



# SMART GROWTH

LEVERAGING INTO THE NEXT LEG

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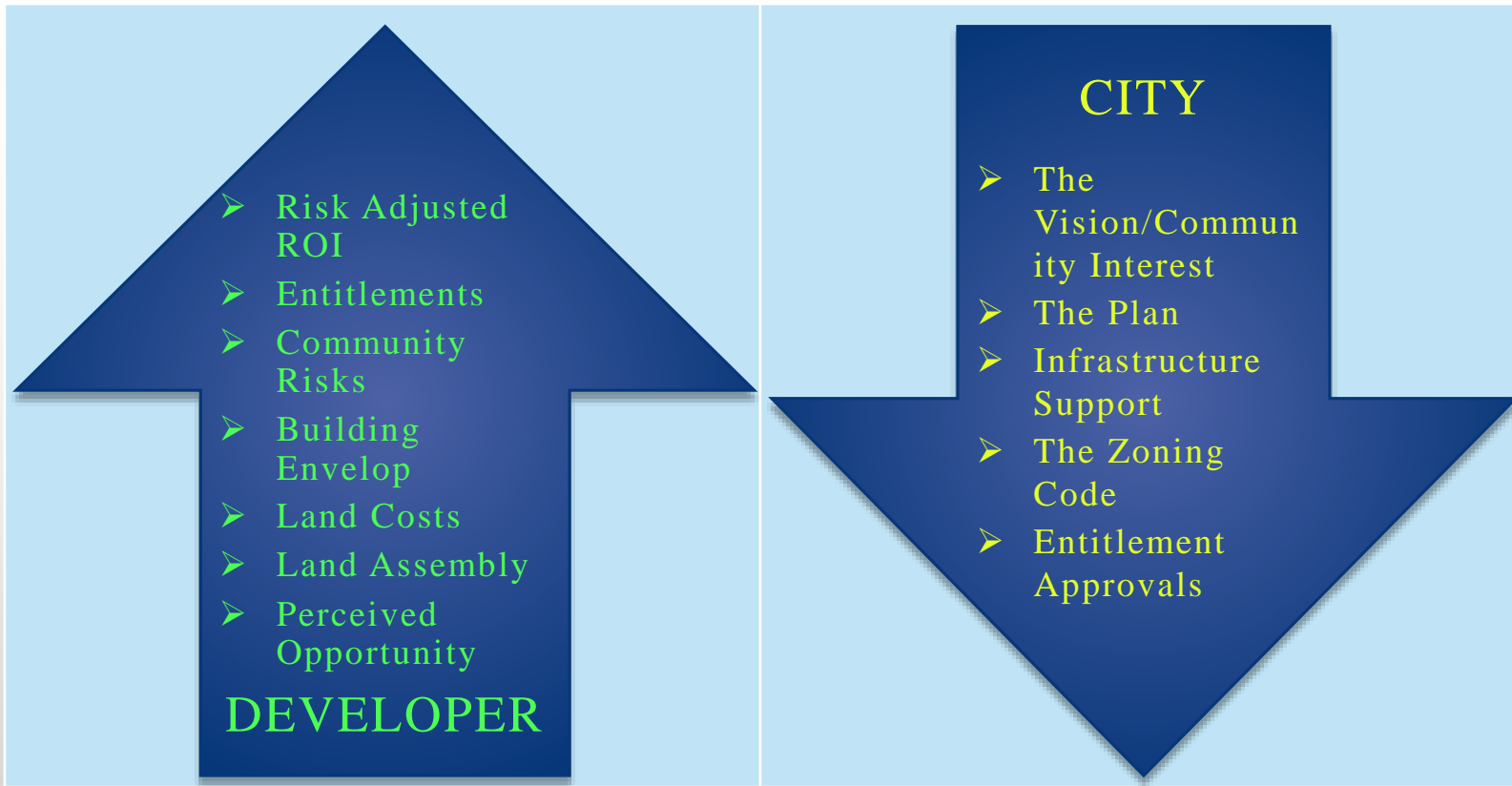
**Smart Growth ...we share the same vision!**

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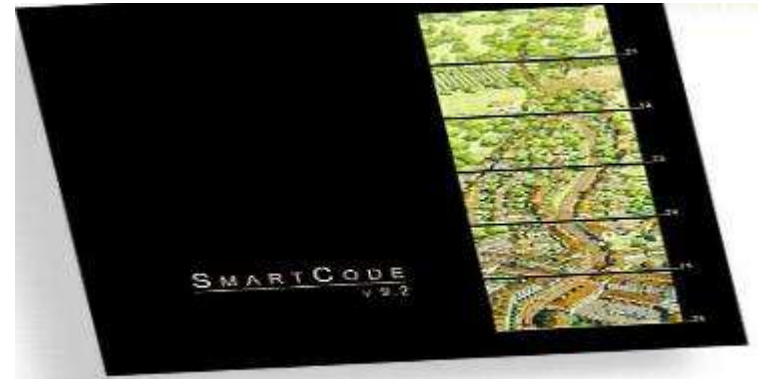
**A False Narrative**

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# **BOTTOM UP vs. TOP DOWN: 2 Prisms - 1 Intersection**

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# 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.



# Leveraging – 1<sup>st</sup> Opportunity

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## 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 ?**

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- ◆ 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





◆ Value Added



◆ Leverage



◆ Game Theory



# Useful Economic Concepts

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- ◆ FS 287.05712 (Public Private Partnerships)
- ◆ RETOOL THE CODES
- ◆ STRATEGIC LAND ASSEMBLY – CRA OR OTHER
- ◆ INCENTIVES...
- ◆ MORE INCENTIVES



# Leveraging Opportunities

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**OR**



**The Smart Choice ?**

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