Design Guidelines
3.5.1 - **Only allow dead-ends and cul-de-sacs when unavoidable** due to physical obstacles such as: slopes steeper than 15%, utility rights-of-way, existing limited-access motor vehicle rights-of-way, and parks/dedicated open space.
3.5.2 - All new neighborhood streets must connect to adjacent streets where connecting street stubs are available.
### Street Connectivity

3.5.4 - Require a maximum *average block perimeter size* of no more than 2,400 linear feet.
Street Connectivity
Street Connectivity

Elm Avenue Neighborhoods in Seaside, California
3.7.1 - The façade of the principle building shall be built parallel to a front lot line or to the tangent of a curved lot line.
3.7.3 - Fronts of buildings should face fronts of other buildings; fronts can face sides where necessary; fronts may never face backs. Buildings with frontage on two thoroughfares, shall have their building front on the thoroughfare most likely to accommodate pedestrian traffic.
Building Orientation (Fronts Face Fronts)
Building Orientation (Fronts Face Fronts)

Ocean View Boulevard in Pacific Grove, California
3.9.1 - A civic or passive-use space, a small public space such as a square, park or plaza of at least 1/6 acre in area lies within a ¼ mile walk distance of 90% of new and existing dwelling units and non-residential entrances.
3.9.3 - **Prominent locations**, like the end of a street, the top of a hill, or adjacent to a park, should be **set aside for civic buildings**. Civic buildings should include, churches, schools, shared pool facilities, community halls, or simple pavilions.
Primacy of Open Space
Primacy of Open Space

Colton Hall & Friendly Plaza, Monterey, California
**Park**: A Park is a natural preserve available for unstructured recreation. Its landscape shall consist of paths, trails, meadows, water bodies, woodland, and open shelters, all naturalistically disposed. Parks often have a minimum of 8 acres. Parks should be located at the edges of the development.
Green: A green is available for unstructured recreation. A Green may be spatially defined by landscaping rather than building frontages. Its landscape should consist of lawn and trees, naturalistically disposed. The minimum size is often ¼ acre with a maximum of 8 acres.
**Square:** A *Square* is available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. A square does not have to be a square shape; they come in all kinds of shapes. Squares shall be located at gateways and the intersection of important thoroughfares where possible. An ideal size is ¼ acre with a maximum around 3 acres.
Plaza: A Plaza is available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Trees are optional. Plazas tend to be hardscaped with brick, stone or even concrete. Plazas should be located at gateways, the intersection of important streets, or in front of civic buildings. The minimum size should be around 1/6 acre with a maximum of around 2 acres.
**Playground:** A Playground is an open space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds should be interspersed within residential areas and may be placed within a block. Playgrounds should be included within parks and greens. Playgrounds come in all shapes and sizes. Playground equipment should be shaded.
Complete Streets
Complete Streets

3.13.1 - Continuous sidewalks for walking shall be provided along both sides of regional corridors. Regional corridors may not be faced by parking lots, garages, or service bay openings. Street trees must be provided at intervals of no more than 50 feet along regional corridors.
3.13.3 - Continuous sidewalks for walking shall be provided along both sides of regional corridors. Regional corridors may not be faced by parking lots, garages, or service bay openings. **Street trees must be provided** at intervals of no more than 50 feet along regional corridors.
Complete Streets
Complete Streets

Intersection of E Santa Clara St and N 1st & 2nd St in Downtown San Jose, California
3.21.3 - Buildings with ground floor retail or office uses shall have un-tinted transparent storefront windows and/or doors covering no less than 60% of the wall area between 3 and 8 feet above grade.
3.21.4 - Storefront windows shall extend to at least 8 feet above the adjacent sidewalk.
3.21.6 - All shopfronts shall be protected with shade from above by either an awning, arcade or marquee.
Retail frontage storefronts are to be built for **functionality** and **attractiveness**.
Main Street in Salinas, California
Where are your favorite places to shop, eat and recreate?

1. Downtown Monterey
2. Downtown Seaside
3. Downtown Marina
4. Downtown Santa Cruz
5. Bay Area
6. Big Sur
7. Fort Ord Nat. Monument
8. Other

80+ respondents
2/15 charrette
complete, compact, connected

A former US Army base, Baldwin Park, Orlando FL
Design Guidelines

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