

The Prince Frederick Town Center Master Plan

Overview of the Charrette Process



Outline

- What is a Charrette?
- Who is the Recommended Consultant?
- What Will the Charrette Produce?
- Next Steps



What Is A Charrette?

- Multi- day design process for land development
- Includes:
 - design workshops
 - public visioning
 - Stakeholder interviews



What Is A Charrette?

Who Are the Stakeholders?

- Elected officials
- Planning Commission
- County Staff
- State Agency representatives
- Local institutional leadership
(school board, police/ fire, boards, etc.)



What Is A Charrette?

- Intense, fast-paced
- Inclusive public participation
- Has become the national professional planning and design method for land development



public vision

public input

public review

public confirmation

phase 1



phase 2

phase 3



phase 4

phase 5



phase 6

phase 7



alternative plans

refined plans

final plan

Typical Daily Schedule

Sample Standard Charrette Schedule

	Day 1	Day 2	Day 3	Day 4	Day 5			
7:00 AM	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast			
8:00 AM	Studio set- up	Team Meeting	Team Meeting	Team Meeting	Team Meeting			
9:00 AM		Alternative	Alternative	Alternative	Final			
10:00 AM		Site Tour	Concept	and	Designs, and	Production		
11:00 AM	Designs		Refinement	Stakeholder Meetings	Detail		Development	
Noon	Lunch	Lunch	Lunch	Lunch	Lunch			
1:00 PM	Stakeholder Meetings	Alternative	Stakeholder Interviews	Alternative	Designs	Synthesis	and	Final Production
2:00 PM								
3:00 PM								
4:00 PM	Preparations for	Designs						
5:00 PM	First Public Meeting	cont.						
6:00 PM	Dinner and Meeting Preparation							
7:00 PM	Public Meeting	Public	Public	Public	Public	Open		Final Public Presentation
8:00 PM			Pin- up and	Pin- up and	House and	Review		
9:00 PM	Team Meeting	Review	Review	Review	Details			Studio Breakdown and Clean- up
10:00 PM			Team Meeting	Team Meeting	Team Meeting	Production		

Typical Daily Schedule: Day 1

Walk the Site

(Team,
Staff,
Stake-
Holders)



Typical Daily Schedule: Day 1

Stakeholder Interviews

- Commissioners
- Staff
- Institutions
- State Agencies



Typical Daily Schedule: Day 1

1st Public Meeting



Typical charrette process: Day 2-4

Continuous Field Research

- Team
- Staff



Typical charrette process: Day 2-4

Charrette Work Sessions (open to the public)



Typical charrette process: Day 2-4

Charrette Work Sessions



Typical charrette process: Day 2-4

Pin-up Review- with stakeholders and the public



Typical charrette process: Day 2-4

Continuous Input- from stakeholders and public



Typical Charrette Process: Final Day

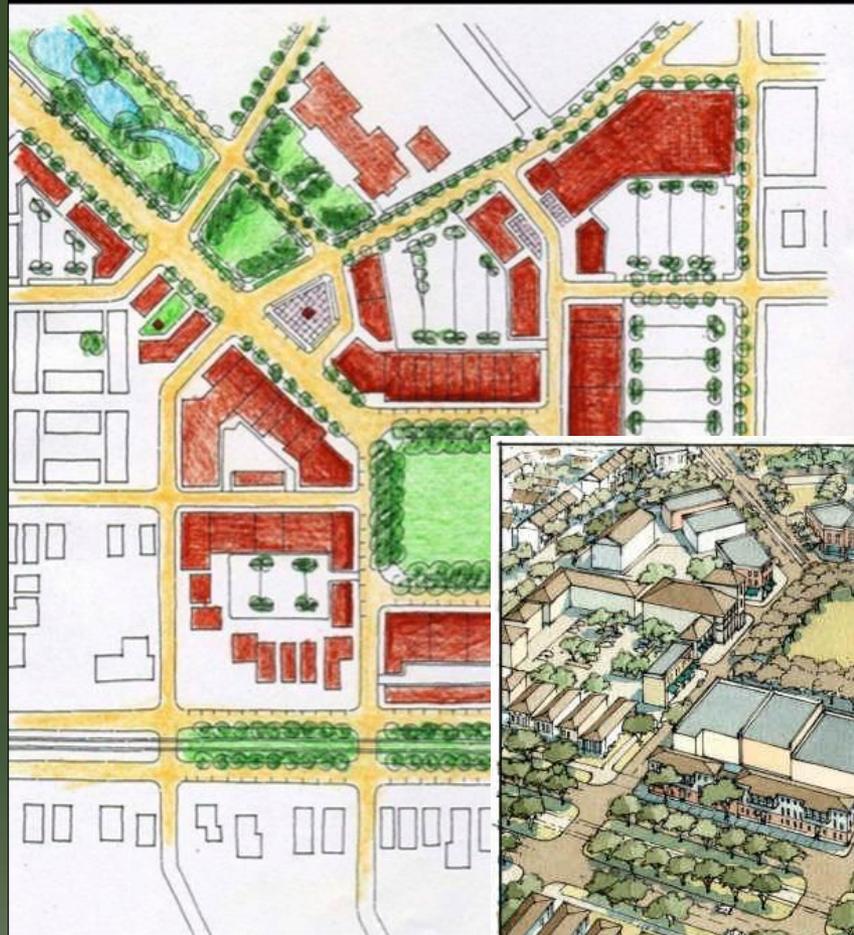
Intense Final Production



Typical Charrette Process: Final Day

Final
Products:

Ready for
Public
Review



Typical Charrette Process: Final Presentation



Who Is The Recommended Consultant?



The Lawrence Group

- Architecture/ design/ real estate
- Offices in St. Louis, New York, Charlotte
- Specialized division in planning/ zoning
- Uses only the Charrette process



Craig Lewis, Principal

- AICP, CNU-A, LEED, ULI
- Managing Principal
- Municipal ordinances, neighborhood and master plans



Private development design for creating infill and traditional neighborhoods



Sarah Lewis, Fuss & O'Neil

- AIA, LEED- AP, CNU-A
- Teacher at National Charrette Institute
- National Board member, CNU
- Architect and Planner, focus on zoning ordinances



Help translate vision/ design into zoning



What Will The Charrette Produce?



Charrette Products

- Specific site designs for the school site and surrounding lands
- Policy recommendations for the Town Center Master Plan
- Recommended zoning language for the Town Center
- Draft Design Guideline images and language



Charrette Products

All designs, recommendations, and draft language available to be considered for inclusion in master plan and zoning ordinance



Next Steps

- Finalize consultant contract
- Planning sessions with consultant
- Educational forums –
(The Elements of Town Center design and development)
- Confirm location/ logistics
- Charrette date – late May or early June?



Q & A

