

WESTERN PLACES |||||
WESTERN SPACES

2024
BUILDING

STRONG

COMMUNITIES:



Lessons for the west

MARCH 7-8



Sturm College of Law
UNIVERSITY OF DENVER



**Rocky Mountain
Land Use Institute**
UNIVERSITY OF DENVER



SUMMIT

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BUILDING STRONG COMMUNITIES: *Lessons for the West*

Communities across the Rocky Mountain West are experiencing the impacts of a warmer, dryer climate; are facing uncertainties about an economy shifting away from traditional industries and towards emerging technologies; and are anticipating the needs of a growing population that is older and more diverse than in the past. This "new normal" has the potential to be destabilizing, as we face increased risks of natural disasters and the dislocation associated with economic and demographic changes. Understanding these risks, however, we can also catalyze investments to build strong, resilient communities capable of adapting to, and thriving within the "new normal."

As we consider the challenges and opportunities ahead, we must explore ways to plan and develop communities that are prepared for the "new normal." Can we leverage federal investments to build the foundation for thriving communities? Can we address the high cost of living facing so many of our communities to ensure that we grow in ways that are inclusive and equitable, providing housing, access to jobs, and opportunity across the economic spectrum? Can we resist the pressure to build housing in marginal and hazardous places like floodplains and the wildland–urban interface, and mitigate the risks to those communities that are in the path of the next disaster? How do we manage increasingly scarce resources like water in ways that are equitable and fair? And what energy infrastructure do we need to power our future economy? Finally, can we Westerners adapt, culturally and politically, to the changing realities in our communities, and invest in the policy tools that could enhance our long-term resilience?

This year's conference will feature tracks focused on housing affordability and water in the West, as well as a variety of sessions that offer practical solutions to updating zoning codes; that address hot topics in planning; that provide updates on the latest legal developments affecting land use and real estate; and that address professional responsibility, ethics, equity, diversity and inclusiveness.

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.

AGENDA-AT-A-GLANCE

THURSDAY, MARCH 7th



7:30 - all day Registration — Law Forum

7:30 - 8:30am Breakfast — Law Forum *Sponsored by* ROOT POLICY RESEARCH

8:30 - 10:00am / Keynote Address — Davis Auditorium

Christopher Coes
Assistant Secretary of Transportation Policy, U.S.D.O.T.

Sponsored by
OTTEN JOHNSON
ROBINSON NEFF + RAGONETTI, LLP

10:00 - 10:30am Break — Law Forum

10:30 - 12:00pm

<p>Zoning and Housing Affordability...again.</p> <p><i>Sponsored by</i> GAMMAGE BURNHAM <small>Attorneys at Law</small></p> <p>● L LAW 165</p>	<p>Updates from the Colorado River</p> <p>● LAW 155</p>	<p>Ethics, Equity, Diversity & Inclusiveness in Land Use Law</p> <p>● E EQ LAW 412</p>
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12:00 - 1:30pm
General Lunch — LAW Forum

Housing Discussion Lunch — LAW 165
Housing Innovations Against All Odds *(Discussion begins at 12:15)*

Sponsored by
 OAKWOOD HOMES

1:30 - 3:00pm

<p>Legal Barriers to Housing Access: Covenants & HOAs</p> <p>● L LAW 165</p>	<p>Water, Smart Growth & the Role of Counties</p> <p>● LAW 155</p>	<p>Equity & Ethics for Planners</p> <p>● PQ PE LAW 412</p>
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3:00 - 3:15pm Break — Law Forum *Sponsored by* **usbank**

3:15 - 4:45pm

<p>Financing Housing to Create Access</p> <p><i>Sponsored by</i> usbank</p> <p>● LAW 165</p>	<p>Sackett v. EPA Waters of the West</p> <p>● L LAW 155</p>	<p>Roundup of Land Use Law in the West</p> <p><i>Sponsored by</i> FGMC <small>FOOTNOTED: COUNSELING THE DEVELOPMENTAL CHALLENGES OF ATTORNEYS AT LAW</small></p> <p>● L LAW 412</p>
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5:00-6:30pm **Network Reception — Law Forum** *Sponsored by* **GARY**
COMMUNITY VENTURES

- Housing Affordability
 - Water in The West
 - Hot Topics in Land Use Law & Planning
 - Professional Responsibility & Ethics
 - Public Engagement & Process
- PQ: AICP Equity PE: AICP Ethics L: AICP Legal E: CLE Ethics EQ: CLE Equity *AICP and CLE credits pending.*

AGENDA-AT-A-GLANCE

FRIDAY, MARCH 8th

BUILDING

STRONG

COMMUNITIES: *Lessons for the west*

7:30 - all day Registration — Law Forum

7:30 - 8:30am Breakfast — Law Forum *Sponsored by* 

8:30 - 10:00am

Construction Defects Law: Protecting Consumers or Limiting Affordable Housing?

  LAW 165

Arizona's Assured Water Supply Program

Sponsored by  WITHHEY MORRIS LLC
ATTORNEYS AT LAW

  LAW 155

Before & After the Needle Starts Moving: Plan, Policy & Program Evaluation for Beginners

 LAW 280

10:00 - 10:15am Break — Law Forum

10:15 - 11:45am

Zoned In: Lessons Learned in Modern Zoning Reform

 LAW 165

Planning for Disaster: Hot Topics in Hazard Mitigation

 LAW 155

Reviving Downtowns in a Post-COVID Era

 LAW 280

Quick Fixes: Low-Hanging Fruit When Your Development Code Needs a Sustainability Tune-Up

 LAW 412



12:00 - 1:30pm
Lunch — LAW Forum *Sponsored by* 

1:30 - 3:00pm

Exactions are Back at the Supreme Court

  LAW 165

Building Strong Communities Through Natural Infrastructure

 LAW 155

Mistakes were Made... and Lessons Learned

 LAW 280

Western Matters: Meeting Communities Where They Are / Meaningful Public Engagement

 LAW 412

3:00 - 3:15pm Break — Law Forum

3:15 - 4:45pm

What's Up with Planning on the Front Range?

 LAW 165

Planning for Wildfire: A Recipe for Success

 LAW 155

The Colorado Project: Statewide Collaboration in Pursuit of a Strategy for Sustainable & Inclusive Growth

 LAW 280

3:00-6:00pm Cheever Workshop (*by rsvp only*) — LAW 412

 Housing Affordability  Water in The West  Hot Topics in Land Use Law & Planning  Professional Responsibility & Ethics  Public Engagement & Process

PQ: AICP Equity PE: AICP Ethics L: AICP Legal E: CLE Ethics EQ: CLE Equity *AICP and CLE credits pending.*

THURSDAY, MARCH 7th

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COMMUNITIES: *Lessons for the west*

● Housing Affordability ● Water in The West ● Hot Topics in Land Use Law & Planning ● Professional Responsibility & Ethics ● Public Engagement & Process

8:30am - 10:00am

2024 KEYNOTE: Christopher Coes

David Auditorium



SPEAKER:

Christopher Coes, *Assistant Secretary for Transportation Policy, U.S.D.O.T.*

Christopher Coes serves as the Assistant Secretary for Transportation Policy in the Office of the Assistant Secretary for Transportation Policy. Coes previously served as Vice President for Land Use and Development at Smart Growth America (SGA), Senior Fellow at the Brookings Institute, Professor at George Washington University, and Deputy Director and Senior Advisor for the Transportation for America campaign.

Sponsored by

OTTEN JOHNSON
ROBINSON NEFF + RAGONETTI

10:00 - 10:30am Break — Law Forum

10:30am - 12:00pm

Zoning and Housing Affordability....again

L

Law 165

The housing affordability crisis continues unabated across the West, and state and local governments are experimenting with a variety of zoning and land use tools to reduce costs and increase affordability. This session will provide updates from the front lines, covering the latest attempts by state legislatures to implement land use reforms and discussing who is getting it right and why. We will also explore emerging concepts that hold promise for moving the needle on affordability.

MODERATOR:

Heidi Aggeler, *Managing Director/Co-Founder, Root Policy Research*

SPEAKERS:

Solomon Malick, *President, Peak Government Affairs*

Stephen Anderson, *Attorney/Partner, Gammage & Burnham*

Kelly Lynch, JD, AICP, *Executive Director, Montana League of Cities & Towns*

Dana LeWinter, *Chief of Public & Community Engagement, Massachusetts Housing Partnership*

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&
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Attorneys at Law

THURSDAY, MARCH 7th

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10:30am - 12:00pm

Updates from the Colorado River

Law 155

The Colorado River is in crisis, and negotiators from across the upper and lower basins are working to find ways of stretching and allocating too little water across too many needs. This session will provide an update on these negotiations, will consider the challenges ahead, and will engage a dialogue about where we should be headed to meet the water supply needs of the future.

MODERATOR:

Jennifer Gimbel, *Senior Water Policy Scholar, Colorado Water Center, Colorado State University*

SPEAKERS:

Aaron Citron, *Associate Director of External Affairs, The Nature Conservancy in Colorado*

Carly Jerla, *Senior Water Resource Program Manager, U.S. Bureau of Reclamation*

Amy Ostdiek, *Section Chief - Interstate, Federal, & Water Information Section, Colorado Water Conservation Board*

Ethics, Equity, Diversity and Inclusiveness in Land Use Law

E EQ

Law 412

Land use planning, zoning, and real estate development often raise issues of discrimination, bias, and exclusion. This panel explores a lawyer's ethical obligations under the Rules of Professional Conduct and the law governing lawyers relating to discrimination, harassment, and implicit bias, using a series of hypotheticals reflecting typical scenarios in the practice of land use law. This session is designed to meet the requirements for CLE ethics credits, including EDI credits.

MODERATOR:

Claire N.L. Havelda, *Attorney, Brownstein Hyatt Farber & Schreck*

SPEAKERS:

Nina Williams, *Attorney, Wilson Williams Fellman Dittman*

Eli Wald, *Charles W. Delaney Jr. Professor of Law, University of Denver Sturm College of Law*

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12:00pm - 1:30pm LUNCH — Law Forum

Housing Discussion Lunch (Discussion begins 12:15)

Law 165

Housing Innovations Against All Odds

Builders are creative in developing housing options designed to meet evolving needs, but often run into obstacles in implementing their concepts. This roundtable discussion considers cutting edge housing concepts that are pushing against the limits of our regulatory systems. Grab your box lunch and come engage in a discussion about some emerging housing concepts and what reforms might be needed to accommodate them.

SPEAKERS:

Jeff Handlin, *Founder/President, Oread Capital & Development*

Randy Bauer, *Vice President Land, Oakwood Homes*

1:30pm - 3:00pm

Legal Barriers to Housing Access: Covenants and HOAs

L

Law 165

Even when governments get the zoning right, other legal barriers can prevent construction of housing that is affordable and accessible. This panel pulls back the curtain to reveal the private land use regulations BEYOND zoning that create roadblocks to building affordable housing and preclude creative solutions to provide much-needed housing. Experts will consider the role of private covenants, homeowners associations, and other private controls and offer ideas about how to ensure that well-intentioned policy initiatives do not unintentionally prevent efforts to address the housing crisis.

MODERATOR:

Dwight Merriam, *FAICP, Attorney*

SPEAKERS:

Cynthia Stovall, *Attorney, Sherman & Howard*

Joseph Lubinski, *Attorney, MDH Law Group*

Richard Brooks, *Professor of Law, NYU School of Law*

Carol Brown, *Professor of Law, University of Richmond School of Law*

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1:30pm – 3:00pm

Water, Smart Growth and the Role of Counties

Law 155

The adequacy of our water supply and questions about how far we can stretch our diminishing supply are inextricably linked to land use. The demand for new water to supply growth – and conflicts with agricultural and other rural uses – is playing out in western counties, where planning for water is emerging as a hot topic. This panel explores how counties are beginning to plan for growth while also considering the constraints of their available water supplies.

MODERATOR:

Scott Williamson, *Land Use & Water Planner, Colorado Department of Local Affairs*

SPEAKERS:

Torie Jarvis, *Attorney/Partner, Sullivan Green Seavy*

Richard Hubler, *Land Use & Building Director, Alamosa County*

Larry Mugler, *Demographic Planner, Arapahoe County*

Equity and Ethics for Planners

PQ PE

Law 412

This session will explore the application of overarching equity principles and actionable tools to create equitable communities. Two APA policy guides, Planning for Equity and Equity in Zoning, as well as the AICP Code of Ethics, will form the basis for this interactive session. Using typical scenarios facing planners, this session will explore the ethical obligations of planners in the context of this most recent equity guidance. This session is designed to meet the requirements for AICP ethics credits including the mandatory Equity credit.

SPEAKERS:

Don Elliott, *FAICP, Senior Consultant, Clarion Associates*

Susan Wood, *FAICP, Planning Project Manager, Regional Transportation District*

Mary Kay Delk, *FAICP, Principal, MK Peck Associates*

3:00pm - 3:15pm Break — Law Forum

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3:15pm - 4:45pm

Financing Housing to Create Access

Law 165

Rising interest rates and construction costs make financing affordable housing ever more difficult. State and local governments are increasingly stepping into the breach, finding creative ways of filling the gaps in the capital stack. This panel covers new and innovative approaches to real estate finance that direct more resources towards affordable and workforce housing.

MODERATOR:

Vivek Sah, *Director, Burns School of Real Estate & Construction Management, University of Denver*

SPEAKERS:

Dan Smith, *Senior Vice President and Director of Client Services, US Bank Impact Finance Group*

Mark Falcone, *Founder/CEO, Continuum Partners*

Luke Teater, *Principal, Thrive Economics*

Brian Connolly, *Professor of Business Law, University of Michigan*

Sponsored by



Sackett v. EPA and Waters of the West

L

Law 155

The US Supreme Court's recent decision to limit protection of certain wetlands will have broad implications for regulation of ephemeral streams and development in the West. This session will provide an overview of the long-standing debate about the regulation of "waters of the US" and the likely impact of this ruling in a region where many wetlands will no longer be protected from development. The emphasis will be on identifying real world examples of the change in jurisdiction, as well as steps local governments can take to protect wetlands no longer federally protected.

MODERATOR:

Stephen Miller, *Professor of Law, University of Idaho College of Law*

SPEAKERS:

Stu Gillespie, *Supervising Senior Attorney, EarthJustice*

Jim Murphy, *Director of Legal Advocacy, National Wildlife Federation*

Jonathan Rosenbloom, *Professor of Law, Albany Law School*

John Kolanz, *Attorney/Partner, Otis Bedingfield*

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3:15pm - 4:45pm

Roundup of Land Use Law in the West

L

Law 412

This panel will provide a roundup of legal developments from around the West, addressing important regulatory trends and court decisions affecting land use and real estate law and policy.

Sarah Schindler, *Professor of Law and Director of the Environmental & Natural Resources Law Program*

SPEAKERS:

David Foster, *Attorney/Co-Managing Partner, Foster Graham Milstein and Calisher*

Craig Call, *Attorney/Chairman/Shareholder, Anderson Call Wilkinson; Executive Director, Utah Land Use Institute*

Corey Hoffmann, *Attorney/Director/Shareholder, Hoffmann, Parker, Wilson, & Carberry*

Benjamin Tate, *Attorney, Withey Morris Baugh*

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5:00pm - 6:30pm

Network Reception

Law Forum

Sponsored by



FRIDAY, MARCH 8th

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8:30am - 10:00am

Construction Defects Laws: Protecting Consumers or Limiting Affordable Housing?

L

Law 165

Construction defects laws are said to be limiting the supply of affordable condominium projects, a form of housing that has historically served as an entry point into the housing market. This panel reports on a recent study from the Common Sense Institute about the decline in condominium construction in Colorado, examines how the policy environment in Colorado compares to other states, and explores policy proposals that could help spur production of this missing housing type.

MODERATOR:

Peter LiFari, *Executive Director, Maiker Housing Partners*

SPEAKERS:

Robyn Asbury, *President, Lokal Homes*

Bruce Likoff, *Attorney/Of Counsel, Bryan Cave Leighton Paisner*

Kathie Barstnar, *Executive Director, NAIOP Colorado - Commercial Real Estate Development Association*

Arizona's Assured Water Supply Program: Impacts on Growth and Development

L

Law 155

Arizona law requires that developers demonstrate a 100-year "Assured Water Supply" to build new subdivisions in the Phoenix and Tucson areas. In June 2023, the state imposed a moratorium on approvals for new subdivisions that would rely on local groundwater to meet the 100-year Assured Water Supply requirement. At the same time, the Phoenix and Tucson metro areas are bracing for cuts in another important source of supply: Colorado River water. This panel addresses how water challenges and related regulations may impact growth and development in the booming cities of Arizona and offers lessons to other communities in the region on how to ensure an adequate water supply for new growth.

SPEAKERS:

Sarah Porter, *Attorney/Director, Kyl Center for Water Policy, Arizona State University*

Alexandra Arboleda, *Attorney, Gammage & Burnham*

Alex Hayes, *Attorney, Withey Morris Baugh*

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8:30am - 10:00am

Before and After the Needle Starts Moving: Plan, Policy, and Program Evaluation for Beginners

Law 280

Non-profits, foundations, and state governments are increasingly requiring evaluations of their work, yet planners and other professions that shape our communities and our collective future routinely have little training in, or exposure to, policy and program evaluation. So, how can we demonstrate the actual – not expected – impact of planning, policy, and programmatic interventions on the communities we serve? Join practicing planners and experienced evaluators to learn how to identify unintended consequences, make mid-way policy adjustments, engage cross-system partners, and hold policy designers and decisionmakers accountable for the public promises made without adding hurdles, wasting time, and delaying action.

CO-MODERATORS / SPEAKERS:

Brad Calvert, *Principal Planner, City of Steamboat Springs*

Analiese Hock, *Principal City Planner, Programmatic Implementation Supervisor, City and County of Denver*

SPEAKERS:

Kristin Klopfenstein, *Director, Colorado Evaluation and Action Lab, University of Denver*

Mark Seasons, *Professor and Director, School of Planning, University of Waterloo*

10:00am - 10:15am Break — Law Forum

10:15am - 11:45am

Zoned In: Lessons Learned in Modern Zoning Reform

Law 165

As western cities strive towards creating more sustainable, equitable, and inclusive neighborhoods, many are working towards zoning code updates that enable compact development, new forms of housing, increased density, and mixed use – and often facing stiff opposition and political peril. This panel explores the experiences of Boise and Fort Collins, offering advice and lessons learned in the journey towards smarter growth.

MODERATOR:

Erik Kingston, *Housing Resources Coordinator, Idaho Housing and Finance Association*

SPEAKERS:

Jessica Szlag, *Deputy Planning Director, City of Boise Planning & Development Services*

Ted Shepard, *Planning & Zoning Commissioner, Retired Chief Planner, City of Fort Collins*

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10:15am - 11:45am

Planning for Disaster: Hot Topics in Hazard Mitigation

Law 155

Natural disasters are increasing as a result of climate change and have the potential to destroy communities. To build strong and resilient places capable of bouncing back from disasters, local governments need to understand and mitigate natural hazards. This panel focuses on hot topics in planning for natural hazards and resiliency, including uniquely rural perspectives, challenges associated with energy distribution and the grid, and environmental justice issues as they relate to hazard response and recovery.

MODERATOR/SPEAKER:

John Travis Marshall, *Professor of Law, Co-Director of the Center for the Comparative Study of Metropolitan Growth, Georgia State University College of Law*

SPEAKERS:

Anne Miller, *AICP, Director, Colorado Resiliency Office, Department of Local Affairs*

Robin Keegan, *Senior Advisor for Economic Recovery, U.S. Department of Housing and Urban Development*

Reviving Downtowns in the Post COVID Era

Law 280

After decades of investment to activate central business districts, many downtown neighborhoods are now suffering in the wake of a pandemic that fundamentally changed the nature of work. This panel will focus on recent trends, the threats posed to downtowns, the challenges associated with repurposing commercial real estate, and ideas for how we might reverse these trends to ensure that the city centers thrive.

MODERATOR / SPEAKER:

Don Elliott, *FAICP, Senior Consultant, Clarion Associates*

SPEAKERS:

Arthur C. Nelson, *FAICP, Professor Emeritus of Urban Planning & Real Estate Development, University of Arizona*

Jennifer Hensley, *Executive Director, Downtown Boise*

Scott Hobson, *Acting Director of Planning & Community Development, City of Pueblo*

Jim Lindberg, *Senior Policy Director, National Trust for Historic Preservation*

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10:15am - 11:45am

Quick Fixes: Low-Hanging Fruit When Your Development Code Needs A Sustainability Tune-up

Law 412

As communities and their needs change over time, development codes also must adapt and adjust. Now more than ever pressing sustainability issues such as workforce housing, climate change, and natural resource protection are demanding action. However, not every community can afford to hire a consultant to conduct a complete code overhaul and re-write...even when that's desirable. This panel addresses updates that you can make without a consultant that will begin to address your community's key sustainability issues in practical ways, simplify your development review processes, and reduce barriers to good land use decisions without making things more complicated or contentious. Using the Sustainable Community Development Code as a resource, this session will help you make smart quick fixes to your regulations that can help address your most critical issues.

MODERATOR:

Jonathan Rosenbloom, *Professor of Law, Albany Law School*

SPEAKERS:

Chris Duerksen, *Esq., Senior Advisor*

Jackie Lombardi, *Senior Associate, RMI*

12:00 - 1:30pm **LUNCH** — Law Forum

Sponsored by

**Brownstein Hyatt
Farber Schreck**

FRIDAY, MARCH 8th

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1:30 – 3:00pm

Exactions are Back at the Supreme Court

L

Law 165

This year, the U.S. Supreme Court will again consider impact fees and exactions. The case, which addresses legislatively adopted exactions, could have significant implications for how local governments assess fees and pay for growth. This panel will review the existing law of exactions, discuss the arguments before the Court, explore the implications of various possible outcomes, and offer suggestions for how to respond to them.

MODERATOR / SPEAKER:

Brian Connolly, *Assistant Professor of Business Law, University of Michigan School of Real Estate*

SPEAKERS:

Arthur C. Nelson, *FAICP, Professor Emeritus of Urban Planning & Real Estate Development, University of Arizona*

Ashleigh Kanat, *Principal, Economic & Planning Systems*

Brian Duffany, *Principal, Economic & Planning Systems*

Building Strong Communities through Natural Infrastructure

Law 155

Strong, resilient communities will be places that can adapt to a changing climate and that have the capacity to bounce back after natural disasters and other shocks. Nature-based interventions have a critical role to play in creating places that are healthy, resilient, adaptive to increasing heat and climate variability, and capable of weathering the storms ahead. This panel will discuss the role of natural infrastructure, broadly defined, as a key to building strong, sustainable communities and provide examples of ways in which nature is being used to improve the built environment. Speakers will demonstrate new spatial analysis tools that can be used to assess the potential for natural infrastructure to increase community resilience to climate change and other associated disruptive impacts--extreme heat, wildfire, drought, extreme weather events and other factors. Speakers will also describe how these tools can be used to develop landscape-scale natural systems restoration and management.

MODERATOR / SPEAKER:

Brett KenCairn, *Senior Policy Advisor for Climate and Resilience, City of Boulder; Director, Center for Regenerative Solutions*

SPEAKERS:

Paul Chinowsky, *Director, Resilient Analytics*

Christopher Hawkins, *Cities Program Director, The Nature Conservancy in Colorado*

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1:30 – 3:00pm

Mistakes Were Made....and Lessons Learned

Law 280

Even well-intentioned policies can sometimes lead to unanticipated outcomes. This panel explores the “coulda...woulda...shoulda...” of the land use law and policy world, considering the well-intentioned trends that haven’t played out as anticipated. What could we have done better or differently? And how might we fix some of the mistakes that were made? Come share your thoughts about the mistakes that were made and the lessons that might be learned.

MODERATOR / SPEAKER:

Don Elliott, *FAICP, Senior Consultant, Clarion Associates*

SPEAKERS:

Cory Rutz, *Attorney/Shareholder, Otten Johnson Robinson Neff + Ragonetti*

Gerald Dahl, *Attorney/Partner, Murray Dahl Beery Renaud*

Western Matters: Meeting Communities Where They Area | Ideas for the Pursuit of Meaningful Public Engagement

Law 412

During this session, panelists representing tribal, local, and regional governments will discuss how they approach the challenge of gathering meaningful public input for planning processes, while ensuring compliance with open meeting regulations. Each panelist will discuss how they build off their community's unique local culture and needs to meet communities where they are.

MODERATOR:

Andrew Bowen, *Senior Planner, Town of Lyons, CO*

SPEAKERS:

Shelly Wade, *Principal Owner/Lead Facilitator/Planner, Agnew Beck Consulting*

Robert Sheesley, *General Counsel, Colorado Municipal League*

Brian Carver, *Community and Economic Development Director, Bear River Association of Governments*

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3:00 - 3:15pm Break — Law Forum

3:15am - 4:45am

What's Up With Planning on the Front Range?

Law 165

This session is the report out from a morning retreat of city and county planning directors from along the Front Range, from Fort Collins to Colorado Springs. Topics come from the morning agenda set by the directors themselves, but typically deal with issues such as affordable housing, infrastructure, economic development, and land use planning techniques to improve quality of life. The session is structured to encourage individual directors to provide their perspectives. No speeches, no powerpoints.

SPEAKERS:

Sheila Lynch, *Director of Regional Planning & Development, Denver Regional Council of Governments*

Bill Mahar, *AICP, Principal, Norris Design*

Susan Wood, *FAICP, Planning Project Manager, Regional Transportation District*

Planning for Wildfire: A Recipe for Success

Law 155

This session will explore recent regional and national experience in wildfire prevention and recovery, as well as provide resources for local governments to use in adopting their own wildfire prevention regulations and recovery programs.

MODERATOR:

Molly Mowery, *AICP, Executive Director, Community Wildfire Planning Center*

SPEAKERS:

Don Elliott, *FAICP, Senior Consultant, Clarion Associates*

Lisa Ritchie, *AICP, Planning and Building Director, Town of Superior*

Daniel Beveridge, *Fire, Fuels, and Watershed Manager, Colorado State Forest Service*

FRIDAY, MARCH 8th

BUILDING

STRONG

COMMUNITIES: *Lessons for the west*

● Housing Affordability ● Water in The West ● Hot Topics in Land Use Law & Planning ● Professional Responsibility & Ethics ● Public Engagement & Process

The Colorado Project: Statewide Collaboration in Pursuit of a Strategy for Sustainable and Inclusive Economic Growth

Law 280

In 2023, the Korbel School of International Studies and the Scrivner Institute of Public Policy started a new civil discourse initiative called "The Colorado Project." In its first year, the Colorado Project included a group of 35 politically diverse community and policy leaders from throughout Colorado to work together to create a strategy to catalyze sustainable and inclusive economic growth for the state. This panel will address the major themes raised throughout the series, possibilities moving forward, and lessons learned from the first year.

MODERATOR:

Rebecca Montgomery, *Director of Democracy and Civil Discourse Initiatives, Joseph Korbel School of International Studies, University of Denver*

SPEAKERS:

Steve ErkenBrack, *President and CEO, Buell Foundation*

Landon Mascareñaz, *PhD, Co-Founder, The Open Systems Institute; Senior Partner, Colorado Education Initiative*

Jackie Millet, *Mayor, City of Lone Tree, CO*

Rodney Milton, *Executive Director, Urban Land Institute Colorado*

3:00 – 6:00pm

Cheever Workshop (by rsvp only)

Law 412

SPEAKER BIOS

BUILDING

STRONG

COMMUNITIES: *Lessons for the west*

Heidi Aggeler, *Managing Director/Co-Founder, Root Policy Research*

Heidi co-founded Root Policy Research to further the role of applied research in community planning. She started her research and consulting career as an economic analyst at the Federal Reserve Bank of Minneapolis after graduating from the Humphrey Institute at the University of Minnesota. She is a former member of the Denver Planning Board and is a frequent presenter on housing policy. She has been an invited speaker for the American Planning Association (APA), Rocky Mountain Land Use Institute (RMLUI), National Association for County Community and Economic Development (NACCED), and National Association of Housing and Redevelopment Officials (NAHRO).

Stephen Anderson, *Attorney/Partner, Gammage & Burnham*

As a veteran zoning and land use attorney, Stephen Anderson serves as an influential leader on a series of landmark planned unit development (PUD) and entitlement decisions, particularly within the City of Phoenix. His experience extends to due diligence and acquisitions related to utilities, transportation, and retail and residential projects. Stephen has been involved with NeighborWorks America for years, which conveniently dovetails with his zoning and land use expertise. His portfolio of successes includes entitlements for master-planned communities that measure into the thousands of acres, residential subdivisions, retail centers, landfills and transfer stations, cell phone towers and churches. Stephen is well-versed in the land use legalities of solid waste facilities and Arizona's burgeoning alternative energy industry, which has involved interaction with aviation and military officials at both the local and federal levels.

Alexandra Arboleda, *Attorney, Gammage & Burnham*

Alexandra Arboleda is a water, natural resources, and government relations attorney at Gammage & Burnham where she enjoys assisting her clients towards pragmatic and creative solutions. She has extensive experience working on general stream adjudications, groundwater management, and Colorado River issues as well as public policy. Her knowledge of water law and policy has allowed her to develop innovative solutions to secure reliable and resilient water supplies for her clients. Additionally, she was recently elected to her second six-year term on the Central Arizona Water Conservation District Board of Directors where she currently serves as Vice President.

Robyn Ashbury, *President, Lokal Homes*

Robyn has over 20 years of experience in new home sales, marketing and operations. Starting as a marketing coordinator and working her way up through sales management and into division leadership, Robyn has held national executive roles with a large public builder and she brings outstanding strategic leadership to the Lokal team.

Kathie Barnstar, *Executive Director, NAIOP Colorado - Commercial Real Estate Development Association*

Since 1996, Kathie has used a combination of personal experience, knowledgeable staff and state-of-the-art technology to create and nurture an efficient and effective firm, which excels at the functions inherent in a vital organization providing support and management to professional societies, trade associations and corporations, both national and international. She is a two time winner of the Chapter Executive Director of the Year Award from NAIOP – the Commercial Real Estate Development Association. She was honored two more times for her work on the development of a detailed written strategic plan for NAIOP Colorado's Legislative Advocacy Program. In 2017 she received the coveted Capitol Dome Award for her work on energy benchmarking and construction defect litigation reform.

Randy Bauer, *Vice President Land, Oakwood Homes*

Randy is VP of Land at Oakwood Homes and is a Licensed Professional Civil Engineer in the states of Arizona and Illinois. He has 18 years of practical engineering, land acquisition, land development, and vertical construction experience. Most recent work experience entails managing the acquisition and development of large-scale, highly amenitized master planned communities throughout the country for Trilog, the Active Lifestyle Division of Shea Homes. He holds a BS in Civil Engineering from Colorado State University.

SPEAKER BIOS

BUILDING

STRONG

COMMUNITIES: *Lessons for the west*

Daniel Beveridge, Fire Fuels, and Watershed Manager, Colorado State Forest Service

Daniel has been in the role of Fire, Fuels, & Watershed Manager for the Colorado State Forest Service since 2021. In this role, he supports administration and oversight of a variety of programs that primarily serve to reduce wildfire risk across diverse landscapes, while simultaneously improving forest and watershed health and functionality. Daniel spent the majority of his career to date serving communities as a primary wildland firefighter/fire manager with local, state, and federal agencies. He is passionate about risk-based wildfire response, landscape resilience, and community adaptation to wildfire.

Andrew Bowen, AICP, Senior Planner, Town of Lyons, CO

Andrew has spent 10 years working closely with a diverse set of communities in both the public and private sectors. These experiences have ranged from working with economically distressed areas in Appalachia to well-established Resort/Recreation communities in the Mountain West. Over the years, Andrew has gained exposure to a diversity of planning disciplines with projects ranging across the Southeast, Wyoming, and Colorado. Throughout his career, Andrew has sought to perfect a community planning framework that focuses on both the uniqueness of people and place. This model centers around the fundamental belief that community planners must be nimble in both their perspectives and skill/knowledge set.

Richard Brooks, Professor of Law, NYU School of Law

Formerly the Charles Keller Beekman Professor of Law at Columbia Law School, Richard R.W. Brooks focuses his scholarship on contracts and agency, among other forms of business and social organization. Brooks has published numerous books and articles that analyze behavior through the lens of economics, custom, and law. His most recent book, *Saving the Neighborhood: Racially Restrictive Covenants, Law, and Social Norms*, (coauthored with Carol Rose) examines the history and enduring legacy of racially restrictive property agreements (or racial covenants), which the Supreme Court ruled unenforceable in 1948. Yet despite this repudiation, racial covenants lived on in real estate records, influencing the behaviors of lenders, insurers and realtors, as well as the beliefs and expectations of homebuyers and sellers. Over time the impact of racial covenants would fade, but their legal and social significance lingered well beyond 1948. Racial covenants, even without formal enforcement, were effective signals, creating “common knowledge” that guided the actions of real estate professionals and ordinary buyers and sellers in the housing market.

Carol Brown, Professor of Law, University of Richmond School of Law

Professor Carol N. Brown teaches and writes in the areas of property, land use planning, real estate transactions, and housing law. She is the author or co-author of six books on these subjects, including West Academic Publishing’s *Cases and Materials on American Property Law* (7th edition) and *Experiencing Housing Law*, Carolina Academic Press’ *Planning and Control of Land Development: Cases and Materials* (10th edition), as well as a number of law review articles and book chapters. She has served as the chair of the Association of American Law Schools (AALS) Section on Real Estate Transactions and Section on Property Law, among other leadership positions on AALS committees, and is a fellow with the American College of Real Estate Lawyers. Professor Brown is also a member of the Property Section of the National Conference of Bar Examiners which prepares property questions for the Multistate Bar Examination.

Craig Call, Attorney/Chairman/Shareholder, Anderson Call Wilkinson; Executive Director, Utah Land Use Institute

Mr. Call’s legal work has focused on mediation and arbitration, real estate development issues, impact fees, eminent domain, legislation/administrative codes, and municipal law. He uses legal and business education to further his work in retail petroleum, real estate redevelopment, and related industries. He served as Utah’s first Property Rights Ombudsman, where as a state employee he used his legal skills and knowledge to resolve thousands of disputes between property owners and local and state government entities. He originated the non-profit Utah Land Use Institute, which he continues to serve as Executive Director. Through the ULUI he published several books about Utah law and procedure.

SPEAKER BIOS

BUILDING

STRONG

COMMUNITIES: *Lessons for the west*

Brad Calvert, Principal Planner, City of Steamboat Springs

Brad Calvert is a Principal Planner with the City of Steamboat Springs, Colorado. Brad joined the City's Planning and Community Development in 2022 and leads the department's portfolio of long-range planning activities, including design and implementation of plans and policies. Prior to his role in Steamboat Springs, Brad led and worked on teams of planners, economists, and technology professionals to create regional plans, programs, and other coordinated efforts to ensure large metropolitan areas (Atlanta and Denver) have a strong sense of their desired future and the tools necessary to achieve their vision. Brad has more than 25 years of professional planning experience with a variety of organizations, including local governments, regional planning organizations, and non-profits pursuing urban and rural planning agendas and initiatives.

Brian Carver, Community and Economic Development Director, Bear River Association of Governments

Brian is the Community and Economic Development Director for the Bear River Association of Governments. For more than 15 years, he has supported regional and local planning efforts in rural communities of Northern Utah for issues such as capital infrastructure investment, affordable housing, and transportation. A career public sector employee, Brian believes in the critical nature of informed decision-making in public policy and endeavors to be a trusted source for information and best practices to his client communities. He earned a degree in Landscape Architecture and Environmental planning from Utah State University in 2001.

Paul Chinowsky, Principal, Resilient Analytics

Dr. Paul S. Chinowsky is the Director and Co-Founder of Resilient Analytics. Professor Chinowsky is currently conducting research in the areas of infrastructure adaptation to climate change and high-performance organizations. In the area of climate change, Prof. Chinowsky and his team at Resilient Analytics have developed one of the first models that address an engineering perspective on infrastructure adaptation in direct response to climate change. In the area of high-performance organizations, Prof. Chinowsky is actively engaged in research on topics including innovation in the engineering industry, the development of learning organizations, and the role of strategic management in organization success. Prof. Chinowsky is currently focusing on the application of Social Network Analysis to high-performance organizations at the organization and project levels. Dr. Chinowsky has published extensively in the area of organization management and consults with organizations to introduce engineering organizations to the concepts of strategic management.

Aaron Citron, Associate Director of External Affairs, The Nature Conservancy in Colorado

Aaron Citron is the Associate Director of External Affairs for The Nature Conservancy in Colorado. He leads the Conservancy's state legislative and government relations efforts as well as the Colorado chapter's engagement on Colorado River and Colorado water issues. Aaron received his B.A. in history from Emory University and his J.D. from The University of Arizona James E. Rogers College of Law. He is on the Colorado Water Congress board of directors and was appointed by Governor Polis to the Interbasin Compact Committee in February 2019.

Brian Connolly, Assistant Professor of Business Law, University of Michigan School of Real Estate

Brian J. Connolly is an Assistant Professor of Business Law at the University of Michigan, Stephen M. Ross School of Business. His research and teaching centers in the areas of real estate, land use, and development law. His primary research interests include issues of public and private regulation of land use and their relationship to housing affordability and urban redevelopment. Professor Connolly has also written on First Amendment issues related to local government regulation – including signs and outdoor advertising and other free speech issues – as well as fair housing matters in local planning and zoning. Prior to entering academia, Professor Connolly spent over a decade in private law practice in Denver, Colorado, where he represented public- and private-sector clients in zoning, planning, development entitlements, and other complex regulatory matters.

SPEAKER BIOS

BUILDING

STRONG

COMMUNITIES: *Lessons for the west*

Gerald Dahl, Attorney/Partner, Murray Dahl Beery Renaud

Gerald Dahl is a member of the Lakewood firm of Murray Dahl Beery & Renaud. Mr. Dahl serves as Town Attorney for Georgetown, Poncha Springs and Mt. Crested Butte and City Attorney for Wheat Ridge, Colorado. He is a former general counsel to the Colorado Municipal League and maintains a statewide practice in local government law.

Mary Kay Delk, FAICP, Principal, MKPeck Associates

Mary Kay Peck, FAICP, is the founding principal of MKPeck Associates. She has developed and managed award-winning planning projects, put into action strategic plans and implemented organization-wide improvement systems. Her expertise is in leadership, management, planning and facilitation. Peck serves as an adjunct professor at Saint Petersburg College, teaching an introductory planning course. She is past national president of the American Planning Association and currently serves as President of the APA Foundation Board. For her work in community service and leadership, she has been honored as a Fellow of the American Institute of Certified Planners.

Chris Duerksen, Esq., Senior Advisor, Clarion Associates

Christopher Duerksen, Esq., is chairman of the board of the Sustainable Development Code and a senior advisor, at Clarion Associates LLC, a land use consulting firm he founded and served as managing director of from 1991 to 2010. He has represented local governments, nonprofits, and the private sector in a variety of land-use and zoning matters and specializes in smart growth and sustainable development code revisions, historic preservation, natural resource protection strategies, and airport-area development. He has completed ground-breaking sustainable code diagnosis, revisions and model ordinances for cities, counties, regional governments such as Salt Lake City, Washington, D.C., Tucson, AZ, and the Capitol Region (Hartford, CT) Council of Governments. Chris co-founded the Rocky Mountain Land Use Institute at the University of Denver Law School where he conceived the Model Sustainable Development Code project. Duerksen has written and spoken extensively on land use issues across the United States and has authored many books and articles on land use and conservation issues, including *True West: Authentic Development Patterns for Towns and Rural Areas*, *Nature Friendly Communities*, and *Saving the World Through Zoning: The Sustainable Community Development Code*.

Brian Duffany, Principal, Economic & Planning Systems

As a Principal with EPS, Brian is well versed in each of EPS' practice areas. He specializes in complex, often long range, multidisciplinary assignments including regional market analysis and forecasting, transportation corridor development strategies, policy studies, and economic and real estate impacts of infrastructure projects. Brian also manages projects involving more site specific real estate market and financial analysis, economic and fiscal impact analysis, transit oriented development planning and implementation, public financing analysis, and public-private partnerships. He is also one of the firm's practice leaders in resort economics, with project experience in most Colorado resort and down valley communities. Brian holds a Master's Degree in Urban and Regional Planning from Cornell University in Upstate New York, and a Bachelor of Arts from Colby College in Maine. Brian has spoken at State and National conferences, is affiliated with the American Planning Association, the Urban Land Institute, and Mile High Connects.

Don Elliott, FAICP, Senior Consultant, Clarion Associates

Donald L. Elliott, FAICP, is a Senior Consultant with Clarion Associates, LLC, a national land use consulting firm. Don's practice focuses on land development regulation, fair and affordable housing, and international land and urban development issues. He was one of eight authors who drafted the APA Equity in Zoning Policy Guide. Don has assisted over 70 U.S. communities to update plans and regulations related to housing, zoning, subdivision, fair housing, 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 30 years. Don teaches graduate-level courses on Land Use Regulation at the University of Colorado at Denver School of Architecture and Planning.

SPEAKER BIOS

BUILDING

STRONG

COMMUNITIES: *Lessons for the west*

Steve ErkenBrack, *President and CEO, Buell Foundation*

Steve ErkenBrack brings a diverse and extensive 40-year career in law, healthcare, and government to his position as the new President & Chief Executive Officer (CEO) of the Buell Foundation. He has previously served as President & CEO of Rocky Mountain Health Plans, as Mesa County District Attorney, and as Colorado's Chief Deputy Attorney General. Additionally, ErkenBrack founded two law firms: one in the 1980s in Grand Junction and another in the 1990s spanning the Front Range and the Western Slope with locations in Denver and Grand Junction, where he specialized in litigation. His most recent position was Of Counsel with Hoskin Farina & Kampf, P.C., in Grand Junction. The Colorado legislature repeatedly appointed him as its representative on multiple healthcare commissions and boards. The Colorado Supreme Court appointed ErkenBrack to the Colorado Board of Law Examiners, where he served as Chair.

Mark Falcone, *Founder/CEO, Continuum Partners*

Mark Falcone founded Continuum Partners, LLC in Denver in 1997. Since its inception Continuum has successfully completed over \$2.5 billion of development and established itself as a national leader of complex, mixed use urban infill projects. Throughout his career Mark has been actively engaged in the dialog to advance more sustainable settlement patterns within his industry and amongst public policy makers. Over the years Mark has served in several volunteer leadership positions for the Nature Conservancy, a not for profit affordable housing developer and other various organizations focused on the issues and challenges of our built environment. Mark has also served on other boards including NEA's Mayor's Institute on City Design, Colgate University and the Bonfils Stanton Foundation.

David Foster, *Attorney/Co-Managing Partner, Foster Graham Milstein and Calisher*

David is a co-managing partner of Foster, Graham Milstein & Calisher, LLP. David's legal practice focuses on land use and real estate development matters. He is experienced in the complexities of all areas of land use law and real estate development including entitlements, annexation, infill redevelopment, mixed use, zoning, transportation and infrastructure development, facilities development agreements, and intergovernmental agreements. David is also involved with many governmental affairs issues both at the local and state level. To those who know David, they consider him a deal maker and uniquely adept at balancing public and private interests in finding a better way to do the deal - better in terms of creativity, efficiency and the ability to bring parties with seemingly disparate interests to common ground.

Stu Gillespie, *Supervising Senior Attorney, EarthJustice*

Stu Gillespie is a supervising senior attorney with Earthjustice's Rocky Mountain office. His practice focuses on protecting our public lands and wildlife, while ensuring clean water for all. At Earthjustice, Stu has successfully represented Tribal clients in their efforts to prevent hard-rock mining and the rollback of Clean Water Act protections. While at the Department of Justice, he helped defeat an attack on BLM's authority to protect spotted owl habitat in the western Oregon's old-growth forests. Prior to joining Earthjustice, Stu was a trial attorney with the Department of Justice, Environment and Natural Resources Division, where he represented the U.S. Forest Service, Bureau of Land Management (BLM), and other agencies in a variety of public lands cases.

Jennifer Gimbel, *Senior Water Policy Scholar, Colorado Water Center, Colorado State University*

Jennifer Gimbel is a Senior Water Policy Scholar at the Colorado Water Center. She is currently focused on Colorado River issues, with an emphasis on the Upper Basin. Jennifer has experience in law and policy on national and state water issues. She was the Principal Deputy Assistant Secretary for Water & Science at the Department of the Interior, overseeing the U.S. Geological Survey and Bureau of Reclamation. She also was Deputy Commissioner for the Bureau of Reclamation and Counselor to the Assistant Secretary. Jennifer was the Director of the Colorado Water Conservation Board, the water policy agency for Colorado. As a water lawyer, she worked for the Attorney General's Offices in Wyoming and Colorado. She has over 30 years of experience on water issues.

SPEAKER BIOS

BUILDING

STRONG

COMMUNITIES: *Lessons for the west*

Jeff Handlin, Founder/President, Oread Capital & Development

Jeff is the Founder and President of Oread Capital & Development. Prior to founding Oread Capital & Development, Mr. Handlin served in executive roles at recognized national homebuilding and real estate development companies including: Founding Partner of Starwood Land Ventures; Officer and National Vice President for M.D.C. Holdings, Inc., the parent company of Richmond American Homes; and Vice President with Taylor Woodrow (now known as Taylor Morrison). At M.D.C. Holdings, Mr. Handlin managed all land matters and personnel company-wide, representing over 12,000 residential lots across the U.S. between 2009 and 2011, with acquisition costs over \$600 Million. Also while at M.D.C., Mr. Handlin led the acquisition of SDC Homes, at the time the third-largest homebuilder in the Seattle market. Beginning in 2007, prior to his time at M.D.C., Mr. Handlin was a founding partner in Starwood Land Ventures, based in Bradenton, Florida. Mr. Handlin led all Florida activity while at Starwood Land, representing over \$100 Million in direct acquisitions, including the acquisition of substantially all the Florida assets of Touse-Engle Homes from its bankruptcy estate.

Claire N.L. Havelda, Attorney, Brownstein Hyatt Farber & Schreck

Claire Havelda's experience in municipal planning and development in northern Colorado gives her direct insight into the interpretation and application of land use codes, planning and zoning approvals, housing and transportation development, and historic preservation concerns. As a former assistant city attorney for Fort Collins and Loveland, Claire worked with developers, non-profit entities, planners and engineers to review complex development projects to ensure compliance with city strategic plans, city code, and state and federal regulatory laws. She drafted and negotiated complex multiparty development agreements and advised the Fort Collins' Building Review Commission, Land Use Review Commission and Historic Preservation Commission and City Council; and Loveland's Affordable Housing Commission, Downtown Development Authority and City Council.

Christopher Hawkins, Cities Program Director, The Nature Conservancy in Colorado

Chris Hawkins leads the Colorado Chapter of The Nature Conservancy's (TNC) Cities program where he spends his time focusing on improving regional habitat connectivity and access to nature; creating a more equitable and climate resilient urban forest; and ensuring there is funding and support for helping the region achieve more sustainable outcomes at the intersection of people and nature. Prior to this role, he was a member of TNC's Chief Conservation Office and Global Cities team since May 2014. Before joining TNC, Chris spent six years in New York City Government, including time with the New York City Department of Education Office of Charter Schools, Mayor's Office of Long-Term Planning and Sustainability, and four years at the Department of Environmental Protection, the city's drinking water and wastewater utility.

Alex Hayes, Attorney, Withey Morris Baugh

Alex Hayes is a land use and zoning attorney at Withey Morris, PLC, joining the firm in 2021. Alex is a highly effective communicator and problem solver with broad experience developing and influencing public policy and land use regulation. With over a decade of legal, political, and government relations experience, he has a nuanced understanding of how to navigate complex regulatory environments and achieve desired results.

Jennifer Hensley, Executive Director, Downtown Boise

Jenn Hensley has been the Executive Director of Downtown Boise Association since October 2019. Prior she held roles at Minnesota Museum of American Art in Downtown Saint Paul where she acted as the Director of Operations project managing the build of a new \$28m facility in a historic building opening in December 2018, Fort Collins Downtown Development Authority as part of the team that renovated the historic Old Town Square at its 25th anniversary, and in commercial redevelopment in the River North District in Denver. Select community involvement includes a seat on the Serve Idaho State Commission, the board of CATCH Idaho, the International Downtown Association Education Committee, and serving as a Boise Young Professionals mentor.

SPEAKER BIOS

BUILDING

STRONG

COMMUNITIES: *Lessons for the west*

Scott Hobson, Acting Director of Planning & Community Development, City of Pueblo

Scott Hobson is the Acting Director of Planning & Community Development for the City of Pueblo, Colorado, and serves as the Land Use Administrator. Mr. Hobson directs the planning, zoning and land use, historic preservation operations, as well as the housing and citizen services, and transportation planning divisions. During his tenure with the City of Pueblo, the City's development code has been modified to allow for designated entertainment districts, easier permitting for the conversion of 2nd level and greater residential units, creating an "Established Development Area" designation for redevelopment in the core downtown and older residential neighborhoods, and the approval of development standards specific to multi-family developments. In recent years, he has focused on addressing the challenges of improving the City's permitting, development review processes and working with developers to address ways to fund public infrastructure improvements. Currently, the City is updating its zoning, subdivision, and historic preservation codes which are slated to be completed in mid-2025.

Analiese Hock, AICP, Programmatic Implementation Supervisor, City & County of Denver

Analiese Hock, AICP is a city planner with over a decade of experience working with a variety of communities to develop thoughtful community-informed long-range plans, effective land use policies and regulatory programs. They previously led the major regulatory program, Expanding Housing Affordability, which created the City's first inclusionary housing requirement to apply to rental housing, integrate meaningful incentives, and significantly increase affordable housing linkage fees. Currently, as the programmatic implementation supervisor, they lead a team focused on developing new programs and systems to advance plan implementation at a citywide and neighborhood scale. Their work is focused on grounding funding decisions, particularly capital investments to align with community driven plan priorities, advancing anti-displacement programs alongside major city investment, and ensure plans maintain relevancy and use. In all their work, Analiese appreciates fostering unique partnerships with the community and partner agencies to find unique solutions that create a more equitable, sustainable and inclusive Denver.

Corey Hoffmann, Attorney/Director/Shareholder, Hoffmann, Parker, Wilson, & Carberry

Corey Y. Hoffmann is a director and shareholder with the law firm of Hoffmann, Parker, Wilson & Carberry, P.C. with 28 years of experience in local government law, with emphasis on the following: General Municipal Representation, Urban Renewal, Litigation, and Public Employment Law.

Richard Hubler, Land Use & Building Director, Alamosa County

Richard is the Land Use & Building Department Director for the County of Alamosa, located in the San Luis Valley in south central Colorado. He enjoys working through the community challenges that derive from an area stretching from one of the snowiest places in Colorado at Wolf Creek Pass to one of the driest towns in Center, Colorado. Through the middle of that world's largest alpine valley runs the Rio Grande river that supports a rich agricultural heritage and diverse settlement and development patterns. For the last 20 years, he has lived and worked in the New Mexico and Colorado borderlands, having served in planning offices from Pueblo, Colorado to Espanola, NM. Richard earned a Master in Resilient and Sustainable Communities from Green Mountain College in Vermont.

Torie Jarvis, Attorney/Partner, Sullivan Green Seavy

Torie Jarvis has a decade of experience practicing local government, land use, and environmental law. She joined Sullivan Green Seavy as a partner in 2022. Ms. Jarvis has practiced law in Colorado since 2013, based in Montrose, Colorado. Ms. Jarvis together with the firm currently serves as special counsel to many municipalities and counties. She has served as the Director and Staff Attorney at the Northwest Colorado Council of Governments (NWCCOG) Water Quality/ Quantity Committee since 2013. She supported SGS as a contract associate attorney prior to joining the firm. Ms. Jarvis also served as the Planning Manager for the land use planning firm Dynamic Planning + Science from 2019-2022, managing long range planning and resiliency projects in Colorado and California.

SPEAKER BIOS

BUILDING

STRONG

COMMUNITIES: *Lessons for the west*

Carly Jerla, Senior Water Resource Program Manager, U.S. Bureau of Reclamation

Carly is the new water resource program manager, to develop updated operating rules for Colorado River reservoirs. The Colorado River sustains ecosystems and economies across the southwestern United States and northwestern Mexico. A number of operating rules and agreements within the United States and with the Republic of Mexico expire at the end of 2025. This new position will ensure that new operating rules are developed in a thorough and transparent manner – working closely with the seven Colorado River Basin states, twenty-nine tribes, water districts, non-governmental organizations, and users in Mexico that are served by the Colorado River. More about Carly and the new position are available at the Bureau's website.

Ashleigh Kanat, Principal, Economic & Planning Systems

Ashleigh Kanat is a Principal in EPS's Oakland office. She joined EPS in 2007 and has significant experience preparing and evaluating real estate market and financial feasibility pro forma analyses, urban revitalization and economic development strategies, public financing and implementation plans, and economic and fiscal impact analyses. Recent speaking engagements for APA and CALED have focused on public financing strategies for diverse projects with major infrastructure needs. She brings technical rigor, creativity, and collaborative project management experience to her projects. .

Robin Keegan, Senior Advisor for Economic Recovery at the U.S. Department of Housing and Urban Development

Robin currently serves as the Senior Advisor for Economic Recovery at the U.S. Department of Housing and Urban Development. Over the past two decades she has led numerous teams of disaster recovery and planning experts in assisting communities with becoming more resilient to the impacts of future disasters and account for the impacts of climate change. Robin is the former Executive Director of the Louisiana Recovery Authority and Office of Community Development, and founder of Spring Industries, LLC. She has served as a Visiting Assistant Professor in Tulane University's Sustainable Real Estate program housed in the School of Architecture and adjunct lecturer in the Disaster Resilience Leadership Academy in the School of Social Work. Robin holds a master's in urban planning from the School of Architecture, Planning, Preservation at Columbia and a B.A. from Macalester College.

Brett KenCairn, Senior Policy Advisor for Climate & Resilience, City of Boulder, Director-Center for Regenerative Solutions

Brett serves as the city of Boulder's Senior Policy Advisor for Climate Action and leads the City's Natural Climate Solutions team. He is also the Director of the Center for Regenerative Solutions (CRS)—a national initiative to expand natural climate solutions nationally that is co-sponsored by the Urban Sustainability Directors Network. As the City of Boulder's Nature-based Solutions team lead, Brett's primary responsibility is the ongoing evolution of the city's natural infrastructure-based climate action efforts. Brett coordinates cross-department/multistakeholder efforts in enhancing urban landscapes to increase shade and cooling, water infiltration and storm water reduction, biodiversity enhancement, and biosocial network development. As Director of CRS, Brett is a leader in the development of a new field of urban nature-based solutions. CRS launched the first national Urban Nature-based Solutions Accelerator training program for communities that has successfully completed trainings in equity centered urban heat/urban forestry strategies and is currently developing a new series around storm water/green infrastructure as equity-centered climate action.

Erik Kingston, Housing Resources Coordinator, Idaho Housing and Finance Association

Erik created IHFA's Housing Information Referral Center in 1998 and has helped coordinate multiple statewide program and outreach initiatives—including fair housing efforts, consolidated plans, analyses of impediments, and barriers to housing affordability studies. He serves on the Idaho Access Project and Idaho Rural Partnership boards and is part of the Western Community Assessment Network, a rural development collaborative among Idaho, Montana and Wyoming. Erik has been a regular conference presenter with the NW Community Development Institute—where he teaches Housing as a Second Language and Inclusive Communities—APA Idaho, the Association of Idaho Cities, and the Rocky Mountain Land-Use Institute. He is a Certified Professional Community and Economic Developer and Community Development Council Trustee.

SPEAKER BIOS

BUILDING

STRONG

COMMUNITIES: *Lessons for the west*

Kristin Klopfenstein, Director, Colorado Evaluation and Action Lab, University of Denver

Kristin Klopfenstein: Trained as an economist, Dr. Klopfenstein launched the Colorado Lab at the University of Denver in 2017. Dr. Klopfenstein started her career as faculty at Texas Christian University but found a research home at the Texas Schools Project at The University of Texas at Dallas, serving as an Interim Director before moving back home to Colorado. Determined to understand the needs of state and local education agencies and generate responsive research, she established the Education Innovation Institute at the University of Northern Colorado in 2011. There she focused on creating mutualistic rather than transactional relationships between researchers and government partners which prepared her well for launching the Colorado Lab in 2017.

John Kolanz, Attorney/Partner, Otis Bedingfield

John Kolanz is a partner at Otis & Bedingfield, LLC in Loveland, Colorado. He has over 30 years of practice experience in environmental and natural resources law. John's practice has involved counseling clients on a broad range of regulatory compliance and permitting issues arising out of business operations, enforcement activities, real estate transactions, and large water infrastructure projects.

John has worked as government in-house counsel, and as a private practitioner in both large and small firm settings. He has taught environmental law at the undergraduate level, and speaks and writes frequently on environmental and natural resource law topics.

Dana LeWinter, Chief of Public and Community Engagement, Massachusetts Housing Partnership

Dana LeWinter joined MHP in 2023. She directs MHP's community assistance, data and policy, and public affairs teams. She leads MHP's efforts to expand the supply and affordability of housing in the Commonwealth through research and analysis, legislation and public policy, education and training for local officials and community leaders, and technical assistance supporting local housing development. Most recently she was director of the Municipal Engagement Initiative for Citizens' Housing and Planning Association (CHAPA). Earlier in her career she was executive director of the Massachusetts Community and Banking Council (now the Partnership for Financial Equity), which brings together banks and community leaders to increase the availability of credit and financial services in low- and moderate-income communities and communities of color in the Commonwealth.

Peter LiFari, Executive Director, Maiker Housing Partners

Peter F. LiFari is the Executive Director of Maiker Housing Partners, a socially conscious public housing authority based in Adams County, Colorado. In his role as Executive Director, LiFari leads a passionate team committed to ending the cycle of generational poverty by providing individuals and families with access to affordable housing, support programs and by engaging in community development. LiFari is currently using his expertise to provide strategic guidance to Rocky Mountain Partnership as Co-Chair of their Steering Committee. Beyond his committee responsibilities, he sits on the board of directors for indieDwell, whose mission is to revolutionize the building industry by producing dwellings that better occupant health and well-being, improve the health of the environment and empower community. LiFari also serves on the NAHRO Board of Governors and as Chair of the National NAHRO Community Revitalization and Development Committee. In these roles, LiFari addresses a broad range of issues including affordable housing policy, economic vitality of cities and more.

Bruce Likoff, Attorney/Of Counsel, Bryan Cave Leighton Paisner

Bruce L. Likoff's practice emphasis is commercial real estate and land use. Mr. Likoff has experience representing real estate developers and investors. His experience includes many transactions relating to all phases of development, including acquisition, land use approvals, financing, construction, leasing and sales. Relevant projects represent all major property categories, including office, industrial, retail, hotel and residential. Mr. Likoff also has particular experience in complicated ground lease and leasehold financing transactions, as well as community structure for master planned communities and mixed use projects.

SPEAKER BIOS

BUILDING

STRONG

COMMUNITIES: *Lessons for the west*

Jim Lindberg, Senior Policy Director, National Trust for Historic Preservation

James B. Lindberg is Senior Policy Director at the National Trust for Historic Preservation. He has more than 30 years of experience in preservation, planning, and sustainable development, including five years as director of the National Trust's Preservation Green Lab. He has led nationally recognized preservation and sustainable development projects, including the adaptive use of a former dude ranch in Rocky Mountain National Park and the green rehabilitation of a historic school in Denver. Jim earned his BA in the Growth and Structure of Cities from Haverford College and his MS in Historic Preservation from the University of Vermont. He is an adjunct faculty member at the University of Colorado Denver College of Architecture and Planning.

Jackie Lombardi, Senior Associate, RMI

Jackie is a senior associate on RMI's Urban Transformation team, which focuses on helping cities around the world simultaneously reduce emissions, enhance urban livability, increase resilience, and advance social equity. Jackie works closely with cities and counties to provide technical assistance on various climate resilience topics. Her primary work includes facilitating cohorts of local government leaders on clean energy procurement, building electrification, residential solar campaigns, brownfields redevelopment, and transportation and land use projects. She also provided direct support to cities on utility engagement and climate action planning through the Bloomberg Philanthropies' American Cities Climate Challenge.

Kelly Lynch, JD, AICP, Executive Director, Montana League of Cities & Towns

Kelly has more than 20 years of experience as an attorney and local government advocate. She focuses on collaboration between public agencies, the private sector, and elected officials with diverse backgrounds to provide creative, efficient, and effective leadership for Montana's communities. Prior to joining the League, Kelly served as Community Development Division Administrator and Special Projects Legal Counsel for Montana Department of Commerce. Originally from East Helena, Kelly earned her master's degree in Urban Planning and law degree from the University of California at Los Angeles.

Sheila Lynch, Director of Regional Planning & Development, Denver Regional Council of Governments

Sheila Lynch is the Director of Regional Planning and Development for Denver Regional Council of Governments (DRCOG) where she leads a talented team of planning professionals who support local governments at the confluence of land use, transportation, and health to promote thriving communities. Prior to joining the DRCOG team, Sheila was the Land Use and Built Environment Manager for the Tri-County Health Department where she led a team of diverse professionals who worked closely with local communities to incorporate health and environmental considerations in planning decisions and development projects. Sheila's career has spanned different settings and roles with a focus on building capacity for community planning that supports equitable outcomes. Her passions include developing and applying planning innovations including the use of health impact assessments, cultivating cross-sector partnerships to address complex community initiatives, and developing inspired and effective teams.

Joseph Lubinski, Attorney, MDH Law Group

Joey Lubinski maintains a diverse transactional real estate practice with expertise in development and real estate finance. Over the course of his career, Joey has represented lenders, borrowers, buyers, sellers, landlords, and tenants on commercial real estate projects big and small across Colorado. Joey is a member of the American College of Real Estate Lawyers as well as the American College of Mortgage Attorneys. He is a former Chair of the Real Estate Section of the Colorado Bar Association and a current member of the executive council of the Real Property Trust and Estate Section of the American Bar Association. He is a regular speaker on a variety of real estate topics and is the author of the multi-volume Colorado Real Estate Forms treatise published by Lexis-Nexis.

SPEAKER BIOS

BUILDING

STRONG

COMMUNITIES: *Lessons for the west*

Bill Mahar, AICP, Principal, Norris Design

Mahar has over 18 years of professional experience in urban planning, landscape architecture, active transportation, public health and the built environment, and community engagement in both the public and private sectors. As an advocate for the inclusion of public health into the planning process, he has led initiatives to foster consensus and promote the development of walkable communities, connected parks, and developing public policy integrating public health and planning goals. Mahar also serves as a National Health Leader for the Urban Land Institute and as co-chair for the ULI Colorado Chapter's Building Healthy Places Committee.

Solomon Malick, President, Peak Government Affairs

A Colorado native, Solomon Malick has been a professional contract lobbyist in the State of Colorado since 2005 and is the principal of Peak Government Affairs LTD. (PGA). He graduated with honors from Metro State University with a degree in political science, and his professional background includes working as an emergency medical technician and wild land firefighter in southwest Colorado.

Landon Mascareñaz, PhD, Co-Founder, The Open Systems Institute

As cofounder of the Open Systems Institute, he partners with leaders around the country to encourage an emerging discipline for openers everywhere. He is the current elected chair of the Colorado State Board for Community Colleges & Occupational Education, appointed by Colorado Governor Jared Polis. He also serves as chair of the Reisher Scholars Program, supporting students across the state to achieve their higher education goals. His new book, *The Open System: Redesigning Education & Reigniting Democracy* was released by Harvard Education Press this June. He is senior partner at the Colorado Education Initiative (CEI) where he is responsible for community-driven economic development through breakthrough partnerships in the Homegrown Talent Initiative, working in sixty rural districts across eight regions of the state.

Dwight Merriam, FAICP, Attorney

Dwight Merriam, FAICP, a lawyer and land use planner, is a Fellow in the American College of Real Estate Lawyers, a Fellow and Past President and of the American Institute of Certified Planners, Past Chair of the ABA Section of State and Local Government Law, a Counselor of Real Estate, and the Connecticut member of Owners' Counsel of America. Dwight taught for 40 years as an adjunct professor in several law schools. He has published over 200 articles and 13 books, including co-authoring the casebook, *PLANNING AND CONTROL OF LAND DEVELOPMENT*, and co-authoring the treatise *RATHKOPF'S THE LAW OF ZONING AND PLANNING* with Prof. Sara Bronin. He is the author of *CONNECTICUT LAND USE LAW* and *Practice 4th*. Dwight served as an active duty and reserve Surface Warfare Officer in the U.S. Navy, including three Vietnam deployments, retiring after 31 years as a Captain. UMass BA (cum laude), UNC MRP, and Yale JD.

Anne Miller, AICP, Director of the Colorado Resiliency Office, Department of Local Affairs

Anne is the Director of the Colorado Resiliency Office (CRO) in the Department of Local Affairs. The CRO supports local governments in building stronger, safer, and more resilient communities in the face of natural disasters and other major challenges. She has over 25 years of community development experience in the public, private, and non-profit sectors. Anne has worked in Colorado and across the nation to build adaptive and sustainable communities. She has a Master's of Urban Planning and Policy degree from the University of Illinois at Chicago. She is a member of the American Institute of Certified Planners and founding member of the American Planning Association's Sustainable Communities Division.

SPEAKER BIOS

BUILDING

STRONG

COMMUNITIES: *Lessons for the west*

Stephen Miller, Professor of Law, University of Idaho College of Law

Stephen R. Miller joined the faculty of the University of Idaho College of Law in 2011. Prof. Miller also runs the College of Law's Economic Development Clinic, which maintains the student-written blog Idaho NEXT. In 2013, the Clinic received the Planning Excellence Award for Best Practice from the Idaho chapter of the American Planning Association for Area of City Impact Agreements in Idaho. In 2014, the Clinic released *Agritourism at the Rural-Urban Interface: A National Overview of Legal Issues with 20 Proposals for Idaho*. In addition, the Clinic has been credited by state officials with popularizing the use of New Markets Tax Credits financing in Idaho, a financing tool that has already helped fund \$50 million in investment in low income communities throughout the state.

Jackie Millet, Mayor, City of Lone Tree, CO

Lone Tree Mayor, Jackie Millet is a solutions-oriented leader with a proven record of consensus building and collaboration. She has served the Lone Tree community for almost two decades and is in her final term as the city's Mayor. Jackie is a Registered Civil Engineer with considerable experience planning and designing infrastructure for growing communities and that perspective has shaped her efforts as a local elected official. During her tenure, Lone Tree has prioritized investments in transportation, economic development, recreation and cultural amenities. Jackie has become a well-respected voice on many regional issues including transportation, housing and collaborative government. She has served Lone Tree and the metro region in a wide range of roles including as Chair of the Denver Regional Council of Governments, Chair of the Metro Mayor Caucus, Chair of the Partnership of Douglas County Governments and a Regional Air Quality Council Member.

Rodney Milton, Executive Director, Urban Land Institute Colorado

A Denver native, Rodney Milton is the new Executive Director of Urban Land Institute (ULI) Colorado. He served the City of Atlanta for nearly a decade advancing innovative approaches to place-keeping and place-making and cultivated strong relationships with the development community through thoughtful policy and strategic decision making. Following his time at the City of Atlanta, Milton joined the Atlanta BeltLine, Inc. (ABI) as a Senior Housing Policy and Development Manager. The nationally noted BeltLine seeks to connect 45 neighborhoods through transit, trails, economic development, and affordable housing. Milton established a model for equitable development without displacement piloting a legacy resident tax relief program and partnering with service providers to administer funding for rental assistance, estate planning, and small business assistance.

Rebecca Montgomery, Director of Democracy & Civil Discourse Initiatives, Joseph Korbel School of International Studies, University of Denver

Molly Mowery, AICP, Executive Director, Community Wildfire Planning Center

Molly Mowery, AICP is Executive Director of the Community Wildfire Planning Center and founder of Wildfire Planning International. As a professional land use planner with 20 years of experience, Ms. Mowery focuses on integrating wildfire hazard and resiliency with planning practices. She has authored, presented, and taught on planning and wildfire topics across the U.S. and internationally. Ms. Mowery also serves as chair of the American Planning Association's Hazard Mitigation and Disaster Recovery Division. She earned a Bachelor of Arts degree from Naropa University and a Master in City Planning from the Massachusetts Institute of Technology.

SPEAKER BIOS

BUILDING

STRONG

COMMUNITIES: *Lessons for the west*

Larry Mugler, Demographic Planner, Arapahoe County

Larry Mugler is currently working for the Arapahoe County planning office. He has worked for the U.S. Census Bureau as a Partnership Specialist for the 2010 Census and for the Denver Regional Council of Governments in various positions. He was responsible for programs dealing with regional development planning and general environmental studies, including air and water quality management. Before joining DRCOG, he was director of community development for a multi-county planning organization in Oklahoma. Larry is a member of the American Institute of Certified Planners, as well as the APA and ASCE. He is past president of the Leawood Metropolitan Park and Recreation District. He currently serves as the chair of the Long Range Planning Committee for the Douglas County School District.

Jim Murphy, Director of Legal Advocacy, National Wildlife Federation

Jim Murphy is the Director of Legal Advocacy for the National Wildlife Federation where he coordinates legal advocacy across the Federation's national programs with a focus on renewable energy and clean water. Jim also directs a partnership between the Federation and Vermont Law School's Environmental Advocacy Clinic, where the Clinic represents NWF on high impact legal matters, offering the Federation a powerful partner in protecting wildlife, habitat and our natural resources while also training the next generation of conservation advocates. He has been with the National Wildlife Federation since 2003, having worked on environmental issues such as endangered species, and the National Environmental Policy Act. He has represented the National Wildlife Federation and other conservation groups in several precedent setting cases before the U.S. Supreme Court and Federal Circuit Courts. He has been extensively published in law reviews and other legal publications on issues such as water policy and law, transportation and smart growth, and energy production. Prior to joining the National Wildlife Federation in 2003, Murphy did work with the Conservation Law Foundation and was in private practice for four years.

Arthur C. Nelson, FAICP, Professor Emeritus of Urban Planning & Real Estate Development, University of Arizona

Chris Nelson, Ph.D., FAcSS, FAICP, is emeritus professor of urban planning and real estate development at the University of Arizona where he designed the nation's largest, top-rated, and most diverse online Master of Real Estate Development program, and where he created the planning emphasis for the doctoral degree in Geography. He is also emeritus presidential professor of city and metropolitan planning at the University of Utah where he founded the Master of Real Estate Development and Doctor of Metropolitan Planning, Policy and Design programs as well as the Metropolitan Research Center. In addition, Nelson was founding director of Virginia Tech's Master of Urban Affairs and Planning degree program serving the National Capital Region and served as Co-Director of the Metropolitan Institute. At Virginia Tech, he co-founded the Doctoral of Planning, Policy, and Globalization program along with numerous dual masters degrees, and he founded the Planning Academy at Virginia Tech. Prior to this, Nelson was professor of city and regional planning, and public policy, and Georgia Tech where he co-founded the dual Master of City and Regional Planning and Juris Doctor degree program between Georgia Tech and Georgia State University, respectively. He is the author/co-author of more than 20 books along with more than 400 other publications. He has been PI/Co-PI for nearly 100 projects valued at more than \$50 million. Nelson ranks 9th among more than 1,000 US planning professors in H-index quality citations.

Amy Ostdiek, Section Chief, Interstate, Federal & Water Information Section, Colorado Water Conservation Board

Amy Ostdiek is the Section Chief of the Interstate, Federal, and Water Information Section at the Colorado Water Conservation Board. Much of her work has focused on Colorado River matters, including supporting Commissioner Becky Mitchell in her role as Colorado's principal negotiator on interstate Colorado River matters. Prior to joining CWCB, Amy was an Assistant Attorney General with the Colorado River Subunit at the Colorado Attorney General's Office. Amy is originally from rural Western Nebraska.

SPEAKER BIOS

BUILDING

STRONG

COMMUNITIES: *Lessons for the west*

Sarah Porter, Attorney/Director, Kyl Center for Water Policy, Arizona State University

Sarah Porter is the director of the Kyl Center for Water Policy at Arizona State University's Morrison Institute for Public Policy. Established in 2014, the Kyl Center promotes research, analysis, collaboration and open dialogue to build consensus in support of sound water stewardship solutions for Arizona and the West. Sarah came to the Kyl Center from the National Audubon Society, where she served as the Arizona State Director and led Audubon's Western Rivers Project, a multistate initiative to protect and restore important river habitats in the Intermountain West. Before joining the Audubon, Sarah spent fourteen years as an attorney in private practice, specializing in complex commercial litigation. Sarah serves on Senator Sinema's Water Advisory Council, Governor Hobbs's Water Policy Council, University of Arizona's Water Resources Research Center's External Advisory Council, Phoenix's Environmental Quality and Sustainability Commission and other community boards. In 2023, Sarah was named to the Arizona Capitol Times Powerlist as an "Unsung Hero" in recognition of her work on Arizona water policy.

Lisa Ritchie, AICP, Planning and Building Director, Town of Superior

Lisa currently serves as the Planning and Building Director for the Town of Superior, and previously worked for the City of Louisville in a variety of planning roles, most recently as the Fire Recovery and Planning Manager. As a small town planner in an urban context, wildfire preparedness and recovery was generally not on her radar. However, after the Marshall Fire devastated portions of both communities, she is now a passionate advocate for community engagement following disaster and resiliency planning at the local level.

Jonathan Rosenbloom, Professor of Law, Albany Law School

Jonathan Rosenbloom is a Professor of Law at Albany Law School and Director of the Flex JD Program teaching sustainability, land use, and racial justice. Jonathan was previously the Associate Dean at Vermont Law School and the Dwight D. Opperman Distinguished Professor of Law at Drake Law School. He is the author of Remarkable Cities and the Security and Sovereignty of Food and Nutrition (ELI 2023) and Remarkable Cities and the Fight Against Climate Change (ELI 2020); co-author of two textbooks; and co-editor of two anthologies. He is the author of dozens of articles and is one of the Top 200 ranked scholars on Hein Online. His scholarship has been cited in over 150 federal opinions. Jonathan is the founding executive director of the Sustainable Development Code, a model land use code designed to provide local governments with the best sustainability practices in land use. Prior to teaching, he founded a non-profit, clerked for the Honorable Rosemary Barkett on the U.S. Court of Appeals for the 11th Circuit, and worked for the federal government and Reed Smith LLP.

Cory Rutz, Attorney/Shareholder, Otten Johnson Robinson Neff + Ragonetti

Cory Rutz represents property owners and developers in the acquisition and entitlement of commercial, residential and industrial projects. Cory's practice includes assisting clients with local government approval of annexations, subdivisions, rezonings and development agreements. Her recent work includes advising clients on incorporating various types of short-term rental uses into their properties. With joint degrees in law and urban planning, Cory fundamentally understands the real-world challenges and implications of her clients' work, and she focuses on offering pragmatic solutions aimed at accomplishing their individual goals.

In addition to her land use practice, Cory works with clients on purchase and sale agreements, common interest community plans, construction contracts, public-private partnerships and related financing matters. Her transactional work includes representing private landowners, real estate developers and corporate clients across the Front Range.

SPEAKER BIOS

BUILDING

STRONG

COMMUNITIES: *Lessons for the west*

Vivek Sah, Director, Burns School of Real Estate & Construction Management, University of Denver

Vivek Sah, PhD, is the director of the Franklin L. Burns School of Real Estate and Construction Management in the Daniels College of Business at the University of Denver (DU). Sah leads the Burns School in all aspects of its operations, including managing the undergraduate and graduate programs in the built environment, fundraising, industry outreach, conducting innovative policy-oriented research, and forging strategic partnerships on campus, across the nation and around the world. Sah's primary research interests and focus are in the areas of REITs and housing markets. His research has been published in all leading real estate journals in the U.S and U.K. He is currently the editor of the Journal of Real Estate Portfolio Management, and a past editor of the Journal of Sustainable Real Estate. From 2017 to 2021, Sah was one of the 13 national Distinguished Research Fellows of NAIOP, one of North America's largest and most prestigious commercial real estate organizations.

Sarah Schindler, Professor of Law, Director - Environmental & Natural Resources Law Program, University of Denver Sturm College of Law

Sarah Schindler is nationally recognized for her scholarship, which focuses on property, land use, local government, and sustainable development. Her articles have been widely praised as creative and insightful additions to these fields. Four of her articles – "The 'Publicization' of Private Space" (Iowa Law Review), "Architectural Exclusion" (Yale Law Journal), "Banning Lawns" (George Washington Law Review), and "Of Backyard Chickens and Front-yard Gardens: The Conflict Between Local Governments and Locavores" (Tulane Law Review) – were selected to be reprinted in the Land Use and Environmental Law Review, an annual, peer-selected compendium of the ten best land use and environmental law articles of the year. "Architectural Exclusion" and "Banning Lawns" were also competitively selected for presentation at the Sabin Colloquium on Innovative Environmental Scholarship at Columbia Law School. Professor Schindler has presented these and other articles at a number of universities, including Princeton University, Harvard's Graduate School of Design, and the University of Michigan Law School.

Mark Seasons, Professor and Director, School of Planning, University of Waterloo

Mark Seasons is a Professor and Director in the School of Planning at the University of Waterloo which he joined in 1998 following almost 20 years in planning practice as an urban planner. He has worked with the City of Calgary, the New Zealand federal government, the Province of Ontario, and the Canadian federal government's National Capital Commission. He is a Fellow, Canadian Institute of Planners, and a Registered Professional Planner (Ontario). Mark's research interests include plan evaluation, the impacts of school closures, planning for climate change, strategic planning, and planning for slow-growth or declining cities. Marks published work includes the textbook "Evaluating Urban and Regional Plans: From Theory to Practice" (2021, UBC Press).

Robert Sheesley, General Counsel, Colorado Municipal League

Robert is General Counsel to the Colorado Municipal. Robert previously served as the City Attorney for Commerce City, Colorado, and in the City Attorney's Office for the City of New Orleans, representing its public works department. Robert's private practice experience includes commercial litigation and employment law in New Orleans and Jacksonville, Florida.

Ted Shepard, Planning & Zoning Commissioner, Retired Chief Planner, City of Fort Collins

Ted Shepard is a 52-year resident of Fort Collins. He recently retired from a 33-year career as a city planner for the City of Fort Collins. He now serves on the city of Fort Collins Planning and Zoning Commission. He is a member of the Housing Priority Group of the Partnership for Age-Friendly Communities, currently serves as the board president of the Foothills Gateway Foundation Board and treasurer of the Empowering Livelihood Kenya Foundation. He and his wife Paula, along with their furry friends, enjoy living in the Martinez Park neighborhood along the Cache La Poudre River.

SPEAKER BIOS

BUILDING

STRONG

COMMUNITIES: *Lessons for the west*

Dan Smith, Senior Vice President and Director of Client Services, U.S. Bank Impact Finance Group

Dan Smith is a Senior Vice President and Director of Client Services for the US Bank Impact Finance Group. In this role, he oversees several functions of the bank's low-income housing tax credit ("LIHTC") business including sponsor underwriting and exposures, portfolio risk management and US Bank's Impact Capital Program, a \$250 million fund to provide financing for emerging developers of color. Dan also serves as relationship manager for several clients.

Dan has been with US Bank since 2012 and previously served in various management and business development roles. Dan is a LIHTC industry veteran. Prior to joining US Bank, he worked for Wells Fargo for six years. Prior to becoming a banker, he worked in the public sector for the Saint Paul Housing and Redevelopment Authority and in staff positions for elected officials in the United States Senate and the Saint Paul City Council.

Cynthia Stovall, Attorney, Sherman & Howard

Cyndi Stovall assists clients in navigating complex transactional, development, financing, and operational matters over the life cycle of their real estate projects. Her work includes representing developers and operators of mid- and large-scale industrial, retail, residential, and mixed-use projects; landlords and tenants in retail, office, and industrial leasing; and borrowers and guarantors in acquisition, construction, and long-term financing arrangements. In the course of her work, Cyndi collaborates with project leadership and outside consultants to develop clear and efficient options for working through sophisticated legal issues.

Jessica Szelag, Deputy Planning Director, City of Boise Planning & Development Services

Jessica Szelag is the Deputy Planning Director for the City of Boise's Department of Planning & Development Services. She oversees the city's zoning and entitlement process, long range planning, and mobility & public space planning. Jessica managed high performing teams through significant periods of organizational growth, including experiences managing a \$3 million federal grant at Flexcar and Zipcar, as Executive Director of Commute Seattle, as a Senior Planner at Alta Planning & Design, and as the Executive Director of the Kenai Mountains-Turnagain Arm National Heritage Area in South Central Alaska. Originally from Syracuse, NY, Jessica has focused her work on building vibrant and healthy communities through capacity building, strategic planning, land use and transportation planning, and policy analysis.

Benjamin Tate, Attorney, Withey Morris Baugh

Benjamin Tate is a land use and zoning attorney with Withey Morris, PLC. A second-generation Arizona native with deep roots in the Valley, Benjamin uses his extensive knowledge of development processes in municipalities and counties across the Valley and Arizona to guide developers and property owners through every aspect of real estate development, from land use entitlements and zoning to site plan and design review.

Luke Teater, Principal, Thrive Economics

Luke is an independent economist and housing policy consultant. Luke was a drafter, designated proponent, and policy lead for Proposition 123, generating more than \$300M annually in new public financing for affordable housing in Colorado. He was formerly the Chief Economist and Deputy Budget Director for Governor Polis. Luke also serves on the board of the Colorado Village Collaborative. He holds an MBA from the University of Colorado Boulder – Leeds School of Business and a BA in Public Policy Analysis from University of North Carolina at Chapel Hill.

SPEAKER BIOS

BUILDING

STRONG

COMMUNITIES: *Lessons for the west*

John Travis Marshall, Professor of Law, Co-Director of the Center for the Comparative Study of Metropolitan Growth, Georgia State University College of Law

John is an associate professor at the Georgia State University College of Law. He is interested in how local governments can improve resilience to disasters and economic shocks. He entered law practice with Holland & Knight LLP's Tampa office, serving as associate and partner specializing in land use and zoning matters as well as real estate litigation. In 2007, he joined the New Orleans Redevelopment Authority (NORA) as a project manager and counsel, helping implement post-Hurricane Katrina urban revitalization efforts for Orleans Parish. He is co-author and co-editor of four volumes, including *THE HANDBOOK ON DISASTER LAW AND POLICY* (Cambridge Univ. Press, 2022) (with Susan Kuo and Ryan Rowberry, eds.). John is a member of the Florida Bar and the Louisiana Bar.

Shelly Wade, AICP, Principal Owner/Lead Facilitator/Planner, Agnew Beck Consulting

A lifelong Alaskan, Shelly was raised in North Pole and is a skilled project manager, facilitator, planner, and public engagement lead that excels at developing and implementing complex, multi-faceted stakeholder engagement processes and tools. She has successfully managed hundreds of planning projects across Alaska and the Mountain West. Shelly uses her natural facilitation skills to assist communities, organizations and agencies create sustainable practices and healthier environments. She has worked directly with and diligently for Tribal, federal, state, private, and non-profit partners to ensure plan development and implementation success. She is highly requested by agencies and entities across the state to facilitate and mediate difficult processes. She is particularly adept at negotiating sometimes tough topics and personalities, including the management of multi-partner/multi-disciplined project teams, to help groups representing diverse partners identify their vision and tools for achieving that vision.

Eli Wald, Charles W. Delaney Jr. Professor of Law, University of Denver Sturm College of Law

A legal ethics and legal profession scholar, Professor Wald is a co-author of a leading casebook on the law governing lawyers. His work has appeared in leading journals such as the *Alabama*, *Fordham*, *Stanford*, *University of Colorado* and *Wisconsin law reviews*, the *Georgetown Journal of Legal Ethics*, and the *UC Law Journal*. Wald's articles have been cited in ABA ethics opinions and excerpted in legal ethics casebooks. Wald serves on the ABA House of Delegates, and is a member of the Colorado Supreme Court Standing Committee on the Colorado Rules of Professional Conduct, Chair Elect of the Colorado State Bar Association's Ethics Committee and a member of the Colorado Judicial Ethics Advisory Board. A past member of the executive committee of the Association of American Law Schools' Professional Responsibility Section, and a longtime co-editor of the Legal Profession Section of *JOTWELL – The Journal of Things We Like (Lots)*, Professor Wald is an expert witness in legal ethics and malpractice matters, and a frequent legal ethics CLE instructor. At the law school, his accomplishments include winning the best faculty advisor award, and being named a Chu Family Faculty Fellow and the Hughes-Ruud Research Professor.

Nina Williams, Attorney, Wilson Williams Fellman Dittman

Nina P. Williams is founder and partner of local government law firm Wilson Williams LLP. Nina previously served as Special Counsel at the municipal law firm Murray Dahl Beery & Renaud LLP. Nina Williams currently serves as City Attorney for Salida, Fort Morgan and Woodland Park, and as Town Attorney for Fairplay. Additionally, Nina serves as the interim City Attorney for Avon. Nina represents boards of adjustment, historic preservation commissions, zoning boards of appeals and planning commissions as special counsel. Nina also specializes in land use code diagnosis, analysis, revision and drafting to implement local planning and housing goals. Nina Williams began her legal career representing applicants and private developers in all phases of the planning and development process, including in front of governing boards, planning commissions and zoning boards. Nina also served as principal law clerk for the New York State Supreme Court, where she specialized in election law, open records, real estate and Rule 106-like appeals.

SPEAKER BIOS

BUILDING

STRONG

COMMUNITIES: *Lessons for the west*

Scott Williamson, Land Use & Water Planner, Colorado Department of Local Affairs

Scott Williamson is the Land Use and Water Planner for the Colorado Department of Local Affairs. He convenes and supports collaborative projects of the Colorado Water and Land Use Planning Alliance, works across state agencies to advance implementation of the Colorado Water Plan, and provides technical assistance to local governments. Scott is an AICP-certified planner with previous roles in both education and planning at Water Education Colorado, Denver Public Schools, the Puget Sound Partnership, and Seattle Public Utilities. Ms. Jarvis has drafted practical, customized local regulations and policies for local governments as well as model water quality protection standards and water savings measures for the NWCCOG Region. Her expertise includes municipal and land use law, environmental regulation, permitting processes at every level of government, water quality and oil and gas regulation, and hazard mitigation planning.

Ms. Jarvis is a founding member of the Colorado Water and Land Use Alliance, an advisor and facilitator for the Sonoran Institute Growing Water Smart Trainings, and Chair of the Upper Colorado Wild & Scenic Stakeholders Group. In her own community of Montrose, Ms. Jarvis is a Court Appointed Special Advocate (CASA) for the 7th Judicial District and serves on the board of the Friends of the River Uncompahgre (ForU).

Susan Wood, FAICP, Planning Project Manager, Regional Transportation District

Susan serves as a Planning Project Manager with the Regional Transportation District (RTD), the public transit provider in the Denver Metro area. At RTD, she oversees and conducts environmental studies, along with managing the District's environmental compliance consistent with requirements of the National Environmental Policy Act. Prior to joining RTD, Susan worked in local government, most recently as the manager of Community Outreach and Long-Range Planning for Douglas County in Colorado. Susan previously served on the American Planning Association (APA) Board of Directors, Region V; on the APA Legislative and Policy Committee, where she co-chaired preparation of the association's first "Planning for Equity Policy Guide;" and on the APA Equity, Diversity, and Inclusion Committee. Currently, Susan participates on the Regional Air Quality Council, in the Colorado Water and Land Use Planning Alliance and the APA Colorado Legislative Committee.