

Infill SCORE



California EIFD's



NEW TOOLS TO REVITALIZE CALIFORNIA COMMUNITIES

www.crowdbrite.net

Darin@Crowdbrite.com

Accelerate Community Revitalization

potential strategies & 195 potential actions

Infill
SCORE



Infill SCORE
Tools to help Revitalize our Communities.

- 1** Explore 30 proven infill strategies.
- 2** Take survey & find your score.
- 3** Share with civic leaders.

334 SHARES

Get Started Now

Powered by www.Crowdbrite.net



www.InfillScore.com

Strategic, Proactive, Do more with Less

Invitation to try new SMART Infill Tool

[UN]Shelve & Activate your Plans.



Infill Ready?

Use this free tool to learn about 30 strategies & complete the self assessment to calculate your **Infill Score**.



Take Action!

Establish priorities, policies & actions.
Build strong public support & new partnerships for change.



Rebuild & Revitalize.

Leverage public investment while attracting private capital.

"A great tool for reinvigorating cities and towns all across the U.S."

Jeff Speck - City Planner, author of Walkable City



Infill SCORE

Powered by Crowdbrite

Priority Infill Development Areas

- Site Development Review
- Reduced Impact Fees
- Parking Requirements in Infill Locations
- Adopt Flexible Codes
- Provide Clear Rules for Renovating Historic Buildings
- Adopt an Adaptive Reuse Ordinance
- Offer Density Bonuses in Infill Locations
- Put Public Offices in Infill Locations

- Strategy 10: Seek State and Regional Partners
- Strategy 11: Identify Key Anchor Institutions
- Strategy 12: Explore Employer-Assisted Housing
- Strategy 13: Engage Philanthropic Organizations
- Strategy 14: Create a Public Sector-Developer Liaison
- Strategy 15: Create a Local Developer Capacity-Building Program

- Strategy 16: Strengthen Code Enforcement
- Strategy 17: Build Complete Streets
- Strategy 18: Create a Business Improvement District
- Strategy 19: Hold Public Events and Festivals in Infill Locations
- Strategy 20: Initiate a Neighborhood Identity Campaign

- Strategy 21: Enact a Property Tax Abatement Program for Infill Locations
- Strategy 22: Implement a Land Banking Program
- Strategy 23: Implement a Land Value Tax
- Strategy 24: Attract Private Equity
- Strategy 25: Encourage Community Development Corporations
- Strategy 26: Encourage Crowdfunding for Projects and Businesses in Priority Infill Development Areas

- Strategy 27: Create a Tax Increment Financing District
- Strategy 28: Establish a Capital Reserve Fund
- Strategy 29: Create Special Assessment Districts
- Strategy 30: Generate Revenue through Naming Rights and Advertising



Total: 100

Bonus: State/Regional
infillscore@gmail.com - all strategies
3/100 except where noted



Priorities, Policy, & Place Making



Building Public Support



Concept plan by Holliday Development



You get points
Comprehensive & strategic
approach



Performance/Metrics



Infill & Infrastructure Finance

Making Action – 2000 – Infill Score 65 2015 - Infill Score 85



Priorities, Policy, & Place Making

Project became council priority
Downtown Historic District
Master Plan Developed
Building Types Studied
Project Liaison/Coordinator
Streetscape & Stream Restoration



Infill
ROADMAP

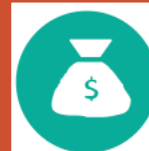


Partnerships

- Developer Purchases
- Railyard Partnerships
- State & SGC

Building Public Support

Community based Master Plan
Downtown Design Center
100% Vote



aerial sketch -
TRY theater block

Infill & Infrastructure Funding

- Capital Improvement Fund
- Relocate State Highway
- Brownfield & Restoration
- Cap & Trade
- EIFD Potential?

- \$250,000,000 in potential private investment



Scoring Categories



potential strategies used as a diagnostic tool – the roadmap has 195 potent

Stats & Figures

We let the results speak for themselves.

50

Signed Up!

90

Communities completed step 1
(10/20)

24 | 7

States & Countries with Users
(10/19)



1. Communication

Involve existing residents in creating a shared vision & identify specific priority infill development areas.



1. Communication

2. Policy & Programs

3. Partnerships



4. Placemaking

5. Infill Finance



6. Infrastructure



2. Policy & Programs

Establish strong policies to incentivize infill & remove obstacles to revitalization.



3. Partnerships



Build capacity & collaborate on solutions, establish partnerships & leverage resources.



4. Placemaking

Improve the existing built environment & perception of place.



5. Infill Finance



Proactively identify funding opportunities & fund infill.



6. Infrastructure

Make strategic infrastructure investments to support projects & finance improvements.





Create your Infill Roadmap

1



**Get your Infill
Score**

2



**Explore Actions &
Develop your Roadmap**

3



**Attract
Investment**

Infill ROADMAP

1. Communication

involve existing residents in creating a shared vision & identify specific priority infill development areas.



2. Policy & Programs

Establish strong policies to incentivize infill & remove obstacles to revitalization.



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Build capacity & collaborate on solutions, establish partnerships & leverage resources.



Infill
SCORE



4. Placemaking

Improve the existing built environment & perception of place.



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Proactively identify funding opportunities & fund infill.



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Graphics Source: Edmonton Evolving Infill

Implementation Program

Las Vegas, Anaheim, Brea,

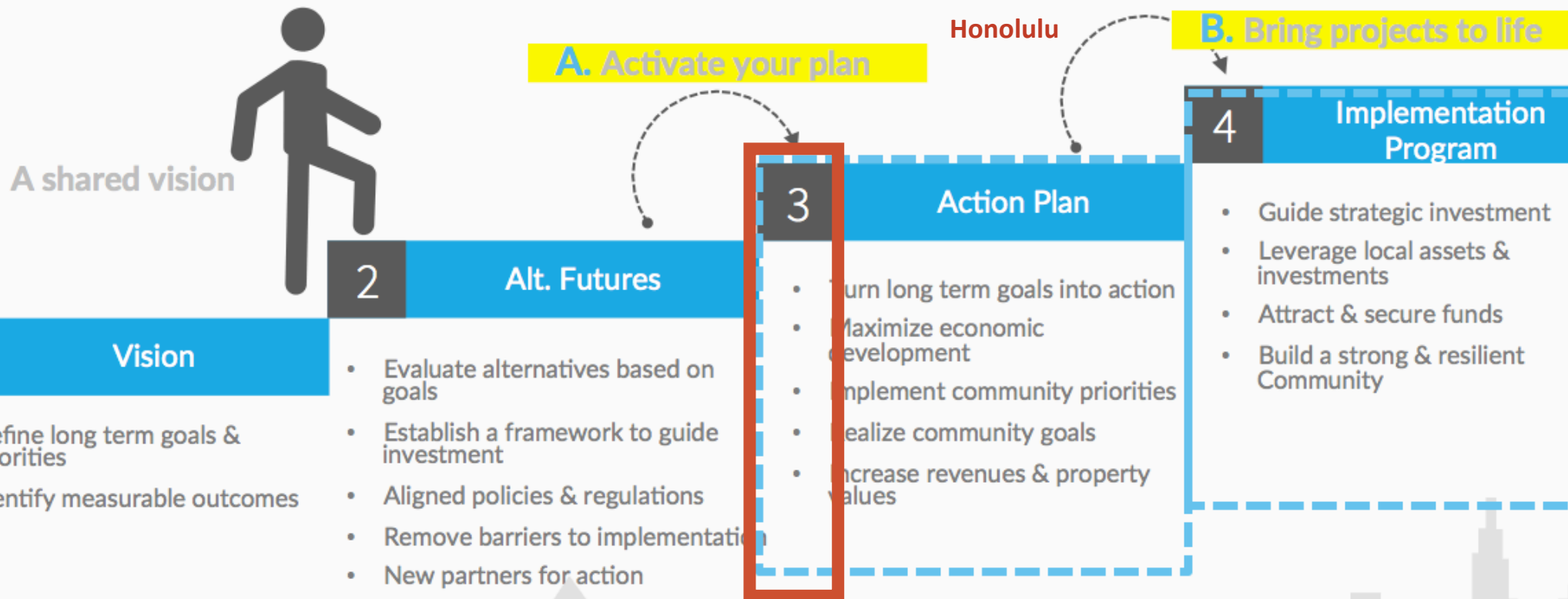
Investing in our future
Move from vision to reality

Truckee

Planning Program

South Lake Tahoe

Implementation Program



[UN]Shelve & Activate Your Plan

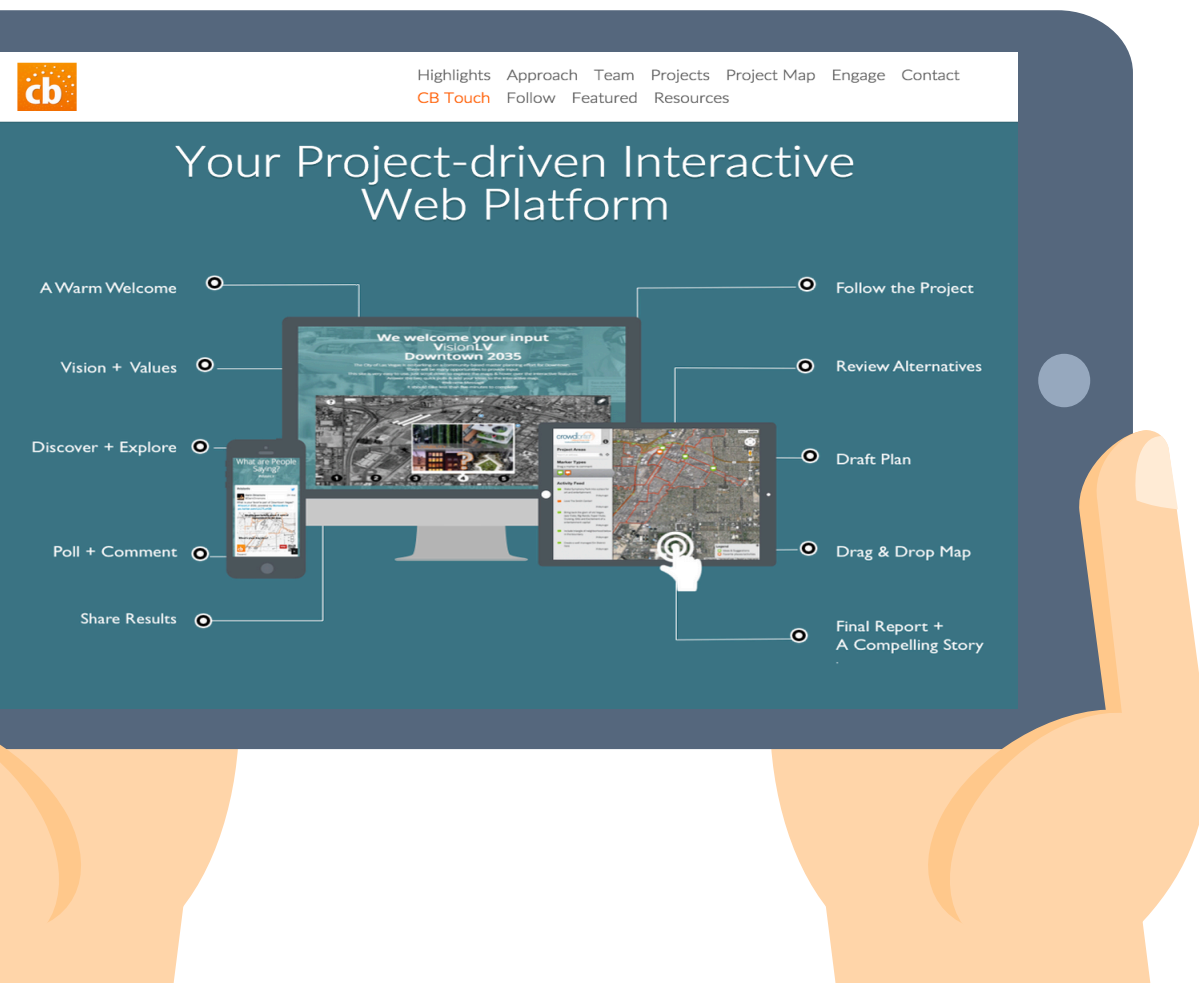
Project Delivery System

info@crow
www.crow

Planning - Infill & Revitalization

This easy to use, hands-on tool will be a great resource to planning practitioners & decision makers working to promote development & smart growth within their communities."

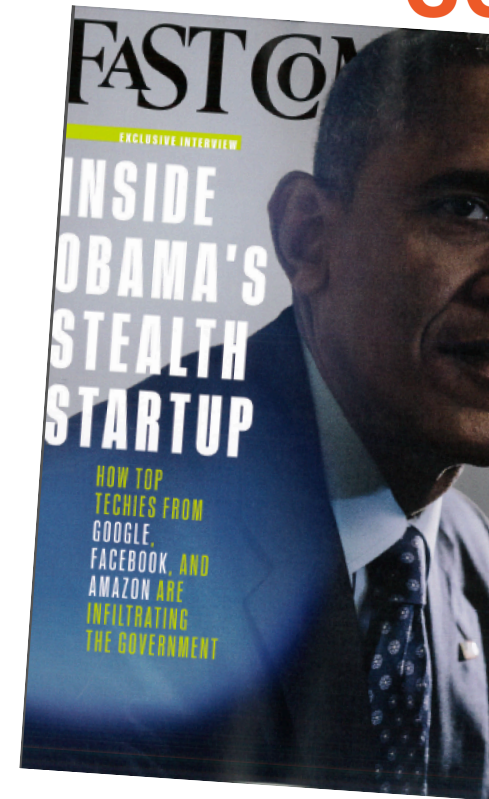
Robert Summerfield City of Las Vegas Department of Planning



15. Bet big on infrastructure

LAS VEGAS

One of greater Las Vegas's busiest streets, Flamingo Road, is getting a \$40.3 million overhaul that will include new bus stops, better crosswalks, and more traffic signals. Last year, the regional transportation commission began studying how to expand public transit on the Strip, and in March, officials vowed to put more than \$90 million toward improving pedestrian safety.



www.visionlv.com

Activate – Revitalization & Investment



www.slt.unshelved.net

Legacy Action Plan

- Collaborating Leadership
- Environmental Integrity
- Education, Culture & Recreation
- Bold & Innovative

The South Lake Tahoe Legacy Action Plan consists of principles, plans, priorities, and major projects that will guide the City's collective action for environmental stewardship, improve economic diversity & contribute to a sustainable and vibrant community for this & future generations.

Explore interactive maps, discover projects & progress at www.slt.unshelved.net

VISION TO REALITY

CITY OF SOUTH LAKE TAHOE

21,498

Population

EDUCATION LEGACY PROJECT



\$50M Community College Investment

NEW PARTNERSHIPS



Continue to create a world class recreation destination



REVITALIZATION & RENAISSANCE



LOCAL ECONOMIC DEVELOPMENT

Diversify the economy strengthen the small business sector

IMPROVE QUALITY OF LIFE

500 NEW JOBS

Invest in Rec & Infrastructure \$30M



ONE SOUTH SHORE IDENTITY



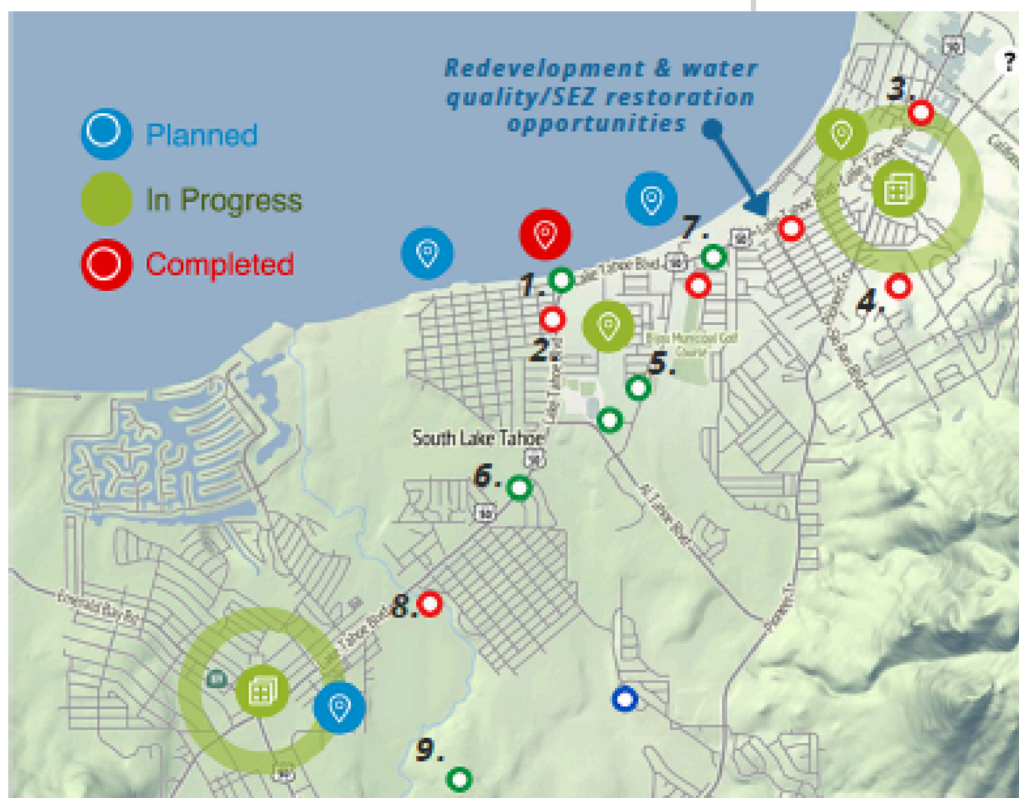
Implement Community Investment Program. Improve Built & Natural Environment



"These Principles will guide our collective action for environmental stewardship, improve economic diversity & contribute to a sustainable and vibrant community for this & future generations."

Plans

Learn how the City is working towards revitalizing its economy & implementing a long range plan for a sustainable future.



The community is investing in a variety of projects to improve recreation opportunities, water quality, mobility, public health, & stimulate economic revitalization. Many projects have been completed in the last 5 years and top priority projects are identified on the map.

Read the recently adopted Tahoe Valley Area Plan; Parks, Trails and Recreation Master Plan & Tourist Core Area Plans and discover the many projects located in the City at <http://www.slt.unshelved.net/>



Tahoe Valley Area Plan/Special

Planning and Recreation Master Plan

2015-2020

2015-2020

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Projects

The pictures below are a few of the major projects located in South Lake Tahoe. The numbers in the corners of each image refer to a location on the map from the previous page.



1. Champion's Plaza: The completed plaza will recognize national and world level athletes from the Lake Tahoe region and celebrate their success.

2. Harrison Avenue Project: District streets were improved, new bike paths, lighting, improved parking, water quality treatment and community enhancements.

3. Completed Streetscape Improvements.

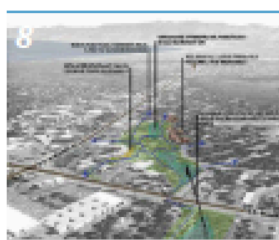
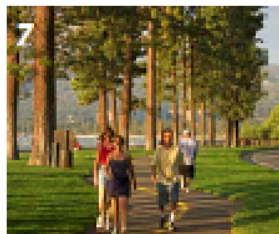
SOUTH LAKE TAHOE ACTION PLAN | 3



4. Completed: A Wide variety of trail improvements throughout the community.

5. Bijou Bike Park for BMX & Mountain biking: The new Bike Park has already been declared as one of the best in the USA.

6. Fixing 50 - Strategic Priority Project: Encompasses an overall strategy to improve the scenic corridor, improve main thoroughfare through the community (Highway 50).



7. El Dorado Beach to Ski Run Bike Trail: The El Dorado Beach to Ski Run Bike Trail project.

8. In Progress - Tahoe Valley Greenbelt.

9. Complete Airport Master Plan: Increase economic development & recreational opportunities by completing AMP to give direction for future use of the airport.

10. Sierra Blvd project - a complete street and water quality project.

<http://www.slt.unshelved.net>

Priorities

Working together for a prosperous & sustainable future.



Hotel Districts



Tahoe Valley Community Plan

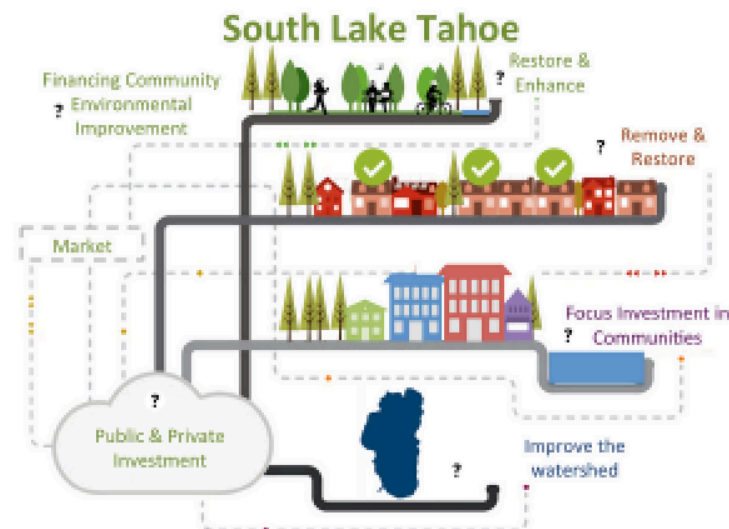


Parks & Trails Waterfront Recreation



Neighborhoods & Watersheds

A citywide Area Plan will provide economic opportunities and incentives toward achievement of the City's Strategic Priorities to Improve the Built & Natural Environment. Redevelopment incentives for projects that benefit the environment, community, and economy, and incentives for projects that will remove development from and restore environmentally-sensitive areas.



SCAN WITH PHONE

Go to <http://www.slt.unshelved.net> to explore more projects and informed.

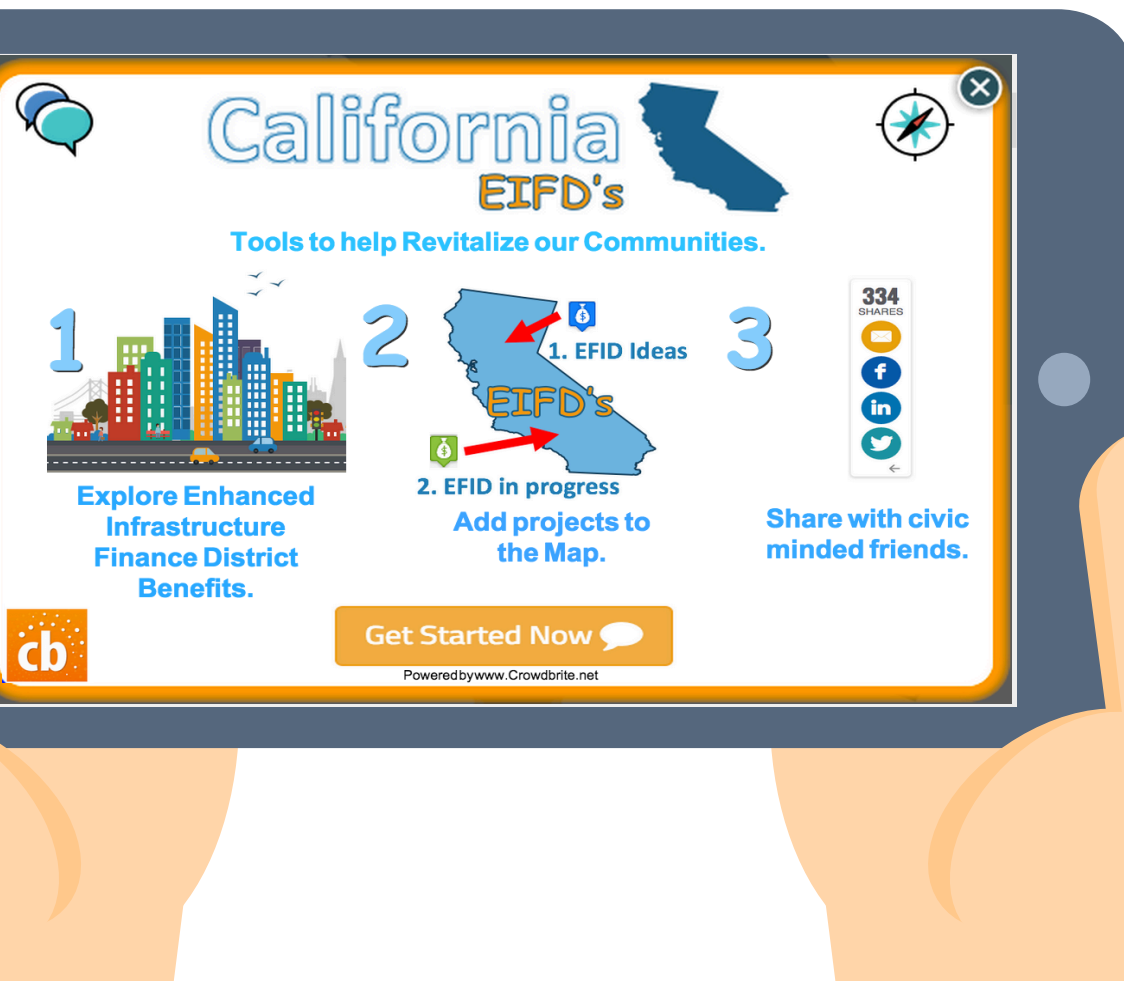
powered by Crowdbrite

Crowdbrite provides tools for generation engagement, plan community building. www.crowdbrite.net design by Darin Dinsmore

SOUTH LAKE TAHOE ACTION PLAN | 4

<http://www.slt.unshelved.net>

Explore EIFD - Network - Share Resources



Supporters of Bill 628



www.ElFDistricts.com



Explore + Inspire

Learn about new tools to
revitalize CA communities
including Bill 628



Network + Tools

Connect with leading experts
EIFD project map & database
Toolkits & resources



Marketplace

Professional services
Capital investors
Impact investing & bonds

Take Poll #2



- Brownfield restoration,
environmental mitigation

- Industrial structure construction
or repair

Help us Crowdsource the first EIFD Map!

We want to create a California wide Map resource of EIFD project ideas, and Projects in the research/development mode.

Please share this with your colleagues. Please include a brief project description, photo & contact details/links to online resources.

1. Review Projects on the Map



2. Drag Blue Icon for EIFD Ideas



US 50/SOUTH SHORE COMMUNITY REVITALIZATION PROJECT

We want your feedback to shape future plans.

Many community ideas have shaped the alternatives for revitalizing the community while improving circulation. Scroll down to review the options & detailed plan alternatives, touch the images to see more detailed information & answer the 6 polls. This survey will take 7-12 minutes to complete.

Take Poll #1 to indicate your top three goals for the project.



Primary participants in EIFDs are cities/towns, counties and special districts

EIFDs do not automatically get all incremental property taxes - Each public agency/district must agree to the amount of tax increment they will contribute

EIFDs cannot take revenue from:

K-12 school districts

Community college districts

County offices of education

www.ElFDistricts.com



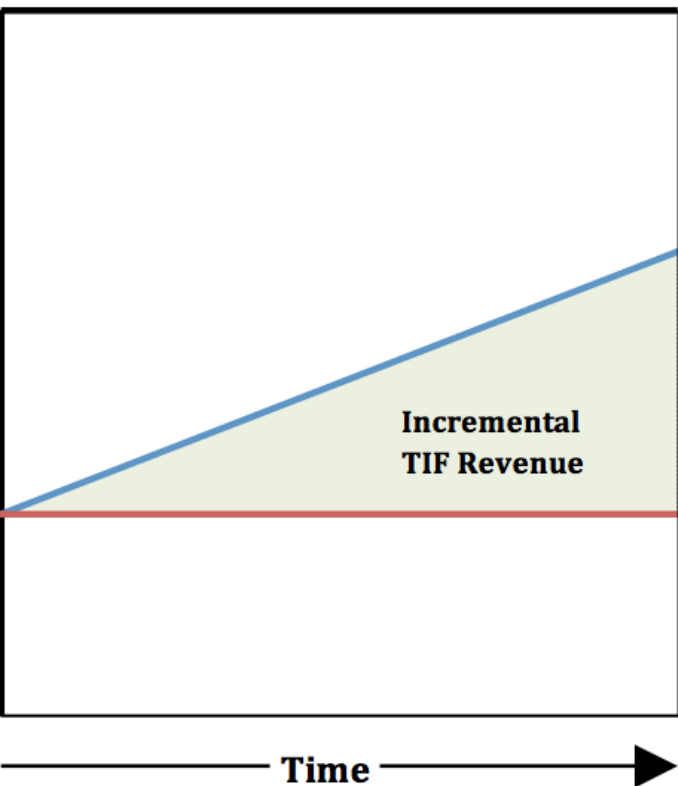
Facilities need not be physically located within the boundaries of the district.

BUT any facilities financed outside the district must have a tangible connection to the work of the district.

Up to 10% of tax increment generated in the first 24 months of the EIFD may be used for planning and public education activities.

www.ElFDistricts.com

How do EIFD's it work?



— = Base Year Property Tax Dollars

— = Future Increase in Property Tax Dollars

**Redirect future incremental
increases in property
revenue, to be reinvested in
place**

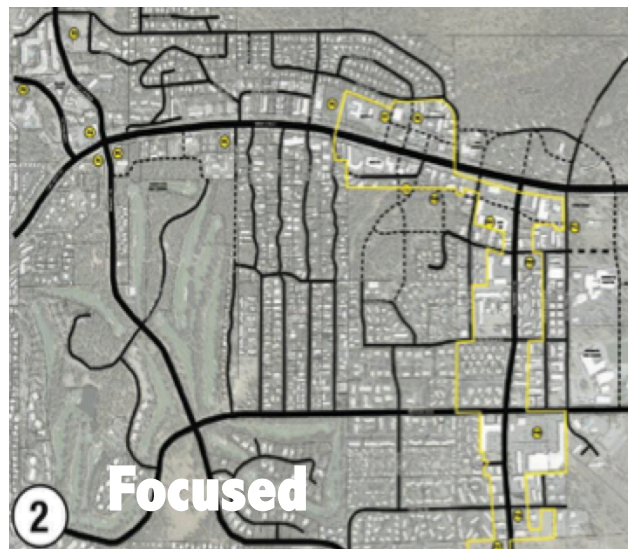
www.ElFDistricts.com



Town of Mammoth Lakes

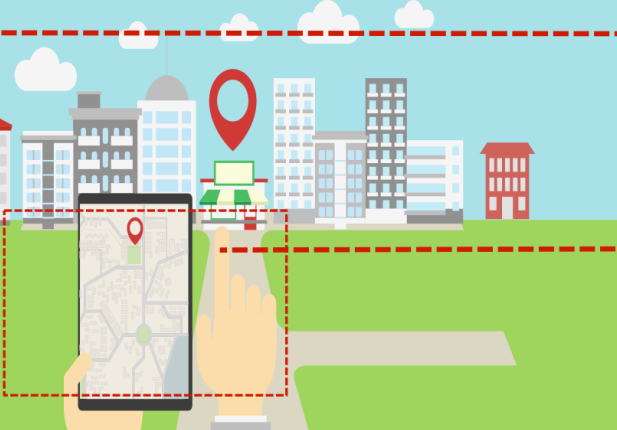
Rapid Assessment

- Boundaries
- Taxing Authority Participation
- Engagement – Support & Vote
- Revenue Potential
- Governance



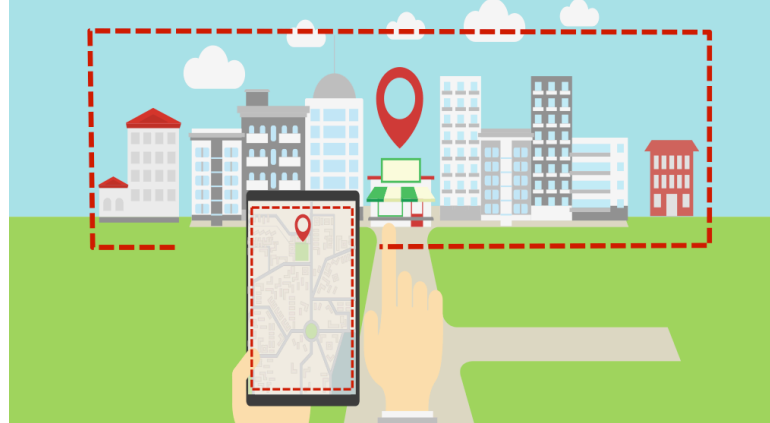
Multi-Jurisdiction

A. River

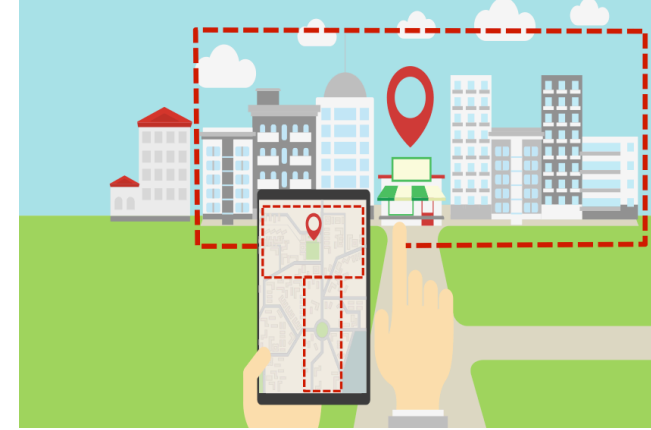


2. City-Wide

City Wide CIP

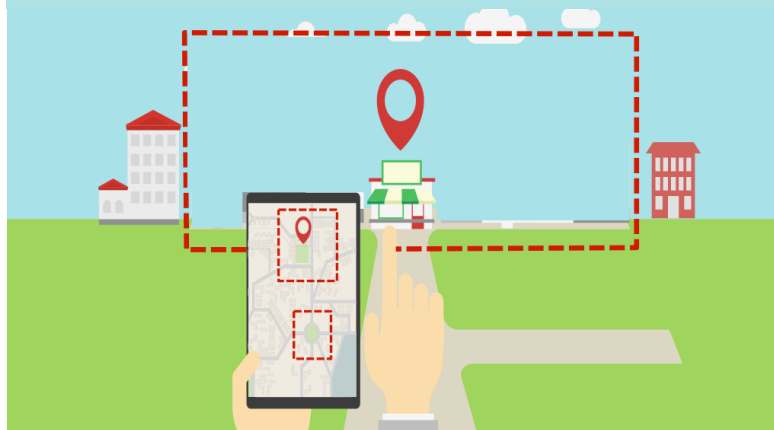


3. Redevelopment 2.0

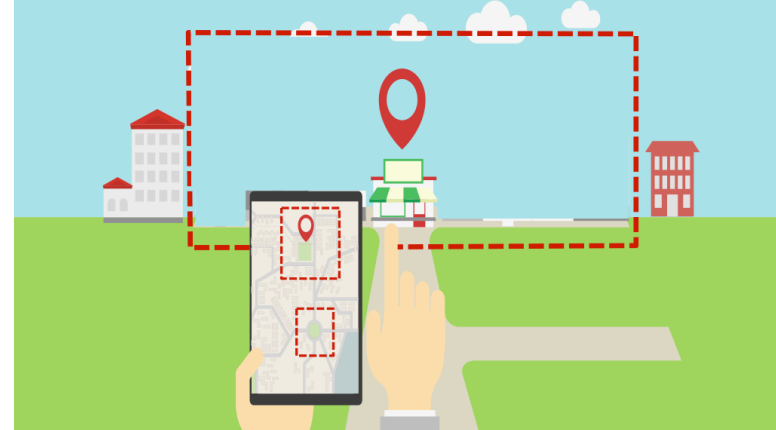


Rapid Assessment of EFD opportunities Goals, Type, Opportunity Sites, % Rev. Share, Gap/Need

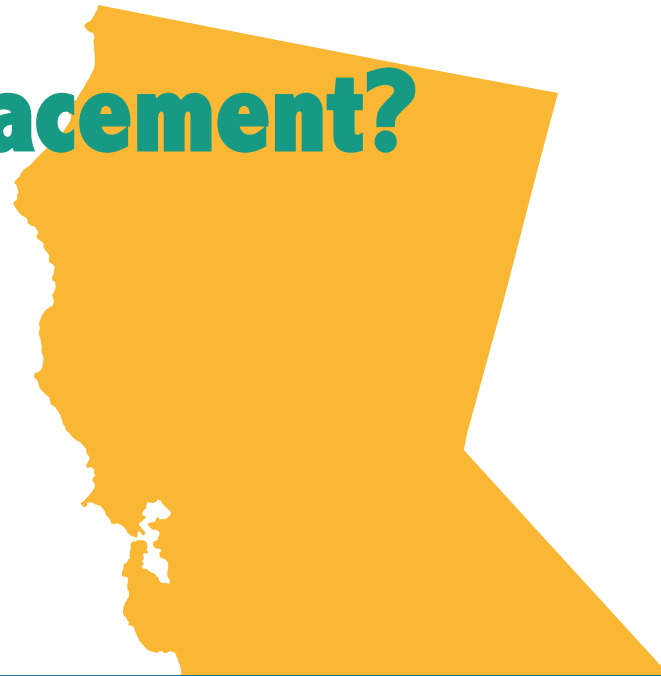
4. Focused Area



5. Targeted Opportunity Sites –
non contiguous



development Replacement?



EIFD Opportunity

Greater than 20%

15% to 19.9%

9% to 14.9%

Less Than 9%

Revenue Share – Number of Cities by Category

GO! 45

Lock in Increment

Start! 50

Assess/Study Alternatives

WARNING! 198

Reach out to Taxing Entities

STOP! 185

Negotiate Increment Sharing

Process to Create an EIFD

The process to create the EIFD occurs through three primary steps:

Step 1: Create an EIFD Authority

Step 2: Adopt a Resolution of Intent for an EIFD

Step 3: Develop an Infrastructure Financing Plan

At this point, we will build the business case for creating an EIFD through comprehensive and thoughtful analysis.



Darin Dinsmore
Crowdbrite
+Buildbrite



Fred Silva
CAFWD

Thanks!

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www.crowdbrite.net - www.eifdistricts.com

