

**Location:** Tehachapi

**Issue:** Tehachapi's Interim Community Program

**Methodology:** Stakeholder Engagement + Public Charettes

**Link to more:** <http://www.town-green.com/projects/TehachapiICDP.pdf>

*(from the Town-Green website):*

Tehachapi, a rural community in Kern County has experienced rapid growth in recent years that has resulted in disconnected housing tracts, viewed widely as incompatible with the town's cherished small-town character. In November 2006 the City retained the project team to lead a public process that would produce an Interim Community Design Program (ICDP) document. The ICDP's main goal was to identify, evaluate and address the community concerns, and to develop a set of recommendations for the planning and design of new development.

The project consisted of three distinct stages:

The first stage focused on research of the existing physical and regulatory conditions and included confidential interviews with key stakeholders. The second stage was a 5-day community design charrette in which a multi-disciplinary team of experts worked with City officials and professional staff, landowners, business owners, developers, builders, community groups, and the general citizenry to develop a vision, plan and draft regulations for future growth and development in Tehachapi. During the third stage the design team reviewed and refined the charrette documents, and developed the ICDP, which was adopted by Council in the fall of 2007. The City ICDP will be utilized as a set of interim standards and guidelines for new development, and will be the foundation for revisions to the General Plan and Zoning Ordinance