



A DRCOG Toolkit for Multimodal-Supportive
Development Standards

Built to Move Multimodal Local Development Standards Toolkit

Regional Transportation Committee: May 19, 2026



built to move

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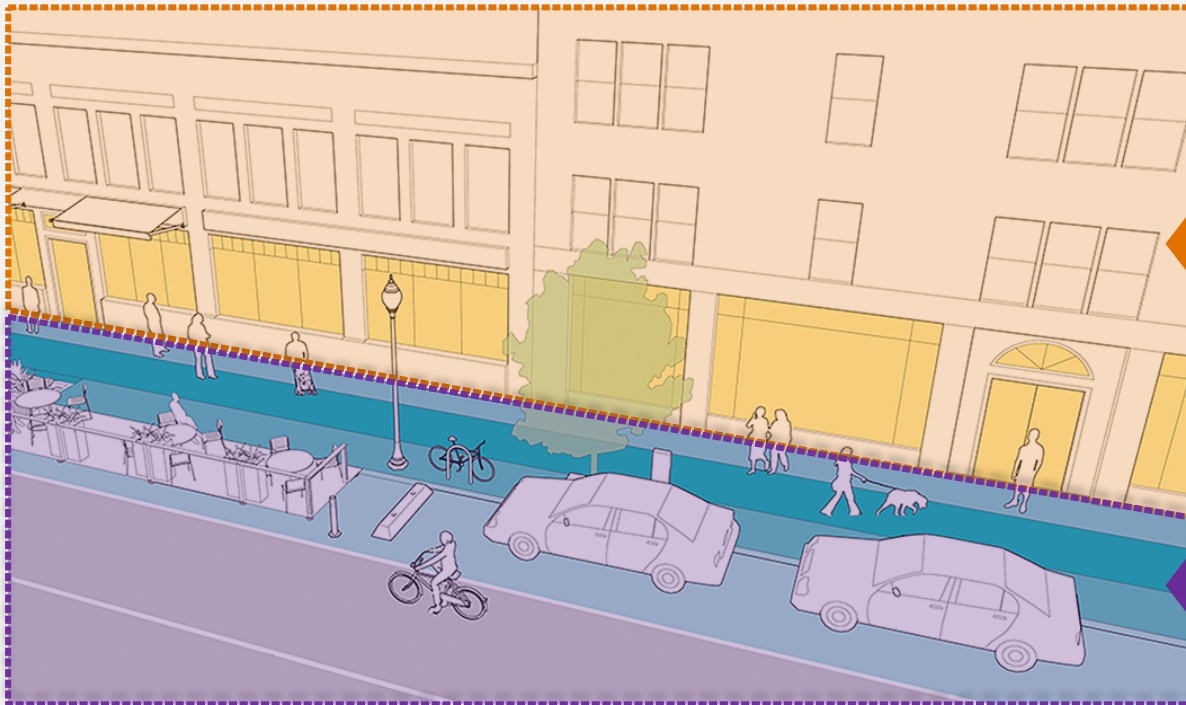
A toolkit for DRCOG communities that will empower local jurisdictions to **implement design standards** that facilitate seamless access to **transit, bicycle, and pedestrian infrastructure**.

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?

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