



St. Petersburg Hilton Hotel

October 24, 2003

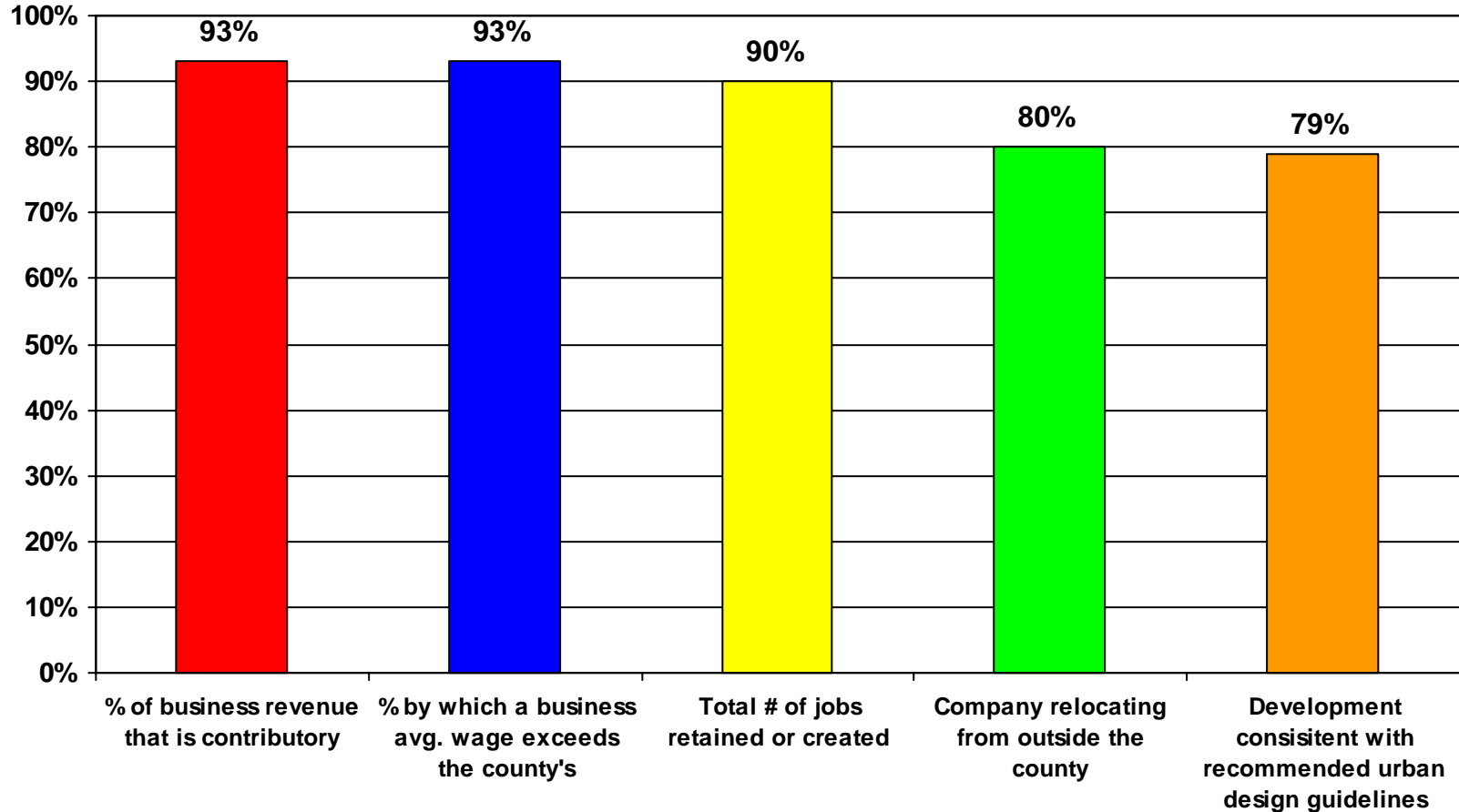
# Key Consensus Points



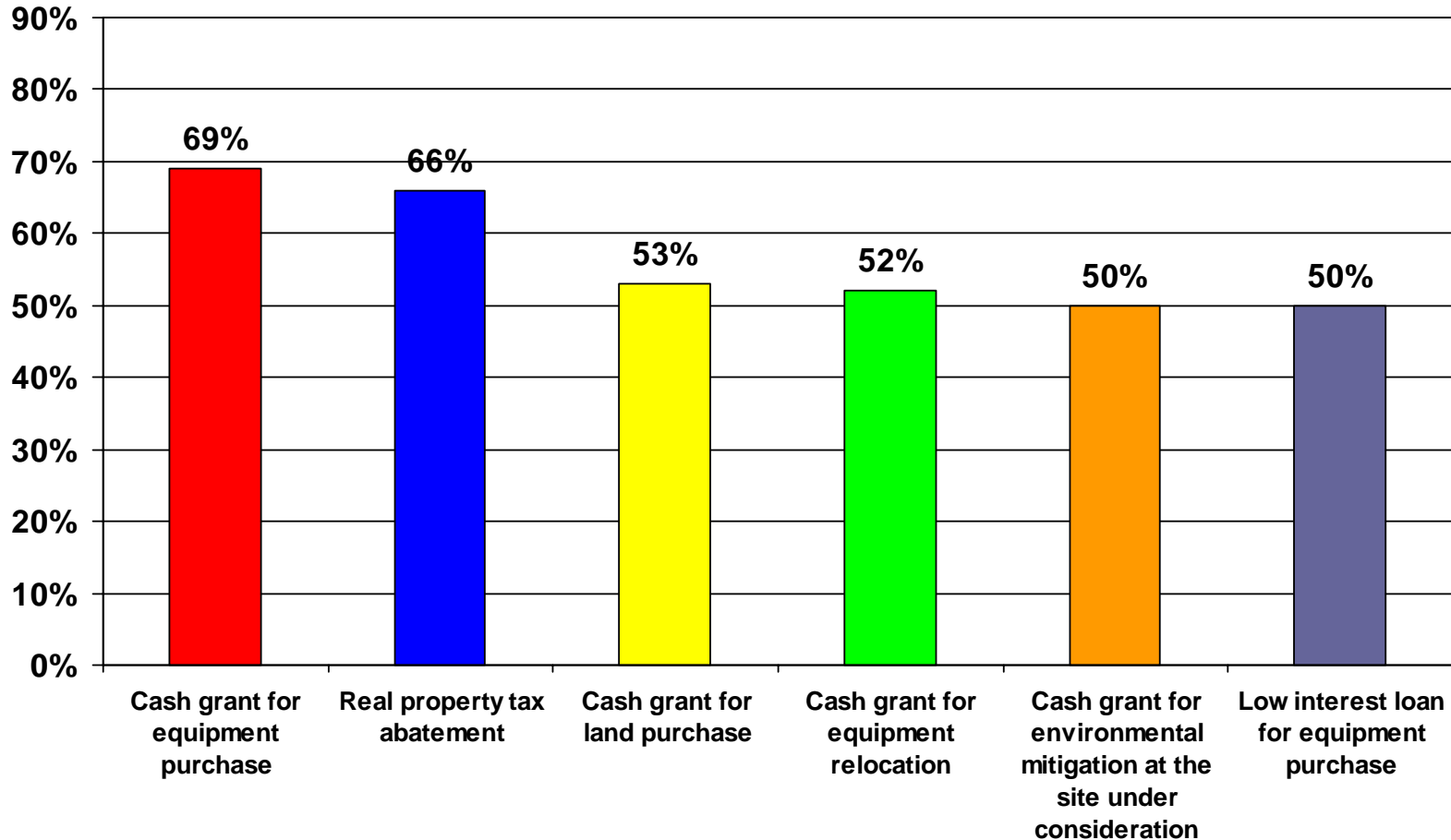
- Criteria for Determining Incentives
- Types of Incentives
- Regulatory Code Strategies
- Urban Design & Regulatory Codes
- Plan Structure Strategies
- Market/Real Estate Strategies

# Top 5 Criteria for Determining Incentives

(Combined “Most Important/Somewhat Important” Ratings)

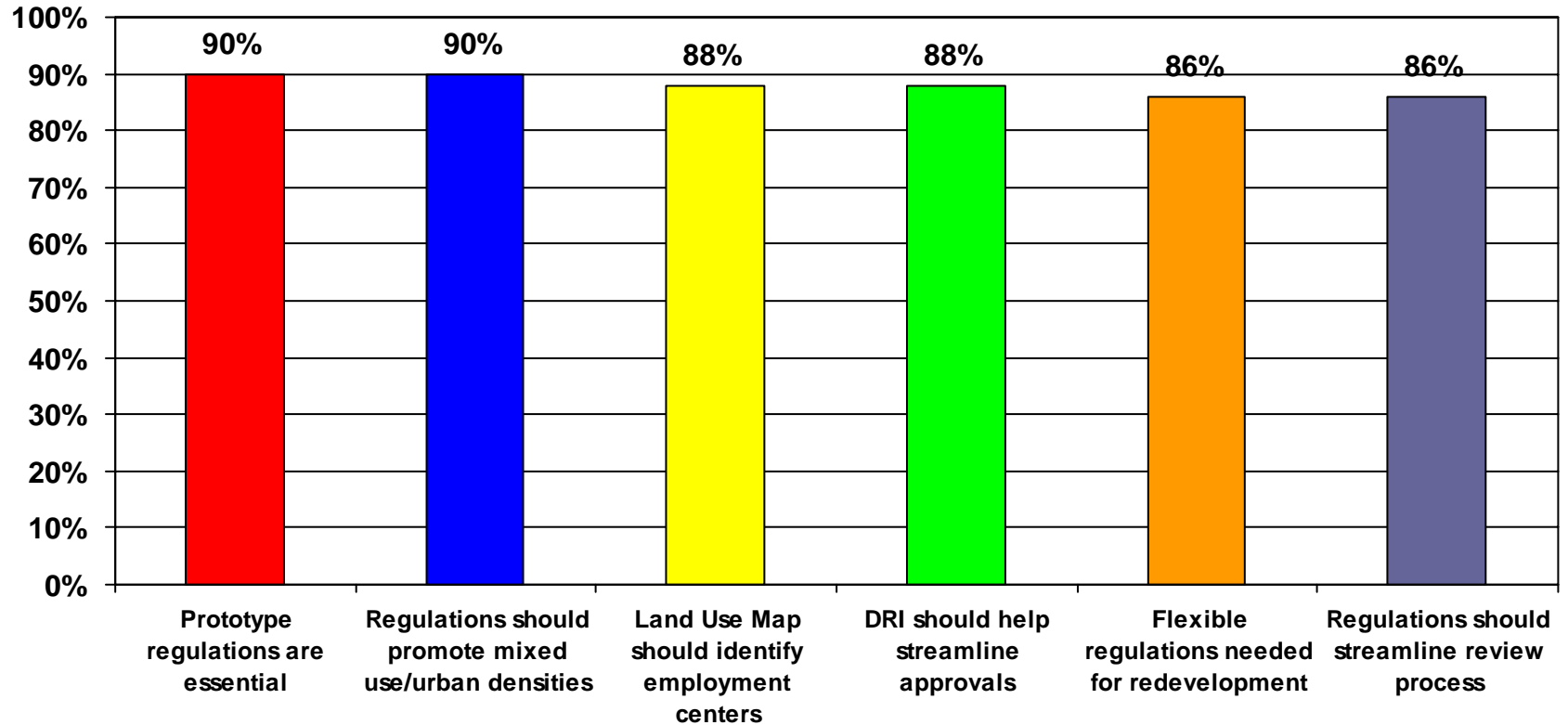


# Top 5 Types of Incentives



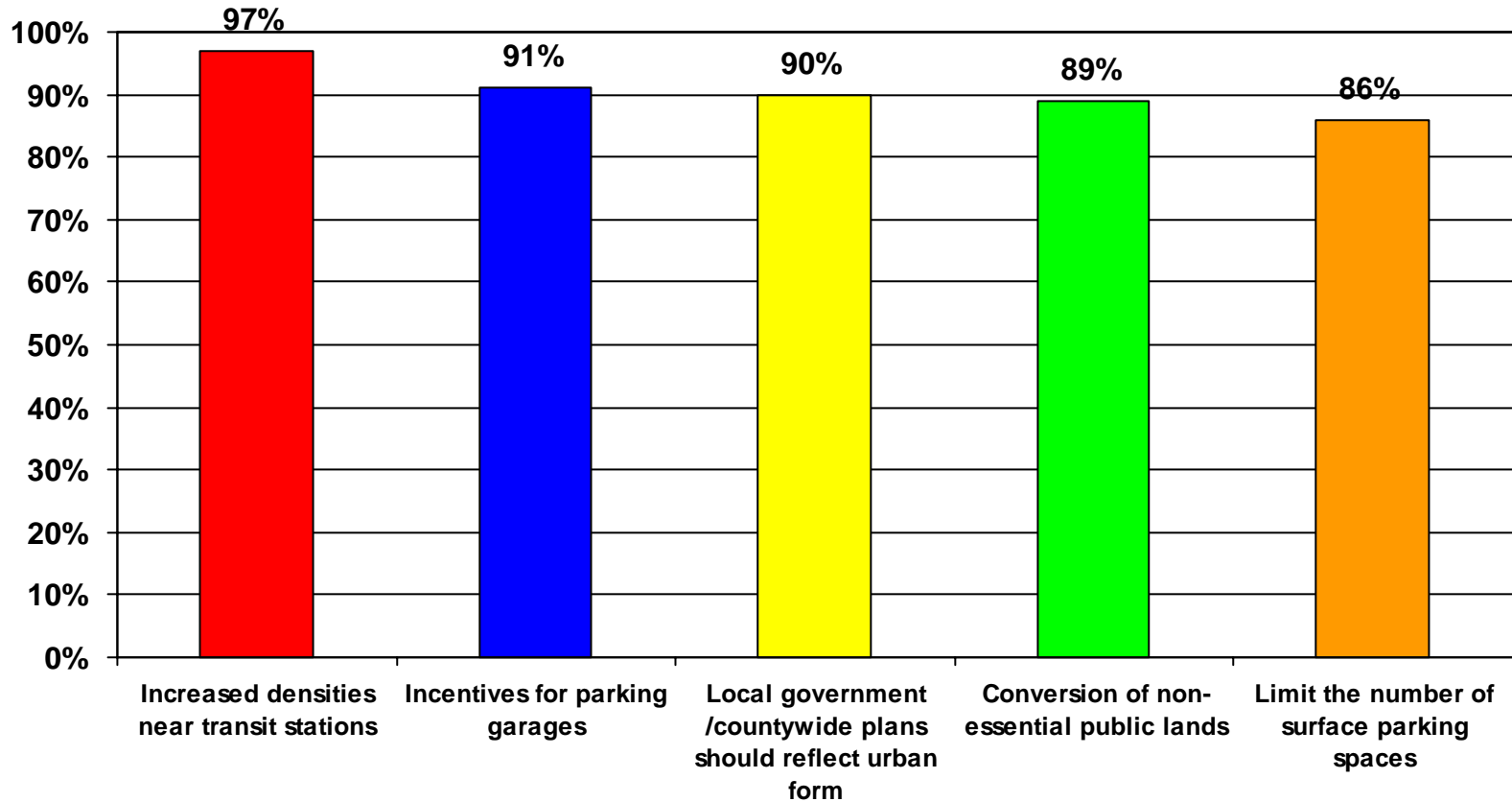
# Top 5 Regulatory Code Strategies

(Combined “Most Important/Somewhat Important” Ratings)



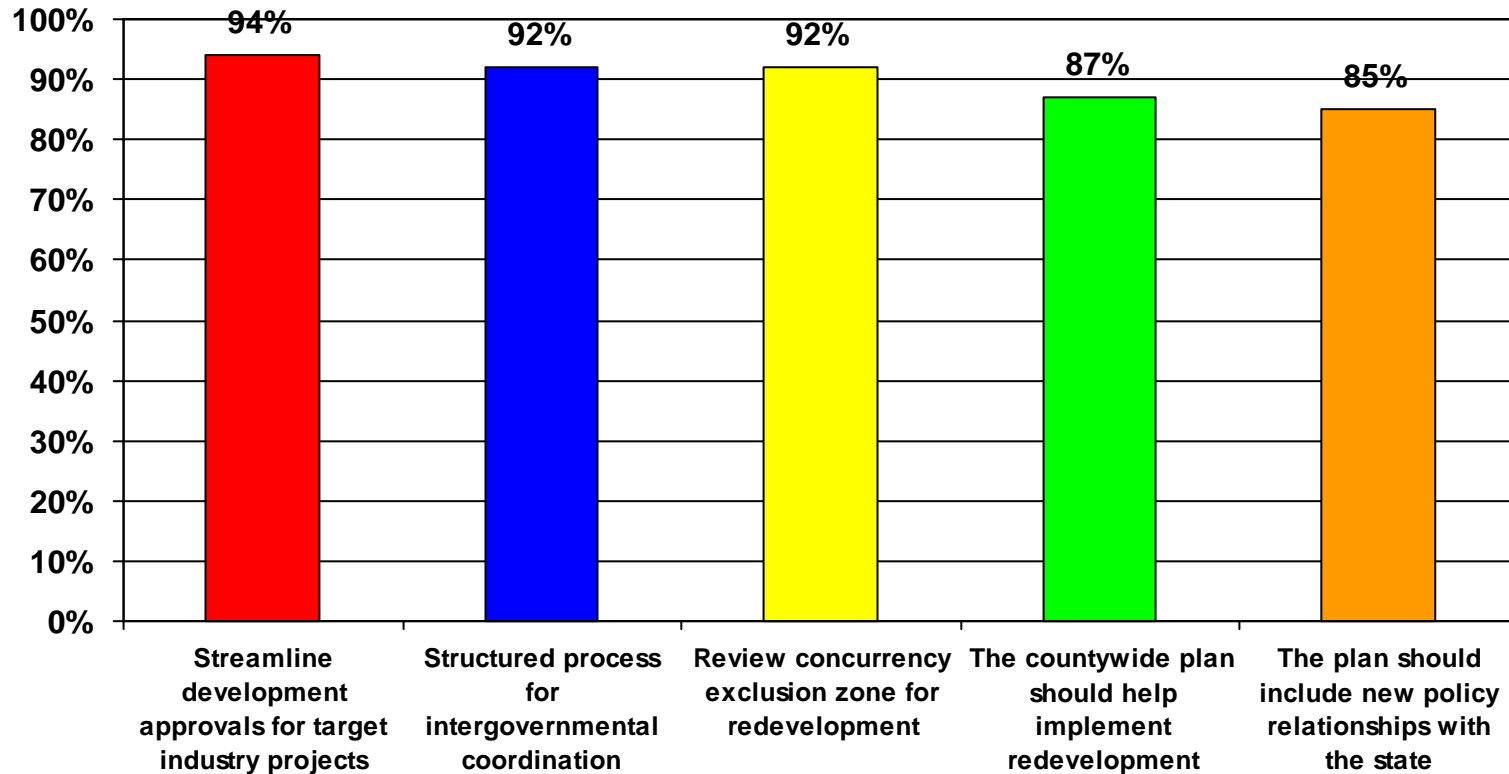
# Top 5 Urban Design & Regulatory Codes

(Combined “Most Important/Somewhat Important” Ratings)



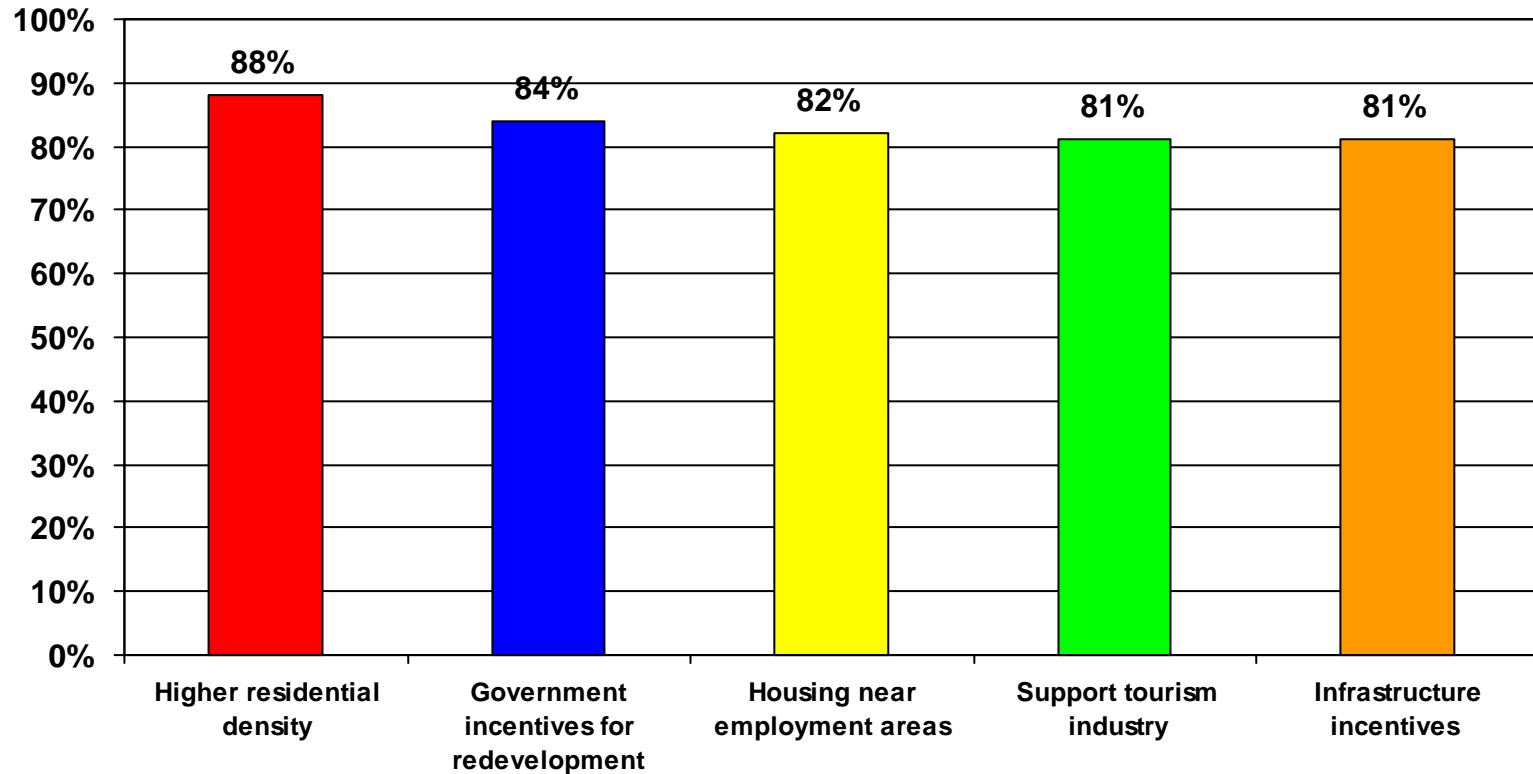
# Top 5 Plan Structure Strategies

(Combined “Most Important/Somewhat Important” Ratings)



# Top 5 Market/Real Estate Strategies

(Combined “Most Important/Somewhat Important” Ratings)





# FUTURE URBAN FORM POLICY IMPLICATIONS

Future Growth will Require:

- New Rules for Communities
- Higher Densities & Intensities
- New Urban Development Types
- Flexible Land Use & Zoning
- Incentive Based Development
- Area-Wide Approval Processes
- Intergovernmental Coordination

