The Changing Urban Landscape: Land Use and the Wildland Urban Interface

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Presented to:

Tareq Wafaie, AICP

ClariON
The Spiel

• Current Trends
• Land Use Policy
• Regulation in the WUI
• Forging Relationships
Trends
Trends to Consider

• Warmer, drier climate
• Hazards at greater frequency
• Hazards at greater intensity
• Increasing population
• Demand for housing with scenic vistas and nature

+ = Bad
When Hazards Become Disasters

- Severe Fire Conditions
- Wildfire
- Urban Fires
- Reduced Fire Protection
- Overwhelmed Fire Resources
- DISASTER
A Growing Interface

715,500 acres

2,100,000 acres

2000

2030
Policy
The Planning Framework

Federal and State Law

Local Land Use Plans

Local Land Use Regulations

Built and Natural Environment
Land Use Policy and Regulations

- Future Development
- Existing Development
- Strengthening Existing Development Areas
Policy in Planning

- Comprehensive Plans
- Community Wildfire Protection Plans
- Local Hazard Mitigation Plans
- Capital Improvement Plans
- Parks & Open Space Plans
Planning Policies – PAS 560

- Act before a disaster
- Mitigation requires patience, monitoring, and evaluation
- Be strategic and opportunistic
- Champions are vital
- Implementation depends on political will
- Planners must account for stakeholder values in light of hazard mitigation
Planning Policies – (cont.)

- Emphasize multiple-objective planning
- Evaluate opportunities in the comprehensive plan for density relocation
- Emulate the green building trend
- Communicate risks for hazards
- Mitigation pays
- Above all, aim for resilience
Regulation
The Planner’s Quiver

• Subdivision
• Zoning
• Development & Design Standards
• Incentives
• Site Plan Review
• Growth Management
• Transfers of Development Rights/Credits
• Maintenance and Operating Standards
• Development Agreements

**Enforcement**
Development Review - Simplified

Define hazard areas

Review existing and future land uses

Develop regulations & mitigation actions
Subdivision

- Map risky areas
- Protect building envelopes
- Water supply and roads
- Clustering
- CCRs
Zoning

• Permitted uses
• Use-specific standards
• Overlays
  – Defensible space
  – Materials
  – Water source
  – Roads
  – District service
Transfer of Development Rights

- Sending area where you want less development; receiving areas where you could accommodate more development
- Make high fire risk areas sending areas.
Sparking Debate...

Wildfire Insurance and Forest Health Task Force

ENVIRONMENT

Task force: Colorado homeowners should pay to live in burn zones

By Bruce Finley
The Denver Post
Relationships
Partners – New and Old

- Federal Agencies
- State Agencies
- Neighboring Jurisdictions
- Home builders
- Insurers
- Developers
- Institutions of Higher Learning
- Non-profits
- Interdepartmental Coordination
Keys to Collaboration

• Become multi-lingual – learn to speak “fire” or “plannerese”
• Clearly express priorities
• Meet regularly
• Host tours led by different stakeholders
• LISTEN!
Thank You

Tareq Wafaie, AICP
303.830.2890 ext. 32
twafaie@clarionassociates.com