CONFERENCE AGENDA
March 13 & 14, 2014
MOVING BEYOND RECESSON: WHAT’S NEXT?
HOME STUDY SESSIONS: REAL ESTATE DEVELOPMENT
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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 of out 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.
Credits available from this track:
AICP: 7.5 CM, 1.5 Law
CLE: 9.0 General

Creative Ways to Finance TOD Development
1.5 Hours (90 minutes)

This session will identify the challenges of urban infill and redevelopment—including high infrastructure costs, remediation, and zoning—and potential solutions using public finance. Attendees will gain an understanding of how the current regulatory environment, swiftly changing landscapes, and political pressures can influence the use of public financing. The session’s speakers will show how to bring together multiple tools to supplement private funds for the benefit of community and project.

Panelists:
Speakers:
Keirstin Beck
Attorney, Packard and Dierking, LLC
Boulder, CO
Keirstin K. Beck’s practice focuses on land use, real estate and business. Her extensive land use experience includes representation of landowners and developers in all aspects of the entitlement process, including negotiation of annexation agreements, development agreements and vested rights agreements, as well as representation before planning commissions, city councils and board of county commissioners. In addition, Beck’s practice focuses on formation of common interest communities under the Colorado Common Interest Ownership Act, acquisition, disposition and leasing of real property and she assists clients with all aspects of the New Markets Tax Credit Program. Beck obtained a BS from the University of Oregon and a JD from the University of Denver.

Cassia Furman
Associate, McGeady Sisneros, PC
Denver, CO
Cassia Furman joined the special district law firm of McGeady Sisneros, PC in 2013 after relocating from the Roaring Fork Valley, where she practiced real estate and local government law since 2004. She enjoys facilitating negotiations between public and private interests and brings a broad perspective on Colorado land use to her practice.

Micro & Accessory Dwelling Units: The Big Break-Through for Western Affordable, Sustainable Housing?
1.5 Hours (90 minutes)

This session will highlight the need for new models of affordable housing in light of declining government subsidy, and how these new models – micro units and accessible dwelling units – are being implemented in Colorado and beyond. Micro and ADU models may represent America’s greatest
untapped housing resource and a breakthrough for urban centers in need of density, affordability, walkability and sustainability that meets the needs of young and old. Speakers will highlight the need, local efforts to create supportive and efficient zoning and approval environments, regulatory obstacles at the local and national scales and examples of development taking place locally and nationally.

Panelists:

Moderator:
Melinda Pollack
Vice President, Enterprise Community Partners, Inc.
Denver, CO

Melinda Pollack is Vice President of transit-oriented development at Enterprise Community Partners, Inc. Pollack joined the staff in 2007 to focus on transit-oriented development (TOD) financing solutions and policy efforts for the Denver region. Through this effort, she guided the creation of the Denver TOD Fund, a $15 million tool for preservation and land acquisition for affordable housing. She presently co-chairs Mile High Connects, a collaboration of more than 20 philanthropies and nonprofits dedicated to ensuring that all people benefit from the Denver region’s transportation expansion. Pollack leads Enterprise’s technical assistance team supporting federal Sustainable Communities Initiative grantees and supports colleagues working to implement transit-oriented agendas in six regions across the U.S.

Speakers:

Vicki Been
Director, New York University Furman Center for Real Estate and Urban Policy
New York, NY

Vicki Been, the Boxer Family Professor of Law at New York University School of Law and an Associate Professor of Public Policy at NYU’s Robert F. Wagner Graduate School of Public Service, is Director of the Furman Center. Been teaches courses in land use regulation, property, and state and local government, as well as seminars on the takings clause, environmental justice, and empirical issues in land use and environmental law. She also co-teaches an interdisciplinary colloquium on the law, economics and politics of urban affairs. She received a B.S. with high honors from Colorado State University and a J.D. from the NYU School of Law, where she was a Root-Tilden Scholar.

Bob Sperling
President, PC Consulting
Denver, CO

Upon graduation from college, Bob Sperling began his career with the Dupont Chemical Company, followed by a sales sabbatical in Europe and then with a second Fortune 100 Company, Union Camp Corporation in Strategic Planning as a New Venture Director. Back in Denver, Sperling founded and was President of Perma-Clean Corporation, and upon departing after 20 years began pursuing new projects and ventures that offered social promise to the community. He has received an array of awards, including those from Mrs. Eleanor Roosevelt, the City of Denver on his Environmental efforts, and the CU Bard Graduate Business School. He attended Denver University, NYU Graduate Business School, and graduated from Pratt Institute with a BA degree.
Getting to Kum Ba Yah: Why Can't Private and Public Sector Planners "Just Get Along"?

1.5 Hours (90 minutes)

Why do public and private sector planners find them arm-wrestling throughout the development review and approval process -- and what can be done about it. This session will review common sources of misunderstanding about what codes say and how review procedures are supposed to work, and what can be done to reduce they can be reduced and resolved.

Panelists:
Moderator:
Brian Connolly
Associate, Otten Johnson Robinson Neff & Ragonetti, PC
Denver, CO
Brian Connolly represents clients in zoning, planning, and real estate matters. Previously, Connolly was an urban planner for Westchester County, New York, and has also worked in planning capacities at the federal and municipal government levels. He is co-author of several publications on land use law topics, including on the interaction between federal fair housing law and local zoning codes. Connolly holds a J.D., magna cum laude, from the University of Michigan Law School, as well as a Master of Regional Planning and B.S. in urban studies, both from Cornell University.

Speakers:
Dominic Mauriello, AICP
Principal, Mauriello Planning Group
Eagle, CO
Dominic Mauriello, AICP, is an expert strategist with more than two decades of experience working in both the public and private sector. He has served as a town planner in Vail, Colorado, and Melbourne, Florida. Since 2000, his focus has been primarily in the private sector, concentrating efforts on entitlement process management and facilitation of development projects. Mauriello has a MA in Urban and Regional Planning from the University of Florida and a BA in Geography from Virginia Tech.

Mary Kay Peck, FAICP
Principal, MK Peck Associates
Clearwater, FL
Mary Kay Peck, FAICP, founding principal of MKPeck Associates, specializes in management development, facilitation, organizational improvement and land use planning. Peck builds on experience as a city manager and planning director. Her efforts have resulted in national recognition for performance improvement, customer service, organizational excellence and development service center operation. As president of the American Planning Association, Peck led the organization’s first communication plan and membership growth strategy. She has presented nationally and internationally on leadership, management and planning. Peck has managed award-winning projects, including the Southern Nevada Regional Plan, the Downtown Henderson Investment Strategy and the Henderson Visual Interactive Code.
People vs. Plans: Why the Greatest Challenge to Sustainable Urban Development May Be Existing Neighborhoods

1.5 Hours (90 minutes)

After decades of decline, American cities are experiencing a renaissance. Adopted plans, development trends and market demographics are aligning to bring about increasingly dense “green” infill projects in the urban core. Rather than embracing smart growth principles, however, urban neighborhoods often take a “NIMBY” stance against them. This session will explore the impacts of urban prosperity, the debate taking place in urban communities over everything from traffic to open space, and how cities and developers are (and aren’t) successfully making the case for sustainable development practices.

Panelists:

Moderator:
Cameron Bertron
Senior Vice President, EnviroFinance Group
Denver, CO

Cameron Bertron is Senior Vice President of Development Services at EnviroFinance Group (EFG) and manages the real estate and financing components of Brownfield and Infill projects. Current projects in the Denver market include redevelopment of the former St. Anthony hospital campus and the former ASARCO Globeville smelter site.

Speakers:

Diane Barrett
Chief Projects Officer, City and County of Denver Office of the Mayor
Denver, CO

A lawyer for nearly twenty-five years, Diane Barrett practiced primarily in the areas of public finance and land use development. She was a partner with Holme Roberts & Owen LLP. She was appointed Special Assistant for Transportation and Development by Mayor Hickenlooper in 2005, and was appointed Chief Projects Officer by Mayor Hancock in 2011. Barrett oversaw the redevelopment of the Denver Union Station site into a multi-modal hub for Fastracks. Her current portfolio comprises all development and redevelopment projects in Denver, including the region-wide FasTracks project and all related transit-oriented development.

Brad Buchannan, FAIA
Principal, RNL Design
Denver, CO

Mark Falcone
CEO and Founder, Continuum Partners, LLC
Denver, CO

Mark Falcone, CEO and Founder, launched Continuum Partners, LLC, in Denver in 1997 and has been a leading voice in the sustainable development movement both locally and nationally. Continuum has successfully completed over $500 million in development, including 16 Market Square, a 350,000 sq ft mixed use building in downtown Denver; Belmar, a 22 city block mixed use precinct in Lakewood, Colorado; and Arthouse in downtown Denver, which includes 13 luxury townhomes adjacent to 65 units of affordable housing and the new Museum of Contemporary Art. He takes an active role in the
community and serves or has recently served on boards including Museum of Contemporary Art, Nature Conservancy, Colgate University, and Bonfils Stanton Foundation, among others.

Crissy Fanganello, AICP
Director of Transportation, City & County of Denver Department of Public Works
Denver, CO
Crissy Fanganello, AICP, is the current Director of Transportation for the City & County of Denver’s Department of Public Works and a member of the Executive Management Team. She is passionate about planning, programming and constructing a multimodal transportation system within Denver and beyond. Fanganello has played a leadership role on several major projects and initiatives, including: Denver’s Complete Streets Policy, Denver’s Strategic Parking Plan, Denver’s Strategic Transportation Plan, and Denver’s Living Streets Initiative. Fanganello is a member of APA/AICP and has been an active member with WTS Colorado since 2001, and has also served on the Programs Committee, Board of Directors and is the immediate past president.

Tracy Huggins
Executive Director, Denver Urban Renewal Authority
Denver, CO
Tracy Huggins is executive director of the Denver Urban Renewal Authority (DURA), a full-service redevelopment agency engaged in neighborhood and downtown revitalization, economic development, home ownership and housing rehabilitation throughout the City and County of Denver. Huggins directs the agency’s involvement in redevelopment efforts with combined DURA financing of approximately $640 million, including the former Stapleton International Airport and the former Lowry Air Force base facility. Huggins is on the boards of directors of the Mountain States Employers Council, Gold Crown Foundation, Colorado I Have a Dream Foundation, 9 Health Fair Finance Committee and is a graduate of the Harvard University John F. Kennedy School of Government Program for Senior Executives in State and Local Government.

Crashing Colorado’s Recovery? The State of Construction Defect Litigation
1.5 Hours (90 minutes)
This session will provide the attendee with an understanding of Colorado’s current construction defect litigation landscape, its effects on the state’s housing industry, who is trying to remedy the issue, what the proposed remedies are, and what effects those remedies may have.

Panelists:
Moderator:
Ryan Warren
Shareholder, Polsinelli, PC
Denver, CO
Ryan Warren is a Shareholder in the Denver office of Polsinelli. He practices construction and commercial litigation for clients ranging from single-person entities to billion-dollar corporations. Warren has significant experience in residential and commercial construction defect litigation in Colorado, as well as in several other states. He has been intimately involved in the effort by the
Colorado business community, the Denver metro-area mayors, the Colorado construction industry, and many others to enact legislation to “level the playing field” for contractors and developers relating to construction defects. Polsinelli is a business and litigation law firm with more than 700 attorneys in 18 offices spanning the country from Los Angeles to New York.

Speakers:
Tom Clark
Chief Executive Officer, Metro Denver Economic Development Corporation; Executive Vice President, Denver Metro Chamber of Commerce
Denver, CO
Tom Clark is Chief Executive Officer of the Metro Denver Economic Development Corporation and the Executive Vice President of the Denver Metro Chamber of Commerce. He has more than 30 years of economic development experience at the state, regional, county and city levels. He holds bachelor’s degrees in speech and psychology from Minnesota State University and a Master’s in Public Administration from the University of Illinois. Clark was the founder and first president of the Metro Denver Network, the Metro Denver region’s first economic development program, for which he received the Arthur D. Little Award for Excellence in Economic Development. He was chosen as one of the nation’s top economic development professionals by the Council on Urban Economic Development.

David McLain
Founding Member, Higgins, Hopkins, McLain & Roswell, LLC
Denver, CO
David M. McLain is a founding member of Higgins, Hopkins, McLain & Roswell, a firm which specializes in construction law and construction litigation throughout Colorado. McLain received his undergraduate degree from Colorado State University, and his law degree from the University of Denver, College of Law. He has also completed the Claims and Litigation Management Alliance Litigation Management Institute. He has a general civil litigation practice with an emphasis on the defense of complex construction lawsuits on behalf of developers and general contractors. McLain is an AV® Preeminent™ Peer Review Rated attorney by Martindale-Hubbell and is a regular speaker at local, regional, and national seminars regarding construction defect litigation in Colorado.