

CITY OF TUSTIN

downtown commercial core plan



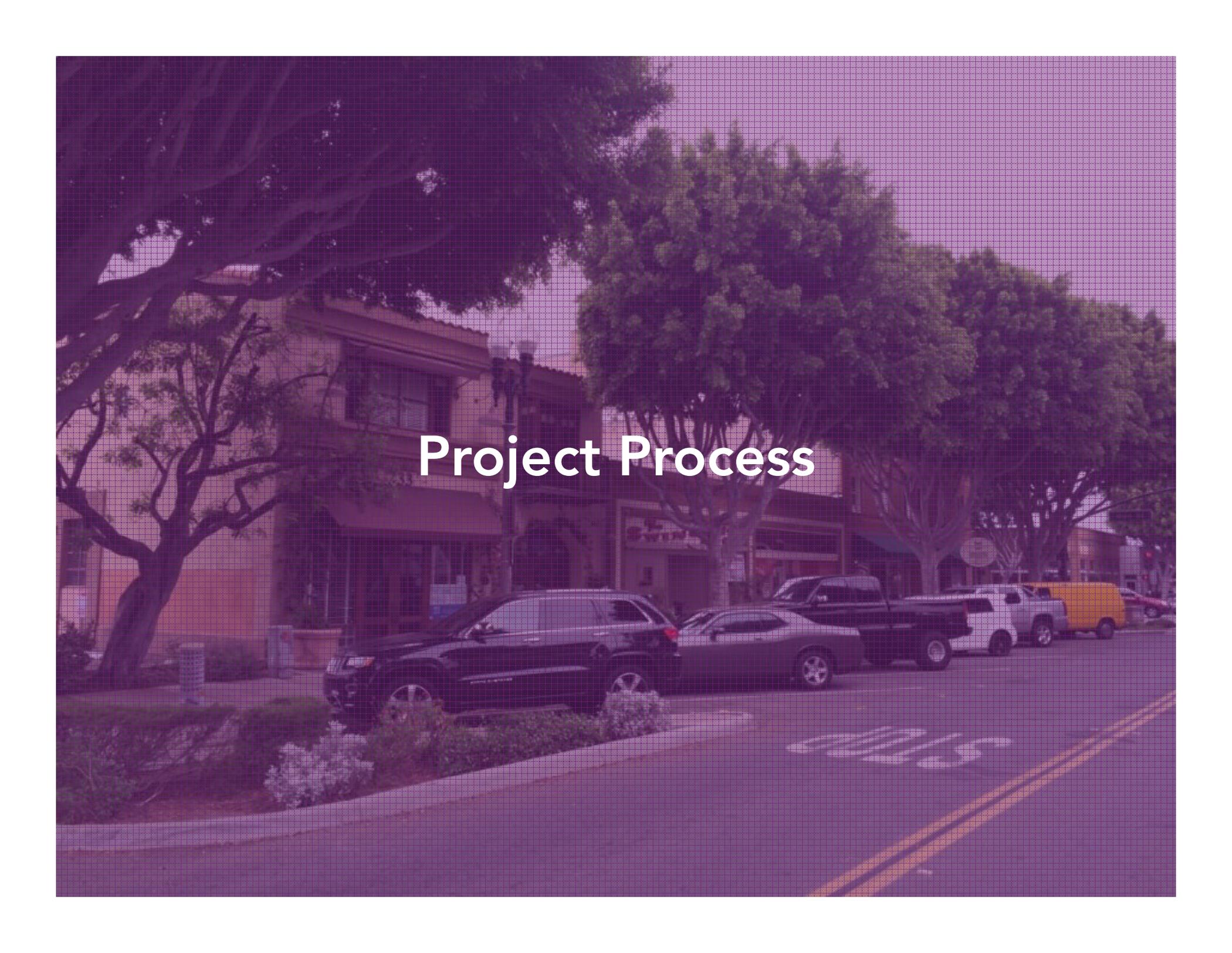
M I G Team

Community Workshop #3 | January 28, 2016

Tonight's Agenda

- | | |
|-----------|---|
| 6:00 p.m. | Welcome and Introductions! |
| 6:15 p.m. | Draft Specific Plan Overview <ul style="list-style-type: none">• Project Process Update• Vision and Objectives Overview• Key Findings and Opportunities• Development Areas• Design Guidelines• Implementation• Next Steps |
| 7:00 p.m. | Community Discussion and Feedback |
| 7:45 p.m. | Next Steps |
| 8:00 p.m. | Close |

Project Process

A photograph of a street scene with several cars parked along the side. The image is overlaid with a purple grid pattern. The text "Project Process" is centered in white. The background shows a row of trees and a building with a sign that is partially visible.

Project Process

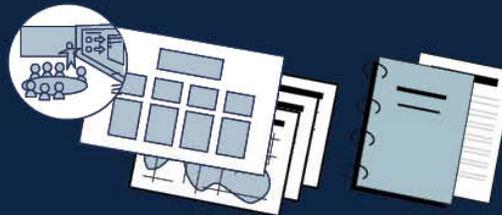
FALL 2014

Vision and SWOT Analysis



WINTER 2014 - 2015

Planning Framework and Concepts



SPRING - SUMMER 2016

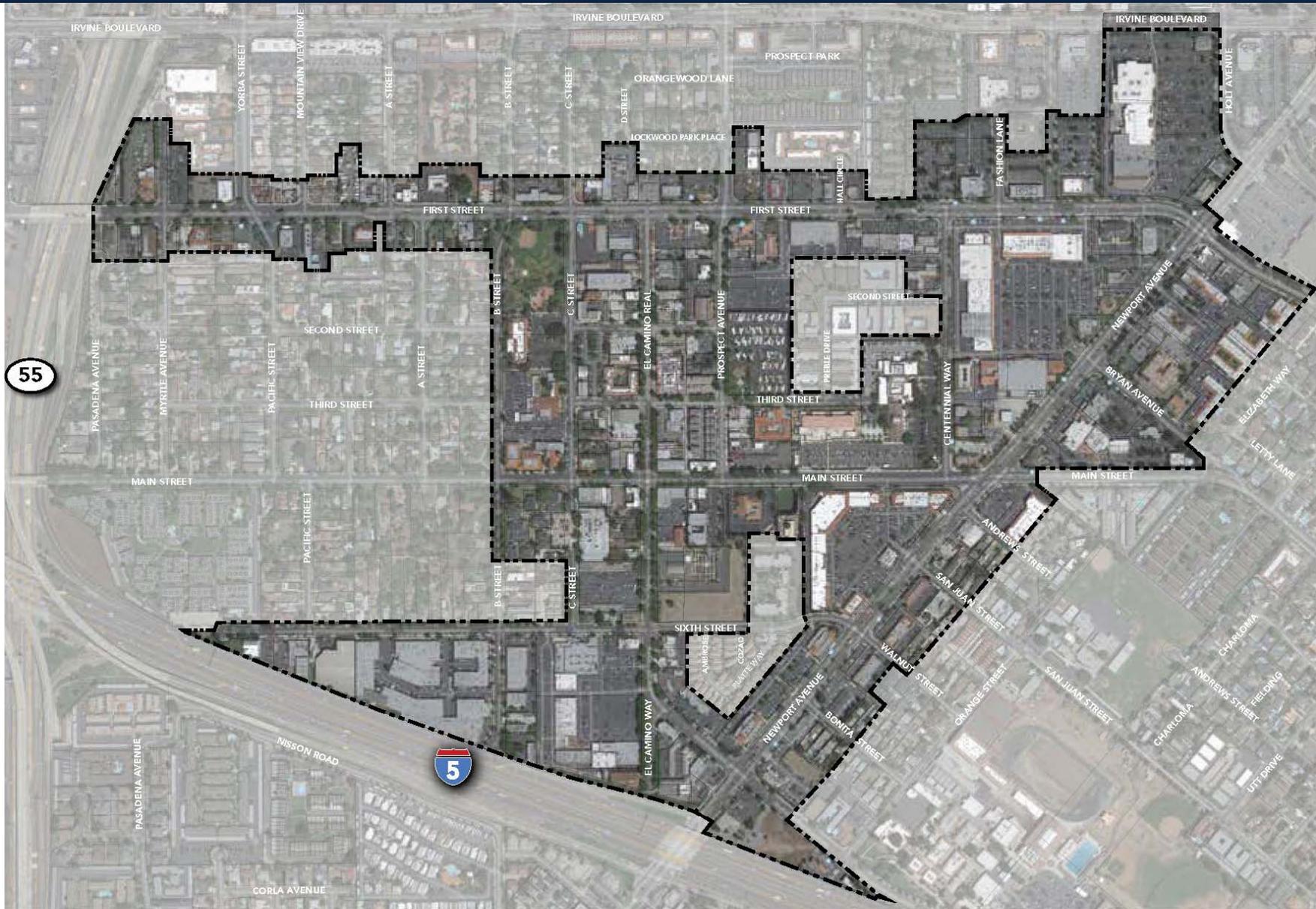
Commercial Core Plan and CEQA Review



Downtown Specific Plan Chapters

1. Introduction
2. Key Findings and Opportunities
3. Land Use
4. Development Standards
5. Design Guidelines and Street Tree Master Plan
6. Circulation and Street Design
7. Infrastructure and Sustainability
8. Implementation and Specific Plan Administration

Specific Plan Area



Community Workshop #1

- Large turn-out
80+ participants
- Overview presentation
 - Project purpose
 - Planning process
 - Transformative strategies
- Break-out group exercise
- Group report-backs
- Comment cards

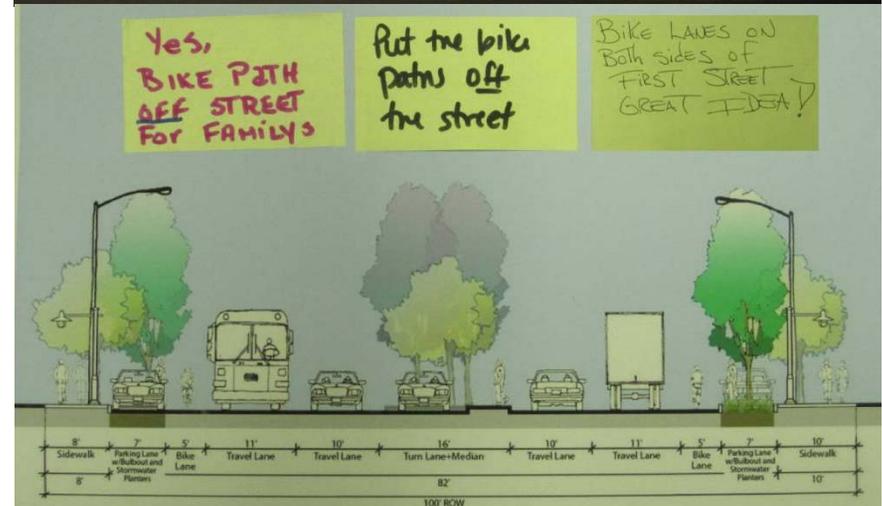


Workshop #1 Key Findings

- Maintain and enhance Tustin's **unique charm** and celebrate Tustin's **history**
- Desire for more **street life and vitality**, including events
- **Transform vacant parcels** and underutilized parcels into a mix of uses, with **building heights** between **two to four stories**
- Provide a phased approach to **replace Ficus trees**
- Address **parking structure** options
 - Intensify use
 - Either add floors or tear down, depending upon feasibility
- Design **gateway and street improvements**, starting with Main Street

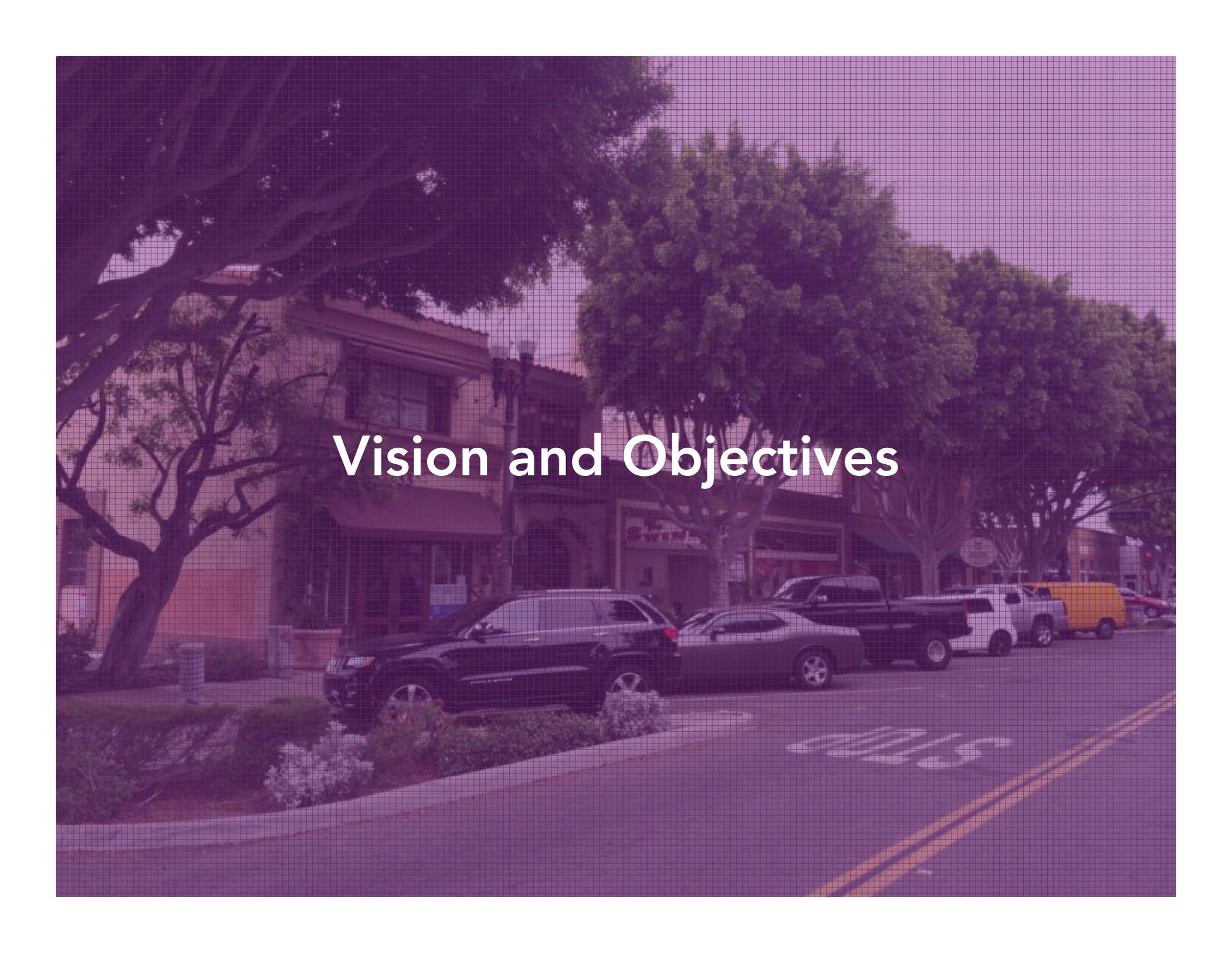
Community Workshop #2

- Large turn-out
~ 90 participants
- Overview presentation
 - Vision and goals
 - Preliminary urban design strategies
 - Catalytic projects
 - Streets, open spaces and infrastructure
- Stations with posters for direct comment
- Comment cards



Workshop #2 Key Findings

- Create **more vibrancy** downtown
- **Shift location and time of Farmers Market**, and include other activities
- Redesign Main Street between Newport Avenue and El Camino Real to be **more pedestrian- and bike-friendly**
- **Focus on transforming** vacant and underutilized lots
- Maintain Old Town's **charm and historic character**
- Introduce **greater variety** of uses

A photograph of a street scene with several cars parked along the curb. The image is overlaid with a purple grid pattern. The text "Vision and Objectives" is centered in white.

Vision and Objectives

Downtown Tustin Vision

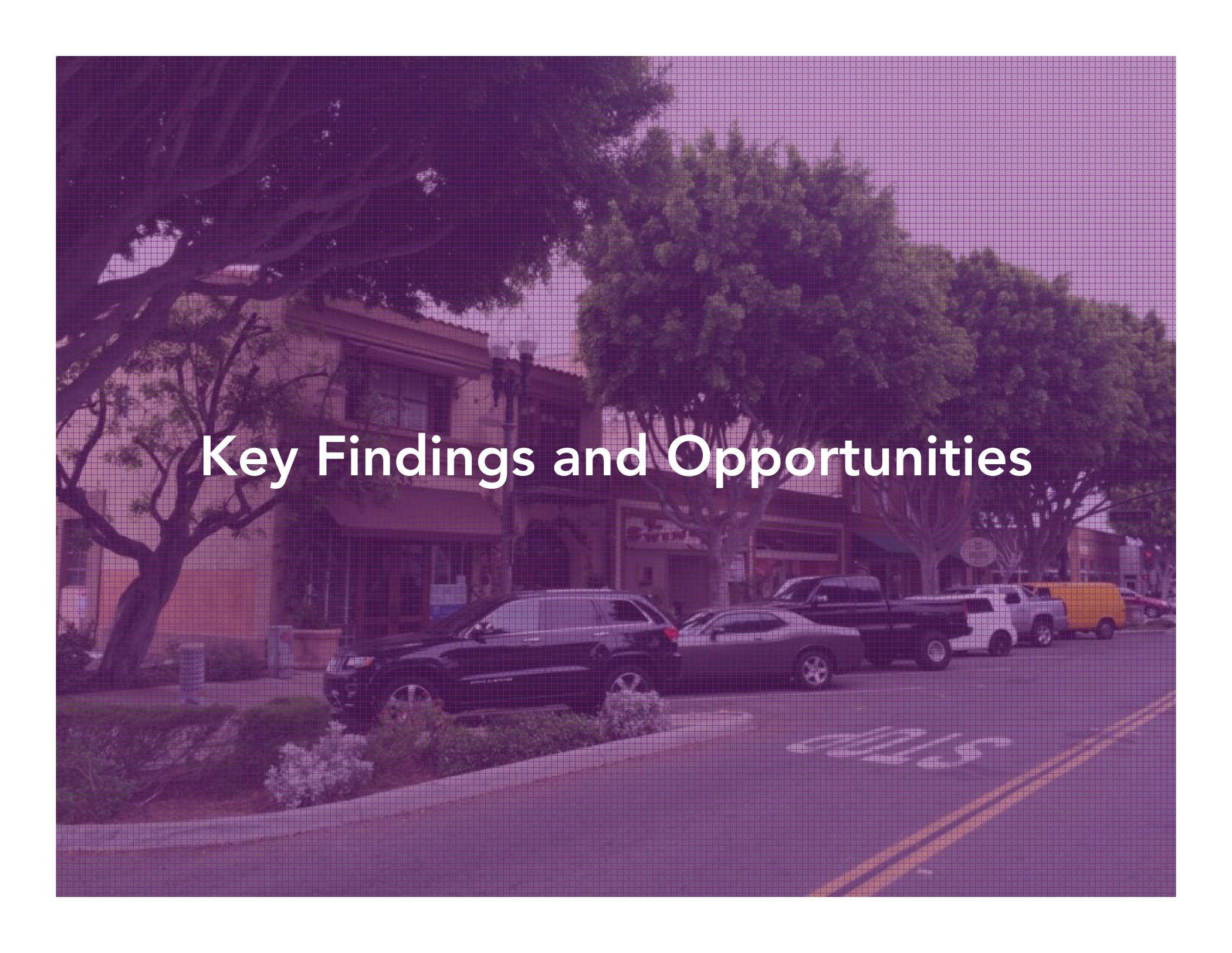
- **Vibrant:** An active, dynamic economy and experience
- **Cohesive:** An engaged, interwoven community with great design
- **Connected:** A walkable, bikable destination with strong transit and auto access
- **Memorable:** An attractive, welcoming downtown with a unique sense of place



Overarching Objectives

- ▶ Create an action-oriented strategic plan that is **implementable** and brings about tangible change.
- ▶ Bolster an **economically vibrant and active** Downtown environment.
- ▶ Enhance Downtown's **brand, identity and visibility** in the region.
- ▶ Support and build upon Downtown Tustin's **unique character and history**.
- ▶ Foster a **walkable and bikeable environment** that is accessible for residents, workers and visitors.



A photograph of a street scene with several cars parked along the curb. The image is overlaid with a purple grid pattern. The text "Key Findings and Opportunities" is centered in white. The scene includes a sidewalk, trees, and a building in the background.

Key Findings and Opportunities

Key Findings and Opportunities

- Economic and Market Conditions
- Land Use
- Urban Design
- Circulation and Parking
- Infrastructure and Sustainability

Economic and Market Conditions: Key Findings

- **Employment-driven demand can be expected for more than 216,000 square feet of commercial space** in Tustin's Downtown core between 2015 and 2020 (demand will be realized through absorption of existing vacancies in the larger market area)
- Commercial demand is likely to come **from the food and beverage sector**
- Market demand can be anticipated for up to **260 multi-family dwelling units in Tustin's Downtown core over the next five years** (depending on the level of regional population growth captured within the Downtown area)

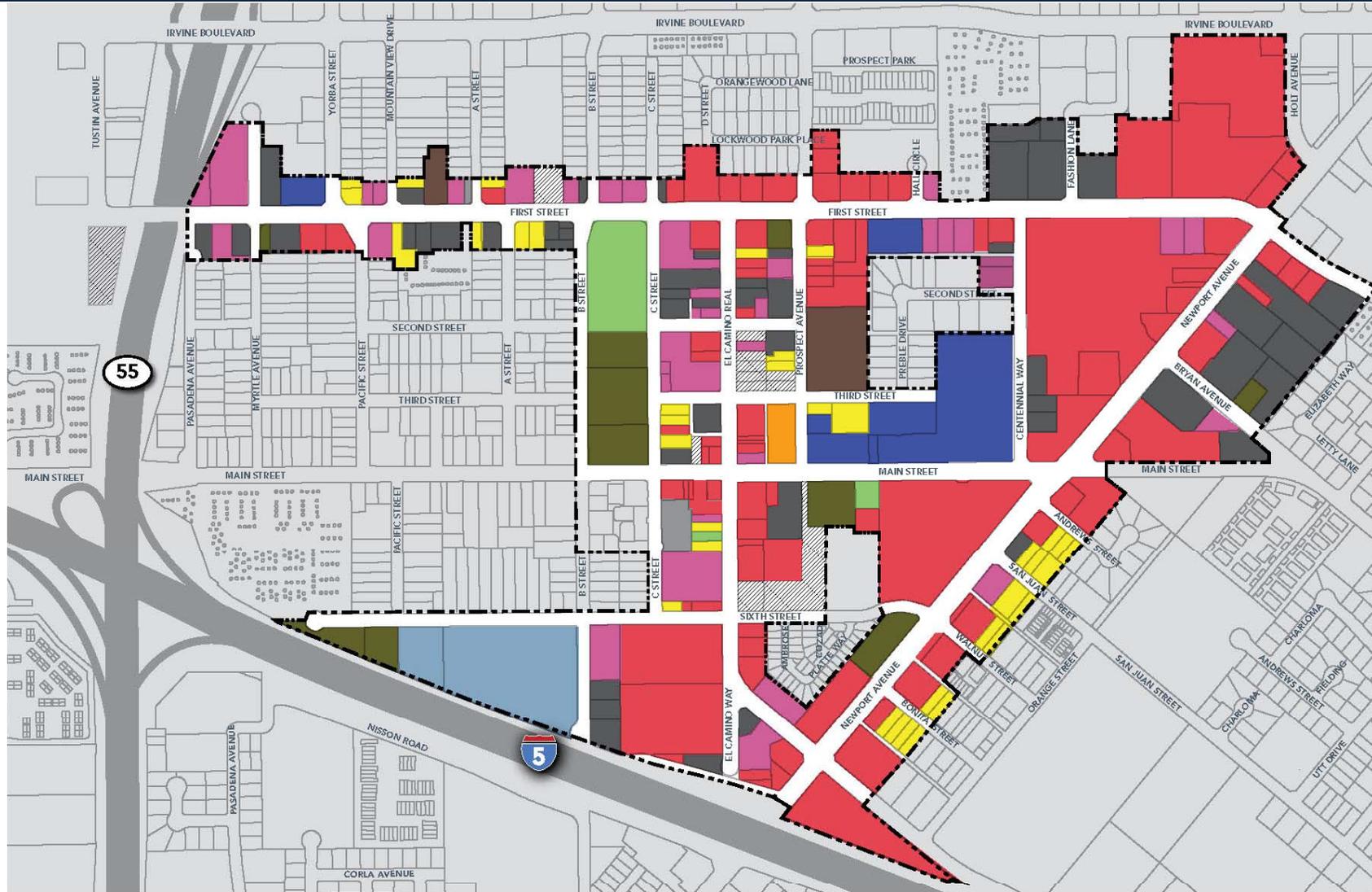


Economic and Market Conditions: Opportunities

- Capitalize on the surplus of existing office space and low lease rates by **incentivizing businesses to open in the Downtown core**
- Fulfill near term market demand for **apartments and multi-family housing**
- Promote niche residential products such as **live-work and townhomes**
- **Bolster dining out and entertainment**, Tustin's weakest performing sectors, to build upon one of Downtown Tustin's major strengths and respond to the community vision



Existing Land Uses



- Retail
- Commercial
- Office
- Institutional

- Industrial
- Public
- Residential
- Mixed-Use

- Mobile Home Park
- Open Space
- Public Parking
- Vacant

Land Use: Key Findings

- **Physical capacity exists to increase residential density within the Downtown core**
- **There is a lack of “regional draw” type retail and restaurant uses within Old Town Tustin**
- **Underutilized parcels within the Downtown core offer opportunities for infill development and public open space**

Land Use: Opportunities

- Provide space for a **mix of residential, commercial, retail, services, civic and cultural uses** throughout the Downtown core
- **Encourage residential development in the Downtown core** including apartments, multi-family housing, live-work space and townhouses
- **Build adaptability into building design and code** to allow for flexible uses and evolution of spaces as market demand shifts

Urban Design: Key Findings

- Historic resources in the Downtown core offer the foundation for further developing **Tustin's quaint character and brand**
- Auto-oriented commercial development – primarily along First Street and Newport Avenue – offers **opportunity for infill development on surface parking lots** and/or the redevelopment of one-story buildings
- Alleyways offer opportunities for **increasing connectivity**
- Sidewalks are relatively **narrow and underutilized** for street activation
- **Transit stop improvements** are needed
- **Bicycle connections** are incomplete
- Signage and wayfinding features are varied, inconsistent and at times redundant

Urban Design: Opportunities

- Further leverage historic resources to **promote Tustin's distinct Downtown identity throughout the region**
- **Promote unique historic assets** and subareas
- Test market-based **incentives to promote historic rehabilitation and adaptive reuse**
- Actively pursue local designation of key historic resources
- Support local **historic-based activities**, such as walking tours
- Improve sidewalks and adhere to ADA regulations
- **Provide small, intimately-scaled open spaces**, such as a central plaza space, parklets, and improved alleys
- **Improve streetscapes throughout the Downtown core with street elements**, such as furnishings, wayfinding, lighting, public art, and street trees

Urban Design: Opportunities

- **Improve safety for pedestrians and bicyclists** with improved pedestrian-scale lighting, crosswalks, and strategically placed mid-block crossings
- Strengthen existing historical themes, such as the El Camino bell or wishing well to distinguish the Old Town Tustin “core” from the peripheral commercial corridors
- **Unify identity and branding through consistent street furnishings, lighting, and design features** in Old Town Tustin
- Expand programming for Peppertree Park to **attract people** from Old Town Tustin
- Create **stronger connection** between Peppertree Park and Downtown activities
- Identify underutilized and small “pocket” spaces to **create vibrant spots for informal gathering**

Infrastructure and Sustainability: Key Findings

- The existing sanitary sewer system can accommodate additional uses consistent with the land use plan
- No recycled water network exists in the area
- Future increase in domestic water demand may require conservation strategies
- Fire suppression systems will require investigations to ensure current system will remain adequate with additional infill development
- Some areas have overhead wires

Infrastructure and Sustainability: Opportunities

- Leverage capacity of the sanitary sewer system for new development
- Require residential water conservation measures to reduce demand
- Undergrounding overhead wires along streets for future development
- Invest in a robust and concentrated Wi-Fi system for the Downtown core
- Integrate runoff capture, filter , and treatment into street designs

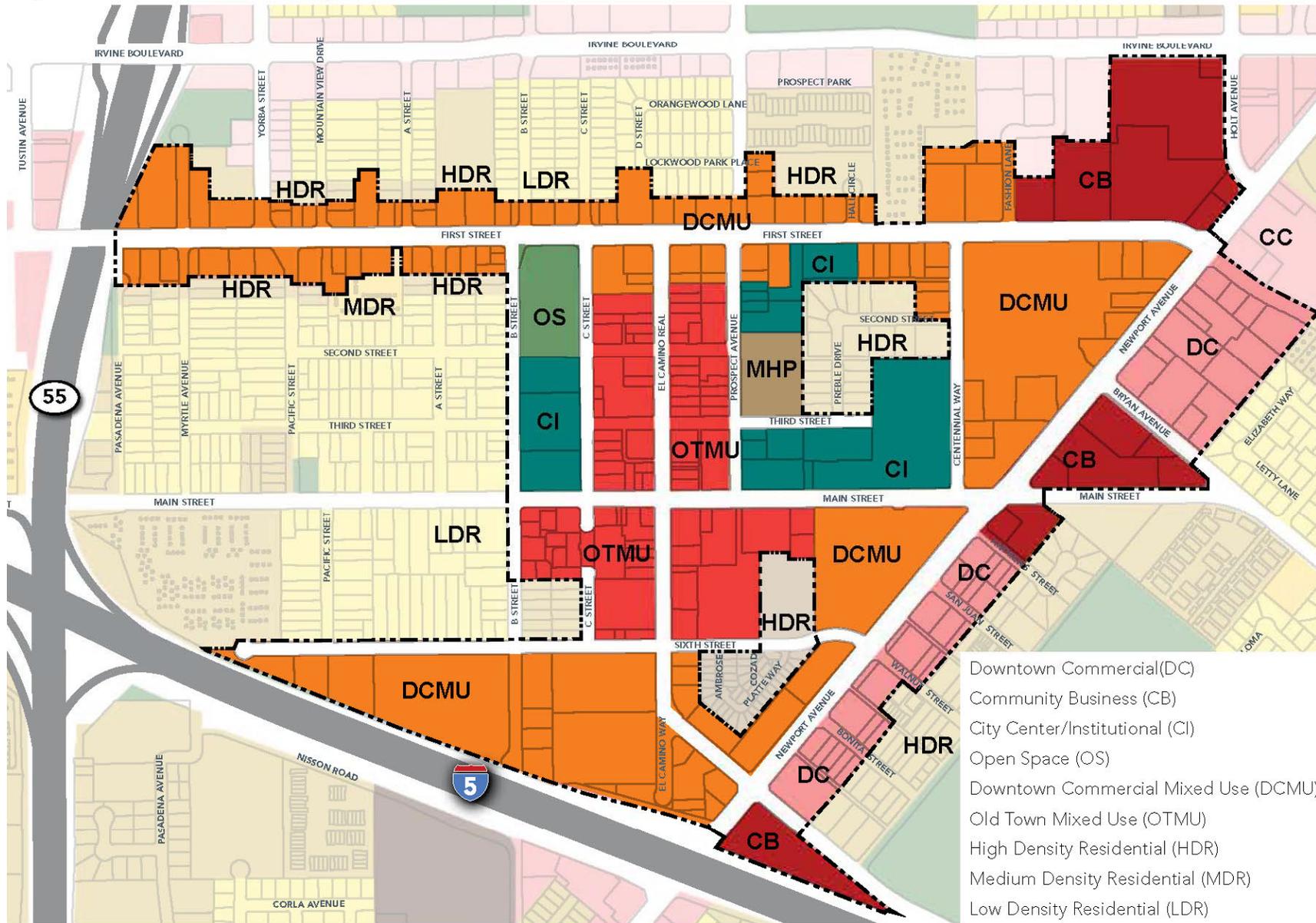
Circulation and Parking: Key Findings

- Pedestrian treatments primarily exist in Old Town Tustin. **Pedestrian treatments, accessibility, and intersection improvements could be expanded** throughout the Downtown Core area.
- **Bicycle and transit facilities do not penetrate into Old Town Tustin** Transit options primarily exist on First Street and Newport Avenue
- There are opportunities to **provide bicycle facilities within the Downtown core**
- **Traffic calming strategies and lane width reductions** could be explored on low volume roadways
- Current parking surplus provides opportunities to develop more intense land uses

Circulation and Parking: Opportunities

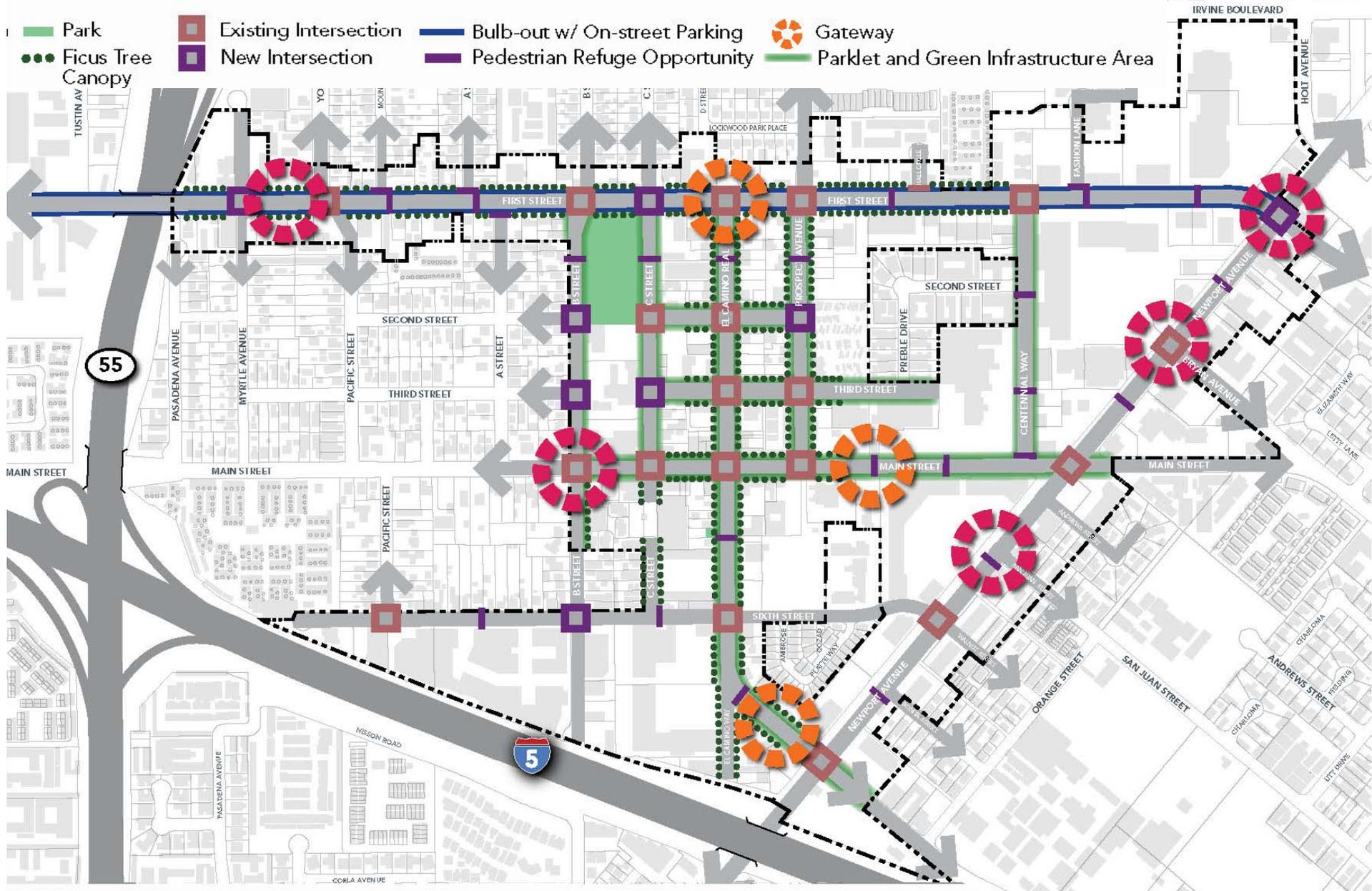
- Support businesses and mixed-use projects by **expanding pedestrian facilities and treatments throughout the Downtown area**
- **Increase pedestrian accessibility** and improve conditions at intersections
- Provide expanded bicycle facilities
- Introduce lane width reductions on low volume roadways
- Expand the Parking Overlay District
- **Improve the existing parking deck and create new parking decks/structures in Old Town Tustin**
- **Improve parking wayfinding and signage to enhance parking usage**

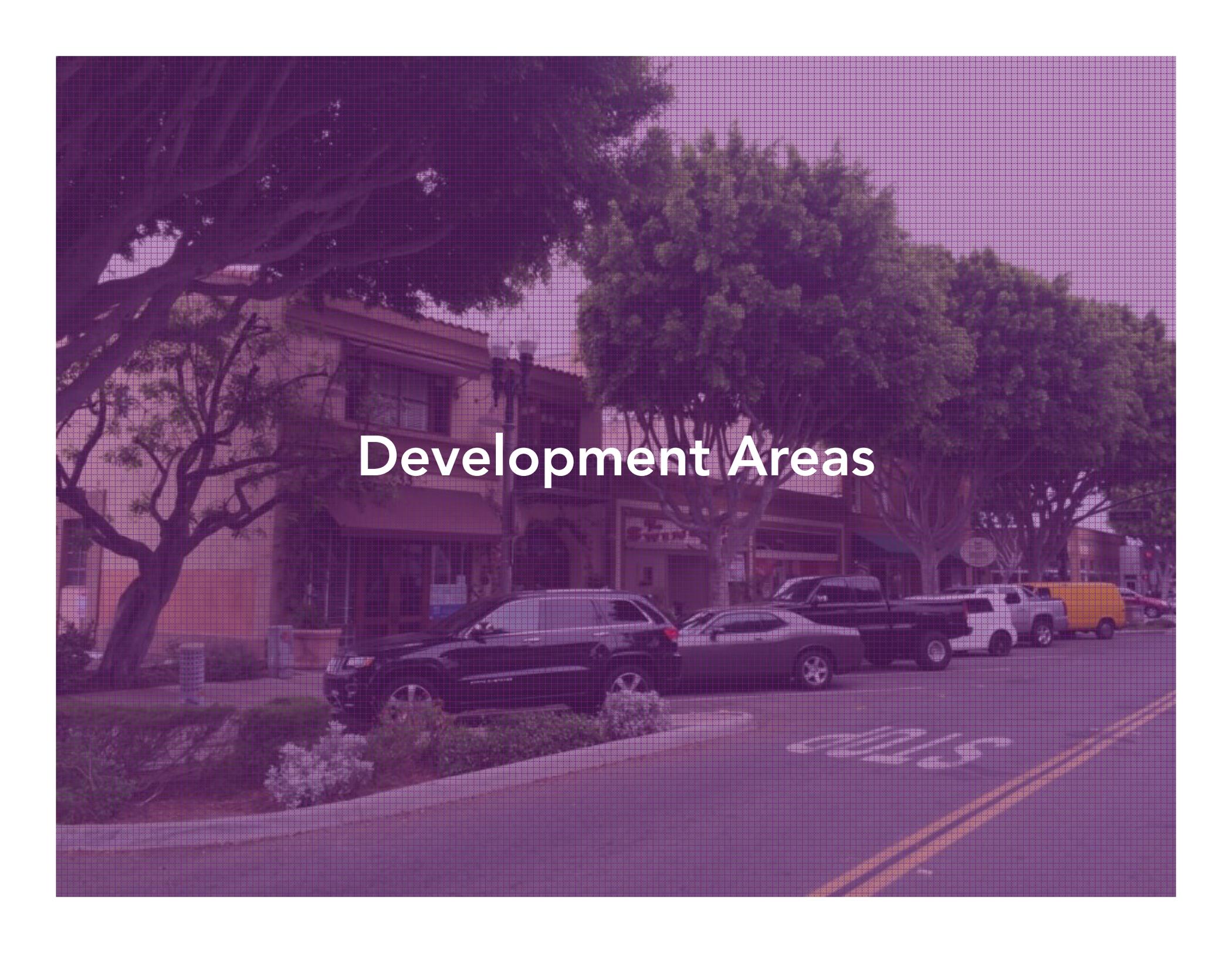
Land Use Designations



- Downtown Commercial (DC)
- Community Business (CB)
- City Center/Institutional (CI)
- Open Space (OS)
- Downtown Commercial Mixed Use (DCMU)
- Old Town Mixed Use (OTMU)
- High Density Residential (HDR)
- Medium Density Residential (MDR)
- Low Density Residential (LDR)
- Mobile Home Park (MHP)

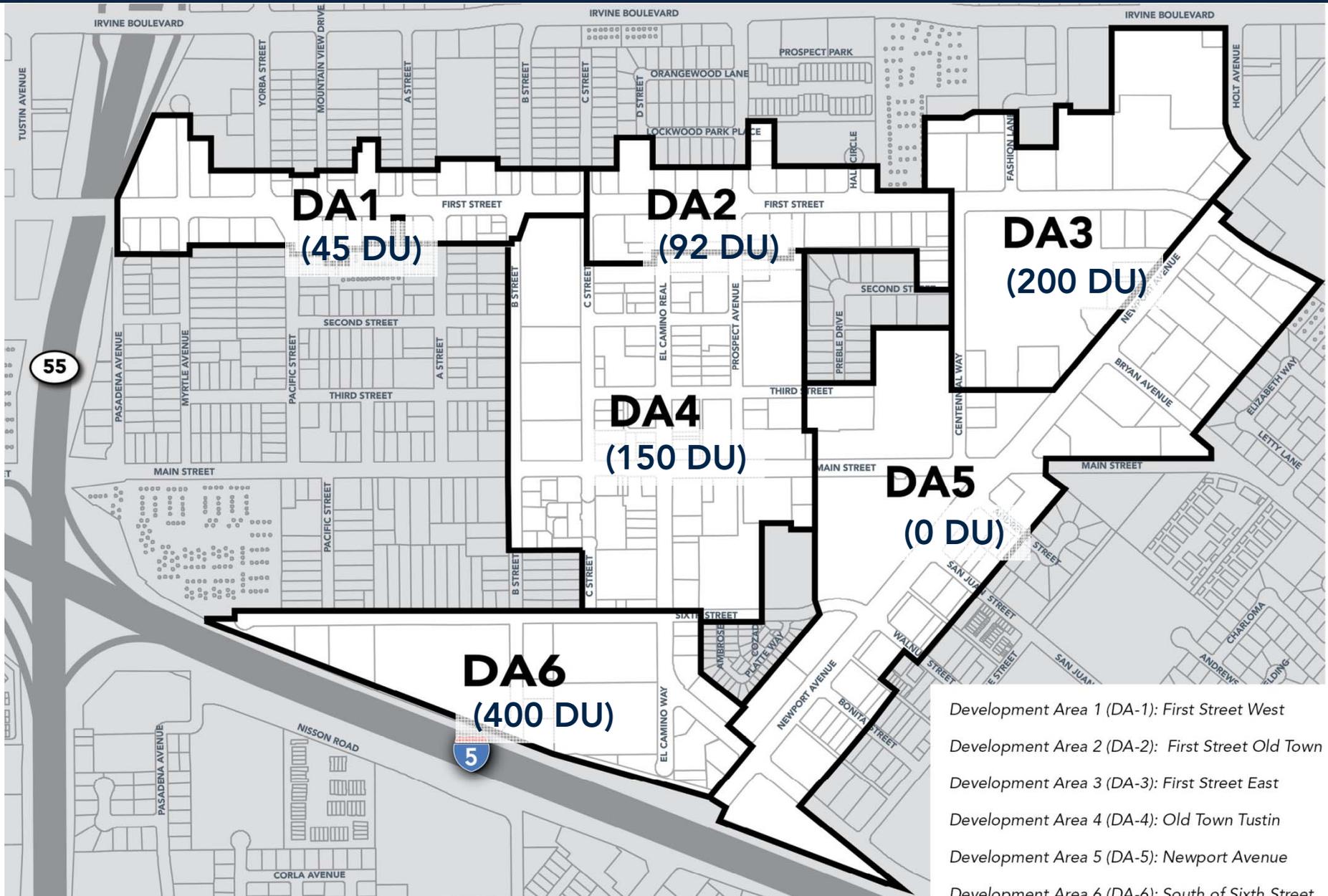
Urban Design Framework



A photograph of a street scene with several cars parked along the side. The image is overlaid with a purple grid pattern. The text "Development Areas" is centered in white. The scene includes a sidewalk, trees, and buildings in the background.

Development Areas

Development Areas



- Development Area 1 (DA-1): First Street West
- Development Area 2 (DA-2): First Street Old Town
- Development Area 3 (DA-3): First Street East
- Development Area 4 (DA-4): Old Town Tustin
- Development Area 5 (DA-5): Newport Avenue
- Development Area 6 (DA-6): South of Sixth Street

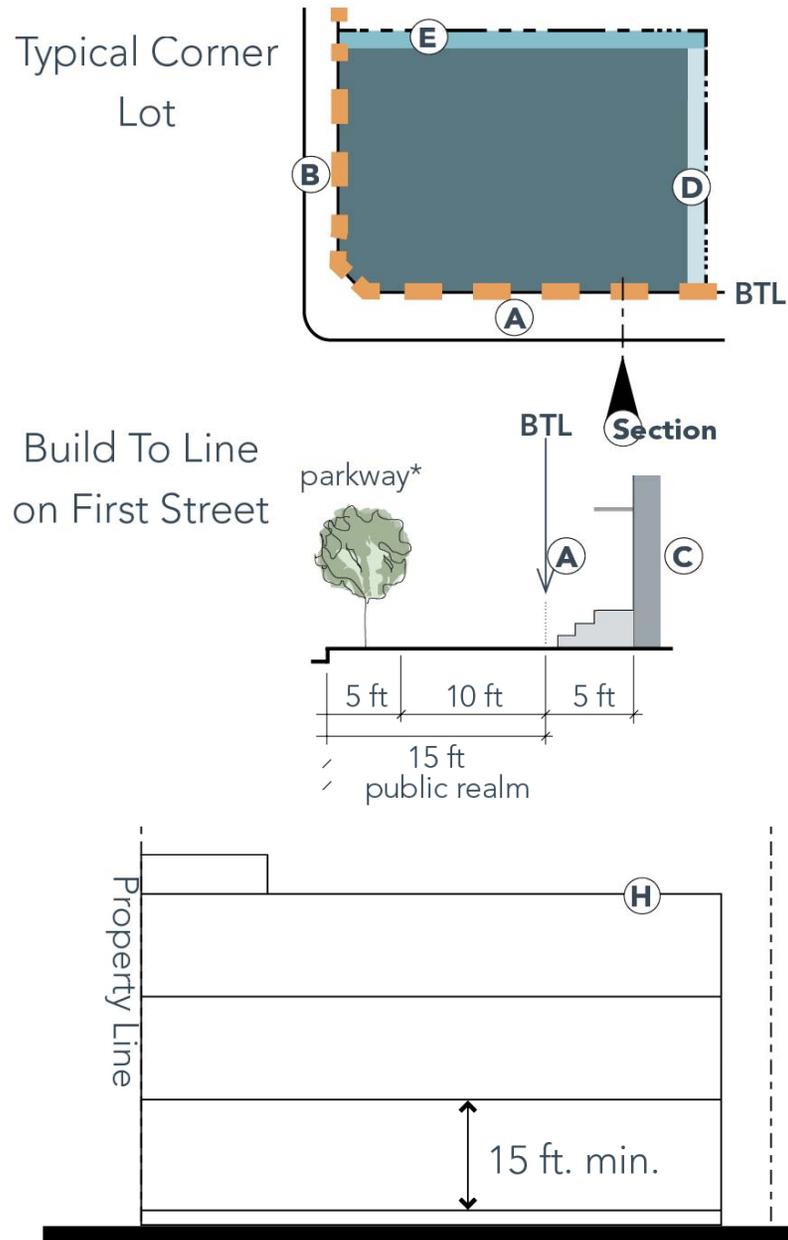
General Development Standards

- Development standards applicable to all DAs
- Ground Floor Requirements
 - Minimum floor to floor height
 - Transparency requirements
 - Minimum street frontage
 - Façade articulation
 - Screening
 - Parkway
 - Vehicular access
 - Residential intensity

Typical Development Standards

Standards include:

- Build To Line (BTL)
- Side Setback
- Rear Setback
- Required Building Edge
- Circulation
 - Required screening
- Building Heights



Key Highlights of DA-1

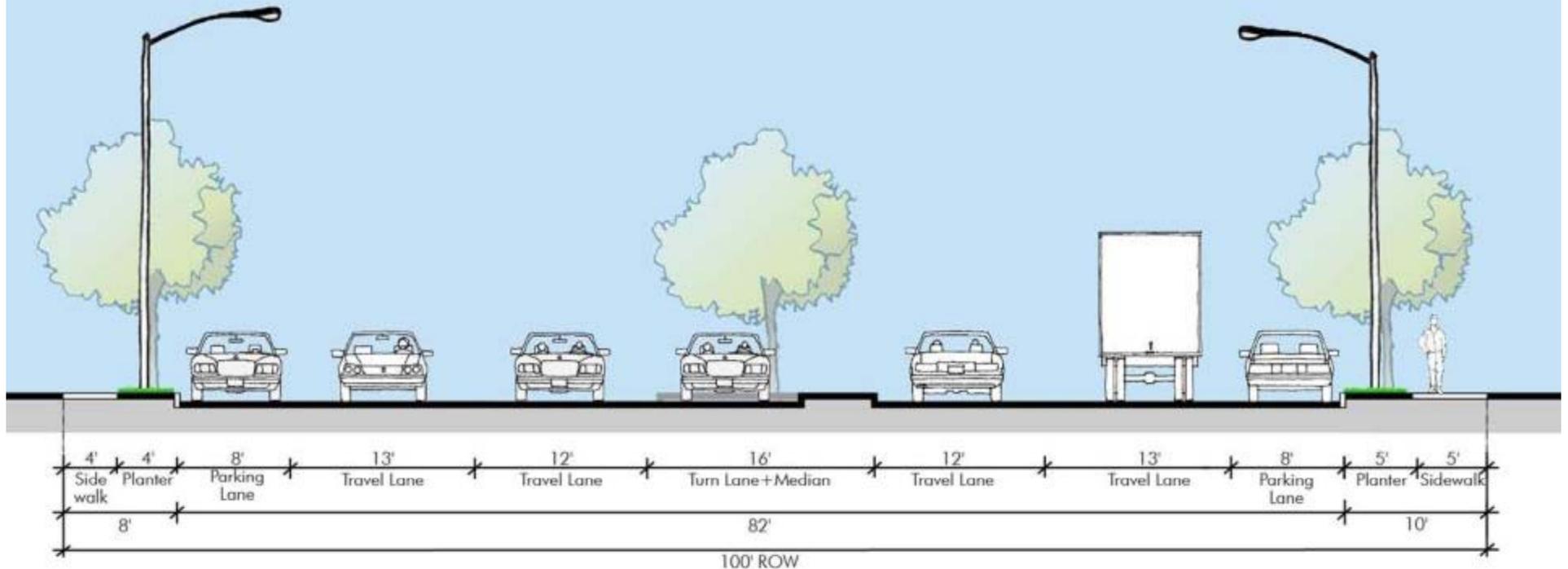
- Focuses on development around First Street
- One to three story mixed use development with active ground floor uses
- Build to line of 15 foot sidewalk (from curb edge)



First Street: Existing Street Section (looking east)

EXISTING FEATURES

- 2 Travel lanes in each direction
- 16-ft Turning lane/median
- Parallel on-street parking
- 4-ft Sidewalk
- 4-ft Planter
- No bike lanes



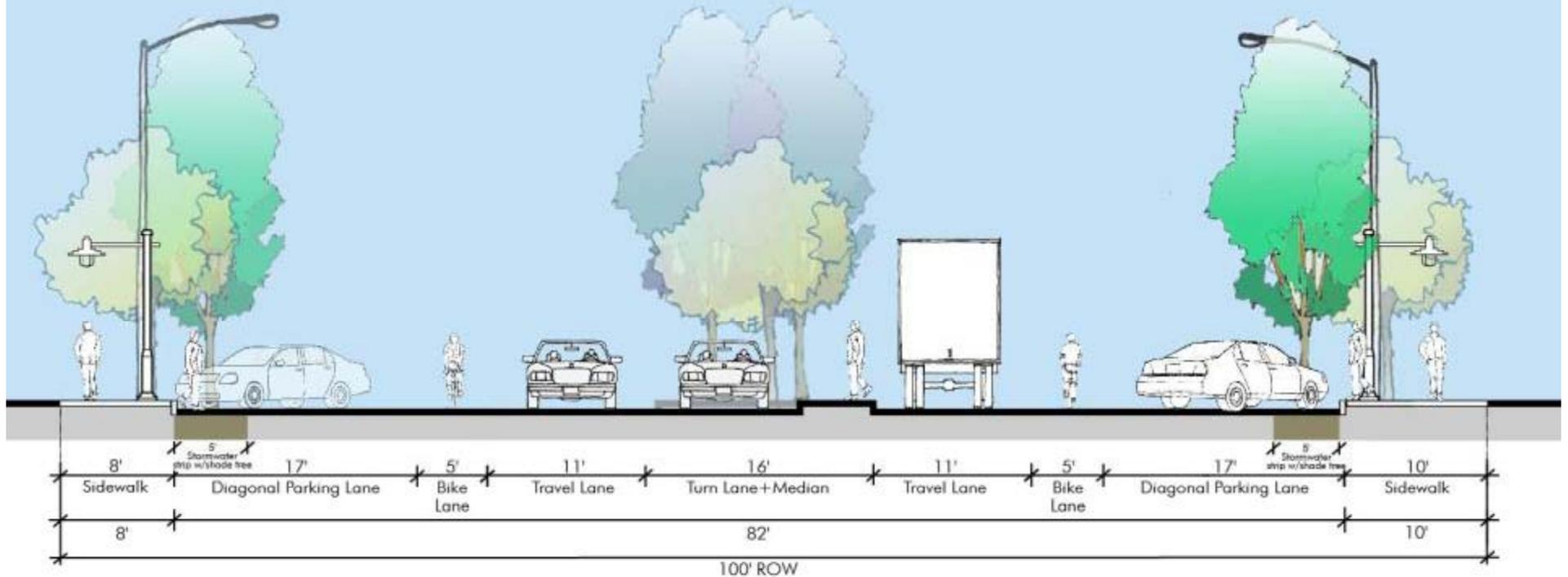
First Street: Proposed Street Section

EXISTING FEATURES

- 2 Travel lanes in each direction
- 16-ft Turning lane/median
- Parallel on-street parking
- 4-ft Sidewalk
- 4-ft Planter
- No bike lanes

PROPOSED FEATURES

- 1 Travel lane in each direction
- 16-ft Turning lane/median
- Angled on-street parking
- 8-10 ft Sidewalk
- 8-ft Stormwater Swale
- 5-ft Class 2 Bike Lane



Key Highlights of DA-2

- Focuses on the gateway and arrival experience from First Street to Old Town Tustin
- Two to four stories mixed use buildings with active retail uses that step down as building gets closer to Old Town Tustin
- Build to line of 10 feet of sidewalk to enhance the pedestrian experience.



Key Highlights of DA-3

- 3-4 story mixed-use buildings that face First Street and increase to 4-5 story buildings along Newport Avenue.
- Stand-alone multi-family residential buildings along Centennial Way
- Step-backs and buildings that decrease in scale closer to Centennial Way
- Build to line of 20 feet along Newport Ave.



Key Highlights of DA-4

- Two-story mixed use buildings that face El Camino Real and Prospect Street
- The architectural styles and historic character is the highest priority
- Development should be consistent with the Cultural Resources District (CRD) Commercial Design Guidelines, Chapter VIII New Infill Development
- Build to line of 12 feet along El Camino Real, Main, B, and Prospect Streets



Key Highlights of DA-5

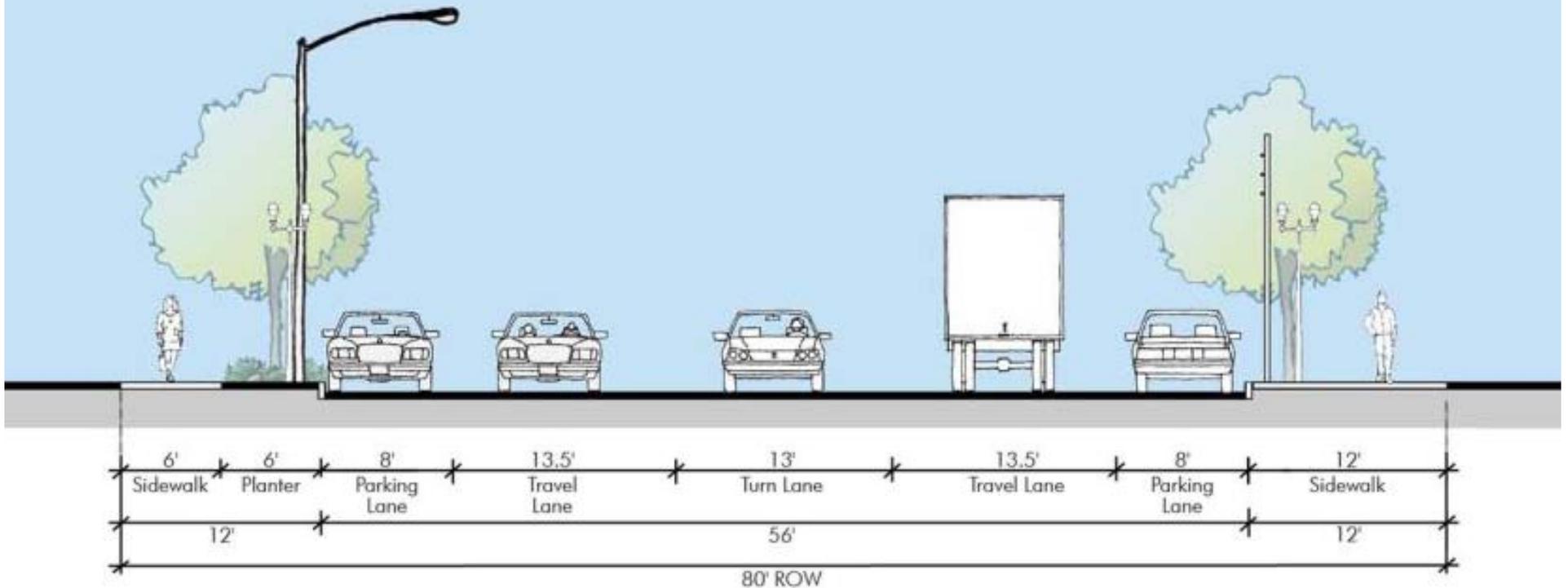
- Four to five story mixed use buildings with residential, commercial, and office over retail/commercial
- Create higher intensity development along Newport Avenue that supports an expanded pedestrian environment.
- Buildings on the east side of Newport Avenue should gradually step down to transition to adjacent residential neighborhoods.
- Build to line of 20 feet on Newport Avenue



Main Street: Existing Street Section (looking east)

EXISTING FEATURES

- One 13-ft Travel lane in each direction
- 13-ft Striped turning lane
- Parallel on-street parking
- 6-ft Sidewalk
- 6-ft Planter
- No bike lanes



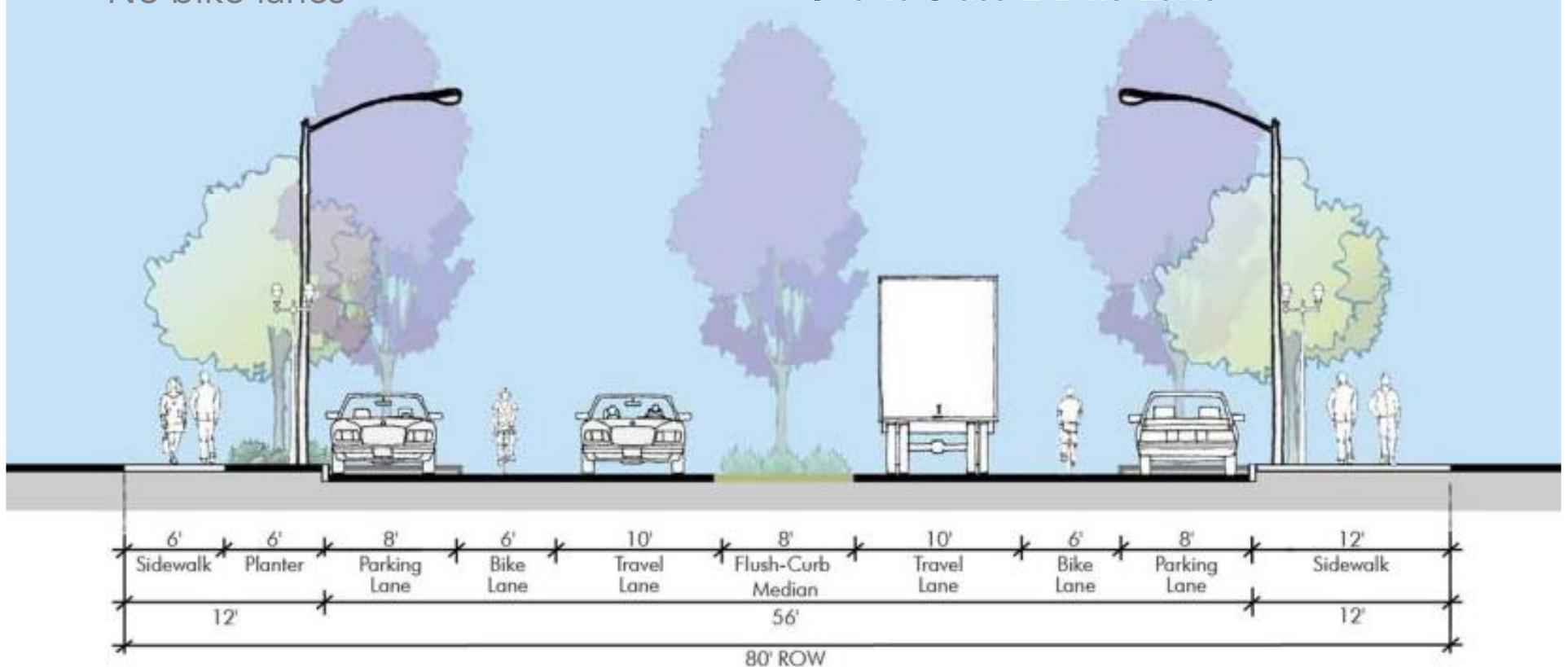
Main Street: Proposed Street Section (looking east)

EXISTING FEATURES

- One 13-ft Travel lane in each direction
- 13-ft Striped turning lane
- Parallel on-street parking
- 6-ft Sidewalk
- 6-ft Planter
- No bike lanes

PROPOSED FEATURES

- One 10-ft Travel lane in each direction
- 8-ft Planted median with turn pocket
- Parallel on-street parking
- 6-ft Sidewalk
- 6-ft Planter
- 6-ft Class 2 Bike Lane



Main Street – existing condition



Main Street: Visual Simulation



Opportunities for:

- Gateways
- Plazas
- Multi-modal connections

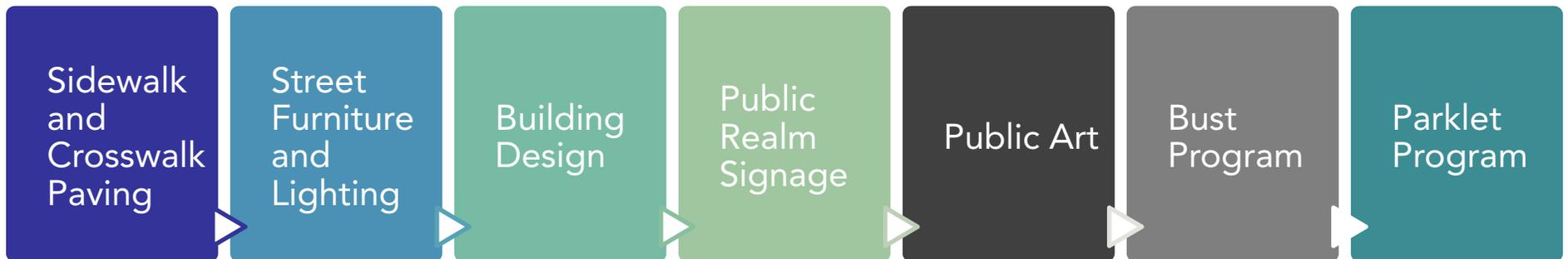
Key Highlights of DA-6

- Mixed use with residential/commercial over retail/commercial
- Development fronting El Camino Way should be a residential over retail configuration
- Development should have a graduated sense of massing with step-backs and lower scale buildings along Sixth Street
- Build to line of 15 feet along 6th Street



Design Guidelines Elements

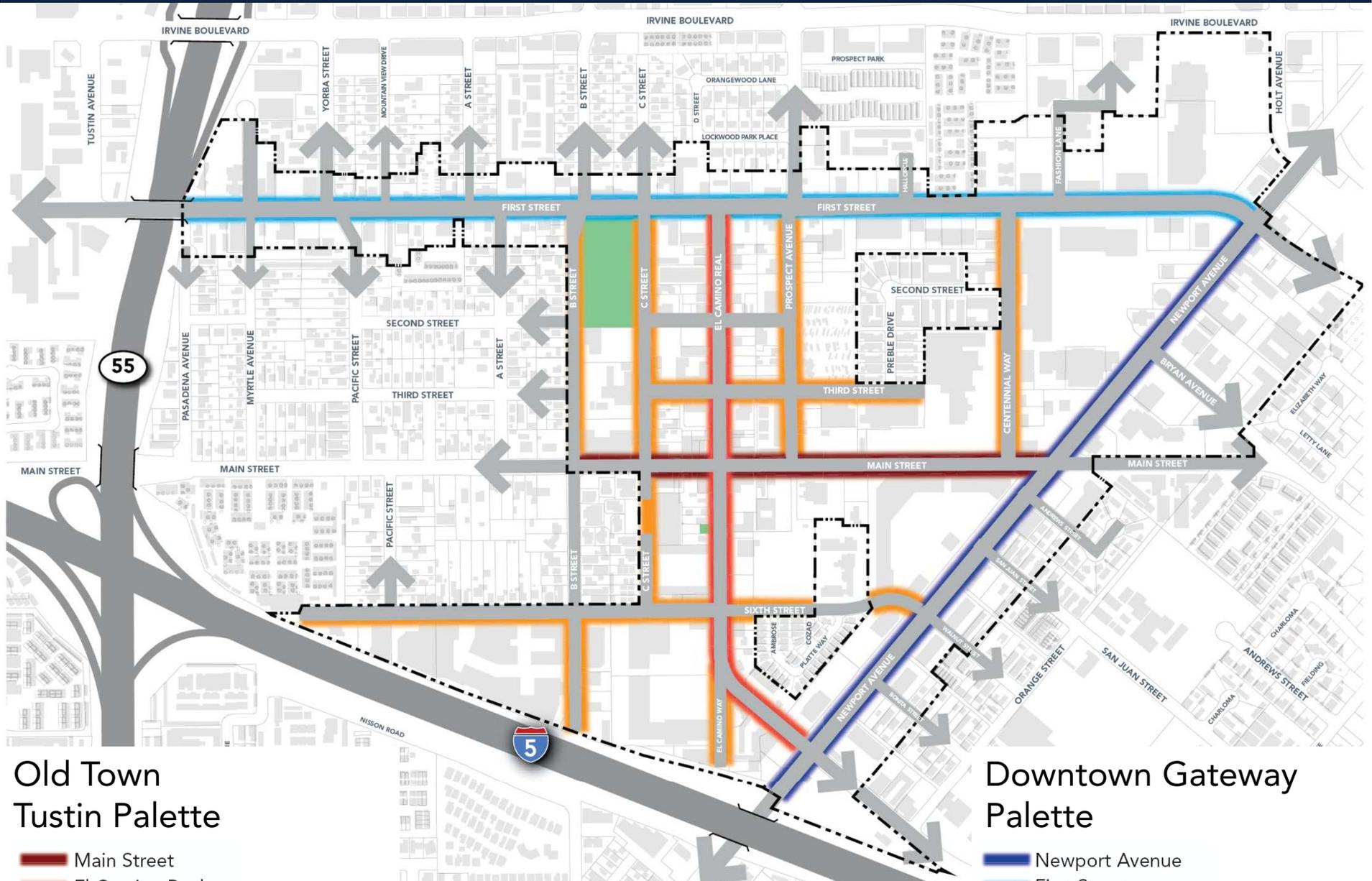
- Two primary palettes
 - Downtown Gateway palette
 - Old Town Tustin palette
- Street tree master plan
 - Newport Ave
 - First Street
 - Main Street
 - El Camino Real
 - Secondary Streets



A photograph of a street scene with several cars parked along the curb. The image is overlaid with a purple grid pattern. The text "Design Guidelines" is centered in white. The scene includes a sidewalk, a road with a "STOP" marking, and buildings in the background.

Design Guidelines

Streetscape Palettes



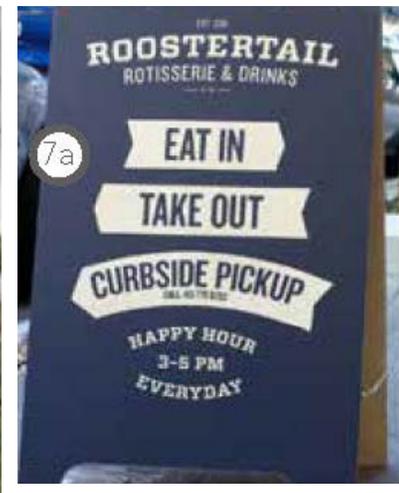
Old Town Tustin Palette

- Main Street
- El Camino Real
- Secondary Streets

Downtown Gateway Palette

- Newport Avenue
- First Street

Old Town Tustin Palette



Downtown Gateway Palette

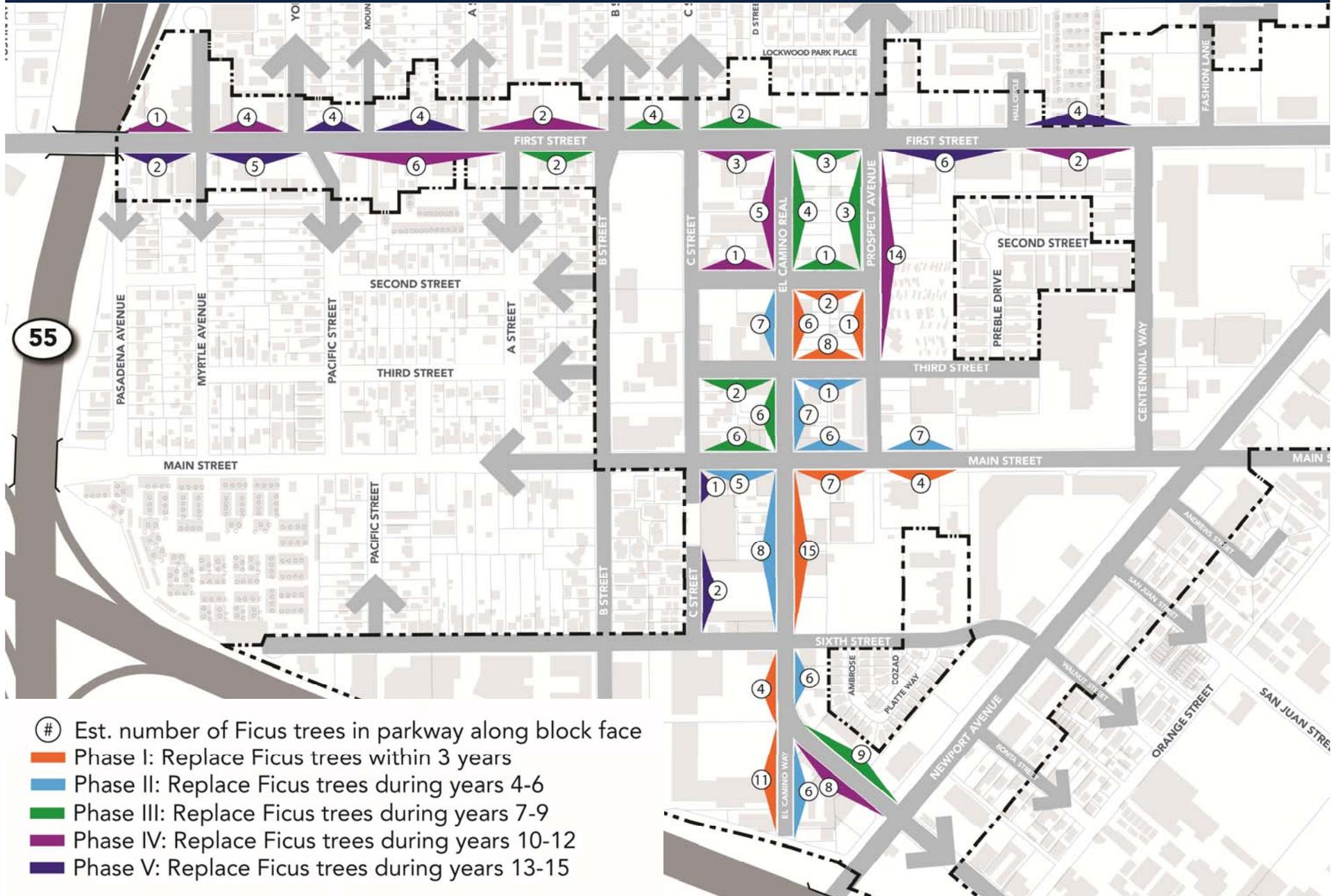


Street Tree Master Plan



- Plan includes phased approach to replace Ficus trees
- Alternate species will be comparable maturity

Ficus Phased Replacement Plan



Selected Street Trees



Koelreuteria paniculata – Goldenrain Tree



Lophostemon confertus – Brisbane Box

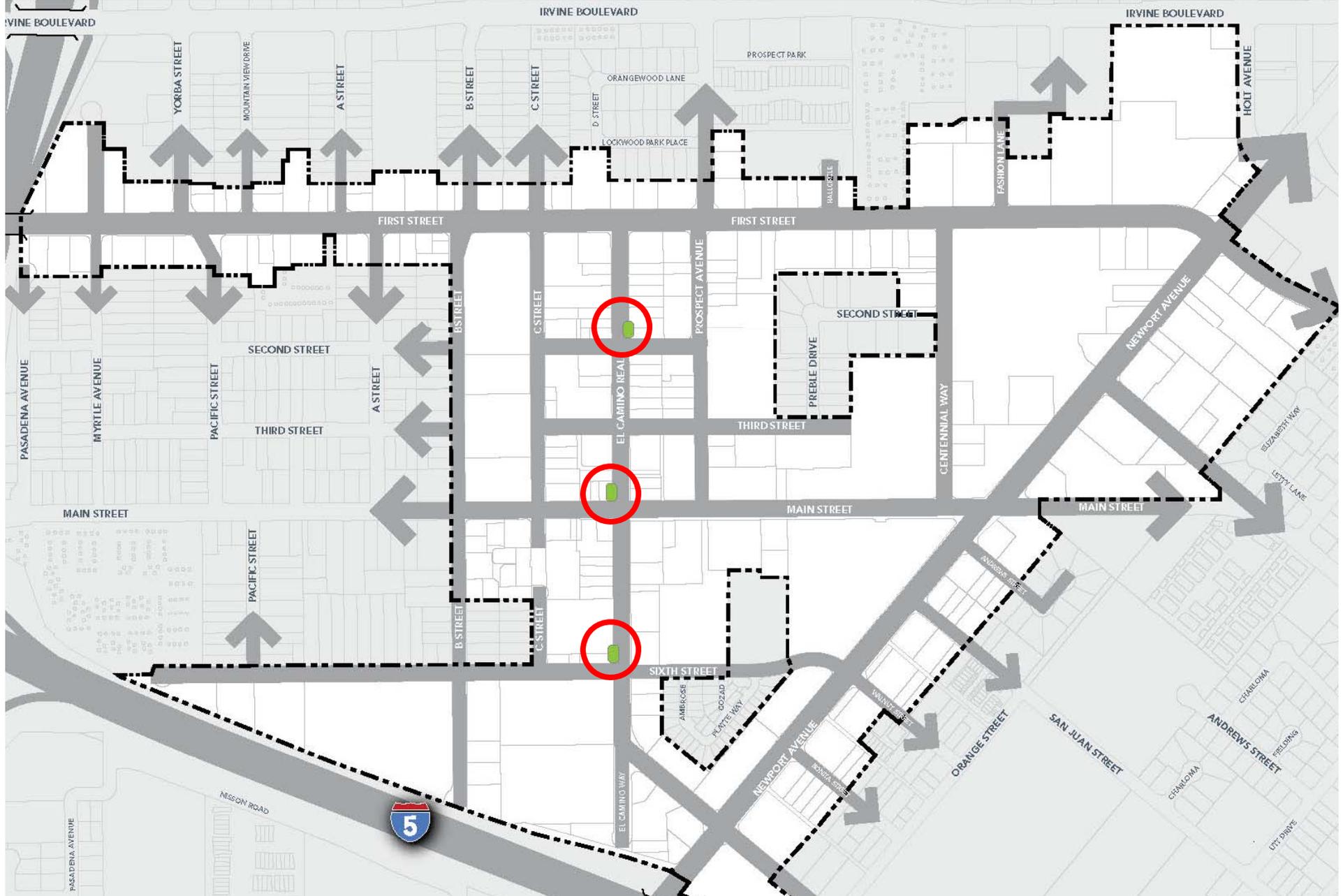


Quercus ilex – Holly Oak



Tabebuia impetiginosa – Pink Trumpet Tree

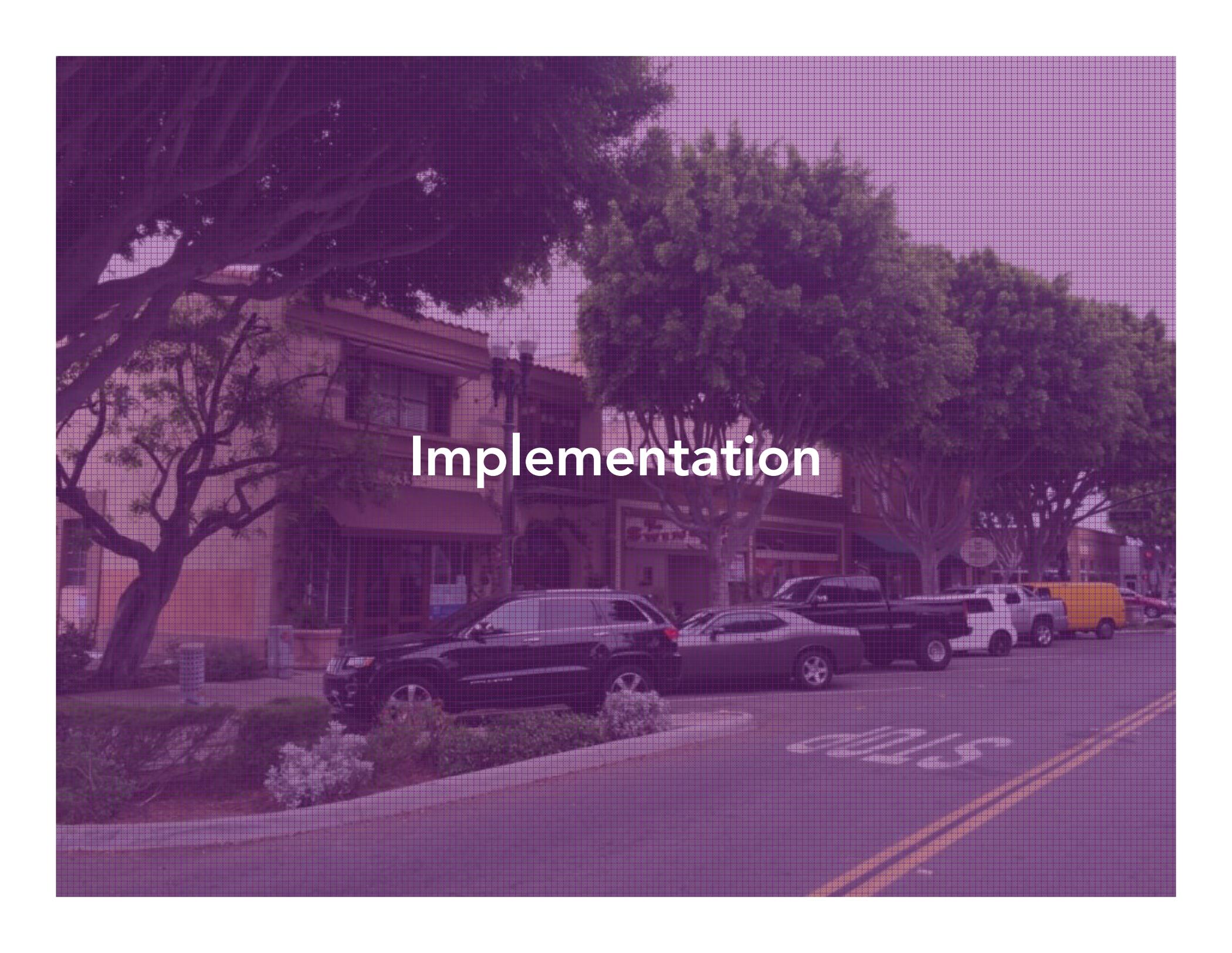
Parklet Program



Parklets



Implementation

A photograph of a street scene with several cars parked along the side. The image is overlaid with a purple grid pattern. The word "Implementation" is written in white, bold, sans-serif font across the center of the image. The background shows a multi-story building, trees, and a clear sky.

Implementation

When a new project comes in, does it meet minimum criteria?

Is it a mixed use project?

Yes or No?

Is the project requesting a transfer of intensity?

Is the project consistent with development standards included in the Specific Plan?

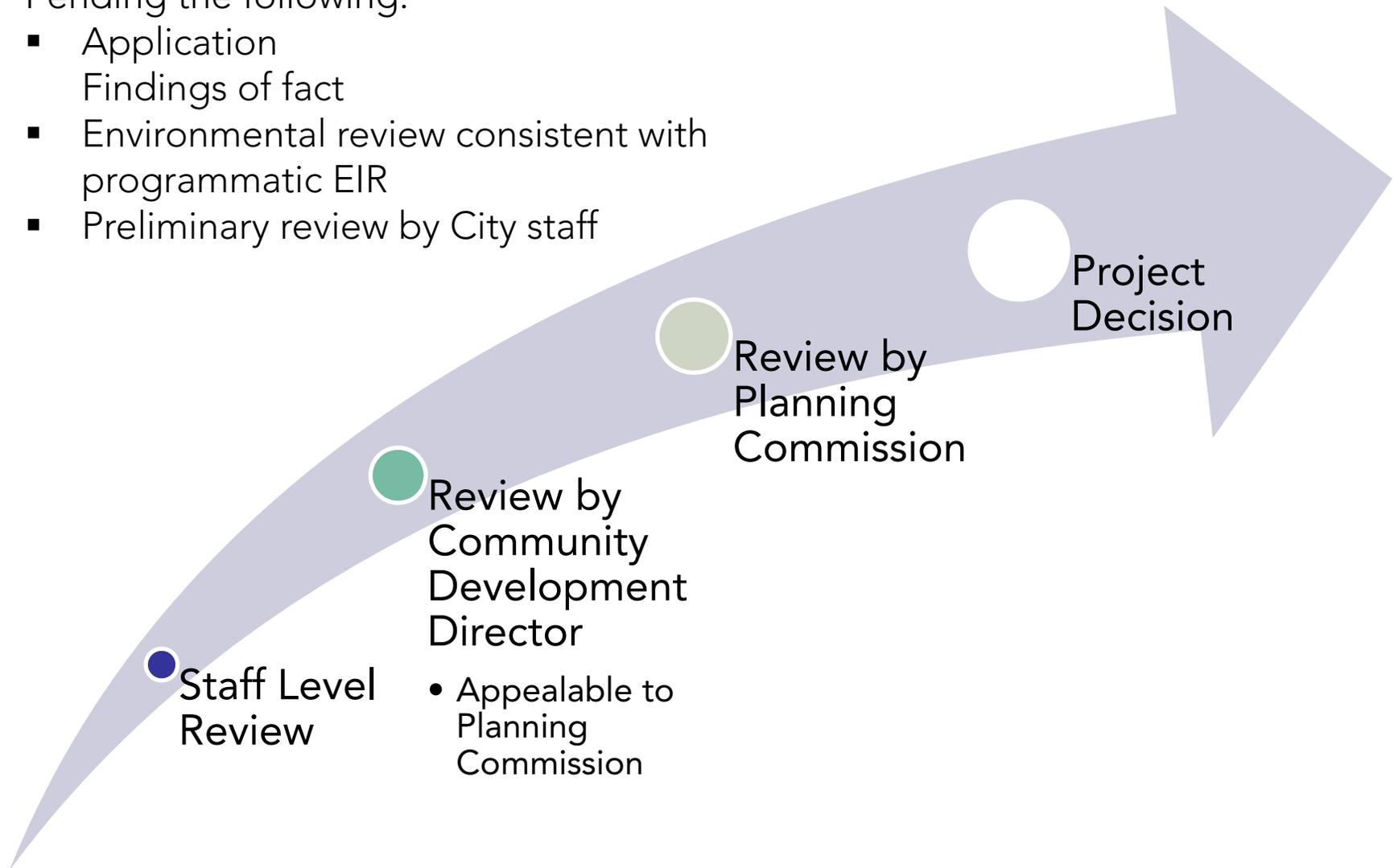
Is the project consistent with the design guidelines included in the Specific Plan?

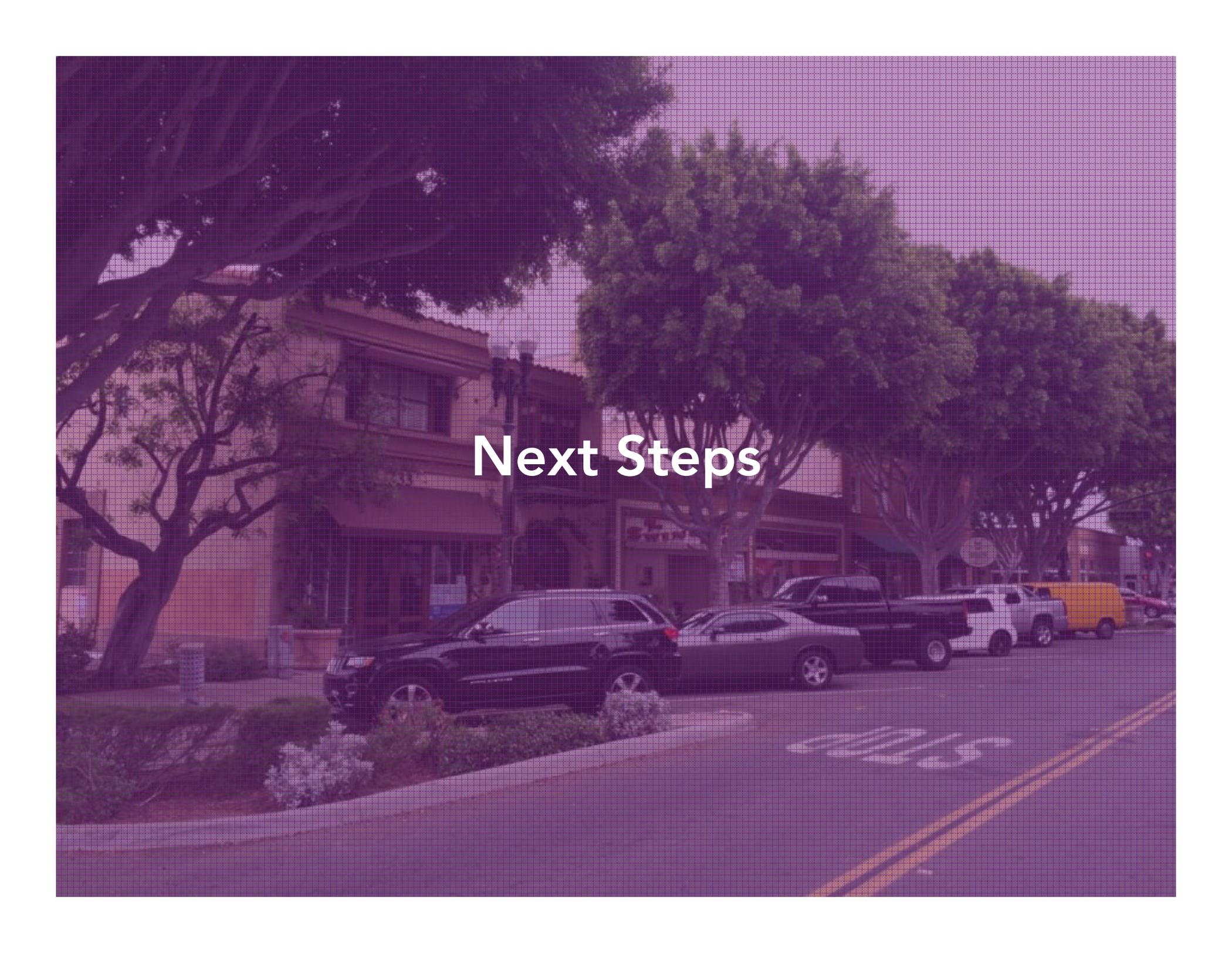
Does the project meet the findings of fact are required by the Specific Plan?

Approving Bodies for Projects within Plan Area

Pending the following:

- Application Findings of fact
- Environmental review consistent with programmatic EIR
- Preliminary review by City staff





Next Steps

Next Steps

- Environmental Scoping Meeting in Spring 2016
- Environmental Review Spring 2016
- Final Specific Review and Approval with Planning Commission and City Council – Summer 2016

A photograph of a street scene with several cars parked along the side. The image is overlaid with a purple grid pattern. The text "Discussion and Feedback" is centered in white. The scene includes a sidewalk, trees, and a building in the background.

Discussion and Feedback

CITY OF TUSTIN

downtown commercial core plan



M I G Team

Community Workshop #3 | January 28, 2016