

UDO ECONOMIC ANALYSIS

Economic Development Committee
Briefing

April 4, 2022



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The Economics of Land Use

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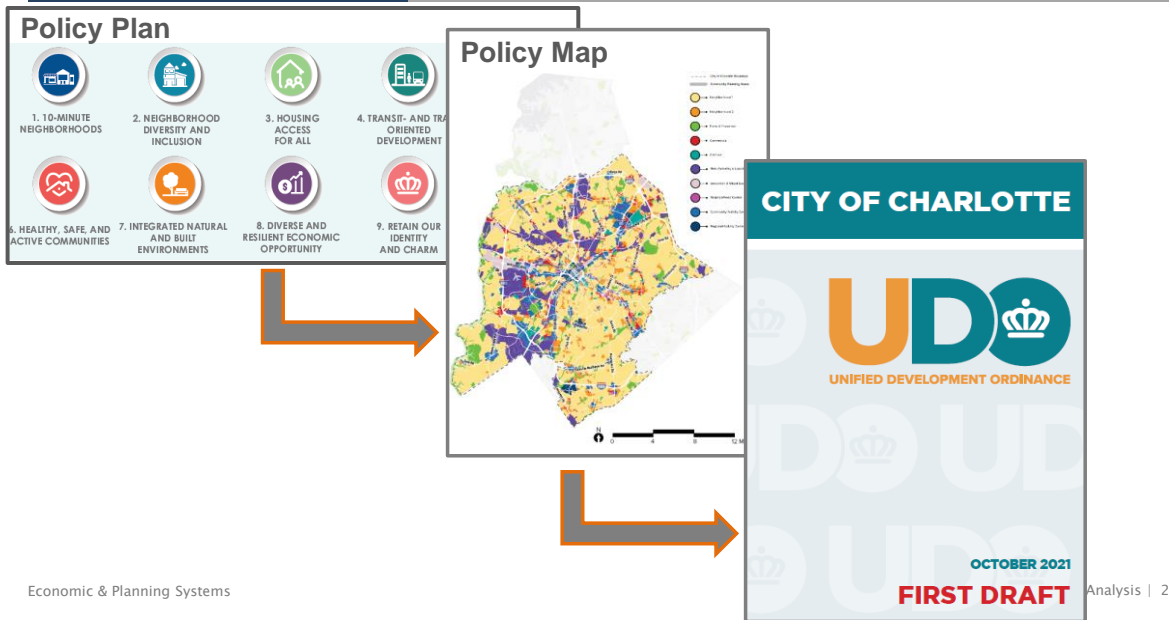
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ECONOMIC ANALYSIS SCOPE

- Purpose: To generate a list of significant changes within the draft UDO that may generate financial impacts on development.
- Step 1: Documenting Major Regulatory Changes
- Step 2: Analyzing Development Feasibility Impacts
- Step 3: Economic Analysis Report
- Goals
 - Identify potential/needed changes to draft UDO
 - Create buy-in from development community in UDO
 - Illustrate impacts
- Deliverables
 - Economic Study Report
 - Analysis of economic impacts
 - Design Study Report
 - Analysis of draft UDO

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PLANNING FRAMEWORK



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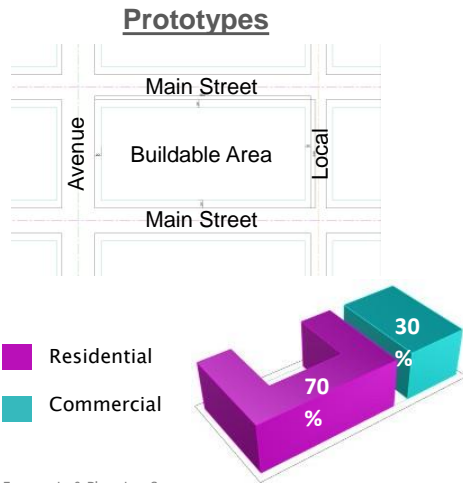
FOCUS GROUPS



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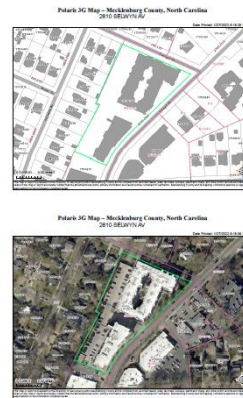
EVALUATION APPROACH

- Evaluation of impacts at the site/parcel level being used to inform broader impacts on the community



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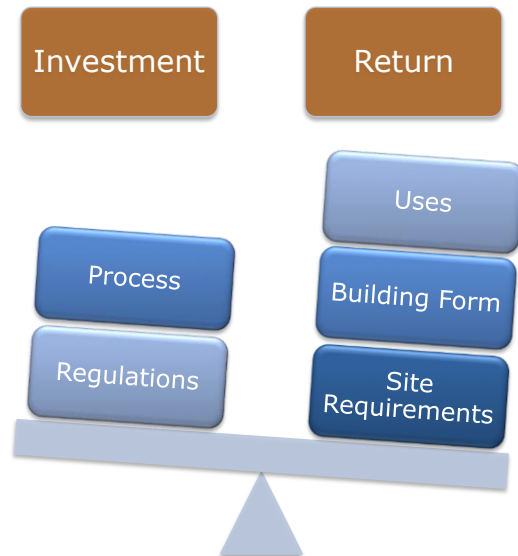
Actual Projects/Sites



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EVALUATION APPROACH

- Investment: requirements of the draft UDO that affect the level of investment required for project development
- Return: evaluation of the benefits to the Developer and to the City resulting from updated development criteria
- Balance: aligning investment and returns to ensure reasonable and efficient investments are balanced by highest value returns across a broad constituency



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STUDY OUTCOMES/FINDINGS

Desired Outcomes

- Balancing increased investment with increased returns and value to the multiple stakeholder communities.
- Draft UDO is:
 - Designed to align new projects more closely to the overall community vision outlined in the comprehensive plan
 - Designed to reduce need for re-zonings and conditional zoning (better process)
 - Designed to allow for more efficient development and use of land

Initial Feedback

- Some new regulations are going to require increased investment
- The ability to more intensely and efficiently develop land can better align returns with investment increases
- Address unintended barriers to generating the desired built form that should be addressed
- Clarity on the process for changing Place Type map and the UDO once they are adopted

EVALUATION METRICS / NEXT STEPS

Measures

- Macro
 - Economic value of increased/decreased yield
 - Housing cost and affordability
 - Capacity for growth (jobs and households)
- Site Specific
 - Impact on feasibility of various development projects
 - Identification of potential changes to the draft UDO
 - Clarifications/corrections
 - Policy related modifications
 - Thresholds / Triggers
 - Flexibility and bonuses

Next Steps

- Share draft findings with staff and focus groups
- Additional refinements to analysis
- Present preliminary findings to council committees
 - TAP Committee
 - ED Committee
- Finalize analysis