# PANEL 5: FORM BASED REGIONAL PLANNING & COMMUNITY COLLABORATION

# The NCI Charrette System

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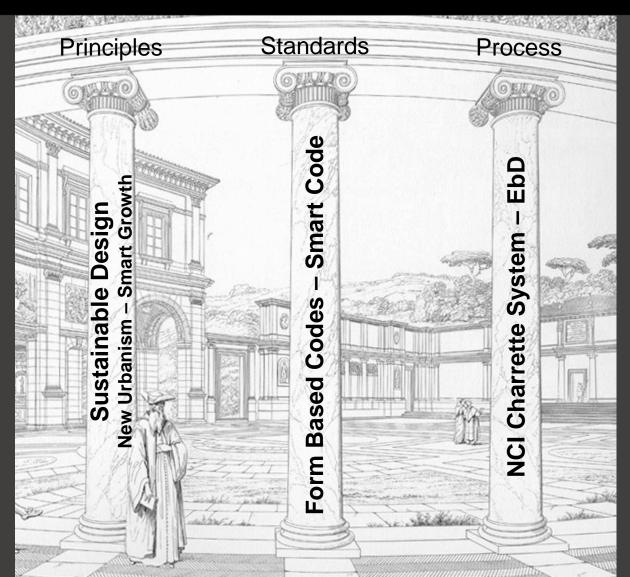




# NCICharretteSystem

The Breakthrough Planning Tool for Community Transformation

# The Three Pillars of Holistic Community Planning





# Origin of the term "charrette"



 At the École des Beaux Arts in Paris during the 19th century, proctors circulated a cart, or "charrette," to collect final drawings while the students frantically put finishing touches on their work

#### What is a NCI Charrette?

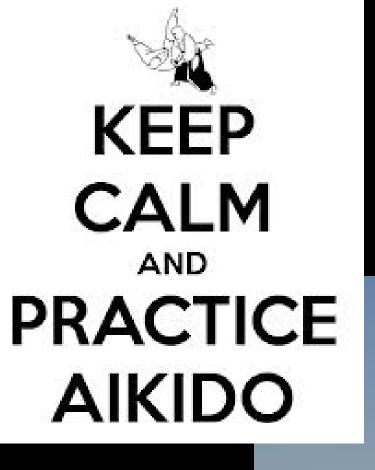
- Multi-day collaborative planning event
- All affected parties to create and support a feasible solution
- Results in transformative community change
- Not everyone is there all the time



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

# Change is hard for everyone













#### Charrette Roles and Process

#### **Charrette Team**

 The multidisciplinary charrette team works uninterrupted to produce the plan at the charrette studio





#### Charrette Roles and Process

#### The Stakeholder's Role

- Stakeholders provide vision, input and review at key moments during scheduled and impromptu, meetings
- THEY ARE NOT THERE ALL THE TIME!



Stakeholder meeting (Scheduled)

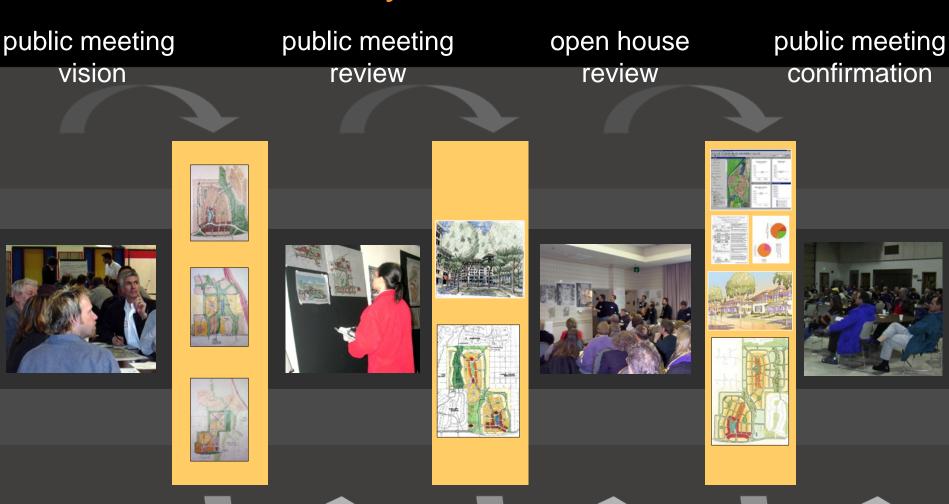


Public meetings (Scheduled)



Drop by the studio (Unscheduled)

# Charrette Work Cycles



alternative concepts

preferred plan

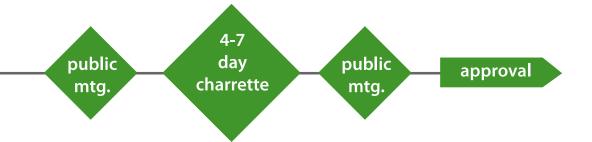
plan development

## NCI Secret Ingredient: Three feedback loops

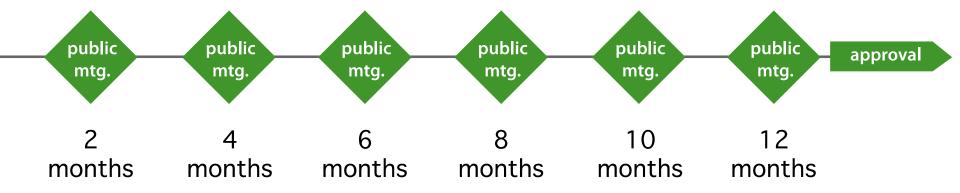
- Allows you to "get it wrong twice", building trust by listening and responding
- Turns controversy into opportunity by exposing the conflicts and resolving them within days
- Develops buy-in and understanding through embedding people in the design process
- Heightens creativity through uninterrupted focused work over days
- Reduces costly rework though just-in-time information

## Collaboration without endless meetings

#### NCI Charrette System

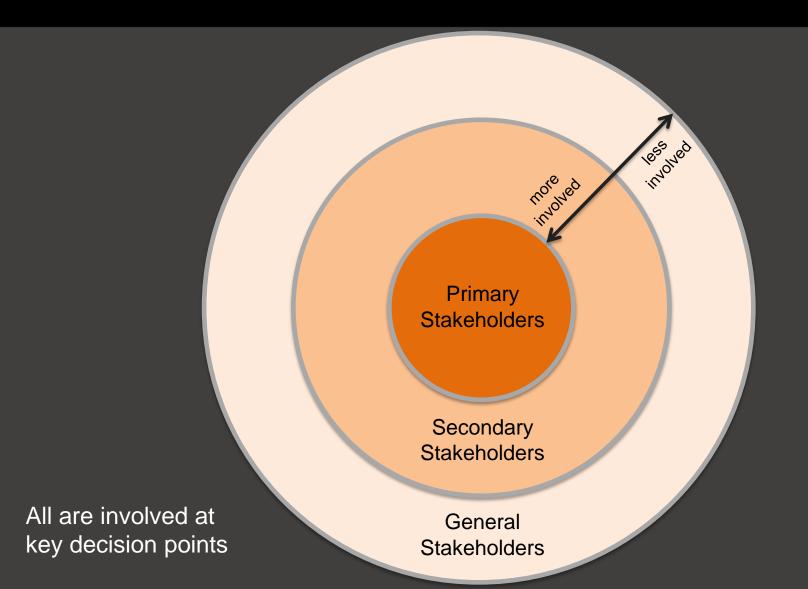


#### **Conventional Planning Process**

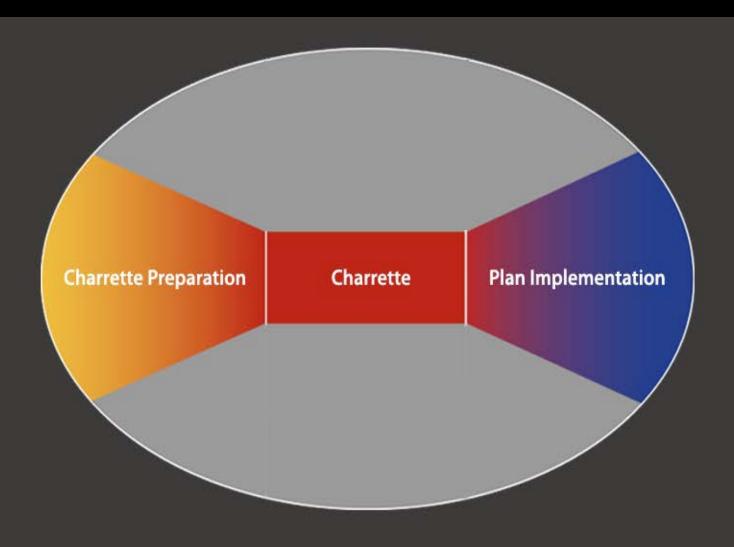




## Stakeholder Levels of Involvement



# The NCI Charrette System



## The Charrette System Phases

research, education, charrette preparation

charrette

plan implementation

1

1-9 months

2

2-4 months

 $\left(3\right)$ 

Project Assessment and Organization

Stakeholder Research, Education, Involvement

Base Data Research and Analysis

Feasibility Studies and Research

Charrette Logistics

Organization, Education, Vision

Alternative Concepts Development

Preferred Plan Synthesis

Plan Development

**Production and Presentation** 

Project Status Communications

**Product Refinement** 

Presentation and Product Finalization

### Contra Costa Centre





- 25-year deadlock
- Organized citizen opposition controlling the press
- Challenging deal (developer, County, BART)
- Boycott of charrette threatened

#### Contra Costa Centre



Lennertz Coyle & Assoc.

- Unanimous adoption with no opposition
- Design maintained with new architect
- Head NIMBY chairs committee
- Survived 5-year lag
- Construction begins

# Contra Costa Centre - Today



# Michigan/Grand River Ave. Charrette on-the-job training



# Michigan/Grand River Ave. Charrette on-the-job training



# Charrettes for physical planning

#### Charrettes result in feasible plans for:

- Revitalization and infill
- Sustainable communities
- Economic development
- Regional visions and plans
- Comprehensive plans
- Form-based codes
- New neighborhoods
- TOD plans



Hillsborough Co., FL



Kendall, FL



Kentlands, MD

## Charrettes for public policy

# Charrettes result in feasible policies and agreements for:

- Community health
- Sustainability
- Zoning codes
- Intergovernmental projects
- School planning

#### In-house Charrettes

- A charrette is not necessarily a public event if all stakeholders are "in-house"
- The public-at-large does not have to be involved in a project when the public is not an "affected party"

#### **Examples:**

- LEED building design
- Military construction
- Hi-tech manufacturing

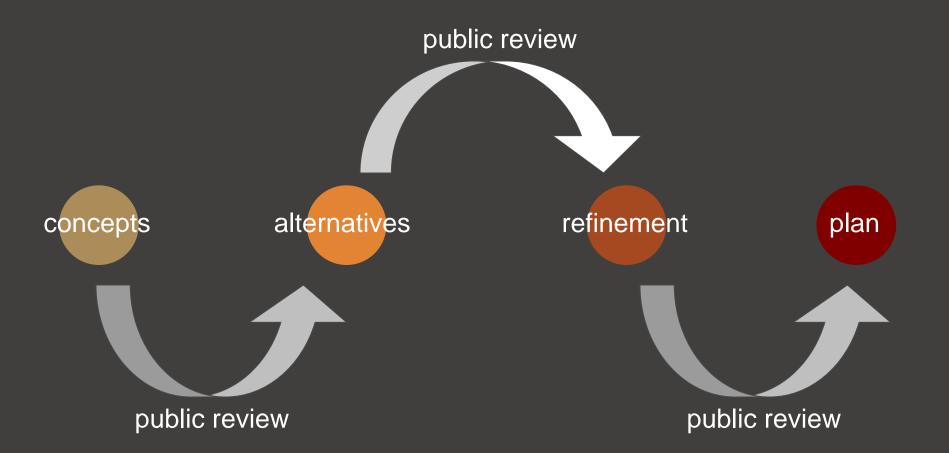
# Principles of the NCI Charrette System

# Charrette System Strategies

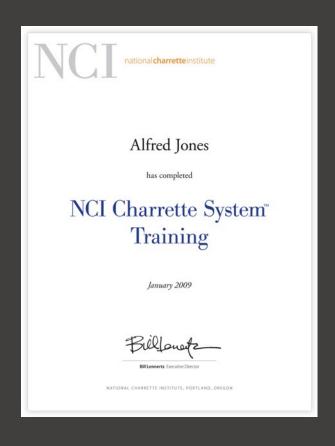
- 1. Work collaboratively
- 2. Design cross-functionally
- 3. Compress work sessions
- 4. Communicate in short feedback loops
- 5. Study the details and the whole
- 6. Produce a feasible plan
- 7. Use design to achieve a shared vision and create holistic solutions
- 8. Conduct a multiple day charrette
- 9. Hold the charrette on or near the site

## Charrette Feedback Cycles

Participants work in a series of short feedback loops



## NCI Certificate Trainings



- Harvard Executive Education
- DoD, Dept. of Economic Adjustment
- The World Bank
- US General Services Admin.
- HDR, Inc.
- URS Corporation



# Michigan/Grand River Ave. Charrette on-the-job training, with Dover Kohl & Partners



## Charrette Request for Proposal Template

A complete framework for specifying a NCI charrette process in a RFP

1100 downloads to date

Free for download at: charretteinstitute.org

# NCI Charrette

Request for Proposal (RFP)
Template

A complete framework for specifying a NCI charrette process in a Request for Proposal

A free resource from the National Charrette Institute

This project was made possible through the support of InterCap Holdings



National Charrette Institute

**Bill Lennertz and Aarin Lutzenhiser** 

# The Clarrette Charles Second Edition The Clark S

The Essential Guide to Design-Based Public Involvement