BUILDING SMALL SOLUTIONS
March 5, 4:30-7:30PM
Carla Madison Recreation Center Rooftop

Colfax Avenue is America’s longest main street, and an important corridor in the Denver Metro Area. Many unique buildings were designed when small development along trolley lines was the norm and products and services were intended to meet the needs of locals. For many decades now, Colfax has functioned as a large commercial corridor with drive-through traffic. Area planning today is working to transform Colfax back to a mixed-use, transit-enriched community main street. Planners are trying to balance the need to accommodate growth equitably and sustainably, while supporting small business and retaining scale and character on the many small lots and buildings along Colfax. The challenges are many—rising property taxes/rents, increasing costs for small business, high construction costs and a regulatory framework that does not support the vision.

In this forum we’ll share new approaches to zoning, adaptive reuse, business support services and property taxes. Lessons learned on Colfax may be applicable to other neighborhood nodes, community corridors and main streets in Colorado. Let’s start a wave of development possibilities that protect and enable small business and property owners to stay put, grow, and thrive!

OUTLINE OF DISCUSSION & SPEAKERS

- Understanding the Small Development Conundrum, Hilarie Portell, Colfax/Mayfair BID
- Solutions in Progress: Adaptive Reuse Tools and the Small Lot, Cheney Bostic, Jenny Buddenburg
- The Impacts of Taxes on Commercial Property, Matthew Bossler
- How Can BIDs Help Navigate the System, Hilarie Portell, Colfax/Mayfair BID
- Next Steps and Closing

Join us for the third conversation in this series on May 13, when Downtown Colorado, Inc. and our partners bring Jim Heid of UrbanGreen to help dive deeper into solutions for the Colorado’s small development challenge.

Jim Heid is a sustainable development advisor, land planner and developer, whose focus is the creation of developments that provide a positive contribution to their environment, region, and residents. With over thirty years’ experience in the design and development of new community, urban infill, and resort developments, Jim is known to effectively resolve the complex layers of community design and real estate development using a variety of proven tools and best practices. He is motivated by the need to deliver high quality developments to a broader market – in an increasingly complex world of entitlements and financing – without compromising environmental, economic or placemaking objectives.