

# PLANNING MATTERS



American Planning Association  
Colorado Chapter

*Making Great Communities Happen*

A Publication of the Colorado Chapter of the American Planning Association

2017 / Volume 1 / Issue 3

## HEALTH & ENVIRONMENT

*Features*

### **PLAN4HEALTH:**

an update from Eagle County

### **ECONOMIC & RESIDENT HEALTH**

increasing access to healthy living

### **IDAHO SPRINGS EAST END**

health benefits of an area plan





# PRESIDENT'S MESSAGE



2017 is off to a rapid start! Our Chapter is already busy hosting events, like our first Metro Area happy hour and educational sessions like the Art of Presentation throughout the state, as well as planning the 2017 conference in Telluride!! (Don't forget to save the date, October 4-6, 2017). If you'd like to get more involved in our committees, area events, or conference planning please reach out to me or Shelia, our Chapter Administrator. If you have an idea or are already planning an event or education session and need support, please reach out to your area rep (. Your involvement and participation is necessary to ensure APA Colorado is meeting the needs of all our members, and it's really APPRECIATED!

This month's newsletter focuses on the interconnections between health and planning and I'm proud to announce that our Chapter is the recipient of a grant from the Planners4Health initiative to build local capacity for integrating planning and health. This grant would not have been possible without our partnership with the Colorado Center for Sustainable Urbanism in the College of Architecture and Planning at the University of Colorado Denver and the dedication of Rocky Piro, Susan Wood, Sarah Davis, Libby Tart-Schoenfelder, and Cate Townley. If the health of our communities is something that interests you, visit APA's Planning and Community Health Center website to learn more. The site includes information and tools that will support your efforts to integrate health into your projects.

Are you excited about this year's conference? I am! TELLURIDE!! Do you have a session idea? This year we are hoping to include more in-depth sessions tailored for seasoned professionals, as well as multi-disciplinary sessions. The session proposal deadline will be March 6th – so start thinking about an idea! I would also like to see professionals from other disciplines participate in our conference to enrich the discourse, dialogue and your network. So please invite your engineer, architect, economic developer, real estate, non-profit, and etc. friends to collaborate on a session proposal and to attend our conference.

Finally, the Colorado Legislative session is in full swing and the APA Colorado Legislative Committee has begun their bi-weekly conference calls. If you would like to participate in the call and learn more about APA's position on the bills under review please visit the Legislative Committee's webpage). Additionally, mark your calendar for Planner's Day at the Capital happening on March 9, 2017.

2017 is a great year to get Involved!

Take Care,

Michelle Stephens, AICP  
APA Colorado President

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

*Cover Photo: Eagle County, CO. A healthy, active grant success.*



# 2017 APA COLORADO STATE CONFERENCE

October 4-6, 2017  
The Peaks Resort & Spa  
Madeline Hotel  
Telluride Conference Center







# PLAN4HEALTH:

## *Healthy Communities Coalition of Eagle County*

By **Kris Valdez, AICP Eagle County Planning and**

**Katie Haas, MPH, Healthy Communities Supervisor**

Plan4Health connects communities across the country, funding work at the intersection of planning and public health. Anchored by American Planning Association (APA) chapters and American Public Health Association (APHA) affiliates, Plan4Health supports creative partnerships to build sustainable, cross-sector coalitions. The Healthy Communities Coalition of Eagle County, Colorado will examine the impact of Healthy Eating and Active Living (HEAL) policies in the Eagle River Valley. In addition, the coalition will explore successes and challenges with municipal community engagement in planning efforts and provide resources to support future engagement to assure more diverse community participation.

The Eagle River Valley of Eagle County is a rural resort community with a population of approximately 48,000; one-third of the residents are Hispanic. Nearly 55 percent of households are affected by chronic disease, with Hispanic residents disproportionately affected. Recent Eagle County data shows that Hispanic residents have a prevalence of diabetes nearly three times that of Caucasian residents and an overweight and obesity rate of more than 60 percent. Transportation, infrastructure and safety factors contribute to existing health disparities and limit opportunities for physical activity.

Municipalities have identified challenges connecting with the Hispanic community for planning efforts. Assuring an authentic community voice from diverse populations is critical to truly meet the needs of the community and to work toward health equity.

The Healthy Communities Coalition will conduct a policy scan of local comprehensive and strategic plans, and policy documents to increase understanding of existing healthy eating and active living policies to inform future recommendations supporting healthy community design. The results of the policy scan were compiled in to a report specific to each municipality, and presented during in-person meetings. The results will help inform future policy language for each municipality in context of healthy living. Additionally, the coalition will leverage existing relationships to encourage engagement and participation in community planning processes by developing resources to support community engagement efforts.

Through various discussions and training opportunities provided by the Plan4Health grant, healthy community design has been brought to the forefront of planning at the Eagle County Planning Department. For example, at a recent pre-application meeting where a developer was interested in creating a new subdivision, although it is not





currently a requirement in the land use regulations, the planner suggested building parks throughout the development to reach populations from 8 to 80. The developer liked the idea since it would allow them to market the units to all generations and create a healthy community in the built environment.

The Plan4Health work will continue beyond the conclusion of the Plan4Health funds, thanks largely to the relationships cultivated with municipal staff during the project. The Coalition will continue to engage local government and non-profit staff in conversations about incorporating healthy living priorities in to their policies and how to work toward more authentic, sustained community engagement. One specific effort that will

continue to support community engagement with more diverse populations, is the creation of a Neighborhood Navigator role in two Eagle River Valley communities. Neighborhood Navigators are community leaders who identify needs, connect people to resources, and lead projects that create change. Neighborhood Navigators live and work in their own communities. They will be beneficial to local municipalities to foster more authentic community engagement because:

- Eagle County’s population is significantly diverse. Many of these groups are not proportionately represented in civic participation, neither in community leadership positions nor in public processes.
- To overcome this civic participation gap, relationship building is required between marginalized communities and local government. The resulting two-way learning will foster more cultural competency in the local government and more civic knowledge in neighborhood leaders.
- The long-term result of investing in building leadership will be the ability for local government to more easily and effectively engage and work with all residents.

To learn more about Plan4Health check out the project website ([www.plan4health.us](http://www.plan4health.us)) and join the national conversation by using and following #plan4health.





# CLARION

## PROVIDING VISION & LEADERSHIP for Effective Land-Use Solutions

Clarion Associates is a national land-use consulting firm with an unusual combination of talents in planning, design, law, and real estate economics. We specialize in developing creative solutions to difficult land use, design, and development questions. Clarion is particularly known for its expertise in plan implementation. We represent both private- and public-sector clients on a variety of planning and zoning matters.

[www.clarionassociates.com](http://www.clarionassociates.com)



Planning | Zoning & Land Use | Real Estate | Sustainability



DAVID EVANS  
AND ASSOCIATES INC.

**Denver**  
1600 Broadway, Suite 800  
Denver, CO 80202

720.946.0973  
[www.deainc.com](http://www.deainc.com)

**Offices** Arizona | California | Idaho | New York | Washington | Oregon

TRANSPORTATION  
WATER RESOURCES  
LAND DEVELOPMENT  
ENERGY  
SURVEYING  
MARINE SERVICES

# ECONOMIC & RESIDENT HEALTH :

## *The Role Municipalities Play, the Support Your Community Needs*



**By Julie George, Director of the HEAL Cities & Towns Campaign**

LiveWell Colorado's HEAL Cities & Towns Campaign is a free program open to all Colorado municipalities. A partnership between LiveWell Colorado and the Colorado Municipal League, the Campaign is a policy-focused approach that provides member municipalities with free coaching and assistance to update, adopt and implement policies that increase access to Healthy Eating and Active Living (HEAL) for residents. The connection between a community that offers access to healthy, active living and the community's economic health is strong. Below are suggestions that can be utilized and adapted by municipalities to generate a vibrant, robust community, both in regards to health of residents and health of the local economy.

How Local Policy Impacts the Local Economy and Resident Health

Policy is a powerful tool for municipal leaders. A Leadership for Healthy Communities 2011 policy brief, *Making the Connection: Linking Economic Growth to Policies to Prevent Childhood Obesity* provides a thorough list of policy recommendations local leaders can consider while strategizing to improve their community's economic vitality that also support access to a healthy lifestyle for their residents. Whether you're from a small town or a big city, the recommendations below can be tailored to fit your needs.

Promoting land-use plans that support compact, mixed-use development

These plans implement strategies that place residences, businesses, grocery stores, recreation areas and other facilities near public transportation, major roads and trails. By clustering the places we

live, work and play close together and providing safe, easily accessible foot and bike connections, people get out of their automobiles and walk and bike more. In fact, people who live in walkable neighborhoods get about 35-45 more minutes of moderate-intensity physical activity per week and are substantially less likely to be overweight or obese than do people of similar socioeconomic status living in neighborhoods that are not walkable. In fact, one of the strategies of the Institute of Medicine to combat childhood obesity is improving the walkability of neighborhoods.

Further, projects in walkable areas command a price premium, earning real estate developers and investors a higher return on investment. Additionally, a main street area that is pedestrian friendly can benefit local businesses by attracting more customers. Activity-friendly environments promote shopping



within communities by allowing consumers to spend less on fuel and vehicles and more on personal consumer goods. In turn, local governments benefit through additional property and sales tax revenue. Another benefit for municipalities is the realization of savings due to lower infrastructure costs. Compact development requires less infrastructure including roads, water, and sewer services.

Investing in community design that encourages healthy eating and active living

Policy-makers can stimulate local economies by supporting measures that restore blighted or vacant areas by converting them into community gardens, farmers' markets, parks and other green spaces. Local leaders can investigate the use of federal Community Development Block Grant funding for such projects. Municipalities can also provide incentives to local organizations to create and manage community gardens by reducing or waiving plot fees. In some areas, local real estate markets and property values can be enhanced by promoting the preservation of open spaces, fields, and farmlands; or by supporting the development of greenways, trails, nature preserves, or parks within 500 to 600 feet of residential areas.

Addressing local food deserts by attracting affordable, healthy food retail and markets

Policy-makers can create new job and business markets by supporting measures that require developments and redevelopments to include healthy food retail. Local governments can also provide incentives to promote healthy food market development in underserved areas, such as grants or loans, tax-increment-financing strategies or small business or economic development programs. Also, municipal leaders can lift zoning requirements that make it difficult for healthy grocery stores to locate in certain areas of town.

Improving access to local healthy foods

Supporting local food producers is another way local leaders can increase access to healthy living while also generating economic growth. For example, support a local farmers' market by reducing the vendor fees that farmers must pay, which, in turn, should decrease costs to local consumers. Provide subsidies or assist in the process to enable farmers' markets that accept EBT cards for SNAP benefits. Local governments can also supply space for the distribution of local food co-ops.

To learn more about the program, contact Julie at [juliegeorge@livewellcolorado.org](mailto:juliegeorge@livewellcolorado.org)



#### PROUDLY OFFERING THE FOLLOWING FREE SERVICES:

- Customized Design Guidelines & Standards
- Local Development Policy Analysis
- Case Studies & Sample Ordinances
- Design Review Training & Advice

5 year supporter of APA CO!

Contact us today to see how a certified planner can assist your community in achieving high quality development.



CHOOSE BEAUTY, CHOOSE STRENGTH, CHOOSE BRICK.



Located in the Greater Denver Area and Serving All Colorado Communities • 303-325-2641 • [brickcolorado.com](http://brickcolorado.com) • [info@brickcolorado.com](mailto:info@brickcolorado.com)





# **PRESERVATION**

FOR A CHANGING COLORADO

## **Feature: The Economic Benefits of Historic Preservation in Colorado**

### **A Track Record of Measuring Success**

Colorado Preservation, Inc., and History Colorado are proud to document the substantial benefits that historic preservation brings to our state's economy and local communities across Colorado. This long-running project began in 2001, when the Colorado Historical Foundation (CHF), working under a grant provided by the State Historical Fund (SHF), initiated an effort to study the economic benefits of historic preservation. Research topics with particular resonance for preservationists around Colorado were identified. The central topics addressed in the first report were rehabilitation projects, property values and neighborhood stability in local historic districts, and heritage tourism.

Subsequent updates to the original report were released in 2005 and 2011. Each new has introduced new issues, such as gentrification, changing economic diversity and sustainability. These new topics have helped tell the ever-expanding story of the ways preservation benefits our state in expected and unexpected ways. While many outstanding reports have been produced in other states, the Colorado project is one of the most in-depth and continuous studies of the benefits of preservation in the country.



### **How can you access this exciting information?**

#### **Check out our website: [preservationbenefitscolorado.com](http://preservationbenefitscolorado.com)**

An essential component to this guide is the project website, [preservationbenefitscolorado.com](http://preservationbenefitscolorado.com). On this website, users may view the information presented in the report. This information will be supplemented over time with additional information, feature projects, and links to additional resources. From this website, users can choose to view the guide material "cover-to-cover," or navigate the site through a more targeted route based on the user's need for information.

To request a hard copy of **Preservation for a Changing Colorado**, please contact CPI at 303.893.4260 (x236) or send an email request to [cnasky@coloradopreservation.org](mailto:cnasky@coloradopreservation.org).

**Historic preservation benefits all of Colorado: our economy, our neighborhoods, our communities, our environment, and, most of all, our people!**





# FRESH FOOD FUND RETAINS RURAL GROCERY STORES

By **Andrea Buglione**, Colorado Fresh Food  
Financing Fund

Limited access to healthy food affects both urban and rural communities. In Colorado's smaller communities, where there is often only a single store, the pangs of a grocery closure can be particularly acute – impacting the community's identity, resiliency, and economic prosperity.

As planners, we understand that access to fresh and healthy foods is a key component of healthy, thriving communities. Planning efforts are increasingly focused on creating and sustaining healthy communities, with a particular emphasis on retail access to fresh food. Still, approximately 1 in 4 Coloradans live in a "food desert" – an area that is considered underserved by healthy food retailers.

The Colorado Fresh Food Financing Fund (CO4F) was established in 2013 to help increase access to healthy foods by providing favorable financing for grocers and other healthy food retailers.

Since its inception, CO4F has funded over a dozen projects in both urban and rural locations throughout the state. According to a recent third-party evaluation of the program, 89 percent of customers surveyed who shopped at CO4F-supported stores said since CO4F's investment, they feel have better access to healthy food. The three examples below illustrate the positive impacts achieved by keeping grocery stores open in rural Colorado communities.

**Nucla, CO.** The sole store in this small Western Slope town was in dire need of renovations to keep its doors open. Redd's Mercantile received financing from CO4F to make the renovations, which included ceiling and floor repairs and new energy efficient refrigeration equipment. According to a store representative, since the renovations, energy costs have dropped by \$1,000 per month and sales have increased 10 percent. The store has seen an uptick in customers, who are pleased with the new appearance

and increased product selection.

**Limon, CO.** In 2014, the Town of Limon's only grocery store was teetering on the brink of closure. The near-empty shelves signaled its distress. When new owners stepped in to purchase and preserve the store, they approached CO4F, among other funders, for assistance. The subsequent upgrades increased product selection, reduced energy costs, and allowed the store to continue to offer competitive pricing to shoppers. According to Limon's Mayor, Limon Stop & Shop Supermarket "created a first class grocery store that continues to expand its options and respond to



local citizens' needs".

**Ignacio, CO.** When Ignacio's only grocery store closed in 2014, two local families sought support from CO4F to help finance the construction of a brand-new store in its place. The new 22,000 square foot Farmers Fresh Market received an overwhelmingly positive response from the community. The store supports more than 40 jobs, a greater product selection, and is a source of pride for the community. Locals report that the store is having a positive impact by retaining









# IDAHO SPRINGS' EAST END IS READY FOR ACTION

By **LaDonna Baertlein, studioINSITE**

The City of Idaho Springs initiated an area plan for the eastern half of the city to capitalize upon their investment in Colorado Boulevard, the major east-west corridor through town, converting it from an auto dominated, CDOT-owned corridor to a city-owned pedestrian oriented street. The area planning initiative, led by studioINSITE, focuses on private sector opportunities for redevelopment, and to improve the quality of life for residents and visitors by expanding recreational opportunities, engaging Clear Creek, offering affordable housing choices, and better connections to Downtown.

The fast-paced 6-month process sought feedback from the community, and test fit redevelopment scenarios based on the community's vision for

the future of the East End and supporting economic factors. An overlay zone was created that is flexible and supportive of mixed use development that reinforces the desired character. An economic analysis revealed the need for workforce and affordable housing, quality lodging, and highway-oriented retail.

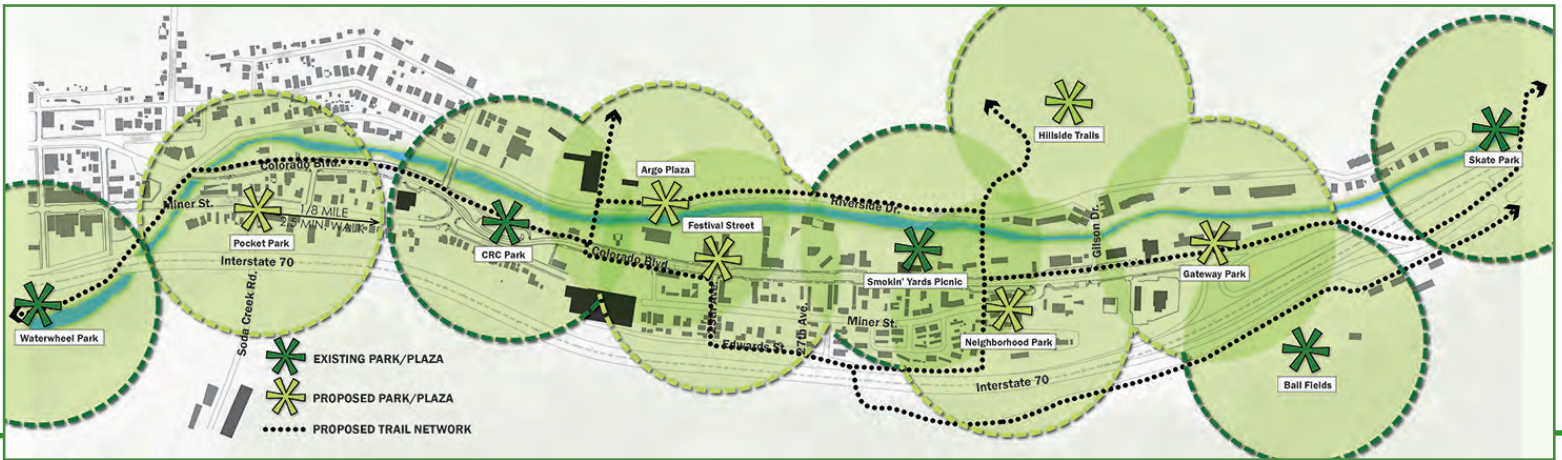
Additionally, the redevelopment of the Argo Mill, located in the East End project area, could serve as a major catalyst for boosting tourism and activity, if implemented. The preliminary redevelopment program includes a new boutique hotel, museum and residential units. The project also seeks to engage Clear Creek by opening up the creek edge to amenities such as retail and

restaurants, and future gondola or funicular transporting visitors up the hillside.

Health and Environmental benefits were elevated through a concurrent greenway project along the banks of Clear Creek, which will upon system-wide completion connect the Platte River Greenway in Denver to the Continental Divide National Scenic Trail. A system of local connections in the East End to the Clear Creek Greenway will enhance recreational opportunities and provide safe mobility options for bicyclists

*Above: A festival street leads to a pedestrian bridge over Clear Creek to the Argo Mill site. New development embraces the river with café seating and plazas.*





The East End Action Plan seeks to enhance recreation opportunities through new trails and trail connections and public and private open space amenities. EM Idaho Springs Sketch-04

and pedestrians to destinations throughout town. The plan encourages redevelopment to embrace and orient toward the city's largely forgotten amenity. On the hillside bordering the East End is city-owned land with plans

to add a widespread trail network allowing visitors to capitalize on biking and hiking.

The East End Action Plan focuses on implementation steps, with strategy recommendations to spur

redevelopment including an overlay zoning ordinance and the ability to leverage grant funding and future tax increment financing to encourage reinvestment and redevelopment.

**Supporting Healthy Communities with...**

**Public Engagement**

**Trails**

**Master Plans**

**Infrastructure**

**Pedestrian Networks**

**STAN CLAUSON ASSOCIATES INC**  
 landscape architecture . planning . resort design

412 North Mill Street Aspen, Colorado 81611  
 t. 970/925-2323 f. 970/920-1628  
 info@scaplanning.com www.scaplanning.com



# PLANNERS: AGENTS 4 HEALTH

**By Sheila Lynch, MCP, AICP - Tri-County Health Department, and  
Laurel Broten, MPH - Tri-County Health Department**

Maintaining good health is something that we often take for granted. We know that a healthy diet, regular physical activity, and adequate sleep are some of the pillars of good health. However, a deeper dive into the factors that impact our health shows us that, while important contributors, healthy behaviors only make up about one third of what impacts our health. According to the County Health Rankings, a program supported by the Robert Wood Johnson Foundation, social, economic and physical environment factors make up about one half of what impacts population health. While this may not be good news for your new exercise regmine, it is great news for planners.

<http://www.countyhealthrankings.org/our-approach> (There are a few good graphics on this webpage)

Planners are charged with developing policy and regulations for how to build our communities. On a daily basis, planners can impact the social, economic, and physical environments where we live, work and play. As a result, planners are uniquely poised to make an impact on the health of our communities. Did you ever think of yourself as a health professional? Well, you are!

Planning decisions - from the site level to design standards to comprehensive plans - all can affect the health of communities. Each level of decision making can be leveraged to maximize health promoting elements and minimize health deterring elements. There are some aspects of planning where the connection to health is obvious. Planners working to build more walkable and bikable communities have a clear connection to health. Working toward greater access to health food outlets in your community is also a

very clear health initiative.

What is becoming increasingly clear about population health is that working toward more equitable access to housing, living-wage jobs, and mobility options are also important vehicles to addressing health disparities, the preventable differences in the burden of disease, injury and violence among different populations in our communities. Growing health disparities are one of the greatest public health challenges in our communities. The policies and regulations that planners develop can address housing, economic development and transit planning and if approached from a public health perspective can have a tremendous impact on community health.

For example, an economic development strategy that aims to attract businesses to a community could also have tremendous public health impacts if the policies and programs address increasing access to living wage jobs for residents. Transportation plans that provide policies for increasing access to affordable transit options for

populations who may not have access to a single-occupancy vehicle could also lead to health impacts.

The good news is that planners do not need to take on these complex community issues on their own. Collaborations with local public health departments, community organizations, and health advocates can help to support these health-promoting decisions. Public health professionals can offer valuable data and research, model policies, and evaluation methods to strengthen and support

proposed designs or policies and engage community members. By working together we can build a healthier Colorado!





You're proactive about creating healthy communities. Your land use planning partner should be too.

Designing universally accessible parks, open spaces, and roadways

Reducing stormwater impacts to waterways through green infrastructure

Ensuring new community site plans promote active lifestyles and housing choice

Improving water quality through wastewater system analysis and design

**BASELINE**  
 Community Planning  
 Water/Wastewater  
 Civil Engineering  
 Land Surveying  
 baselinecorp.com

master planning & urban design  
 landscape architecture | civil engineering  
 comprehensive planning and  
 community engagement  
 parks, recreation, trails &  
 open space master planning  
 green infrastructure | resiliency planning  
 ecological restoration | strategic planning  
 communications, marketing & branding

# Modern alchemy.

Our interdisciplinary teams of professionals help you transform environments, capture value and turn gray into green.

**M I G**  
 www.migcom.com





Seeking session proposals for the 2017 APA Colorado State Conference - "What if?"



October 4-6, 2017  
Telluride & Mountain Village Colorado



Deadline:  
March 6, 2017  
5:00 p.m.

For More Information  
[www.apacolorado.org/call-sessions](http://www.apacolorado.org/call-sessions)  
[Admin@apacolorado.org](mailto:Admin@apacolorado.org)

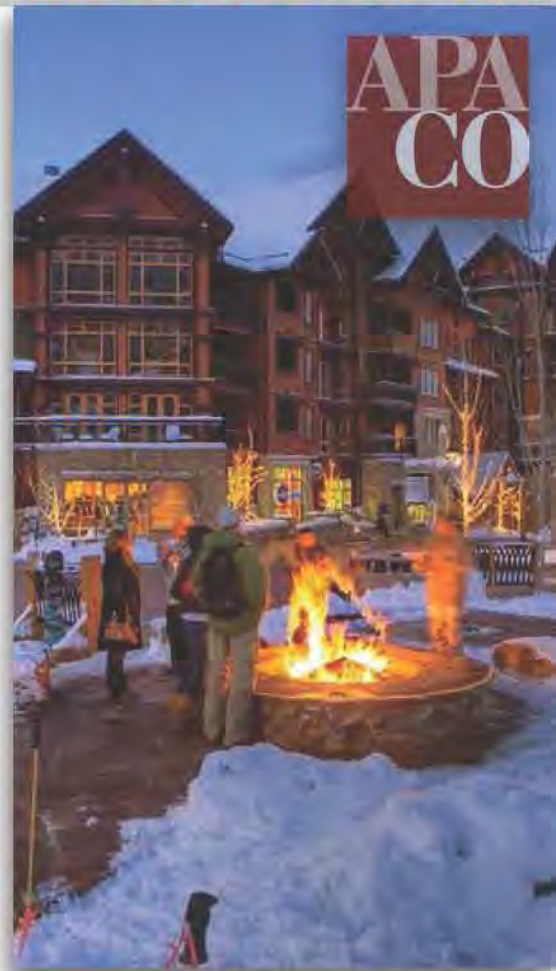
"What  
If...."

# 2017 <sup>"What if?"</sup> APA Colorado CALL 4 SESSIONS

## SELECT YOUR TOPIC- "What if..."

*PLANNERS IDENTIFIED THE FOLLOWING TOPICS & TRENDS*

- |                                  |                                       |                              |
|----------------------------------|---------------------------------------|------------------------------|
| Allied Professional Perspectives | Difficult Public Officials & Citizens | Presentation Skills          |
| Public Health                    | Glass Ceiling/Equitable Pay           | Social Equity                |
| Private Practice                 | Vacation Rentals                      | Outdoor Recreations          |
| Rural Public Transit             | Marijuana                             | Partnerships                 |
| Rural Trends                     | Economic Development                  | Preservation/Architecture    |
| Local Planning Issues            | Practical Skills (how to...)          | Urban/Suburban Redevelopment |
| Affordable Housing               | Water & Land Use                      | Autonomous Vehicles          |
| Professional Development         | Environment                           | Landscape Architecture       |
| Public Open Space & Safety       | Ethics for Private Sector             | Signs                        |



## IDENTIFY YOUR AUDIENCE

*SESSIONS WILL BE TARGETED TOWARD SPECIFIC AUDIENCES*

**Experience Planners (8+ years):** Deep dive with emphasis on up to three topics. No basic planning principles in these sessions.

**Mid-Level Planners (4-8 years):** Presentations focus on more in-depth analysis of basic planning principles and projects.

**New Planners (0-4 years):** Basic planning principles are presented with examples.

## CHOOSE YOUR LENGTH

*60 OR 90 MINUTES*

New in 2017. Some sessions will be offered as 60 minutes, 1CM.

## SUBMIT YOUR PROPOSAL

*DEADLINE: MARCH 6, 2017*

Complete and upload your Session Proposal form. Notifications sent by April

*What if you missed it?*







What if....

# TEAM UP WITH AN ALLIED PROFESSIONAL

**PLANNERS PREFER DIVERSITY IN PRESENTATION.  
PROVIDE ANOTHER POINT OF VIEW**

Conference attendees identified and ranked sessions higher when they offered differing view points, or perspectives from professionals other than planners. Seek architects, engineers, citizens, public officials, etc., to offer another perspective.

## WORKSHOPS & MOBILE TOURS

**IDENTIFY A TOPIC AND OFFER A 3 HOUR WORKSHOP  
SHOWCASE YOUR PROJECT OR IDENTIFY AN AREA OF INTEREST**

Have you got too much information to share in just 60 or 90 minutes? Submit a workshop proposal. Gather colleagues from around the state or nation and prepare a workshop. Get into the details.

Did you work on a project in the Telluride area? Or, does Telluride/Mountain Village have an example of a planning issue that could be best discussed in a mobile tour setting?



## INTERACTIVE SESSIONS PREFERRED

What if.... **WE DON'T JUST PRESENT - WE DISCUSS**

Attendees consistently request more interactive sessions. Identify a problem and make attendees solve it.

What if.... **ROUND TABLES AREN'T SQUARE**

Propose & design a round table discussion. Topics of interest include:

- The State of Planning: Where is the Profession Headed
- Transportation & Land Use: Making the Connection through Connectivity
- Politics of Planning: Navigating the People Side of the Process
- Zoning for Compatibility: Pops, Scrapes and Monstrosities
- Engineering and Planner Knowledge Transfer: Bridging the Gap

Am I required to register?  
Do speakers receive registration discounts ?



All selected speakers who are members of APA or APA Colorado are required to register for the conference. Speakers who are not members but wish to attend one or more sessions or events are also required to register. Non-members who speak but do not wish to attend the conference are not required to register.

Speakers do not get discounted registration.







# KNOW YOUR BUTCHER, KNOW YOUR FARMER:

## *A Chef's Perspective on Health & Planning*

**By Reilly Thimons, City of Aspen**

In a country where many communities are far removed from understanding the daily intricacies of food systems, production, local food stores, and their correlation to health; there is an increasing importance on bringing “local” back into the community vernacular. The planning profession often thinks of health through the context of the built form on a micro-level, incorporating design principles to promote healthy citizens through increased mobility options and opportunities for social interaction. The discussion of the impacts of urban design focuses on the prevention of non-communicable diseases such as diabetes, obesity, heart disease, and depression; and, how physical improvements to neighborhoods and communities are able to assist in lowering risk rates.

In the last several years, the attention on the nexus between health and planning has increased significantly, with health and nutrition being progressively integrated into comprehensive plans nationally under the guidance of initiatives such as the APA's Plan4Health Project (<http://plan4health.us/>). The Plan4Health Project is a partnership between the American Planning Association and the American Public Health Association intended to provide both a framework for integrating health into communities by the creation of local coalitions and peer learning opportunities.

Using the APA Healthy Plan Making framework as a guide, planning strategies surrounding food and nutrition hone in on the concept of accessibility to resources: water, land, and local food systems. This focus on access to water, preservation of land for agricultural use, and the identification of weak links in local food systems such as food deserts and swamps reiterate the importance that nutrition plays in creating holistically healthy communities.

On a conceptual level these planning strategies provide a starting point for community dialogue surrounding resource management and the long-term provision of lands specifically zoned for agricultural or community farming endeavors. On a practical level, the provision of lands for agriculture and community farming require extensive planning, research, outreach and often partnerships with organizations outside of the health and planning fields.

For planners and community development departments interested in becoming better stewards of health for their communities there is one resource that is often overlooked: the culinary community. While there is an abundance of information available through traditional resources, your local culinary community is likely to be the best-versed with your local food system's strengths and weaknesses.

Sitting down with local Aspen chef Adam Norwig to



discuss Colorado's Roaring Fork Valley and the nature of mountain towns with limited growing seasons and high land costs, the conversation quickly shifted to where Norwig sources his produce, dairy, and meat. He peppered the interview with "know your butcher, know your farmer", insisting that taking the time to source ingredients locally is essential in understanding the gaps in your local food sheds and how to address them through developing local agricultural practices.



**Above: Chef Adam Norwig**

Identifying affordability as one of the most significant barriers in accessing fresh produce in the Roaring Fork Valley, Norwig has extensively researched partnering with likeminded chefs and culinary

industry veterans to farm, sell, and donate fresh produce.

Enter celebrity chef and sustainable food system advocate Michel Nischan. Michel is a three time James Beard Award winner, most recently honored as the 2015 Humanitarian of the Year for 30 years of advocacy and work promoting healthy food systems. He is touted as having opened the first farm-to-table restaurant in Connecticut in 2007, partnering with late actor Paul Newman, focusing on bringing fresh ingredients to the local Westport community.

His dedication and advocacy for locally sourced foodstuffs began with summers spent working at his grandfather's farm harvesting the family vegetable plot. Only to be further cultivated during his early days working as a chef in Milwaukee. At a time when the now-endearing terminology "farm-to-table" was in its infancy, Nischan engaged other local chefs to buy into their local food system through single-sourcing produce from regional family farms in order to bring the best quality

ingredients to his restaurant tables.

Inspired by the results, Nischan forged a path forward, acting as Founder and CEO of Wholesome Wave ([www.wholesomewave.org](http://www.wholesomewave.org)) and Co-Founder of the Chef Action Network ([www.chefaction.org](http://www.chefaction.org)), both non-profits focusing on creating improved food systems and universal access to nutrition. Under his leadership, Wholesome Wave has effectively tackled affordability and access of locally sourced foods, improved community health, bolstered economies, and aided small and medium-sized farms through matching the value of SNAP (Food Stamps) when they're spent on locally grown fruits and vegetables. Additionally, Wholesome Wave created the FVRx Program which partners with doctors to provide patients with prescriptions for free fruits and vegetables in an effort to battle food insecurity and preventable disease.

Since its inception, Wholesome Wave has assisted local, state, and federal government with the administration of community-based health and food system initiatives, with success stories in 46 states. Using the breadth of his experience, Nischan identifies the biggest opportunities for planners and policymakers: invest in the idea of "local" agriculture and farming. Invest in local soil, local jobs, and local food. Benefits like job creation, small-business



**Above: Chef Michel Nischan**

opportunities, food literacy, decreased health risks, and increased nutritional intake are just the beginning. What really grows out of local farming and food production is a stronger sense of community.

For planners and local governments that are interested in learning more about opportunities for bringing gardening or agriculture to their communities there are numerous resources through the American Planning Association. For



more information about Wholesome Wave please contact Steven Farley, [steven@wholesomewave.org](mailto:steven@wholesomewave.org), or Leah Hancock, [leah@wholesomewave.org](mailto:leah@wholesomewave.org).

roles with specific project costs and priorities. The plan identified appropriate recreation site locations with safety and river resiliency in mind, in order to build back better than before. It also prioritized strategic investment, coordinated funding strategies, and facilitated unified decision-making

among stakeholders. The plan prioritized specific parcels for conservation on a watershed scale using a suite of criteria against viable funding sources. It also included the following recommendations:

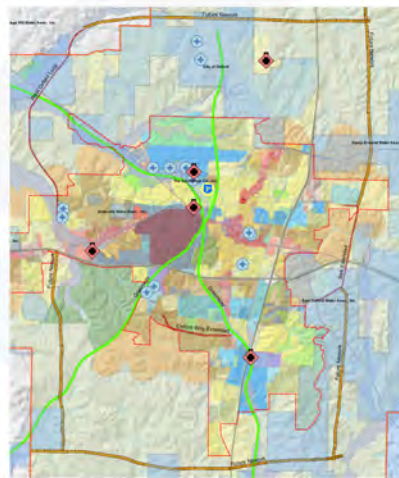
- Removing at-risk private investments from rivers
- Incentives to encourage permanent relocation
- Updating floodplain mapping (one fatality and more than half of the structures destroyed were outside of the mapped 100-year floodplain)

Just eight months after adoption, progress is being made to carry out the plan’s vision—including significant open space purchases in vulnerable locations, such as Cedar Cove and Indian Village, and redesigns of several recreation areas, the most notable of which is Viestenz-Smith Mountain Park.



PLANNING  
URBAN DESIGN  
LANDSCAPE ARCHITECTURE  
URBAN/SMALL TOWN PLANS  
WATER RESOURCE PLANNING

BOULDER, CO  
HERNANDO, MS  
HUNTSVILLE, AL  
MISSOULA, MT  
SAN DIEGO, CA  
ST. SIMONS ISLAND, GA  
SHERIDAN, WY



LOT DIMENSIONS



SETBACKS







# EMERGENCE OF ECODISTRICTS AS A TOOL FOR BROADER CHANGE

**By Mairi Mashbur AIA, LEED AP, USGBC**

The internal Sustainability Committee here at OZ recently hosted a presentation on the emerging EcoDistricts Certification program. This grass roots program started in Portland in 2008 as a resource guide for community revitalization and over the last few years has developed into a recognized certification program with 53 projects in 35 cities. After learning more about this program it became clear that Denver has long embraced these concepts and is now poised to adopt the EcoDistrict principles in several local communities. Pursuing certification involves forward thinking developers

to become critical partners, often expanding beyond the parameters of their development as part of a district revitalization project.

There are many sustainable planning resources and rating systems available; EcoDistricts' strength is its flexibility to allow teams to customize district goals that align with area needs. The program is based on three fundamental principles: equity, resilience, and climate protection. EcoDistricts complements programs like LEED ND by advancing the goals of program. LEED-ND addresses master planning

through prescriptive prerequisites and credits for certification of new construction or major redevelopment. EcoDistricts supports both new and existing communities through process guidelines and a performance framework. Expanding the area of influence to include existing communities increases the opportunity for revitalization at a larger scale and leverages local agencies that may be able to provide resources.

Examples of these fundamental concepts can be found in thriving communities throughout Denver. An early champion of social equity issues is a project that began ten years prior to EcoDistricts establishment, Highlands' Garden Village. This new community revitalized the old Elitch Gardens site in the Denver Highlands. A team of architects (including OZ





Architecture), planners and consultants worked with Highlands Garden Village Commercial(HGVC) to implement the vision of a mixed-use, transit-oriented development with a range of income and housing types to accommodate diversity and enhance economic and social viability. New office and retail added on the community edge allows residents to live, work and shop within a few minutes' walk. HGV is also an early example of the extensive use of green building techniques.

This evolution of thought continued when the HGVC founders formed a partnership to develop the parcel of land at the corner of 52nd and Federal named Aria Denver. The cornerstone of the neighborhood began with nine LEED platinum low-income apartments

buildings (OZ Architecture) offering community gardens, access to affordable food, bike paths, pedestrian connectivity and social services. Market rate townhomes (Humphries Poli Architects) have been added and co-housing (Studio PBA), is currently under construction. The Urban Ventures/Perry Rose vision included a commitment to social equity. "In low income neighborhoods sometimes the personal problems of individuals become the problems of the community" creating an unsafe or unhealthy situation - Chuck Perry of Perry Rose, LLC. A social worker was added to the staff as a resource for the residences. Perry Rose found they were able to help

tenants maintain the stability of a home, which in turn reinforced the sense of community, reduced rental turnover, and ultimately reduced maintenance cost. PerryRose has continued their involvement in district improvements by partnering with Regis University and the Colorado Health



Foundation to implement Cultivate Health (a program designed to promote healthy living for area residents) and the multi-jurisdictional revitalization of Federal Boulevard.

It has taken the partnership of extraordinary companies, a think-tank of people who established EcoDistricts, and local city planners to shift the current mindset to match EcoDistricts' overarching principal "to empower city makers to put people and planet at the center of every development decision".



Help Create a Healthy Community...

Protect our Environment



# Special Price for American Planning Association Members – Order Today!



## COLORADO LAND PLANNING AND DEVELOPMENT LAW, TENTH EDITION

*Donald L. Elliott, General Editor*

A Publication of the Colorado Chapter of the American Planning Association,  
Stan Clausen, President

This book walks the practitioner through issues including: Zoning, subdivision, annexation, special districts, urban renewal, historic preservation, and environmental regulation. To assist the practitioner in research, the book contains a useful subject index and table of authorities, as well as a fully searchable PDF of the book.

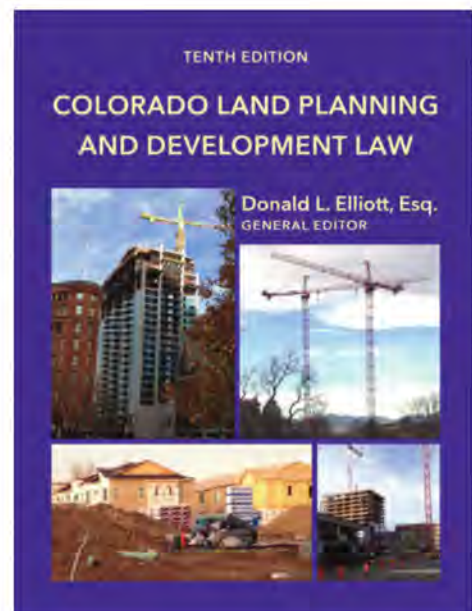
### TABLE OF CONTENTS

- INTRODUCTION
- CHAPTER 1: PLANNING
- CHAPTER 2: ZONING
- CHAPTER 3: PLANNED UNIT DEVELOPMENTS
- CHAPTER 4: SUBDIVISIONS, STREETS, AND ACCESS
- CHAPTER 5: EXACTIONS, DEDICATIONS, IMPACT FEES, AND REGULATORY TAKINGS
- CHAPTER 6: VESTED RIGHTS
- CHAPTER 7: ANNEXATION
- CHAPTER 8: SPECIAL DISTRICTS, IMPROVEMENT DISTRICTS, INTERGOVERNMENTAL AUTHORITIES, AND PUBLIC IMPROVEMENT CORPORATIONS
- CHAPTER 9: URBAN REDEVELOPMENT AND PUBLIC HOUSING
- CHAPTER 10: HISTORIC PRESERVATION
- CHAPTER 11: OVERVIEW OF ENVIRONMENTAL PROTECTION ISSUES

### ORDER INFORMATION:

Call Terri at 303-824-5366 or email [ttoibert@cobar.org](mailto:ttoibert@cobar.org)

Colorado Bar Association CLE  
1900 Grant Street, Suite 300, Denver, CO 80203  
[www.cba-cle.org](http://www.cba-cle.org)



Item Number:

**ZCLPAD15B**

**SPECIAL  
PRICE:  
\$64**



# BOARD & COMMITTEE UPDATES



## Chapter Administrator Update

by: Shelia Booth, AICP

### *What if....*

There are so many things we as planners could, should and would change in our communities if given the power and foresight to do so. Well, during the 2017 APA Colorado State Conference in Telluride & Mountain Village this fall, you can let your creative and powerful juices flow. This year, we ask "What if?" and focus on **Envisioning the Future**

We hope you'll **envision** yourself joining us October 4-6th in beautiful southwest Colorado. The Call for Sessions is still open, so be sure to submit your idea for a breakout session, mobile tour, workshop or round table before the March 6th deadline. Be creative this year and think about the "what ifs.." that could have made a difference in your plans.

In the meantime, we hope some of you will **envision** yourself serving on the APA Colorado Chapter Board.

**Fresh faces. Fresh ideas. Fresh energy.**

They're all needed and we hope you'll consider running for one of the offices listed below that are up for consideration this year:

- President
- VP External Affairs
- Central Mountain Area Representative
- Denver Metro Area Representative
- North Central Area Representative
- Northwest Area Representative

Lastly, our Chapter wouldn't be what it is without the work of our committee volunteers. They work hard for you and would appreciate more members to help spread the workload. If you're interested in volunteering one of our many committees, please email me at [Admin@apacolorado.org](mailto:Admin@apacolorado.org).

---

## Professional Development Committee Update

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

### Happy New Year and Welcome

It's a new year and a new chapter President which means not only are a lot of changes in store, but we all have the opportunity to make a few resolutions to guide our progress in the year ahead! I know at least for some of us that includes pursuing the AICP certification, maintaining current credentials, and expanding our professional skill and knowledge sets. So I challenge each of you to look at your resume, look at your organization, look at yourself, and find the gaps, the places that could use some improvement, some spiffing up! Let's make a commitment to

ourselves to make it happen this year, whether it be to get a new skill, make a new contact, or offer up a new perspective!

With the new year, I have accepted a new position with Tesla which will thrust me back into my passion of infrastructure development to accelerate us towards sustainable energy. While I'm excited for my new role, I unfortunately will no longer be able to serve the chapter to the best of my abilities. Over the past year I challenged myself to take on the position of Professional Development Officer (PDO) for Colorado, to offer guidance to students and emerging



Sarah R. Davis, AICP

professionals, provide prep courses for AICP exam takers, and lead the Professional Development Committee (PDC) to selecting thought-provoking and engaging sessions for the 2016 state APA conference in Colorado



Springs. It was an amazingly insightful, humbling, and exciting journey leading up to, and including, the conference!

With all that being said, I would like to take a moment to welcome our new PDO, Allison Crump, AICP! Allison has been an active member of the PDC, including co-leading AICP prep courses with me in 2016. Prior to moving to Colorado Allison was also very involved with the California chapter. She is excited to take on this new position under Michelle's leadership, and I know she will be a great benefit to you and our future AICPs! Please join me in offering

Allison congratulations and a warm welcome in her new role.

### Congrats New Colorado AICPs!

CONGRATULATIONS to all of the Colorado planners who passed the November 2016 AICP exam:

- Elizabeth Adams, AICP
- Brad Boland, AICP
- Francesca Brady, AICP
- Christine Clark, AICP
- Lynn Coppedge, AICP
- Clay Frickey, AICP
- Morgan Hester, AICP
- Riley LaMie, AICP
- Caitlin Hasenbalg Long, AICP
- Jason Morrison, AICP
- Molly Mowery, AICP
- Nathan Owens, AICP
- Marcus Pulsipher, AICP
- Lisa Ritchie, AICP
- Adam Rolstad, AICP
- Joshua Tetzlaff, AICP
- Josie Warren, AICP
- Sara White, AICP

### 2017 Call for Sessions

We will soon be accepting proposals for this year's state conference in Telluride, October 4-6, 2017. If you're interested in submitting a proposal, check out the Chapter website for more information. We will be accepting session proposals through March 6, 2017.

### AICP Prep

If you're planning on taking the May 2017 AICP exam, keep an eye out for more information about Allison's upcoming prep session. If you'd like to get on her list or are looking to

form a study group, please email her (PDO@APAColorado.org) and she'll put you in touch with others who are interested!

### Already AICP?

#### Don't Forget to Log Your CMs!

If you need AICP 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/](http://www.planning.org/cm/log/).

\*\*\*

It has been a pleasure to serve you in this capacity over the past year! I look forward to seeing you at future APA CO and National events. I know you will be in great hands with Allison, and wish her all the best!

### Sarah R. Davis, AICP, LEED Green Associate

Outgoing APA Colorado Professional Development Officer  
PDO@APAColorado.org



Allison Crump, AICP

**A NATIONAL LEADER IN ADVANCING HEALTHY, THRIVING PLACES**

Proud of our continued focus on active living, food access, social equity, and place-based economic development

**PROGRESSIVE URBAN MANAGEMENT ASSOCIATES**

1201 E. Colfax Ave., # 201 | Denver, Colorado 80218  
720-668-9991 | [www.pumaworldhq.com](http://www.pumaworldhq.com)



## Emerging Planning Professionals (EPP) Update

by: Anthony Avery, EPP Board Liaison

Emerging Planning Professionals enjoyed a wide variety of events in 2016. In addition to the events highlighted below, the EPP hosted an urban scavenger hunt, a water panel, Sketch Up tutorials, a Train to the Plane Tour, a resume and portfolio workshop, and a planning trivia night!

The EPP committee would like to thank those who graciously volunteered their time as panel participants and tour guides throughout the year. We would also like to thank all those who have attended EPP events throughout the year.

Join our Facebook Group for event details and updates, and to connect with other EPPs. You may also e-mail us at for information about EPP and to become more involved within the chapter.

### Cranksgiving

On November 19, EPP members raced around Denver on their bicycles to collect various Thanksgiving food items to donate to the Denver Urban Ministries.



### Future of Colorado Panel Discussion

On November 9th, a panel composed of Doug Anderson, Environmental Planner, CH2M; David (DK) Kemp, Senior Transportation Planner, City of Boulder; and MURP Assistant Professor Ken Schroepel discussed topics facing the planning profession including the recent election, housing, transportation, socio-economics, and energy and the environment.

### Bike South Broadway

An overview of the City of Denver's South Broadway bike lane project was given to EPP members by Dan Raine of the City of Denver on October 12th.

### Rocky National Park Day

EPP members participated in a walking tour of Rocky National Park by Larry Gamble of the National Park Service on August 28th. Those in attendance participated in a small group-oriented case study exercise dealing with real-world national park planning issues.





# APA COLORADO BOARD MEMBERS

## BOARD MEMBERS

### **President**

Michelle Stephens, AICP  
City of Westminster  
[President@APAColorado.org](mailto:President@APAColorado.org)

### **President Elect**

Stan Clauson, AICP ASLA  
Stan Clauson Associates, Inc.  
[PastPresident@APAColorado.org](mailto:PastPresident@APAColorado.org)

### **Vice President External Affairs**

Nick Vander Kwaak, AICP  
AECOM  
[VPExAffairs@APAColorado.org](mailto:VPExAffairs@APAColorado.org)

### **Vice President Communications**

Hillary Seminick  
City of Aspen  
[VPCommunications@APAColorado.org](mailto:VPCommunications@APAColorado.org)

### **Secretary/Treasurer**

Leah Dawson, AICP  
City & County of Denver  
[Secretary@APAColorado.org](mailto:Secretary@APAColorado.org)

### **Professional Development Officer**

Allison Crump, AICP  
Fehr & Peers  
[PDO@APAColorado.org](mailto:PDO@APAColorado.org)

### **Central Mountain Representative**

Anna Gagne Laybourn, AICP  
Design Workshop  
[CentralMountain@APAColorado.org](mailto:CentralMountain@APAColorado.org)

### **Denver Metro Representatives**

Scott Bressler, AICP  
AECOM  
[DenverMetro1@APAColorado.org](mailto:DenverMetro1@APAColorado.org)

Libby Tart-Schoenfelder AICP  
City of Longmont

[DenverMetro2@APAColorado.org](mailto:DenverMetro2@APAColorado.org)

### **North Central Representative**

Seth Lorson, AICP  
City of Fort Collins  
[NorthCentral@APAColorado.org](mailto:NorthCentral@APAColorado.org)

### **Northwest Representative**

Tamra Allen, AICP  
Garfield County  
[Northwest@APAColorado.org](mailto:Northwest@APAColorado.org)

### **South Central Representative**

Maureen Paz de Araujo, AICP,  
CEP CTP  
Wilson & Company, Inc.  
[SouthCentral@APAColorado.org](mailto:SouthCentral@APAColorado.org)

### **Southwest Representative**

Mark Williams  
City of Durango  
[Southwest@APAColorado.org](mailto:Southwest@APAColorado.org)

### **Faculty Representative**

Carey McAndrews, Asst. Professor  
University of Colorado Denver  
[Faculty@APAColorado.org](mailto:Faculty@APAColorado.org)

### **Public Official Representative**

Paul Rosenberg  
Arapahoe County Planning  
Commission  
[PublicOfficial@APAColorado.org](mailto:PublicOfficial@APAColorado.org)

### **Western Planner Representative**

Julio G. Iturreria  
Arapahoe County  
[WPRepresentative@APAColorado.org](mailto:WPRepresentative@APAColorado.org)

### **EPP Representatives**

Anthony Avery, City of Aurora  
Jonathan Cappelli  
[EPPRepresentative@APAColorado.org](mailto:EPPRepresentative@APAColorado.org)

### **Student Representative**

Roxanne Borzo Bertrand  
[Student@APAColorado.org](mailto:Student@APAColorado.org)

### **Legislative Committee Co-Chairs**

Eric Heil, AICP  
Heil Law & Planning, LLC

Susan Wood, AICP

RTD FasTracks  
[Legislative@APAColorado.org](mailto:Legislative@APAColorado.org)

## COMMITTEES:

### **APAS**

[APAS@APAColorado.org](mailto:APAS@APAColorado.org)

### **Awards Committee Chair**

Anna Gagne Laybourn, AICP  
[Awards@APAColorado.org](mailto:Awards@APAColorado.org)

### **Emerging Planning Professionals**

Anthony Avery & Jonathan Cappelli  
[EPP@APAColorado.org](mailto:EPP@APAColorado.org)

### **Legislative Committee Co-Chairs**

Eric Heil, AICP and  
Susan Wood, AICP  
[Legislative@APAColorado.org](mailto:Legislative@APAColorado.org)

### **Outreach & Communications Chairs**

Nick Vander Kwaak, AICP and  
Hillary Seminick  
[Outreach@APAColorado.org](mailto:Outreach@APAColorado.org)

### **Professional Development Committee**

Allison Crump, AICP  
[PDO@APAColorado.org](mailto:PDO@APAColorado.org)

### **Sustainability Committee Chair**

Connor Merrigan—Brendle Group  
Enessa Janes - Michael Baker  
[Sustainability@APAColorado.org](mailto:Sustainability@APAColorado.org)

## APA Colorado Administration:

### **Chapter Administrator:**

Shelia Booth, AICP  
303-495-6994  
[Admin@APAColorado.org](mailto:Admin@APAColorado.org)

### **APA Colorado Mailing Address**

PO Box 49573  
Colorado Springs, CO 80949

[www.APAColorado.org](http://www.APAColorado.org)