

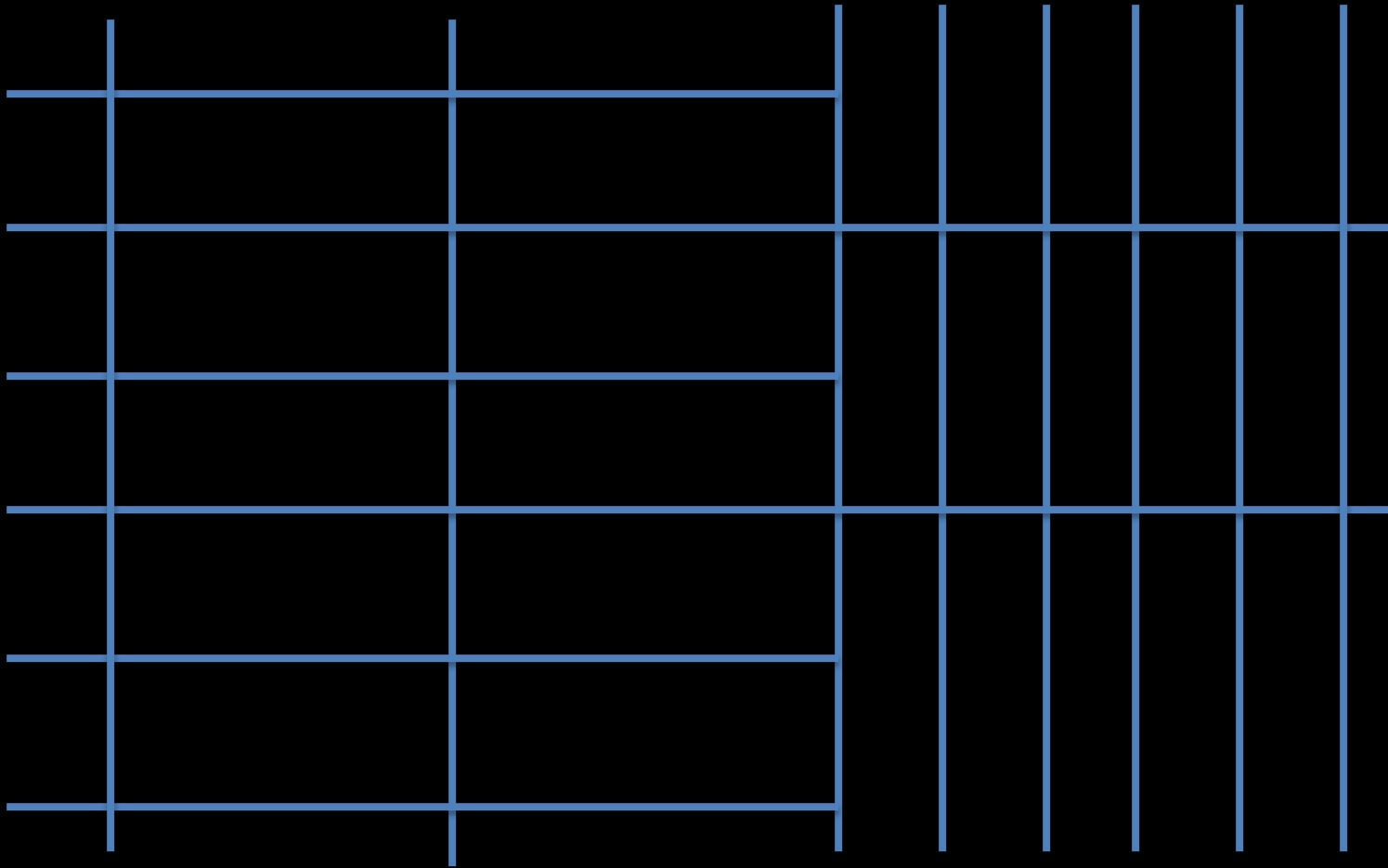
Design Guidelines



DOVER, KOHL & PARTNERS
t o w n p l a n n i n g

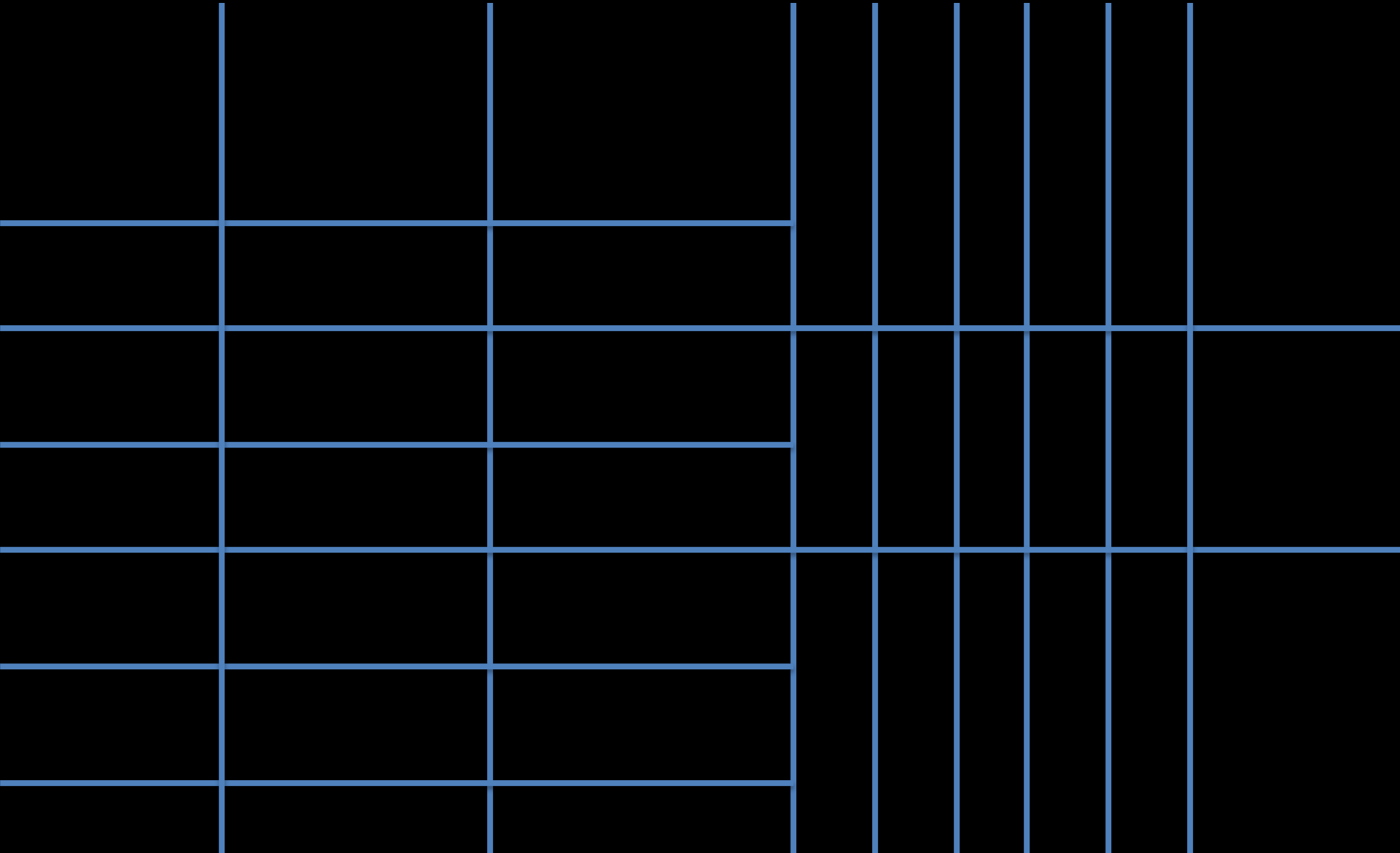
Strategic Economics
Alta Planning + Design
National Charrette Institute
Helix Environmental Planning
Jeff Speck & Peter Katz
Civitas & Pinnacle Advisors Real Estate
UrbanAdvantage

Street Connectivity



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.

Street Connectivity



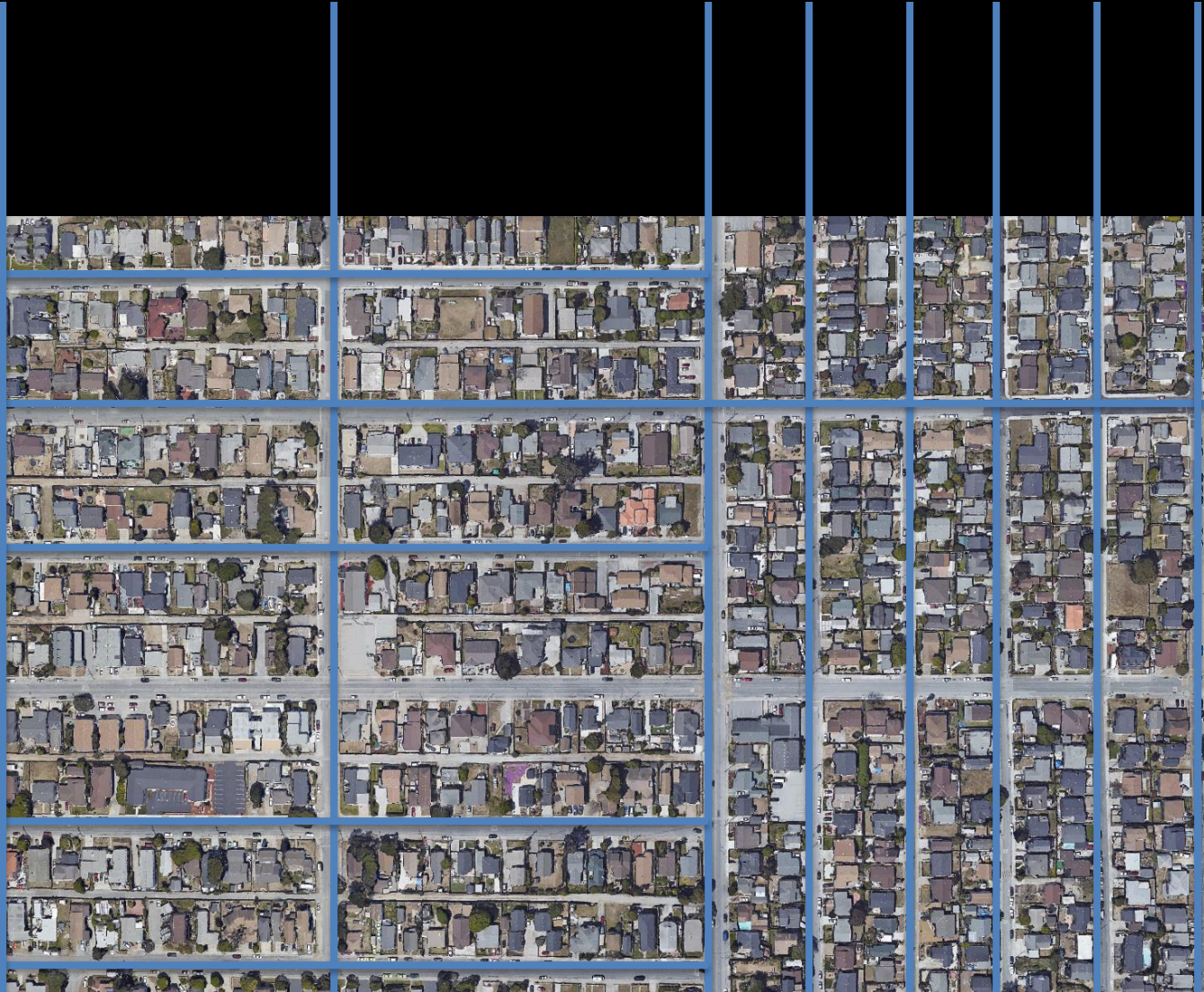
3.5.2 - All new **neighborhood streets must connect** to adjacent streets where connecting street stubs are available.

Street Connectivity

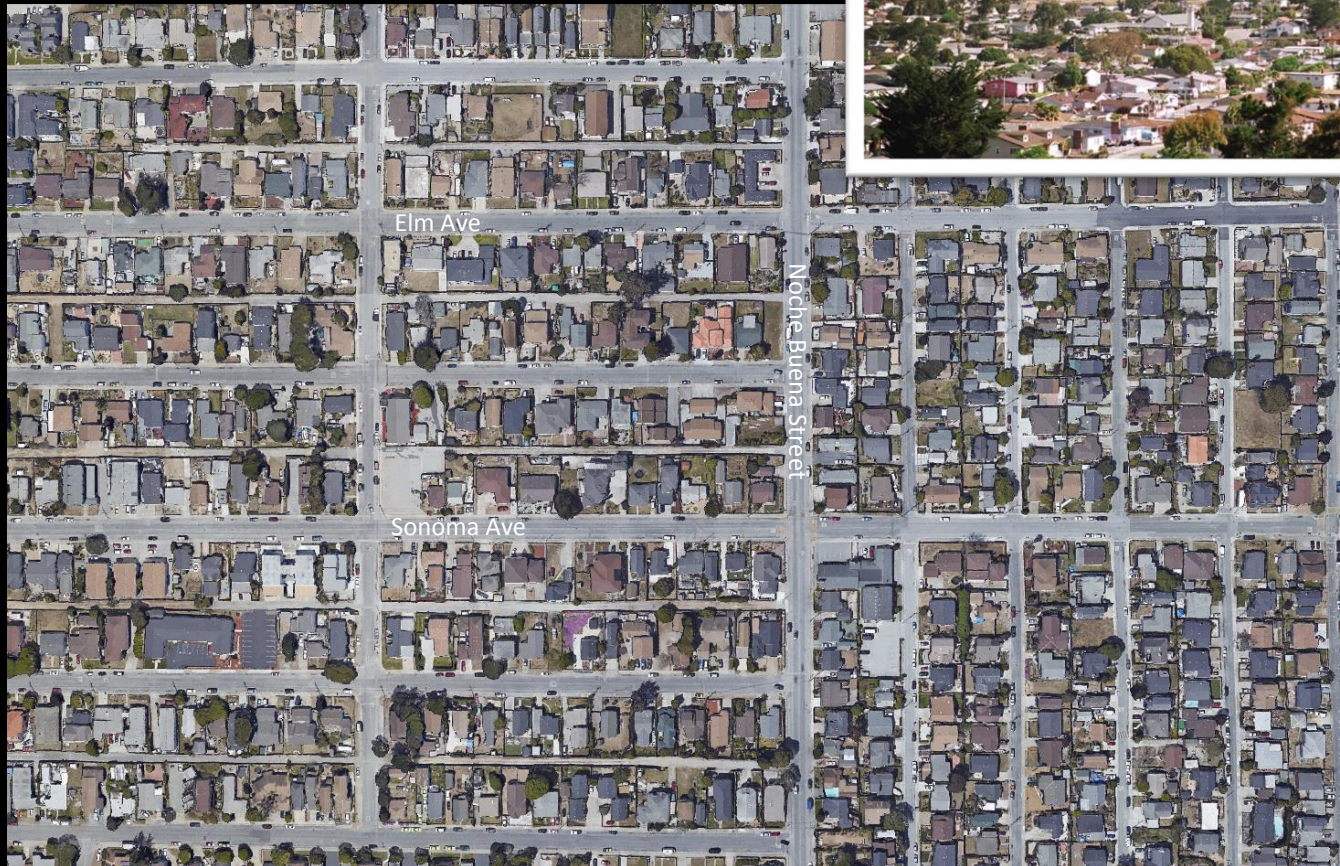
	1,800	1,800						
	1,800	1,800	1,300	1,300	1,300	1,300	1,300	
	1,800	1,800						
	1,800	1,800						

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

Street Connectivity

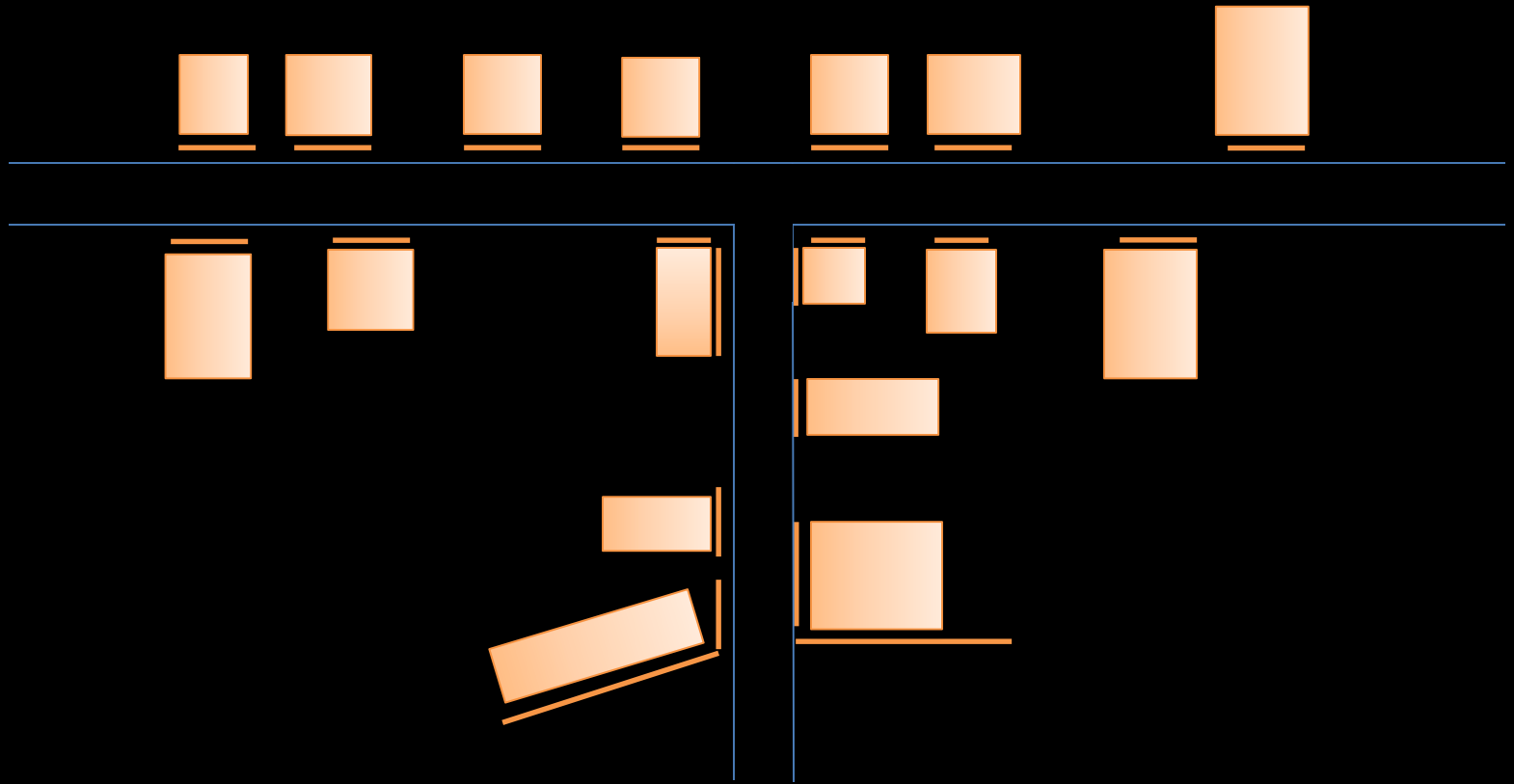


Street Connectivity



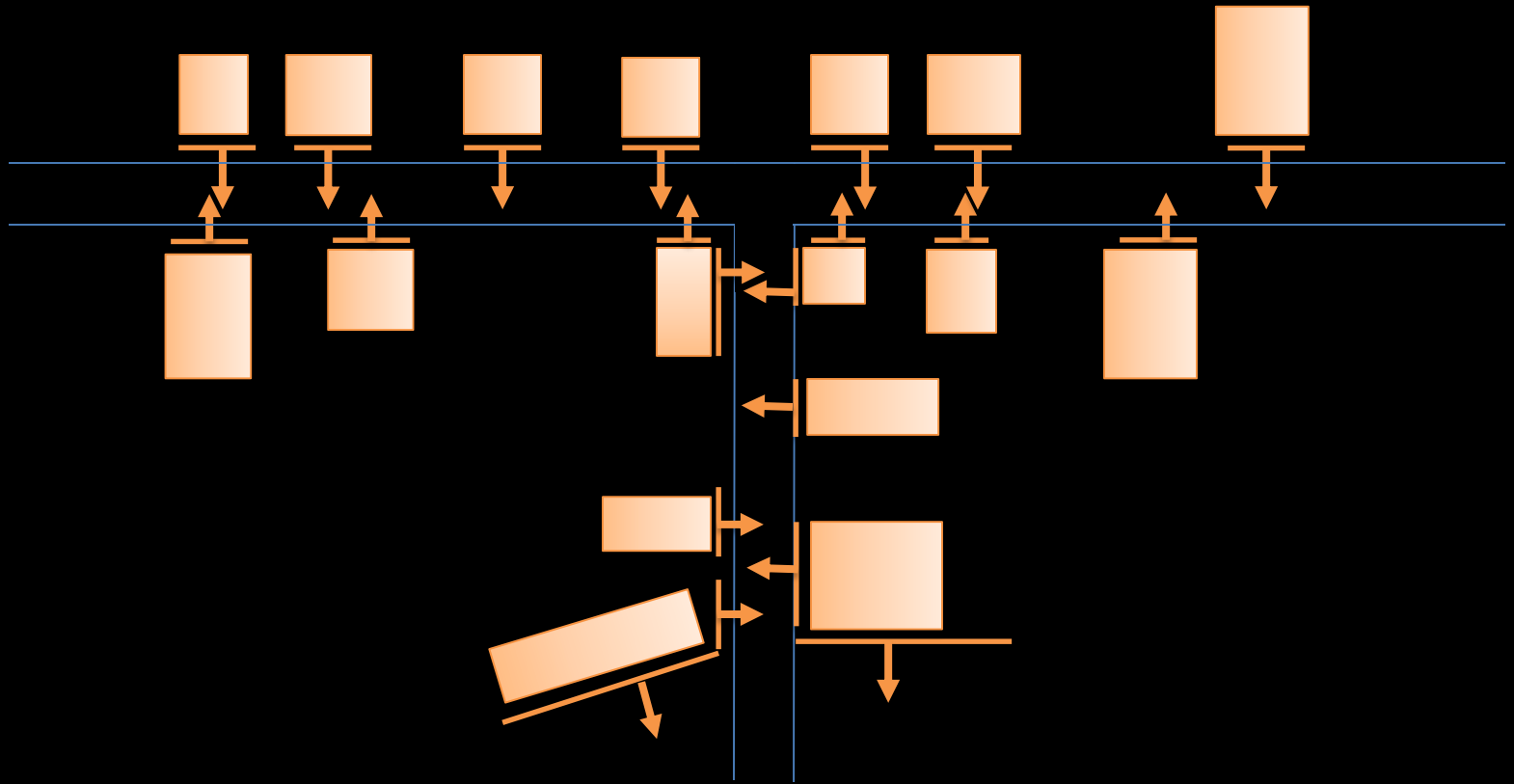
Elm Avenue Neighborhoods in Seaside, California

Building Orientation (Fronts Face Fronts)



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.

Building Orientation (Fronts Face Fronts)



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)



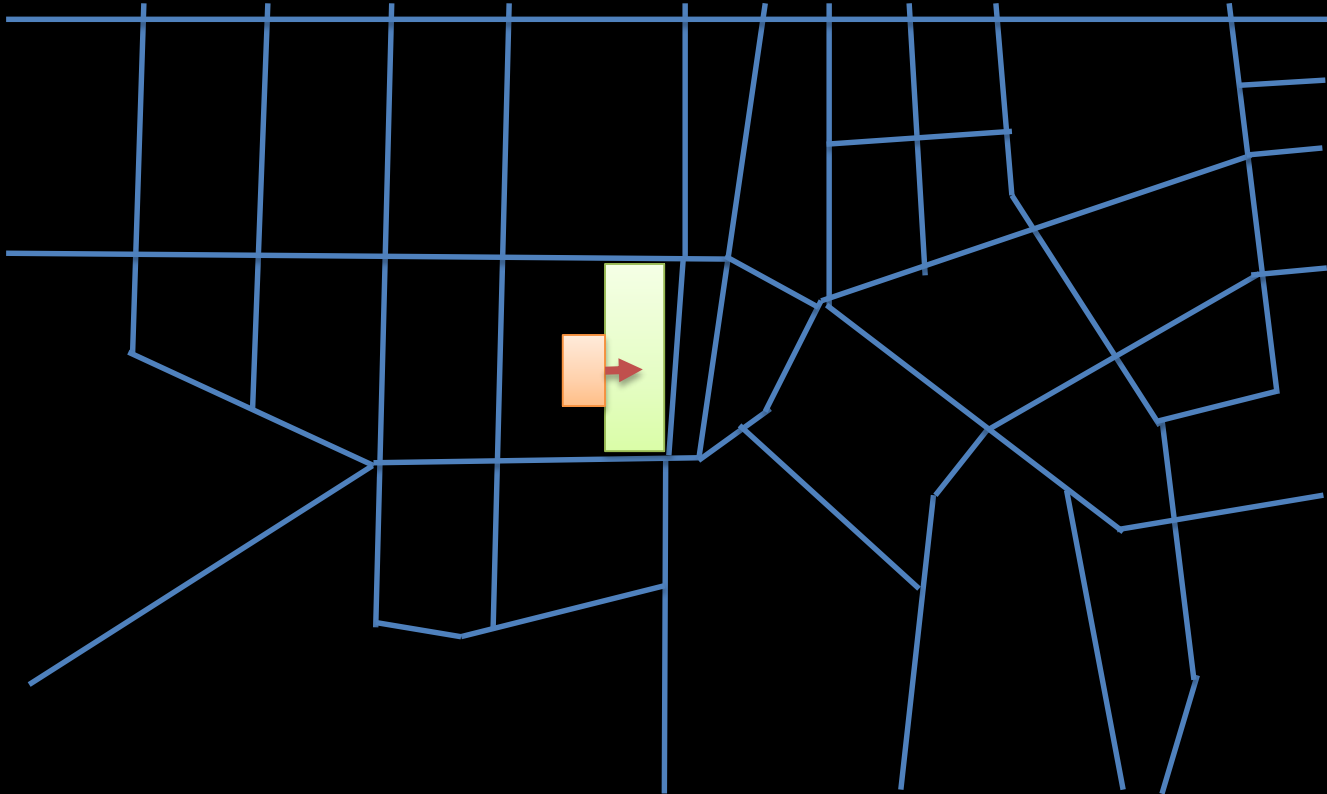
Ocean View Boulevard in Pacific Grove, California

Primacy of Open Space



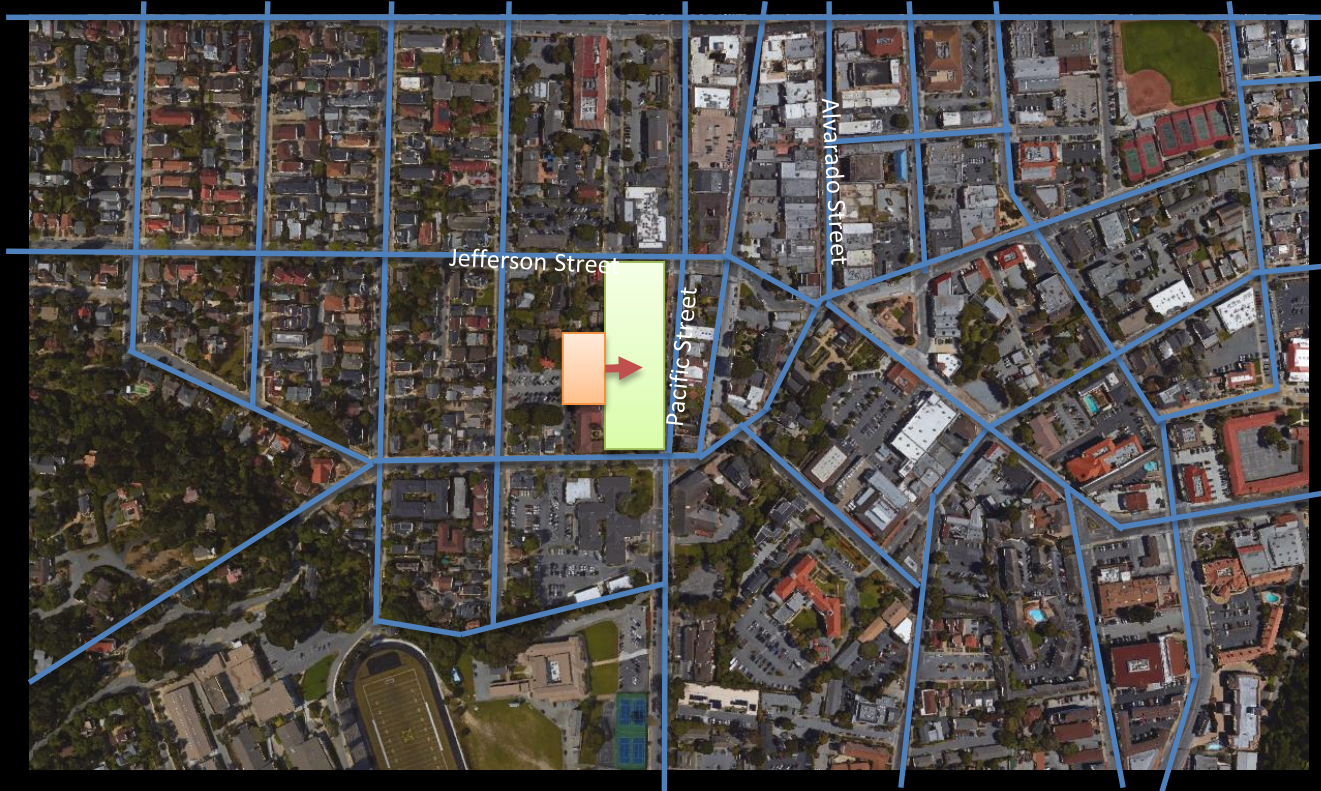
3.9.1 - A civic or passive-use space, a **small public space** such as a square, park or plaza of at least 1/6 acre in area lies within a **1/4 mile walk distance** of 90% of new and existing dwelling units and non-residential entrances.

Primacy of Open Space

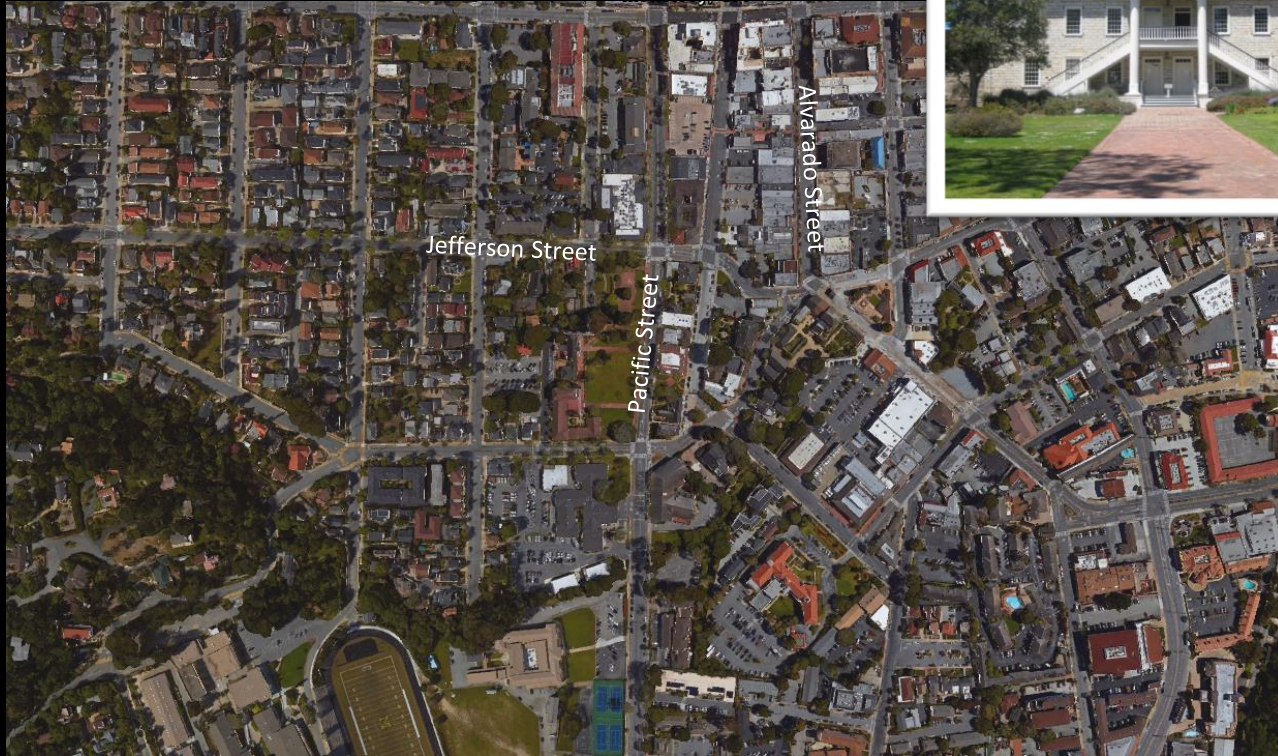


3.9.3 - **Prominent locations**, like the end of a street, the top of a hill, or adjacent to a park, should be **set aside for civic buildings**. Civic buildings should include, churches, schools, shared pool facilities, community halls, or simple pavilions.

Primacy of Open Space



Primacy of Open Space



Colton Hall & Friendly Plaza, Monterey, California

Scale of Public Space

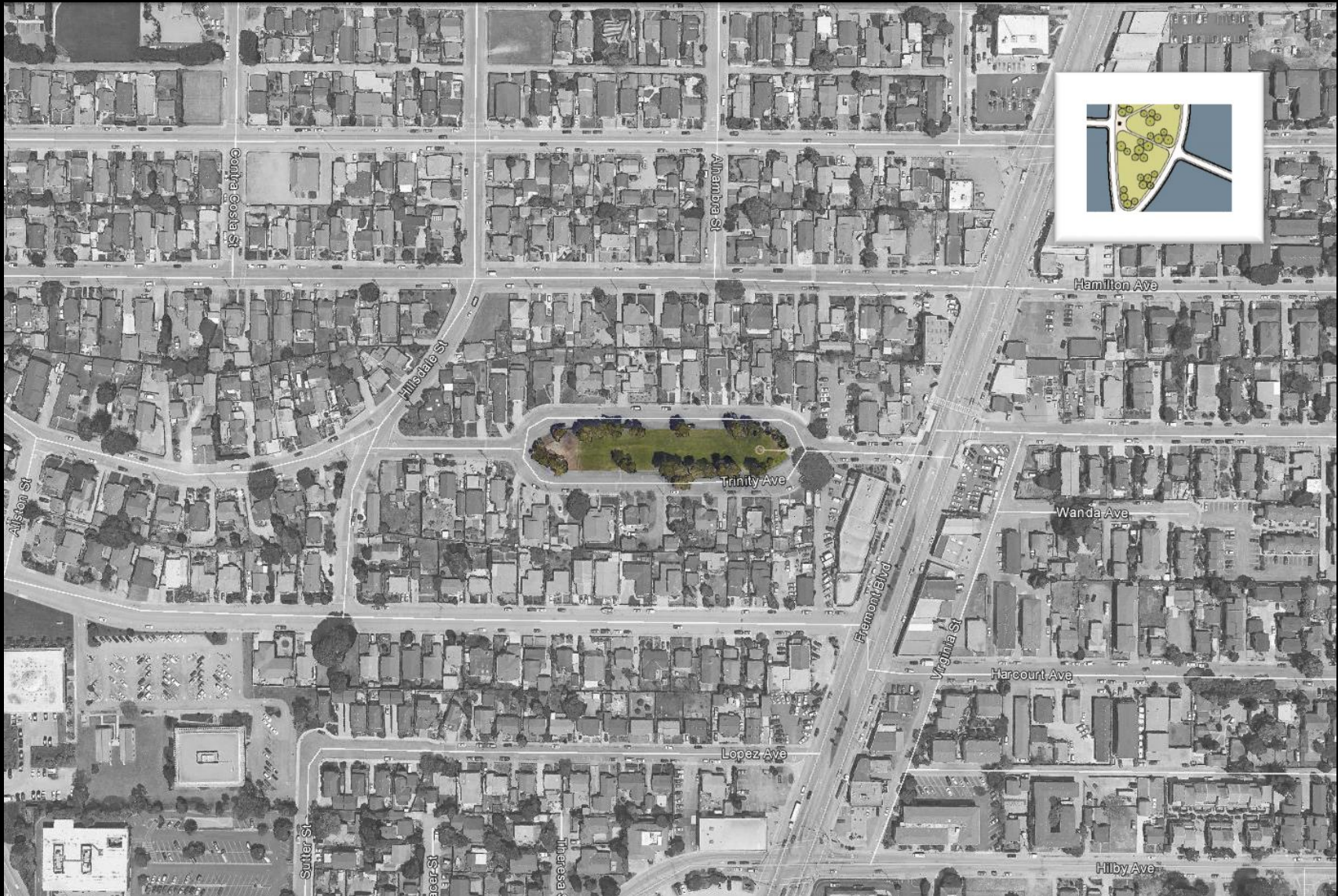
Laguna Grande Regional Park in Seaside, California



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.

Scale of Public Space

Seaside, California



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 $\frac{1}{4}$ acre with a maximum of 8 acres.

Scale of Public Space

Monterey, California



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 $\frac{1}{4}$ acre with a maximum around 3 acres.

Scale of Public Space

Monterey, California



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.

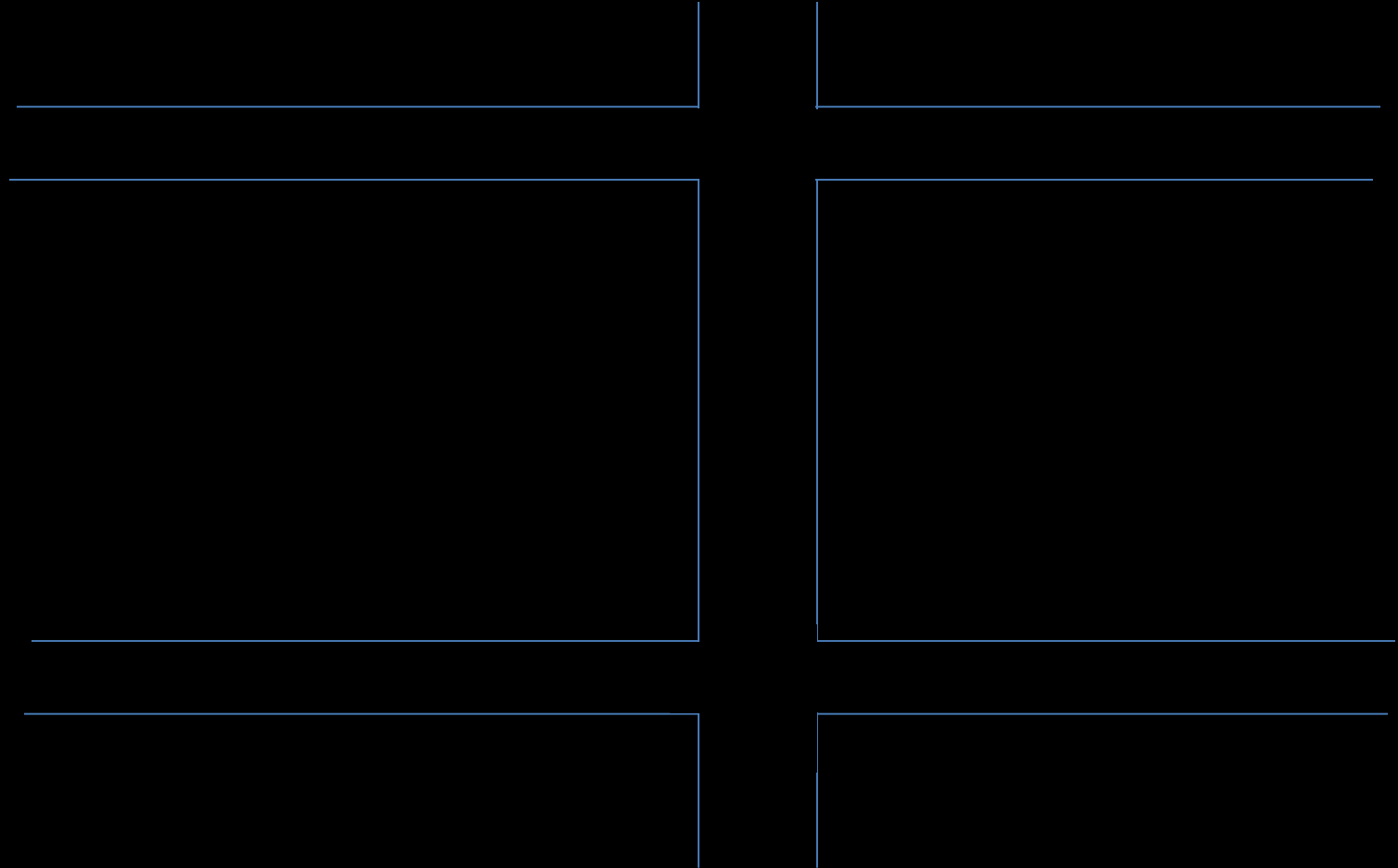
Scale of Public Space

Seaside, California

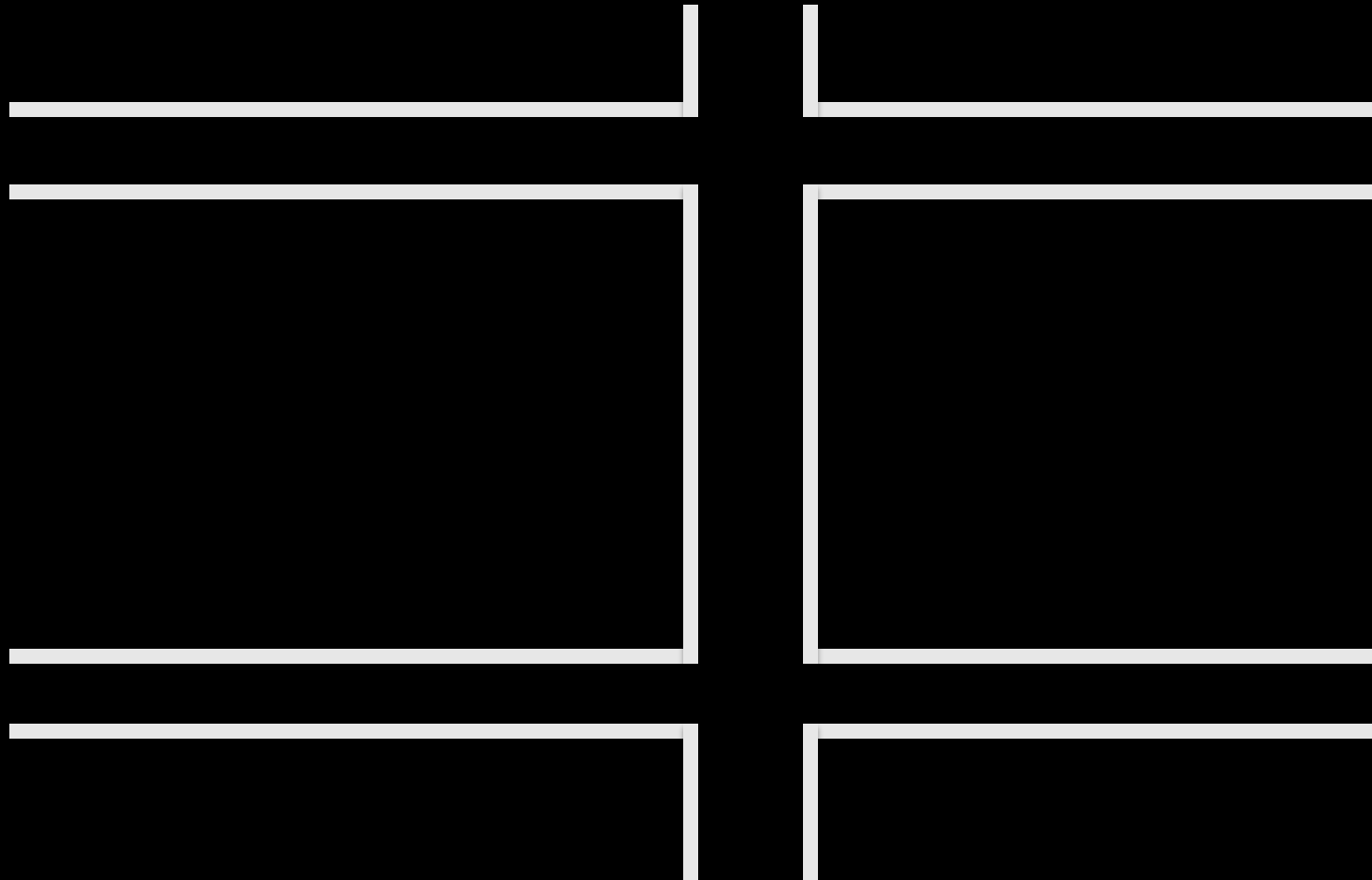


Playground: A **Playground** is an open space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds should be interspersed within residential areas and may be placed within a block. Playgrounds should be included within parks and greens. Playgrounds come in all shapes and sizes. Playground equipment should be shaded.

Complete Streets

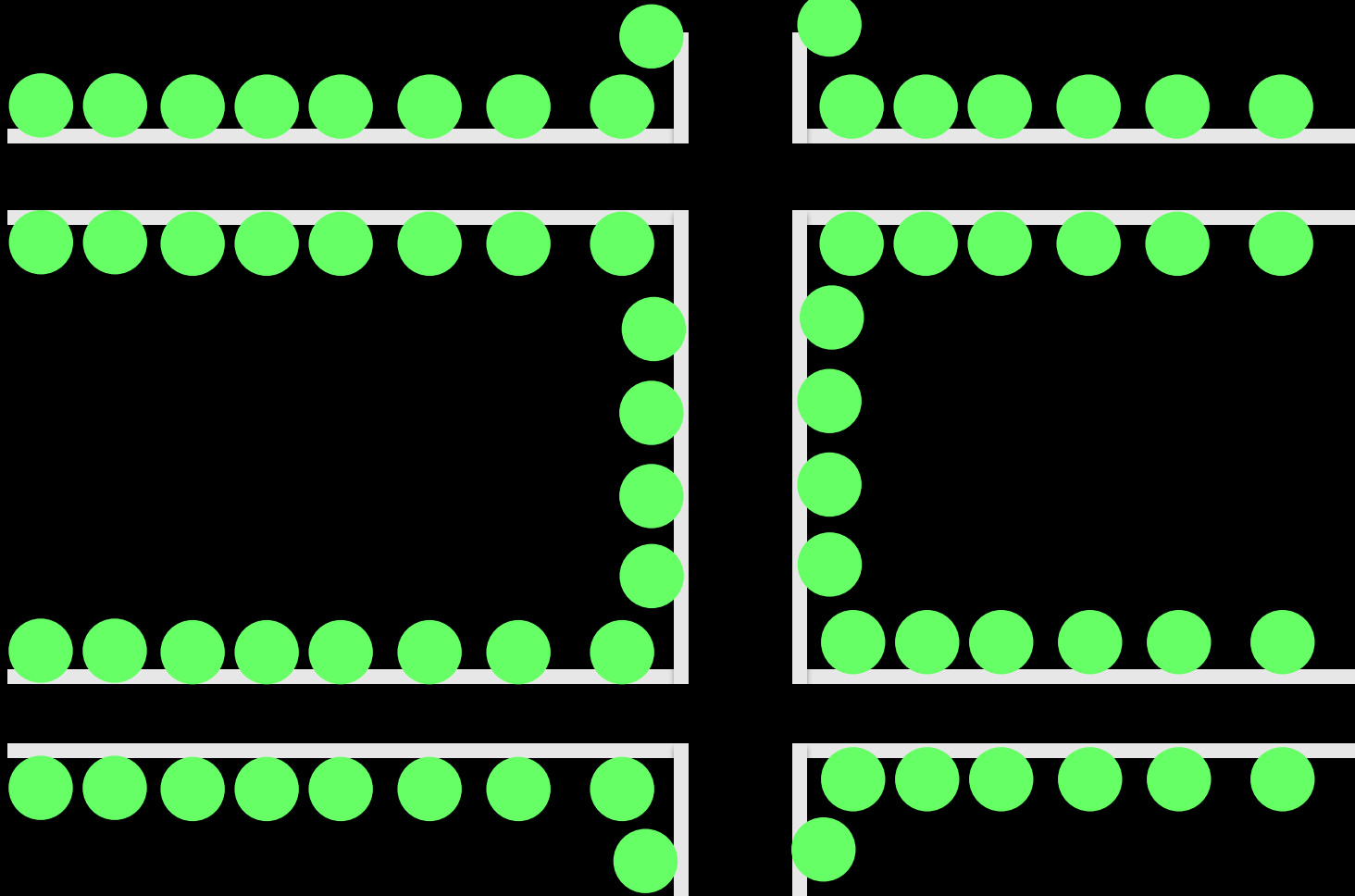


Complete Streets



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.

Complete Streets

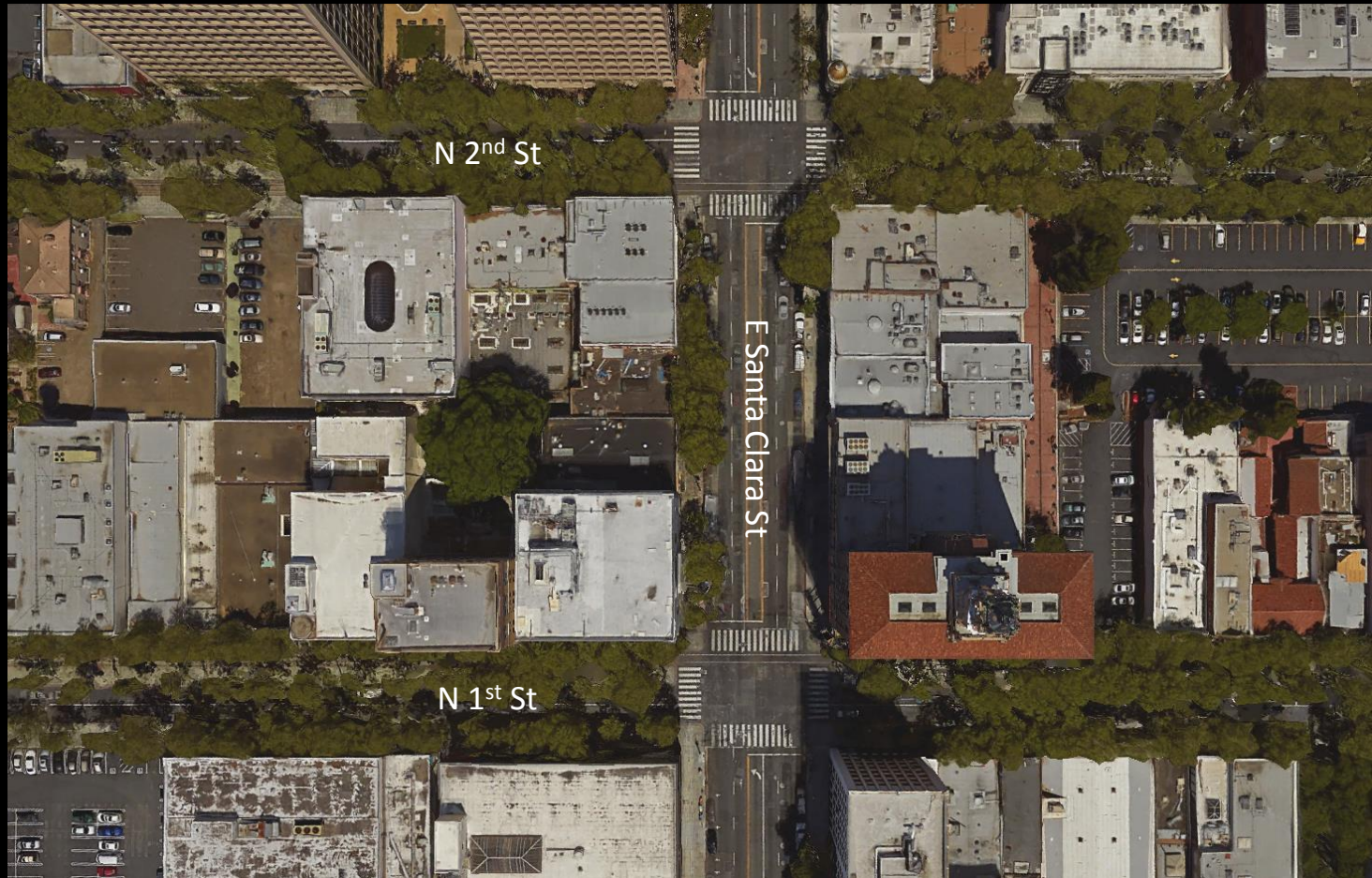


3.13.3 - Continuous sidewalks for walking shall be provided along both sides of regional corridors. Regional corridors may not be faced by parking lots, garages, or service bay openings. **Street trees must be provided** at intervals of no more than 50 feet along regional corridors.

Complete Streets



Complete Streets



Intersection of E Santa Clara St and N 1st & 2nd St in **Downtown San Jose**, California

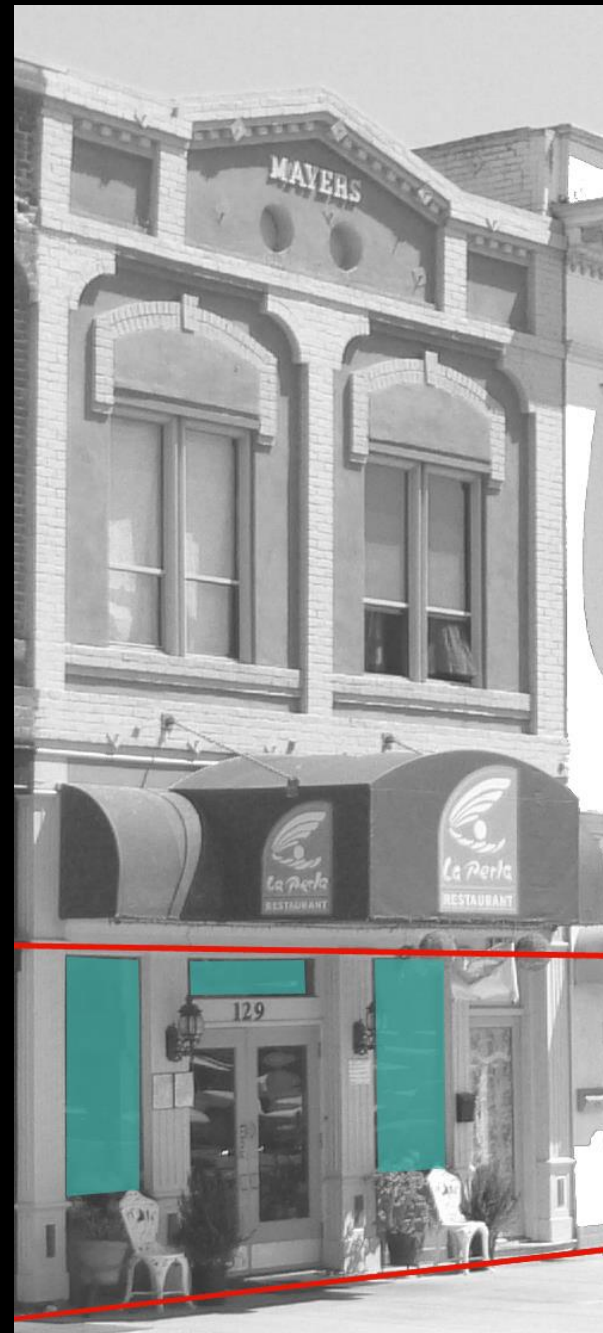
Legible Centers

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.



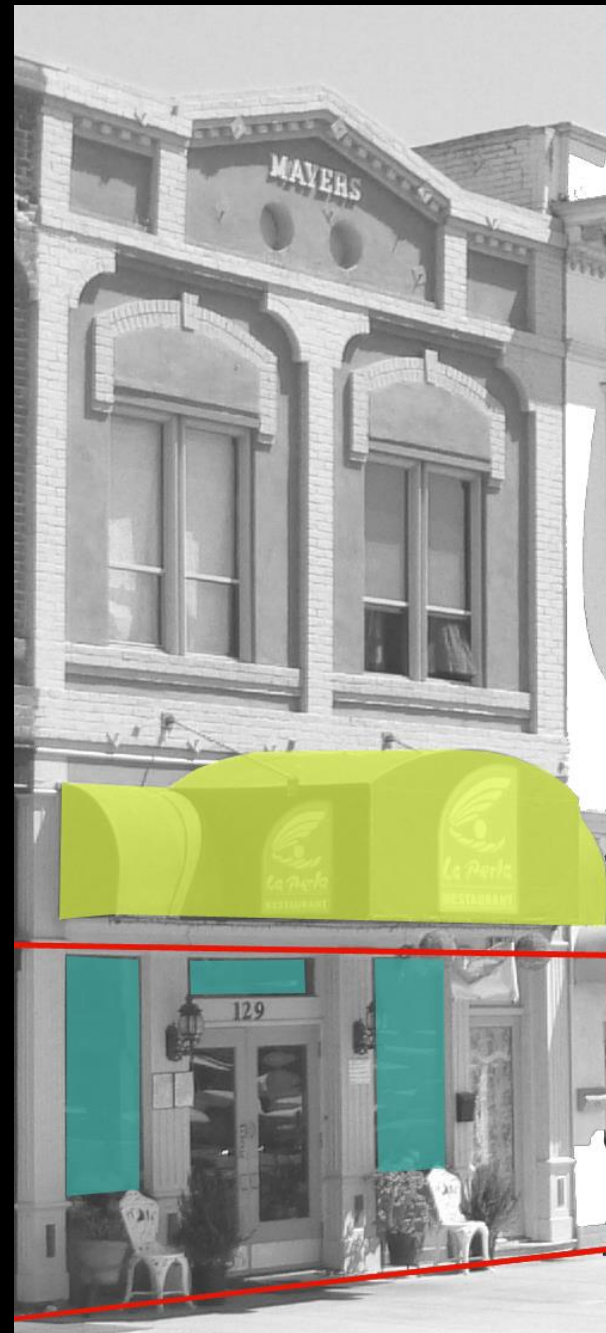
Legible Centers

3.21.4 - Storefront windows shall extend to at least 8 feet above the adjacent sidewalk.



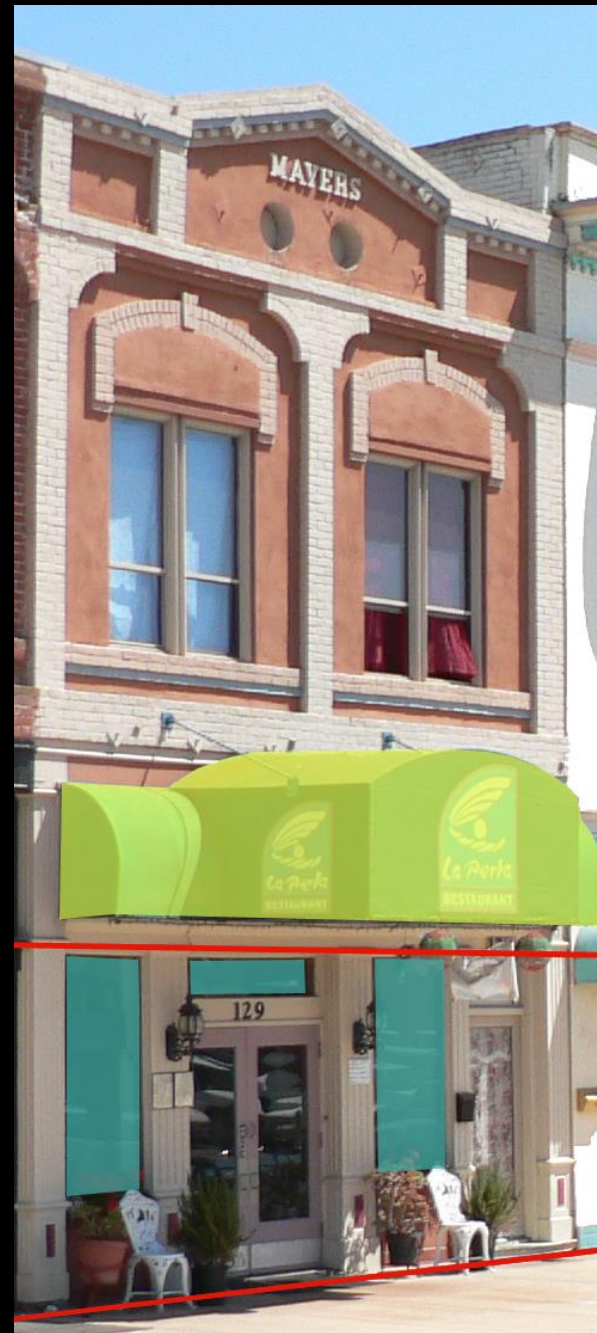
Legible Centers

3.21.6 - All shopfronts shall be **protected with shade** from above by either an awning, arcade or marquee.



Legible Centers

Retail frontage storefronts are to be built for **functionality** and **attractiveness**.



At least 8 ft.

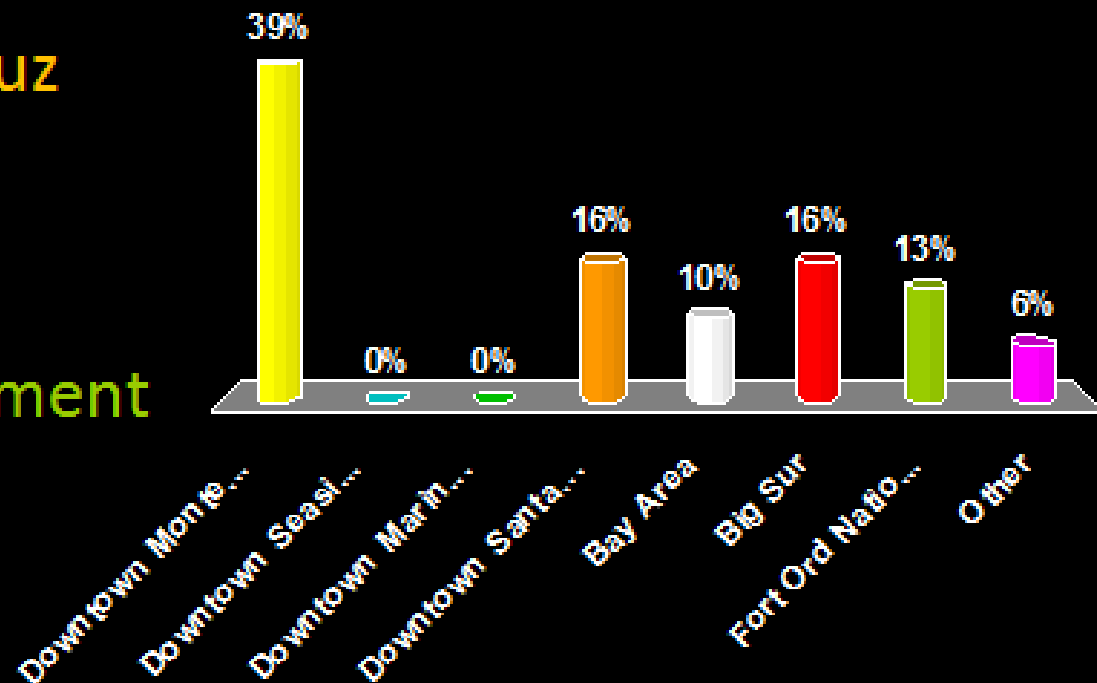
Legible Centers



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



DOVER, KOHL & PARTNERS
t o w n p l a n n i n g

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