

REINVESTING IN THE REGION
(Re)Development Ready Guide

Local Government Policies and Practices

The following is a guide for local government in establishing (re)development policies and practices that use scarce public dollars to attract private investment, grow jobs and build tax base for the wellbeing of our region. These best practices support a proactive approach that provides clarity, transparency, collaboration, and efficiency to support thriving, sustainable communities that will be competitive in a new economy. Refer to www.minnesota.housingpolicy.org as an additional resource.

(Re)development Ready Guide	Completed by City ✓
<p>1. Establish a vision and clearly articulate development expectations. <i>Embrace collaborative approaches to solve problems, identify and pursue partnerships, manage development risks, improve decision making skills and develop clear expectations.</i></p> <ul style="list-style-type: none"> • Increase community and policy leaders’ understanding of the benefits of (re)development and private sector investment. • Understand market realities. • Develop a clear vision and reach consensus on the goals for community-wide and site specific (re)development goals. • Identify the level of regulatory risk tolerance for opportunity sites within the City. Strive for proactive response. <ul style="list-style-type: none"> ○ Proactive - aggressive (purchase property; conduct site cleanup) ○ Proactive - act using regulatory authority (rezoning to achieve vision; complete environmental review) ○ Supportive (site/area identified; no formal regulatory action adopted) ○ Reactive (respond as proposals are submitted) • Approve (re)development master plan for specific opportunity sites. Prioritize! • Update comprehensive plan to be consistent with vision. • Rezone property to be consistent with comprehensive plan and vision. • Determine level of risk tolerance and policy for using public financial tools <ul style="list-style-type: none"> ○ Land Assembly ○ Tax Increment Financing - upfront bonds/pay-as-you-go ○ Tax Abatement ○ Special assessment bonding ○ Infrastructure investment ○ Joint venture investment ○ Other (specify) 	

<ul style="list-style-type: none"> • Prepare a strategy for collaboration with partners - Metropolitan Council, County, State, Schools, Watershed Districts, Key employers. • Identify policy approvals on land use mix, e.g., affordable housing, ownership/rental mix, mix of uses. • Complete design standards and requirements. • Make redevelopment opportunities areas and redevelopment ready site lists available. • Other (specify) 	
<p>2. Foster collaborative and integrated strategies</p> <ul style="list-style-type: none"> • Provide ongoing education and communication with local government leadership on redevelopment goals and plans. • Create an education plan when turnover of elected and appointed policy leaders occurs. • Conduct site visit and tours of other successful projects for policy leaders. • Conduct stakeholder involvement sessions- neighborhood meetings; engage underrepresented communities. • Achieve and document stakeholder support for redevelopment plan(s). • Develop working relationships with developers to foster mutually beneficial trust and collaboration. • Other (specify) 	
<p>3. Provide transparency that clearly defines the development process</p> <ul style="list-style-type: none"> • Hold information introductory meeting with the private sector to review the public process. • Say "NO" early when proposed plan does not meet community goals and vision. • Create a clear achievable development review process check list. • Conduct "sketch plan" review when appropriate. • Other (specify) 	

<p>4. Work as a team to coordinate approval process across all agencies and departments (planning, engineering, parks, etc.), elected offices and with investment partners (metropolitan council, county, state, watershed districts, schools).</p> <ul style="list-style-type: none"> • Conduct joint review among planning, engineering, parks, tax assessment departments. • Conduct sketch plan review with elected and appointed officials prior to formal public hearing process. • Other (specify) 	
<p>5. Provide existing due diligence information to developers up front to increase efficiency and reduce development time and cost</p> <ul style="list-style-type: none"> • Environmental studies - AUAR, EAW, EIS • GIS layers for mapping • Traffic studies • Soil & compaction reports • Utilities • Property details - tax value, property owner of record, liens, assessments, title etc • Master or neighborhood plans • Previous plans for site area • Current area demographics and market studies • Other (specify) 	
<p>6. Shift project review and approvals from reactive to proactive</p> <ul style="list-style-type: none"> • Fast track approvals when the project meets certain requirements. • Support flexibility to achieve project goals. • Improve predictability of the development review process. • Other (specify) 	

7. Analyze and modify land use regulations to allow for compact mix of uses; increased flexibility that reflects changing market demands.

- Rezone property to achieve (re)development goals without special approvals.
- As an alternative, adopt overlay zoning districts in redevelopment areas.
- Provide guidance for flexible parking requirements that recognize lower ratios where there is access to transit (bus or rail).
- Examine innovative tools to meet new market preferences, e.g. allow residential uses as an approved use within commercial (re)development areas; allow accessory dwelling units within existing built neighborhoods; allow home based entrepreneurial businesses within existing and new neighborhoods.
- Other (specify)

Resources:

ULI Minnesota Regional Council of Mayors - Reinvesting in the Region - An action plan to make it easier to do better. (Weblink provided when available)

Minnesota Housing Policy Tool Box - a resource for local and national principles and best practices related to supporting connective livable communities. www.minnesota.housingpolicy.org

Redevelopment in the Twin Cities - A Developer's View - a report compiled from private interviews with ten developers who routinely do development projects in the Twin Cities metro area. The report outlines their view on what they look for in determining which projects to pursue and what incentives or disincentives are important to them. <http://minnesota.uli.org/Developers View>

Navigating the New Normal - a ULI Minnesota workshop that offers a practical approach to the new challenges of development and redevelopment and is designed to foster a dialogue about the opportunities and challenges inherent in a new economy based upon shifts in the market and changing demographics. <http://minnesota.uli.org/NewNormal>

Redevelopment Ready Communities - a program developed by the Michigan Suburbs Alliance that evaluates cities that integrate transparency, predictability and efficiency into their daily development practices. http://www.michigansuburbsalliance.org/redevelopment_ready_communities

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