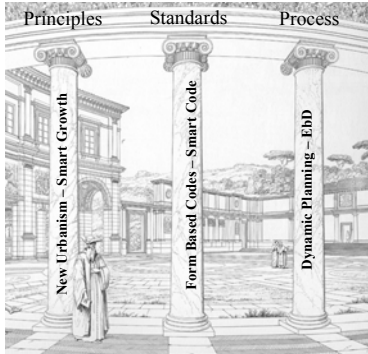


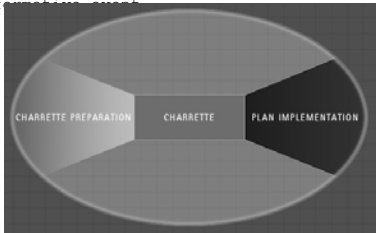


The Three Pillars of Holistic Community Planning



The Dynamic Planning Process

- A three-part process for achieving transformative change in public and private planning efforts
- The overall process in which the charrette is the transformative event



Dynamic Planning Core Values

- Community Health
- Holistic planning solutions support socially and environmentally healthy communities.
- Collaboration
- Each individual's unique contribution supports the best outcome.
- Transparency
- Clarity in rules, process and roles is essential to collaboration.
- Shared Learning
- Including all viewpoints assures reduced rework and facilitates implementation.
- Direct, Honest, Timely



What is an NCI Charrette?

- The charrette is a multi-day collaborative planning event that harnesses the talents and energies of all affected parties to create and support a feasible plan that represents transformative community change

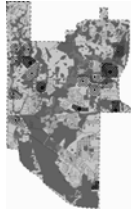


Drawn for The Washington Post, 1988, by Roger K. Lewis, FAIA, Professor, U. Maryland School of Architecture

What can a charrette do?

Charrettes result in feasible plans for:

- Main street revitalization and infill
- New development plans
- New annexations
- Community-wide visions
- Comprehensive plans



Hillsborough Co., FL



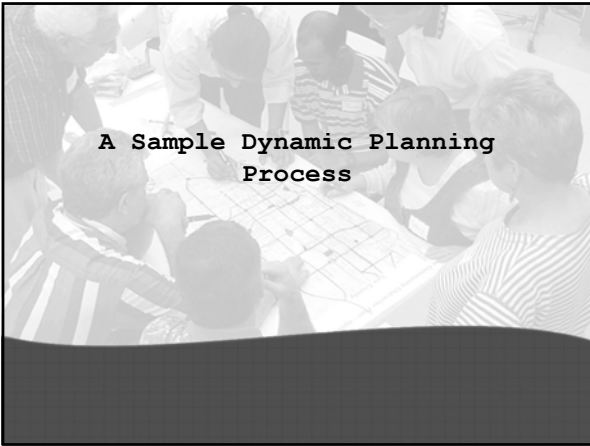
Kendall, FL

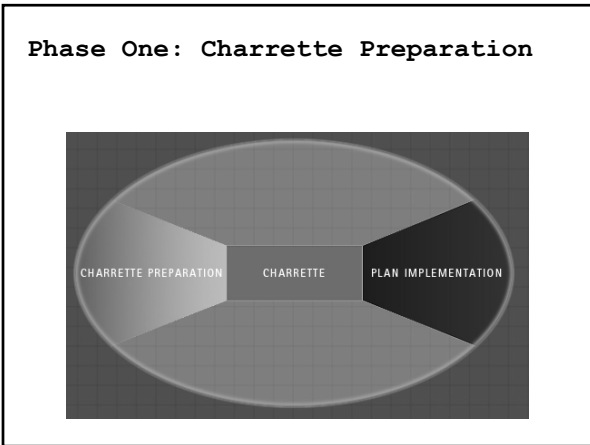


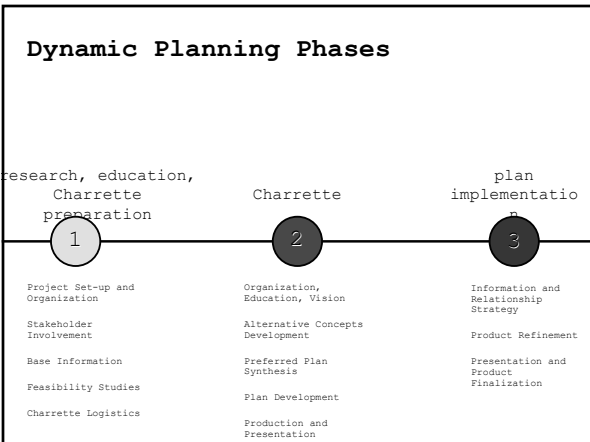
Kentlands, MD

Charrette trends

- Government agencies requiring charrettes:
 - Baltimore County, Maryland
 - Davidson, North Carolina
 - Belmont, North Carolina
- Recent RFPs requiring charrettes:
 - Renaissance Project, Baltimore, Maryland
 - Columbia Town Center, Columbia, Maryland
 - City Center Housing, Santa Monica, California
 - Spokane Valley, Washington







Charrette Preparation: Getting Charrette Ready

Phase 1: Research, Education and Charrette Preparation

- Project Set-up and Organization
- Stakeholder Involvement Plan
- Base Information
- Feasibility Studies
- Logistics

The City of Berkeley invites you to discuss the **Ronald Sub-Area Plan** at a Public Meeting.

Tuesday, July 26, 8:00 - 8:30 pm
at the **Shoreline Historical Museum, 142 North 175th St.**
Please call (925) 835-2200 for more information.

How Can We Create a Special Place in the Heart of Shoreline?

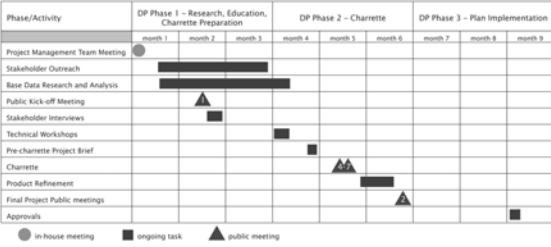
- Learn about the Ronald Sub-Area Plan Project.
- Find out how you can be involved in creating a vision for the Ronald Sub-Area.
- Most importantly, we need to hear your ideas, wishes and concerns.



The Area City Commission will meet and hear all of the public's comments.

FOR MORE INFORMATION:
Call: **925-835-2200**
or: **www.berkeley.org**

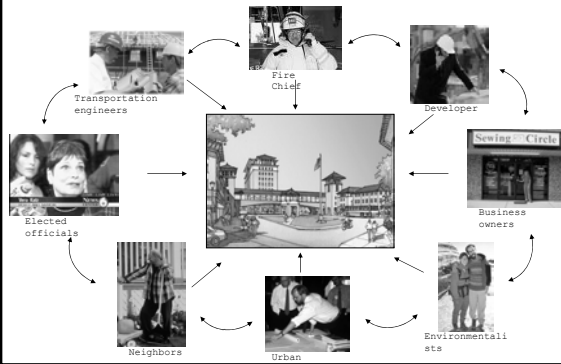
Dynamic Planning Road Map



Charrette Ready Plan Schedule



Stakeholders' unique contributions



Sample Stakeholder Analysis

Viewpoint	Person	Affiliation	Issues	Win	Outreach Strategy	Charrette Participation
Elected Official	Donna Gerber	Contra Costa County	25 years of controversy, with nothing to show. Gerber is the project "champion"	A plan and codes agreed upon by BART, and the Neighborhood. A bullet-proof public process. A national exemplar project	Email, phone	Daily Team Meetings
Elected Official	Mark Schubler	Contra Costa County	Concern about project costs. Interested in a non-controversial outcome.	A project that can be approved by neighbors.	Email, phone	Public Meetings
Elected Officials	Jan Richard, Jack Keller	BART Directors	Balancing BART operations, goal of increasing ridership	A built development that serves as a model for BART, economically successful for BART	Email, phone	Public Meetings
Neighborhood Activists	Nancy Howell, Kris Frank, Terry Jennings	Walden District Improvement Association	Deep distrust of County Supervisors and staff. Traffic, visual impacts, property values, safety.	Minimal traffic impacts, maximum low ring, low building access from neighborhood, pedestrian access, local retail only, no increase in BART parking. The county must keep its promise and build the region all at all.	Emails, letters	Separate Meeting
Neighboring Commercial Owners	Lynette Turner-Busby	Contra Costa Centre Association	Workers have limited local services	Compatible uses with existing business, amenities for office workers, traffic management	Emails, letters	Separate Meeting
Developer	Mark Ferrar, Bill Mohr	Millennium Partners Catalyst	Last development proposal failed.	Economic and market feasible plan	Email, phone	Daily Team Meetings And reviews

1.3 Base Information

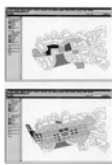
Tool: Hi-Tech Modeling and Analysis

Purpose: Run statistical analysis to measure the comparative performances of each scheme

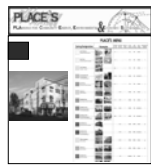
Process: Model each alternative using the appropriate tools and report back to the design team and stakeholders



CommunityViz™/Orton Family

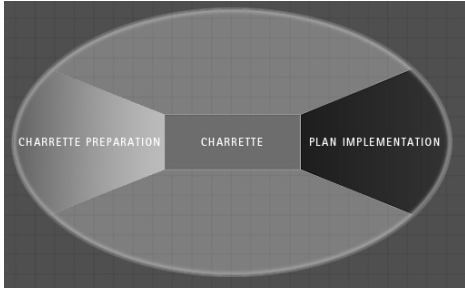


Index/Criterion



PLACES™/www.energy.ca.gov/pla

Phase Two: The Charrette



During the Charrette: Charrette Roles and Process

Charrette Design Team

- The Charrette Design Team works uninterrupted to produce the plan



During the Charrette: Charrette Roles and Process

The Stakeholder's Role

- The stakeholders provide vision, input and review at key moments during scheduled, as well as impromptu, meetings



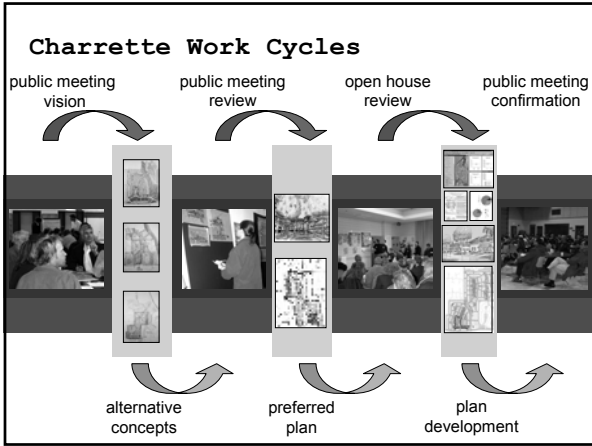
Stakeholder meeting
(Scheduled)



Public meetings
(Scheduled)



Drop by the studio
(Unscheduled)



Charrette Public Meeting #1: Hands-on Exercise

- Groups work on visioning exercises at tables

• Planning: Access to TC and
 • Parking: 2000-2500
 • Density: 100-150
 • Mixed-Use: Retail, Office, Residential
 • Public Space: 10-15%
 • Green Space: 10-15%
 • Transit: 10-15%
 • Security: 10-15%
 • Other: 10-15%

Alternative Concepts Development

2.2 Alternative Concepts Development

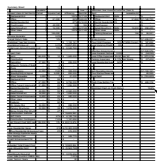
Tool: Primary Stakeholder Meetings

Purpose: To complete a feedback loop for the initial concepts with primary stakeholders before the next public meeting

Process: Primary stakeholder feedback meetings, often in the charrette studio



2.3 Preferred Plan Synthesis



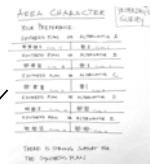
Economics



Transportation



The Preferred Plan reflects multiple viewpoints



Stakeholder Surveys

Area	Objective	Strategy	Measure
Area 1
Area 2
Area 3
Area 4
Area 5
Area 6
Area 7
Area 8
Area 9
Area 10

Objectives, Strategies, Measures

2.5 Production and Presentation

Tool: Final Charrette Public Meeting

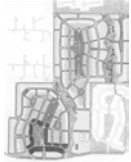
Purpose: Illustrate and explain the complete plan drawings and supportive data, inform and inspire all participants to support their plan

Process:

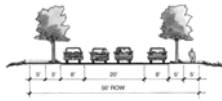
- Presentations by the project team
- project summary
- charrette log, evolution of plan
- final plan
- Q&A and public input
- Open house



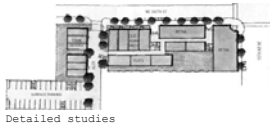
Example Charrette Products



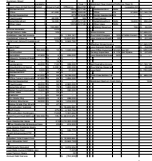
Master plans



Street sections



Detailed studies



Economics

Example Charrette Products



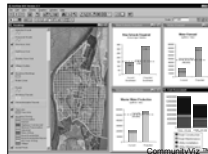
Codes



Computer Renderings



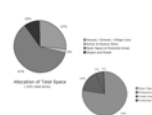
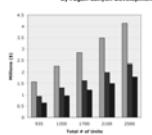
Hand drawn rendering



Environmental Analysis

Example Charrette Products

Estimated Net Fiscal Impact to the City of Santa Paula
By Fagan Campaign Development Options

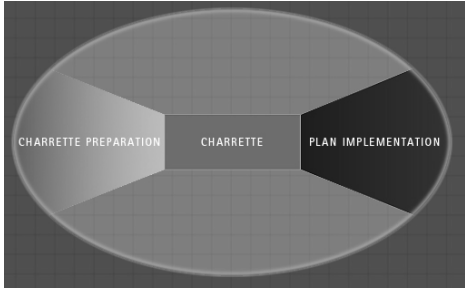


Estimated Net Fiscal Impact Through Each Official Action Point
for Multiple Planning Options each with 2000 homes



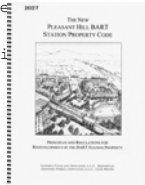
LCA Town Planning and Architecture, Centex Homes

Phase Three: Plan Implementation



Plan Implementation: Charrette Follow-up

- The goal of the Plan Implementation phase is to refine and finalize charrette products to guide the project through adoption and development.
- Plan Implementation
 - Information and Relationship Strategy
 - Product Refinement
 - Presentation and Product Finalization



3.1 Information and Relationship Strategy

Tool: Outreach Communication

Purpose: Continue to inform the key stakeholders and the public on the outcome of the charrette and the next steps and how they can be involved

Process: Disseminate information through e-mails, websites, and publications such as *The Town Paper*



3.2 Product Refinement

Tool: Document Revision

Purpose: Complete the revisions required by the review process

Process: Design team members complete revisions to their assignments



3.3 Presentation and Product Finalization

Tool: Final Project Public Meeting

Purpose: Perform one last feedback loop with the public

Process: Hold two public meetings on subsequent evenings and make refinements between them based on the first evening's input

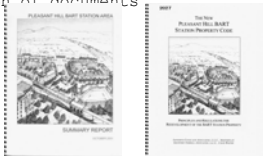


3.3 Presentation and Product Finalization

Tool: Project Closeout

Purpose: Complete the charrette report and code documents required for a feasible plan

Process: The charrette manager directs the completion and distribution of documents



NCI Resources

- NCI Certification Trainings
- On-the-job Training and Coaching
- Technical Assistance
- Visit www.charretteinstitute.com for more information

