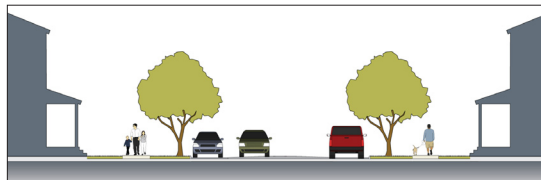
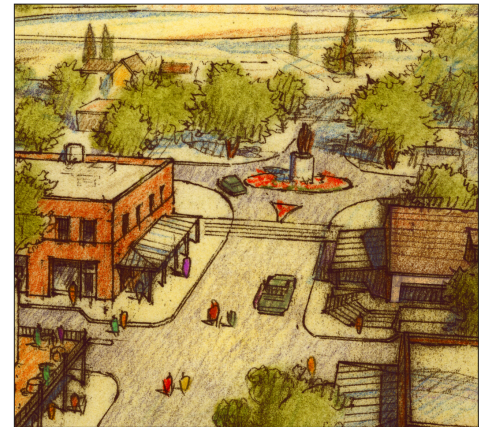
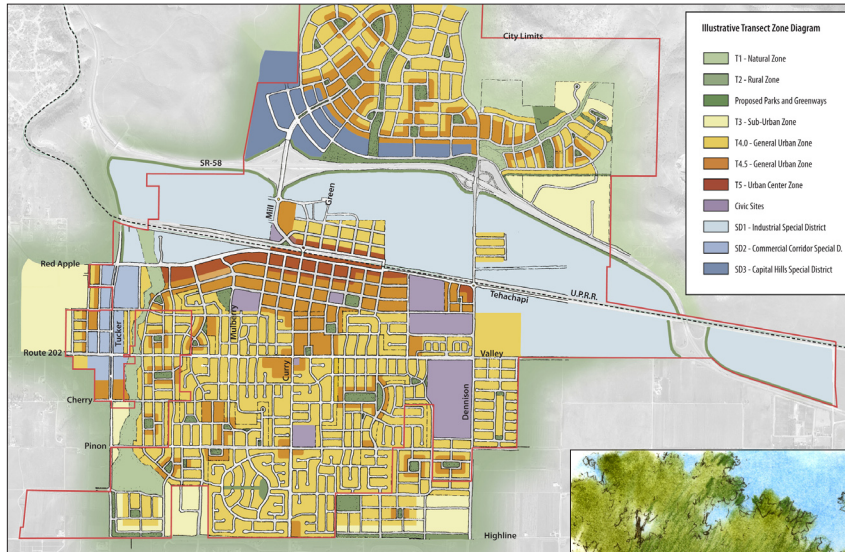


# Interim Community Design Program

Tehachapi, California



Client  
City of Tehachapi

Size  
City-wide

Designed  
2007

Status  
Adopted by City Council

Services  
Community & Land Use Planning  
Urban & Streetscape Design  
Transportation Planning  
Building Design Guidelines  
Public Involvement  
Charrette Facilitation

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, land owners, 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.