

PLANNING MATTERS



American Planning Association
Colorado Chapter
Making Great Communities Happen

A Publication of the Colorado Chapter of the American Planning Association

August 2011

APA Colorado Recognizes Best of 2011

FEATURE ARTICLES

APA Colorado Chapter Awards 1-3, 6-9

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EXCELLENCE AWARD – OUTSTANDING PROJECT – BOULDER COUNTY

Four Mile Canyon Fire Recovery Plan

In early September of 2010, a fire in the Four Mile Canyon of Boulder County burned over 6,000 acres of forest and destroyed 169 homes over a period of only a few days. The disaster not only destroyed structures and displaced residents, but a fire of this magnitude also creates serious environmental consequences, including erosion and flooding.

Boulder County's response was to develop a strong relationship with the four volunteer fire protection districts in the affected area that are deeply rooted within their communities. They made it clear that we needed to address two stakeholder groups separately - those who lost their homes in the fire and those who did not – because they had very different needs and concerns.

Public meetings were held in each of the four fire districts in which *listening* was the primary format.

To help the flow of communication, a single point of contact was created in the Four Mile Canyon Fire Recovery Manager, to coordinate all recovery activities and help fire survivors navigate Boulder County government. In addition, the Land Use Department altered its approach from a dispersed to a more holistic process.

Part of this approach involved assigning a case manager to each homeowner as the homeowner was ready to discuss their property. Case managers acted as personal planners to understand their applicant's unique situation, their property, and how they can best rebuild. Case managers received additional training on erosion control, preventing

noxious weed infestation, insurance, and how to work effectively with people who have been through traumatic events.

PROJECT TEAM

Garry Sanfacon,
Fourmile Fire Recovery Manager

Dale Case, AICP
Director, Land Use Department

George Gerstle
Director, Transportation Department

Claire DeLeo,
Senior Plant Ecologist, Parks & Open Space Department

Mike Chard,
Director, Office of Emergency Management

David Haines, AICP
GIS Manager, Land Use Department

Michelle Huebner,
Plans Examiner, Land Use Department Building Division

Rebuilding Technical Assistance Guide



Building or remodeling a home can be an overwhelming experience under the best of circumstances. If you lost your home, garage, workshop, studio, barn, or other structures in the Four Mile Canyon Fire last fall, the process is even more daunting because you were not planning on doing it. There are many resources available, including individuals, workshops, and other programs, that can help you. This guide is designed to introduce you to these opportunities.

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2011 Awards, continued

On October 21, 2010, the Board of County Commissioners approved changes to the Land Use Code to facilitate rebuilding and recovery from the Four Mile Canyon fire. Property owners are allowed to rebuild exactly what they lost with only the issuance of a building permit, or they can build up to 530 square feet larger than what they currently had on their property up to a maximum size of 6,000 square feet, through a streamlined planning review rather than the standard Site Plan Review process. This allows enough flexibility for a remodel, a small addition, or a two-car garage. From the time of the fire, property owners are given two years to take advantage of these changes.

The Boulder County Land Use Department continues its efforts to making the rebuilding effort as easy, efficient, and safe for residents as possible, from workshops on insurance to free asbestos inspections.

EXCELLENCE AWARD – OUTSTANDING PROJECT – CITY OF FORT COLLINS Plan Fort Collins

The 2010 update to the City of Fort Collins comprehensive plan, referred to as City Plan, and the Transportation Master Plan took the spirit of collaboration to the next level, integrating both planning projects into one unified process: Plan Fort Collins. This integrated process allowed the City to maximize efficiency and share resources for public events and presentations.

Plan Fort Collins reflected a more simplified, recognizable name, and afforded even greater public awareness and understanding of the two projects. And, like the shared name, the process to update the two plans was unified around the tenets of innovation, sustainability, and connections, so that the long range visions and policies for City Plan and the Transportation Master Plan would be mutually supportive and comprehensive.

The committee felt that new approach to policy and its wide menu of outreach techniques set this plan apart. The three pronged networking approach allowed a variety of choices to participate including social

media, live meeting polling, online surveys, texting, and televised events. Additional outreach techniques were provided including a series of plan van tours in the community and inviting citizens to respond to regular on-line “question of the week” series.

New policy directives were incorporated into the plans such as arts and culture, health and wellness, low impact stormwater management, urban agricul-

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PROJECT TEAM

Joe Frank, FAICP,
Director of Advance Planning - Overall Lead, City Planning Project Manager

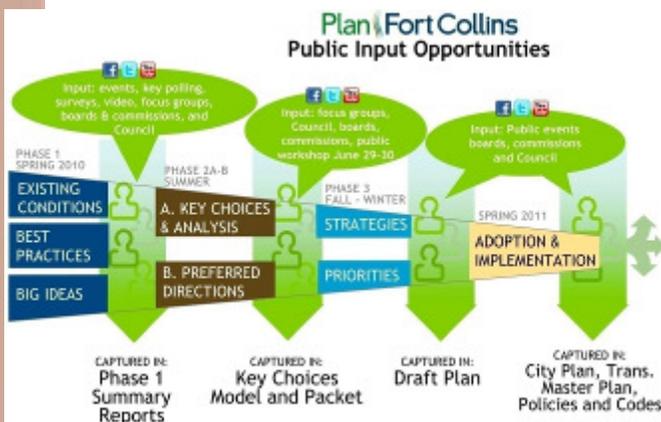
Kathleen Bracke, AICP
Director of Transportation Planning & Special Projects - Transportation Master Plan

Ken Waido
Chief Planner - Deputy City Plan Project Manager

Jon Haukaas,
Water Engineer Field Operations Manager - Stormwater

Steve Caranach,
Light & Power Operations Manager - Energy Project Manager

Kelly DiMartino,
Assistant to the City Manager - Communications Manager



2011 Awards, continued

ture, and context sensitive design. The plan also noted catalyst areas and projects and focused on re-shaping existing streets to include multi-modal transportation.

EXCELLENCE AWARD – SUSTAINABILITY – METRO WEST HOUSING SOLUTIONS Lamar Station TOD

The emerging west corridor light rail line is well-located in the Denver metropolitan area with easy access to the Federal Center, Auraria and Red Rocks Community College campuses, stadiums and recreation amenities, and downtown Denver. If properly developed, hundreds of underutilized acres along the west corridor could be transformed into vibrant neighborhood centers in a multi-modal transportation setting to enhance quality of life, support local and regional economies, and minimize green house gas emissions.

Metro West Housing Solutions’ (MWHs) Lamar Station TOD is poised to play this leadership role and catalyze sustainable, mixed-use, mixed-income development throughout the light rail line in Denver and Jefferson Counties. As a housing authority and non-profit entity, MWHs is vested in the community and develops and manages property with a holistic approach for the good of the individual and neighborhood. Lamar Station MWHs is making a significant and noteworthy investment into the public realm by remediating a Brownfield, building and maintaining more than 1/2-mile of new accessible multi-modal infrastructure, allocating 2.5+ acres of the site for public outdoor use with a community garden, maintaining 10,000+ square feet of indoor amenities for residents, and providing free wireless internet access to anyone on-site. The neighborhood is underserved in community space and lacks direct, safe access to light rail from the south. Rather than close itself off, MWHs is opening up the site to the neighborhood as a safe place to learn, relax, recreate, or simply wait for the train.

The Lamar Station TOD will infuse hundreds of people onto a site that currently has a population of zero, only 400 feet from the station. The project is planned to open in concert with light rail in 2013, increasing ridership density where and when it is most needed. The Lamar Station TOD is the first proposal to receive the *Lamar Street Station Area Plan’s* “sustainability bonus” for going above and beyond, enabling density to increase from 30 du/ac to 33 du/ac.

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PROJECT TEAM

Bill Lunsford,
Director of Development

Brendalee Connors
Asset Manager

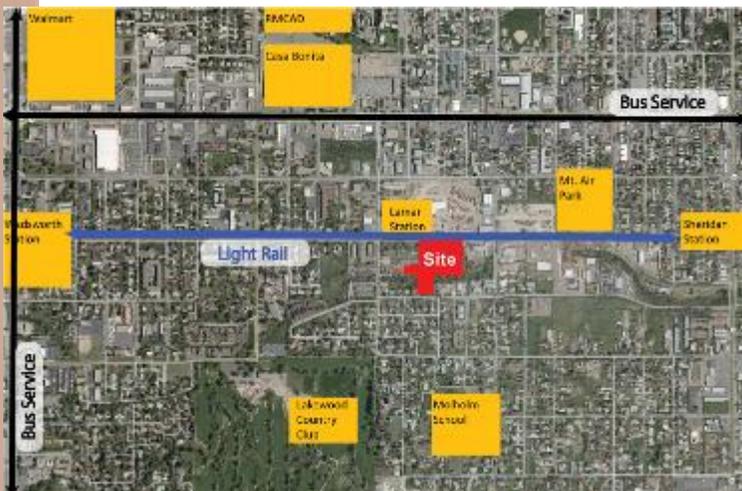
Eric Blase, LEED AP
Project Manager - Humphries Poli
Architects

Joe Poli,
Owner - Humphries Poli Architects

Tom Klein, Brian Mortimore, Jim
Bosshart
Landscape Architects - Calcon
Contractors

Laura Charlier, LEED AP & Sue
Reilly, LEED AP
Energy Modeling/LEED Assistance
Group 14 Engineering

Scott Paling, P.E.
Civil Engineering - Martin & Martin



President's Message: The Importance of Planning

Susan Wood, AICP



When the National APA Board of Directors approved the APA Development Plan for 2012-2013 in April, they included five goals each of which focused on the importance of planning; planners as leaders; and creating an awareness of the contribution of planners. For example, Goal 1 states: "Lead the nation and collaborate globally in addressing planning issues through innovation, creativity and problem solving. Emphasize the value of planners and planning effective advocacy." We, as a chapter, likewise focus on the importance of planning and the contribution of planners.

Throughout the history of planning, the contribution to society has been noted. From the City Beautiful movement and the parks and greenways of Frederick Law Olmstead, Jr. to the vision and insight of Jane Jacobs, and more recently to current national figures as Andres Duany, Peter Calthorpe, Robert Cervero, and Randall Arendt, to name only a very few (the list goes on and on). We have our local heroes, too, such as our APA Colorado FAICP members including Graham Billingsley, Don Elliott, Ben Herman, Peter Pollock, Joe Frank, and David Wilcox, as well other planning leaders, award winners, and well-planned communities and developments.

In these past few years when a tough economy has shortened planning dollars, infrastructure funding, development opportunities, and funds for services, the profession of planning has sometimes taken it "in the shorts." We, as planners, know that good planning and good planners working in concert with local governments, transportation agencies, and the development community are an integral key to paving the way to economic growth and sustainability.

In the coming months, the APA Colorado Board, bolstered with ideas and support from the APA Colorado Chapter members, will be looking for ways to showcase and demonstrate the contribution of plans, planning, and planners. Currently, we are exploring opportunities to do just this and we are also soliciting your ideas for ways to highlight planning efforts and contributions and collecting examples of good planning. Please contact me, our Chapter Administrators, or your Regional Representative with your thoughts and ideas. (Contact info can be found on page 17). Your input and involvement are essential. It is time, and it is up to us, to tout the benefits of this profession in which we each have invested so much of ourselves.

The subject of this newsletter is awards and what better way to highlight the importance of planning than to celebrate the 2011 Planning Award winners. Awards were presented and our winners were honored on June 9th at our Summer Camp held in Denver. Thanks to all for such a great turnout and congratulations to all the winners!

Congratulations are also in order for our incoming APA Colorado Board members (some serving for the first time and some returning after an absence). New Board Members are:

Secretary/Treasurer	Joni Marsh, AICP
North Central Representative	Joe Frank, FAICP
Metro Denver Representative (A)	Erica Heller, AICP
Central Mountain Representative	Stan Clauson, AICP
Student Representative	Daniel Murray

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President's Message, continued

A full list of APA Colorado Board members, including new and re-elected members is on page 17.

To out-going Board members, thank you for the years of service. We appreciate your efforts and the difference you have made in APA Colorado. A special thank you to:

Meghan Pfanstiel, AICP
Tom Parko

Chris Kulick, AICP
Steven Chester

Jim Hayes, AICP

Lastly, this is a reminder of the upcoming Four Corners Conference on September 11-14 in Santa Fe, NM. This is a great opportunity to mingle with planners from across the West and learn of planning projects and ideas from Colorado and beyond!

For additional conference information and a link to registration visit:

<http://apacolorado.org/content/annual-conference>

Downtown Colorado, Inc & APA Colorado

Downtown Colorado, Inc. (DCI), a nonprofit membership organization committed to building better communities through educational and technical assistance to downtowns, commercial districts and town centers, is pleased to announce that we are partnering with APA Colorado to provide APA members with added benefits. Additionally, DCI has recently become a certified AICP certificate maintenance (CM) credit provider.

Benefits to APA Colorado members include receiving discounted membership rates to attend the 2011 DCI Annual Conference and a special invitation to attend a DCI members-only Development and Improvement Districts (DIDs) Forum.

The 2011 Annual Conference, *Cultivate, Collaborate & Celebrate: Growing the Economy from the Bottom Up*, will be held on September 21-23 in Durango, Colorado. The conference sessions will focus on a variety of revitalization topics that affect Colorado communities, including economic development, community engagement, business attraction, business incubation, youth engagement, tourism, building collaborations, planning issues, and more.

DCI holds monthly Development and Improvement Districts (DIDs) Forums in Denver. These forums are for DCI members only, but DCI is extending a special invitation to APA Colorado members to attend the first forum to introduce members to Downtown Colorado, Inc. The forums are held for two hours and provide a venue to address topics that affect business improvement districts (BIDs), downtown development authorities (DDAs), and urban renewal authorities (URAs) in Colorado. Each session is led by a panel of experts in the chosen topic and encourages discussion among attendees. The forums offer 2.0 CM credits. Past DIDs forums this year have also received credit retroactively. Session topics and schedule are available on www.downtowncoloradoinc.org.

2011 DCI Annual Conference in Durango to Offer 20 CM Credits
DCI is offering a special rate for APA Colorado members.

APA Colorado members interested in attending the DCI conference should contact [Denise](#) at APA Colorado by August 22, 2011 to receive the registration discount.

2011 Awards, continued

EXCELLENCE AWARD – SUSTAINABILITY – DOUGLAS COUNTY & DESIGN WORKSHOP

A Vision for Sustainability

The Douglas County Open Space Priorities Plan is the result of a process that combines thorough inventory of the characteristics that make for good open space, citizen values input, and an understanding of future growth pressures. With an annual average of \$6.5 million in sales tax revenue dedicated to the open space fund, County Commissioners required a defensible plan with justification for where dollars are spent. Local land trust organizations required a strategic plan for focused partnerships to ensure maximized leveraging of funds. The Douglas County Open Space Priorities Plan advances resource conservation planning with holistic thinking regarding economics, growth potential, scenic value, and quality-of-life, in addition to environmental factors.

In 1994, Douglas County, with its population of 88,000 people, was heralded as the fastest growing county in the nation. Popularity took its toll on the County, rendering all privately-held open lands a target for development. The 2010 Open Space Priorities Plan provides an ambitious county-wide vision for future conservation. A specific sub-area plan was developed for the Headwaters of the Cherry Creek, a watershed area that represents one of the most important and urgent conservation opportunities in Douglas County.

PROJECT TEAM	
Richard Shaw, AICP, FASLA	Project Lead - Design Workshop
Cheryl Matthews	Director - Douglas County Open Space & Natural Resources
Jackie Sanderson	Resource Specialist - Douglas County Open Space & Natural Resources
Sydney Macy,	Primary Partner - The Conservation Fund
Anna Gagne, AICP	Project Manager/GIS - Design Workshop
Kathleen Staks	Project Administrator - Great Outdoors Colorado



This plan was completed in November 2010 and has already been utilized in identifying two properties that are now under negotiation for acquisition. The Open Space Board and local land trust organizations which once had competing interests in acquiring properties now have a shared vision and better understanding of the roles they want to play in creating comprehensive open space protection.

EXCELLENCE AWARD – SUSTAINABILITY – CITY OF BRECKENRIDGE
Sustainable Breck

From its conceptual phase, Sustainable Breck has sought to address community sustainability in a holistic manner. In developing Sustainable Breck, the Town staff utilized principles from the triple bottom line approach and ICLEI’s five milestones to address issues that are critical to the Town’s environmental, social and economic well-being. To ensure a successful plan, staff has been thorough in

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2011 Awards, continued

**MERIT AWARD – COMMUNITY ENGAGEMENT – TOWN OF LYONS
The Lyons Comprehensive Plan**

The Town of Lyons was fed up with the vacant, dilapidated, and rarely open downtown. Watched as their future tax dollars were spent by residents driving to Longmont and Boulder for the majority of their grocery shopping, even though there's a store in town. And knew that the Town's economy is reliant on residential growth, needed to diversify.

The Lyons Planning and Community Development Commission rolls up their sleeves and embarks on the process of updating the 1998 Comprehensive Plan with the overarching goal of becoming more economically, environmentally and socially sustainable. A Community Advisory Committee (CAC) of 32 people to help ensure myriad perspectives are represented. Each CAC member is also charged with involving their respective boards, commissions, businesses and neighborhoods in the process. Three well-attended public workshops, a merchant survey, economic analysis, youth input campaign, in-depth community survey, and countless marathon PCDC workshops later, a comprehensive vision for transforming The Town of Lyons was created.

The Plan spurred a recently revitalized main street with a beautiful streetscape full of outdoor gathering spaces. Slowing traffic and bringing life to a downtown has resulted in more than 24 businesses have opened their doors or expanded their operations including a fun and bustling Saturday open air market, a new jewelry and clothing store, an art gallery and a completely refreshed grocery store. The Lyons Arts and Humanities Commission and the Town's Parks and Recreation staff have expanded the public art exhibition program throughout the Town's parks and Downtown area. Staff also creating Capital Improvement

Plans for all infrastructures, which is a first for the Town.

Lyons is garnering a reputation for being a green community, thanks to in no small part to our Sustainable Futures Commission and now citizens are replacing cars with golf carts. Lyons became the first community in the state with an Eco Pass that entitles every resident to a free, system wide RTD bus pass, obtained through a grant from Boulder County and RTD. The greening continues with a focus to have 80% of the Town's energy will come from wind and other renewable sources.

PROJECT TEAM

Danna Ortiz, LEED AP
Planner - PlanIt, LLC

Carlos Hernandez, AICP
Senior Transportation Planner - Fehr & Peers

PlaceMatters
Ken Synder
CEO/President

Jocelyn Hittle, AICP
Director - Sustainable Solutions Group

Jason Lally
Director of Decision Lab

Jenna Miles
Office Manager

Gruen Gruen + Associates
Aaron Gruen, Esq.
Principal

Debra Jeans
Principal

Paul Moline
Principal/Artist - Paul Moline Designs

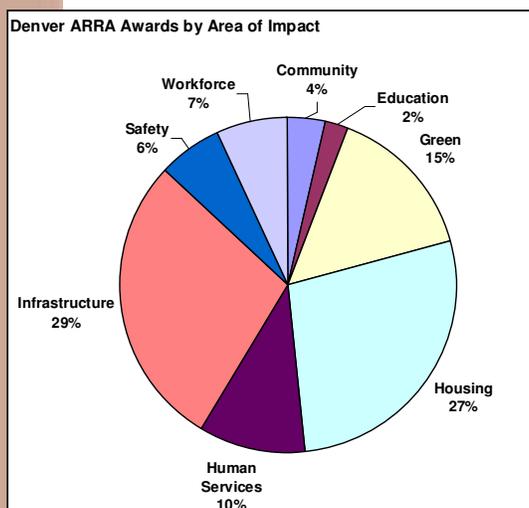


American Recovery & Reinvestment Act: \$\$ in Denver

Laura Kane, Associate Financial Management Analyst
Budget and Management Office, City and County of Denver

American Recovery and Reinvestment Act Funding Overview

The American Recovery and Reinvestment Act (ARRA) of 2009 served as a catalyst for growth and prosperity in the City and County of Denver during one of the most significant economic downturns in American history. ARRA was passed by Congress in February 2009 and signed by President Obama here in Colorado as an immediate response to the economic crisis. The \$787 billion Recovery Act's immediate goals included the creation of new jobs and preservation of existing ones, investment in long term growth, and the fostering of unprecedented levels of accountability and transparency in government spending. The largest portion of the act was tax relief for families and businesses, comprising 37% of the package. An additional 35% was made available for contracts, grants, and loans with 28% dedicated to entitlement programs such as unemployment benefits.



Stimulus Funding in Denver

As of July 2011, the City and County of Denver, as a local government, has received \$83.3 million in stimulus funding. Schools, non-profits, and hospitals were also eligible for direct federal funding in the form of grants or contracts and can be sub-recipients of the City. The \$83.3 million is not inclusive of other entities that received stimulus funding in Denver. Of the \$83.3 million, approximately \$55.7 million has been spent by the City. Recovery Act spending is anticipated to continue in the City and County of Denver through 2013. The City and County of Denver manages stimulus funding by areas of impact (e.g., infrastructure, workforce, education, housing, safety, etc). In reviewing funds received by area of impact, Denver has received the most stimulus funding in infrastructure, housing, and green programs. Denver is on-par with national stimulus spending, specifically in comparison to cities with populations over 1 million.

The investment made in our local government in an effort to stimulate the economy has been fairly extraordinary. In this time of political debate as to whether ARRA was effective nationally, Denver has seen significant benefits from stimulus funding. The benefits of programs, projects, and services supported by stimulus funding in Denver are truly a bigger success story than just job creation. The Denver Office of Economic Development recent issued a comprehensive program overview of stimulus funded Workforce Programs to understand the impact of full-time job placements in the Denver metropolitan area in terms of increased jobs, earnings, and sales. Among its many findings, the forecast shows an earnings impact return on investment of \$7.68 for each stimulus dollar invested in Denver Workforce Programs (<http://www.denvergov.org/economicimpact>). In addition to economic investment impact in Denver, a few highlights of the impacts of stimulus funding in Denver are as follows:

Nearly 70 new public access computers in the Community Technology Center allowing the Denver Central Library to offer training in basic computer skills, resume building and resources for adult education, GED, high school, and college attainment.

Seven new Denver B-cycle stations allowing residents to access public transit.

New social and emotional tool kits for 67 Denver Great Kids Head Start classrooms which allow

\$\$ in Denver, *continued*

teachers and parents to be trained on effectively responding to challenging behavior in the classroom and at home. In addition, Head Start was able to provide services to 70 additional students in conjunction with Denver based non-profit Center for Hearing Speech and Language to provide onsite hearing and vision screenings for 2,500 preschoolers.

Recovery funds essentially doubled the Workforce Development budget across Adult, Dislocated Worker, and Youth programs. A forecasted minimum of 530 jobs will be created by year-end 2011 (298 direct full-time placements to date and 232 forecasted indirect placements).

Energy efficiency services for low income residents and the planting of shade trees citywide.

Runway and taxiway rehabilitation including the widening of two runways at DIA.

Recovery funds leveraged additional funding to complete the state-of-the-art interchange on west-bound I-70 providing direct connectivity from the Stapleton neighborhood to the Northfield shopping area.

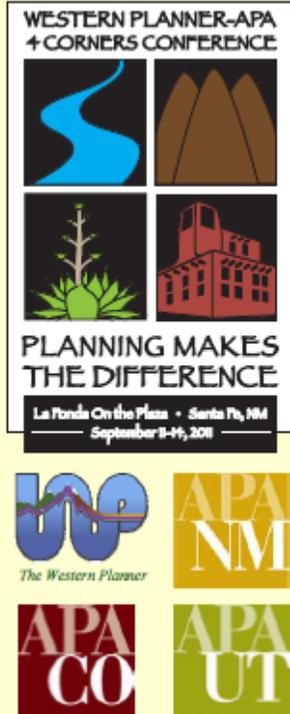
South Lincoln Park Redevelopment

Not only has Denver seen growth in imperative workforce programs, infrastructure, and technology, Denver has also seen significant impacts within neighborhoods through collaboration with community partners. Denver's Lincoln Park neighborhood is currently undergoing redevelopment to transition the neighborhood to a healthier, affordable, energy efficient and transit-oriented community. One of the important elements of the Lincoln Park neighborhood project is Denver Housing Authority's (DHA) redevelopment of South Lincoln Homes located at the 10th and Osage light rail station that is scheduled to be completed in January 2012. To complete this housing redevelopment, DHA received a \$10 million competitive ARRA stimulus grant with Denver providing Community Development Block Grant and SkyLine Revolving Loan Fund dollars (\$3 million in total). Due to the existence of the light rail station, the housing units will have easy access to employment, education, and cultural opportunities in downtown Denver and the metro area as the light rail station will also allow residents to access future Regional Transportation District (RTD) FasTraks lines. Stimulus funding also served to leverage other federal and local funding to further the redevelopment of the area which will include market rate and affordable housing, non-profit space, retail and commercial opportunities and green community assets including an urban garden. Partnership funding also includes HUD, EPA, and US DOT, State of Colorado, City and County of Denver, private foundations, and private sector partners.



Last month, Denver hosted its first stimulus collaboration forum which featured community partners including Denver Housing Authority, Denver Health and Hospital Authority, Regional Transportation District, and Denver Public Schools. The forum was attended by two staff from the Office of the Vice President who were interested in hearing about collaborative efforts within the community in implementing stimulus funded programs and projects as well as the benefits experienced. At a time when most governmental agencies are seeing less and less available funding, this forum exemplified the power and energy of public partnerships to strengthen the Denver community and improve lives. As ARRA comes to a gradual close, the City and County of Denver will continue to evaluate the impacts of stimulus investments made in the community that have been critical to the sustainability and success of programs, projects and services.

For more information about Denver's stimulus funding, please visit <http://www.denver.gov/stimulus>.



Western Planner - APA 4 Corners Conference Colorado Reception, Sept 13, 5:30-7:30, San Francisco Bar & Grill

Bienvenidos to Santa Fe APA Colorado planners! Join your fellow Coloradans and friends for a no-host reception at the San Francisco Street Bar and Grill at 5:30pm on Tuesday, September 13th. The San Fran is located just one block from La Fonda on the corner of San Francisco and Don Gaspar - go up the staircase located to the right of Prima Jewelers. We'll be gathering in the mezzanine area for cold drinks and camaraderie. Hope to see you there!

Registration and Program information is online at
www.apacolorado.org/annualconference

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Announcements from Stan Clauson Associates

Exam time! At Stan Clauson Associates, we are pleased to report that Patrick Rawley, our Senior Planner, recently passed his AICP exam. Also, Fritz Clauson, our office manager, passed the LEED "Green Associate" exam. Fritz will be leaving full-time work with the firm to attend UCD this fall for his Masters in Urban and Regional Planning.

SCA was recently selected, as part of a team with Parsons Transportation Group, to provide planning and public process services to the CDOT and Pitkin County for a grade-separated crossing design at the Aspen-Pitkin Airport and Colorado State Highway 82. Daisuke Yoshimura, our affiliated landscape architect, has just returned from a month in Kyoto, Japan where he taught a University of Oregon studio assisting the City of Kyoto with the design of a municipal park.

Student Chapter Updates

The Board of the American Planning Association Student chapter for the University of Colorado Denver wanted to take this opportunity to introduce ourselves and to present you with some information about our plans for the following year. Our goals for this year can be summed up with the idea of improving connections. We aim to improve connections between the planning students and students in landscape architecture and architecture, both through shared academic and social events. We also aim to improve connections between students and the APA-S, making sure students know early on about the benefits of becoming part of the APA. Most importantly, we hope to improve connections to the planning community at large. To that end we fully encourage any of you who have ideas about how to accomplish this, or opportunities for students, to contact a member of the APAS board. Thank you for the opportunity to share what we have planned with you, and to tell you a little about ourselves.

President: Carrie Murphy

Prior to her studies in urban and regional planning, Carrie Murphy worked as a project manager at the Alliance for Sustainable Colorado and an operations manager at San Francisco Opera. Carrie is a proud Colorado native who also left her heart in San Francisco; the place where her passion for the walkable city was cemented.

Vice President & Social Chair: Caitlyn Klein

Raised in MD, attended school at Boston University with a focus on Environmental Analysis and Policy, Economics, and Biology. Ventured off the east coast to pursue MURP at UCD, passionate about sustainable design and business.

Treasurer: Mike Anderson

Born and raised in Niwot, CO. Moved to San Diego after undergrad but returned to Colorado to pursue the MURP degree. Extensive construction experience with a passion for sustainable development in all forms.

Student Representative to APA Colorado Board: Daniel Murray

Born and raised in AZ, got to CO as fast as I could. Former planner for Town of Telluride, current MURP student at UCD. Passionate about multi-modal transportation planning and building community.

Public Relations: Mitchell Gomez

My interests vary widely, but always seem to come back to a deep concern with how we can use technology to better understand the interface between individuals, society and the natural and built environments in which we live.

Green Committee Chair: Max Henkle

Grew up throughout the west, majored in Environmental Sciences and minored in City and Regional Planning as an undergrad. Passionate about transportation, sustainability, and a quality built environment.

SRC Representative: Abby Kirkbride

Abby is a joint-degree student between CU Law and UCD's M.U.R.P. program. She is particularly interested in local governance issues, and hopes to eventually put her law and planning background to work as a city or county attorney. She grew up on a ranch in Wyoming.

Conference Coordinator: Dan Abbott

Starting the MURP degree in 2011, Dan is an interested and active APA member.

Committees, Where the Action Is

by Jeff Walker

Work on committees is invaluable. It's where the heavy lifting happens. It's where the arguments take place. Where the sweat drips on the table like so much hot mozzarella cheese from a slice of deep dish Chicago pizza.



Why the pizza analogy? I like pizza.

Planning commissioners should receive their packets by email a week before the meeting. Four or five hours should be (but probably aren't) spent going over the material. Gathering the information used to guide the recommendation of the planning staff takes months to develop. The applicant will likely hire an architect, surveyor, attorney, maybe a graphic artist, pay the application fee, and create a presentation. Staff has to investigate the zoning regulations, check the accuracy and authority of the applicant, distribute notices, and prepare staff notes and a presentation. A small-scale developer can easily spend \$1,000. A large-scale developer will spend at least spend \$50,000. This is serious.

An example of an excellent committee is Denver's zoning code task force, formed approximately five years before the city's new zoning code was adopted by council. Only one planning board member was on the committee, the other several seats were filled by council members, developers, architects, planners, lawyers and civic types. I attended a couple of its meetings and saw real work being done. I saw the scenarios being played out: *what if we allow drive-thru businesses with a sidewalk separation element?* I saw the policy being formed: *why require so much fenestration when the required set back is so deep?* The discussion was long and the room was hot. I did not see egos blocking the path between discussion and decision.

Aside: The real heavy lifting, in my opinion, was done in the hundred-plus public meetings conducted by the staff, where they answered questions, interpreted language, managed break out sessions and put away the tables, chairs and recycled empty pop cans at 9:00pm. Then, bright and early the next morning they compiled the comments, analyzed the mark-up maps and got ready for the next meeting.

I know, I know. Serving on a planning commission takes time and very few commissioners get paid for it, why would they spend more on a committee? Because nobody is drafted into service. Commissioners who make the commitment to serve also have the obligation to serve responsibly. Developers spend too much time and too much money to have their projects judged by a bench full of sacks. Each commissioner should know more than the developer about the allowable uses, heights, forms, set backs, open space requirements and exceptions. Each commissioner should *definitely* know how the code helps implement the comprehensive plan.

Knowing the details of the land use code will allow the commissioner to focus on whether a proposed zone change, for instance, is appropriate for a specific area. Knowing the specific elements of the code will allow the commissioner to understand the implications of a language amendment in the broader context of the economic development, because a change in one sentence can make a big difference to the entrepreneur who could be hit with a zoning violation for running an internet radio station out of her house. The commissioner won't learn the code by glancing at an application packet and then telling a half-attentive room what he "feels" about an application. The commissioner will learn the code by actually writing language and debating its merits in a small room without microphones, without

continued, page 15

Pizza Committees, *continued*

minutes and without an audience.

Yes, the committee is where the action is. It's where the details of the code and the plan are magnified, smoothed and polished to perfection, or as close to perfection as planning can get. Two hours on an language update committee, graphics committee AND multi-family use committee, will create a level of understanding of the code, its function and purpose deeper than the dish that carries piping hot cheesy heaven from the kitchen to the table of my favorite pizza joint in Chicago.



TOD MARKET PLACE, Nov 17

early registration ends Sept 12

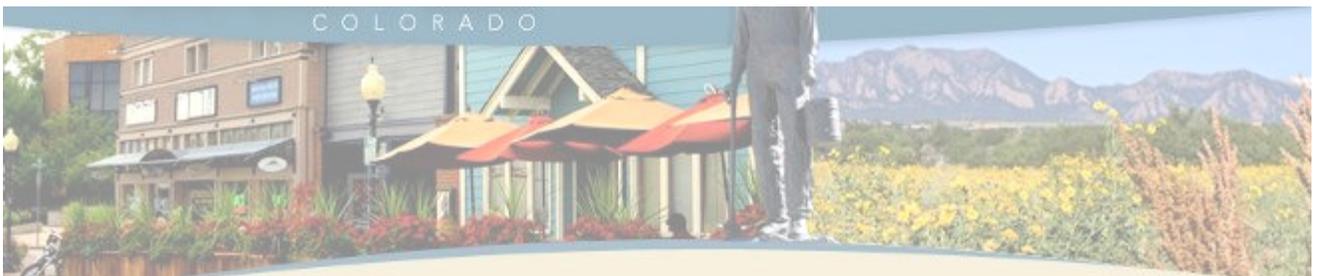
With another 48 miles of FasTracks now under construction, TOD has the potential to capture roughly half of all Front Range growth in compact communities. With our region poised to grow again, now is the time for metro Denver to showcase our transit system and its development opportunities to a national audience of developers, lenders, brokers, investors, and companies seeking to locate within TOD. Check out their website for more information: uli/tod_marketplace

WEST SLOPE WORKSHOP

Friday, August 26, Grand Junction

registration and flyer online at www.apacolorado.org

The 4th Annual West Slope Planner's Workshop is focused on interaction. Each presentation will include significant, directed, interactive discussions. Learn from the presenters and learn from each other! Topics will focus on all the different sides of economic revitalization, including downtowns and main streets on the west side of the divide! Ethics is also included.



SAVE THE DATE! APA Federal Planning Division, Regional Workshop – “Interagency Collaboration for Sustainable Landscapes” on November 9th & 10th in downtown Denver. Watch the website www.apacolorado.org for all the details, including the Call for Papers and registration information.

**For More Current Events/Workshops and Trainings
go to www.apacolorado.org**

The Legislative Committee

Your feedback matters! When the Legislative Committee represents APA Colorado at the Capitol, we need to know what's important to our members. The annual Legislative Survey gives you an opportunity to tell us! Look for an email coming soon with a link to this year's survey. To allow more time to prepare before the next legislative session starts, we will send out the survey earlier this year. You will also be able to find the survey on our web site at <http://www.apacolorado.org/content/legislative-committee>. The Committee needs to hear what planning issues are important to you, so that we can prioritize those issues when the General Assembly is in session.

Of course, you can always tell us what you think when you join us for a Committee meeting! From June to December, the Committee only meets every two months. We will resume our meetings every two weeks during the legislative session, from January to May. Can't make the meetings, but still want to provide input on planning-related legislation? We want to hear from you! All the meeting details and contact information are posted on our website. While you're online, why not sign up for the APA Colorado legislative email listserv? You will receive regular notices of meetings, agendas, weekly updates during the legislative session, and other related information.

The Sustainability Committee

Tour the Living City Block in downtown Denver!

September 30, 2011 3:00 p.m. - 5:00 p.m. Start at the Alliance Center at 1536 Wynkoop. Event includes a walking tour followed by a discussion with staff from the Living City Block. Register online at www.apacolorado.org, \$5 members, \$10 non members, space is limited. 2 AICP CM will be applied for. For more info on Living City Block visit www.livingcityblock.org

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Contact anyone on this list with your ideas to highlight planning as a profession or suggestions for the Chapter.

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