DON’T FORGET WHAT’S ALREADY THERE
PRESENTERS

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1. Why This Session?
   • An issue for both planning and regulation
   • An issue of design, sustainability, and reality

2. How Context Needs to Influence Planning
   • An Example from Aurora
   • Two examples from Denver

3. How Context Needs to Influence Regulation
   • The evolving world of nonconformity, noncompliance, and “we don’t care”

4. Discussion
WHY THIS SESSION?
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The Planning Issue
• Greenfield thinking in a greyfield world
• The rise of sustainability
  -- “The Greenest Building is the One That’s Already Built”
• The rise of “found” rather than created uniqueness
  -- “Sometimes the Urban Fabric Has to Bend”

The Regulatory Issue
• “Zoning Parole” doesn’t work
• . . . And it’s labor intensive
• . . . And it’s politically unpopular
• . . . And lots of other options are available
THREE EXAMPLES

• Stanley Aviation

• Aria

• Steam on the Platte
KEY TAKEAWAY

Several Trends Make it More Important than Ever to Work With and Around Existing Uses, Structures, and Fabric

- Sustainability - embedded materials and energy
- Affordability
  - Private construction costs
  - Public infrastructure costs
- Mixed-Use – already existing
- Placemaking – an organic start
- Administration
  - Unpopularity and cost of enforcing nonconformities
- Reality – “clean sheet” designs often fail

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QUESTIONS?