

MARCH 10-11, 2016

University of Denver Sturm College of Law

**2016 HOME STUDY
LAW & PLANNING**



The Rocky Mountain Land Use Institute Presents the 25th Annual Land Use Conference

**EXAMINING THE PAST
EXPLORING THE FUTURE**



UNIVERSITY of
DENVER
STURM COLLEGE OF LAW

RMLUI
25 YEARS
ROCKY MOUNTAIN
LAND USE INSTITUTE

CONTENTS

Western Places/Western Spaces: Examining the Past, Exploring the Future	- 1 -
About The Rocky Mountain Land Use Institute	- 1 -
About The Sturm College Of Law	- 1 -
2015 Supreme Court Review: Signs, Fair Housing, Takings and Clean Air	- 2 -
Citizen Engagement in Land use: How Far Have We Come?	- 3 -
Local Governments' New Prominence in Environmental Protection	- 4 -
New Directions in Planning Tools.....	- 5 -
Recent Land Use Decisions in the Rocky Mountain West.....	- 7 -
Transformation in Public Finance: Lessons Learned.....	- 8 -
True West: Promise Fulfilled or Dry Mirage	- 9 -
What's New with Planning on the Front Range?.....	- 10 -

WESTERN PLACES/WESTERN SPACES

EXAMINING THE PAST, EXPLORING THE FUTURE

The Rocky Mountain Land Use Institute was established to conduct education and research programs on legal and public policy issues related to land use and development. For 25 years, RMLUI has been leading a discussion in the West about the challenges presented by growth and innovative ideas for addressing them.

In celebration of its 25th year, RMLUI is pausing to look back and examine lessons learned that can guide our actions and policies as we move forward into the next 25 years.

This year's *Western Places/Western Spaces* conference will address the transformative land use legal and policy developments in the Rocky Mountain West that have influenced the shape of our communities today. We will also explore the trends and innovations—like demographic shifts, climate change, and economic forces—that are likely to affect the future of the West.

RMLUI will continue to advance the dialogue on some recurring themes from past conferences—urban growth and density, regional planning and conservation, water, and housing—and consider emerging challenges facing the region.

In addition, RMLUI is offering an optional workshop on Wednesday, March 9. *Linking Land Use & Water: Tools to Grow Water-Smart* is a day-long workshop that seeks to bring together land use planners, water providers, policy makers, lawyers, and others to explore the legal framework that underlies efforts to regulate water use and best practices that local communities can use to integrate water and land use planning to maximize water efficiency and conservation.

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.

2015 SUPREME COURT REVIEW: SIGNS, FAIR HOUSING, TAKINGS AND CLEAN AIR

DESCRIPTION

The U.S. Supreme Court was busy in 2015 making decisions that affect land use planning and legal practice. Major decisions included *Reed v. Town of Gilbert* addressing local government regulation of outdoor signs, *Horne v. Department of Agriculture* pertaining to takings of personal property, *Texas Department of Housing and Community Affairs v. Inclusive Communities Project* relating to fair housing, and *Michigan v. EPA* governing power plant emissions. This panel will include several subject matter experts discussing these cases and their implications for land use planners and lawyers.

SPEAKER INFORMATION

MODERATOR:

Brian Connolly

Attorney, Otten Johnson Robinson Neff & Ragonetti, P.C.
Denver, CO

Brian Connolly's practice focuses on the regulatory aspects of the real estate development process, and includes the representation of both public- and private-sector clients in matters relating to land use, zoning, planning, and development entitlements. Prior to practicing law, Mr. Connolly was an urban planner in the planning department of a highly-populated suburban county in New York State. He reviewed numerous large-scale development proposals for consistency with municipal codes and countywide planning policies and managed the county's economic and population research functions. He has also worked in planning capacities at the federal and municipal government levels. Mr. Connolly is the co-author of two books: *Group Homes: Strategies for Effective and Defensible Planning and Regulation* (ABA Publishing 2014); and *The Michigan Sign Guidebook: The Local Planning and Regulation of Signs* (Scenic Michigan 2011). Mr. Connolly is a regular speaker at conferences on these topics, including at national and state conferences of the American Planning Association, American Bar Association, and Rocky Mountain Land Use Institute.

SPEAKERS:

David Callies

Benjamin A. Kudo Professor of Law, William S. Richardson School of Law, University of Hawaii at Manoa
Honolulu, HI

David L. Callies, FAICP, is the Benjamin A. Kudo professor of law at the University of Hawaii's William S. Richardson School of Law where he teaches land use, state and local government and real property. He has served as the chair of several organizations, including: the Real Property and Financial Services Section of the Hawaii State Bar Association; the American Bar Association Section of State and Local Government Law, the American Association of Law Schools, and the Asia Pacific Forum. He is a member of the American Law Institute, the College of Fellows of the American Institute of Certified Planners, the American College of Real Estate Lawyers, and is also a board member of the Social Science Association of Honolulu. Among his twenty books are (with coauthors) *Concise Introduction to Property Law* (2011); *The Role of Customary Law in Sustainable Development* (republished in 2010); *Property and the Public Interest* (2007); and *Cases and Materials on Land Use* (2011). He is a graduate of DePauw University, the University of Michigan Law School (JD) and the University of Nottingham (LLM), and a past foreign fellow and present life member of Clare Hall, Cambridge University.

Justin Pidot

Associate Professor
University of Denver Sturm College of Law
Denver, CO

Justin Pidot is an associate professor at Denver Law who studies environmental law, administrative law, regulatory takings, and natural disasters. He graduated with high honors from Wesleyan University before

attending Stanford Law School, where he graduated with distinction and was editor in chief of the Stanford Environmental Law Journal. Professor Pidot clerked for Judge Judith W. Rogers of the U.S. Court of Appeals for the District of Columbia Circuit. Prior to joining the University of Denver faculty, he was an appellate litigator at the Environment and Natural Resources Division of the U.S. Department of Justice, where he presented argument in more than a dozen federal appellate cases and acted as the staff attorney on two cases before the United States Supreme Court. Professor Pidot also completed a fellowship at the Georgetown Environmental Law & Policy Institute.

CITIZEN ENGAGEMENT IN LAND USE: HOW FAR HAVE WE COME?

DESCRIPTION

This session is an opportunity to learn strategies for effective community outreach and engagement around land use and zoning issues from experts in the field. Panelists will discuss how strategies have continued to change and adapt and how these changes impact results. They will also discuss strategies for engaging the public.

SPEAKER INFORMATION

MODERATOR:

Mary Kay Peck

Principal

MKPeck Associates

Clearwater, FL

Mary Kay Peck, FAICP, principal of MKPeck Associates, specializes in planning and management services. Peck has 30 years of local government experience as a city manager, assistant city manager, community development director and planning director. During her tenure as Henderson, Nevada city manager, the city was recognized by the International Association for City and County Managers for outstanding customer service and for its efforts in measuring and improving performance. Throughout her career, Ms. Peck has managed award winning projects, including the Southern Nevada Regional Planning Coalition Regional Plan, the Downtown Henderson Investment Strategy, the Henderson Visual Interactive Code, and the Springhill, Montana, Community Plan. While president of the American Planning Association, Peck laid the foundation for the organization's first communication plan and led its first membership growth strategy, resulting in a 23 percent increase. She has given numerous presentations a throughout the United States and around the globe on a variety of topics, including leadership, management excellence and city planning. Peck serves as an adjunct professor at St. Petersburg College, teaching an introductory city planning course. For her work in community service and leadership, Peck has been honored as a Fellow of the American Institute of Certified Planners.

SPEAKERS:

Patience Crowder

Assistant Professor of Law & Director of the Community Economic Development Clinic, University of Denver
Sturm College of Law

Denver, CO

Professor Patience Crowder joined the DU faculty in 2010 to create and teach the Community Economic Development Clinic. Prior to joining the faculty, she was the Wellspring Assistant Clinical Professor of Law at Tulsa College of Law, where she formed and taught a transactional legal clinic. Her scholarship examines the impact of contract, corporate, and local government law in transactional advocacy for the public interest, particularly the revitalization of inner-city and underserved communities. Her articles have been published by the Tennessee Law Review, the Journal of Affordable Housing & Community Development Law (reprint), and the Georgetown Journal on Poverty Law & Policy. She earned her J.D. from Rutgers School of Law – Newark,

where she was an Articles Editor of the Rutgers Law Review, and her B.A. in sociology from Georgetown University.

Jennifer Schaufele

Executive Director, Denver Regional Council of Governments
Denver, CO

Jennifer Schaufele, a former Florida transportation executive, is the Executive Director of the Denver Regional Council of Governments (DRCOG), the first woman to be selected for that position with the 52-year-old regional planning agency. In this capacity, she reports to a member board made up of representatives of 46 city and 9 county members, one of the three oldest councils of governments in the United States. An accomplished governmental director with more than fourteen years of service with the Broward County, Florida Board of County Commissioners, Ms. Schaufele also served as the Director of the Broward County Metropolitan Planning Organization. She has a proven record of leadership and management of large and multifaceted public sector agencies, experience in advocating for legislation and new funding from Congress and the state legislature, and a commendable history of serving the needs and policy direction of elected boards. Ms. Schaufele directs the work of a 98-member staff engaged in long-range planning for transportation and land use, water quality, advocacy for the region’s elderly population, and offering services ranging from commuter assistance to the recruitment of police officers and fire service personnel. A graduate of Nova Southeastern University in Davie, Florida, Ms. Schaufele holds a B.S. in professional management and business administration. Ms. Schaufele is married and has an adult son whose family also live in the Denver region. An avid gardener, she and her husband enjoy traveling, outdoor activities, and entertaining friends and family.

LOCAL GOVERNMENTS’ NEW PROMINENCE IN ENVIRONMENTAL PROTECTION

DESCRIPTION

The past twenty-five years have seen a surge in new forms of local government environmental regulation throughout the Mountain West. This panel will explore and identify components of the new local environmentalism, which include enhanced efforts: to protect access to open space; to recognize and plan for natural hazards; to address climate change through greening building regulations and infrastructure; to respond to the reemergence of extractive industries; and to engage in regional governance of land use planning. The panel will also evaluate the relative successes of these local environmental efforts and offer thoughts on how the movement will evolve in the twenty-five years to come.

SPEAKER INFORMATION

MODERATOR:

Stephen Miller

Associate Professor, University of Idaho College of Law
Boise, ID

Stephen R. Miller is a law professor at the University of Idaho College of Law in Boise. Prof. Miller’s recent academic works include *First Principles for Regulating the Sharing Economy*, which was recently published by the Harvard Journal on Legislation and will be the subject of a forthcoming TED Talk. In 2015, he served as a consultant on United States’ land use governance to the Paris-based Organisation for Economic Co-operation and Development (OECD). He is currently working on a grant from the U.S. Forest Service to investigate land use planning as a tool to mitigate wildfire in the wildland-urban interface. Prof. Miller can be found at Land Use Prof Blog and @LandUseProf.

SPEAKERS:**Barbara Green**

Partner, Sullivan Green Seavy LLC
Denver, CO

Barbara Green is a founding partner in the law firm Sullivan Green Seavy L.L.C. where she practices environmental law and land use law. Ms. Green represents clients in matters involving land use planning and development, water development, water quality regulation, oil and gas development, mining, and enforcement and permitting. Ms. Green has prepared numerous land use regulations for local governments, including the Model Land Use Code for Colorado's Small to Medium Sized Counties. She represents clients in a variety of state rulemaking proceedings dealing with water quality and natural resource extraction. As a member of the west slope negotiating team, she helped bring about the historic Colorado River Cooperative Agreement between the Denver Water Board and the west slope of Colorado. In addition, Barbara's practice includes litigation and rulemaking related to local government authority over oil and gas development, and she served on the first Governor's Task Force on state and local regulation of oil and gas development. Ms. Green is a member of the Colorado Mined Land Reclamation Board and University of Denver Water Law Review Advisory Council. She holds a B.A. from Northwestern University, an M.P.A. from the University of Colorado in Boulder, and a M.H. from University of Colorado at Denver. Before attending law school Ms. Green was the Oak Creek Town Manager and Steamboat Springs Assistant City Manager.

Edward Thomas

President, Natural Hazard Mitigation Association
Fort Collins, CO

Attorney Ed Thomas is a Disaster Risk Reduction Specialist. His primary concern is the prevention of misery to disaster victims, to the public purse, and to the environment. Ed is the President of the Natural Hazard Mitigation Association; and an elected member of both the Fellows of the American Bar Association Foundation; and the Council of the State and Local Government Section of the American Bar Association. In addition, Ed serves on the Advisory Committee of the Natural Hazards Center of the University of Colorado. Ed is an author and frequent lecturer on Emergency Management issues, especially the Constitutional and Legal Aspects of Floodplain Regulations. Designated as a "National Treasure" Ed has received numerous national and international awards.

NEW DIRECTIONS IN PLANNING TOOLS

DESCRIPTION

This session will explore innovative planning tools and technologies that help communities plan for future uncertainty and engage the public. The session will highlight exploratory scenario planning methods and how the approach has been used to address future various challenges in communities. In addition, a variety of inventive computer technologies and tools will be presented that visualize future scenarios and engage the public. Participants will have an opportunity to demo some of the tools.

SPEAKER INFORMATION**MODERATOR:****Peter Pollock**

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. Since July 2006 he has been working with the Department of Planning and Urban Form to manage the Institute's joint programs with the Sonoran Institute and the Center for Natural Resources and Environmental Policy at the University of

Montana. He worked for almost 25 years for the City of Boulder, Colorado as both a current and long-range planner, and he served as director of the city's Planning Department from 1999 to 2006. Pollock began his career as the staff urban planner for the National Renewable Energy Lab in Golden, Colorado, where he specialized in solar access protection, energy-conserving land use planning, and outreach to local communities. During the 1997–1998 academic year Pollock was a Loeb Fellow at the Harvard University Graduate School of Design and a visiting fellow at the Lincoln Institute. He received his master's degree in Landscape Architecture at the University of California at Berkeley in 1978 and his bachelor's degree in Environmental Planning at the University of California at Santa Cruz in 1976. Contact: ppollock@lincolninst.edu

SPEAKERS:

Summer Waters

Program Director, Sonoran Institute
Phoenix, AZ

Summer is an Emmy award winning science and policy communicator. She has a Bachelor's degree in Biology from the University of South Florida and a Master's degree in Civil Engineering from the University of Colorado at Boulder. As a graduate student she studied environmental change in alpine lakes along the Colorado Front Range. Prior to joining the Sonoran Institute, Summer worked for 6 years with the University of Arizona as the Water Resources Extension Agent in Maricopa County. Her programs addressed a broad range of issues related to water, climate, and the environment and received numerous awards including Arizona Forward's Environmental Stewardship Crescordia and the ASU President's Award for Sustainability. Before Summer became captivated by the Sonoran Desert and moved to Phoenix, she worked for the County of San Diego's Watershed Protection Program coordinating regional stormwater education.

Ken Snyder

CEO, PlaceMatters
Denver, CO

Ken is a nationally recognized expert on a broad range of technical and non-technical tools for community design and decision-making. Ken sits on the Board of the National Charrette Institute and is past Chair of the American Planning Association's Technology Division. Prior to working for PlaceMatters, Ken worked for the Orton Family Foundation, heading up their Planning Tools Program. Ken also worked for the US Department of Energy as a Community Development Program Specialist. In 2000, he served as co-chair of a committee on information and tools for the White House's Livability Council, developing policy recommendations for the Clinton-Gore report on Building Livable Communities. In 2001, he was selected as a German Marshall Fund Environmental Fellow where he traveled to Europe to study professional peer approaches to land use and transportation planning. He holds a double degree from Oberlin College in Biology and Environmental Studies and a Master's Degree from the Yale School of Forestry and Environmental Studies in Conservation and Development. Ken's articles include: "Putting Democracy Front and Center" (in Planning, July 2006), "Tools for Community Design and Decision Making" (a chapter in Planning Support Systems in Practice, published by Springer in 2003); "Visualization Tools to Improve Community Decision Making" (an APA PAS Memo published in November 2003); and "Decision Support Tools for Community Planning" (the cover article in PM: Public Management, November 2001).

Danica Powell

Principal, Trestle Strategy Group
Boulder, CO

Danica Powell has been implementing mid-to large-scale real estate development and planning projects in the Denver/Boulder region since 2001. Danica is a founding partner of Trestle Strategy Group, a real estate consulting firm specializing in providing custom, strategic, and collaborative management for complex development projects. Working as a consultant to private developers, nonprofits, and governmental agencies, Danica develops innovative and effective community engagement programs to support broader organizational and business goals. Trestle's diverse portfolio of real estate and urban planning projects include; TOD and mixed-use development, affordable housing finance and implementation, municipal planning, flood recovery, strategic planning, site selection, financial analysis, and complex entitlements. Danica is on the Board of Directors for the

I Have a Dream Foundation of Boulder County, is a member of the Women's Council of the Leeds School of Business, and is an active member of ULI. She recently served on the City of Boulder Planning Board. Her degree is in Sustainable Urban Systems from The University of California at Berkeley.

RECENT LAND USE DECISIONS IN THE ROCKY MOUNTAIN WEST

DESCRIPTION

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 as well as an opportunity to discuss areas ripe for further court or legislative action. Learn how recent case law may impact planning ordinances, procedures, and general plans.

SPEAKER INFORMATION

MODERATOR:

Jason Morris

Partner, Withey Morris, PLC
Phoenix, AZ

Jason Morris is a founding partner of Withey Morris, PLC. Experienced and effective, his dynamic presentations at public hearings on behalf of his clients prove that an attorney can be both personable and tenacious. While attending the University Of Arizona College Of Law, Jason was the Managing Editor of the Arizona Law Journal of International & Comparative Law. Jason also spent time as a congressional staff member in Washington, D.C. Throughout his career, his practice has been exclusively in land use, government relations, zoning, and administrative law. His experience in the field includes all levels of entitlement throughout the state. In addition, he is a frequent guest lecturer and expert participating in industry roundtables, media appearances and academic panels. His expertise has been critical to state legislative efforts surrounding land use over the past two decades and his cases include many of the area's most significant and notable developments. His client list includes several national homebuilders, master plan developers, commercial-industrial land owners, national retailers, and Fortune 100 companies. Jason spends significant time giving back to the community by way of his involvement as State President of the Alliance of Boys & Girls Clubs as well as serving as the Mayor's representative to the City of Phoenix Infill Advisory Board, and the Chairman's appointment to the Maricopa County Board of Adjustment.

SPEAKERS:

Anita Miller

Attorney, Anita P. Miller, Attorney at Law, LLC
Albuquerque, NM

Anita Miller teaches Land Use Law as an Adjunct Professor at the University of New Mexico School of Laws and College of Architecture and Planning. She recently retired as an Assistant City Attorney specializing in Land Use Law at the City of Albuquerque and is continuing her private practice as a land use lawyer in New Mexico.

Jeff Parker

Partner, Hayes, Phillips, Hoffmann, Parker, Wilson & Carberry, PC
Denver, CO

Jeff Parker is a partner in the Denver law firm of Hayes, Phillips, Hoffmann, Parker, Wilson & Carberry, P.C. He specializes in representing municipalities, counties, and special districts in land use, employment, legislation, urban renewal, and similar local government matters.

David Foster

Partner, Foster Graham Milstein & Calisher, LLP
Denver, CO

David Foster is co-managing partner of Foster Graham Milstein & Calisher, LLP. Originally founded in 1999, FGMC was quickly recognized as one of Denver's "up and coming" law firms by providing effective and innovative legal representation focused on the achievement of client goals. David's practice is adept at balancing public and private interests and has been achieving serious results for his clients for nearly 20 years by consistently finding a better way to do the deal - better in terms of creativity, efficiency and the ability to bring parties with seemingly disparate interests to common ground. David earned a BA from the University of Colorado, Boulder. He earned his JD at the University of Denver and then went on to earn his MPA from the University of Colorado, Denver.

TRANSFORMATION IN PUBLIC FINANCE: LESSONS LEARNED

DESCRIPTION

Over the past twenty-five years, financing of public infrastructure and big land use projects has undergone a radical shift. Come learn how times have changed, what lessons can be learned from those shifts, and what challenges we face in the future.

SPEAKER INFORMATION

MODERATOR:

Mary Jo Dougherty

Shareholder, McGeedy Becher P.C.
Denver, CO

Mary Jo Dougherty joined McGeedy Becher P.C. (formerly McGeedy Sisneros P.C.) and began her special district practice in 1999, coming to the Firm with ten years of legal experience in the areas of real estate and municipal finance. She has been a shareholder of the Firm since 2001. She is a 1992 graduate of the University of Denver Sturm College of Law and received the Order of St. Ives. Ms. Dougherty enjoys speaking on the topics of special districts and municipal finance.

SPEAKERS:

Diane Barrett

Denver Mayor's Office, City of Denver
Denver, CO

Diane Barrett's portfolio comprises all of the development and redevelopment projects in Denver, Colorado, including the region-wide FasTracks projects and related transit-oriented development. A lawyer for nearly twenty-five years, Ms. Barrett practices primarily in the areas of project finance, public finance and land use/development. Denver's mayor, Michael B. Hancock, created the position of Chief Projects Officer when he took office in 2011 and appointed Ms. Barrett to fill it. She currently oversees more than 40 active projects, a number of which are valued at between \$500 million and \$1 billion.

Susan Demmitt

Attorney, Gammage & Burnham
Phoenix, AZ

Susan Demmitt concentrates her practice in the areas of land use, development law and real estate transactions. She brings to Gammage & Burnham a unique background that includes education and professional experience as an architect and urban planner. Prior to attending law school, Ms. Demmitt worked for over a decade as a land use consultant for some of the most respected land use attorneys in Phoenix, allowing her to build close

relationships with a wide-ranging network of developers, consultants, and city officials. She has extensive experience managing land use entitlement cases that range from complex master-planned communities with projected ten- to fifty-year build-outs to single user developments with rigid project timelines. Her experience extends to negotiating annexation and development agreements, formation of special taxing districts, transactional counseling, development permitting, administrative proceedings and strategic oversight of public outreach campaigns involving collaboration with neighborhood organizations, political action groups and local media. Ms. Demmitt earned her JD from Arizona State University, where she was a Pedrick Scholar, and her bachelor's degree from Kansas State University, where she graduated from the College of Architecture, Planning and Design.

TRUE WEST: PROMISE FULFILLED OR DRY MIRAGE

DESCRIPTION

In 2003, the Rocky Mountain Land Institute, in collaboration with the American Planning Association, published the acclaimed book, *True West: Authentic Development Patterns for Small Towns and Rural Areas*. It examined positive historic western development patterns and then through a series of detailed case studies throughout the West, explored planning and legal tools and techniques to produce developments worthy of our unique landscape and heritage. In this session, co-authors Chris Duerksen and James Van Hemert summarize the lessons of *True West* and in squint-eyed fashion revisit several of the case study communities and developments to determine the good, the bad, and ugly—what went right and what went wrong. From this experience they make recommendations for the next 25 years of growth and development in the Intermountain West.

SPEAKER INFORMATION

SPEAKERS:

Chris Duerksen

Senior Counsel, Clarion Associates
Poncha Springs, CO

Christopher Duerksen, Esq., is senior counsel at Clarion Associates LLC, a land use consulting firm he founded and served as managing director of from 1991 to 2010. He has represented local governments, nonprofits, and the private sector in a variety of land-use and zoning matters and specializes in smart growth and sustainable development code revisions, historic preservation, natural resource protection strategies, and airport-area development. Mr. Duerksen has completed ground-breaking sustainable code diagnosis, revisions and model ordinances for cities, counties, regional governments such as Salt Lake City, Washington, D.C., Tucson, AZ, and the Capitol Region (Hartford, CT) Council of Governments. Mr. Duerksen co-founded the Rocky Mountain Land Use Institute at the University of Denver Sturm College of Law where he conceived the Model Sustainable Development Code project. He has written and spoken extensively on land use issues across the United States and has authored many books and articles on land use and conservation issues, including *True West: Authentic Development Patterns for Towns and Rural Areas*, *Nature Friendly Communities*, and *Saving the World Through Zoning: The Sustainable Community Development Code*. He is a former member of the board of Scenic America and the Sonoran Institute and served two terms on the city council in Fredericksburg, Virginia. Mr. Duerksen directed the Gateway/Stapleton Development Office for the City of Denver prior to founding Clarion Associates. He is currently conducting smart growth and sustainable code audit workshops for Smart Growth America and free-lance writing about fishing, kayaking, and conservation issues for outdoor magazines such as *Florida Sportsman*. His outdoor adventures and peregrinations can be followed on his blog at hooknfly.com.

James van Hemert

Principal, van Hemert & Co.
Vancouver Island, BC

With 25 years of community and regional planning experience, James has a successful track record in empowering communities to create resilient and healthy futures. His practice focuses on healthy community strategies, implementation tools such as zoning bylaws, and facilitating public engagement. He is a thought leader in planning healthy communities and co-authored the Planning Healthy Communities Practice Guide for the Canadian Institute of Planners and developed and taught one of the first graduate level courses on planning healthy communities at the University of Colorado. He directed the prestigious Rocky Mountain Land Use Institute in Denver where he convened conferences on critical planning themes and developed innovative tools such as the Sustainable Community Development Code to help communities implement plans for healthy and sustainable futures.

WHAT'S NEW WITH PLANNING ON THE FRONT RANGE?

DESCRIPTION

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?

SPEAKER INFORMATION

MODERATOR:

Peter Pollock

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. Since July 2006 he has been working with the Department of Planning and Urban Form to manage the Institute's joint programs with the Sonoran Institute and the Center for Natural Resources and Environmental Policy at the University of Montana. He worked for almost 25 years for the City of Boulder, Colorado as both a current and long-range planner, and he served as director of the city's Planning Department from 1999 to 2006. Pollock began his career as the staff urban planner for the National Renewable Energy Lab in Golden, Colorado, where he specialized in solar access protection, energy-conserving land use planning, and outreach to local communities. During the 1997–1998 academic year Pollock was a Loeb Fellow at the Harvard University Graduate School of Design and a visiting fellow at the Lincoln Institute. He received his master's degree in Landscape Architecture at the University of California at Berkeley in 1978 and his bachelor's degree in Environmental Planning at the University of California at Santa Cruz in 1976. Contact: ppollock@lincolninst.edu

SPEAKERS:

Brad Buchanan

Executive Director of Community Planning and Development, City & County of Denver
Denver, CO

Brad Buchanan, FAICP, was appointed executive director of Denver Community Planning and Development by Mayor Michael B. Hancock in 2014. In this role, he is responsible for implementing visionary city planning and ensuring safe, responsible, sustainable building throughout Denver. Before joining the City and County of

Denver, Mr. Buchanan was a principal and board member at RNL, a full- service design firm specializing in sustainable, integrated design. He is a past chair of the Denver Planning Board and past chairman of the Downtown Denver Partnership. He was a member of the Downtown Denver Area Plan steering committee and the 2027 Committee, charged with the implementation of the Downtown Area Plan, and served on Denver's Landmark Preservation Commission. Mr. Buchanan was a member of the Denver Zoning Task Force that completed the first substantial rewrite of the 1956 Denver Zoning code. In 1999, Mr. Buchanan founded Freedom by Design, a nonprofit organization providing design and construction services for the disabled community. Since its inception, Freedom by Design has grown nationwide, completing hundreds of projects each year. He graduated with a bachelor's degree in Environmental Design from Miami University in Oxford, Ohio.

Cameron Gloss

Planning Manager, City of Fort Collins
Fort Collins, CO

Cameron Gloss, AICP, is the Planning Manager for the City of Fort Collins. Since entering the field in 1984, his public and private sector experience includes an array of work including comprehensive community planning, subarea and neighborhood planning, transportation master planning, land development review, sustainability modeling, and the crafting of land use regulations. Prior to his most recent role with the City of Fort Collins, Mr. Gloss spent five years working with the Fort Collins offices of both AECOM and Clarion Associates where he acted as a Senior Planner, leading community planning projects over a dozen states, primarily within the western region.

Steve Glueck

Director of Community and Economic Development, City of Golden
Golden, CO

Steve Glueck has been a proponent of vital, healthy, and economically strong urban environments throughout his thirty-five year career in municipally oriented city planning, economic development, sustainability and community development. He has degrees from Michigan State University and the University of Colorado at Denver, and has focused his professional career in the cities of Lakewood and Golden, Colorado as well as international work through the international program of the International City and County Managers Association (ICMA). Mr. Glueck is currently the Director of Community and Economic Development for Golden, Colorado and serves as director of the city's Urban Renewal Authority and Downtown Development Authority.

Rita McConnell

Director of Community Development, City of Arvada
Arvada, CO

Rita McConnell, AICP, Director of Community Development for the City of Arvada, has a successful history working in local government leadership positions throughout the Denver Metro area since 1987. She has managed departments that included code compliance, planning, engineering, building, housing, and administration. She has lead several Comprehensive Plan updates, Land Development Code rewrites and various sub-area plans. She assisted in the formation of the Douglas County Housing Partnership and served on the Board of Directors in efforts to provide affordable housing in Douglas County. She has also served on a Board of Adjustment and a Water and Sanitation Board. She particularly enjoys providing fun opportunities for resident involvement in Community Development activities to make their participation easy and meaningful.

Jocelyn Mills

Community Development Director, City of Littleton
Littleton, CO

Jocelyn Mills, AICP, is the Community Development Director for the City of Littleton. She previously worked for the Town of Frisco, Colorado. Jocelyn has more than 15 years of experience in community development and land use planning. Her expertise includes community engagement, public private partnerships, sustainable development, and corridor and neighborhood planning. Some of the notable projects she facilitated from vision to implementation include the Frisco Adventure Park, Frisco's Basecamp commercial complex and the Peak One

Neighborhood. She holds masters' degrees in communications and environmental policy, and is a member of the American Institute of Certified Planners.

Travis Parker

Planning Director, City of Lakewood
Lakewood, CO

Travis Parker was appointed Planning Director for Lakewood in August 2011. Since that time, he has led the update of the Lakewood zoning code and major planning efforts surrounding the West Corridor light rail. His previous experience includes over fifteen years of planning at the city and county level in Virginia, Indiana, Iowa and the District of Columbia. Between 2007 and 2011, Mr. Parker led Washington D.C.'s efforts to review and update its 50-year old zoning ordinance. His career has focused on land use planning with an emphasis on writing and interpreting zoning and he has been involved with the update of four different zoning codes. He has a Masters of public administration from George Washington University a degree in urban planning from Iowa State University.

Susan Richstone

Deputy Director of Planning and Sustainability, City of Boulder
Boulder, CO

Susan Richstone is the Deputy Director of Community Planning and Sustainability at the City of Boulder. She has more than thirty years of local government planning experience, and for the past twenty years has worked for Boulder where she has managed a number of highly visible and complex planning efforts, and also served as Comprehensive Planning Manager. Ms. Richstone also worked as a planner for Adams County, the City of Aurora, and in Israel. She has a Bachelor's Degree in Geography from the University of Colorado and studied for her Masters in City and Regional Planning at the Technion in Israel.

Peter Wysocki

Director of Planning and Development, City of Colorado Springs
Colorado Springs, CO

Peter Wysocki, AICP, has been a planner for over 20 years and belongs to several professional organizations. He currently serves as the Director of Planning and Development for the City of Colorado Springs. Prior to his current position, he served as the planning and community development director for the cities of Round Rock, TX (Austin metro), Laramie, WY and Fernley, NV (Reno metro). Early in his career, he also worked with the Tahoe Regional Planning Agency while working as a planner for Douglas County, NV.