

Virtual conference will be available on-demand via the conference app after the conference concludes.



# THERE'S NO PLACE LIKE HOME

ADVANCING ARIZONA



2025 Arizona State  
Planning Conference

Omni Tempe  
September 3-5, 2025

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# PRESIDENT'S WELCOME



SARAH MEGGISON, AICP

**Welcome to the 2025 Arizona Planning Conference!** I'm thrilled to welcome you to Tempe as this year's Chapter President. It's an honor to serve this planning community at such a pivotal time.

This year's theme, "There's No Place Like Home," resonates deeply as we grapple with some of the most urgent and layered challenges facing Arizona communities — particularly around housing, infrastructure, and equity. Our program reflects that urgency and passion. We've curated standout sessions that interrogate the future of parking, explore the intersections of housing and water, and showcase how collaboration can unlock creative solutions to long-standing issues.

You'll find sessions like "Behind the Curtain: The Future of Parking," and "The Ethical Brick Road," and the mobile tour "Emerald Tracks & Urban Facts: The Great and Powerful Streetcar". All sessions dig deep into the policies and partnerships shaping our built environment. Whether you're confronting the complexities of affordability or designing the frameworks that support livable communities, this year's sessions offer valuable insights and real-world strategies.

Let this conference be both a grounding and a launching point — a place to connect, question, and re-imagine what's possible in our work. After all, planning is about shaping places people are proud to call home.

Enjoy the sessions, connect with one another, and don't forget to click your heels three times—next stop: Flagstaff 2026 – 100 Years of Route 66!

Warmly,

***Sarah Meggison, AICP***

President, Arizona Chapter  
American Planning Association





MICHELLE DAHLKE

# A SPECIAL THANK YOU

## TO OUR CONFERENCE CHAIR

Please also join us in recognizing this year's Conference Committee for their arduous work in putting together yet another outstanding APA Arizona planning conference:

Jacob Payne

Brenda Clark

Whitney Mayfield

Lindsay Post

Mitchell Willard

Paige Wolfrom

Matthew Gomez

Maggie Dellow

Sarah Schiele

Chloe Durfee Daniel

Channa Phillips

Eileen Baden

# GENERAL INFORMATION

It's time for the 2025 Arizona State Planning Conference at the Omni Tempe Hotel at ASU in Tempe. ***There's No Place Like Home: Advancing Arizona***, highlights how communities statewide are addressing pressing issues related to housing, infrastructure, and equity. This year's theme will be emphasized with 35 sessions and five mobile tours across five tracks.

## CONFERENCE HOST HOTEL

### Omni Tempe Hotel at ASU

*Tempe, Arizona*

Book your room for APA Arizona's 2025 Conference! APA Arizona's block of rooms will sell out fast, and there are few alternatives nearby. Don't delay - book today! Rooms are available at a special rate of \$149.00 + tax per day per room. These rooms will go fast so take this opportunity to reserve one now. Our room block will expire on Tuesday, August 12, 2025.

- **Guestroom Booking Website:** <https://bookings.omnihotels.com/event/tempe-asu/arizona-planning-association-2025-annual>
- **Parking:** Parking at Omni Tempe Hotel at ASU is valet only at a rate of \$15 for 1-2 hours and \$25 for more than 2 hours. The overnight rate is \$39. There are many other parking options in the downtown Tempe area, including parking garages and surface lots, that can be found via the following link: <https://www.downtowntempe.com/get-around/parking>.
- **Registration and Information Desk:** The registration and information desk will be in the Omni second floor lobby. The desk will be staffed the following days and times:
  - Wednesday: 7:30 a.m. – 4:30 p.m.
  - Thursday: 7:30 a.m. – 4:30 p.m.
  - Friday: 9:00 a.m. – 12:00 p.m.

## CONFERENCE CANCELLATIONS AND REFUND POLICY

All registration changes/cancellations must be received in writing by Monday, August 25, 2025 to be eligible for a refund or modification less a \$100 conference cancellation fee. Changes/cancellations after this date and conference no-shows will be responsible for the full amount of the registration because your attendance will have already been guaranteed. You may send a substitute in your place in the event you are unable to attend. For registration information or questions, call (602) 866-7188 or email [info@azplanning.org](mailto:info@azplanning.org).

## CONFERENCE CONTACT INFORMATION

The APA Arizona website, [www.azplanning.org](http://www.azplanning.org), is an excellent source for updated conference information.

For other conference information, please contact the association office at 602.866.7188 or by email: [info@azplanning.org](mailto:info@azplanning.org).



# CONFERENCE TRACKS

BEYOND THE YELLOW  
BRICK ROAD - RURAL & TRIBAL

Economic Development,  
Infrastructure, and Tourism

CYCLONES OF CHANGE

Resilience, Disaster  
Preparedness, and Climate

EMERALD CITY DREAMS

Smart Growth, Environment,  
Economics, Transit, and Quality of Life

LIONS, TIGERS, AND  
HOUSING, OH MY!

ADUs, Affordability, Missing Middle,  
and Aging in Place

OVER THE RAINBOW

Inclusive Planning, Community Building, Shared  
Challenges and Solutions, and Public Involvement

# SCHEDULE AT A GLANCE

Wednesday, September 3, 2025

	SALT RIVER I	SALT RIVER II	SALT RIVER III	SUN DEVIL BALLROOM	SALT RIVER BALLROOM	MOBILE TOURS (OFF-SITE)
8:00 - 9:00 AM	Opening Remarks and Welcome from City of Tempe Mayor, followed by Breakfast and Networking					
9:00 - 10:15 AM	Ballroom Session Block				Ethics: Ethical Brick Road: Ethics Cases of the Year	
10:15 - 10:30 AM					Break	
10:30 - 11:45 AM					Law: Legislative Update	
Noon - 1:30 PM	Keynote Luncheon: Teddy, Tempe, and the Challenge of the West - Reflections of Growing Up in Tempe in the 1950s - Grady Gammage, Jr. (Gammage & Burnham)					
1:45 - 3:00 PM	Planning for Wildfire Resilience: Access, Safety, and Strategic Advantage	Chandler: Housing and Water Are Only the Beginning	RFPs, RFQs, and You: The Importance of a Well-Written RFP/RFQ	Magic Carpets, Blinders or Bandages? - Overlay Zoning Efforts in Rural AZ	Let's Talk TIF (Tax Increment Finance)	Emerald Tracks and Urban Facts: The Great and Powerful Streetcar (2:30 - 4:30 PM)
3:15 - 4:30 PM	Hot Takes: Improve Planning, a Problem-Solving Workshop	Funding Consensus-Built Capital Improvement Plans	Unified Vision: Advancing Health, Connectivity and Sustainability	The Developer Never Pays: The True Cost of Our Codes	Behind the Curtain: The Future of Parking	
5:00 - 8:30 PM	Opening Reception at Lucero Rooftop Lounge and Terrace (at Omni Tempe Hotel at ASU)					





## CONFERENCE TRACKS KEY

- Beyond the Yellow Brick Road - Rural & Tribal*
- Cyclones of Change*
- Emerald City Dreams*
- Lions, Tigers, and Housing, Oh My!*
- Over the Rainbow*

# Thursday, September 4, 2025

	SALT RIVER I	SALT RIVER II	SALT RIVER III	SUN DEVIL BALLROOM	SALT RIVER BALLROOM	MOBILE TOURS (OFF-SITE)
7:00 - 8:00 AM	Yellow Brick Road Fun Run and Walk at Tempe Town Lake					
8:00 - 9:00 AM	Breakfast: Network and Visit					
9:00 - 10:15 AM	Plenary Session: There's No Place Like Home: How Community-Based Organizations are Addressing Barriers to Homeownership in Local Communities with Laura Arce - Senior VP for Economic Initiatives (Unidos US)					Rio Tour: Off to See the River: Visions for the Salt and Gila Corridor (9:00 - 11:00 AM)
10:30 - 11:45 AM	Water, Transportation, and Power Infrastructure	Dark Sky Regulation for Star-Filled Night Skies – Flagstaff's Proven Solution	Emerging Trends from the State of Housing in Arizona Report	Art Districts, Digital Signs, and Economic Prosperity	"Building Arizona's Workforce" Community Town Hall	
Noon - 1:30 PM	Awards Luncheon					
1:45 - 3:00 PM	Reinventing Tucson's Zoning: The Community Corridors Approach	Federal Public Lands and their Role in Local and Regional Planning	Pop-Up to Permanent: Scalable Shade Strategies for Arid Cities	Rendering Reality: Using 3D Visualizations to Make Transportation Projects Come Alive	CC&Rs and Affordable Housing	NOVUS Tour: No Place Like NOVUS: ASU and Catellus in the Urban Core (1:30 - 3:30 PM)
3:15 - 4:30 PM	Planning for Sustainability: Climate, Water, and Energy	Collaborative Community Building: Creativity, Engagement, and Grants	Lessons Learned: Bringing Broadband Fiber to Rural and Tribal Communities	Can VR Biking Bring a Smile to Your Public Engagement?	Complying with Mandated Housing Needs Projections	The Road to Oz: Navigating the Future of Resilient Transportation Planning (2:30 - 4:30 PM)
5:00 - 6:00 PM	Planners' Bazaar					
6:00 - 8:00 PM	Dinner and Drinks					
8:00 - 10:00 PM	AICP Trivia Night and Mixer in Sun Devil Ballroom					

## CONFERENCE TRACKS KEY

-  *Beyond the Yellow Brick Road - Rural & Tribal*
-  *Cyclones of Change*
-  *Emerald City Dreams*
-  *Lions, Tigers, and Housing, Oh My!*
-  *Over the Rainbow*



## Friday, September 5, 2025

	SALT RIVER I	SALT RIVER II	SALT RIVER III	SUN DEVIL BALLROOM	SALT RIVER BALLROOM	MOBILE TOURS (OFF-SITE)
8:00 - 9:00 AM	AZ APA Board Meeting	Breakfast: Network and Visit				
9:00 - 10:15 AM	Connecting the Valley through Transit Improvement	Immersion Unlocked: How Chandler Brought Planning to Life with Logan Simpson	Human Centric Planning	Fast and Funny: The 7th Deadliest Game	Arizona Research Center for Housing Equity and Sustainability (ARCHES): Research Quick Hits	Lions, Swales, and Bioswales, Oh My! A Guided Tour Showcasing Tempe's Approach to Water Harvesting and Stormwater Infrastructure (9:00 - 11:45 AM)
10:30 - 11:45 AM	The San Tan Valley Urban Core Zoning Journey	Planning Everything, Everywhere, All at Once: Lessons Learned from Managing Multiple Concurrent Regional Plans	Bellevue Comprehensive Plan and LRTP - Bridging the Planning and Engineering Divide	The Intersection of Housing Affordability, Market Forces, and Planning	Two Decades of Progress: Reflecting on Planning, Policy, and Implementation in Phoenix and Tucson	

### CONFERENCE TRACKS KEY

- Beyond the Yellow Brick Road - Rural & Tribal*
- Cyclones of Change*
- Emerald City Dreams*
- Lions, Tigers, and Housing, Oh My!*
- Over the Rainbow*

# SPECIAL EVENTS & MOBILE TOURS

WEDNESDAY,  
SEPTEMBER 3



COREY WOODS

## Opening Remarks by Tempe Mayor Corey Woods | Breakfast – Networking and Visit

**8:00 – 9:00 a.m. | Salt River Ballroom**

Join us for continental breakfast to begin the day with opening remarks by City of Tempe Mayor Corey Woods.

*Corey Woods was elected mayor of the City of Tempe in March 2020 after serving as a Councilmember from July 2008 to July 2016. Mayor Woods has championed initiatives in the areas of affordable housing and human services and was named 2022 “Advocate of the Year” by the Arizona Housing Coalition for his advocacy work expanding affordable and workforce housing opportunities. Mayor Wood’s exuberant passion for and commitment to planning and affordable housing will invigorate your morning and launch us into our There’s No Place Like Home journey!*



GRADY GAMMAGE, JR.

## Keynote Luncheon: Teddy, Tempe, and the Challenge of the West - Reflections on Growing Up in Tempe in the 1950s and How Things Have Changed Since Then

**12:00 – 1:30 p.m. | Salt River Ballroom | Grady Gammage, Jr (Gammage & Burnham) | CM Credits: 1.5**

*Grady Gammage Jr. is a founding member of Gammage & Burnham and a highly respected leader in Arizona’s legal and public policy landscape. With more than 40 years of experience, his practice focuses on the intersection of real estate, development, zoning, water, and public policy. A sought-after speaker and author, Grady’s contributions to Arizona’s growth and legal community have had a wide-reaching impact. Over the course of his career, Grady has been instrumental in numerous public-private projects, including the development of Tempe Town Lake and innovative redevelopment incentive programs in Arizona. He has also worked extensively with cities and towns to revise land use ordinances and has litigated land use and election issues related to development. His work in urban development has helped shape Maricopa County’s growth and policies.*

*In addition to his legal practice, Grady has had a profound impact on Arizona’s water policy, serving on the Central Arizona Project (CAP) Board of Directors for 12 years and leading the board as president during a critical period of federal litigation. His leadership helped restructure the federal-state relationship in water rights, solidifying his reputation as one of the state’s foremost authorities on water policy.*

*Grady has authored two books on the Phoenix metropolitan area and his expertise has made him a frequent guest on NPR, PBS, and in major media outlets, including The Economist, The Wall Street Journal, and Newsweek.*

# SPECIAL EVENTS & MOBILE TOURS

WEDNESDAY,  
SEPTEMBER 3

## Mobile Tour | Emerald Tracks and Urban Facts: The Great and Powerful Streetcar

2:30 – 4:30 p.m. | \$40 | CM Credits: 2

Experience Tempe's Streetcar and learn how innovative strategies and public art have improved the Apache Corridor and stimulated over \$200M in growth since 2022. Join City of Tempe planners and city leadership for a tour of the Valley's first modern streetcar which opened for service in May 2022. Operating along a 3-mile guideway, Tempe's streetcar serves 14 stops in Downtown Tempe and along ASU's main campus. Participants will learn about the innovative partnerships that brought the streetcar to Tempe as well as the strategic planning efforts that went into the recently approved expansion into Mesa. This mobile workshop will include visits to large scale public art installations along the corridor with presentations by the artists themselves.

## Opening Reception

5:00 – 8:30 p.m. | Lucero Rooftop Lounge and Terrace at Omni Tempe Hotel at ASU

This event is included in your registration fee.





# SPECIAL EVENTS & MOBILE TOURS

THURSDAY,  
SEPTEMBER 4

## Women in Planning Group: Yellow Brick Road Fun Run and Walk

7:00 – 8:00 a.m. | Tempe Town Lake | \$10

Lace up your ruby red sneakers and hit the yellow brick road for a 5k run and walk around Tempe Town Lake. As a group, we will depart from the Omni lobby and run, skip, walk or roll our way to the finish line where we'll fuel up on iced coffee and donuts before a fun-filled day of sessions, networking and learning. Participants will receive a custom participation medal. All skill levels welcome. Last one to Emerald City is a flying monkey!

## Breakfast: Network and Visit

8:00 – 9:00 a.m. | Salt River Ballroom

Join us for continental breakfast and networking to begin the day.

## Mobile Tour: Off to See the River: Visions of the Salt and Gila Corridor

9:00 – 11:00 a.m. | \$40 | CM Credits: 2

Explore the Rio Reimagined Initiative through two transformative site visits showcasing different approaches to community and river revitalization. See how Tempe Town Lake has become a vibrant urban waterfront through a development-focused strategy in Tempe. In Phoenix, visit the Rio Salado Habitat Restoration Area, where focus on ecological restoration and environmental stewardship has created a very different sense of place along the river. Gain insight into the future development site of the Senator John McCain Library and Museum, two new pedestrian bridges across the Rio Salado, and the opening of the new Central Avenue light rail station in Phoenix. Learn how these projects relate to a collaborative regional visioning process that is helping communities work together to restore the Salt and Gila River corridor through practical, locally driven, and forward-thinking planning efforts.



LAURA ARCE

## Plenary Session: There's No Place Like Home: How Community-Based Organizations are Addressing Barriers to Homeownership in Local Communities

9:00 – 10:15 a.m. | Salt River Ballroom | Laura Arce (Unidos US) |

CM Credits: 1.25

*Laura Arce is Senior Vice President for Economic Initiatives at UnidosUS, the nation's largest Hispanic civil rights and advocacy organization. She is the architect of the Home Ownership Means Equity (HOME) initiative, a multi-year movement to transform the economic trajectory of Latinos through homeownership. The HOME initiative leverages policy, research, communications, and community investments to expand homeownership opportunities.*

*Laura has held senior positions in the private, nonprofit, and public sectors, including at Wells Fargo & Co., the Federal Housing Finance Agency (FHFA), and on Capitol Hill. She is on the boards of the Center for Responsible Lending and the National Housing Conference. She serves on the FHFA Federal Advisory Committee on Affordable, Equitable, and Sustainable Housing and the Fannie Mae Affordable Housing Advisory Committee.*

*Laura is a graduate of the University of California at Berkeley and holds a master's degree in urban planning from Rutgers University.*

# SPECIAL EVENTS & MOBILE TOURS

THURSDAY,  
SEPTEMBER 4

## Awards Luncheon

**12:00 – 1:30 p.m. | Salt River Ballroom**

Join together to celebrate our award-winning colleagues and their projects at the annual awards luncheon.

## Mobile Tour: No Place Like NOVUS: ASU and Catellus in the Urban Core

**1:30 – 3:30 p.m. | \$40 | CM Credits: 2**

Discover how Arizona State University is partnering with Catellus Development Corporation to integrate its campus into Tempe's vibrant urban core. This public-private partnership is centered around the NOVUS Innovation Corridor—a 355-acre, multi-phased development that will include over 10 million square feet of mixed-use space, featuring office, residential, hospitality, and retail. Visit key sites such as NOVUS Place and ASU's Mullett Arena as you learn about existing and future development plans. Hear from ASU and Catellus leaders about best practices for partnerships in redevelopment that support a dynamic district blend of academic, commercial, and community spaces into an innovation zone in the heart of Tempe.

## Mobile Tour: The Road to Oz: Navigating the Future of Resilient Transportation Planning

**2:30 – 4:30 p.m. | \$40 | CM Credits: 2**

Visit CulDeSac, ride scooters, and understand Tempe's heat resilience and micromobility efforts from the comfort of a tour bus. Join City of Tempe Transportation Planners on a mobile tour of our resilience and mobility hubs and explore how Tempe addresses the effects of our Urban Heat Island through smart transportation and community planning. Participants will have the chance to tour the nation's first car-free community, Culdesac, as well as our first Resilience Hub location, the EnVision Center. Participants can also learn about how we address first and last mile gaps through micro mobility and tour our scooter program with a chance to take our scooters for a spin!

## Planners' Bazaar: "There's No Place Like Home"

**5:00 – 6:00 p.m. | Salt River Ballroom**

This year's Planners' Bazaar theme is "There's No Place Like Home". This conference theme reflects the many important and multi-layered challenges facing our state, particularly around housing, infrastructure, and equity. Showcase how you have faced these challenges head on in your community to shape the places people are proud to call home.

## Dinner and Drinks

**6:00 – 8:00 p.m. | Salt River Ballroom**

## AICP/FAICP Trivia Night and Mixer

**8:00 – 10:00 p.m. | Sun Devil Ballroom**

Planning to take the AICP Exam? Retaking the AICP Exam? Enrolled in the AICP Candidate Pilot Program? Planning trivia nerd? If you answered yes to any of these questions, this unconventional session is for you! Meet for a brief question and answer session led by recent exam takers, followed by a trivia night style study session. Members of our FAICP program will also be available for questions and answers. Teams are encouraged but not required. Prizes will be awarded to the winning team or individual. Attendees will benefit from the experiences of recent AICP exam takers and leave with an enhanced sense of confidence.

# SPECIAL EVENTS & MOBILE TOURS

FRIDAY,  
SEPTEMBER 5

## Breakfast: Network and Visit

**8:00 – 9:00 a.m. | Salt River Ballroom**

Join us for continental breakfast and networking to begin the day.

## Mobile Tour: Lions, Swales and Bioswales, Oh My! A Guided Tour Showcasing Tempe's Approach to Water Harvesting and Stormwater Infrastructure

**9:00 – 11:45 a.m. | \$40 | CM Credits: 2**

Join us for a guided tour showcasing Tempe's approach to water harvesting and green stormwater infrastructure (GSI)! This engaging experience will take you to key project sites around the city where sustainability comes to life. Discover how GSI can be used in streetscapes, parks, and neighborhoods. Along the way, you'll learn practical strategies to reinvest in your community, combat the urban heat island effect by capturing rainwater and using it to nourish vegetation right where it falls. Whether you're a resident, student, or a sustainability professional, this tour offers valuable insights and inspiration for building a greener, more water-wise community. After all, saving water in Arizona doesn't have to mean just rocks and cacti, it means using smart design to create vibrant and resilient landscapes. Attendees will learn about Tempe's efforts to conserve water, support vegetation, and increase shade canopy through sustainable, climate resilient landscapes.



# CONFERENCE SESSIONS

WEDNESDAY, SEPTEMBER 3

## Opening Remarks/Welcome from Tempe Mayor Corey Woods and Breakfast | Networking and Visit

8:00 – 9:00 a.m. | Salt River Ballroom

## Ethical Brick Road: Ethics Cases of the Year

9:00 – 10:15 a.m. | Salt River Ballroom | CM Credits: 1.25 Ethics

### *Take-Away:*

- Understand the AICP Code of Ethics through practical, real-world planning case studies.
- Identify ethical pitfalls and strategies for responding to them with professionalism and integrity.
- Gain insights on how courage, compassion, and critical thinking guide ethical decision-making in challenging scenarios.
- Earn required CM Ethics credit in a format that is both educational and entertaining.
- Engage in discussion with peers about navigating ethical gray areas in planning practice

**Description:** Follow the yellow brick road to professional integrity in this engaging and interactive session exploring the APA/AICP Ethics Cases of the Year. We'll walk through complex ethical dilemmas planners may face — from courage in conflict to heart in decision-making and brains in navigating gray areas. Participants will review recent real-world scenarios and discuss how AICP's Code of Ethics applies in each case. Whether you're new to the profession or a seasoned planner, this session will provide critical insights into maintaining ethical standards while balancing community needs, political pressures, and professional responsibilities. You'll leave with a renewed sense of purpose and a clearer ethical compass—no ruby slippers required.

**Moderator:** Sarah Meggison, AICP, Project Manager, Planning and Development Services, City of Tucson

**Panelists:** Amanda Leon, AICP, Planner III, City of Phoenix; Jessica Sarkissian, AICP, LEED AP, Owner, UpFront Planning and Entitlements; Paige Wolfrom, AICP, RSP1, West Region Planning Practice Lead, Wilson & Company, Inc.

## 2025 Legislative Law Update

10:30 – 11:45 a.m. | Salt River Ballroom | CM Credits: 1.25 Law

**Take-Away:** Summary of the 2025 Arizona Legislature

**Description:** This session will present brief highlights of the most recent and significant current planning law cases impacting Arizona and an open discussion opportunity to ask the panel a variety of planning law questions.

**Moderator:** Ryan McCann, AICP, Snell & Wilmer

**Panelists:** Tom Dorn, President, and Lucas Atencio, Government Relations Associate, Dorn Policy Group Inc.

# CONFERENCE SESSIONS

WEDNESDAY, SEPTEMBER 3

## Keynote Luncheon: Teddy, Tempe, and the Challenge of the West - Reflections on Growing Up in Tempe in the 1950s and How Things Have Changed Since Then

12:00 – 1:30 p.m. | Salt River Ballroom | CM Credits: 1.5

1:45 - 3:00 PM CONCURRENT SESSIONS

## Planning for Wildfire Resilience: Access, Safety and Strategic Advantage

1:45 – 3:00 p.m. | Salt River I | Sustainability CM Credits: 1.25

**Take-Away:** Join the discussion on how planners can contribute to wildfire response, community planning, and public health and safety for wildfire preparedness.

**Description:** As wildfires grow in frequency and intensity, proactive planning is essential to support emergency response and community protection. Planners play a pivotal role in shaping policies and standards that enhance firefighter access, improve emergency operations, and reduce long-term risk. This session will explore how planning professionals can contribute to wildfire preparedness by integrating fire-adapted design into land use planning and infrastructure development. For example, thoughtfully designed trails and pathway networks can facilitate faster, safer access for firefighting crews, act as firebreaks, and provide anchor and defense points during prescribed burns, one of the most effective tools for maintaining a healthy landscape.

**Moderator:** Eileen Baden, AICP, Baden Eco

**Panelists:** Representation from Arizona Department of Forestry and Fire Management, the U.S. Forest Service, the Bureau of Land Management, and municipal fire departments

## Chandler: Housing and Water Are Only the Beginning

1:45 – 3:00 p.m. | Salt River II | CM Credits: 1.25

**Take-Away:** Join our expert panel for a lively, insightful and (most importantly) broadly applicable discussion on evolving your community from livable to thriving.

**Description:** For the 2026 Chandler General Plan update, in a city that is nearly 94% built out, it became clear that two topics were driving much of the community discussion: Housing and Water. As a way to launch public engagement, a TedTalk style forum was convened. The highly successful ChandlerTalks were delivered by several expert speakers revealing that housing and water are truly the tip of the 'quality of life' iceberg. Join our panel of experts as they debate balancing these important topics with their complexities and tradeoffs to best serve the needs of this community and the region as a whole.

**Moderator:** Gabriel Jaramillo, Director of Healthy Communities, Vitalyst Health

**Panelists:** Dr. Deirdre Pfeiffer, AICP, Professor, ASU School of Geographical Sciences and Urban Planning; Kathryn Sorenson, PhD, Kyl Center for Water Policy and Morrison Institute; Amy St. Peter, Deputy Director, Maricopa Association of Governments; Mark Stapp, Fred E. Taylor Professor of Real Estate, Arizona State University

# CONFERENCE SESSIONS

WEDNESDAY, SEPTEMBER 3

## RFPs, RFQs and You: The Importance of a Well-Written RFP/RFQ

1:45 – 3:00 p.m. | Salt River III | CM Credits: 1.25

**Take-Away:** This session will provide attendees with useful information and skills to help improve the quality of their future RFQs/RFPs.

**Description:** A successful project begins with a well-written request for qualifications or proposals. Preparing an RFQ/RFP is rarely a taught skill, but rather something that is learned by necessity. There is often a lack of detail and clarity in requests. This can have detrimental effects on the consultant search process, and the project as a whole. Respondents need to know what they are applying for, so they can adequately craft a response that meets expectations. This session, hosted by two AICP planners who have worked in public and private sectors nationwide, will review details necessary to create a high-quality request.

**Moderator:** Don Poland, PhD, AICP, Goman+York Property Advisors

**Panelists:** Justin LaFountain, AICP, Senior Vice President, Planning and Economic Development, Goman+York Property Advisors

## Magic Carpets, Blinders or Bandages: Overlay Efforts in Rural Arizona

1:45 – 3:00 p.m. | Sun Devil Ballroom | CM Credits: 1.25

**Take-Away:** Communities considering overlay approaches to zoning can protect property rights and offer increased opportunity to build desired futures.

**Description:** Communities in rural Arizona face significant challenges in developing according to plan; outdated zoning regulations, community concerns, and procedural drags. Overlay approaches to zoning have been recently applied to address these challenges. Douglas adopted Innovative Community Zoning Overlays to create development standards mimicking the existing built form of older areas. Bisbee is adopting Overlay Zoning to increase opportunities for residential density in select areas. Have they been successful? Find out!

**Moderator:** William D. Osborne, AICP, SEAGO

**Panelists:** Casandra Gomez, Town Planner, Town of Guadalupe; J. Emanuel Stuart, City Planner, Melissa Hartman, Housing Planner, City of Bisbee; Dana Burkhardt, AICP, Director of Planning, SEG International



# CONFERENCE SESSIONS

WEDNESDAY, SEPTEMBER 3

## Let's Talk TIF (Tax Increment Finance)

1:45 – 3:00 p.m. | Salt River Ballroom | CM Credits: 1.25

**Take-Away:** Arizona municipalities want access to this economic development tool. This session will help us chart a path to that shining future.

**Description:** Discover how Tax Increment Financing (TIF) could reshape economic development in Arizona. This lively panel brings together the leader of Arizona's only active TIF district, a powerhouse lobbyist with deep insight into legislative hurdles, and a city economic development leader on the front lines of revitalization. Together, they'll unpack how TIF works, what's holding it back in Arizona, and why unlocking its potential could be a game-changer for communities statewide. Don't miss this rare convergence of expertise, strategy, and possibility.

**Moderator:** Kevin Burke, AICP, Deputy Director Economic Initiatives, City of Tucson

**Panelists:** Kathy Senseman, Principal, Policy Development Group; Fletcher McCusker, Chairman, Rio Nuevo Tax Increment Finance District; and April Kroner, Economic Development Deputy Director, City of Tempe

## Mobile Tour: Emerald Tracks and Urban Facts: The Great and Powerful Streetcar

2:30 – 4:30 p.m.

3:15 - 4:30 PM CONCURRENT SESSIONS

## Hot Takes: Improve Planning – A Problem-Solving Workshop

3:15 – 4:30 p.m. | Salt River I | CM Credits: 1.25

**Take-Away:** Advance planning in Arizona. If you're not shaping the solutions, someone (misinformed) may provide "solutions" for you.

**Description:** Join us for a lively, interactive session: "Hot Takes" in Planning! Using live polling, we will anonymously collect feedback on top concerns and problems in planning – consequential issues from across the state. Gathering this information will help AZ APA better convey shared values, aspirations, and areas for improvement in policies and planning processes with others, including managers, elected officials, and legislators. We will form focus groups to connect planners with similar priority areas. Help problem-solve for planning work in Arizona by sharing your knowledge, insights, and curiosities on priorities for the planning field. What's your hot take?

**Moderator:** Jessica Sarkissian, AICP, Principal, UpFront Planning & Entitlements, LLC

**Panelists:** Ryan Wozniak, Senior Planner, TYLin; Eileen Baden, AICP, AZ APA Board of Directors, Principal Planner, Baden Eco; Lucas Atencio, Director of Government Relations, Dorn Policy Group

# CONFERENCE SESSIONS

WEDNESDAY, SEPTEMBER 3

## Funding Consensus-Built Capital Improvement Plans

**3:15 – 4:30 p.m. | Salt River II | CM Credits: 1.25**

**Take-Away:** This session will give attendees examples of how agencies can set themselves up to successfully secure grant funding and make that process as smooth as possible.

**Description:** When it comes time fund projects, oftentimes the fundamental challenge is marrying funding types to applicable projects. When a community has a list of projects ready to go, this process becomes immensely easier. This presentation describes a successful approach to create consensus-built capital projects lists that prepare agencies for funding applications. This adaptable process has been used to support several municipal agencies and when combined perspective from grant specialists who monitor the fluid requirements of the current funding landscape, creates a nimble system to ensure agencies have the most competitive grant applications possible.

**Moderator:** Kyle McLaughlin, AICP, Olsson

**Panelists:** Chris Rolling, PE, Group Leader, Olsson

## Unified Vision: Advancing Health, Connectivity and Sustainability

**3:15 – 4:30 p.m. | Salt River III | CM Credits: 1.25**

**Take-Away:** How creative planning can achieve growth with limited resources.

**Description:** This session will showcase a community initiative to keep up with health, technology and growth. Not just a sleepy community in the desert southwest, but a community rich in cultural resources, technological connectivity and environmental awareness, complete with entertainment and agricultural diversity.

**Moderator:** Saul Albor, Jr., Community Development Director, City of Somerton

**Panelists:** Arturo (Art) Durazo, Tribal Planner, Cocopah Indian Tribe

## The Developer Never Pays: The True Cost of Our Codes

**3:15 – 4:30 p.m. | Sun Devil Ballroom | CM Credits: 1.25**

**Take-Away:** This session will reframe how you see development, policy, process, and your role in affordability.

**Description:** Think you understand housing costs? Think again. Step into a developer's shoes and uncover how zoning, design standards, fire, and building codes quietly price people out—before a project ever hits your desk.

**Moderator:** Trevor Barger, FAICP CUD, Espiritu Loci, AZ Strategies, Zenni Homes

**Panelists:** N/A

# CONFERENCE SESSIONS

WEDNESDAY, SEPTEMBER 3

## Behind the Curtain: The Future of Parking

**3:15 – 4:30 p.m. | Salt River Ballroom | CM Credits: 1.25**

**Take-Away:** You will leave this session with multiple ways of supporting parking reform and managing parking in a way that helps support the entire region.

**Description:** We're not in Kansas anymore. The harsh reality is that cars are an important facet of shaping our cities and with that comes where to park them. This diverse panel of parking experts is ready to discuss the emerging issues and tools planners can utilize to rethink parking policy and reform. You will hear from experts passionate about the topic and the perspective of parking policy enforcement in both the Tempe and Tucson areas. You will learn about parking benefit districts in both residential and commercial areas and the importance of micromobility and multi-modal transportation.

**Moderator:** Sarah Meggison, AICP, Project Manager, Planning and Development Services, City of Tucson

**Panelists:** Channa Phillips – Senior Operations Manager, Downtown Tempe Authority; David King, Ph.D. ASU School of Geographical Sciences and Urban Planning; Matthew Boepple, Care-Free Tucson; Benjamin Elias, City of Tucson

## Opening Reception

**5:00 – 8:30 p.m. | Lucero Rooftop Lounge and Terrace at Omni Tempe Hotel at ASU**



# CONFERENCE SESSIONS

THURSDAY, SEPTEMBER 4

## Women in Planning Group: Yellow Brick Road Fun Run and Walk

7:00 – 8:00 a.m. | Tempe Town Lake

## Breakfast: Network and Visit

8:00 – 9:00 a.m. | Salt River Ballroom

## Mobile Tour: Off to See the River: Visions of the Salt and Gila Corridor

9:00 – 11:00 a.m.

## Plenary Session: There's No Place Like Home: How Community-Based Organizations are Addressing Barriers to Homeownership in Local Communities

9:00 – 10:15 a.m. | Salt River Ballroom

10:30 - 11:45 AM CONCURRENT SESSIONS

## Water, Transportation, and Power Infrastructure

10:30 – 11:45 a.m. | Salt River I | CM Credits: 1.25

**Take-Away:** This session will be a roundtable discussion to discuss how cities, developers, and public utilities are grappling with the rapid growth and expansion of the American southwest. Panelists representing a broad range of perspectives in the development process will offer their thoughts and exchange ideas on the evolving challenges of water, transportation infrastructure, and power/energy in the context of dramatic population growth.

**Description:** Topics for this session will cover three primary themes: water, transportation infrastructure, and power/energy. Each theme will cover topic-specific issues, but also address the larger question of who pays for it and when? One of the most significant issues facing development in high-growth areas is how to legally and proportionally assign the cost and construction obligations for necessary public services to support growth and development.

**Moderator:** Ben Tate, Attorney, Withey Morris Baugh, PLC; Alex Hayes, Attorney, Withey Morris Baugh, PLC

**Panelists:** Aly Koslow, Principal and Founder, Energy Nexus Consulting Group; Patrick Brown, Vice President of Land Acquisition and Development, DR Horton; Dawn Cartier, President and Senior Traffic Engineer, CivTech, Inc.; Pamela Giss, Principal and Managing Director, Southwest Division, Launch Development Finance Advisors

# CONFERENCE SESSIONS

THURSDAY, SEPTEMBER 4

## Dark Sky Regulations for Star-Filled Night Skies: Flagstaff's Proven Solution

10:30 – 11:45 a.m. | Salt River II | CM Credits: 1.25 Sustainability

**Take-Away:** An understanding of the need for, and importance of, implementing and enforcing dark skies regulations for the benefit of all.

**Description:** In 2026 the City of Flagstaff will celebrate its 25th anniversary as the world's first International Dark Sky City. Our panelists will share their experiences with developing the science and research to empirically support the need for dark sky regulations, describe the cultural significance of our connection to our nighttime stars, the biological and ecological importance of minimizing light pollution, and the initial challenges to implementing effective lighting regulations. The lessons learned over 25 years are valuable to planners today as they write new outdoor light control standards for their communities.

**Moderator:** Roger E. Eastman, AICP, Logan Simpson

**Panelists:** Danielle Adams, PhD, Interim Executive Director, Christian B. Luginbuhl, BS, President, Board of Directors, Flagstaff Dark Skies Coalition; and Mark Stento, BS, Compliance Manager, Coconino County

## Emerging Trends from the State of Housing in Arizona Report

10:30 – 11:45 a.m. | Salt River III | CM Credits: 1.25

**Take-Away:** Learn about statewide housing trends and hear from experts who will share examples of key policies and practices that have been implemented to address housing challenges in both local and state-level contexts.

**Description:** The Arizona Research Center for Housing Equity and Sustainability (ARCHES) recently published its State of Arizona Housing annual report. In this panel, we convene housing experts to discuss several notable trends that emerged from this year's report. Our discussion will focus on the role planners play in shaping local housing outcomes, and the emerging trends they should be aware of in the coming year.

**Moderator:** Alison Cook-Davis, PhD, Morisson Institute - Arizona State University

**Panelists:** Dre Thompson, CEO, Tucson IDA; Mark Stapp, Fred E. Taylor Professor of Real Estate, Arizona State University; Jorge Maldonado, Mayor, City of Nogales; Patricia Garcia Duarte, Executive Vice President, Chicanos Por La Causa, Inc.; Tom Savage, Policy Director from the League of Cities and Towns

# CONFERENCE SESSIONS

THURSDAY, SEPTEMBER 4

## Art Districts, Digital Signs and Economic Prosperity

10:30 – 11:45 a.m. | Sun Devil Ballroom | CM Credits: 1.25

**Take-Away:** Understand the nexus between digital technology, Art Districts and how digital technology and other media can enhance the local art community.

**Description:** Attendees will hear about success stories where Art Districts or BIDs have been utilized to enhance and support the local art community. You will understand how art districts and BIDs can support artists in your community with digital technology and other media. Attendees will come away with an understanding how these Art Districts and BIDs are structured to enhance the local art community. You will learn how to reasonably regulate digital technology to support Art Districts and BIDs. These programs in art districts and BIDs are inherently inclusive by providing for equal access to local art for the entire community.

**Moderator:** James Carpentier, AICP, International Sign Association/Arizona Sign Association

**Panelists:** David Erlich, Principal, FinWater Advisors; Deacon Wardlow, Special Ops Director, Vantage LED

## Building Arizona's Workforce Community Town Hall

10:30 – 11:45 a.m. | Salt River Ballroom | CM Credits: 1.25

**Take-Away:** Participants will learn about trends, resources and solutions for meeting workforce needs.

**Description:** In this interactive session, participants will be informed about key trends in workforce development and how these trends impact communities and community planning. Participants will then engage in facilitated discussions designed to formulate creative solutions to workforce challenges. The report from the discussions will be published with reports from other 2025 community town halls on the topic of "Building Arizona's Workforce." Those in attendance will receive research materials and resources to help meet their future workforce needs.

**Moderator:** Tara Jackson, BS, JD, President, Arizona Town Hall

**Panelists:** Jack Sellers, Past Chair of the Maricopa County Board of Supervisors; Nicole Collins, Chief Engagement Officer, Center for Excellence in Inclusive Democracy, External Affairs, Maricopa Community Colleges

## Awards Luncheon

12:00 – 1:30 p.m. | Salt River Ballroom

## Mobile Tour: No Place Like NOVUS: ASU and Catellus in the Urban Core

1:30 – 3:30 p.m.

## Mobile Tour: The Road to Oz: Navigating the Future of Resilient Transportation Planning

2:30 – 4:30 p.m.



# CONFERENCE SESSIONS

THURSDAY, SEPTEMBER 4

1:45 - 3:00 PM CONCURRENT SESSIONS

## Reinventing Tucson's Zoning: The Community Corridors Approach

1:45 – 3:00 p.m. | Salt River I | CM Credits: 1.25

**Take-Away:** Learn how Tucson designed, proposed, and implemented flexible zoning to increase housing diversity and promote equitable, transit-oriented corridor redevelopment.

**Description:** Explore how Tucson's Community Corridors Tool is reshaping major transportation corridors to support housing, sustainability, and economic vitality. This session will cover the project's three critical phases—extensive community outreach, a data-driven zoning proposal, and early implementation strategies—with a balanced focus on expanding housing options, promoting walkable, transit-oriented development, and simplifying the path to redevelopment. Attendees will gain insights into how flexible zoning overlays can help cities meet housing needs while advancing broader goals of equity, climate resilience, and community revitalization.

**Moderator:** Lyssa Hall, Form Based Code Certified and ISA-Certified Arborist, Cloud Hall Creative Solutions

**Panelists:** Daniel Bursuck, AICP, Planning Administrator, City of Tucson, Planning and Development Services; Elisa Hamblin, AICP, Zoning Administrator, City of Tucson, Planning and Development Services

## Federal Public Lands and their Role in Local and Regional Planning

1:45 – 3:00 p.m. | Salt River II | CM Credits: 1.25 Sustainability

**Take-Away:** Public lands are a vital part of Arizona; learn how they can function in your planning efforts.

**Description:** Public lands in Arizona (managed by the U.S. Forest Service, Bureau of Land Management, U.S. Fish and Wildlife Service, and National Park Service) are invaluable assets, encompassing vast natural, economic, and cultural wealth. This session will explore the value of public lands, focusing specifically on the intersections with regional, county, and municipal quality of life amenities and planning processes. We will discuss historical and contemporary public lands initiatives—including both opportunities as well as potential threats to the continuation of the model and its reliability regarding planning purposes.

**Moderator:** Mike Quigley, Arizona State Director, The Wilderness Society

**Panelists:** Ian Dowdy, AICP, MBA, Director, Strategic Data Initiatives, Center for the Future of Arizona; Patrice Horstman, Coconino County Supervisor, Coconino County; Julia Fonseca, former Pima County Environmental Planning Manager; Dr. Ian Murray, Conservation Science Manager, Pima County Conservation Lands and Resources Department; RJ Cardin, Director, Maricopa County Parks and Recreation



# CONFERENCE SESSIONS

THURSDAY, SEPTEMBER 4

## Pop-Up to Permanent: Scalable Shade Strategies for Arid Cities

1:45 – 3:00 p.m. | Salt River III | CM Credits: 1.25 Sustainability

**Take-Away:** Attendees will leave with actionable strategies for initiating fast, flexible shade projects that center community needs, maximize impact, and build momentum for broader resilience goals.

**Description:** As cities grapple with rising temperatures, the need for rapid, scalable, and equitable shade solutions is more urgent than ever. This session explores quick-build strategies that can deliver immediate relief while laying the groundwork for long-term climate resilience. Bringing together perspectives from academia, public planning, and private development, our panel will highlight tactical approaches to shade infrastructure including green infrastructure, urban design, land use, and education.

**Moderator:** Rose Newberry, AICP, Dudek

**Panelists:** Dr. Paul Coseo, PhD, PLA, Arizona State University; Lindsay Post, Senior Transportation Planner, City of Tempe; Ryan Johnson, CEO & Co-founder, Culdesac

## Rendering Reality: Using 3D Visualizations to Make Transportation Projects Come Alive

1:45 – 3:00 p.m. | Sun Devil Ballroom | CM Credits: 1.25 Sustainability

**Take-Away:** How the innovative use of digital outreach platforms and 3D graphics can change how people interact with technical projects.

**Description:** This presentation will discuss advancing public and stakeholder engagement – initially stemming from the COVID-19 pandemic – but inciting positive change in the way public agencies conduct outreach. This panel will discuss the innovative use of digital community outreach platforms and use of 3D graphic visualizations to increase conversation and understanding of complex improvements - changing the manner in which people interact with technical projects and decisions. At the end of the formal presentation, participants will be able to interact with a sample augmented reality/virtual reality (AR/VR) corridor tour of a complete streets reconstruction project in Las Vegas, NV.

**Moderator:** Jackie Kuechenmeister, AICP, Parametrix

**Panelists:** Jennifer Valentine, Arizona Planning Manager, Wayne Sullivan, Visualization Project Manager, Parametrix

# CONFERENCE SESSIONS

THURSDAY, SEPTEMBER 4

## CC&Rs and Affordable Housing

1:45 – 3:00 p.m. | Salt River Ballroom | CM Credits: 1.25

**Take-Away:** Understand how the planning landscape in Arizona has been shifted and restricted by legislative intervention.

**Description:** On this panel, the speakers will discuss some recently enacted Arizona statutes, and some older Arizona statutes, that have to do with a city's ability to require CC&Rs in new housing developments to address Arizona's housing crisis. In particular, the speakers will discuss the origin, purpose, and effect of the following statutes: (1) A.R.S. 9-461.16; (2) A.R.S. 9-462.01(H); (3) A.R.S. 9-461.18(B); (4) A.R.S. 9-441; and (5) A.R.S. 9-441.02.

**Moderator:** Lindsay Schube, Partner - Zoning and Land Use, Gammage & Burnham

**Panelists:** Cameron Artigue, Partner, Gammage & Burnham; Debra Stark, Councilmember, City of Phoenix

## 3:15 - 4:30 PM CONCURRENT SESSIONS

## Planning for Sustainability: Climate, Water, and Energy

3:15 – 4:30 p.m. | Salt River I | CM Credits: 1.25

**Take-Away:** This session will provide planners with an overview of various types of resource constraints along with tools to address these constraints in their planning activities.

**Description:** As we increasingly enter an era of limited resources in the Desert Southwest, planners will need to increasingly consider the implications of resource constraints in their planning activities. This session will explore concepts such as sustainability, theory of constraints, causal maps, and resilience, etc. In addition, it will review the interrelationships among climate constraints, water constraints, and energy constraints. It will also examine the current status of the sustainability of these resources in Arizona. Finally, it will explore the various approaches available to community planners for addressing these constraints in their General Plans, resource plans, and policy statements and provide examples of their application for Phoenix-area communities.

**Moderator:** Jeff Gibbs, Community Planner/Educator

**Panelists:** N/A



# CONFERENCE SESSIONS

THURSDAY, SEPTEMBER 4

## Collaborative Community Building: Creativity, Engagements, and Grants

3:15 – 4:30 p.m. | Salt River II | CM Credits: 1.25

**Take-Away:** Tempe's Grant program provides an avenue for resident collaboration with City staff, community building amongst their neighbors, and overall improves the character and pride in community.

**Description:** The City of Tempe's Neighborhood Grant Program provides a portion of the city's annual budget for community-initiated capital projects that improve neighborhoods and are not covered within traditional budget allocations. The Grant Program requires resident participation and involvement in the selection, coordination, and completion of enhancement projects. Since the program's inception in 1994, almost 700 projects have been completed and over \$6 million directly invested in projects of the neighborhoods choosing.

**Moderator:** Jacob Payne, Principal Planner, City of Tempe

**Panelists:** Shauna Warner, Neighborhood Program Manager and Whitney Mayfield, Planner, City of Tempe

## Lessons Learned: Bringing Broadband Fiber to Rural and Tribal Communities

3:15 – 4:30 p.m. | Salt River III | Equity CM Credits: 1.25

**Take-Away:** Planners can be catalysts for community-driven approaches to expanding broadband access. Experts in the field will describe successful projects, partnerships, funding, and permitting.

**Description:** Expanding broadband fiber access to rural and Tribal communities is essential for closing the digital divide, promoting economic development, and ensuring equitable access to education, healthcare, and public services. This session explores the challenges and solutions involved in deploying fiber infrastructure in underserved areas, including funding strategies, partnerships with local governments and Tribal nations, and overcoming regulatory and logistical barriers. Attendees will gain insight into successful case studies, innovative technologies, and community-driven approaches that have empowered rural and Tribal regions. Join us to learn how inclusive broadband strategies can foster resilience and opportunity across historically disconnected communities.

**Moderator:** Brian Pugh, AICP, American Institute of Certified Planners, Sonoran Land Services

**Panelists:** Renee Darling, Director, Environmental & Land Use Planning, Sonoran Land Resources; John Champagne, Vice President, Business, Comment Broadband

# CONFERENCE SESSIONS

THURSDAY, SEPTEMBER 4

## Can VR Biking Bring a Smile to Your Public Engagement?

3:15 – 4:30 p.m. | Sun Devil Ballroom | CM Credits: 1.25

**Take-Away:** Replicate VR Biking engagement methods yourself and/or be able to explain the benefits of this to your decision-makers.

**Description:** Explore the benefits of VR biking for immersive public engagement and education. Learn about the genesis of the method in research, and the lessons learned from public events involving over 100 VR biking experiences. In practice, this innovative method entices participants. It returns informative community feedback, including from people who might not typically engage with the issue (e.g., non-bicyclists). This leads to more informed planning and contributes to a positive multimodal transportation culture. We hypothesize this promotes empathy for vulnerable road users.

**Moderator:** Jack Ketcham, President, Tempe Bicycle Action Group, Board Member, Coalition of Arizona Bicyclists

**Panelists:** Hue-Tam Jamme, Ph.D., Assistant Professor of Urban Planning, School of Geographical Sciences and Urban Planning; Ryan Wozniak, Senior Planner, TYLin; Hayley Wiers, Urban Planning Ph.D. Candidate, Arizona State University

## Complying with Mandated Housing Needs Projections

3:15 – 4:30 p.m. | Salt River Ballroom | Law CM Credits: 1.25

**Take-Away:** Attendees will understand how compliance with SB 1162's projections is achieved and explore the implications for local housing planning, implementation, and monitoring.

**Description:** The legislature says Arizona has about 270,000 fewer housing units than needed. To help meet this need, SB1162 requires that all cities over 30,000 people publish housing needs assessments every five years including population growth, job growth, and housing needs across various income levels. This session has four goals. First, it shows that the figure of 270,000 under-supplied housing units is vastly over-stated, though more housing is needed nonetheless. Second, it presents a method developed for the Arizona League of Cities and Towns to comply with SB 1162's projection needs. Third, it presents a regional housing demand method developed for Pima County which was used to calculate SB 1162 housing needs for its largest cities. Fourth, the session will engage the audience on what planners believe is needed to meet Arizona's housing needs.

**Moderator:** Chris Nelson, Ph.D., FAICP, Arthur C. Nelson PC

**Panelists:** Anubhav Bagley, President and CEO, Arth Analytics; Tyler Bump, AICP, Partner / Project Director, EcoNorthwest; Daniel Flyte, Socioeconomic Modeling Consultant

## Planners' Bazaar: "There's No Place Like Home"

5:00 – 8:00 p.m. | Salt River Ballroom

## AICP/FAICP Trivia Night and Mixer

8:00 – 10:00 p.m. | Sun Devil Ballroom

# CONFERENCE SESSIONS

FRIDAY, SEPTEMBER 5

## Breakfast: Network and Visit

8:00 – 9:00 a.m. | Salt River Ballroom

## APA Arizona Annual Business Meeting

8:00 – 9:00 a.m. | Salt River I

APA Arizona Annual Business Meeting. All members are encouraged to attend this meeting, where you'll learn about the board's role in managing APA Arizona.

## Mobile Tour: Lions, Swales and Bioswales, Oh My! A Guided Tour Showcasing Tempe's Approach to Water Harvesting and Stormwater Infrastructure

9:00 – 11:45 a.m.

9:00 - 10:15 AM CONCURRENT SESSIONS

## Connecting the Valley Through Transit Improvement

9:00 – 10:15 a.m. | Salt River I | CM Credits: 1.25

**Take-Away:** An exciting data-driven evolution of the Valley's transit network is taking place that will modernize route investments and boost ridership.

**Description:** Dramatic travel and cultural shifts in the last decade demand similar changes in regional transit investments to maintain relevance and improve ridership. In this session we will explore three studies at Valley Metro that have looked at different aspects of regional transit use and travel demand to improve rider experience and service performance while also expanding into new markets. Two presentations showcase the excellent work of our graduate interns who extensively studied access to the ASU Tempe Campus and regional trailheads. The final presentation focuses broadly on our Comprehensive Operational Analysis' demand-based, productivity focused network adaptation.

**Moderator:** Aaron Xaevier, Service Planning & GIS Manager, Valley Metro

**Panelists:** Nikita Soni, Valley Metro Planning/GIS Intern and ASU Master's Student, Walter Gay, Valley Metro Planning/GIS Intern, Valley Metro



# CONFERENCE SESSIONS

FRIDAY, SEPTEMBER 5

## Immersion Unlocked: How Chandler Brought Planning to Life with Logan Simpson

9:00 - 10:15 a.m. | Salt River II | CM Credits: 1.25

**Take-Away:** Learn how public engagement can get a digital upgrade with immersive visualization and storytelling.

**Description:** Explore the shift from conventional public meetings to immersive technology in comprehensive planning. Featuring a collaboration between Logan Simpson and the City of Chandler, this highly graphic and interactive presentation showcases how immersive technology, blending storytelling with high-tech imagery and sounds, better engages the public. Our mobile immersion lab transforms community outreach by representing a major technological shift in decades and one of the first applications in specific area planning. This application of virtual reality for Chandler's Downtown Region Area Plan was a facilitated interactive showcase event highlighting the community's yearlong input on several district based design concepts.

**Moderator:** Terri S. Hogan, AICP, Logan Simpson

**Panelists:** Bruce Meighen, AICP, CEO and Principal Planner, Daniel Morgan, ASLA, PLA, Landscape Architect, McKayla Dunfey, AICP, Associate Planner, Logan Simpson; Alisa Petterson, AIA, LEED AP BD+C, City of Chandler

## Human Centric Planning

9:00 - 10:15 a.m. | Salt River III | CM Credits: 1.25

**Take-Away:** The participant will see various strategies on how to effectuate change that the planning effort projects.

**Description:** This session will provide another focus of planning that includes strategies of how to initiate the basic concepts into reality, focused from the perspective of the people that occupy the community and make it happen. It will illustrate how to define the culture, demographics and unique characteristics of various elements and their impact on the whole community. It will look at the strategies that can be employed to encourage the specific elements that define the community to become reality.

**Moderator:** Paul Winslow, FAIA, Winslow + Partners architects and planners

**Panelists:** Kali Mota, Asso. AIA, Partner, Winslow + Partners - Architect/Planners

# CONFERENCE SESSIONS

FRIDAY, SEPTEMBER 5

## Fast and Funny: The 7th Deadliest Game

9:00 - 10:15 a.m. | Sun Devil Ballroom | CM Credits: 1.25

**Take-Away:** Audience members will learn from others experience which will be hard to forget as they laugh hearing other's scary planning stories. Participants also learn what to be aware of and how to avoid other planner's pitfalls on the job.

**Description:** This is the 7th year of this fun session and highly requested session which places the audience into teams to form a panel game show. Preferably 4-6 per team, but not more than 4 teams. Other audience members can listen to the results and participate in voting even if they are not on a team. The moderator will propose a question and give each time to discuss and pick the best experience to tell. The teams will then present each selected story and compete for "worst" or "best" story. The Team with the most points will win a #1 medal and everyone gets a participation award on the panel at the end. Questions may be similar to: What was your worst public meeting experience? How can you deny a site plan? What is the one planning story no one ever believes you tell? What is the case with the longest public opposition petition and was it legal?

**Moderator:** Jessica Sarkissian, AICP, LEED AP, Upfront Planning & Entitlements, LLC

**Panelists:** AUDIENCE MEMBERS (12 – 24 audience members for panel and rest of audience is listening and voting.) All panelists will get an award but only one team will be #1.

## Arizona Research Center for Housing Equity and Sustainability (ARCHES): Research Quick Hits

9:00 - 10:15 a.m. | Salt River Ballroom | Equity CM Credits: 1.25

**Take-Away:** Attendees to this session will take away the key, policy-oriented findings of ongoing academic housing research.

**Description:** In this session, researchers will share summaries of research findings from projects sponsored by the Arizona Research Center for Housing Equity and Sustainability. ARCHES researchers will share the 'quick hits' of ongoing projects examining topics including fair housing issues affecting Hispanics in the home-buying process, shared-equity ownership programs, impacts of language on support for housing affordability, alternative uses of garages and driveways, and the State's Housing and Health Opportunities (H2O) demonstration.

**Moderator:** Deirdre Pfeiffer, PhD, AICP, Arizona State University

**Panelists:** Daniel Kuhlmann, PhD, Assistant Professor, Atticus Jaramillo, PhD, Assistant Professor, University of Arizona; Meagan Ehlenz, PhD, AICP, Associate Professor, Alison Cook-Davis, PhD, Associate Director for Research, Arizona State University

# CONFERENCE SESSIONS

FRIDAY, SEPTEMBER 5

10:30 - 11:45 AM CONCURRENT SESSIONS

## The San Tan Valley Urban Core Zoning Journey

10:30 – 11:45 a.m. | Salt River I | CM Credits: 1.25

**Take-Away:** Participants will learn about flexible zoning, strategic land use planning, and balancing residential, commercial, and open spaces for long-term growth.

**Description:** This session will detail the strategic planning behind the San Tan Valley Urban Core spanning approximately 3,200-acre of State Trust Land project in Pinal County. Swaback in collaboration with the Arizona State Land Department and Pinal County, this Large Master Planned Community (L-MPC) zoning initiative is designed to support vibrant, economically diverse growth. Learn how this flexible zoning framework allows for a balanced mix of residential, commercial, and open spaces, adapting to market trends and regional needs. The session will cover innovative land use strategies, infrastructure planning, and design principles aligned with the County's Comprehensive Plan for long-term resilience.

**Moderator:** Troy Hansen, Professional Landscape Architect, Senior Planner, Swaback

**Panelists:** Sangeeta Deokar, MUEP, MUD B. Arch, Planner Supervisor, Pinal County; Karen Dada, AICP, Assistant Director - Real Estate, Arizona State Land Department

## Planning Everything, Everywhere, All at Once: Lessons Learned from Managing Multiple Concurrent Regional Plans

10:30 – 11:45 a.m. | Salt River II | CM Credits: 1.25

**Take-Away:** Explore lessons learned from managing multiple plans in the same area concurrently, including pitfalls, efficiencies, and the importance of communication.

**Description:** What happens when the stars align and you end up doing multiple plans covering the same area at the same time? How do you manage multiple stakeholder groups, multiple public engagement efforts, and maybe even multiple consultant teams? This session will explore lessons learned from the Pima Association of Governments running three regional transportation plans concurrently: the Regional Mobility and Accessibility Plan (RMAP), Regional Active Transportation Plan (RATP), and Microtransit + Dial-A-Ride Study. Explore potential pitfalls to concurrent projects, efficiencies that can be gained, data sharing practices, and the importance of communication and relationship building in your project teams.

**Moderator:** Jeanette DeRenne, AICP, Transportation Planning Director, Pima Association of Governments

**Panelists:** Hannah Oden, AICP, Planning Manager, Pima Association of Governments; Chris Joannes, AICP, Transportation Planner, Kristen Faltz, AICP, Transportation Planner, Peter Valenzuela, AICP, Transit Planner,



# CONFERENCE SESSIONS

FRIDAY, SEPTEMBER 5

## Bellevue Comprehensive Plan and LRTP - Bridging the Planning and Engineering Divide

10:30 – 11:45 a.m. | Salt River III | CM Credits: 1.25

**Take-Away:** This session will inform attendees of the benefits joint planning processes provide by demonstrating the enrichment and practicality that results from collaboration between planning and engineering.

**Description:** The City of Bellevue, Nebraska and Olsson leveraged a joint planning approach by integrating its comprehensive plan with a long-range transportation plan. This innovative, year-long process aligned land use and mobility strategies, streamlining community engagement and enhancing collaboration between planners and engineers. The result was a unified vision supported by actionable goals and a detailed implementation plan. By advancing both plans concurrently, the team bridged the gap between planning and engineering, creating a more efficient, interdisciplinary model. This presentation explores how the city's integrated approach improved outcomes, fostered practical solutions, and positioned Bellevue for successful, future-focused development.

**Moderator:** Taylor Plummer, AICP, Community Planning Group Leader, Olsson

**Panelists:** Chris Rolling, PE, Transportation Planning Group Leader, Olsson; Kyle McLaughlin, AICP, Senior Planner, Olsson

## The Intersection of Housing Affordability, Market Forces and Planning

10:30 – 11:45 a.m. | Sun Devil Ballroom | CM Credits: 1.25

**Take-Away:** Hear perspectives on housing affordability in Arizona that contextualize the intersection of market influences and Planning & Zoning.

**Description:** This session will dive into the housing affordability crisis and provide perspective and analysis from a multifamily lens. It will also analyze other aspects and contributing forces which are not always apparent including, labor, supply chain and other entitlement and development concerns. The group will give perspective into what they are seeing in terms of renters and buyers and what demand is like for multifamily dwellings. They will discuss the future housing pipeline and if they see improvement on the horizon. Q&A Session to follow to answer questions and brainstorm for a more comprehensive approach to solving this housing issue.

**Moderator:** Michael Stephan, Porter Kyle

**Panelists:** John Carlson, President, Mark-Taylor Residential; Courtney LeVinus, President and CEO, Arizona Multihousing Association (AMA); Wendy Riddell, Founder and Managing Partner, Berry Riddell

# CONFERENCE SESSIONS

FRIDAY, SEPTEMBER 5

## Two Decades of Progress: Reflecting on Planning, Policy, and Implementation in Phoenix and Tucson

10:30 – 11:45 a.m. | Salt River Ballroom | CM Credits: 1.25

**Take-Away:** Participants will leave with a deeper understanding of the long-term impacts of planning and policy decisions in Phoenix and Tucson, including practical insights into what drives successful implementation of transit-oriented development and zoning reform. Attendees will gain valuable lessons from both achievements and setbacks, equipping them with strategies to navigate political, technical, and community challenges in their own communities as they plan for more walkable, transit-friendly, and inclusive growth.

**Description:** Over the past 20 years, Phoenix and Tucson have made significant strides in building more livable, connected, and equitable communities. This panel brings together planners and practitioners for a candid retrospective on the region's efforts to reshape the urban landscape through major investments in transit infrastructure, zoning reform, and the creation of more walkable, compact, and transit-oriented neighborhoods. The session will explore key initiatives—such as code overhauls to enable greater housing diversity, corridor planning to support light rail and bus rapid transit, and long-range planning efforts that engage large swaths of the community in planning the future of their city. Panelists will examine what has worked well, what has fallen short, and the lessons learned along the way. Attendees will gain insights into the challenges of implementation, the importance of sustained political and community support, and the evolving role of planning in addressing growth, affordability, and climate resilience. This session is designed for practitioners, advocates, and students seeking a grounded, real-world look at how long-term planning vision translates (or doesn't) into outcomes on the ground—and what the next two decades might hold.

**Moderator:** Lyssa Hall, Form Based Code Certified and ISA-Certified Arborist, Cloud Hall Creative Solutions

**Panelists:** Daniel Bursuck, AICP, Planning Administrator, City of Tucson, Planning and Development Services; Joel Carrasco, Special Projects Administrator, City of Phoenix; Corky Poster, Architect and Principal Planner, Poster Mirto McDonald; Shannon Scutari, President, Scutari & Co., LLC; Elisa Hamblin, AICP, Zoning Administrator, City of Tucson, Planning and Development Services; Nick Klimek, AICP, Planner III, City of Phoenix

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