**Class Project 1: City Case Studies**

In this project student groups will assess and compare regulation and policy for a sample group of cities. The foundation for this work is collection by student groups of all key documents used in local land regulation in their case study community. Groups of 2 students will participate in each case study project. Student groups will be expected to collect and assess **all key documents** used in local land regulation in their case study community. The assignment will be divided into modules, with sub-assignments handed out for each module.

The class will use the city of Boulder as a template and baseline. Through guest lectures and document review we will develop a thorough understanding of the Boulder case. This assessment will focus on residential construction addressing three development frameworks: (1) single-family residential building; (2) multi-unit residential building or subdivision that triggers land use or design review; and (3) multi-unit residential structure or subdivision that triggers environmental review. These three frameworks are intended to encompass core regulatory problems of land development in this context, and illustrate key issues of complexity, cost and conflict of regulatory compliance for participants including both developers and local governments. In addition, students will be asked to collect (1) information on physical development patterns, and (2) local media coverage of development politics. A protocol for data collection will be handed out to students when the project is assigned.

Assessment of case study documents will address the following issues: (1) number and type of development regulations and related application submittals; (2) analytical and evidentiary requirements at each submittal step; and (3) process for review of application submittals. Data will be assembled in a matrix for each case study, and then evaluated against benchmarks derived from further research and class discussions about the Boulder county case. Time requirements for compliance with development regulations will be identified. Students will write up an evaluation of each case based on the matrix and addressing key questions defined in the protocol. Students will present their findings. Comparison between sites will occur through in-class discussion.

Deliverables: (1) 8-page paper including matrix describing regulations, policies and development patterns for case study community, specifically referencing documents in the folder. (2) Folder with all relevant documents uploaded to google drive to made available to class. (3) 5-minute presentation to class with power points.