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MOVING BEYOND RECESSION: WHAT’S NEXT?

As the nation emerges from the Great Recession, the West is poised to lead the way in economic and population growth. Both Colorado and Arizona expect to add a million people each decade until 2050, with other Western states growing at similar rates, if not in equal numbers. Although newcomers will tend to congregate in the region’s metropolitan areas—where the populations will also be older and more diverse—smaller, high-amenity communities will also experience significant growth. This growth will create demand for new housing, transportation and transit options, educational and economic opportunities, as well as water, energy, and other natural resources. These demands will, in turn, increase pressure on our governmental and policy institutions to help support this growth in a way that protects the quality of life that attracts people to the region in the first place.

The 2014 RMLUI Annual Land Use Conference will focus on how we can approach issues of growth as we come out of the Great Recession. What can we learn about the mistakes of the past to make sure that the next boom results in the right kind of growth? How will our master planned communities do things differently this time around? How will we build new communities and retrofit existing neighborhoods while ensuring access to transit, to jobs, to schools, and to outdoor recreation? How do we ensure that our new forms of development are equitable and ecologically responsible? What are the best ideas about how to make the next boom an opportunity to create enduring communities for the future? And how do we ensure that financing is available to support smarter growth?

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.
Moving Beyond Recession

Credits available from this track:
AICP: 5.0 CM
CLE: 5.0 General

Plenary: What We’re Building Now—and Why Communities and Planners Should Be Happy About It!
1.0 Hours (60 minutes)

This lunchtime plenary session features some of the most prominent homebuilders in the Rocky Mountain region, who will discuss what they are building now, why, and where they see the housing market going in the future.

Panelists:
Moderator:
Thomas J. Ragonetti
Senior Shareholder & Director, Otten Johnson Robinson Neff + Ragonetti, PC
Denver, CO
Thomas J. Ragonetti is a senior shareholder and director of Otten Johnson Robinson Neff + Ragonetti, PC, a leading commercial law firm in Denver, where he specializes in land use, government regulation, urban and real estate development and construction law. He represents private and public sector clients locally and nationally in matters involving complex governmental approvals and large scale development and construction, and he is active in civic matters including the same issues. He is the 2014 recipient of a Corporate INTL Global Award for “Land Use Law – Attorney of the Year in Colorado.” He is an adjunct professor at several Colorado universities, and is Chairman and past President of the Rocky Mountain Land Use Institute and has served on the Colorado Land Use Commission. He has served as co-chair of The Colorado Blue Ribbon Panel on Housing.

Speakers:
Jeff Kappes
Vice President, Shea Homes
Highlands Ranch, CO

Dan Nickless
Division President for Colorado, Ryland Homes
Greenwood Village, CO
Plenary: As Go Cities, So Goes the Region: The Future of the Rocky Mountain West
1.0 Hours (60 minutes)

Our metropolitan regions and their central cities are essential to the future of the Rocky Mountain West. 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 we emerge from the Recession? What are the issues that are still unresolved? What are some of the new directions that might unfold over the next several years?

Panelists:

Moderator:
Peter Pollock, FAICP
Ronald Smith Fellow, Lincoln Institute of Land Policy
Boulder, CO

Peter Pollock, FAICP, is the Ronald Smith Fellow at the Lincoln Institute of Land Policy. For almost 25 years he worked at the Boulder, Colorado Planning Department, acting as director from 1999 to 2006. During 1997–98, Pollock was a Harvard Loeb Fellow and a Lincoln Institute visiting fellow. Pollock began his career as the staff urban planner for the National Renewable Energy Lab in Golden, Colorado. He received his Master in Landscape Architecture at UC Berkeley in 1978 and Bachelor in Environmental Planning at UC Santa Cruz in 1976. He lives in Boulder, Colorado.

Speakers:

Rocky Piro, FAICP
Manager, City and County of Denver Department of Community Planning and Development
Denver, CO

Rocky Piro, FAICP, serves as Executive Director for the Department of Community Planning and Development for the City of Denver. Previously he was the Growth Management Program Manager at the Puget Sound Regional Council in Seattle. He earned a master’s degree at University of Colorado, Denver, and a doctorate in urban design and planning and the University of Washington. In 2010 he was inducted into the College of Fellows, American Institute for Certified Planners. He is the current Chair of the Regional and Intergovernmental Planning Division of the American Planning Association.

Grasping the Low-Hanging Fruit of Zoning Reform
1.5 Hours (90 minutes)

Many cities and counties are quick to acknowledge that their zoning is broken but reluctant to act because they don’t have the staff, time, or money for a full code rewrite. Fortunately, there are quick fixes that can significantly reduce the brain damage of trying to work with an old code that do not require lots of time, money, or effort. This session will explore the “low-hanging fruit” on the path to better zoning, and will cover both procedural efficiency/clarity and substantive improvements. Sources will include publications authored or co-authored by the presenters, including Essential Smart Growth Fixes for Urban and Suburban Zoning Codes, Essential Smart Growth Fixes for Small Town and Rural Zoning Codes and A Better Way to Zone.
Panelists:
Speakers:
Christopher Duerksen, Esq.
Senior Counsel, Clarion Associates, LLC
Melbourne, FL
Chris Duerksen, Esq., is senior counsel at Clarion Associates, a national land use consulting firm. He specializes in sustainable development code revisions and has worked on ground-breaking sustainable code projects in Utah, Washington D.C., Florida, Arizona, Connecticut and Ohio. Duerksen co-founded the Rocky Mountain Land Use Institute, where he conceived the Model Sustainable Development Code project. He has authored many land use books and articles, including Nature Friendly Communities and Takings Law in Plain English. Duerksen is a Sonoran Institute board member and served on the Fredericksburg, VA city council. Duerksen directed Denver’s Gateway/Stapleton Development Office prior to joining Clarion. He has a law degree from the University of Chicago.

Donald Elliott, FAICP
Director, Clarion Associates, LLC
Denver, CO
Don Elliott, FAICP, is a Director with Clarion Associates, a national consulting firm with offices in Denver, Fort Collins, and Chapel Hill; and affiliate offices in Chicago, Philadelphia, and Cincinnati. Mr. Elliott’s practice focuses on plan implementation, zoning, development regulations, and international urban development. Prior to joining Clarion, Mr. Elliott was Project Director for the Denver Planning and Community Development Office. He has also advised numerous local governments in Russia on land use issues, served as Democracy and Governance Advisor for USAID in Uganda, and completed research projects on planning and slum upgrading issues in India. He is the author of A Better Way to Zone and co-author of The Rules That Shape Urban Form, and The Citizens Guide to Planning.

Sustainable Development through Collaborative Public-Private Partnerships
1.5 Hours (90 minutes)

Cities in the Western U.S. are uniquely positioned for a development renaissance. Developers are seeking to deliver more sustainable projects but often fall short without a “partnership” with local government. In parallel, cities are seeking to elevate the quality of development but typically do not recognize the practicalities of starting and phasing a development project. This panel will explore approaches to facilitate sustainable development through public and private collaboration. Case studies from Albuquerque, Fort Worth, Park City, Downtown Napa, and Pleasanton, CA will provide insight on collaborative approaches to entitlement, design, complete streets, parking, financing infrastructure and leveraging environmental assets.

Panelists:
Moderator:
Jeremy Nelson
Senior Transportation Planner, Gateway Planning
Durango, CO
Jeremy Nelson specializes in corridor, neighborhood, and redevelopment plans that emphasize revitalization, placemaking, and sustainability. He has previously worked at the City of Portland Planning Bureau, Group 4 Architecture and Design, Livable City, TransForm, and most recently as a transportation planner at Nelson\Nygaard Consulting. Nelson is a frequent speaker on sustainable planning tactics and revitalization implementation strategies. Collaborating with a select group of colleagues and teaming partners, his projects are frequently recognized by peers with "best practice" awards including the Congress for the New Urbanism, the American Planning Association, and the Association of Environmental Professionals.

Speakers:
Scott Polikov
President, Vialta Group
Dallas, TX
Scott Polikov’s work unlocks the true value of land, focusing on public-private partnerships. Returning to Texas after practicing law in Washington, D.C. with Patton Boggs, he served on the Boards of the transit authority and Metropolitan Planning Organization (MPO) for Austin. Alarmed that the MPO’s transportation plan ignored sustainable development, Polikov changed careers establishing Gateway Planning Group. In 2013, Gateway Planning formed Vialta Group with Balfour Beatty. Vialta builds on the award-winning town planning practice of Gateway Planning and Balfour Beatty’s focus on P3. Polikov serves as an associate of the Citistates Group and on the Board of the Congress for the New Urbanism.

Robert Russell
Senior Vice President, Jones Lang LaSalle
San Francisco, CA
Robert Russell is a Senior Vice President for Jones Lang LaSalle’s Project and Development Services Group in the San Francisco office. He is responsible for at-risk development and base-building development management for Northern California. Russell has over 30 years of experience managing complex projects in the commercial, industrial, and mixed-use sectors. He has recently worked on assignments for Zappos.com, UC Merced, Microsoft Corporation, Cisco Systems, The Counties of Marin and Napa, and BART.

Kara Shair-Rosenfield
Policy Analyst for Planning, Albuquerque City Council
Albuquerque, NM
Kara Shair-Rosenfield earned her bachelor’s degree in Architectural History and Theory from Boston University and is in her first year of law school at the University of New Mexico. Since 2006, she has worked as a policy analyst for the Albuquerque City Council, where she advises the Council on planning matters and manages Council-led initiatives to adopt land-use plans and establish new policies to guide future development. She co-managed the process to adopt Albuquerque’s form-based zones in 2009 and is currently overseeing a number of initiatives that aim to catalyze redevelopment and support high-quality, sustainable development through innovative public-private partnerships.