Western Places / Western Spaces

CREATING INCLUSIVE COMMUNITIES

University of Denver Sturm College of Law
www.law.du.edu/rmlui

2017

MARCH 16 - 17, 2017

BONUS WORKSHOP

March 15
Elements of Development Finance
Across the Rocky Mountain region, creating spaces that work for diverse populations—rich and poor, young and old, newcomers and natives—is a central challenge of our times. While the West is home to many thriving communities with robust economies and enviable amenities, there are also numerous communities that are struggling to keep pace economically and to manage the challenges of rapid growth.

As our region continues to grow and change, increasing in density and diversity, questions about how to maintain affordability and livability, while promoting equity and inclusiveness, are top of mind in many of our fast-growing Western cities and towns. At the same time in the rural West, many communities are looking for innovative ways to maintain their infrastructure and economic viability.

The theme for the 2017 Western Places/Western Spaces conference, Creating Inclusive Communities, focuses on the challenges and strategies available to cities—large and small—to plan for and build communities in which everyone can thrive. Sessions at this year’s event will address the pressing need for fair and affordable housing, smart cities and technology, engaging with the community, and balancing density with livable spaces.

We will also continue to explore options for conserving and protecting our lands and natural resources. Water and energy development—whether from fossil fuels like oil, gas, and coal or renewable sources like wind and solar—remain as inextricably linked with the West as our mountains and plains.

ABOUT THE ROCKY MOUNTAIN LAND USE INSTITUTE

The Rocky Mountain Land Use Institute seeks to elevate the law, policy and practice of sustainable development in the West to promote nature-friendly, prosperous and equitable communities. Through innovative research, education and professional development programs and its renowned annual conference, the Institute trains and connects students and professionals across disciplines, sectors and regions to build the sustainable development field while creating new possibilities for the future of the West’s landscapes and livelihoods.

ABOUT THE STURM COLLEGE OF LAW

The University of Denver Sturm College of Law is a top 100 law school with nationally ranked programs in environmental and natural resources law, legal writing, clinical training, international law, trial advocacy and tax law. At the heart of the law school’s mission is the integration of skills and professional identity with a balanced curriculum. Our goal is to graduate practice-ready, client-focused students who understand and embrace the responsibilities of legal practice, both as a representative of the client and as a professional committed to improvement of the law and the community.
Creating Inclusive Communities

Across the Rocky Mountain region, creating spaces that work for diverse populations—rich and poor, young and old, newcomers and natives—is a central challenge of our times. These sessions focus on the challenges and strategies available to cities—large and small—to plan for and build communities in which everyone can find their place.

Density and Urban Growth

The explosion in population growth across the West has pushed many communities—from large cities to sprawling suburbs—to adopt greater density, which has many land use benefits, but also has created congestion and revealed some downsides of density, triggering political backlash and neighborhood opposition to redevelopment.

Housing

Not only is the region experiencing a major influx of people moving in, but the cost of housing is pricing many people out of the market. These sessions will present a range of topics, including affordable housing, the fair housing law, housing equity, and accessory dwelling units.

Hot Topics

An annual feature of the conference, this track covers new programs and emerging topics. This year, sessions will include the smart cities, energy development, climate change, and more.

Legal Developments

This track addresses recent legal changes in land use development and regulation. These sessions will discuss how these changes may impact future growth and development and the preservation of our land and natural resources.

Planning Tools

These sessions will present the tools and innovations that planners are using today to shape their communities. From model codes to community engagement, this session provides planning professionals with opportunities to learn from other practitioners.

Transportation

Transportation is no longer just about building new roads. Today’s transportation solutions also incorporate public transit, pedestrian and bike infrastructure, car sharing, and (very soon) driverless cars.

Water

In the West, where our water comes from, how we get it where it needs to go, and how much of it we can develop without unduly impacting the environment are perennial concerns. These sessions will examine how communities are balancing growth and water planning.

The 2017 RMLUI Conference is approved for:
16.0 CLE credits and up to 13.5 AICP credits.

E: Ethics Credits
L: AICP Legal Credits
**Elements Of Development Finance**

This workshop will examine how real estate developments—simple and complex—are financed, using both private and public sources of funding. Topics will include the elements influencing whether, where, and how a project will be developed; options for public and private financing; and considerations involved in putting a deal together.

### 8:30am - 10:30am

**If We Build It, Will They Come?**

A panel of developers, real estate professionals, and municipal officials will discuss what drives developers and development decisions. From determining basic market conditions and infrastructure needs to what is involved with due diligence and entitlements, the panelists will talk through the major elements of a typical development. In addition, the elements of a pro forma will be covered to show how all these pieces come together.

### 10:30am - 10:45am

**Public Money & Public Demands, Part 1**

This section of the workshop provides an overview of available financing options, including bank loans, special districts, urban renewal, private fees, and grants.

### 12:00pm - 1:30pm

**LUNCH: Developing Denver**

Diane Barrett, Chief Projects Officer for the City of Denver, will talk about major projects happening in Denver, including the Stock Show, the Denver Center for Performing Arts, City at the Airport, and the transformation of I-70.

### 1:30pm - 2:30pm

**Public Money & Public Demands, Part 2**

This presentation covers the negotiation of incentive packages from both the developers’ side and municipalities’ side. Topics will include infrastructure, financing tools, anticipated land uses, project phasing, and navigating political considerations. The speakers will walk through an example of how financing decisions work in a site-specific context.

### 3:00pm - 4:30pm

**Case Study Breakout Sessions**

Participants will break into two groups based on interest and skill level.

- **Group 1: Financing a Basic Greenfield Development Project**
  
  Participants will go through the financing of a basic greenfield development project, converting agricultural land in an unincorporated area into a 900-acre master planned community with a commercial hub.

- **Group 2: Financing an Urban Infill Project**
  
  This group will tackle a more complex urban infill project, redeveloping an aging industrial property to a municipal event and conference center with retail, restaurant, entertainment, and office uses.

### 4:30pm - 5:00pm

**Lessons Learned**

Participants will reconvene and share the lessons learned from the breakout sessions.
## THURSDAY, MARCH 16, 2017

**7:00am - 8:30am**  
BREAKFAST & REGISTRATION  —  LAW Forum

**8:30am - 10:00am**  
WELCOME & KEYNOTE  —  Davis Auditorium

**10:00am - 10:15am**  
BREAK  —  LAW Forum

<table>
<thead>
<tr>
<th>Time</th>
<th>Session</th>
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| 10:15am-2:45pm |  | **ETHICS**  
City Managers Have Ethics Too?  
Rising to the Century’s Challenges: Cities as Innovators and Problem-Solvers  
Oil & Gas Development: Social License, MOUs & Source Water Protection  
Just How Inclusive Are We? Equity & Opportunity in the Rocky Mountain West  
Becoming Community-Minded & Culturally Creative: Better Designs & Developments for All

**2:45pm - 3:00pm**  
BREAK  —  LAW Forum

**3:00pm - 4:30pm**  
**ETHICS**  
Ethical Considerations in Real Estate Transactions, Environmental and Land Use Compliance  
Full House: Tuning Up Your Land Use Regulations to Promote Housing Choices  
Beyond the Blacktop: Organizing for Habitat & Health  
Show Me The Water: Integrating Water Planning Into Development Approvals  
Transitioning to a New Administration: Rural Issues

**4:30pm - 6:00pm**  
NETWORKING RECEPTION  —  LAW Forum

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**MARCH 16-17, 2017  :  UNIVERSITY OF DENVER STURM COLLEGE OF LAW**
# Conference Schedule

**Friday, March 17, 2017**

<table>
<thead>
<tr>
<th>Time</th>
<th>Session</th>
<th>Sponsor</th>
</tr>
</thead>
<tbody>
<tr>
<td>7:00am - 8:30am</td>
<td><strong>Breakfast &amp; Registration</strong> — LAW Forum <strong>sponsored by</strong> Denver Water</td>
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<tr>
<td>8:30am-10:00am</td>
<td>Housing Equity Models: What They Are &amp; How to Build One</td>
<td>LAW 155, LAW 165, LAW 190, LAW 370, LAW 125, LAW 290</td>
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<tr>
<td>10:00am-10:15am</td>
<td>Innovative Solutions for Balancing Water Supply and Growth</td>
<td>LAW 190, LAW 370, LAW 125, LAW 290, LAW 165, LAW 155</td>
</tr>
<tr>
<td>10:15am-11:45am</td>
<td>Tackling Climate Change at the Municipal Level</td>
<td>LAW 190, LAW 370, LAW 125, LAW 290, LAW 165, LAW 155</td>
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<tr>
<td>10:00am-11:45am</td>
<td>The Model Sustainable Development Code Lives!!</td>
<td>LAW 190, LAW 370, LAW 125, LAW 290, LAW 165, LAW 155</td>
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<tr>
<td>11:45am-1:15pm</td>
<td>Revitalizing the Ramshackle: From RINO to NIMBY and Beyond</td>
<td>LAW 190, LAW 370, LAW 125, LAW 290, LAW 165, LAW 155</td>
</tr>
<tr>
<td>12:00pm-1:00pm</td>
<td>Plenary Lunch: The Big Picture: Macro-Trends in the Economy, Planning, and Zoning — Driscoll Ballroom</td>
<td>LAW 190, LAW 370, LAW 125, LAW 290, LAW 165, LAW 155</td>
</tr>
<tr>
<td>1:00pm-4:30pm</td>
<td>Off Campus Tour*</td>
<td>LAW 190, LAW 370, LAW 125, LAW 290, LAW 165, LAW 155</td>
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<tr>
<td>1:15pm-2:45pm</td>
<td>What’s New With Planning on the Front Range?</td>
<td>LAW 165, LAW 155, LAW 370, LAW 280, LAW 270, LAW 170</td>
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<tr>
<td>2:45pm-3:00pm</td>
<td>Break — LAW Forum</td>
<td>LAW 155, LAW 170, LAW 270, LAW 165, LAW 125</td>
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<tr>
<td>3:00pm-4:15pm</td>
<td>Fast &amp; Furious</td>
<td>LAW 155, LAW 170, LAW 270, LAW 165, LAW 125</td>
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</tbody>
</table>

*Tour requires pre-registration. Your selection is indicated in the event app and the bottom of your name tag.*
AGENDA
THURSDAY, MARCH 16TH

REGISTRATION & BREAKFAST  :  LAW Forum  
WELCOME ADDRESS  :  Davis Auditorium  
Speakers:  
Susan Daggett, Rocky Mountain Land Use Institute
Tom Ragonetti, Esq., Otten Johnson Robinson Neff + Ragonetti PC
Bruce Smith, University of Denver Sturm College of Law

KEYNOTE ADDRESS:  
Building Inclusive Communities: An Antidote to the National Politics of Division and Dysfunction  
Davis Auditorium  
Senator Michael Bennet was re-elected to the U.S. Senate from Colorado in one of the most divisive election seasons of our time. In his keynote, Senator Bennet will address his perspectives on the root causes of our governmental dysfunction, the potential impacts in our communities, and ways in which local efforts to build inclusive communities can create a more civil, functional society and deliver on our national promise to ensure that we provide opportunities for future generations.

Speaker:  
Senator Michael Bennet, United States Senate

BREAK  :  LAW Forum  
sponsored by

10:00 AM - 10:15 AM

Ethics  
City Managers Have Ethics Too?  
Speakers:  
Joanne Garnett, Orion Planning + Design
Mary Kay Peck, MKPeck Associates

What planner hasn’t asked themself, “What is my City Manager thinking... the AICP Code of Ethics would never allow such behavior!” This session will look at those times when there may be a clash between the practices embodied by the AICP Code of Ethics and the International City/County Management Association (ICMA) Code of Ethics. We will examine the belief structures embedded in the codes and focus on how these differing belief structures, value systems and ethical codes can be balanced to achieve an ethical result. Recent research will be revealed that highlights the differences and commonalities between the AICP and ICMA Codes of Ethics. Scenarios based on typical interactions between planners and city managers will be presented and discussed.
Rising to the Century’s Challenges: Cities as Innovators and Problem-Solvers

**Moderator:**
Arthur C. Nelson, University of Arizona

**Speakers:**
Ray Brescia, Albany Law School
Renia Ehrenfeucht, University of New Mexico
Kermit J. Lind, Cleveland-Marshall College of Law, Cleveland State University
John Marshall, Georgia State University College of Law

This session brings together the authors who contributed to the recently published volume, *How Cities Will Save the World* (Routledge), which not only examines the stories of recent urban crises, but also the steps that cities have taken—and ought to take—to address these crises. The panelists will describe novel and pioneering solutions that local governments can implement, including an innovative system for remediating abandoned housing; long-term recovery strategies for relocating families and re-establishing neighborhoods following disasters; the roles cities can play to advocate for national housing and climate change policies; and a City Resilience Index that assesses resilience to shock and stressor events based on an assessment of local housing and community development laws.

Oil & Gas Development: Social License, MOUs & Source Water Protection

**Moderator:**
Kathryn Mutz, Natural Resources, LLC

**Speakers:**
Todd Bryan, RESOLVE
Paul Hempel, Colorado Rural Water Association
Matt Sura, Western Environmental Law Partners

This session will explore local government options for addressing community concerns about oil and gas development near neighborhoods and within watersheds. The panel will provide context with a brief overview of local government authority in light of recent Colorado Supreme Court decisions regarding oil and gas. Panelists will discuss their research and opportunities for community engagement and the Social License to Operate; government-operator contracts (a.k.a. MOUs); and source water protection strategies. Panelists will also engage the audience in discussing these tools and brainstorming additional options for managing oil and gas at the local level.

Just How Inclusive Are We? Equity & Opportunity in the Rocky Mountain West

**Moderator:**
Heidi Aggeler, BBC Research & Consulting

**Speakers:**
Mollie Fitzpatrick, BBC Research & Consulting
Dace West, Mile High Connects
James Whiteside, Department of Housing and Urban Development

Equity and inclusiveness are hot topics, both locally and nationally. This session will explore what these buzzwords really mean, discuss the resolution of legal challenges involving equity and disparate impact, demonstrate resources for measuring equity and inclusiveness and how best to employ these resources in an increasingly sensitive and complicated planning environment.
Becoming Community-Minded & Culturally Creative: Better Designs & Development for All

**Moderator:**
Wendy Willbanks Wiesner, Partnerships for Affordable Cohousing

**Speakers:**
- Jose Esparza, BuCu West Development Association
- Roger Lewis, National Community Land Trust Network
- Mara Mintzer, Growing Up Boulder, University of Colorado Boulder
- Eric Reinke, Community Wealth-Building Network
- Susanne van der Meer, SIFT Visual

Getting neighborhoods, future residents, community organizations, agencies and housing practitioners participating in community development and design from the get-go is the wave of the future. This session will explore various methodologies, tools, and techniques for engaging with communities—including youth, boomers, and elders—so that we can create true wealth-building projects that lift both individuals and whole communities.

PLENARY LUNCH: The Big Picture: Macro-Trends in the Economy, Planning, & Zoning

**Moderator:**
Don Elliott, Clarion Associates

**Speakers:**
- Bill Anderson, AECOM
- Andrew Nelson, Colliers International

Must have RSVP’d to attend.

Sometimes you’re so deep in the trenches of your latest project that you lose track of the big picture. In this session three national practitioners in economics, planning, and zoning will discuss uber-trends in national economics, spending, housing, planning practice, and zoning tools that should inform your latest planning and zoning efforts.

GENERAL LUNCH — LAW Forum

Take advantage of some free time to network with other attendees and visit the exhibitors.
THURSDAY, MARCH 16TH

1:00 PM - 4:30 PM

TOUR: Must have RSVP’d to attend.
Going Beyond the Property Lines: Building a Healthy, Intentional & Inclusive Community at Aria Denver

Moderator:
Cassie Wright, Urban Ventures, LLC

Speakers:
Fatuma Emmad, Groundwork Denver
Susan Scherer, Regis University
Maritza Valenzuela, Aria Cohousing Community Member

Meet in the LAW Forum at 1:00pm. The group will depart promptly at 1:15pm.

Once built out, Aria Denver will provide a variety of housing options for residents of diverse income levels. Signature buildings are being revitalized, respecting the legacy of the site. Specifically, the Marycrest Convent is being adapted into a cohousing community, which is an intentional community wherein members actively participate in the governance and organization of their community. Members span the socioeconomic spectrum and are of diverse age, gender, race, and sexual orientation. Partnerships with organizations outside of Aria Denver have been crucial to the project’s success. We will discuss opportunities for utilizing community partnerships to develop inclusive and healthy communities.

1:15 PM - 2:45 PM

Accessory Dwelling Units: Affordable Housing Hiding in Plain Sight

Moderator:
Anthony Flint, Lincoln Institute of Land Policy

Speakers:
Jesse Adkins, Shears Adkins Rockmore
Kathleen McCormick, Fountainhead Communications
Scott Shine, City of Durango

Accessory dwelling units (ADUs), also known as carriage houses or granny flats, present a big challenge for planners and local government officials—but also an opportunity. Lifting certain excessive restrictions can instantly create affordable housing at infill locations. Changing housing preferences and lifestyles are increasing demand for these typically smaller and more flexible housing arrangements. This session will explore recent strategies and innovations to create a fresh approach to ADUs in communities throughout the Intermountain West and beyond.
The extra-territorial zone (ETZ) is the transitional area between city and county jurisdictions. Each state delineates this area differently in terms of size, authority, and planning responsibilities. The ETZ represents an area that can either encourage urban sprawl or impede it and contribute to growth management. This session will provide a synopsis of how states vary in how the size is determined, the interaction of authority between the city and the county, and the planning responsibilities each jurisdiction has for this transition area. Three case studies of planning issues relating to the ETZ will be presented demonstrating cooperation, conflict and confusion.

From lost zoning maps to questions about chicken coops as dwelling units and ex parte communication, we see it all. New Mexico works differently from other western states; there is no State Planning Office and many rural communities do not have planning staff. Attendees will learn about the types of technical assistance provided to communities and the impact that this assistance has had to better equip the communities to make informed, rational land use decisions. Attendees will learn the specific New Mexico legal cases that planning commissioners, elected officials and staff should know when making land use decisions.

Energize Our Neighborhoods is a collaboration between Boise’s residents, public and private partners, and the City to keep our neighborhoods unique and desirable. It focuses on aligning community resources to improve livability and make measurable change for all residents and businesses based on data driven risks and opportunities. Participants will learn data-driven strategies and methods used to invite inclusive participation, increase economic activity, improve safety, and provide additional services to create more vibrant and connected neighborhoods.
Transitioning to a New Administration: Urban Issues

Moderator:
Catherine Cox Blair, National Resources Defense Council

Speakers:
Rick Garcia, Formerly with the U.S. Department of Housing and Urban Development
Shailen Bhatt, Colorado Department of Transportation

Each new administration brings its own priorities to the table, placing new people in cabinet and leadership positions, directing changes in policies, and shifting budget priorities. This session will provide an overview of how changes at the federal level shape action at the state and local level, with a specific focus on urban issues like housing, transportation, and the environment.

Ethics

Ethical Considerations in Real Estate Transactions, Environmental and Land Use Compliance

Moderator:
Federico Cheever, University of Denver Sturm College of Law

Speakers:
Eli Wald, University of Denver Sturm College of Law
Carolynne White, Brownstein Hyatt Farber Schreck

You are an attorney representing a real estate organization building a new development. It comes to your attention that some aspect of your client’s conduct will violate the law. What should you do? Using case studies, legal ethics experts will explore a lawyer’s duty to a client generally; a lawyer’s responsibility regarding client misconduct or misrepresentations; protection of confidential information; a lawyer’s obligation to an organization as client; a lawyer’s ability to contact another party’s present or former employees; and the obligation to preserve evidence. The speakers will engage with the audience to draw on their opinions and experiences to examine controversial issues and practices.
While the Intermountain West and much of the rest of the nation have recovered from the Great Recession, the cost of housing has greatly outpaced income growth in most states. Additionally, many communities are also finding they have a huge oversupply of single-family residential units and shortages of housing types for empty nesters, millennials, and young families. This session will provide an overview of the forces behind the housing shortage and key legal issues planners need to be aware of in grappling with the challenge. Panelists will then draw on recent initiatives across the United States to discuss how local governments can tune up their land use regulations and employ innovative approaches such as inclusionary housing programs to promote housing diversity and affordable housing for all demographics.

The Metro Denver Nature Alliance (MDNA) wants to make the Denver metro area a place where people and nature can thrive together. Evidence supports the connection between health and access to open spaces, and MDNA is supporting a vision to promote urban nature and connecting kids (and adults!) with nature from the backyard to the backcountry. The presentation will cover MDNA’s plans to improve parks and open space in underserved communities by developing a collaborative regional effort to leverage existing programs and assets. In addition, the session will include a demonstration of a decision support tool using GIS mapping developed by the Trust for Public Lands.

Western states have many different ways of reviewing the adequacy of water supply to serve a proposed new development—some with extensive evaluation procedures, others will no requirements whatsoever. This session will compare the existing laws in the western states and suggest a framework for evaluating their efficacy. State practitioners will provide a reality check and describe how these laws play out in actual practice. Attendees will see how their own state’s laws measure up against objective criteria, learn about effective procedures used in other states, and observe recent trends incorporating regional assessments of supply availability and water conservation techniques.
Federal public lands—and, therefore, federal policy—is a defining feature of the rural West. This session will look at some of the possible shifts in policy that are most likely to affect Western communities, such as the management of public lands, oil and gas development, and others.

Transitioning to a New Administration: Rural Issues

Speakers:
Jim Martin, Beatty & Wozniak
Stephen R. Miller, University of Idaho College of Law
Justin Pidot, University of Denver Sturm College of Law
Now, more than ever, is the time for planners to pay attention to how well distributed affordable housing is in their communities. The U.S. Supreme Court’s June 2015 ruling on disparate impact in the Federal Fair Housing Act and HUD’s release of a new tool to measure fair housing barriers requires greater scrutiny of housing planning. Fortunately, a plethora of new research and data on social, economic and housing equity makes this easier than ever.

**Housing Equity Models: What They Are & How to Build One**

**Moderator:**
Heidi Aggeler, BBC Research & Consulting

**Speakers:**
Mollie Fitzpatrick, BBC Research & Consulting
Jen Garner, BBC Research & Consulting

**Recent Land Use Decisions in the Rocky Mountain West**

**Moderator:**
Jason Morris, Withey Morris, PLC

**Speakers:**
David Foster, Foster Graham Milstein & Calisher, LLP
Anita P. Miller, Attorney at Law, LLC
Jeff Parker, Hoffmann, Parker, Wilson & Carberry P.C.

Hear from the region’s top experts, discussing trending cases of significance from all levels of the federal and state court system involving the latest in land use and zoning law and contribute to a discussion of areas ripe for further court or legislative action.
Growing Water Smart: Land Use Solutions

Moderator:
Anne Miller, Colorado Department of Local Affairs

Speakers:
Drew Beckwith, Western Resource Advocates
Kevin Reidy, Colorado Water Conservation Board
Lyle Whitney, City of Aurora

There is much buzz about integrating water into land use planning in the West, and for good reason: Census Bureau data shows the Interior West as the fastest growing region of the nation from 1995 to 2015. How we plan for this growth matters. This session will explore strategies to decrease the water footprint of development by integrating water efficiency into local land use plans, programs, and regulations. Attendees will come away with tools, examples, and resources that will allow them to better integrate water and land use planning.

Untangling Construction Defects: Consumer Protection, Affordable Housing, & Planning

Moderator:
Brian Connolly, Otten Johnson Robinson Neff + Ragonetti

Speakers:
Matt Goebel, Clarion Associates
Richard Mahrle, Gammage & Burnham

Talk of construction defect reform in Colorado is nonstop, with many developers now saying that the state’s consumer protection laws prevent development of a diverse, affordable housing stock. While everyone is talking about construction defects, how much do we really know? Is there a way to create affordable housing while meeting high housing quality standards? This session brings together panelists from Colorado and Arizona to discuss how consumer protection laws can encourage or discourage the construction of affordable housing, and to provide cross-state comparisons of approaches to construction defects.

What’s Next with TOD? Bringing High Tech and New Industry Jobs to Transit Stations

Moderator:
Stuart Anderson, Transportation Solutions

Speakers:
Tim Baldwin, Rocky Mountain West Transit & Urban Planning
Arthur C. Nelson, University of Arizona
Chris Nevitt, City of Denver

What is there for Transit Oriented Developmen (TOD) beyond the traditional three R’s: residential, retail, and restaurants? The latest trend is employment-based TODs that provide good access to jobs in new innovative industries. The next wave of TODs are eco-innovation districts, live/work complexes, and flexible office/residential/industrial spaces that bring high tech and new industry jobs to transit stations.
Homelessness is an increasing phenomena across our nation as housing affordability grows to crisis proportions. Every category of those experiencing homelessness is on the rise, with families with children leading the way as the fastest growing segment. As cities look to address the challenges faced in this crisis, new and creative approaches continue to be investigated. The challenges of addressing the homeless to housing continuum are as multifaceted as the populations, including zoning and land use policies and regulations. Only by considering a wider menu of options in land use and zoning can we begin to develop housing for our diverse communities.

Moderator: Gary Sanford, Metro Denver Homeless Initiative
Speakers: Michael Akerlow, Salt Lake City Department of Community and Neighborhoods; Bennie Milliner, Denver’s Road Home; Katie Symons, LeBeau Development

Innovative Solutions for Balancing Water Supply and Growth
Moderator: Matt Mulica, Keystone Policy Center
Speakers: Mitch Horrie, Denver Water; Raymond Quay, Arizona State University; Kevin Reidy, Colorado Water Conservation Board; Lyle Whitney, City of Aurora

This session will describe how the Colorado Water and Growth Dialogue has taken innovative steps to address water resource issues facing the Colorado Front Range. The Colorado Water and Growth Dialogue embarked on a new approach to solving a problem that is facing many western communities: a looming gap between projected water demand and water supplies. A group of dedicated steering committee members from government, private sector, and non-governmental organizations have been exploring how the integration of water and land use planning could ultimately reduce water demand from the development and re-development associated with Colorado’s projected population increase.
FRIDAY, MARCH 17TH

Tackling Climate Change at the Municipal Level

When it comes to climate change in the United States, cities are leading the way. This session features four Colorado communities and the steps they have taken to address climate change and mitigation. Topics will include a discussion of how each community is engaging in the work, the business case for addressing climate change efforts, and the metrics and tools these communities are using to track their success. Key similarities and differences among the communities’ approaches will be highlighted.

Moderator:
Tom Herrod, City & County of Denver

Speakers:
Laurie Kadrich, City of Fort Collins
Jonathan Koehn, City of Boulder
Ashley Perl, City of Aspen

The Model Sustainable Development Code Lives!!

In 2007 the Rocky Mountain Land Use Institute created the ground-breaking, online Model Sustainable Development Code. Since that time, the model code has grown to encompass over 20 sustainability topics ranging from climate change to housing diversity and has helped hundreds of communities promote sustainable development through revisions and updates to their development codes. Now the code is migrating from RMLUI to a new home at the University of Colorado, Denver’s Center for Sustainable Urbanism in partnership with Drake University Law School. This session will provide a brief history of the model code and discuss its future direction and resources it will provide to planners, attorneys, and developers.

Moderator:
Chris Duerksen, Clarion Associates

Speakers:
Rocky Piro, University of Colorado at Denver College of Architecture & Planning
Jonathan Rosenbloom, Drake University School of Law
Austin Troy, University of Colorado at Denver College of Architecture & Planning

Revitalizing the Ramshackle: From RINO to NIMBY and Beyond

Industrial development is a necessary land use, primary employer, and source for products that support the economic health of our communities. The evolution of industrial development has changed as the needs of industry have changed, as citizens have become engaged in the planning process, and as land use planning processes have changed. With the reclaiming of our urban centers as lifestyle communities, former industrial yards are sprouting lofts and housing breweries. But as this “INDentrification” pushes a vital employment use to greener pastures, how are communities coping with the change? Join us to learn how infill and reuse are enlivening former downtown industrial sites, while gaining perspective on the challenges associated with setting up an industrial use with new neighbors. We will discuss how adaptive reuse is revitalizing former industrial districts and how new industrial development needs to be accommodated for balanced growth.

Moderator:
Anne Best Johnson, Tetra Tech

Speakers:
Matt Ashby, Ayres Associates
Ann Christensen, DHM Design
Pamela French-Hora, Tetra Tech
Tom Parko, Weld County
AGENDA
FRIDAY, MARCH 17TH

10:15 AM - 11:45 AM

LAW 165

A City in Transition: Building the Diverse City of Tomorrow

Moderator:
Robert Watkins, City of Aurora

Speakers:
Andrea Amonick, City of Aurora
John Houseal, Houseal Lavigne Associates
Kim Stuart, City of Aurora

Aurora is a large city, with a population larger than St. Louis or Pittsburgh. As it transitions from a suburban community to an urban one, Aurora is strengthening its diversity. But Aurora’s diversity extends beyond the city’s majority/minority status and the immigrants who encompass 20 percent of the population. Aurora is utilizing a holistic approach to diversity, taking advantage of new business development opportunities, housing types and place making. At the same time, Aurora is raising awareness about a city worth discovering. Learn how Aurora is trying innovative approaches to build a diverse community and a healthy, sustainable future.

LAW 155

Smart Cities: New Urban Technologies and the Legal Questions They Raise

Moderator:
Stephen R. Miller, University of Idaho College of Law

Speakers:
Cole Finegan, Hogan Lovells
Jamila Jefferson-Jones, University of Missouri Kansas City School of Law
George Karayannis, Panasonic Enterprise Solutions Company

Technology is increasingly woven seamlessly into the built environment from the earliest moments of planning and development. This includes sensors that produce data from the patterns of ordinary life, which in turn offer new approaches to regulation and incentives. It also includes the proliferation of apps—public and private—that help us navigate the city and control our environments in completely new ways. The potential environmental and economic benefits are profound; so, too, are the potential problems. This session will investigate what the land use community needs to know to make the most of smart city technology while avoiding its pitfalls.

LUNCH

11:45 AM - 1:15 PM

PLENARY LUNCH:
The Brave New World of Connected-Autonomous Vehicles

Speakers:
Larry Head, University of Arizona
Arthur C. Nelson, University of Arizona

Must have RSVP’d to attend.
Connected-autonomous vehicles (CAVs) will transform America’s transportation system. “Connected” because vehicles will be guided by electronic systems connecting them to highways as well as to each other. “Autonomous” because they will be mostly if not completely driverless. The trouble is that planners do not fathom the technology or its implications. This luncheon session will help close the gap.

GENERAL LUNCH — LAW Forum

Take advantage of some free time to network with other attendees and visit the exhibitors.
The metropolitan region along the Front Range of Colorado is made up of many local governments, each one plotting its own course. Bringing together the planning directors from some of the Front Range’s leading communities can help paint a picture of the larger region’s future. As key political appointees, each city’s planning director becomes the lightning rod for issues as diverse as urban design, neighborhood character, and redevelopment.

What do they see on the horizon as the building boom takes hold? What new directions might unfold over the next several years? What new innovations in policy, planning, programs and projects do they see coming?
1:15 PM - 2:45 PM

Get Ahead of the Connected-Autonomous Vehicle Curve or Get Run-Over

**Moderator:**
Arthur C. Nelson, University of Arizona

**Speakers:**
Larry Head, University of Arizona
Julian Juergensmeyer, Georgia State University School of Law
John Marshall, Georgia State University
Ronald Milam, Fehr & Peers

Connected-autonomous vehicles (CAVs) will transform America’s transportation system. "Connected" because vehicles will be guided by electronic systems connecting them to highways as well as to each other. "Autonomous" because they will be mostly if not completely driverless. The trouble is that planners do not fathom the technology or its implications. This roundtable builds on the lunchtime plenary presentation and will explore the planning, policy, legal, and economic implications.

Work the Problem: Preserving Manufactured Home Parks to Ensure Inclusivity

**Moderator:**
Beth Sorce, Grounded Solutions Network

**Speakers:**
Amy A. Cotter, Lincoln Institute of Land Policy
Sue Beck-Ferkiss, City of Fort Collins

Manufactured housing communities are a critical source of naturally occurring affordable homeownership—especially for households earning less than 50% AMI. Originally sited on the outskirts of town, manufactured housing communities now find themselves located on some of our most valuable land and facing significant infrastructure issues as they age. This session will ask challenging questions like, who lives in manufactured housing? How do manufactured housing communities advance inclusivity? Is preserving these communities the best use of land? In this “work the problem” session, we might not answer each of these questions, but we’ll move towards sharing best practices.

Land Use and the First Amendment After Reed: A Case Law Update

**Moderator:**
Brian Connolly, Otten Johnson Robinson Neff + Ragonetti

**Speakers:**
Cameron Artigue, Gammage & Burnham
John Peloso, Robinson + Cole

Reed v. Town of Gilbert, decided by the U.S. Supreme Court in 2015, changed the “business as usual” of sign regulation. But court cases since Reed have further clarified the First Amendment obligations of local governments, and have touched several areas, including sign and advertising regulation, commercial speech regulation, public forum doctrine, panhandling and homelessness, adult businesses, and other aspects of land use law. This session will provide an overview of recent First Amendment case law and its impact on local land use planning and zoning. We will also discuss practical strategies for complying with Reed.
Fostering Opportunity through Planning

Speakers:
Lisa Corrado, Henderson Community Development & Services Department
John Tapogna, EcoNorthwest

Recent groundbreaking research has tracked the economic mobility for Americans born in the early 1980s. A deeper dive into the data reveals how local community conditions affect the economic outcomes of children who grow up there. This session will provide an overview of the research and describe how segregation, income inequality, commute times, school quality, and other factors affect young residents’ earnings later in life. Then, the session will highlight a series of planning initiatives underway in Henderson, Nevada that are designed to engage diverse populations, evaluate needs, and deliver programming that supports intergenerational economic mobility.

Don’t Trip Over Parking, Part Two

Moderator:
Karen Hancock, City of Aurora, CO

Speakers:
Anthony Avery, City of Aurora
Reid Ewing, University of Utah College of Architecture & Planning

Revisiting a popular session from the 2016 conference, this session addresses parking: how much parking is too much or too little? Planners all over the country struggle with parking ratios in their zoning codes. In the Intermountain West, planners are questioning the validity of the Institute of Transportation Engineers (ITE) Trip Generation manual to determine demand. A new study published by the University of Utah that focuses on parking ratios at Transit Oriented Developments may provide some answers. This panel includes speakers who are evaluating parking codes, looking at methods of calculating trip generation, and questioning business-as-usual methods. Case studies will be used as a key to identifying ways to improve the way planners are planning for parking.
Fast & Furious

Moderator:
Karen Hancock, City of Aurora, CO

Speakers:
Yvette Freeman, Progressive urban Management Associates
Kate Hogan, Audubon Society of Greater Denver
Pranietha Mudliar, University of Denver
IRISE Program
Sarah Nurmela, City of Westminster
Daniel Olmos, University of Denver
IRISE Program
Justin Pidot, University of Denver
Sturm College of Law
Dean Saitta, University of Denver
Department of Anthropology
Jonathan Wachtel, City of Lakewood
Tareq Wafaie, Clarion Associates

This fun and interactive session will cover a range of topics in quick succession as speakers have only seven minutes to present on their topic. At the end of the session, the audience will vote on their favorites.

Community Based Planning for Private Property

Moderator:
David Gaspers, City of Denver

Speakers:
Brad Dodson, City and County of Denver
Kate Iverson, Regional Transportation Department
Chris Parez, Civitas

In 2015, the City of Denver embarked on an ambitious station area planning process to establish a VISION for transit oriented, urban infill redevelopment at the former Gates property in order to guide redevelopment of 50 acres of vacant land under single ownership. This session will describe how a proactive and robust outreach process created a vision for creating a ‘heart’ for six neighborhoods, connecting disenfranchised communities to regional public transportation, and encouraging redevelopment of a commuter park-and-ride station to a new mixed use urban center; all with a developer team following closely behind with their conceptual design.

Community Land Trusts: An Old Tool Helping New Faces

Speakers:
Jennifer-Grace Ewa, University of Denver
Jane Harrington, Colorado Community Land Trust
Eric Kornacki, Re:Vision

Community land trusts (CLTs) can be a vital tool for creating affordable housing in drastically gentrifying areas, slowing the speed of gentrification and displacement of low income and minority communities. This session will cover the basic legal mechanisms of creating CLTs in metropolitan areas. The topics will cover the gentrification in Denver; the CLT as a model of inclusive affordable housing; and the legal creation of a CLT.
It’s Not Your Granny’s Flat Anymore: How to Design and Sustain Age Friendly Communities

**Speakers:**
- Rachel Cohen, Aging-Dynamics
- Cate Townley, Colorado Department of Public Health and Environment

Creating and sustaining aging friendly communities requires a deep understanding of older adult’s needs and how the physical environment impacts ability to age successfully. The aging wave is exposing gaps in housing and shortcomings in infrastructure that are creating barriers for older adults to remain in their neighborhoods, essentially resulting in communities that are far from inclusive for vulnerable populations. This session will highlight innovative tools and approaches to housing and transportation for an aging population. Using an interactive approach, attendees will gain an understanding of the needs of older adults and how to incorporate into their projects and plans.

Collaborative Regional Planning: A Tool for Helping Gateway & Small Resort Communities Thrive

**Speakers:**
- Dylan Corbin, University of Utah
- Cory MacNulty, National Parks Conservation Association
- Danya Rumore, University of Utah Environmental Dispute Resolution Program

Western gateway communities and small resort towns face a variety of challenges, ranging from pressure on transportation systems and natural resources to concerns about affordable housing and loss of community character. Addressing these issues often requires a collaborative and regional planning approach. This roundtable session will introduce a newly developed toolkit aimed at supporting regional collaborative planning in gateway and small resort communities and share the example of the Zion regional collaborative planning effort. It will engage participants in dialogue about the toolkit and strategies for helping gateway and small resort towns thrive amid current and emerging challenges.

Join RMLUI for the Western Places / Western Spaces Conference in 2018 on March 8 & 9.