

## MCINTYRE PROJECT PUBLIC INPUT PROCESS

DECEMBER 20, 2017

**Goal:** To involve the public in developing consensus-based overall guiding principles and a set of prioritized site options for the future McIntyre block. This work will be used by the City Council and its development partner in crafting a successful application to the National Park Service for transfer of the property from the General Services Administration (GSA) to the City under the Historic Monument Program.



**Blue Ribbon Steering Committee:** A small Committee will be appointed with two charges: First, sponsor, oversee and implement the public input process in coordination with the City staff; second, assemble the priorities and principles resulting from the process and report back to the City Council.

**Role of Facilitators:** The Committee will be assisted by skilled and impartial facilitators from Weston & Sampson who are familiar with the community. The facilitators, along with City staff, will be responsible for keeping the agreed upon process on track; recapping input and materials from meeting to meeting and stage to stage; and managing the online tools for collecting public input and making it visible for all.

**Role of the City Council:** City Councilors are encouraged to attend and participate in as many of the sessions as possible. As a body, the City Council will be the recipient of the Committee's report back, which will be used by the City Council in developing the City's application to the Historic Monument Program.

**Role of the Steering Committee:** Steering Committee members will work with the City staff and facilitators to assemble the community input resulting from the process and represent the community process at the work session with the City Council. Regular updates from Council representatives on the Steering Committee to the full City Council will keep communication open with the full Council.

**Role of the Public:** Members of the public will be invited and encouraged to attend sessions and avail themselves of various input opportunities to share their ideas and hopes for the McIntyre project. Also, recognizing the "cumulative" nature of the process, the public is encouraged to make special effort to attend or view online the "Stage 1" program.

**Product & Timeline:** The Steering Committee, in coordination with the City staff and facilitators, will report back on prioritized site options and guiding principles. The City Council will hold a work session with the Steering Committee on the report product prior to a public hearing. A description of the project timeline can be found following the description of the phases.

## THREE STAGE PROCESS

The process described below is designed to be interactive and cumulative, that is, each stage builds upon the former. In order to jump start the public process and better ensure the City can meet critical timelines (described in the next Timelines section), Stage 1 below can take place with or without a development partner selected.

As the stages move forward, presence of the development partner will be important, to assist the Partner in deepening their understanding of community's preferences for the site as well as contribute technical and fiscal information and visualizations to help demonstrate issues, concepts, and tradeoffs.

<b>STAGE 1:            FOUNDATIONAL INFORMATION – OPEN-ENDED INPUT AND LEARNING</b>
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Purpose: This stage will lay the foundation for future discussions by developing a working knowledge of various details that have been part of the McIntyre project to date in order that all participants are able to operate from the same basic information, and are given a chance to a) ask any questions at the beginning of the process, and b) offer guiding principles and preferred site options (to be further explored in Stage 2).

Structure: Each session would include 30-45 minutes of presentation at the start with Q & A to follow. The second half of the event would focus on raising ideas from the public to be explored in the next stage of the public process.

Presentation/materials available online/distributed would include:

- General Services Administration (GSA)'s Real Estate Transfer Process, Obligations, and Timeline
- Historic Monument Program Regulations
- Secretary of the Interior Guidelines for Historic Rehabilitation
- Local Real Estate Market Conditions
- Elements of a Public-Private Partnership
- Status of City's Recent Public-Private Partnership RFP

<b>STAGE 2: FOCUSED DISCUSSIONS OF PREFERRED SITE OPTIONS</b>
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Purpose: Explore in-depth the preferred site options identified by the public in Stage 1 in terms of preservation requirements, market conditions, financing potential, and associated trade-offs (e.g., traffic congestion, implications of costs to City, changing view sheds, economic impacts).

Focused discussions (panels with mix of City’s project team and invited local experts or other format) to explore the different options (e.g., housing, office and retail, and civic uses/open space) with the benefit of visualizations. Meetings will begin with a brief outline of topics by Weston & Sampson/City’s McIntyre Team; and be followed-by facilitated discussion.

Framework: Assisted by facilitators from Weston & Sampson and the City’s McIntyre team, the discussions will explore consideration of concepts and ideas raised by the public during Stage 1 through the lenses of architecture/historic preservation; public realm and associated amenities; economic market conditions/project financing.

Collect feedback (in all forms) on preferred site options following discussions. Assess consensus on and then augment/refine guiding principles.

<b>STAGE 3: SUMMARY OF CONSENSUS ON GUIDING PRINCIPLES AND PRIORITY-SETTING FOR SITE OPTIONS</b>
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Purpose: To articulate a shared understanding of the community’s priorities for the site’s future use, within a detailed context of factors that pertain to project viability. Further, to prepare the results of this work for submittal to the City Council through the Steering Committee.

Framework: Using feedback tools (e.g., preference voting) engage participants in discussions of priorities for combinations of site options and final review/refinement of guiding principles. Moderated by Weston & Sampson, these sessions will aim to establish community priorities, assemble common principles that underlie the priorities to guide decision-making into the future, and assess (broadly) factors that may impact viability (e.g. unknowns – environment, process, financial viability, partner interest).

These sessions may take a variety of forms found useful to respond to the issues and opportunities requiring community discussion.

At least two opportunities to participate in televised summary convenings.

