



A DRCOG Toolkit for Multimodal-Supportive  
Development Standards

# Built to Move Multimodal Local Development Standards Toolkit

Transportation Advisory Committee: April 20, 2026





A DRCOG Toolkit for Multimodal-Supportive  
Development Standards

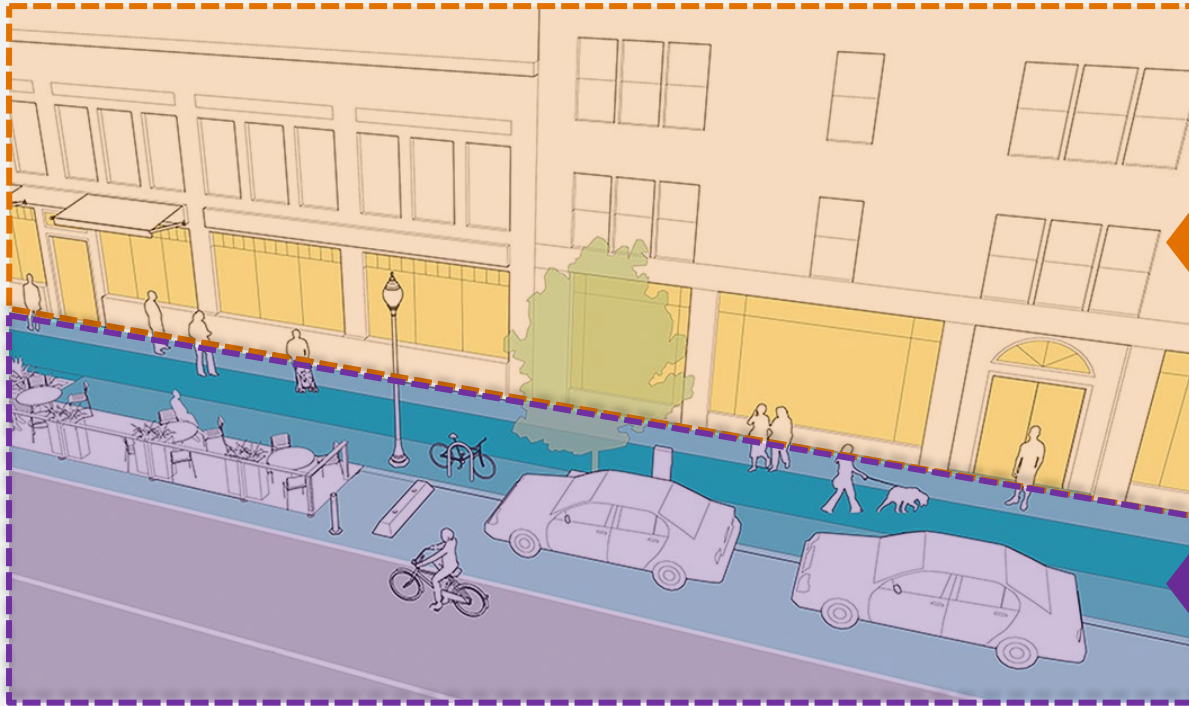
A toolkit for DRCOG communities that will empower local jurisdictions to **implement design standards** that facilitate seamless access to **transit, bicycle, and pedestrian infrastructure.**

Building a **resource for context-sensitive design best practices** for communities to use when updating development codes and standards.



# Regional Complete Streets Toolkit Integration

*Built to Move* will align with *DRCOG's Regional Complete Streets Toolkit* to provide seamless interaction and usability.



*Built to Move* helps jurisdictions ensure new commercial and mixed-use **development** contributes to a multimodal environment

*Regional Complete Streets Toolkit* helps jurisdictions understand how to support multimodal travel within the **public right-of-way**

# Project Progress

1. Plan document review (**complete**)
2. Local code/ordinance review (**complete**)
3. Establish development types (**complete**)
4. Collect case studies (**ongoing**)
5. Development strategies (**ongoing**)



# Toolkit Development Types



*Golden's Downtown Core*

## **Downtown Core Development**

Established mixed use places where most development is infill or adaptive re-use.



*Westminster's Federal Blvd*

## **Corridor Development**

Linear, commercially-focused places along formerly auto-oriented corridors.



*Boulder's University Hill*

## **Neighborhood Mixed Use**

Nodes of commercial uses, typically surrounded by residential neighborhoods.



*Lakewood's Belmar*

## **Retrofit Development**

Development in previously auto-oriented or single-use areas that are transitioning to mixed use.



*Lone Tree's Ridgeway*

## **Master Planned Development**

Larger areas that develop from green fields to accommodate significant growth or special uses.

# Focus Groups

Direct input throughout the project will ensure the toolkit is valuable to the end user.

## Meeting 1

### Discuss Existing Tools

Discuss existing plans and implementation levers

## Meeting 2

### Identify Needs

Discuss specific projects that have contributed to multimodal goals

## Meeting 3

### Communicate Toolkit

Present how communities can use the draft toolkit

# Focus Group Takeaways

Challenges to multimodal supportive development include:

- Navigating **cross jurisdictional** corridor development.
- **Attracting developers** that create mixed-use areas.
- **Retrofitting** suburban land development patterns.
- Translating high-level plans to **site-level design**.
- Connecting master planned development to **activity centers**.

# Focus Group Takeaways, continued

Member jurisdictions would like the toolkit to:

- **Provide a starting point** for establishing multimodal standards.
- Establish **policy backing** and **strengthen negotiations**.
- **Be a reference** for plan and code updates.
- Facilitate cross jurisdictional **coordination**.
- **Bridge the gap** between long-range planning and private development.

# Preliminary Toolkit Outline

**Community Context:** Find your community context (urban, suburban, rural, mountain)

**Street Type(s):** Within your context, navigate to the Complete Street type that you're contemplating policy and/or regulatory changes to

**Development Type(s):** Discover development types that would be most supportive to multimodal facilities/investments along that street type

**Design Standards:** Find detailed descriptions of each development type with design standards

**Implementation Tools:** Navigate to descriptions of planning, policy, and regulatory tools

# Next Steps

- 
1. Collect case studies.
  2. Craft development strategies.



# Questions?

**Cole Neder**

Senior Transit Planner, DRCOG

[cneder@drcog.org](mailto:cneder@drcog.org)

(309) 373-4940

If you need digital accessibility assistance, submit a request at [drcog.org/access](https://drcog.org/access) or call 303-455-1000. Please expect a response within 72 hours (three business days).