

Memorandum

To: Planning Commission
From: Brett Lenart, Planning Manager
Date: May 19, 2026
Subject: Comprehensive Plan – UDC Amendments



Introduction

There is understandable interest among Planning Commissioners, City staff, and the community in advancing the goals identified in the City’s Comprehensive Plan. Toward this work, there are a variety of opinions among Planning Commissioners on the method.

While I have heard some shared ideas on approach, methods/extent of engagement, and other factors; I have also heard some distinct comments along the way that are difficult to reconcile on an individual basis (which I acknowledge my own tendency to pursue). As the Planning Commission speaks as a single body, this memo seeks a motion from the Planning Commission as the most productive way to expeditiously move forward.

Responsibilities

Recently, after a few conversations with commissioners about this work ahead, there have been questions and/or a desire for better visibility into how the Planning Commission and City staff conduct this work together.

The role of the Planning Commission is distinct between the Comprehensive Plan (where the Commission is author and approver) to the Unified Development Code (where the Commission is an advisor to the City Council).

Additionally, resource allocations such as staff assignments, financial allocations, and associated contractual agreements are the responsibility of the Planning Services staff.

The following table summarizes the Planning Commission’s interrelationships and roles through the coming code update process:

Table 1 UDC Amendment Roles – (X = Authority/Ownership, y=Advisor)

Implementation	Staff	Workgroups/ Focus Groups	Planning Commission	City Council
Develop Work Scope	X		<i>Y (Proposed motion later in this memorandum)</i>	
Background Research/Analysis	X	y		
Drafting Code	X			
Refining Code	X	y	y	
Adopting Code	y		y	X

Public Engagement

Through the various stages of ordinance amendment, City staff will consider feedback and suggestions from the Planning Commission regarding the opportunities, methods, and extent of engagement opportunities throughout the process. Currently, I envision public engagement opportunities at the following instances:

- During the Background Research/Analysis phase, Inform/Consult is the primary level of engagement that will be utilized. This will result in wide sharing of information and data that is being considered as inputs and foundations into developing ordinance updates.
- After drafting amendments, the engagement will shift to the Inform/Involve level. This means that in addition to sharing drafts of proposed ordinances, there will be opportunities for iterative involvement that could take the form of broad or targeted engagement efforts that influence direction or outcomes.
- After refinement, proposed ordinance language will be presented to the Planning Commission and the City Council in conjunction with legally prescribed notification and public hearing processes.

As included in the table above, I envision the identification of workgroups, focus groups, or other stakeholder engagement through the process as determined to be valuable to a particular question or subject area. You may find it helpful to revisit the engagement overview that was previously provided to the Planning Commission (provided here as Attachment C) for an overview of the terminology referenced here.

City staff has elected to send a mailed notice to all property owners and residents in the City at the initiation of this work. This will likely take the form of a postcard that will direct attention to the City’s Engage Ann Arbor page. This will enable interested community members to monitor and track progress over the coming years as they desire.

Work Scope – Proposed Motion

As referenced above, I am requesting the Planning Commission's advice on the approach to plan and undertake the work to update the UDC. Note that I am providing time references below as comparative. In any approach, I will be providing regular engagement with the Planning Commission to help shape the outcomes. I cannot predict more exact timeframes as the process will be dependent on numerous factors outside of my control. Your advice is sought via the following proposed motion:

I move that the Planning Commission recommend that City Staff pursue Option [A, B, or C] to identify needed resources and initiate to advance the goals of the Comprehensive Plan.

Option A

This work scope would involve the previously discussed work scope. Through this scenario, Planning Staff will consider the following components of the Comprehensive Plan and existing UDC and sequentially work through the sections. Generally, this will result in project kickoffs five times, research and background conducted five times, etc.

This option will result in a longer overall process but would provide incremental progress more quickly. Option A would result in the highest likelihood that the City would need to revisit progress as we move through subsequent steps, as well as the potential that the UDC would need to expand before achieving a reduction in regulations or districts. For example, a new Hub zoning district may be established in adopted prior to the total removal (i.e. rezoning to another district) of existing zones throughout the City.

This process would follow the steps previously presented to the Planning Commission and provided here in Attachment A.

If Option A is recommended by the Planning Commission, City staff would benefit from the following advice as well:

I move that in considering Option A, the Planning Commission recommends that the individual Land Use Category areas be performed as describe in [1 or 2]:

1. Simultaneously develop and proposed action on the establishment of new zoning text amendments and corresponding map amendments.

Or

2. Develop and propose action on text amendments to create the zoning regulations desired, and subsequently identify and conduct map amendments to apply the changes to the Zoning Map.

Option B (Staff Recommended)

This option is envisioned as development of an entirely new code. This approach would include the development of a work plan that envisions a comprehensive re-drafting of development ordinances. This approach would include a singular kick-off, wide-ranging and simultaneous research and drafting, but likely a phased presentation of sections or portions of a final document to the Planning Commission to incrementally work toward full adoption.

Based on City staff's research of similar re-writes in other communities, I believe a new ordinance document can be produced within a two-year timeframe. This would enable completion within the aspirational timeframe of the Comprehensive Plan, even with additional time allocated for the adoption process.

This option would result in a longer timeframe for any change but would provide a shorter completion timeframe. This option would also result in an interim period where the City would be responding to submitted proposals that may be consistent with the Comprehensive Plan, but not the current zoning (though this will occur to some extent with any option). This option will most likely result in fewer zoning districts, and would enable the City to consider the interactions of zoning districts, development regulations, and process improvements in a more integrated manner.

Attachment B provides an example scope of work that could be utilized to carry out this approach.

Option C

Option C is provided by suggestion of Chair Wyche. This option would blend the two options above through a generalized work program that initiates work on the Hub areas as envisioned in Option A, but then shifts the balance of ordinance work to be completed in a manner described by Option B.

Attachment A

To: Planning Commission
From: Brett Lenart, Planning Manager
Date: May 19, 2026
Subject: Proposed Work Plan to Implement Comprehensive Plan 2050
Recommendations



Introduction

This memo offers a more detailed work plan to implement the Comprehensive Plan 2050 recommendations developed from the feedback received during the Planning Commission's meetings of March 17, 2026, April 14, 2026, and April 28, 2026. It incorporates elements from Commissioner Adam's resolution submitted to the Commission on March 17, 2026.

1. Hub
2. Transition
3. Residential
4. Use Analysis
5. Development Standards

The proposed work plan provides the most detail for the Hub Land Use Category, including some recommended engagement. Planning staff envisions Planning Commission adopt the overall prioritization above, but planning staff will work with the commission to implement those steps, with the potential for modifications to the details of each larger phases.

The work plan can be the first element of engagement, published to the project's page at engage.a2gov.org and www.a2gov.org/planning and diligently pursued to completion or amended from time to time as appropriate.

Please note that all engagement proposed exceeds the requirements from the Michigan Zoning Enabling Act (PA 110 of 2006).

Proposed Work Plan

Phase 1. Hub Land Use Category

- 1) Data collection and analysis
 - a. Review existing zoning designations of areas recommended for Hub
 - b. Conduct permitted uses analysis of underlying districts
 - c. Review dimensional standards of underlying districts
 - d. Identify parcels and areas for Hub future land use
 - e. Compare existing zoning to Hub goals
 - f. Compare recommended areas with infrastructure capacity

Engagement level: Inform

Create an Engage Page and publish background data on project website. Send postcards to business owners, developers, and residents within close proximity to hub categories that notify them of the process.

- 2) Develop Hub concept
 - a. Determine number of districts needed – one, two, or more
 - b. Determine format of standards – FAR, form based (height and placement)
 - c. Determine regulation elements – area, height, placement, materials, special parking standards
 - d. Decide if zoning district and zoning map changes are done simultaneously or sequentially

Engagement level: Consult

Share progress on the hub concept and collect feedback on concerns or ideas from business owners, developers, and residents on important components of hub category. Depending on the audience, engagement may take on different formats. Some methods include:

- a. Residents: staff office hours for one-on-one time, public workshop(s)
 - b. Developers: interviews or focus groups
 - c. Business owners: interviews or focus groups
- 3) Draft zoning district(s) text amendment
 - a. Develop intent statement(s)
 - b. Develop permitted use tables
 - c. Develop dimensional standards

Engagement level: Involve

Hold a “break the code” event with development teams including architects, engineers, developers. The public can be invited to the event. This is an opportunity to include visuals so the public can conceptualize how the proposed changes would impact the “look and feel” of the area.

4) Draft Zoning Map changes

Select the parcels to apply the new code to in the nine distinct hub areas.

Engagement level: Inform

Publish draft maps online. Hold office hours as needed.

5) Prepare final text amendment and map changes including a review for correcting or creating nonconformities and consistency with Comp Plan goals for Hub future land use. Revise as necessary.

6) Adopt text amendment and zoning map changes

- a. Planning Commission public hearing and recommendation.
- b. City Council readings, public hearing, and adoption.

For the remaining sections, engagement will be modeled on the successes and areas for improvement experienced for each step in Phase 1 with the Hub. While methods may change depending on the content at hand, engagement can be expected for the following phases to include inform, consult, and involve, when appropriate.

Phase 2. Transition Land Use Category

1) Data collection and analysis

- a. Review existing zoning designations of areas recommended for Transition.
- b. Conduct permitted uses analysis of underlying districts.
- c. Review dimensional standards of underlying districts.
- d. Identify parcels and areas for Transition future land use.
- e. Compare existing zoning to Transition goals.
- f. Compare recommended areas with infrastructure capacity.

2) Develop Transition concept

- a. Determine number of districts needed – one, two, or more.

- b. Determine format of standards – FAR, form based (height and placement).
 - c. Determine regulation elements – area, height, placement.
 - d. Decide if zoning district and zoning map changes are done simultaneously or sequentially.
- 3) Draft zoning district(s) text amendment
 - a. Develop intent statement(s).
 - b. Develop permitted use table(s).
 - c. Develop dimensional standards.
- 4) Draft Zoning Map changes
- 5) Prepare final text amendment and map changes
- 6) Adopt text amendment and zoning map changes
 - a. Planning Commission public hearing and recommendation.
 - b. City Council readings, public hearing, and adoption.

Phase 3. Residential Land Use Category

- 1) Data collection and analysis
 - a. Review existing zoning designations of areas recommended for Residential.
 - b. Conduct permitted uses analysis of underlying districts.
 - c. Review dimensional standards of underlying districts.
 - d. Identify parcels and areas for Residential future land use.
 - e. Compare existing zoning to Residential goals.
 - f. Compare recommended areas with infrastructure capacity.
- 2) Develop Residential concept
 - a. Determine number of districts needed – one, two, or more.
 - b. Determine format of standards – FAR, form based (height and placement).
 - c. Determine regulation elements – area, height, placement.
 - d. Decide if zoning district and zoning map changes are done simultaneously or sequentially.
- 3) Draft zoning district(s) text amendment
 - a. Develop intent statement(s).

- b. Develop permitted use table(s).
 - c. Develop dimensional standards.
- 4) Draft Zoning Map changes
- 5) Prepare final text amendment and map changes
- 6) Adopt text amendment and zoning map changes
 - a. Planning Commission public hearing and recommendation.
 - b. City Council readings, public hearing, and adoption.

Phase 4. Use Analysis

- 1) Review, diagnose, and consolidate uses wherever feasible.
 - a. Coordinate regulations remaining after previous text amendments in earlier phases.
 - b. Modernize/add missing uses/remove uses that are no longer applicable (e.g. data centers, more nuanced short-term rental definitions, etc.).
- 2) Develop concepts for organization style and format.
 - a. Consider tables, charts, lists, how information is grouped and presented.
- 3) Draft text amendments for use regulations.
- 4) Adopt text amendments for use regulations.
 - a. Planning Commission public hearing and recommendation.
 - b. City Council readings, public hearing and adoption.
- 5) Integrate smart formatting features (e.g. cursor hovering to bring up definitions, links to other applicable sections).

Phase 5. Development Standards and Procedures

- 1) Analysis of existing standards:
 - a. Parking
 - b. Landscaping, Screening and Buffering
 - c. Streets and Access
 - d. Stormwater Management and Soil Erosion
 - e. Natural Features

- f. Signs
 - g. Outdoor Lighting
 - h. Fences
- 2) Analysis of existing procedures:
- a. Community Participation
 - b. Design Review
 - c. Zoning Permit, Sign Permit, Grading Permit
 - d. Special Exception Use
 - e. Site Plan and Area Plan
 - f. Subdivision (including plats and land division)
 - g. Rezoning – Map Changes
 - h. PUD
 - i. Amendments and Modifications
 - j. Nonconformities – uses, structures, lots, specials
- 3) Review of statutory requirements.
- a. Zoning Enabling Act
 - b. Other applicable laws
- 4) Develop concepts for revisions and amendments
- a. Eliminate unnecessary or no longer desirable elements
 - b. Streamline
 - c. Incorporate best practices
 - d. Consider City Council resolutions and directives
- 5) Prepare draft text amendments.
- 6) Adopt text amendments
- a. Planning Commission public hearing and recommendation.
 - b. City Council readings, public hearing, and adoption.

Attachment B

Draft Request for Proposals

Chapter 55 Unified Development Code Rewrite

May 19, 2026



I. Introduction

The existing use, area, height, and placement standards found in Chapter 55 of the City Code of Ann Arbor were first adopted in 1963 as the Zoning Ordinance and remain largely in place as originally written. Other land development regulations such as parking, landscaping and screening, streets and access, stormwater management and soil erosion, natural features, signs, fences, and outdoor lighting, were first adopted as separate chapters of the City Code between 1963 through the 1990s.

The nine City Code chapters dealing with land development were combined and lightly revised for consistency in 2019. Each chapter was repealed and a new Chapter 55 Unified Development Code (UDC) was adopted. The UDC currently provides minimally cohesive, outdated regulations in a modern framework which the City now seeks to fully rewrite, including updating the Zoning Map, with best practice standards and regulations to implement the future land use recommendations of the Ann Arbor Comprehensive Plan 2050, adopted on March 16, 2026.

II. Background

The 288-page UDC divides the City into 33 traditional zoning districts, dozens of PUD (Planned Unit Development) districts, several districts with adopted and incorporated conditions, and 10 overlay zoning districts. It provides the permitted uses, use specific standards, development standards, procedures, and enforcement for all new construction.

It is a single Word document maintained by Planning staff, converted to PDF format for downloading from the City's website.

A. Project Goals

Using the current format as much as feasible, the City seeks to rewrite the substance of Article II Zoning Districts, Article III Use Regulations, Article IV Development Standards, Article V Administrative Bodies and Procedures, and Article VI Nonconformities with these goals in mind:

- Fewer zoning districts.
- Update permitted use and use specific standards for current and expected uses to be found in the city.
- Development standards reflecting predominantly infill and redevelopment.
- Increased housing accessibility and housing affordability.
- Procedures that remove or minimize barriers for better affordability, sustainability, equity, efficiency, and predictability.
- Realistic provisions for nonconformities.
- Repair past harms created by zoning to our most vulnerable groups.
- Use of graphics to illustrate concepts.
- Zoning Map reflecting new zoning districts, overlays, and standards.

Additional amendments and updates to other Articles and Sections for consistency are assumed and expected.

B. Specific Objectives

Specific objectives for each Article include:

- Article II Zoning Districts
 - Reduced to the fewest number of zoning districts appropriate to fulfill the Comprehensive Plan 2050 future land use recommendations: Hub, Transition, Residential.
 - Closely coordinate number of districts with area, height, and placement standards to minimize exceptions, alternatives, and additional standards meant to achieve compatibility.
 - Evaluate eliminating character overlay districts.
 - Advise on better integrating PUD districts and their adopted Supplemental Regulations into the chapter.
- Article III Use Regulations
 - Allow fullest range of mixed uses in each district as appropriate. Examples include the addition of local neighborhood commercial in residential areas and how to mitigate nuisance between industrial and residential uses within Transition.
 - Standards for group housing like co-operatives and fraternity or sororities.
 - Organize in an easy-to-read format with modern terminology.
 - Consider permitted use categories and types that generally align with applicable building codes.
 - Permit up to three units per parcel in historically single-family zones that remain consistent with the scale of the existing neighborhood.

- Eliminate outdated and irrelevant uses (i.e. borrow pits, coal and coke dealer, oil and gas wells, slaughterhouse), suggest new land uses that are currently unaddressed (i.e. short-term rental, data centers) with proposed definitions.
- Article IV Development Standards
 - Closely coordinate area, height and placement standards with zoning districts to minimize exceptions, alternatives, and additional standards meant to achieve compatibility.
 - Support increasing density in all districts and how to accommodate potential impacts such as stormwater management and natural features protections.
 - Assume infill and redevelopment over greenfield development.
 - Provide clear, predicable, and measurable provisions.
 - Clearly and explicitly indicate applicability of each section and standard using consistent language and terms.
 - Use graphics and illustrations to supplement text whenever possible.
 - Consider including rules of construction and specific text to interpret and apply standards.
 - Eliminate redundant, outdated, and no longer relevant standards. Identify where standards exceed minimum requirements of State codes.
 - Suggest appropriate provisions where none currently exist.
- Article V Administrative Bodies and Procedures
 - Provide for simple, straightforward, easy-to-follow, efficient procedures with preference for administrative approvals unless otherwise required by law.
 - Provide clear, succinct, relevant standards of approval for all procedures.
 - Provide clear, succinct, relevant provisions for amendments and modifications.
 - Minimize procedural barriers to development.
 - Update required information to allow for simpler applications, advising on new or additional procedures that remove barriers to development and redevelopment with an emphasis on residential uses.
- Article VI Nonconformities
 - Advise on best practices for nonconforming uses, lots, and structures.

- Eliminate special standards and date-specific status for nonconformities wherever possible.
- Provide clear and precise standards for “maintaining” and “continuing” nonconformities and what new standards are (or are not) applicable when “expanding” or “altering”.
- Zoning Map
 - Create parcel-based zoning map.
 - Reflect new zoning districts.

C. Community Engagement and Participation

Using the IAP2 Spectrum, some form of community participation is expected for each task in the scope of work. The form of community participation should be appropriate for the task. Expectations are provided below.

D. Project Schedule

The City expects a final draft code and zoning map to be completed within 24 months and the new code text and map to be effective no more than 12 months after that, for a total project completion timeframe of 36 months.

E. Project Staff

Preference will be given to the selected firm that can dedicate a full-time person to manage the project, maintain momentum for an accelerated timeline, and keep all changes and references up-to-date. This person would be a single point of contact with Ann Arbor staff.

III. Scope of Work

A. Analysis and Recommendations

The existing code should be compared to the future land use recommendations of the Comprehensive Plan 2050 and best practices for traditional zoning regulations to prepare recommendations for rewriting the text. The existing zoning map should be assessed for areas to be rezoned.

- Review existing materials:
 - Chapter 55 UDC
 - Zoning Map
 - City Parcel Map
 - Comprehensive Land Use Plan 2050
 - Downtown Design Guidelines

- Review other applicable codes, standards, and policies, such as:
 - Public Services Standard Specifications
 - Solid Waste Regulations
 - Downtown Street Design Manual
 - International Fire Code
 - A2ZERO (Carbon Neutrality Plan)
 - Comprehensive Transportation Plan
 - Parks, Recreation and Open Space Plan
 - Michigan Planning and Zoning Enabling Act
- Research best practices and noteworthy codes of comparable and peer jurisdictions.

Community Engagement Expectation: Inform. The city will share the results of the UDC analysis through its established channels and project page.

Staff Support:

- Identify materials will be provided by city staff.
- Requests for additional materials and data will be fulfilled to the extent possible.
- Dedicated staff will be available to answer technical questions and clarifications as needed.
- Staff will assist in organizing and attending meetings.

Deliverable Expectations:

- A report of findings, and recommendations, summarizing key issues, where zoning can better align with city’s policies, noncompliance with state requirements, identifying barriers to development, approach to modernize and streamline the text.
- Metadata.

B. Draft Code Framework

- Prepare a detailed framework to rewrite Articles II, III, IV, V, and VI.
- Identify needed work to other Articles and Sections for coordination, consistency, and completeness.
- Present framework to staff for review.
- Present framework to Planning Commission for recommendation to City Council.
- Present framework to City Council for approval to continue.

Community Engagement Expectation: Inform. The city will share the results of the framework through its established channels and project page.

Staff Support:

- Organizing and scheduling meetings.
- Posting framework for public access.
- Assist in presenting to Planning Commission.
- Can present to City Council if requested depending on budget.

Deliverable Expectations:

- Regular updates to staff.
- The detailed framework.
- Presentation to Planning Commission.
- Presentation to City Council, or preparing a presentation for city staff to City Council, depending on budget.

C. Draft Preliminary Code and Zoning Map

- Prepare a complete preliminary code and zoning map.
- Deliver Articles and/or Sections individually or grouped logically for staff review on a scheduled basis.
- Provide GIS based zoning map.
- After meeting with staff, attend Planning Commission and City Council meetings to gather feedback and requested revisions. It is estimated there will be a minimum of 10 meetings with the Planning Commission during this step.
- Develop and use a system to document feedback received, requested revisions, and how they will be (or were) addressed in the final draft.

Engagement Expectations: Involve. During the drafting of the preliminary code and map, engagement is expected. For higher impacts changes to the UDC, staff recommend, but is open to other suggested approaches, the following engagement methods:

- Break the code: An event to stress test the drafted language with the development community to hear feedback on unclear language or potential barriers to development.
- Focus groups/working groups: Select a targeted group of residents, boards and commission, business owners, and other relevant stakeholders to discuss specific areas of the UDC that will directly impact them.

- Walking tours: Determine areas of the city that could benefit from a visual tour with a selected audience to photograph concerns or areas for improvement.
- Survey: A series of short surveys for rapid feedback on specific issues with a feedback loop to share the results.

Staff Support:

- Post drafts for public access.
- Support research on other communities' ordinances.
- Distribute and coordinate draft for review to internal stakeholders.
- Host in person engagement sessions.
- Present Article drafts to the Planning Commission.
- Summarize and share feedback from staff-hosted events and assist in prioritizing in event of conflicts.

Deliverable Expectations:

- Complete preliminary code draft in Word document. Zoning Map files.
- Regular written updates to city staff.
- All research conducted to be provided in an easy-to-access platform, including original files.
- Presentation(s) to city staff.
- Develop presentations, graphics, and text for engagement sessions and the Planning Commission and City Council meetings.

D. Final Draft Code and Zoning Map

The final zoning code and zoning map shall meet the following:

- Optimized for web presence.
- All references to a section are linked.
- Not to exceed 20 MB.
- Screen-reader accessible.

E. Adoption and Implementation

Prepare ordinance(s), with transmittal or summary reports for:

- Staff in preparing for adoption and implementation.
- Planning Commission public hearing and recommendation.
- City Council first reading, second reading and public hearing, and adoption.

Staff Support:

- Schedule meetings and notice public hearings.
- Prepare meeting agendas and packets.
- Attend meetings.

Deliverable Expectations:

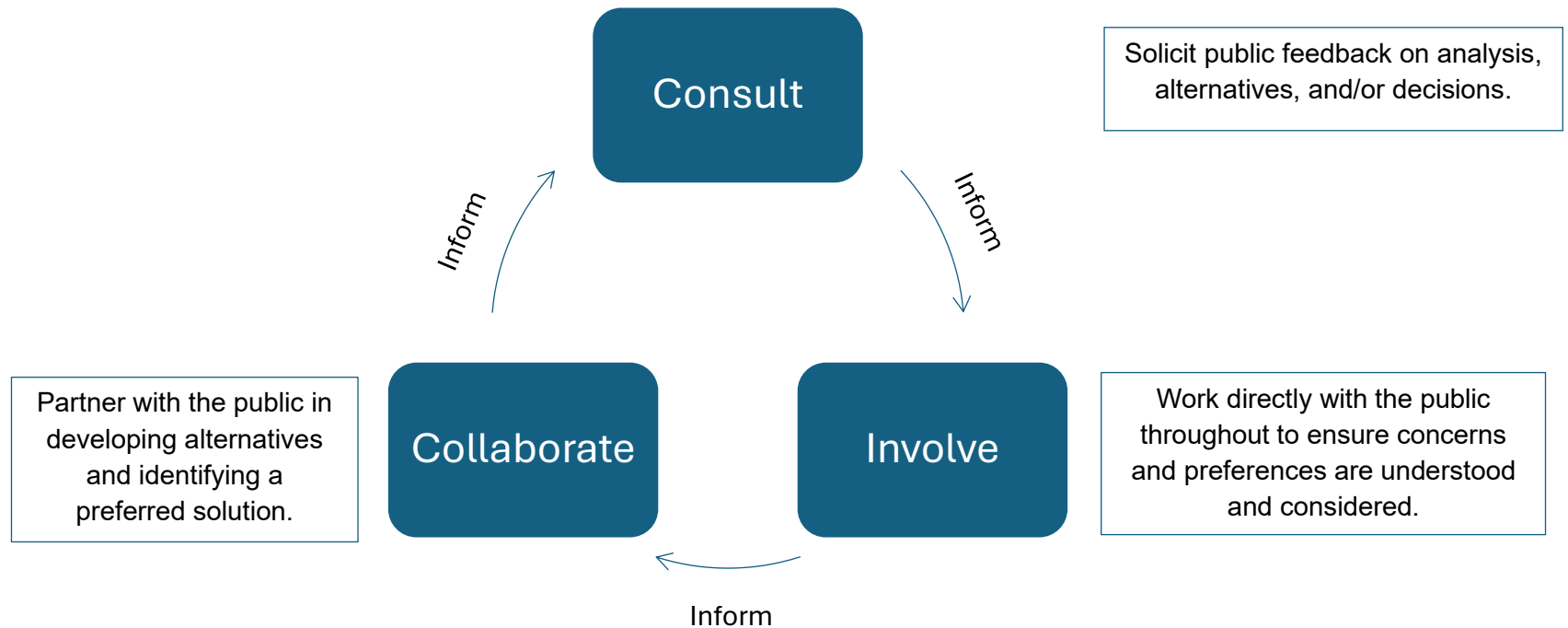
- An editable version of the final draft and all previous drafts.
- All graphics separated from the final document.
- A final Zoning Map and all GIS files.

F. Optional and Additional Services

Optional and additional services may arise during this process. Please submit the cost of each of item below, if not already included in the submitted budget.

- Workflow and process improvement studies.
- Coordination with a codification service for online hosting of the UDC.
- Staff orientation and training.

Attachment C



Engagement Steps

The graphic above is a variation of the International Association of Public Participation engagement spectrum. Using this graphic as an engagement framework, completing the full cycle would be considered a “full” engagement, completing two (consult and involve) would be considered “moderate” engagement, and consult only would be considered “light” engagement.

Inform

As indicated in the graphic, “inform” is the basis for most engagement and can span the length and breadth of an engagement process. A productive discussion requires that all parties first understand the project’s goals, process, limitations, potential impacts, and other relevant data. In an iterative process, there may be many project stages that

necessitate “inform” style methods (see example methods below). In some cases, engagement stops here. For example, when the city leads a project, like a watermain replacement, that is routine, low-impact, highly desired, or mandated change, it notifies residents and stakeholders instead of soliciting feedback. In instances where there is little public influence over the decision, “inform” is the best option. However, in many cases, “inform” is integrated into a more extensive engagement effort.

Methods include webinars, postcards¹, webpages, informational sessions with Q & A, FAQs

Consult, Involve, and Collaborate

A common project management framework known as the 30/60/90 model is used in design and engineering fields to schedule reviews when a project is 30%, 60%, and 90% complete. These check-ins allow participants to refine the scope, engage stakeholders, and mitigate risk of project unmet expectations and delayed timelines. The 30% stage is conceptual and preliminary scope that focuses on the project’s direction. In this process, the Comprehensive Land Use Plan fulfills this step. The visionary document already outlines a proposed direction for land use change, much of which is a result of engagement efforts.

The 60% stage is like a first draft of zoning amendments. This stage continues to refine the specifics of the proposed options as new information becomes available and validates them with experts and those impacted. The start of a Unified Development Code re-write is an opportune time to engage the public using “consult” and “involve” options from the engagement spectrum. Staff can present research, analysis, and potential options for the public to respond to (consult) *and* ask residents and stakeholders about their concerns and preferences (involve). During this phase, project leaders could allow the public to develop and present alternatives and their preferred solution (collaborate).

Methods include structured meetings/workshops with activities that solicit input, surveys, walking tours, smaller focus groups, interactive maps, interviews, an Advisory Committee, design charrettes

¹ To send a postcard to every parcel in the city is an estimated \$14,000 (2-4 weeks) to \$32,000 (5-7 days).

The 90% stage should present the detailed option that was selected as a result of the previous round of engagement. This represents a full cycle of the circular graphic above as the city returns to “consult” the public on the final option. It is a check to see if major concerns and preferences were addressed to the extent possible. Here, the public can influence minor tweaks, but the intent is to polish the document, not to re-conceptualize the policy.

Methods include a public hearing (required) or a public meeting in addition to the public hearing

Applicability

During the comprehensive planning phase, the most common concern about the proposed land use framework was changes to residential areas, followed by transition corridors/areas, and then hubs. It would follow that greater opportunity for engagement centers on changes to residential areas and lighter engagement efforts for changes that garnered less interest from the public. This is subject to change as the process unfolds and new information or interest arises.

- **Residential:** Full engagement
- **Transition:** Full or moderate engagement depending on the area
- **Hub:** Light engagement
- **Development standards:** Light or moderate engagement