



**RMLUI 2020 HOME STUDY PROGRAM
WESTERN PLACES**

WESTERN PLACES/WESTERN SPACES CONFERENCE

HOT, DRY, AND CROWDED: PLANNING FOR THE FUTURE

The West of the future will be warmer and more populous, and as a result, will face significant challenges with respect to our water supplies, our ability to withstand unpredictable weather patterns and extreme storm events, and our capacity to preserve our economy and our quality of life while adapting to the coming changes. The climate is changing, but we *can* do something about it.

Land use planning, water planning, and disaster mitigation are just a few of the tools available to help prepare for an uncertain future. We can work now to prepare our communities and landscapes for the impacts we are sure to experience. We can use design to create places that are more sustainable and adaptable. We can use integrated water and land use planning to help stretch dwindling water supplies. We can use our natural systems to create more resilient communities that are cooler and more connected. And we can work to ensure that the communities of our future are more equitable, affordable, and inclusive.

For RMLUI's 29th Western Places/Western Spaces conference, we will be looking at the ways in which we can use design, planning tools, and creative approaches to better plan for a future that will be different from the known past. The Babbitt Center for Land and Water Policy is partnering with us to develop a track focused on integrating land use and water planning. In addition, we will consider how our built environments, using mixed use design, transportation infrastructure, and even building codes, can help reduce our impact on climate change and create a more comfortable and sustainable living environment. We will explore how our natural systems and outdoor spaces can be designed for greater resilience, cooler micro-climates, and more water-wise landscaping. We also will focus on rural resilience and how to adapt sustainability innovations and new technologies to small towns and rural communities. Finally, we will consider how climate change is likely to affect our natural resources—from our recreational playgrounds to our economic engines—and discuss ways in which our land use strategies can or should adapt in anticipation of changes across our Western landscapes.

HOME STUDY PROGRAM: WESTERN PLACES

Sessions from the conference are recorded for use in RMLUI's Home Study Program. This course, *Western Places*, looks at issues that help define the West—urban and rural. Topics include transportation and mobility, civic engagement, and updates from the legal and planning sectors.

Legal Updates in the Rocky Mountain West

Hear from the region's top experts, discussing trending cases of significance from all levels of the federal and state court system involving the latest in land use and zoning law as well as an opportunity to discuss areas ripe for further court or legislative action. Learn how recent case law may impact planning ordinances, procedures, and general plans.

Moderator:

Jason Morris

Partner, Withey Morris, PLC

Jason Morris is a founding partner of Withey Morris, PLC. Throughout his career, his practice has been exclusively in land use, planning, zoning, and administrative law. His experience in the field includes all levels of entitlement throughout the state. In addition, he is a frequent guest lecturer and expert participating in industry roundtables, media appearances and academic panels. His expertise has been critical to state legislative efforts surrounding land use over the past two decades and his cases include many of the area's most significant and notable developments. His client list includes several national homebuilders, master plan developers, commercial-industrial land owners, national retailers, and Fortune 100 companies.

Speakers:

David Foster

Partner, Foster Graham Milstein & Calisher, LLP

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

Jessie Lawrence

Attorney and Mediator, Law Office of Jessica Eaton Lawrence / Lawrence Meeting Resources

Jessie Lawrence is an attorney, mediator, and planner with a solo practice focusing on dispute resolution, public engagement and participation, and community and organizational planning. In her work, she helps groups of all sizes work together and identify ways to move forward and seek positive outcomes. Jessie serves on the State of New Mexico Statewide ADR Commission, the New Mexico State Bar ADR Steering Committee, and the City of Santa Fe Planning Commission, and co-chairs the American Bar Association Section of Dispute Resolution's Committee on Public Policy, Consensus Building, and Democracy. Before entering solo practice, Jessie worked in capital planning for the State of New Mexico and for a private planning firm, assisting communities with the planning process and communicating technical information to governmental entities around the state. She has a JD and a master's degree in urban planning from the University of Michigan, maintains New Mexico and Michigan law licenses, and is AICP-certified planner.

Jeff Parker

Partner, Hoffmann, Parker, Wilson & Carberry, P.C.

Jeff Parker has been a licensed attorney since 1995. He is a partner at Hoffmann, Parker, Wilson & Carberry, P.C., a law firm in Denver, Colorado specializing in the representation of local governments. He currently serves as City Attorney for the cities of Manitou Springs and Victor; Town Attorney for the Towns of Buena Vista, Calhan, Green Mountain Falls, and Ramah; General Counsel for the Parker Water and Sanitation District, the Fremont Sanitation District, the Dacono Urban Renewal Authority and the Northglenn Urban Renewal Authority; and County Attorney for the counties of Morgan and Washington. His primary practice area is local government law involving special districts, employment, land use, election, and urban renewal matters. He also advises clients regarding copyright, trademark, and licensing matters, as well as performing general business transactions and litigation.

Learning Objectives

- Participants will learn about land use issues in Arizona.
- Participants will learn about land use issues in New Mexico.
- Participants will learn about land use issues in Colorado.
- Participants will learn about land use issues in Utah.

Looking Forward: The Future of Transportation Infrastructure

In the face of population growth, congestion, and the climate crisis, evaluating the current state of transportation infrastructure and its ability to work in a hot, dry, and crowded future is critical. This panel will provide attendees an overview of the current state of transportation and look forward to opportunities and challenges as the public right-of-way adapts to meet the needs of our communities as we work toward a safer, better-connected, and sustainable future.

Moderator:**Ann Bowers**

Principal, Fehr & Peers

Ann Bowers, Principal and Project Manager in Fehr & Peers' Denver office, has over twenty-nine years of comprehensive transportation planning and engineering experience. Ann has a keen understanding of the dynamic between land use and transportation in the often-challenging environs of the Greater Metro Denver area and the Rocky Mountain region. Her areas of expertise include the most advanced, state-of-the-practice transportation analysis techniques and working with clients to achieve positive and sustainable transportation solutions that improve communities. This has led her to work with clients as diverse as small landowners, large developers, consulting firms, city agencies, and state and local agencies. Ann is a registered Professional Engineer in Colorado, Utah, Wyoming, and Idaho; a Professional Traffic Operations Engineer (PTOE), and a certified Professional Transportation Planner.

Speakers:**Jessica Fields**

Director, Toole Design

Jessica Fields is Toole Design's Denver Office Director. She is a registered engineer and a certified planner, with the versatility to successfully manage complex multidisciplinary projects with diverse stakeholders and needs. Jessica is known for her attention to detail, while maintaining a comprehensive understanding of the nexus between transportation, sustainability, and place-making. Her skills

encompass all stages of project development from policy, planning, and public involvement through to the design and construction phases. Her past experience includes livability studies, transit station access studies, multimodal corridor studies, National Environmental Policy Act documentation, traffic studies, engineering projects, and curbside management plans. In 2018, she was named to Toole Design's Board of Directors.

Robert Spotts

Air Quality and Mobility Analytics Manager, DRCOG

Robert Spotts is a planning supervisor at the Denver Regional Council of Governments with over ten years of experience. His background includes travel modeling, transportation improvements, and, most lately, has been working on DRCOG's air quality management program.

Eileen Yazzie

Planning Manager, City and County of Denver

Eileen began working in the transportation planning sector in 2005 and has experience in transit, multi-modal, and transportation planning including development and implementation of several different governmental policies, procedures, processes, and guidelines. Key initiatives Eileen has led include the implementation of the City of Phoenix's T2050 mobility and roadway programs, and the metro-Phoenix sub-regional transit plans. She led the Alternatives Analysis for the RTD - Bus Rapid Transit (BRT) SH119 Study and the multi-modal connectivity analysis for WSDOT's update of the State Rail plan. When she was the bike team lead at the City of Phoenix, Ms. Yazzie gained first-hand experience in using NACTO guidelines and other urban treatments to address the need for Complete Streets on different types of roadways. Eileen has delivered positive outcomes from planning to design and programming transportation/transit projects that include the development of transportation system goals and objectives to cost estimating and scoping work. With her public sector experience, Eileen is aware of the importance of sustainable transportation and land use connections and how both connect to create an environment that supports economic vitality. Recognized for a lead-by example management style, effectively communicating vision and goals to build successful long-range transportation plans and short-range project implementation.

Learning Objectives

- Learn how traffic patterns impact air quality and what communities can do to address it
- Learn about infrastructure improvements to increase safety and access to multi-modal options.
- Understand the role of the public sector and advocacy organizations in developing and improving transportation infrastructure.

Modes in Motion: Connected, Automated, Shared, and Electric Vehicles

Technology is changing the way we travel at an unprecedented pace. As the transportation system evolves, communities across the West are considering the impacts and opportunities for connected, automated, shared and electric vehicles. Panelists from the public and private sector will speak to the importance of partnerships and pilots that are changing transportation. Attendees will learn about new modes of transportation and how they fit into the transportation network.

Moderator:

Crissy Fanganello

Director of Applied Innovation, Panasonic

Crissy dedicated over a dozen years of service to the City & County of Denver successfully shifting the culture and policy to a human centric transportation approach. She worked diligently to create a culture of transformation, increase funding, and initiate implementation of multiple people-oriented transportation plans including Denver's Strategic Transportation Plan, a series of Denver Moves multimodal plans, Denver's Vision Zero Plan and led Denver's USDOT Smart City Challenge application. Crissy joined Panasonic in March of 2019 to focus on how technology can address challenging issues such as congestion, pollution and safety at scale. Crissy currently sits on the Denver Metro Chamber of Commerce Infrastructure Committee, DRCOG Advanced Mobility Working Group and co-chairs of the WTS Colorado Executive Advisory Board. She previously served on the boards of Denver Bike Share, Denver Regional Council of Governments and the National Association of City Transportation Officials.

Speakers:

Sophie Shulman

Colorado Department of Transportation

Sophie Shulman is the Chief of Innovative Mobility at the Colorado Department of Transportation, focusing on transit, mobility options, and new transportation technologies such as connected, autonomous and electric vehicles. Sophie most recently led partnerships and business development at Electrify America, an electric vehicle charging company. Before joining Electrify America, Sophie served as the acting Assistant Secretary for Research and Technology at the U.S. Department of Transportation. During her time at USDOT, Sophie worked extensively on the \$40 million Smart City Challenge grant. She had several other roles across the federal government, including the White House Domestic Policy Council, the Office of Management and Budget and the U.S. Department of Energy. She received her B.A. and M.A. from Johns Hopkins University.

Nicholas Williams

Director of Transportation Operations, City and County of Denver

Nicholas Williams is the Deputy Chief of Staff at Denver Department of Transportation & Infrastructure (formerly Denver Public Works), where he coordinates policy and other special initiatives. Prior to joining Denver Public Works in May 2018, he spent 10 years with the Houston-Galveston Area Council, the regional transportation planning agency for the Houston, TX area. Nicholas earned his Juris Doctorate from South Texas College of Law and a bachelor's degree from the University of Texas at Austin.

Celeste Stragand

Mobility Strategist, Ford Smart Mobility

Celeste Davis Stragand is a Mobility Strategist with Ford Mobility. In this role, she partners with cities and municipalities to solve transportation challenges using human-centered design solutions. Prior to joining Ford, Celeste served as the Regional Transportation Demand Management Program Manager for Denver Regional Council of Governments (DRCOG) managing congestion mitigation air quality (CMAQ) grant funding for seven transportation management associations (TMAs) and running the nation's second largest Bike to Work Day event, which serves nearly 36,000 people. Prior to this, she worked on over \$3B worth of vertical and horizontal construction projects, including the Rocky Mountain Regional VA Medical Center, Denver International Airport Hotel & Transit Center, C-470 Express Lanes, and I-25 South Gap Project. She is a Denver Business Journal 40 Under 40 Winner, graduate of the Downtown Denver Partnership Leadership Program, and current Director-at-Large for Women's Transportation Seminar Colorado Chapter. She has bachelor's degrees in both Chemistry and

English from Texas A&M University and a Master's of Fine Arts from Naropa University. Her passions include volunteering for Junior Achievement, yoga, and traveling with her husband and daughter.

Lauren Isaac

Director of Business Initiatives, Easy Mile

Lauren Isaac is the Director of Business Initiatives for the North American operation of EasyMile where she leads the company's efforts in partnerships, government regulations, and business development. EasyMile is a pioneer in driverless technology and smart mobility solutions. The fast-growing start-up develops software to automate transportation, revolutionizing passenger and goods transportation. Prior to working at EasyMile, Lauren worked at WSP where she was involved in various projects involving advanced technologies that can improve mobility in cities. Lauren wrote a guide titled "Driving Towards Driverless: A Guide for Government Agencies" regarding how local and regional governments should respond to autonomous vehicles in the short, medium, and long term. In addition, Lauren maintains the blog, "Driving Towards Driverless", and has presented on this topic at more than 200 industry conferences. She recently did a TEDx Talk, and has been published in Forbes and the Chicago Tribune among other publications.

Learning Objectives

- Learn about how communities (state, local) are approaching multi-modal transportation
- Learn about new developments in the private sector and how this new technology will contribute to changing mobility patterns.
- Learn about the challenges of municipal and state policies and regulations related to multi-modal transportation, including ride shares, scooter policies, etc.

Small Towns, Big Change: Civic Engagement and Rural Resilience

Shifting growth, market, and climate patterns are reshaping the Rural West, and communities need engaged citizens to anticipate and adapt to change. For over twenty years, community review programs in Idaho, Montana and Wyoming have helped build rural capacity and encouraged residents and leaders to think and talk about challenges productively to inform durable local solutions. Our multi-year, USDA-funded Western Community Assessment Network (WeCAN | communityreview.org) brings together collective rural community development knowledge from over 150 communities; we plan to share our findings and explore the trends and indicators that will matter to planners and policy makers.

Moderator:

Erik Kingston

Housing Resources Coordinator, Idaho Housing and Finance Association

After joining Idaho Housing and Finance Association (IHFA) in 1995, Erik created the Housing Information Referral Center to support statewide program, policy and planning efforts while pursuing unconventional partnerships. He serves on the Idaho Rural Partnership (IRP) board and IRP's Community Review Team (irp.idaho.gov). Erik is a regular presenter for the APA/Idaho Chapter, Association of Idaho Cities, and the NW Community Development Institute, where he teaches Housing as a Second Language. Recent outreach and collaboration include: Home and Community: re-thinking Design, Finance and Development (2019 RMLUI); the Western Community Assessment Network, a multi-year rural development collaborative among Idaho, Montana and Wyoming teams (communityreview.org). Erik brings a holistic look at housing at a macro level (informed by work with housing, land-use, civil

rights and economic development professionals) and micro level (reflecting one-on-one interactions with callers to IHFA's Housing Hotline, employers, advocates, and workers).

Speakers:

Lorie Higgins

Associate Professor and Extension Specialist, University of Idaho Department of Agricultural Economics and Rural Sociology

Lorie is an Associate Professor in the Department of Agricultural Economics and Rural Sociology at University of Idaho. As an Extension Specialist in community development, Lorie's primary role is to assist Idaho communities and organizations with a broad range of programs and projects. Current work includes a regional effort called Two Degrees Northwest, to develop, support and promote cultural industries, building an entrepreneurship training program, identifying impacts of the Horizons community development program, participating in the Idaho Community Review program as a steering committee member and listening session coleader, and conducting social assessments as part of the UI Waters of the West program. Nationally, Lorie is a leader in the Enhancing Rural Capacity Extension Community of Practice. Lorie secured and administers the USDA/AFRI grant supporting WeCAN activities.

Juliet Daniels

Extension Educator, University of Wyoming Community Development

Juliet Daniels (or as her friends call her, Julie) is the University of Wyoming's Extension Educator for Community Development in the Southeast Area. As a professional educator and trained facilitator, Julie works with individuals, organizations and communities to increase their ability to identify and address community concerns. She offers training to nonprofits and governmental entities for their boards and employees, coordinates community leadership programs, and facilitates other community-focused activities. Julie holds a Master of Science degree in Agricultural Economics with an emphasis in Community Development from the University of Wyoming and a Bachelor of Science degree in Agricultural Business from Colorado State University. Julie and her husband Wade have lived in the Cheyenne area for over 10 years and enjoy exploring Wyoming's abundance of natural and cultural resources.

Gloria O'Rourke

Coordinator, Montana Economic Developers Association

Gloria's tenure in the field of Economic and Community Development began in 1995 with Montana Rural Development Partners. From Administrative Assistant, to Project Coordinator to Deputy Director, Gloria managed programs such as Web on Wheels, MEDA, Montana Certified Communities and Resource Team Assessments. In 2003, Gloria and her husband, Mike, formed Montana Economic Development Services, PLLC, which provides services to agencies such as project administration, program coordination, conference planning, electronic communications, web services, fundraising, workshops, technical assistance, resource management, etc. Through MEDS, Gloria serves as the Coordinator for MEDA and the Anaconda Community Foundation. Gloria specializes in project administration and motivating communities to work, survive and thrive. Gloria lives in Anaconda, Montana and has been married to her business partner, Mike, for 37 years. They have two grown children, four grandsons and are ruled by a spoiled Schnauzer.

Learning Objectives

- Develop an understanding of the key components of a Community Review or Assessment
- Understand common themes among the universe of data collected from approximately 150 communities
- Consider how the work of WeCAN partners can trigger civic engagement, and how that translates into more local capacity and progress toward shared goals.

What's Up with Planning on the Front Range

This session is the report out from a morning retreat of city and county planning directors from along the Front Range, from Fort Collins to Colorado Springs. Topics come from the morning agenda set by the directors themselves, but typically deal with issues such as affordable housing, infrastructure, economic development, and land use planning techniques to improve quality of life. The session is structured to encourage individual directors to provide their perspectives.

Moderator:

Peter Pollock

FAICP, Planning from the Porch

Peter Pollock, FAICP, is an urban and environmental planner based in Boulder, Colorado. From 2006 to 2018 he managed Western Programs for the Lincoln Institute of Land Policy where he worked on climate resilience, collaborative landscape conservation, scenario planning tools, and peer to peer learning for planning directors. He worked for almost 25 years for the City of Boulder, Colorado as both a current and long-range planner, and he served as director of the city's Planning Department from 1999 to 2006. Pollock began his career as the staff urban planner for the National Renewable Energy Lab in Golden, Colorado, where he specialized in solar access protection, energy-conserving land use planning, and outreach to local communities. He received his master's degree in Landscape Architecture at the University of California at Berkeley in 1978 and his bachelor's degree in Environmental Planning at the University of California at Santa Cruz in 1976. He was a Loeb Fellow at the Harvard University Graduate School of Design in 1998.

Speakers:

Laura Aldrete

Executive Director, City and County of Denver Department of Community Planning & Development

Laura is the Executive Director of Denver Community Planning and Development, where she oversees Denver's citywide and neighborhood planning efforts and the implementation of regulations for land use and design. She previously served as Senior Vice President for real estate at Denver International Airport, where she was responsible for implementing a strategic development plan across 16,000 acres of airport land. Throughout her career, she has focused on planning and development in both the public and private sectors, including serving as Assistant Director of the Denver Urban Renewal Authority, serving as a project manager with the Mayor's Office for the Stapleton redevelopment, and guiding strategy for various redevelopment and TOD projects across the U.S. She is a member of the Downtown Denver Partnership and the Urban Land Institute, and was previously vice-chair of the Denver Planning Board. Laura holds a bachelor's degree from the University of Colorado, Boulder and master's degrees in urban and regional planning and Latin American studies from the University of California, Los Angeles.

Dale Case

Director, Boulder County Community Planning & Permitting Dept.

Dale Case, AICP, is the Director of the Community Planning & Permitting. He has been Director since 2008 and has been a planner for over 25 years. He has worked on a wide range of planning projects including comprehensive planning, regional issues, land use regulations, development review, demographic and economic analysis, extensive involvement in disaster recovery and preparedness planning as well as varied land use studies related to managing development and land preservation. He has a Masters in Urban Planning, Design, and Development from the Maxine Goodman Levine College of Urban Affairs at Cleveland State University and an undergraduate degree in Public Administration from Miami University. Mr. Case is a member of the American Institute of Certified Planners and a Past-President of the Colorado Chapter of the American Planning Association. Mr. Case is an adjunct lecturer at the University of Colorado, Boulder and previously at the Denver Graduate Program in Urban and Regional Planning.

Lesli Ellis

Director, Larimer County Department of Community Development

Lesli Kunkle Ellis, AICP CEP, has over 25 years of community and regional planning experience and serves as Larimer County's Community Development Director. Prior to this position, she worked as Comprehensive Planning Manager for City of Boulder, was a principal at Clarion Associates and consulted for AECOM. She has worked with over 40 communities on long range plans and policies, codes, and open lands and conservation programs and served county and regional agencies in New Mexico and Colorado. Lesli received Master of Urban Planning and Master of Landscape Architecture degrees from the University of Washington in Seattle and a Bachelor of Environmental Design from the University of Colorado in Boulder.

Cameron Gloss

Planning Manager, City of Fort Collins

Jill Jennings Golich

Director, Adams County Department of Community & Economic Development

Jill Jennings Golich serves as Director for Community and Economic Development for Adams County. During her time as director, the department became the first to pass new oil and gas regulations as a result of SB19-181, and led the work to update light industrial zone districts to be more in keeping with the vision expressed in the County's comprehensive plan. In her previous position, Jill served as Interim Executive Director and Deputy Director for Denver's Community Planning and Development Department where she oversaw passage of the 2016 Denver Building and Fire Code, partnered with Colorado Village Collaborative on the tiny home village, and was co-manager for the City for the Broadway Station redevelopment. She previously served as Director of Campus Planning and Campus Planner for the Auraria Higher Education Center and began her career in the private sector. Jill has a Master's in Public Administration from the University of Washington.

Brad Mueller

Director, Community Development

Travis Parker

Planning Director, City of Lakewood

Mr. Parker was appointed Planning Director for Lakewood in August 2011. Since that time he has led the update of the Lakewood zoning code, rewrite of the Lakewood Comprehensive Plan, creation of the

City's first Sustainability Plan, and major planning efforts surrounding the West Corridor light rail. His previous experience includes over a fifteen years of planning at the city and county level in Virginia, Indiana, Iowa and the District of Columbia. His career has focused on land use planning with an emphasis on writing and interpreting zoning and he has been involved with the update of four different zoning codes. He has a Masters of public administration from George Washington University a degree in urban planning from Iowa State University.

Peter Wysocki

Director, City of Colorado Springs Department of Planning & Development

Peter Wysocki, AICP, was appointed the Director of Planning and Development for the City of Colorado Springs in December 2012. In his role, he oversees development review, comprehensive planning, neighborhood services, federal grant administration and municipal real estate functions. Peter has been a professional planner for 25 years working for local governments in California, Nevada, Wyoming, and Texas. He is certified by the American Institute of Certified Planners and a member of various professional organizations. Born in Warsaw, Poland, Peter permanently moved to the United States in 1984 and calls Southern California his "American Hometown". Peter feels that living and working in various states and cities has given him a wide breadth of experience and an opportunity to learn something unique from each community. Although initially not intending to study urban planning and public administration in college, after a year in an aeronautical engineering program, Peter realized that his passion was creating great cities and public spaces and shaping public policy. Peter is an avid cyclist and skier and enjoys the Colorado outdoors year-round.

Learning Objectives

- Provide the audience with a picture of the state of local government planning along the Front Range
- Assemble a group of planning directors to enhance peer exchange.
- Identify emerging themes that define new opportunities and issues.

You Ain't Seen Nothin' Yet: Transforming the Built Environment Through Its Nonresidential Spaces

Planners, public officials, and others do not focus enough on nonresidential development opportunities which will reshape metropolitan areas. By 2050 (the blink of the proverbial eye), half of all such spaces will be repurposed in some fashion. Add driverless cars and e-scooters and the like to the mix, and we'll see that more than half of our parking lots will be surplus. But the really interesting phenomenon is that total nonresidential space needs per capita will increase even if parking demand decreases. In this talk, Dr. Nelson will try and make sense of these trends and will show what the market is demanding for nonresidential spaces.

Speakers:

Arthur C. Nelson

Professor of Planning and Real Estate Development, University of Arizona

Dr. Nelson is Professor of Urban Planning and Real Estate Development at the University of Arizona in Tucson. He is also Presidential Professor Emeritus of City and Metropolitan Planning at the University of Utah. Dr. Nelson is internationally known for pioneering work in the implications of demographic change on land use planning and development, public facility finance, and metropolitan development patterns among many other fields. His research has been supported by such agencies as NSF, HUD, DOT, and EPA as well as such organizations as the Ford Foundation, Brookings Institution, Urban Land

Institute and the National Association of Realtors. Dr. Nelson has written nearly 30 books and more than 300 other published works. He is also the only person with distinction as both a Fellow of the Academy of Social Sciences (FACSS) and a Fellow of the American Institute of Certified Planners (FAICP).

Learning Objectives

- Understand the incentives and disincentives for keeping older buildings
- Learn about the market for non-residential space—what is wanted vs. what is needed vs. what is being provided.
- Understand how driverless and autonomous vehicles will change how streets are used and the impact on parking spaces