



WESTERN PLACES / WESTERN SPACES

DESIGNING FOR *the* FUTURE:

BUILDING ENDURING VALUE

RMLUI 2019 HOME STUDY COURSES
WESTERN SPACES



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, *Western Spaces*, is focused on issues facing rural areas in the West, including regional coalitions, water & land use planning, energy, community resilience, and natural amenity regions.

BUILDING RURAL COMMUNITY COALITIONS FOR TRAILS & MORE!

The San Luis Valley community seeks to balance the many opportunities arising from its abundance of federally protected public lands with responsible stewardship and protection of its rich cultural and agricultural heritage and the environment. This session will examine these issues from a community perspective with an overview of the Valley's coalitions and a case study from the Town of Crestone. Topics include approaches to regional and local coalition building and community engagement in rural areas, methods for long-term stewardship, and how the thriving trails coalition in the Crestone area serves as an economic driver and community connectivity strategy.

SPEAKER INFORMATION

MODERATOR:

Rio de la Vista

Director, Salazar Rio Grande del Norte Center at Adams State University
Alamosa, CO

Rio de la Vista is Director of the Salazar Rio Grande del Norte Center at Adams State University in Alamosa, Colorado. Established by Secretary Ken Salazar and family, the Salazar Center is engaging the community and university in programs and projects for conservation of the region's land, water and culture, including a Water Education Initiative to support water sustainability in the San Luis Valley, at the headwaters of the Rio Grande. For the previous 20 years, Rio worked with the Rio Grande Headwaters Land Trust and coordinated its Rio Grande Initiative partnership, with over \$50 million in conservation and over 26,000 acres protected along the Rio Grande and Conejos River. She is the Environmental Representative for the Rio Grande Basin Roundtable, was Vice Chair of the Rio Grande Natural Area Commission, and was honored to receive the 2011 National Wetlands Award for Conservation and Restoration from the Environmental Law Institute.

SPEAKERS:

Mick Daniel

Executive Director, San Luis Valley Great Outdoors (SLVGO)
Alamosa, CO

Mick Daniel is the executive director who works with San Luis Valley Great Outdoors (SLV GO!) to create trail and outdoor recreation opportunity in communities of the San Luis Valley which enhance the livability of the community, provide opportunities to enhance Health and Wellness, and boost economies. Mick knows the impact that trails can have on communities and believes that every community should have open space and trails to take a walk or ride a bike on. Mick has helped Alamosa secure the GOCO Generation Wild grant which funded trail development and youth outdoor programs for the next three years. Mick completed the Nonprofit Executive Leadership Institute at the Evans School of Public Policy & Governance at the University of Washington in 2017. Mick holds a masters degree in Leisure Services Management from Oklahoma State University.

Kairina Danforth

Mayor, Town of Crestone; Eastern San Luis Valley Trails Coalition
Crestone, CO

As mayor of Crestone, Kairina convened the Coalition partners in 2015 to explore ways to collaborate on a mutually beneficial trail project. The Coalition developed the concept for connecting public lands with regional trails along the eastern San Luis Valley (SLV), commencing with development of key linkages between the Town and adjacent public lands. In addition to her role as Mayor, Kairina serves as President of the Community Foundation of the San Luis Valley, Vice-Chair of the SLV Council of Governments Executive Board, Board member of the San Luis Valley Great Outdoors (SLVGO), Board member of the San Luis Valley Tourism

Association , Acting Chair of the Crestone-Baca Planning Commission and member of the Town of Crestone Planning Commission.

Sally Wier

Volunteer and Partnership Coordinator – San Luis Valley, Volunteers for Outdoor Colorado
Monte Vista, CO

Sally is a Colorado native, and was born and raised in Boulder. She works for Volunteers for Outdoor Colorado as the San Luis Valley Volunteer and Partnership Manager where she plans and implements volunteer stewardship projects, capacity building, and community engagement in partnership with the Rio Grande National Forest and Bureau of Land Management in the San Luis Valley. Sally has worked in land management and environmental education for over ten years including serving as a ranger naturalist at both Zion and Glacier National Parks, and as an educator and volunteer leader at Boulder County Parks and Open Space. Beyond her professional ties to public lands, wilderness, and natural areas, she is an avid outdoor adventurer and mountaineer. Sally received her honors B.A. in International Studies from the University of Utah and her M.Sc. with distinction in Sustainable Mountain Development from the University of Highlands and Islands in Perth, Scotland. Her M.Sc. research explored support structures for girls' education in rural Nepalese villages, and she subsequently co-founded a non-profit, The Small World USA, to support locally-driven community development projects in the Himalaya.

SESSION INFORMATION

OUTLINE:

1. Introduction of Speakers
2. Overview of the San Luis Valley – Rio de la Vista
 - a. Communities, population, demographics
 - b. Culture, heritage and environment
 - c. Changes and challenges that rural communities are experiencing
3. Community Planning for Outdoor Recreation – Mick Daniel
 - a. SLVGO – why it was founded and the opportunities it is working to develop
 - b. Planning process, tools and resources—toolkits and how to access them, communications and community engagement
 - c. What's worked so far and what challenges have arisen
4. Town of Crestone – Kairina Danforth
 - a. Planning of the new trail system
 - i. What issues did the community want to address?
 - ii. What was the push back?
 - iii. How are things turning out so far?
5. Volunteer Engagement and Long-Term Stewardship/Maintenance – Sally Wier
 - a. How the trail(s) got built
 - b. What's the long-term plan for managing these new resources?
6. Conclusion – Rio de la Vista
 - a. What can other communities learn from us?
 - b. Recommendations for rural communities working on similar challenges.

LEARNING OBJECTIVES:

- How public lands can be leveraged for the benefit of the community
- How to engage their community in the planning, building and maintenance of trails
- Where to access resources that can help them leverage their communities' public lands

DESIGNING FOR THE ENERGY FUTURE

In order to address the challenges of climate change in our built environment, we need to build our communities now in ways that anticipate new sources of energy and that are more sustainable in their construction and operation. This panel considers the future of energy efficiency; evolving technology that enables increasingly efficient buildings; and the role of law and policy in ensuring that the buildings of today meet the needs of tomorrow. Among other innovations, the panel will consider Denver's new Green Building Ordinance, including the pros and cons of this approach and lessons to be learned from the process.

SPEAKER INFORMATION

MODERATOR:

Sue Reilly

President, Group 14 Engineering
Denver, CO

Sue Reilly is the founder and President of Group 14 Engineering, a consulting firm that is focused on designing sustainable buildings. Sue holds an M.S. in Mechanical Engineering from the University of California, Berkeley, has been a leader in the field for more than 30 years, and is an expert on energy efficiency.

SPEAKERS:

Victor Olgyay, AIA

Principal, Rocky Mountain Institute
Boulder, CO

A principal architect directing RMI's buildings practice, Victor is leading an initiative to encourage widespread adoption of comprehensive building energy retrofits resulting in energy savings of at least 50 percent. Victor has a wide range of experiences in architectural design and planning, with specializations in bioclimatic building and daylighting design. Using integrated environmental design consulting activities, Victor aims to help transform the built environment into a sustainable built ecology. A registered architect, he has contributed to the design of hundreds of successful green building projects throughout the world that span diverse climates and building types. Prior to RMI, Victor was an associate professor and director of research at the UH School of Architecture from 1993 to 2000 and has overseen numerous energy, environmental and lighting research projects under contract to various state and federal agencies. He was appointed chairman of the AIA Honolulu Energy and Environment Committee 1995–2000, and in 1998 he was named a Dana Fellow of the Joslyn Castle Institute for Sustainable Communities. He is currently on the Board of Directors for the American Solar Energy Association, and a member of the National Academy of Environmental Design Research Committee.

Chris Parr

Director, Sun Valley EcoDistrict
Denver, CO

Chris Parr is the Senior Advisor for Sun Valley EcoDistrict, a 501c3 affiliate of the Denver Housing Authority, newly formed to create and administer the vision for the revitalization of Sun Valley and its district-based solution structure. Previously Chris was the Director of Development for DHA for 10 years. Under his guidance the department financed and managed the construction or rehabilitation of over 2,600 units of housing and several community-serving commercial spaces. Prior to that Chris worked for Integral Development Group, a private developer working in various national markets. He holds Bachelor degrees in Economics and Communications from Wheaton College.

Mark Schoenheider

Manager, Xcel Energy Efficiency Marketing
Denver, CO

Heidi VanGenderen

Chief Sustainability Officer, University of Colorado Boulder
Boulder, CO

Heidi started work as CU Boulder's first Chief Sustainability Officer in June 2017. She returned home to Colorado from Washington, DC where she served as the Director of Public Engagement/External Affairs at the U.S. Department of Energy as an appointee of President Barack Obama. Prior to her federal service, she served as Director of National and Regional Outreach for the American Council on Renewable Energy (ACORE) where she was part of the policy team and as a Senior Energy Advisor for the Worldwatch Institute. A 4th generation Coloradan, Heidi served as Colorado's first gubernatorial climate advisor where she oversaw creation of the state's first Climate Action Plan. She served as Senior Associate of the Wirth Chair in Sustainability at the Graduate School of Public Affairs of the University of Colorado Denver and as Deputy Director of the Presidential Climate Action Project. She has worked on sustainability issues in the non-profit, public, academic and private sectors as an organizer, writer, researcher, and public speaker for the majority of her professional career. She completed a Chevening Fellowship on Finance and Investment in a Low-Carbon Economy in Edinburgh and London in 2009 and is a graduate of Carleton College.

SESSION INFORMATION**OUTLINE:**

1. Introduction of topic and speakers (Sue Reilly)
2. Provide overview of climate change, future sources of energy and the need to build more efficient buildings (Sue Reilly)
3. Provide examples of the most promising new approaches and technologies for creating net zero/energy efficient buildings.
4. Provide an overview of federal and state laws and policies that promote building efficiency.
5. Examine the Denver Green Building Ordinance as an example of how local governments can use their authority to promote green buildings.
 - a. Review history of the ballot measure/ordinance; how and why it was amended by City Council; and how it is now being implemented.
6. Q&A

LEARNING OBJECTIVES:

- Understand the role of energy efficiency and building technologies in reducing demand for fossil fuels and contributing to a sustainable future.
- Understand the role and the limits of local and state law in requiring and/or incentivizing greater energy efficiency in the built environment.
- Understand the basic parameters of the Denver Green Roof/Green Building Ordinance as an example of how local governments can promote sustainability in buildings.

THE DENSITY DILEMMA: LAND AND WATER PLANNING

This session addresses the nexus between water and land-use planning by looking more closely at how land use factors such as density and growth management impact water consumption and infrastructure management. The panelists will approach this relationship through the lens of a Demand Water Modeling Tool, future scenario analysis, and applying it to Denver growth scenarios. They will also explore different case studies from Westminster and Aurora, Colorado; and Phoenix, AZ where water and land use management have been connected. Attendees will have the opportunity to explore solutions related to growth management, development, landscaping, and community-wide educational programs.

SPEAKER INFORMATION

MODERATOR:

Matt Mulica

Director, Keystone Policy Center
Keystone, CO

Matt is a policy facilitator with the Keystone Policy Center, providing mediation, facilitation, and project management services within Keystone's environment, public health, energy, education, and agriculture practice areas. Matthew works with diverse public, private, and NGO stakeholder groups and designs and facilitates stakeholder dialogues, public engagement processes, coalitions, and strategic planning processes. Recent issues include honey bee health, water, sustainable agriculture and ranching, oil and gas development, as well as several projects involving NEPA processes. Matthew graduated with a Master's of Science in Conflict Resolution, International and Intercultural emphasis, from Portland State University and holds two Bachelor of Science degrees in marketing and management from the University of Montana.

SPEAKERS:

Ray Quay

Senior Sustainability Scientist, Arizona State University Julie Ann Wrigley Global Institute of Sustainability
Tempe, AZ

Ray Quay works with the Decision Center for a Desert City project in the Julie Ann Wrigley Global Institute of Sustainability at Arizona State University where he is involved in research on water resources, climate change, urban heat island, regional growth policy issues and scenario analysis. Previously he was the Assistant Director of Water Services for the City of Phoenix and also served as the Assistant Director of Planning for Phoenix, the Assistant Director of Planning for Arlington Texas, the Director of planning for Galveston Texas, and a research associate at the Rice Center in Houston Texas. He is a Fellow of the American Institute of Certified Planners and has authored numerous books and articles related to urban planning and water. He holds a Bachelor of Science degree from Baylor University, a Master of Science degree from University of Texas at Austin, and a PhD in Environmental Planning and Design at Arizona State University. Ray will discuss complex adaptive systems in the context of urban landscape water demand and what water managers and land use planners need to consider in their communities.

Greg Fisher

Manager of Demand Planning, Denver Water
Denver, CO

Greg Fisher has been instrumental in helping provide real world water data that helped allow us to project the water saving potential of potential changes in land use. He sits in an important seat, implementing demand management strategies for the Denver Water service area.

Karen Hancock

Planning Supervisor, City of Aurora
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.

SESSION INFORMATION**OUTLINE:**

- Greg Fisher (Denver Water)
 - Talk about their study of water consumption for different housing types, and reference the residential demand watering tool
 - Perhaps have a demo set up during a break in the common area
- Ray Quay (ASU) - CO Water Growth Dialogue Residential Demand Water Modeling Tool/ Density
 - Study on regional development
 - Order of magnitude difference to plan –
 - Future scenarios analysis in Denver growth water consumption
- Case studies:
 - Stu Feinglas (Westminster)
 - Moratorium on development
 - Sewers cannot accommodate
 - Finite water supply how to allocate water across land use types
 - Karen Hancock (Aurora)
 - What post-implementation looks like
 - Landscaping & water budgets – mandate irrigation systems and water use went up
 - Hands on education on how to program irrigation/water settings – contact with residents
- Audience participation
 - Facilitated panel discussions
 - Scenario planning exercise

LEARNING OBJECTIVES:

- Share the tools and analysis of potential water savings from compact development and outdoor landscaping practices and the recommended strategies for realizing those savings.
- Learn about the wide variety of efforts being undertaken by the Colorado Land and Water Planning Alliance.
- Help identify prospects for better integration of land and water planning and policy, especially as they relate to water consumption and residential density.

GNARLY CHALLENGES: PLANNING AND URBAN DESIGN IN GATEWAY AND NATURAL AMENITY REGIONS

Small communities outside of national parks and other major natural amenities throughout the western U.S. are becoming increasingly popular places to visit and live. As a result, many of these gateway and natural amenity region (GNAR) communities—such as Jackson, Wyoming, and Moab, Utah—are facing a variety of “big city” issues, including severe congestion, lack of affordable housing, and concerns about sprawl and density. This roundtable will discuss the unique planning and urban design challenges of GNAR communities; introduce the GNAR Initiative at the University of Utah; and engage attendees in exploring key strategies for assisting western GNAR communities.

SPEAKER INFORMATION

SPEAKER:

Danya Rumore

Director and Research Assistant Professor, University of Utah
Salt Lake City, UT

Danya Rumore, Ph.D., is the 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 at the University of Utah. She is also a Research Assistant Professor in the University of Utah Department of City and Metropolitan Planning. Danya’s work and research focus on supporting collaborative decision-making and stakeholder engagement in the context of complex public policy and planning challenges. She is currently developing an initiative to better understand the unique planning challenges facing small communities in gateway and natural amenity regions in the Mountain West, and to provide planning support and capacity building for these regions.

SESSION INFORMATION

OUTLINE:

- Participant introductions (who is in the room and why)
- Overview of western gateway and natural amenity region (GNAR) communities and their unique planning and urban design challenges and opportunities, drawing on data from ongoing academic research
- Introduction to the GNAR Initiative at the University of Utah, a new collaborative effort supporting research, education, and capacity building aimed at assisting western GNAR communities
- Small group discussion about western GNAR community challenges, opportunities, and needs
- Full group report out and discussion about GNAR community challenges, opportunities, needs, and next steps
- Clarify next steps and action items

LEARNING OBJECTIVES:

- What is a gateway and natural amenity region (GNAR) community, why are GNAR communities unique, and why do they require special planning and urban design attention
- What key planning and urban design challenges and opportunities are GNAR communities experiencing, what are they doing in response, and what lessons have they learned along the way
- What is the GNAR Initiative at the University of Utah and how can participants get involved

THE MACGYVER MODEL: RESILIENCE AND LAND DEVELOPMENT REGULATIONS

Climate action plans, planning for sustainability, climate adaptation plans, community resilience guides, vulnerability assessments... Communities have a growing range of options for planning for climate change, but most of the choices for regulations that produce sustainable and resilient communities are still in the conceptual stages. This session will cover the work that communities are doing in the West and across the country to regulate for resilience in anticipation of future drought, wildfire, flood, extreme storms, and severe heat. Panelists will explore how to make the most of building codes, low impact development and stormwater best practices standards, alternative energy production, compact urban design, preservation of environmentally sensitive areas, and how to repurpose other regulatory tools to achieve resilient results.

SPEAKER INFORMATION

MODERATOR:

Elizabeth Garvin

Founding Principal, Community ReCode
Denver, CO

Elizabeth Garvin, Esq., AICP, is the Founding Principal for Community ReCode. With over 25 years of experience, Ms. Garvin's practice focuses on regulatory drafting, planning processes, and special district finance. Elizabeth has prepared numerous zoning codes and subdivision regulations; created comprehensive and redevelopment plans; worked on development finance; drafted design standards; undertaken public participation processes; and assisted private clients. Elizabeth's former work experience includes SAFEbuilt, the Denver office of the law firm Spencer Fane, and Clarion Associates. Her code projects include Branson, Missouri; Cedar Rapids, Iowa; Garfield County, Colorado; St. Louis County, Missouri; Laramie, Wyoming; Omaha, Nebraska; Arlington, Texas; and Philadelphia, Pennsylvania – winner of the 2013 APA National Planning Excellence Award. Ms. Garvin writes the RLMUI legal column for Western Planner and is a frequent speaker on zoning topics, including a multi-year AICP workshop on drafting zoning regulations at the APA National Conference (2004-2014) and she recently authored a Zoning Practice article on zoning for water conservation. Elizabeth has a JD/MUP from the University of Kansas.

SPEAKERS:

Anne Miller

Director, Colorado Resiliency Office
Denver, CO

Anne Miller, AICP, works as a Senior Planner with the Colorado Department of Local Affairs, Community Development Office. She has over 20 years of community development experience in the public, private, and non-profit sectors. She has worked with communities in Colorado and across the nation to develop long-range plans to promote healthy, sustainable communities. She is currently focused on helping local governments integrate hazards and water conservation into land use planning. Anne has a Master's of Urban Planning and Policy degree from the University of Illinois at Chicago. She is an active member of the American Planning Association and serves on the Executive Committee of the Sustainable Communities Division.

David Morley

Research Program and QA Manager, American Planning Association
Chicago, IL

David Morley, AICP, is a Senior Research Associate with the American Planning Association in Chicago, where he manages and contributes to sponsored research projects; manages the development of the Research KnowledgeBase; provides customized research assistance through the Inquiry Answer Service; develops, organizes, and participates in educational sessions and workshops; and writes for APA publications. Mr.

Morley also co-edits *Zoning Practice*, a monthly publication to inform planners about smarter land-use practice, and *PAS QuickNotes*, a series of briefing papers that explain planning basics for public officials and engaged citizens.

SESSION INFORMATION

OUTLINE:

The first half of the panel will be lecture format and the second half will be interactive Q&A and peer learning. The session will start with the panel doing a short audience survey of basic geographic and professional information, as well as asking participants to share a preview of some of their questions about resilient zoning for the panel members to start to address. We will give an introductory presentation about the concept of resiliency and discuss the multidisciplinary nature of resilience efforts, including planning, capital improvements programming, infrastructure design, building design, and land development regulations. The panel will then explore the range of zoning tools that can be used to produce a more resilient development result and discuss the few examples of adopted resilient zoning approaches and nascent model zoning codes. To lead into the second part of the session, panel members will offer some suggested approaches to the regulatory issues raised in the opening audience survey. We will then open the discussion to the audience and facilitate a discussion of local resiliency issues and the approaches that participant communities are experimenting with to improve the overall resilience of development.

LEARNING OBJECTIVES:

- Understand the concept of resiliency and the issues that resilient zoning can be designed to address.
- Identify current regulatory tools that can be targeted to ensure more resilient development.
- Identify resources available to session participants as examples or models for local regulatory updates.