

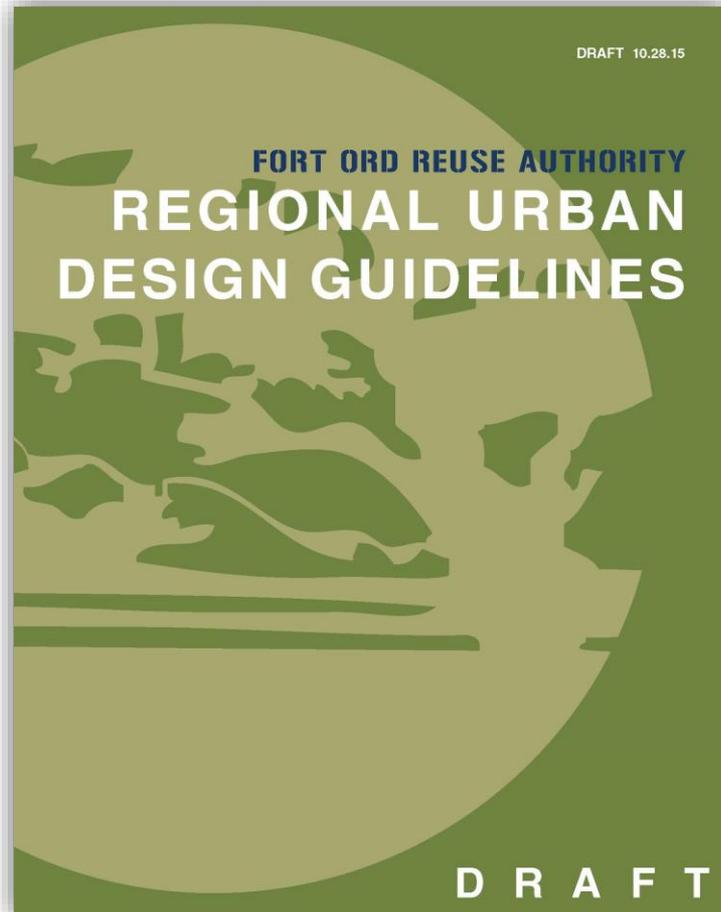
# RUDG Workshop

FORA Board Special Meeting

November 2, 2015

*Josh Metz  
Economic Development  
Coordinator*

# Overview



- **Project History**
  - RUDG Task Force
  - Comments
- **Reuse Plan Context**
  - Design Principles
  - Design Guidelines
  - Legal Review
- **Today's Meeting**
  - Objectives
  - Contents
  - Advances

# Project History

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1. FORA Act
2. Base Reuse Plan: Design Principle 6
3. Board policy on jurisdictional design implementation
4. Board approves Highway 1 Design Guidelines
5. Reassessment Report – Outstanding RUDG
6. Fort Ord Colloquium
7. 2014 Work Plan – RUDG Completion
8. Task Force – Competitive RFP
9. Board Approves Dover, Kohl (DKP) Selection
10. DKP Site Visit
11. 2015 Design Charrette
12. Task Force – DRAFT RUDG Development
- 13. DRAFT RUDG for Board Review**
- 14. Final RUDG for Board Approval**
- 15. RUDG Implementation Training**

- **Feb 23, 2015**
- **March 3**
- **March 23**
- **April 2**
- **April 23**
- **May 1**
- **May 21**
- **June 25**
- **August 18**
- **August 27**
- **September 3**
- **September 10**
- **October 12**
- **November 3**

- **Open Public Meetings**
  - **Board (6 reports)**
  - **Task Force (14)**  
*since Feb 2015*
- **City of Seaside**
- **Monterey County**
- **City of Marina**

- **“It is unclear how the guidelines will be implemented and utilized to evaluate future projects/plans to determine (BRP) consistency” – Aug 25 Comments**
  - See Policy Application section in updated DRAFT RUDG (addresses comment)
  - Implementation and jurisdiction adoption training is a final stage in RUDG project
  
- **“The BRP identifies the design guidelines to be developed for areas of regional importance, it defines these areas as Highway 1 scenic corridor, 12<sup>th</sup> Street and Main Gate areas, major through roadways such as Reservation and Blanco. General Jim Moore/Broadway, General Jim Moore Eucalyptus and Surplus II do not fit within the BRP description. These areas should be removed as centers and gateways.” – Oct 16 Comments**
  - BRP Design Principle 6 language leaves flexibility by including the following language: “...major through roadways such as Reservation Road and Blanco Road, as well as other areas to be determined.”
  - “such as” indicates the paragraph 2, page 61 through roadways list is not comprehensive
  - General Jim Moore is a major through roadway
  - Center and gateway designations at Broadway & Eucalyptus reflect the expected future use of these locations as regional traffic nodes and current use as entry points to the former Fort Ord
  - Surplus II is considered part of the University oriented development shown in BRP p61 graphic
  
- **“The City of Seaside is looking for a palette of designs that could include signs, structural elements, landscaping, statues, major works of public art or any landmark feature or element that would help orient people and identify the City’s entrances.” – Oct 16 Comments**
  - Options for gateway & wayfinding signage included in the current DRAFT RUDG document (addresses comment)

- **“Definition of Public Spaces lack opportunity for active adult recreation uses. Limiting these uses to Parks at the edge of the center may result in users driv(ing) rather than walk(ing).” – Oct 12 Comments**
  - Clarifying language included in the current DRAFT RUDG document
- **“Front Face Fronts (Guideline) – Point here is what we see from certain points of view (e.g. streetscapes). However, there are cases where there may be elevations facing the National Monument. In cases like this, there should be guidelines about treatment of the elevation regardless of the orientation.” .” – Aug 25 Comments**
  - Clarification – removed technical term “elevation” and include flexibility for site constraints
- **“Large projects (500+ units, 100+ acres) should incorporate multiple building types as well as multiple style sand color/material pallets. Mixing these three criteria results in a larger variation. For example: 3 types, 3 styles, 3 color/material pallets results in 27 possible designs in addition to reversing designs.” – Aug 25 Comments**
  - We see the benefits of this visually, however the Guidelines avoid “style” discussion at the request of the RUDG Task Force

## 1994 FORA Act:

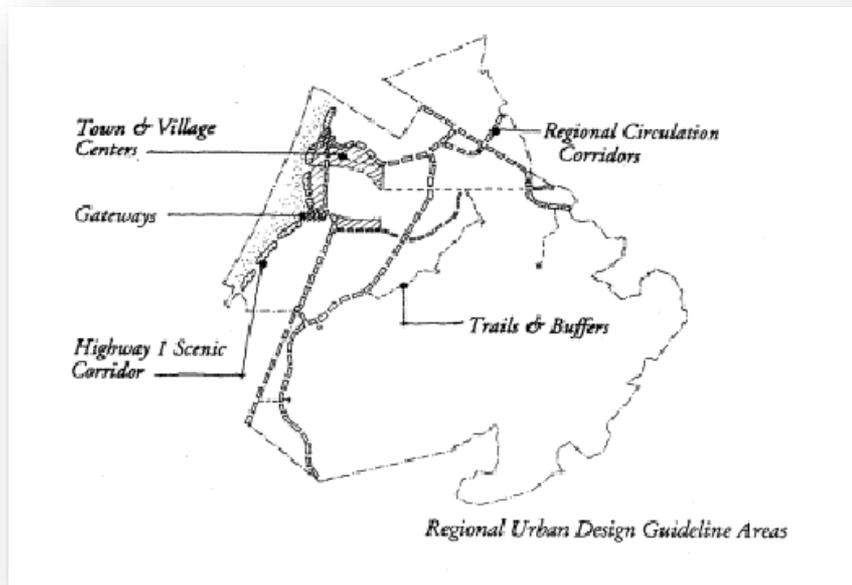
- Empowers FORA Board with responsibility of making **consistency determinations** between **local plans/entitlements and Reuse Plan**
- **Zoning authority** remains purview of **local jurisdictions**

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

# 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**

# Design Guidelines



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

## 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.**

## Today's Meeting

- 1. Presentation of the current DRAFT RUDG;**
- 2. Opportunity for questions and discussion; and**
- 3. Opportunity to engage staff and consultants with direct Board feedback in preparation for bringing an actionable DRAFT document at a future Board meeting.**

# DRAFT RUDG Contents

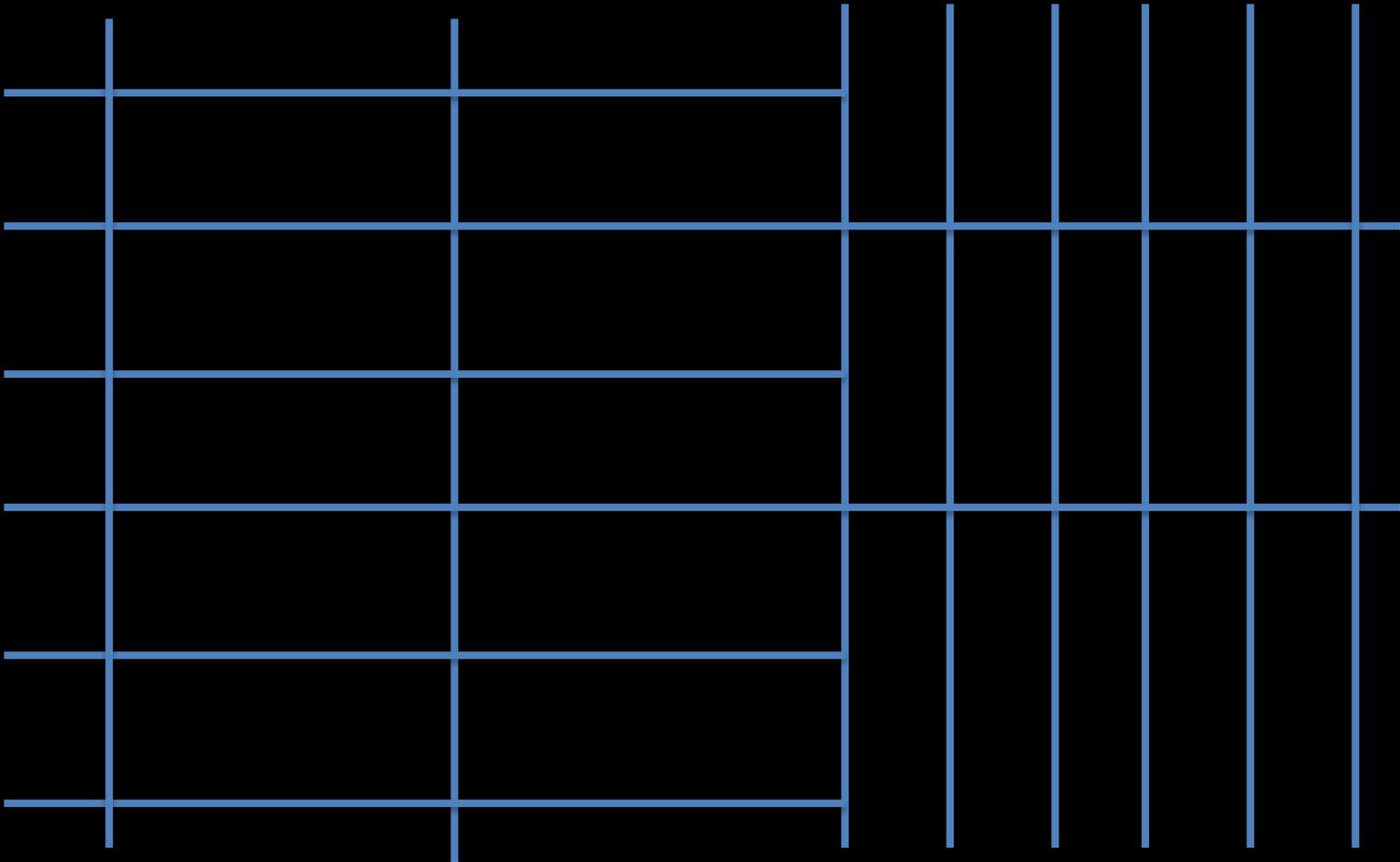
- 1. Introduction and Policy Application;**
- 2. Base Reuse Plan Focus Areas;**
- 3. Regional Urban Design Guidelines; and**
- 4. Definitions.**

# Significant Advances

- 1. Context/process content separation from policy language and graphics;**
- 2. Policy clarification for the range of project status that exist on the former Fort Ord;**
- 3. Strengthened narrative connecting existing BRP policies and the RUDG;**
- 4. Refined the RUDG to follow national best practices and improve local application; and**
- 5. Response to jurisdiction, agency, and community member input**

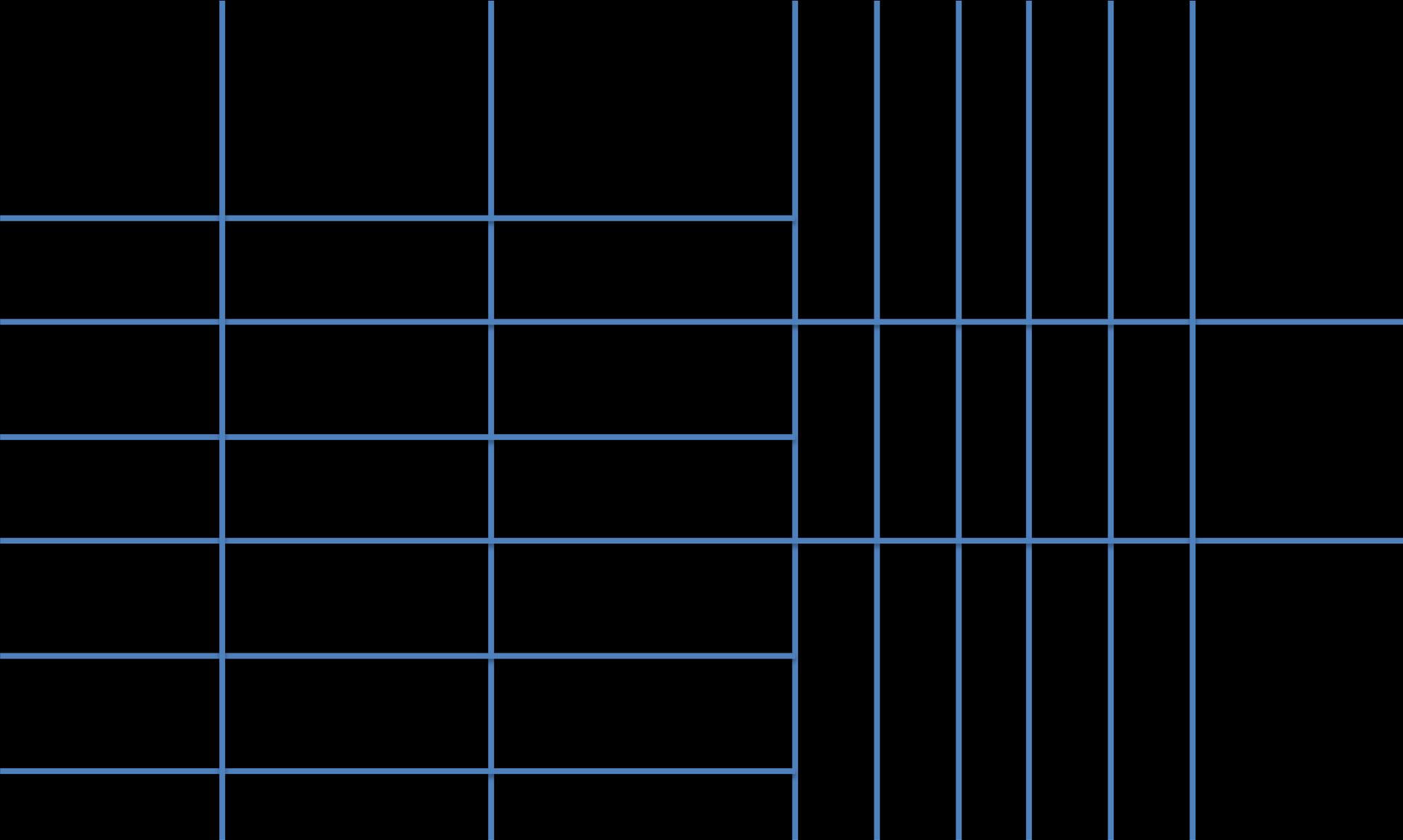
**How were these  
guidelines created?**

# 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.

# Connectivity



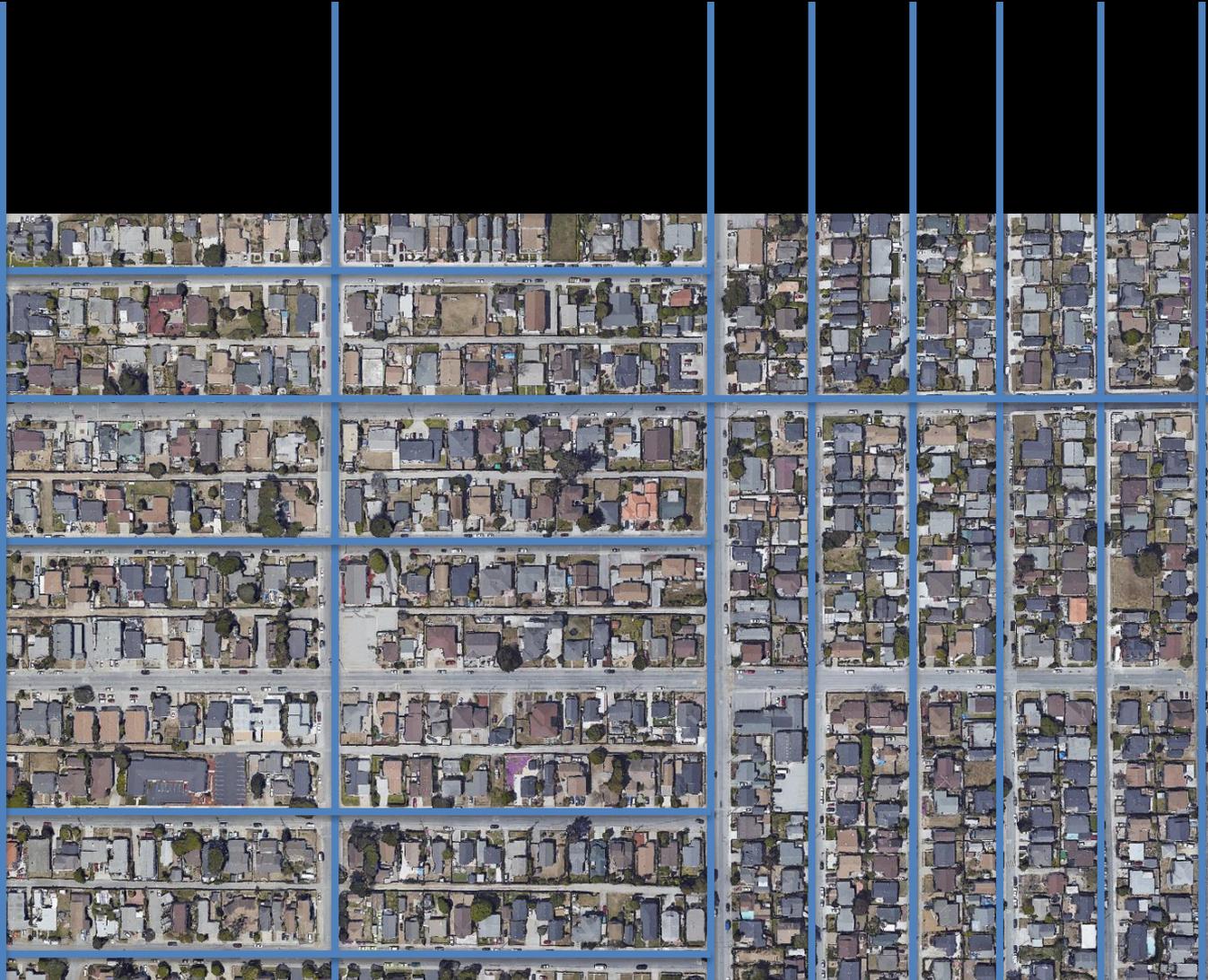
3.5.2 - All new **neighborhood streets must connect** to adjacent streets where connecting street stubs are available.

# Connectivity

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

# Connectivity

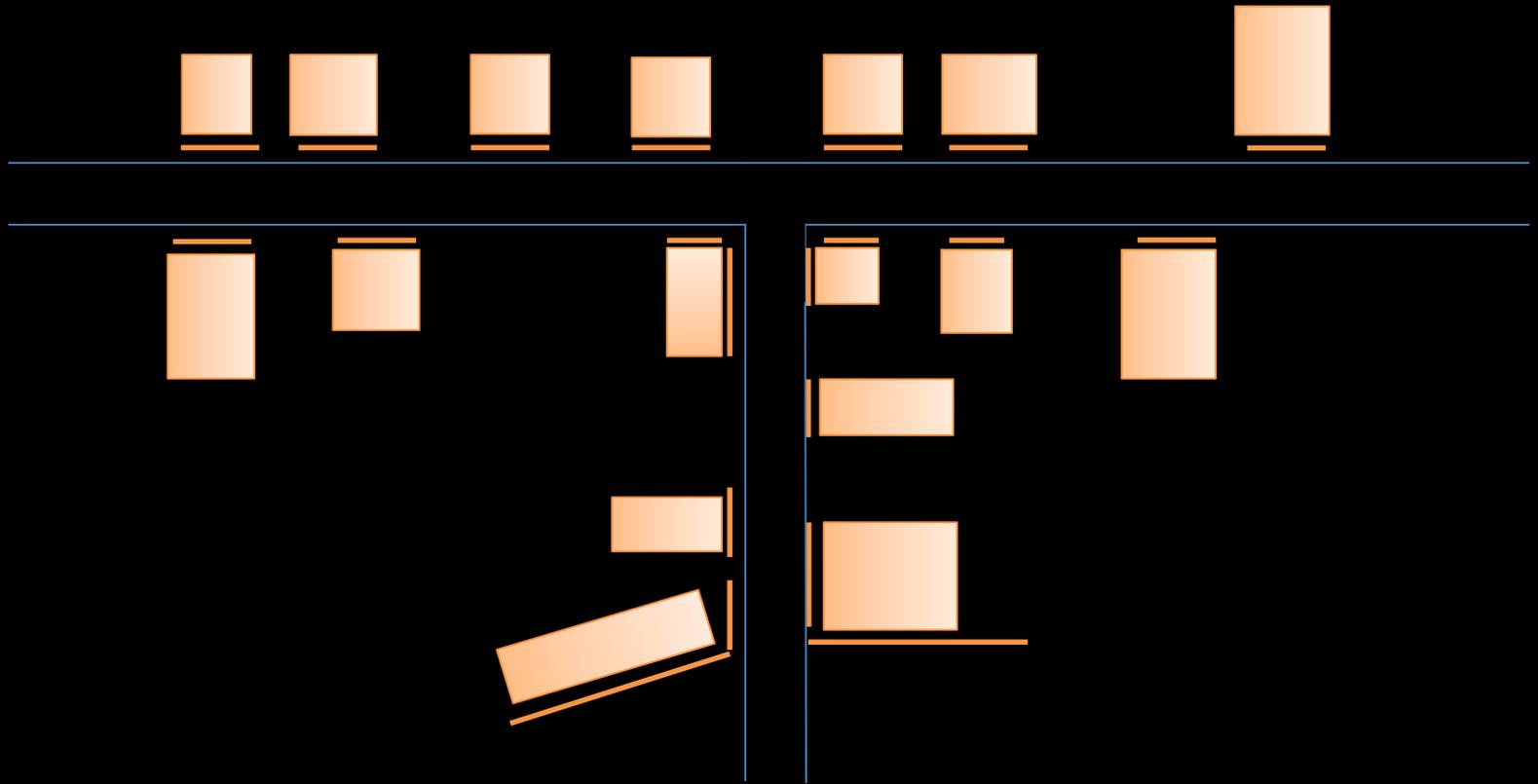


# Connectivity



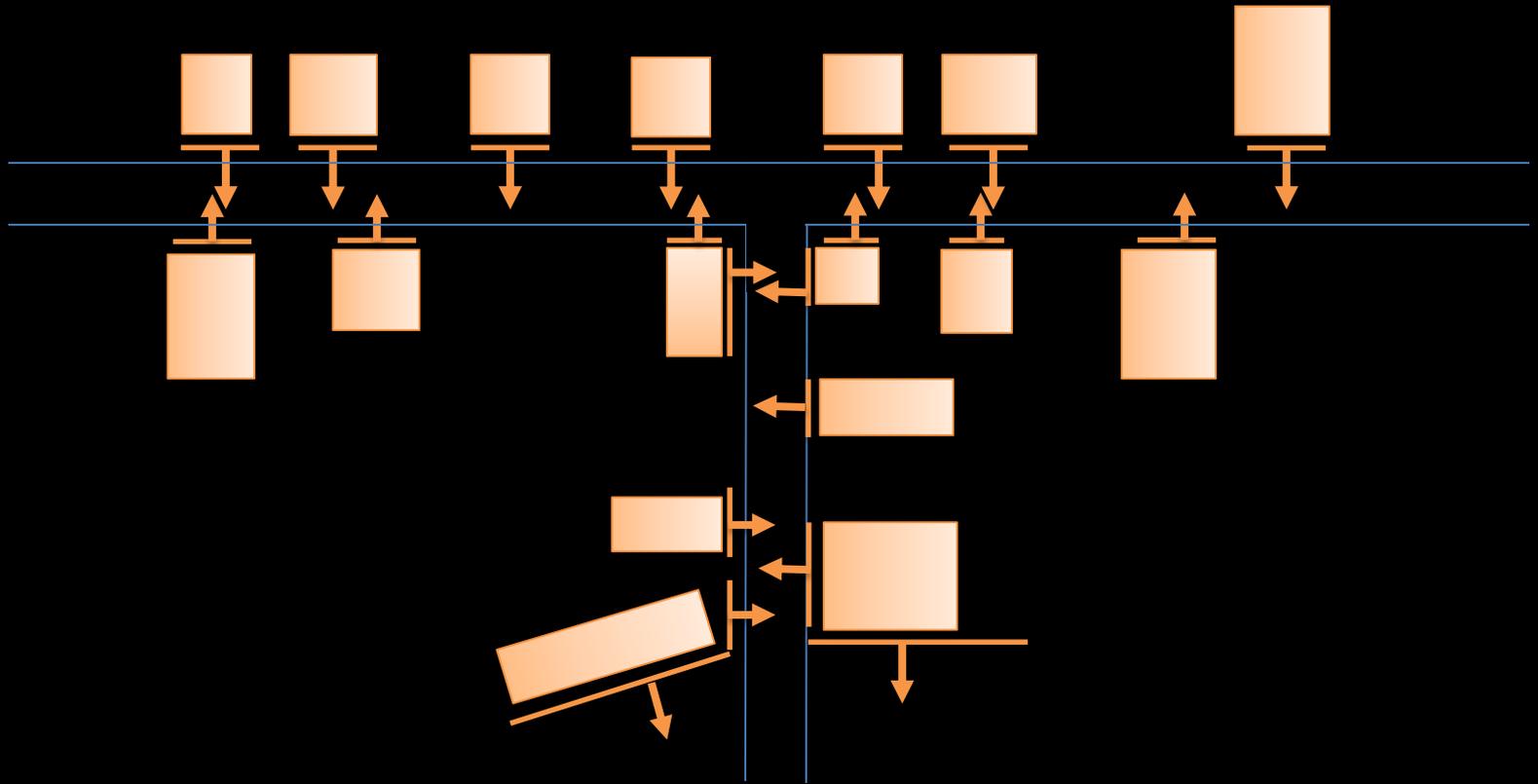
Elm Avenue Neighborhoods in Seaside, California

# 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

# Scale of Public Space

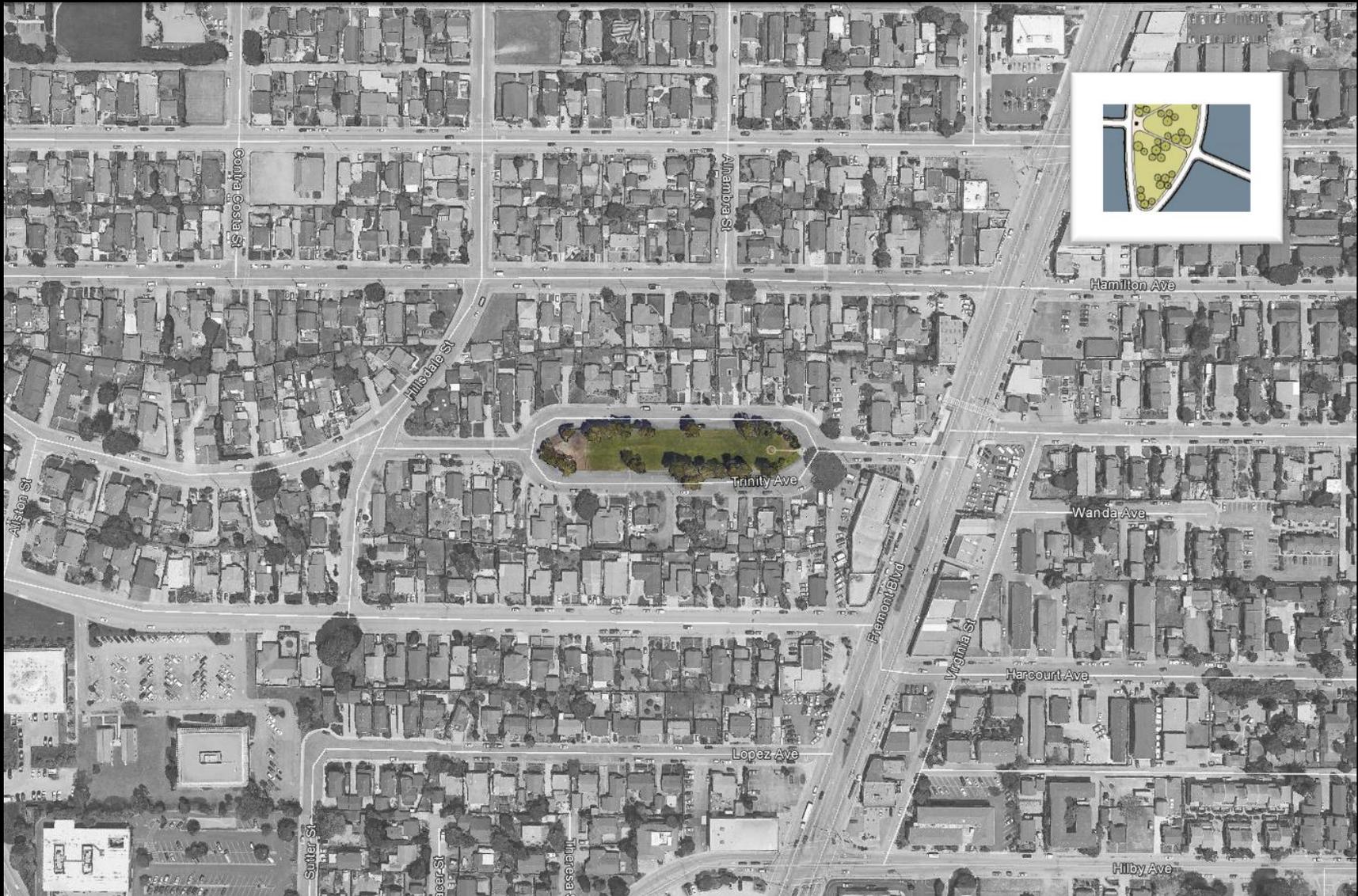
Laguna Grande Regional Park in Seaside, California



**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

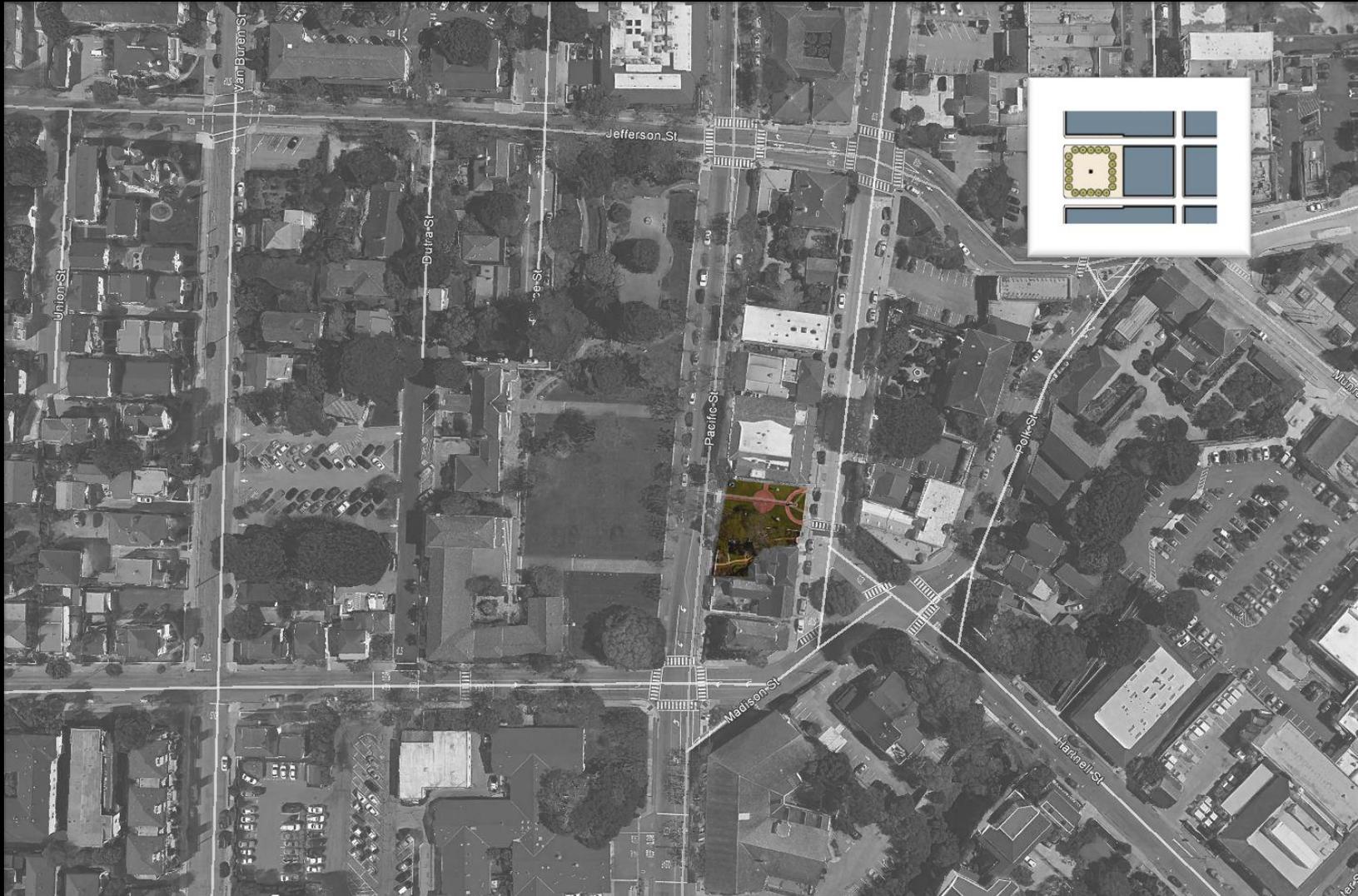
Monterey, California



*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.

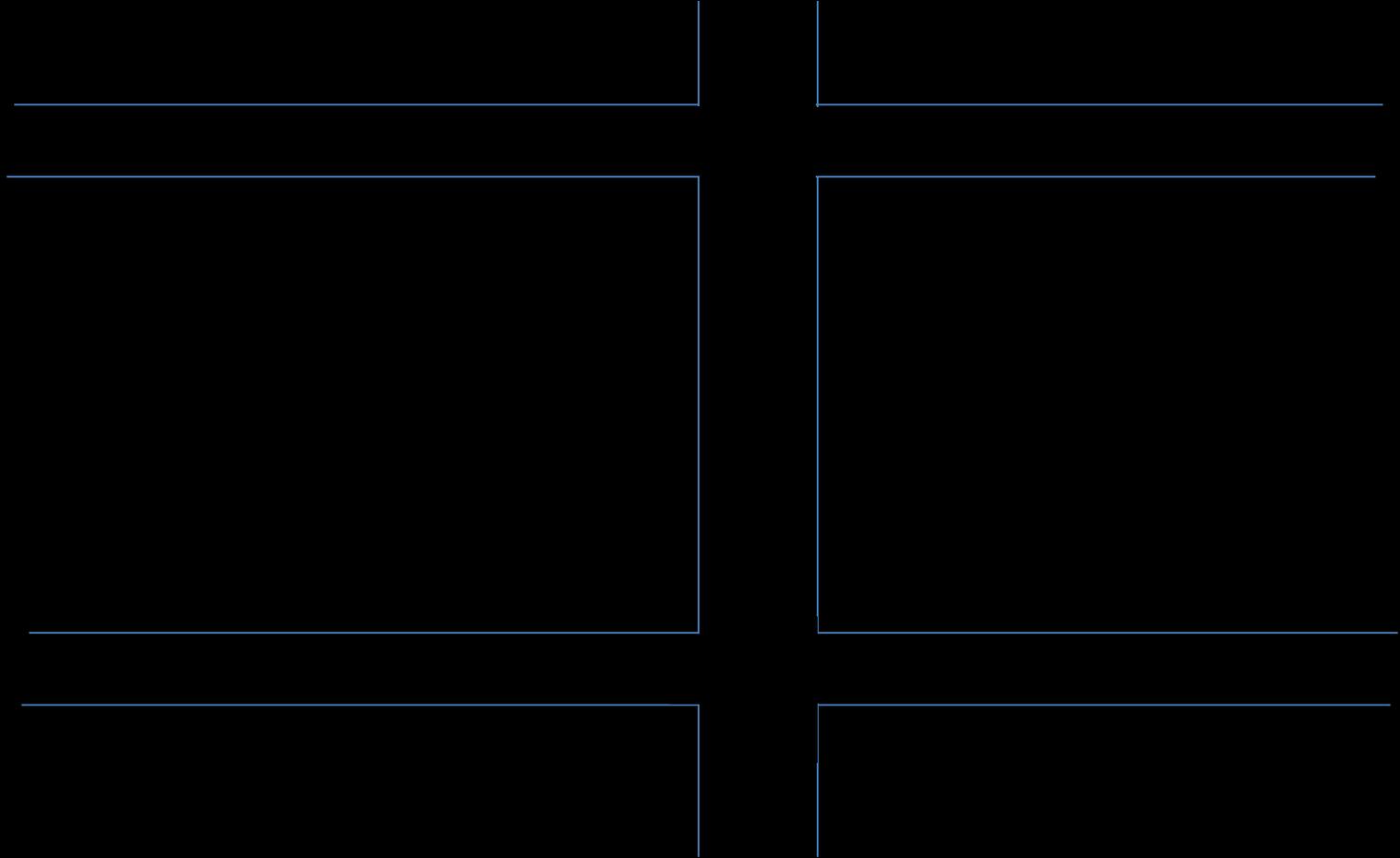
# Scale of Public Space

Seaside, California

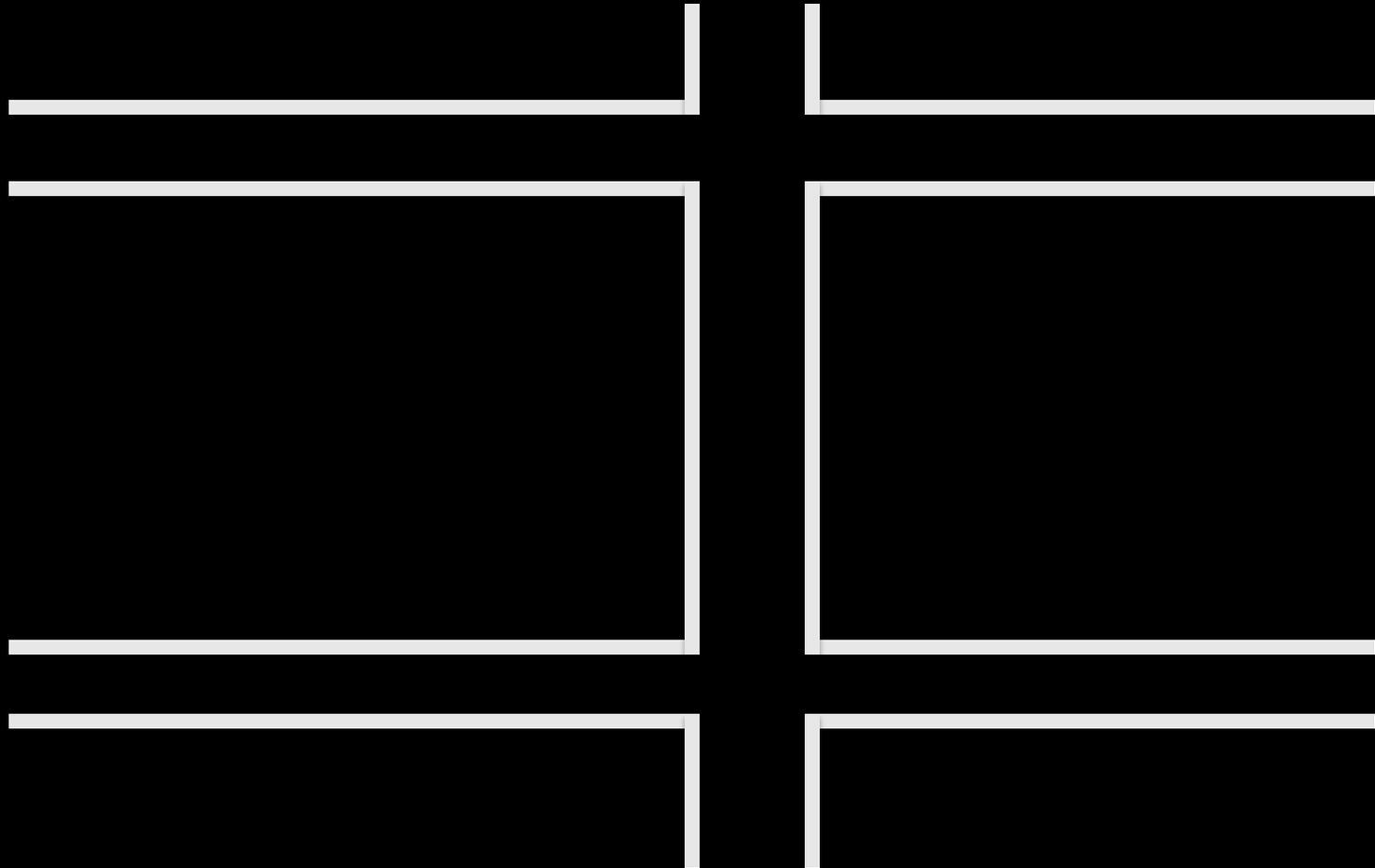


*Playground:* A **Playground** is an open space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds should be interspersed within residential areas and may be placed within a block. Playgrounds should be included within parks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

# Complete Streets

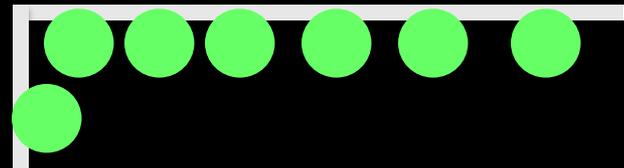
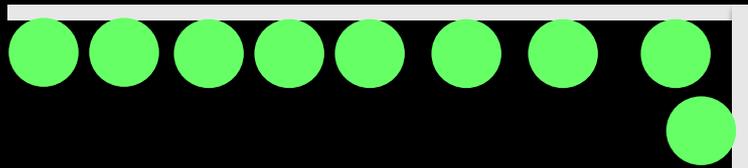
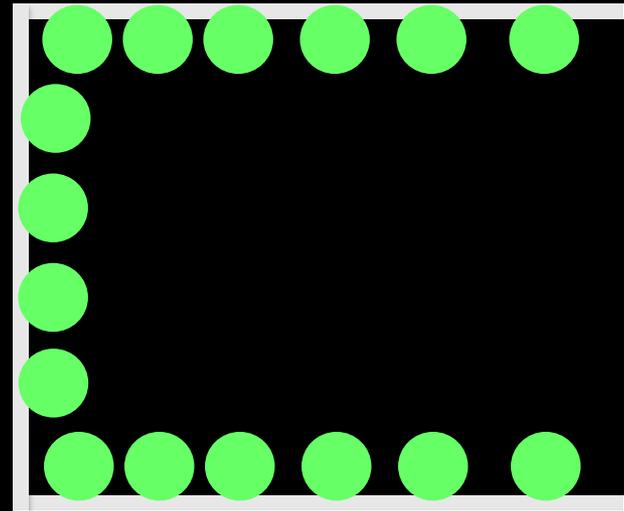
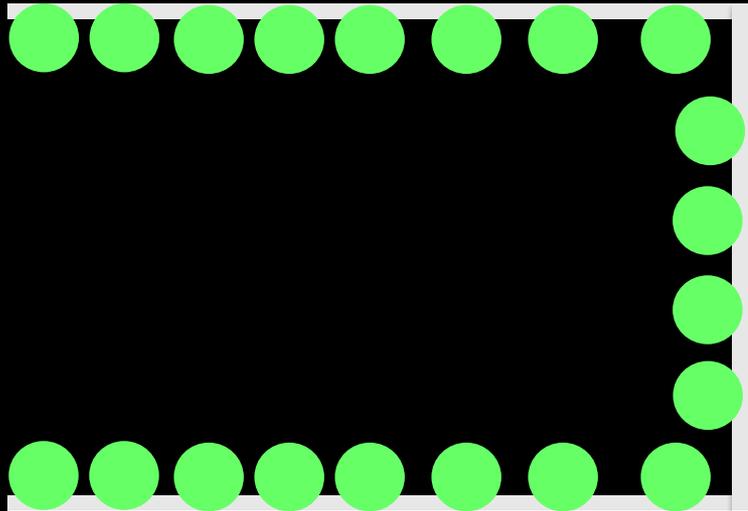
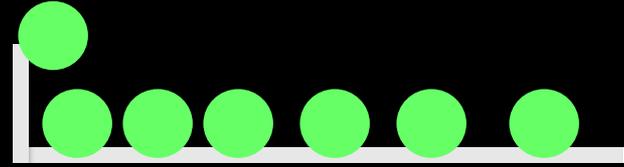
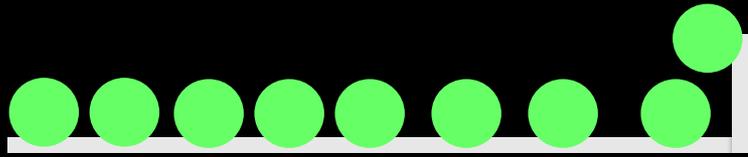


# Complete Streets



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 1<sup>st</sup> & 2<sup>nd</sup> St in **Downtown San Jose**, California

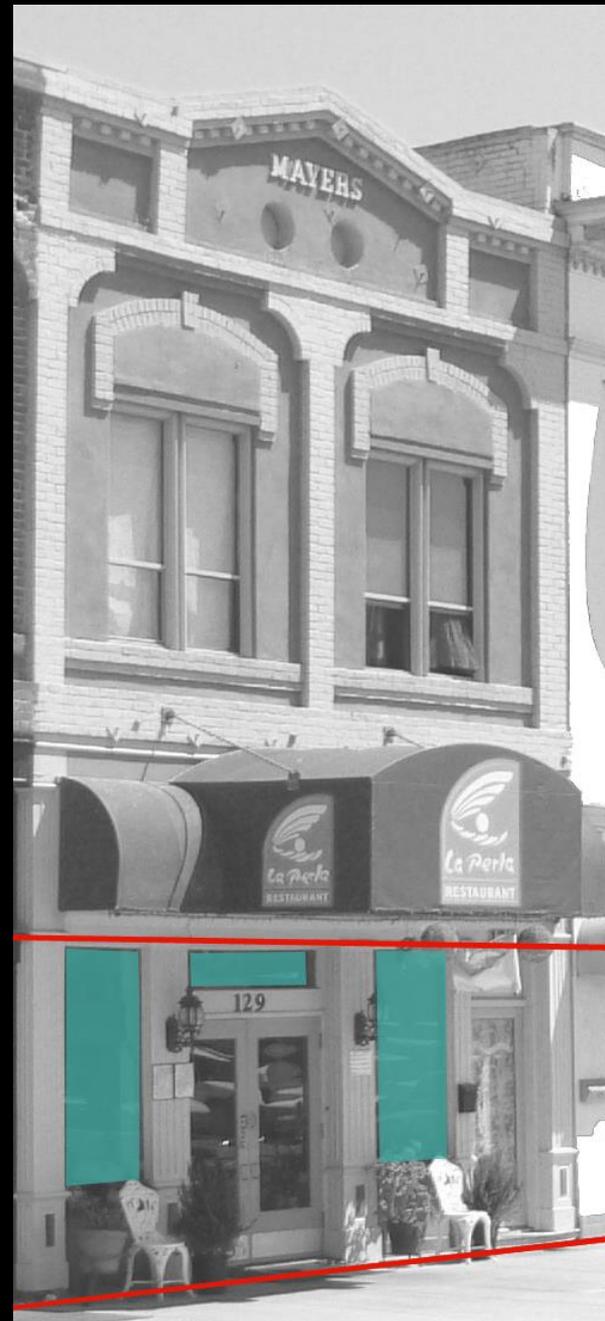
# Legible Centers

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.



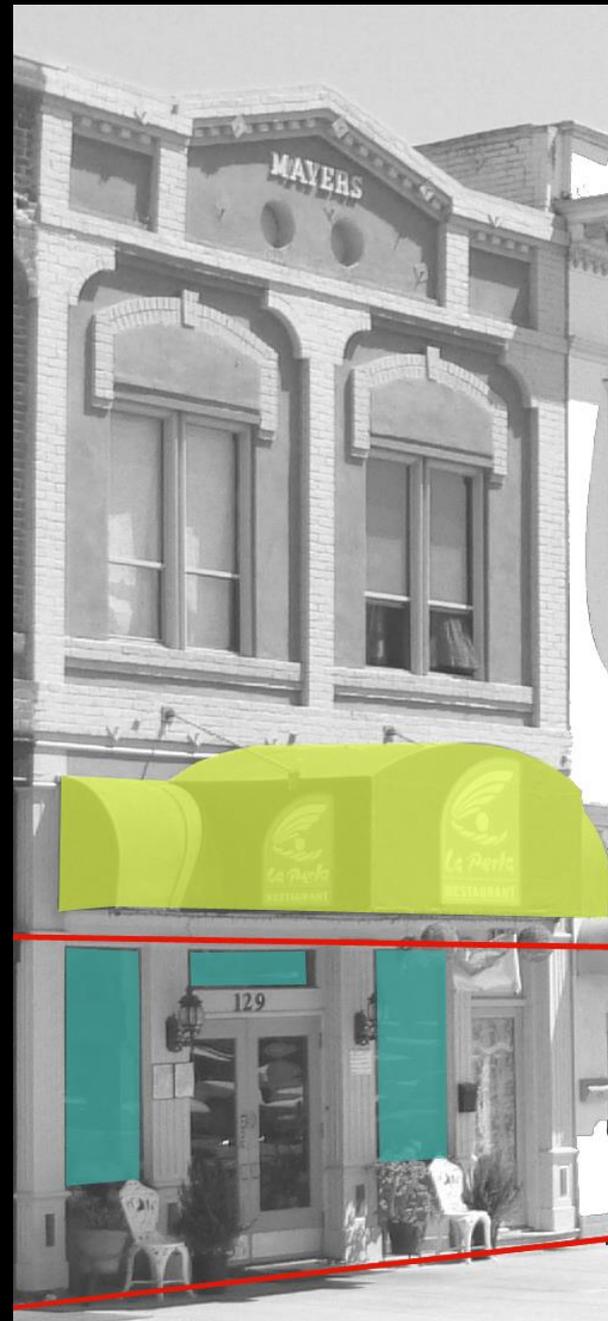
# Legible Centers

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



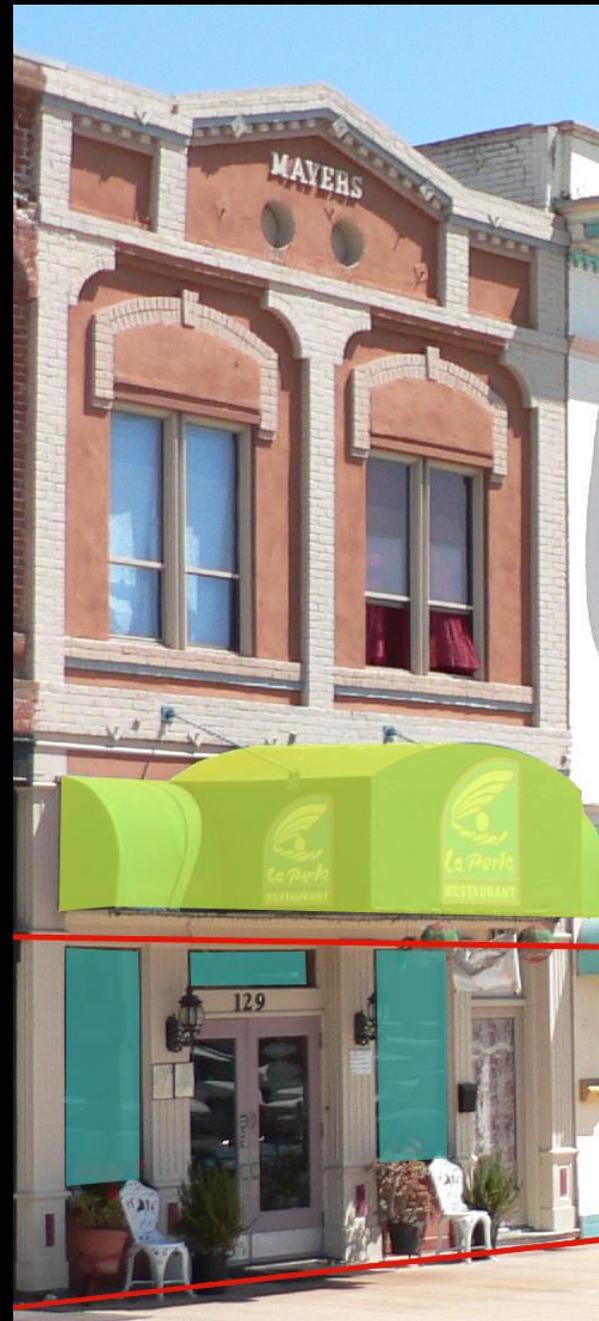
# Legible Centers

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

# complete, compact, connected



A former US Army base, Baldwin Park, Orlando FL

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