that about a half dozen of the long-time oil field workers knew my name and were fans of the three-hour big band show I do Saturday mornings on KBRW. Some said they had been listening to the show for over two decades. They also shared stories of work on the North Slope dating back to the late 1960s. Incredible!

So that’s it for the spring report. You all have a great summer and don’t forget to cheer for my Chicago Cubs. It has been almost 100 years since they last won a world series back in 1908! Hey! Hey!



Veteran oil field workers enjoy Earl's KBRW big band show.

## ShoreZone Protocol Development Workshop

Gina Shirey-Potts, Alaska DNR

On Saturday, August 11<sup>th</sup>, representatives from Coastal & Ocean Resources Inc., the Cook Inlet Regional Citizens Advisory Council, the Department of Natural Resources, the Department of Fish and Game, the National Oceanic and Atmospheric Administration, and The Nature Conservancy gathered in the field and around the conference table to review protocol development of ShoreZone ground verification methodology. The workshop

participants conducted a geomorphic and biological survey of the beach near the Shrine of St. Therese in Juneau.

ShoreZone is a coastal habitat mapping and classification system started in the '80s that uses low altitude oblique aerial imagery to allow a user to “fly” the Alaskan low-tide coastline online through video and view high resolution still photos. It also lets users access both geomorphic and biological resources data of the intertidal zone and nearshore habitat via an inter-

active website. Currently, more than 39,000 km of Alaskan coastline have been flown and recorded (20,000 of which are SE Alaska), and over 20,000 km of those have been mapped.

For more information on the ShoreZone project, please visit the Coastal and Ocean Resources Inc website at <http://www.coastalandoceans.com/index.html>.



The ShoreZone protocol committee conducts field work near the Shrine of St. Therese in Juneau.

## Southeast Alaska Update

*Barbara Sheinberg, AICP  
Southeast Region Vice President,  
APA*

**F**all is here in Southeast Alaska. Kids are back at school; it is rainy and cool after an absolutely glorious Labor Day weekend. It has been a MUCH nicer summer down here than last year with its record rain. We've had a good share of sunny days and real T-shirt weather, so everyone seems to be in a pretty good mood. I've queried my planning colleagues around Southeast to prepare this overview of what is happening in Alaska's banana belt. Here is a report, from north to south, which was prepared with help from the following wonderful planners and friends around Southeast Alaska:

**Tina Ryman**, Assistant City Clerk, Yakutat Borough

**Marj Harris**, City Clerk, Municipality of Skagway

**Patty Phillips**, Mayor, Pelican

**Jerry Medina**, City Administrator, City of Hoonah

**Nicole Grewe**, PhD, State DCCED, Division of Community Advocacy

**Sean Boily**, AIA, Northwind Architects, Juneau

**Ben Lyman**, Planner, City and Borough of Juneau

**Barbara Sheinberg**, AICP, Sheinberg Associates

**Leo Luczak**, AICP, City of Petersburg, Community Development Director

**Ike Sriskandarjah**, reporter, KFSK public radio, Petersburg

**Carol Rushmore**, Economic Development Director, City of Wrangell  
**Wells Williams**, AICP, Planning Director, City and Borough of Sitka

**Yakutat.** In Yakutat planners and the planning commission are working on rezoning efforts to clean up some holes in the zoning around town, to create more commercial areas, and to designate zoning on some large parcels that will soon be going into private ownership (currently zoned "Holding"). They are also plugging away at an update to its 1994 Comprehensive Development Plan that will hopefully be complete before the end of the calendar year.

The community is also looking now at more detailed land use planning and zoning for the western part of the borough (west of Yakutat Bay to Icy Bay to Cape Suckling). To begin, they are taking inventory of existing commercial and residential uses, particularly in the Tsiu River area where there are some density concerns due to the multiple sports fishing and hunting lodges, subsistence and commercial fishers, researchers (University) and recreational users. The Assembly passed a four month Moratorium on granting any new leases on Borough-managed lands west of Yakutat Bay to allow time to gather information that will help decide what kinds of uses and at what density are appropriate for these areas.

**Skagway.** After a 6-year saga with the Alaska Local Boundary Commission the City of Skagway was recently given permission to vote to form a borough. Residents voted in June 2007 and 95 % voted in favor of forming the Municipality of Skagway. Their new borough is now busy making the transition, as well as installing a Geographic Information System (GIS) for the borough, and getting ready to update its ten-year old Comprehensive Plan. They community is also gearing up to host the annual Southeast Conference meeting in mid-September.

**Elfin Cove.** A 2006 community survey launched a larger community planning effort in 2007 that just wrapped up with issuance of the Community of Elfin Cove Non-Profit Corporation's Elfin Cove Community Plan (August 2007). Top goals are to reduce the community's dependence on fossil fuel; to develop a mix of year round and seasonal jobs while maintaining a high quality of life; and to provide affordable and reliable utilities. During summer 2007 the town's electrical generators were replaced and upgraded.

**Gustavus.** The City of Gustavus is nearing completion of a major marine improvement to upgrade its barge and public launch ramp in the Salmon River and provide an area for boat trailer and vehicle parking. This improvement was ranked as a very high need in the city's 2005

Strategic Plan.

Gustavus just passed its 3-year anniversary since incorporating as a city. DCCED will be helping the city reflect on changes and 'life as a city' by reviewing municipal organizational growth and gathering public input on the perception of local government, impact to local quality of life, and future expectations. The report summarizing this research and survey will be issued by December 2007.

**Pelican.** The City of Pelican is busy upgrading its utility and fuel systems. The city is currently constructing a 100,000 water storage tank and in 2008 will construct a water treatment plant building. The State of Alaska Department of Environmental Conservation Village Safe Water program is assisting the city administer this pro-



Tank farm and utility upgrades being installed in Pelican

## Southeast Alaska Update, continued

ject. In addition, the Alaska Energy Authority is constructing a new bulk fuel farm and power plant module. These are near completion and will be online in the fall of 2007. Other very good news is that Pelican Seafoods is buying and processing fish. The economic activity is stimulating and the increased activity is revitalizing attitudes and the economy.

A planning note from the editor: In the late '90s Pelican created a new Comprehensive Plan that carefully defined the types of economic development Pelican would and would not pursue. The town was committed to expending its resources and researching ways to remain an active fishing community. It is a success story and testament to the community's hard work that after a decade of very challenging times the economy is on the upswing in the exact manner its plan's goals and actions wished to achieve.

**Hoonah.** Two major marine oriented improvements are underway in Hoonah. In June 2007, Phase I was completed of their new Hoonah Marine Industrial Center which will have a 150 ton boat haul out and ample workspace. Phase I consisted of 3.5 acres of tideland fill. The project was funded by a \$2 million EDA grant with a local match from the city of \$858,000. Phase II will be construction of the actual pier which is currently under design. Phase III will be the actual 150 ton lift and

an all-tide barge ramp. When this project is completed it will support the regional fishing fleet, create and sustain local jobs, and bring in new sales tax revenue.

Also, early this summer, Hoonah completed expansion of the inner harbor by adding 30 more boat slips and installing a new city float for transient traffic which includes a drive down gangway.

**Juneau.** Lots of interesting things are going on in Juneau. A downtown improvement finally (editorial emphasis) happening in Juneau is design work for a downtown parking garage on Main Street (at "Telephone Hill," under - and in support of - the site for a future capital building). The 'finally' is emphasized because after several years, this is in conjunction with establishing a fee-in-lieu-of-parking ordinance and process. A significant obstacle to redevelopment and reinvestment in downtown buildings has been that the (lack of) parking is grandfathered-in and any redevelopment would require parking be added...and there isn't any place to add it. Now, businesses and developers will be able to satisfy the parking requirement by paying a fee, in-lieu-parking, to the CBJ that will go into the parking garage fund. This will positively impact downtown business development. An architectural firm reports that they already have one client with a substantial business building development they would like

to do if the garage project moves forward.

An interesting school renovation in Juneau is occurring at Glacier Valley elementary; it is the first of the CBJ schools to be constructed as a LEED certified renovation. The implication of this is that site access and alternative means of transportation, reduced energy consumption, and accommodations for a facility recycling program are a part of the planning process. Is this the shoe in the door towards Juneau's greater commitment to the environment and better waste management? We want curbside recycling city-wide!

The CBJ Community Development Department is working on several interesting items. There is an ongoing debate between the planning and transportation agencies, neighbors, and a major developer regarding pedestrian trails connecting cul-de-sacs and the impacts (good and bad) that these trails might have if they are constructed. These big picture issues are being considered as part of a request to vacate a previously approved requirement to construct connecting trails/pedestrian paths as part of a large phased subdivision. The jury is still out.

Juneau is beginning work on a new Transit Development Plan in conjunction with a Downtown Circulator Feasibility Study and a Coordinated Human Services Plan. These plans, being prepared in concert with the



Tideland fill for new Hoonah Marine Industrial Center

2007 update to the CBJ Comprehensive Plan, are allowing Juneau to look closely at the transportation and land use links and connections and ensure that these plans all lead the city in a uniform direction.

The CBJ is also embarking on a borough-wide database conversion project to consolidate all land-use, financial, and person-related data into a uniform system. This effort requires coordination between all CBJ agencies and departments, but will help eliminate duplicate efforts and will provide every department with access to more information than is currently stored in any one database. This project should also lead to much more informed decisions and closer working relationships between various departments as all will have access to the same information on a given property.

**Angoon.** Like many remote and rural places in Southeast Alaska, economic development and these days, even just lighting and heating a residence, can be a serious challenge due to extremely

## Southeast Alaska Update, continued

high fuel and electric rates. To address this in Angoon, in April 2004 Kootznoowoo Corporation (Angoon's Native Village Corporation) submitted an application requesting Forest Service authorization for a hydroelectric project on Thayer Creek near Angoon. A provision of ANILCA specifically allows this project in the Kootznoowoo Wilderness on Admiralty Island National Monument, in the Tongass National Forest. In April 2007 the USFS issued a draft EIS, comments were due in June. The USFS is now working on the final EIS and a decision. Construction of this facility would be a short term boost for the Angoon economy during construction and provide needed longer term relief for electricity prices as well as allow away from fossil fuels to a renewable energy source.

**Petersburg.** Petersburg's big news is that its new Petersburg Public Cold Storage is fully operational and doubled its projected product for this year (and that was needed for the operation to break even) by running 2,000,000 lbs. of fish through the facility so far this season. This is the first year the community facility has been fully

operational, and things are going well for the new plant which is owned by the Petersburg Economic Development Council (a non-profit, community based corporation established in 2001). This summer, Trident Seafoods is the cold storage's biggest client, with room for smaller volume clients like Coastal Cold Seafood and Tonka Seafoods too. The relationship has worked out well for all parties. The facility can flash freeze and glaze about 4,000 pounds of fish a day and can provide storage for about 400,000 pounds. The city, community, businesses and fishers are all benefiting from this new facility.

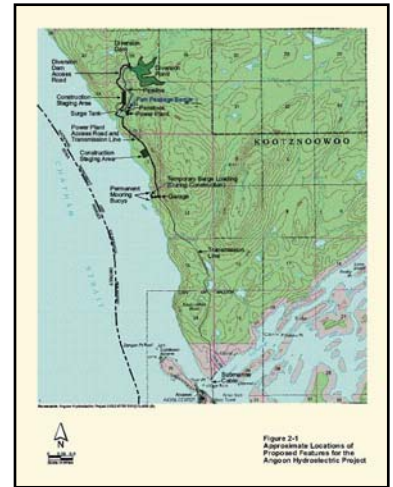
**Wrangell.** A big item in Wrangell is their ongoing efforts to form a borough. Wrangell submitted a petition to the State Local Boundary Commission (LBC) to form a home rule Wrangell Borough to include Wrangell, the community of Meyers Chuck/Union Bay, and 3,465 square miles. Ketchikan Gateway Borough also proposed to annex land into its borough (4,700 additional square miles) and Meyers Chuck/Union Bay. The LBC preliminary recommendations have just been issued and they recommend approving

the Wrangell Borough but without Meyers Chuck/Union Bay, which they recommend be included in the KGB borough (in contrast to what both Meyer Chuck/Union Bay and Wrangell want). Comments on the Ketchikan recommendation were due to the LBC September 4 and on the Wrangell recommendation are due on September 24. Wrangell and Meyers Chuck/Union Bay are assessing their options.

**Sitka.** The City and Borough of Sitka Planning Office reports it has a full fall workload that includes:

1. Continuing to improve the road system and borough-wide GIS system,
2. Developing a zoning process for lodges on islands,
3. Designing a subdivision for a 193 acre tract the municipality is acquiring from the University,
4. Work on a couple of small municipal subdivisions, and, training of a fairly new Planning Commission using the South Dakota Planning Commission training program.

And that is your Southeast round-up! Keep on trucking, oh no, I mean planning! - Barb



Petersburg's new cold storage



Blast cells in new cold storage

## Young Planners Group Taskforce

Laurie Cummings, AICP

Recently, APA formed a Young Planners Group, a new APA Taskforce to identify what young planners want from APA, what APA

can do for them, and to recommend messages, programs, and services of interest to young planners.

A young planner is considered to be a planner under the

age of 30.

The results of the task force will be presented at the 2008 national conference. If you have ideas or suggestions that you would like the task force

to consider, please contact Laurie Cummings at [laurie.cummings@hdrinc.com](mailto:laurie.cummings@hdrinc.com) or 644-2065.

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## Congratulations to Lappin and Taylor

*Laurie Cummings, AICP*

**C**ongratulations to the following Alaska planners who passed the May 2007 AICP exam: Jonathan Lappin and David Taylor.

In the planning field, AICP certification is the accepted credential for professional competence and ethical practice. To become a certified planner, a candidate must belong to the American Planning Association, fulfill education and work experience requirements, and pass a computer based ACIP exam. The State of Alaska had a

67% pass rate on the May 2007 exam. The national pass rate for the May 2007 exam was 67%. These new AICP members join over 14,000 APA members who have made this extra commitment and joined APA's professional institute.

The AICP test covers a variety of planning topics, both old and new, including: history, theory, law, emerging issues and trends (such as 2000 census information and new urbanism), plan making methods and strategies, functional topics (i.e., transportation, public services, land use, economic development,

housing, rural and small town planning, urban design, historic preservation, energy, etc.), plan implementation (i.e. regulations, legal principles, growth management techniques, budgets, program evaluation, public presentation, intergovernmental relations, project and program management, etc.), and ethics, public interest and social justice (i.e. multicultural issues, public participation, and coalition building).

The planners who pass the AICP exam are well versed in these areas, as well as other management issues that arise in the typical planning office

on a daily basis. Every one of them earned these credentials through study and good practice of our planning discipline. Congratulations Jonathan and David!

For more information on the AICP exam, please visit <http://www.planning.org/aicp/> or <http://www.alaskaplanning.org/aicp.htm>

# Community Vitality: A Holistic Approach to Building Sustainable Communities

Nicole Grewe, PhD  
Alaska Department of  
Commerce, Division of  
Community Advocacy

Alaska's rural communities are facing challenges of extreme diversity and magnitude including economic, environmental, social, and public service delivery problems. Within small communities, each challenge is inter-related to the next. Examining current rural community challenges and evaluating prospects for a better future has led to significant emphasis on community sustainability as a long-term indicator of successful community and economic development strategies. In theory, sustainable communities are those which are economically viable, socially just (low in inequality), and environmentally sound. A sustainable community utilizes its resources to ensure present and future community members attain a higher degree of health and well-being, economic security, and voice in shaping their future while maintaining the integrity of the ecological systems on which all life and production depends. Improving current community vitality and encouraging long-term sustainability requires increasing various community resources. When community resources are reinvested to create new

resources, they can be referred to as community "capital." Within this context, the term "capital" indicates a community resource is ready for investment thereby having the potential to increase or create new community capital. Building sustainable communities requires utilizing and increasing seven forms of community capital including: physical (built), financial, political, social, human, cultural, and environmental (natural) capital. Each individual form of capital is important because of the unique role it plays in community development.

## Financial Capital

Financial resources are what most people consider "capital" when discussing community or economic development. Community financial capital consists of private and public financial assets that are already in a monetized form or are easily convertible to monetary form. Examples of financial capital include cash, investments, income, local shopping dollars, tax base, profits from natural resource development, and sales and export of goods. Financial capital also includes external sources of funding including grants, loans, and outside investment in local business and industry.

## Physical Capital

Physical capital is

constructed capital that is developed by human art, skill, or effort. Examples of physical capital include manufactured products, buildings, homes, utility facilities, equipment, harbors, docks, and transportation infrastructure. Physical capital also includes less obvious items such as technological infrastructure, water treatment systems, electrical generators, communication systems, and bulk fuel farms.

## Environmental Capital

Environmental, or natural, capital are resources that can be consumed or invested. Land is most often referred to as an environmental resource and form of capital. Land is considered an asset with significant investment potential because of its development potential and natural resources. Other elements of environmental capital include air, soil, water, biodiversity, subsurface minerals, natural gas, wildlife, fisheries, natural habitat, and scenery.

## Human Capital

Human capital is manifested in individual human beings and includes mental and physical capabilities measured through skills, abilities, education, training, leadership, health, and indigenous knowledge. Investing in human capital improves the skills, knowledge, and productivity of individuals. In practical

"Sustainable communities are those which are economically viable, socially just (low in inequality), and environmentally sound."

terms, improving a community's human capital enhances the quality of the available workforce and local leadership.

## Social Capital

Social capital is the mutual reciprocity and trust that exists among community residents (i.e., local social relationships) that encourages partnership building, cooperation, and broad-based local participation in community activities. The term "social capital" refers to the resources that are invested in the abilities of a community to collectively act in pursuit of common needs. Dimensions of social capital generally include mutual trust, reciprocal social networks, groups, shared symbols, and collective identity. High levels of social capital exist in communities that demonstrate the ability of collectively and effectively responding in the interest of improving public goods, services, and local quality of life. Stated alternatively, the density and character of local social relationships either

*Continued on page 10*

## Community Vitality, continued

impedes (dysfunctional local relationships) or improves (cooperative social relationships) the ability to develop and utilize other forms of community capital.

### Cultural Capital

Cultural capital includes the shared values, heritage, and history of a community. In theoretical terms, it includes salient elements that characterize a community's shared "way of life" and represents common values. Community cultural capital is often overlooked as a worthy investment because its value is not often associated with more tangible evidence of outcomes such as financial or physical capital. However, cultural capital has been shown to generate financial capital (e.g., using culture to promote local tourism) and social capital (e.g., communities with strong common culture tend to have high social capital). In practical terms, sharing of cultural identities including heritage, history, ethnicity, and language can be used to drive culturally-appropriate community and economic development.

### Political Capital

The role of local government cannot be overlooked when it concerns access to influence, ability to garner resources for the community, and local decision-making authority. Locally-elected officials have the ability to impact the short- and long-term futures of communities through decisions made regarding

public services, public administration, spending of financial resources, planning, and land use development. The level of community organization through the use of local government (e.g., municipal, tribal, and community associations) influences the ability of a community to act for the betterment of its entire population. Communities that have minimal, non-existent, or dysfunctional local governments will not be capable of producing an environment that is

conducive to community improvement efforts. In contrast, communities that have strong and diversified local leadership can foster an environment that is supportive of community development.

In summary, the quality, quantity, and diversity of available community capital impacts the current vitality and long-term sustainability of a community. Some communities recognize this reality and have therefore taken the initiative to

strengthen their communities by addressing a variety of community dimensions. These entrepreneurial communities are planning and engaging in activities to strengthen and protect their economy, education, health care, environment, recreation, housing, public services, and physical infrastructure. The ability to recognize and value a long-range and holistic approach to locally-appropriate community development is what sets some rural communities apart from others.

**The Southeast Section of the  
Alaska Planning Association  
is pleased to announce the start of its  
MONTHLY PLANNERS LUNCHEONS**

We'll meet the first Thursday of every month, starting October 4, for an informal, but informative lunch discussion and get together.

The place will rotate so we can visit each other's workplaces and learn a little bit more about what we each do. The lunches will be "bring your own -brown-bag" style.

The first lunch will be:

**DATE:** Thursday, October 4  
**TIME:** Noon - 1:00 pm  
**LOCATION:** Alaska DNR OPMP Conference Room  
 302 Gold Street, suite 202, downtown Juneau  
 (between 3<sup>rd</sup> and 4<sup>th</sup> Streets; come early to find parking if driving.)



The 1<sup>st</sup> meeting will be a round robin for everyone to talk about:

- What types of planning issues are you personally (not to be limited by your type of work) interested in?
  - What would you like to have happen at these lunches, what speakers/topics would you like to hear about?
- What is going on at your 'shop' that we might be interested in knowing about?

Thank you to the planners on the steering committee that are organizing the lunches: Aneta Synan, AICP; Peter Serrano, AICP; Stephen Wade; Ben Lyman; Sylvia Kreeel; and Barbara Sheinberg, AICP

## What the Heck are APA Divisions, Anyway?

*Dale R. Powers, AICP  
Chair, Small Town and Rural  
Planning Division  
American Planning Association*

According to the odds of probability, approximately 4,000 APA members are in the process of renewing their membership. As you review your dues renewal form, you will see “Division Dues” and may wonder exactly what role Divisions have within the organization and what benefit there is in joining a Division. Unlike Chapters – of which membership is a mandatory requirement of maintaining your APA membership – being a member of a Division is optional.

So why should you join a Division? Is it worth the additional \$25.00 a year to your profession (and, perhaps more importantly, your employer) to join a Division?

The best way to describe the differences between a Chapter and a Division is that while Chapters are generalist in nature in serving the needs of members within a geographically-defined area, Divisions focus on the specializations of our profession, such as transportation planning, economic development, and urban design; creating a

forum to discuss areas of interest unique to population-based groups of planners such as women, African-Americans, Latinos/Latinas, gays and lesbians, and Native Americans; and establishing a forum for the setting-based planners working in large cities and counties, as well as small towns and rural areas. While the focus of any one Division may be specialized, the scope is nationwide and global (especially true with the International Division). Division members share experiences with members throughout North America and the world, and the ideas learned are transferable to the situations each of us face on a daily basis.

As you scan the list of the 21 Divisions, you might be wondering what types of issues they are dealing with. Here is a small sample of these issues:

**The City Planning and Management Division** just completed its 3<sup>rd</sup> peer consultation. Following up on its success for Atlanta and New Orleans, the Division sent a team of 3 experienced Directors to Jackson, MS to consult with local leaders, staff and clientele, reviewed the City’s operations and procedures and made

recommendations on improvement.

**The Economic Development Division** is presenting a ½-day “Economic Development Planning 101” training seminar at next year’s APA Conference in Las Vegas, designed for planners interested in this facet of planning or who want a refresher on the topic.

**The Federal Planning Division** just completed its annual workshop, with 236 attendees, 29 exhibitors, and 28 breakout sessions.

**The Gays and Lesbians in Planning Division** has addressed such issues as mapping safe neighborhoods, clear and concise planning documents, neighborhood revitalization, retirement housing, and social equity.

**The Indigenous Planning Division** is currently partnering with the Alaska APA Chapter to hold a joint conference on Indigenous Planning in Anchorage in the fall of 2008.

**The Planning and Women Division** is in an exceptional position to influence the relationship of planning to women and to highlight outstanding women planners.

**The Small Town and Rural Planning Division** is the

first APA Chapter or Division to offer subsidies for AICP Division members to partially reimburse for the cost of maintaining the AICP certification.

**The Transportation Division** is working on a number of initiatives, including the Airports Committee and tracking pending. As well, the Division is developing a mentoring program and revitalizing its Policy Advisory Council that will provide expertise on a range of transportation-related topics.

**The Urban Design and Preservation Division** hosts a nationwide Design Forum Series to engage planners and allied professionals in design oriented planning.

To conclude, before you complete your membership renewal, take another look at that bottom left corner of the application form directly right of this article and consider joining one or more Divisions. It is a simple task to hand-write the Divisions you want to join on the renewal form – and well worth the time and modest cost to do so.

# Indigenous Planning Conference

At the recent APA National conference in Philadelphia, the Indigenous Planning Division voted to endorse the Alaska Chapter's proposal for an indigenous planning conference to take place in Alaska during the fall of 2008. Peter McKay with the support of Jon Isaacs, Janet Hall and Mitzi Barker presented the initiative to the Indigenous Planning Division garnering their enthusiastic support. The main goal would be to provide a forum for the exchange of ideas between those interested in and working with indigenous communities. Efforts are underway to develop a conference steering committee and begin the important tasks necessary to plan and execute a successful event.

Created in 2004, the Indigenous Planning (IP) Division recognizes and advocates for community development that is based on the distinctive traditions of indigenous peoples (<http://www.planning.org/indigenous/>). The Alaska Chapter approached the Indigenous Planning Division of APA with the idea that Alaska would be an ideal place to host the IP Division's conference. The IP Division agreed that Alaska is an exceptional location to bring together planners dealing with issues uniquely associated with indigenous planning. The Division was particularly supportive because Alaska has a large indigenous population, conducting and participating in planning at all levels across the state. Alaska also has a considerable number of state

and federal agency personnel, consultants, and others that provide planning assistance to rural communities and Native Alaskans. It was felt that this strong base of experience deserves to be shared with other planners both nationally and internationally. The conference will bring visibility to the unique planning approaches that have evolved on indigenous lands in Alaska.

The conference would be guided by several ideas that have developed from indigenous planning in Alaska. Among these are:

- the idea that the issues confronting indigenous peoples are large and complex, encompassing more than typical planning concerns;
- the recognition that the health and growth of Native communities is tied to

the human element and not just natural resources;

the promotion of planning and related fields as a career for Alaska Natives and other indigenous people and development of the steps needed to increase those numbers;

the creation of multiple forms of exchange among indigenous people from a variety of cultures and traditions, relevant for rural/urban Alaska, Natives and non-Natives; and

the creation of an action plan for Alaska that addresses some of the local, regional and statewide deficiencies in indigenous planning.

If you are interested in participating in planning for the conference please contact: Ellen Campfield Nelson at 907-222-5425, [ellen@agnewbeck.com](mailto:ellen@agnewbeck.com) or Mitzi Barker at 907-279-2511, [mbarker@ruralcap.com](mailto:mbarker@ruralcap.com).

## On-Line Planning Education Program Designed for Working Professionals

Jennifer Evans-Cowley, PhD, AICP

Professional planners are busy people, between work during the day, public meetings at night, and obligations at home it can be a challenge for planners to find the time to go back to school. Five years ago The Ohio State University launched the Planning Education at a Distance (PED) program to provide continuing education opportunities to planners in an online format. This program has been successful in providing public officials and professional planners with continuing education credit.

Since the inception of the program, the program director received repeated praise from professionals asking for graduate level for-credit courses. Two years ago the Planning Education at a Distance program responded by creating a series of four graduate planning courses designed specifically for professionals working in planning to provide advanced skills that upon completion leads to a graduate certificate in Facilities Planning and Management. Participants learn how to manage a planning department, how to design spaces to meet user needs, the fundamentals of real estate finance, and ultimately integrate everything they have learned into a capstone project.

“Reviewing the capstone projects is my favorite part of the curriculum,” said Jack Nasar, Professor of City and Regional Planning in the PED program. The participants always produce very interesting projects. One student conducted an analysis of the need for low income housing after a fire destroyed homes, stores, and schools in a nearby community. Her project looked at how to engage the public, identified funding, a site, and the design of affordable housing in Alaska. A student working for the Navy in Japan evaluated base closures to determine successful redevelopment projects and the lessons learned that can be applied to communities facing base closure. Another project in Texas evaluated the need for a dementia focused living facility in Collin County, identified alternative sites, and developed a facility master plan. A participant in Ohio evaluated the reuse of a municipal facility for municipal offices. The project made recommendations on how to renovate the facility in order to most effectively accommodate city employees. Jackie Graham, Instructor in the PED Program, remembers her favorite project, a proposal for a Gelato franchise. The participant had tried a gelato during a vacation and liked it so much he thought perhaps he should open a gelato store

as a side business. He went through the entire process of conducting a market analysis, selecting a site, developing a project management plan, and determining the cash flow. In the end he discovered that while the concept was a good idea, the net revenue wasn’t likely to be enough to make the venture worthwhile.

Through the integration of audio/video components, PowerPoint slides, and reading materials, PED provides participants with hands-on training to strengthen skills needed to both manage land development through planning and bring new planning techniques to their practice.

The participants come from an array of backgrounds, some with planning degrees others without. Some selected the program to help them in pursuing a graduate education, while others participate as a way to advance their skills. For example, one past student works for a consulting firm in Alaska and did not have access to a nearby planning school and participated in the program to enhance her planning skills. A participant in Arizona chose to enroll because of the convenience of taking courses online. A participant from Alabama took advantage of her employer’s tuition assistance program to further her planning education.

With the new Mandatory AICP Certification Maintenance Program, courses offered by an accredited planning program qualify for continuing education credit. This curriculum provides a way to meet the continuing education needs of certified planners.

Program Director, Jennifer Evans-Cowley notes, “we have been fortunate to be able to make an arrangement with Ohio State University to charge a fixed tuition, rather than a different rate for participants living out of state or out of country. We’ve worked hard to try to create an affordable graduate education program.” The tuition for the 2008 program is \$1,200 per quarter or if a participant pays in full upfront the cost is \$4,400.

For more information on the Planning Education at a Distance Program visit our website at <http://knowlton.osu.edu/ped> or contact Jennifer Evans-Cowley, PhD, AICP Planning Education at a Distance Program Director at 614-247-7479 or [cowley.11@osu.edu](mailto:cowley.11@osu.edu). Applications for the January 2008 graduate certificate program are open now and available through October 31, 2007. Participants can register at any time for the continuing education courses.



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**Making great communities happen**

**Learn more about APA Alaska Chapter at our website:  
[www.alaskaplanning.org](http://www.alaskaplanning.org)**



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## Announcements

### Fairbanks North Star Borough

Job Title: *Land Management Specialist*

**Job Summary:** The incumbent performs a full range of technical and administrative duties of a complex nature in the Department of Land Management. Work is performed under the general direction of the Department Director and is evaluated for technical accuracy as well as management and supervisory performance, productivity and effectiveness.

#### Duties

1. Administer the programs and supervise staff for retained lands, land nominations, land acquisitions and land sales for the department.
2. Advise the Director on the technical aspects of Land Management functions.
3. Oversee the maintenance of complete title records for all Borough land and interests in land.
4. Assist the Director with schedules, supervision, and evaluation on Department em-

ployees and contractors. Makes recommendations regarding hiring, promotion, discipline and termination of Department employees.

5. Develop and administer action plans, work programs, budgets and contracts to implement annual and long range Department objectives.
6. Make recommendations and participate in the formulation and implementation of department administrative, personnel, and operations policy, programs and procedures.
7. Prepare and deliver public presentations and written reports on department activities.
8. Administer all Borough land use authorizations (licenses, easement, leases) and review proposed Borough capital projects to ensure that all aspects of land acquisitions are coordinated.
9. Provide project management expertise on large scale land sale and development projects.

10. Represent the Borough at meetings and hearings as appropriate. Ability to meet at various locations on short notice.

11. Develop and administer land development project budgets.

12. Completes field work as needed.

#### To Apply

Individuals interested in applying for this position must submit a completed Borough application, on or before to the closing date and time, to the Human Resources Department, 809 Pioneer Road, P.O.

Box 71267, Fairbanks, Alaska 99707. Applications may be faxed to 907 459-1187 or emailed to [humanresources@co.fairbanks.ak.us](mailto:humanresources@co.fairbanks.ak.us). For additional information please call 907 459-1202 or the Borough Direct Job Line 907 459-1206.

The Borough complies with the Americans with Disability Act (ADA). Please contact us if you need an accommodation to perform any job function or to participate in the interview/selection process.