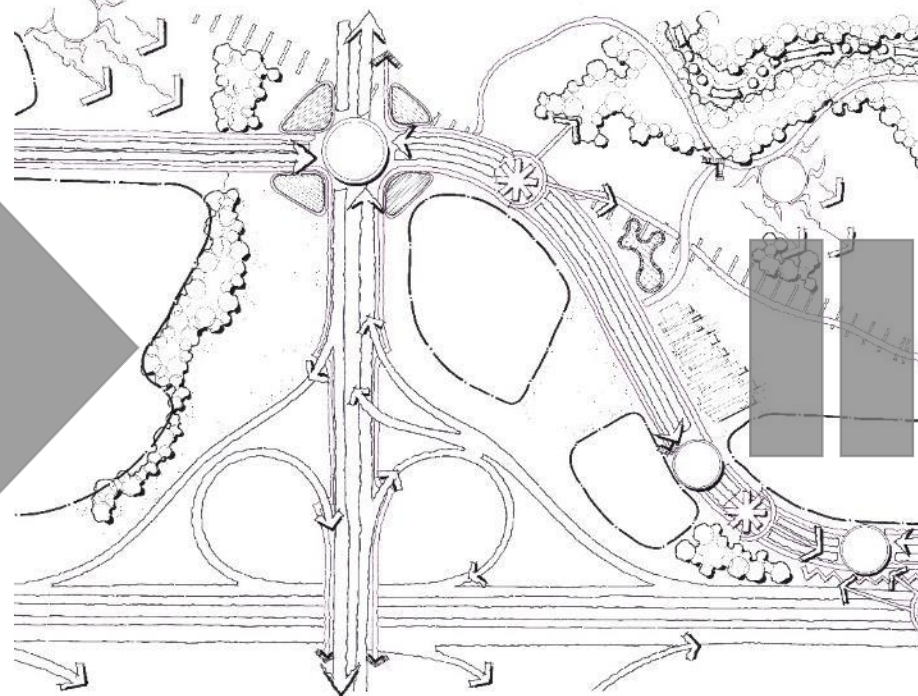
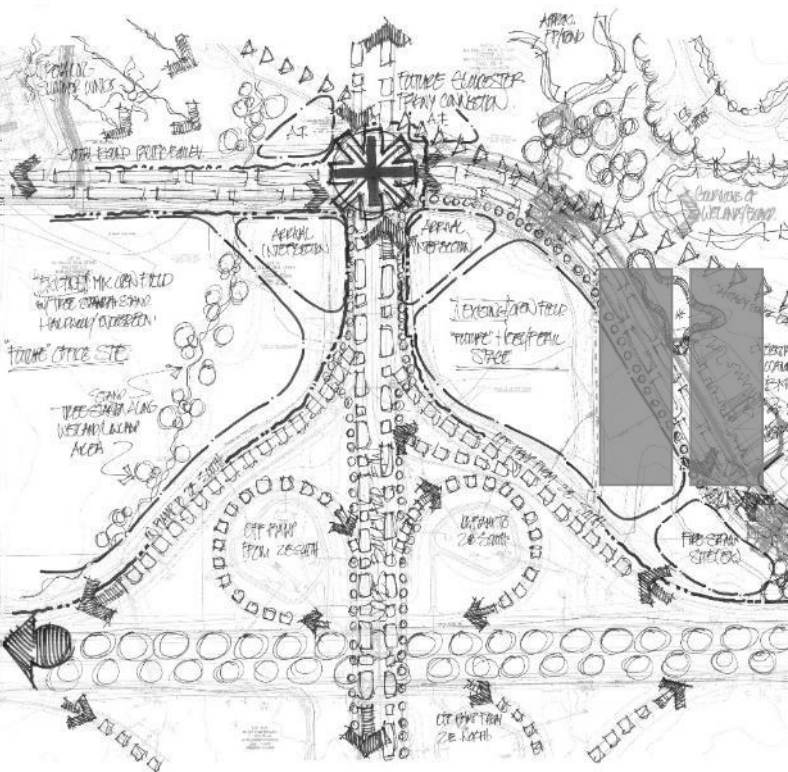




CONCEPT PLAN UPDATE 2.0

Council Work Session-2020.9.16





CONCEPT PLAN-Why Are we Here?

- Problems with Concept Plans
- Priority Review
- Concept Plan Review Options
- Stakeholder Feedback
 - Frequent Users-Applicants
 - Boards & Commissions
- Discussion
 - Let's Further the Conversation





CONCEPT PLAN-By the Numbers

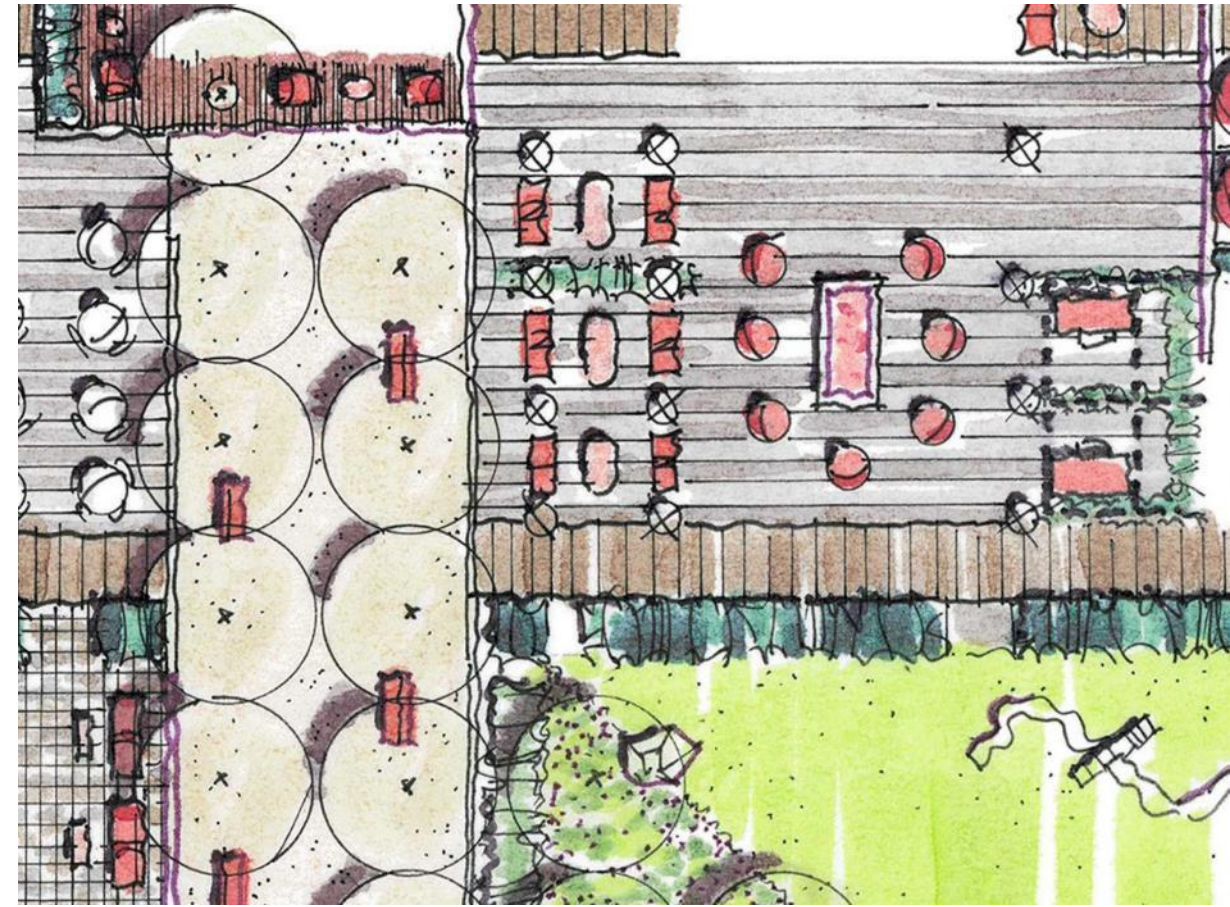
- ❑ Concept Plan Submissions
 - 320 Days-Average time between Council Concept Plan review and a formal submittal
 - 6-9 Months between formal submittal and Council Hearing
 - 9:33PM-Average discussion start time at Town Council Meeting
 - 11:50PM-Latest noted start time at Town Council Meeting
 - 1 out of 10- Concept Plans with no formal submittal after 2 years





CONCEPT PLAN-What's the Problem?

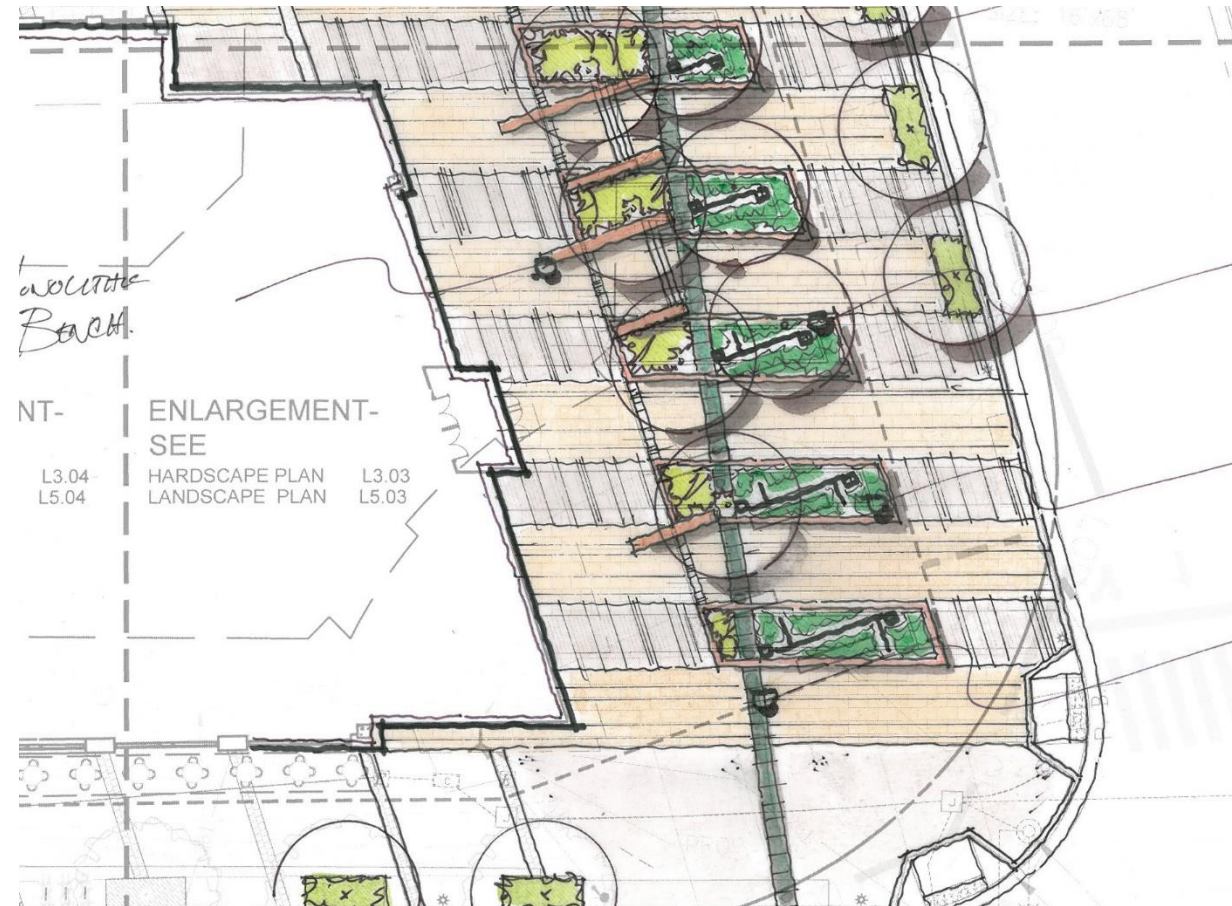
- Applicants
 - Concern about process complexity
- Boards & Commissions
 - Seeking additional context and narrative addressing town vision
 - Planning Commission interest in review
- Staff
 - Time Spent vs. Project Outcome
- Council
 - Seek Applicant feedback
 - Seek Boards/Commission feedback
 - What are other jurisdictions doing?





CONCEPT PLAN-Updated Priorities

- Quality Final Projects
- Quality Public Participation and Engagement
- Allocating Applicant Resources towards the Final Product





CONCEPT PLAN-Pilot Proposals

Community Concept Meeting (CCM)

- Sketches and Stakeholders

Potential Staff Reviews

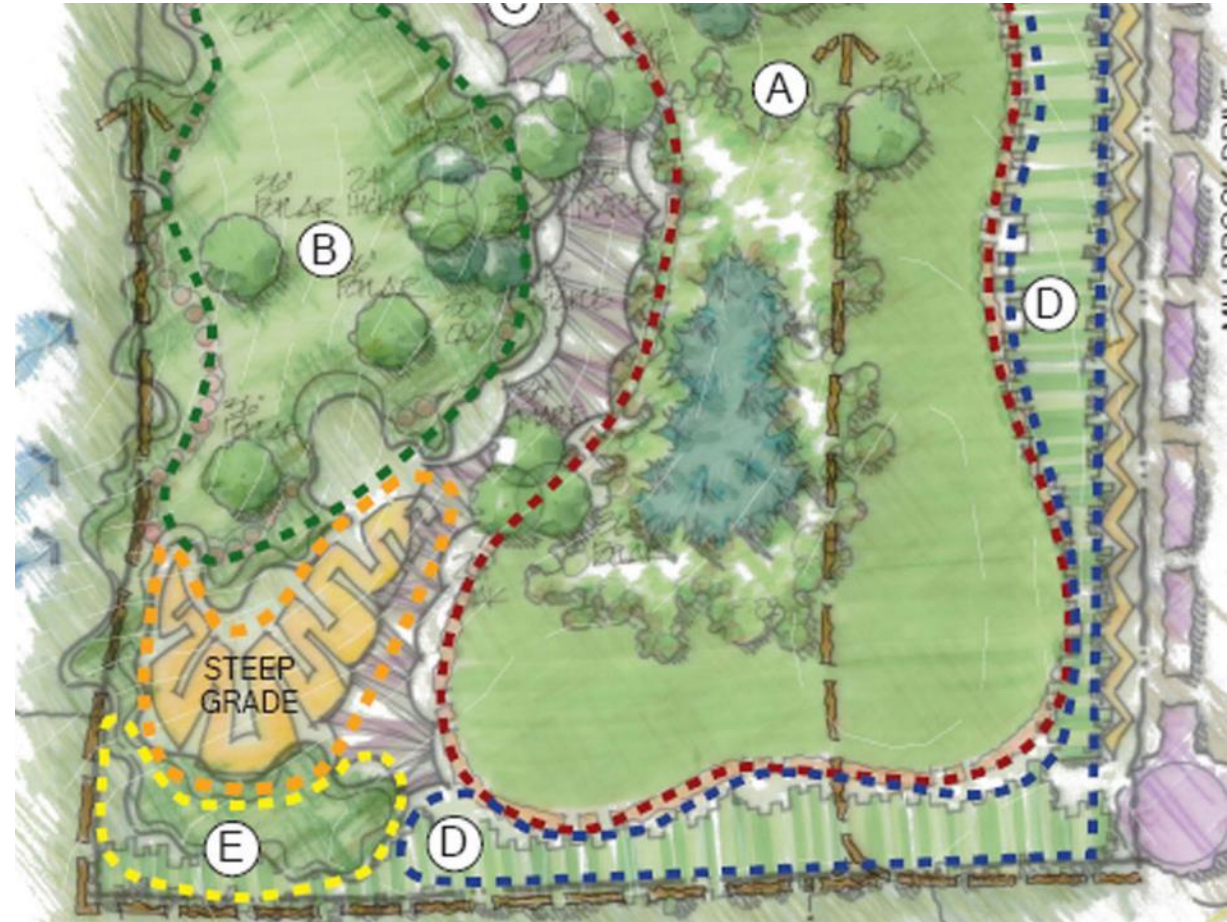
- Technical Team
- Urban Design Team
- Long-Range Planning

Additional Reviews

- Planning Commission
- Council

Staff Output to Council

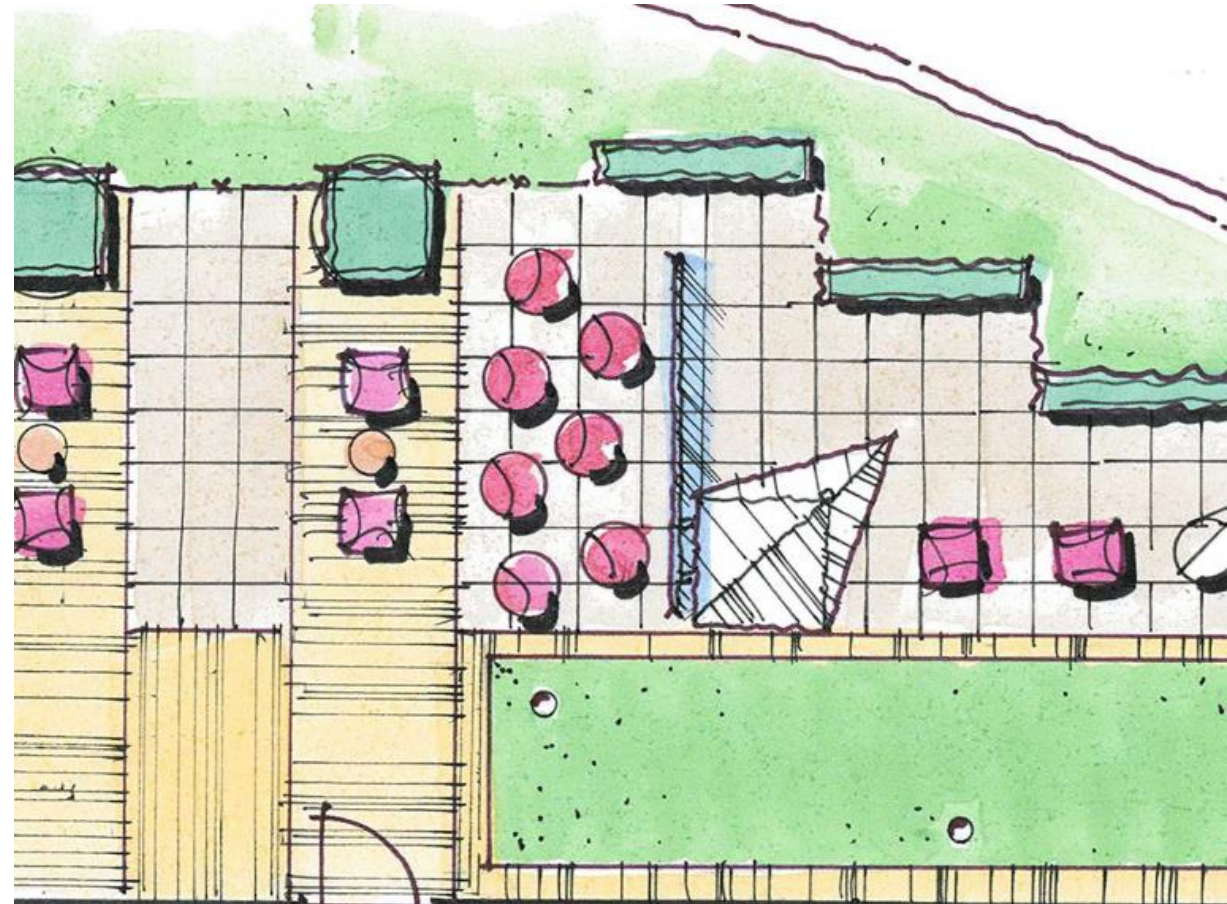
- Quarterly Reports
- Supplemental Information at CCES Meetings





CONCEPT PLAN-Applicant Feedback

- Council support?
 - Before formal application
- Feedback from those with ‘Design Expertise’
- Materials at sketch plan level
- Interest in Voluntary ‘CCM’ review
 - Potentially allowing an expedited review?





CONCEPT PLAN-Boards/Comm. Feedback

- Define Evaluation Criteria
 - Does it/should it vary in different parts of town (Blue Hill, Downtown, Etc.)?
- Interested in relationship of Concept Plans to Long-Range Plans
- Staff Involvement
 - Updating Boards/Comm. on governing Long-Range Plans, Small Area Plans and Design Guidelines.
- Review at a Joint Advisory Board Meeting?





CONCEPT PLAN-Consider This?

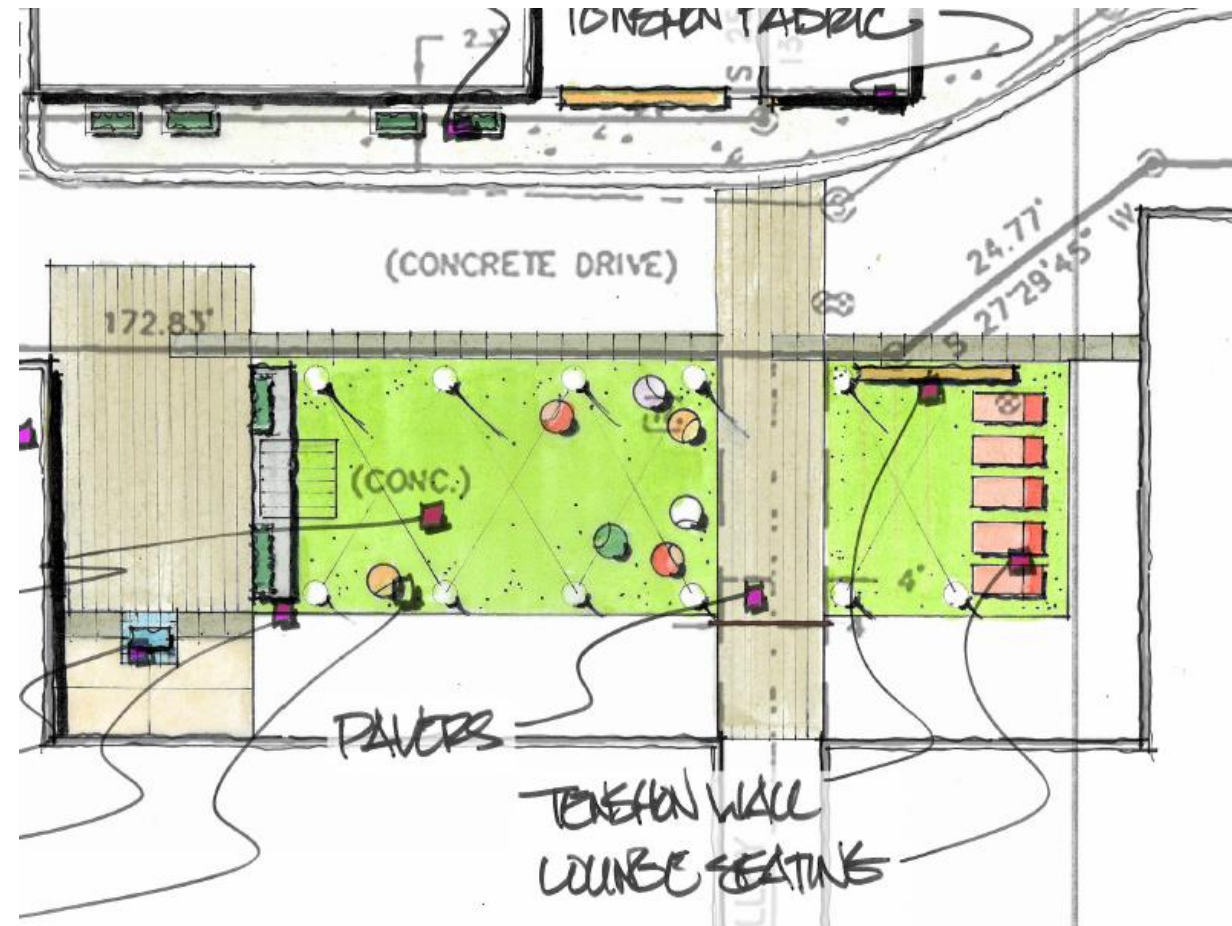
Key Questions

- What should be the Town's goal for Concept Plans?
- Do we need to formulate an evaluation criteria to determine how successful the new process is?
- Best path forward for including Boards & Commissions perspectives (including most fitting review boards)?

Potential Next Steps

- Pilot a new review process for Municipal Services Center
- Report back to Council

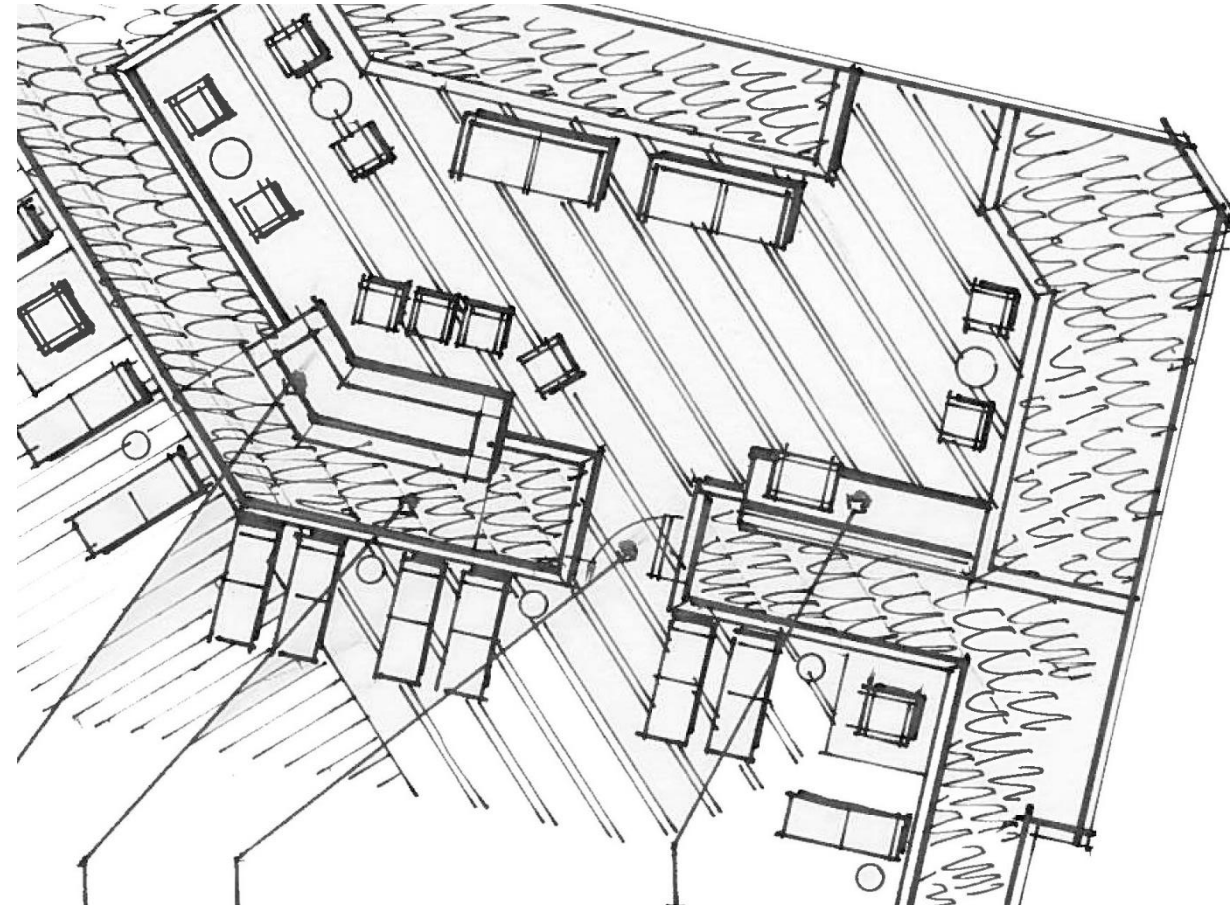
Priorities Shaping the Pilot?





CONCEPT PLAN-Priorities Revisited

- ❑ Quality Final Projects
 - Direction vs. Design Team
- ❑ Quality Public Participation and Engagement
 - Facilitating conversations towards the Final Product
- ❑ Allocating Applicant Resources toward the Final Product
 - Plan Detail
 - Information Required?
 - Allowing more investment in project design at a later stage





CONCEPT PLAN UPDATE 2.0

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