SMART GROWTH
LEVERAGING INTO THE NEXT LEG
Smart Growth ...we share the same vision!
A False Narrative
BOTTOM UP vs. TOP DOWN:
2 Prisms - 1 Intersection

- Risk Adjusted ROI
- Entitlements
- Community Risks
- Building Envelop
- Land Costs
- Land Assembly
- Perceived Opportunity

DEVELOPER

- The Vision/Community Interest
- The Plan
- Infrastructure Support
- The Zoning Code
- Entitlement Approvals

CITY
Codes – A Vexing Conundrum
OBSERVATIONS ON “CODES”:

- OVERLOOK BACKWARD DEDUCTION.
- NOT GENERALLY DESIGN SOPHISTICATED FOR HIGHER DENSITY.
- OFFER A SIGNIFICANT OPPORTUNITY TO ALIGN PUBLIC INTEREST THROUGH WELL CRAFTED INCENTIVES.
DO THEY:

◆ ANTICIPATE AND INCORPORATE MARCO TRENDS?

◆ ADDRESS INFRASTRUCTURE A PUBLIC WORKS PROJECT OR STRATEGIC INVESTMENT?

◆ INCORPORATE FLEXIBILITY TO ACHIEVE A SUPERIOR DESIGN?

◆ ALIGN PUBLIC AND PRIVATE INVESTMENT VIA INCENTIVES?

How “Smart” Are Your Policies And Codes?
◆ BARBELL RESIDENTIAL DEMAND PREFERENCES
◆ THE NEW RENTER CLASS
◆ REDEFINITION OF ‘WORK FORCE’ HOUSING
◆ SHRINKING RETAIL FOOTPRINT
◆ SHARED ECONOMY AND DIGITAL ‘PLACES’
◆ LEISURE AND RECREATION TIME – ALL THE TIME
◆ INTERNET OF EVERYTHING AND ROBOTICS
◆ SOCIAL ENTERPRISE HOUSING

Macro Trends
Useful Economic Concepts

- Value Added
- Leverage
- Game Theory
◆ FS 287.05712 (Public Private Partnerships)
◆ RETOOL THE CODES
◆ STRATEGIC LAND ASSEMBLY – CRA OR OTHER
◆ INCENTIVES…
◆ MORE INCENTIVES

Leveraging Opportunities
The Smart Choice ?