



THANK YOU!

We are excited that you will attend the Downtown Colorado, Inc. (DCI) Building Small Forum. On May 12, from 3:30-5:00 PM, we will continue to explore what is needed within main streets (regulatory, finance, and access to capital) to encourage local, small-scale, character-rich investments. This dynamic, interactive virtual event will consider approaches to zoning, adaptive reuse, business support services and tax policy. We will make this interactive and fun, and we want you to be fully engaged.

ASSIGNMENT

Review the below instructions and sign on to our virtual forum ready to share ideas!

Consider the following categories of constraints upon your small businesses, small lot property owners, and small developers.

1. **Regulatory Restrictions:** right of way, entitlements, allowed uses, energy efficiency standards, building code requirements for updates and improvements to older systems, etc.
2. **Tax Policy:** Method of market valuation (cost, income, and sales methods), assessment rates per CO law, extent to which zoning and development constraints are considered, etc.
3. **Access to Capital:** What funding is available for small projects? Which lenders are within reach? Are funds or programs in place to help small developers negotiate permitting and approvals?

If you don't know the answers, that is okay! We will talk about them. But do take a moment to consider.

Based on these ideas, please consider the following questions:

- Are there 2-3 regulatory changes you would like to make for your downtown?
- Can you identify a cultural barrier in your community that needs to be overcome?
- How can you reframe community discussion on small development at this unique moment?

Thank you for taking time to consider these points in advance. If you don't have any answers, you are not alone! We will have some wisdom to share and lots of discussion, so when you leave you will have many more ideas!

See you on Tuesday, May 12th!