



Regional Urban Design Guidelines (RUDG) Site Visit

November 14, 2014

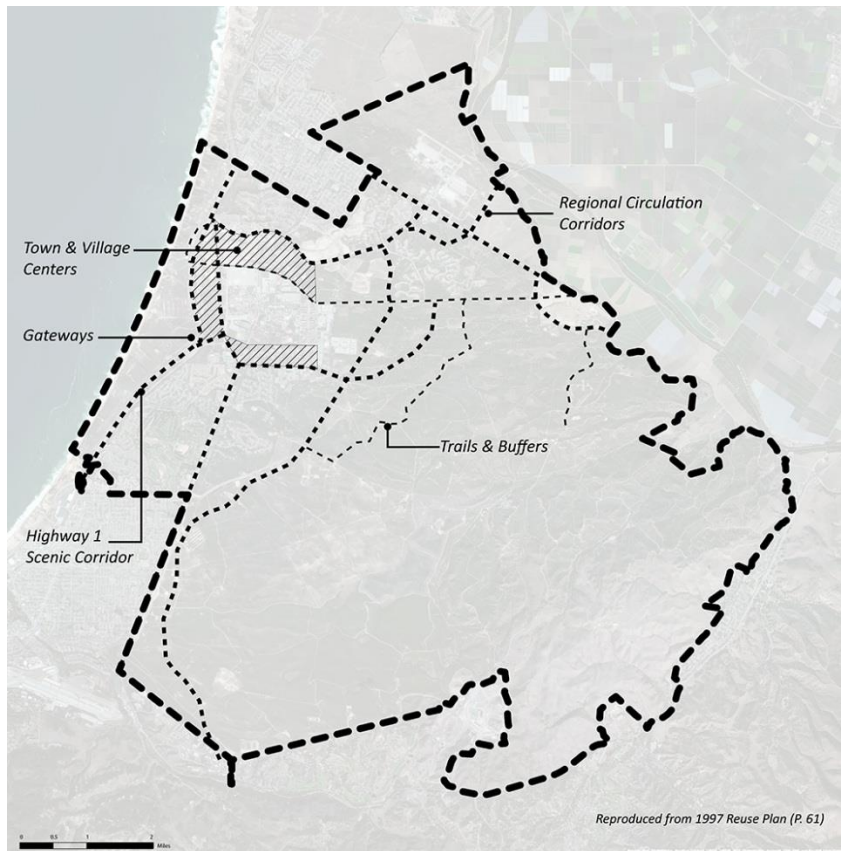
RUDG Site Visit

- **Public Stakeholder Meetings** (120+ people)
- **Small Group Meetings** (Electeds, Developers, Environmental Interests)
- **Site Tour & Filming** (Sat & Mon 11/19)
- **Jurisdiction Meetings** (Tues 11/18)

RUDG History

- **1997 Reuse Plan** requires Regional Urban Design Guidelines (RUDG)
- Highway 1 Design Guidelines **approved 2005**
- Completion of RUDG identified in **2012 Reassessment Report**
- Value of RUDG highlighted in **2013 Colloquium**
- Dover-Kohl contracted in **July 2014**
- Kick-off Meeting **September 2014**

Context



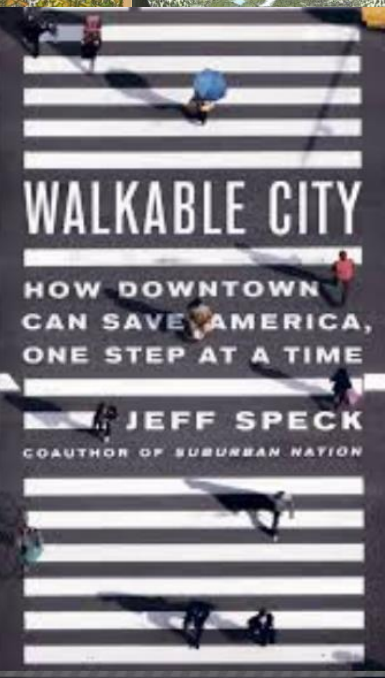
- Regional Urban Design Guidelines (RUDG) are a **Reuse Plan requirement**
- Guidelines **prepared** by FORA and **adopted** by landuse jurisdictions
- Focus on areas of **regional importance**:
 - Highway 1 Scenic Corridor (Adopted March 2005)
 - Town & Village Centers
 - Gateways
 - Regional Circulation Corridors
 - Trails & Buffers
- More information in **Reuse Plan pg. 61-71** (available at FORA.org)

The **SmartCode** Solution to Sprawl

Form-Based Codes



A Guide for Planners Municipalities



WALKABLE CITY
HOW DOWNTOWN CAN SAVE AMERICA, ONE STEP AT A TIME
JEFF SPECK
COAUTHOR OF SUBURBAN NATION

The Charrette Handbook

The Essential Guide for Accelerated, Collaborative Planning

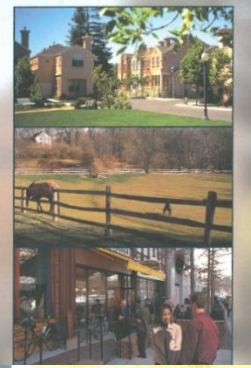


SUSTAINABLE URBANISM
URBAN DESIGN WITH NATURE



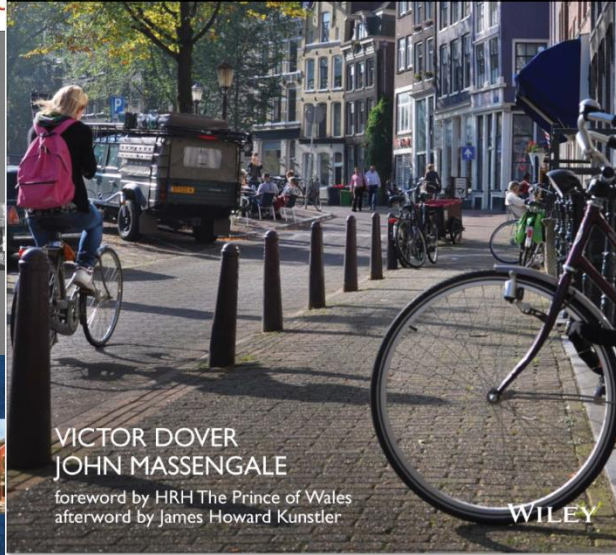
SOLVING SPRAWL

Models of Smart Growth in Communities Across America



STREET DESIGN

The Secret to Great Cities and Towns



VICTOR DOVER
JOHN MASSENGALE

foreword by HRH The Prince of Wales
afterword by James Howard Kunstler

WILEY

HOME FROM NOWHERE

Remaking Our Everyday World for the 21st Century

James Howard Kunstler

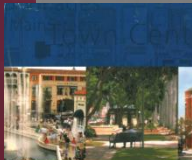


THE FRACTURED METROPOLIS
IMPROVING THE NEW CITY,
RESTORING THE OLD CITY,
RESHAPING THE REGION
JONATHAN BARNETT

GREYFIELDS
OLDFIELDS



CAL SIGN



Place Making
Developing Town Centers, Main Streets, and Urban Villages
Charles C. Bohm



The Seaside Debates

A CRITIQUE OF THE NEW URBANISM
The Seaside Institute | Seaside, FL

Warren T. Byrd | Robert Campbell | Robert Davis | Judith Di Majo | Victor Dover | Andrew
Lyndon L. Gendroz | Harrison S. Finkel, Jr. | Alan Jacobs | John Koleski | Peter Koltz | Douglas S. K
Alex Kleeper | Dorilyn London | Elizabeth Mauer | Elizabeth Peter Zybicki | Alan
Richardson Polyzoides | Jacquelin Robertson | Colin Rowe | Wilford Polyzoides | Brian Shea | Daniel S
Edited by Todd V



SECOND EDITION

CHARTER
OF THE NEW URBANISM

ULI Development Handbook Series

Mixed-Use Development Handbook

Second Edition

New Urbanism Best Practices Guide

Robert Steuterville,
Philip Langdon,
and Special Contributors

New Urban News Publications

design principles

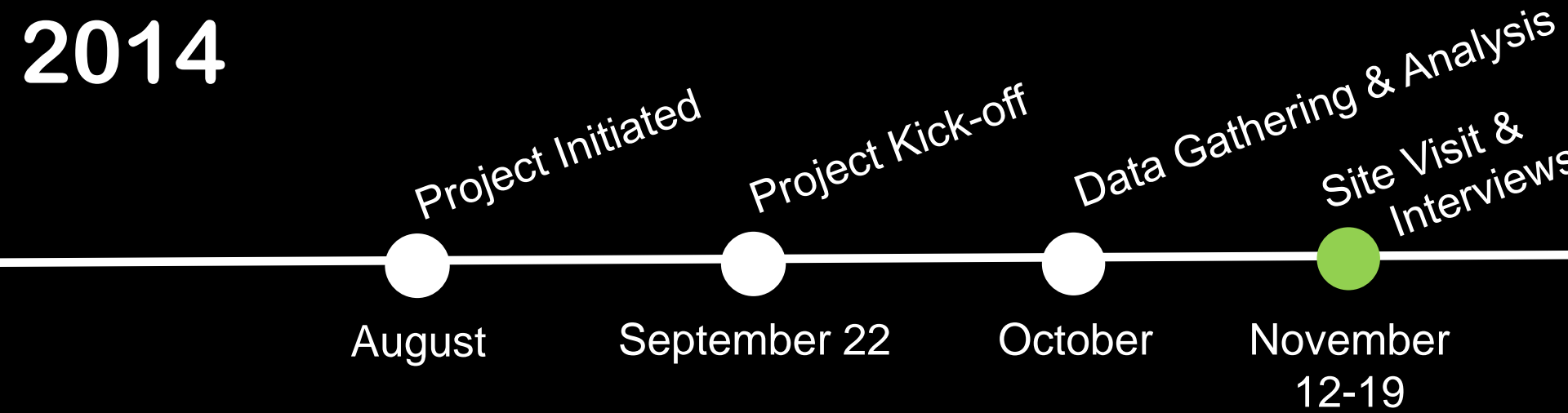
- establish a mixed use development pattern with villages as focal points
- achieve diverse neighborhoods as the building blocks of community
- encourage sustainable practices and environmental conservation

design principles

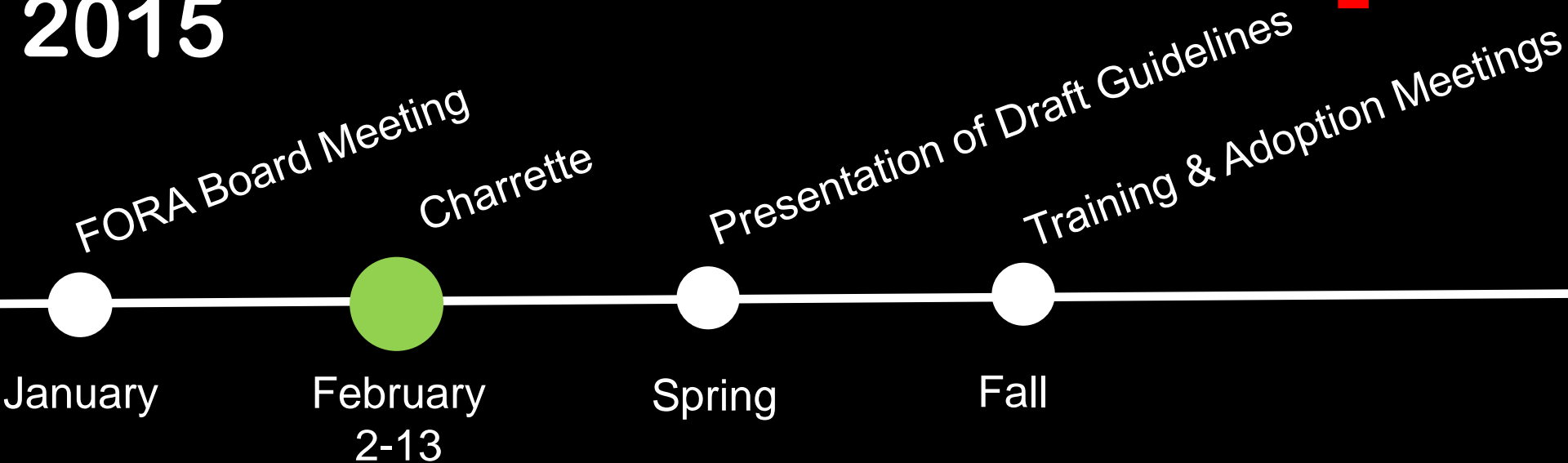
- **create a unique identity for the community around the educational opportunities**
- **reinforce the natural landscape setting consistent with Peninsula character**

project timeline

2014



2015



February charrette schedule (2.3.15 - 2.12.15)

Kick-off & Hands-on Design Session

Tuesday, February 3: 4 PM to 6 PM

Open Design Studio & Technical Meetings

Wednesday, February 4 to Wednesday, February 11: 10 AM to 6 PM
(Closed Sunday)

Open House

Monday, February 9: 6 PM to 8 PM

Work-in-Progress Presentation

Thursday, February 12: 6 PM to 8 PM

Location: FORA Headquarters: 920 2nd Avenue, Marina

Virtual Town Hall: Design Guidelines

Welcome to FORA Regional Urban Design Guidelines.

This site is dedicated to the process of completing regional urban design guidelines on the former Fort Ord, Monterey Bay Area, CA.

 Connect with Facebook

or Sign Up with Email

Visualizing The Future: Setting Goals

Posted Oct 1 1 Interaction  260 Days Remaining 



What is your vision for the physical appearance of the former Fort Ord?

Description

What is your expectation for the character of the future Fort Ord? Share your vision for long-term appearance and inter-relationships between uses that will sustain the quality of life for the Monterey Bay region and the former Fort Ord.

FORA.MINDMIXER.COM

Yesterday

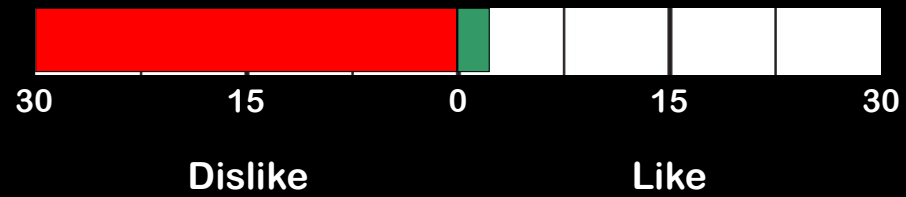
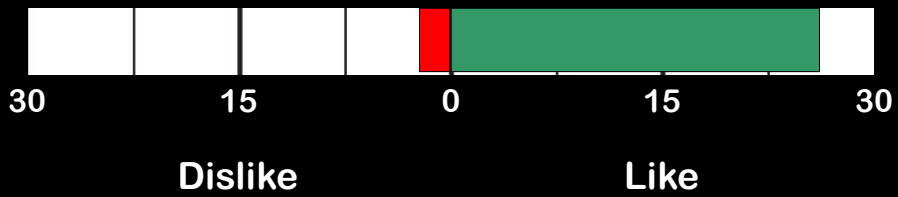
120+ people

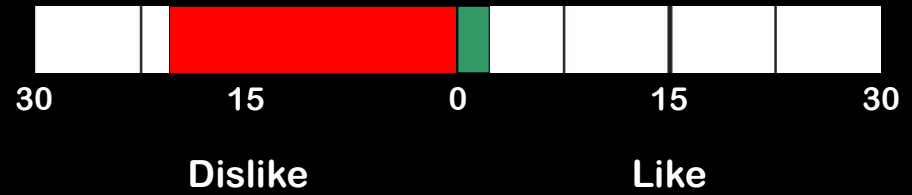
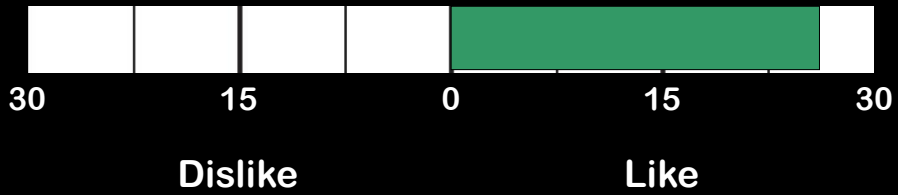


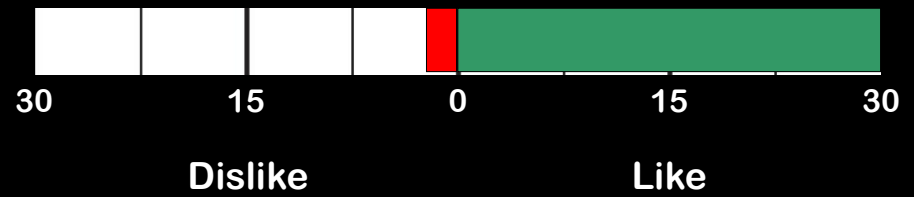
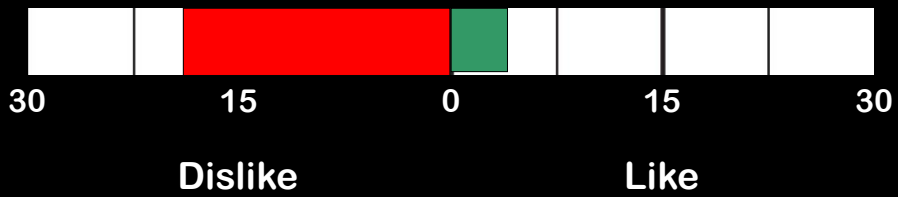
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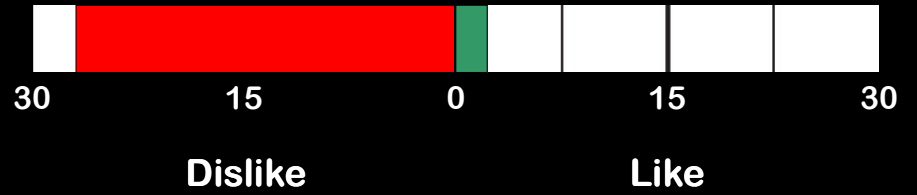
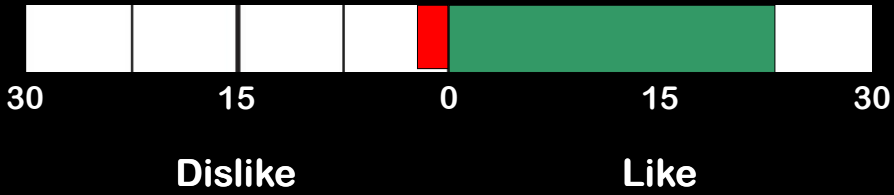
120+ people











ONE WORD

that comes to mind about the

FORMER FORT ORD

NOW: _____

IN THE FUTURE:

(in my vision)

One Word that comes to mind about Fort Ord TODAY...



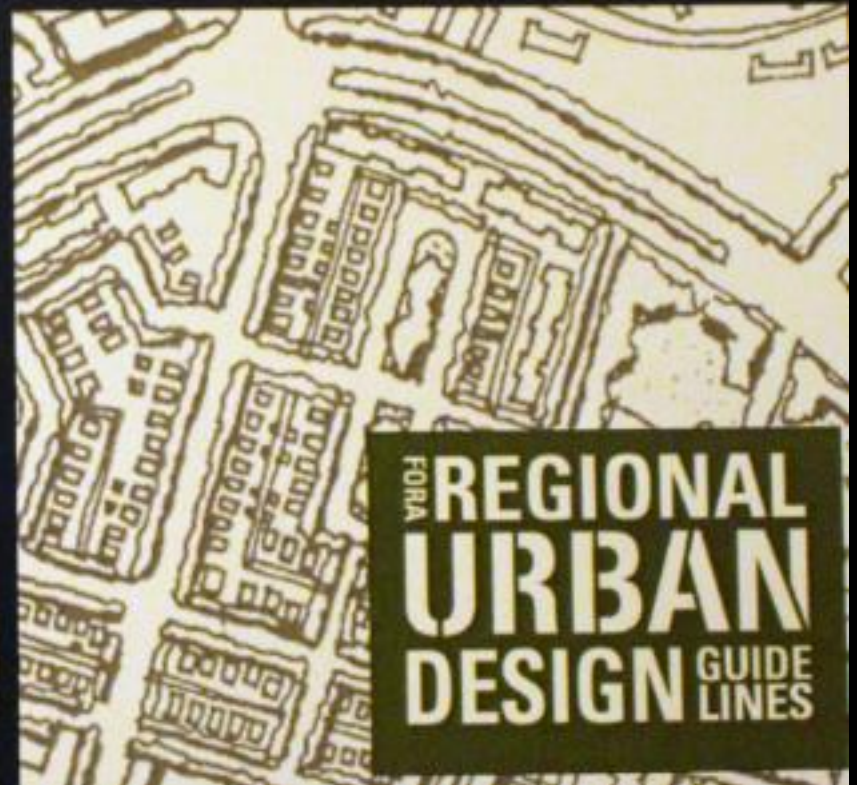
One Word that comes to mind about Fort Ord in the FUTURE...



GET INVOLVED!

CHARRETTE & PUBLIC DESIGN SESSIONS

FEBRUARY 2-13, 2015 | 920 2ND AVE. MARINA, CA 93933



FORA
**REGIONAL
URBAN
DESIGN** GUIDE LINES



- Introduction
- update: the process so far
- draft: plan principles & illustrations
- economics: findings & strategy
- mobility strategy for great streets
- regulatory strategy: initial ideas
- what happens next

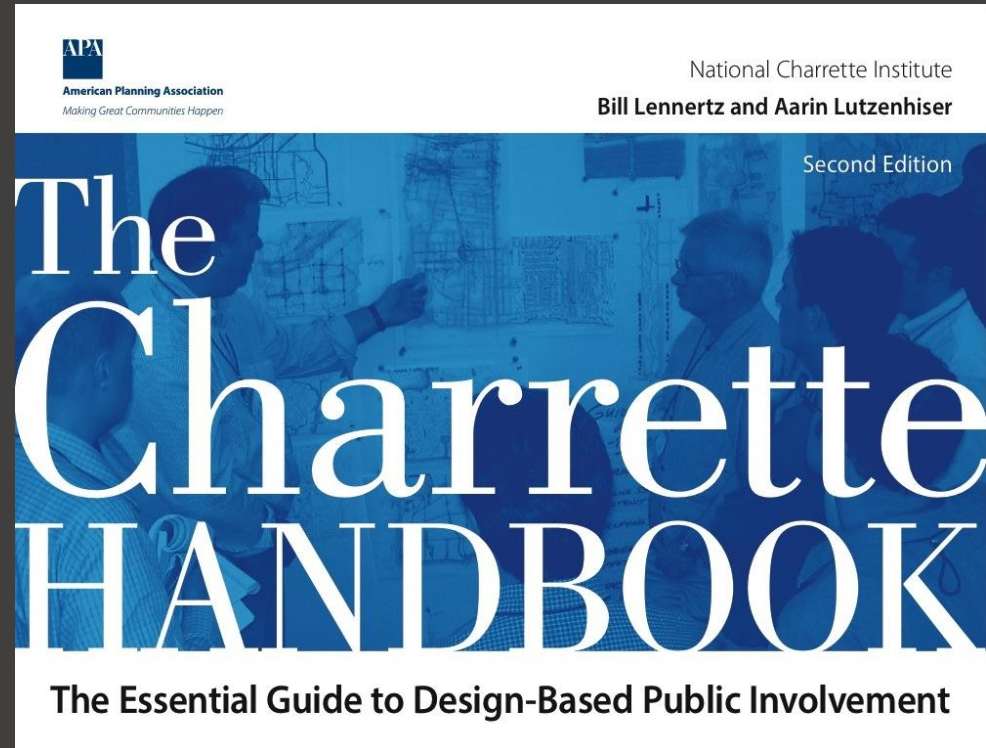
NCICharretteSystem

The Breakthrough Planning Tool for Community Transformation

The National Charrette Institute

IRS 501(c)(3) Nonprofit Educational Institution

We build capacity for collaborative solutions. We teach the NCI Charrette System for project planning, design and realization to public and private professionals and community leaders.



Second Edition published by American Planning Association

NCI Charrette System™ Trainings

- Harvard, Portland, D.C., Miami
- World Bank, DOD, HUD, Saginaw, HDR Inc.

NCI nationalcharretteinstitute

Alfred Jones
has completed

**NCI Charrette System™
Training**

January 2009

Bill Lennertz
Bill Lennertz Executive Director

NATIONAL CHARRETTE INSTITUTE, PORTLAND, OREGON



Origin of the term “charrette”

LA CHARRETTE



- At the École des Beaux Arts in Paris during the 19th century, proctors circulated a cart, or “charrette,” to collect final drawings while the students frantically put finishing touches on their work

What is a NCI Charrette?

- Multi-day collaborative planning event
- All affected parties to create and support a feasible solution
- Results in transformative community change
- Not everyone is there all the time



Drawn for The Washington Post, 1988, by Roger K. Lewis, FAIA, Professor, U. Maryland School of Architecture

Power of Uninterrupted Focus



Collaboration by Design

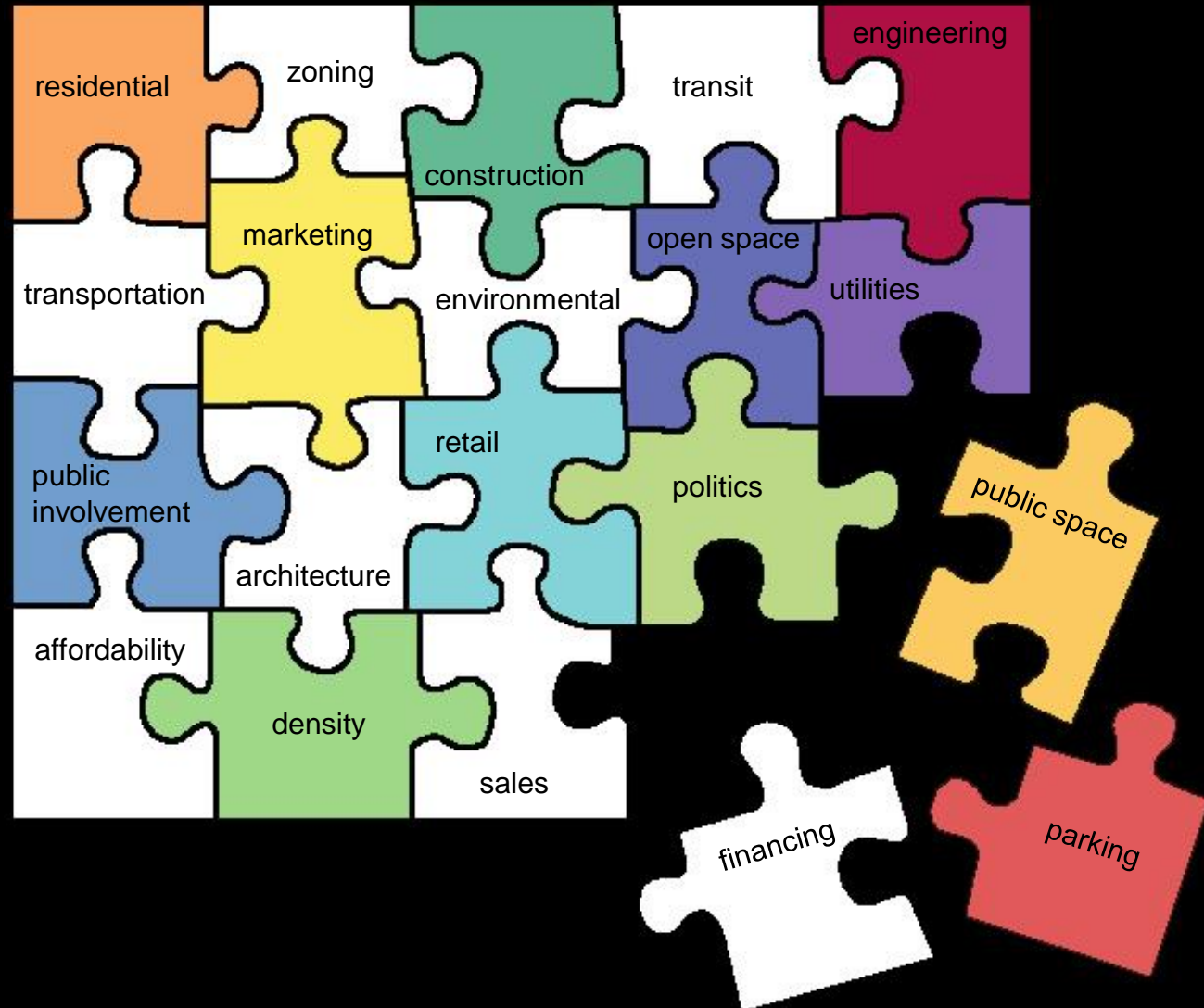


Collaboration by Design

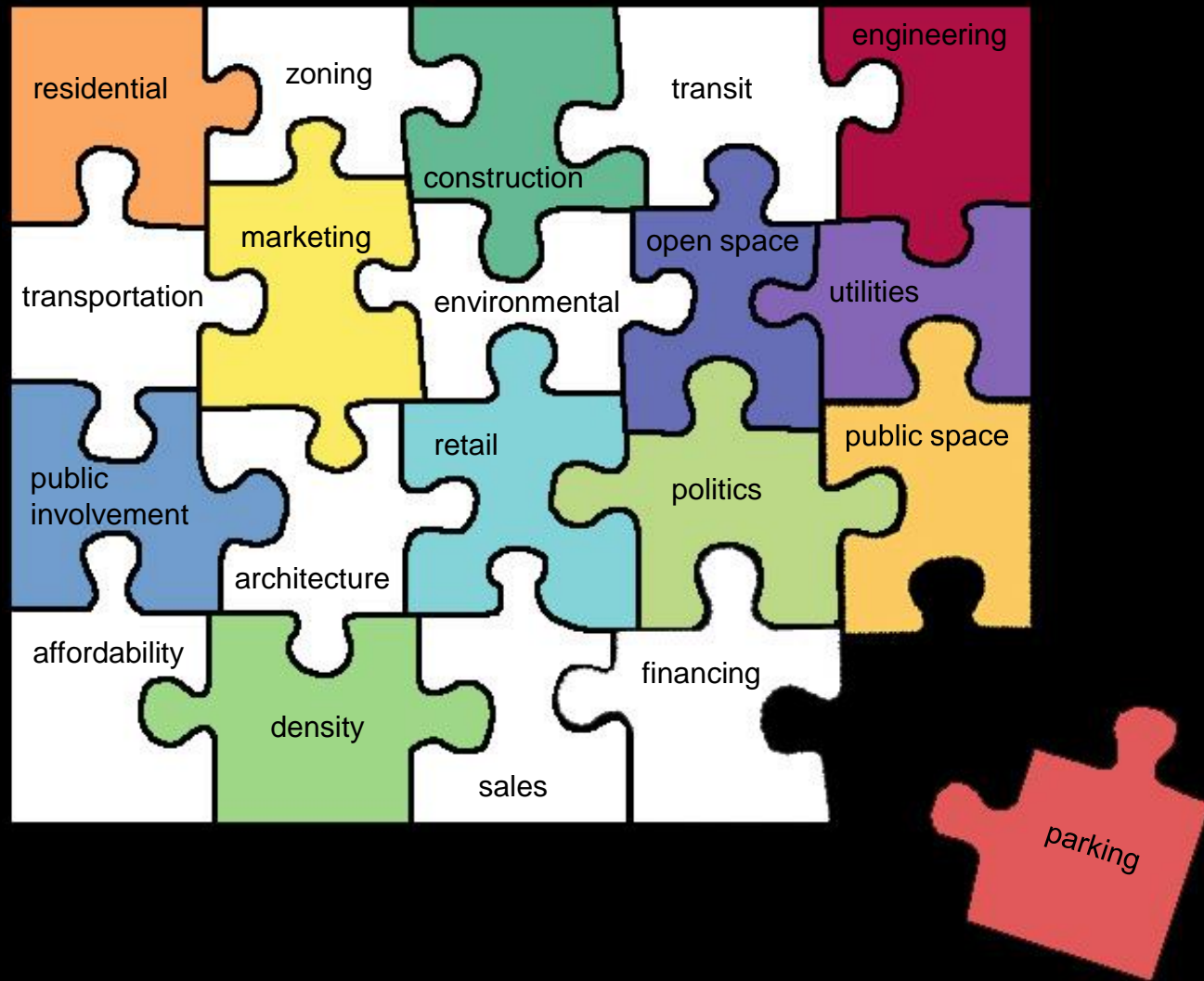


Denver planning and public works directors collaborating

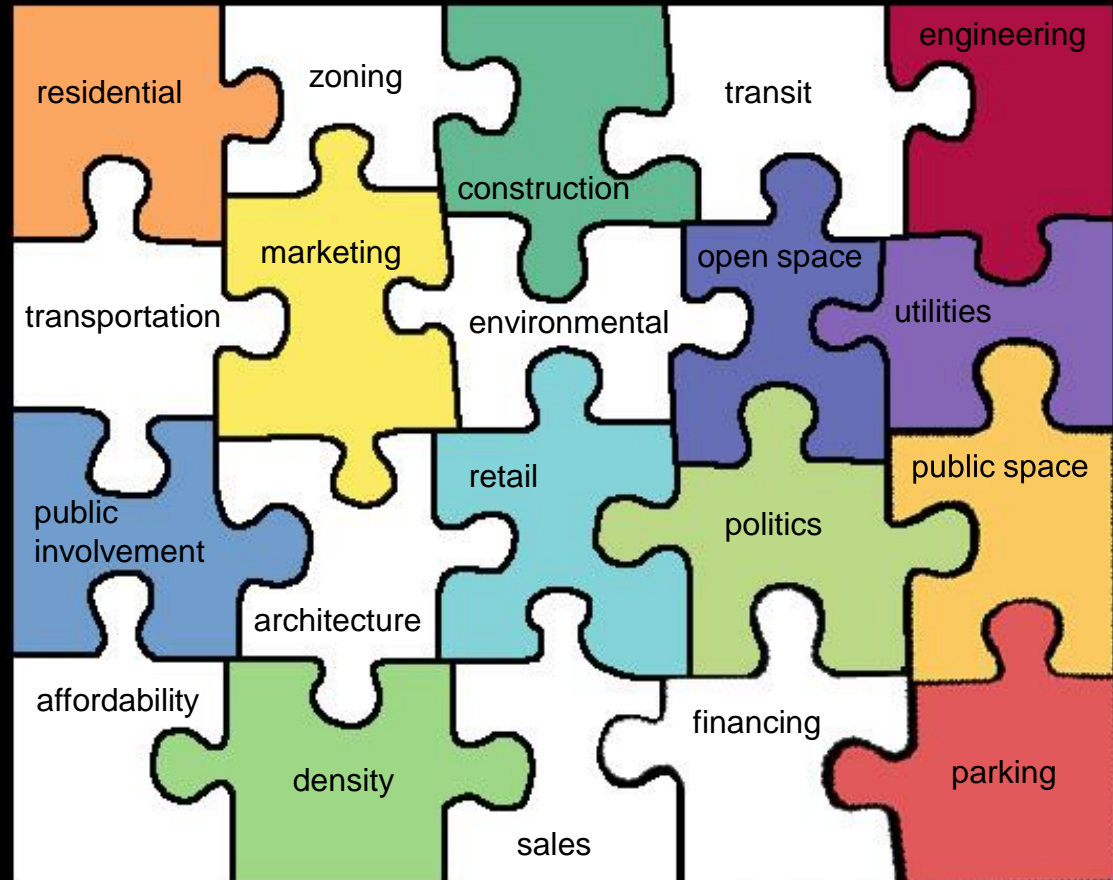
Each puzzle piece protects its domain



When each piece sees its place in the whole...



When each piece sees its place in the whole...



the vision is supported ...



Downcity, Providence Charrette

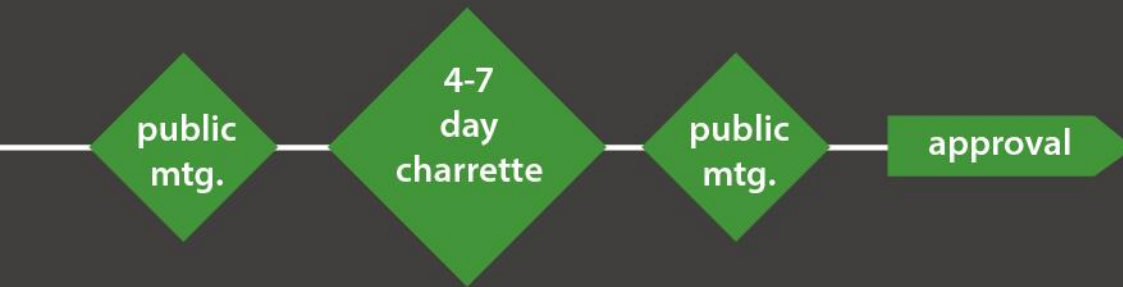
... and the community is transformed.



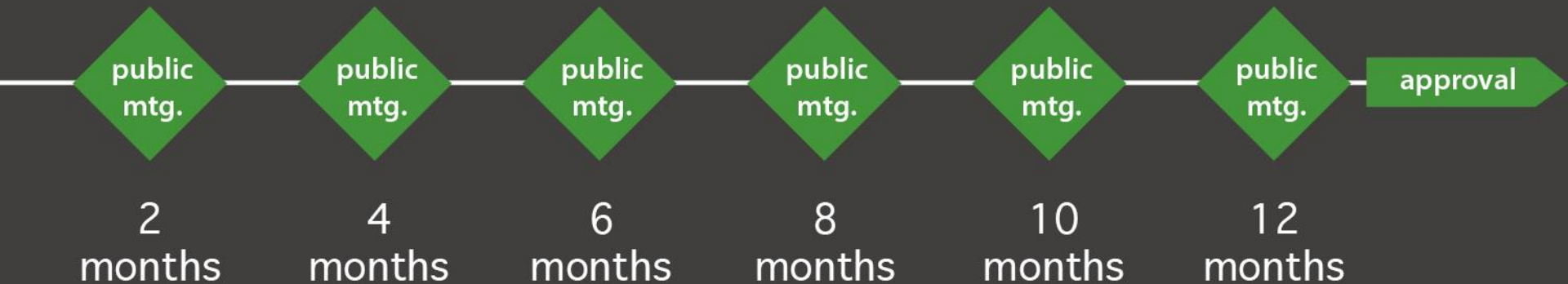
Downtown, Providence, RI

Charrettes accelerate timelines

NCI Charrette System



Conventional Planning Process



Charrette Roles and Process

Charrette Team

- The multidisciplinary charrette team works uninterrupted to produce the plan at the charrette studio



Charrette Roles and Process

The Stakeholder's Role

- Stakeholders provide vision, input and review at key moments during scheduled and impromptu, meetings
- **THEY ARE NOT THERE ALL THE TIME!**



Dover Kohl

Stakeholder meeting
(Scheduled)



LCA Town Planners

Public meetings
(Scheduled)



Urban Design Associates

Drop by the studio
(Unscheduled)

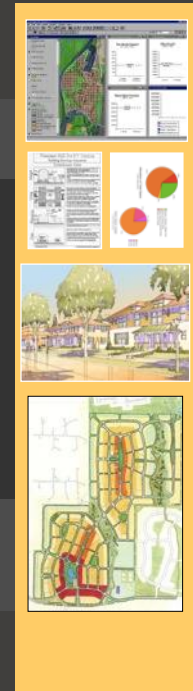
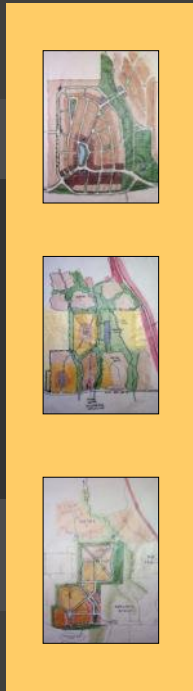
Charrette Work Cycles

public meeting
vision

public meeting
review

open house
review

public meeting
confirmation

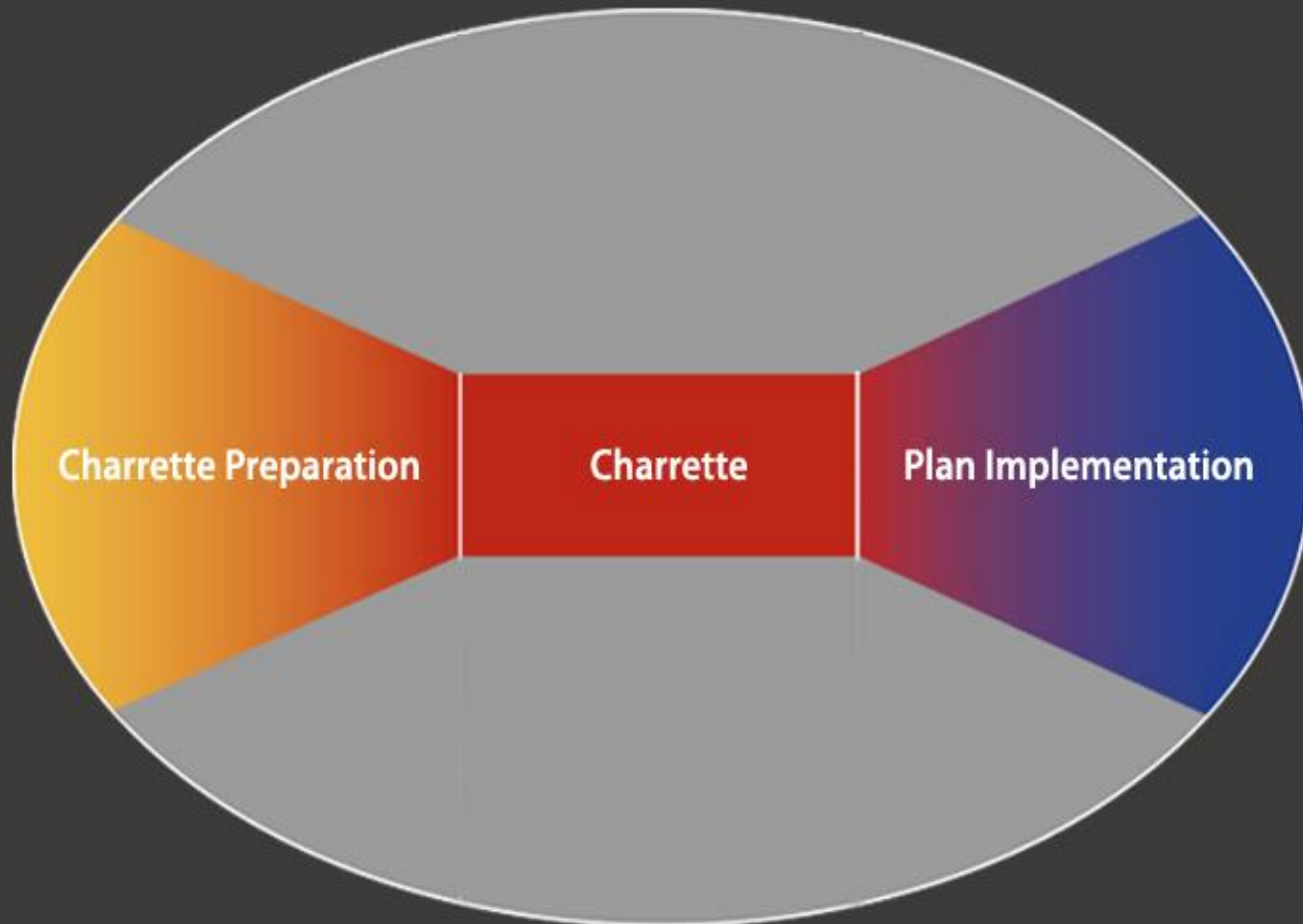


alternative
concepts

preferred
plan

plan
development

The NCI Charrette System



The Charrette System Phases

research, education,
charrette preparation

charrette

plan
implementation

1

1-9 months

2

2-4 months

3

Project Assessment and
Organization

Stakeholder Research,
Education, Involvement

Base Data Research and
Analysis

Feasibility Studies and
Research

Charrette Logistics

Organization, Education, Vision

Alternative Concepts
Development

Preferred Plan Synthesis

Plan Development

Production and Presentation

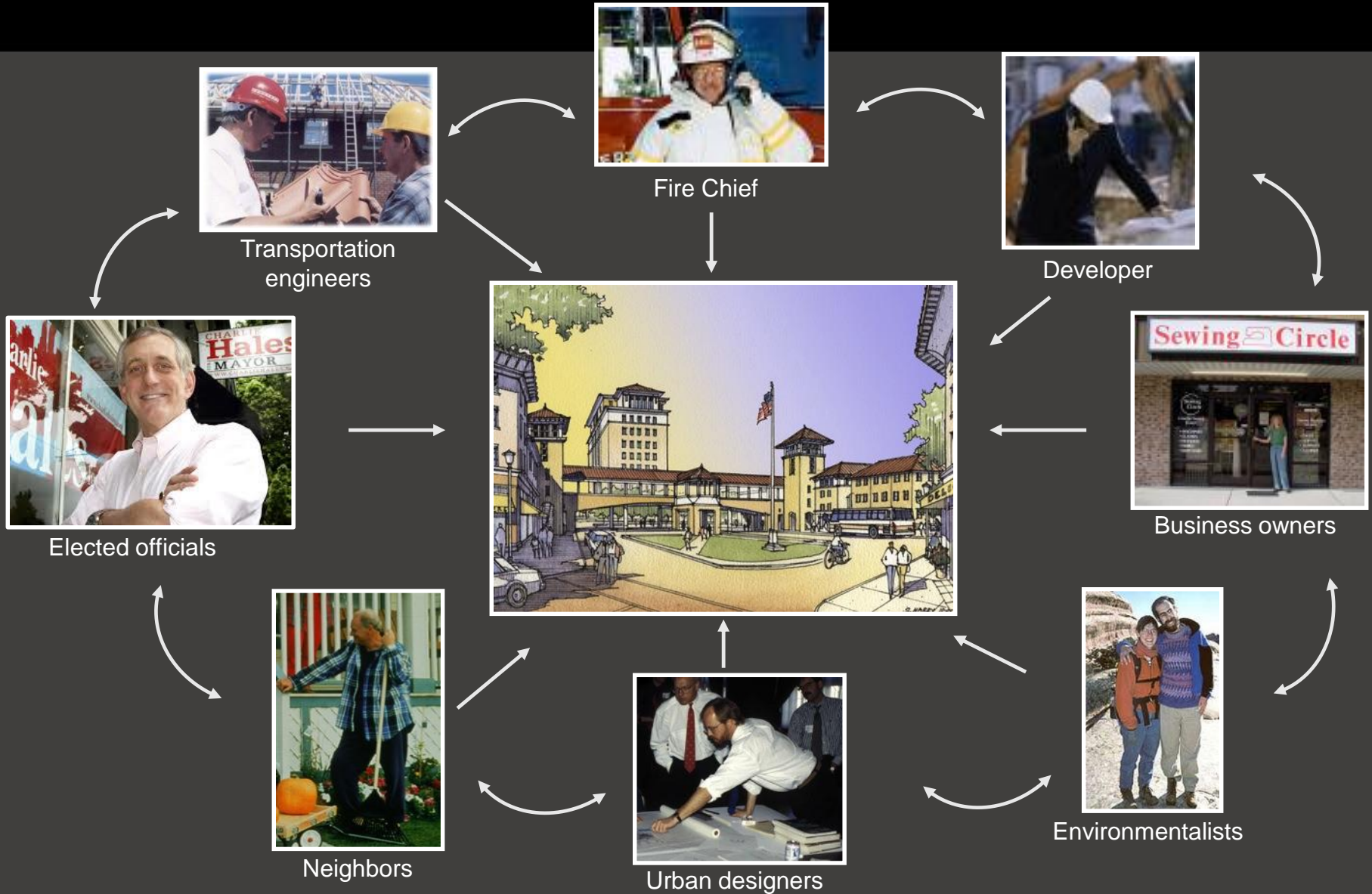
Project Status
Communications

Product Refinement

Presentation and
Product Finalization



Stakeholders' Unique Contributions



Stakeholder Analysis

Who are stakeholders?

- Decision makers
- Those who may supply valuable information
- Those who will be affected by the outcome
- Those who have power to promote the project
- Those who have power to block the project
- Those historically left out of planning processes

Principles of the NCI Charrette System

Charrette System Strategies

1. Work collaboratively
2. Design cross-functionally
3. Compress work sessions
4. Communicate in short feedback loops
5. Study the details and the whole
6. Produce a feasible plan
7. Use design to achieve a shared vision and create holistic solutions
8. Conduct a multiple day charrette
9. Hold the charrette on or near the site

