

Create alternative plans/DEIS

11: Conduct planning/design charrettes

Following the existing condition workshop, but prior to developing alternative plans, we will conduct a participatory planning and design charrette with a series of city stakeholders to possibly include residents, business and property owners, and other interested parties.

The charrette will be conducted during an evening or other extended time period in a relaxed atmosphere where the participants have time to focus on the plan and relate to other participants. Using the results of the condition workshop, we will help the workshop participants:

- develop lists of positive and negative features,
- identify apparent problems and opportunities,
- brainstorm possible solutions, and
- design (charrette) possible plans and improvements for the city at large - and/or
- for specific plan elements (like parks and open space), areas (like the downtown), or subjects (like fiscal strategies – the cost of development).

We will conduct the session as a brainstorming workshop, where the participants jointly create (and we illustrate) as many ideas as possible. These initial charrettes will be developed without critical evaluation until the participants are satisfied that all possible ideas have been explored.

The participants will then evaluate every proposal listing negative and positive features. Where appropriate, we will help the participants refine, expand, or combine proposals as a means of increasing positive and decreasing negative features. We will continue this iterative round of charrettes until the participants are satisfied that every idea has been fully evaluated.

We will then poll the group to determine the level of support that may be available for each proposal. The participants will then determine, based on the polling results, which concepts we should develop further.

12: Develop comprehensive plan/SEPA impacts

Based on the results of task 11, we will develop the following elements of the comprehensive plan along with SEPA impact assessments:

GMA required elements

- Relationship to other plans - identifying plan relationships to conform with state, county, and other regional jurisdiction policies and standards.

Physical elements of the environment

- Environmental resource element - identifying critical areas, wildlife habitat corridors, open spaces, and urban separators.

Human elements of the environment

- Socioeconomic element – projecting the population numbers and household types who will reside within the neighborhood study area along with employment, retail, and public service requirements.
- Land use element - identifying the proposed use, density, population, employment, and housing holding capacities to be accommodated within the study area.
- Housing element - identifying the type of housing products required to shelter the resident population including tenure and value ranges - and an assessment of market demand or capabilities for delivering requirements.

- Transportation element - identifying vehicular, transit, non-motorized pedestrian, and bicycle circulation concepts and improvements.
- Infrastructure element - identifying sewer, water, and storm drainage service areas and systems requirements.
- Other utilities element – identifying electrical power, natural gas, solid waste, telecommunications, and other private facilities.
- Community facilities element - identifying city hall, police, fire, parks, public works, library, schools, and other facilities and services.
- Capital facilities element - projecting the existing and proposed level-of-service (ELOS/PLOS) standards, costs, and methods of financing the capital improvements required to support the plan elements identified above.

GMA optional elements

- Urban design element - identifying historical buildings and sites, community and district gateways, streetscape improvements, residential and commercial design standards with which to establish a sense of unique identity and sense of place.
- Special district or neighborhood element - identifying development or redevelopment plans and programs including prototype projects and designs for special area(s) like the downtown.
- Facility master plans - creating site specific improvement plans for park, city hall, police, public works, or other public facilities.