

ADOPTED BY CITY COUNCIL – JUNE 12, 2018

## PLANNING GOALS AND GUIDING PRINCIPLES

### VILLAGE SOUTH SPECIFIC PLAN

CLAREMONT, CALIFORNIA

Based on analysis of existing conditions within the Plan Area and surrounding context area, and on City and public input to date, the planning team proposes the following high-level goals and guiding principles for the Specific Plan. They are intended to serve as common ground rules to guide the development and implementation of this Specific Plan.

## PLANNING GOALS

**Goal 1: Shape New Development:** Provide a clear vision and user-friendly standards and guidelines for the location, type, amount, scale, and design character of new development in this further Village expansion area.

- Building on the remarkable work in the Village Design Plan, prepare standards for public streets and spaces, for commercial and mixed-use development, and for housing to regulate and guide the making and remaking of streets, blocks, and buildings that are compatible in scale and character with the Village and Village Expansion.
- As the Village Design Plan does, focus in particular on the design of human-scaled, walkable public spaces, with frontage standards and design guidelines that marry the function and design character of the public spaces with those of each lot and its buildings.

**Goal 2- Mix of Uses:** Facilitate a mix of land uses and development intensities for the Plan Area that:

- Support feasible, market-based development and investment in this under-developed area;
- Provide for a wide variety of uses – including commercial, business incubator, retail, restaurant, housing, and other compatible uses – that both support and derive value from the coming investments in regional transit;
- Provide for vertical mixed use with commercial uses on the first floor (retail and quasi-retail office uses such as banks, insurance offices, and personal service uses) and office or residential uses on upper floors;
- Provide for a balanced mix of residential and non-residential uses that support the City's continuing fiscal health, based on economic impact analyses conducted as the plan is developed;
- Facilitate a 7-day per week, 18-hour per day environment like that found in the existing

Claremont Village and Village Expansion areas;

- Generate strong value from the Plan Area’s adjacency to significant transit facilities and housing for residents seeking an active, transit-oriented lifestyle;
- Provide newly constructed apartments and flat-style condominiums, which are largely absent in the City and will tend to appeal to younger and older residents and households (those who have either not yet reached or have passed the “full family” household phase, which tends to favor single-family detached homes) (*Note: “Flat-style” units are single level residential units located in multi-story buildings*);
- Encourage housing types that emphasize quality over quantity including smaller floorplans in amenity-rich buildings with structured parking and elevator access;
- Take reasonable advantage of the concept that such housing in an amenity-rich, transit-rich environment can generally be parked at ratios lower than typical Claremont requirements, enabling a higher concentration of residents and commercial activity within this area than would otherwise be feasible;
- Observe the goals and policies contained in the General Plan Housing Element and Inclusionary Housing Ordinance to ensure that new housing in the Plan Area includes opportunities for all income levels;
- Provide amenities that enhance neighboring office and educational uses;
- Create synergies between uses that promote resilient and long-lasting economic development within the Plan Area that also complement and improve surrounding uses and neighborhoods; and
- Prohibit Institutional Residential (IR) uses and permit Institutional Educational (IE) related general office uses only on upper levels of buildings as currently permitted in the CV and VESP CMX zones.

**Goal 3 – Village Expansion:** Define a conceptual Village and architectural design, using high quality development standards and design guidelines, for the Plan Area that aims to extend the beautiful, engaging, pedestrian-friendly public spaces and public art found in the Claremont Village and Village Expansion areas.

- Block sizes and pedestrian network connectivity should be comparable to those within the Historic Village.
- A mix of small and medium outdoor gathering spaces should be provided – including and in addition to streets – to give the Plan Area a center or destination point that helps to organize the development and encourages people to linger.
- Streets and open spaces should be beautifully landscaped and defined by canopy trees, reflecting and extending Claremont’s distinguished heritage of high quality public landscapes.
- These public spaces should additionally be lined with and defined by attractive, human-scaled buildings and frontages, that provide visual interest, shade and activity centers that make these spaces inviting and comfortable to pedestrians.

**Goal 4 –Active Mobility:** Provide a very high quality, comfortable, and safe pedestrian and bicycling environment throughout the Plan Area - including existing and new streets, new paseos, plazas and courts – connecting the Plan Area to: the KGI campus to the west, neighborhoods located to the south and east, and the Village and transit located to the north and east. Improvements should:

- Give priority to the active modes that best support the Village and transit;
- Provide Village-style pedestrian improvements, especially along Indian Hill Boulevard, that include canopy street trees, bulbed-out intersection planters (where appropriate), parkway landscaping, sidewalks, benches and bus shelters and on-street parking; *(Note: Given the constraints to crossing the rail right of way to access the Village and transit to the north, it is critically important that Indian Hill Boulevard be transformed from its current “highway leaving town” character to that of a gracious avenue that provides a comfortable, safe and beautiful pedestrian environment. This connection is vital for new residents and workers in the new neighborhood as well as existing residents of the neighborhoods to the south and east.)*
- Minimize the appearance/dominance of the automobile by storing vehicles in parking structures lined with attractive buildings rather than surface parking lots located in front of buildings;
- Continue the “park-once” environment already present throughout the Village;
- Make the crossing of the rail right-of-way at Indian Hill Boulevard safer and more inviting for pedestrians; and
- Utilize, where appropriate, “first/last-mile” strategies contained in the Metro Transit-Oriented Development Toolbox to reduce traffic and encourage active transportation modes within the greater Village area.

**Goal 5 – High Quality Design:** Provide development standards and design guidelines for high quality, eclectic architecture and landscaping reflective of the historic character and quality of central Claremont. These guidelines and standards should also preserve the most historically-significant structures.

- New development in the Plan Area is not intended to copy historic buildings – in either architecture or size – but is to be compatible with their massing, fine materials, thoughtful detailing, and timeless design character.
- Each block within the Plan Area should be composed of multiple “buildings”, each with a distinct architectural expression, to allow the impression that they might have been constructed independently, over time. This is a core principle of the Village Design Plan, and a critical contributing factor to the Village’s authenticity that sets it apart from so many other town centers.
- The Plan will ensure that existing historically significant structures and urban patterns are preserved, adaptively reused, and enhanced; recognizing the significance of these elements in defining the unique “sense of place” represented by Claremont’s historic Village.

**Goal 6 – Implementation Orientation:** Provide implementation strategies and processes that enable and encourage public/private cooperation in the orderly, phased, and ultimately complete redevelopment of the Plan Area.

- By presenting the community’s vision for the Plan Area very clearly, and by providing customized development standards and design guidelines aimed directly at that vision – this Plan and its development standards and design guidelines will allow infill development that is consistent with the Plan to be processed quickly and simply. It will also provide a clear basis for rejecting development proposals that are not consistent with the Community’s vision.
- The Plan will clearly define design parameters for public streets and other infrastructure, documenting an agreement between the City property owners and developers that the City will design and manage these public spaces to support the vision and value of the place over time.

## GUIDING PRINCIPLES

In tandem with the foregoing Goals, the following Guiding Principles will inform the preparation, discussion and adoption of the Village South Specific Plan.

**Principle 1 – Vital Mix of Uses:** A simple urban pattern that flexibly accommodates a shifting mix of uses as the local economy evolves over time has been key to the long-term success and sustainability of Claremont Village. This Plan should have comparable flexibility to meet the market, both during the initial development process and also over coming decades to ensure sustained viability and lively village environment.

**Principle 2 – Complete Street Network:** A complete network of complete streets – each balancing accommodation for pedestrians, bicyclists, automobiles and transit– is necessary to enable and encourage access to and through the Plan Area and avoid unreasonable congestion at any single point. As the use of the land within the Plan Area is intensified, it is critically important that new routes for all modes of transportation are provided throughout the greater Village area to allow user choice of route and mode based on the nature of the trip and user preferences.

**Principle 3 – Human Scale Design:** The foundation of transit-orientation is network of public spaces that invite walking, biking and human activity. Ensuring that all public spaces are safe, attractive, and interesting places to walk and spend time – so that residents, shoppers, workers and visitors don’t think twice about venturing out without a car – is the key to this new development deriving strong value from its proximity to Metrolink, the new Gold Line station, the Village, Pepper Tree Square Shopping Center, and surrounding neighborhoods. This will also allow the development to help facilitate increased transit ridership.

**Principle 4 – Walkable Block Structure:** It is critically important – both in terms of providing a complete street network and providing an environment compatible with the historic Village – that the current superblock west of Indian Hill be divided into smaller blocks that do not discourage walking as an attractive alternative to driving. Such blocks need not be bounded on all sides by traditional public streets, and can be defined variously by private streets, shared streets, and in some cases public and semi-public paseos and courts, provided that the routes are generally available for public access and use.

**Principle 5 – Village Scale Architecture:** The size and configuration of new buildings within Village South will be determined to a significant extent by the types of businesses, types of residences, and economies of construction dictated by the market. Yet it is critically important that the massing and architecture

that clothe those buildings be comparable to the Claremont Village and Village Expansion and reflect in very tangible ways the architectural scale and character that make the Village the pleasant, safe, inviting place that it is. This will be accomplished through subtle and sophisticated massing, articulation and fenestration, not through “pasting on” historicist facades to new boxes. Building height shall vary throughout the plan area and reflect the massing found in the Village and Village expansion by observing the following heights limitations:

- Buildings located within 200 feet of Indian Hill Boulevard or Arrow Highway will be limited to two stories with potential for limited third stories that are creatively designed, stepped back, broken into small masses, and otherwise minimize the appearance of the third story.
- Buildings located in all other areas of the Plan Area (along Bucknell Avenue at least 200 feet north of Arrow Highway) are limited to one to three stories in height with the potential for limited fourth stories that are creatively designed to set back and break up the massing of the fourth story.

**Principle 6 – Pedestrian-Oriented Frontages:** Arguably the most critical single subject in place-making for high quality town center and neighborhood environments is the property frontages – the ground floor of buildings as perceived by a passing pedestrian. The frontages of Village South will welcome shoppers with nicely shaded, transparent shopfronts that pull them in to retail establishments, will welcome visitors to ground floor residences while providing sufficient privacy from passersby, and will present active and attractive office frontages that project the life inside the building while providing a calm interior working environment. These frontages must deliver pedestrians to and receive them from these public spaces throughout the day and late into the evening to generate an active, safe, 18-hour live/work/shop/play environment.

**Principle 7 – Strong Local Landscape:** Even more than its distinguished collection of fine buildings, it is the landscape and “urban forest” of central Claremont that distinguishes it from most other towns in Southern California. The arching tree canopies of its streets and the inventive use of native California plants and natural materials enriches the simple streetscapes and public gathering places of Claremont Village and surrounding neighborhoods. The Village South Plan Area is currently quite blank in comparison to the Village. Its streetscapes, paseos, plazas, courts and other public and semi-public open spaces must match, or surpass, the standard of character and quality set by the Village including the addition of a wide variety of large canopy trees along streets and within public spaces.

**Principle 8: Shared Parking:** The simple development patterns of Claremont Village are enabled in large measure by the shared parking arrangements that allow a combination of on-street parking, off-street parking on the same lot as the building served, and off-street parking nearby in shared lots and structures to provide necessary customer and employee parking. Suburban parking standards that require dedicated parking for each building/use to be located on the same lot have led recently developed commercial areas to be dominated by surface parking and to the destruction of many fine buildings to make way for parking lots in historic town cores. A shared system that allows parking to be concentrated into efficient shared lots and structures shielded from public views – and shared among uses whose maximum parking demands occur at different times throughout the day and week – will allow the efficient utilization of land, allow fitting more lively and productive uses in a limited area, and allow buildings to be shaped for human use not cars.

**Principle 9: Sustainable Design:** Environmental sustainability is a prized value for the Claremont community, and a key goal for the development of Village South. This will be measured in responsible, creative storm water management, solar shading and passive heating for buildings, green building materials and techniques, sustainable landscaping, a strong emphasis on active transportation and transit, support facilities for electric vehicles and emerging transportation technologies, and other measures identified in Claremont’s Sustainable City Plan and related documents.

**Principle 10 – Community Health:** The purpose of cities and towns is to support human activity, and the foundation of all human activity is health. Every decision made in the planning, design, development and operation of Village South will be directed toward healthy outcomes – encouraging active lifestyles, bringing healthy foods within easy reach, reducing air pollution from vehicles and buildings, and incorporating energy-efficiency in building design and operation.

**Principle 11 — Historic Preservation:** All properties in the Plan Area shall be reviewed and assessed by a historic preservation professional regarding their potential as local, regional or national historic or cultural resources. Those found to be significant historic resources shall be preserved and either adaptively reused or appropriately relocated in a manner that will serve to retain the history of Claremont and contribute to the future “sense of place” of the Plan Area.