

	Challenges/Items for Consideration	Solutions/Action Items/ Discussion Points	Next Steps
Encouraging Higher Densities in Appropriate Areas	Clarify the process for the development community.	Clearer criteria will help developers when deciding on their next development.	
	Seek buy-in from neighborhood groups. These groups lean on neighborhood plans to dictate development criteria (also environmentalists, etc.). How can we get buy-in at the beginning of the project cycle?	Plan another meeting. Invite neighborhood groups and other special interest groups to participate.	
	Educate the public and the neighborhood groups about the advantages to high density development (addressing their concerns – traffic, tax base, other resources).	Set up an educational program (or participate in city’s outreach program) to educate public on benefits.	
	Get politicians to back and understand the plan/code.	Communicate goals to new council members and get buy-in.	
	Need certainty in plan as dictating authority (too much gray area, opt in/out creates more hurdles to overcome).		
	Need consistent goals from all groups. Everyone has the same vision.		
	Too many layers of codes and ordinances currently.		
Affordable Housing	How to provide affordable housing in dense areas.		
	Code needs to be flexible so the developer can come up with solutions for the affordable housing component.	<ul style="list-style-type: none"> – Have density model done to develop economies for the development. – Allow developer to make affordable housing more efficient. – ULI provide a program to educate people on proforma of affordable housing. How tax increment financing can fund affordable housing. 	
Development Review and Approval Process	Review and approval process is inefficient. Getting approval from the different departments is dragging out the process.	<p>Have a goal/vision session at the outset of the project where all groups are included to vet out any issues between the different authorities.</p> <p>Pre-development meetings with all approving entities at the same table. Developers are willing to pay for this multi-disciplinary review at the outset rather than doing it at 50% cds and then discovering the conflicts. There is a residential review process that could be used as a model to put this together.</p>	
	Performance based vs. Prescribed	Need to revise the commercial design standards to make them more clear, will result in a better quality product.	
	How can parking needs be addressed in the code.		