



2017

Western Places / Western Spaces

CREATING INCLUSIVE COMMUNITIES

University of Denver Sturm College of Law
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RMLUI

ROCKY MOUNTAIN
LAND USE INSTITUTE



UNIVERSITY of
DENVER

STURM COLLEGE OF LAW

MARCH 16 - 17, 2017

BONUS WORKSHOP

MARCH 15

Elements of Development Finance

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RMLUI 2017

LAND USE CONFERENCE

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ROCKY MOUNTAIN
LAND USE INSTITUTE

Across the Rocky Mountain region, creating spaces that work for diverse populations—rich and poor, young and old, newcomers and natives—is a central challenge of our times. While the West is home to many thriving communities with robust economies and enviable amenities, there are also numerous communities that are struggling to keep pace economically and to manage the challenges of rapid growth.

As our region continues to grow and change, increasing in density and diversity, questions about how to maintain affordability and livability, while promoting equity and inclusiveness, are top of mind in many of our fast-growing Western cities and towns. At the same time in the rural West, many communities are looking for innovative ways to maintain their infrastructure and economic viability.

The theme for the 2017 Western Places/Western Spaces conference, Creating Inclusive Communities, focuses on the challenges and strategies available to cities—large and small—to plan for and build communities in which everyone can thrive. Sessions at this year's event will address the pressing need for fair and affordable housing, smart cities and technology, engaging with the community, and balancing density with livable spaces.

We will also continue to explore options for conserving and protecting our lands and natural resources. Water and energy development—whether from fossil fuels like oil, gas, and coal or renewable sources like wind and solar—remain as inextricably linked with the West as our mountains and plains.

ABOUT THE ROCKY MOUNTAIN LAND USE INSTITUTE

The Rocky Mountain Land Use Institute seeks to elevate the law, policy and practice of sustainable development in the West to promote nature-friendly, prosperous and equitable communities. Through innovative research, education and professional development programs and its renowned annual conference, the Institute trains and connects students and professionals across disciplines, sectors and regions to build the sustainable development field while creating new possibilities for the future of the West's landscapes and livelihoods.

ABOUT THE STURM COLLEGE OF LAW

The University of Denver Sturm College of Law is a top 100 law school with nationally ranked programs in environmental and natural resources law, legal writing, clinical training, international law, trial advocacy and tax law. At the heart of the law school's mission is the integration of skills and professional identity with a balanced curriculum. Our goal is to graduate practice-ready, client-focused students who understand and embrace the responsibilities of legal practice, both as a representative of the client and as a professional committed to improvement of the law and the community.



2017

SESSION TRACKS



CREATING INCLUSIVE COMMUNITIES

Across the Rocky Mountain region, creating spaces that work for diverse populations—rich and poor, young and old, newcomers and natives—is a central challenge of our times. These sessions focus on the challenges and strategies available to cities—large and small—to plan for and build communities in which everyone can find their place.



DENSITY AND URBAN GROWTH

The explosion in population growth across the West has pushed many communities—from large cities to sprawling suburbs—to adopt greater density, which has many land use benefits, but also has created congestion and revealed some downsides of density, triggering political backlash and neighborhood opposition to redevelopment.



HOUSING

Not only is the region experiencing a major influx of people moving in, but the cost of housing is pricing many people out of the market. These sessions will present a range of topics, including affordable housing, the fair housing law, housing equity, and accessory dwelling units.



HOT TOPICS

An annual feature of the conference, this track covers new programs and emerging topics. This year, sessions will include the smart cities, energy development, climate change, and more..



LEGAL DEVELOPMENTS

This track addresses recent legal changes in land use development and regulation. These sessions will discuss how these changes may impact future growth and development and the preservation of our land and natural resources.



PLANNING TOOLS

These sessions will present the tools and innovations that planners are using today to shape their communities. From model codes to community engagement, this session provides planning professionals with opportunities to learn from other practitioners.



TRANSPORTATION

Transportation is no longer just about building new roads. Today's transportation solutions also incorporate public transit, pedestrian and bike infrastructure, car sharing, and (very soon) driverless cars.



WATER

In the West, where our water comes from, how we get it where it needs to go, and how much of it we can develop without unduly impacting the environment are perennial concerns. These sessions will examine how communities are balancing growth and water planning..

**THE 2017 RMLUI CONFERENCE
IS APPROVED FOR :**

**16.0 CLE credits and up to
13.5 AICP credits.**

E: Ethics Credits

L: AICP Legal Credits

2017 CONFERENCE SCHEDULE

WEDNESDAY, MARCH 15, 2017

Elements Of Development Finance

This workshop will examine how real estate developments—simple and complex—are financed, using both private and public sources of funding. Topics will include the elements influencing whether, where, and how a project will be developed; options for public and private financing; and considerations involved in putting a deal together.

7:00am - 8:30am

BREAKFAST & REGISTRATION — LAW Forum

sponsored by **Brownstein Hyatt
Farber Schreck**

8:30am -
10:30am

If We Build It, Will They Come?

A panel of developers, real estate professionals, and municipal officials will discuss what drives developers and development decisions. From determining basic market conditions and infrastructure needs to what is involved with due diligence and entitlements, the panelists will talk through the major elements of a typical development. In addition, the elements of a pro forma will be covered to show how all these pieces come together.

10:30am - 10:45am

BREAK

10:45am -
12:00pm

Public Money & Public Demands, Part 1

This section of the workshop provides an overview of available financing options, including bank loans, special districts, urban renewal, private fees, and grants.

12:00pm -
1:30 pm

LUNCH: Developing Denver

Diane Barrett, Chief Projects Officer for the City of Denver, will talk about major projects happening in Denver, including the Stock Show, the Denver Center for Performing Arts, City at the Airport, and the transformation of I-70.

1:30pm -
2:30pm

Public Money & Public Demands, Part 2

This presentation covers the negotiation of incentive packages from both the developers' side and municipalities' side. Topics will include infrastructure, financing tools, anticipated land uses, project phasing, and navigating political considerations. The speakers will walk through an example of how financing decisions work in a site-specific context.

2:30pm - 3:00pm

BREAK and Split into Breakout Sessions

3:00pm - 4:30 pm

Case Study Breakout Sessions

Participants will break into two groups based on interest and skill level.

Group 1: Financing a Basic Greenfield Development Project

Participants will go through the financing of a basic greenfield development project, converting agricultural land in an unincorporated area into a 900-acre master planned community with a commercial hub.

Group 2: Financing an Urban Infill Project

This group will tackle a more complex urban infill project, redeveloping an aging industrial property to a municipal event and conference center with retail, restaurant, entertainment, and office uses.

4:30pm -
5:00 pm

Lessons Learned

Participants will reconvene and share the lessons learned from the breakout sessions.

2017 CONFERENCE SCHEDULE

THURSDAY, MARCH 16, 2017

7:00am - 8:30am

BREAKFAST & REGISTRATION — LAW Forum

sponsored by



8:30am - 10:00am

WELCOME & KEYNOTE — Davis Auditorium

10:00am - 10:15am

BREAK — LAW Forum

sponsored by



10:15am-11:45am

ETHICS

City Managers
Have Ethics Too?

LAW 165

Rising to the Century's
Challenges: Cities
as Innovators and
Problem-Solvers

LAW 290

Oil & Gas
Development: Social
License, MOUs &
Source Water Protection

LAW 125

Just How Inclusive
Are We? Equity &
Opportunity in the
Rocky Mountain West

LAW 270

Becoming Community-
Minded & Culturally
Creative: Better Designs
& Developments for All

LAW 170



12:00pm - 1:00pm

PLENARY LUNCH: The Big Picture: Macro-Trends in the Economy, Planning, and Zoning — Driscoll Ballroom

GENERAL LUNCH — LAW Forum



1:00pm - 4:30pm

OFF CAMPUS TOUR*

Going Beyond the Property Lines: Building a Healthy, Intentional & Inclusive Community at Aria Denver

*Tour requires pre-registration. Your selection is indicated in the event app and the bottom of your name tag.

1:15pm-2:45pm

Accessory Dwelling
Units: Affordable
Housing Hiding in Plain
Sight

Driscoll
Ballroom

The Twilight Zone: The
Extra-Territorial Zone
Around Cities

Sturm 254

Planners as Circuit
Riders: Planning
Assistance in Rural New
Mexico

LAW 370

Energize Our
Neighborhoods: Developing
Vibrant Neighborhoods
Through Alignment &
Empowerment

Sturm 254

Transitioning
to a New Administration:
Urban Issues

LAW 165

2:45pm - 3:00pm

BREAK — LAW Forum

sponsored by



3:00pm-4:30pm

ETHICS

Ethical Considerations
in Real Estate
Transactions,
Environmental and
Land Use Compliance

LAW 125

Full House: Tuning
Up Your Land Use
Regulations to Promote
Housing Choices

LAW 280

Beyond the Blacktop:
Organizing for
Habitat & Health

LAW 370

Show Me The
Water: Integrating
Water Planning Into
Development Approvals

LAW 155

Transitioning
to a New
Administration: Rural
Issues

LAW 165

4:30pm - 6:00pm

NETWORKING RECEPTION — LAW Forum

2017 CONFERENCE SCHEDULE

FRIDAY, MARCH 17, 2017

7:00am - 8:30am

BREAKFAST & REGISTRATION — LAW Forum

sponsored by  DENVER WATER

8:30am-10:00am

Housing Equity Models: What They Are & How to Build One

 LAW 155

Recent Land Use Decisions in the Rocky Mountain West

 LAW 165

Growing Water Smart: Land Use Solutions

 LAW 190

Untangling Construction Defects: Consumer Protection, Affordable Housing, & Planning

 LAW 370

What's Next with TOD? Bringing High Tech & New Industry Jobs to Transit Stations

 LAW 125

Homeless on the Range

 LAW 290

10:00am 10:15am

BREAK — LAW Forum

sponsored by  LINCOLN INSTITUTE OF LAND POLICY

10:15am-11:45am

Innovative Solutions for Balancing Water Supply and Growth

 LAW 190

Tackling Climate Change at the Municipal Level

 LAW 370


The Model Sustainable Development Code Lives!!

 LAW 125

Revitalizing the Ramshackle: From RINO to NIMBY and Beyond

 LAW 290

A City in Transition: Building the Diverse City of Tomorrow

 LAW 165

Smart Cities: New Urban Technologies and the Legal Questions They Raise

 LAW 155

12:00pm - 1:00pm

PLENARY LUNCH:  The Big Picture: Macro-Trends in the Economy, Planning, and Zoning — Driscoll Ballroom

GENERAL LUNCH — LAW Forum

1:00pm - 4:30pm

OFF CAMPUS TOUR*

 Urban Revitalization: Aurora's Stanley Marketplace and Westerly Creek

**Tour requires pre-registration. Your selection is indicated in the event app and the bottom of your name tag.*

1:15pm-2:45pm

What's New With Planning on the Front Range?

 LAW 165

Get Ahead of the Connected-Autonomous Vehicle Curve or Get Run-Over

 LAW 155

Work the Problem: Preserving Manufactured Home Parks to Ensure Inclusivity

 LAW 370

Land Use and the First Amendment After Reed: A Case Law Update

 LAW 280

Responsive Planning for Changing Demographics: Improving Outcomes through Planning Tools

 LAW 270

Don't Trip Over Parking, Part Two

 LAW 170

2:45pm - 3:00pm

BREAK — LAW Forum

sponsored by  LINCOLN INSTITUTE OF LAND POLICY

3:00pm-4:30pm

Fast & Furious

 LAW 155

Community Based Planning for Private Property at I-25 & Broadway

 LAW 170

Community Land Trusts: An Old Tool Helping New Faces

 LAW 270

It's Not Your Granny's Flat Anymore: How to Design and Sustain Age Friendly Communities

 LAW 165

Collaborative Regional Planning: A Tool for Helping Gateway & Small Resort Communities Thrive

 LAW 125

AGENDA

THURSDAY, MARCH 16TH



8:30 AM - 10:00 AM

REGISTRATION & BREAKFAST : LAW Forum :



WELCOME ADDRESS : Davis Auditorium

Speakers:

Susan Daggett, Rocky Mountain Land Use Institute
Tom Ragonetti, Esq., Otten Johnson Robinson Neff + Ragonetti PC
Bruce Smith, University of Denver Sturm College of Law

KEYNOTE ADDRESS:

Building Inclusive Communities: An Antidote to the National Politics of Division and Dysfunction Davis Auditorium



Senator Michael Bennet was re-elected to the U.S. Senate from Colorado in one of the most divisive election seasons of our time. In his keynote, Senator Bennet will address his perspectives on the root causes of our governmental dysfunction, the potential impacts in our communities, and ways in which local efforts to build inclusive communities can create a more civil, functional society and deliver on our national promise to ensure that we provide opportunities for future generations.

Speaker:
Senator Michael Bennet, United States Senate

10:00 AM - 10:15 AM

BREAK : LAW Forum :



10:15 AM - 11:45 AM



Ethics

City Managers Have Ethics Too?

Speakers:

Joanne Garnett, Orion Planning + Design
Mary Kay Peck, MKPeck Associates

What planner hasn't asked themselves, "What is my City Manager thinking... the AICP Code of Ethics would never allow such behavior!" This session will look at those times when there may be a clash between the practices embodied by the AICP Code of Ethics and the International City/County Management Association (ICMA) Code of Ethics. We will examine the belief structures embedded in the codes and focus on how these differing belief structures, value systems and ethical codes can be balanced to achieve an ethical result. Recent research will be revealed that highlights the differences and commonalities between the AICP and ICMA Codes of Ethics. Scenarios based on typical interactions between planners and city managers will be presented and discussed.

LAW 165
CREDITS: E

AGENDA

THURSDAY, MARCH 16TH

10:15 AM - 11:45 AM



Rising to the Century's Challenges: Cities as Innovators and Problem-Solvers

Moderator:

Arthur C. Nelson, University of Arizona

Speakers:

Ray Brescia, Albany Law School

Renia Ehrenfeucht, University of New Mexico

Kermit J. Lind, Cleveland-Marshall College of Law, Cleveland State University

John Marshall, Georgia State University College of Law

This session brings together the authors who contributed to the recently published volume, *How Cities Will Save the World* (Routledge), which not only examines the stories of recent urban crises, but also the steps that cities have taken—and ought to take—to address these crises. The panelists will describe novel and pioneering solutions that local governments can implement, including an innovative system for remediating abandoned housing; long-term recovery strategies for relocating families and re-establishing neighborhoods following disasters; the roles cities can play to advocate for national housing and climate change policies; and a City Resilience Index that assesses resilience to shock and stressor events based on an assessment of local housing and community development laws.

LAW 290
CREDITS: 1



Oil & Gas Development: Social License, MOUs & Source Water Protection

Moderator:

Kathryn Mutz, Natural Resources, LLC

Speakers:

Todd Bryan, RESOLVE

Paul Hempel, Colorado Rural Water Association

Matt Sura, Western Environmental Law Partners

This session will explore local government options for addressing community concerns about oil and gas development near neighborhoods and within watersheds. The panel will provide context with a brief overview of local government authority in light of recent Colorado Supreme Court decisions regarding oil and gas. Panelists will discuss their research and opportunities for community engagement and the Social License to Operate; government-operator contracts (a.k.a. MOUs); and source water protection strategies. Panelists will also engage the audience in discussing these tools and brainstorming additional options for managing oil and gas at the local level.

LAW 125
CREDITS: 1



Just How Inclusive Are We? Equity & Opportunity in the Rocky Mountain West

Moderator:

Heidi Aggeler, BBC Research & Consulting

Speakers:

Mollie Fitzpatrick, BBC Research & Consulting

Dace West, Mile High Connects

James Whiteside, Department of Housing and Urban Development

Equity and inclusiveness are hot topics, both locally and nationally. This session will explore what these buzzwords really mean, discuss the resolution of legal challenges involving equity and disparate impact, demonstrate resources for measuring equity and inclusiveness and how best to employ these resources in an increasingly sensitive and complicated planning environment.

LAW 270
CREDITS: 1

AGENDA

THURSDAY, MARCH 16TH

10:15 AM - 11:45 AM



Becoming Community-Minded & Culturally Creative: Better Designs & Development for All

Moderator:

Wendy Willbanks Wiesner, Partnerships for Affordable Cohousing

Speakers:

Jose Esparza, BuCu West Development Association

Roger Lewis, National Community Land Trust Network

Mara Mintzer, Growing Up Boulder, University of Colorado Boulder

Eric Reinke, Community Weath-Building Network

Susanne van der Meer, SIFT Visual

Getting neighborhoods, future residents, community organizations, agencies and housing practitioners participating in community development and design from the get-go is the wave of the future. This session will explore various methodologies, tools, and techniques for engaging with communities—including youth, boomers, and elders—so that we can create true wealth-building projects that lift both individuals and whole communities.

LAW 170



LUNCH

12:00 PM - 1:00 PM



PLENARY LUNCH:

The Big Picture: Macro-Trends in the Economy, Planning, & Zoning

Moderator:

Don Elliott, Clarion Associates

Speakers:

Bill Anderson, AECOM

Andrew Nelson, Colliers International

Must have RSVP'd to attend.

Sometimes you're so deep in the trenches of your latest project that you lose track of the big picture. In this session three national practitioners in economics, planning, and zoning will discuss uber-trends in national economics, spending, housing, planning practice, and zoning tools that should inform your latest planning and zoning efforts.

DRISCOLL
BALLROOM

GENERAL LUNCH — LAW Forum

Take advantage of some free time to network with other attendees and visit the exhibitors.

AGENDA

THURSDAY, MARCH 16TH



1:00 PM - 4:30 PM



OFFSITE

TOUR: *Must have RSVP'd to attend.*

**Going Beyond the Property Lines:
Building a Healthy, Intentional &
Inclusive Community at Aria Denver**

Moderator:

Cassie Wright, Urban Ventures, LLC

Speakers:

Fatuma Emmad, Groundwork Denver
Susan Scherer, Regis University
Maritza Valenzuela, Aria Cohousing
Community Member

Meet in the LAW Forum at 1:00pm. The group will depart promptly at 1:15pm.

Once built out, Aria Denver will provide a variety of housing options for residents of diverse income levels. Signature buildings are being revitalized, respecting the legacy of the site. Specifically, the Marycrest Convent is being adapted into a cohousing community, which is an intentional community wherein members actively participate in the governance and organization of their community. Members span the socioeconomic spectrum and are of diverse age, gender, race, and sexual orientation. Partnerships with organizations outside of Aria Denver have been crucial to the project's success. We will discuss opportunities for utilizing community partnerships to develop inclusive and healthy communities.



1:15 PM - 2:45 PM



DRISCOLL BALLROOM
CREDITS: L

**Accessory Dwelling Units: Affordable
Housing Hiding in Plain Sight**

Moderator:

Anthony Flint, Lincoln Institute of Land
Policy

Speakers:

Jesse Adkins, Shears Adkins Rockmore
Kathleen McCormick, Fountainhead
Communications
Scott Shine, City of Durango

Accessory dwelling units (ADUs), also known as carriage houses or granny flats, present a big challenge for planners and local government officials—but also an opportunity. Lifting certain excessive restrictions can instantly create affordable housing at infill locations. Changing housing preferences and lifestyles are increasing demand for these typically smaller and more flexible housing arrangements. This session will explore recent strategies and innovations to create a fresh approach to ADUs in communities throughout the Intermountain West and beyond.

AGENDA

THURSDAY, MARCH 16TH

1:15 pm - 2:45 pm



The Twilight Zone: The Extra-Territorial Zone Around Cities

Moderator:

William Gribb, University of Wyoming

Speakers:

Charles Bloom, City of Laramie

Robert Czerniak, New Mexico State University

The extra-territorial zone (ETZ) is the transitional area between city and county jurisdictions. Each state delineates this area differently in terms of size, authority, and planning responsibilities. The ETZ represents an area that can either encourage urban sprawl or impede it and contribute to growth management. This session will provide a synopsis of how states vary in how the size is determined, the interaction of authority between the city and the county, and the planning responsibilities each jurisdiction has for this transition area. Three case studies of planning issues relating to the ETZ will be presented demonstrating cooperation, conflict and confusion.

STURM 254
CREDITS: L



Planners as Circuit Riders: Planning Assistance in Rural New Mexico

Speakers:

Derrick Webb, Denver Regional Council of Governments

Speakers:

Sandra Gaiser, Mid-Region Council of Governments of New Mexico

Anita Miller, Anita P Miller Law Office

Maida Rubin, Mid-Region Council of Governments of New Mexico

From lost zoning maps to questions about chicken coops as dwelling units and ex parte communication, we see it all. New Mexico works differently from other western states; there is no State Planning Office and many rural communities do not have planning staff. Attendees will learn about the types of technical assistance provided to communities and the impact that this assistance has had to better equip the communities to make informed, rational land use decisions. Attendees will learn the specific New Mexico legal cases that planning commissioners, elected officials and staff should know when making land use decisions.

LAW 370
CREDITS: L



Energize Our Neighborhoods: Developing Vibrant Neighborhoods Through Alignment and Empowerment

Moderator:

Elaine Clegg, City Council President, City of Boise

Speakers:

Daren Fluke, Comprehensive Planning Manager, City of Boise

Melinda McGoldrick, Energize Our Neighborhoods Coordinator, City of Boise

Energize Our Neighborhoods is a collaboration between Boise's residents, public and private partners, and the City to keep our neighborhoods unique and desirable. It focuses on aligning community resources to improve livability and make measurable change for all residents and businesses based on data driven risks and opportunities. Participants will learn data-driven strategies and methods used to invite inclusive participation, increase economic activity, improve safety, and provide additional services to create more vibrant and connected neighborhoods.

STURM 253

AGENDA

THURSDAY, MARCH 16TH



1:15 PM - 2:45 PM



Transitioning to a New Administration: Urban Issues

Moderator:

Catherine Cox Blair, National Resources Defense Council

Speakers:

Rick Garcia, Formerly with the U.S. Department of Housing and Urban Development

Shailen Bhatt, Colorado Department of Transportation

Each new administration brings its own priorities to the table, placing new people in cabinet and leadership positions, directing changes in policies, and shifting budget priorities. This session will provide an overview of how changes at the federal level shape action at the state and local level, with a specific focus on urban issues like housing, transportation, and the environment.

LAW 165

2:45 PM - 3:00 PM

BREAK : LAW Forum : sponsored by 

3:00 PM - 4:30 PM



Ethics

Ethical Considerations in Real Estate Transactions, Environmental and Land Use Compliance

Moderator:

Federico Cheever, University of Denver Sturm College of Law

Speakers:

Eli Wald, University of Denver Sturm College of Law

Carolynne White, Brownstein Hyatt Farber Schreck

You are an attorney representing a real estate organization building a new development. It comes to your attention that some aspect of your client's conduct will violate the law. What should you do? Using case studies, legal ethics experts will explore a lawyer's duty to a client generally; a lawyer's responsibility regarding client misconduct or misrepresentations; protection of confidential information; a lawyer's obligation to an organization as client; a lawyer's ability to contact another party's present or former employees; and the obligation to preserve evidence. The speakers will engage with the audience to draw on their opinions and experiences to examine controversial issues and practices.

LAW 125
CREDITS: E & L

AGENDA

THURSDAY, MARCH 16TH



3:00 PM - 4:30 PM



Full House: Tuning Up Your Land Use Regulations to Promote Housing Choices

Moderator:

Christopher Duerksen, Clarion Associates

Speakers:

Heidi Aggeler, BBC Research & Consulting
Nora Lake Brown, David Paul Rosen & Associates

Brian Connolly, Otten Johnson Robinson
Neff + Ragonetti

Craig Richardson, Clarion Associates

While the Intermountain West and much of the rest of the nation have recovered from the Great Recession, the cost of housing has greatly outpaced income growth in most states. Additionally, many communities are also finding they have a huge oversupply of single-family residential units and shortages of housing types for empty nesters, millennials, and young families. This session will provide an overview of the forces behind the housing shortage and key legal issues planners need to be aware of in grappling with the challenge. Panelists will then draw on recent initiatives across the United States to discuss how local governments can tune up their land use regulations and employ innovative approaches such as inclusionary housing programs to promote housing diversity and affordable housing for all demographics.

LAW 280
CREDITS: L



Beyond the Blacktop: Organizing for Habitat and Health

Moderator:

Susan Daggett, Rocky Mountain Land Use Institute

Speakers:

Jackie Miller, Great Outdoors Colorado
Emily Patterson, Trust for Public Lands
Chris Smith, Colorado Health Foundations's Healthy Places Initiative

The Metro Denver Nature Alliance (MDNA) wants to make the Denver metro area a place where people and nature can thrive together. Evidence supports the connection between health and access to open spaces, and MDNA is supporting a vision to promote urban nature and connecting kids (and adults!) with nature from the backyard to the backcountry. The presentation will cover MDNA's plans to improve parks and open space in underserved communities by developing a collaborative regional effort to leverage existing programs and assets. In addition, the session will include a demonstration of a decision support tool using GIS mapping developed by the Trust for Public Lands.

LAW 370



Show Me The Water: Integrating Water Planning Into Development Approvals

Moderator:

Peter Pollock, Lincoln Institute of Land Policy

Speakers:

Anne Castle, University of Colorado
Getches-Wilkinson Center for Natural Resources

Jim Holway, Central Arizona Water Conservation District

Julio Iturreria, Arapahoe County

Western states have many different ways of reviewing the adequacy of water supply to serve a proposed new development—some with extensive evaluation procedures, others with no requirements whatsoever. This session will compare the existing laws in the western states and suggest a framework for evaluating their efficacy. State practitioners will provide a reality check and describe how these laws play out in actual practice. Attendees will see how their own state's laws measure up against objective criteria, learn about effective procedures used in other states, and observe recent trends incorporating regional assessments of supply availability and water conservation techniques.

LAW 155
CREDITS: L

AGENDA

THURSDAY, MARCH 16TH



3:00 PM - 4:30 PM



Transitioning to a New Administration: Rural Issues

Speakers:

Jim Martin, Beatty & Wozniak

Stephen R. Miller, University of Idaho
College of Law

Justin Pidot, University of Denver Sturm
College of Law

Federal public lands—and, therefore, federal policy—is a defining feature of the rural West. This session will look at some of the possible shifts in policy that are most likely to affect Western communities, such as the management of public lands, oil and gas development, and others.

LAW 165

4:30 PM - 6:00 PM

NETWORKING RECEPTION : LAW Forum

AGENDA

FRIDAY, MARCH 17TH



7:30 AM - 8:30 AM

REGISTRATION & BREAKFAST : LAW Forum : sponsored by  DENVER WATER

8:30 AM - 10:00 AM



Housing Equity Models: What They Are & How to Build One

Moderator:

Heidi Aggeler, BBC Research & Consulting

Speakers:

Mollie Fitzpatrick, BBC Research & Consulting

Jen Garner, BBC Research & Consulting

Now, more than ever, is the time for planners to pay attention to how well distributed affordable housing is in their communities. The U.S. Supreme Court's June 2015 ruling on disparate impact in the Federal Fair Housing Act and HUD's release of a new tool to measure fair housing barriers requires greater scrutiny of housing planning. Fortunately, a plethora of new research and data on social, economic and housing equity makes this easier than ever.

LAW 155
CREDITS: 1



Recent Land Use Decisions in the Rocky Mountain West

Moderator:

Jason Morris, Withey Morris, PLC

Speakers:

David Foster, Foster Graham Milstein & Calisher, LLP

Anita P. Miller, Attorney at Law, LLC

Jeff Parker, Hoffmann, Parker, Wilson & Carberry P.C.

Hear from the region's top experts, discussing trending cases of significance from all levels of the federal and state court system involving the latest in land use and zoning law and contribute to a discussion of areas ripe for further court or legislative action.

LAW 165
CREDITS: 1

AGENDA

FRIDAY, MARCH 17TH



8:30 AM - 10:00 AM



Growing Water Smart: Land Use Solutions

Moderator:

Anne Miller, Colorado Department of Local Affairs

Speakers:

Drew Beckwith, Western Resource Advocates

Kevin Reidy, Colorado Water Conservation Board

Lyle Whitney, City of Aurora

There is much buzz about integrating water into land use planning in the West, and for good reason: Census Bureau data shows the Interior West as the fastest growing region of the nation from 1995 to 2015. How we plan for this growth matters. This session will explore strategies to decrease the water footprint of development by integrating water efficiency into local land use plans, programs, and regulations. Attendees will come away with tools, examples, and resources that will allow them to better integrate water and land use planning.

LAW 190
CREDITS: 1



Untangling Construction Defects: Consumer Protection, Affordable Housing, & Planning

Moderator:

Brian Connolly, Otten Johnson Robinson Neff + Ragonetti

Speakers:

Matt Goebel, Clarion Associates

Richard Mahrle, Gammage & Burnham

Talk of construction defect reform in Colorado is nonstop, with many developers now saying that the state's consumer protection laws prevent development of a diverse, affordable housing stock. While everyone is talking about construction defects, how much do we really know? Is there a way to create affordable housing while meeting high housing quality standards? This session brings together panelists from Colorado and Arizona to discuss how consumer protection laws can encourage or discourage the construction of affordable housing, and to provide cross-state comparisons of approaches to construction defects.

LAW 370
CREDITS: 1



What's Next with TOD? Bringing High Tech and New Industry Jobs to Transit Stations

Moderator:

Stuart Anderson, Transportation Solutions

Speakers:

Tim Baldwin, Rocky Mountain West Transit & Urban Planning

Arthur C. Nelson, University of Arizona

Chris Nevitt, City of Denver

What is there for Transit Oriented Developmen (TOD) beyond the traditional three R's : residential, retail, and restaurants? The latest trend is employment-based TODs that provide good access to jobs in new innovative industries. The next wave of TODs are eco-innovation districts, live/work complexes, and flexible office/residential/industrial spaces that bring high tech and new industry jobs to transit stations.

LAW 125

AGENDA

FRIDAY, MARCH 17TH



8:30 AM - 10:00 AM



Homeless on the Range

Moderator:

Gary Sanford, Metro Denver Homeless Initiative

Speakers:

Michael Akerlow, Salt Lake City Department of Community and Neighborhoods

Bennie Milliner, Denver's Road Home
Katie Symons, LeBeau Development

Homelessness is an increasing phenomena across our nation as housing affordability grows to crisis proportions. Every category of those experiencing homelessness is on the rise, with families with children leading the way as the fastest growing segment. As cities look to address the challenges faced in this crisis, new and creative approaches continue to be investigated. The challenges of addressing the homeless to housing continuum are as multifaceted as the populations, including zoning and land use policies and regulations. Only by considering a wider menu of options in land use and zoning can we begin to develop housing for our diverse communities.

LAW 290

10:00 AM - 10:15 AM

BREAK : LAW Forum

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OF LAND POLICY

10:15 AM - 11:45 AM



Innovative Solutions for Balancing Water Supply and Growth

Moderator:

Matt Mulica, Keystone Policy Center

Speakers:

Mitch Horrie, Denver Water

Raymond Quay, Arizona State University

Kevin Reidy, Colorado Water Conservation Board

Lyle Whitney, City of Aurora

This session will describe how the Colorado Water and Growth Dialogue has taken innovative steps to address water resource issues facing the Colorado Front Range. The Colorado Water and Growth Dialogue embarked on a new approach to solving a problem that is facing many western communities: a looming gap between projected water demand and water supplies. A group of dedicated steering committee members from government, private sector, and non-governmental organizations have been exploring how the integration of water and land use planning could ultimately reduce water demand from the development and re-development associated with Colorado's projected population increase.

LAW 190
CREDITS: L

AGENDA

FRIDAY, MARCH 17TH



10:15 AM - 11:45 AM



Tackling Climate Change at the Municipal Level

Moderator:

Tom Herrod, City & County of Denver

Speakers:

Laurie Kadrach, City of Fort Collins
Jonathan Koehn, City of Boulder
Ashley Perl, City of Aspen

When it comes to climate change in the United States, cities are leading the way. This session features four Colorado communities and the steps they have taken to address climate change and mitigation. Topics will include a discussion of how each community is engaging in the work, the business case for addressing climate change efforts, and the metrics and tools these communities are using to track their success. Key similarities and differences among the communities' approaches will be highlighted.

LAW 370



The Model Sustainable Development Code Lives!!

Moderator:

Chris Duerksen, Clarion Associates

Speakers:

Rocky Piro, University of Colorado at Denver College of Architecture & Planning
Jonathan Rosenbloom, Drake University School of Law
Austin Troy, University of Colorado at Denver College of Architecture & Planning

In 2007 the Rocky Mountain Land Use Institute created the ground-breaking, online Model Sustainable Development Code. Since that time, the model code has grown to encompass over 20 sustainability topics ranging from climate change to housing diversity and has helped hundreds of communities promote sustainable development through revisions and updates to their development codes. Now the code is migrating from RMLUI to a new home at the University of Colorado, Denver's Center for Sustainable Urbanism in partnership with Drake University Law School. This session will provide a brief history of the model code and discuss its future direction and resources it will provide to planners, attorneys, and developers.

LAW 125



Revitalizing the Ramshackle: From RINO to NIMBY and Beyond

Moderator:

Anne Best Johnson, Tetra Tech

Speakers:

Matt Ashby, Ayres Associates
Ann Christensen, DHM Design
Pamela French-Hora, Tetra Tech
Tom Parko, Weld County

Industrial development is a necessary land use, primary employer, and source for products that support the economic health of our communities. The evolution of industrial development has changed as the needs of industry have changed, as citizens have become engaged in the planning process, and as land use planning processes have changed. With the reclaiming of our urban centers as lifestyle communities, former industrial yards are sprouting lofts and housing breweries. But as this "INDentrification" pushes a vital employment use to greener pastures, how are communities coping with the change? Join us to learn how infill and reuse are enlivening former downtown industrial sites, while gaining perspective on the challenges associated with setting up an industrial use with new neighbors. We will discuss how adaptive reuse is revitalizing former industrial districts and how new industrial development needs to be accommodated for balanced growth.

LAW 290
CREDITS: 1

AGENDA



FRIDAY, MARCH 17TH

10:15 AM - 11:45 AM



A City in Transition: Building the Diverse City of Tomorrow

Moderator:

Robert Watkins, City of Aurora

Speakers:

Andrea Amonick, City of Aurora

John Houseal, Houseal Lavigne Associates

Kim Stuart, City of Aurora

Aurora is a large city, with a population larger than St. Louis or Pittsburgh. As it transitions from a suburban community to an urban one, Aurora is strengthening its diversity. But Aurora's diversity extends beyond the city's majority/minority status and the immigrants who encompass 20 percent of the population. Aurora is utilizing a holistic approach to diversity, taking advantage of new business development opportunities, housing types and place making. At the same time, Aurora is raising awareness about a city worth discovering. Learn how Aurora is trying innovative approaches to build a diverse community and a healthy, sustainable future.

LAW 165



Smart Cities: New Urban Technologies and the Legal Questions They Raise

Moderator:

Stephen R. Miller, University of Idaho College of Law

Speakers:

Cole Finegan, Hogan Lovells

Jamila Jefferson-Jones, University of Missouri Kansas City School of Law

George Karayannis, Panasonic Enterprise Solutions Company

Technology is increasingly woven seamlessly into the built environment from the earliest moments of planning and development. This includes sensors that produce data from the patterns of ordinary life, which in turn offer new approaches to regulation and incentives. It also includes the proliferation of apps—public and private—that help us navigate the city and control our environments in completely new ways. The potential environmental and economic benefits are profound; so, too, are the potential problems. This session will investigate what the land use community needs to know to make the most of smart city technology while avoiding its pitfalls.

LAW 155
CREDITS: 1



LUNCH

11:45 AM - 1:15 PM



PLENARY LUNCH:

The Brave New World of Connected-Autonomous Vehicles

Speakers:

Larry Head, University of Arizona

Arthur C. Nelson, University of Arizona

Must have RSVP'd to attend.

Connected-autonomous vehicles (CAVs) will transform America's transportation system. "Connected" because vehicles will be guided by electronic systems connecting them to highways as well as to each other. "Autonomous" because they will be mostly if not completely driverless. The trouble is that planners do not fathom the technology or its implications. This luncheon session will help close the gap.

DRISCOLL
BALLROOM

GENERAL LUNCH — LAW Forum

Take advantage of some free time to network with other attendees and visit the exhibitors.

AGENDA

FRIDAY, MARCH 17TH



1:00 PM - 4:30 PM



TOUR: *Must have RSVP'd to attend.*

Urban Revitalization: Aurora's Stanley Marketplace and Westerly Creek

Speakers:

Andrea Amonick, City of Aurora
Mark Shaker, Stanley Market

Meet in the LAW Forum at 1:00pm. The group will depart promptly at 1:15pm.

Once the location of an Air Force base and a commercial airport, east Aurora is now home to residential developments, urban market places, businesses, and community parks. This tour will begin at the Stanley Marketplace, a community-based commercial site with more than 50 independent businesses housed in an old airplane hangar. From there, the tour will travel through Aurora, where improved infrastructure, new housing developments, a thriving hospital district, and a Cultural Arts District showcase some of the ways Aurora is thriving.

OFFSITE



1:15 PM - 2:45 PM



What's New With Planning on the Front Range?

Moderator:

Peter Pollock, Lincoln Institute of Land Policy

Speakers:

George Adams, City of Aurora
Brad Buchanan, City and County of Denver
Mac Cummins, City of Westminster
Cameron Gloss, City of Fort Collins
Steve Glueck, City of Golden
Rita McConnell, City of Arvada
Travis Parker, City of Lakewood
Peter Wysocki, City of Colorado Springs

The metropolitan region along the Front Range of Colorado is made up of many local governments, each one plotting its own course. Bringing together the planning directors from some of the Front Range's leading communities can help paint a picture of the larger region's future. As key political appointees, each city's planning director becomes the lightning rod for issues as diverse as urban design, neighborhood character, and redevelopment. What do they see on the horizon as the building boom takes hold? What new directions might unfold over the next several years? What new innovations in policy, planning, programs and projects do they see coming?

LAW 165

AGENDA

FRIDAY, MARCH 17TH



1:15 PM - 2:45 PM



Get Ahead of the Connected-Autonomous Vehicle Curve or Get Run-Over

Moderator:

Arthur C. Nelson, University of Arizona

Speakers:

Larry Head, University of Arizona

Julian Juergensmeyer, Georgia State University School of Law

John Marshall, Georgia State University

Ronald Milam, Fehr & Peers

Connected-autonomous vehicles (CAVs) will transform America's transportation system. "Connected" because vehicles will be guided by electronic systems connecting them to highways as well as to each other. "Autonomous" because they will be mostly if not completely driverless. The trouble is that planners do not fathom the technology or its implications. This roundtable builds on the lunchtime plenary presentation and will explore the planning, policy, legal, and economic implications.

LAW 155



Work the Problem: Preserving Manufactured Home Parks to Ensure Inclusivity

Moderator:

Beth Sorce, Grounded Solutions Network

Speakers:

Amy A. Cotter, Lincoln Institute of Land Policy

Sue Beck-Ferkiss, City of Fort Collins

Manufactured housing communities are a critical source of naturally occurring affordable homeownership—especially for households earning less than 50% AMI. Originally sited on the outskirts of town, manufactured housing communities now find themselves located on some of our most valuable land and facing significant infrastructure issues as they age. This session will ask challenging questions like, who lives in manufactured housing? How do manufactured housing communities advance inclusivity? Is preserving these communities the best use of land? In this "work the problem" session, we might not answer each of these questions, but we'll move towards sharing best practices.

LAW 370



Land Use and the First Amendment After Reed: A Case Law Update

Moderator:

Brian Connolly, Otten Johnson Robinson Neff + Ragonetti

Speakers:

Cameron Artigue, Gammage & Burnham

John Peloso, Robinson + Cole

Reed v. Town of Gilbert, decided by the U.S. Supreme Court in 2015, changed the "business as usual" of sign regulation. But court cases since Reed have further clarified the First Amendment obligations of local governments, and have touched several areas, including sign and advertising regulation, commercial speech regulation, public forum doctrine, panhandling and homelessness, adult businesses, and other aspects of land use law. This session will provide an overview of recent First Amendment case law and its impact on local land use planning and zoning. We will also discuss practical strategies for complying with Reed.

LAW 280
CREDITS: 1

AGENDA

FRIDAY, MARCH 17TH



1:15 PM - 2:45 PM



Fostering Opportunity through Planning

Speakers:

Lisa Corrado, Henderson Community Development & Services Department
John Tapogna, EcoNorthwest

LAW 270

Recent groundbreaking research has tracked the economic mobility for Americans born in the early 1980s. A deeper dive into the data reveals how local community conditions affect the economic outcomes of children who grow up there. This session will provide an overview of the research and describe how segregation, income inequality, commute times, school quality, and other factors affect young residents' earnings later in life. Then, the session will highlight a series of planning initiatives underway in Henderson, Nevada that are designed to engage diverse populations, evaluate needs, and deliver programming that supports intergenerational economic mobility.



Don't Trip Over Parking, Part Two

Moderator:

Karen Hancock, City of Aurora, CO

Speakers:

Anthony Avery, City of Aurora
Reid Ewing, University of Utah College of Architecture & Planning

LAW 170

Revisiting a popular session from the 2016 conference, this session addresses parking: how much parking is too much or too little? Planners all over the country struggle with parking ratios in their zoning codes. In the Intermountain West, planners are questioning the validity of the Institute of Transportation Engineers (ITE) Trip Generation manual to determine demand. A new study published by the University of Utah that focuses on parking ratios at Transit Oriented Developments may provide some answers. This panel includes speakers who are evaluating parking codes, looking at methods of calculating trip generation, and questioning business-as-usual methods. Case studies will be used as a key to identifying ways to improve the way planners are planning for parking.

2:45 PM - 3:00 PM

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AGENDA

FRIDAY, MARCH 17TH



3:00 PM - 4:30 PM



Fast & Furious

Moderator:

Karen Hancock, City of Aurora, CO

Speakers:

Yvette Freeman, Progressive urban Management Associates

Kate Hogan, Audubon Society of Greater Denver

Pranietha Mudliar, University of Denver
IRISE Program

Sarah Nurmela, City of Westminster

Daniel Olmos, University of Denver
IRISE Program

Justin Pidot, University of Denver
Sturm College of Law

Dean Saitta, University of Denver
Department of Anthropology

Jonathan Wachtel, City of Lakewood

Tareq Wafaie, Clarion Associates

This fun and interactive session will cover a range of topics in quick succession as speakers have only seven minutes to present on their topic. At the end of the session, the audience will vote on their favorites.

LAW 155



Community Based Planning for Private Property

Moderator:

David Gaspers, City of Denver

Speakers:

Brad Dodson, City and County of Denver

Kate Iverson, Regional Transportation Department

Chris Parezo, Civitas

In 2015, the City of Denver embarked on an ambitious station area planning process to establish a VISION for transit oriented, urban infill redevelopment at the former Gates property in order to guide redevelopment of 50 acres of vacant land under single ownership. This session will describe how a proactive and robust outreach process created a vision for creating a 'heart' for six neighborhoods, connecting disenfranchised communities to regional public transportation, and encouraging redevelopment of a commuter park-and-ride station to a new mixed use urban center; all with a developer team following closely behind with their conceptual design.

LAW 170



Community Land Trusts: An Old Tool Helping New Faces

Speakers:

Jennifer-Grace Ewa, University of Denver

Jane Harrington, Colorado Community Land Trust

Eric Kornacki, Re:Vision

Community land trusts (CLTs) can be a vital tool for creating affordable housing in drastically gentrifying areas, slowing the speed of gentrification and displacement of low income and minority communities. This session will cover the basic legal mechanisms of creating CLTs in metropolitan areas. The topics will cover the gentrification in Denver; the CLT as a model of inclusive affordable housing; and the legal creation of a CLT.

LAW 270
CREDITS: 1

AGENDA

FRIDAY, MARCH 17TH



3:00 PM - 4:30 PM



It's Not Your Granny's Flat Anymore: How to Design and Sustain Age Friendly Communities

Speakers:

Rachel Cohen, Aging-Dynamics
Cate Townley, Colorado Department of
Public Health and Environment

Creating and sustaining aging friendly communities requires a deep understanding of older adult's needs and how the physical environment impacts ability to age successfully. The aging wave is exposing gaps in housing and shortcomings in infrastructure that are creating barriers for older adults to remain in their neighborhoods, essentially resulting in communities that are far from inclusive for vulnerable populations. This session will highlight innovative tools and approaches to housing and transportation for an aging population. Using an interactive approach, attendees will gain an understanding of the needs of older adults and how to incorporate into their projects and plans.

LAW 165
CREDITS: 1



Collaborative Regional Planning: A Tool for Helping Gateway & Small Resort Communities Thrive

Speakers:

Dylan Corbin, University of Utah
Cory MacNulty, National Parks
Conservation Association
Danya Rumore, University of Utah
Environmental Dispute Resolution Program

Western gateway communities and small resort towns face a variety of challenges, ranging from pressure on transportation systems and natural resources to concerns about affordable housing and loss of community character. Addressing these issues often requires a collaborative and regional planning approach. This roundtable session will introduce a newly developed toolkit aimed at supporting regional collaborative planning in gateway and small resort communities and share the example of the Zion regional collaborative planning effort. It will engage participants in dialogue about the toolkit and strategies for helping gateway and small resort towns thrive amid current and emerging challenges.

LAW 125

SAVE
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Join RMLUI for the
Western Places / Western Spaces
Conference in 2018 on
March 8 & 9.

