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The Rocky Mountain Land Use Institute  
*Thirteenth Annual Conference*  
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Session Handouts  
To Accompany Home Study Audio CD  
*for*  
***Where Have All the Planners Gone?***  
Original Presentation  
Friday, March 12, 2004

Moderator: Jack Reutzl, Esq.  
Shareholder  
Reutzl & Associates, LLC  
Denver, Colorado

Panelists: Jeffrey B. Coder, AICP  
Deputy City Manager of City Development  
Thornton, Colorado

Marv Falconburg, AICP  
Director of Community Development  
City of Brighton  
Brighton, Colorado

Jeff Vogel, AICP  
Partner  
DHM Design Corporation  
Denver, Colorado

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## PRESENTER BIOGRAPHIES

**Jack E. Reutzal, Esq.**, is the Manager of the Denver law firm of Reutzal & Associates, LLC, where he practices in the areas of land use and development-related law. Mr. Reutzal represents developers throughout the front-range. Mr. Reutzal also represents front-range local governments on annexation and land use related issues. He received his B.A. degree, magna cum laude, from the University of Colorado at Denver; his M.C.P. degree from the University of Pennsylvania; and his J.D. degree from the University of Denver. Mr. Reutzal is a member of the American and Denver (member, Real Estate Section) bar associations and The Colorado Bar Association.

**Jeffrey B. Coder, AICP**, is the Deputy City Manager of City Development for the City of Thornton, Colorado. He oversees the Planning, Building Inspection, Code Compliance, Business Development, GIS, and Development Engineering operations for the City. He has 19 years of experience in planning and has been with the City of Thornton since 1996. Mr. Coder originally joined Thornton as the Community Development Director and then in November of 2000, accepted the position of Deputy City Manager for City Development. Jeff attended Iowa State University where he earned a Master of Community and Regional Planning and a Bachelor of Science in Landscape Architecture.

**Marv Falconburg, AICP**, is a Colorado native and lives in Brighton with his wife and three children. Mr. Falconburg has worked for the City of Brighton for 10 years and is currently the Community Development Director. Before coming to the City of Brighton, he worked for 10 years in private sector planning and with architectural firms after graduating from the University of Colorado. He is an AICP and APA member.

**Jeffrey Vogel, AICP**, is a Principal of DHM Design. His career started when, upon graduating from ASU, he was awarded the Urban Planner of the Year. From golf resorts to mixed-use communities, Mr. Vogel's knowledge of community development and planning is extensive. Before coming to DHM Design, he had two years of experience in master planning, resort, mixed-use, and residential communities. His interests have led him to more project work in master planned communities (residential, mixed-use, and resort), where his team is focusing their efforts on offering unique places that are mindful of the environment and have the ability to evolve while provide lasting value overtime.

Mr. Vogel has worked for DHM Design, located in lower downtown Denver, for the past decade. DHM is an employee-owned planning and landscape architecture firm that provides a range of services, including urban design, land planning, graphic design, and environmental planning to clients nationwide. Their experience includes Stonegate in Douglas County, Colorado; The Preserve in Greenwood Village, Colorado; Englewood Town Center in Englewood, Colorado; Denver International Business Center in Denver, Colorado; Westminster Promenade in Westminster, Colorado; Korean War Veterans Memorial in Atlantic City, New Jersey; and the Mount Rushmore National Memorial Renovation in Keystone, South Dakota. DHM works in a variety of markets: Urban Design, Cultural, Residential, Mixed-Use, Commercial, Resort and Hospitality, and Community Infrastructure.

His success is based on a process of seeking out visionary planning and design solutions which articulate and reinforce a sense of place, that are responsive to financial goals and parameters, and that anticipate market conditions and future trends.

# Where Have All The Planners Gone?

Reutzell & Associates

Jack Reutzell, Esq.

Moderator

**RMLUI**

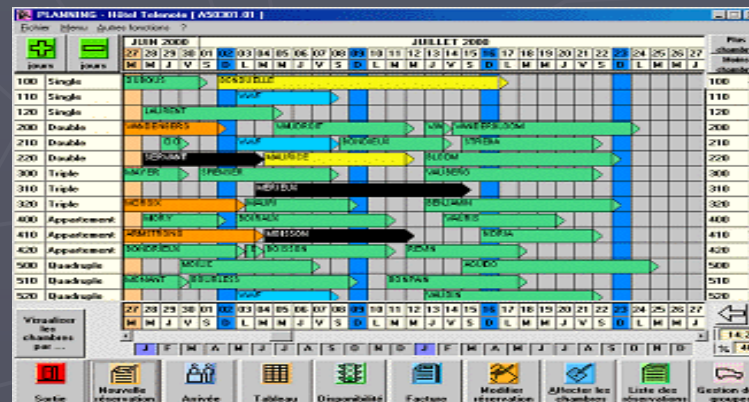
**March, 2004**

# Panelists

- Marv Falconburg, AICP, City of Brighton  
Director of Community Development
- Jeff Coder, AICP, City of Thornton  
Deputy City Manager of City Development
- Jeff Vogel, AICP, DHM Design  
Vice President

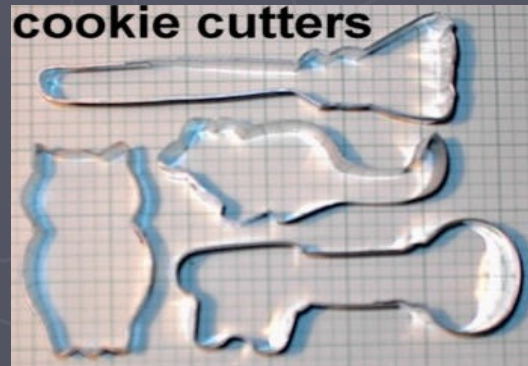
# Statement No. 1

Today's Planners  
Process,  
not Plan.



# Statement No. 2

Developers prefer  
certainty  
over  
creativity  
from Planning Departments.



# Statement No. 3

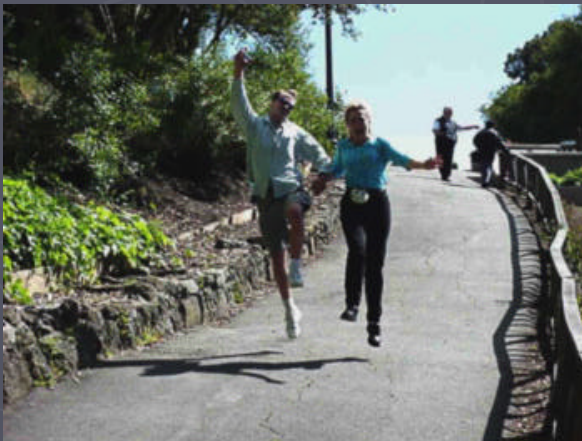
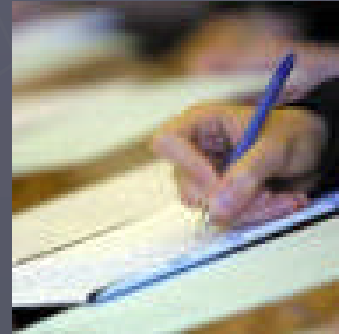


Required Design Standards  
fulfill  
community goals.



# Statement No. 4

Administrative approvals of entitlement projects help the development community.





# Statement No. 5

The role of Planner  
should include  
an economic development  
perspective.

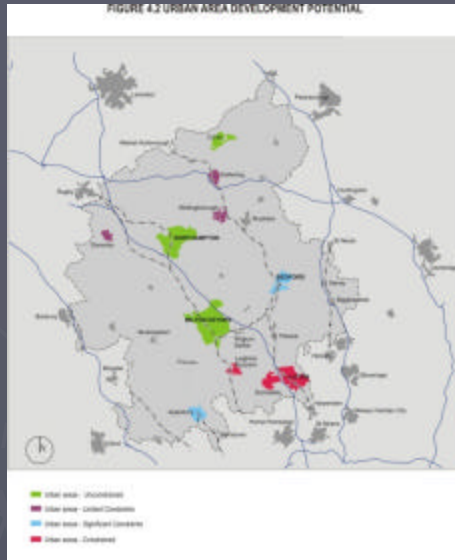


# Statement No. 6



Comprehensive Plans  
are the best way  
to design the future  
of a community.

# Statement No. 7



Long Range Planning  
in Metropolitan Areas  
is best left to  
regional authorities.