



Considering shifts in focus and approach - February 4, 2016  
**Workshop 1 Exercise**

Scoring	5	4	3	2	1	0	1	2	3	4	5	Gap	
	Most extreme					Neutral		Most extreme					

Form	Emphasizing built form or land use?											Use	
Existing													→
Envisioned			Managing development										←
	<b>Downtown</b>												
Existing													→
Envisioned			Managing development south of Twelvemile Creek on										←
	<b>Hwy 16 (south)</b>												
Existing													→
Envisioned			Managing development north of Twelvemile Creek on										←
	<b>Hwy 16 (north)</b>												
Existing													→
Envisioned			Managing development in residential										←
	<b>Neighborhoods</b>												

Predictable	Emphasizing predictability or variability?											Variable
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Existing													→
Envisioned			Providing for a basis for anticipating										←
	<b>Fiscal impact</b>												
Existing													→
Envisioned			Establishing expectations for development in										←
	<b>Annexations</b>												
Existing													→
Envisioned			Providing for expectations of outcomes in										←
	<b>Commercial development</b>												
Existing													→
Envisioned			Providing for expectations of outcomes in										←
	<b>Housing development</b>												

### What else should we fix?

Parking?	Street standards?	Process?	Historic preservation?
Signs?	Tree preservation?	Parks?	Design?

**Definitions:**

**Form** - Emphasis on the ways in which the built environment shapes and influences public spaces, like streets and parks.

**Use** - Emphasis on the types of land uses conducted within and around a structure, like a bookstores or auto repair.

**Predictable** - Emphasis on being able to anticipate likely outcomes, with clarity on rules and expectations.

**Variable** - Emphasis on flexibility and negotiation, with project-by-project determination of fundamental issues, like land use, intensity and design.

**Instructions:**

Updating a Unified Development Ordinance (UDO) presents multiple challenges. This **four-part** workshop exercise will help us understand more about the community's expectations and the ways in which you'd like us to consider changes.

- How do you think we should adjust the focus of your zoning emphasis, if at all? On the "Existing" scale, tell us how well you think the UDO already addresses the balance between regulating **form** and regulating **land use** for each of the four development areas. What's the current status? Does the UDO lean too far in one direction or another? Then, on the "Envisioned" scale, tell us how you think it should shift.
- How do you think we should adjust the code's approach to flexibility? It's a careful balance to manage, weighing both **predictability** of outcomes and **variability** to allow room for negotiation. But there are tradeoffs. As with the first part of the exercise, use the "Existing" scale to tell us how well you think the current UDO balances predictability & variability. Then use the "Envisioned" scale to indicate how you'd like it to change.
- Comparing your existing and envisioned scores, calculate the **total gap** between them. Circle the "→" or the "←" depending on whether your desired trend shifts to the right or shifts to the left.
- Finally, add notes for any other specific items you think need special attention in this code update. We've included some topic prompts to get your thoughts flowing, but don't feel limited by what we've identified. This is a good time to make sure we work on what you want!

In all cases, make notes as needed to explain your thoughts and scoring. **Thanks!**