



- PHASE 01**
- 1. Preliminary Planning / Fact Finding**
- a. Project Initiation / Define Goals and Givens / Establish Steering Committee
  - b. Research All Relevant Documents
  - c. Define Study Area
  - d. Perform Site Assessment (survey) of Existing Conditions
- 2. Community Engagements**
- a. Solicit Community Input / Public Meetings
  - b. Identify Problem / Opportunity Statement
  - c. Create guiding Principles & Obtain Town Council Approval

- PHASE 02**
- 3. Detailed Programming and Planning**
- a. Municipal Facilities Study
  - b. Structural Analysis of LHPS
  - c. Traffic / Transit / Pedestrian Impact Study
  - d. Environmental Impact Study
  - e. Affordable Housing Anaylsis
  - f. Dobson Ice Arena Study
- 4. Conceptual Site Design, Program Test-Fits, Character Studies**
- a. Prepare up to 3 Alternative Site / Program Layouts
  - b. Present and Receive Direction on Preferred Layout
  - c. Final Site / Program / Character Refinements
  - d. Solicit Final Steering Committee / Town Council Approvals
- 5. PEC / Town Council**
- a. Current and Proposed Zoning / Land Use Recommendations
  - b. Master Plan Document Preparation
  - c. Formal Review Process