



WESTERN PLACES / WESTERN SPACES

DESIGNING FOR *the* FUTURE:

BUILDING ENDURING VALUE

RMLUI 2019 HOME STUDY COURSES
HOUSING & INCLUSIVE DESIGN



MARCH 7-8, 2019

BONUS WORKSHOP / MARCH 6 / AFFORDABLE HOUSING 101

RMLUI
ROCKY MOUNTAIN
LAND USE INSTITUTE



2019 Western Places/Western Spaces: Designing for the Future: Building Enduring Value

Imagine your ideal community. What makes a place of enduring value? Does it preserve and appreciate its local history or is it a high-tech, future-oriented, master-planned development? Is it dense, urban, walkable, and transit-oriented or is it rural in nature, producing food, providing habitat, or protecting our natural heritage? Is it welcoming to all, regardless of income, ethnicity, ability, or age? Is it accessible, easy to navigate, and comfortable? Is it resilient and sustainable, able to cushion the impacts of climate change and reduce our impacts on the environment? And what is the role of art and beauty in creating places of enduring value? How important is it to create spaces that inspire awe, that promote civic engagement, that provide a respite, or that encourage recreation?

As economic recovery has spread across the West, the demands of rapid growth threaten to undermine our ability to plan for and design places of lasting value. And yet, good design ensures that what we build works for the communities now and into the future. High quality design can transform a mundane block of apartments into a vibrant community; it can help revitalize a struggling Main Street; and it can promote sustainability by ensuring that our investments are durable.

For RMLUI's 28th Western Places/Western Spaces conference, we looked at the ways in which the quality of design informs and shapes our communities. What works and what doesn't? How are small towns using design to encourage growth and economic opportunities? How are cities ensuring that their focus on affordability doesn't come at the expense of quality infrastructure? How are suburban areas re-designing spaces to meet changing market demands amid a retail revolution? How are regions using design to ensure that communities build on their diversity, leverage their collective resources, improve their connectivity, and preserve their natural assets? What design disasters should we learn from and avoid in the future? And what tools can we use to promote more thoughtful, more effective, and more beautiful design?

Sessions from the conference are recorded for use in RMLUI's Home Study Program. This course, *Housing & Inclusive Design*, is intended to provide participants with information about policies, innovative practices, and guidelines for supporting equitable communities.

ART FOR OUR SAKE: THE ROLE OF THE ARTS IN CREATING A SENSE OF PLACE

Artists contribute enormously to the creation of vibrant, beautiful places that are beloved and, therefore, enduring. This panel considers the role of arts districts, arts and culture facilities, and other community investments in the arts as an approach for building places of enduring value; the inclusion of the arts in comprehensive planning; and specific tools and strategies for developing and supporting a robust arts community.

SPEAKER INFORMATION

MODERATOR:

Laura Jones

Professor Emeritus, Colorado State University
Fort Collins, CO

Dr. Laura Jones, Professor in Theatre at Colorado State University is a director and educator who has staged critically-acclaimed theatrical presentations of works by Samuel Beckett throughout the U.S., Canada, and the U.K., including the Bas Bleu inaugural production of *Happy Days*, and her own adaptation of Beckett's prose piece *Ill Seen Ill Said*. Jones' doctoral dissertation examined the unique working relationship of Beckett and his American director of choice, Alan Schneider. During a recent sabbatical, Jones conducted practice-led research on the correlation of light and darkness, with sound and silence in Beckett's performance aesthetic.

SPEAKERS:

Robert Green

Artist
Loveland, CO

Robert Green, Artist. resides in Loveland, CO. His means of expression include sculpture, installation, painting, drawing, performance etc. Robert received his MFA in Metalsmithing, emphasis Sculpture at Colorado State University and a BFA in Painting and Sculpture at Metropolitan State University. Robert has been a full member at Pirate Contemporary Art for over ten years and is represented in Denver by Foolproof gallery in Denver, CO. He is a recipient of the Sharpe Wallentas Studio Award in New York City. He has shown his work at Cue Art Foundation in New York City. He has been in numerous shows in New Haven, CT, including two Best of Show honors at the John Slade Ely Gallery. He has been an active participant in the Colorado art scene for over 30years. His work is in the collections of Fort Collins Museum of Art, Colorado State University Art Department and the Loveland Colorado Art Museum. Photographs of his work are published in the art book, *Artists to Artists*, 2016, publisher Sharpe Wallentas, Brooklyn, NY.

Marilyn Megenity

Owner & Creator, Mercury Café
Denver, CO

Marilyn Megenity is the founder and Chef / Owner of the Mercury Cafe. The Mercury Cafe promotes the arts community, local organic food, clean energy, and social justice. March 15th 2019 will mark 44 years. The Mercury Cafe is a gathering place for artists and musicians across genres and the people who love community.

Margaret Woodhull

Director, University of Colorado, Denver
Denver, CO

Professor Margaret L. Woodhull, Master of Humanities Director, studies women and gender in the classical Mediterranean. Trained as an art historian and archaeologist, she considers women's efforts to create public identities through monumental art and architecture in an era when women's rights were relatively limited. Her work takes into account issues of space, art and architectural design, urbanism, and personal agency as it related to the creation of public art and architecture in ancient Rome. She recently published a chapter in the book *Motherhood and Mothering in Ancient*

Greece and Rome, entitled, "Imperial Mothers and Monuments in Rome," and is working on a book-length study on a related topic, *Women Building Rome: Gender and the Built Environment in the Imperial City*.

SESSION INFORMATION

OUTLINE:

1. Introduction and Topic Overview
 - a. Art districts and their role in communities
2. Public art from an artist's perspective (Green)
3. Making public spaces for art (Megenity)
4. Role of public art in creating inclusive spaces (Woodhull)
5. Q&A

LEARNING OBJECTIVES:

- Understanding the role of arts districts in a community
- Understanding how public art can be used to create inclusive spaces within a community.
- Understanding the role of public art for the artistic community.

CHANGING LIVING ARRANGEMENTS: ARE WESTERN CITIES KEEPING UP?

This session will explore how alternative ways of occupying a dwelling unit contribute to housing affordability. It will begin with information about who is living in these environments, why, and how alternative living environments are helping communities with housing affordability. Living differently will be defined as coops, tiny home communities, informal artists residences, and ADUs. We will visit definitions of household and family, occupancy maximums, limits on unrelated persons, and mobility constraints—and how these conflict with how people live in urban and suburban environments today. We will also provide case studies and stories from residents who have experienced regulatory barriers limiting their choice of living arrangements.

SPEAKER INFORMATION

MODERATOR:

Heidi Aggeler

Managing Director, Root Policy Research
Denver, CO

Heidi Aggeler is a Managing Partner at Root Policy Research, a women-owned housing policy consulting and community planning firm. She co-founded Root Policy Research to further the role of applied research in community planning. Her current projects include designing a resident preference policy for the City and County of Denver; developing a neighborhood-level housing needs market analysis for the City of Austin; and assessing fair housing barriers in the City of Baltimore. Heidi started her research and consulting career as an economic analyst at the Federal Reserve Bank of Minneapolis after graduating from the Humphrey Institute at the University of Minnesota. She is a current member of the Denver Planning Board, the Denver School of the Arts Collaborative School Committee, and the nonprofit FAX Partnership.

SPEAKERS:

Andrew Webb

Senior City Planner, City and County of Denver
Denver, CO

Andrew Webb is a Senior City Planner for the City and County of Denver Department of Community Planning and Development, where he focuses on zoning and regulatory work. He is currently the project manager for an effort to update the Denver Zoning Code's rules for home occupancy and residential care uses. Andrew previously served in a similar role for the City of Albuquerque, where he helped lead a 2-year project to overhaul that city's comprehensive plan and zoning code. He holds a master's degree in Community and Regional Planning (2012), and a bachelor's degree in Journalism (2000) from the University of New Mexico.

Cole Chandler

Pastor, Director, Beloved Community Village
Denver, CO

Cole is the Co-Director of the Colorado Village Collaborative, the organization behind Denver's first tiny home village. He holds a Master of Divinity degree from Baylor University, is an ordained Mennonite Minister, and is a member of the Denver Catholic Worker Community. A moral commitment led Cole into his work among poor and marginalized people, where he found himself to have become a part of a community whose struggle became his own.

Will Martin

Architect, The Architecture Lobby
Denver, CO

Will Martin is an urbanist and architectural designer. A Denver native, Will is the co-founder and owner of Studiobvio, a Denver based architecture firm engaged in housing design, research, and advocacy. The firm's current research project utilizes Geographic Information Systems (GIS) to analyze the opportunity and impacts of design on affordable, wheelchair accessible, net-zero energy, accessory dwelling units (ADUs) and co-housing. Through ongoing work with The Architecture Lobby (a national labor advocacy organization for architects) and Warm Cookies of the Revolution (a civic action organization in Denver), Will is committed to collaborating with others to make Denver awesome. With a Master of Architecture from the University of Michigan as well as a bachelor's degree in development economics and geography from Middlebury College, Will wields a range of expertise and skills that he leverages to make the world a more resilient, equitable, and beautiful place for everyone.

SESSION INFORMATION

OUTLINE:

1. How do people live differently today? Why are they choosing to abandon traditional household living arrangements?
2. Do alternative living arrangements offer solutions to affordability? How much of a difference are they making?
3. What are the primary challenges residents have faced to living in alternative settings? We will specifically discuss Tiny Homes, Artists Coops, Residents with Gender Fluidity, and Residents with Disabilities.
4. Is this movement focused on urban environments? Are suburbs being affected? How prevalent are these, and RV and van living, in rural areas?
5. What are the most common definitions of household, family, occupancy maximums, and related parties?
6. What needs to change and how can planners facilitate such change?

LEARNING OBJECTIVES:

- An appreciation of how residents in urban and suburban areas are choosing to live differently and how prevalent these changes may be in Western communities
- An understanding of how alternative living offers a solution to the affordable housing crisis
- An understanding of the most common impediments to alternative living arrangements in zoning code
- Solutions for modifying codes to accommodate current and future trends in group living

HOME AND COMMUNITY: RE-THINKING DESIGN, FINANCE, AND DEVELOPMENT

This session explores how we plan, finance and develop housing and social infrastructure to meet community needs now and into the future. Existing housing stock is largely unavailable for many, thanks to tight markets, loss of affordable units, speculation, and high construction costs. Legacy development and financing structures rarely create the demand-side solutions people seek. Presentations will describe innovative residential, retail and commercial models that create diverse, vibrant neighborhoods, along with impact investment and crowd-funding tools that democratize neighborhood-scale development at the heart of vibrant, durable community.

SPEAKER INFORMATION

MODERATOR:

Erik Kingston

Housing Resources Coordinator, Idaho Housing and Finance Association
Boise, ID

Erik Kingston, PCED, is the Housing Resources Coordinator with the Idaho Housing and Finance Association (IHFA). After joining IHFA in 1995, Erik created the Housing Information Referral Center, where he coordinates statewide program, policy and planning efforts—and a housing hotline—while pursuing unconventional partnerships. He serves on the Idaho Rural Partnership (IRP) board and has worked throughout rural Idaho with the Idaho Community Review Team (irp.idaho.gov). Erik is a regular presenter for the American Planning Association/Idaho Chapter, Association of Idaho Cities and a faculty member with the NW Community Development Institute, where he teaches Housing as a Second Language. Recent collaborative work includes: Addressing the Housing Affordability Challenge: A Guidebook for the Rocky Mountain West (Community Builders, pending), Housing Market Disruptors (2018 Rocky Mountain Land-Use Conference), Housing For All (Idaho Citizens Planning Academy), and the Western Community Assessment Network (WeCAN), a three-year rural development collaborative among community and economic development teams in Idaho, Montana and Wyoming (communityreview.org).

SPEAKERS:

Ben Schulman

Director of Communications & Outreach, Small Change
Pittsburgh, PA

Ben Schulman serves as the director of communications and outreach for Small Change, one of many ventures he engages in to communicate the value of design and cities. Ben is a writer on urban planning, policy and architecture, whose work has appeared in ARCHITECT, Belt, ICON, Metropolis, MIC, New Geography, Streetsblog, and as a contributor to The Urbanophile, among others. He served as the editor of the Design section of Newcity Chicago, and Chicago Architect magazine, while also co-hosting the architecture, urbanism and design podcast, "A Lot You Got to Holler." Previously, Ben served as the communications director for the Chicago chapter of The American Institute of Architects and as communications director for the urban think-tank, the Congress for the New Urbanism (CNU). He's presented at The World Association of Public Opinion Research, the Great Books Foundation and the University of Chicago Harris School of Public Policy, and lectured for Planetizen Courses, the educational platform for the premier urban planning news website. When not writing about cities, Ben helps head the Contraphonic Sound Series, an attempt to document cities through sound.

<https://www.smallchange.com/team>

Anna Mackay

Project Lead, Marketing and Business Development, Guerrilla Development
Portland, OR

Anna has pursued a holistic understanding of making buildings throughout her professional career. She has worked in multiple roles within the built environment: intern architect, woodworker/carpenter, design/build instructor, construction manager, and real estate developer. This multi-faceted exposure to her field equips her with a unique perspective that aligns closely with Guerrilla's goals of creating places that not only provide reliable returns to investors, but that explore the potential of creating social capital through real estate development. She holds a Bachelors of Science in Architecture from the University of Virginia and a Certificate of Fine Woodworking from Yestermorrow Design/Build School. Her duties at Guerrilla include project management, coordinating crowdfunding, investor relations, and scouting Guerrilla's next project.
<http://guerrilladev.co/crew/#/anna/>

Sarah Cunningham

Founder, Ethos Design+Remodel
Boise, ID

Born and raised in Boise, Sarah finds her passion at the nexus of design, sustainability and diversity. She founded Ethos Design+Remodel in 2010, Ethos Real Estate in 2014, and is now moving into the world of purpose-driven development. She is a long-time neighborhood leader and bridge builder, having served as President of the International Community Center of Idaho and President of the Central Bench Neighborhood Association. 'The Bench' was one of Boise's first suburbs, growing from a stopping point on the Oregon Trail and once connected to downtown Boise by the original streetcar network. Long dominated by cars, threatened by disinvestment and often bypassed by planners, the neighborhood has become the capital city's most culturally diverse district. Sarah is working to establish the Bench as a multicultural arts, community and commercial district to revitalize a neighborhood on the cusp of change. Her current focus is on a human-scale, multi-use development that leverages neighborhood assets and addresses the need for shared living, creative and work space. She aims to create a Boise where the world is welcome.

SESSION INFORMATION

OUTLINE:

1. Review established housing and development design, planning, and financing traditions, with examples of the common results and limitations in each area. A highlight reel of current challenges facing communities: demand for more housing choice and affordability and human-scale development; the gap between community interests and formulaic development; and the limitations of conventional and public financing to address evolving social needs.
2. Define current working models of financing made possible by the 2014 JOBS Act and the regulation crowdfunding rules that enable more people to invest in projects that reflect their interests and values.
3. Explore novel approaches to design and construction using crowdfunding, and how 'democratized' financing tools are creating demand-side retail, residential and commercial development.
4. Evaluate how to leverage these tools in a struggling Boise neighborhood to celebrate its culture and history, while inviting healthy commerce, living spaces and connectivity.

LEARNING OBJECTIVES:

- Participants will come away with a better understanding of the various strengths and weaknesses of conventional development financing tools, and the opportunities to expand our palette of options. They will explore connections between housing and other so
- Attendees will see real-world examples of demand-driven, purpose-built development, and new ways of funding gathering places and magnets for social and commercial activity.
- Those taking part in the session will come away with a clearer understanding of the Regulation Crowdfunding environment, including the intent of the JOBS Act and the different investor classes and projects affected. They will learn about the "Change Index

HOW TO PRIORITIZE DESIGN AND AFFORDABILITY, NO MATTER WHO YOU ARE

This session focuses on achieving well-designed, affordable housing, without compromising one for the other. Panelists from the public sector will discuss the way in which design standards may help or hinder affordable housing, and how certain changes might open the door for more. Private sector panelists with experience in income-restricted housing as well as non-profit housing work will discuss their projects and general advice for prioritizing design throughout the development process.

SPEAKER INFORMATION

MODERATOR:

Cory Rutz

Associate, Otten Johnson Robinson Neff + Ragonetti
Denver, CO

Cory represents property owners and developers in the acquisition and entitlement of commercial, residential and industrial projects. Her practice includes assisting clients with local government approval of annexations, subdivisions, rezonings and development agreements, as well as private matters such as covenants and restrictions, easements and construction contracts. While earning her joint law and planning degrees, Cory interned with a national planning and zoning consulting firm, the US Department of Housing and Urban Development's Office of Fair Housing and Equal Opportunity, Denver Water, and the Western Water Policy Program at the University of Colorado.

SPEAKERS:

Jenni Grafton

Senior Economic Development Officer, City of Westminster
Westminster, CO

Jenni Grafton, Assoc. AIA, LEED AP-ND, serves as the Housing Policy and Development Manager for the City of Westminster, where her primary focus is on redevelopment efforts in the Westminster Station TOD area and coordinating the City's affordable housing policy and strategy initiative. Her expertise includes design project management, public policy development, sustainability practices, and urban infill projects. For the past 17 years, she has worked across the spectrum of land development in the non-profit sector, local government and in universities. Previously as the design project manager for Habitat for Humanity of Metro Denver, she advanced sustainability initiatives through LEED, Enterprise Community Partners, and EPA certification programs targeting energy efficiency, water conservation, and access to transit. Jenni holds dual Master's degrees in Architecture and Urban Design from the University of Colorado. She has taught design courses for the University of Colorado and Iowa State University.

Chad Holtzinger

Architect, Shopworks Architecture
Denver, CO

Chad has been a licensed architect in Colorado since 2001 and has worked primarily on affordable housing design and mixed-use development in the Denver metropolitan area. Chad founded Shopworks Architecture in 2012. The firm specializes in urban infill development with a particular focus on affordable housing, transit-oriented and mixed-use development and community-oriented projects.

Kevin Knapp

Leader, Element Properties/SPARK

Boulder, CO

Kevin joined Element Properties in 2012 where he now leads Element's community development and affordable housing practice, which has recently delivered 238 newly affordable apartments at the Nest Communities and 45 affordable homes at SPARKwest. Additional affordable projects currently under development include the Ciclo workforce housing project and the senior affordable housing located at Trinity Commons. Kevin's interest in decent, safe and affordable housing began in the early 2000s while living and teaching in New York and Baltimore as a member of Teach For America. Previously, Kevin worked in the affordable housing industry as a member of the development team at Boulder Housing Partners and as a private consultant. Boulder's City Council appointed Kevin to serve as a commissioner to the Boulder Junction Access District Parking Commission and Travel Demand Management Commission in 2017 and 2018. Kevin obtained an MBA from the University of Colorado at Boulder, where he is now an instructor and frequent guest lecturer.

Gene Myers

CEO, Thrive Home Builders

Denver, CO

Gene Myers is owner and CEO of Thrive Home Builders, Denver's leader in building green, energy efficient and healthy production homes and winner of Professional Builder Magazine's 2017 Builder of the Year winner in 2018 of the National Housing Quality Award Bronze. Thrive has logged a number of market firsts including: First to offer standard solar panels. First to construct all of its homes with Colorado beetle-kill lumber. First to offer a Zero Energy option on all of its single family homes. First production homes with Zero Energy as a standard feature. First to feature Health as an important attribute of its homes. Nationally, Thrive Home Builders has been recognized as EPA's Millennium Energy Star Builder, EPA's Leadership Award for Indoor Air Quality, Green Building Magazine's Green Home of the Year and the Department of Energy's Grand Winner for Innovation in Housing 9 times in the last 6 years in a row.

SESSION INFORMATION**OUTLINE:**

1. Moderator Cory Rutz will introduce the panelists and provide context for the discussion.
2. Kevin Knapp will discuss the relationship between design and affordability and how the built environment communicates inclusivity (or not). He'll share the good and the bad of local design standards, including Westminster (hint: he'll talk about brick) and share his insights for disrupting how we think about design standards.
3. Jenni Grafton will share Westminster's journey to rethink design standards—including the findings from a workshop with the design and development community—to balance predictability and community identity with affordability, flexibility, innovation, and design outcomes.
4. Chad Holtzinger will discuss his design process, including touching on experiences drawn from his work on the Terraza del Sol in Westwood (housing the Mi Casa Resource Center and low income apartments), and the Laradon, Foundry Apartments. Chad will speak to his real world experience working with non-profit groups toward their final goals.
5. Gene Myers will provide details about Thrive's income qualified housing in the Stapleton neighborhood of Denver. Gene will discuss the particular challenges of designing and building "for sale", energy efficient and healthy affordable housing on a larger scale while remaining competitive with other low-income and market rate homes and compliant with Denver's published sales price maximums for the program.

LEARNING OBJECTIVES:

- Understand the relationship between design and affordability and the difference between design standards and outcomes, for example, the difference between meeting a standard for “open space square footage” and designing an active, purposeful, well-used outdoor space.
- See how a leading community is willing to rethink its old ideas and set forth new principles for assuring that its built environment delivers what residents and leadership value most. Does your organization have “old” ideas that keep you from meeting c
- Understand the specific challenges associated with preserving good design while developing affordable housing.
- Take away several approaches and strategies to be used in the process of designing and developing affordable housing.