

SMART Infill – New Partners for Smart Growth



Harrison Rue, Honolulu TOD Special Director

Dan Sloan, CNU Board Member – recovering Attorney

Darin Dinsmore, Moderator www.Crowdbrite.net



"This easy to use, hands-on tool will be a great resource to planning practitioners & decision makers working to promote infill development & smart growth within their communities."

Robert Summerfield City of Las Vegas Department of Planning



Fred Turnier, AICP
Re: New tool for cities
Very cool infill tool and it's fun.

www.InfillScore.com



Solutions

Communicate Plans • Build Community • Prioritize Investment • Inspire Action



Planning

Comprehensive Planning



Infrastructure

Capital Improvements



Major Projects

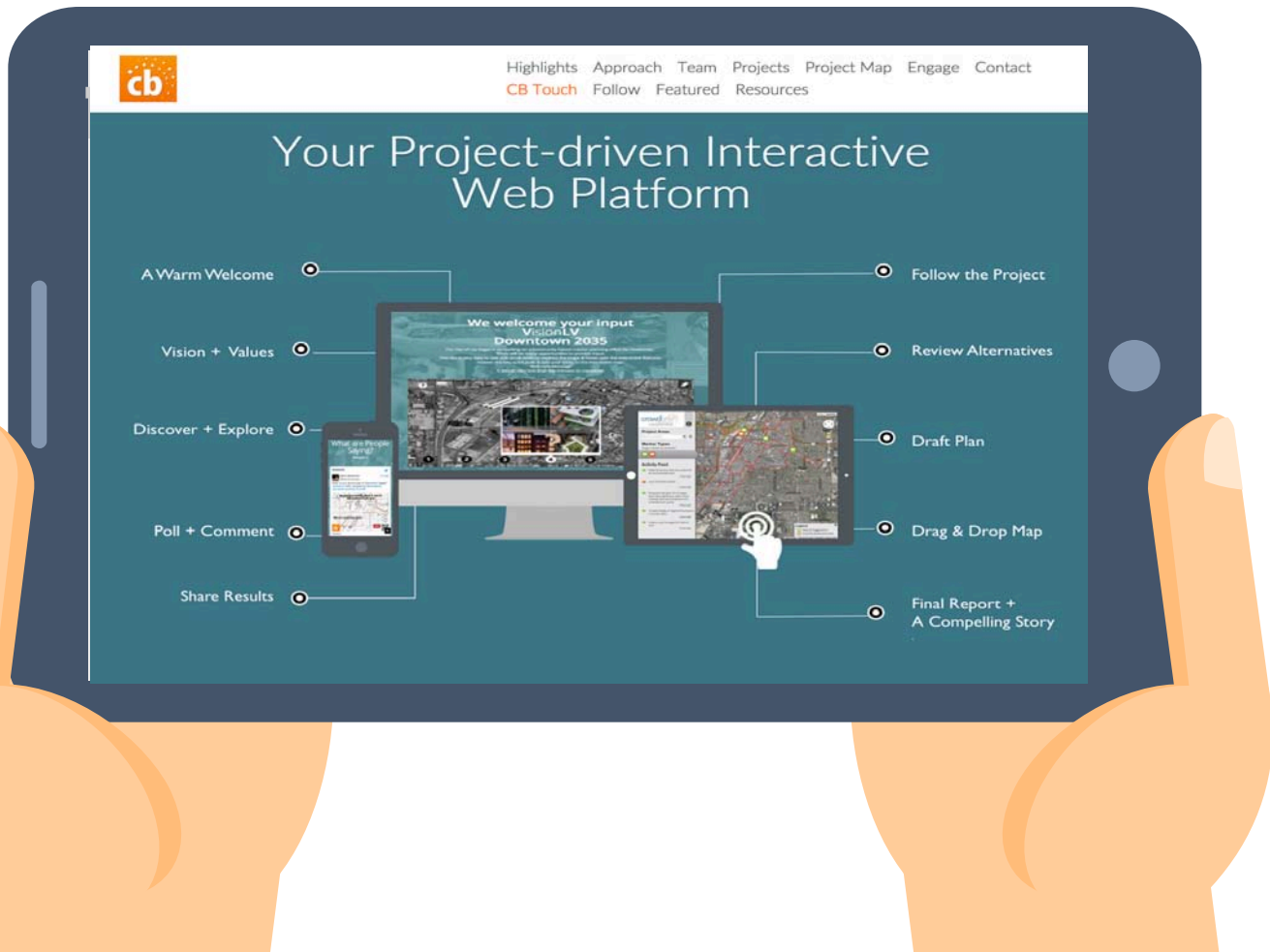
Complete Solutions

www.crowdbrite.net
Darin Dinsmore Darin@crowdbrite.com

Planning - Infill & Revitalization

“This easy to use, hands-on tool will be a great resource to planning practitioners & decision makers working to promote infill development & smart growth within their communities.”

Robert Summerfield City of Las Vegas Department of Planning



15. Bet big on infrastructure

LAS VEGAS

One of greater Las Vegas's busiest streets, Flamingo Road, is getting a \$40.3 million overhaul that will include new bus stops, better crosswalks, and more traffic signals. Last year, the regional transportation commission began studying how to expand public transit on the Strip, and in March, officials vowed to put more than \$90 million toward improving pedestrian safety.

www.visionlv.com

Experience - Creating Momentum For Change

- P3's - creating & managing
- Unique project delivery system to remove barriers
- Community Based planning to build support for density done well
- We bring developers agencies, stakeholders & public together to take action.
- Award winning Infillscore and Roadmap tools used by 260 cities
- Development Partner in 250 acre new urban neighborhood
- Created Community Enhancement Program & first distributed sites affordable housing model
- Infrastructure Finance Tools
www.eifdistricts.com



aerial sketch -
TRY theater block

Buildbrite Project Delivery System

Activate
Plans



Implement
Projects



Attract/Leverage
Investment



Build the
Future



Implementation Program

Las Vegas, Anaheim, Brea,

Investing in our future
Move from vision to reality

Truckee

Planning Program

South Lake Tahoe

Implementation Program



[UN]Shelve & Activate Your Plan

Implementation Program

Las Vegas, Anaheim, Brea,

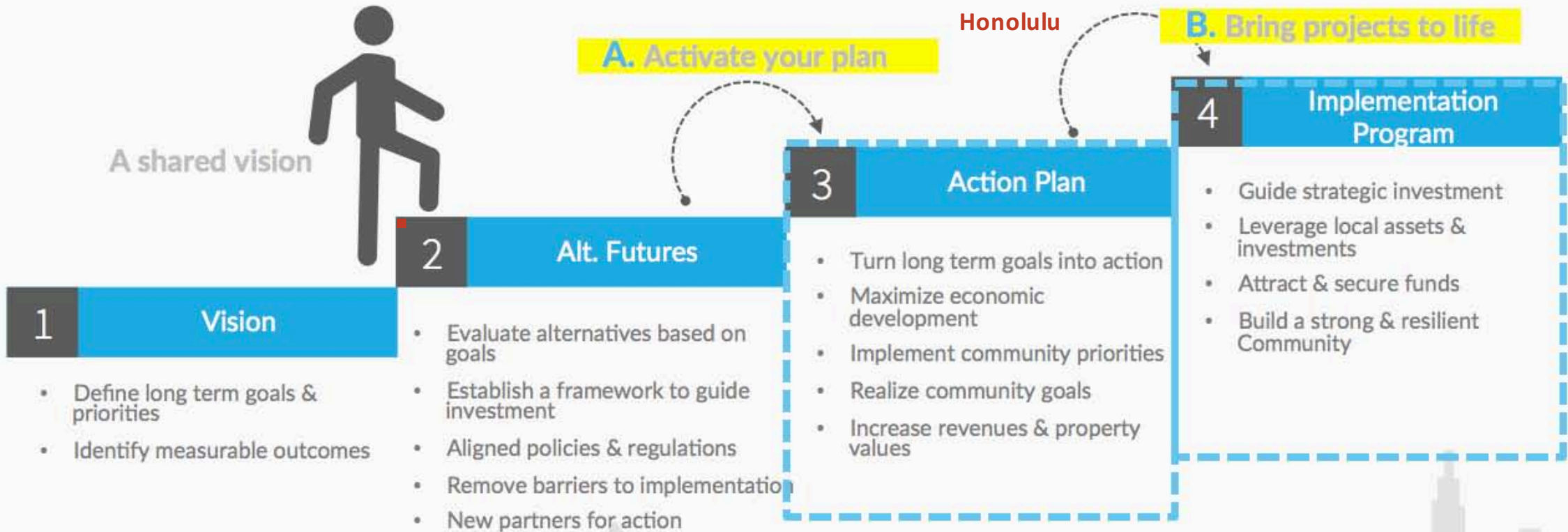
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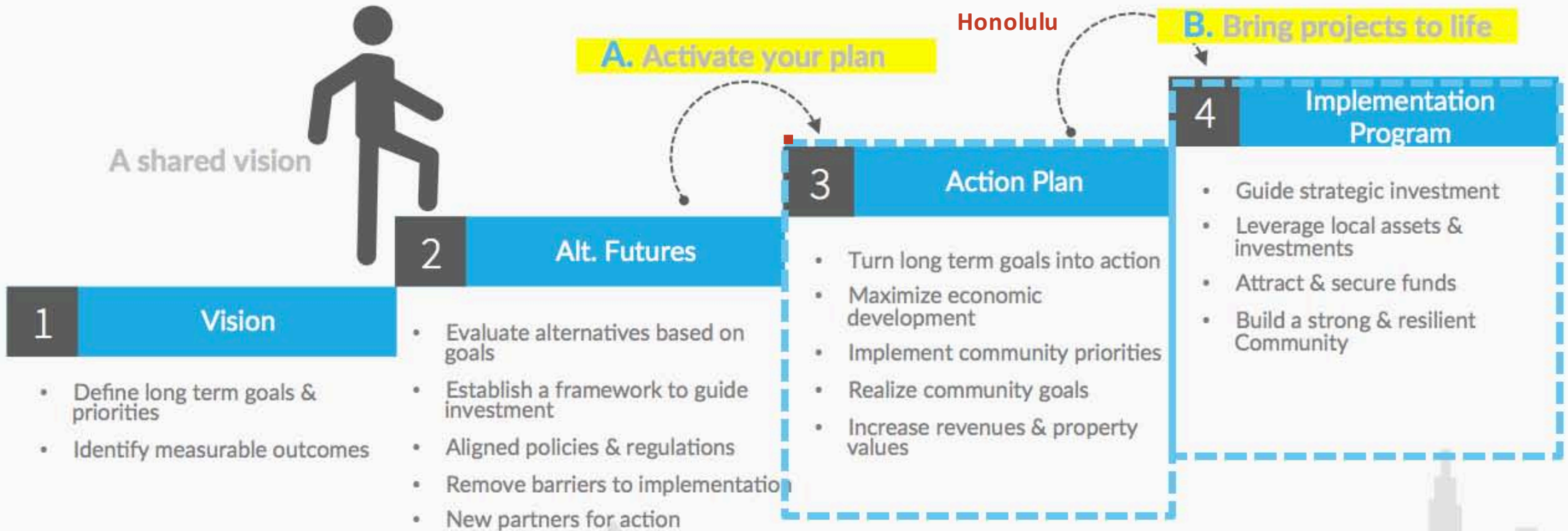
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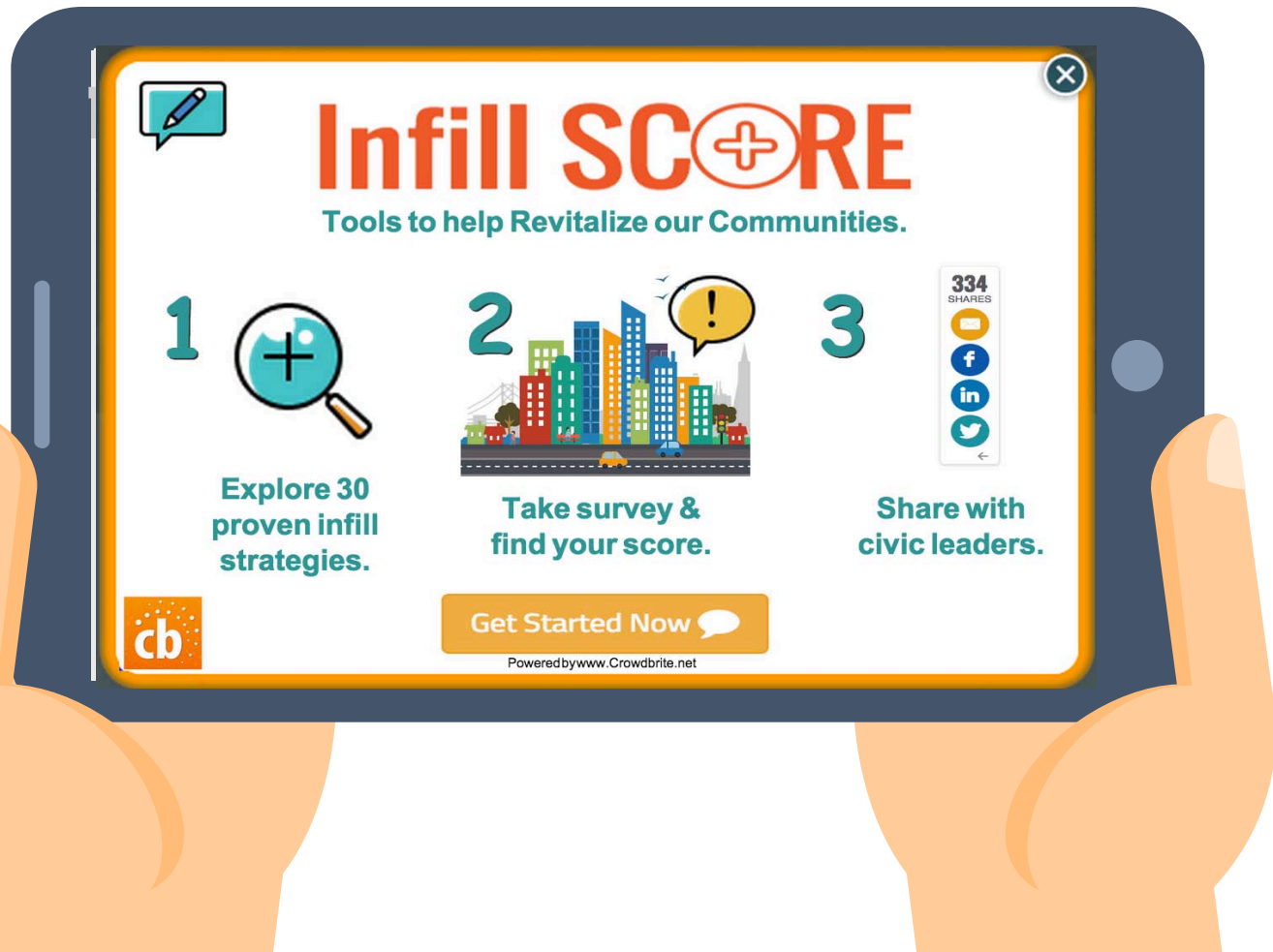
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Implementation Program



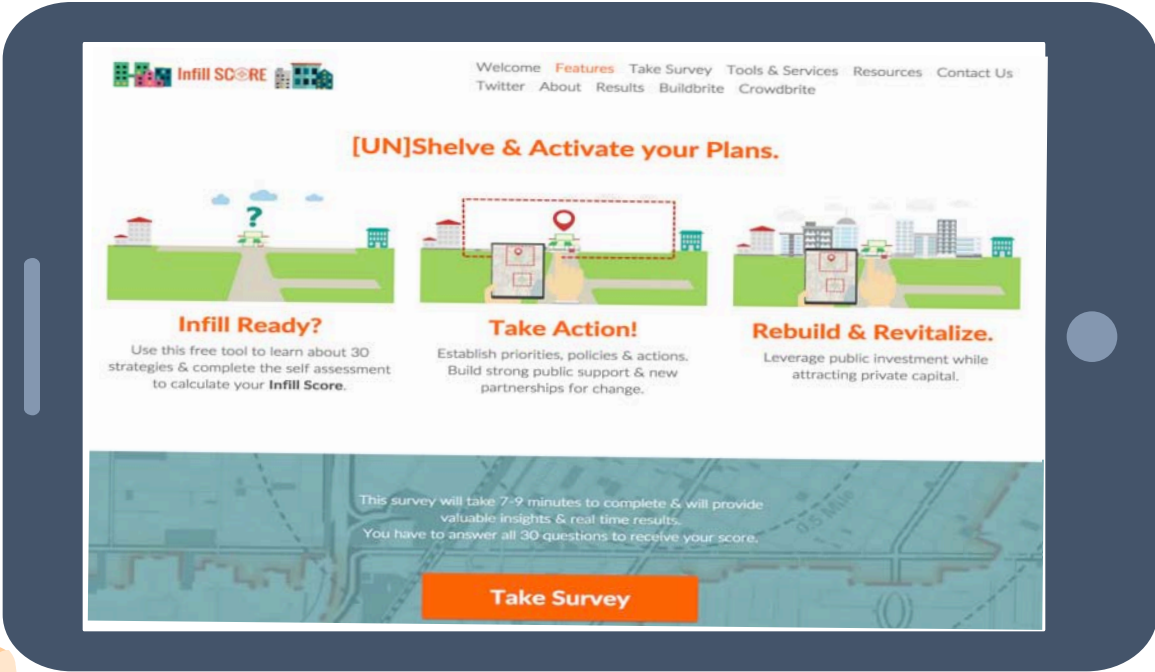
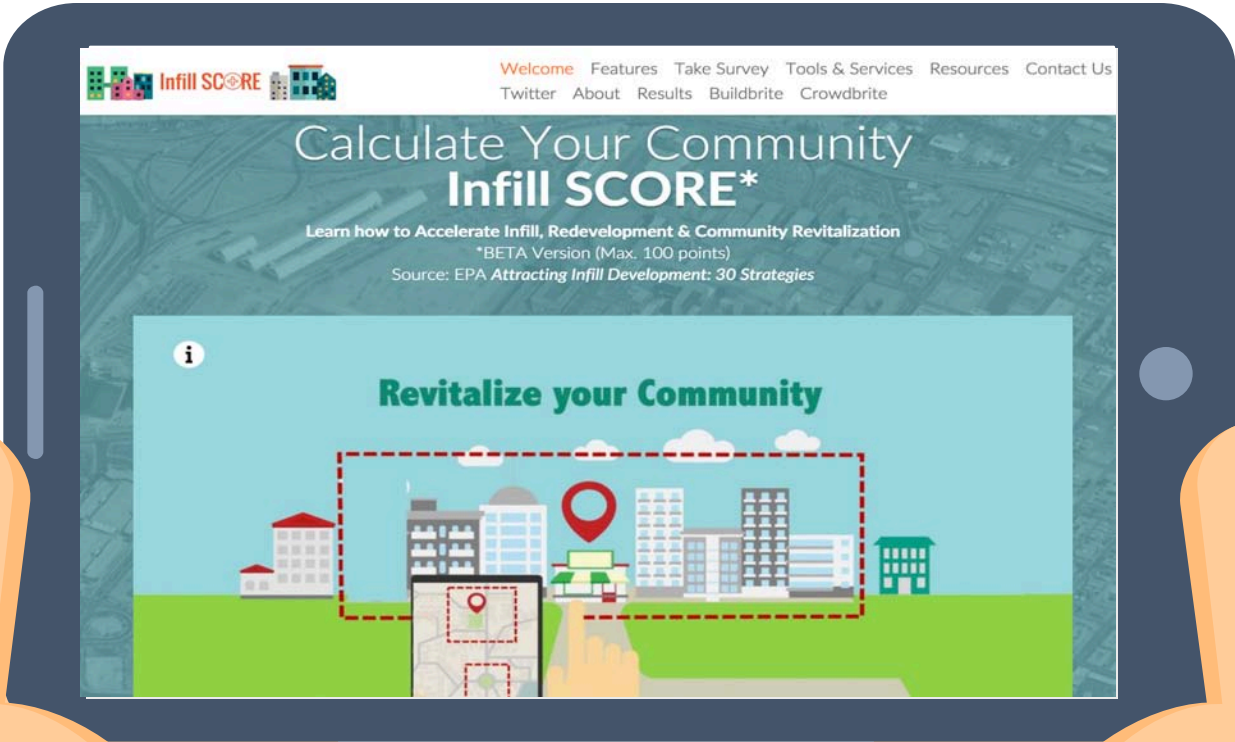
[UN]Shelve & Activate Your Plan

Accelerate Community Revitalization



www.InfillScore.com

Infill Score & Action Plan

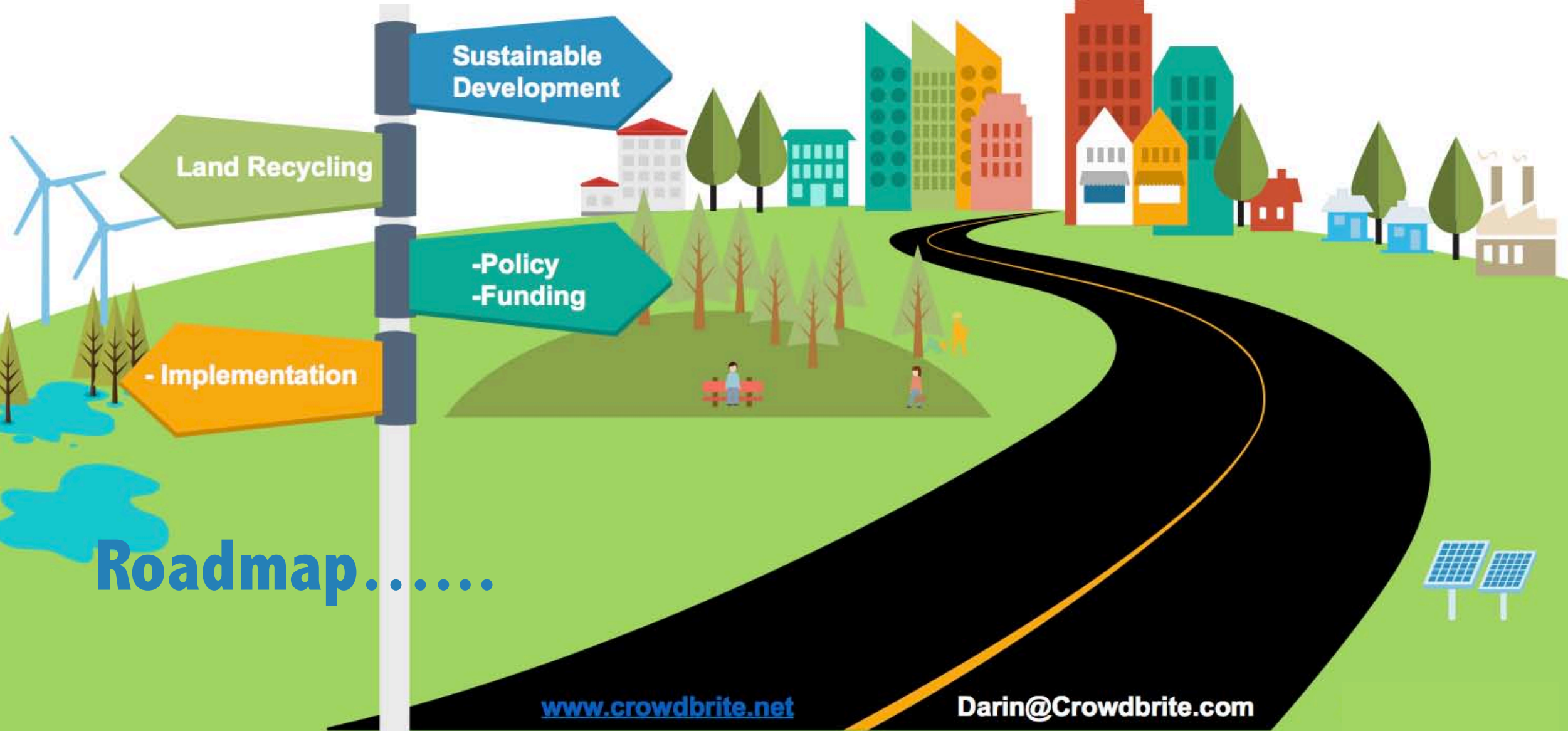


www.InfillScore.com

Infill SCORE



Infill
ROADMAP



Roadmap.....



Infill SCORE



Create your Infill Roadmap



Get your Infill Score



Explore Actions & Develop your Roadmap



Attract Investment

SMART Infill & Revitalization Roadmap

TOP PRIORITIES

- Provide Affordable Housing Choices
- Implement TOD/ Complete Streets
- Create Walkable Communities
- Promote Downtown Revitalization
- Support Jobs/Econ. Dev

FOR DISCUSSION ONLY



San Antonio, TX

STRATEGIES

TIERED IMPACT FEES

ACTIONS

- Explore if we can establish tiered impact fees under state law
- Evaluate/develop impact fee program to cover costs associated with dev.
- Study the difference in fiscal, social, and other costs between infill & greenfield development,
- Build consensus among local elected officials to give priority to infill development
- Seek local developer political support for financial incentives for infill dev.

EASE PARKING REQUIREMENTS

- Use innovative parking policies such as shared parking or parking cashout
- Include mobility options for bicyclists, pedestrians, and transit riders to reduce parking req at priority infill areas
- Ensure car sharing available in any priority infill areas
- Study if current parking req. are an impediment to infill, particularly in downtown areas
- Ensure transit is a convenient option for travel to, from, and within infill areas,

IDENTIFY PRIORITY INFILL DEVELOPMENT AREAS

- Develop a place-based economic dev. strategy, Implement streamlined permitting
- Assemble large parcels for revitalization efforts
- Prioritize investments to improve walking, cycling & transit access,

ADOPT FLEXIBLE CODES

- Audit zoning & subdivision codes to identify key elements that encourage or discourage mixed-use, compact development in infill locations
- Develop design guidelines & a master plan to serve as the basis for form-based or other flexible code provisions,

CREATE A PARKING DISTRICT

- Establish a parking district
- Build support with residents & businesses for paid on-street parking
- Explore "managed" free parking with time limits, Develop shared parking or parking cashout policies,
- Explore new innovative finance program such as TIF to finance parking facilities
- Explore technology to improve parking management such as apps & sensors,

1. Communication

involve existing residents in creating a shared vision & identify specific priority infill development areas.

2. Policy & Programs

Establish strong policies to incentivize infill & remove obstacles to revitalization.

3. Partnerships

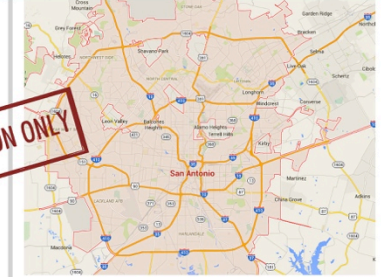
Build capacity & collaborate on solutions, establish partnerships & leverage resources.

SMART Infill Implementation Roadmap

TOP PRIORITIES

- Provide Affordable Housing Choices
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FOR DISCUSSION ONLY



San Antonio, TX

STRATEGIES

IMPLEMENT A LAND VALUE TAX

ACTIONS

- Explore if state law allows land value taxation
- Analyze if property taxes on improvements are discouraging investment
- Investigate the level of land-rich, income-poor resident

BUILD COMPLETE STREETS

- Prioritize linking transportation priorities with development goals,
- Engage bicycling, walking advocates to support public transportation & community improvements
- Identify & prioritize wide streets in priority infill areas appropriate for transformation,

ESTABLISH A CAPITAL RESERVE FUND

- Establish/continue to invest in a capital reserve fund for infrastructure improvements
- Establish/continue multi-year capital improvement program tied to long range planning goals
- Set aside revenue each year for future capital improvements that leverage new private investment,

ENACT A PROPERTY TAX ABATEMENT PROGRAM

- Develop a place-based tax abatement program in priority infill development areas
- Ensure that elected officials/community members understand the benefits & value of tax abatement
- Research if property taxes are discouraging investment & level of land speculation on vacant property
- Investigate current property tax rates compared to neighboring communities & nearby abatement programs,s

4. Placemaking

Improve the existing built environment & perception of place.

5. Infill Finance

Proactively identify funding opportunities & fund infill.

6. Infrastructure

Make strategic infrastructure investments to support projects & finance improvements.

Invitation to try new SMART Infill Tool

[UN]Shelve & Activate your Plans.



Infill Ready?

Use this free tool to learn about 30 strategies & complete the self assessment to calculate your **Infill Score**.



Take Action!

Establish priorities, policies & actions.
Build strong public support & new partnerships for change.

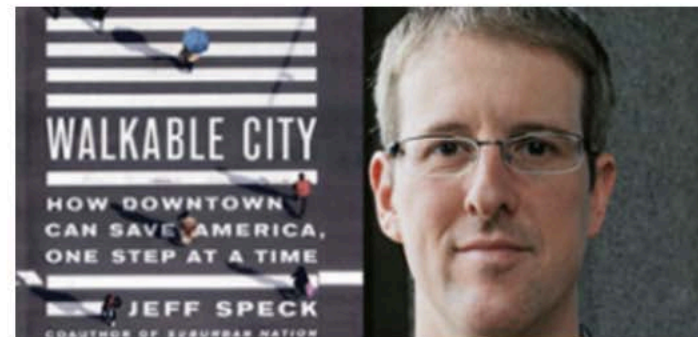


Rebuild & Revitalize.

Leverage public investment while attracting private capital.

"A great tool for reinvigorating cities and towns all across the U.S."

Jeff Speck - City Planner, author of Walkable City



Take Infill Score & Develop Action Plan

SMART Infill



[S] - Strategic



[M] - Measurable



[A] - Actionable



[R] - Responsive



[T] - Timely



How does it work?

FOUNDATION

PRIOITIES
Strategy 1: Identify Priority Infill Development Areas (10 points)

POICIES
Strategy 2: Expedite Development Review (5 points)
Strategy 3: Set Tiered Impact Fees (3 points)
Strategy 4: Ease Parking Requirements in Infill Locations (3 points)
Strategy 5: Adopt Flexible Codes (3 points)
Strategy 6: Provide Clear Rules for Renovating Historic Buildings (3 points)
Strategy 7: Adopt an Adaptive Reuse Ordinance (3 points)
Strategy 8: Offer Density Bonuses in Infill Locations (3 points)
Strategy 9: Put Public Offices in Infill Locations (3 points)

PARTNERSHIPS
Strategy 10: Seek State and Regional Partners (5 points)
Strategy 11: Identify Key Anchor Institutions (5 points)
Strategy 12: Explore Employer-Assisted Housing (5 points)
Strategy 13: Engage Philanthropic Organizations (5 points)
Strategy 14: Create a Public Sector Developer Union (5 points)
Strategy 15: Create a Local Developer Capacity Building Program (5 points)

PERCEPTION
Strategy 16: Strengthen Code Enforcement (5 points)
Strategy 17: Build Complete Streets (5 points)
Strategy 18: Create a Business Improvement District (5 points)
Strategy 19: Hold Public Events and Festivals in Infill Locations (5 points)
Strategy 20: Initiate a Neighborhood Identity Campaign (5 points)

FUNDING FOR INFILL
Strategy 21: Enact a Property Tax Abatement Program for Infill Locations (5 points)
Strategy 22: Implement a Land Banking Program (5 points)
Strategy 23: Implement a Land Value Tax (5 points)
Strategy 24: Attract Private Equity (5 points)
Strategy 25: Encourage Community Development Corporations (5 points)
Strategy 26: Encourage Crowdfunding for Projects and Businesses in Priority Infill Development Areas (5 points)

FUNDING FOR INFRASTRUCTURE
Strategy 27: Create a Tax Increment Financing District (5 points)
Strategy 28: Establish a Capital Reserve Fund (5 points)
Strategy 29: Create Special Assessment Districts (5 points)
Strategy 30: Generate Revenue through Naming Rights and Advertising (5 points)

Total: 100

Bonus: State/Regional
infillscore@gmail.com - all strategies
3/100 except where noted



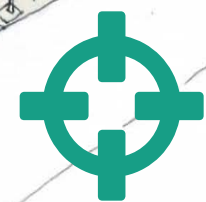
Priorities, Policy, & Place Making



Building Public Support



Concept plan by Holliday Development



You get points for a comprehensive & strategic approach



Performance/Metrics



Infill & Infrastructure Finance

1. Communication

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1. Communication

2. Policy & Programs

3. Partnerships

4. Placemaking

5. Infill Finance

6. Infrastructure

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3. Partnerships

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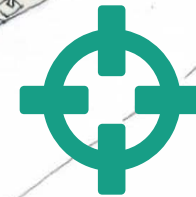




Priorities, Policy, & Place Making



Building Public Support



You get points for a comprehensive & strategic approach



Performance/Metrics



Infill & Infrastructure Finance

FOUNDATION

10
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5
POLICIES
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Strategy 9: Put Public Offices in Infill Locations

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Bonus: State/Regional
infillscore@gmail.com - all strategies
score 3/100 except where noted

Total: 100

Taking Action – 2000 – Infill Score 25 2015 - Infill Score 85



Priorities, Policy, & Place Making

- Project became council priority
- Downtown Historic District
- Master Plan Developed
- Building Types Studied
- Project Liaison/Coordinator
- Streetscape & Stream Restoration



Partnerships

- Developer Purchase
- Railyard Partnership
- State & SGC



Building Public Support

- Community based Master Plan
- Downtown Design Center
- 5-0 Vote



Infill & Infrastructure Finance

- Capital Improvement Program
- Relocate State Highway
- Brownfield & Restoration Grants
- Cap & Trade
- EIFD Potential?

Infill
ROADMAP

- \$250,000,000 in potential private investment



2000 to 2015 Transformation

| | | |
|------------|--|--|
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Bonus: State/Regional



Total: 25

How are you building support for infill?

Through broad community engagement, Truckee developed and adopted the Downtown Specific Plan in 1997. In addition, the Town's general plan and development code identified other infill areas outside of downtown and specifically provided increased floor area.

Infill strategies available in California.

Almost right after the incorporation of the Town of Truckee we began work on the General Plan and Downtown Specific Plan. We prepared an EIR for the downtown specific plan which provides for streamlined environmental review of residential (and certain other project types) under California law.

Barriers to infill in Truckee-2000

Our incentives for infill are not yet strong enough to overcome the simplicity of developing readily available greenfield sites in Town that are not in infill locations. In 2000 the market for residential development in infill locations in the Sierra is untested and unproven.



| | | |
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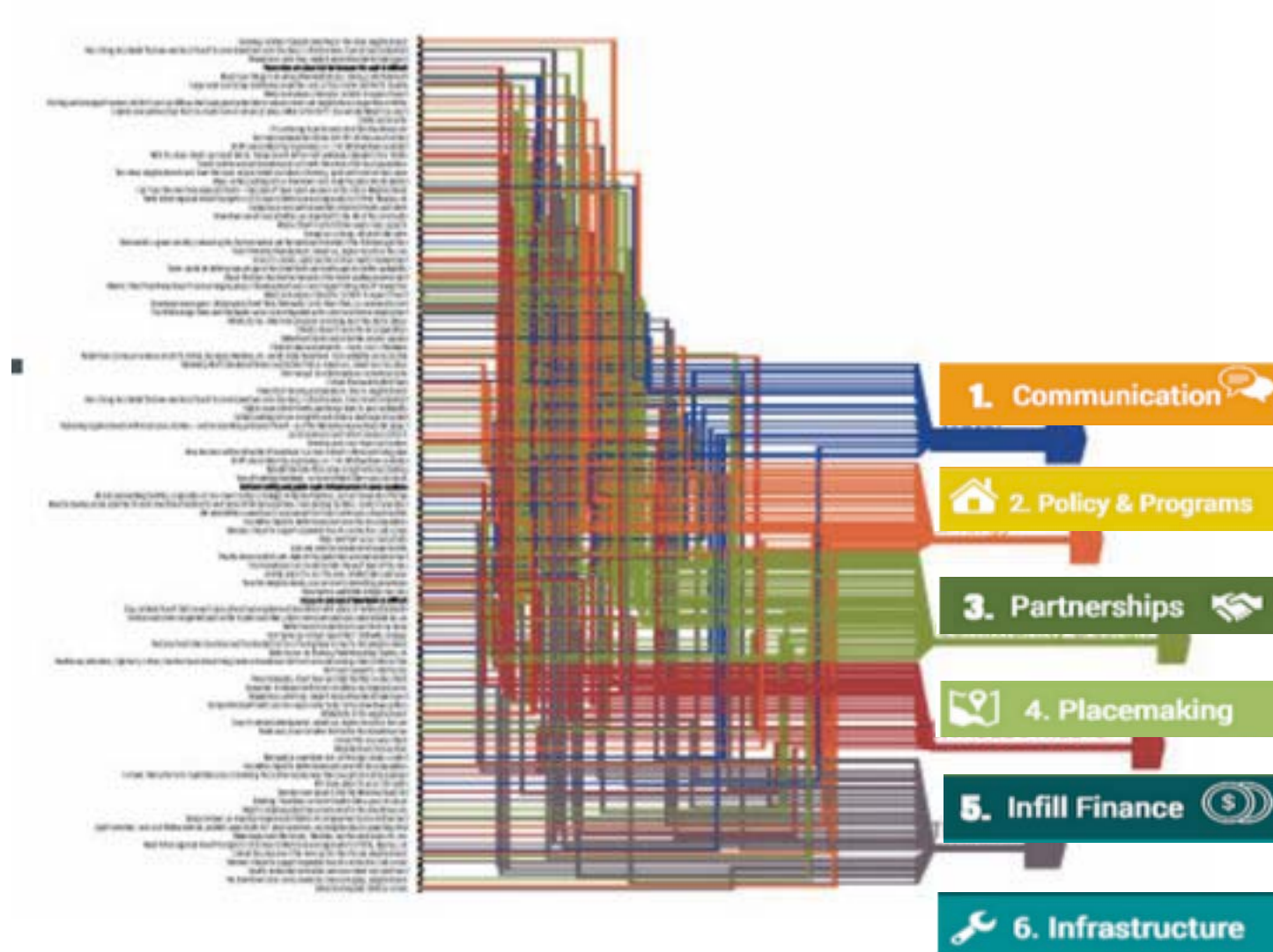
Bonus: State/Regional

Cap & Trade Funding



Total: 85

197 Potential Actions– 6 Action Areas



Organizational Development Agency Alignment





National Challenges

- 1. Creating a bold vision and plan of action**
- 2. Building public trust with improved program transparency, communications & outreach**
- 3. Overcoming opposition with appropriate design & character**
- 4. Gaining community acceptance through appropriate density and community benefits**
- 5. Reducing regulatory impediments to infill development**
- 6. Aligning infrastructure investments to serve infill development**
- 7. Developing innovative funding & finance sources**
- 8. Incremental infill supporting local economic development**

www.InfillScore.com

Infill SCORE 207 Cities



Top Challenges

| | | | |
|---|---|-------------------|----------|
| 1 | Gaining Community Acceptance Through Appropriate Density and Design | Public Support | 94 / 63% |
| 2 | Overcoming Opposition with Appropriate Community Character | Density Done Well | 83 / 55% |
| 3 | Adequate Infrastructure to Serve Infill Development | Infrastructure | 69 / 46% |
| 4 | Reducing Regulatory Impediments to Infill Development | Streamlining | 65 / 43% |
| 5 | Designing a Development Impact Fee System that Facilitates an Infill Strategy | Fee Structure | 53 / 35% |
| 6 | Connecting investment opportunities to a global real estate Marketplace | New Investment | 44 / 29% |



MissingMiddleHousing.com is powered by Opticos Design.
Illustration © 2015 Opticos Design, Inc.



XXS XS S M - UNIT TYPES



Vacant Lots
Single Family Large/Small Lots
Multi-Family Courts
Commercial & Industrial Land Conversion
High Density Residential
Underutilized Parking Lots & Structures
RV Park-Conversion



Gentle, Hidden & Invisible Density (NO “stable neighbourhoods”)

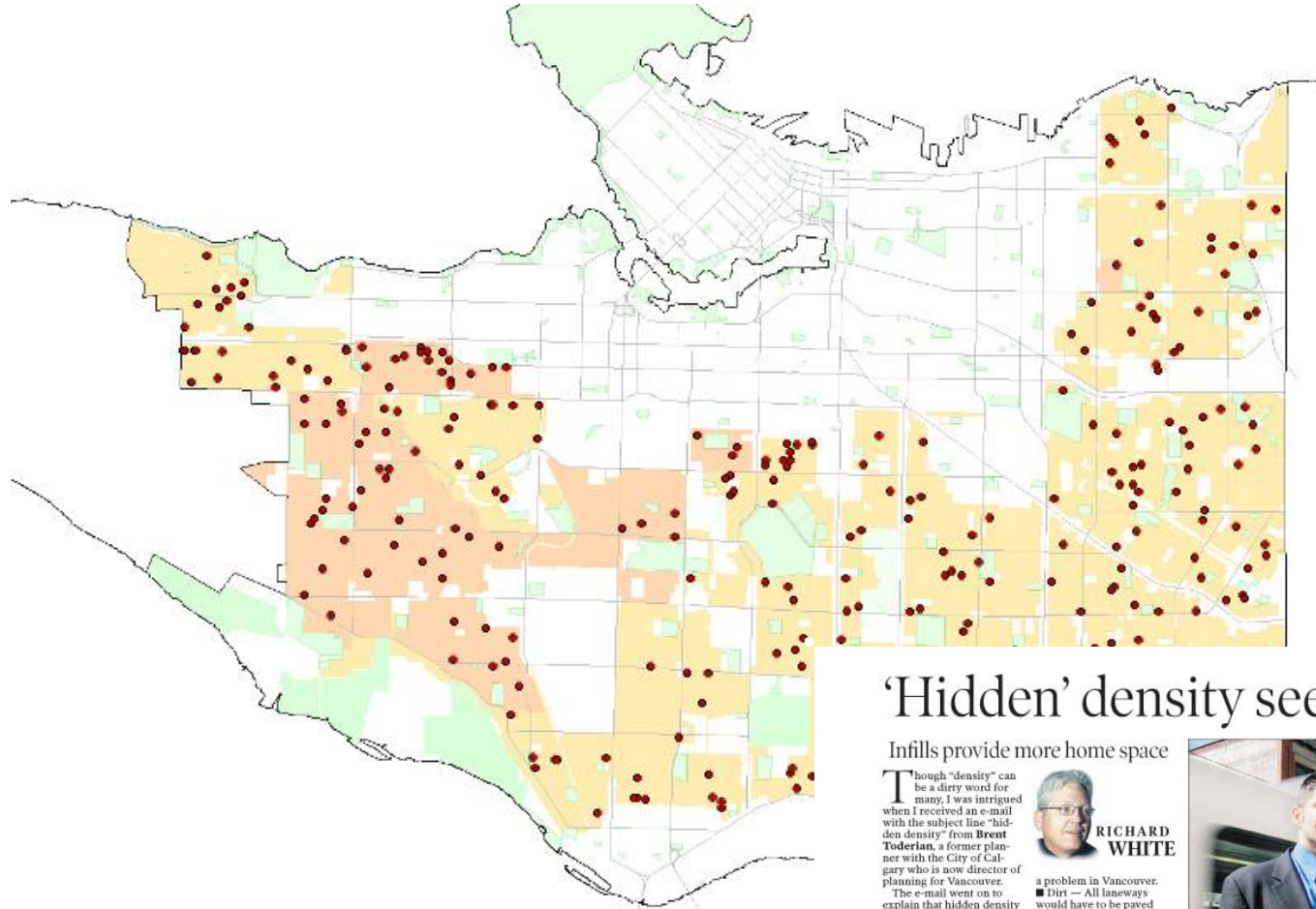
- Arterial mid-rise housing
- Ground oriented housing (gentle density)
- Backyard laneway infill housing (hidden density)
- Secondary suites within homes (invisible density)



Laneway Housing: A “Small” transformation?



2200+ already approved across the city!



‘Hidden’ density seen as good idea

Infills provide more home space

Though “density” can be a dirty word for many, I was intrigued when I received an e-mail with the subject line “hidden density” from Brent Toderian, a former planner with the City of Calgary who is now director of planning for Vancouver. The e-mail went on to explain that hidden density was a nickname for Vancouver’s EcoDensity Initiative (2006 to 2008) to encourage laneway housing. It relates to the fact that

DID YOU KNOW?

During 2009, the communities with the most infill activity were Winston Heights, Attadore, Mount Pleasant, Richmond, Tuxedo Park, Montom-



RICHARD WHITE

a problem in Vancouver. ■ Dirt — All laneways would have to be paved because the homes are built right at the edge of the laneway. I can’t imagine Calgarians being keen to live on a dirt laneway.

I contacted Laurie Kimber of the City of Calgary to find out how its new land use bylaw deals with hidden density opportunities.

I was surprised to learn that the City of Vancouver planning department may have learned something from Calgary’s laneway housing rules approved in 2007. Calgary’s bylaw allows



Photos: Calgary Herald Archive
Vancouver director of planning Brent Toderian is a former planner with the City of Calgary.

2200+ already approved across the city!



Portland - A leader in ADU's



\$100

Fantastic 2-story craftsman cottage
Entire home/apt · ★★★★★ · 4 reviews



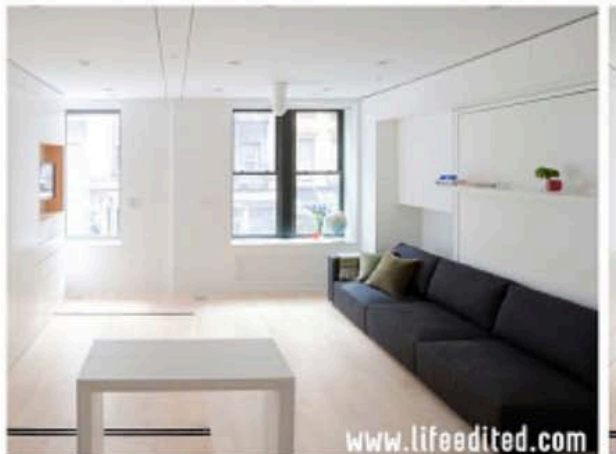
\$95

Charming Studio in SE PDX
Entire home/apt · ★★★★★ · 40 reviews

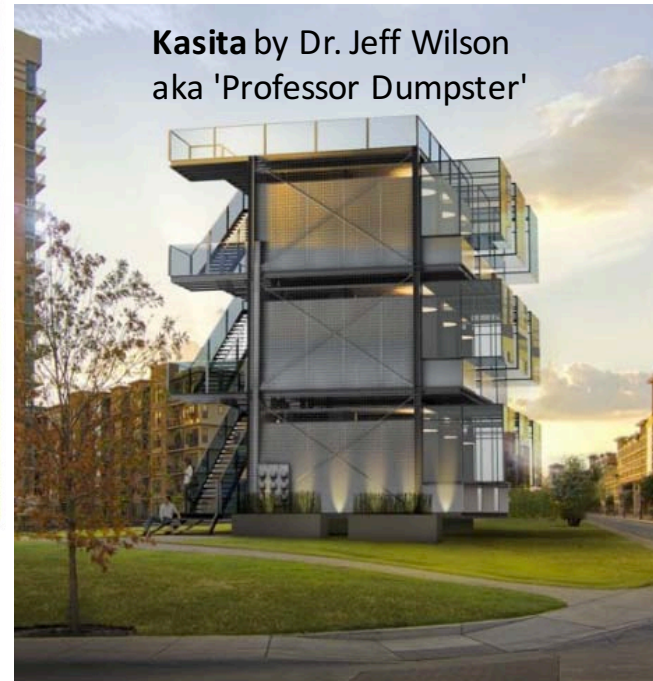


Innovative Housing by **BUILDBRITE**

LIFE EDITED



Pioneers - Tiny Homes to Micro Modular



Approved under IBC 2015, Ready to move





Fear!



BANNED



A LEGAL PATH TO TINY HOUSE & COTTAGE COMMUNITIES?

“

Cities and municipalities don't know what to do with it. The code and zoning laws are antiquated. So there's going to take a mix of guerrilla tiny home building and planned development.

The Rev. Jeff Obafemi Carr



San Antonio Wins top honors for being infill ready

- Top large city
- Taking Action
- Building Department Approved & Inspected 162sf. units and granted C of O



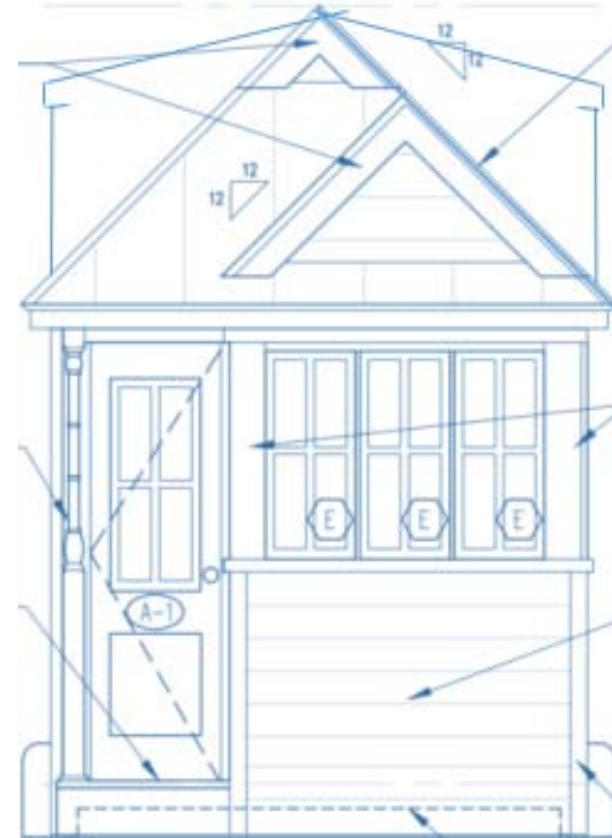


INTEREST WAS HIGH 3500 PEOPLE ATTEND TINY VILLAGE PARADE OF HOMES IN SAN ANTONIO



Tiny Home IBC 2015 PLAYBOOK 500 pages documenting 96 inspections

- Structural
- Electrical
- Plumbing
- Health & Safety
- Certificate of Occupancy
- **STILL ILLEGAL** under San Antonio Zoning min 300ft unit size



GOVERNING
THE STATES AND LOCALITIES

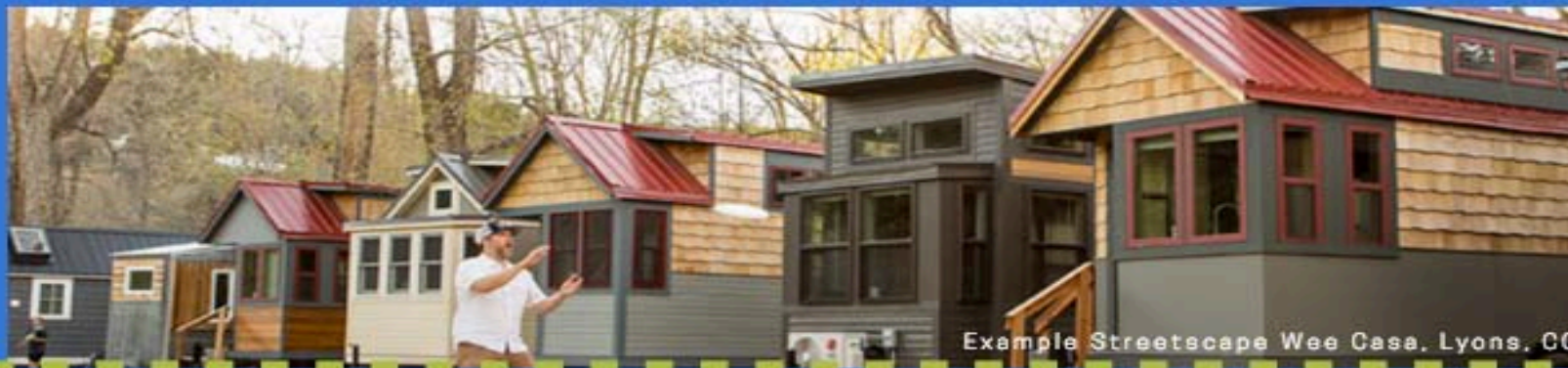
INFRASTRUCTURE & ENVIRONMENT

Tiny Houses: Affordable, Energy-Efficient and Often Illegal

Innovative Housing by **BUILDBRITE**

LET'S BUILD!

HELP US BUILD A TINY HOUSE VILLAGE PILOT PROJECT!



Example Streetscape Wee Casa, Lyons, CO

Attractive. Affordable. Sustainable



Indoor/Outdoor Living



To be installed on Permanent Foundations



Net Positive Energy

Built by Construction Careers Academy, San Antonio, TX

HELP CREATE

A TINY HOME VILLAGE IN YOUR COMMUNITY

Four New Tiny Homes to be relocated to California, September 2016



- NOT ON WHEELS
- Installed on permanent foundation
- Built to most stringent CODES - IBC 2015



These site built wood frame constructed units are pre-approved and ready to be relocated to your community & connected to local services.

96 INSPECTIONS

Building, Plumbing,
Electrical, & Mechanical Inspections
Certificate of Occupancy from the City of San
Antonio

CODE COMPLIANT

The City of San Antonio has the following
International Code Council (ICC) codes in
effect:

- * 2015 International Building Code
- * 2015 International Residential Code for One
and Two Family Dwellings
- * 2015 International Mechanical Code
- * 2015 International Plumbing Code
- * 2015 International Existing Building Code
- * 2015 International Fuel Gas Code
- * 2015 International Fire Code
- * 2015 International Energy Conservation Code
- * 2014 National Electric Code

PROJECT CONTACT: DARIN@BUILDBRITE.COM

INSPECTED & CERTIFIED BY CHIEF BUILDING OFFICIAL

The Tiny house movement needs
model communities that set the
standard for public health &
safety.

The City of San Antonio Development
Services Department ensures that
construction projects adhere to
rigorous International standards, the
City's Building Codes and the Unified
Development Code to enhance public
health and safety.

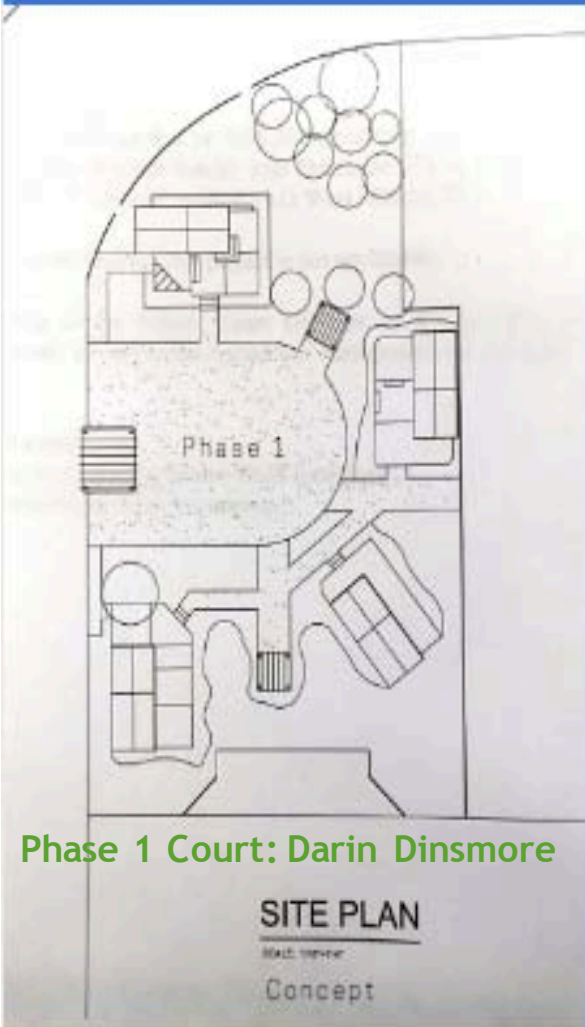
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FINDING A SITE

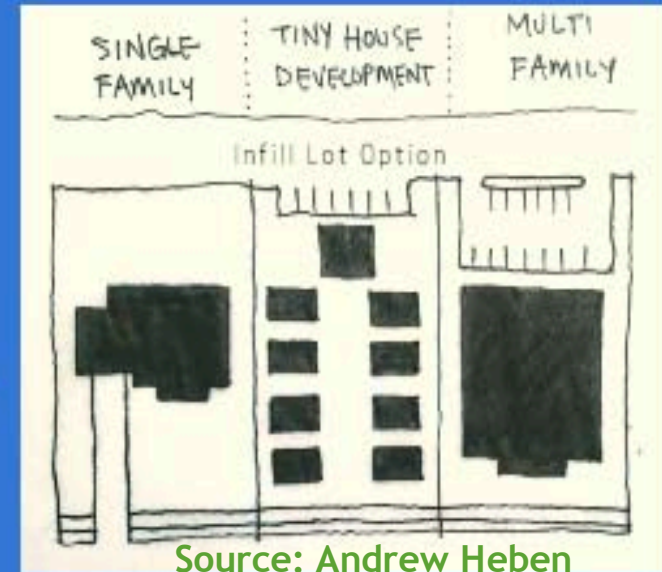
HELP US BUILD A TINY HOUSE VILLAGE PILOT PROJECT!



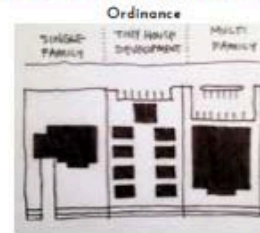
Phase 1 Court: Darin Dinsmore

SITE GOALS & REQUIREMENTS

- Opportunity to combine tiny homes & small cottages
- Option for tiny homes on wheels as accessory units
- 1/2 to 1 1/2 Acres for 12+ Units
- Urban services & multifamily zoning
- Ability to create a streetscape
- Quiet location & access to open space
- Room to grow/expand
- Good solar access
- Appropriate for Indoor/Outdoor Living



TINY HOUSE DEVELOPMENT & COTTAGE COMMUNITY



Primary Goals:

1. To increase housing diversity in ways that are compatible with existing residential zones
2. To promote housing affordability and sustainability for all income levels by encouraging smaller homes
3. To allow for a limited number of regulated THD demonstration projects
4. To set forth a review process and general parameters for THD demonstration projects
5. To evaluate demonstration projects to inform the adoption of a permanent ordinance

Intent:

1. Provide an opportunity for the development of small, detached housing clustered around common open spaces
 2. Combine character of single family housing with affordability and density of multi-family units
 3. Increase affordable housing options for one and two person households and small families
 4. Reduce per unit development costs of conventional low-income housing developments
 5. Permit Tiny Home Demonstrations (THDs) in residential zones
 6. Provide opportunity for infill development (clusters of tiny houses can fit on standard residential lots)
 7. Allow for higher density standards in exchange for reducing impact by limiting house size
 8. Create a range of affordability by allowing for varying levels of support from common kitchen, bath, and gathering facilities
 9. Create options of attainable housing choices that combine tiny homes, small cottages and tiny homes on wheels into one single development
 10. Combine options for small sized vacation rentals in destination communities combined with local workforce housing options
- II. Reduce the fee structure and permit costs in accordance with the DUE below

Option I: Develop a Dwelling Unit Equivalent (DUE) ordinance and allow units as of right in appropriate infill locations:

- A. For XS homes under 250 sf. six (6) units equals one traditional units
- B. For small homes under 650 sf. four (4) units equals one traditional unit
- C. Parking Standards: 0.5 parking spaces per dwelling, or .25 parking spaces if within 0.5 mile of transit stop or bicycle route



Smart-Growth Money

New Funding Strategies for Community Improvements

1 Enhanced Infrastructure Financing
Districts

2 Affordable Housing and Sustainable
Communities Program

3 Active Transportation Program

4 Tax Credits

5 Social Impact Bonds

6 Community-Benefit Agreements

7 Community Development Corporations

8 Community Dev. Finance Institutions

9 Community Land Trusts

10 Business Improvement Districts

11 Crowdfunding/Tactical Urbanism



Thanks!

CROWDBRITE
Mission Based
Action Oriented



Working together to create a brighter future!

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