

Regional Urban Design Guidelines (RUDG) Consistency Checklist



Purpose

This serves to measure development proposal compliance, thoroughfare designs, and public space plans within or adjoining to Centers, Gateways, Corridors, or Trails.

Submission Requirements

Each project applicant must submit the following to the relevant FORA jurisdiction:

1. Completed Project Information Form: If parcels of land are not contiguous, but are part of the same submission, a separate Project Information Form for each contiguous parcel is required.
2. Project Description: A brief general project description of including proposed land uses.
3. Survey of property, no more than five years old.
4. Site plan showing significant features including building locations (with heights identified in text), driveways, drive aisles, garage entrances, or parking areas. Site plans with more than one building, street or public space should label each building with a letter, number, or name.
5. Preliminary building elevations, showing heights, window and door locations, and any special appurtenances or details.
6. Other relevant information requested by the jurisdiction.

Review Procedure

1. Preliminary Review

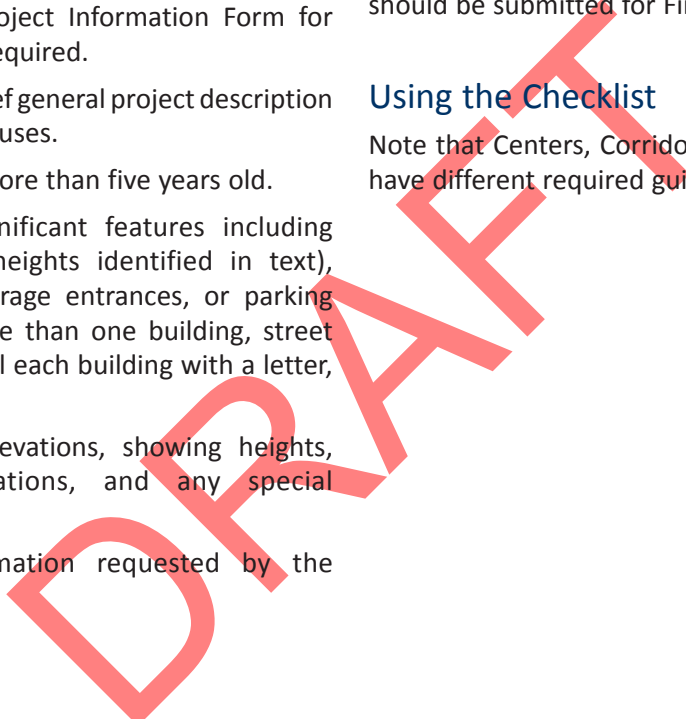
The municipal staff should provide a preliminary review for a proposed application at the request of the applicant. The applicant should provide draft submission items 1-6. Municipal staff should provide the preliminary review as quickly as possible. Specific goals regarding review time shall be decided by each municipality.

2. Final Review

After applicants have incorporated the comments from the Preliminary Review, a revised completed application should be submitted for Final Review.

Using the Checklist

Note that Centers, Corridors, Gateways and Trails each have different required guidelines.



Project Information Form

To be completed by the applicant. If the proposed project is not on a single contiguous lot or parcel of land, please complete a separate Project Information Form for each contiguous property.

Applicant: _____

Address: _____

Phone (Primary): _____

Phone (Secondary): _____

Email Address (optional): _____

Parcel or Lot Size (hectares): _____

Dimensions (approx.): _____

Property Address: _____

Brief project description and attachments: _____

DRAFT

GUIDELINE TYPE:

- Center
- Gateway
- Corridor
- Trail

Please refer to the Map Section of the RUDG for applicability.

Center Checklist

Every item in the checklist has a column listing the maximum number of points available and the number of points the project has earned for a total of up to three points. One point is equivalent to minimum compliance, two points is equivalent to moderate compliance and three points indicates full or near-full compliance.

Center Compliance

90+ = Primary Center compliant

70-90 = Secondary Center compliant

COMPLETE STREETS: PRINCIPLES		Page 3.4 of the RUDG: Centers, Gateways, Corridors	Maximum Points	Points Earned
Page:	1. Continuous sidewalks on both sides of street		3	
Page:	2. Parking lots, garages, or service bay openings are not facing the street		3	
Page:	3. Sidewalk entourage		3	
Page:	4. Street trees (noninvasive and drought-tolerant)		3	
Page:	5. On-street parking on both sides of street		3	
Page:	6. Low-speed streets (within 1/4 mile of Centers)		3	
Page:	7. Less than 10% of street with driveways		3	
Page:	8. Bicycle facilities		3	

CONNECTIVITY: PRINCIPLES		Page 3.18 of the RUDG: Centers, Gateways, Corridors	Maximum Points	Points Earned
Page:	1. Free of dead-ends and cul-de-sacs		3	
Page:	2. New streets connect to adjacent streets		3	
Page:	3. End streets with street stubs		3	
Page:	4. Block perimeter 2,400 linear feet maximum		3	
Page:	5. Intersections per square mile 140 intersections minimum		3	
Page:	6. Minimal street bends		3	

BUILDING ORIENTATION: PRINCIPLES		Page 3.20: Centers, Gateways, Corridors	Maximum Points	Points Earned
Page:	1. Principal building facade parallel to front lot line		3	
Page:	2. Building faces either street or public spaces		3	
Page:	3. Fronts of buildings face fronts and sides of other buildings		3	
Page:	4. Buildings' fronts face thoroughfare with most pedestrians		3	
Page:	5. Secondary entrances on side or rear facades		3	
Page:	6. No fences in front of building		3	
Page:	7. Parking lots located behind or side of buildings		3	
Page:	8. Parking garages lined on ground floor		3	

MIX OF BUILDING TYPES: PRINCIPLES		Page 3.22: Centers, Gateways	Maximum Points	Points Earned
Page:	1. Include three or more of the following building types		Required	
Page:	Single Family House		3	
Page:	Accessory Dwelling Unit		3	
Page:	Cottage		3	
Page:	Duplex		3	
Page:	Apartment House		3	
Page:	Courtyard Apartment		3	
Page:	Rowhouse		3	
Page:	Mixed-Use Building		3	
Page:	Corner Store		3	
Page:	Small Market/Gas Station		3	
Page:	Park-Under Building		3	
Page:	Large-Footprint Building		3	

PRIMACY OF OPEN SPACES: PRINCIPLES		Page 3.28: Centers, Gateways	Maximum Points	Points Earned
Page:	1. Locate new open spaces in new development		3	
Page:	2. Civic buildings in prominent locations (ends of street, tops of hills, land adjacent to parks):		3	

SCALE OF PUBLIC SPACE: PRINCIPLES		Page 3.48: Centers, Gateways	Maximum Points	Points Earned
Page:	1. Park (minimum of 8 acres)		3	
Page:	2. Green (1/4 acre to 8 acres)		3	
Page:	3. Square (1/4 acre to 3 acres)		3	
Page:	4. Plaza (1/6 acre to 2 acres)		3	
Page:	5. Playground		1	

IDENTIFIABLE CENTERS		Page 3.51: Centers, Gateways	Maximum Points	Points Earned
Page:	1. Functional and attractive retail frontage storefronts		3	
Page:	2. At least 80% of ground floor is within 5' of front property line		3	
Page:	3. Un-tinted transparent storefront windows		3	
Page:	3a. Percentage of windows (at least 60%):		3	
Page:	3b. Window height above sidewalk (3'-8'):		3	
Page:	4. Storefront windows extend 8' to 12' above the sidewalks		3	
Page:	5. Entrances at least every 50' along the length of shopfronts		3	
Page:	6. Shopfronts protected by awning, arcade or marquee		3	
Page:	7. Sidewalks adjacent to shopfronts maintain a minimum clear path of 5'		3	
Page:	8. Memorable sites for civic purposes		3	
Page:	9. Schools, recreational facilities, and places of worship are embedded within community or within walking distance		3	
Page:	10. Civic buildings are located on high ground, adjacent to public spaces, within public spaces, or at the terminal axis of a street or long view to increase their visibility		3	

DRAFT

Gateway Checklist

Gateway Compliance

90+ = Primary Gateway compliant

75-90 = Secondary Gateway compliant

COMPLETE STREETS: PRINCIPLES		Page 3.4: Centers, Gateways, Corridors	Maximum Points	Points Earned
Page:	1. Continuous sidewalks on both sides of street		3	
Page:	2. Parking lots, garages, or service bay openings are not facing the street		3	
Page:	3. Sidewalk entourage		3	
Page:	4. Street trees (noninvasive and drought-tolerant)		3	
Page:	5. On-street parking on both sides of street		3	
Page:	6. Low-speed streets (within 1/4 mile of Centers)		3	
Page:	7. Less than 10% of street with driveways		3	
Page:	8. Bicycle facilities		3	

CONNECTIVITY: PRINCIPLES		Page 3.18: Centers, Gateways, Corridors	Maximum Points	Points Earned
Page:	1. Free of dead-ends and cul-de-sacs		3	
Page:	2. New streets connect to adjacent streets		3	
Page:	3. End streets with street stubs		3	
Page:	4. Block perimeter 2,400 linear feet maximum		3	
Page:	5. Intersections per square mile 140 intersections minimum		3	
Page:	6. Minimal street bends			

BUILDING ORIENTATION: PRINCIPLES		Page 3.20: Centers, Gateways, Corridors	Maximum Points	Points Earned
Page:	1. Principal building facade parallel to front lot line		3	
Page:	2. Building faces either street or public spaces		3	
Page:	3. Fronts of buildings face fronts and sides of other buildings		3	
Page:	4. Buildings' fronts face thoroughfare with most pedestrians		3	
Page:	5. Secondary entrances on side or rear facades		3	
Page:	6. No fences in front of building		3	
Page:	7. Parking lots located behind or side of buildings		3	
Page:	8. Parking garages lined on ground floor		3	

MIX OF BUILDING TYPES: PRINCIPLES		Page 3.22: Centers, Gateways	Maximum Points	Points Earned
Page:	1. Include three or more of the following building types		3	
Page:	Single Family House		3	
Page:	Accessory Dwelling Unit		3	
Page:	Cottage		3	
Page:	Duplex		3	
Page:	Apartment House		3	
Page:	Courtyard Apartment		3	
Page:	Rowhouse		3	
Page:	Mixed-Use Building		3	
Page:	Corner Store		3	
Page:	Small Market/Gas Station		3	
Page:	Park-Under Building		3	
Page:	Large-Footprint Building		3	

PRIMACY OF OPEN SPACES: PRINCIPLES		Page 3.28: Centers, Gateways	Maximum Points	Points Earned
Page:	1. Locate new open spaces in new development		3	
Page:	2. Civic buildings in prominent locations (ends of street, tops of hills, land adjacent to parks):		3	

CUSTOMIZED GATEWAYS: PRINCIPLES		Page 3.40: Gateways	Maximum Points	Points Earned
Page:	1. Gateways to signify former Fort Ord lands (signage, roundabouts, landmarks, archways)		3	

SCALE OF PUBLIC SPACE: PRINCIPLES		Page 3.48: Centers, Gateways	Maximum Points	Points Earned
Page:	1. Park (minimum of 8 acres)		3	
Page:	2. Green (1/4 acre to 8 acres)		3	
Page:	3. Square (1/4 acre to 3 acres)		3	
Page:	4. Plaza (1/6 acre to 2 acres)		3	
Page:	5. Playground		1	

IDENTIFIABLE CENTERS		Page 3.51: Centers, Gateways	Maximum Points	Points Earned
Page:	1. Functional and attractive retail frontage storefronts		3	
Page:	2. At least 80% of ground floor is within 5' of front property line		3	
Page:	3. Un-tinted transparent storefront windows		3	
Page:	3a. Percentage of windows (at least 60%):		3	
Page:	3b. Window height above sidewalk (3'-8'):		3	
Page:	4. Storefront windows extend 8' to 12' above the sidewalks		3	
Page:	5. Entrances at least every 50' along the length of shopfronts		3	
Page:	6. Shopfronts protected by awning, arcade or marquee		3	
Page:	7. Sidewalks adjacent to shopfronts maintain a minimum clear path of 5'		3	
Page:	8. Memorable sites for civic purposes		3	
Page:	9. Schools, recreational facilities, and places of worship are embedded within community or within walking distance		3	
Page:	10. Civic buildings are located on high ground, adjacent to public spaces, within public spaces, or at the terminal axis of a street or long view to increase their visibility		3	

Corridor Checklist

Corridor Compliance

50+ = Primary Corridor compliant

40-50 = Secondary Corridor compliant

COMPLETE STREETS: PRINCIPLES		Page 3.4: Centers, Gateways, Corridors	Maximum Points	Points Earned
Page:	1. Continuous sidewalks on both sides of street		3	
Page:	2. Parking lots, garages, or service bay openings are not facing the street		3	
Page:	3. Sidewalk entourage		3	
Page:	4. Street trees (noninvasive and drought-tolerant)		3	
Page:	5. On-street parking on both sides of street		2	
Page:	6. Low-speed streets (within 1/4 mile of Centers)		2	
Page:	7. Less than 10% of street with driveways		1	
Page:	8. Bicycle facilities		1	

CONNECTIVITY: PRINCIPLES		Page 3.18: Centers, Gateways, Corridors	Maximum Points	Points Earned
Page:	1. Free of dead-ends and cul-de-sacs		3	
Page:	2. New streets connect to adjacent streets		3	
Page:	3. End streets with street stubs		3	
Page:	4. Block perimeter 2,400 linear feet maximum		3	
Page:	5. Intersections per square mile 140 intersections minimum		3	
Page:	6. Minimal street bends		3	

BUILDING ORIENTATION: PRINCIPLES		Page 3.20: Centers, Gateways, Corridors	Maximum Points	Points Earned
Page:	1. Principal building facade parallel to front lot line		3	
Page:	2. Building faces either street or public spaces		3	
Page:	3. Fronts of buildings face fronts and sides of other buildings		3	
Page:	4. Buildings' fronts face thoroughfare with most pedestrians		3	
Page:	5. Secondary entrances on side or rear facades		3	
Page:	6. No fences in front of building		3	
Page:	7. Parking lots located behind or side of buildings		3	
Page:	8. Parking garages lined on ground floor		3	

WAYFINDING: PRINCIPLES		Page 3.46: Corridors	Maximum Points	Points Earned
Page:	1. Wayfinding signage		3	

Trail Checklist

Trail Compliance

15+ = Primary Trailhead compliant

10-15 = Secondary Trailhead compliant

CONTEXT SENSITIVE TRAILS: PRINCIPLES		Page 3.32: Trails	Maximum Points	Points Earned
Page:	1. New trails are coordinated with jurisdiction trail planning		3	
Page:	2. Off-street trail segments		3	
Page:	3. Multi-use and segregated trails (equestrians and hiker/bikers)		3	
Page:	4. Maximize regional viewsheds and nature experiences		3	
Page:	5. Business and economic development considerations		3	
Page:	6. TAMC regional wayfinding signage and/or local preferences incorporated		3	
Page:	7. Trailhead facilities and location		3	

DRAFT