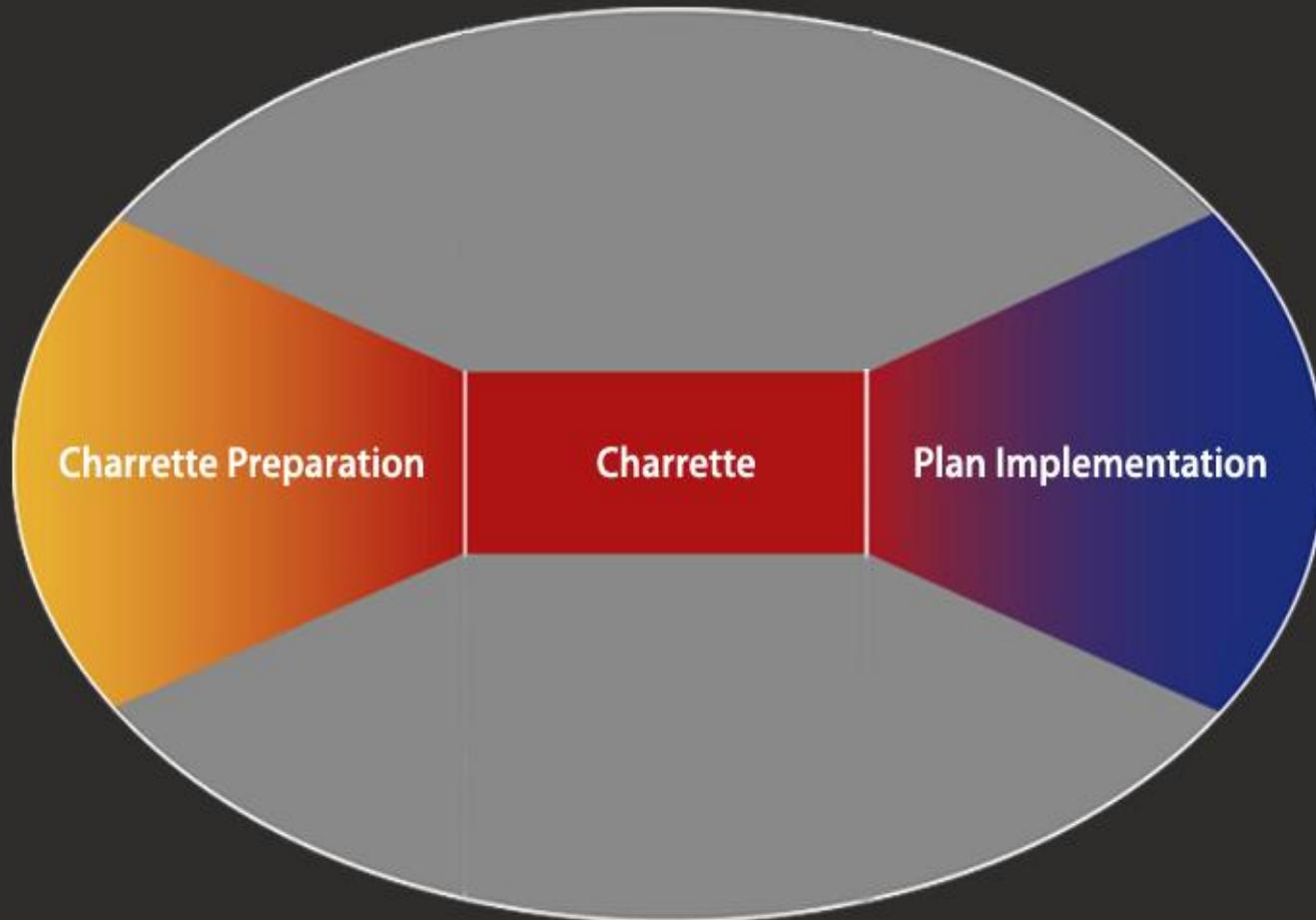


NCICharretteSystem

The Breakthrough Planning Tool for Community Transformation

Tools and Techniques

The NCI Charrette System



The Charrette System Phases

research, education,
charrette preparation

charrette

plan
implementation

1

1-9 months

2

2-4 months

3

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

Research, Education, Charrette Preparation

research, education,
charrette preparation

charrette

plan
implementation

1

2

3

Project Assessment and
Organization

Stakeholder Research,
Education, Involvement

Base Data Research and
Analysis

Project Feasibility Studies and
Research

Charrette Logistics

1.1 Project Assessment and Organization



Guiding Principles

Objectives & Measures Draft

Stakeholder Analysis

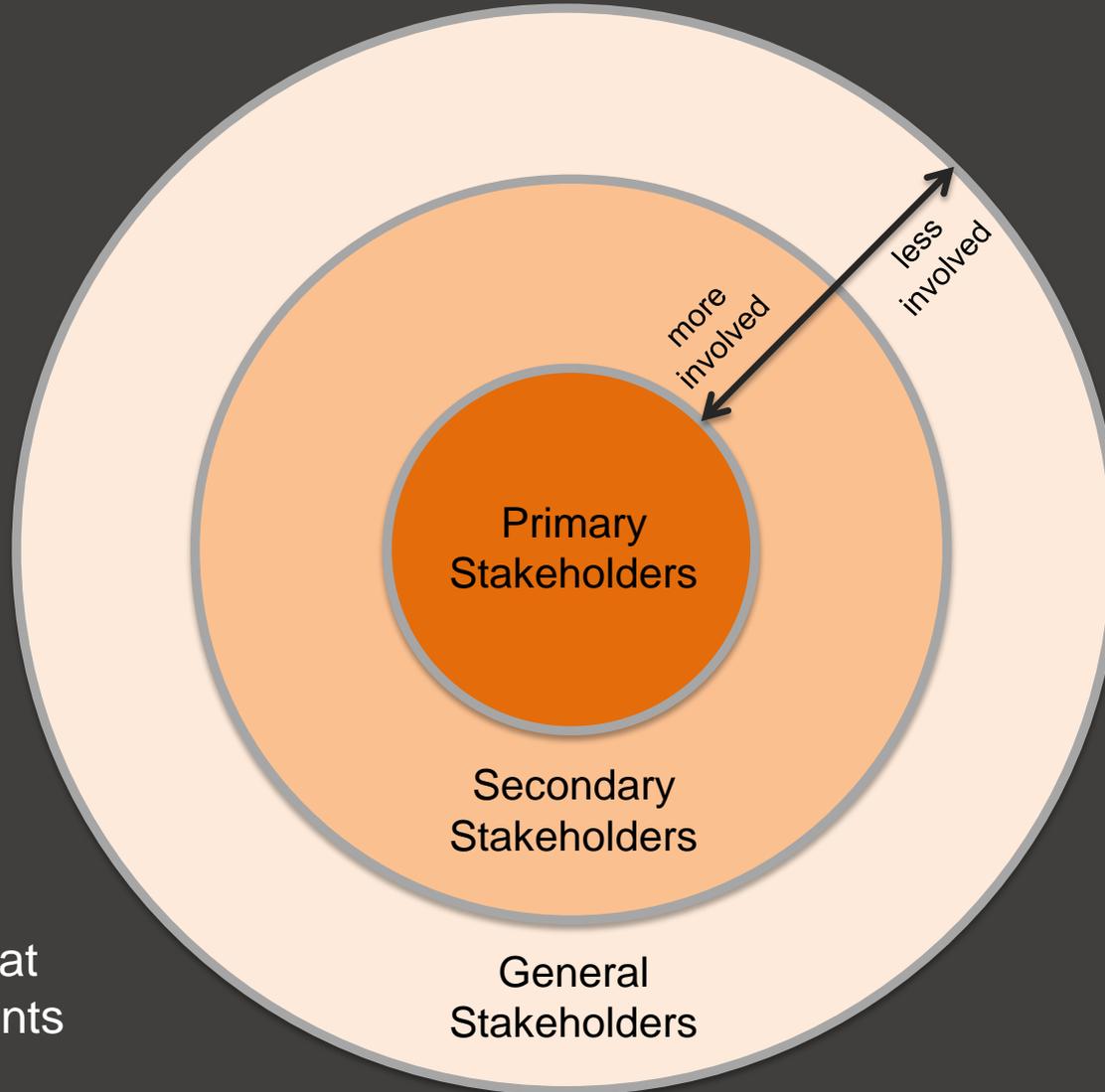
Charrette Purpose and Products

Complexity Analysis

Charrette System Road Map

Charrette Ready Plan

Stakeholder Levels of Involvement



All are involved at
key decision points

General
Stakeholders

1.1 Project Set-up and Organization

Tool: Project Team Organization Meeting

Purpose: To assure that there is a shared understanding of the project goals and process

Process:

- The project management team meets to begin the project
- Project Team:
 - Sponsor/Client and Staff
 - Consultants
 - Primary Project Partners
 - Elected official, partnering agency, key organizations

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 blend work and worship, fostering interaction between groups.
- 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.
- Life-cycle costs will help guide equipment choices.

1.1 Project Assessment and Organization

Tool: Objectives and Measures Draft

Purpose: The Objectives and Measures document is a decision-making tool used during the charrette. It represents a shared agreement on a prioritized set of clear, specific, measurable, and achievable objectives among primary stakeholders.

Process: The document is created in meetings with key project partners and stakeholders.

Objectives & Measures Draft

Objective	Measure
Improve pedestrian, bicycle and vehicular safety, especially in relation to pedestrian/vehicle interactions	Traffic speeds Pedestrian crossing distances
Treat storm water on site	Acerage of natural filtering area
Provide for affordable housing	Housing prices as percent of median income
Economic feasibility	Project proforma, ROI (return on investment)
Provide easy, safe access to the regional trail system	Number of connections to trail Distance to trail from housing and commercial

Stakeholders' unique contributions



Transportation engineers



Fire Chief



Developer



Elected officials



Business owners



Neighbors



Urban designers



Environmentalists

Stakeholder Levels of Involvement

Stakeholder Level	Example Positions	Suggested Involvement
Primary	Elected and appointed officials (city council, planning commissioners, steering committee members), agency staff (departments of transportation, EPA, transit authorities), site property owners	Interviews before the charrette, meetings during the charrette, should attend all public events, may drop into the studio anytime
Secondary	Non-governmental organizations (historic and art groups, churches, synagogues), individuals with businesses or residences directly affected	Interviews before the charrette, possible meetings during the charrette, should attend all public events, may
General	Community members	Should attend all public events, may drop into the studio anytime

Stakeholder Analysis

- The Stakeholder Analysis lists the relevant viewpoints to be represented, the people, their affiliation, what a “win” is for each, and the level of engagement required for holistic, diverse feedback. This is the basis of the public involvement process.

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

Sample Stakeholder Analysis

Viewpoint	Person / Affiliation	Issues	Win	Level	Outreach Strategy	Charrette Participation
Elected Official	Lucinda Wallis, Capital County	25 years of controversy, with nothing to show. Wallis is the project "champion."	A plan and codes agreed upon by the developer, and the neighborhood. A bulletproof public process. A national exemplar project.	Primary	Email, phone	Daily Team Meetings
Elected Official	Percival Moccasin, Capital County	Concerned about project costs. Interested in a non-controversial outcome.	A project that can be approved and supported by neighbors.	Primary	Email, phone	Public Meetings
Neighborhood Activists	Carrie Snodgras, Kris Tal, Terry Jensen, Medford District Improvement Association	Deep distrust of County Supervisors and staff. Traffic, visual impacts, property values, safety.	Minimal traffic impacts, maximum housing, low buildings across from neighborhood, pedestrian access, local retail only, no increase in transit parking. The County must keep its promise and build the regional trail.	Secondary	Emails, letters	Separate Meeting
Neighboring Commercial Owners	Katrina Moskowitz, Hollywood Boosters	Workers have limited local services.	Compatible uses with existing business, amenities for office workers, traffic management.	Secondary	Emails, letters	Separate Meeting
Developer	Tom Bates, Dick Bernard, Big Sky Development	Last development proposal failed.	Economic and market feasible plan.	Primary	Email, phone	Daily Team Meetings and Reviews

Charrette System Road Map

Tool: Charrette System Road Map

Purpose: Identify the timing of the major events that occur during the three Charrette System phases of the project.

Process: Completed either in the team organizational meeting or by the charrette manager in consultation with team members

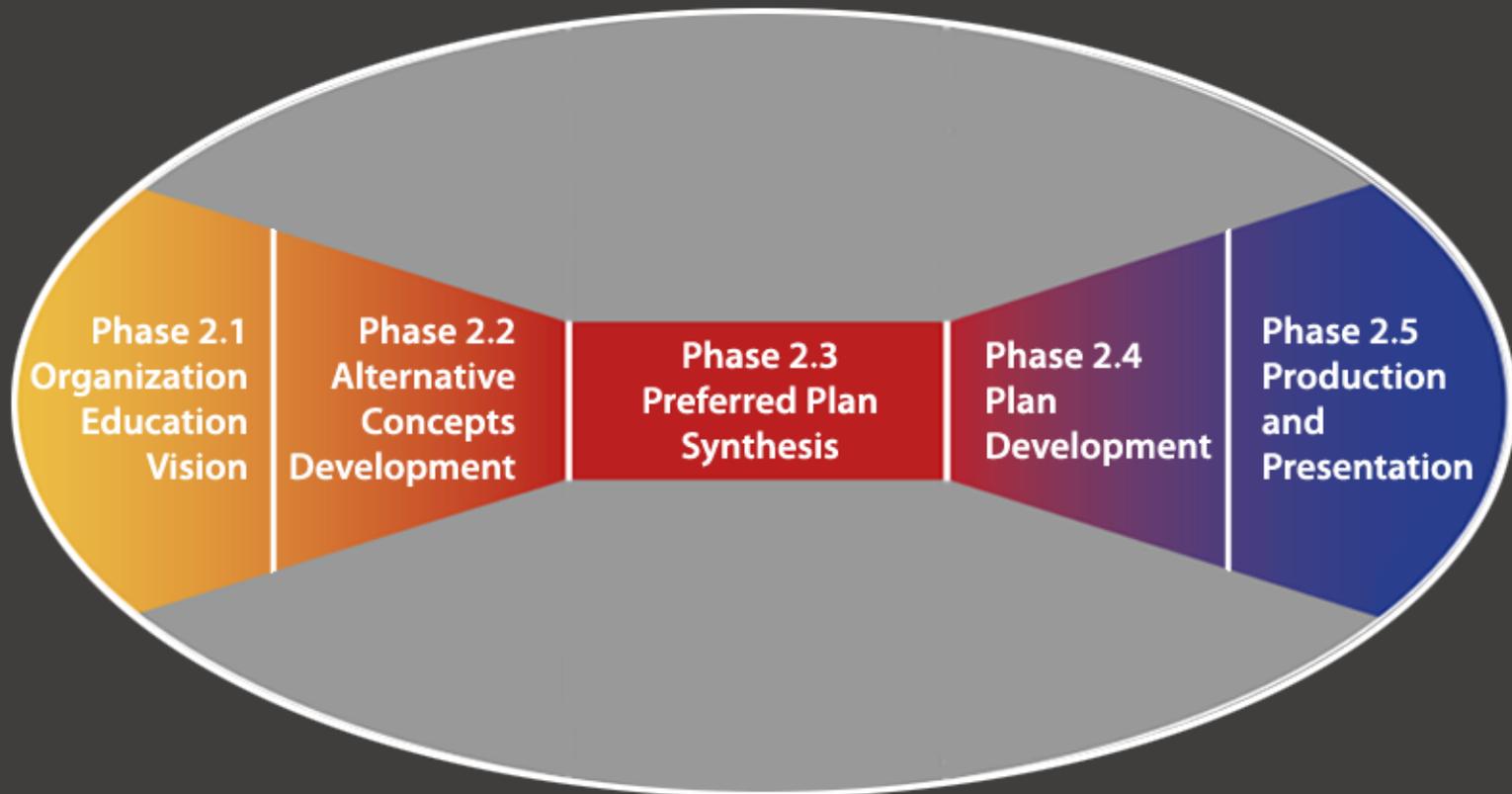
Charrette System Road Map

Phase/Activity	Phase 1 – Research, Education, Charrette Preparation				Phase 2 Charrette	Phase 3 – Plan Implementation			
	month 1	month 2	month 3	month 4	month 5	month 6	month 7	month 8	month 9
Project Management Team Meeting	●		●			●			
Guiding Principles	■	■							
Stakeholder Outreach	■					■			
Base Data Research and Analysis	■								
Public Kick-off Meeting		▲ 1							
Stakeholder Interviews		■							
Educational Events				◆ ◆					
Pre-charrette Project Brief				◆					
Charrette					▲ 4-7				
Product Refinement						■			
Follow-up Project Public Meetings						▲ 2	▲ 1		
Approvals									◆

- in-house meeting
- ongoing task
- ◆ deliverable/benchmark
- ▲ public meeting

Charrette Scheduling

The Five Phases of the Charrette



Charrette Stakeholder Meetings

	DAY 1	DAY 2	DAY 3	DAY 4	DAY 5	DAY 6	DAY 7
	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast
8:00 AM	Studio set up	Team meeting	Team meeting	Team meeting	Team meeting	Team meeting	Team meeting
9:00			Alt. conc. dev.	Preferred plan synthesis	Pref. plan synthesis	Stakeholder review	Production
10:00	Tours	Alt. concepts development	Stakeholder reviews (tech.)			Prod.	
11:00						Stakeholder reviews as needed	
12:00	Lunch	Lunch	Lunch	Lunch	Lunch	Lunch	Lunch
1:00 PM	Primary stakeholder meetings	Alternative concepts development	Alt. conc. dev.	Pref. plan synthesis	Stakeholder review	Plan development	Production
2:00							
3:00	Meeting preparation		Alt. concepts development		Optional open house	Production	Meeting preparation
4:00							
5:00	Dinner	Dinner	Dinner	Optional Open house		Dinner	Dinner
6:00							
7:00	Public meeting #1	Alternative concepts development/ team review	Public meeting #2	Preferred plan synthesis/ plan development	Optional night off	Production	Final charrette public meeting
8:00							
9:00							
10:00							Celebration
11:00							

7-Day Charrette Schedule: For complex projects

	DAY 1	DAY 2	DAY 3	DAY 4	DAY 5	DAY 6	DAY 7
	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast
8:00 AM	Studio set up	Team meeting	Team meeting	Team meeting	Team meeting	Team meeting	Team meeting
9:00			Alt. conc. dev.	Preferred plan synthesis	Pref. plan synthesis	Stakeholder review	Production
10:00	Tours	Alt. concepts development	Stakeholder reviews (tech.)			Prod.	
11:00						Stakeholder reviews as needed	
12:00	Lunch	Lunch	Lunch	Lunch	Lunch	Lunch	Lunch
1:00 PM	Primary stakeholder meetings	Alternative concepts development	Alt. conc. dev.	Pref. plan synthesis	Stakeholder review	Plan development	Production
2:00			Stakeholder reviews (tech.)				
3:00	Meeting preparation		Alt. concepts development		Optional open house	Production	Production
4:00							Meeting preparation
5:00	Dinner	Dinner	Dinner	Optional Open house		Dinner	Dinner
6:00							
7:00	Public meeting #1	Alternative concepts development/ team review	Public meeting #2	Preferred plan synthesis/ plan development	Optional night off	Production	Final charrette public meeting
8:00							
9:00							
10:00							Celebration
11:00							

4 - 6 weeks max.

	DAY 1	DAY 2
	Breakfast	Breakfast
8:00 AM		Product refinement
9:00		
10:00	Primary stakeholder meetings	Primary stakeholder meetings
11:00		
12:00		
1:00 PM		
2:00	Meeting preparation	Meeting preparation
3:00		
4:00		
5:00	Dinner	Dinner
6:00		
7:00	Public meeting	Public meeting
8:00		
9:00		
10:00	Product refinement	
11:00		

Charrette begins with input session, then design begins

Review & Revise

Final Review

5-Day Charrette Schedule: For moderate complexity

	DAY 1
	Breakfast
8:00 AM	
9:00	Project team meeting
10:00	
11:00	Stakeholder meetings
12:00	Lunch
1:00 PM	
2:00	Stakeholder meetings
3:00	
4:00	Meeting preparation
5:00	Dinner
6:00	
7:00	
8:00	Public meeting
9:00	
10:00	
11:00	

4 - 6 weeks max.

	DAY 1	DAY 2	DAY 3	DAY 4	DAY 5
	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast
8:00 AM			Team meeting	Team meeting	Team meeting
9:00	Studio set up	Team meeting			
10:00			Pref. plan synthesis	Plan development	Production
11:00	Tours	Alt. concepts development	Stakeholder reviews (tech.)		
12:00	Lunch	Lunch	Lunch	Lunch	Lunch
1:00 PM					
2:00	Primary stakeholder meetings	Preferred plan synthesis	Preferred plan synthesis	Product.	Production
3:00				Stakeholder review	
4:00	Meeting preparation				Meeting preparation
5:00	Dinner	Dinner	Open House	Dinner	
6:00					
7:00		Preferred plan synthesis/ team review	Plan development	Production	
8:00	Public meeting #1				Final charrette public meeting
9:00					
10:00					Celebration
11:00					

4 - 6 weeks max.

	DAY 1	DAY 2
	Breakfast	Breakfast
8:00 AM		
9:00		Product refinement
10:00		
11:00		
12:00	Primary stakeholder meetings	Primary stakeholder meetings
1:00 PM		
2:00		
3:00	Meeting preparation	Meeting preparation
4:00		
5:00	Dinner	Dinner
6:00		
7:00		
8:00	Public meeting	Public meeting
9:00		
10:00	Product refinement	
11:00		

Kick-off public meeting (optional)

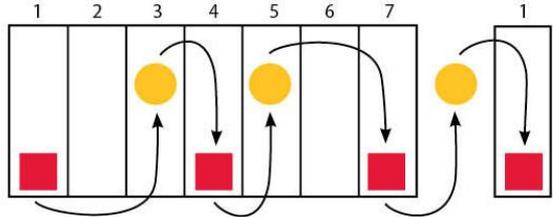
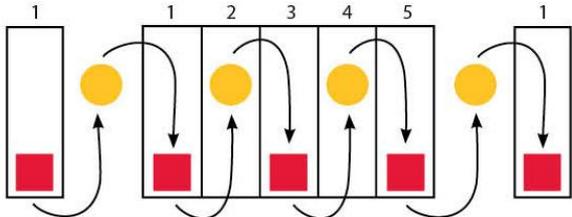
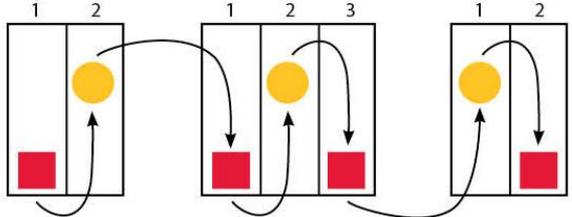
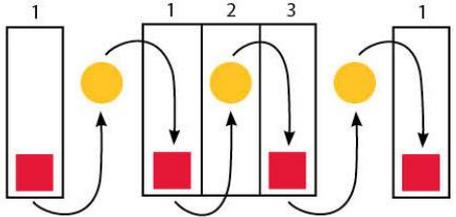
Create alternative designs

Charrette begins with alternative designs

Review & Revise

Final Review

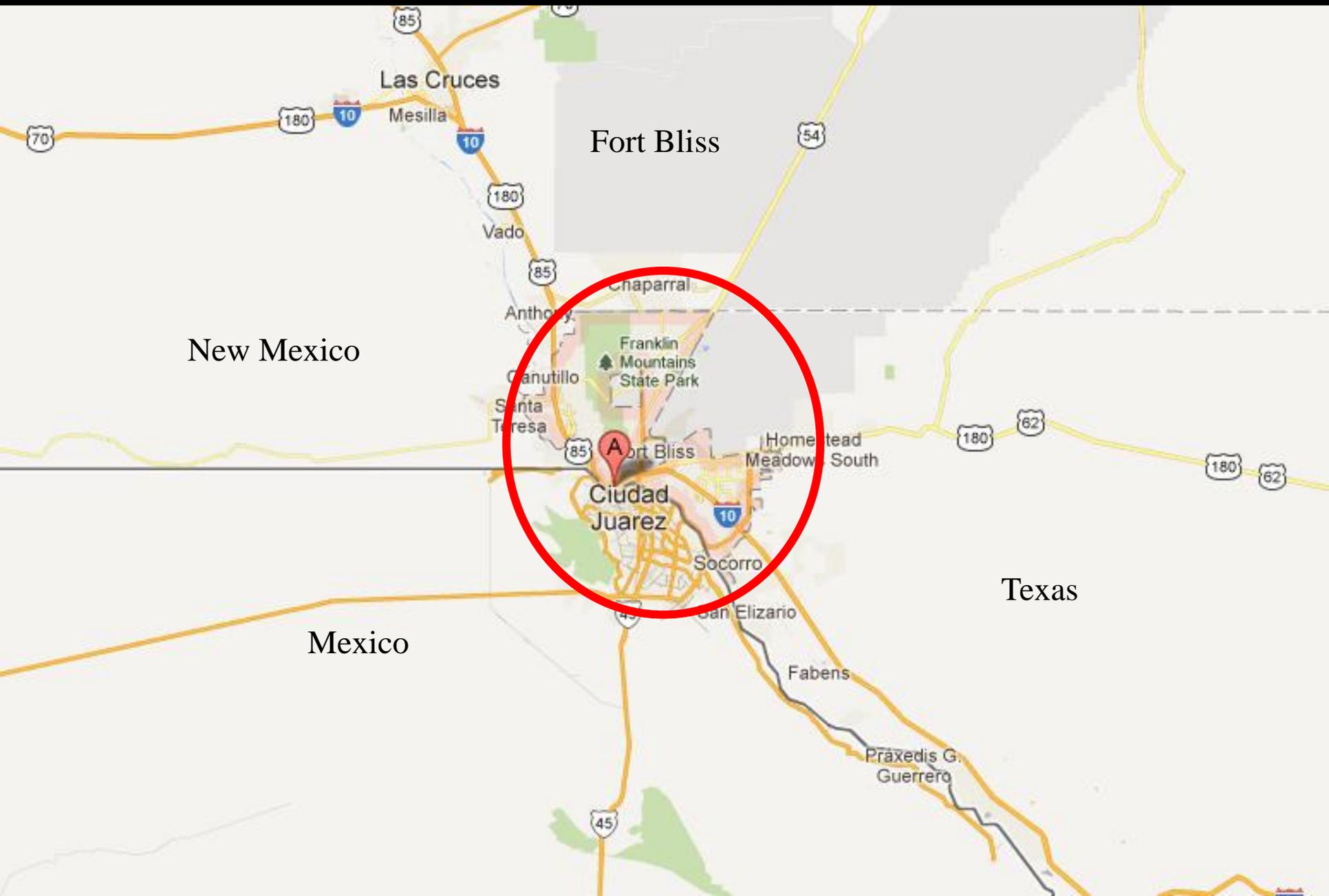
NCI Collaborative Design System

	Project Complexity				Design Process Options	
	Budget	Time	Design	Politics		Days
more complex ↑	1-3	3-5	3-5	3-5		7•1
	1-3	3-5	3-4	2-4		1•5•1
	3-5	2-4	1-3	1-2		2•3•2
less complex ↓	4-5	1-3	1-3	1-2		1•3•1
	Scale 1-5, 1= low complexity, 5= high complexity				 public meetings  technical or secondary stakeholder meetings	

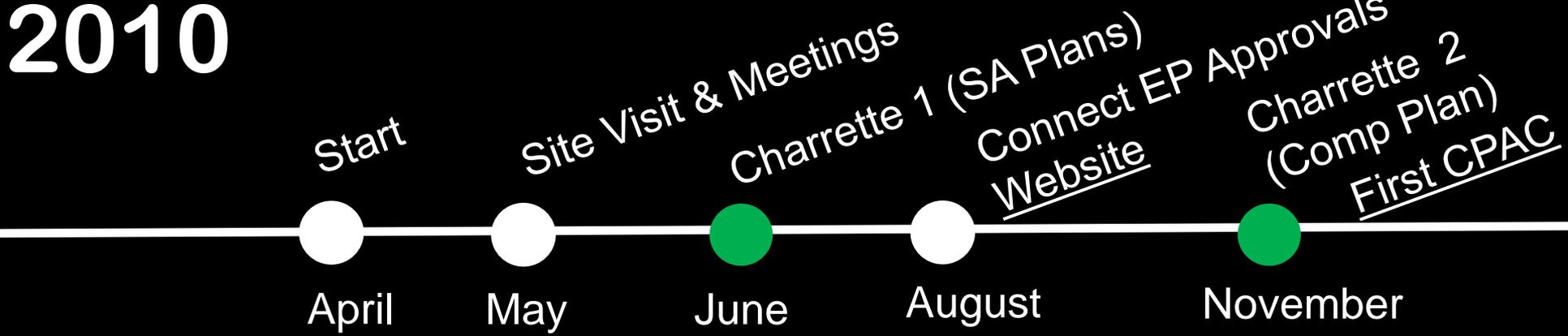
El Paso, Texas

- Mid-size city with over 500,000 people
- Included Juarez, Mexico and New Mexico
- Comprehensive Plan project, adopted 2012
- 3 Fourteen day charrettes (not counting travel)
- 11 Hands-on Design Sessions
- Dover, Kohl & Partners, lead consultant

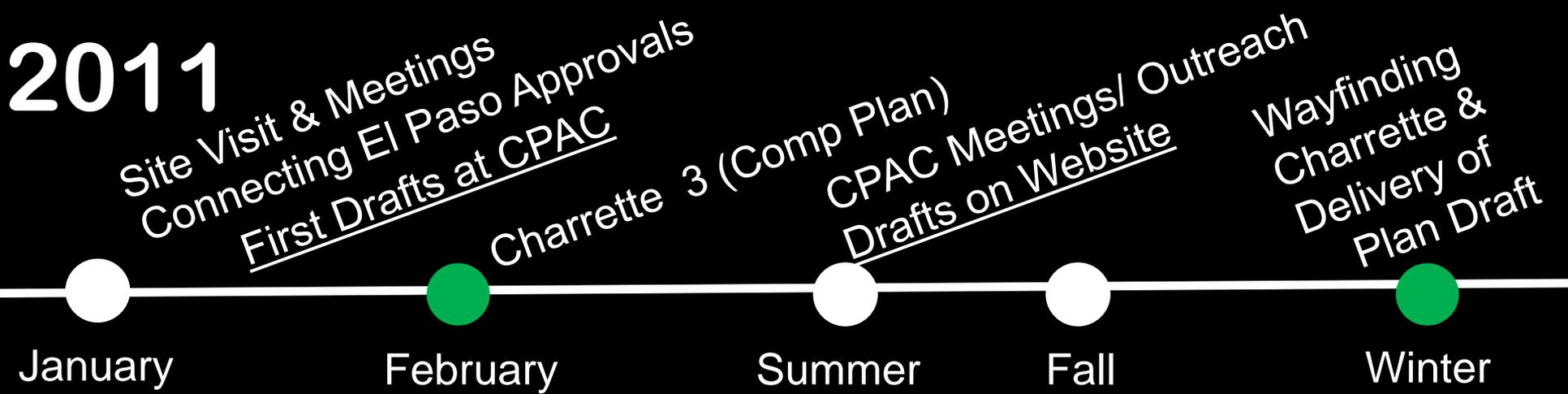
El Paso, Texas



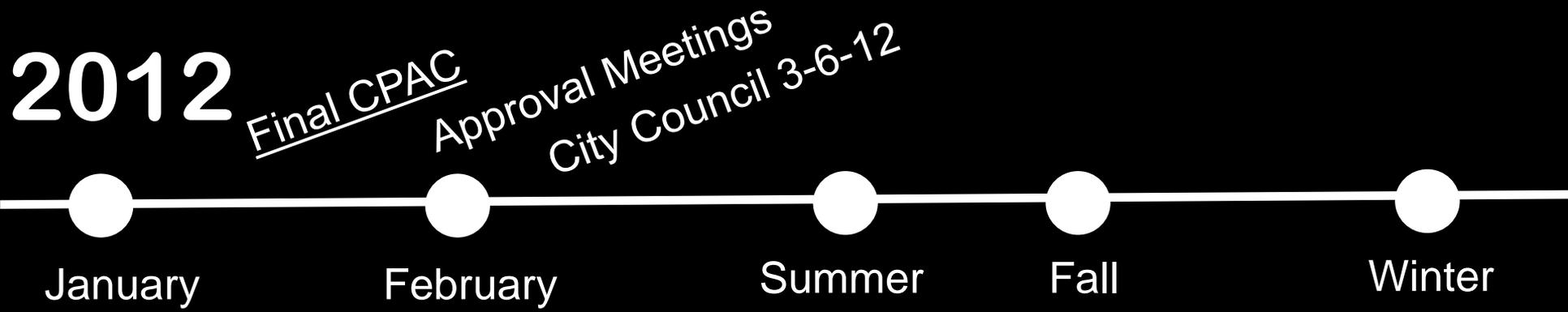
2010



2011



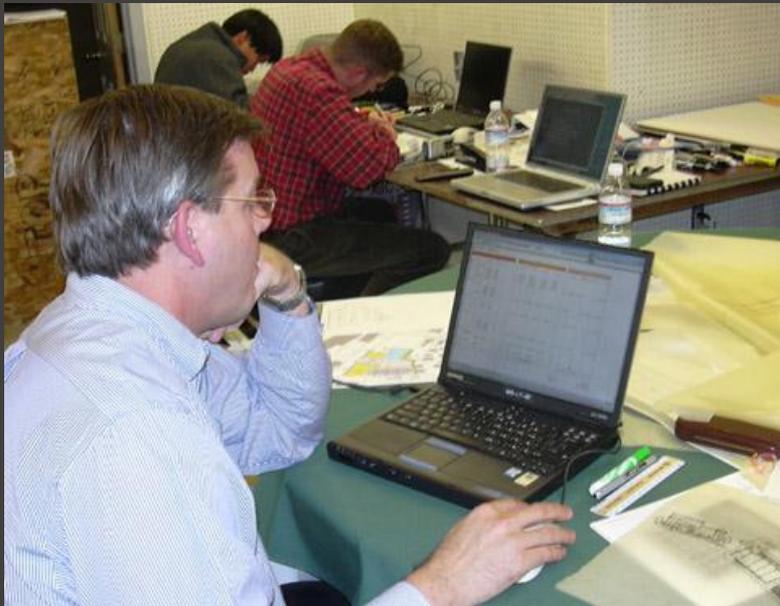
2012



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!



Dover Kohl

Stakeholder meeting
(Scheduled)



LCA Town Planners

Public meetings
(Scheduled)



Urban Design Associates

Drop by the studio
(Unscheduled)

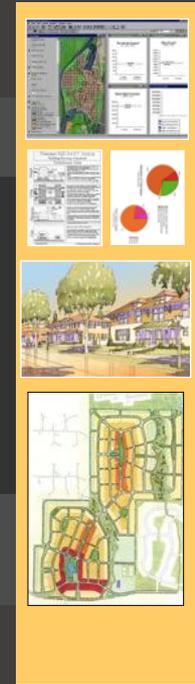
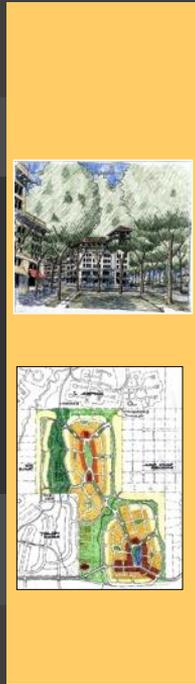
Charrette Work Cycles

public meeting
vision

public meeting
review

open house
review

public meeting
confirmation



alternative
concepts

preferred
plan

plan
development

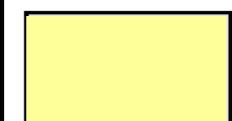
El Paso Charrette Schedule (days 1-7)

	Day 1	Day 2	Day 3	Day 4	Day 5	Day 6	Day 7		
	3-Nov	4-Nov	5-Nov	6-Nov	###	8-Nov	9-Nov		
	Wednesday	Thursday	Friday	Saturday	Sun	Monday	Tuesday		
time	SITE TOUR	KICK OFF	DESIGN	HANDS-ON		DESIGN	DESIGN		
8:00 AM	Breakfast	Breakfast	Breakfast	Facilitator Briefing		Breakfast	Breakfast		
	Depart Hotel	Depart Hotel	Depart Hotel			Depart Hotel	Depart Hotel		
9:00 AM	Site Tour A	Studio Set-up / Design	CPAC Kick-off and Hands-on Session: Design Studio 9:00-12:00	Hands-on Design Session: El Dorado HS 9:00-1:00	DAY OFF	Plan Design	Plan Design		
10:00 AM								Tentative Children's Charrette: School A	
11:00 AM									
12:00 PM	Lunch out	Rotary Presentation	Lunch In			Tentative Walkability Audit	Lunch In		
1:00 PM	Site Tour B	Plan Design	Plan Design	Synthesis Plan		Plan Design	Plan Design	Plan Design	
2:00 PM									ITE Manual Transportation Training
3:00 PM			Plan Design						
4:00 PM									
5:00 PM	Studio Set-up and unpacking	Kick-off Presentation: Bel Air HS 5:30-8:00	Plan Design	Pin-up	Pin-up	Pin-up			
6:00 PM	Dinner out		Dinner out	Dinner out	Dinner out	Dinner out			
7:00 PM									
8:00 PM									

 Project Team Meetings

 Open Design Studio

 Community Meetings

 Technical Meetings

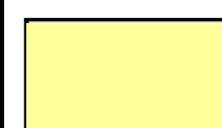
El Paso Charrette Schedule (days 8-14)

	Day 8	Day 9	Day 10	Day 11	Day 12	Day 13	Day 14
	10-Nov	11-Nov	12-Nov	13-Nov	###	15-Nov	16-Nov
	Wednesday	Thursday	Friday	Saturday	Sund	Monday	Tuesday
time	HANDS-ON	DESIGN	DESIGN	OPEN HOUSE/ DESIGN		DESIGN	WORK-IN PROGRESS
8:00 AM	Breakfast	Breakfast	Breakfast	Breakfast		Breakfast	Breakfast
	Depart Hotel	Depart Hotel	Depart Hotel	Depart Hotel		Depart Hotel	Depart Hotel
9:00 AM	Plan Design Rendering Linework	Synthesis Plan Plan Design	Final Linework	Scan Linework Print on Vellum	DAY OFF	Scan Plans	Comp Plan Advisory Meeting 9:00 - 11:00
10:00 AM	Tentative Children's Charrette: School B						
11:00 AM							
12:00 PM	Lunch In	Lunch In	Lunch In	Lunch In		Lunch In	Lunch In
1:00 PM	Plan Design	Plan Design	Final Linework	Open House: Design Studio 1:00-5:00		Photoshop Plans Diagrams	Presentation Prep ALL SLIDES DUE BY 2:00
2:00 PM	Tentative OSAB Meeting	City Plan Commission Meeting					
3:00 PM		Plan Design					
4:00 PM	Plan Design Renderings Linework	Rendering Linework					
5:00 PM	Hands-on Design Session: Isleta HS 5:30 - 8:00	Elements Due	Pin-up / Dinner In	Dinner In			Work-In-Progress: Riverside HS 5:30-8:00
6:00 PM							
7:00 PM							
8:00 PM						Design	

 Project Team Meetings

 Open Design Studio

 Community Meetings

 Technical Meetings

day 1: charrette touring

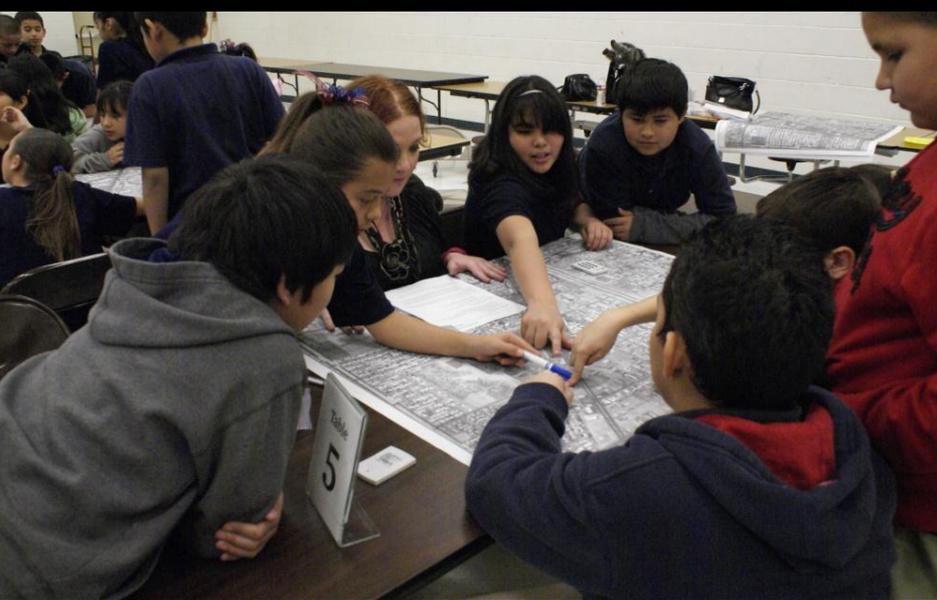


Photographing, measuring, walking, driving, biking, riding...

day 2: kick-off presentation



day 4: hands-on session 1



Central, Northwest, Northeast, Moye Elementary, Fort Bliss

day 4: hands-on session 1



Comprehensive Plan Elements

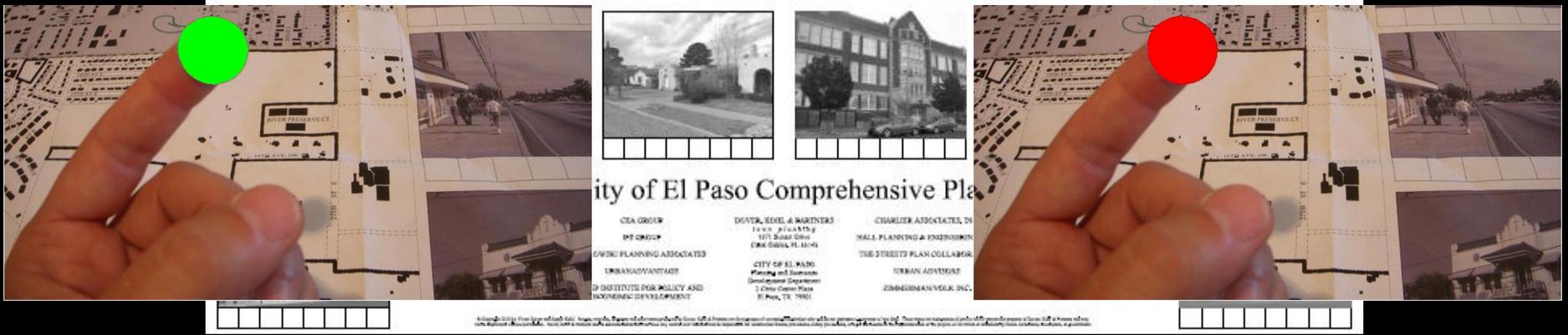
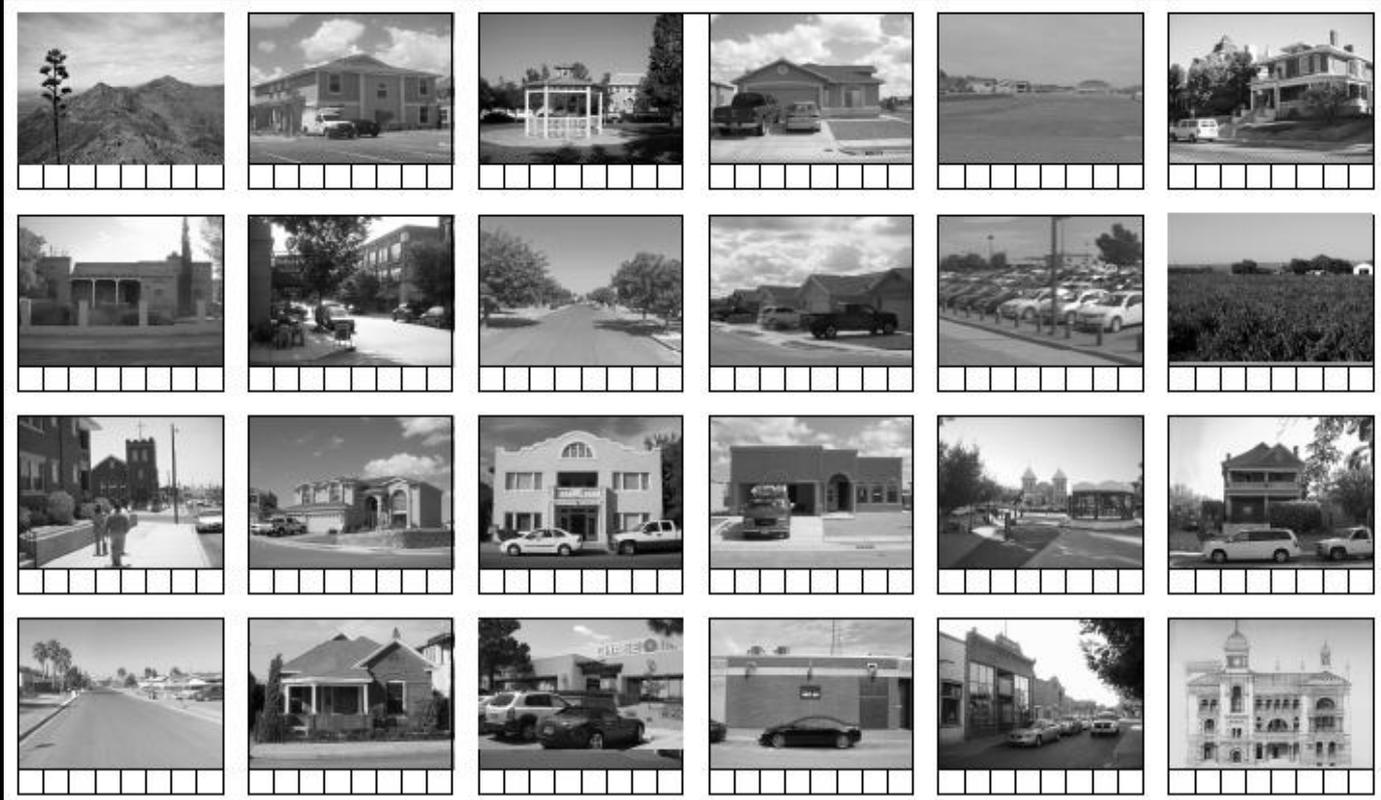
1. Land Use and Community Planning
2. Urban Design and Community Character
3. Historic Preservation
4. Economic Development
5. Housing
6. Transportation
7. Health
8. Sustainability
9. Infrastructure
10. Public Facilities and Services
11. International Coordination
12. Fort Bliss Relations

Visual Preference Survey

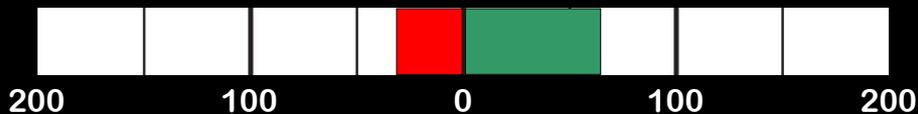
Place a **green** dot below the photos of places that you like and write down why

Place a **red** dot below the photos of places that you dislike and write down why

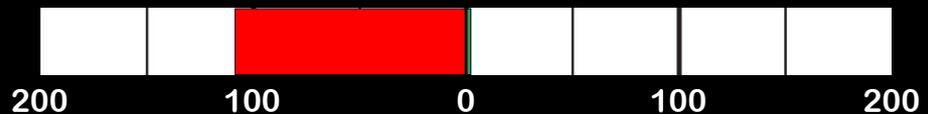
Exercise 1: Community Image Survey



Quality and character of public spaces, neighborhoods, streetscapes

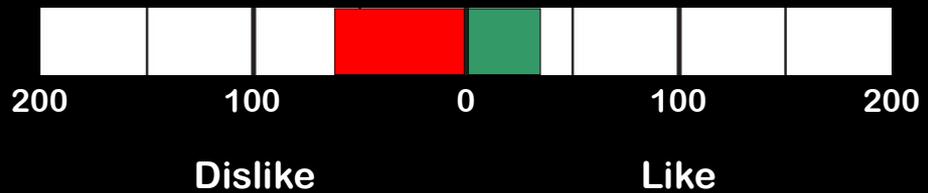
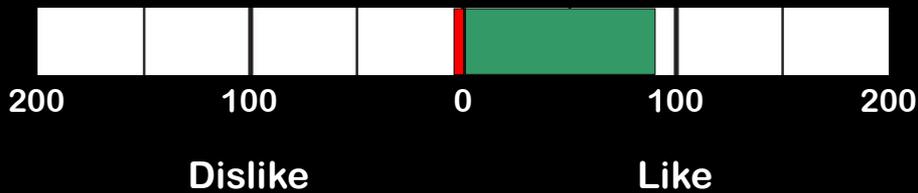


200 100 0 100 200
Dislike Like



200 100 0 100 200
Dislike Like

Centers



Mid-size Houses

Comprehensive Plan Elements

1. Land Use and Community Planning

Where should East El Paso's
new residents settle?

125,000 new residents by 2030

60 acres/dot x 12 units/acre = 720 units/dot

720 units/dot x 2.7 people/unit = 2,000 people/dot (avg)

2,000 people/dot x 62.5 dots = 125,000 people

6 dots/person x 10 people/table = 60 dots



Comprehensive Plan Elements

2. Urban Design and Community Character

Addressed in the Visual
Preference Survey



Comprehensive Plan Elements

3. Historic Preservation

What areas have
historic significance
and special character?



Comprehensive Plan Elements

4. Economic Development

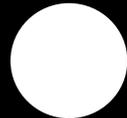
Where should public
investment
be prioritized?



Comprehensive Plan Elements

5. Housing

Where would you prefer to live, if you could live anywhere in East El Paso?



Comprehensive Plan Elements

6. Transportation

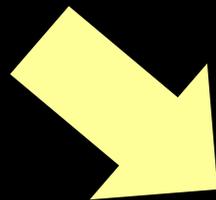
What is your preferred transit route? (bus, trolley or train)



Comprehensive Plan Elements

7. Health

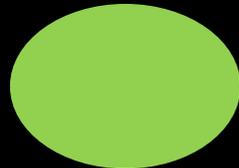
Identify healthy neighborhoods on the map. What makes them healthy?



Comprehensive Plan Elements

8. Sustainability

Identify locations for
open space
preservation as well as
walking and biking trails.



Comprehensive Plan Elements

9. Infrastructure

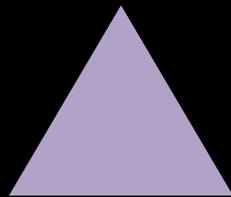
Identify locations in need of infrastructure upgrades. (*flooding, power outages*)



Comprehensive Plan Elements

10. Public Facilities and Services

Where should new schools, libraries, parks, fire stations and police stations be located?



Comprehensive Plan Elements

11. International Coordination

Identify ways to coordinate with Juarez, in particular in areas along the border.



3



City of El Paso Comprehensive Plan



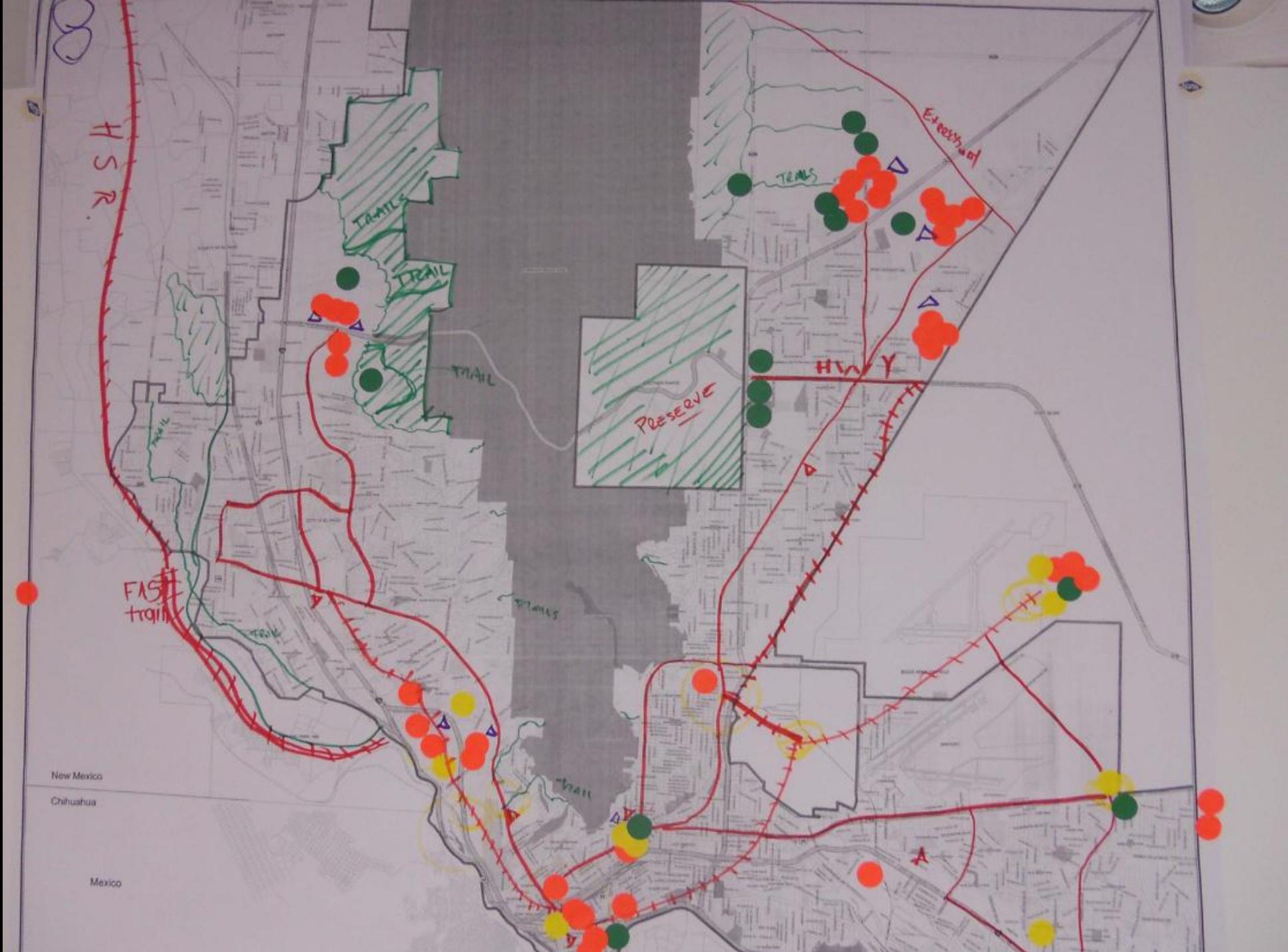
CEA GROUP
 IPS GROUP
 SPIKOWSKI PLANNING ASSOCIATES
 URBAN ADVANTAGE
 STEP INSTITUTE FOR POLICY AND ECONOMIC DEVELOPMENT

DOVER, KORL & PARTNERS
 town planning
 1371 Sunset Drive
 Coral Gables, FL 33131

CITY OF EL PASO
 Planning and Economic
 Development Department
 3 Civic Center Plaza
 El Paso, TX 79901

CHARLES ASSOCIATES, INC.
 HALL, PLANNING & ENGINEERING, INC.
 THE STREET'S PLAN COLLABORATIVE
 URBAN ADVISORS
 ZIMMERMAN+VOEK INC.





days 7 & 8: children's hands-on sessions



Ysleta Elementary

days 7 & 8: children's hands-on sessions



Eastwood Elementary

day 8: hands-on design session 2



day 10: Fort Bliss hands-on session



one-word cards and surveys

Plan El Paso

Thank you for your help and your ideas.
Please leave this at the sign-in table or hand it to a Dover-Kohl team member.

1. Do you live or work in El Paso?
 Live Work Neither

If so, for how long? 12 YEARS

2. Of the many ideas you heard today, which ones seem the most exciting?
~~the~~ Connectivity potential for non-auto-based transportation.

3. What ideas do you think are missing in El Paso that you would like to see incorporated in El Paso and/or surrounding areas? (for example: parks, mixed-use neighborhoods, enterprises, "green" industries)
Industry. ^{Renewable} River energy. Mixed-use / smart LOCAL CHARACTER.

4. How should the ASARCO site have in the future? What role should this area play in the future?
LOCAL HISTORIC.
Think it could be a learning site for all its historic actions. It could also be our first venture into active transportation.

5. Any other comments or suggestions?
& Suggestions (continue on back if necessary)

ONE WORD that describes EL PASO:

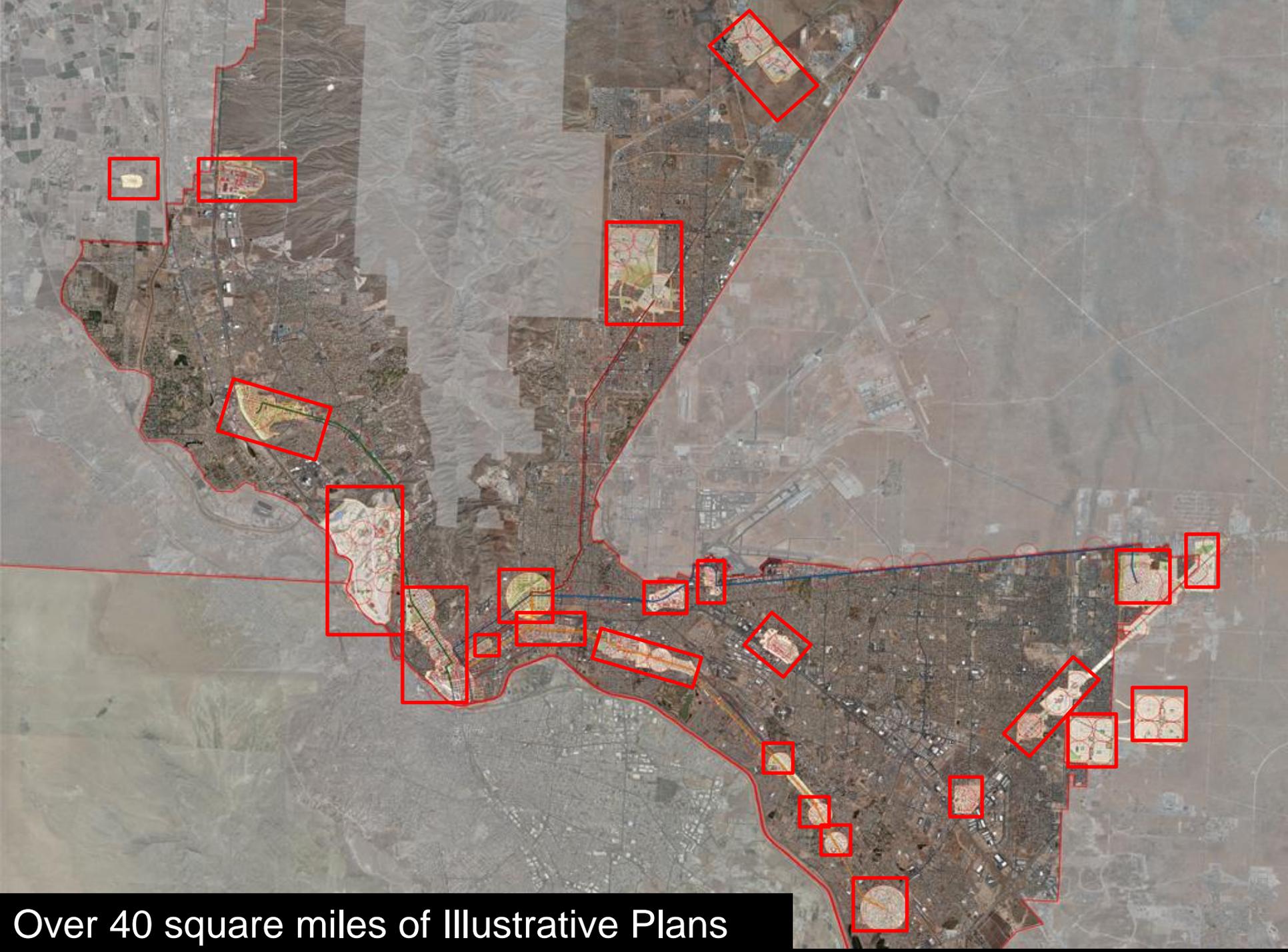
NOW: Spread out

IN THE FUTURE: Divable
(in my vision)

120+ cards & surveys

days 6 – 13: open design studio





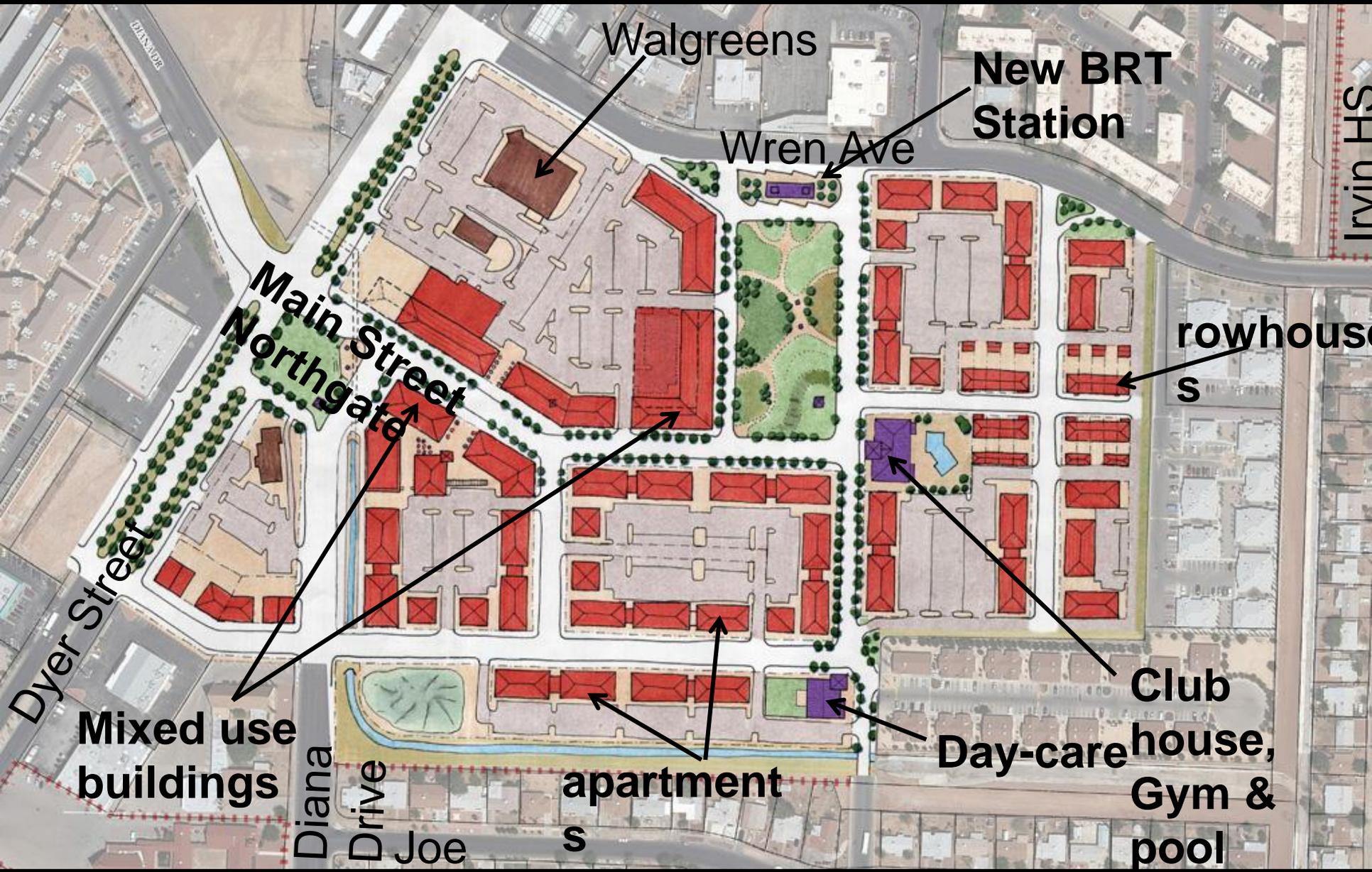
Over 40 square miles of Illustrative Plans

Northgate



a closer view of the mall, soon to be demolished

'Downtown' Northgate



Mixed use buildings

Walgreens

New BRT Station

Wren Ave

Main Street Northgate

rowhouses

Dyer Street

Diana Drive
Joe Drive

apartments

Day-care
Club house, Gym & pool

Irvin HS

mall property reformatted

northgate transfer center & TOD



Apartments

Community Center

Parking Garage

Central Park

Mixed use buildings

Transit Center

Walgreens

Joe Herrera Dr

Diana Drive

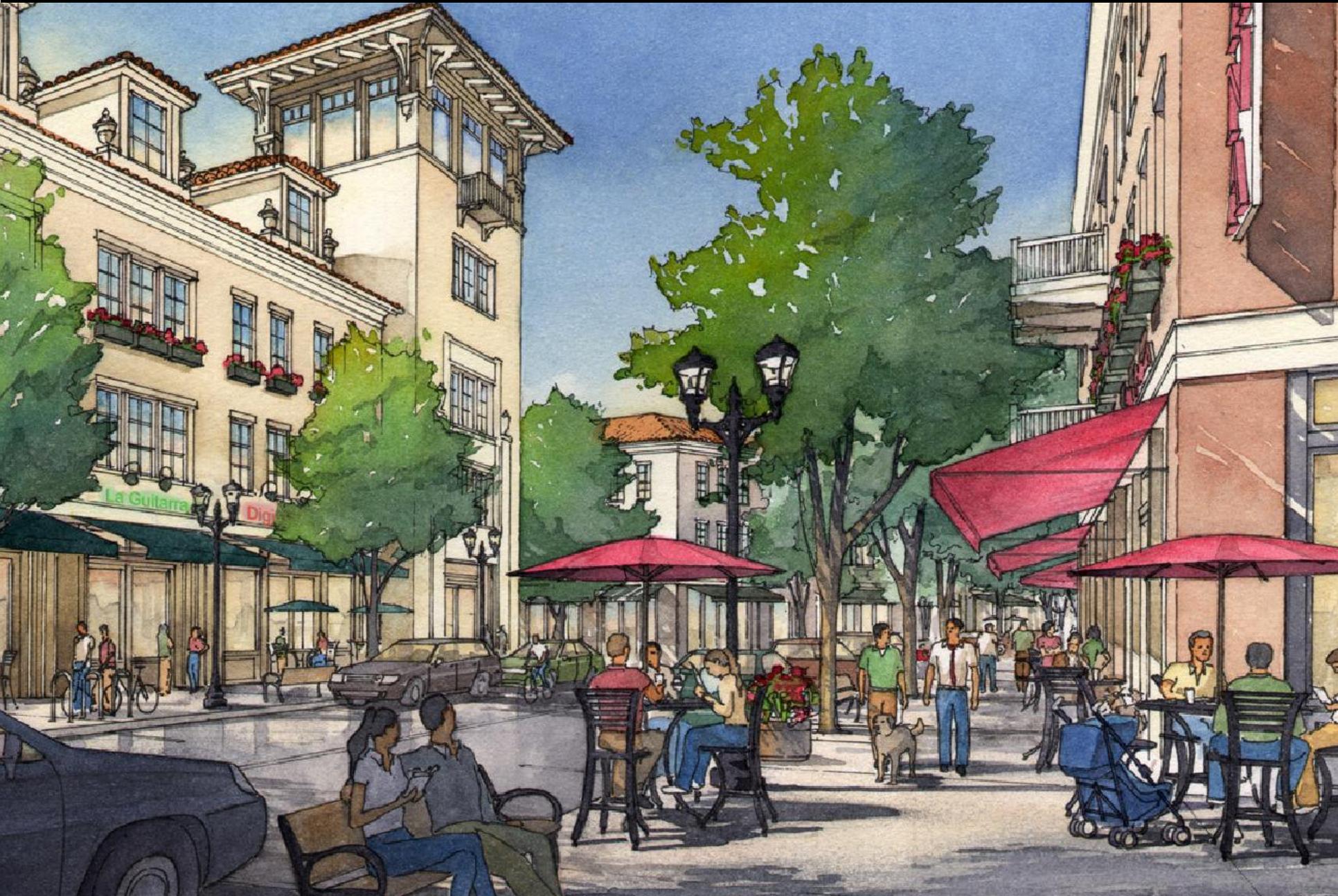
Wren Avenue

Dyer Street

days 3 – 12: technical meetings



northgate transfer center & TOD



45+ stakeholder meetings



Paso Del Norte Health

Chamber of Commerce

TxDOT

Open Space Advisory Board

Neighborhood Associations

Ysleta Pueblo Comm Foundation

Bicycle Clubs

Sun Metro

Econ Dev Corporations

Local Developers

Save the Valley

Juarez Planners

Texas General Land Office

Comp Plan Advisory Committee

City Staff

Historic Preservation Office

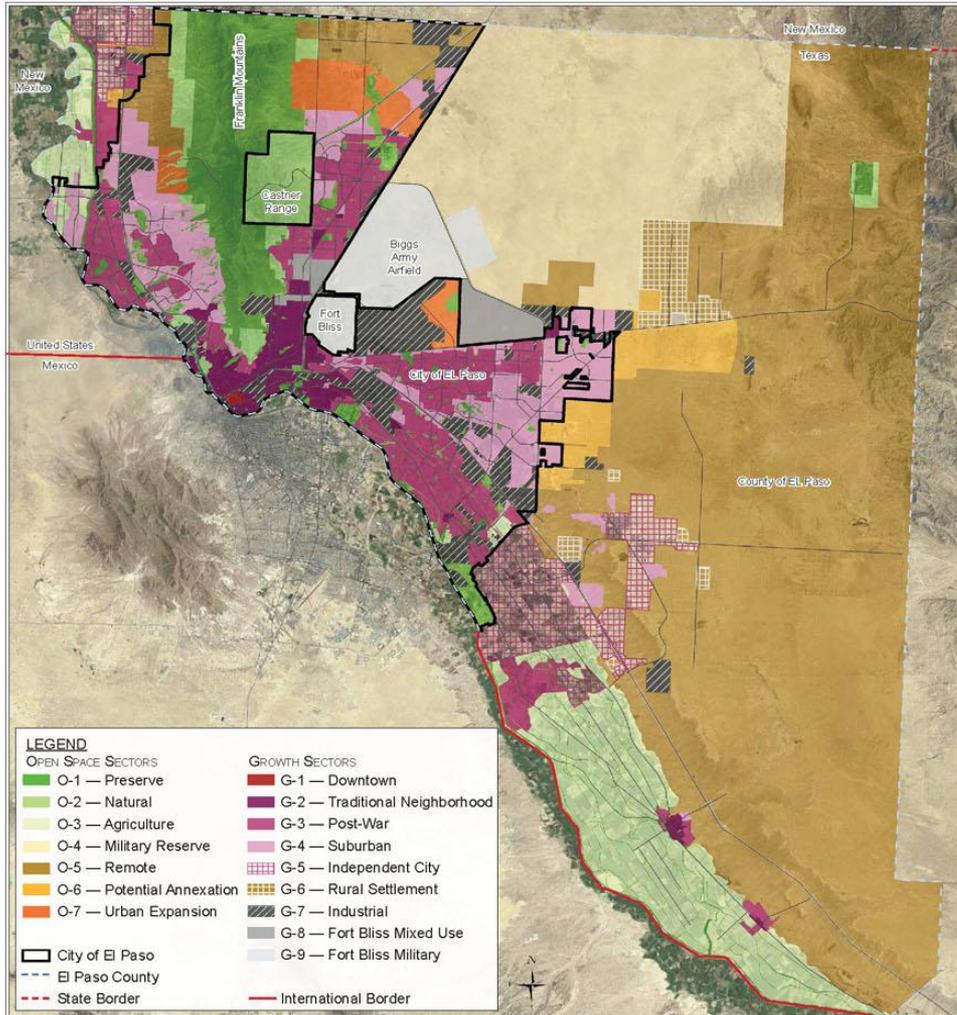
Fort Bliss

Safety Officials

future land use map for the region

PLAN EL PASO

Strategies for Addressing Community Concerns



Future Land Use Map - Base Sectors

Note: Under Texas law, a comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

bus rapid transit for entire city





Mike Lydon of The Street Plans Collaborative is in El Paso to offer input on how to make the city a more bicycle-friendly community.

Fla. firm helps city be bike-friendly

Opinion

City manager explains Smart Growth

By Joyce Wilson
GUEST COLUMNIST

How would you build El Paso's next great neighborhood? You might include the things you liked about the place you grew up, the timeless places you've visited. You might want children in your neighborhood to be able to walk to school, to the corner store, even the park. And on warm days, you might build so people could walk if they wanted to, because seeing your neighbor might make the trip worthwhile. This kind of neighborhood, the kind of neighborhood most people would build for themselves, is what planners call a traditional neighborhood; and many exist in El Paso. Those traditional neighbor-



Wilson

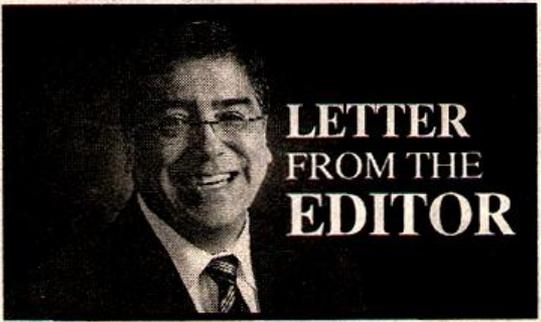
hoods by design embody the tenets of Smart Growth — and are made legal by the SmartCode. Yet there exists a deliberate misrepresentation of Smart Growth — that it means everyone must live in crime-ridden high-rise buildings, devoid of parking, and grass, and that these developments would be far more expensive than what our market will support. But even the casual citizen planner knows this isn't Smart Growth. Nevertheless, misconceptions and resistance abound; but the facts are these. The SmartCode and higher density development do not cause crime.

Nowhere in any credible crime research is there a "direct" causal relationship between density and crime. Crime experts see Community Policing Through Environmental Design (CEPTED), which focuses on the built environment, as a critical component of sprawl repair. Where CEPTED is practiced, local officials have seen crime reductions of between 17 and 76 percent. These reductions are attributable to Smart Growth-driven design, meaning more "eyes on the street" as streets are lined with windows, front doors and porches, not garages. Where front porches give way to shops, the street is met with windows and shade trees instead of gas pumps and parking lots. Sprawl also increases all

public-safety costs — more police and fire vehicles required to travel longer distances responding to calls, circling cul-de-sac after cul-de-sac. SmartCode may be different, but that doesn't mean more expensive, because sprawl can also be very expensive. SmartCode instead focuses on building complete neighborhoods where people can live for a lifetime. Each neighborhood (including types, sized houses and more above shops) mean less SmartCode. New Te Mo., a SmartCode ment known, reduce

room, two-bath condos sell for \$99,500 and starter homes for \$124,645. The Village at Port Royal, S.C., which is a military town, first sold homes for \$75,000. And list price is only one component of true cost, which must include transportation. Because of design, SmartCode neighborhoods induce fewer automobile trips and provide job centers near where people live, making it possible to reduce miles travelled and the

choose to spend their money on groceries or college tuition for their children. There are proven tax savings as well — narrower, safer streets mean lower maintenance costs. Finally, walkable neighborhoods are healthier and lead to lower obesity and Type II diabetes rates. As part of the city's new Comprehensive Plan, you have the opportunity to plan great neighborhoods, because



Growth of El Paso on right track

The newspaper's voice on the opinion pages this morning ad-

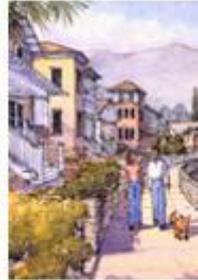
project total to date:



2,850+
studio visitors,
meeting attendees,
hands-on participants

online presence

PLAN EL PASO



ABOUT SUGGESTION MAP PLANS & PHOTOS CONNECTING EL PASO REPORT CHANGE OVER TIME NEWS & INFO

Latest Press

2-15-2011, Plan El Paso:
Project of the Month,
Urban Lovers Newsletter:
A Vision of Europe

2-12-2011, Residents Plan
El Paso's Future, KFOX14
News

2-12-2011, Chris Lopez:
Growth of El Paso on
right track, El Paso Times

2-03-2011, Bus Plan:
Success Becoming
Evident, El Paso Times

1-20-2011, Could El Paso

Community Input Sought for El Paso Comprehensive Plan Visit Our Virtual Town Hall

A community driven effort to rewrite the City's Comprehensive Plan is underway, giving the citizens of El Paso the opportunity to decide what the future of the City will look like. The Comprehensive Plan is the City's guiding document to direct capital improvements, evaluate development projects, guide public policy and ensure that the City of El Paso is the city its residents want it to be. The plan identifies goals, objectives and policies that will enhance the City's quality of life, respect its natural environs, and support complementary economic growth and development.

Community Hands-On Design Session Focuses on Northeast El Paso and Fort Bliss

Written on 17 February 2011

Translation



Upcoming Project

Project	1	2	3

6,000+ visitors

virtual town hall

LOVE EL PASO.



PLAN EL PASO.

PLAN THE FUTURE. NOW.

Welcome to Plan El Paso's Virtual Town Hall, an event brought to you by The City of El Paso. We are looking for practical, creative, and implementable ideas on a number of topics and efforts associated with the Comprehensive Plan Update. So submit ideas, provide feedback, and vote for your favorites!

planelpaso.org

★ TOPICS

- 📍 Transportation + Public Facilities
- 📍 Community Health + Sustainability
- 📍 Land Use + Economic Development
- 📍 Housing + Neighborhoods
- 📍 Urban Design

★ IDEA TOPICS

Got an idea that will help make El Paso an even better community? Sign in, post it and pass it on.

★	IDEA SUBMISSION: FEBRUARY 08 - MARCH 10 2011 Transportation + Public Facilities	OPEN FOR IDEAS 6 ideas	💡
★	IDEA SUBMISSION: FEBRUARY 08 - MARCH 10 2011 Community Health + Sustainability	OPEN FOR IDEAS 3 ideas	💡
★	IDEA SUBMISSION: FEBRUARY 08 - MARCH 10 2011 Land Use + Economic Development	OPEN FOR IDEAS 7 ideas	💡
★	IDEA SUBMISSION: FEBRUARY 08 - MARCH 10 2011 Housing + Neighborhoods	OPEN FOR IDEAS 4 ideas	💡
★	IDEA SUBMISSION: FEBRUARY 08 - MARCH 10 2011 Urban Design	OPEN FOR IDEAS 4 ideas	💡

What is this?

plan el paso - virtual town hall

IDEAS DISPLAY: [RANDOM](#) **[MOST POPULAR](#)** [NEWEST](#) [OLDEST](#)

-  **Traditional Neighborhood Design** SUPPORT: 6 ✓
February 10, 2011 by Matt F COMMENTS: 2
-  **Change Happens** SUPPORT: 2
February 10, 2011 by Ruben M COMMENTS: 0
-  **Segundo Barrio** SUPPORT: 1
February 13, 2011 by velez COMMENTS: 0
-  **Effective transportation schemes figure in effective development** SUPPORT: 0
February 18, 2011 by BIKERJOHN COMMENTS: 1

IDEAS DISPLAY: [RANDOM](#) **[MOST POPULAR](#)** [NEWEST](#) [OLDEST](#)

-  **Stop Desert Sprawl** SUPPORT: 10 ✓
February 11, 2011 by Robert S COMMENTS: 3
-  **New Housing** SUPPORT: 2
February 11, 2011 by DowntownFan COMMENTS: 0
-  **Srawl does not have to be an evil omen of wasteland!** SUPPORT: 2
February 18, 2011 by BIKERJOHN COMMENTS: 0
-  **Plaza Theatre/ Arts Festival Plaza** SUPPORT: 1
February 15, 2011 by The Rock COMMENTS: 0

Many great ideas have been submitted and voted on by other El Pasoans

day 14: work-in-progress presentation

