What we’ll do today

- Charrette 101
  - Theory + practice
- Learn by doing
  - Golden Glades
  - Mini-charrette
- Synthesis

West Hyattsville TOD Master Plan, Hyattsville, MD
Charrette Fundamentals

- Planning in real time
- Broad-based consensus building
- Multi-disciplinary team
- Process of constant refinement
Dissecting the Charrette Process

1. Pre-Charrette Activities
2. Charrette Week
3. Post-Charrette Activities
Pre-Charrette: Frame the Question

- Briefing Book
  - Summarize research
  - Document background data
  - Provide common starting point
  - Project “encyclopedia”
- Charrette Logistics
  - Space, catering, equipment
- Community Outreach
  - Stakeholder interviews
  - Community engagement
The Right People at the Right Time

- Community stakeholders
- Neighborhood groups
- Developers
- Retailers
- Environmental groups

If you don’t have the right people at the table, you won’t have a good outcome.
## Sample Charrette Schedule

**Draft Charrette Week Schedule - Subject to Change**

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<tbody>
<tr>
<td>9:00</td>
<td>Room Set-Up</td>
<td>Charrette Team Meeting</td>
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<td>Consultant Team Debrief</td>
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<td>10:00</td>
<td>Community Meeting</td>
<td>Welcome and TOD Presentation</td>
<td>Consultant Team Site Tour</td>
<td>Work Session Site Analysis TOD Goals and Opportunities</td>
<td>Work Session Develop 2-3 Design Alternatives</td>
<td>Work Session Develop Preferred Concept</td>
<td>Work Session Refine Preferred Concept</td>
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<tr>
<td>10:30</td>
<td>Citizen's Design Workshop (Box Lunch)</td>
<td>Working Lunch</td>
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<td>Citizen's Design Presentations</td>
<td>Working Dinner</td>
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<td>Debrief Meeting</td>
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<td>2:00</td>
<td>Work Session Brainstorm TOD Strategies</td>
<td>Work Session Refine 2-3 Design Alternatives</td>
<td>Work Session Develop Preferred Concept</td>
<td>Work Session Refine Preferred Concept</td>
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*Refine Plan & Tackle Specialized Topics*
Process of Continual Refinement

- Citizen Plans
- 1st Night Plan
- 3rd Night Plan
- Final Plan

Concept Plan  Revise  Revise
Post-Charrette Activities: Documenting the Record

- Additional research/analysis
  - Traffic analysis, etc.
- Refine the development program
  - Retail, office, residential …
- Graphics development
  - Tells the story, pre-marketing tool
- Draft/Final Preferred Concept Plan
### From Vision to Reality

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<tr>
<th>Immediate</th>
<th>Near Future</th>
<th>Long Term</th>
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<tbody>
<tr>
<td>Reconvene Transit-Oriented Development</td>
<td>Working Group</td>
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<tr>
<td>Adopt Station Area Zoning</td>
<td>NW 27th Avenue Improvements</td>
<td>Financing Infrastructure Improvements</td>
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<tr>
<td>Select a Transit-Oriented Development Master Developer</td>
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<td>Station Area Redevelopment</td>
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**Additional Note:**
- Immediate: Immediate actions that can be taken to move the project forward.
- Near Future: Medium-term goals that require more planning and resources.
- Long Term: Goals that may take several years to achieve.
Charrette Outcome

• A feasible, consensus-based plan
  ➤ Comprehensive
  ➤ Visionary
  ➤ Reality-based

• Plan elements
  ➤ Land use
  ➤ Urban design
  ➤ Transportation
  ➤ Open Space
  ➤ Implementation
**Another Approach**

3 step process where a 5-day charrette is not possible

1. **TASK 1**
   - Scope Refinement and Coordination

2. **TASK 2**
   - Existing Conditions and Issues Assessment

3. **TASK 3**
   - Market and Strategy

4. **TASK 4**
   - Charrettes and Public Participation

5. **TASK 5**
   - TOD Framework Plans

6. **TASK 6**
   - Code and Implement

**1. BACKGROUND**

**2. ALTERNATIVES**

**3. STRATEGY**
Developing Alternatives

5 step process

- Charrette 1: 2 to 3 alternatives
  - Crash-test dummies
- Ground truth w/ developers
- Test & refine w/ local gov’t
- Charrette 2: Recommendation
- Final plan