



WESTERN PLACES / WESTERN SPACES

DESIGNING FOR *the* FUTURE:

BUILDING ENDURING VALUE

RMLUI 2019 HOME STUDY COURSES
PLANNING TOOLS



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, *Planning Tools*, is intended to highlight best practices around regional planning, comprehensive development plans, sustainability, and public engagement.

RESIDENTS GONE WILD: WHEN COMMUNITY MEETINGS GO OFF SCRIPT

You've spent hours preparing for your meeting leaving no detail overlooked. Your posters are on point; the agenda is flawless. But then it happens... More people show up than expected. The guy in the back launches into a tirade before you have even started introductions. Two people get into a shouting match. You start sweating and think about running to the nearest exit. How can you save this meeting? Drawing on methods from professional facilitation, improv theater, and mindfulness, attendees will learn techniques that can be used to remedy unexpected situations in the moment and keep the meeting on track.

SPEAKER INFORMATION

MODERATOR:

Kelly Hickler, AICP

Planner II, City of Centennial
Centennial, CO

Kelly is a Planner for the City of Centennial and leads community meetings for development projects. She has her Master's in Urban & Regional Planning from Cal Poly Pomona, and is certified through the International Association for Public Participation (IAP2). She is also a certified RYT-200 yoga instructor and finds that the mindfulness and breathing techniques used in yoga also come in handy during emotionally charged situations with the public. Kelly has also done improv and stand-up comedy which has taught her to roll with the punches and keep a sense of humor about her work. Kelly will moderate the session and explain the activities to attendees.

SPEAKERS:

Wendy Lowe

Owner, P2 Solutions
Loveland, CO

Wendy is a Certified Professional Facilitator, Certified Public Participation Professional, and a Board Member and Licensed Trainer for the International Association for Public Participation (IAP2). Her company, P2 Solutions, specializes in providing public participation services for government agencies and non-governmental organizations seeking public input for decision-making processes. She specializes in designing and implementing public participation programs for controversial public issues and in facilitating respectful collaborative processes to take full advantage of diverse perspectives. In addition, Ms. Lowe provides the IAP2 five-day Foundations Program and a three-day course in facilitation skills as a partner in The Participation Company. Wendy will offer her expertise at this session to teach attendees techniques in facilitation, consensus-building, collaboration, active listening, conflict management, and dealing with outrage.

Steve Wilder

Founder and Artistic Director, Voodoo Comedy Playhouse
Denver, CO

Steve is an alumnus of iO West and Second City Hollywood, and he has been teaching, improvising and performing for 25 years. He has performed with and studied under Michael Pollock, the musical director of Second City Hollywood and the premier improv accompanist in the country, and Shulie Cowen, the founder and director of Opening Night: The Improvised Musical in Hollywood. Steve has had the pleasure of performing and teaching at the Los Angeles Improv Festival; the New York Musical Improv Festival; the New York Improv Festival; the Out Of Bounds Comedy Festival in Austin, Texas; the Montreal Improv Festival; the Duke City Improv Festival in Albuquerque, New Mexico; and the Denver Improv Festival and Colorado Improv Festival. Steve will bring his knowledge of improv techniques to teach attendees how to stay in the moment, go with the flow, and respond appropriately when things do not go as scripted during community meetings.

Allison Altaras

Associate, Otten Johnson Robinson Neff + Ragonetti
Denver, CO

Allison Altaras represents landowners, developers, and business clients of all sizes in a wide range of legal matters, including purchase and sale transactions, title and survey review, land use and development approvals, cost and revenue sharing agreements, private covenants, and leasing matters. Allison also handles due diligence on water rights associated with land transactions, water rights conveyancing, and negotiations with public and private water providers over land development issues. Prior to joining Otten Johnson, Allison practiced water and environmental law, representing municipal, commercial, and industrial water users in the adjudication and protection of their water rights. Allison also served as an appellate law clerk for Hon. Gregory J. Hobbs, Jr. of the Colorado Supreme Court and interned with the Denver Board of Water Commissioners, the U.S. Department of Justice Environmental and Natural Resources Division, and the Rocky Mountain Land Use Institute.

SESSION INFORMATION**OUTLINE:**

1. Community engagement is largely moving online, but sometimes it is still necessary to have an in person meeting. No matter how much we prepare, emotions can get the best of people, and things can quickly go off the rails. This session will be helpful for anyone who is responsible for organizing and leading community meetings.
2. The format for the session will be a mock community meeting for a fake project. Attendees will be given roles and lines to say, but will also be encouraged to do some improv themselves and come up with their own characters and lines, perhaps based on actual experiences they've had. We'll explore a myriad of different situations and things that could go wrong at a community meeting, and how to deal with them effectively.
3. The session will be led by a city planner/certified yoga instructor, two certified facilitators, an improv instructor, and a city attorney. Attendees will be broken into groups that are facilitated by the speakers. They will take turns playing the parts of different meeting attendees, and practicing responding to these characters as meeting facilitators. We want attendees to learn how to go off script and go with the flow and feel less like a deer in the headlights.
4. We will also go over best practices for preparing for and setting up the meeting for success to try to avoid having some of these situations arise in the first place.

LEARNING OBJECTIVES:

- How to stay calm, centered, and in the moment, and keep things on track when community meetings don't go as planned.
- How to de-escalate emotionally charged situations using active listening, conflict management, mindfulness, and even humor.
- Best practices for preparing for and setting up community meetings for success.
- How to meet legal requirements for community meetings in order to withstand legal challenges.

A RESILIENCE QUOTIENT FOR THE WEST

Continuing climate change will challenge all western communities to increase their resilience to increased risks of wildfire, flooding, and groundwater scarcity. This session will explore how Norfolk, Virginia's innovative and award winning Resilience Quotient system can be adapted to serve as an effective tool for land development design in the west.

SPEAKER INFORMATION

MODERATOR:

Don Elliott

Director, Clarion Associates
Denver, CO

Donald L. Elliott is a Director with Clarion Associates, LLC, a national land use consulting firm. Don's practice focuses on land planning and zoning and international land and urban development issues. Don has assisted over 40 U.S. communities to update plans and regulations related to housing, zoning, subdivision, and land development. He is the author of *A Better Way to Zone* (Island Press 2008), co-author of *The Rules that Shape Urban Form* (APA 2012) and *The Citizen's Guide to Planning* (APA 2009) and has served as the editor of *Colorado Land Planning and Development Law* for over 25 years. Don teaches graduate level course on Land Use Regulation at the University of Colorado at Denver School of Architecture and Planning and is a member of the Denver Planning Board. Don has a bachelor's degree in Urban Planning and Policy Analysis from Yale University, a law degree from Harvard Law School, and a master's degree in City and Regional Planning from the John F. Kennedy School of Government at Harvard.

SPEAKERS:

George Homewood

Director, Norfolk Planning and Development
Norfolk, VA

George M Homewood FAICP CFM • Director of City Planning, City of Norfolk, VA • More than 30 years of professional planning experience including having been planning director for more than 20 years during which time authored or co-authored multiple award-winning plans, policies and ordinances • President of the American Planning Association (APA) Virginia Chapter 2012-2017; Vice-President Policy & Legislation of APA Virginia Chapter 2008-2012 • Chair of APA Legislative Policy Committee; co-author of Hazard Mitigation Policy Guide adopted in 2014 and Freight Policy Guide adopted in 2016 • Inducted into the College of Fellows of American Institute of Certified Planners in 2016 As Planning Director of Norfolk, VA which hosts the world's largest naval base and is the east coast's most at-risk city for sea level rise, Mr. Homewood has been a national leader in promoting a long-term vision of resilience to strengthen physical, economic and social resilience in a rising water environment together with expanding the planner's toolbox to implement resilient strategies. Collaboration and asset mapping are the keys to this approach to resilience.

Craig Richardson

Director, Clarion Associates
Chapel Hill, NC

Craig Richardson is a Director for Clarion Associates and is based out of the Chapel Hill, NC office. A planner and attorney, he works principally in the areas of zoning, growth strategies, infrastructure finance, and affordable housing mitigation. In his 30-year career, he has successfully led numerous award-winning comprehensive development code updates for dozens of large and small cities and counties around the country; designed and drafted over 100 impact fee regulations in 12 states; designed and implemented comprehensive affordable housing mitigation programs for some of the nation's premier destination resort

communities; and successfully led award-winning regional growth strategies. Craig is a frequent speaker at the Rocky Mount Land Use Institute and at other national, regional, and state planning conferences.

Molly Mowery

Founder, Wildfire Planning International
Centennial, CO

Molly Mowery, AICP is President and Founder of Wildfire Planning International LLC, a consulting practice dedicated to helping communities adapt to the new realities of wildfire. She has over fifteen years of experience working on the challenges of sustainability, environmental planning, and the wildland-urban interface. In 2015, Molly co-developed the national Community Planning Assistance for Wildfire program to provide technical assistance to communities across the United States. She designed the first national Land Use Planning for Wildfire course for FEMA, and is the lead author of the American Planning Association publication, Planning the Wildland-Urban Interface. Molly serves as a director for the non-profit organization, Community Wildfire Planning Center, and is a member of the Sustainable Development Code Advisory Board. She holds a Bachelor of Arts degree from Naropa University and a Master in City Planning degree from the Massachusetts Institute of Technology. Molly is certified through the American Institute of Certified Planners.

SESSION INFORMATION

OUTLINE:

1. Introduction to the topic
 - a. Impacts of climate change in the west
2. The Norfolk experience (George Homewood, Norfolk Planning Director)
 - a. Impacts of climate change in Norfolk, VA
 - b. Building political support for a resilience-oriented zoning code
3. The Norfolk Resilience Quotient (Craig Richardson, Clarion Associates)
 - a. Translating resilience actions into zoning standards and incentives
 - b. How the quotient works
4. Wildfire Impacts of Climate Change in the West
 - a. Current efforts to reduce fire risk in the Wildland Urban Interface
 - b. Potential outcomes of an effective incentive system to reduce fire risk
5. A Resilience Quotient for the West
 - a. Transforming the Resilience Quotient to address wildfire risk
 - b. Modifying the Quotient approach to address increased river flooding risks
6. Questions and Answers

LEARNING OBJECTIVES:

- How the impacts of climate change will affect communities in the Rocky Mountain West.
- How a Resilience Quotient works to influence development design.
- How to draft a Resilience Quotient to increase resilience to wildfire and flooding risks in the West.

RESOURCES FOR LOCAL LAND USE SUSTAINABILITY

Local governments are constantly facing land use changes brought about by climate change, invasive species, the sharing economy, autonomous vehicles, and a variety of other impacts. While a few local governments have the resources to adapt to changes as they occur, most do not. That's where the Sustainable Development Code and Legal Pathways to Deep Decarbonization step in. In this session, panelists will walk through both tools and how to use them.

SPEAKER INFORMATION

MODERATOR:

Chris Duerksen

Senior Consultant, Clarion
Denver, CO

Christopher J. Duerksen is a land use lawyer with over thirty years of experience and was the founder of Clarion's Denver office. Currently Senior Counsel, he provides strategic support to all aspects of the firm's nationwide practice. He specializes in development codes and other land development regulations, growth management plans and studies, historic preservation plans and regulations, natural resource and scenic area protection strategies, and airport-area development. His numerous projects have included codes and plans for a variety of large and small jurisdictions around the country. Most recently, he has focused on sustainable development codes that address issues such as alternative energy and community health. A co-founder of the Rocky Mountain Land Use Institute, Chris has written and spoken extensively on land use issues in Colorado and nationally. He has authored many books and articles, including Takings Law in Plain English, Nature-Friendly Communities, and Aesthetics, Community Character, and the Law. He is a member of the Illinois Bar Association. He received his law degree from the University of Chicago and his undergraduate liberal arts degree from the Kansas State College. Chris currently writes for outdoor magazines and on his blog, hooknfly.com.

SPEAKERS:

Jonathan Rosenbloom

Dwight D. Opperman Distinguished Professor of Law, Drake Law School
DES MOINES, IA

Jonathan Rosenbloom is the Dwight D. Opperman Distinguished Professor of Law at Drake Law School. He is the co-author of two textbooks: *Resilience & Sustainability: From Theory to Practice* and *Land Use and Sustainable Development Law: Cases and Materials*; and co-editor of *Routledge Handbook of the Study of the Commons and Beyond Zero-Sum Environmentalism*. Jonathan is co-director of the Sustainable Development Code, a model land use code designed to provide local governments with the best sustainability practices in land use. Jonathan received his Bachelors in Architecture from the Rhode Island School of Design, JD from New York Law School, and LLM from Harvard Law School. Prior to teaching, he founded a non-profit that worked with state and local governments on becoming more sustainable, clerked for the Honorable Rosemary Barkett on the U.S. Court of Appeals for the 11th Circuit, and worked for Reed Smith LLP. He was a commissioner on the Des Moines Plan & Zoning Commission and was named Stevens Faculty Scholar of the Year in 2018, Vermont Law School, Distinguished Environment Law Scholar in 2017, and University of Oregon, School of Law Environmental & Natural Resource Distinguished Visitor in 2016.

KK DuVivier

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

K.K. DuVivier is a Professor of Law at the University of Denver's Sturm College of Law, where she has taught a variety of subjects over the years, including Energy Law, Renewable Energy Law, Mining Law, and Environmental Law. Using her science background Professor DuVivier, has taught interdisciplinary courses and received a National Science Foundation award to partner with an atmospheric scientist and an economist to address wind farm impacts. She has served as Director for both the Lawyering Process Program and the Environmental and Natural Resources Law program. Professor DuVivier has served on the board of the Rocky Mountain Mineral Law Foundation, the Association of American Law Schools, and the Institute of Energy Law, among others. In 2006, Professor DuVivier was inducted as a member of the American Law Institute (ALI). She continues to present in numerous national and international forums and has published over one hundred articles in bar journals and law reviews. Her current focus is on renewable energy issues, specifically solar and wind.

SESSION INFORMATION

OUTLINE:

According to the U.S. Census, there are almost 40,000 general-purpose local governments in the U.S. The way each of these local bodies regulate development and growth has an enormous impact on the sustainability of the environment, energy, society, and human health. Many local governments, such as San Francisco, CA, Portland, OR, and New York City, NY, actively address issues relevant to sustainability, such as climate change, physical and mental health, water quality and quantity, biodiversity, and many others through their development codes. However, thousands of local governments across the country simply do not have the resources necessary to address these important issues. The Sustainable Development Code is a national effort to provide these local governments with the tools necessary to ensure a healthy, safe, and sustainable future. After Chris Duerksen provides some history on the development of the code, Jonathan Rosenbloom will walk through the current site and the various information local governments can access.

LEARNING OBJECTIVES:

- Participants will be exposed to innovative alternatives to current development code issues.
- Participants will receive specific content options concerning climate change, wildlife, pedestrian mobility, and water conservation.
- Exposure to local laws and ordinances that cities can adopt.

ADDITIONAL NOTES:

SDC's website is www.sustainablecitycode.org

A 160-page pdf of the LP's summary and key recommendations can be found at:

<https://www.eli.org/legal-pathways-deep-decarbonization-united-states-summary-and-key-recommendations>

WHAT'S NEW IN COMPREHENSIVE PLANNING

Much of the Rocky Mountain West is struggling with a sustained period of exceptional growth—as well as public calls for planners to improve on the ways in which their local governments can accommodate and respond to that growth. Comprehensive plans are where that vision all comes together, but the state of the art on how to do that keeps changing. This session will include speakers from four cities that have recently completed Comprehensive Plans, and will discuss innovations in principles, organization, content, and engagement in each of those four communities, and why they were included.

SPEAKER INFORMATION

MODERATOR:

Darcie White

Director, Clarion Associates
Denver, CO

Darcie White is a Director with Clarion Associates, based in Denver, Colorado. She is a planner and landscape architect with nearly eighteen years of professional experience in all aspects of plans and plan implementation. She has been involved in numerous planning projects for a range of local, state, and non-profit agencies locations across the country. Much of her work has focused on comprehensive planning for small and mid-sized communities, downtown revitalization, context sensitive design, infill and redevelopment, design standards, sustainability, and transit-oriented development.

SPEAKERS:

Mikaela Renz-Whitmore

Long Range Planning Manager & Project Manager, Albuquerque Planning Department
Albuquerque, NM

Mikaela Renz-Whitmore is the Long Range Planning Manager with the Albuquerque Planning Department. She received her Masters of Community and Regional Planning from the University of New Mexico in 2006. She has been a long-range planner with the City of Albuquerque since 2011. In 2014, she became project manager for ABC-Z – an ambitious project to update Albuquerque-Bernalillo County Comprehensive Plan and to create an Integrated Development Ordinance to overhaul the City's 1975 zoning code. Mikaela previously worked in the private sector on community planning projects throughout New Mexico and on the Navajo Nation.

Cameron Gloss

Planning Manager, City of Fort Collins
Fort Collins, CO

Cameron Gloss, AICP is the Long-Range Planning Manager for the City of Fort Collins. His 35 years of public and private sector experience includes comprehensive community planning, subarea and neighborhood planning, transportation master planning, land development review, sustainability modeling, and the crafting of land use regulations. Most recently, he is heading up a major update to the Fort Collins City Plan. Prior to his most recent role with the City of Fort Collins, Cameron spent five years working with the Fort Collins offices of both EDAA/AECOM and Clarion Associates where he acted as a Senior Planner, leading community planning projects over a dozen states and for a variety of large and small jurisdictions primarily within the western region. He is a frequent speaker at national, regional, and state planning conferences.

George Adams

Director of Planning & Development Services, City of Aurora
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 of 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.

David Gaspers

Denver Community Planning and Development, City and County of Denver
Denver, CO

David A. Gaspers, AICP, Principal City Planner for the City and County of Denver, Colorado, has focused on transportation planning, transit-oriented development and walkable urbanism for the past 12 years. He received his Master's degree in Community and

SESSION INFORMATION

OUTLINE:

1. Introduction (White - 15 min)
2. Albuquerque's story (Tenz Whitmore - 15 min)
 - a. A refined approach to Center and Corridor-based growth
3. Fort Collins' story (Gloss - 15 min)
 - a. Innovations in responding to climate change
4. Aurora's story (Adams - 15 min)
 - a. A new take on place-based planning
5. Denver's story (Gaspers - 15 min)
 - a. Aligning four key visions of the future
6. Questions and Answers

LEARNING OBJECTIVES:

- How the goals and principles of recent comprehensive plans are evolving from those used in the past.
- New and different ways to integrate planning visions for land use, housing, transportation, parks, and open spaces.
- What unexpected challenges are likely to emerge when innovative planning approaches are used, and how to respond to those challenges.

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 cities and counties can help paint a picture of the larger region's future. As key political appointees, each 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 continues? 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 a retired urban and environmental planner based in Boulder, Colorado. From 2006 to 2018 he managed Western Programs for the Lincoln Institute of Land Policy where he worked on climate resilience, collaborative landscape conservation, scenario planning tools, and peer to peer learning for planning directors. 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. 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:

Kristin Sullivan, AICP

Director of Community & Economic Development, Adams County
Brighton, CO

George Adams

Director of Planning & Development Services, City of Aurora
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.

Jill Jennings Golich

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

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.

Brett Limbaugh, AICP

Director of Development Services, City of Loveland
Loveland, CO

Peter Wysocki, AICP

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

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 ED&A/AECOM and Clarion Associates where he acted as a Senior Planner, leading community planning projects over a dozen states, primarily within the western region.

Dale Case

Director, Boulder County Land Use Department
Boulder, CO

Dale Case, AICP, is the Director of the Boulder County Land Use Department. He has been Director since 2008 and has been a planner there for over 20 years. He has worked on a wide range of planning projects including comprehensive planning, regional issues, land use regulations, development review, demographic and economic analysis, extensive involvement in disaster recovery and preparedness planning as well as varied land use studies related to managing development and land preservation. He has a Masters in Urban Planning, Design, and Development from the Maxine Goodman Levine College of Urban Affairs at Cleveland State University and an undergraduate degree in Public Administration from Miami University. Mr. Case is a member of the American Institute of Certified Planners and a Past-President of the Colorado Chapter of the American Planning Association. Mr. Case has also been an adjunct lecturer at the University of Colorado Denver Graduate Program in Urban and Regional Planning.

Lesli Ellis

Community Development Director, Larimer County
Fort Collins, CO

Craig Dossey

Executive Director, El Paso County Planning & Community Development Department
Colorado Springs, CO

Craig Dossey is the Executive Director of the Planning and Community Development Department for El Paso County. Craig has a law degree from the University of Denver and a Masters in Urban and Regional Planning from the University of Colorado at Denver. He has served as the Executive Director of the El Paso County Planning and Community Development Department for three years. During his time as the Director, the Department has implemented an electronic development application and review program known as EDARP and lead the effort to draft and adopt the El Paso County Water Master Plan as an element of the overall County Master Plan. Craig previously served as a senior project manager/planner for the County where he managed a variety of large-scale projects including the Colorado Springs Utilities Southern Delivery System, the Cherokee Metro District Sundance Project, the Golden West Wind Energy Generation Facility, 1041 Permit Applications, and development of the County's oil and gas regulations. Craig is a third generation Colorado native, born and raised on the Western Slope.

SESSION INFORMATION**OUTLINE:**

About ten planning directors from Front Range cities and counties, from Fort Collins to Colorado Springs, are invited to participate in a half-day retreat, and to then present at the RMLUI conference. The directors value the opportunity to have an off-the-record exchange of issues and ideas. In the course of this facilitated discussion they share their experiences, frustrations and innovations. By the end of the retreat we create a list of topics to share with the conference attendees which forms the basis of the panel.

LEARNING OBJECTIVES:

- Get a perspective on the planning and development issues faced by some of the leading communities on the Front Range of Colorado.
- Learn about the similarities and differences
- in prospects for urban economic development across the Front Range.
- Learn about the agenda for new planning initiatives. What new innovations are cities working on?