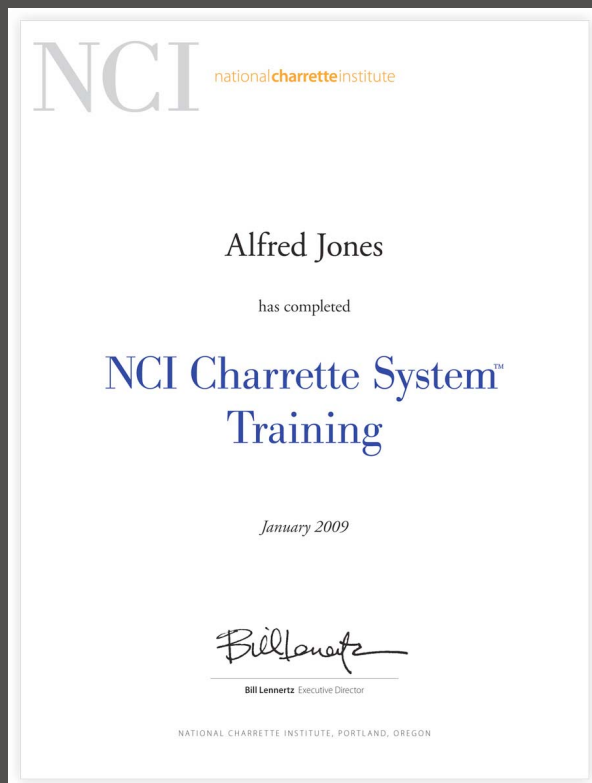


NCICharretteSystem

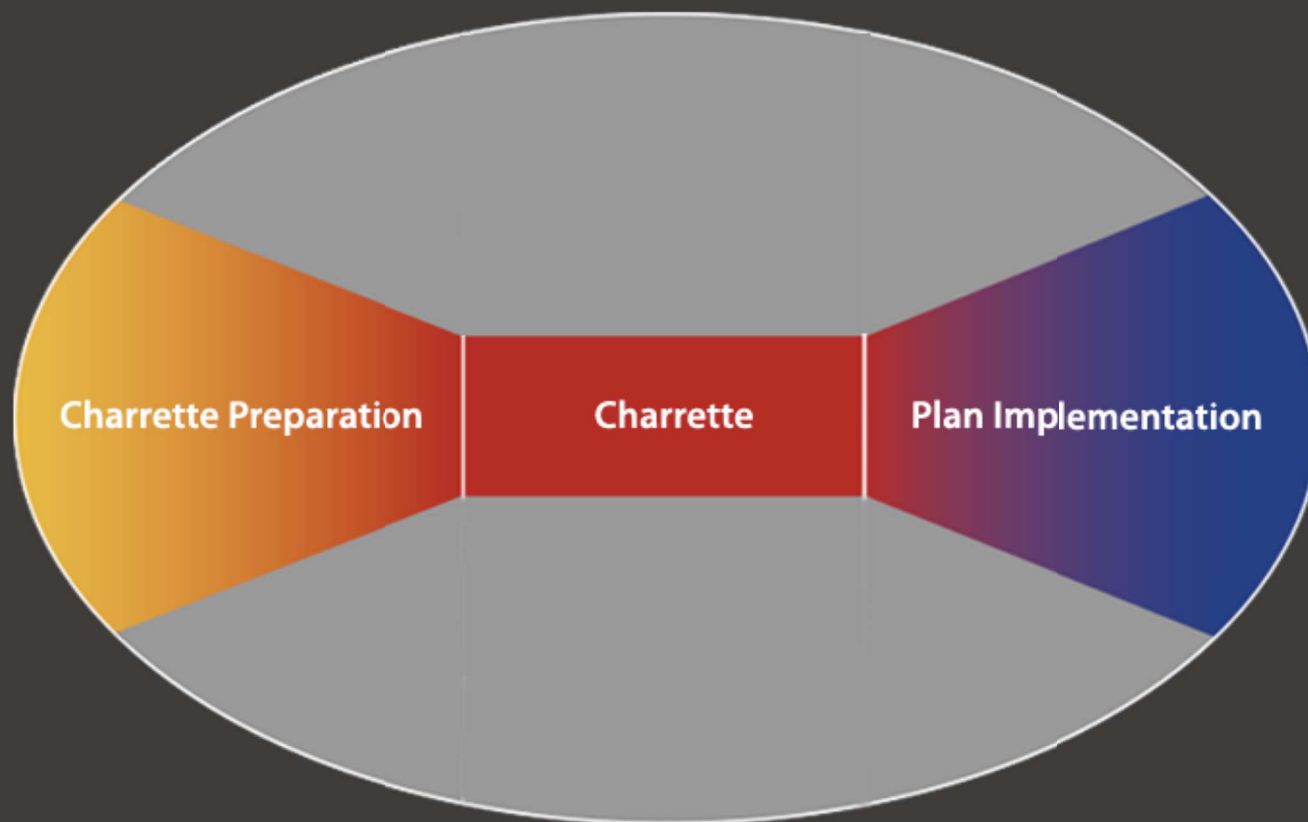
The Breakthrough Planning Tool for Community Transformation

NCI Certificate Training Program

- D.C., Portland, Harvard, UK, Miami
- Also available on-site for your organization



The NCI Charrette System



The Charrette System Phases

research, education,
charrette preparation

charrette

plan
implementation



1-9 months



2-4 months



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

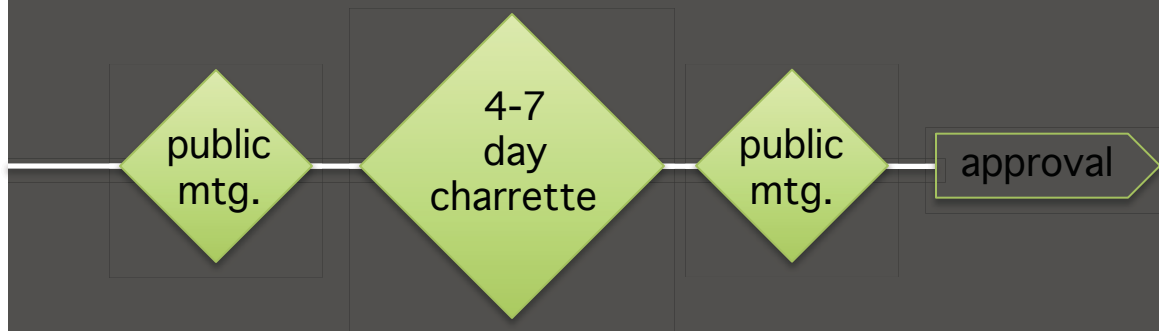
Project Status
Communications

Product Refinement

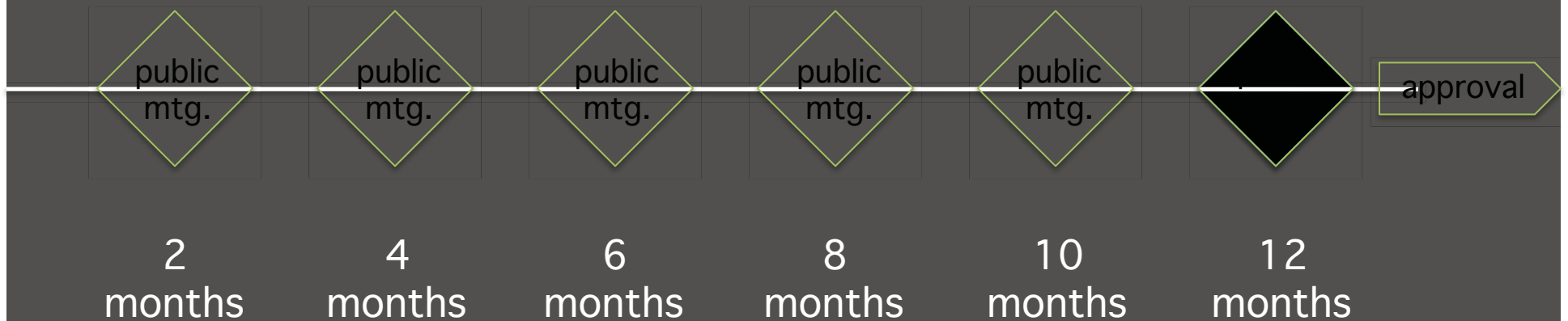
Presentation and
Product Finalization

Saving Rework, Time and Money

NCI Charrette System



Conventional Planning Process



What is a NCI Charrette?

- The NCI charrette is a multi-day collaborative planning event that engages 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

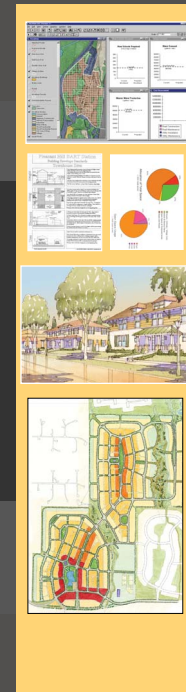
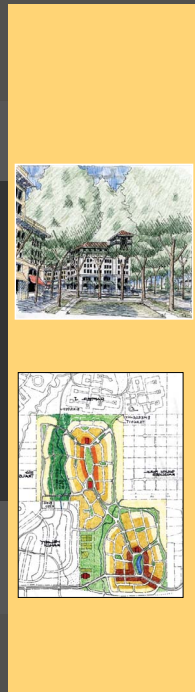
Charrette Work Cycles

public meeting
vision

public meeting
review

open house
review

public meeting
confirmation



alternative
concepts

preferred
plan

plan
development

What makes a Sustainability Charrette?

NCI Sustainability Summit Chicago 2008

Bob Berkebile
Sandy Wiggins
Dan Slone
Doug Farr
Jennifer Rezeli
Steve Coyle
Bill Lennertz

NCI 2009 BEST PRACTICES REPORT

Sustainable Community Charrettes

NCI nationalcharretteinstitute

NCI Charrette System Core Values

Sustainable Community Planning

- Holistic planning solutions support socially, economically and environmentally sustainable 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 Communication

- Respectful communication fosters an environment of trust and reduces rework.



Research, Education, Charrette Preparation Tools and Techniques

research, education,
charrette preparation

charrette

plan
implementation



1-9 months



2-4 months



Project Assessment and
Organization

Stakeholder Research,
Education, Involvement

Base Data Research and
Analysis

Feasibility Studies and
Research

Charrette Logistics

Sustainability Information and Resources Integrated from the Beginning

project set-up
and
organization

stakeholder
involvement

base
information

feasibility
studies

charrette
logistics

1.1

1.2

1.3

1.4

1.5

Guiding Principles

Objectives, Measures,
Strategies Draft

Stakeholder Analysis

Charrette Purpose and Products

Complexity Analysis

Charrette System Road Map

Charrette Ready Plan

Guiding Principles

- Guiding principles keep the project team and charrette participants on task, are used to resolve conflicts of opinion and help avoid costly rework and unnecessary effort that stems from following tangents to the core purpose of the project



Guiding Principles

Example Guiding Principles:

The following guiding principles will guide the Friends Center campus renovation project:

- The project will demonstrate leadership in environmental design, evidenced by LEED certification.
- Spaces will be healthy with natural light & clean, fresh air.
- The campus will facilitate the work of its tenants.
- The campus will be a resource for underserved communities.
- Hospitality and safety will be in balance.

Objectives and Measures

Objectives:

Building	Project	Community
<ul style="list-style-type: none">● Direction of street orientation● Available permeable area on site● Proximity to water and waste water lines● Solar shading● Wind availability	<ul style="list-style-type: none">● Regional climate● Prevailing solar● Prevailing winds● Seasonal rainfall● Soil types● Surface and subsurface hydrology● Sensitive natural areas● Cultural resource	<ul style="list-style-type: none">● Transit patterns● Wild, solar, water resources● View sheds● Biomass availability● Water and sewer capacity and flexibility● Climate variation

Objectives and Measures

Measures:

Building	Project	Community
<ul style="list-style-type: none">● Zero Net Energy from off premises● Zero Net Water from off premises● 5% Productivity Increase● 20% Habitat functionality replacement	<ul style="list-style-type: none">● Zero Net Energy from outside project● Zero Net Water from outside project● 50% Reduction in Vehicle Miles traveled● 50% Habitat functionality replacement	<ul style="list-style-type: none">● 40% Reduction in Carbon● 50% Reduction in potable water treatment● Shift of 25% of current population to pedestrian, bike or transit

Stakeholders' unique contributions



Stakeholder Analysis

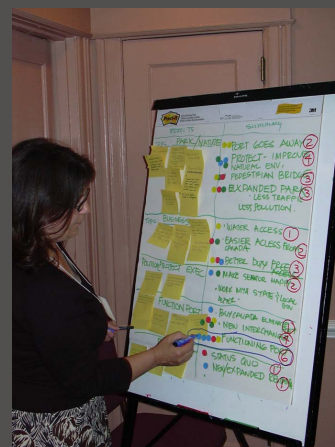
Who are stakeholders?

- Decision makers
- People who may supply valuable information
- People who will be affected by the outcome
- People who have power to promote the project
- People who have power to block the project

Stakeholder Education

Education on sustainability starts early:

- Include all affected parties, decision makers, promoters, blockers
- Assess community understanding and viewpoints on sustainability
- Educate community and regulatory stakeholders about sustainability principles prior to the charrette



Charrette Ready Plan Schedule

Phase/Activity	month 1	month 2	month 3	month 4	month 5
Public and In-house Meetings					
Project Management Team Meeting	●				
Guiding Principles	■	■			
Public Kick-off Meeting		▲			
Conceptual Sketching and Testing		●			
Economics					
Market Research and Analysis		■	■		
Economic Model			■		
Transportation					
Transportation Existing Conditions		■	■		
Transportation Model			■		
Environmental					
Context Assessment		■	■		
Civil					
Site Analysis		■			
Stakeholder Engagement					
Attend Neighborhood Meeting		▲	▲		
Bus Tour			▲		
Smart Growth Lecture			▲		
Stakeholder Interviews		■			
Educational Events			▲	▲	▲
Charrette Logistics					
Pre-charrette Project Brief				■	
Charrette					▲

● in-house meeting

■ ongoing task or deliverable

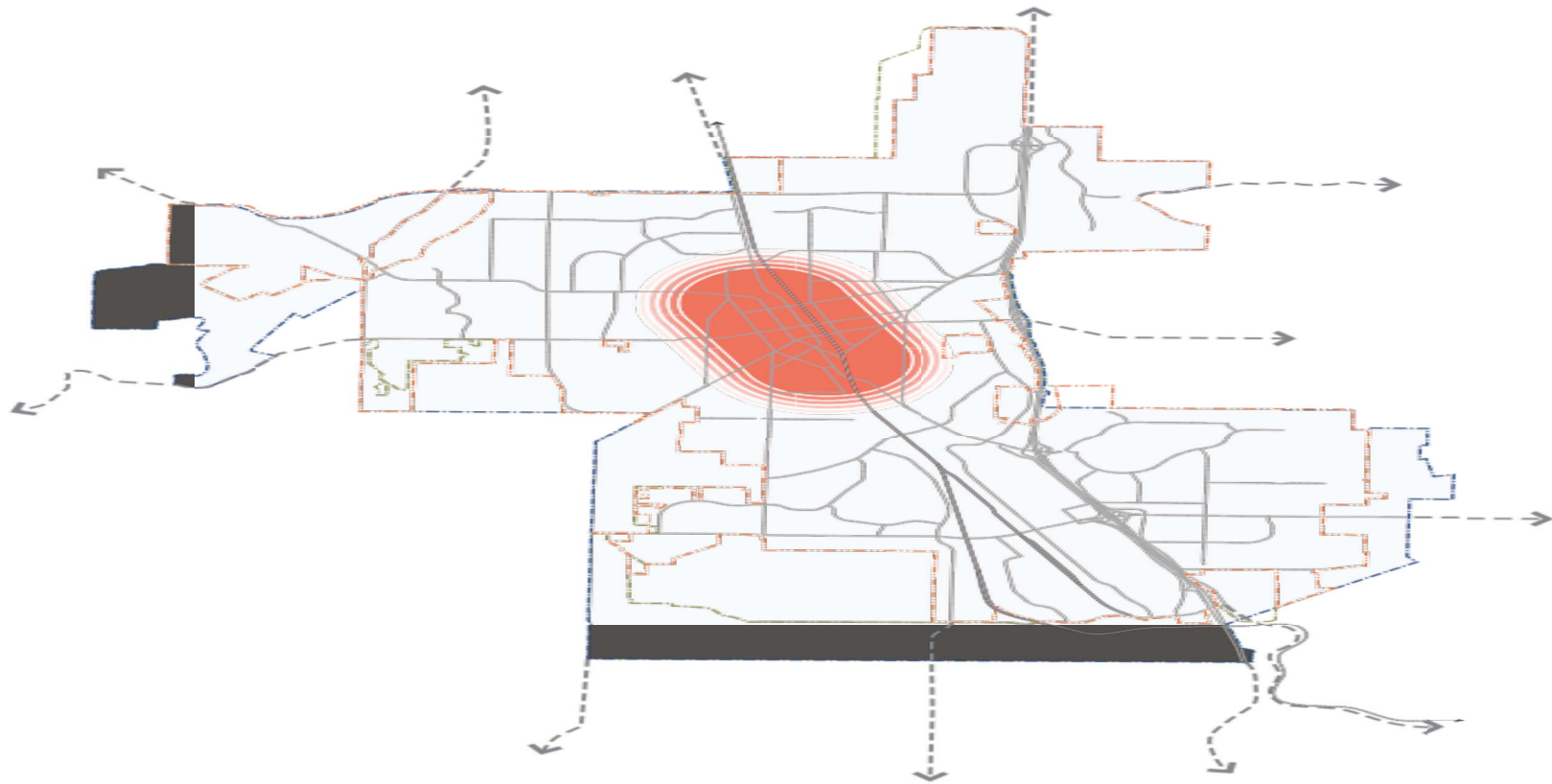
▲ public meeting

1.3 Base Data Research and Analysis

Example Sustainable Base Data :

- Climate chart
- Survey with topography
- Environmental forces study
- Hydrology
- Soils
- Wind patterns
- Annual rain fall
- Solar Study
- Shadow study
- Project climate change
- Nearby un-utilized waste streams
- Utility rates
- Environmental history
- Social/cultural History
- Historic resources
- Affordable housing
- Social resources
- Demographics
- Racial conflict history

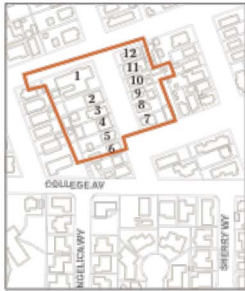
Form Based Codes Macro Scale Documentation



Form Based Codes Micro-Scale Documentation

11.17.08

Location T3-A: S. J Street between 8th Street and Palm Avenue



South J Street between 8th Street and Palm Avenue Livermore, California	Format	1	2	3	4	5	6	7	8	9	10	11	12	Typical Mid-Block	Typical Corner
Building Placement															
Lot Size															
Width	3'	15'	30'	50'	50'	47.5'	47'	50'	50'	50'	50'	50'	50'	50'	100'
Depth	3'	150'	150'	150'	150'	150'	150'	150'	150'	150'	150'	150'	150'	150'	100'
Square Footage	3'x15'	1500'	7500'	7500'	7125'	7050'	6975'	6900'	6825'	6750'	6675'	6600'	6525'	6450'	6500'
Setback From															
Front (Main Body of Building)	PDW (P), Property Line (P); Sidewalk Edge (S); Outer (C)	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Location of lot	Mid-block (M); Corner (C)	C	M	M	M	M	M	M	M	M	M	M	M	C	NA
Hit to a corner (M, where does the building face?)	Primary Street (P); Secondary Street (S); Both (B)	P	NA	NA	NA	NA	NA	P	P	P	NA	NA	S	P	NA
Front (Main Body of Building)															
Side Street (Main Body of Building)	3'	21.5'	28'	30'	29'	19'	22'	20'	20'	21'	21'	20'	20'	20.25'	NA
Left Side, Main Building	3'	12'	8'	9'	4'	12.5'	4'	4'	4'	4'	5'	5'	14.5'	4'	NA
Right Side, Main Building	3'	14.5'	11'	8'	4.5'	3.5'	8'	8'	8'	8'	9'	9'	13.5'	8'	NA
Left Side, Ancillary Building	3'	NA	NA	19'	7'	8'	3'	10'	2'	2.5'	NA	NA	14.5'	NA	NA
Right Side, Ancillary Building	3'	NA	NA	7'	8'	30'	30'	10'	30'	0'	NA	NA	13.5'	0-20'	NA
Rear, Main Building	3'	19'	7'	8'	30'	30'	30'	45'	30'	31'	0'	32.5'	NA	NA	NA
Adjacent Use/Transfer Level	(M) in Use or Travel	15	15	13	13	13	13	13	13	13	13	13	13	13	13
Rear, Ancillary Building	3'	NA	NA	8'	8'	20'	30'	4'	NA	13'	NA	NA	6.5'	NA	NA
Length of Building at Facade Line (ft)															
Front	%	12%	72%	68%	73%	69%	85%	43%	26%	30%	40%	53%	53%	NA	NA
Side Street, Main Building	%	77%	NA	NA	NA	NA	NA	25%	NA	NA	NA	NA	43%	NA	NA
Side Street, Ancillary Building	%	NA	NA	NA	NA	NA	NA	25%	NA	NA	NA	NA	25%	NA	NA
Width of Building/Lot (%)															
Front	(% (incl))	30%	72%	68%	73%	69%	85%	68%	54%	54%	64%	73%	53%	54%	50-75%
Side Street	(% (incl))	77%	NA	NA	NA	NA	NA	25%	NA	NA	NA	NA	43%	NA	NA
Neighborhood															
Number of Buildings on Lot	3	1	1	2	2	2	2	2	2	2	4	1	2	2	2
Number of Main Buildings	3	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Number of Ancillary Buildings	3	0	0	1	1	1	1	1	1	1	3	0	1	1	1
Distance between Main and Ancillary Buildings	3'	NA	NA	20'	10'	20'	20'	10'	0'	0'	7'	NA	10'	NA	NA
Transfer between Building and Sidewalk (ft ang)	description	LS	LS	LS	LS	LS	LS	P	P	P	P	P	LS	LS	NA

Code Update City of Livermore, CA
Opticos Design, Inc.

1

South J Street between 8th Street and Palm Avenue Livermore, California	Format	1	2
Building Form			
Height To:	Eave (E); Parapet Base (P). Note any height variations	P	E
Main Building (stories)	3	1	1.5
To Eave or Parapet Base	3'	15'	11.5'
To Ridge	3'	NA	20'
Ancillary Building, Corner Lot (stories)	3	NA	NA
To Eave or Parapet Base	3'	NA	NA
To Ridge	3'	NA	NA
Ground Floor Finish Level (From Sidewalk Level)	3'	3'	2.5'
Ground Floor Ceiling	3'	9'	8'
Upper Floor(s) Ceiling	3'-x'; 3'-6'-x'	NA	8'
Footprint			
Width	3'	65'	40'
Depth	3'	115'	65'
Depth, Ancillary Building	3'	NA	NA
Footprint, Ancillary Building	3'	NA	NA
Lot Coverage (All Buildings on Lot)	3%	43%	26%
Parking			
Number of spaces			
Off-street (total)	3	5	1

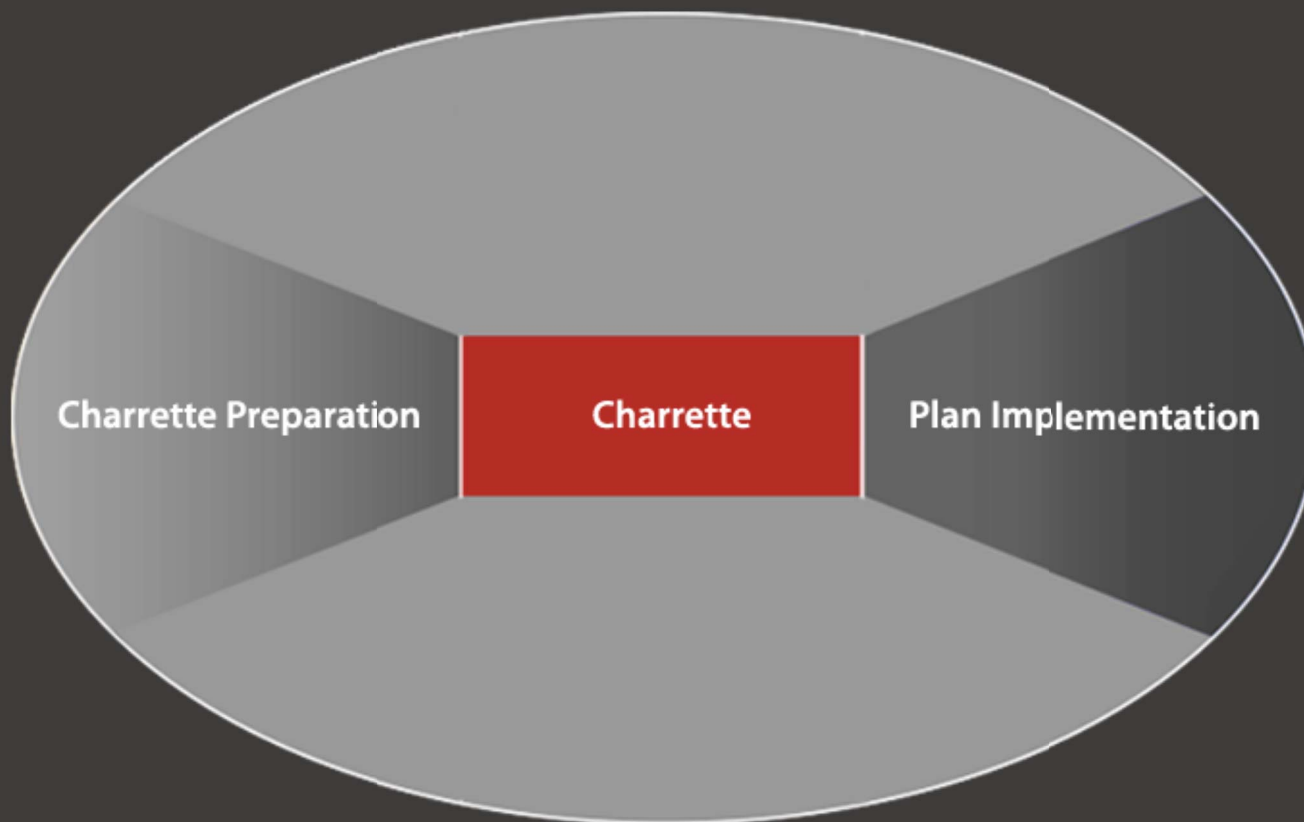


Charrette Team Formation

Most Common Specialties:

- Planning and Urban Design
- Economic and Market Analysis
- Transportation Planning and Engineering
- Local Specialists: Designers, Engineers, Historians
- Environmental Planning
- Other Specialties
- Architecture
- Landscape Architecture
- Public Involvement
- Civil Engineering
- National Experts, as needed

The Charrette



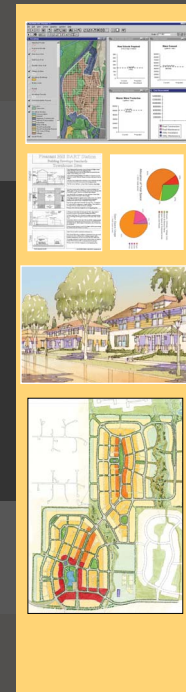
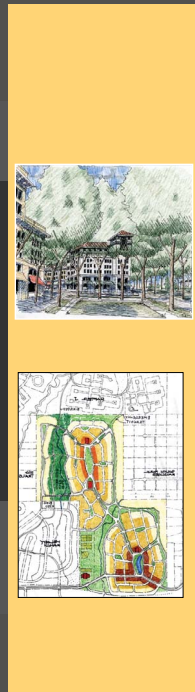
Charrette Work Cycles

public meeting
vision

public meeting
review

open house
review

public meeting
confirmation



alternative
concepts

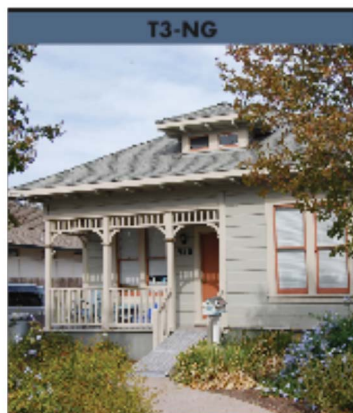
preferred
plan

plan
development

Stakeholder Buy-In On a Detailed Design Vision



Form-Based Zones and Intent Drafted at Charrette



T3-NG

T3-Neighborhood General

Desired Form

Residential

General Use

Residential

Intent

The primary intent of this zone is to protect the integrity and quality of the downtown neighborhoods



T4-NG

T4-Neighborhood General

Desired Form

Residential

General Use

Residential

Intent

The primary intent of this zone is to build upon the unique characteristics of Livermore's downtown neighborhoods, but to allow them to evolve with medium density building types such as bungalow courts, duplexes, and mansion apartments, at a smaller scale compatible to its context.



T4-NG-O

T4-Neighborhood General -Open

Desired Form

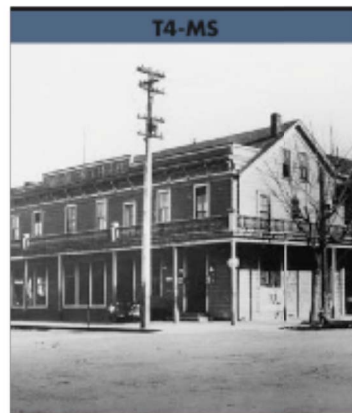
Residential

General Use

Open/Flexible: Residential, retail, general commercial, services, and public uses mixed vertically and horizontally on a site

Intent

To provide an appropriate transition from the neighborhood main street into the residential areas, and to provide flexible buildings that can allow the ground floor commercial uses to expand as the market desires.



T4-MS

T4-Main Street

Desired Form

Commercial/Shopfront

General Use

Vertical mixed-use: Retail, general commercial, services, and public on the ground floors with residential or commercial uses on upper floors.

Intent

To integrate vibrant, main street commercial and retail environment into neighborhoods that will provide access to day to day amenities within walking distance, reinforce a potential transit stop, and serve as a focal point for the neighborhoods



T4-MS-O

T4-Main Street-Open

Desired Form

Commercial/Shopfront

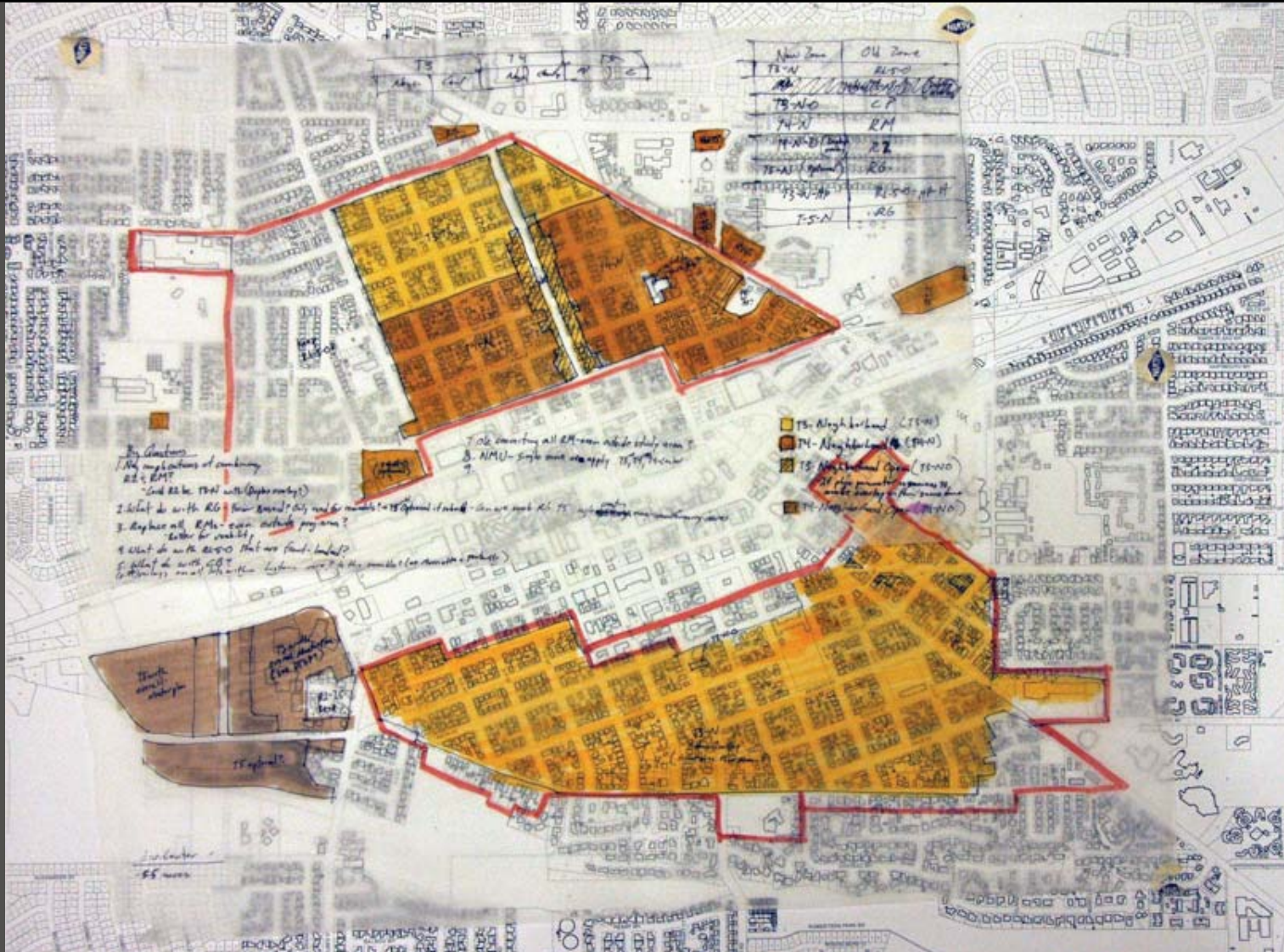
General Use

Open/Flexible: Residential, retail, general commercial, services, and public uses mixed vertically and horizontally on a site

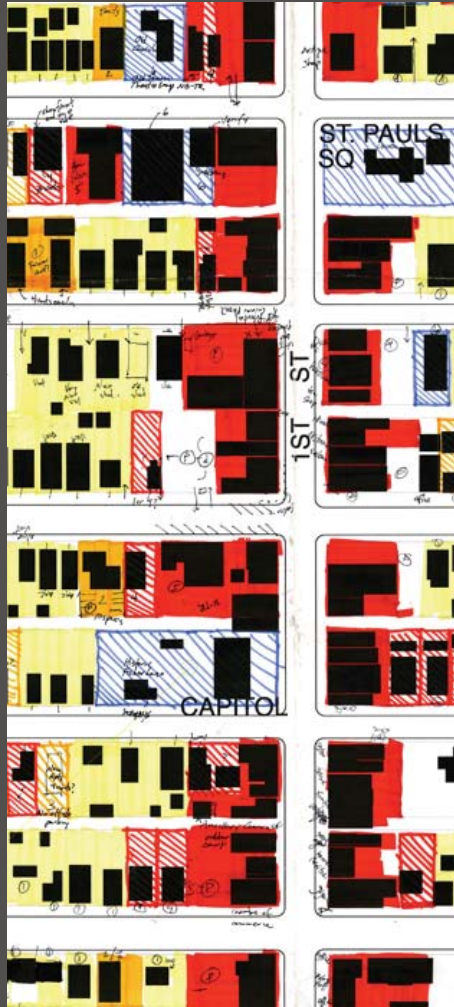
Intent

To provide an appropriate transition from the neighborhood main street into the residential areas, and to provide flexible ground floor spaces in a commercial form that can allow the ground floor "shopfront environment to expand as the market desires.

Regulating Plan Drafted at Charrette



Primary Code Content Drafted at Charrette



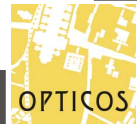
Code Framework and Regulations

Regulations for Adjustment to Plan
 The standard regulations for all of the lots in the plan area are presented for each lot to carry out the intentions and vision of the plan. These regulations work in conjunction with the register to plan.
 NA = not applicable
 - = not allowed

Character	Town Center Zone	Corridor Zone	Special District Zone	Neighborhood Center Zone	Neighborhood General 2 Zone	Neighborhood General 1 Zone	Neighborhood Edge Zone	Open Space Zone
Development Potential	Commercial: 000,000 Industrial: 000,000 Residential: 12345	Commercial: 000,000 Industrial: 000,000 Residential: 12345	Commercial: 000,000 Industrial: 000,000 Residential: 12345	Commercial: 000,000 Industrial: 000,000 Residential: 12345	Commercial: 000,000 Industrial: 000,000 Residential: 12345	Commercial: 000,000 Industrial: 000,000 Residential: 12345	Commercial: 000,000 Industrial: 000,000 Residential: 12345	Commercial: 000,000 Industrial: 000,000 Residential: 12345
Permitted Uses	Regional / Community-level, office, medical, legislative, institutional, civic	Local, office, light industrial, residential, civic	Recreation, Power, Generative, Stadium	Local retail, office, service, institutional, sports/recreation	Residential, bio-work (1)	Residential, bio-work (2)	Residential, home-occupation	Residential, home-occupation
Blocks / Subdivision of Land	O - Depth: min max Length: 200 800 T - Depth/Length: 300 avg longest 2 sides	O - Depth: min max Length: 200 800 T - Depth/Length: 300 avg longest 2 sides	O - Depth: min max Length: 300 700 T - Depth/Length: 300 avg longest 2 sides	O - Depth: min max Length: 200 400 T - Depth/Length: 300 avg longest 2 sides	O - Depth: min max Length: 200 400 T - Depth/Length: 300 avg longest 2 sides	O - Depth: min max Length: 200 400 T - Depth/Length: 300 avg longest 2 sides	O - Depth: min max Length: 200 400 T - Depth/Length: 300 avg longest 2 sides	O - Depth: min max Length: 200 400 T - Depth/Length: 300 avg longest 2 sides
Building Type Standards	Town on Podium Podium Hybrid Court Commercial Block Live-Work Stacked Dwellings Industrial Block Industrial Shed Live-Work Court yard Housing Rowhouse Bungalow Court Rowhouse Single Dwelling Accessory Dwelling	Hybrid Court Commercial Block Live-Work Stacked Dwellings Live-Work Industrial Block Court yard Housing Rowhouse Bungalow Court Rowhouse Single Dwelling Accessory Dwelling	per Design Review	Commercial Block Live-Work Court yard Housing Rowhouse Bungalow Court Rowhouse Single Dwelling Accessory Dwelling	Commercial Block Live-Work Court yard Housing Rowhouse Bungalow Court Rowhouse Single Dwelling Accessory Dwelling	Commercial Block Live-Work Court yard Housing Rowhouse Bungalow Court Rowhouse Single Dwelling Accessory Dwelling	Commercial Block Live-Work Court yard Housing Rowhouse Bungalow Court Rowhouse Single Dwelling Accessory Dwelling	Civic Buildings (1) per Design Review
Building Placement Standards	Setbacks: Front, Rear, Side, Street Side F: 0 5 NA R: 0 10 NA S: 0 10 NA S.S: 0 10 NA	Setbacks: Front, Rear, Side, Street Side F: 0 10 NA R: 0 5 50% of lot S: 0 10 NA S.S: 0 NA NA	Setbacks: Front, Rear, Side, Street Side F: 0 5 NA R: 0 5 50% of lot S: 0 10 NA S.S: 0 NA NA	Setbacks: Front, Rear, Side, Street Side F: 0 5 NA R: 0 5 NA S: 0 10 NA S.S: 0 NA NA	Setbacks: Front, Rear, Side, Street Side F: 0 5 NA R: 0 5 NA S: 0 10 NA S.S: 0 NA NA	Setbacks: Front, Rear, Side, Street Side F: 0 5 NA R: 0 5 NA S: 0 10 NA S.S: 0 NA NA	Setbacks: Front, Rear, Side, Street Side F: 0 5 NA R: 0 5 NA S: 0 10 NA S.S: 0 NA NA	Setbacks: Front, Rear, Side, Street Side F: 0 5 NA R: 0 5 NA S: 0 10 NA S.S: 0 NA NA
Building Profile Standards	Min and Max Building Height (10 feet) Types of Encroachments into Setbacks Max Front Max Rear Max Side Max Street Side	Min and Max Building Height (10 feet) Types of Encroachments into Setbacks Max Front Max Rear Max Side Max Street Side	Min and Max Building Height (10 feet) Types of Encroachments into Setbacks Max Front Max Rear Max Side Max Street Side	Min and Max Building Height (10 feet) Types of Encroachments into Setbacks Max Front Max Rear Max Side Max Street Side	Min and Max Building Height (10 feet) Types of Encroachments into Setbacks Max Front Max Rear Max Side Max Street Side	Min and Max Building Height (10 feet) Types of Encroachments into Setbacks Max Front Max Rear Max Side Max Street Side	Min and Max Building Height (10 feet) Types of Encroachments into Setbacks Max Front Max Rear Max Side Max Street Side	Min and Max Building Height (10 feet) Types of Encroachments into Setbacks Max Front Max Rear Max Side Max Street Side
Frontage Type Standards	Type: Arcades, Gallery, Shop, Porch, Other Arcades: 10% min, 10 max, 10 min, 10 max Gallery: 10% min, 10 max, 10 min, 10 max Shop: 10% min, 10 max, 10 min, 10 max Porch: 10% min, 10 max, 10 min, 10 max Walked Front Yard: 10% min, 10 max, 10 min, 10 max Porch & Garden Wall: 10% min, 10 max, 10 min, 10 max Porch: 10% min, 10 max, 10 min, 10 max Common Lawn: 10% min, 10 max, 10 min, 10 max Other: 10% min, 10 max, 10 min, 10 max	Type: Arcades, Gallery, Shop, Porch, Other Arcades: 10% min, 10 max, 10 min, 10 max Gallery: 10% min, 10 max, 10 min, 10 max Shop: 10% min, 10 max, 10 min, 10 max Porch: 10% min, 10 max, 10 min, 10 max Walked Front Yard: 10% min, 10 max, 10 min, 10 max Porch & Garden Wall: 10% min, 10 max, 10 min, 10 max Porch: 10% min, 10 max, 10 min, 10 max Common Lawn: 10% min, 10 max, 10 min, 10 max Other: 10% min, 10 max, 10 min, 10 max	Type: Arcades, Gallery, Shop, Porch, Other Arcades: 10% min, 10 max, 10 min, 10 max Gallery: 10% min, 10 max, 10 min, 10 max Shop: 10% min, 10 max, 10 min, 10 max Porch: 10% min, 10 max, 10 min, 10 max Walked Front Yard: 10% min, 10 max, 10 min, 10 max Porch & Garden Wall: 10% min, 10 max, 10 min, 10 max Porch: 10% min, 10 max, 10 min, 10 max Common Lawn: 10% min, 10 max, 10 min, 10 max Other: 10% min, 10 max, 10 min, 10 max	Type: Arcades, Gallery, Shop, Porch, Other Arcades: 10% min, 10 max, 10 min, 10 max Gallery: 10% min, 10 max, 10 min, 10 max Shop: 10% min, 10 max, 10 min, 10 max Porch: 10% min, 10 max, 10 min, 10 max Walked Front Yard: 10% min, 10 max, 10 min, 10 max Porch & Garden Wall: 10% min, 10 max, 10 min, 10 max Porch: 10% min, 10 max, 10 min, 10 max Common Lawn: 10% min, 10 max, 10 min, 10 max Other: 10% min, 10 max, 10 min, 10 max	Type: Arcades, Gallery, Shop, Porch, Other Arcades: 10% min, 10 max, 10 min, 10 max Gallery: 10% min, 10 max, 10 min, 10 max Shop: 10% min, 10 max, 10 min, 10 max Porch: 10% min, 10 max, 10 min, 10 max Walked Front Yard: 10% min, 10 max, 10 min, 10 max Porch & Garden Wall: 10% min, 10 max, 10 min, 10 max Porch: 10% min, 10 max, 10 min, 10 max Common Lawn: 10% min, 10 max, 10 min, 10 max Other: 10% min, 10 max, 10 min, 10 max	Type: Arcades, Gallery, Shop, Porch, Other Arcades: 10% min, 10 max, 10 min, 10 max Gallery: 10% min, 10 max, 10 min, 10 max Shop: 10% min, 10 max, 10 min, 10 max Porch: 10% min, 10 max, 10 min, 10 max Walked Front Yard: 10% min, 10 max, 10 min, 10 max Porch & Garden Wall: 10% min, 10 max, 10 min, 10 max Porch: 10% min, 10 max, 10 min, 10 max Common Lawn: 10% min, 10 max, 10 min, 10 max Other: 10% min, 10 max, 10 min, 10 max	Type: Arcades, Gallery, Shop, Porch, Other Arcades: 10% min, 10 max, 10 min, 10 max Gallery: 10% min, 10 max, 10 min, 10 max Shop: 10% min, 10 max, 10 min, 10 max Porch: 10% min, 10 max, 10 min, 10 max Walked Front Yard: 10% min, 10 max, 10 min, 10 max Porch & Garden Wall: 10% min, 10 max, 10 min, 10 max Porch: 10% min, 10 max, 10 min, 10 max Common Lawn: 10% min, 10 max, 10 min, 10 max Other: 10% min, 10 max, 10 min, 10 max	Type: Arcades, Gallery, Shop, Porch, Other Arcades: 10% min, 10 max, 10 min, 10 max Gallery: 10% min, 10 max, 10 min, 10 max Shop: 10% min, 10 max, 10 min, 10 max Porch: 10% min, 10 max, 10 min, 10 max Walked Front Yard: 10% min, 10 max, 10 min, 10 max Porch & Garden Wall: 10% min, 10 max, 10 min, 10 max Porch: 10% min, 10 max, 10 min, 10 max Common Lawn: 10% min, 10 max, 10 min, 10 max Other: 10% min, 10 max, 10 min, 10 max
Parking & Parking Placement Standards	Location: behind buildings Min: 1, Max: 1, 2 (except street frontage) 3/1000 0 NA	Location: along or behind buildings Min: 1, Max: 1, 15, 3 3/1000 0 NA	Location: behind or on lot Min: 1, Max: 1, 15, 3 3/1000 0 NA	Location: behind buildings Min: 1, Max: 1, 15, 3 3/1000 0 NA	Location: behind buildings Min: 1, Max: 1, 15, 3 3/1000 0 NA	Location: behind buildings Min: 1, Max: 1, 15, 3 3/1000 0 NA	Location: behind buildings Min: 1, Max: 1, 15, 3 3/1000 0 NA	Location: along street frontage (1) Min: 1, Max: 1, 15, 3 3/1000 0 NA

Form-Based Code Framework

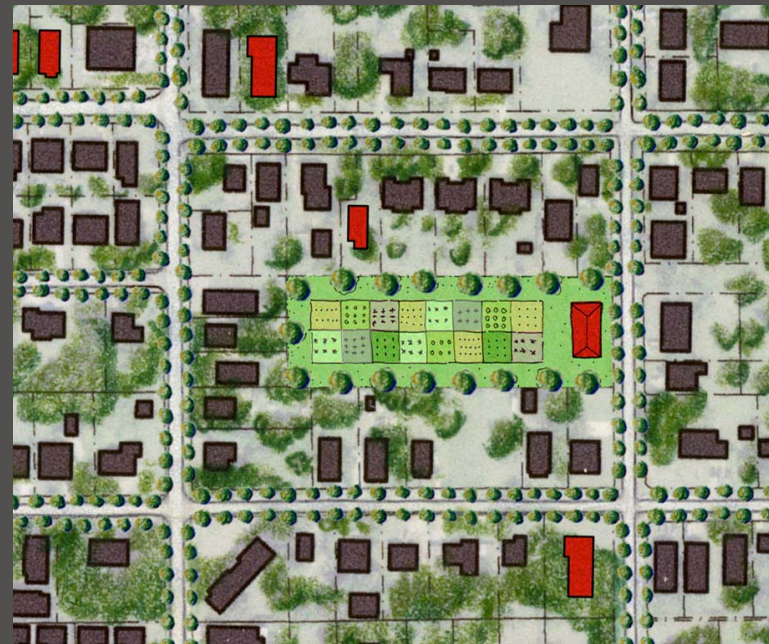
Title ----- Plan



Sustainability Content



Sustainability – Local Food



Source: Dover Kohl and Partners

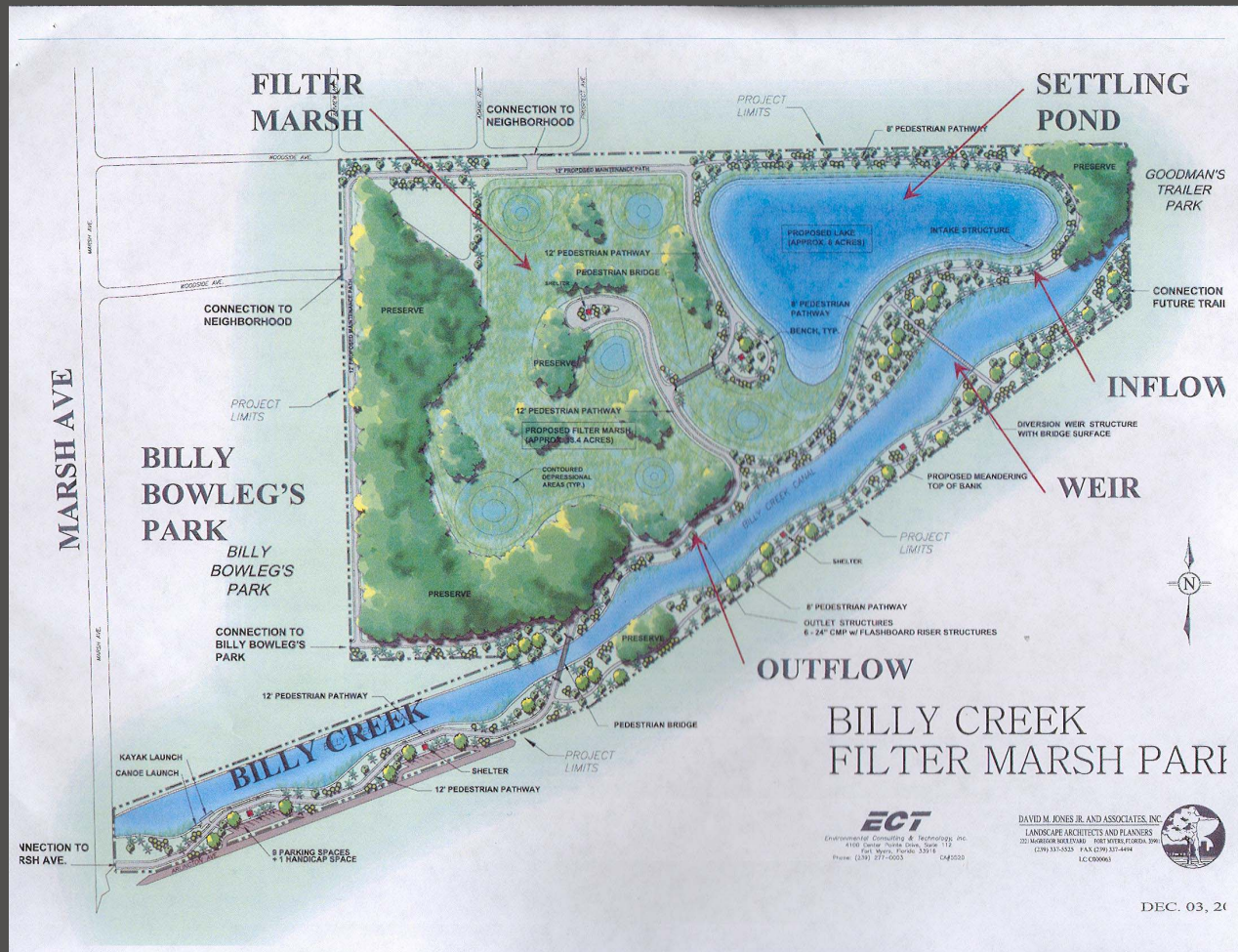
Sustainability Content



Sustainability – Rainwater Treatment

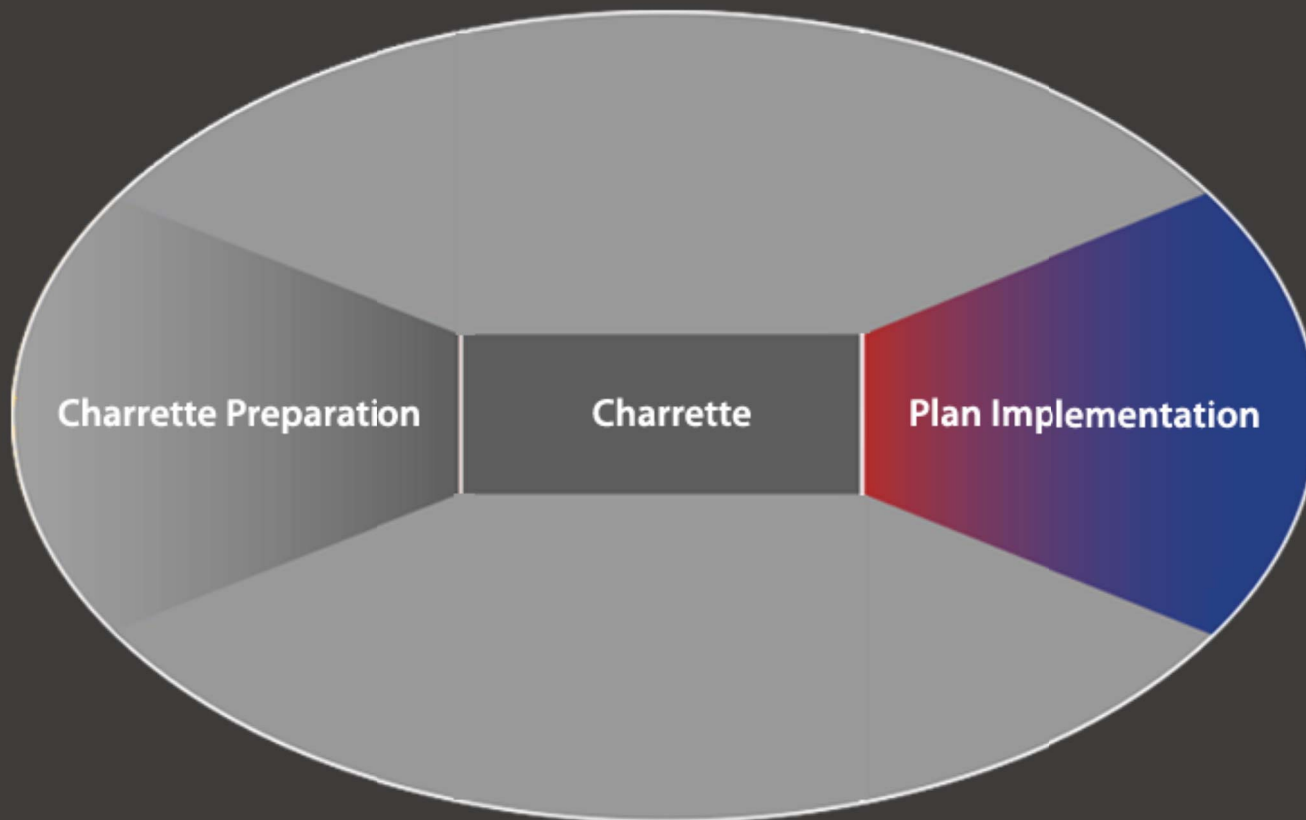
Source: Dover Kohl and Partners

Sustainability Content



Source: Dover Kohl and Partners

Phase Three: Plan Implementation



3.0 Plan Implementation Tools and Techniques

research, education,
charrette preparation



charrette



plan
implementation

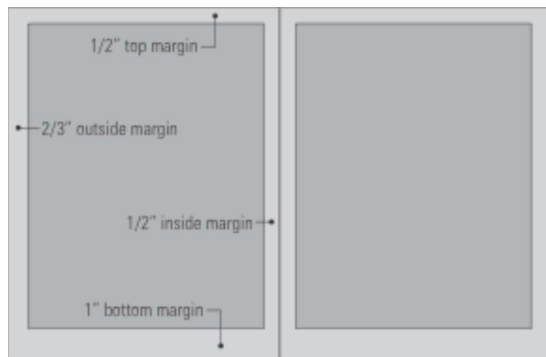
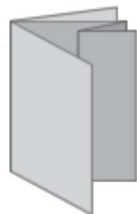


Project Status
Communications

Product Refinement

Presentation and
Product Finalization

Phase 3: Assembling

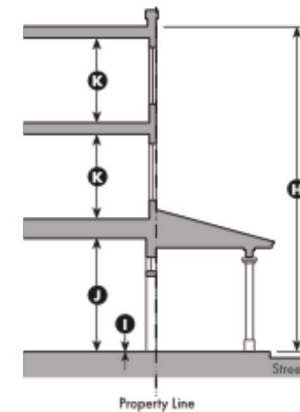


Left Justified
 For lots 70' wide or wider, the courtyard must be enclosed by the building on at least three sides. Otherwise, the building courtyard must be enclosed by the building on at least two sides.

Center Justified
 For lots 70' wide or wider, the courtyard must be enclosed by the building on at least three sides. Otherwise, the building courtyard must be enclosed by the building on at least two sides.

Fully Justified
 For lots 70' wide or wider, the courtyard must be enclosed by the building on at least three sides. Otherwise, the building courtyard must be enclosed by the building on at least two sides.

Plan	Regulations	Administration				
		<table border="1"> <tr> <td>3.1</td> <td>Splicing</td> </tr> <tr> <td></td> <td>Additional Code Text</td> </tr> </table>	3.1	Splicing		Additional Code Text
3.1	Splicing					
	Additional Code Text					
		<table border="1"> <tr> <td>3.2</td> <td>Formatting</td> </tr> <tr> <td></td> <td>Form-Based Code</td> </tr> </table>	3.2	Formatting		Form-Based Code
3.2	Formatting					
	Form-Based Code					



Building Form		
Height		
Main Building	22' min.;	H
	3 Stories max.	H
Ancillary Building	2 Stories max.	
Ground Floor Finish Level	6" max. above sidewalk	I
Ground Floor Ceiling	12' min. clear	J
Upper Floor(s) Ceiling	8' min. clear	K

Charrette Request for Proposal Template

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

1 100 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

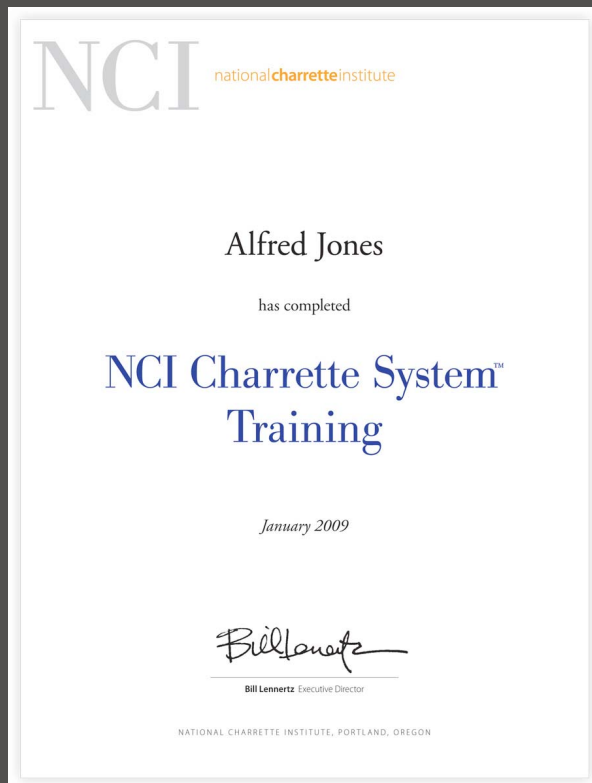
A free resource from the National Charrette Institute

This project was made possible through the support of InterCap Holdings

NCI Charrette System

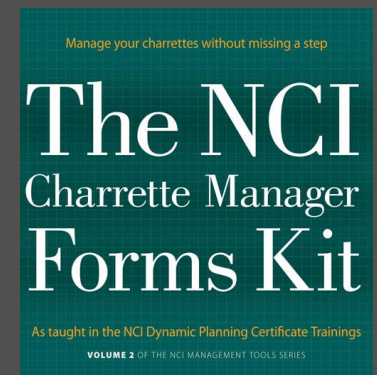
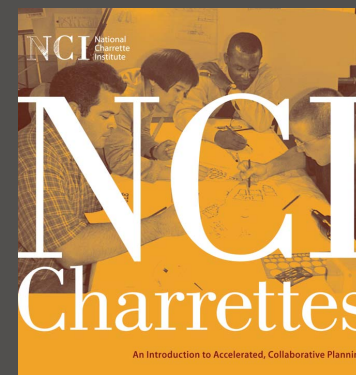
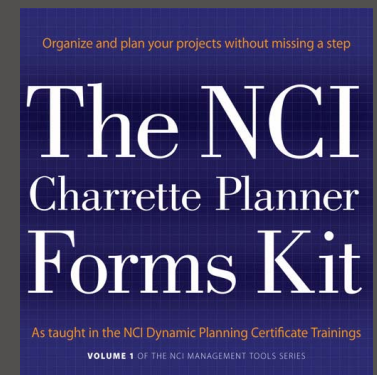
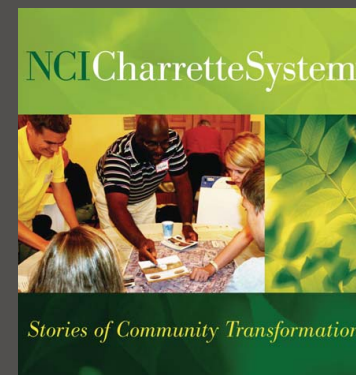
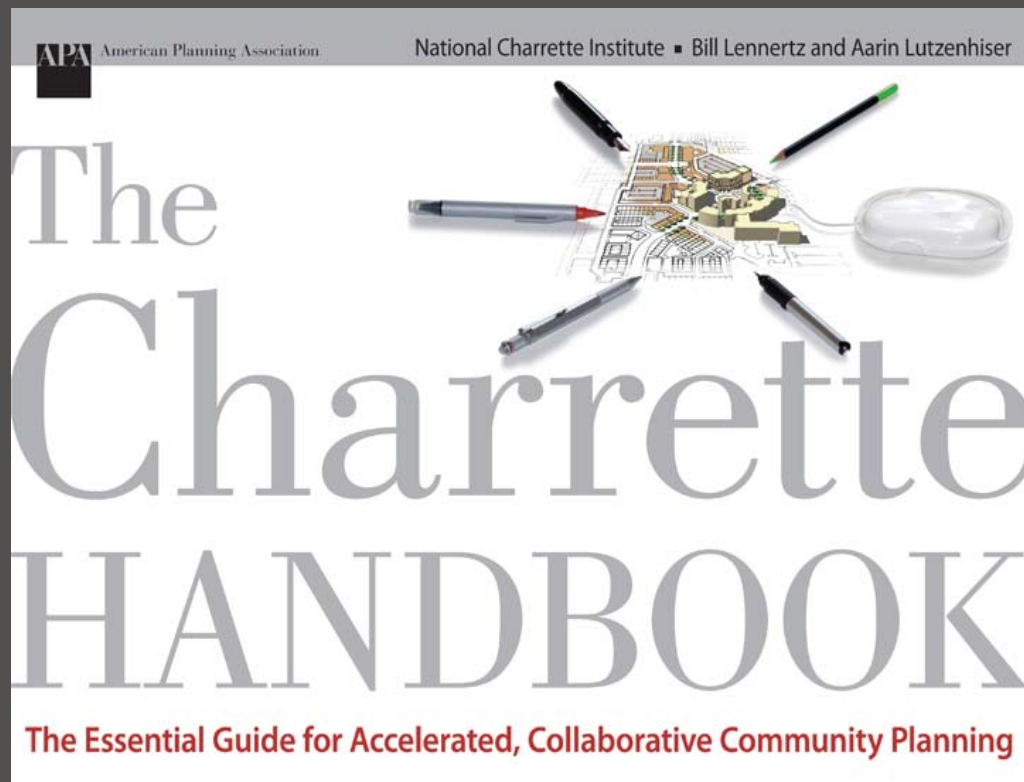
NCI Management & Facilitation

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NATIONAL CHARRETTE INSTITUTE NEWS

Just what is a charrette?

One thing is for sure- the term is broadly used to describe everything from a small afternoon design session to a week-long community-wide event. How does NCI define a charrette? It is more than just a collaborative design event- it is the transformative phase of NCI Charrette System™. Now here's a chance to hear it described by NCI's Executive Director, Bill Lennertz. Look for Bill's full interview on the NCI Charrette System™ in the near future.



NCI Upcoming 2010 Trainings

NCI Charrette System™ Certificate Trainings

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- February 23-25 – Lansing, MI (e-mail MicNU at michigan@cnu.org)
- [March 8-10 – Portland, OR](#) *early registration discount through 2/12
- [April 25-27 – Adelaide, AU](#)
- [April 27-29 – London, UK](#)
- June 7-9 – Washington DC
- [June 28-30 – Olds College, Calgary, AB](#)
- August 4-6 – Harvard University, Cambridge, MA
- October 11-13 – Portland, OR

Upcoming 2010 Certificate Trainings

NCI Charrette System™ Certificate

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- April–Adelaide, AU
- April–London, UK
- June–Calgary, AB
- June–Washington, DC
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