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WATER TAP FEES

using tap fees for smart-growth incentives

FOUNTAIN CREEK

did the planning process fail?



PRESIDENT'S MESSAGE



Stan Clauson, AICP, ASLA

In the Winter 2016 Edition of Planning Matters we look at issues surrounding water. If you have followed the adoption of the State Water Plan, you know how complicated these issues can be. Technical issues relating to control, storage, and diversion are often dwarfed by questions of equitable distribution and established law. Water was the third highest planning priority (after affordable housing and transportation) in our APA-CO Legislative Survey this year. You can be sure that the Chapter will be giving it plenty of attention, both in our legislative activities and in the informational resources we bring to you, our members.

Here's an example of issue complexity. At our January Board meeting, an Action Item was brought forward by the Legislative Committee to endorse the inclusion of Water Conservation Planning as part of Comprehensive Plans as enabled under the Colorado Revised Statutes. The proposed language was:

"The water supply element of a master plan may include water conservation goals and policies, including policies to implement water conservation goals through requirements imposed upon development approvals, including but not limited to: subdivisions, planned unit developments, special use permits, and zoning changes."

I've underlined the word "may," because that became a crucial part of the debate. Some Board members thought it was a no-brainer at the "may" or permissive level, and that the wording should really be "shall" or requiring these goals and policies. Others noted that a number of municipalities and counties—who are certainly among our constituents—are opposed to including any statement regarding water conservation goals and policies, as this might limit their flexibility in the comprehensive planning process and exacerbate local controversies. There was some feeling that the Board

should not weigh in on this at all. In the end, after some debate, the Board voted to endorse the statement above. The prevailing feeling was that some statement was better than none at all, and even the word "may" might encourage more thoughtful adoption of conservation goals. This is, of course, only an endorsement from our organization, and the state legislature will ultimately make a decision whether to include such language.

The articles presented here reflect the complexity of water-related issues and efforts to develop sustainable long-range goals. I hope you enjoy reading this issue of Planning Matters. As always, we welcome your feedback. I can be reached at president@apacolorado.org. If you are interested in the work of the Legislative Committee or would like to participate in their activities, send a quick note to legislative@apacolorado.org.

Best regards,

Stan Clauson, AICP, ASLA
Colorado Chapter President

The opinions expressed here are those of the author and do not necessarily reflect those of APA-Colorado or its Board of Directors.



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WATER EFFICIENCY VIA THE TAP FEE

Leveraging tap fees to incentivize water-smart growth.

By Jayla Poppleton

Jayla Poppleton is the Senior Editor for *Headwater Magazine* and Content Program Manager for Colorado Foundation for Water Education. In that role she is also senior editor for *Headwater* magazine, which is published three times a year covering pressing water topics in order to advance the conversation around Colorado water. *This article is adapted from one originally published by the Colorado Foundation for Water Education in its Summer 2015 issue of Headwaters magazine. Find out more at www.yourwatercolorado.org.*

While water rates and pricing can send a signal to encourage ongoing conservation after a home or business is established, tap fees, or impact fees, which developers pay for establishing water service when constructing new buildings, can be leveraged at the front-end of new development as an incentive for water-efficient building and landscape design. The small community of Fountain, Colorado,

south of Colorado Springs, is at the cutting edge of employing this strategy. Land in Fountain has been relatively cheap and attractive to build on, but developers were putting pressure on the city to lower its relatively high tap fees. Passed along to the consumer in the cost of home prices, the fees made the builders less competitive in the market. At the same time, many of the homebuyers were military

families relocating from the East to serve at nearby Fort Carson, unaware of Colorado's water-scarcity ethic and the steep water bills they might incur as the price for greening expansive lawns. Fountain's utilities director, Curtis Mitchell, saw an opportunity. Working cooperatively with the Housing and Building Association of Colorado Springs, under Mitchell's leadership Fountain developed landscape design templates for properties and passed an ordinance lowering the water acquisition portion of its tap fee by one-half to two-thirds for developers achieving equivalent reductions in turf area. That can bring the fee for a 9,000 square-foot lot down to \$1,024 from \$4,875, provided the developer bites at the incentive and uses turf to cover 30 percent or less of the landscapeable area. The base water acquisition fee charged to developers is calculated using the current market price for water, which Mitchell says ranges from \$18,000 to \$22,000 per acre-foot where he is. A usage rate of one acre-foot annually for every three single-family units is then assumed,

although Mitchell says they're moving toward being able support four. Mitchell says 50 to 75 percent of the applications that land on his desk now are from developers taking advantage of the reduced fees. As a result, some of the pressure for the utility to obtain expensive, new water supplies is being alleviated. After lots are completed, staff perform inspections before releasing a certificate of occupancy. So far, they like what they see: developers are meeting or exceeding what Fountain provided as a template. "I want to build a sustainable community that continues to look nice...We tried to keep it simple," says Mitchell. "We want it to be cooperative. So far, we have had 100 percent compliance." As for water savings, they will be measured later in 2016. "We had an irrigation season in 2015 that was incredibly wet," Mitchell explains. "People didn't have to irrigate a lot. We went out and did some spot checks, but the data was inconclusive. It's going to take another irrigation season before we can come up with something that shows whether we're achieving the

results we've set out to achieve." Fountain's structure was part of survey of 800 water connection charge structures in five of the fastest-growing states in the nation undertaken by Western Resource Advocates in partnership with the University of Northern Colorado Environmental Finance Center and Ceres, a nonprofit working to mobilize leadership from the private sector on various sustainability issues. Released in August 2015, the groups' report "Water Connection Charges: A Tool for Encouraging Water-Efficient Growth" looked at structures from Arizona, Colorado, Georgia, North Carolina, and Utah, all of which have experienced some form of water scarcity and were identified as more likely to use tap fees to limit future demand. The report is available at:

<http://westernresourceadvocates.org/publications/water-connection-charges-a-tool-for-encouraging-water-efficient-growth/>

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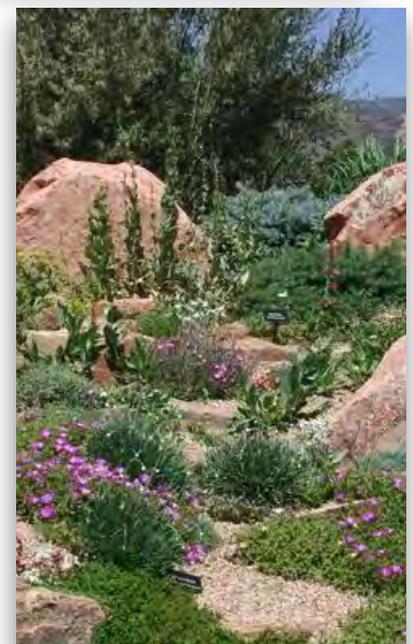
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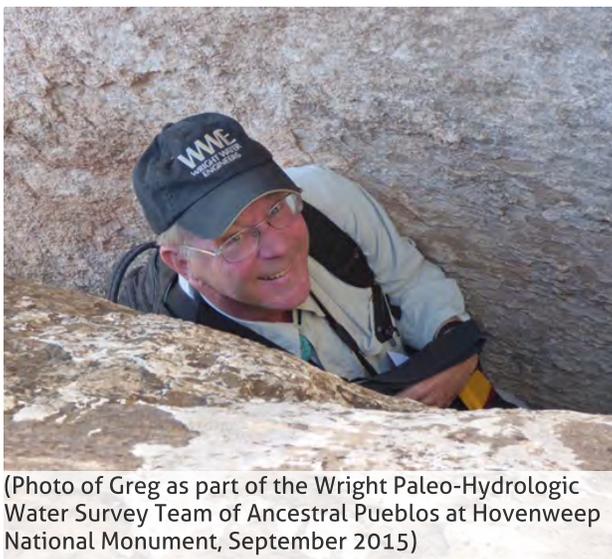
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Colorado Springs Utilities Xeriscape Party.



(Photo of Greg as part of the Wright Paleo-Hydrologic Water Survey Team of Ancestral Pueblos at Hovenweep National Monument, September 2015)

COLORADO CALLS ON COLORADANS FOR ITS WATER PLAN

By **Gregory Hobbs**

As the Colorado River Plateau entered into its 16th year of a devastating drought, Governor John Hickenlooper convened an early Thanksgiving celebration at Colorado's History Museum in the third week of November 2015. He toasted Coloradans for adopting their first citizen-generated statewide water plan.

True to our state's love for its vistas, its mountain, plains, canyons, and mesas through which our watersheds unfold, this plan turns on local initiative. Nine basin roundtables working with the Colorado Water Conservation Board contributed to looking at how we'd like our communities to look like by the year 2050. By then, Colorado's population will likely double, from five to ten million persons.

Thread through our adversarial relationships is a desire to bring forth our best. A plan as it turns outwards will only be as good as its people. Here, it seems, is the common criteria for a water plan going forward. What's in the best interest of Colorado?

- Encourage local land use decision-making featuring smart municipal and industrial water conservation.
- Preserve as much of our prime agricultural lands as we can. Slow down the permanent conversion of agricultural water through alternative means, such as dry year leasing to cities and special districts.
- Design and redesign our growing communities with permeable ground water infiltration storm-water handling aquifer recharge capability.
- Restore wrecked riparian habitat. Enhance our publicly-held, in-stream flow and recreational water right programs.
- Respect the beneficial use needs of all Colorado water rights operating within their decreed priorities. Pool our scare financial resources into shared water storage and delivery infrastructure.

- Work to reinvent and streamline local, state, and federal permitting processes by building in front-loaded consultation, study and collaboration.
- Continue to reach out and educate each other. Consider our challenges to be ingenious possibilities.

For too long, planners have been characterized as silly top down dreamers. Now we call them forth to be bottom-up doers, rainmakers who populate our future!

It seems we have plenty enough of what it takes to endure whatever scarcity and opportunity for community comes our way, like the weather and the watersheds.

A former Justice of the Colorado Supreme Court for over 19 years, Greg Hobbs is now a Senior Water Judge for the Colorado Courts assigned to mediation of water cases. He is also Co-Director of the Environmental and Natural Resources Program for the University Of Denver College Of Law.



Small outboard being launched at Needles in the Colorado River. ca.1900 (CHS-3437)

PLENTY ENOUGH!!

**I can be the fire breather
or bring a gentle rain,
I can be the canyon ripper
or swell a honey dew;**

**I can pat the red dirt down
or chant hosanna to the light,
I can gurgle from your tap
or cut your home in half.**

**I can carry you along,
ripple up a sundown sky,
I can cleave a cloud in two,
splinter forest sentinels;**

**I can break and wreak and
heave,
sever channels tried and true,
I can rearrange communities
you can help put back
together.**

*Greg Hobbs (published in Special Poetry Issue,
University of Denver Water Law Review, Spring
2015)*

FOUNTAIN CREEK RIPARIAN CORRIDOR SUSTAINABILITY



**By Kenneth R. Wright, P.E. and Ian B. Paton, P.E.
Wright Water Engineers, Inc.**

The treasured Fountain Creek riparian corridor between Colorado Springs and Pueblo has been adversely transformed. The change has been caused by increased storm runoff and wastewater flow resulting from development in the watershed and erosion of the eolian-type soils. The eroded soils have been transported into the channel of Fountain Creek and the increased flow has wreaked havoc on the land and banks of the creek all the way down to Pueblo, over 30 miles downstream.

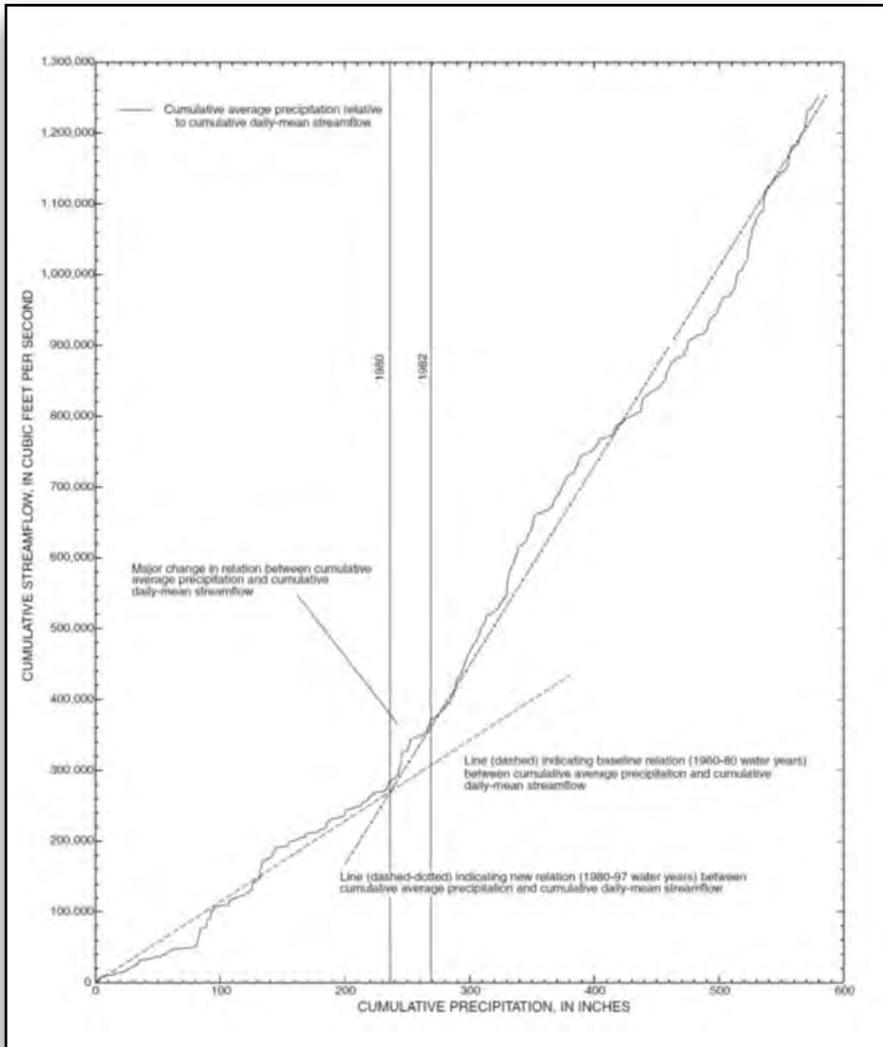
The cause of Fountain Creek's worsening flow regime is significant urban development in El Paso County without adequate hydrologic planning and

management and without provisions for the protection of highly erodible soils. Data from the U.S. Census and graphs from the U.S. Geological Survey show how the El Paso County population has skyrocketed since the 1950s and how increased and destructive streamflow quantities have paralleled the population increase. The goal now is to slow the rate of change and then to reverse it. Achieving this goal will require cooperative efforts by planners, engineers and politicians over several decades.

The magnitude of the sedimentation problem in Fountain Creek can be observed using numerous indicators, such as nearly 550,000 tons of sediment

estimated to enter the channel at Fountain, Colorado, roughly 360,000 tons per year of sediment estimated to settle in the stream channel before it reaches Pueblo, loss of flood capacity in the channel through Pueblo, and adverse impacts downstream along the Arkansas River including at the EVRAZ Steel Mill. As one example, the head gate of the Rocky Ford Highline Canal had to be modified after the bed of the Arkansas River rose several feet.

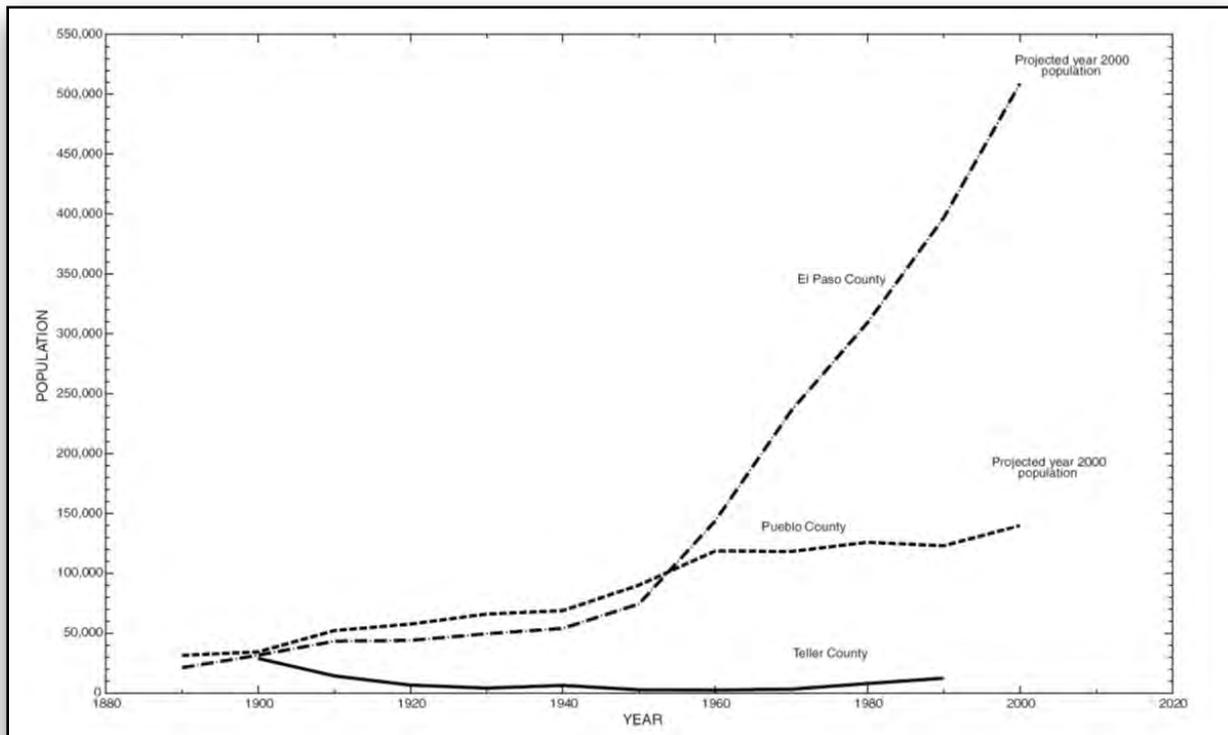
The risk of flooding in central Pueblo has increased because of sediment deposited between two levees built by the U.S. Army Corps of Engineers during the 1980s. There, the streambed has risen several feet, reducing the capacity



of the levees to about half of the original design amount.

Ranchland through which Fountain Creek flows is being lost as the streambanks collapse and the stream channel snakes farther out from its natural path. This meandering reaction to new hydrologic stresses caused a washout of Overton Road north of the Piñon Bridge in 2015 and required emergency actions by the U.S. Army Corps of Engineers to protect the Piñon Bridge's west abutment as well as a railroad embankment in Pueblo.

The damage to Fountain Creek has taken several decades to develop. We estimate it will take an even longer time, at best, for corrective actions to take hold. The upstream corrective actions will require major activities in Colorado Springs including stormwater detention, channel stabilization, grade control measures, and streambank protection representing several hundred millions of dollars' worth of projects. Similar activities will be necessary elsewhere in El Paso County, coupled with a basin-wide soil stewardship effort. With hundreds of thousands of tons of eroded sediment already deposited in the channel of Fountain Creek, it will be necessary to perform site-specific dredging as part of the overall corrective activities.



The question to be asked is how did the urban planning process in El Paso County fail with respect to stormwater and drainage management? During the same period, the Denver Metro area became a national example for sound urban runoff planning.



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IN DEFENSE OF PLANNING

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Creating Process Advocates

By Katherine E. Rider, AICP, Douglas County

This article was originally published in The Western Planner. Visit www.WesternPlanner.org to learn more

Process is important and a planner needs to ensure a good process respects the rights of applicants, citizens, and the regulations. The following is a case study in Douglas County, Colorado that highlights why a planner should be nimble enough to work through the twists and turns of a contentious and long running land use application. A Douglas County land application, known as the Sterling Ranch Planned Development, was submitted in early 2009. It has continued to be in process in some way shape or form for five years, going from an approved rezoning to an overturned application to an approved rezoning, again. All the while, the ever nimble planners are along for the ride, sometimes guiding process, sometimes responding to the needs of parties involved, and sometimes trying to wrangle all the issues into a report.

Are planners process monkeys? After more than 10 years in practice, I am still trying to figure out what it means to be a “planner.” Currently, I work in Douglas County, Colorado. In my effort to figure out this crazy world we call planning, I read an article in the February 2014 issue of the American Planning Association’s *Zoning Practice* that provided a charge for development review. According to the author Michael Blue, the process must be predictable, each step in the development process must add value, and the process must ensure open and continuous communication to all parties involved. Planners who accept this charge become process advocates and may lead the way to a more respected

planning profession. I find myself continually trying to figure out how to be an advocate of the process. We have all heard planners say, “it’s required because the code says it is.” That is the response of a process monkey when questioned as to why something should be done. It does not reflect the reason for a planning process or the essence of planning. On the other end of the spectrum, you have a process exploiter; a planner that imposes his or her vision for the community on the developer or applicant. They exploit the required process to extract as much as possible from an applicant to ensure their vision is achieved in the “right way.” Somewhere in the middle

are process advocates – planners that understand their purpose in managing the process. They are mandated to protect natural resources; advocate for health, safety and welfare; and overall, work to better a community’s quality of life. Process advocates strive for an unbiased, transparent process that is used to work through any issues that may arise. By staying grounded in the regulations, they can be nimble and



provide a “how-to” perspective in navigating requirements.

The *Zoning Practice* article highlighted that the land use review process is more than just a series of “perfunctory steps” to run an application through prior to a decision. While this is very true, it’s process advocates who bring life to those “perfunctory steps” and enable well-done community development to occur; this, of course, is context specific for each community based on local values. When a process exploiter inserts their values into a project, surety, fairness, and values are thrown into jeopardy. The process then turns into an unpredictable journey, rather than a purposeful step-by-step progression through the mandated regulations.

When reviewing specific development requests, Douglas County’s underlying development philosophy is to avoid heavily-negotiated outcomes that are vulnerable to the whims of the staff or elected officials at the time.

Douglas County planners strive to keep the process fair, but what happens when a process threatens to go off the rails? That’s when a process advocate has to be nimble; keeping in mind the principles of surety, fairness, and transparency rooted in regulations. In 2009, a land use application in Douglas County known as Sterling Ranch was submitted and has continued to be in review over the past six years. Through the course of the application’s life, the property has been subject to a comprehensive master plan amendment, a Planned Unit Development (PUD) rezoning, a lawsuit, a District Court reversal order, a re-approval process, and continued appeal actions to this day.

Sterling Ranch Planned Development includes 12,050 dwelling units, commercial uses, and open space over approximately 3,400 acres in the northwestern portion of Douglas County. Approximately 37 percent of the project will be set aside for parks, recreation, and open space purposes.

Other portions of the site will provide the opportunity for a mix of uses, including, housing, civic services, and shopping and entertainment facilities.

Sterling Ranch is located in an area of the county that is generally undeveloped, and includes wildlife areas and mountain backdrop views. Sterling Ranch is Colorado’s first monitoring site testing rainwater harvesting. The rainwater harvesting pilot project is part of the 2009 Colorado Legislature’s House Bill 1129. The Sterling Ranch developers hope to incorporate rainwater harvesting into their innovative plan for water conservation.

The Sterling Ranch area is commonly known as the Chatfield Valley and is located just south of a very popular state recreation area, Chatfield State Park. Some long-time county residents did not want to see development in this area while many others wanted just the opposite. Some commercial and industrial property owners have not been able

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to see the full potential of their property rights come to fruition. They see development as the economic catalyst to bring long-needed infrastructure and potential customers to the area. Douglas County provided a setting for both perspectives to be heard, but the county's main concern - and the public's expectation - was for a fair and open process. Eventually, the PUD plan for Sterling Ranch was approved in late 2011.

In response, a group of citizens known as the Chatfield Community Association filed an appeal to the county's decision in District Court. The Court reversed the county's decision on the basis that an adequate water supply was not presented at the time the rezoning application was considered by the Board of County Commissioners. The reversal was not, however, the end of the project. The county appealed the District Court's decision to the State Appeals Court, and the applicants

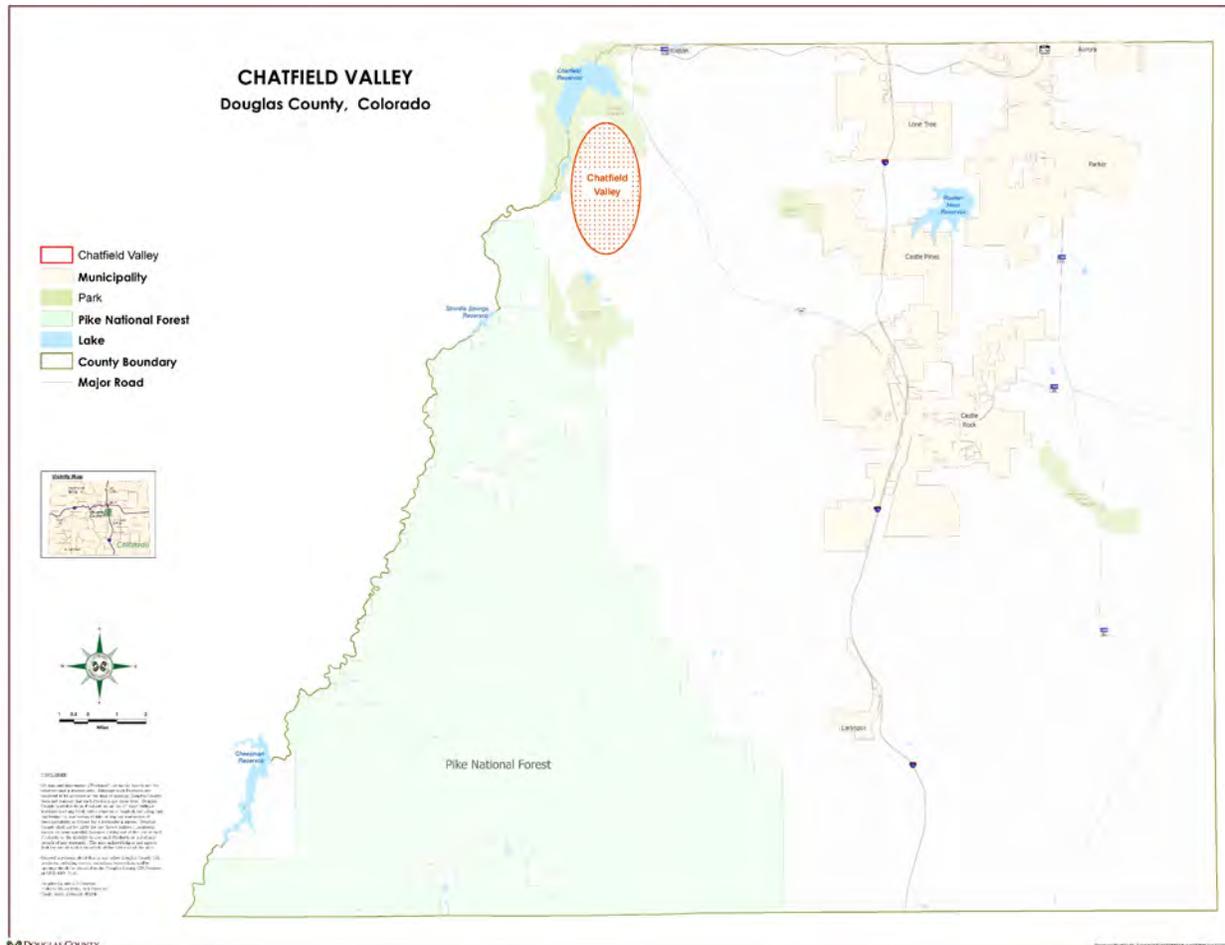
pursued several options in an attempt to remedy the shortcomings identified by the Court, including exploring legal precedence or regulatory relief for continued actions with the county.

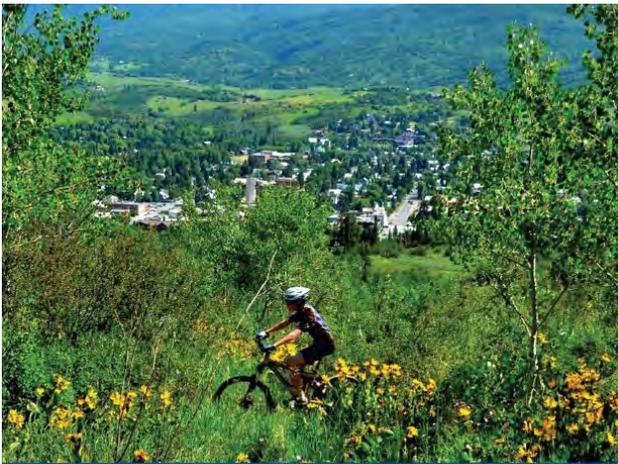
Douglas County staff conducted research and provided the applicants with a "how-to" perspective for continuous processing of their request through state and local regulations in light of the unique issues for the development. Staff provided guidance regarding resubmittal information, process options, and legal decisions. Because of the county's underlying development philosophy and expectation of a fair process, it was imperative for staff to be nimble, grounded in the regulations, and maintain a balanced process with the applicants.

At this same time - and outside the county's land use review process - the Colorado Legislature enacted new statutory law clarifying when and

how the determination of an adequate water supply could be made. In 2013, Governor Hickenlooper signed Senate Bill 13-258 clarifying when the determination of an adequate water supply could be made during the land use review process. This legislation was adopted in response to concerns that the reversal would limit options for obtaining long-term renewable water sources on an incremental basis during the life of a development project.

Working with their attorneys, the Sterling Ranch applicants asked for the Board's reconsideration of their project in light of this new legislation. Douglas County planners worked closely with the County Attorney's office to determine the next regulatory steps, including responding to District Court decisions, interpreting state legislation, and processing requests presented by the applicants. Obviously, these steps were not





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predictable, nor provided for in the county’s adopted regulations, but the county planners were very cognizant of their role as process advocates.

Douglas County planning staff continued to document decision points, track data and record facts. Not all perceived our actions as “fair” or “open,” but we continued to document and establish a public record that would keep the process open to all those that wanted to participate. Douglas County Community Development utilizes a web-based project tracking tool that provides citizens with easy access to current and archived land development projects. This tool is called Project Records Online (PRO) and allows citizens to access all types of planning projects and the information associated with them.

Douglas County, not to mention Colorado and much of the West, is a “pro-property right” kind-of place. A landowner has the right to petition their government and the right to due process. Not all participants perceive the process in this way. The county was not just processing an application because the code said to; we were processing an application because it was the right of the applicant and the responsibility of the jurisdiction. This slight adjustment in perspective marks the difference between a process monkey and an advocate of the process.

Establishing a well-conceived public process will keep community development values at the forefront while keeping planners’ personal opinions as private citizens out of the way. Ultimately, the elected officials make a decision and we, as process advocates, need to provide guidance based on the criteria.

Planners bring meaning to a process and, hopefully, the ability for the participants to have confidence in it. We strive to achieve a community’s vision, but many times our success is judged as a matter of perception, rather than scored by an objective metric. Many understand planning only in terms of what a community looks like; without also considering if the process addressed the essential needs of the citizenry, or a property owner’s right to utilize his or her property. While well-done community development is an on-going effort, a well-done process is one where the elected officials are able to support a project based on the regulations they put into place, and the community perceives as fair. Process advocates strive to create an environment where this can happen.

The Sterling Ranch application could have easily gone off the rails. The planners on the project tried to remain nimble in responding to the different process needs of all parties involved; the applicants, the public, the attorneys, and the county commissioners. Staff worked to keep the process as transparent and predictable as possible. Ultimately, the “perfunctory steps” added stability to this process and played an important role in the background of the twists and turns of this land use application. With the ability to create a process which relied on the land use code, state law, and legal precedent, the planners were able to turn those twists and turns into a predictable progression, while interpreting the needs and wants of the applicants. Value was added as a result of developing a land use process for this unique situation rooted in law, not the whims of the parties involved. Projects like this provide an opportunity for planners to take heed of many of our core principles: keep

development review predictable (as predictable as possible), add value where possible, and advocate for transparency. Recently, and in response to the ongoing efforts of the applicants and staff, the re-approval of the Sterling Ranch Planned Development was upheld by the Colorado State Appeals Court. The applicants are choosing to move forward and are working through their first subdivision filings despite possible further appeal actions by the plaintiffs.

Katherine E. Rider, AICP, is the Chief Planner in the Planning Services Division of the Douglas County Department of Community Development.

ENDNOTES

Blue, Michael. "Development Review as Economic Development." Zoning Practice, American Planning Association February 2014: 2-7. Print.

Douglas County Community Development has a tool called Project Records Online to allow access to planning projects.
<https://apps.douglas.co.us/planning/projects>



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The focus is on water!

By Susan Wood, AICP

Over the past 20 years, APA National, more specifically the Legislative and Policy Committee, have developed policy guides (25 to date with one more to be adopted soon) that establish principles and guidelines for specific issues or topics. The purpose of the guides is to inform on one hand, but primarily to effect good planning at all levels of government. This past year, the Legislative and Policy Committee has undertaken the task of updating the existing policy guide on water. The current guide, Water Resources Management, was adopted in 2002 and is in need of revision.

The approach to the new guide is somewhat broader and certainly with refreshed information will be more viable in today's world. Preparation of the guide follows work completed by a Water Task Force that was created by APA in 2014. The Task Force was charged with reviewing previous policy guides relating to water and taking a more comprehensive look at water and the relationship of water and planning. Their work was documented in a Task Force Report that will become the substance of a Planners Advisory Service report.

The committee is led by Brian Campbell, FAICP, who is the APA Board Representative from District

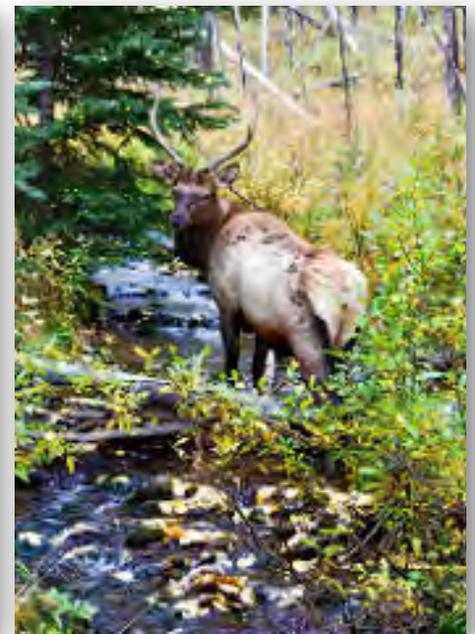
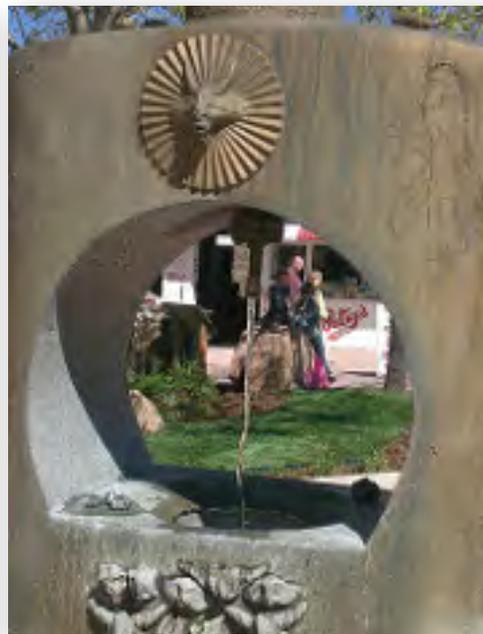
5 (our District), and will utilize the work of the Water Task Force. The new guide will establish water planning policies that can be used by planners to educate and persuade decision-makers, allied professionals, and others as they consider and make decisions regarding water. The first core theme of the Task Force Report sums up the importance of water. This theme is:

Water is a central and essential organizing element in a healthy urban environment.

The Task Force Report provides a wealth of information about the full relationship between water and planning and the policy guide that is in preparation will key off of these findings. In particular, the policy guide will focus on:

- Water Supply
- Water Quality
- Water-related Hazards (i.e. flooding, tsunamis, etc.)
- Biologic and Hydraulic Functions of Water (i.e. wetlands, storm water, waste water, transportation, etc.)
- Integrated Water Management QCA

As with all APA Policy Guides, it will be discussed, revised, and edited in the Delegate Assembly at the upcoming National Conference in Phoenix. The revised guide will then be considered by the APA Board of Directors and adopted either at the National Conference or soon thereafter if considerable changes are needed. Please check out the current policy guides on the APA National website. The work on water and planning that is underway nationally certainly is in line with the work we have going on here in Colorado. This includes adoption of Colorado's first State Water Plan in 2015. This effort was several years in the making and includes a component linking land use and water planning. Numerous other efforts have been accomplished in the Denver area including workshops organized by Western Resource Advocates that provides education on the link between land use and water. These workshops conducted by the Land Use Leadership Alliance (LULA) of Pace University, combines staff and elected officials from several local



Kayaking the Arkansas; Manitou Springs mineral spring; Elk in open space, Photos courtesy of visitCOS.com

jurisdictions to both learn together and share information. Several of these have been held in Denver with great success.

Another effort that is ongoing is spearheaded by the Keystone Policy Center. A little over a year ago the Colorado Water and Growth Dialogue was initiated with the goal of considering various aspects of water use and water saving. In

particular, the working group is focusing on land use patterns and practices that can be employed to save water in urban development and redevelopment areas.

Participants in this work come from both the public and private sectors and include technical experts, policy makers, and others. The Colorado efforts noted above are only a few of the efforts that are

occurring in our backyard.

Everywhere you look today the discussion, and rightly so, is about water. Take note of the policy guide APA National is preparing and keep your eyes open to the focus on water, planning, and land use that are happening in our State. The time to consider this scarce resource and develop plans and policies to use going forward is now.



Hugo, CO water tower. Photo from citydata.com



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COLORADO LAND USE SURVEY NOW AVAILABLE

By Anne Miller, AICP - Department of Local Affairs (DOLA)

The Colorado Department of Local Affairs (DOLA), in partnership with Colorado Counties Inc., the Colorado Municipal League, and the American Planning Association Colorado Chapter, has released the results of the 2015 Land Use Survey. The purpose of this survey is to maintain an understanding of county and municipal land use planning activities throughout Colorado, recognize trends compared to previous survey years, and to provide an inventory of Colorado land use planning efforts. Survey results were collected from 54 out of 64 (84%) of Colorado's counties and from 159 out of 271 (59%) of Colorado's municipalities. Survey highlights include:

- 91% of the responding municipalities indicated they have adopted a comprehensive plan, and 55 (38%) of them will be updating their plan by 2017.
- 87% of the responding counties indicated they have adopted a comprehensive plan, and 15 of them will be updating their plan by 2017.
- Economic development or downtown revitalization is the most frequently adopted policy among counties (46%) and municipalities (58%).
- Water conservation, water quality, and floodplain regulations have increased in use by 10 percentage points or more among responding

municipalities since 2010.

- 67% of the responding municipalities regulate medical marijuana dispensaries, an increase of 21 percentage points since 2010.
- More than half of responding counties do not regulate marijuana industry activity.

To review the complete survey reports, please visit: <https://www.colorado.gov/pacific/dola/land-use-survey>.



Suburban development near Colorado Springs. Photo by David Shankbone.

BOARD & COMMITTEE UPDATES



Come explore the Pikes Peak Region this September during the 2016 APA Colorado State Conference, September 28th - 30th. View from Pikes Peak via COG Railway. Photo courtesy

Chapter Administrator Update

by: Shelia Booth, AICP

If you didn't know already, the 2016 APA Colorado State Conference is scheduled for September 28th-30th in downtown Colorado Springs. The Local Host Committee, myself and the Chapter Board are all working hard to ensure another great conference. Keep an eye out for the Call for Sessions and Chapter Award Nominations in February. Conference registration will open in June. We will again offer the Early Bird rate this year, so plan on registering early to save. New this year will be a discounted registration rate for Emerging Planning Professionals (EPP). Get ready to be inspired with this year's conference theme: "*The Art of RE.*" No matter the location, the position, or the specialty – planners will "RE" at some point.

The Art of "RE":

*RE*imagine – *RE*vitalize –
*RE*cycle – *RE*plan –
*RE*develop – *RE*define –

As with the rest of the economy, lodging and venue rates are increasing. We've been lucky over the past few years to have had lodging and venue amounts locked in at the lower recession rates, but as we look for venues for 2018 and beyond, we're finding a tight market. I say this to prepare you for lodging expenses in the next few years. Rates in our mountain and Front Range communities still aren't as high as those "big city" venues, but they're increasing.

Finally, it's a call to arms! We need volunteers desperately to help advance our organization. We have a great volunteer Board but they need your help to meet our

work program for 2016.

EVENTS: We want to host more events – contact your Area Representative and offer a proposal for a session in your area.

NEWSLETTER: We need more authors and articles – ask about our upcoming issues and themes and submit an article

LEGISLATIVE: We need people to help track bills – join the Legislative Committee during the legislative session and review bills on behalf of the Chapter

OUTREACH: We need assistance with social media – serve as the Social Media Chair; send us posting ideas and information

For more information on volunteering or joining a Chapter committee, email SBooth@APAColorado.org.

Get Involved. Join a Committee. WWW.APAColorado.org/committee-home

Emerging Professional Planners (EPP) Update

by: Anthony Avery & Jonathan Cappelli, Committee Co-Chairs

Welcome to the new year! As the Emerging Planning Professionals Network continues to expand, we are continually looking for ways to explore opportunities for professional growth. We are pleased to announce that our March event will be in coordination with multiple other chapters of young professionals including AIA, IIDA, and ASLA. Current plans are to host an event of approximately 500 people on March 10. Keep a lookout in your inbox and on our Facebook page for more details as the venue is secured.

EPP is looking for volunteers with experience working with water regulations and land use impacts who would like to join a forum event in May. This is a great opportunity to communicate to your fellow EPPers what water is all about and how it impacts our profession! Please e-mail Anthony

at epp@apacolorado.org if you're interested. In addition to this event, if you're interested in volunteering to run or help run an event this year please visit our Google Doc to sign up!

The EPP Committee has changed our regular committee meeting dates from the second Thursday to the first Thursday of each month. Upcoming meetings will be held on March 3, and April 7th and typically occur in the LoDo or Union Station neighborhoods for easy bike or transit access.

At the January APA-CO Executive Board meeting the board voted unanimously to offer EPP pricing for this year's state conference. This special pricing is available for three years after your Early Career Membership expires, so be sure to take advantage to meet and learn from some of the best in our field!

If you are a professional planner

with fewer than eight years of work experience and would like to participate in the EPP, please send your contact information to epp@apacolorado.org and we'll put you on our mailing list. Stay up-to-date and RSVP for our events by liking us on Facebook: www.facebook.com/EPPColorado.

.....
Emerging Planning Professionals (EPP), part of APA-Colorado, cultivates a vibrant community of entry- to mid-level planning professionals by offering and promoting opportunities for professional development, service, and meaningful, innovative contributions to an evolving, diverse profession.

Dedicated to serving planning professionals across Colorado with eight or fewer years of experience in the field, EPP inspires and supports emerging planners to become community leaders today and tomorrow. x

CU Denver Department of Planning & Design Update

by: Carrie Makarewicz, Faculty Representative

~ The Colorado Center for Sustainable Urbanism (CCSU) is up and running, led by Executive Director Rocky Piro, PhD, FAICP. CCSU currently has a group of 20 fellows from the CU Boulder and Denver campuses and other institutions. The Center is looking for small seed projects, as well as larger interdisciplinary funding and research opportunities related to sustainable development in Colorado.

~ In June of 2015, six MURP students visited the Darjeeling

District of West Bengal, India as part of a new study abroad course aimed at understanding the environmental challenges facing this unique region of India. The class, led by professor Andrew Rumbach, spent two weeks in India visiting landslide sites and rural villages, traveling to several of the fast-growing cities in the region, and interviewing key stakeholders from the community and local government.

~ During Fall 2015, several MURP students, along with MURP

Lecturer and alumnus Eric Ross, worked with Jefferson County Public Health on a GIS project to support the Healthy Eating and Active Living (HEAL) initiative. The initiative aims to improve access to healthy food and opportunities for active living among low-income families with children ages 0-18.

~ MURP student Lily Lizarraga Ruelas was recently awarded the prestigious Temple Hoyne Buell Endowed Ambassadorial Scholarship, a \$30,000 award for

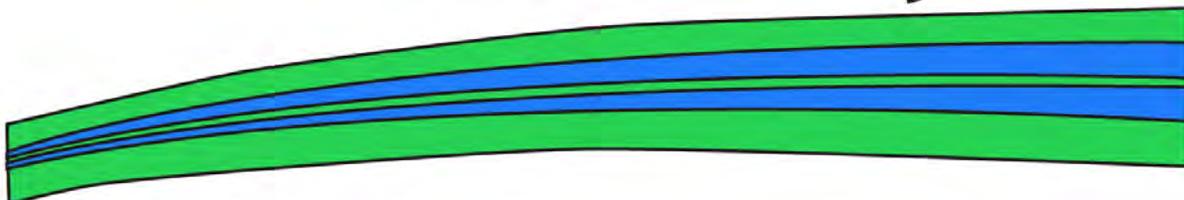
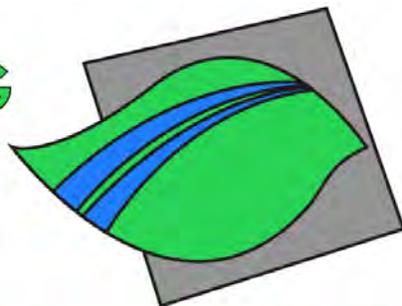
Jump for Joy! 2016 Call for Sessions is Now Open!



For More Information:
www.APAColorado.org/call-sessions

US Olympic Center, Colorado Springs. Photo Courtesy of visitCOS.com

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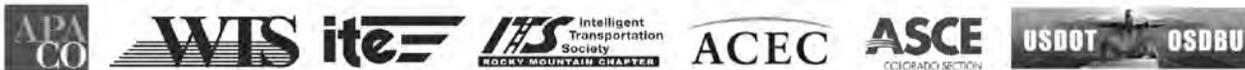


April 1, 2016

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Center

Registration
Open

Call for
Speakers
Open



www.ColoradoTransportationSymposium.org

undergraduate or graduate studies outside the U.S. Lily will study in Santiago, Chile.

~ MURP professor Carrie Makarewicz received a small grant to continue an evaluative study of the outcomes of the Sustainable Neighborhood Networks program in Lakewood and Denver.

~ Students in the Fall 2015 Regional Planning & Economic Analysis class

completed a preliminary market study for small live/work units on a TOD site in Arvada, and an analysis of the impacts of marijuana legalization on the Denver region's housing market.

~ Three MURP Capstone Projects were recently completed on Denver's Food System visioning process, the demand for affordable senior housing in the Denver region,

and a visitor management strategy for the newly designated Browns Canyon National Monument. Their reports are available to anyone interested.

Please contact the faculty representative, Carrie Makarewicz (carrie.makarewicz@ucdenver.edu) for more information on any of the updates.

Professional Development Committee Update

by: Sarah R. Davis, AICP - Professional Development Officer & Committee Chair

Happy New Year and Greetings from your Professional Development Officer!

New Year's is a great time for self-reflection and for setting some goals for the upcoming year to push our personal and professional boundaries. Whether you're committing to obtaining your AICP certification, maintaining your AICP before (or during) the grace period, or desiring to get some new skills on your resume, I'm here to help! But before I go on, there are several congratulations and thank yous in order.

First, I'd like to give a BIG thank you to our outgoing Professional Development Officer, Tareq Wafaie! Tareq took up this position in 2013 inspired with a passion for professional development instilled in him by many of his great mentors. He led the Committee last year through reviewing and selecting from 90 proposed state conference sessions in what resulted in the most well attended state conference in our Chapter's history! Although he has stepped down from the PDO position, he continues to be a trusted

advisor and guide to me as I assume this new role. Thank you, Tareq!

Secondly, I'd like to recognize last year's Professional Development Committee:

- **Shelia Booth, AICP**
(Chapter Administrator)
- **Scott Bressler, AICP**
- **Erin Fosdick, AICP**
- **Watkins Fulk-Gray** (Local Host Committee)
- **Greg Moberg**
- **Ken Schroepel, AICP**
- **Tareq Wafaie, AICP**
(Professional Development Officer)

These folks spent hours reviewing, ranking, and ultimately selecting the sessions that made this past year's state conference great. Thank you and congratulations on all of your hard work!

Finally, CONGRATULATIONS to all of the Colorado planners who passed the November 2015 AICP exam:

- **John Barnett, AICP**
- **Jordan Block, AICP**
- **Erin Bravo, AICP**
- **Darla Callaway, AICP**

- **David Dixon, AICP**
- **Jared Draper, AICP**
- **Jennifer Folz, AICP**
- **Geneva Hooten, AICP**
- **Andrew Iltis, AICP**
- **Enessa Janes, AICP**
- **Kristina Kachur, AICP**
- **Libby Kaiser, AICP**
- **Miriam McGilvray, AICP**
- **Cory Miller, AICP**
- **Joshua Olhava, AICP**
- **Lauren Trice, AICP**
- **Chandler Van Schaack, AICP**
- **Sloane Walbert, AICP**
- **Elliot Weiss, AICP**
- **Emily Wood, AICP**

Now, you may be asking yourself who I am. My name is Sarah R. Davis and in December 2015 I was appointed to be the new Professional Development Officer for our Chapter. You may recognize me (or my name) from the past couple years as I was involved in chartering and building the Emerging Planning Professionals (EPP) Committee. Professional development is a passion of mine and I'm excited to take on this elevated and impactful role!

2016 Call for Sessions

Join APA-Colorado and your fellow planners as we celebrate, explore, share, and revel in *The Art of "RE."* From **RE**siliency to **RE**newable **E**nergy (double RE) this year's state conference will explore the planning profession through the lens of **RE**visioning, **RE**vitalization, and **RE**bellion. We are so excited for this year's unique theme and we look forward to you helping us explore it!

We are now accepting proposals for this year's state conference in Colorado Springs, September 28th-30th. If you're interested in submitting a proposal, check out the Chapter website www.apacolorado.org/call-sessions for more information. We will be accepting session proposals through March 4, 2016.

AICP Prep

One of my duties as the PDO is to provide bi-annual AICP preparation sessions. If you're planning on taking the May 2016

exam, keep an eye out for more information about my Saturday session to be held sometime in late-March or early-April. It will be three hours on a Saturday morning where we will go through an overview of the exam, do a practice exam, review and discuss the correct answers, and go through some tips and tricks for tackling the AICP exam question format. If you're looking to form a study group, please email me (PDO@APAColorado.org) and I'll put you in touch with others who are interested!

Already AICP- Don't Forget to Log Your CMs

I sent an email out to folks who have entered the grace period for the 2014-2015 reporting period, but if you still need credits there are plenty of affordable and even free options for online training and local events to get your CM credits while expanding your breadth of knowledge. For a list of upcoming events, please visit the APA Colorado Events Calendar at:

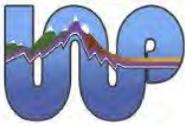
<http://www.apacolorado.org/event-calendar>. For other training opportunities, visit the APA National training and workshops page at: <http://www.planning.org/education/training/>. Perhaps you earned credits but haven't logged them yet. You can go to your personal CM log to record all the credits you've earned www.planning.org/cm/log/.

I'm looking forward to working with all of you towards meeting your professional development goals. If you have questions about AICP or CMs, or just want to provide feedback on how the Chapter can improve our professional development offerings, please don't hesitate to reach out to me!

Sarah R. Davis, AICP, LEED Green Associate
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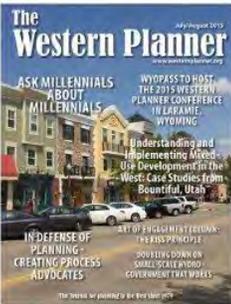


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"We forget that the water cycle and the life cycle are one."

Jacques Yves Cousteau



UC DENVER MURP STUDIO UPDATE

Spring 2016 taught by Ken Schroepfel

In the near future, the City of Denver intends to prepare an update to the Downtown Multimodal Access Plan (DMAP) as the original DMAP was completed in 2005. This plan will include, among its many elements, an assessment of Speer Boulevard as one of Downtown's primary transportation corridors.

In anticipation of that planning process, Ken Schroepfel's Spring 2016 Planning Project Studio is collaborating with the Downtown Denver Partnership to prepare a *Speer Boulevard-Connecting Auraria Urban Design Study* that investigates the transportation and urban form attributes of Speer Boulevard and makes strategic recommendations consistent with the goals of the Downtown Area Plan. The *Speer Boulevard-Connecting Auraria Urban Design Study* will provide valuable information, insight, and ideas to the Downtown Denver Partnership and the City of Denver for their future work along Speer Boulevard. Throughout the semester, students engage with representatives from the Downtown Denver Partnership, Denver Community Planning and Development, Denver Public Works, Denver Parks and

Recreation, Denver Arts and Venues, the Auraria Higher Education Center, and other stakeholders to gather data, solicit opinions and best practices, and to receive critical feedback on the study.

The primary goals for the studio project are:

— **Reimagine Speer as a multimodal Living Street transportation corridor:** Identify physical, operational, and behavioral strategies to upgrade Speer from an automobile-oriented arterial street into a multimodal transportation corridor consistent with Denver's Living Streets Initiative.

— **Reimagine Speer as a monumental Grand Boulevard civic space:** Identify a design vision and policy recommendations to elevate the public realm and urban form along Speer into a grand boulevard and public space that dignifies and celebrates the corridor's rich cultural and historical importance to the city.

— **Reimagine Speer as a dynamic and seamless Auraria-Downtown connector:** Identify physical, policy, and programmatic strategies to transform Speer from a physical and psychological barrier into a nexus that unites and integrates

the Auraria campus with adjacent Downtown districts.

Fall 2015 Studio taught by Krista Trofka

This studio assisted the City of Lakewood with the preparation of their **Development Plan** for a 59 acre site located at the SE Corner of 6th Avenue and Union Boulevard. The City of Lakewood was under contract with the General Services Administration (GSA) to acquire the property, which is immediately adjacent to the Federal Center Station along the "W" Line.

The purpose of this semester's studio was to prepare a plan which is aligned with both community and city planning goals, as well as market feasibility. The plan was prepared from the perspective of the City of Lakewood for the development community, demonstrating the site potential to accomplish both planning goals and profitability, with the end goal of being executable in the current market place. The plans articulated the steps that the City of Lakewood can take to begin and sustain implementation of the vision.

Interspersed throughout the studio was lectures, guest visits, and other content intended to familiarize students with the

principles of site design, programming, financial feasibility, stakeholder engagement, and entitlement approvals and risk. In order to accomplish this, the studio interacted with developers,

architects, planners and engineers. Some of the firms which participated in the studio include: JLL, MIG, RNL, Farnsworth, Opus, Forest City, Koelbel, Prime West, McWhinney, Fulenwider,

PPV, and others. At the end of the semester, the studio presented to the City of Lakewood and development community.

DOLA'S WATER CONSERVATION COURSE DEBUT AT RMLUI CONFERENCE

Western Places/Western Spaces: Examining the Past, Exploring the Future

Denver, CO March 9 – 12, 2016

www.law.du.edu/rmlui

The Rocky Mountain Land Use Institute's annual land use conference presents a forum for land use professionals, planners, lawyers, and real estate developers to share their knowledge, network, and learn about cutting-edge issues.

In celebration of the Rocky Mountain Land Use Institute's 25th anniversary, this year's **Western Places/Western Spaces** conference will look back and examine the lessons learned that can guide our actions and policies as we move forward into the next 25 years.

A highlight of this year's event is an all-day workshop on Wednesday,

March 9—Linking Land Use and Water: Tools to Grow Water-Smart.

It is being made available *free of charge* thanks to generous support from Denver Water and the Colorado Water Conservation Board.

This event seeks to explore the legal framework that underlies Colorado's efforts to regulate water use and to provide best practices for local communities. In bringing together land use planners, water providers, policy makers, lawyers, and other stakeholders, the workshop will provide the foundation for strong, interdisciplinary planning efforts that integrate water and land use planning to maximize water efficiency and conservation. We strongly encourage planners and water providers from the same jurisdiction to participate in the

workshop together to explore these issues and bring back new ideas and solutions. **Space is limited and registration is required.**

Attendees can opt in for just the workshop (select the one-day registration option) or add it to a conference admission. There will be a live streaming option available as well: contact Lisa Bingham at lbingham@law.du.edu for more information.

Visit [RMLUI online](#) to learn more about the conference, download a program, and to register. Be sure to use the promo code **rmlui25** to receive a \$25 discount off a regular conference registration.

If you have any questions about the event, please contact us at:

rmlui@law.du.edu

or

303-871-6319.



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