

Western Slope

REDEVELOPMENT & REINVESTMENT Symposium



Durango, Colorado

2019 May
29-31
Durango
Public Library

Conversations among public and private sector leaders about identifying opportunities, designing quality projects & solving financial challenges.

AGENDA

Wednesday, May 29, 2019 - Rochester Hotel Secret Garden (734 E 2nd Avenue, Durango)

5:30 – 7:30 PM Welcome & Networking Reception presented by Reynolds Ash + Associates Architecture

Thursday, May 30, 2019 - Durango Public Library (1900 E 3rd Avenue)

9:20 - 9:30 AM Welcome

9:30 - 10:15 AM Session One: Creating a Shared Community Vision

How do you stimulate interest in an area in need of redevelopment? What are some ways to draw interest to an area that has long been overlooked? How can private and public sector professionals work together to facilitate opportunities for appropriate redevelopment? Attendees will hear how these questions have been addressed in recent efforts to stimulate reinvestment and redevelopment in parts of Durango and Grand Junction. *Speakers: Scott Shine, City of Durango; Anne Christensen, DHM Design; Brandon Stam, Downtown Grand Junction*

10:15 - 11:00 AM Session Two: Identifying Projects and Partnerships for Redevelopment

Is that run-down motel really a diamond in the rough waiting to be polished? Does that old gas station have potential to be a hip new brewpub? Who should be involved in assessing the feasibility of a potential redevelopment project? This session will discuss how pioneering developers, realtors, economic development professionals, and planners respond to questions like these. The speakers will discuss how to identify potential pitfalls and how to run a basic financial analysis of a potential project while also shining light on common misconceptions about redeveloping unusual sites. *Speakers: Western Slope Developer and Chelsea Rosty, City of Montrose*

11:00 - 12:00 PM Session Three: What Does Successful Redevelopment Look Like?

In order to move a corridor, neighborhood, or mixed use area in the right direction we need to know what the desired end state looks like. In order to craft standards to correctly guide redevelopment, we need to have a sense of what we want buildings to look like and how they should function. This session will explore some fundamentals of good design related to infill, adaptive re-use, mixed use, and walkable development. Attendees will have their senses trained to recognize elements of well-crafted projects. *Speakers: Anne Christensen, DHM Design; Savannah Lytle, City of Durango; Elizabeth Boone, Reynolds/Ash & Associates*

12:00 – 12:15 PM NETWORKING BREAK (Grab Lunch)

12:15 to 1:20 PM Lunch Panel: Perspectives on Redevelopment & Reinvestment

Over lunch, attendees will hear from leaders in the field of redevelopment and reinvestment. This discussion will present views from the private, public, and non-profit realms to highlight to importance of collaboration and creativity in the pursuit of appropriate redevelopment. *Panelists: Bill Bell, City of Montrose, Monica Rosenbluth, Butler Snow; Paul Benedetti; Diedra Silbert, Town of Ridgway, Doug Drago, Developer. Moderated by Troy Bernberg, Northland Securities.*

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1:30 - 3:20 PM Break Out Sessions

Time	Program Room 1	Program Room 2
1:30 – 2:20 PM	<p>Urban Renewal Authorities 101 Learn best practices for forming and administering URAs. Gain an understanding of the tools available for URAs and how to build a strong foundation with redevelopment plans. <i>Speakers: Monica Rosenbluth, Butler Snow, Paul Benedetti, Troy Bernberg, Northland Securities, Caitlin Quander Brownstien and Steve Art, DCI</i></p>	<p>Brownfields, Historic Preservation & Other Unique Aspects of Redevelopment Learn about the unique resources and opportunities available for Brownfield and Historic Preservation projects. <i>Speakers: Doug Jamison, Health and Environment, Virgil Turner, City of Montrose Savannah Lytle, City of Durango</i></p>
2:30 – 3:20 PM	<p>Urban Renewal Authorities 201 Get into the nitty gritty of URAs with an in-depth discussion on structuring a deal and utilizing Tax Incremental Financing. - <i>Speakers: Bill Bell, City of Montrose Paul Benedetti, Troy Bernberg, Northland Securities Caitlin Quander Brownstien, and Monica Rosenbluth, Butler Snow</i></p>	<p>Creative Districts: Arts & Culture as a Redevelopment Tool Learn how arts and culture can help your community create a brand, organize your resources and leverage funding opportunities. <i>Speakers: Diedra Silbert, Town of Ridgway and Hayley Kirkman, Local First/ Durango Creative District</i></p>

3:30 - 4:30 PM Redevelopment Financing Tools & Layering Opportunities

Zones and Districts and Authorities....oh my! To conclude the day, everyone will gather to go over the various financial tools available to local communities and developers in the pursuit of creating great places. Topics will Include Opportunity Zones, Enterprise Zones, URAs, DDAs, Creative Districts, and more! *Speakers: Laura Lewis Marchino, Region 9; Brandon Stam, Downtown Grand Junction; Troy Bernberg, Northland Securities; Chelsea Rosty, City of Montrose, Doug Jamison, Health and Environment, Moderated by Will Cundiff, Downtown Colorado, Inc.*

4:30 PM NETWORK BREAK

5:15 PM DHM Design Progressive Happy Hour - Smiley Café (1309 E 3rd Ave)

Join conference attendees for a fun, hands-on look at recent redevelopment projects.

Friday, May 31, 2019

8:30 - 10:30 AM Mayor's Renewal Partnership Breakfast (Invitation only) - El Moro

Durango City Council & Key Partners will meet to discuss how to proceed with the formation of the Durango Renewal Partnership and potential structures for the first few projects. The discussion and Q&A will be led by URA experts Steve Art, City of Wheat Ridge Economic Development Manager & Executive Director of the Urban Renewal Authority, Caitlin Quander Brownstien Hyatt Faber Schreck, and Paul Benedetti.

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Applied Exercises: Interactive dialogues to develop a Western Slope response to the questions posed.

- A) What are the components of equitable design and engagement to create successful projects? How do we accomplish this in smaller communities?
Moderated by Diedra Silbert, Ridgway and Ann Morgenthaler, Montrose
- B) What does redevelopment and resilience mean to the Western Slope?
Moderated by Imogen Ainsworth, City of Durango and Kate Busse, Department of Local Affairs Resiliency Office
- C) How do developers and property owners navigate the development process?
Moderated by Monica Rosenbluth, Butler Snow, Troy Bernberg, Northland Securities and Brandon Stam, Grand Junction

11:00AM Closing and Next Steps

