

PLANNING MATTERS



American Planning Association
Colorado Chapter
Making Great Communities Happen

A Publication of the Colorado Chapter of the American Planning Association

Volume 8, Issue 2

A Step in the Right Direction

FEATURE ARTICLES

| | |
|-------------------------------|-------|
| A Step in the Right Direction | 1-2 |
| Inside a Small Planning Dept | 2-3 |
| Planning for the Poor | 10-11 |

INSIDE THIS ISSUE

| | |
|---------------------------------|-----|
| President's Message | 4 |
| Dealing with the New Activists | 5 |
| Legislative Session Wrap Up | 7 |
| 4 Corners Conference | 8-9 |
| SUMMER CAMP | 12 |
| APA Colorado Board Contact Info | 14 |

Tareq Wafaie, AICP

On behalf of the APA Colorado Service Project 2011

The City of Monte Vista is set along the Rio Grande River surrounded by the beauty of the Sangre de Cristo and the San Juan Mountains. Monte Vista boasts a beautiful downtown with the classic architecture found in many Colorado downtowns built in the late 1800s. The city prides itself on its many traditions including the annual Crane Festival, Ski Hi Stampede, and Potato Festival. When you peel back to the core of the city, however, you find a tremendous lack of resources. No planning staff, no internal GIS capabilities, a high percentage of population in poverty, and like many other municipalities throughout the nation, a budget stretched thin. Monte Vista was born on farming, and likewise the city depends on its advocates and champions to grow from the ground up. When things need to get done in Monte Vista, the community pulls together. They contact their friends for support, they look to outside agencies, and they pool their resources to maximize the effectiveness of the task at hand.

Their efforts did not go unnoticed. This year, APA Colorado teamed with the Department of Local Affairs and the City of Monte Vista to deliver the chapter's first ever community service project. Leveraging the success of the Colorado Sustainable Main Streets Initiative, in which Monte Vista was a pilot community, APA Colorado organized a team of its members to conduct a walking audit in February 2011. The APA volunteer team included Mike Hussey with Nolte Engineering, Phil Greenwald from the City of Longmont, and Don Reimer from Chaffee County. Each of the volunteer members was charged with preparing and gathering data, conducting the walking audit with the local teams, and reporting back to the city with their recommendations. The local community team included city staffers, members of the fire department and police department, community champions from the Sustainable Main Streets Initiative, and several members of the general citizenry.



continued, page 2

2011 APA Colorado Board Elections

online voting through June 27

go to www.votingplace.net/apacolorado

Enter your First Name and Last Name, Password

(use the name and address exactly as you have on file with National APA)

Step in the Right Direction, continued

The collective group of APA volunteers, the local community team, and representatives from the Colorado Department of Local Affairs set out on foot to assess the overall pedestrian environment in Monte Vista. The audit team evaluated sidewalks, crossings, traffic, and the general ambience along almost five linear miles within the city. The volunteer team paid particular attention to existing planning mechanisms in Monte Vista to identify opportunities for integration of policies and regulations into the audit recommendations. The process was well-received by the City of Monte Vista, and was a huge success for APA Colorado. The Monte Vista walking audit was a magnificent example of how communities with few administrative, technical, or financial resources can successfully implement a planning project through collaboration, leveraging, and grass-roots advocacy. If you haven't experienced the full Monte, get there soon.



Inside a Small Town Planning Department

TJ Dlubac, Town Planner
Town of Timnath

Over the past couple of years, I have been the Town Planner, the only planner, in a small, but growing, Northern Colorado community. The lessons I have learned since becoming the Town Planner in Timnath are applicable to many other communities who have downsized staffing levels. Being a one-man planning department is much different than being one of many planners in a large organization. Through this article, I hope to provide some insight into my daily tasks, the hardships I encounter, and methods I have learned to excel in a small planning department. Since I don't have any other in-house planners to discuss ideas with, it has been extremely important for me to look beyond the brick and mortar of my office to find networking opportunities to provide me with feedback and input. With a full town staff of thirteen, I am regularly asked to contribute, assist, or manage projects outside the box of typical planning duties. While this broadened scope and need to plan with outside lifelines are new scenes for many in our profession, it is a necessity for many small planning departments like Timnath.

In small towns, there may not be as many co-workers to bounce ideas off of or to utilize as sounding boards to provide instant feedback. Regional collaboration, partnerships, and networking have never been as important as it is in the current environment. Moving from a large organization with many planners to a department of one, I have realized I must rely on a strong professional network. My professional network not only consists of attending sessions and sharing ideas with planners across the state one week a year at the annual conference but also includes individuals who understand my locality and are open to sharing ideas, discussing thoughts, and talking through options. Additionally, I rely on resources outside of the Northern Colorado region to provide large-picture planning input. Networking opportunities can come in many forms from formal training and discussions to individual meetings. Because it facilitates free flowing ideas, creates a more casual environment, and gets me out of the office, the best way I have found to get to know my colleagues is to schedule lunch meetings at a restaurant with a quite atmosphere. In a planning department with only a few planners, a strong understanding of other viewpoints is extremely helpful and seeking these relationships be-

Small Town, continued

comes a necessity. We are all attempting to do more with less and creating a group of colleagues to discuss issues and concerns your community is facing, in the end, is a win-win situation.

All you have to do is ask!

In Timnath, there is no typical day for me. Because I am the contact for all things planning, my daily tasks really do depend on the needs of that day, and more specifically, how much the phone rings. Although it becomes even more important to keep an organized list of tasks to complete because it is only me, the priority of each task on that list is constantly changing and new tasks are always being added. There are some days I am actually able to check off a few of the items on the list. However, it is more likely I am able to make progress on a few items while adding a few items to the list and re-shuffling the priorities. Even more likely, is that one phone call can redirect my entire day. On more than a few occasions, I have shown up to work with a blank schedule and the prospect of getting items checked off the “to do list” just to be greeted by an early morning phone call requiring research, fact gathering, copying documents and making phone calls. Inevitably, that one phone call pushes all other timelines back and makes it difficult to make noticeable headway on the tasks. Again, in a small town of thirteen employees, there are special events, inspections, emergencies, and town projects which require me to venture outside of the typical planner job duties and showcase my skills in numerous applications. One day I could be reviewing a large residential development plat and rezoning. The next I could be tied up planning the town’s summer BBQ. Yet on the next, I could be assisting the Public Works Department remove a traffic sign or even meeting with regional agencies to discuss large regional issues related to everything from utilities, transportation, land use, or economic development. What’s the point of all this? I have had to adapt from being only a planner to being an integral part of a team whose mission is to constantly improve the Timnath community and to situate the Town to excel into the future. In these economic times and as planning departments continue to downsize, planners across the country have had to adapt to smaller staffs with little to no decrease in workload while being asked to assist in non-traditional tasks.

In short, there has been a shift from more exclusive, internal networking in larger organizations, to more inclusionary opportunities including colleagues from around the region. In smaller and down-sizing organizations, there is an increased need to go beyond typical planning duties to continue providing high customer service with fewer staff members. There is a desire amongst planning professionals to discuss and share ideas and learn how organizations are handling similar issues. Now go out and seek input from colleagues from your region!

Rural Economic Development Funding

USDA Rural Development Invites Applications For Rural Economic Development Funding. Funding is provided through the Rural Economic Development Loan and Grant (REDLG) program. The REDLG program provides loan and grant funding for rural projects through local utility cooperatives. Under the program, USDA provides zero-interest loans and limited grant support to utilities. The funds are re-loaned to local businesses (ultimate recipients) for projects that will create and retain employment in rural areas. The primary objective of the program is to promote rural economic development and job creation projects. Assistance provided to the ultimate recipient may include business startup costs, business expansion, business incubators, technical assistance, and feasibility studies. Visit the [USDA Rural Development webpage](#) for more information. *Applications must be received by June 30th for fourth quarter funding.*

President's Message: Planning with a Purpose

Susan Wood, AICP



I truly believe that planning is a noble profession. To be sure, it is broad with many facets and specialties that range from development interests seeking economic gain to the administration of plans and programs targeted at disadvantaged and at-risk populations. At the end of the day, we need them all. Planning done well is holistic. Without well-planned developments, we could not sustain our cities, counties, and State, or our economy in general. Without land use, transportation, and other specialty planners, we could not ensure quality development. Without quality development, quality of life would suffer; economic benefits would wane; and the ability to provide for our population as a whole would be at risk.

The focus of this newsletter is planning for under served populations. Though some among us have planning careers that have a direct correlation to serving those in need, virtually all other planning disciplines can contribute to an improved quality of life for all. Whether we are local government planners in development review, long range planners, transportation planners, designers, or other, it behooves us all to consider the effect of our work on the full spectrum of society. The vast majority of us came to planning because we believed the world could be a better place and that we could contribute to the transformation. By planning with a purpose, most of us, some in large and many in small ways, are able to do just that – contribute to the success of our communities and to the quality of life.

Lately, it seems that planning, to many, has become a deterrent to progress, to economic recovery, and to the free flow of commerce, but nothing could be further from the truth. Well-planned communities and infrastructure are the hallmarks of success and the catalyst for economic growth and security. This is not news to us, but it is up to us to demonstrate our worth. After all, we are planners, and we are leaders, and we know that planning is a noble profession.

Planners in Colorado also have some great upcoming opportunities to learn from each other; share ideas with each other; and celebrate the accomplishments of our 2011 Award Winners.

On June 9 and 10, APA Colorado is hosting a Planner's Summer Camp at the Renaissance Hotel in Denver. This is the perfect in-State opportunity to get a mid-year inspirational planning boost that includes opportunities to:

- Hear presentations on hot planning topics
- Engage colleagues in meaningful discussions on planning; budgets; and ideas for both
- Catch up with fellow-planners from across the State
- Hear from a great key note, Keith Sugar, land use attorney from San Jose, CA, who has some interesting thoughts to share on planning
- Join us for the Awards Reception, which is a celebration of our 2011 Planning Award winners (our best-of-the best)
- Earn up to 12.5 CM credits

Register online today!!! <http://apacolorado.org/content/summer-camp-registration>

See you at Camp!

Dealing with the New Activists - What Planners Should Know

George M. Homewood, AICP

Vice-President - Policy & Legislation, Virginia Chapter of the American Planning Association

The newly-energized and politically active citizens who have begun to dominate the American political landscape over the past several years will continue to be a force to be reckoned with for years to come. It is impossible—and would be unfair—to try to paint them with a single brush, but there are some things that the planning community should be cognizant of as we move forward in this changed political landscape. At the risk of oversimplification, here are some thoughts to consider.

Who are the new activists?

To a great extent the new activists truly are new to the process. They are not old political hands and to a remarkable—and laudatory—degree, they seem to be being relatively immune to being co-opted by existing parties or the political establishment. Indeed, “None of the Above” seems to be the favorite electoral choice of many of these new activists. This means that they are not familiar with the norms and vocabulary of the established political process and frankly find both to be problematic for what they believe are the requirements of American democracy. Thus, the folks who continue the same old vocabulary will be tarred as being of the same old politics marked by pluralism, compromise and delay in making critical decisions on issues and policy directions for which the new activists want to see a change from the status quo.

What are the issues?

Again, it would be unfair to settle on a single issue as the situation is far too complex. However, to the extent that there are three unifying issues they are the national debt, an overreaching federal government and fear of diminished property rights, each of which is viewed under the lens of the changing demographics of America. And, many are truly passionate about these things and see in them a threat to the freedom of choice and the American Dream as we have thought of it since WWII. Politics and politicians of all parties are viewed as a major part of the problem and by extension government at all levels is seen as the enemy. This has spurred a renewed interest in the concept of “states rights” and the 10th Amendment to the Constitution. Planning appears to be serving as a lightning rod for these core issues.

Where is the information coming from?

Many of the new activists get their information from what can only be thought of as a closed loop—bloggers and talking heads with whom they already agree. Unfortunately, this is little different from most Americans in the 21st Century and it may be that the slow death of daily newspapers and the resultant loss of in-depth news and political coverage is a contributing factor. Blogs and digital social media on the Internet form a very substantial source of information and as these sources are not subject to fact-checking, compelling, but incorrect, stories abound and are repeated over and over until they have a cachet of fact. It thus is very difficult to dissuade people of the essential “truths” that they believe. However, as previously noted, this is certainly not limited to the new activists.

How do planners respond?

The planning community should remain committed to our profession and be fully guided by our ethical requirements. However, planners need to recognize that in many ways, we are our own worst enemy. It is hard to find a profession with more jargon and acronyms—plain English communicates far more and far better to non-planners. The planning community is often very trend driven, going for the purported brass ring of the latest planning fashion—TND, New Urbanism, Form-Based Codes—

Dealing with the New Activists, continued

when what planners really do best is help citizens find, explore and document their shared values for the future through an open and collaborative process. Planners should NEVER pre-ordain outcomes; planners help develop processes to allow the citizens to get to the outcomes THEY want. Planners must be seen as more than simply enforcers of codes. It is necessary to remind citizens and elected officials that good planning leads to a more efficient and effective use of scarce public resources. Moreover, planners can emphasize that a successful planning process finds common ground among citizens through choice, engagement and community involvement. Planning is an outcome-neutral tool for ensuring that all voices are heard in an open manner and does not advance particular agendas or ideologies. Indeed, planners themselves come from a variety of political ideologies, but are able to come together as a profession with the common goal of helping citizens find their shared values.

Planners should learn to frame the discussion in terms that citizens understand and avoid using various words and terms that are either code for things people think they don't want or are simply things that they do not care about today. For example, the new activists as well as most citizens do not care at all about the "transportation land-use connection", while they are passionately concerned about the cost of housing and the cost of transportation. Recent polling data (Ford Foundation, Oct-Nov 2010) suggest that most Americans support reducing commuting distances, times and costs and that they support having schools, shopping and recreation closer to where they live. Additionally, most Americans want clean air and water and they support sidewalks and bicycle trails. Finally, Americans overwhelmingly agree that as a nation we are far too dependent upon foreign oil. However, they do not favor "sustainability", "livability", "walkability", "smart growth" and similar terms. So, language is very important and planners need to clearly enunciate goals without reverting to planning jargon.

It does no good to argue with the new activists over what they believe—set facts straight, but do not argue over beliefs and absolutely avoid name-calling. By providing accurate, fact-based information, planners can begin to counter misinformation and the viral blogosphere and Internet discussion loops. At the end of the day, however, as planners we need to tell our story. We must sell the value we add to public processes to an increasingly skeptical public. It is absolutely true that planning can build great communities—we have done so in the past and we continue to do so; however, too often we do not shine a light brightly on our successes as a profession. By both nature and training, planners try to shun the spotlight, remaining both neutral and dispassionate. Perhaps some more passion about the good that planning does is appropriate—APA's Great Places in America and National Planning Month programs are good places to begin.

The changing demographics of our nation mean that there is now more than one "American Dream." It is the quintessential laws of supply and demand that is pushing for more diversity in housing and working choices, for more compact developments where residents can live, work, play and worship in close proximity, for more energy-efficiency to reduce the costs of housing and transportation, and for more options in lifestyle choices. What can be more American than to let the free market decide?

The good news is that the national debt and the level of government spending that incites most of the passion and energizes the new activists is, ultimately, an issue for which planning is a key part of the solution. By ensuring that public investments of scarce resources are made effectively and efficiently, planning contributes positively. Successful community and regional planning can lead to the job creation and economic development that our nation needs. We should focus our message on how effective planning is a part of fiscal discipline and responsibility at all levels of government and it is a lack of thorough and comprehensive planning that too often leads to poor performance and wasted resources.

2011 Legislative Session Comes to a Close

Coral Cosway, AICP

APA Colorado Legislative Committee Co-Chair

The Colorado General Assembly will conclude its 2011 legislative session this month. The two main issues debated this session were the state's budget and redistricting (i.e., redrawing legislative district boundaries with data obtained from the 2010 U.S. Census). However, several issues directly or indirectly related to planning were also considered. These issues included bills about transportation, new types of districts, master plans, conservation easements, energy transmission lines, and new energy conservation programs, among others.

APA Colorado actively supported 3 bills and actively opposed 5 bills. The Legislative Committee also monitored the progress of 24 others. Of the three bills supported, only one still has the potential to be signed into law.

That bill is HB 1146, also known as the "toy farm" bill. HB 1146 limits the use of the agricultural land classification for property tax purposes. It requires homeowners living on land classified as agricultural to pay the residential property tax rate for the portion of the property their home sits on. The remainder of the property could remain classified as agricultural. The bill exempts homeowners who can prove that their residence is integral to the agricultural operation occurring on the property. As of the time this article was written, HB 1146 had passed both the House and Senate and was awaiting the Governor's action (i.e., signature or veto).

The other two bills that APA Colorado supported this session "died" at an earlier stage of the legislative process, which means they cannot become law this session. One of those bills is SB 63, which would have added health care to the list of planning elements that state law encourages jurisdictions to include in their master land use plans. It should be noted that nothing in state law prohibits jurisdictions from doing health care planning today. The bill would have simply encouraged jurisdictions that don't consider health care issues in their planning activities to do so. As the "baby boomers" grow older, health care infrastructure and services are likely to become a more prominent part of our communities. Planning for those needs is just as important as planning for roads, water, and other community amenities. This bill passed out of the Senate and a House Committee by a very small margin. It ultimately failed to garner enough votes on the House floor to pass. APA Colorado would like to thank the bill's House Sponsor, Rep. John Kefalas (D-Larimer), for all of his hard work on this legislation. Rep. Kefalas actively "worked" this bill at every stage of the process, and his time and efforts on this important bill are very much appreciated!

All of the bills that APA Colorado actively opposed this session died; therefore, they will not become law this session. Of the 24 bills the Legislative Committee monitored, about half of them died and half are still making their way through the legislative process (as of the time this article was written).

The Legislative Committee will now shift its focus to monitoring and attending policy meetings this summer as well as working on proactive legislation for the 2012 legislative session. The Committee had been meeting every two weeks; however, during the off-session months we generally meet less frequently. For future meeting times and locations, visit the Committee's web page at <http://www.apacolorado.org/content/legislative-committee>.



**WESTERN PLANNER-APA
4 CORNERS CONFERENCE**

**PLANNING MAKES
THE DIFFERENCE**

La Fonda On the Plaza • Santa Fe, NM
September 11-14, 2011

WP
The Western Planner

**APA
NM**

**APA
CO**

**APA
UT**

The Western Planner, APA New Mexico, APA Colorado, and APA Utah invite you up to old Santa Fe, New Mexico, September 11-14, for the 2011 Western Planner-APA Four Corners Conference.

We say “up” in Santa Fe because the capitol city of New Mexico is over 7,000-feet above sea level. Planners attending this “elevated” conference will certainly enjoy the warm days and cool evenings of late summer in the “Land of Enchantment.” Santa Fe celebrated its 400th anniversary in 2010, and is the oldest capital city in North America and the oldest European community west of the Mississippi.

The Conference theme is **“Planning Makes the Difference.”** The conference will feature 36 concurrent panels and provide ample CM credits, including law and ethics. Most of the sessions will be led by professionals from western states—those most familiar with planning trends and issues west of the 100th meridian. A separate Planning Commissioners’ Training Workshop is scheduled for Saturday, September 10, and a Planners’ Advocacy Workshop is posted for Sunday, September 11. Some great mobile workshops will be offered, including a bicycle tour, as well as walking tours of nearby historic districts to learn about “Santa Fe Style.”

The conference **registration rate is \$250 until June 1** and \$295 through July 31. After that, the registration cost is still just \$350. The room rate at La Fonda is \$119 a night, and those staying pay just \$5 a day for parking. Call 1-800-523-5002 and reference NMAPA/Western Planner to reserve this special rate (limited number of rooms), or go to www.lafondasantafe.com to make reservations.

The Santa Fe Conference will provide many opportunities to socialize and network with Western Planners as there will be several special events. This will be a walking-friendly conference, and most events will be easy to attend on foot. Plan to join a conference that considers the old, contemplates the present, and looks to the future in a city where all three times seem to abide. The Conference Registration Form will soon be on the Western Planner website www.westernplanner.org. For more information contact Dan Pava at dpava@lanl.gov or 505-667-7360.

Western Planner - APA 4 Corners Conference

Don Moore, AICP
Comprehensive Planner

I had the good fortune to attend the last Four Corners conference and will be attending this year’s conference. What is particularly enticing is that this regional conference allows me to earn all my CM credits for the entire year.

APA Colorado has teamed up with Western Planner Resources and the State Chapters for a combined conference. I have enjoyed going to the Western Planner annual conference over the years, often I had to make a choice of going to either the APA Colorado or Western Planners annual conferences. This opportunity allows me to do both. The Western Planner conferences cover slightly different topics that have been particularly helpful for me by covering issues concerning small communities and county governments.

I am also excited about hearing what is going on in a neighboring western state to learn what else we may learn and benefit from planning in New Mexico. I am very interested in seeing and riding the Rail Runner from Santa Fe to visit Albuquerque and some of the other New Mexico communities. As a supporter of transit oriented development I will be able to see the conversion of an old Santa Fe industrial area to a very large 50 acre mixed use development.

Western Planner - APA 4 Corners Conference

Santa Fe is unique for its history, culture and contemporary planning challenges. It was first inhabited by a number Pueblo Indian villages between 1050 to 1150. In 1607 the Spanish Crown established Santa Fe as a city called by its full name La Villa Real de la Santa Fe de San Francisco de Asis (The Royal Town of the Holy Faith of St. Francis of Assisi) and made it the capital of the New Mexico province in 1610, making it the third oldest city and the oldest continuous designated capitol in what is now the modern United States. Santa Fe remained Spain's provincial seat until the outbreak of the Mexican War of Independence in 1810. In 1848 the U.S. declared war on Mexico, and Brigadier General Stephen W. Kearny led the main body of his Army of the West into the city to claim it and the whole New Mexico Territory for the United States. By 1848 the U.S. officially gained New Mexico through the Treaty of Guadalupe Hidalgo. In 1912, New Mexico became the United States of America's 47th state, with Santa Fe as its capitol.

La Fonda on the Plaza is the location of this year's conference. Records show that a secession of inns – or fondas, was located on this site since the founding of Santa Fe. The current La Fonda structure was built in 1922. For many years the Atchison, Topeka & Santa Fe Railway owned the inn and leased it to Fred Harvey who was well respected and famous for the creation of the Harvey Houses across the country.

The La Fonda sits at the terminus of the Santa Fe Trail. From 1821 until 1880 this trail served as a major commercial highway originating in Missouri for trade when rail service was established to Santa Fe. One branch of the Santa Fe Trail went along the Arkansas River and over the then very treacherous Raton Pass in Colorado. La Fonda is also part of an historic square or plaza that is a Spanish word related to "field" which describes an open urban space, such as a city square. Most colonial cities in Spanish America and the Philippines were planned around a square "plaza de armas" where troops could be mustered. Plazas located in provincial capitals, such as is the case with Santa Fe, were also known as the "plaza mayor" that typically included a cathedral, the "cabildo" or administrative center which may also be incorporated into a governor's palace, and the "audiencia" or law court. Not unlike the Italian piazza or a Mormon squares, these public spaces became important for public gatherings, creating a community focal point and center of community life. In modern Santa Fe the Plaza is famous as a place to look and buy Southwestern native art and jewelry. While today the word "plaza" can now mean nearly any gathering place in an urban setting, the Spaniards recognized the utility and need to create plazas in their communities large enough to truly be useable by their citizens. Sociologist William H. Whyte conducted an extensive study of plazas in New York City that helped define the elements that are needed to make for good public spaces.

Every planner should take the time to visit some historic plazas and squares at Santa Fe, Taos or Salt Lake and other communities to see why these public space still serve important community needs decades or even hundreds of years after they were planned for.

Due to the importance of Santa Fe's history, cultural diversity and an important center for the arts, the United Nations Education, Scientific and Cultural Organization (UNESCO) has designated the City as one of only nine "Creative City's" in the world.

A major new addition to Santa Fe that I want to see and experience is to ride on the extension of the New Mexico Rail Runner Express commuter rail line to the City. Completed in 2008 the City is now the most northerly terminus of the 96 mile Rail Runner system. The Santa Fe station is included in a

4 Corners, continued

50-acre mixed use redevelopment of former industrial buildings and land owned by the City that is managed by the Santa Fe Railyard Community Corporation. About 37 acres of the land has been set aside for a planned 500,000 square feet of mixed-use commercial development, while 13 acres are permanently reserved for open space, active park and recreation uses, a plaza and pedestrian promenade.

The Rail Runner Express system was developed by the New Mexico Department of Transportation (NMDOT) and the Mid-Regional Council of Governments. The rail system is served by 11 train stations with two additional proposed stations to be developed. The system utilizes five 3600 horsepower diesel-electric MP36PH3C locomotives built by Motive Power Inc. in Boise, Idaho. The passenger cars are Bombardier bi-level cars with a capacity of 162 passengers. The train sets are run in a “push-pull” mode so the roadrunner is going backwards half of the time. The train is capable of running speeds in excess of 100-miles per hour.

For anyone thinking of flying into Albuquerque there is the Airport Express Bus (Route 350) that connects the Albuquerque Airport to the Rail Runner. You can purchase a day pass for 8 dollars to ride the Rail Runner all day (\$7 if purchased on-line) or individual two-way or one-way tickets. To check schedule rail service and costs you can go to www.nmrailrunner.com or call at 866-795 rail (7245).

Planning for the Poor

by Jeff Walker

Every old city has an area that is markedly different from most of the city. I worked in a city in the mid-1990s where the houses in one neighborhood did not have indoor plumbing. (That was the easiest CDBG grant application I ever wrote.)

When I was new to planning, I felt like these neighborhoods were shunned by the politicians who determined where the capital improvements would occur, and that these areas were forgotten or worse, ignored, because the residents did not have the political capital or the money to influence the politicians. The residents were, perhaps, too busy raising children on minimum wage or government subsidies to raise a stink. Or the residents were too busy taking care of aging or ill relatives. Or the residents were, perhaps, accustomed to the lack of decent infrastructure.

What I eventually came to believe, from having lived in enough cities, is that the under served neighborhoods are made up of residents who fit in each of those categories, as well as residents who are too lazy to demand better infrastructure and residents who are always calling their council representative for better services and infrastructure. Those neighborhoods are just like every other neighborhood.

So why are those neighborhoods, in general, short on the basic services, like grocery stores, sidewalks, decent schools and the proverbial coffee shops? And why are those neighborhoods long on crime, litter, unemployment and stagnation? I don't know, but I like to guess. Enough of the residents want it that way.

The United States of America is a republic. Most of the people control the government in accordance

Planning for the Poor, continued

with established laws. But the household is a democracy, so the majority rules and the majority's rules become the laws. So when enough households in a community decide that police are not welcome into the neighborhood, the community becomes "underserved." When enough households in a community decide that the justice must be delivered on a street corner instead of a court house, the community becomes "underserved." But then the question becomes, "underserved" by whom? Because those underserved communities do provide some services to some segments of the population. They provide inexpensive housing to newly arrived immigrants and to people who can't work due to disability or from taking care of aging or ill relatives, and older students who are trying to move past the mistakes they made. For example, a recent search of a real estate website showed seven detached single-family houses for sale in Lincoln Park, a neighborhood in Denver, under \$200,000 and no houses over \$400,000. The same website showed 37 single family detached houses for sale over \$400,000 and one single family detached house, a carriage house at that, for sale for under \$200,000.

Where do you think the service industry's labor force is more likely to live?

Another question is: what is meant by under served? Does that mean the services the city provides, like trash pickup, police patrols and parks? Or does it mean underserved by the private sector because of the usual lack of grocery stores and the abundance of liquor stores and "Kwik-E-Marts?" If it's the former then I go back to my argument of households being a democracy. If the schools are failing it's because the households are failing. If the crime rate is high it's because the households are failing. If the parks are neglected it's because the users abuse the facility. If the meaning is the latter then I blame the free market system. Planners can only provide a framework in which businesses can operate to provide some predictability. It's up to the businesses to fill in the frame. But we all know what happens when those services arrive: investors swoop in, rent goes up, the residents are forced out by higher prices or by the higher income arrivals who demand more police presence, higher design standards and fewer services for the poor.

Some argue that under served neighborhoods get the short end of the stick. I argue that these neighborhoods provide affordable housing for those who can least afford housing. The amenities might not be very accessible, but those amenities are often the result of private sector investments that make the cost of housing unaffordable.



Planning Partnership with Downtown Colorado Inc

APA Colorado is pleased to announce this new collaboration! The mission of DCI is very compatible with APA Colorado. It includes creating economic development opportunities and creating strong communities. Our partnership means APA Colorado members can attend DCI events and trainings at member rates. DCI is active state-wide, so be sure to utilize this new benefit. Check out their website for more information: <http://downtowncoloradoinc.site-ym.com/>



**Registration at
www.apacolorado.org**



- June 9-10, 2011 at the Renaissance Hotel in Denver
\$109 for single or double occupancy, call 1-888-228-9290
- ⇒ Keynote by Keith Sugar
San Jose Univ Professor, Land Use Atty, former Mayor of Santa Cruz
 - ⇒ Sessions in Transportation, Sustainability, Communication, Redevelopment and, of course, Ethics and Law
full schedule online at www.apacolorado.org
 - ⇒ Planning Commissioners Workshop in partnership with DOLA and DRCOG
 - ⇒ Celebrate the best planners and planning projects at the Awards Reception (continuing the tradition of no rubber chicken dinners, the Reception is quick and lively and allows you to interact and ask questions with the Award Winners)



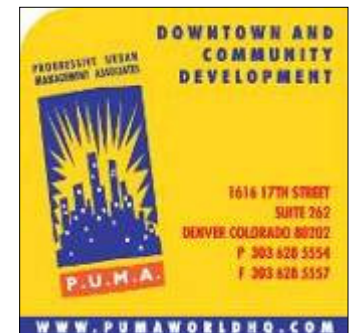
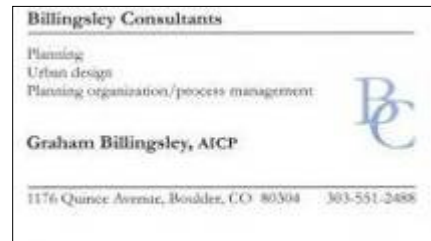
\$140 Full Registration, the complete Camper's package includes all sessions, the Keynote and Awards Reception, and 2 breakfasts.
 \$105 for One Day Registration, the Camper's day pass includes either day of sessions and 1 breakfast.
 \$65 for Students and Planning Commissioners Full Registration
 \$40 Planning Commissioner's Workshop, includes workshop and breakfast on Friday.
 \$25 Keynote and Awards Reception, attend the Keynote and stay for the 2011 APA Colorado Chapter Awards Reception (Thursday, June 9, 4pm)



Plan Tools, LLC
Stan Clauson Associates

Join these sponsors at Camp!
 APA Colorado values your support
 See the website for details: apacolorado.org

APA Colorado Advertisers



Current Events

For more info go to www.apacolorado.org

2011 31st Annual National Recreation Resource Planning Conference

The National Association of Recreation Resource Planners would like to invite you to participate in the 2011 31st Annual National Recreation Resource Planning Conference set for May 23-26, 2011, in Breckenridge, Colorado. The conference theme, Innovations in Connecting Americans to our Great Outdoors, builds upon the President's America's Great Outdoors initiative.

The America's Great Outdoors: A Promise to Future Generations Report (Feb 2011) provides a significant opportunity and responsibility for recreation resource planning and stewardship. Join with other planning professionals to learn about and discuss how we can implement the recommendations and actions advanced by the administration in this report (*and earn up to 10 AICP CM credits*).

You can access conference information at www.narrp.org related to:

1. Conference program information about the plenary and concurrent sessions, and the field workshops.
2. Partnering organizations helping to stage the conference.
3. Lodging at the Beaver Run Conference Center in Breckenridge.
4. Transportation options from Denver International Airport.
5. Registration fees and procedures.
6. Student scholarship application materials.
7. Opportunities for exhibitors and sponsors.
8. Opportunities for poster sessions.
9. NARRP membership and benefits information.

2011 Elections are online now,
see page 1 for details.

APA Colorado Board

Executive Committee

President

Susan Wood, AICP
RTD
susan.wood@rtd-fastracks.com

Vice President Communications/ Newsletter Editor

Jeremy Klop, AICP
Fehr & Peers
j.klop@fehrandpeers.com

Vice President External Affairs

Shelia Booth
City of Fountain
shelia@fountaincolorado.org

Secretary/Treasurer

Meghan Pfanstiel, AICP
Rocky Mtn Home Association
meghan@coloradohome.org

Professional Development Chair

Mike Sutherland, AICP
City/County Broomfield
msutherland@ci.broomfield.co.us

Denver Metro A Representative

Jim Hayes
City of Northglenn
jhayes@northglenn.org

Denver Metro B Representative

Jessica Osborne
CDPHE
jessica.osborne@state.co.us

North Central Representative

Tom Parko
Weld County
tparko@co.weld.co.us

Northwest Representative

Greg Moberg
City of Grand Junction
gregm@gjcity.org

Southwest Representative

Chris Hawkins AICP
Town of Mountain Village
chawkins@mtnvillage.org

Central Mountain Representative

Chris Kulick, AICP
Town of Breckenridge
chrisk@townofbreckenridge.com

South Central Representative

Meggan Herington
City of Colorado Springs
mherington@springsgov.com

Public Official Representative

Jeff Walker
Denver Planning Commission
Xcel Energy
Jeffrey.A.Walker@xcelenergy.com

Student Representative

Steven Chester
CU Denver MURP Candidate
chester.steven@gmail.com

Faculty Representative

Jeremy Nemeth, PhD
University of Colorado
jeremy.nemeth@ucdenver.edu

Legislative Committee Co-Chairs

Coral Cosway, AICP
ccosway@comcast.net

Kyle Dalton, AICP
kyleadalt@yaho.com

Western Planner Representative

Katie Guthrie, AICP
katie.guthrie@apacolorado.org

Sustainability Committee Chair

Elisha Bartlett
Jefferson County
elisha.bartlett@gmail.com

Outreach Committee Chair

Awards Committee Chair

Anne Lane
anne.lane@hotmail.com

Student Chapter President

Carrie Murphy
CU Denver MURP Candidate
carmur6281@yahoo.com

APA Colorado Administration

Katie Guthrie, AICP
970.667.2192
katie@apacolorado.org

Denise Taylor Henasey
303.918.6771
denise@apacolorado.org

APA Colorado Mailing Address

PO Box 265
Golden, CO 80402-0265