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WESTERN PLACES/WESTERN SPACES: 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. 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.

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. We will address a range of topics, including:

- providing tools for developing more affordable communities to accommodate a rapidly increasing and diverse population;
- planning for mobility that includes not only traditional modes, but also innovative solutions like car sharing and driverless vehicles while providing for pedestrians and bicyclists;
- promoting economic growth while protecting existing businesses and residents from gentrification; and
- preparing to use big data to build “smart cities” in ways that enhance the lives of westerners without increasing the economic and cultural divides.

PLANNING TOOLS

These sessions will present the tools and innovations that planners are using today to shape their communities.
BECOMING COMMUNITY-MINDED & CULTURALLY CREATIVE FOR BETTER DESIGN & DEVELOPMENTS FOR ALL

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.

SPEAKER INFORMATION

MODERATOR:

Wendy Willbanks Wiesner
Executive Director, Partnerships for Affordable Cohousing
Denver, CO

Wendy Willbanks Wiesner is a founding Board Member, Treasurer and the first Executive Director of Partnerships for Affordable Cohousing (PFAC). PFAC is a national non-profit organization connecting the affordable housing industry, non-profits, foundations, community organizations, agencies, financial intermediaries, policy makers, neighborhoods, and the cohousing industry—providing the advocacy, technical assistance, tools and training to make communities work. Ms. Willbanks Wiesner is also a second-generation Denver native, obtaining a B. A. in Marketing and an M. A. in Economics from the University of Denver. After spending time at the Findhorn Community in Scotland, the Harris Neck Community near the Sea Islands of Georgia, and the Ecovillage at Ithaca, she experienced the social, economic, and environmental power of community firsthand.

SPEAKERS:

Jose Esparza
Executive Director, BuCu West
Denver, CO

As Executive Director of BuCu West Development Association, Jose Esparza has lead the organization with a strong commitment to helping small businesses and local entrepreneurs. Under his leadership, the organization has grown from a one-person staff supporting 60 businesses per year to a 9-person staff incubating over 100 new businesses a year and supporting nearly 250 local existing and start up businesses. At BuCu West, Mr. Esparza is committed to building a strong local economy, creating wealth for the area community, and developing a competitive and unique marketplace along Morrison Road in Denver. He earned a Masters of Urban and Regional Planning from the University of Colorado, Denver, and a Bachelor’s of Science in Architecture from the University of Michigan Taubman College of Architecture and Urban Planning.

Roger Lewis
President, Roger Lewis and Associates
Denver, CO

Roger Lewis is an organizational coach but formerly served as the Executive Director of Thistle Community Housing and was the former director of the National Community Land Trust Network. He was the keynote speaker at first annual YIMBY national conference in Boulder, CO.
**Mara Mintzer**  
Coordinator, Growing Up Boulder, University of Colorado  
Boulder, CO  
Mara's career has been dedicated to giving underrepresented children, youth and families a voice in decisions that affect their lives. Her experience working in the non-profit, for-profit, city government, and university sectors gives her a unique perspective on how to develop programs that meet the needs of a variety of stakeholders. Mara helped found Growing Up Boulder in 2009, and as such, has overseen its development in the current successful program that it is today. She will discuss GUB from both a research-based and practical perspective.

**Eric Reinke**  
Design Team Member and Work Group Facilitator, Community Wealth-Building Network  
Denver, CO  
Eric Reinke is an Organizer for the Community Wealth Building Network. He has worked on a number of campaign and event teams, including ColoradoCare, the Community Wealth Building Conference, and was on the steering team for Metro Denver Home Care.
COLLABORATIVE REGIONAL PLANNING: A TOOL FOR HELPING GATEWAY & SMALL RESORT COMMUNITIES THRIVE

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.

SPEAKER INFORMATION

Speakers:

**Dylan Corbin**
Graduate Assistant of City and Metropolitan Planning, University of Utah
Salt Lake City, UT
Dylan Corbin is a current graduate student in City and Metropolitan Planning at the University of Utah. Before enrolling, he worked for the National Park Service at Yellowstone and Bryce Canyon, where he developed an interest in park planning and management. In his free time he enjoys skiing, hiking, After graduating, Mr. Corbin hopes to work in planning for a land management agency.

**Cory MacNulty**
Southwest Senior Program Manager, National Parks Conservation Association
Salt Lake City, UT
Cory MacNulty is a Utah Senior Program Manager for National Parks Conservation Association where she works to protect and promote the natural and cultural resources of the thirteen national parks in Utah. Ms. MacNulty specializes in stakeholder collaboration, particularly with gateway communities, to identify opportunities and creative solutions to threats facing our parks.

**Danya Rumore**
Associate Director & Research Assistant Professor, University of Utah S.J. Quinney College of Law
Salt Lake City, UT
Danya Rumore, Ph.D., is the Associate Director of the Environmental Dispute Resolution Program in the Wallace Stegner Center and a Research Assistant Professor in the S.J. Quinney College of Law and Department of City and Metropolitan Planning at the University of Utah. Ms. Rumore completed her doctorate in Environmental Policy and Planning at the Massachusetts Institute of Technology, where she was the Assistant Director of the MIT Science Impact Collaborative and the Project Manager for the New England Climate Adaptation Project. Her work and research focus on supporting more collaborative decision-making and stakeholder engagement in the context of science-intensive environmental issues, with a particular focus on regional planning, climate-related risk management, water resource management, and mixed land-use planning.
DON'T TRIP OVER PARKING, PART TWO

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.

SPEAKER INFORMATION

MODERATOR:

Karen Hancock
Planning Supervisor, City of Aurora, CO
Aurora, CO
Karen Hancock is a Planning Supervisor for the City of Aurora, Colorado, focusing on Environmental Management and Data Services. Ms. Hancock is a Registered Environmental Manager with 25 years of experience in a wide variety of environmental and planning projects. Her responsibilities for the City of Aurora include managing the update of the city’s Zoning Code. Ms. Hancock has a passion for implementing responsible development and redevelopment projects that conserve natural resources.

SPEAKERS:

**Anthony Avery**
Planner, City of Aurora
Aurora, CO
Anthony Avery is a planner with the City of Aurora. He specializes in multimodal transportation planning with an emphasis on bike and pedestrian mobility. After serving in the U.S. Navy, he earned an undergraduate degree in Urban Planning and a Master’s degree in Real Estate Development at Arizona State University.

**Reid Ewing**
Professor & Chair, University of Utah College of Architecture & Planning
Salt Lake City, UT
Reid Ewing is chair of the Department of City and Metropolitan Planning at the University of Utah, associate editor of the *Journal of the American Planning Association*, and columnist for *Planning* magazine. He holds master’s degrees in Engineering and City Planning from Harvard University, and a Ph.D. in Urban Planning and Transportation Systems from the Massachusetts Institute of Technology. Mr. Ewing’s work is aimed at planning practitioners. His eight books include *Pedestrian and Transit Oriented Design*, co-published by the Urban Land Institute and American Planning Association; and *Best Development Practices*, listed by the American Planning Association (APA) as one of the 100 “essential” books in planning over the past 100 years.
PLANNERS AS CIRCUIT RIDERS: PLANNING ASSISTANCE IN RURAL NEW MEXICO

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.

SPEAKER INFORMATION

MODERATOR:

Derek Webb
Regional Planner, Denver Regional Council of Governments
Denver, CO
Derrick Webb, AICP, is a Regional Planner at the Denver Regional Council of Governments where he works to support the region through a wide-array of planning activities. Previously he worked at the Mid-Region Council of Governments of New Mexico where he provided professional planning assistance and technical services to local governments, as an extension of local government staff. Mr. Webb has supported many rural communities with technical planning assistance in the areas of land use, zoning and water. He has assisted in the development of several comprehensive plans, zoning ordinance revisions and regional water studies. Mr. Webb has a B.A. in Architecture from the University of New Mexico and a Master of Urban and Regional Planning with a concentration in community and economic development from the University of Colorado, Denver.

SPEAKERS:

Sandra Gaiser
Regional Planning Manager, Mid-Region Council of Governments of NM
Albuquerque, NM
Sandra Gaiser, AICP, is the Regional Planning Manager of the Mid-Region Council of Governments (MRCOG) of New Mexico and is a member of the American Institute of Certified Planners. She currently serves as the President of the New Mexico Chapter of APA. As the Regional Planning Manager, Ms. Gaiser works directly with local governments throughout the four-county region of the MRCOG to provide technical assistance for MRCOG communities. She has written numerous comprehensive plans and land use ordinances for municipalities and counties. She was the City Planner for Tooele, Utah for three years, and has worked for Dona Ana County and the City of Las Cruces.

Anita Miller
Attorney, Anita P Miller Law Office
Albuquerque, NM
Anita P. Miller, Esq., a practicing land use attorney in Albuquerque, New Mexico, representing New Mexico municipalities and counties, as well as private clients, on land use, growth management and environmental matters. She is an adjunct professor of Land Use Law at the University of New Mexico School of Architecture and Planning and School of Law.
Maida Rubin
Regional Planner, Mid-Region Council of Governments of NM
Albuquerque, NM
Maida Rubin is a Regional Planner at the Mid-Region Council of Governments (MRCOG) where she provides professional planning assistance and technical services to local governments, as an extension of local government staff. Under the Local Planning Assistance program, she assists with education and training programs for local governments, does GIS mapping for the Mid-Region’s smaller communities, and provides technical assistance in the areas of land use and zoning. Ms. Rubin also works in the Metropolitan Planning Organization where she manages the development review process. During her time at MRCOG she has contributed content to the Futures 2040 Metropolitan Transportation Plan as well as the Mid-Region Regional Transportation Plan. Ms. Rubin has a B.A. in Political Science from Willamette University and a Masters in Community and Regional Planning with a concentration on Physical Planning and Design from the University of New Mexico.
THE MODEL SUSTAINABLE DEVELOPMENT CODE LIVES!!

In 2007 the Rocky Mountain Land Use Institute created the ground-breaking, on-line 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. Now the code is migrating from RMLUI to a new home at the University of Colorado Denver Center for Sustainable Urbanism in partnership with Drake University Law School where work is already underway to update and expand the code and make it more accessible. 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.

SPEAKER INFORMATION

MEDIUMATOR:
Christopher Duerksen
Senior Counsel, Clarion Associates
Chokoloskee, FL

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 co-founded the Rocky Mountain Land Use Institute at the University of Denver Law School and 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 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.

SPEAKERS:
Rocky Piro
Executive Director of the Colorado Center for Sustainable Urbanism, University of Colorado, Denver
Denver, CO

Rocky Piro, PhD, FAICP, is Executive Director of the Colorado Center for Sustainable Urbanism. He serves on the Board of Directors for the International Environment and Urban Planning Association and is the immediate past chair of the Regional and Intergovernmental Planning Division of the American Planning Association. Mr. Piro served as Executive Director of the Community Planning and Development Department in the City and County of Denver, as Program Manager for the Growth Management Department at the Puget Sound Regional Council in Seattle, and as Manager of the Intergovernmental Planning Team for King County, Washington. He has published articles on local and regional planning collaboration, the evolution of regional planning in the U.S., and environmental restoration. He is the recipient of the Myer Wolfe Award for Excellence in Planning and was inducted into the College of Fellows of the American Institute of Certified Planners in 2010. Mr. Piro received his PhD in Urban Design and Planning from the University of Washington and his Master’s from the University of Colorado at Denver.
Jonathan Rosenbloom
Professor of Law and Director of Environmental and Sustainability Programming, Drake University School of Law
Des Moines, IA
Jonathan Rosenbloom is a Professor of Law and Director of Environmental and Sustainability Programming at Drake University Law School, teaching in the areas of environmental law, sustainability, and state and local government. He is the co-author of two textbooks: Resilience & Sustainability: From Theory to Practice (Aspen, 2018) (with Shelley Saxer) and Land Use and Sustainable Development Law: Cases and Materials (9th ed. West, 2017) (with John Nolon, Patricia Salkin, Stephen Miller); and co-editor of Routledge Handbook of the Study of the Commons (Routledge/Taylor & Francis Group, 2018) (with Dan Cole, Blake Hudson). Prior to teaching, Mr. Rosenbloom held a number of legal positions and founded a non-profit that worked with state and local governments on becoming more sustainable. He serves and has served on a number of state and local boards, including the Des Moines Plan and Zoning Commission. Mr. Rosenbloom received his Bachelors in Architecture from the Rhode Island School of Design, JD from New York Law School, and LLM from Harvard Law School.

Austin Troy
Professor, University of Colorado Denver College of Architecture and Planning
Denver, CO
Austin Troy is a professor of urban planning and the Chair of the Department of Planning and Design at the University of Colorado, Denver. His work address issues at the intersection of urban planning and environmental sustainability using spatial analytic tools. He is the author of The Very Hungry City (Yale University Press, 2012), which looks at the determinants of urban energy consumption, what makes some cities more efficient than others, and what rising global energy prices will mean for cities. Prior to CU Denver, Mr. Troy was on the faculty of the University of Vermont’s Rubenstein School of Environment and Natural Resource for twelve years and served as the Director of the Transportation Research Center and of the Spatial Analysis Lab. In addition to his teaching role, Mr. Troy is also a principal investigator of the National Science Foundation’s Baltimore Ecosystem Study; Principal and Co-founder of Spatial Informatics Group, LLC; and edits two journals, Ecosystem Health and Sustainability and Wiley Interdisciplinary Reviews: Energy and Environment. He received a B.A. from and a Ph.D. from the University of California Berkeley.
WHAT'S NEW WITH PLANNING ON THE FRONT RANGE?

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
Manager of Western Programs, Lincoln Institute of Land Policy
Boulder, CO

Peter Pollock, FAICP, is the Manager of Western Programs 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. Mr. 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, Mr. 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.

SPEAKERS:

George Adams
Director, City of Aurora Planning & Development Services
Aurora, CO

George Adams relocated to the Denver Metro area from Austin, Texas in August 2016 to take a position as the Director of the Planning and Development Services Department for the City of Aurora. Mr. Adams served in a variety positions with the City of Austin over 25 years, and was Assistant Director of the Development Services Department from 2009 to 2016. His professional interests are focused on promoting high quality urban design, placemaking, sustainable development, and great customer service. The Denver Metro area is a dynamic and innovative region and he is grateful to be able to learn from and contribute to the area.

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

Brad Buchanan 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. The Department of Community Planning and Development is in charge of managing, planning and building within Denver, including designing and implementing citywide and neighborhood plans, establishing construction
and design standards, coordinating revitalization efforts, managing historic preservation and performing code enforcement and education. Mr. Buchanan 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. He has also served on Denver’s Landmark Preservation Commission.

**Mac Cummins**  
Planning Manager, City of Westminster  
Westminster, CO  
Michael (Mac) Cummins is the Planning Manager for the City of Westminster, Colorado, starting in 2008. In his capacity, he oversees the current and long range planning activities for the City, which has a population 108,000. His staff are responsible for the coordination, review, and implementation of City Council policies and goals relating to planning and development in the City. These include coordination and implementation of the Comprehensive Plan, Growth Management competition and program, implementation of the PUD zoning process, drafting of long-range planning documents and plans, and overseeing development review for the City. Additionally, Mr. Cummins oversees zoning enforcement and planning inspections. Prior to arriving in Westminster, CO, Mr. Cummins was a Principal Planner for the City of Scottsdale, AZ.

**Cameron Gloss**  
Planning Manager, City of Fort Collins  
Fort Collins, CO  
Cameron Gloss, AICP leads the City of Fort Collins planning program. 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 EDAW/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, 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, 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, GIS, building and housing. Ms. McConnell has worked in mountain,
rural, suburban and urban environments and has participated in several Comprehensive Plan updates, Land Development Code rewrites, sub-area plans and topic specific plans such as design guidelines. She assisted in the formation of the Douglas County Housing Partnership and served on the Board of Directors in efforts to provide affordable housing opportunities in Douglas County. She particularly enjoys providing fun opportunities for resident involvement in Community Development activities to make their participation easy and meaningful.

**Travis Parker**  
Planning Director, City of Lakewood  
Lakewood, CO  
Mr. Parker has been Planning Director for Lakewood since August 2011. Since that time, he has led revisions of the Lakewood comprehensive plan and zoning code, the creation of the City’s first Sustainability Plan, and major planning efforts surrounding the West Corridor light rail. His previous experience includes over a fifteen years of planning at the city and county level across the country. Mr. Parker’s career has focused on land use planning with an emphasis on zoning and he has been involved with the update of four different zoning codes.

**Peter Wysocki**  
Planning and Community Development Director, City of Colorado Springs  
Colorado Springs, CO  
Peter Wysocki is serving as the Director of Planning and Community Development for the City of Colorado Springs since 2012. He oversees land use review, engineering review, comprehensive planning, urban planning, neighborhood services and community development functions of the City.