



# **Metro Vision 2040**

A program of DRCOG

**MVIE – December 16, 2013**

*Transforming the Community Fabric*



# Agenda

- ◆ **Welcome and Introductions (10:00-10:10am)**
- ◆ **Infill Development and Metro Vision (10:10-10:30am)**
  - ◆ Context for Today's Discussion
  - ◆ What We've Heard So Far
- ◆ **Guest Speaker Presentations (10:30-11:10am)**
  - ◆ Bob Watkins, Director, Planning and Development, City of Aurora
  - ◆ David Starnes, Redevelopment Program Manager, City of Longmont
  - ◆ Chris Waggett, CEO, D4 Urban LLC
- ◆ **Discussion: Infill Barriers and Opportunities (11:10-11:50am)**
- ◆ **Wrap Up and Next Steps (11:50-Noon)**



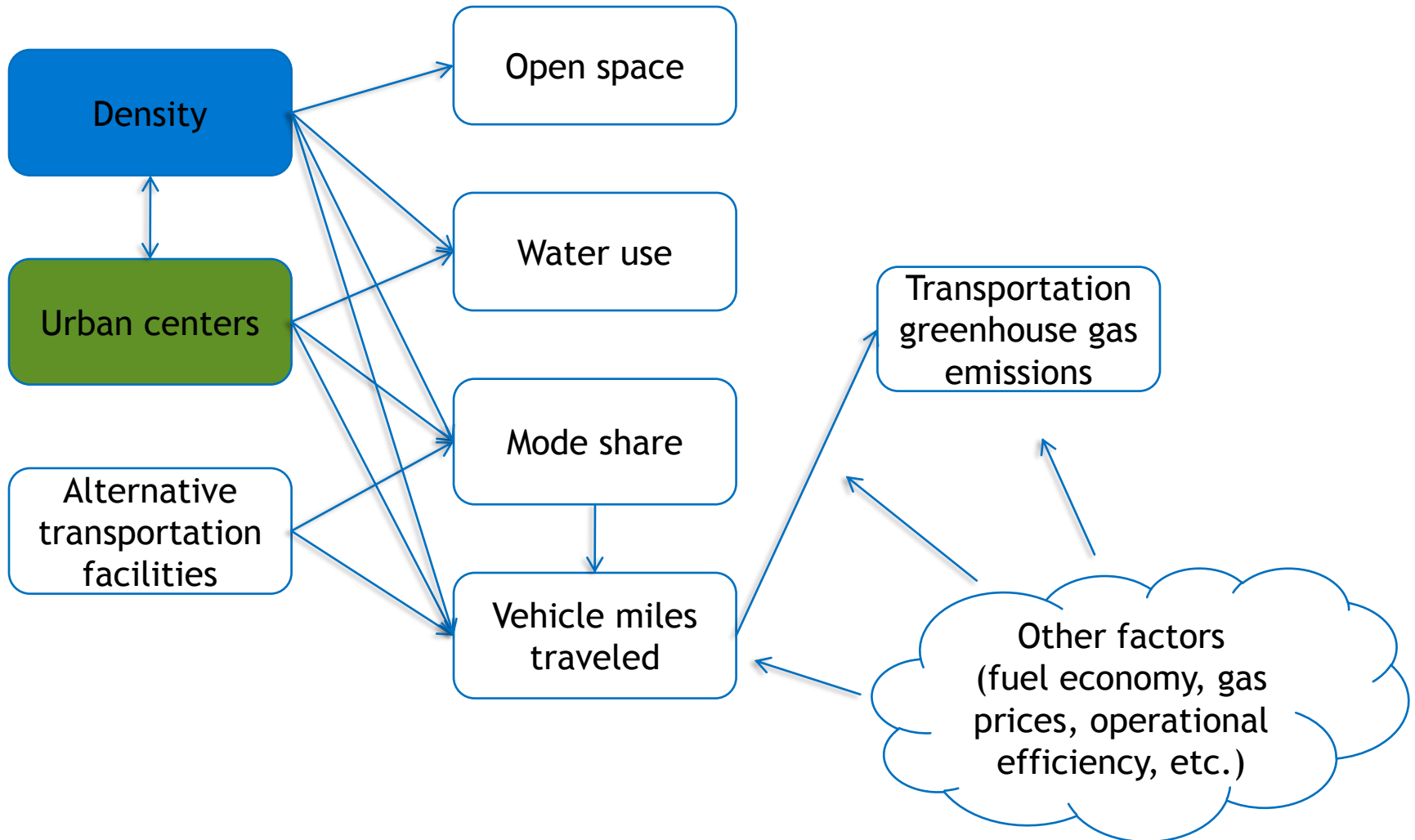
# MV 2035- Outcome Focused

Outcome	Metro Vision Goal
Limited expansion of the urbanized area through increased region-wide density, infill and redevelopment	Increase overall regional <b>density</b> 10%
Vibrant urban centers that allow people of all ages, incomes, and abilities to access a range of housing, employment, and service opportunities	Locate 50% of <u>new</u> housing and 75% of <u>new</u> employment in <b>urban centers</b>

**“Each goal represents a region-wide aspiration that local governments in the Denver metropolitan area will collectively work toward , each contributing in a manner appropriate to local circumstances and objectives.”**



# Goal Relationships





# Metro Vision Local Government Survey: Growth and Development

In the past year has your community seen an increase in overall development activity?

Answer Option	Count
Yes, a large increase	15
Yes, a small increase	11
No change	1
No, decline in activity	0

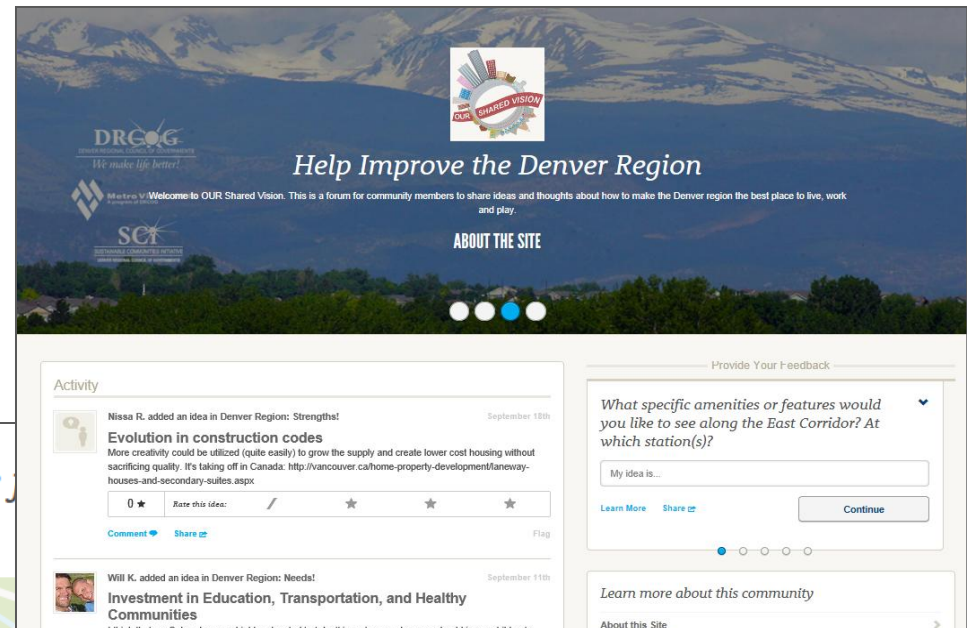
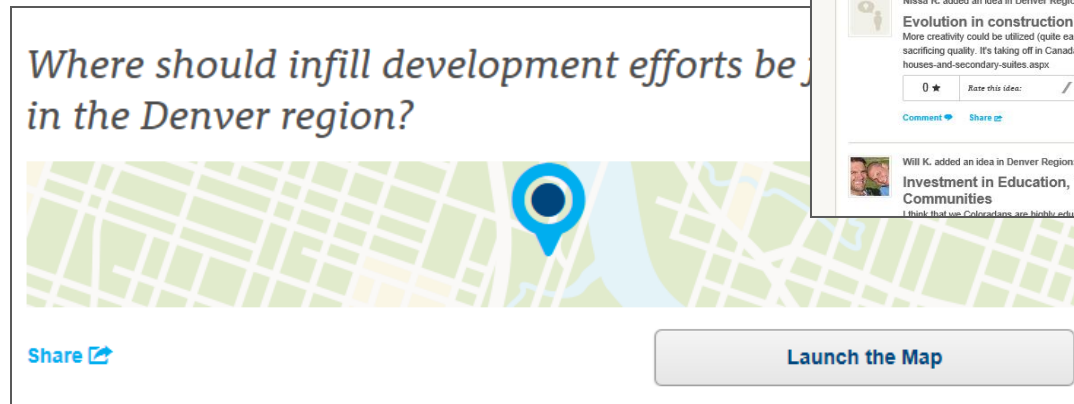
Development Types with increased activity (% respondents that chose option):  
New development (77%); **Redevelopment (65%); Previously approved, but un-built projects (58%); Infill development (58%)**



# Continue the Conversation

## ◆ OUR Shared Vision

- ◆ Location
- ◆ Design standards
- ◆ Impacts



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# Objectives

- ◆ **Better understand key challenges facing infill development from the perspective of local communities, elected officials, and the development community**
- ◆ **Identify the types of tools that would be most useful for local communities**
- ◆ **Explore role of DRCOG in supporting infill initiatives**





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# What We've Heard So Far





# Challenges and Barriers

- ◆ **Market demand not justifying redevelopment at the densities called for in urban centers**
- ◆ **Recent demand (type of product and location) not necessarily aligned with local comprehensive plans**
- ◆ **Infrastructure (need vs. funding in infill location)**





# Challenges and Barriers

- ◆ **Difficult to get developers to build (and lenders to support) urban products in suburban markets**
- ◆ **Land use regulations in many cases do not support higher density or desired land uses**
- ◆ **Remaining sites tend to be “challenged”**





# Strategies to Promote Readiness: What's Working?

## ◆ Flexible Regulatory Environment

- ◆ Development standards (e.g., parking, landscaping)
- ◆ Subdivision regulations (e.g., parkland dedication requirements)
- ◆ Tailored zone districts
- ◆ PUDs

## ◆ Incentives

- ◆ Expedited review process
- ◆ Administrative approval
- ◆ Fee reductions
- ◆ Tax rebates





# Strategies to Promote Readiness: What's Working?

## ◆ Targeted Infrastructure Investment

- ◆ Area planning to identify and focus on improvements that can serve as a catalyst for infill
- ◆ URAs







# Ideas: Toolkit for Local Action

- ◆ **Connect developers with development opportunities**
- ◆ **Consider tools that are calibrated to different community contexts**
- ◆ **Educational tools for local communities**





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# Panel Presentations



# Discussion: Infill Barriers and Opportunities





# Next Steps

- ◆ Complete developer interviews
- ◆ Prepare Infill Issue Paper
- ◆ Login to OUR Shared Vision site to share additional thoughts regarding infill:

<http://drcog.mindmixer.com/>



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