



ARE YOU READY? THE ULI MN (RE)DEVELOPMENT READY GUIDE CAN GET YOU THERE

Cathy Capone Bennett
Housing Initiative, ULI MN

In partnership with the Regional Council of Mayors, ULI Minnesota created the “(Re)Development-Ready Guide” to assist local governments by outlining development and redevelopment policies and practices that attract private investment, create jobs, support a full range of housing choices, and build the tax base. Planners can use the guide to assess how well their communities currently align with these strategies and to facilitate discussion with elected officials and planning commissions that can drive changes to their new comprehensive plans to better position cities for future (re)development opportunities.

- **Start with the quiz.** The interactive online version of the [guide](#) – available on the ULI Minnesota website – is a great way to begin assessing your community’s attractiveness for (re)development. Take the quiz on your own or consider doing it as a group exercise with elected officials or your planning commission to set the stage for conversation.
- **Vision and plan.** Establish a vision and clearly articulate development expectations. Embrace collaborative approaches to solve problems, identify and pursue partnerships, manage development risks, improve decision making skills, and develop clear expectations.
- **Collaborate.** Foster collaborative and integrated strategies with a focus on creating an education plan that helps keep elected and appointed officials aware of market realities, particularly as turnover occurs.
- **Be flexible.** Analyze and modify land use regulations to allow a compact mix of uses and increased flexibility reflecting changing market demands and national trends.
- **Make approvals easier whenever possible.** Shift project review and approvals from reactive to proactive.
- **Be consistent.** Provide transparency that clearly defines the development process.
- **Inform.** Provide existing due diligence information to developers upfront to increase efficiency and reduce development time and cost.
- **Coordinate.** Work as a team to coordinate the approval process across all agencies and departments (planning, public works, parks, etc.), elected offices, and investment partners (regional agencies, counties, state agencies, watershed districts, school districts, etc.).
- **Focus.** Determine how (re)development of opportunity areas or sites supports job growth, increases tax revenues, enhances local services, creates key amenities, supports a full range of housing options, and contributes to the creation of markets not currently available.

The comprehensive planning process is an important opportunity to envision the future of your community, one that seeks to balance the interests and goals of a wide range of stakeholders. With data based on national trends that can be applied to local realities, the (Re)Development Ready Guide can be a valuable tool in helping planners and public officials build consensus on the vision for the future of cities and towns. To drill down on specific tools, strategies and best practice examples across the key eight principles visit [ULI MN's website](#).

