On my office wall in Oklahoma City is a map that covers more than 1400 square miles of central Oklahoma. Almost every square mile shows some type of development.

As planners for the next generation we should be asking ourselves and our clients and customers “is current low density and intensity of development sustainable for the future?”

We are planning now in OKC for a minimum growth of 70,000 additional residents and 50 million square feet of commercial/industrial space over the next 10 years. The rest of the OKC metro area is expecting a like amount.

We as planners and advisors of the development and public sector communities have a professional obligation to plan for this growth in the most efficient and sustainable way possible.

What does that mean to us today in Oklahoma? In my opinion, it means negotiating with developers and neighborhoods to accommodate the highest density possible concurrent with the highest quality possible on every new subdivision and multi-family development. It means fostering mixed-use as the preferred development option, with densities high enough to sustain transit service whenever it is finally available. And it challenges us as planners to design job/housing relationships that work in terms of both property values and design functionality... neighborhoods that are not isolated and are accessible to jobs and schools without every trip requiring auto use.

Of course, we are not the first planners to consider these issues and challenges. In fact, the concepts of New Urbanism, which focuses on mixed use and mixed income neighborhoods in a pedestrian-oriented design theme, nicely address these ideas.

I encourage all Oklahoma planners to look closely at the various New Urban websites and publications for ideas and strategies to better prepare our state for a sustainable future.

And coming up is a City Planning Workshop organized by the Oklahoma Municipal League on Friday, May 4, at OSU-OKC where the principles of New Urbanism will be discussed in some depth. I encourage your attendance.

President’s Notes John Dugan, AICP

Legislative Update by Erik Enyart, AICP

Editor’s Note: Information derived from OML

Legislation to watch:

Tax Increment Financing SB 844 by Sen. Crain (R-Tulsa) and Rep. Dorman (D-Rush Springs). Concerns municipal control over the TIF. Bill passed the Senate with the title off by 44 to 0.


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Upcoming Events:

• APA National Conference, April 14:18 in Philadelphia
• Oklahoma Housing Conference, April 15:17 in OKC
• Enviro Expo, April 19 in Tulsa
• OSN Conference, April 21 & 22 in Norman
• OKAPA Exec. Board Meeting, April 27 in Sapulpa
• OML C.P. Workshop, May 4 at OSU/OKC campus

See website for more details.
Al Gore’s World Tour Arrives in Norman at OU

By Erik Enyart, AICP

Norman, OK – Lloyd Noble Center, University of Oklahoma campus – Thursday, March 01, 2007. Former Vice-President Al Gore brought his worldwide tour to Oklahoma and was met by an enthusiastic audience, reported by local newspapers to be between 7,000 and 9,000. At my estimation of approximately 2/3 of the 11,528-seat facility, the number would be somewhere in between.

The Oklahoma crowd gave a standing ovation to welcome Al Gore as he entered the arena. OU President David Boren gave an introduction to Al Gore, his former fellow US Senator of 8 years. Boren also acknowledged in attendance several Oklahoma officials, including Governor Brad Henry, Treasurer Scott Meacham, State Attorney General Drew Edmondson, and State Senator Stratton Taylor. Boren also recognized Gore’s Oklahoma connection through his wife Tipper Gore’s family, some of whom were also in attendance.

Icebreaking jokes and quips included, “I used to be the next president of the United States of America,” he said to thunderous laughter, his perfectly executed faux-deadpan face featured on the jumbo screen. “I don’t find that to be particularly funny.” Also referencing the 2000 Presidential Election, in which he won the popular vote but lost in the Electoral College, Gore remarked, “You win some, you lose some.... and then there’s that little-known third category.”

The video- and slideshow-based presentation was the same one featured in the full-length documentary, An Inconvenient Truth, which the previous week had won the Oscar award for “Best Documentary Feature.” Gore’s presentation on global climate change and the warming effects of greenhouse gasses was sometimes humorous, often sobering, and loaded with facts, figures, graphs, and video clips. The most striking graph showed historic world temperatures for the past 800,000 years based on scientific measurements of carbon dioxide (carbon) atmospheric levels retrieved from Antarctic ice core samples, which placed modern warming trends in the context of known variation.

Toward the end of the presentation, Gore highlighted and congratulated the City of Norman for being one of 369 U.S. cities at the time (442 now reported by www.seattle.gov), and the only city in the State of Oklahoma to have endorsed the U.S. Mayors’ Climate Protection Agreement, a proxy for the Kyoto Protocol at the municipal level. The Norman crowd gave an enthusiastic cheer.

Also during the event, David Boren reported that the University of Oklahoma was one of the first U.S. academic institutions to have joined the Chicago Climate Exchange, the second of two primary carbon-trading marketplaces in the world. The carbon-trading market ties an economic value to greenhouse gas emissions, and allows carbon-producing industries exceeding regulated allowances to offset their overages by purchasing carbon credits from net carbon reducers. Boren noted that the University itself was taking measures to reduce carbon emissions and to embrace alternative energy sources which contribute to carbon reductions.

Carbon Trading in Oklahoma—An Introduction

by Erik Enyart, AICP April 07, 2007


Global Climate Change is an inescapable topic in the news and popular media. But how does Oklahoma fit into the picture?

It would be an injustice to the reader and the topic itself to attempt, in this op-ed article, to cover this broad topic at any level of refined detail. It is therefore the intent of the author to introduce only the key facts, and to more narrowly focus on one aspect of this topic; specifically, how CO₂ (“carbon”) trading and sequestration processes tangentially intersect with the field of land use planning in Oklahoma.

In 2001, the Oklahoma Legislature took the initiative and explored the potential for Oklahoma landowners to enter into the world carbon trading market. That year, the Oklahoma Carbon Sequestration Enhancement Act was passed into law, (Title 27A O.S. Section 3.4), which formed the Carbon Sequestration Advisory Committee, charged with researching and exploring carbon sequestration opportunities and reporting back to the Legislature, and authorized the Oklahoma Conservation Commission to establish and administer the carbon sequestration certification program. The intent of the act was express: “It is the intent of the Legislature that such efforts to document and quantify carbon sequestration on agricultural and nonagricultural lands within the state will enhance the ability of the state’s landowners to participate in any system of carbon dioxide emissions marketing or trading that may be developed in the future.”

(Continued on page 8)
On March 14, 2007, OKAPA sponsored an online webcast training seminar titled *Maintaining Neighborhood Character* presented by the APA. C.H. Guernsey & Company hosted the seminar for the Oklahoma City area and the Tulsa Preservation Commission met in the Tulsa City Council meeting room and served as the host in the Tulsa area. Presenters included Katie Hatt, Noré Winter, and Jim Lindberg.

The issue of maintaining a neighborhood’s character is a concern in many communities, both old and young. In some cases teardowns and infill involve structures that do not support the look and feel of the existing neighborhood. Teardowns were stated to be the biggest threat to historic preservation since the urban renewal era. The presenters showed many examples from across the country.

Existing ordinances are often outdated and do not speak to the character, form, or typology of new construction or additions in established neighborhoods.

There are multiple resolutions to address this concern, including Neighborhood Prevailing Standards/Urban Design Overlay, Neighborhood Stabilization/Established Neighborhood Overlay, Conservation District Overlay, and the most restrictive, the Historic Preservation District.

The presenters recommended a healthy use of photos, graphics, and illustrations for communities and neighborhoods.

(continued on page 9)

Fort Worth, TX Planning Director Fernando Costa, AICP, presented to OU Regional and City Planning students and other invitees a lecture entitled “Central City Redevelopment in Fort Worth.” Approximately 43 were in attendance.

Costa described the current rapid pace of development in Fort Worth, noting that the city saw, in 2006, its highest building rate ever. Major natural gas reserves were identified as a unique feature of Fort Worth, which boosted the city’s revenues but also posed difficulties and required major design considerations for development.

The city’s comprehensive plan, referred to as the “Game Book” by the mayor, was reported to be updated every year. Costa identified the plan’s overarching goal to be the common recognition of Fort Worth as “the most livable city in Texas.”

Highlights of the presentation included the massive redevelopment plan for the ‘Trinity Uptown’ district, an area of approximately 800 acres immediately north of (and part of) downtown Fort Worth and other featured central-city developments such as the RadioShack and Pier 1 headquarters, the Tarrant County College campus redevelopment, the new LaGrave Field.

A parallel was drawn between Fort Worth’s redevelopment of the Trinity River into an economic and recreational resource and the Oklahoma City’s similar transformation of the stream which courses through downtown into an urban amenity. With partners including the U.S. Army Corps of Engineers, the city plans to re-route the Trinity River and create from the ‘ox-bow’ an urban lake. This will allow a large area immediately north of downtown, presently an industrial brownfield, to be redeveloped (see additional reporting in the October 2006 issue of Planning).

Costa identified the second big initiative: The redesign and rebuilding of Lancaster Avenue, to transform the corridor into an ‘Avenue of Light.’ Costa described how street design has become exclusively a function of engineering, reflected in streets created solely for moving automobiles, as opposed to a function of planning. Costa drew a second parallel between a freeway in Fort Worth and I-40 in Oklahoma City, relating how the Fort Worth elevated freeway was originally built over a street, but is now planned to be replaced with an at-grade urban boulevard.

Costa discussed the city’s plans to focus on 31 commercial corridors and 16 specific urban villages within the city. He described how the city was shifting paradigms to create a more livable city, which included such measures as working to concentrate development in specific areas (as opposed to present dispersed development patterns), taking a proactive (city-initiated) approach to rezoning to bring areas into compliance with the comprehensive plan, and taking a proactive approach to annexation.

Costa identified Five Keys to Success:
⇒ Vision
⇒ Consensus
⇒ Leadership
⇒ Partnership
⇒ Action

Following the lecture, Costa fielded a couple of questions including an inquiry by Dr. Marshment for plans to include light rail in the Lancaster Avenue redesign, for which a qualified answer was given. The second question asked how to stop continued [sprawl] at the peripheries of the city, which Costa answered by describing that the majority of development was at the periphery, and that the city could realistically capture only 10% of its growth in the downtown area due to city initiatives. However, Costa noted, this would be 10% more than would otherwise occur.

See more at www.fortworthgov.org/planning

Complete Continued from page 3)

Many states and communities have adopted Complete Street policies and have been effective at vastly improving multimodal access and the connectivity of streets, sidewalks, and trails. Several success stories were provided, along with some continuing challenges.

Complete Streets (above and right)

Some challenges still remain - where's the parking:

More information and great resources can be found at: http://www.completestreets.org/
Developers of the Valencia housing addition are focusing on homes that don't use much energy and are some of the most environmentally friendly houses on the market in their price range.

Richard McKown, developer for Norman-based Ideal Homes, said the company has spent its nearly two decades in business on building homes that are good for people and the environment.

From building a zero-energy home to efforts at reducing construction waste, McKown said the company has also been able to keep the homes affordable.

“We've always been interested in energy efficiency,” McKown said. “Energy efficiency is kind of a mouthful. People assume all new homes are energy-efficient.”

Although McKown said he did not want to knock the efforts of other area home builders, he cited features built into the homes at Valencia, which will eventually number about 2,000, on NW 178th Street between N. Pennsylvania and May avenues. The development embodies Edmond and Oklahoma City, including the Deer Creek and Edmond school districts.

In 1997, the Environmental Protection Agency awarded Ideal as the first 5 Star energy value builder for homes costing less than $150,000.

Valencia is home to one zero-energy home, which produces as much energy as it consumes, thanks in part to solar cells that convert solar energy to electricity, ground-source heat pumps, vinyl-coated windows and a tankless hot water system. The Low-E vinyl-coated windows are standard on all of the homes at Valencia.

Ideal reports the zero-energy home is the first in the nation under $200,000.

McKown said, however, that no matter how efficient a home is, people will not want to live in one if it does not feel like a home.

“One of the things about our houses is they are very comfortable,” McKown said.

He said efforts are made in all aspects of the homes’ appearance so that they feel like a home on both the inside and outside, even while cutting energy costs.

Ideal has completed about 250 of the homes. Home buyers can view different models at Valencia ranging in price from $110,000 to more than $250,000.

Valencia also has parks and a greenbelt system with trails and fishing ponds, as well as baseball and soccer fields.

Darren Faires, president of the Central Oklahoma Home Builders Association, said he is not familiar with all of the energy-saving features of the homes but that the demand for energy-saving homes has increased due to higher energy prices.

“The move in the direction as far as smart energy type homes is the direction construction is going,” he said.

Faires said he did not see a downside to building the energy-efficient homes and said the market will likely drive up the demand.

Kathryn Thompson, new home consultant for Ideal, said often customers are unfamiliar with the concept of an energy-saving home.

“We have an opportunity to educate them,” she said.

McKown said it usually doesn’t take long for home buyers to warm up to the idea of saving money on utilities each month. He said the homes at Valencia can save many homeowners about $600 a year on their utility bills.

“Customers seem to be responding to this idea of green building or environmentally sensitive building,” he said.

McKown said the company is also looking into ways to reduce construction waste including the use of ground-up construction lumber as a form of erosion control. The company also uses a roof structure that produces no excess wood or waste.

“Sometimes there’s just a mountain of debris,” he said. “So much of that comes from design inefficiency. Our homes have very little construction waste.”

Legislative (continued from pg 1)

Rural Economic Action Plan (REAP) grant funds to sub-state planning districts.


Fire Protection Districts SB 605 by Sen. Brian Bingman, R-Sapulpa and Rep. Ron Peters, R-Tulsa, allows a single municipality (regardless of size) or multiple jurisdictions (municipalities and/or counties or rural fire districts joining together), to obtain a new revenue source for municipal operations.

Municipal/Co-Op Electric HB 1739 Concerns state oversight of municipal electric services, with potential future implications for all municipal utilities.

Eminent Domain HB 1482 & 1087 Apparently inactive at the state senate this legislative session.
When it comes to planning for the future, students in Catholic schools appear to have an edge, at least when it comes to designing a city of the future. For the fourth consecutive year, students from Saint Philip Neri Catholic School will travel to Washington, D.C. to compete in the National Future City Competition. The team will make the trip after winning the 2007 Oklahoma Regional Future City championship. The annual competition is sponsored by the Association of Engineers and for the second year in a row, the team from Sacred Heart Catholic School in Oklahoma City finished second in the prestigious contest.

Approximately two dozen schools from central Oklahoma took part in the competition. The regional finals, featuring teams from 13 schools, were held Jan. 25 at Oklahoma Christian University during National Engineers Week.

Representatives from the Saint Philip Neri team will travel to Washington, D.C. for the Feb. 19-21 National Finals. The contest requires each team to produce the following:

- A computer city built using SimCity 3000.
- A 500-word abstract describing the city they have created.
- A 700-word essay on an assigned engineering topic — “Develop an energy strategy to include fuel cell systems to power a city of the future.”
- Build a scale model of part of your city that is no larger than 50 inches by 25 inches by 20 inches.
- Select three team members that will present a five- to seven-minute presentation describing the city.
- The three team members will also respond to five to seven minutes of questions from the judges.

Sue Hawkins and Monica Schmidlkofer were the Saint Philip Neri teachers who coordinated the project for the winning team, while math and science teacher Anna Arias led the Sacred Heart team in the competition. Each team is made up of seventh- and eighth-grade students and is assisted by mentors. For Saint Philip Neri, the mentors were Wayne Recla, an electrical engineer, and Larry Hopper, a city planner. The Sacred Heart team was mentored by Roger Hall and Terry Brown, engineers who work for Boeing. Brown is also a graduate of Sacred Heart.

In honor of the Oklahoma Centennial, the Saint Philip Neri team created the city of “Soqua Vdodi Elohi — a Cherokee name meaning “one with the earth.” Hawkins said the team decided to celebrate Oklahoma’s birthday in another 100 years — 2107. The city reflects Oklahoma City being renamed to reconnect with Oklahoma’s American Indian heritage. The model shows both historical Bricktown and numerous futuristic buildings and transportation systems that would be found in the city core 100 years from now.

Arias said the Sacred Heart team chose the name “Astrophere” for its futuristic city. The city is built on an asteroid and features futuristic systems of transportation, communication and energy creation. The team selected a cattle farm in which the methane gas produced by the waste powered the city of “Astrophere.”

Both teams worked extra hours to make their entries championship caliber.

“Our students learned many valuable lessons,” Arias said. “They had to combine creativity, logic, scales for math and engineering to create something that turned out simply amazing.”

The Saint Philip Neri team will be represented in Washington, D.C. by presenters Sara Figueroa, Ashley Newbury and Melanie Scherer as well as Hawkins and Recla. Other team members include Jonathan Fairchild, Stuart Symes, David Crall, Matt Wagner, Melissa Doan, Hannah Govett, Lea Ann Winterstein and Aaron Limon.

The Sacred Heart team includes presenters Rebecca Denny, Cody Woodward and James Niles. Other team members are Jessica Pando, Guadalupe Garcia, Fabien Rojas, Nathaniel Myers-Antiaye, Juan Franco, Josh Morgan and Jesus Carreon.
Every year when you get your invoice for renewing your APA membership, you are also renewing your dues for membership in your State Chapter. Down on the bottom of the invoice, you are also given the option of joining one or more of the Divisions of APA. Unlike Chapters that are geographically based, Divisions are based on some aspect of planning and are nationwide in scope.

By far the most dynamic of APA’s Divisions is the Small Town and Rural (STaR) Division. STaR is dedicated to planners in small town and rural areas of the USA and Canada. While many of you could not imagine working as the only planner in your agency, many of STaR’s members are solo practitioners and are called upon by their agency’s Planning Commission and City Council to provide professional guidance on planning issues. Further, these planners typically have less experience than metropolitan-area planners. Consequently, these planners look to STaR for answers to general planning and zoning matters that come before them.

Another set of planners that look to STaR for guidance are county planners. STaR is nationally known for its work in agricultural land preservation and has recognized experts in conservation subdivision among its members. Finally, many private practitioners located in metropolitan areas are STaR members due to their client base in rural areas. Planning outside the Oklahoma City and Tulsa metropolitan area is quite different than what metropolitan planners experience, and the STaR connection has proved invaluable to these planners when working with small town elected officials and staff. What are the benefits of joining STaR? The following list is just a sampling:

- Access to our quarterly newsletter that is an eclectic mix of planning information, planner profiles, columns on planning management and technical planning, as well as the most fascinating photography of small town and rural America of any Division newsletter.

- Access to the STaR message board where questions to your planning questions can be posted and responses received from throughout the country.

- 24-hour “rapid response” to any questions posed directly to the Division Chair, Dale Powers of Pine County, Minnesota.

- Qualification for the STaR Awards programs for best small town plan, small town planner, and student awards.

STaR is also working on an initiative to subsidize a portion of the cost of AICP certification maintenance for those STaR AICP members whose income falls below the state median.

STaR is excited about the menu of services offered to it’s over 750 members nationwide (including 8 here in Oklahoma), and we would like you to consider joining our Division. We believe the $25.00 annual dues are returned to you and your agency several times over in service.

For more information about joining STaR, contact Division Chair Dale Powers at drpowers@co.pine.mn.us or Membership Coordinator Paul Bednar at paul@paulbednar.com

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Campus Corner
By Erik Enyart, AICP; Photos Submitted by Dr. Charles Warnken, University of Oklahoma

The annual OKAPA/SPA Fall Student Luncheon was held Friday, November 17, 2006 and featured John Williams of Williams, Box, Forshee and Bullard, P.C. of Oklahoma City. The event was co-hosted by the OKAPA and the Student Planning Association (SPA) of the University of Oklahoma’s Division of Regional and City Planning.

Williams’ lecture was entitled, “Urban Planning Law Applied to Campus Development and Expansion, including Eminent Domain."

William's lecture featured the story of the legal and political struggle which eventually gave way to the OSU campus library.

Photos of John Williams, guest speaker.
The Committee’s November 29, 2002 and January 06, 2003 reports identified a historical net loss of carbon due to crop residue, tillage practices, soil erosion, and other causes since settlement of Oklahoma in the 1800s, and identified methods for enhancing carbon sequestration by reforestation and various agricultural and soil conservation methods and practices.

**What is ‘Carbon Sequestration?’**

Carbon sequestration is the process of ‘sequestering’ or removing CO₂ gasses from the atmosphere. Along with other natural phenomena, trees and other vegetation, through the process of photosynthesis, absorb carbon from the atmosphere and release oxygen. “For every ton of wood a forest grows, it removes 1.47 tons of carbon dioxide and replaces it with 1.07 tons of oxygen (University of Missouri School of Natural Resources).” Methods for enhancing natural carbon sequestration include, among other things, planting trees and making adjustments in agricultural methods and practices.

Artificial methods are called ‘carbon capture and storage,’ and include such methods as capturing carbon emissions from fossil-fueled power plants and injecting it into oil/gas wells to boost production. “CO₂ has been injected into declining oil fields for more than 30 years, to increase oil recovery (wikipedia.org, 04/07/2007).” Carbon sequestration by oil and/or gas well injection is specifically authorized by the Act as a qualified carbon sequestration method.

**Thus, we have supply side of the economic equation. Where does the demand come from?**

The ‘Cap and Trade’ system essentially works as follows: National governments who regulate greenhouse gas (GHG) emissions place a ‘cap,’ or maximum amount of GHG emissions, for specific industries or firms. This gives them a defined limit to reduce emissions to. Those industries/firms then take measures to reduce carbon emissions to an acceptable level, and those which achieve emissions levels below the cap are given credit for their emissions shortage, which credit may be traded to other industries/firms which are exceeding their cap. Industries/firms exceeding their cap thus create demand for credits.

**How does this affect agricultural and forest landowners in Oklahoma?**

When gathering information for this article, I contacted the state’s two largest public universities, OU and OSU. Professors from OSU and OU, respectively, stated they were not aware of any programs in Oklahoma which certify credits for agricultural or forest producers to sell carbon sequestration credits, or any academic work or active research on carbon trading itself. A response to an inquiry to the Oklahoma Conservation Commission suggests a program may be in the works but not yet established.

A program has been established in Missouri to certify credits and gain forest landowners up to $15.00 per acre per year for certain forestry-related carbon sequestration measures (Clearwater Forest Consultants). Once credits are certified, they are aggregated by the National Farmers Union (via its ND chapter) for sale on the Chicago Climate Exchange. The Farmers Union website suggests that landowners in Oklahoma, even today, may be eligible for participation (www.nfu.org).

The “Oklahoma’s General Landuse” exhibit, used in Carbon Sequestration Advisory Committee’s analysis and report, illustrates the expansive areas of Oklahoma covered by forests and agricultural lands. The report also finds, “The U.S. Forest Service estimates that there are about 400,000 acres of Oklahoma marginal cropland that have the potential to be planted to hardwood stands or buffers and utilized as agroforestry acres.”

**What Do You Think?**

Do you think that the carbon trading industry will eventually affect land use patterns in your community?

Do you have any information pertaining to carbon trading that you would like to share?

Email the newsletter editor at eenyart@incog.org and share your thoughts — please note if you would like your thoughts shared in a future newsletter article.

The various methods available for carbon sequestration identified in the reports, including afforestation/reforestation, enhancements in agricultural/cropland and soil methods and practices, and oil/gas well injections, would seem of particular appropriateness for Oklahoma landowners. It is the opinion of this author that landowners realizing enhanced profits from continued agricultural and agroforestry landuses, as may be afforded by a viable carbon trading program, may be less inclined to prematurely subdivide and develop areas for immediate gain.

**So why are there apparently no programs in place to gain carbon credits for Oklahoma landowners?**

“The financial outlook for trading of carbon credits in Oklahoma at current prices is not promising. Currently, the limited trading in the U.S. is in the $2-$5 per ton range and cost of confirming credits could exceed that amount (Committee report November 2002)” A check of today’s rates at the Chicago Climate Exchange: $3.50/metric ton.

The report expresses concern over the viability of a carbon credit and trading program in Oklahoma, absent U.S. participation in international ‘cap and trade’ agreements.

At present, it is not known how Oklahoma will fit into this emerging world trading market. It appears to this author that a proper balancing of supply and demand is needed to fully realize the ecological and economic benefits of such a trading system.
Students at Jefferson Heights Elementary came to school Friday armed with shovels and pails, ready to pitch in and help plant 30 trees that were recently awarded to their school.

The trees were part of a grant from the Oklahoma Department of Forestry and included red bud, hackberry and pin-oak trees.

“Students at Jefferson Heights moved into a beautiful new school, but funds did not include trees,” said Jefferson Heights principal Tom Walsh.

“Thanks to the state of Oklahoma and local contributors, the school planted 30 new trees to provide shade and beauty for years to come.”

The staff of Lamproe Construction donated a full day’s labor to the school to dig 30 holes in which the trees were planted.

Unintended consequences have resulted in some cases. For example, the historic ‘Denver Square’ house design for infill areas was determined to have been outlawed as an unintended consequence of certain ordinances designed to prevent incompatible design. The advice was to constantly evaluate the effectiveness of policies and ordinances to ensure they achieve their intended purposes.

A discussion forum following the seminar in Oklahoma City included professional planners, architects, landscape architects, State Historic Preservation District staff, and nonprofit community leaders all from the Oklahoma City metro community. This issue, especially as it pertains to teardowns and rebuilds, has not completely emerged in the Oklahoma City area simply due to the economics of residential buildings, although isolated examples have occurred in Midwest City, Norman, Choc-taw, as well as in Oklahoma City. The issue was introduced that the concern over neighborhood character may even extend to newer neighborhoods, after all neighborhoods established in the 1960s are approaching 50 years old and have certainly developed their own character. The issue of street trees and parks was also discussed as a vital element of a neighborhood’s character.

The school also received a donation of promotional materials from the Oklahoma Department of Transportation for the “Keep Our Land Grand” campaign.

The materials are part of a larger program at Jefferson Heights that will encourage students to participate in its recycling program. As part of the program, Show, Inc. of Sapulpa will donate recycling bins and boxes and pick up recycled items once a week.

AICP to Move to Certification Maintenance (CM) Program

The AICP Commission is working on a proposed program to require continuing education in order to maintain AICP certification. The Commission has been in the process of reviewing comments received to-date, and will make a final decision at the April National Planning Conference in Philadelphia. To read more and to provide comment, go to [http://www.planning.org/certification/maintenance.htm](http://www.planning.org/certification/maintenance.htm).

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