

by the SQUARE

Belmar and Stapleton take ULI's highest development award

Colorado's Belmar and Stapleton redevelopments took two of 10 spots in the ULI's Awards for Excellence: The Americas competition, announced at the Spring Forum in Salt Lake City. The 2006 winners were selected from 23 finalists. Projects were evaluated on financial viability, resourceful use of land, design, relevance to contemporary issues, and sensitivity to the community and environment. ■



Above: Mayor Hickenlooper meeting with ULI Colorado members on April 28. Below left: Feb. 23 session with ULI retail expert Michael Beyard (lower left) and (from left) event sponsors Richard Foy of Communication Arts, Tom Thorpe of DTJ Design, Janet Martin of Communication Arts, Erik Hartront of DTJ Design, and Michael Leccese of ULI Colorado.



ULI Colorado boosts 'community outreach' on TOD, growth issues

Following the international direction of the Urban Land Institute, ULI Colorado is ramping up efforts to work directly with Colorado communities to address their biggest land use challenges and opportunities.

"Like the ULI, our District Council will continue to provide top-rank educational sessions like our TOD Best Practices and Explorer series," says Marilee Utter, chair of ULI Colorado. "But we are also taking ULI programs directly into interested and receptive communities to work with elected officials, city staff and community leaders."

For example, ULI Colorado's new Strategic Alliance Committee, with the Denver Regional Council of Governments (DRCOG), is developing workshops for communities affected by FasTracks on such issues as zoning, marketing and management of transit-oriented developments (TOD).

"We asked ULI Colorado to form this partnership because ULI's expertise carries weight with our members," says Tom Boone, TOD project manager for DRCOG. "In a short time ULI Colorado built an expert committee of volunteers to launch this program."

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New Century Transportation Fund wins ULI Community Action Grant

Colorado took one of only four grants awarded in May through ULI's Community Action Grants program, funded through the ULI Foundation. New Century Transportation Foundation, a 501(c)(3) organization won a \$20,000 grant to advance quality transportation and smart growth in the Roaring Fork Valley. Grant funds will be used for a workshop with national experts on TOD best practices. The project will culminate in a demonstration project and white paper. ■



ULI Colorado recently organized a Technical Assistance Program (TAP) on parking issues for the Colorado Chautauqua Association in Boulder. TAPs are sessions in which members of ULI Colorado spend a day with a sponsor to address a specific land use issue.

(From left in photo, the panel consisted of Bruce O'Donnell, Frank Cannon of ULI Colorado's TAP committee, Eugene Dilbeck of DU, Chautauqua director Susan Connelly, and Mark Johnson of Civitas, Inc.) The TAP program is flexible to provide a customized approach to specific land use and real estate issues. For information or to inquire about hosting a TAP, please contact ULI Colorado. ■

We are so grateful to you and to ULI Colorado for this significant contribution to the future of a precious Boulder and Colorado asset. We will look forward to sharing our progress – and hopefully to having you visit Colorado's newest National Historic Landmark for pleasure sometime soon!

— Susan G. Connelly
Executive Director, Colorado Chautauqua Association



From the Chair

I just returned from a ULI Spring Forum in Salt Lake City. The excitement about the Denver Fall Meeting October 17-20 was palpable.

We've spent the spring busily preparing for our 6,000 anticipated guests. Under the dedicated watch of my Fall Meeting co-chairs Buz Koelbel and Jim DeFrancia, we have 85 volunteers working on nine committees. Suzanne Calhoun and Mike Komppa's Mobile Workshop committee are organizing 20 tours—including a pre-opening ride on T-Rex light rail. Sandi Thomas and Dick Marshall are co-chairs for Cultural Tours with a dozen offerings ranging from NREL to downtown lofts to exclusive art collections.

Byron Koste's Colorado Track committee has lined up five fabulous programs dedicated to Colorado issues to complement 50 concurrent national programs. Laura Aldrete and Nanci Kerr's Special Outreach committee is broadening attendance from public officials, academics, and community leaders. Tom Thorpe and Jamee Smith are quarterbacking the General City Info committee providing maps and essential information—like great restaurants, attractions, and walking tours. Michael Hicks' Venue Selection committee has lined up interesting settings to host major events. Ben Kelly contributed to a blockbuster Colorado edition of *Urban Land magazine*.

Maria Garcia Berry's sponsorship committee is doing a great job of introducing ULI to new companies as well as old friends. (On that note ULI Colorado has negotiated an agreement with ULI for a chunk of sponsorship funds so ULI Colorado can invest in our community at a higher level.)

The program looks phenomenal with speakers including Robert Redford, Colin Powell, Jim Collins—Boulder

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Volunteer Spotlight Peter Kenney, Civic Results

by Amy Sinn

As a former elected official, and co-founder of a Denver non-profit called Civic Results, Peter Kenney knows what it means to serve. He has been working at bettering communities, locally and nationally, for decades. By way of Civic Results, Kenney works toward civic engagement and public involvement and on creating joint ventures such as public-private partnerships and multi-jurisdictional relationships. Since 1993, Kenney has served as chief of staff to the Metro Mayors Caucus, a cooperative association of 32 mayors in the Denver region.

His background in civic engagement has led him to work with ULI Colorado and on projects such as the Transit-Oriented Communities Initiative, which resulted in the Englewood City Center, one of three potential TOD sites that were evaluated by over 100 volunteers.

As a member of ULI Colorado's Executive Committee, Kenney serves as co-chair of the Transit-Oriented Development (TOD) Best Practices Committee, with Centennial Mayor Randy Pye, which puts on programs and seminars each year for ULI members;



"I have to budget my time carefully, and choosing to volunteer for ULI ensures I have the best learning experiences and that my efforts make a difference in the community."—Peter Kenney

and co-chair with Linda Morton of the Meet the Mayor's Task Force, organizing monthly Q&A luncheons with Colorado mayors and commissioners.

Since 2004, ULI Colorado's TOD Best Practices seminars have drawn thousands of participants and are widely credited with providing education to build support for FasTracks and other

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FROM THE DIRECTOR

Where do Sponsorship Dollars Go?

by Michael Leccese

ULI Colorado has launched the biggest fundraising and sponsorship drive of our eight-year existence. Between the Fall Meeting sponsorship committee, chaired by Maria Garcia Berry and our District Council committee chaired by Don Gendall and Larry King, we hope to support our District Council with an annual budget of \$200,000 for each of the next two years.

That's a major increase over the past several years.

Where do the hard-earned dollars of our sponsors go? Some of the money supports our year-old professional office, which we run leanly with part-time staff. The larger answer is that we are reinvesting sponsorship dollars back into the community. For eight years our District Council emphasized education (through wonderful programs like the TOD Best Practices series).

As ULI evolves, we are now focusing as well on community outreach through programs such as Technical Assistance, our new Smart Growth Alliance, the Urban Plan high school curriculum, and targeted TOD workshops for communities that need help understanding FasTracks.

ULI remains staunchly non-partisan and non-lobbying, but at the same time more activist in the best sense. When communities invite us in, we lend expert help with the services and technical assistance they need to succeed. We are building "strategic partnerships" with organizations like DRCOG to help move this forward. Thus we bring communities together to build consensus on the toughest issues.

In Colorado and elsewhere, local governments find themselves financially strapped and politically hampered to plan



For spring break, Leccese (standing, left) took a family trip to Italy to reacquaint himself with this "urbanism" thing. Upon returning, he said, 'Just give us 500 years and we'll be fine.'

effectively for our regional future. ULI helps fill the planning and vision gaps left by governments that have a hard time just funding schools and basic services.

We need to do much more. Yet programs like Reality Check – a powerful tool to engage elected officials and citizens on regional course corrections – cost tens and even hundreds of thousands of dollars to produce. These ULI-developed programs have worked in region after region, from Washington, D.C., to Los Angeles.

How do our sponsors feel about helping ULI Colorado build better communities? Recently I asked Mark Leese of URS why his company sponsored our TOD Best Practices seminar on parking. He explained that his company was increasingly working on TOD master plans around the nation. They are pleased to be associated with the region's highest-quality TOD programming—and networking.

ULI volunteers will call many of you in the next few weeks to ask for your sponsorship and support from \$500 to \$15,000 (or perhaps more for a special program). We will be happy to put you in touch with our many sponsors who are proud to be associated with our programs. They will tell you they are getting great value for their investment in the community. ■

Community Outreach, from page 1

"These workshops will complement, customize and amplify the excellent TOD Best Practices seminars" says Michael Leccese, director of ULI Colorado.

Similarly, ULI Colorado has engaged top regional leaders from government, environmentalism, economic development, real estate, transportation, academia, and housing to form a new Colorado Tomorrow Alliance (CTA) kicking off on June 13. The CTA will engage regional leaders on the best ways to manage growth, using DRCOG's MetroVision 2030 as a general guideline. ULI Colorado will announce the list of participants after June 13.

"Absent statewide or regional regulation, we need new ways to build consensus on growth," says Utter. "This new alliance will seek to guide growth to create healthy places to live and work." ■

.....
Peter Kenney, from page 2

transit initiatives.

His background has included elected office as a mayor and county commissioner in Clear Creek County; member and vice chair of the Board of Directors of DRCOG; a member of the board and president of Colorado Counties, Inc.; and on committees at the National Association of Counties, to name a few.

Before founding Civic Results with partner John Parr, Kenney was senior associate of the National Civic League, a non-profit, non-partisan, membership organization dedicated to strengthening citizen democracy. Kenney also spent 13 months in Iraq, beginning in September 2003, helping establish new local governments in Baghdad Province. ■

Visit
www.ulicolorado.org
to learn about joining,
volunteering and
sponsoring ULI Colorado

Committee News

Community Outreach, Jim Mulligan and Dianne Truwe, group chairs

Smart Growth Alliance,

Richard Epstein co-chair

With funding from ULI and the U.S. Environmental Protection Agency, the SGA plans a kick-off meeting with a steering committee from key organizations in June. The new SGA will work to build consensus of growth issues in metro Denver and the Front Range.

Technical Assistance Panels, Frank Cannon and Al Colussy, co-chairs.

In February, ULI Colorado held a successful TAP for the Colorado Chautauqua Association to tackle parking issues at this National Historic Landmark in Boulder. The TAP committee was chaired by Mark Johnson of Civitas and included Eugene Dilbeck of the University of Denver School of Hotel, Restaurant and Tourism Management, Bruce O'Donnell of Starboard Realty Group, and Sarah Rockwell of Kaplan Kirsch & Rockwell LLP. The committee is evaluating TAP proposals in central Denver and downtown Colorado Springs.

Affordable Housing Initiative, Susan Powers, chair. This committee appointed Denver developer Bruce Heitler to serve on the finance committee of the Blue Ribbon Panel on Affordable Housing. The committee seeks to make recommendations to the state legislature and governor on a funding source for the state affordable housing fund. Sue Powers and Jim Mulligan are building a full committee to address the issue of housing as an economic resource in the state.

Meet the Mayors, Peter Kenney and Linda Morton, co-chairs. So far in 2006 this committee hosted successful Q&A box lunches with Mayor Steve Burkholder of Lakewood, Mayor Olga Wolosyn of Englewood, Mayor John Hickenlooper of

Denver and Mayor Jim Taylor of Littleton, as well as their planning directors and key staffers.

Education, Denise Balkas and Mike Ermisch, group chairs

Explorer Series, Marshall Burton and Rich Von Lührte, co-chairs. On May 10 the committee hosted a successful tour of the Centerra master-planned community in Loveland. Thanks to hosts McWhinney Enterprises, committee volunteer Linda Hoffman, and Tom Thorpe of DTJ Design.

TOD Best Practices Series, Peter Kenney and Randy Pye, co-chairs.

On April 20 in Arvada, more than 200 attended a well-received session on parking at TODs, featuring Don Shoup and Jeff Tumlin. A summer program on "The Art of the Deal" is planned.

Urban Plan, Denise Balkas and JuliAnne Murphy, chairs. This new committee plans to launch an Urban Plan high school curriculum in metro Denver in 2007. At ULI's Spring Forum in Salt Lake City, JuliAnne Murphy met with Urban Plan founder Paula Blasier of ULI to begin planning this program.

Quality Growth Education Committee, Mike Ermisch and Stuart Miner, chairs.

This new committee seeks to advance public education on smart growth in sites not within the FasTracks system. A debut activity is the June 15 "Q&A Breakfast on Dealing with NIMBYs," with Patrick Field, a national expert on consensus building.

DRCOG Strategic Alliance Committee, Nanci Kerr and Renee Martinez-Stone, co-chairs.

This new committee is working with Tom Boone of the Denver Regional Council of Governments to tailor TOD programs, information and community outreach to communities affected by the TREX and

FasTracks transit expansion programs.

Marketing, David Miles, group chair

Public Relations, Jenny Shapiro and Craig Eicher, chairs. The PR committee will focus on promoting the ULI Fall Meeting speakers, tours, and venues through October.

By the Square Newsletter, Amy Sinn, chair, Kacey Wilkins, staff editor.

By the Square will redirect its focus to providing general information on ULI and thoughtful articles by industry leaders, while developing a monthly news blast to keep ULI Colorado members abreast of District Council activities.

Membership, Ken Rudolph and Susan Sgrignoli, group chairs.

ULI Colorado membership has grown to nearly 1,100, up from 800 just a year ago. The committee plans a new "Get Involved" event to orient new members toward volunteer activities.

Sponsorship, Don Gendall and Larry King, group chairs.

The committee welcomes new member Sandra Laws of Laws Communications. It continues to assist in Fall Meeting sponsorship while promoting ULI Colorado event sponsorship.

Young Leaders Group, Jeff Fisher and John Livaditis, group chairs.

Now 200 strong, the YLGs hosted the successful Winter Park Ski Train trip (sponsored by Intrawest) on March 31. The YLGs planned the successful Quarterly Networking Luncheon with Randy Nichols on February 6 and with Mark Hinshaw, Mark Falcone, Bill Mosher and Susan Powers on May 31. Future QNLs may feature a Governor candidate's discussion on land use and a guest appearance by former Mayor Federico Peña. The YLGs plan a light-rail tour of TODs starting at Union Station on June 15 and a summer social at an upcoming Colorado Rockies game.

ULI News in Colorado and Beyond

Nanci Kerr, ULI Colorado Board Member, launches new company

Nanci Kerr has founded Sky to Ground LLC, a firm that specializes in streamlined and professionally managed entitlements for homebuilders and developers. For 10 years Nanci has directed or staffed the land development departments of Village Homes, New Town Builders and Remington Homes. She has successfully platted thousands of lots throughout the metro area.



Nancy Kerr

Comprised of industry leaders from around the world, trustees are integral to planning the future focus of ULI.

Suzanne Calhoun joins Intrawest Placemaking

Recently named as director of Development for the Denver office of Intrawest Placemaking, Suzanne Calhoun is spearheading a new resort on the north end of Padre Island near Corpus Christi, Texas. Suzanne serves on ULI's Executive Committee and on the Local Arrangements Committee for the Fall Meeting in Denver.

Send your news to
Kacey@ulicolorado.org
or fax to 303-893-1762

From the Chair, from page 2

author of Good to Great—and Bill Emmott, former editor-in-chief of *The Economist*. ULI is introducing a Global Cities Expo showcasing communities and projects from around the world—Dubai, Barcelona, China—and Colorado. Many local and national companies are participating.

The biggest stars will be Denver and Colorado. Our city and region have generated a buzz that visitors are eager to check out. With our typical beautiful fall weather, the city will be looking great. But she'll shine because after all, a city isn't about buildings, it's about people, and we've got the best. Thanks so much—we're going to blow them away!

A handwritten signature in black ink, appearing to read 'Marilee Utter'.

Marilee Utter
Chair, ULI Colorado

Upcoming Events

Thursday, June 15:
Breakfast with NIMBYism expert, Patrick Field

Thursday, June 15:
Young Leaders Group Discovery Series: Light Rail Tour

Thursday, June 22:
Meet the Mayor Series featuring Mayor Ed Tauer of Aurora

Thursday, July 27:
Meet the Mayor Series featuring Mayor Randy Pye of Centennial

Thursday, August 24:
Quarterly Networking Luncheon Gubernatorial Debate on land use

Tuesday, October 17 – Friday, October 20:
ULI Fall Meeting in Denver

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