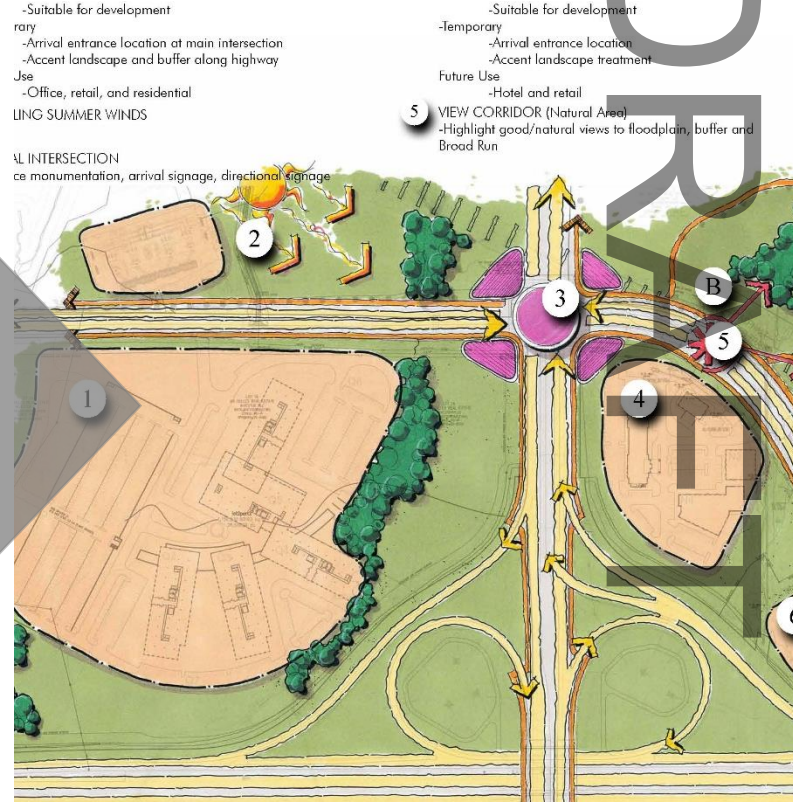
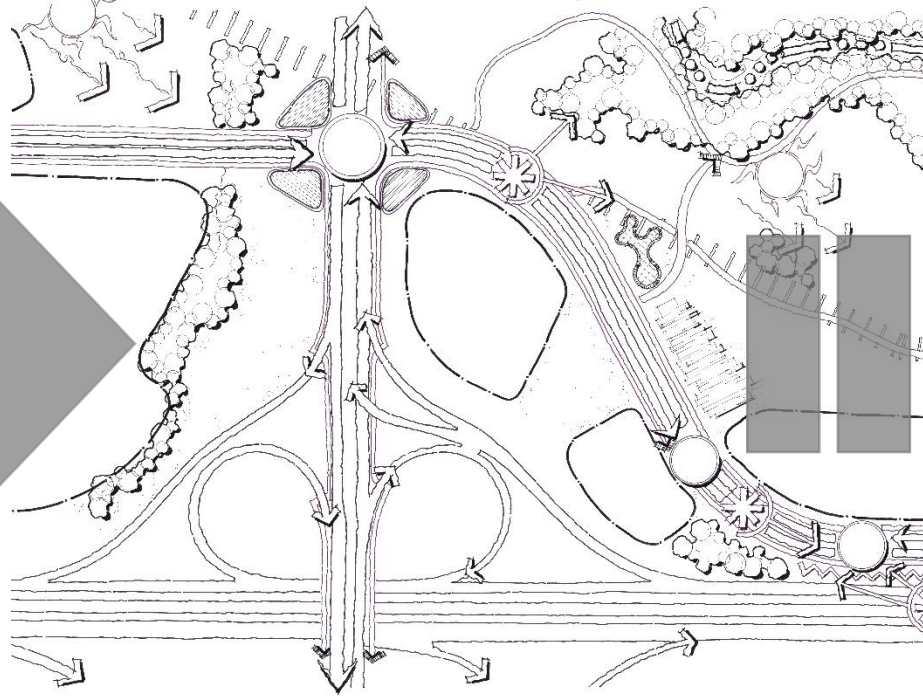
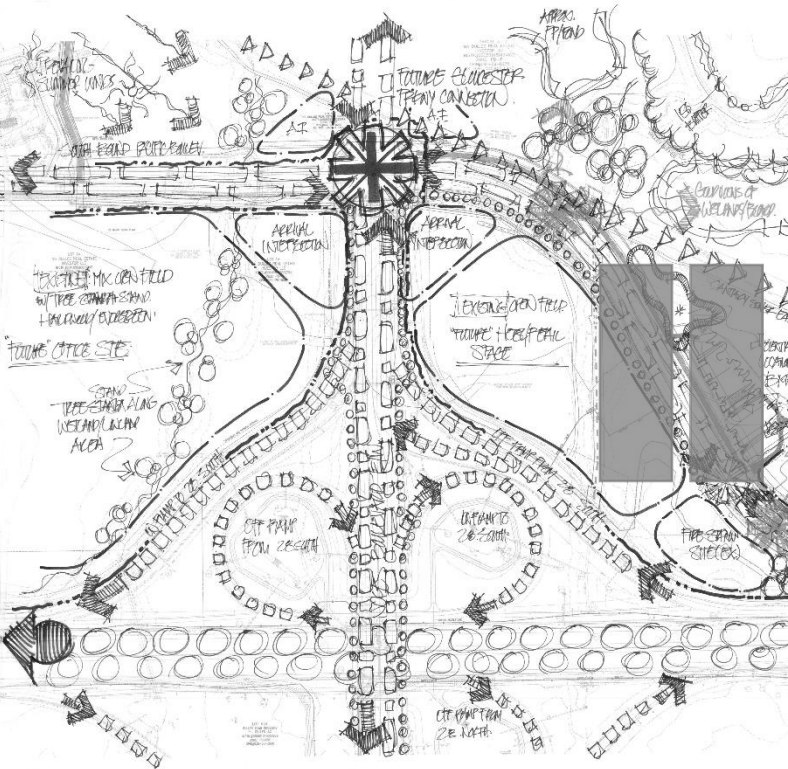




CONCEPT PLAN-S.R. (*Draft*)

Council Work Session-2020.9.16



- Suitable for development
- 1 - Arrival entrance location of main intersection
- Accent landscape and buffer along highway
- Use
- Office, retail, and residential
- LING SUMMER WINDS
- 2 - Suitable for development
- Temporary
- Arrival entrance location
- Accent landscape treatment
- Future Use
- Hotel and retail
- 3 - VIEW CORRIDOR (Natural Area)
- Highlight good/natural views to floodplain, buffer and Broad Run
- 4 - Suitable for development
- 5 - Arrival entrance location
- Accent landscape treatment
- 6 - Suitable for development



CONCEPT PLAN-Why Are we Here? (*Draft*)

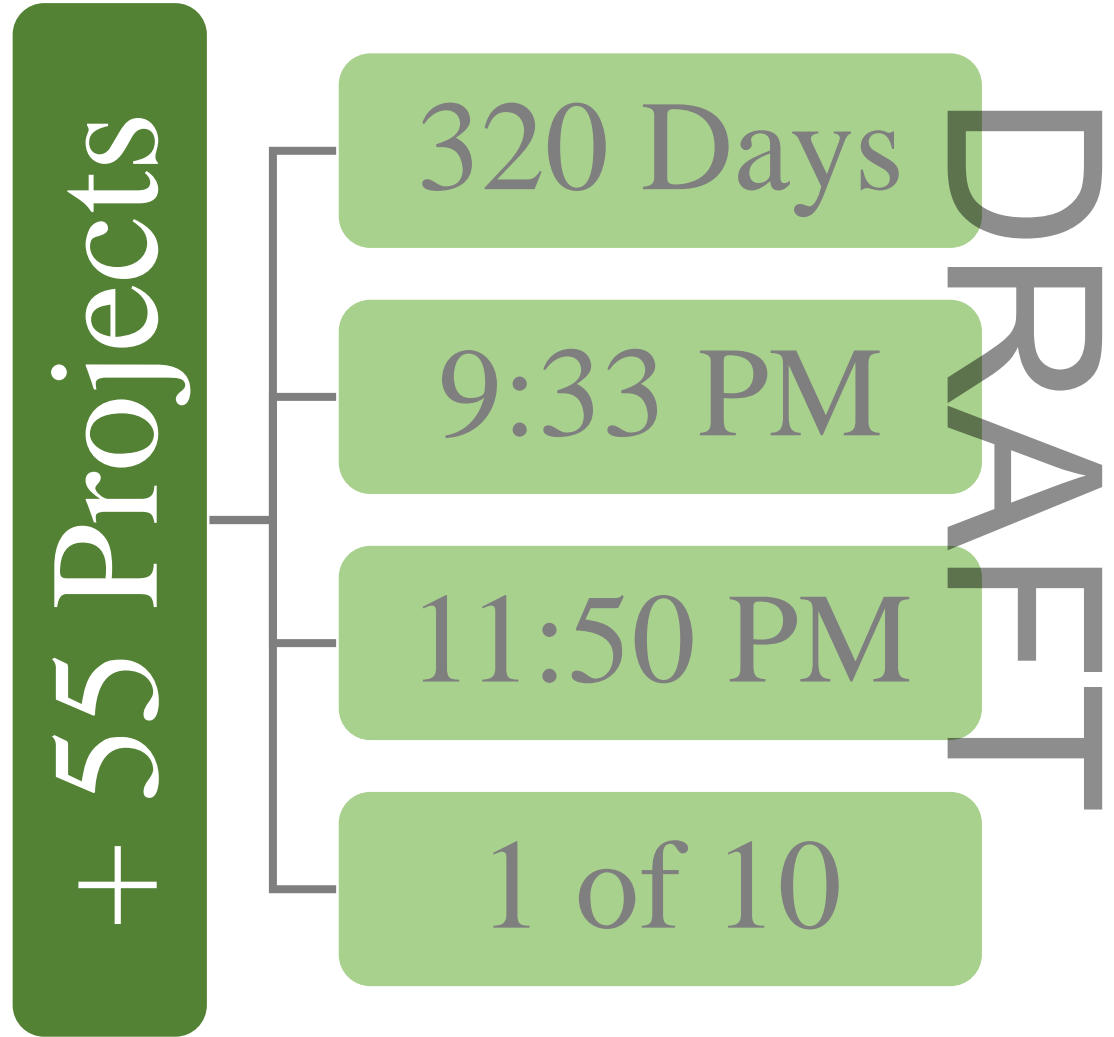
- Problems
 - Context related Discussion
- Priorities
 - Framing a New Direction
- Path Update
 - Pilot Program





CONCEPT PLAN-By the Numbers (*Draft*)

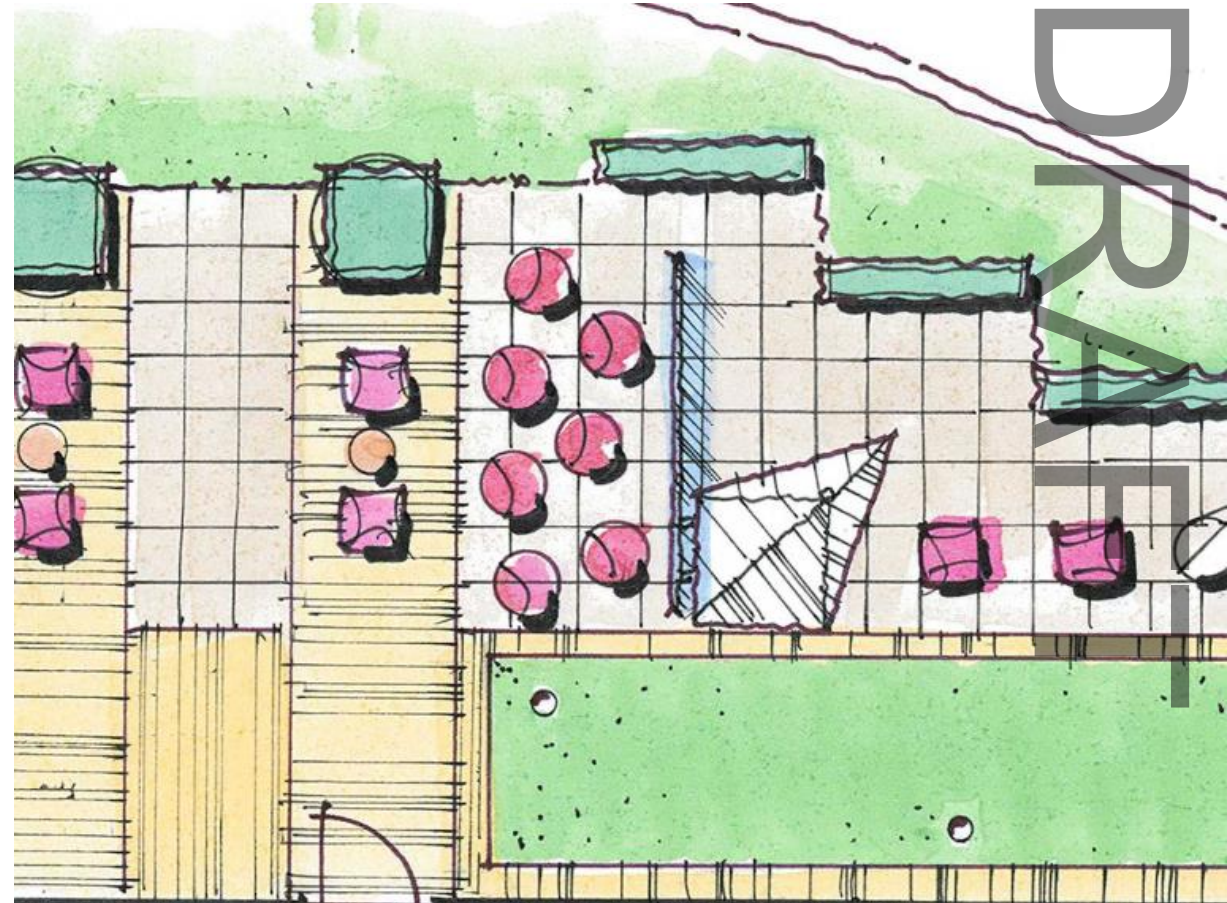
- ❑ Concept Plan Submissions
 - 320 Days-Average Number of Days Between Council Concept review and a Formal submittal (Expected Project Path)
 - 6-9 Months before Formal Council review
 - 9:33PM-Average Discussion Start Time at Town Council Meeting
 - 11:50PM-Latest Noted Start Time at Town Council Meeting
 - 1 of 10-No Formal Applications after 2yrs.





CONCEPT PLAN-Agenda (*Draft*)

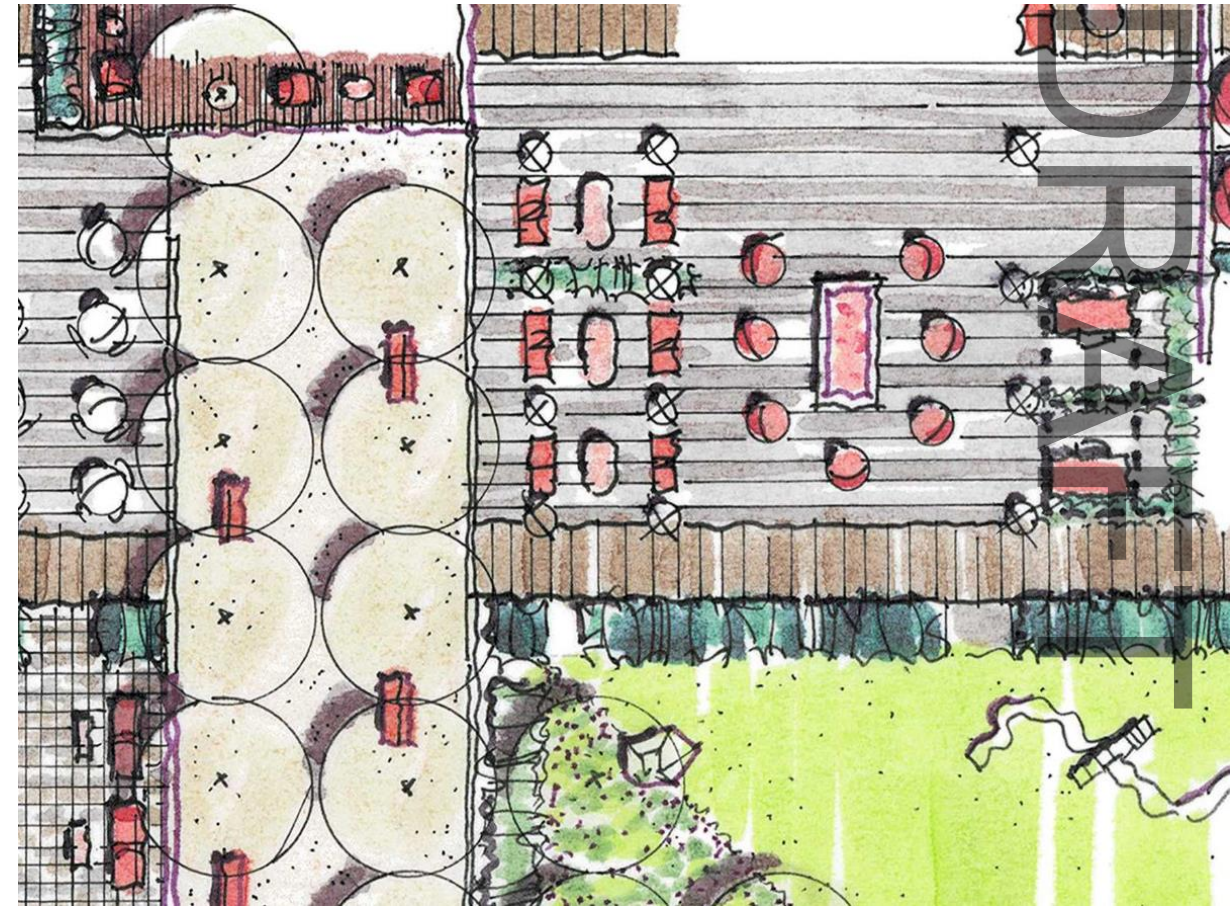
- What's the Problem?
- Solution Priorities
- Pilot Program Review
- Applicant Working Group
- Advisory Board Working Group
- Let's Talk





CONCEPT PLAN-What's the Problem?

- Applicants
 - Focus on Sketches and Precedent Images to relay design intent (Reserve Resources)
- Boards & Commissions
 - Additional Visuals & Information
 - Additional Review Boards
- Council
 - Meeting Functionality and Meaningful Applicant Feedback
- Staff
 - Staff time allocation vs. time spent
 - Other municipal processes





CONCEPT PLAN-Updated Priorities (*Draft*)

- Quality Final Projects
- Quality Public Participation and Engagement
- Efficient Use of Staff and Applicant Resources





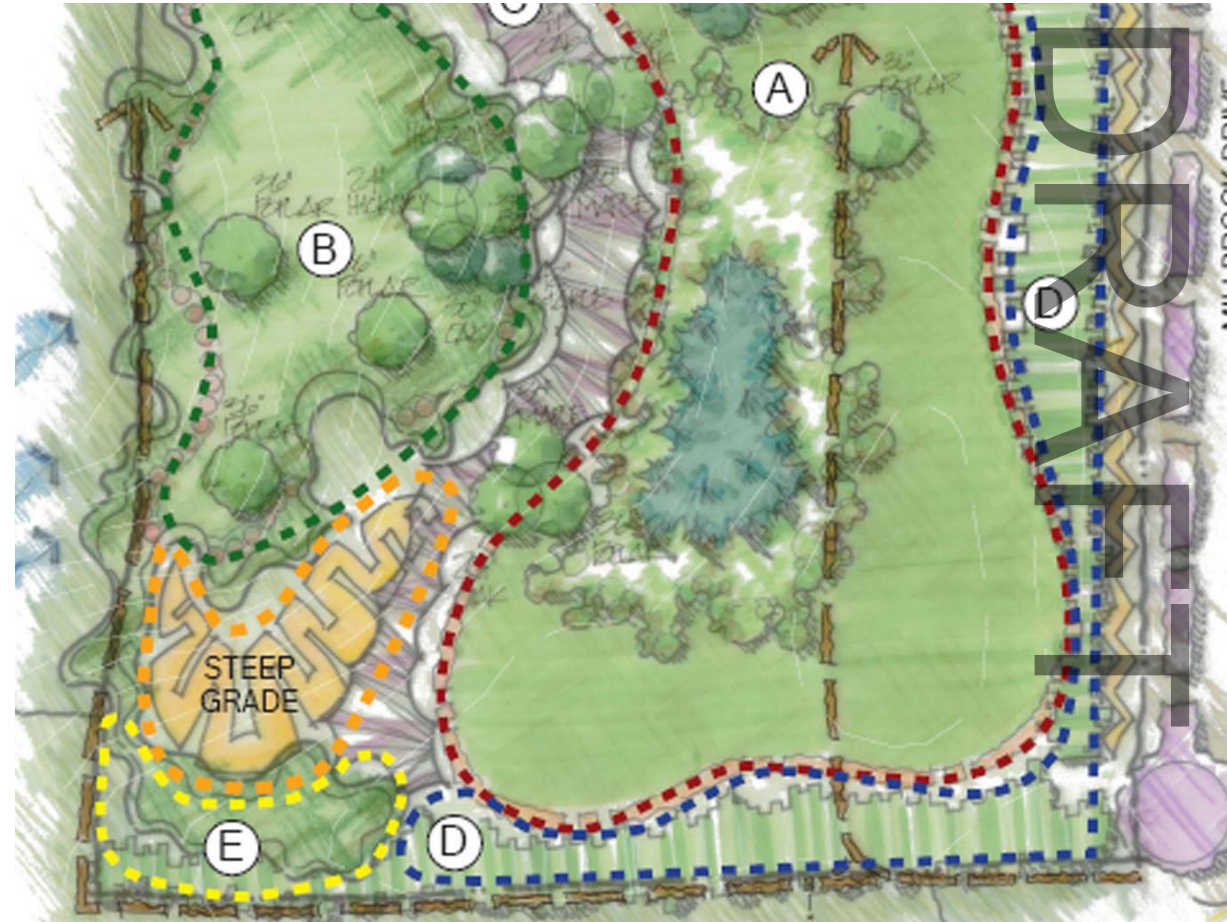
CONCEPT PLAN-Pilot Project Review

❑ Community Concept Meeting (CCM)

- Occurs Early in the Process
- Workshop Style/Informal Review Meeting
- Attendees include Neighbors and General Public, Applicant Team, Staff, Boards/Commissions and Town Council
- Sketch Plans to be Presented by Applicant
- Opportunity for Public to Ask Questions of Applicant and Staff

CCM Follow Up

- Staff and Urban Design Reports will be prepared to identify key points the applicant should address





CONCEPT PLAN-CCM Reaction (*Draft*)

Time Frame

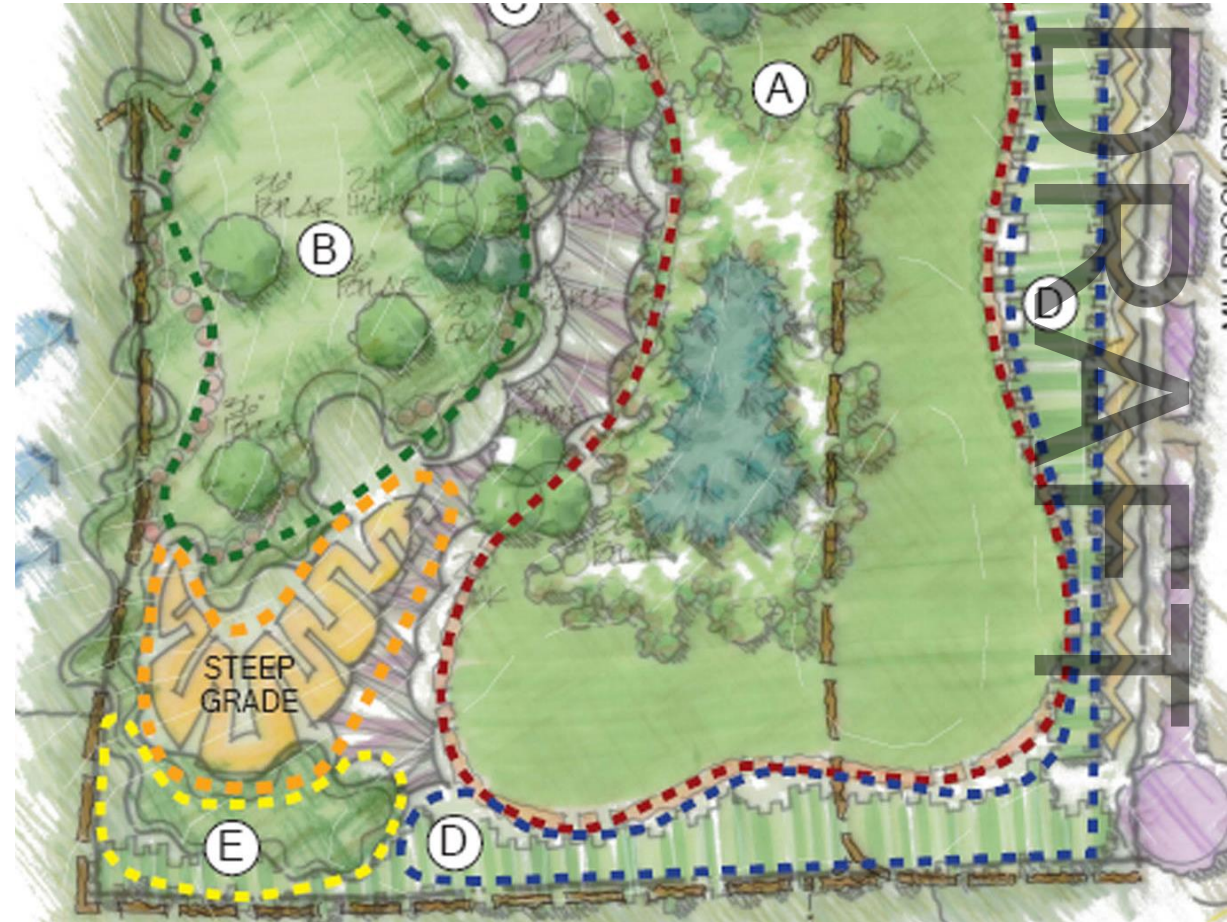
- Fall Test Run
- Schedule Impacts via Current Events
- Applicant Volunteer for Test Run

Potential 'Optional' Reviews

- Modified Advisory Board Review
- Council (Add. Fee)
- Urban Design summary provided pending project thresholds.

Staff Output

- Quarterly Concept Plan Reports to Council
- Supplemental Information provided at CCES





CONCEPT PLAN-New Priorities (*Draft*)

- Advisory Boards
- Applicants
- A...
- B...





CONCEPT PLAN-Council Priorities (*Draft*)

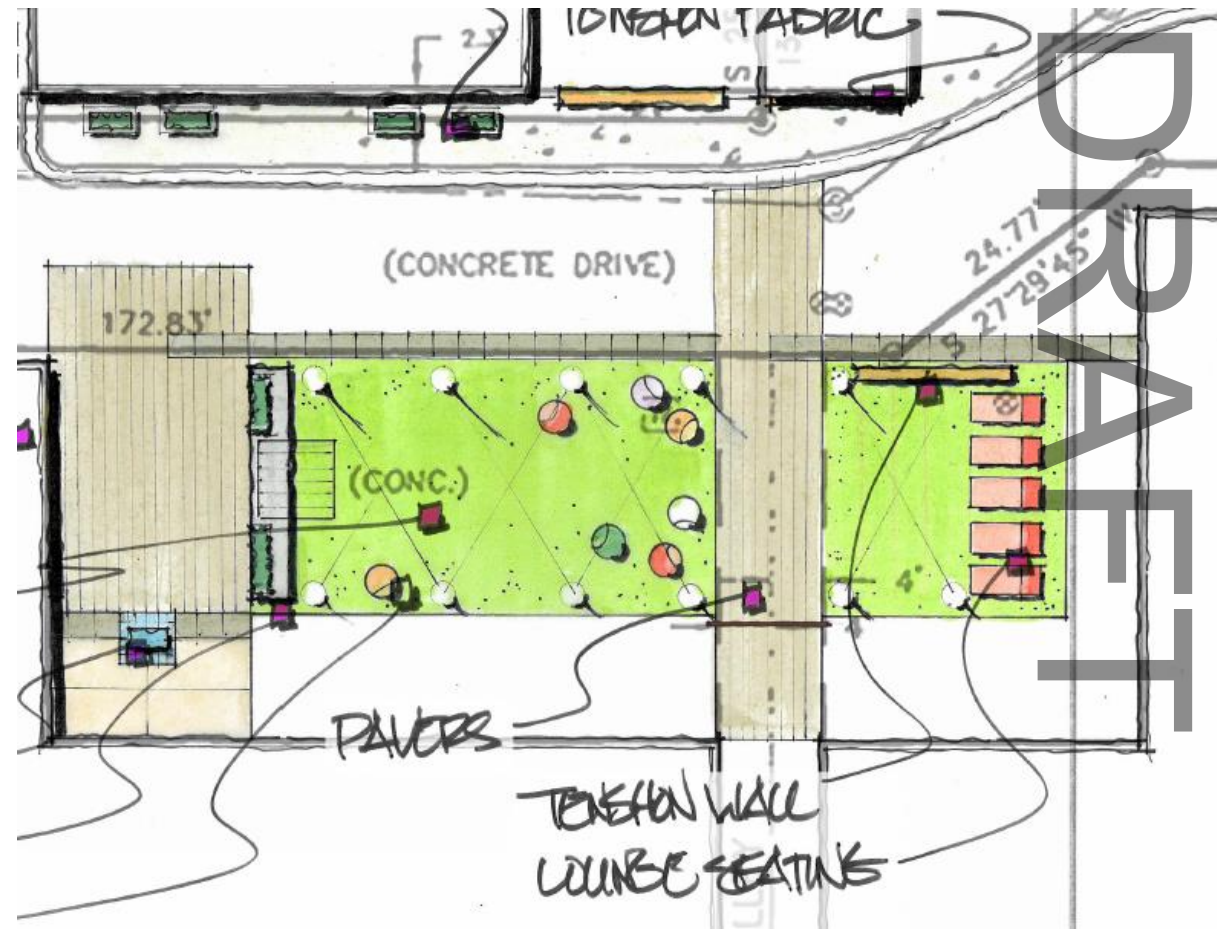
- A...
- B...
- C...
- D...





CONCEPT PLAN-Let's Chat (*Draft*)

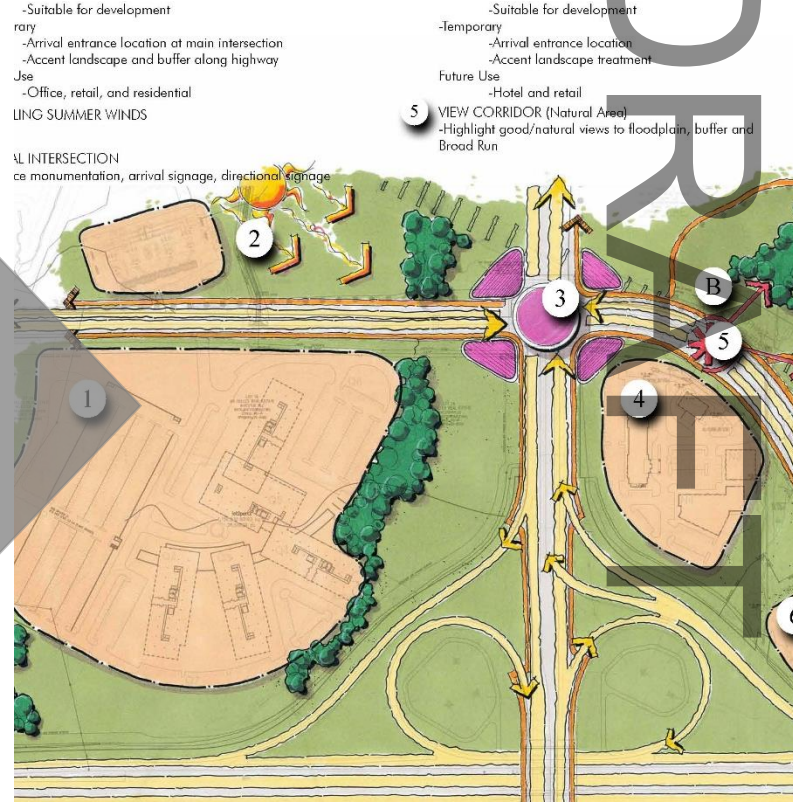
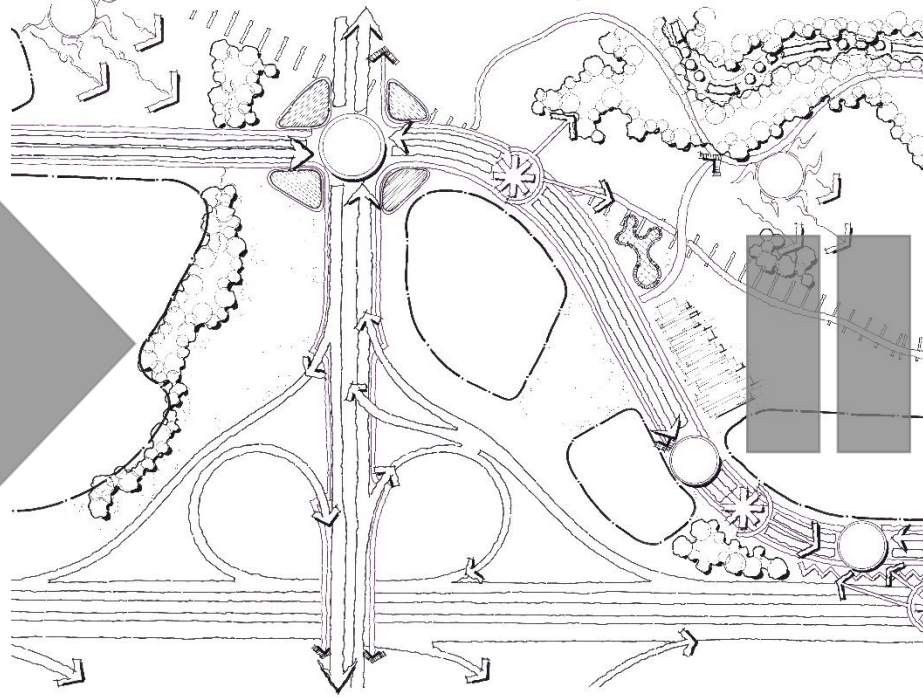
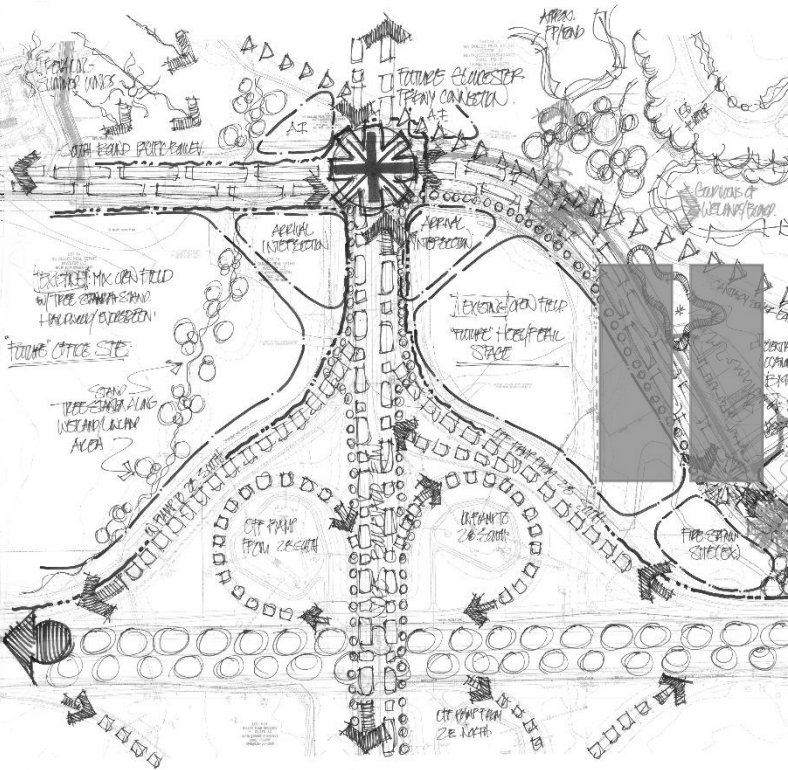
- A...
- B...
- C...
- D...





CONCEPT PLAN-*(Draft)*

Council Work Session-2020.9.16



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1 INTERSECTION
ce monumentation, arrival signage, directional signage