RUDG Project Update
FORA Board
April 10, 2015

Josh Metz, Senior Planner
Overview

- Project History
- Legal Clarification
  - FORA Act
  - Authority Counsel Memorandum
- Reuse Plan Context
  - Design Principles
  - Design Guidelines
- Key Terms
- Consultant Update
1. FORA Act – Board has Reuse Plan consistency determination authority. Zoning authority sits with land use jurisdictions.
2. Base Reuse Plan Design Principle 6: Adopt regional design guidelines (Vol 1, p. 61)
3. FORA Board approves Highway 1 Design Corridor Design Guidelines
4. Reassessment Report highlights outstanding RUDG
5. Colloquium speakers emphasize RUDG value
6. Board approves 2014 work plan including RUDG completion
7. RUDG Task Force manages competitive consultant selection process
8. Board approves Dover, Kohl & Partners (DKP) contract
9. DKP Site Visit
10. RUDG Charrette
11. DRAFT RUDG for Board Review
12. RUDG Approval – Implementation Training & Integration
1994 FORA Act:

- Empowers FORA Board with responsibility of making **consistency determinations** between local plans/entitlements and Reuse Plan

- Zoning authority remains purview of local jurisdictions

Ref: Authority Counsel Memo April 2, 2015 (included in packet)
April 2, 2015, Authority Counsel Memo:

- Development of RUDG for the Highway 1 Corridor (approved 2005), Town & Village Centers, Gateways, Regional Circulation Corridors, and Trails are **required as distinct implementation actions** under the Reuse Plan;

- RUDG are to focus on issues of **visual quality and character**;

- RUDG will establish **standards for future consistency determinations**; and

- RUDG **do not override prior/current consistency determinations, redefine land use designations, or local zoning and General Plans.**
Design Principles

1. Create a **unique identity** for the community around the **educational institutions**
2. Reinforce the **natural landscape** setting consistent with **Peninsula character**
3. Establish a **mixed-use development** pattern with **villages** as focal points
4. Establish **diverse neighborhoods** as the building blocks of the **community**
5. Encourage **sustainable practices** and environmental conservation

6. **Adopt regional design guidelines**

“Urban design guidelines will establish standards for road design, setbacks, building height, landscaping, signage, and other matters of visual importance”
Key Terms

• **Guideline:**
  
  • not a legal term of art with no particular legal meaning
  
  • “a rule or instruction that shows or tells how something should be done.” – Merriam-Webster
  
  • Alt. “The (pirate) code is more what you’d call ‘guidelines’ than actual rules” - Captain Barbossa, Pirates of the Caribbean, Curse of the Black Pearl

Source: Authority Counsel Memo April 2, 2015 (included in packet)
Key Terms

• **General Plan:**
  
  • *A statement of policies*, including text and diagrams setting forth objectives, principles, standards, and plan proposals, for the future physical development of the city or county (see Government Code Sections 65300 et seq.).

• **Zoning:**
  
  • *Local codes regulating the use and development of property*. The zoning ordinance divides the city or county into land use districts or "zones", represented on zoning maps, and specifies the allowable uses within each of those zones. It establishes development standards for each zone, such as minimum lot size, maximum height of structures, building setbacks, and yard size.

  A Citizen's Guide to Planning, Governor's Office of Planning & Research, CA
Key Terms

**Specific Plans**

A plan addressing land use distribution, open space availability, infrastructure, and infrastructure financing for a portion of the community. Specific plans put the provisions of the local general plan into action (see Government Code Sections 65450 et seq.).

**Illustrative Exhibits**

*Non-binding Illustration(s)* serving to explain a design concept
Design Fort Ord
Regional Urban Design Guidelines (RUDG)

Project Update

Strategic Economics
Alta Planning + Design
National Charrette Institute
Helix Environmental Planning
Jeff Speck & Peter Katz
Civitas & Pinnacle Advisors Real Estate
UrbanAdvantage
Project Timeline:

- **2014**
  - August: Project Initiated
  - September 22: Project Kick-off
  - October: Data Gathering & Analysis
  - November 12-19: Site Visit & Interviews

- **2015**
  - January: FORA Board Meeting
  - February 2-13: Charrette
  - May/June: Presentation of Draft Guidelines
  - Fall: Training & Adoption Meetings
Design Guidelines

Table of Contents

1. Introduction & How to Use These Guidelines
2. Regional Guidelines
3. Corridor Guidelines
4. Vision & Plans
5. Appendix
   (public process, economic memorandum)

DRAFT
draft guidelines

- Street connectivity
- Fronts face front
- Primacy of open space & vistas
- Scale of public space
- Walkable streets
- Identifiable urban centers
- Mix of uses
- Mix of building types
- Context-sensitive trails
- Customized gateways

More or less weight can be given to each guideline depending on context
The “full” version of Design Principle no. 6 provides:

Adopt [RUDGs]. The visual character of the Monterey Peninsula plays a major role in supporting the area’s attractiveness as a destination for many visitors every year. … Maintaining the visual quality of this gateway to the Peninsula and where necessary enhancing it is of regional importance to ensure the economic vitality of the entire Peninsula. [RUDGs] will be prepared and adopted by FORA as a separate implementation action to govern the visual quality of the following areas of regional importance. The guidelines will address the State Highway 1 Scenic Corridor, the freeway entrances to the former Fort Ord … from the State Highway 1 …, areas bordering the public [sic] accessible habitat-conservation areas, major through roadways such as Reservation Road and Blanco Road, as well as other areas to be determined. The urban design guidelines will establish standards for road design, setbacks, building height, landscaping, signage, and other matters of visual importance.”

(BRP, § 3.1.1, p. 61.)
“road design”
road design and corridors

street sections

Parkway
A parkway is a dedicated facility intended for non-motorized traffic, providing space for pedestrians, cyclists, and small vehicles. It is typically located parallel to and adjacent to a major road.

Boulevard
A boulevard is a wide road with one or more carriageways separated by a strip of land, usually with landscaping or other features. It is designed to accommodate high-speed traffic and provide a safe environment for pedestrians and cyclists.

Localized Traffic Lane
A localized traffic lane is a lane that is restricted to specific types of vehicles, such as bicycles or public transportation. It is intended to reduce congestion and improve safety for vulnerable road users.

Avenue
An avenue is a wide, tree-lined street that is designed to accommodate high-speed traffic and provide a picturesque setting for pedestrians. It is typically characterized by its symmetrical layout and use of ornamental elements.

Main Streets
Main streets are designed to provide connections between residential areas and central business districts. They are typically located in the center of a community and are characterized by a variety of shops, restaurants, and cultural institutions.

Specific types and dimensions

Avenue Option 2: Cycle Track and Multi-Lane

6' Min. - Sidewalk
5' - Landscape
5' - Cycle Track
5' - Buffer
10' - Travel Lane
10' - Travel Lane
10' - Median/Turn Lanes
11' - Travel Lane
10' - Travel Lane
5' - Buffer
5' - Cycle Track
5' - Landscape
6' Min. - Sidewalk

101' ROW

DRAFT
Specific types and dimensions
“setbacks”
“building heights”
setbacks & building heights

Neighborhood Center Zone

Overview

This zone forms the core of areas of FORA's gateways and centers. Priority is placed here on optimizing the physical characteristics of the built environment for increased walkability. While much of the land encompassed by this district was originally built in an automobile-dominant format, the intent is to facilitate a transition of individual parcels over time, each adding up to a vibrant, walkable town center.

To maximize vibrancy and walkability, this zone features buildings located close to the sidewalk, plentiful shade for pedestrians, and parking lots screened from view.

Neighborhood Center Zone

Form

Key

- Property Line
- Build-to-Line (BTL)
- Setback Line
- Building Area

Building Placement

Build-to-Line (Distance from Property Line)
- Front: 0' min., 6' max.
- Side Street: 0' min., 6' max.
- Building Facade at BTL Front: 0' min., 6' max.
- Side Street: 30' min.
- Street Facades must be built to the BTL for the first 30’ on a corner.

Building Form

Height
- Main Building: 27' min. 1
- Auxiliary Building: 3 Stories max. 2
- Ground Floor Elevation Above Sidewalk: 8' min., Res. 24' max. 1
- Ground Floor Commercial Ceiling: 14' min. clear
- Ceiling Height: 9' min. clear

Setback (Distance from Property Line)
- Side: 0' min.
- Rear: 5' min.

Lot Size
- Width: 100' max.
- Depth: 100' max.

Footprint
- Ground floor commercial spaces: Main Building 40' min., Auxiliary Building 30' min.

Allowed Building Types

- Commercial Building
- One-Unit Dwelling
- Courtyard Apartment
- Duplex/Triplex/Fourplex
- Townhouse/Rowhouse
- Gas Station/Drive Thru
- Ancillary Building

Allowed Frontage Types

- Streetfront
- Gallery
- Concourse
- Porch

Allowed Use Types

- Ground Floor: Service, Retail, or Recreation, Education and Public Assembly
- Upper Floor(s): Residential or Office

Illustrative example of buildings and site arrangement in the T5 Neighborhood Center Zone.
“landscaping”
## Native Plant Species

To preserve the environmental quality and biodiversity of the Monterey Bay region, native vegetation should be used to maintain the natural character of the Fort Ord Monument. Ideal plant species will thrive in low-water conditions and serve a variety of needs, including shade, soil conservation, and aesthetic improvements. The following is a list of potential plant types. This list is not exhaustive and may be revised.

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Scientific Name</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Strong-Performing Trees</strong></td>
<td></td>
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<tr>
<td>Pink Melaleuca</td>
<td>Melaleuca nasoaphila</td>
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<tr>
<td>Cattail Ironwood</td>
<td>Lyochnanthus floribundus</td>
</tr>
<tr>
<td>New Zealand Christmas Tree</td>
<td>Metrosideros excelsa</td>
</tr>
<tr>
<td>Monterey Cypress</td>
<td>Cupressus macrocarpa</td>
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<tr>
<td>Red Gum</td>
<td>Eucalyptus camaldulensis</td>
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<tr>
<td>Manna Gum</td>
<td>Eucalyptus viminalis</td>
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<tr>
<td>Red Ironbark</td>
<td>Eucalyptus sideroxylon</td>
</tr>
<tr>
<td>Monterey Pine</td>
<td>Pinus radiata</td>
</tr>
<tr>
<td>Red Flowering Gum</td>
<td>Eucalyptus robusta</td>
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<tr>
<td>Water Gum</td>
<td>Tristaniopsis laurina</td>
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<tr>
<td>California Sycamore</td>
<td>Platania racemosa</td>
</tr>
<tr>
<td>Artichoke Pear</td>
<td>Pyrus calleryana 'Arctiscus'</td>
</tr>
<tr>
<td>Chanticleer Pear</td>
<td>Pyrus calleryana 'Chanticleer'</td>
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</table>

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Scientific Name</th>
</tr>
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<tbody>
<tr>
<td><strong>Accent Trees</strong></td>
<td></td>
</tr>
<tr>
<td>American Agave</td>
<td>Agave americana</td>
</tr>
<tr>
<td>Fossill Agave</td>
<td>Agave attenuata</td>
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<tr>
<td>Renegade Cordyline</td>
<td>Cordyline 'Renegade'</td>
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<tr>
<td>Sunburst Pinwheel</td>
<td>Aeonium 'Pinwheel'</td>
</tr>
<tr>
<td>Coral Aloe</td>
<td>Aloe striata</td>
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<tr>
<td>Torch Aloe</td>
<td>Aloe arborescens</td>
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<tr>
<td>Pig's Ear</td>
<td>Cotyledon orbiculata</td>
</tr>
<tr>
<td>Gopher Spurge</td>
<td>Euphorbia rigidula</td>
</tr>
<tr>
<td>Blue Chalk Sticks</td>
<td>Senecio mandralifolius</td>
</tr>
<tr>
<td>Redmond Gum</td>
<td>Eucalyptus robusta</td>
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<tr>
<td>Catalina Ironwood</td>
<td>Lyochnanthus floribundus</td>
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<td>Eastern Redbud</td>
<td>Cercis canadensis</td>
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<tr>
<td>Texas Redbud</td>
<td>C. canadensis texensis</td>
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<td>Purple Hop Bush</td>
<td>Dysidea viscosa 'Purplepin'</td>
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<td>Nichol's Willow Leaf</td>
<td>Eucalyptus nicholii</td>
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<tr>
<td>Silver Dollar Gum</td>
<td>Eucalyptus palythoma</td>
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<td>Flowering Coralbells</td>
<td>Malus species</td>
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<td>Cajeput Tree</td>
<td>Melaleuca quinquenervia</td>
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<tr>
<td>Flowering Plum</td>
<td>Prunus cerasifera</td>
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<th>Common Name</th>
<th>Scientific Name</th>
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<tr>
<td><strong>Shrubs and Bushes</strong></td>
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<tr>
<td>Flax</td>
<td>Phormium 'Cream Delight'</td>
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<tr>
<td>New Zealand Wind Grass</td>
<td>Stipa arundinacea</td>
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<td>Feather Grass</td>
<td>Stipa ichu</td>
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<td>Deer Grass</td>
<td>Muhlenbergia rigens</td>
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<td>Feather Reed Grass</td>
<td>Calamagrostis 'Karl Forster'</td>
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<td>Cape Reed</td>
<td>Chondropetalum tectorum</td>
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<tr>
<td>Dwarf Mat Rush</td>
<td>Lobelia 'Breeze'</td>
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<tr>
<td>Yarrow</td>
<td>Achillea milafolium</td>
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<td>Statice</td>
<td>Limonium pinnutum</td>
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<td>Bubble</td>
<td>Bubble 'Haymark'</td>
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<tr>
<td>Beach Primrose</td>
<td>Campanula cheiranthifolia</td>
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<tr>
<td>Lion's Tail</td>
<td>Leonotis leonurus</td>
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<tr>
<td>Rosemary</td>
<td>Rosmarinus 'Tuscan Blue'</td>
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<tr>
<td>Dwarf Coast Rosemary</td>
<td>Westringia 'Smiley'</td>
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<tr>
<td>Pigeon Point Coyote Brush</td>
<td>Baccharis 'Pigeon Point'</td>
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<tr>
<td>Grevillea Laricina</td>
<td>Grevillea 'Yellow'</td>
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<tr>
<td>Archostaphylos</td>
<td>Manzanita</td>
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<tr>
<td>Valley Violet</td>
<td>Cerastostigma Mittimus</td>
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<tr>
<td>Little Sur Manzanita</td>
<td>Arctostaphylos 'moss'</td>
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<tr>
<td>Bearberry</td>
<td>Arctostaphylos uva-ursi</td>
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<tr>
<td>Bush Anemone</td>
<td>Carpenetria edmundula</td>
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<td>Monterey Ceanothus</td>
<td>Ceanothus arboreus</td>
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<tr>
<td>Lilac</td>
<td>Ceanothus 'Conch'</td>
</tr>
<tr>
<td>Monterey Ceanothus</td>
<td>Ceanothus rigidus</td>
</tr>
<tr>
<td>Sageleaf Rockrose</td>
<td>Gitaris salviolivora</td>
</tr>
<tr>
<td>Bush Poppy</td>
<td>Dendromecon rigidus</td>
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</table>
“signage”
## Signage

<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Quantity</th>
<th>Area</th>
<th>Width</th>
<th>Height</th>
<th>Depth / Projection</th>
<th>Clearance</th>
<th>Apex</th>
<th>Letter Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address Sign</td>
<td>1 per address</td>
<td>2 ft of max</td>
<td>24 in</td>
<td>12 in</td>
<td>3 in max</td>
<td>4.5 ft</td>
<td>N/A</td>
<td>6 in max</td>
</tr>
<tr>
<td>Awning and Sign</td>
<td>1 per window</td>
<td>N/A</td>
<td>width of awning</td>
<td>N/A</td>
<td>4 ft min</td>
<td>8 ft max</td>
<td>N/A</td>
<td>5 in min, 10 in max</td>
</tr>
<tr>
<td>Band Sign</td>
<td>1, 2 for corner building</td>
<td>1.5 sq ft per linear ft of facade</td>
<td>3 ft</td>
<td>N/A</td>
<td>7 in max</td>
<td>7 ft max</td>
<td>N/A</td>
<td>18 in max</td>
</tr>
<tr>
<td>Blade Sign</td>
<td>1 per facade, 2 max</td>
<td>6 sq ft max</td>
<td>4 ft</td>
<td>4 ft</td>
<td>4 ft min</td>
<td>8 ft min</td>
<td>N/A</td>
<td>8 in max</td>
</tr>
<tr>
<td>Marquee and Sign</td>
<td>1 per business</td>
<td>N/A</td>
<td>width of entrance plus 4 ft</td>
<td>N/A</td>
<td>4 ft min, 10 ft max</td>
<td>3 ft min</td>
<td>N/A</td>
<td>3 ft min</td>
</tr>
<tr>
<td>Nameplate Sign</td>
<td>1</td>
<td>3 of max</td>
<td>18 in</td>
<td>2 ft max</td>
<td>3 in max</td>
<td>4 ft max</td>
<td>7 ft max</td>
<td>N/A</td>
</tr>
<tr>
<td>Outdoor Display Case</td>
<td>1</td>
<td>6 of max</td>
<td>3.5 ft max</td>
<td>5 in max</td>
<td>4 ft max</td>
<td>4 ft max</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Sidewalk Sign</td>
<td>1 per business</td>
<td>8 of max</td>
<td>26 in</td>
<td>42 in max</td>
<td>N/A</td>
<td>N/A</td>
<td>42 in max</td>
<td>N/A</td>
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<tr>
<td>Window Sign</td>
<td>1 per window</td>
<td>25% of glass max</td>
<td>varies</td>
<td>varies</td>
<td>N/A</td>
<td>4 ft</td>
<td>N/A</td>
<td>8 in max</td>
</tr>
<tr>
<td>Yard Sign</td>
<td>1 per lot max</td>
<td>6 of max</td>
<td>3 ft max</td>
<td>2 ft max</td>
<td>5 ft to sign edge min</td>
<td>N/A</td>
<td>N/A</td>
<td>8 in max</td>
</tr>
</tbody>
</table>
“other matters of visual importance”
Shopfronts and shade structures for walkable areas
pedestrian experience

Building Types:

**Courtyard Apartment**

- **Description:** The Courtyard Apartment Building Type is a multi-family residential type that is configured around a central semi-public space that is open to the sky. The courtyard can be completely surrounded by the apartment building or can be open on one or two sides. A courtyard apartment building can be detached from or attached to adjacent buildings, depending upon the context.

- **Examples:**
  - Courtyard apartments can either be attached or detached from adjacent buildings.
  - Unpaved open space in the center of the courtyard apartment building is open air and can be shared by residents for a number of uses.

- **Typical Building Size and Massing**
  - Width: 100' - 150'
  - Depth: 60' - 150'
  - Height: By Context Zone

- **Typical Private Open Space Configuration**
  - Courtyard: 20' x 30' min.

- **Typical Frontage Space Types**
  - Shopfront
  - Forecourt
  - Porch

Building Types:

**Duplex / Triplex / Fourplex**

- **Description:** This is a small multi-family residential type. Units may have individual entrances from the sidewalk, or may be accessed through a common building entry.

- **Examples:**
  - A fourplex building type has individual unit entrances, marked by stoops, that are accessible from the sidewalk.
  - A duplex contains two separate housing units.

- **Typical Building Size and Massing**
  - Width: 18' - 60'
  - Depth: 30' - 60'
  - Height: By Context Zone

- **Typical Private Open Space Configuration**
  - Yard: 10' x 15' min.

- **Typical Frontage Space Types**
  - Shopfront
  - Forecourt
  - Stoop
  - Porch

Building-to-street relationship
questions?