

Carmel Design Traditions Project 1.5

DOWNTOWN WORKSHOP #1

Wednesday, June 22, 2022 at 4:30pm, Sunset Center

This workshop addresses development in the commercial, multifamily and mixed-use districts in downtown Carmel-by-the-Sea.

Objectives:

- To provide the community opportunities to express their visions and concerns about the character of development in the downtown
- To enhance community understanding about the existing design standards and guidelines
- To build awareness of basic design variables that influence compatibility
- To gain insights into the community's preferences for design

WORKSHOP AGENDA

4:30pm

1. INTRODUCTION TO DESIGN TRADITIONS PROJECT 1.5
 - a. Welcome by City representative (5 mins.)
 - b. PowerPoint presentation: Project overview and existing design guidelines (15 mins.)

4:50pm

2. DESIGNING A COMMERCIAL BUILDING
 - a. PowerPoint presentation: Introduction to commercial design concepts (10 mins.)
 - b. Team Activity #1: (40 mins.)
 - c. Team reporting

5:40pm

3. CONSIDERING BUILDING FORM AND HEIGHT
 - a. PowerPoint presentation: Introduction to varied massing and height (10 mins.)
 - b. Team activity #2 (25 mins.)
 - c. Team reporting

6:15pm

4. DESIGNING A MULTIFAMILY BUILDING
 - a. PowerPoint presentation: Design variables to consider (10 mins.)
 - b. Team Activity #3 (25 mins.)
 - c. Team reporting

6:50pm

5. WRAP-UP AND ADJOURN (10 mins.)
 - a. Summary observations
 - b. Next steps
 - c. How to participate on line

Carmel Design Traditions Project 1.5
DOWNTOWN WORKSHOP #1

ACTIVITIES INSTRUCTIONS

Downtown Carmel includes the Central Commercial district, which features dining and specialty retail businesses. It is flanked by other districts that include service commercial and multifamily uses. Each of these districts shares some characteristics. Other features vary by zone district. This may include the building forms, the range of materials that are used, and the types of outdoor spaces and landscaping. Consider those in the following activities.

Downtown Activity #1: Designing a Commercial Building

How can a new “infill” building be designed to fit in the commercial core? In this exercise, you will consider a variety of potential new buildings. On the table is a poster, which has a strip of photos at the top to set the context. Below that is a grid of photos of alternative infill buildings. Some of these are from Carmel; others are not. Some may be inappropriate. Others may fit better if they were to be modified.

Instructions:

1. Working as a group, discuss the attributes of each image, considering how it fits, or not, in the context shown.
2. When a general consensus is determined, mark on each photo if it is:
 - a. (Check mark) Generally in keeping with downtown’s character
 - b. (X) Generally out of character
 - c. (?) Undecided; opinions are divided
3. Add comments in the space provided to explain the rating or to note any special conditions that might apply or to indicate how the design could be modified to better fit with the context.

Downtown Activity #2: Considering Building Form and Height

To what extent does overall building form and size affect the way in which it fits in the downtown? In this activity, you will consider how these variables affect compatibility.

Two posters are on the table for this activity. The first page has two rows of photos at the top that illustrate the context for a potential infill project. Below is a set of computer-generated images of potential new buildings. One alternative occupies a single lot; others occupy two lots and one occupies three lots. The models show variations in building height at the sidewalk edge and sometimes roof form. Some include passageways or courtyards. To what extent do these variables affect perceived scale of buildings?

Instructions:

1. Working as a group, discuss the attributes of each alternative infill model, considering how it fits with Carmel’s design traditions.
2. When a general consensus is determined, mark on each model if it is:
 - a. (Check mark) Generally in keeping with the context
 - b. (X) Generally out of character
 - c. (?) Undecided; opinions are divided

3. Add comments in the space provided to explain the rating or to note any special conditions that might apply.
4. Add notes to the models as well, to help explain your findings.

Downtown Activity #3: Designing a Multifamily Building

How can a new Multifamily building be designed to fit in the commercial core? In this exercise, you will consider a variety of potential new buildings. On the table is a poster, which has a strip of photos at the top that sets the context to consider. Below that is a grid of photos of alternative infill buildings.

Some of the infill options are from Carmel; others are not. Some may be inappropriate. Others may fit better if they were to be modified. Finally, at the bottom of the poster is a strip of photos of the opposite, facing block, which has single family residential buildings; consider this also as part of the context.

Instructions:

1. Working as a group, discuss the attributes of each image, considering how it fits, or not, in the context shown.
2. When a general consensus is determined, mark on each photo if it is:
 - a. (Check mark) Generally in keeping with forest character
 - b. (X) Generally out of character
 - c. (?) Undecided; opinions are divided
3. Add comments in the space provided to explain the rating or to note any special conditions that might apply or to indicate how the design could be modified to better fit with the context.

Thank you for participating!

ACTIVITY #1: DESIGNING A COMMERCIAL BUILDING

See the Instruction Sheet for Downtown Activity #1.



Context photo



Context photo



Infill Site



Context photo



Context photo



A. Notes: _____



B. Notes: _____



C. Notes: _____



D. Notes: _____



E. Notes: _____



F. Notes: _____



G. Notes: _____



H. Notes: _____



I. Notes: _____



J. Notes: _____



K. Notes: _____



L. Notes: _____

ACTIVITY #2: CONSIDERING BUILDING FORM AND HEIGHT

See the Instruction Sheet for Downtown Activity #2.



Context photos

Infill 1: Single lot infill with 1-story facade along the sidewalk, and 2nd story stepback 10 ft. from the sidewalk.



Notes: _____

Infill 2: Double lot infill with one 2-story module at the sidewalk edge, and another 1-story facade module at sidewalk edge with a 2nd story stepback 20 ft.



Notes: _____

ACTIVITY #2: CONSIDERING BUILDING FORM AND HEIGHT (continued)

See the Instruction Sheet for Downtown Activity #2.

Infill 3: Double lot infill with two 1-story modules along the sidewalk edge and 2nd story stepback 10ft. from the sidewalk edge. One module has a hip roof form.



Notes: _____

Infill 4: Double lot infill with a 1-story facade along 70% of the building frontage, and 2nd story stepback 10 ft. from the facade. 30% of building frontage is set back 10ft. to form a small plaza.



Notes: _____

Infill 5: Triple lot infill with the first module including a hip roof form that is 1-story along the sidewalk and 2nd story stepback 10ft. from the sidewalk edge. The second module is a 1-story facade with 8ft. walkway through the development. The third module is a 2-story facade at the sidewalk edge.



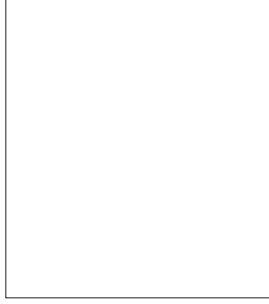
Notes: _____

ACTIVITY #3: DESIGNING A MULTIFAMILY BUILDING

See the Instruction Sheet for Downtown Activity #3.



Context block



Infill site



A. Notes: _____



B. Notes: _____



C. Notes: _____



D. Notes: _____



E. Notes: _____



F. Notes: _____



G. Notes: _____



H. Notes: _____



I. Notes: _____



J. Notes: _____



K. Notes: _____



Context photos - opposite facing block of residential building types

Carmel Design Traditions Project 1.5
Downtown Workshop - June 22, 2022

Individual Comment Sheet (Table #____)

Thank you for joining in the workshop for design in downtown Carmel! Do you have additional comments about the character of downtown you would like to make? Please use this worksheet to record your thoughts. Leave this comment sheet at the sign-in table or send it to:

Planning Department
P.O. Box CC
Carmel-by-the-Sea, CA 93921

planning@ci.carmel.c.us

Part 1 – Comments on the workshop activities

These may be ideas that were not captured on the team work sheet or additional comments about one of the images shown on the posters. If you want to comment on a specific image, be certain to note the letter that identifies it.

Activity #1: Designing a Commercial Building

Do you have any additional comments on specific infill examples that are shown, perhaps explaining how one might be modified to fit in better? Or, can you suggest an example of a compatible new building which is not included in the activity and that would fit in the context shown?

Activity #2: Considering Building Form and Height

Any additional comments about the infill models? (Be certain to note the name of a model if you have specific comments.) Are there other forms not shown that could fit in?

Activity #3: Designing a Multifamily Building

Any additional comments about the infill examples? Are there ways in which one of the alternatives could be improved to better fit in? (Be certain to note the name of a model.) Or, can you suggest an example of a compatible new building which is not included in the activity and that would fit in the context shown?

Part 2 – Other Comments

Are there some specific design topics or issues that you believe should be addressed in the Design Traditions Project? Or do you have suggestions about the project process? Provide your suggestions here!