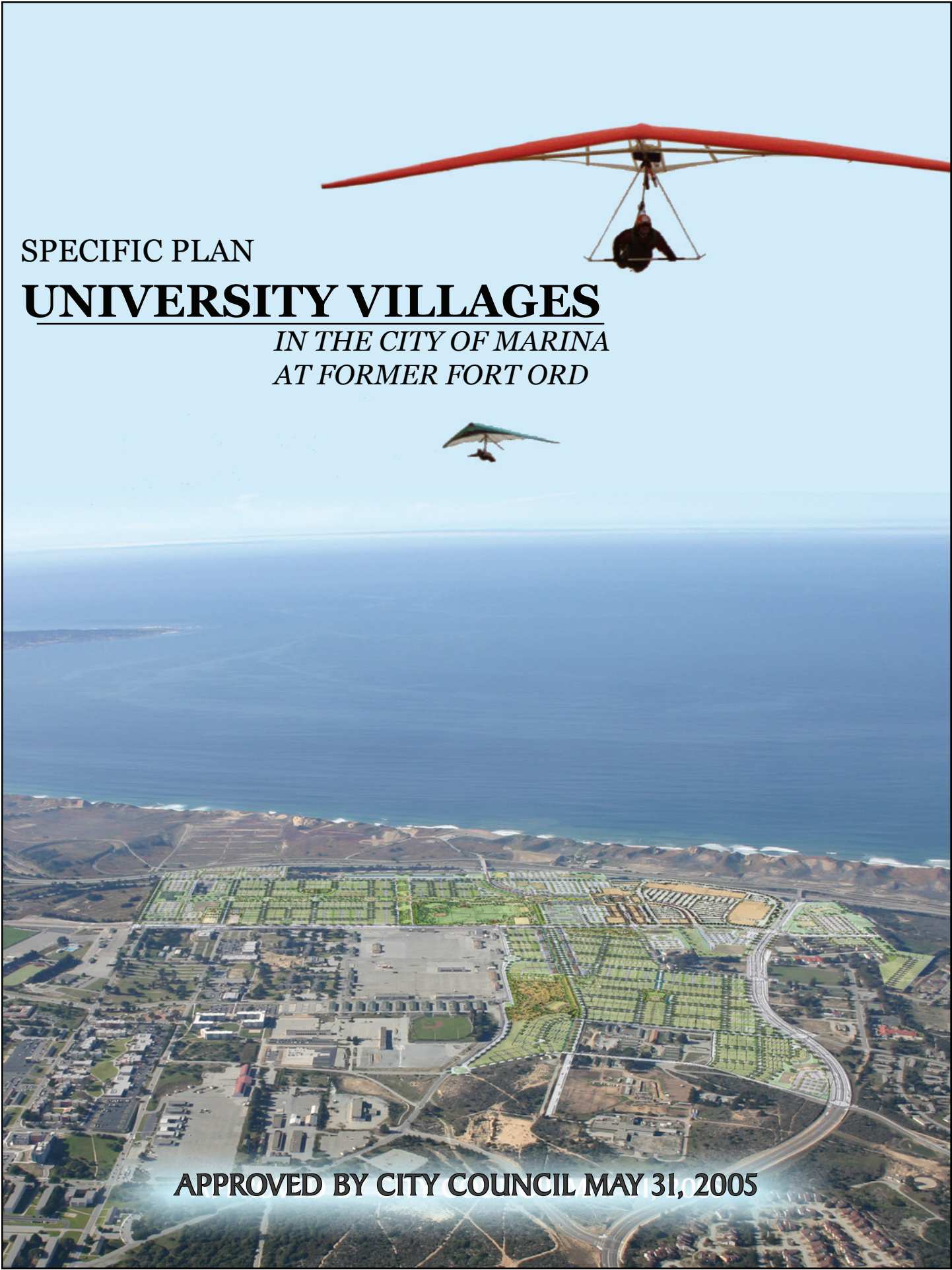


An aerial photograph of Marina, California, showing a coastal town with a grid-like street pattern, green spaces, and a large parking lot. The town is bordered by the ocean on the right and a hillside on the left. A hang glider with a red wing is visible in the upper right portion of the sky. Another smaller hang glider is visible further down and to the left.

SPECIFIC PLAN

UNIVERSITY VILLAGES

*IN THE CITY OF MARINA
AT FORMER FORT ORD*

APPROVED BY CITY COUNCIL MAY 31, 2005

UNIVERSITY VILLAGES SPECIFIC PLAN

A Public / Private Partnership of
Marina Community Partners
and
Marina Redevelopment Agency



Prepared By
Dahlin Group
Architecture Planning

September 28, 2004
Revised April 4, 2005
Approved by City Council May 31, 2005

Amended 8/7/17 - page 111 - Staff

Project and Tenant Sign Criteria
updated - 9/2008

RESOLUTION NO. 2005-130

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA
APPROVING, AS RECOMMENDED BY THE PLANNING COMMISSION, THE
UNIVERSITY VILLAGES SPECIFIC PLAN CONTAINING DEVELOPMENT
PRINCIPLES AND DESIGN GUIDELINES FOR THE REDEVELOPMENT OF 420
ACRES WITHIN SOUTH MARINA BOUNDED BY 8TH STREET AND 1ST STREET
TO THE SOUTH, HIGHWAY 1 TO THE WEST AND IMJIN ROAD TO THE
NORTH. THE EAST BOUNDARY IS CALIFORNIA AVENUE TO THE NORTH
AND 2ND AVENUE TO THE SOUTH.**

WHEREAS, the City Council of the City of Marina, California, did on the 31st day of May, 2005, hold a duly-noticed Public Hearing, continued from the 17th day of May, 2005, to consider approval of the University Villages Specific Plan, subject to conditions, containing the development principles and design guidelines for the redevelopment of 420 acres within South Marina bounded by 8th Street and 1st Street to the south, Highway 1 to the west and Imjin Parkway to the north. The east boundary is California Avenue to the north and 2nd Avenue to the south, subject to conditions of approval; and

WHEREAS, the Planning Commission of the City of Marina, California, did on the 5TH day of May, 2005, hold a duly-noticed Public Hearing, continued from the 14th day of April, 2005 and a work session, on April 23, 2005, recommend approval, subject to conditions, the University Villages Specific Plan

WHEREAS, the Tree Committee, at its October 4, 2004 meeting, reviewed and provided comments on Section 5.6 Existing Tree Removal, Relocation and Replacement Standards of the Specific Plan; and

WHEREAS, the Recreation and Community Services Commission, at its October 6 and December 1, 2004 meetings, reviewed and commented on Section 3.4 Park System Design Concept of the Specific Plan; and

WHEREAS, the Planning Commission held two Study Sessions, October 14, 2004 and January 27, 2005, to review and provide comments on the proposed Specific Plan. An extensive overview of the contents of the document was provided by the University Villages project team; and

WHEREAS, the Site and Architectural Design Review Board, at its January 27, February 16, March 2 and April 6, 2005 meetings reviewed and provided comments on Chapter 4 Design Guidelines and Chapter 5 Development Regulations; and

WHEREAS, said University Villages Specific Plan has complied with the requirements of the California Environmental Quality Act of 1970 in that the City of Marina has prepared University Villages Specific Plan Environmental Impact Report (SCH No. 2004091167); and

WHEREAS, the Planning Commission of the City of Marina, California has reviewed and considered the Draft Environmental Impact Report; and

WHEREAS, at a public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, said City Council did affirm the finding regarding the referenced case, and further, did find the following facts to justify approval of the Specific Plan, subject to conditions:

1. The proposed Specific Plan is consistent with the goals and policies of the General Plan, in that the proposed development principles and design guidelines will allow a diversity of housing options, recreational facilities, retail, multiple use and job opportunities.
2. The proposed Specific Plan will not create conditions materially detrimental to the public health, safety and welfare in that the subject area will be served with adequate utilities, public services and access to support this requested development. This issue was considered in the Environmental Impact Report and impacts will be adequately mitigated.
3. The proposed Specific Plan is compatible in terms of surrounding residential uses as well as providing convenient mixed-use areas designated multiple use, recreational, office and retail uses.
4. The proposed Specific Plan is suitable and appropriate in that this document provide the design guidelines and development regulations for a unique fully integrated community of diverse housing types, multiple use district, retail and personal services, job opportunities, sign guidelines, infrastructure and recreational facilities.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Marina, recommends as follows:

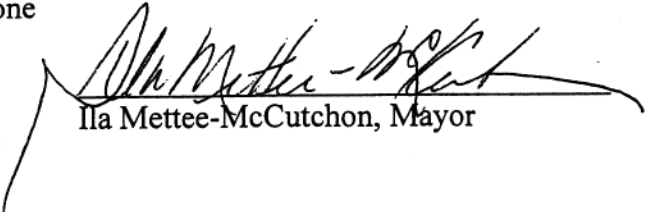
1. That the above recitations are true and correct and constitute the findings of the City Council in this case;
2. That it does hereby grant approval, as recommended by the Planning Commission, the University Villages Specific Plan request, subject to conditions, for the reasons set forth in this Resolution.

PASSED AND APPROVED by the City Council at a regular meeting of May 17, 2005 and continued to May 31, 2005, by the following vote:

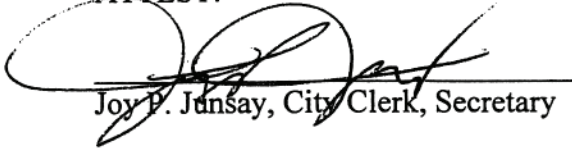
AYES, COUNCIL MEMBERS: Gray, Morrison, Wilmot, McCall and Mettee-McCutchon

NOES, COUNCIL MEMBERS: None

ABSENT, COUNCIL MEMBERS: None


Ila Mettee-McCutchon, Mayor

ATTEST:


Joy P. Junsay, City Clerk, Secretary

ACKNOWLEDGEMENTS

The University Villages Specific Plan and associated documents represent an effort by a wide range of individuals. Dahlin Group would like to acknowledge the following groups and individuals for their valuable assistance and contributions toward the development of this Specific Plan.

City of Marina Staff

The City of Marina Staff, representing all the various City departments involved in the specific plan process, have invested a great deal of time and effort in working with Marina Community Partners and their consultants. The contribution by City staff has been invaluable in working towards the goal of a unique and distinctive new community.

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ACKNOWLEDGEMENTS

CSUMB

As University Villages is adjacent to the CSUMB campus, input from CSUMB and their consultants was very important in molding this Specific Plan to be a neighbor they are proud to have.

Niraj Dangoria

The Existing Residents of the City of Marina

As neighbors with a vested interest in the quality of the redevelopment of the former Fort Ord, their constructive comments and insights into life in the City of Marina were invaluable in the process.

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EXECUTIVE SUMMARY

1.1

The University Villages Specific Plan is a detailed planning document which outlines the future development of 420 acres of former Fort Ord that lies within the City of Marina. The property forms a southern border for the City of Marina with the City of Seaside. The Specific Plan area is bounded on the west by Highway 1, to the south and east by California State University – Monterey Bay, and links to the rest of the City of Marina to the north and east.

University Villages development objectives have been formulated by the Fort Ord Reuse Plan, the City of Marina General Plan, MIG Future Directions Report, RFQ/RFP, Master Plan Study Report, Highway I Design Guidelines, citizen outreach, demographic and market research as well as the physical characteristics of the land. These influences have guided the plan to achieve a premier mixed use community with a strong sense of place. To accomplish the vision and intent of this Specific Plan, amendments to the current City of Marina General Plan are necessary. The description of these amendments are included as Appendix A. Development of University Villages in accordance with this Specific Plan reinforces the City of Marina's image as a destination coastal town and the gateway to the Monterey Peninsula.

This Specific Plan details the following elements:

- A mixed use Village Center consisting of retail, entertainment, commercial, visitor serving and residential uses organized by the Village Promenade and Village Square.
- Destination & regional retail components.
- Office / research / Light Industrial uses.
- Up to 500 new hotel rooms.
- Public facilities including regional and local transit uses.
- A full range of parks and recreational opportunities.
- 1237 new housing opportunities with a wide range of affordability.
- Necessary infrastructure to support the development including:
 - Potable water system
 - Wastewater system
 - Dry Utilities system
 - Recycled Water system
 - Storm Drainage system

This Specific Plan provides land uses, development regulations, design guidelines, infrastructure improvements and an implementation plan for the creation of a cohesive community.

Specific Plans are developed to provide a greater level of specificity in planning sites of special interest and value to a community. This Specific Plan utilized the University Villages Master Plan Study Report as accepted by the Marina City Council as a base line. This Specific Plan contains text and diagrams which call out the following in detail:

1. The distribution, location, and extent of the uses of the land, including open space, within the area covered by the plan.
2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, dry utilities, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
3. Standards and criteria by which development will proceed, including development standards, design guidelines, a phasing program and standards for the conservation, development, and utilization of natural resources, where applicable.
4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out numbers 1, 2 and 3.

The purpose of the University Villages Specific Plan is to provide a comprehensive program for the plan area's 420 acres. This will result in a unique and appealing new community which integrates with the existing community and provides the area with a variety of new amenities while providing the infrastructure improvements necessary to implement the development.

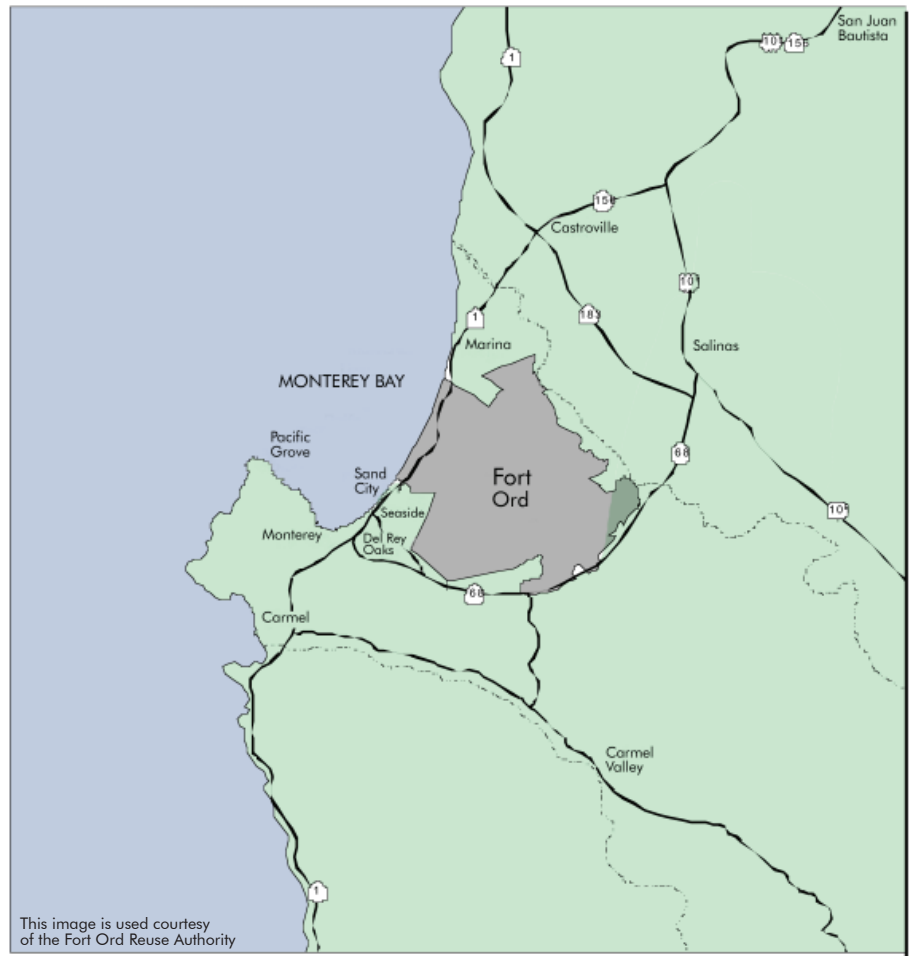
The University Villages Specific Plan establishes the regulations and guidelines which implement the development concept.

All subsequent development projects and related activities are required to be consistent with this Specific Plan. Subsequent submittals shall include General Plan Amendment Application, Zoning Ordinance Amendment Application, Tentative Tract Maps, Tree Removal Permit and Architectural and Site Design Review.

CONTEXT

1.3

The former Fort Ord lies along a stretch of Highway 1 within the City of Marina California. The City of Marina is approximately 115 miles south of San Francisco and 8 miles north of Monterey, along the Monterey Bay.



In 1994 the United States Army closed military operations at Fort Ord as part of the Base Realignment and Closure process of the Department of Defense after 70 years operating as an infantry training installation. The closure constituted a major and adverse event in the economy of the Monterey Peninsula and particularly in the City of Marina, within whose borders much of the base infrastructure was located. While the military continues to maintain major defense operations at the Defense Language Institute and the Naval Postgraduate School in the City of Monterey, major losses of population and employment resulted in the City of Marina and adjoining communities.

CONTEXT

Closure of the base has left in place numerous buildings and other obsolete infrastructure, together with major environmental degradation requiring both deconstruction and clean-up on a large scale. The former Fort Ord is designated as a super-fund site by the federal EPA.

To address these economic and environmental challenges, the BRAC process led to the formation as an Agency of the State of California of the Fort Ord Reuse Authority ("FORA") and the approval of a Fort Ord Reuse Plan. FORA is controlled by a Board comprising voting members representing all the Cities on the Peninsula and the County of Monterey; together with a number of non-voting members. FORA's objective is to plan for and facilitate the reuse for civilian purposes of a major part of the lands of the former Fort Ord and in particular to finance deconstruction, provide environmental mitigation, new infrastructure and to foster economic development on the Peninsula to replace employment lost by the closure of military operations.



At the same time approximately 1,500 acres of the Fort were conveyed to the California State University system to provide a campus for Cal State University Monterey Bay. The University is now a flourishing and rapidly growing seat of learning and making a major contribution to the future vitality of the region. Additionally various parcels of land within Fort Ord have been conveyed by the Department of Defense via the Department of the Interior as public benefit conveyances. The City of Marina has received Public Benefit Conveyances ("PBC"), primarily for civic, recreational and open space purposes.

CONTEXT

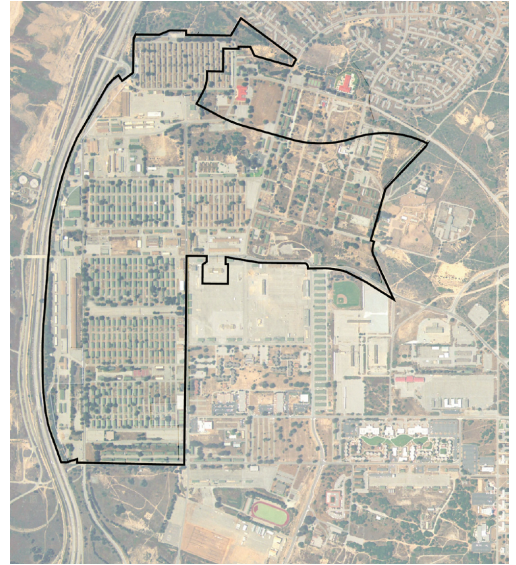
The University Villages Specific Plan area comprises 429 acres of land. This area was initially designated as the Planned Development Mixed Use District under the Base Reuse Plan. This Land use designation was changed to Multiple Use Commercial, Office/Research, Visitor Serving and Residential under the adoption of an update to Marina's General Plan in 2000. It has been subjected to the US Army's process, defined as "Finding of Suitability for Transfer", to confirm its environmental status as safe for the civilian uses contemplated by these Plans. This process includes the US EPA and the Department of Toxic Substance Control of the State ("DTSC"). This land has now been conveyed either to the City of Marina as PBC's or to FORA itself. The lands conveyed to FORA are defined as Economic Development Conveyances ("EDC") by the BRAC process and are intended for private sector reuse and development under the jurisdiction of the City's Redevelopment Agency, to which they will shortly be conveyed, to eliminate blight, to foster economic regeneration in the City and the region and in particular to generate new employment opportunities.



PROJECT SETTING

1.4

University Villages combines both the West and North University Villages boundaries per Figure 1.2 and Policy 16E and F of the Marina General Plan. The University Villages lands are an L-shaped parcel lying between the CSUMB campus to the east and Highway 1 to the west. The northerly boundary runs easterly from Highway 1 close to the 12th St interchange and then along the south side of Imjin Parkway to California Ave. which then forms the easterly boundary running down to the campus at 8th St. The southerly part of the site is bounded by 2nd Ave along the campus frontage and 1st St adjoining the City of Seaside. All the Fort Ord lands comprising some 800 acres of dunes to the west of Highway 1 have been granted to the State Parks Department.



Environmental cleanup of the groundwater under the site continues by way of the Army Corps of Engineers' pump-and-treat system, which extracts groundwater from the shallow aquifer, purifies it and re-injects it underground. This process will continue for 15 or more years.



Approximately 900 obsolete and abandoned Army buildings remain on the University Villages site, together with above and below ground infrastructure and parking areas. Deconstruction and removal of these materials, including some

hazardous materials, are the responsibility of FORA. FORA has removed approximately 50 buildings to date and constructed a new 4 lane arterial, Imjin Parkway to connect the 12th St Highway 1 interchange to California Ave, Reservation Road and the City's Municipal airport. Rebuilding of 2nd Ave by FORA as a 4 lane arterial from Light Fighter Drive to Imjin Parkway and serves as the backbone roadway for University Villages and a long mutual boundary for University Villages, the City's recreational PBC's and CSUMB campus. FORA's Capital Improvement Program will

PROJECT SETTING

also fund improvements to California Ave, 8th St east of 2nd Ave, and additional potable water infrastructure.

The deconstruction, environmental clean-up, redevelopment and reuse of the former Fort Ord is a major event for the entire Central Coast region. Numerous federal, state and local governmental agencies are contributing to the process. Much of this activity is being coordinated and facilitated by FORA staff under the direction of its Board. Non voting representation on the FORA Board includes the local Congressman, State Senate and Assembly members, the University of California, Santa Cruz, CSUMB, TAMC, Monterey-Salinas Transit ("MST"), the US Army through the BRAC office, Marina Coast Water District ("MCWD"), State Parks, Monterey Peninsula College ("MPC") and Monterey Peninsula Unified School District.

Other agencies include the State Department of Toxic Substances Control, Department of Fish and Game, the local Air Pollution and Water Pollution Control Districts and Monterey County Water Resources Agency.

RELATIONSHIP OF THE SPECIFIC PLAN TO GOVERNING DOCUMENTS

1.5

California Government Code

The University Villages Specific Plan is consistent with the California Government Code and is subject to the conditions noted below.

The University Villages Specific Plan has been prepared in accordance with the requirements of the California Government Code, Sections 65450-65457. These sections establish the Specific Plan as a legal mechanism which allows a particular area's development regulations to be established separately and to supersede any previously established zoning.

City of Marina General Plan

The City of Marina General Plan directs that a Specific Plan shall be prepared for University Villages. The University Villages Specific Plan provides the community vision, land use plan, development regulations, design guidelines and implementation measures to ensure development in a manner that is consistent with the goals, objectives, principles and policies of the City of Marina General Plan.

Fort Ord Reuse Plan

The Community Design Strategy, Chapter 3 of the Reuse Plan offers the design and planning visions for the future of the former Fort Ord. The University Villages Specific Plan meets the intent of the vision and the Reuse Plan design objectives.

Smart Growth	2.1
Sustainable Community Design	2.2
Green Building	2.3
Landscaping	2.4
Public Arts Program	2.5

SMART GROWTH

2.1

The American Planning Association has defined smart growth as “using comprehensive planning to guide, design, develop, revitalize and build communities for all that:

- Have a unique sense of community and place;
- Preserve and enhance valuable natural and cultural resources;
- equitably distribute the costs and benefits of development;
- Expand the range of transportation, employment and housing choices in a fiscally responsible manner;
- Value long-range, regional considerations of sustainability over short term incremental geographically isolated actions; and,
- Promotes public health and healthy communities.”

The redevelopment of the former Fort Ord into a compact, walkable, mixed-use community embraces the principles in this widely accepted definition of smart growth. The Community Design Strategy chapter provides an overview of the development vision that utilizes these principles.

Sustainable communities that also incorporate the principles of smart growth and green building technologies better serve the needs and desires of today's residents and the needs of future residents. The University Villages Specific Plan responds to the emphasis placed on the principles of sustainability by the FOR A Reuse Plan.

The University Villages Specific Plan recognizes the importance of an economically viable community, which provides the means to implement and maintain sustainability and fosters opportunities for residents to establish, maintain and advance themselves financially.

In its *Policy Guide on Planning for Sustainability*, the American Planning Association identifies four objectives for sustainability:

Objective 1: Reduce residents' and workers' dependence on fossil fuels, and other non-renewable natural resources.

University Villages meets this objective through:

- Creation of compact development, minimizing the need to drive.
- Provision of a mix of community uses within walking and biking distance of each other.
- A pedestrian/bikeway system that encourages the use of non-motorized modes of transportation.
- Creation of human scaled and pedestrian friendly development.
- Provision of opportunities for home-based occupations.
- Landscape and park elements that utilize native and drought tolerant vegetation.
- The use of energy efficient light fixtures throughout the site design.

Objective 2: Reduce residents' and businesses' dependence on chemicals and other manufactured substances that can accumulate in nature.

University Villages meets this objective through:

- Creation of landscape and park elements that minimize the use of pesticides and herbicides.
- Provision of proper disposal and recycling facilities for demolition and construction waste.
- Utilization of alternative and innovative construction techniques and materials that are environmentally friendly.

Objective 3: Reduce residents', businesses' and development's encroachment upon nature.

University Villages meets this objective through:

SUSTAINABLE COMMUNITY DESIGN

- Redevelopment of previously disturbed land.
- Provision of low-flow water fixtures and state of the art water conserving irrigation systems.
- Management and retention of storm water in a way that restores the quality of on-site run-off.
- Reduction of impervious paving surfaces through narrow streets and paseos.
- Creation of a greenspace network within the community.
- Incorporation of native and drought tolerant landscaping.
- Provision of sewage and septic treatment infrastructure.
- Payments of FORA CIP fees that include improvements towards the Fort Ord ecological preserve.
- A sensitive approach to site grading design that respects the existing land form.

Objective 4: Meet human needs fairly and efficiently.

University Villages meets this objective through:

- Provision of a wide range of housing options including workforce and affordable housing.
- Location of housing near services, employment centers and recreational opportunities.
- Provision of access to transportation alternatives.

Economic sustainability will come from the development of a community that creates a variety of jobs and tax revenue sources. Retail and service jobs in the retail and hospitality areas provide for both entry-level and management jobs, which enable those businesses to generate significant amounts of sales, occupancy and property tax revenues to support various governmental operations.

The business park will provide opportunities for businesses to provide higher paying professional and technical jobs. CSUMB has powerful programs in oceanography, cyber technology and an emerging business school that will facilitate the attraction of new businesses to the area, businesses that historically provide well paying jobs and career opportunities.

While sustainability is defined by the American Planning Association as “the capability to equitably meet the vital human needs of the present without compromising the ability of future generations to meet their own needs by preserving and protecting the area’s ecosystems and natural resources”, its ecological and energy conscious objectives can be implemented in such a way as to foster a more livable community.

SUSTAINABLE COMMUNITY DESIGN

Creative implementation of the sustainable principles listed above will create a community at University Villages where the mix of land uses are amenities for each other, as well as or the overall community of Marina. These livability design aspects include:

- A unique sense of community and place.
- A mix of land uses within the community.
- Utilizing narrow pedestrian oriented streets and traffic calming elements such as roundabouts, making the circulation experience pleasant and non-intrusive to residents and visitors.
- Linking a compact community with greenbelts, a future transit corridor and bicycle connections promotes walkability.
- Providing linkages to the surrounding community and CSUMB campus wherever possible.
- Providing shopping, employment and recreational opportunities within a 5-10 minute walk can reduce dependence on the automobile.
- Clustering of retail, service and high density housing uses within easy walking distance of planned transit facilities.
- Providing a wide range of housing opportunities to fairly meet the needs of different lifestyles.

Sustainable community principles also translate into deconstruction practices. A major component of the University Villages project is the deconstruction of the existing former Army buildings, which will offer opportunities for innovative conservation techniques.

Creative strategies will be employed in removing the old barracks that will allow the recovery of materials and diversion of waste from landfills. Construction and demolition recycling reduces pressure on landfills, saves money by reducing disposal fees and provides recycled materials for building products. Grinding of hard surface paving for reuse as roadbeds saves mining new materials, reduces trucking distances, reduces landfill impacts and saves money.

Materials will be diverted for on-site reuse or transported to recycling markets for processing and remanufacturing into new products. Recycling/Processing Centers will be established for the stockpiling and processing of concrete, asphalt, flooring materials, green wastes, cabinets, doors, appliances, sinks, bathtubs, toilets, copper, aluminum and lumber materials. As an example, concrete and asphalt will be remanufactured into aggregate base and reused on-site for roads and parking areas.

The recycling of non-contaminated materials from building demolition and site clearance at University Villages has a recycling goal of 80% by weight.

GREEN BUILDING

2.3

Green building techniques can enhance the success of a sustainable community. A three-tiered approach to green building design and construction is envisioned.

The first tier involves the design and construction of high profile public spaces. Emphasis is placed on public space planning and design that maximizes solar exposure while minimizing the effects of the frequent chilly ocean winds. Materials and energy systems that are earth friendly should be incorporated and recycled materials will be used where possible.

The second tier involves a commitment to sustainable green building techniques. The technology exists to create buildings that are smarter, more energy efficient and healthier than those of the past. Homes and commercial buildings built at University Villages will incorporate some of the finest building and energy saving techniques available. All new homes will be constructed to meet Energy Star requirements for energy efficiency.

Water conservation is of paramount importance. The existing water distribution system currently loses about 10% its water. Because of the age of these facilities and in recognition of the need to conserve as much water as possible, most water distribution facilities throughout the University Villages development will be replaced.

Green building techniques for University Villages residential will include:

- Recirculating hot water systems that will reduce water consumption.
- High-Efficiency Clothes Washers: Known as High Efficiency, Front Loading or Horizontal Axis these clothes washers all produce dramatic water conservation as well as energy saving. Estimates of annual water savings are approximately 8,000 gallons per year for a family of four. Many of these machines will also reduce energy consumption by using less hot water and because they feature higher spin speeds, the clothes come out of the washer with a lower moisture content and require less drying time.
- High Efficiency Dish Washer: A typical dishwasher uses an average of about 9.3 gallons per load (Mayer, et. al. 1999). High-efficiency dishwasher models save about 1,250 gallons of water per year per house and use less energy than the standard models.
- Dual Plumbing: Subject to the potential availability of recycled water, a separate distribution system to deliver recycled water appropriate for irrigation of parks, streetscapes and commercial landscaping may be constructed.

GREEN BUILDING

Additional green building techniques may include the following:

- **Flyash in Concrete:** Flyash is a by-product of coal burning power plants and can be an environmentally friendly substitute for a portion of the Portland cement used in concrete. Typically, 15% to 50% of cement can be replaced with flyash in residential concrete mixes; however, levels over 30% require significantly longer cure times. Flyash increases the strength and durability of the concrete, while also decreasing the overall environmental impacts of cement production.
- **Formaldehyde-Free Insulation:** There are two options, cellulose insulation made of recycled newspapers, which contains no formaldehyde and can be blown into wall cavities wet or dry and fiberglass insulation free of formaldehyde that can contain up to 25% recycled glass. Both types meet stringent fireproofing standards.
- **Raised Heel Trusses:** Raised heels lift the height of the truss at the exterior wall top plates to accommodate increased insulation at the perimeter of the house. The perimeter intersection between walls and roof framing is often an area of increased heat loss since conventional trusses reduce insulation to less than six inches in depth. Raising the heels allows for full insulation around the house saving energy and money.

The third level of University Villages' three-tiered approach involves a series of options provided to the home buyer. These options will include environmentally preferable upgrades that promote the use of recycled content materials, more energy efficient heating systems and renewable energy systems. The options may include:

- Countertops of recycled glass, concrete or bio-based products, etc.
- Floors of bamboo, natural linoleum, salvaged wood, recycled content carpets, etc.
- Light fixtures of dimmable compact fluorescent lamps and occupancy controls.
- HVAC options for higher efficiency equipment
- Solar options for water heating and photovoltaic systems.
- Low voltage exterior lighting

SUSTAINABLE LANDSCAPING PRINCIPLES

2.4

One of the major driving criteria for all aspects of the landscape design is selecting and using materials in a thoughtful and sustainable manner. The land plan establishes a vibrant community that is truly integrated with respect to living and working environments, recreation opportunities, and circulation and infrastructure. The arrangement of the uses on the land are a direct response to the existing land uses and circulation, site topography and land form, and site environmental factors.

The neighborhoods, retail and commercial centers, recreation and work environments are all linked together by an extensive network of pedestrian and bicycle trails, creating a viable and attractive alternative to driving.

The desire to create community in accordance with green building principles, influences the decisions regarding the landscape design, recreational programming and physical layout of each development area. The selection of construction materials, planting and irrigation design are inspired by the need to design in response to the climate and environmental conditions present in the City of Marina. This constraint also creates an opportunity to create an aesthetic that reflects the unique beauty and sense of place that is one of the main attractions to living on the Monterey Peninsula.

The use of water in the landscape design recognizes that the water supply is very limited. Plant materials identified in the Design Guidelines chapter have been selected that have low water requirements and that thrive in the coastal conditions present on the site. Extensive use of native and naturalizing species is proposed, which will reduce water demands and adapt well to the soil and wind conditions. This plant palette used in combination with preserved trees will quickly establish the community as an integral part of the Monterey Bay Peninsula, yielding benefits in terms of visual quality and biological integration.

Outdoor areas will be landscaped using predominantly native and drought tolerant plants, with a minimal use of turf. Irrigation controls will be state of the art to minimize water usage, such as ET-Based Irrigation Controllers: These provide localized information to control the application of irrigation water to match climatic requirements and plan needs. "ET" stands for Evapotranspiration, the combination of water that is evaporated and transpired by plants as a part of their metabolic processes. Significant amounts of water are conserved by irrigating at the rate and schedule required to meet a plans needs rather than the typical clock schedules now in common use. ET controllers are available in from a variety of suppliers and can be installed in residential, commercial and municipal applications.

SUSTAINABLE LANDSCAPING PRINCIPLES

Existing Tree Preservation

This Specific Plan and the community design strategy for University Villages embraces the philosophy that existing trees and native vegetation are an important resource in the Marina University Villages community that should be preserved to the greatest extent practicable. The vegetation areas of significant ecological value and horticultural quality that may be preserved, maintained and enhanced as an integral part of the site and landscape development.

Irrigation Systems

A development of this scale provides an excellent opportunity to create an irrigation system that can be managed in a very efficient manner. The use of centralized controllers, on-site weather information, water sensors in the soil, and efficient emitter and spray nozzles can yield significant water savings.

Park Design Concepts

The parks have been designed to provide a variety of recreation opportunities in close proximity to residential and commercial areas to encourage walking to those sites. The active parks contemplate utilizing artificial turf for active sports and playfields. This reflects the commitment to provide high quality recreation facilities to meet the intensive use requirements of the community while minimizing the use of limited water and maintenance resources. Portions of the parks shall include native vegetation to stabilize the slopes and create shelter for passive uses. The intent is to have irrigation systems help establish these plantings, that would later be established enough to grow and thrive without supplemental watering.

The design guidelines for site furnishings incorporate recycled materials wherever possible. Innovative green materials such as permeable reinforced crushed stone paving is one of the encouraged materials for the parking lots and pathways within the park system.

Landscape Drainage

The landscape design incorporates the site drainage and infiltration as an integral part of the site development. The intent is to improve the water quality as storm water is filtered through planted areas wherever possible. The project may use permeable pavements, bioswales and water retention areas to reduce the need for conventional storm drainage piping systems. The deep, sandy soils found on the site allow for rapid absorption of the storm water. They also provide extensive use of progressive methods to improve environmental quality and reduce the impact of site development on the existing infrastructure.

Recycled Materials

The green waste that is generated by the demolition process is proposed to be recycled into wood chips that can be used as mulch for the new planting areas. Developers are encouraged to utilize the resources of the County green waste recycling supplies for soil amendment for all planting areas. This program will reduce the use of new wood products and

SUSTAINABLE LANDSCAPING PRINCIPLES

Lighting Design

take advantage of the reuse opportunities of local products. Recycled plastic lumber is also encouraged in appropriate site applications.

The goal for the lighting design for the project is to provide a comfortable level of illumination that meets the community's needs for use and safety. High efficiency fixtures and sophisticated optics are specified to direct light where it is needed without creating excessive glare. Energy efficient lamps are used to minimize energy use and lamp replacement. Lights are placed where they are needed for specific uses, rather than to a continuous foot-candle requirement across the site, allowing for the appreciation of the dark sky in the residential neighborhoods. The result is that the quantity of fixtures and the total energy required is reduced over conventional communities. This has the benefit of creating a better quality of life, an improved aesthetic, while preserving precious energy and maintenance resources.

Consideration will be given to shielding of lighting and the spectrum of light transmission given that MIRA is a unique neighbor to University Villages.

The University Villages Specific Plan strongly supports the inclusion of public art as an enrichment of the new community. Art blended with urban design can add value to the experience of a place. Thus, public art is not just the individually commissioned sculpture, but a whole attitude towards the elements that make up the public realm as experienced within a community. These elements include items such as:

- A thoughtful and carefully selected lighting program using fixtures that create a character.
- Adding banners and hanging planters or other decorative items to the lighting fixtures.
- Special paving to highlight areas within the community of special interest.
- Low walls and seating areas that are designed to encourage pedestrians to linger and fully experience a space.
- Rethinking standard infrastructure items such as man hole covers and tree grates, that typically are "off the shelf" items, but in focal point places, can be created as a custom art piece.
- Incorporating focal points for commissioned permanent or rotating art.
- Providing spaces for performance art.
- Creating a strong community monumentation program that establishes a district identity.
- Provide for commemorative plaques, monuments or art pieces celebrating the history of Fort Ord.



There are two areas where art can have the greatest impact and influence on the built environment. Those are:

Urban Design

Within the realm of urban design, art is not simply a free standing piece. Well connected places that give order to a community and are easy to navigate, have a strong hierarchy and memorable way finding markers. This hierarchy can be established by a series of easily identifiable public spaces that by their individual character, are locators throughout the community. The ties and visual markers linking those focal points forms the network that allows easy movement, while providing a rich individual experience. Focal points can be established by landmark features such as high impact landscaping, a building focal point such as a tower element, or a focal art piece.

Linkages should help people to easily connect the focal points. These linkages can be established in a variety of ways including the use of

PUBLIC ARTS PROGRAM

An Art Filled Environment

special lighting and fixtures, a row of banners attached to the lighting, a strong landscaping tie, special or accent paving, a series of landscape furniture items such as seating walls or benches, or a series of custom infrastructure items such as tree grates.

Within University Villages are several key places that have the opportunity to enrich the community environment with public art. Those places include the Village Promenade and Village Square, the beach boardwalk, as well as key places within the park system. Those opportunity areas could include components such as

- A sculpture garden where the linear parks cross
- Special features along beach boardwalk and at the Village Square and Village Promenade such as lighting & banners, accent paving, custom designed seating, tree grates, bicycle racks as well as individually commissioned art pieces.
- At the Village Square and Village Promenade, building facade elements such as mosaics, frescos and custom iron work.
- A sculptural element such as a clock tower as a community icon at the Village Square.

An artful environment also includes places for public performances. The Village Square offers an ideal setting for a small venue space. The hillside in the City recreation PBC parcel can easily create a larger outdoor amphitheater space.

Key to the quality of the community environment is eliminating visual clutter by creating a cohesive program of street furnishings such as trash receptacles, and newspaper vending fixtures. These features shall be provided on a community wide basis and are regulated as part of the Design Guidelines chapter of this specific plan.

Respect for History

Of special interest for University Villages is the fact that it is part of the former Fort Ord Army Base. This affords the unique opportunity to commemorate that history using custom recognition plaques, monuments and public art pieces. Places for these features occur at various locations throughout the community. This also adds to University Villages unique sense of place.

PUBLIC ARTS PROGRAM

Arts District

The Arts District proposed at University Villages has the opportunity to create a unique regional draw to the City of Marina. Envisioned as a combination of individual studio spaces, galleries or shops for artists, designers and high profile/ interactive art/learning center types of facilities that capitalize on the unique resources of the Monterey area. Those unique aspects include the Monterey Bay Aquarium, The Monterey Bay National Marine Sanctuary, CSUMB and the strength of their science media arts and technology programs, the Defense Language Institute, Naval Post Graduate school and the wealth of history surrounding Fort Ord. As this district is an opportunity phase of development, continued refinement will be taking place regarding the programming and development of this area.



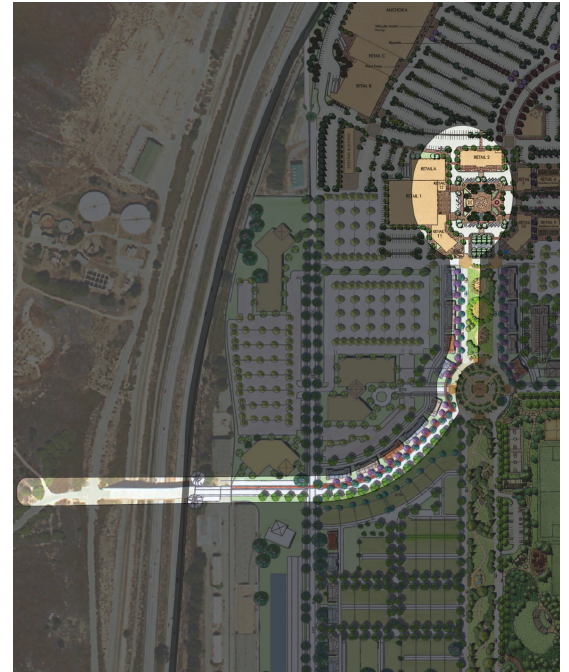
Beach Boardwalk

The Beach Boardwalk is a very unique and ambitious plan to capitalize on the existence of the 8th St overpass the can link the Village Square to the Fort Ord Dunes State Park at the beach. In an effort to emphasis this linkage, the pedestrian and vehicular routing to the park has been modified from a direct connection utilizing 8th Street, to a connection that embraces the Village Center.

This boardwalk will be highlighted with special landscaping, areas of special paving, street furniture and lighting, all as a potential venue for public art and as a gathering place. The boardwalk will be a minimum of 12 feet wide and utilized as a multi-purpose path.

PUBLIC ARTS PROGRAM

The southern edge of the Village Square forms the northern edge of the north/south linear park. Lining both sides of this greenbelt down to 9th St are 3 story live/work town homes. These homes include a flexible ground floor space that owners may use for small retail shops, studios or office space, and allows the studio space envisioned in the Arts District to expand. These live/work town homes line the Beach Boardwalk as it curves from the Village Square to the 8th St overpass.



While careful coordination with Caltrans is required, minor modifications to the overpass are proposed. The area of vehicular driving surface shall be narrowed to 24' wide and occur on the southern portion of the overpass. The sidewalk along the northern edge shall be widened to utilize the remaining width as the Boardwalk.

The existing guardrails will not be altered, however a new decorative railing system may be placed to separate the boardwalk and the driving area. This rail would be designed to include custom artistic features, as well as lighting. The beginning of the overpass is also an ideal place for a public art piece that serves as an easily recognized monument. The surface of the boardwalk will include areas of highlighted paving or masonry, and other materials as appropriate.

Design Concept	3.1
Residential Design Concept	3.2
Parks, Open Space, & Bicycle Circulation	3.3
Park System Design Concept	3.4

DESIGN CONCEPT

3.1

The architectural imagery and design guidelines for University Villages seeks to create a unique, memorable identity to reinforce the City of Marina as a destination coastal town. This design direction utilizes simple forms with an architectural palette appropriate to a beach town. The execution of this character is governed by the Design Guidelines in Chapter 4 of this Specific Plan.

The University Villages Specific Plan creates a vibrant, progressive and fully integrated community; one that is recognized as a memorable place to live, work and play for present and future generations of citizens. This is the opportunity to establish Marina as the northern gateway to the Monterey Peninsula.

The University Villages Specific Plan creates a livable community that integrates housing, recreation, retail and job opportunities in the overall community plan. University Villages will be a vibrant, memorable place where regional shopping, Village Promenade casual shopping and dining, hospitality, employment, residential and recreational uses converge.

Key components to the success of this urban fabric include community threads such as pedestrian and bicycle friendly streets, open space connections, transit corridors and vistas to important community monuments, such as civic uses.

These urban design features link the different neighborhoods into a cohesive community; yet allow them to have variety in their make up. These linkages and their focal points establish the framework and character of the new community. In addition to this community structure, distinctive architecture and landscape themes that are strong and simple establish a unique identity.

The following Artist's Conceptual Illustrative Plan is a representative illustration of the Specific Plan design vision within its surrounding context. Final street patterns, site and building locations shall be determined at the time of site and architectural review.

ARTIST'S CONCEPTUAL ILLUSTRATIVE PLAN



DESIGN CONCEPT

Village Center

A major opportunity afforded this site is the Imjin Parkway/12th Street to Highway 1 interchange. With the access and visibility provided by this asset, it forms an ideal location for a Village Center combining major regional serving and community retail components. This combination of regional retail, visitor serving, office/research and residential land uses will provide a mix of different land use types in a planned and integrated manner. A large portion of the Village Center is designated as Multiple Use. This designation allows for the most flexibility and blending of different land uses within a vibrant district.

Forming the “heart” of this Village Center is the Village Square. This space, approximately one acre in size, creates a true urban gathering place.

Within the Square are areas suitable for community

events, public art, an outdoor performance space, and possibly a kiosk that brings daily activity into the Square. A vertical element such as a clock tower, monument or public art piece, creates a community icon.



ARTIST'S ILLUSTRATION

to house specialty retail and restaurant uses. Some buildings along Village Promenade are ideally located for residential above the retail. Buildings on the Square may have office space or residential above the retail ground floor. A variety of building heights adds to the character and architectural interest of the Square and Village Promenade, and lends an appearance of development over time.



The Village Square forms the focal point for the new Village Promenade. Surrounding the Square and Village Promenade are buildings that are anticipated



ARTIST'S ILLUSTRATION

DESIGN CONCEPT

Visitor serving and entertainment uses such as a hotel site or theater may also be located within the Multiple Use portion of the Village Center as an integral part of the Village Promenade and Village Square.

The character of the Village Center is intended to draw upon strong but simple architectural forms, with pedestrian friendly edges and streetscapes. Mixes of one, two and three story buildings with interesting storefronts create a lively street character.



Key to creating pedestrian friendly streetscape in urban area, are the furnishings that occur along them. A coordinated palette of street furnishings will include bike racks, drinking fountain, newspaper racks, trash receptacles, and benches provided in appropriate locations.

The southern edge of the Village Square forms the northern edge of the north/south linear park. Lining both sides of this linear park down to 9th Street, are 3 story live/work town homes. These live/work homes include a flexible ground floor space that owners may use for small retail shops, studio or office space. This allows the Village Promenade concept to expand organically over time, should the demand for additional retail support it.



The western row of live/work town homes curves towards the ocean to form the backdrop for the beach boardwalk, which links the Village Square out to the State Beach, utilizing the 8th Street overpass. This “boardwalk” is envisioned to be highlighted with special landscaping, paving treatment, street furniture and lighting, all as a potential venue for public art and as a gathering place. The Boardwalk proposes to utilize the existing 8th St. overpass, as it forms a strong link to the Fort Ord Dunes State Park.

DESIGN CONCEPT

The live/work town homes extend to the east along the transit corridor, adding to the flexibility of the Multiple Uses within the Village Center. Concentrating high-density apartments directly adjacent to the Village Promenade further increases activity within the Village Square and Village Promenade. The detail plan below illustrates the concepts that define the Multiple Use District within the Village Center.



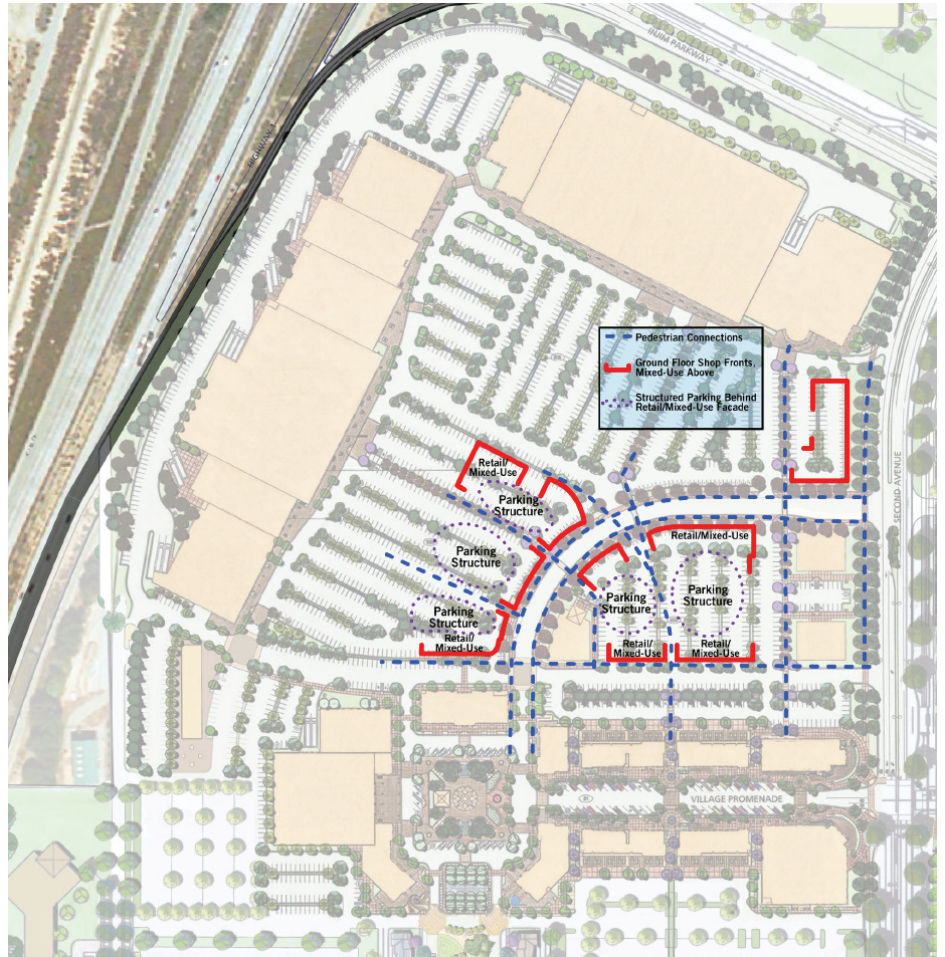
Regional Retail

The adjacency to the Imjin Parkway Interchange provides an ideal location for a concentration of large and medium format retailers and restaurants, which will generate significant interest from local and regional shoppers.

As a part of the Village Center, the Village Square and Village Promenade will benefit from sharing the parking that is needed for the regional retail to function, while discreetly shielding it from view. With this layout, the Village Square and Village Promenade may be closed to auto traffic for special events such as festivals and parades, and still allow the retail to function. The Village Center with its combination of uses creates a synergy between smaller destination retail and the strong draw created by larger national retailers.

DESIGN CONCEPT

Located within the regional retail portion of the Village Center is a public street that links 2nd Ave to the Village Square. This street is strategically placed to allow the retail and mixed-use buildings of the Village Promenade to expand over time as market conditions demand. As additional buildings are built along this street, structured parking may be created to satisfy parking requirements. The following sketch illustrates conceptually how this could occur.



DESIGN CONCEPT

On the north side of Imjin Parkway, at a hilltop location, is a Multiple Use area that is targeted for visitor-serving uses such as a hotel/conference center. This site takes advantage of views to the ocean, and southwest along the Monterey Peninsula. It is designated as an “Opportunity Phase” as timing for such development is unpredictable. This designation allows it to move forward in any phase of development.

At the south east corner of 2nd Ave and Imjin Parkway is a retail site that is targeted as a location for a grocery store and associated service retail such as dry cleaners, gas station etc. Directly to the south of this site, forming the eastern terminus of the Village Promenade is the site often referred to as Pine Hill. This Multiple Use site is a prime location for a hotel that offers guests the opportunity to walk to the amenities along the Village Promenade and Village Square. The following map illustrates the previously discussed elements that make up the Village Center.



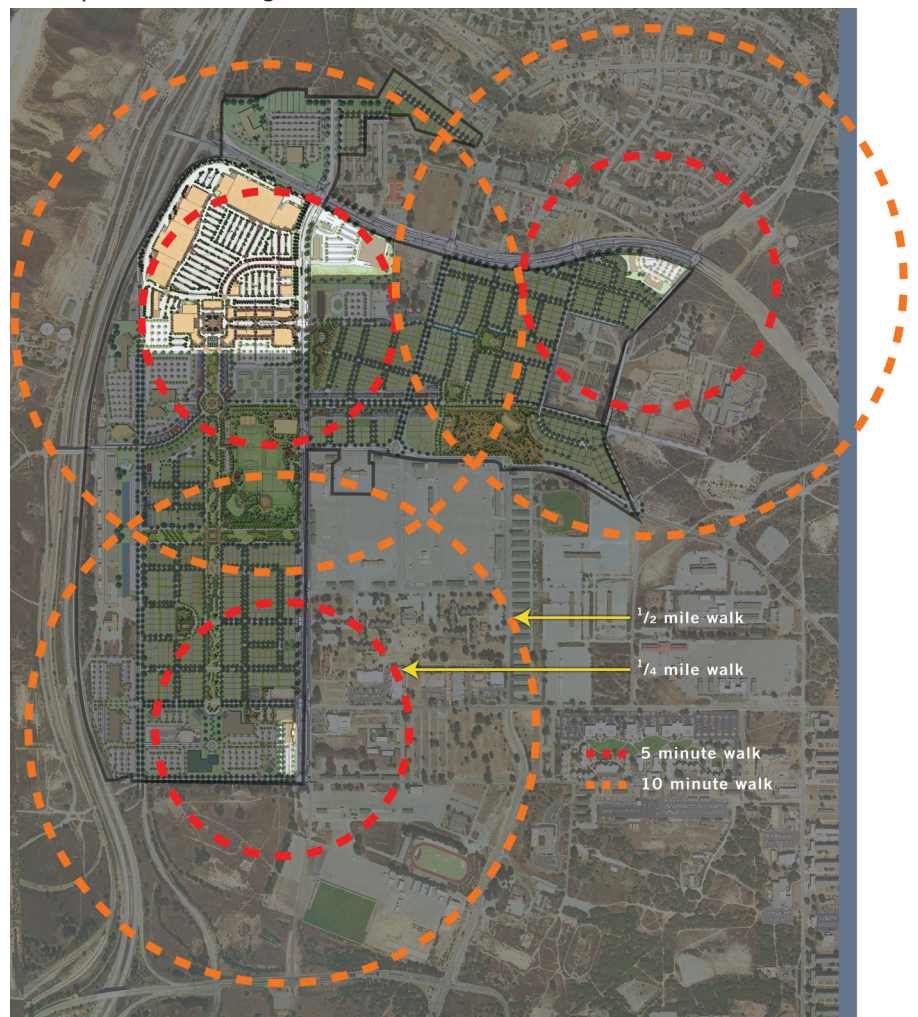
DESIGN CONCEPT

Retail Nodes

Reaching out to the community, there are two additional Retail/Service nodes within University Villages. The first is located at the southeast corner of the southern employment center, along 2nd Ave near 1st St. This location is intended to provide services such as a neighborhood deli and copy shop, and will support the employment center, the neighborhood to the north and the CSUMB campus.

The second Retail/Service node is located at the corner of California Ave. and Imjin Parkway in the far northeastern corner of the site. This location will support the surrounding neighborhoods including Marina Heights, Cypress Knolls and the neighborhoods to the north along California Ave.

This graphic illustrates the locations of the Retail/Service elements and their respective walking distances.



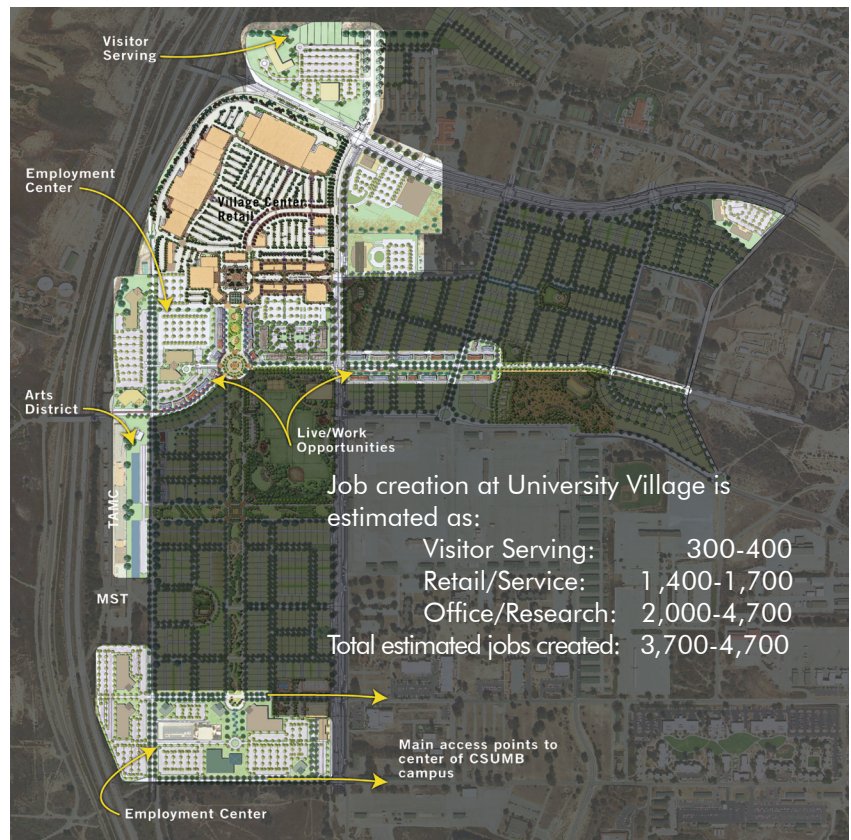
Office/Research & Development/Light Industrial

DESIGN CONCEPT

The regional and destination retail components of the Village Center, along with the new housing creates a significant amenity for future employers as they make the decision to locate their companies in the office/research areas of the community. Locating these job-generating uses as part of the Village Center capitalizes on opportunities for employees to walk to lunchtime and after work amenities.



Office/Research and Development/Light Industrial land uses are located in such a way as to take advantage of both the Village Center Multiple Use district, as well as direct linkages to the center of the CSUMB campus. Linking the two sites are the TAMC and MST transit parcels and the Arts District. The Office/Research sites total approximately 43 acres of employment generating uses. The intent of the Office/Research and Development/Light Industrial areas is to attract job opportunities to Marina.



DESIGN CONCEPT

Arts District

The Arts District is envisioned as an opportunity within Marina to create a place where the arts, civic and educational activities and access to the beach can come together. Preliminary ideas to define the components of this district include opportunities for museum annexes, studio spaces that can be leased to individual artists of all kinds, rehearsal and performance space for musicians, and space that can be leased to designers for their businesses. These uses are very compatible with the live/work town homes that lead to the Village Square and face this District across 1st Ave. This district, along with the Beach Boardwalk, Village Square and Village Promenade create a special sense of place within the Village Center.

The primary use targeted for early phases is space for artists. As this is an untested endeavor in this area, utilizing the existing warehouse building for early phases will most likely be found to be the most prudent plan. This would assume any new construction occurs sometime in the future. The program needs to accommodate both the serious artist and the hobbyist, who have significantly different spatial requirements. This requires a range of square footage to be available, spaces from 200sf up to 1200sf. The tenant mix could also include design professionals (graphic artists, architects, landscape architects, interior designers, etc.) and performance artists and musicians that need rehearsal space, that broadens the character and mix of tenants.

Utilizing the existing warehouse, pending structural review, adaptive reuse could occur in phases. Utilizing the existing warehouse also preserves a structure that was part of the military operations of Fort Ord. Initially, a small gallery space at the north end of the building, closest to the Boardwalk, could be created. This space could also house photos and other commemorative materials that honor the role that the former Fort Ord played in this country's history. Shared spaces include restrooms, gallery/sales shop, trash, and possibly shared studio resources such as kiln space. The remaining portion of the phase could be logically segmented into individual lease spaces as tenants are identified, thus, sizing of space allows for the greatest ability to respond to demand. Off street parking would be kept to a minimum.



DESIGN CONCEPT



As the existing building is quite large, and conversion of the empty building to lease spaces is anticipated over time, the remaining portion of the building could have interim uses that help fund the conversion, such as clean warehousing and storage. Access to the building for these interim

uses would occur from the west side of the building, which faces away from public streets.

As University Villages develops, CSUMB continues to grow, and Marina takes its place as the gateway to the Monterey Peninsula, there may be opportunities to entice museum or educational annexes to the Arts District. Highly visible, the open land adjacent to the corner of 8th St. and 1st Ave would be an ideal location to construct a new facility.

Historical Elements

General Plan Policy 4.128.2 calls for the historical significance of former Fort Ord to be reflected “in new development and/or reuse of at least a small portion of the West University Village area near the 8th Street overcrossing and at the Fort Ord State Park entrance.” This Specific Plan addresses this issue in a number of ways.

First, in this area, the historic street pattern and general geometry of development is largely retained. Retained are the 1st Ave alignment, the 8th St. overcrossing, and the general gridded character of this area. Additionally, as the space between buildings can be as important a resource as the buildings themselves, the existing east-west open space corridor between 5th and 6th streets is retained and enhanced as a linear park within the new community.



Secondly, this Specific Plan contemplates the retention and re-use of several buildings. While they are not in this exact location, their adaptive reuse meets the intent of preserving elements of the former Fort Ord. Two existing chapel buildings are to be converted to community gathering buildings and will be located in parks. A brick and hollow clay tile structure in the Village Center will be adaptively reused to commercial/retail uses. In addition, a portion of a linear warehouse located within the Arts

DESIGN CONCEPT

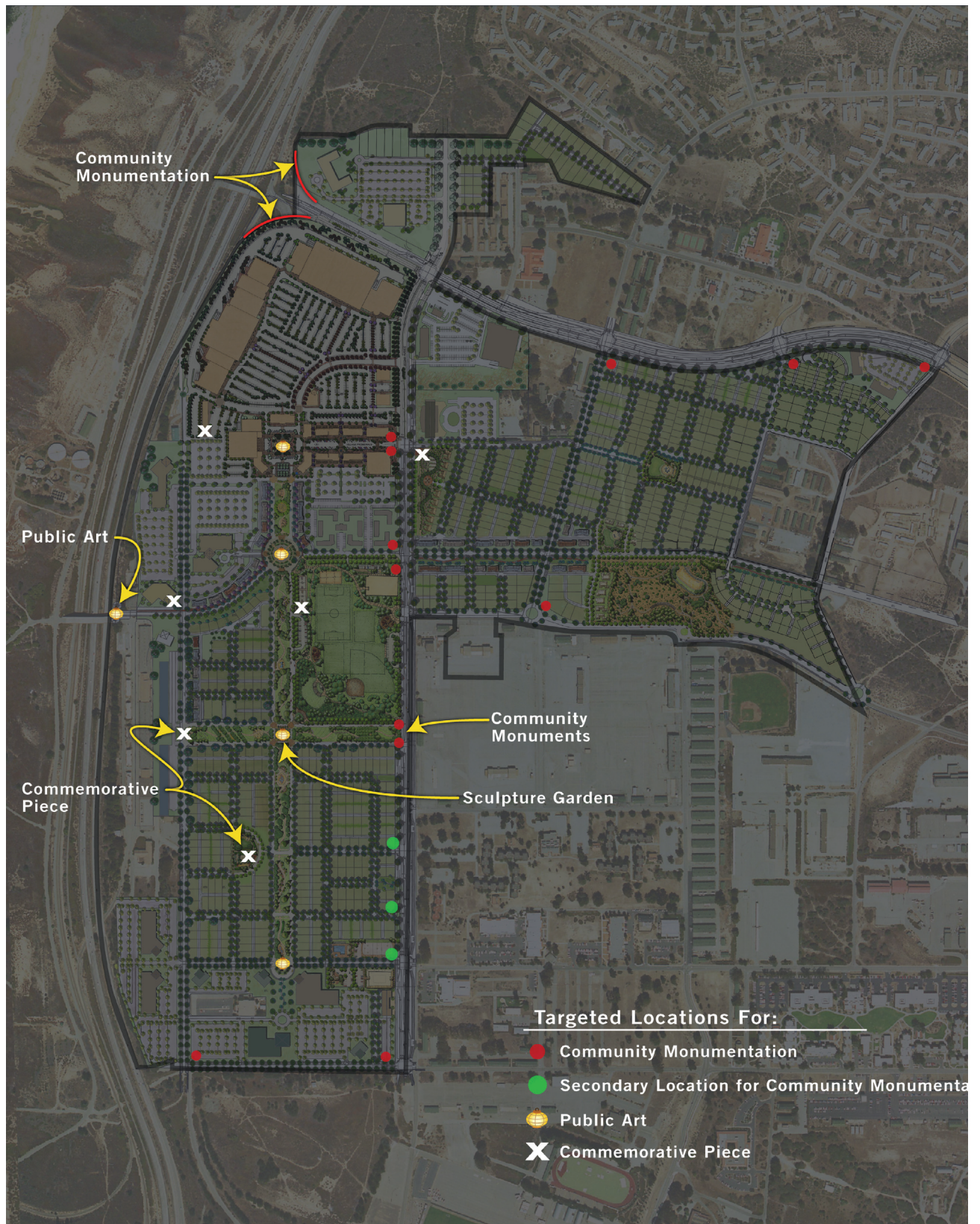
District is targeted to be adaptively reused as artist's studios.

The preservation of these buildings is not intended to mandate adherence to strict historical preservation standards that would be utilized for a building on the National Historic Register. While the buildings targeted for adaptive reuse are not on the historic register, they have a certain visual character that is important to maintain, particularly for the two former chapels and the brick/hollow clay tile building. In order to keep their architectural integrity, they will be adaptively re-used and refurbished, without a wholesale change to their former character.



Adaptive reuse of the warehouse building in the arts district should take on a playful character, while maintaining its industrial aesthetic. Skylights and windows may be added, but all modifications should blend with the simple warehouse forms that exist today.

In addition to the re-use of the buildings listed above, commemorative interpretive materials such as plaques, monuments or pieces of public art will be located at strategic places to inform and remind visitors of the history of the Former Fort Ord. These locations could be clustered around the former barracks district in recognition of its role in the base. Locations could include the termination of the east-west linear park at 1st Ave, the corner of 1st Ave and 8th St. near the overcrossing and other sites where the public will have an opportunity to interact with these features.

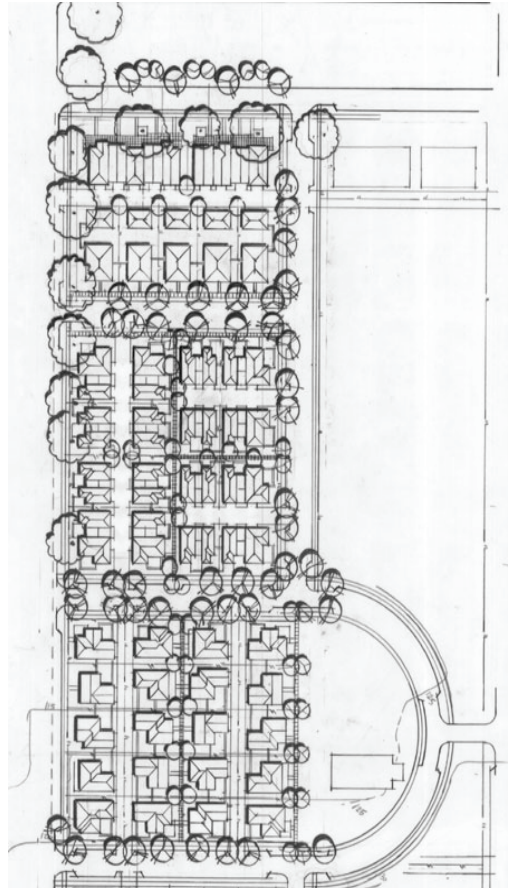


RESIDENTIAL DESIGN CONCEPT

3.2

Residential Components

The residential component offers a range of housing types from vertically mixed-use town homes over Village Promenade retail, apartments as part of the Village Center, live/work town homes along the linear park, beach boardwalk and transit corridor, duet units, patio homes, paseo oriented homes, homes with carriage units and larger lot homes. This diversity in housing will in turn offer new homes at a wide range of housing choices and price levels.



The intent of this Specific Plan is that the various home types are woven together within the neighborhood fabric, rather than individual separated housing tracts of specific lot configuration.

Due to this blending of home types within the specific plan area as well as the higher urban densities even with detached home types, a new residential land use category is created; University Village Homes. This allows for the flexibility and range of densities needed to create an urban village.

Even more variety can be achieved in the streetscape with the ability to combine floor plans for the duet homes and live/work

townhomes in various building configurations. Combinations of floor plans in different building configurations are not constrained by the prototypes that are approved. This Specific Plan allows for multiple floor plan pairings of the prototypical elevations.

Refer to the Development Regulations chapter for further details of the residential prototypes within this land use.



RESIDENTIAL DESIGN CONCEPT

While the development pattern creates an urban, gridded community, streets, homes and parks respect and maintain the character of the rolling hills of the western portion of the site. Grading of the existing hills in the residential areas is minimized to the extent practicable to preserve both near and distant views and the existing topography, which is in compliance with both the Fort Ord Re-Use Plan and the City of Marina General Plan.



The architectural style proposed lends a beach town flavor to the neighborhoods, without creating a community too heavily themed. This is accomplished with the thoughtful execution of the design guidelines contained in this Specific Plan.

The use of lap and shingle siding, board and baton, with stucco watertable accents exemplifies beach architecture. A range of colors will create lively street scenes. Composition shingle roofs with accents of metal roofing at the street facing porches are also classic beach architecture details.

PARKS, OPEN SPACE, PEDESTRIAN & BICYCLE CIRCULATION

3.3

Fort Ord Dunes State Park

The park and open space system for University Villages is an integrated system with a wide variety of options for people to enjoy. Recreational components within the Specific Plan area include two City of Marina PBC parcels, linear parks, and a mix of small parks within neighborhoods.

Access to the Fort Ord Dunes State Park will occur utilizing the 8th St. overpass. Eighth St. then curves, linking to the north/south linear park. This route is then accessed by 9th St. as well as directly accessed from the Village Square and Promenade. This route more fully integrates this asset into the urban fabric of University Villages.

City PBC Parks

The two large City parcels are centrally located to University Villages as well as future CSUMB faculty and staff housing directly across 2nd Ave. This Specific Plan eliminates 8th St west of 2nd Ave., which will allow the two parcels to function as one large park.

Linear Parks

Linking the community, a north/south Linear Park begins at the Village Square and extends to the southern Office/Research and Development/Light Industrial area. This forms a community-organizing element as well as a strong linear park system. Perpendicular to this spine runs another linear park that links the Arts District through the community to CSUMB. This linear park is located where there is currently an open space linkage. The center focal block where the linear parks cross is intended as a community sculpture garden where permanent and rotating pieces may be displayed. These two linear parks encompass approximately 9 acres. 12' wide multi-purpose trails are included in both of these linear parks that link with the overall bicycle/pedestrian network.

Hilltop Park

The hilltop area between 8th and 9th streets is designated as a public park and identified as such in the City of Marina General Plan. The concept for this park is to keep it as a passive area with walking trails, picnic areas and native vegetation.

Sub-Neighborhood Parks

Within the residential neighborhoods is a series of smaller sub-neighborhood parks that provide both urban relief and play areas. These areas are intended to have an urban character and create focal points within neighborhoods while providing points of urban relief. Sub-neighborhood parks are consolidated in order to create spaces that are a little larger and more usable, but still within easy walking distance of the homes in which they serve.

Park Acreage Requirements

Per the City of Marina General Plan, with the exception of sub-neighborhood parks, the Park and Recreation requirements for University Villages are met by the City PBC parcels, the hilltop park and the north/south linear park. The sub-neighborhood park requirement in the General

PARKS, OPEN SPACE, PEDESTRIAN & BICYCLE CIRCULATION

Bicycle, Multi-Purpose Trails, & Pedestrian Circulation

Plan is to provide 0.2 acres of “small scale passive and active area for informal play and relaxation,” per approximately 40 housing units. This space may be public or private, and should be located within walking distance to the residents served. Based upon 1237 residential units, University Villages must provide approximately 6 acres of park space above and beyond the resources specifically called out above.

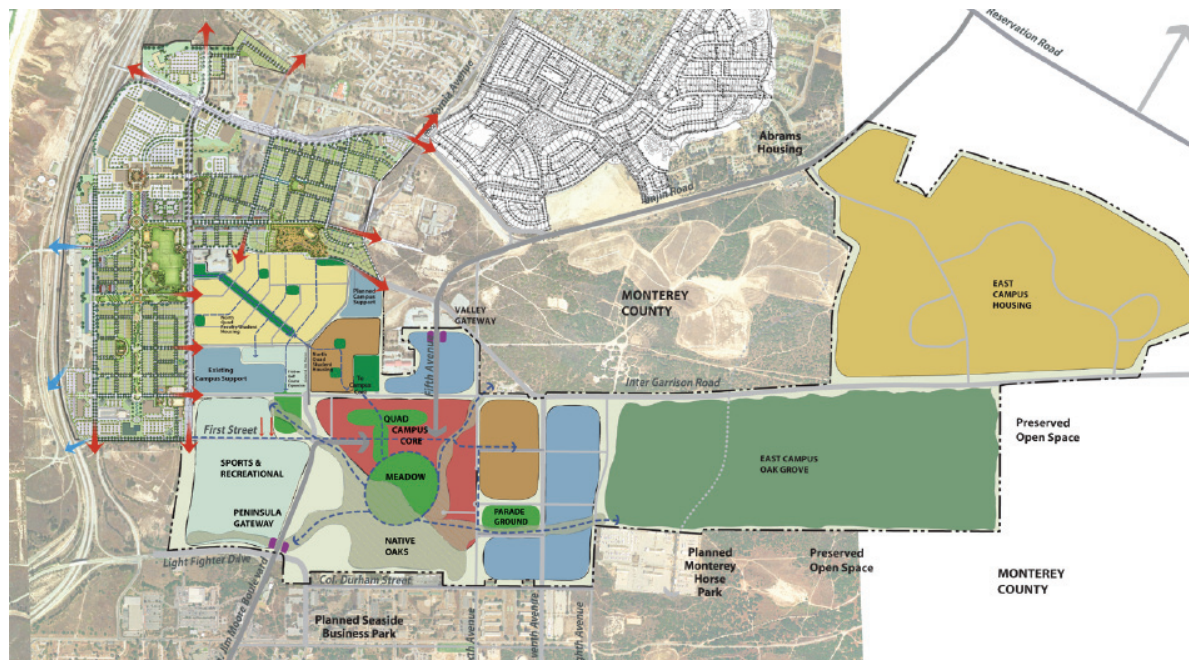
Bicycle, multipurpose trail, sidewalk and paseo connections within the community link the neighborhoods together and connect to the surrounding area. They form a network of off street multi-purpose trails and on-street bicycle lanes for access to the major community components.

Contextual Connectivity

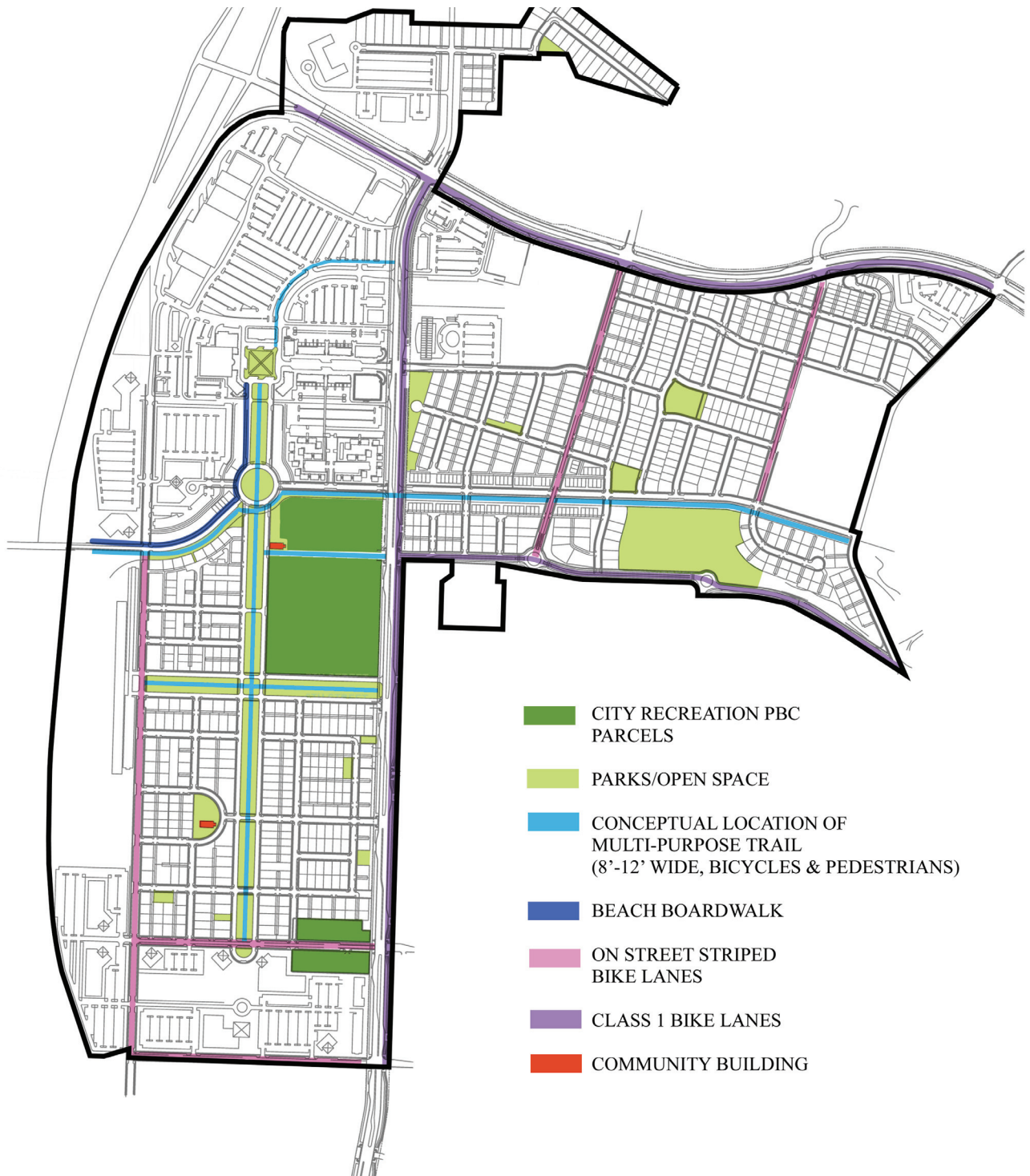
It is important that University Villages is regionally connected to existing Marina. Street connections at 1st, 2nd, 3rd, 4th and California Avenues, along with Imjin Parkway and 8th St tie directly into the surrounding community. The right of way for 2nd Ave is extended across Imjin to the northern property boundary.

University Villages also provides street and linear park connections to CSUMB at 1st, 3rd, 6th and 7th Streets, 3rd Ave and California Ave.

In addition to the street connections, the transit corridor forms an east-west link through the site. While it may be some time before the transit needs are determined, the corridor can play a role as an important bicycle and pedestrian connection.



PARKS, MULTI-PURPOSE TRAIL & BICYCLE CIRCULATION PLAN



FOOTNOTES

1. Final size, configuration and location of sub-neighborhood parks will be determined at final map stage.

The special conditions of Marina's climate pose specific challenges and opportunities for the landscape design of the community. A strong tree program combined with new plantings of Oaks and Cypress will supplement the preserved and relocated existing trees. Parks within the urban fabric will take on an urban character, with traditional turf grasses used only at a minimum in specific locations. Landscaping of parks, open spaces and greenbelts with predominately drought tolerant and native species, is governed by the design guidelines included in this Specific Plan. Best Management Practices for storm water management and irrigation systems shall be employed. These practices are further detailed in the Sustainability and Green Building Guidelines portion of Chapter 3, Planning Principles.

**GATEWAY PARK
(PARK A)**

PARK SYSTEM DESIGN CONCEPT

3.5

The Parks & Bicycle Circulation Plan delineates the bike routes that form the relationship of parks and open space with the rest of the community.

Each of the identified parks within the specific plan are contemplated to have their own unique character. The conceptual design intent for each park is discussed in the following text and an artist's illustration is included. Final designs shall be submitted as part of the site and architectural review process.

This park is located at a major intersection within the community at Second Avenue and Ninth Street, and serves as the gateway into Village Promenade. The park also serves as a transition space, providing passive recreational opportunities for the neighborhood to the east. The intent is to create a park that is primarily a formal garden to reflect its urban context and to take advantage of this prominent location.

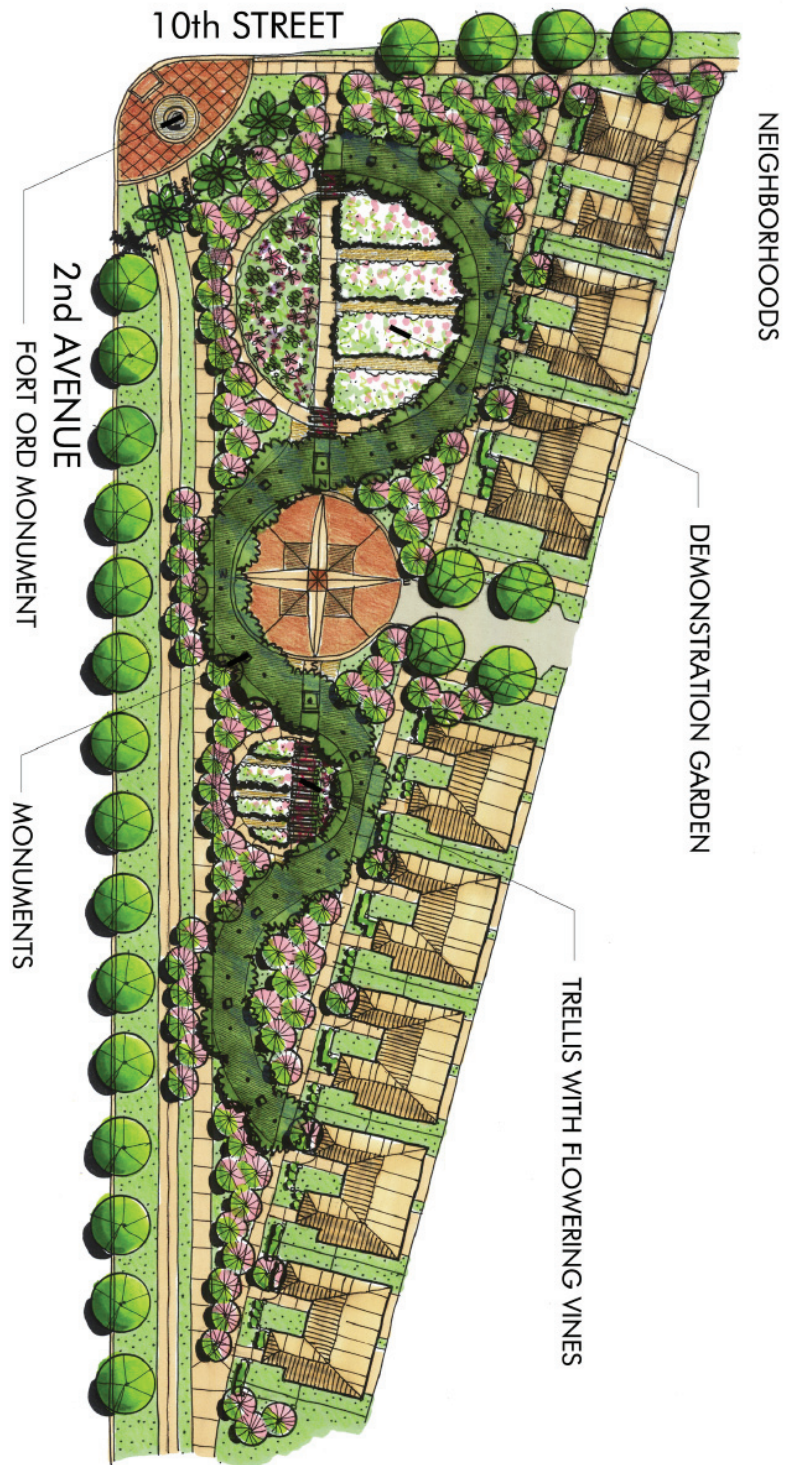
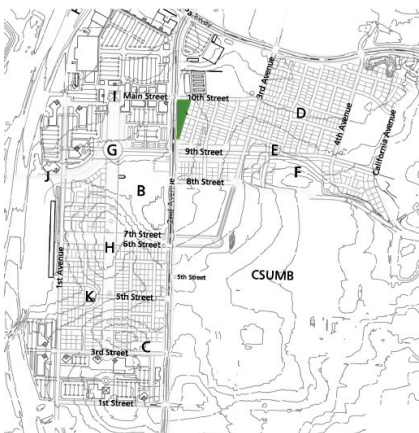
The theme for this garden is to provide a point of orientation to the history of Marina, Fort Ord and the surrounding landmarks in the community. The park will be built in the first phase of the project, and can serve as a landmark at the entry to the new neighborhoods. It can also be a place where monuments and memorials can be placed to celebrate the former Fort Ord community's service to the nation.

The planting will consist of a series of planter beds and gardens which are developed along varied color palettes. The intent is to create a demonstration garden to inform residents of the plantings that can be incorporated into their home gardens. Formal hedges, crushed stone paths, rose plantings, and shaded seating areas with arbors will create an inviting atmosphere within the park, and provide a beautiful presentation to the street.



Formal arcs of high impact urban trees are planted at the four corners of the Second Avenue and Village Promenade / Ninth Street intersection to create the immediate sense of arrival at this gateway. Street trees will line Second Avenue and Ninth Street to continue the pedestrian oriented walkways in the community. Smaller scale evergreen trees and picket fences with Rose vines will line the walkway serving as the entrances to the cottage gardens fronting the park.

PARK SYSTEM DESIGN CONCEPT



Artist's Conceptual Illustration

PARK SYSTEM DESIGN CONCEPT

COMMUNITY SPORTS FIELDS (PARK B) - PBC PARCEL

The City of Marina Public Benefit Conveyance Recreation Parcels are centrally located along Second Avenue and Ninth Street in the heart of Marina University Villages. The park will be developed and maintained by the City of Marina. This park is designed to provide facilities for team sports and organized game events, as well as casual games and passive play. The central location between the Village Center retail and employment areas and residential neighborhoods along the transit corridor allows residents to walk or ride bicycles to the park.

Parking is provided to accommodate persons who arrive by car. On street parking is available around the site. Off street parking is kept to a minimum to preserve area for recreation activities. Weekend and evening events may share parking with the business park portion of the Village Center. It is envisioned that the facility will serve the greater Marina community as games and group events are hosted at this site.

An internal trail system is provided to provide circulation between all event and play areas in the park. Of particular importance is the linkage provided between Eighth Street / Second Avenue intersection and the Circle Park located on the Community Parkway / Ninth Street. This will be a major pathway used by students traveling between the university and the Community Retail Village, Village Promenade, and Village Square. Low level path lighting will be provided to provide for extended use of these paths in the evening. No lighting for playfield use will be permitted.

The team sports portion of the park will include fields that will accommodate two championship size soccer fields, a practice field, and two baseball diamonds. These fields will be constructed of an artificial grass surface to allow for intensive use of these facilities. Two Basketball courts and four sand Volleyball courts will be included, along with barbecue and picnic facilities, seating areas, and tot lots. Two restroom buildings will be provided to serve the park.

An amphitheater has been designed to take advantage of the natural slope occurring on the southwest corner of the site. The amphitheater will include a paved stage, a "Greek Theater" consisting of concrete seating steps, and a large grassy bowl to provide accommodation for events of various size and scope.



The former chapel has been preserved, and will be adaptively reused and architectural integrity maintained. The park layout has also been designed around several significant Cypress and Oak trees to preserve these natural features.

PARK SYSTEM DESIGN CONCEPT

A decorative split rail or similar fence may be included along the street perimeter to help define the park edges and to control auto access on the fields.



Tot lots and barbecue areas for large or small families are provided in the park. Shaded seating areas and benches along the trails provide passive recreation opportunities for the community. Fields of tall fescue grass create additional areas where picnics and leisure activities can occur.

Parking is provided for a limited numbers of cars on site. Crushed stone parking areas and pathways are used to minimize the storm water run-off in these areas. The multi-purpose path linking the Eighth Street entrance to the Circle Park will be concrete to facilitate the intensive use that this path is expected to receive. The space for the transit corridor reserved along the northern edge will be planted with a themed avenue tree. Temporary parking is proposed in this area until the transit facilities are implemented. Additional on-street parking is also available on the loop road. An auto drop off area is provided on the loop road for use by buses for team or amphitheater events. It is anticipated that overflow parking could occur into commercial retail and office parking lots during off-peak hours, allowing for shuttle service to the park.



The southwest corner of the park is one of the highest points on the site. A scenic overlook and seating areas has been created at this location to take advantage of these vistas.

The planting design shall create a variety of settings which are consistent with the park uses and overall development goals. The perimeter streets shall continue the formal street tree planting themes established for the pedestrian sidewalks in the community. Informal fields of tall fescue grass are used where passive activities are expected to occur. The tall fescue is an evergreen grass that is drought tolerant and requires only seasonal mowing. It is used to provide a surface that is pleasant to sit on, yet has a relatively low water demand and maintenance requirements.

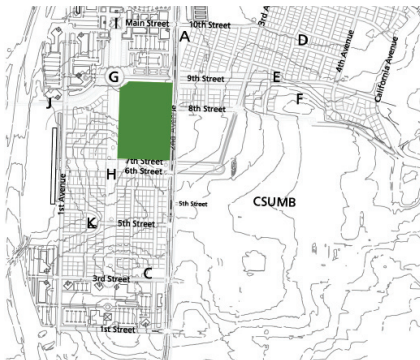
PARK SYSTEM DESIGN CONCEPT

The grass can also tolerate inundation, which makes it a good choice for areas where water filtration is necessary.

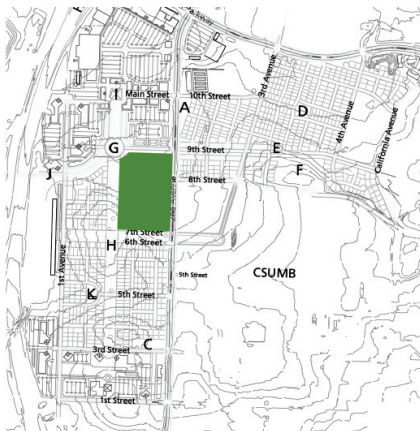
The slopes areas on either side of the amphitheater will include native plantings that require little water once established. These areas will be fenced along the paths to reduce foot traffic to protect these plantings.

Another alternative layout for this park may retain and renovate the existing roller hockey facility. This structure, should it be retained, should be analyzed for modifications necessary for structural/seismic upgrades and ADA compliance. This alternative layout could include many of the features described in the first alternative above, however will need to eliminate at least one playfield to accommodate the size of the roller hockey building and its parking requirements.

PARK SYSTEM DESIGN CONCEPT OPTION A



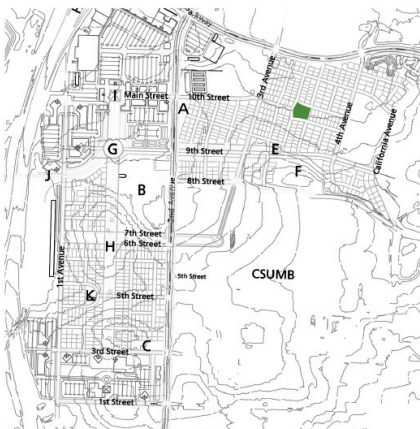
PARK SYSTEM DESIGN CONCEPT OPTION B



PARK SYSTEM DESIGN CONCEPT

NEIGHBORHOOD PARK IN FIRST PHASE RESIDENTIAL COMMUNITY (PARK D)

Primary focus is to provide a recreation opportunity within walking distance to homes for children's play areas, shaded seating areas, picnic areas and passive play on lawn. Paths form an internal circulation system for young riders and link the two streets across the eastern edge of the property. Decorative wood picket fences should provide containment for small children relative to the surrounding streets.

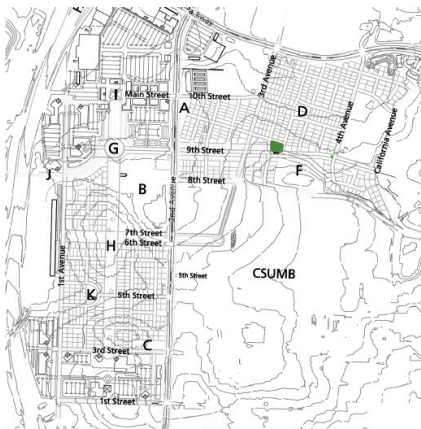


Artist's Conceptual Illustration

PARK SYSTEM DESIGN CONCEPT

NEIGHBORHOOD PARK IN FIRST PHASE RESIDENTIAL COMMUNITY (PARK E)

Primary focus is to provide a recreation opportunity within walking distance to homes for younger children's play areas, shaded seating areas, picnic and passive play on lawn. A visual terminus should be created to receive the view from the neighborhood street approaching from the northwest. Decorative wood picket fences should provide containment for small children relative to the surrounding streets..

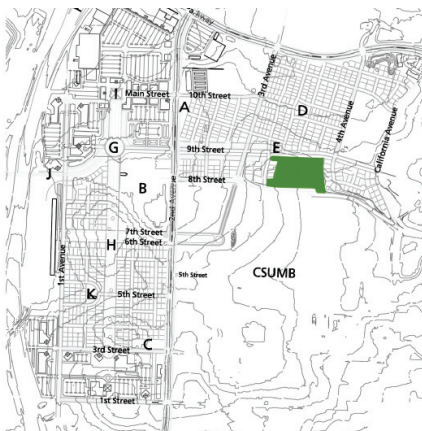


Artist's Conceptual Illustration

PARK SYSTEM DESIGN CONCEPT

OVERLOOK PARK ON HILL OFF NINTH STREET (PARK F)

This site has significant topography which yields beautiful panoramas from the top of the plateau. This park is proposed to be a passive park with an emphasis on native planting, dunes, sheltered overlooks and seating areas, picnic and barbecue facilities, and a dog park. Trails should follow the site contours to provide access from Eighth and Ninth streets.

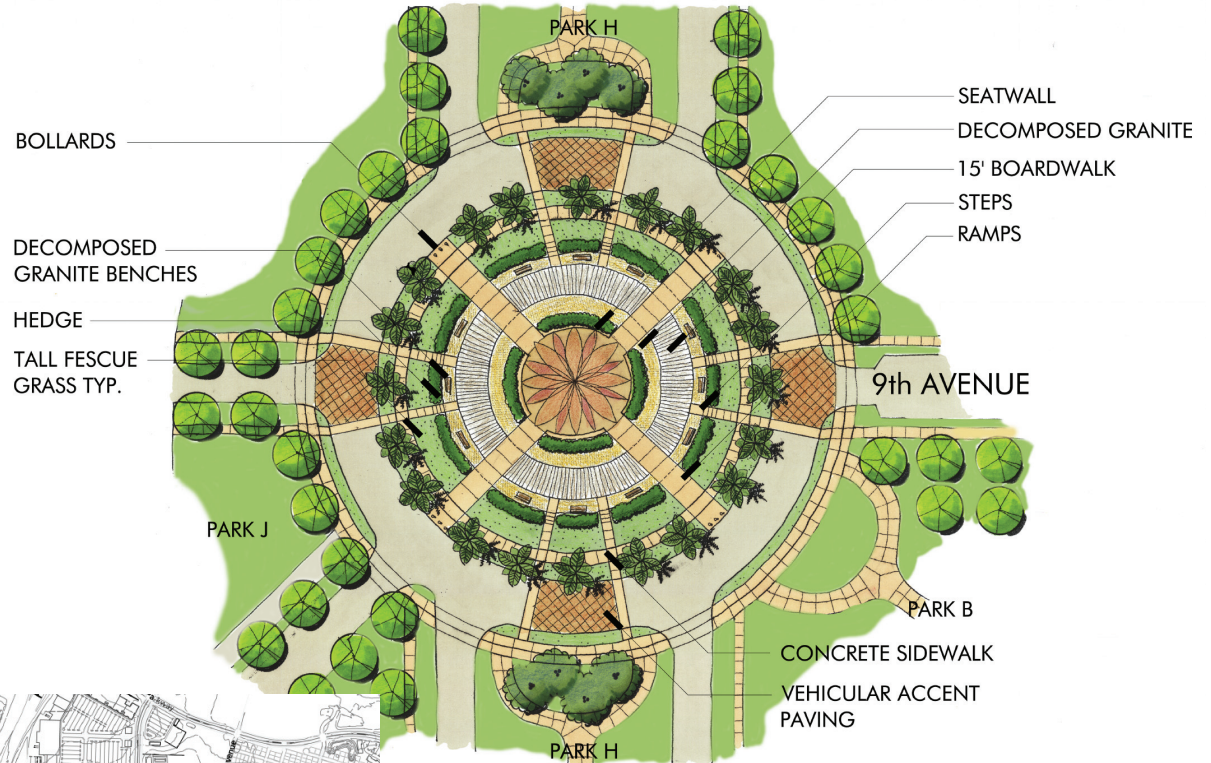


Artist's Conceptual Illustration

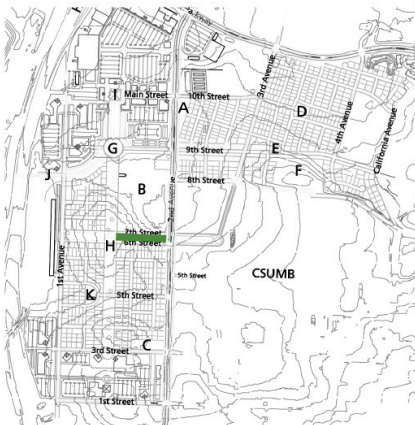
**CIRCLE
PARK
(PARK G)**

PARK SYSTEM DESIGN CONCEPT

This site commands a central visual focus to the intersection at the heart of the community. The intent is to capitalize on the location by providing a distinctive visual feature with this space, and to create a useful recreational amenity of a civic quality. The plan proposes to line the inner and outer circle with flowering Red Gum Eucalyptus trees to create a stately presence and reinforce the circle geometry. These trees will provide an edge to the inner park space, defining the space while preserving views into the central core. Decorative lighting could include a "string of pearls", creating a festive atmosphere. A series of ramps and stepped terraces slope down to the center, allowing for group gatherings, display areas, and a staging for a variety of community events.



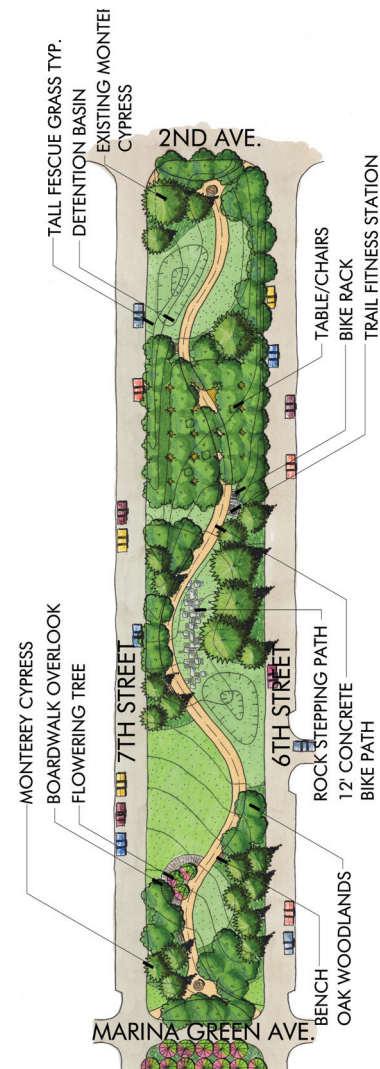
Artist's Conceptual Illustration



MARINA GREEN (PARK H)

PARK SYSTEM DESIGN CONCEPT

This space creates the pedestrian backbone of the community, linking the residential communities from the Village Square to the Office / R&D site to the south, and linking First and Second Avenue between 6th and 7th Streets. This park is to provide spaces to serve the community in a variety of ways, including a multi-purpose path for cyclists and pedestrians, seating areas, sculpture gardens, play areas, and themed gardens. The topography is significant along the park, creating opportunities to sculpt the land, create distinct spaces for the different uses. Drainage swales will be an integral part of the design, with the intent to create garden settings while achieving functional objectives for water treatment.



Representative Section
Artist's Conceptual Illustration

PARK SYSTEM DESIGN CONCEPT

VILLAGE SQUARE & VILLAGE PROMENADE

The Village Square is the focal point where people from the retail and office villages and the surrounding neighborhoods come together to experience community. The plaza is surrounded by shops and restaurants at the terminus of Village Promenade, creating an animated pedestrian environment where a variety of activities can take place.

Seating areas at different elevations provide platforms from which to view all of the activities in the plaza.

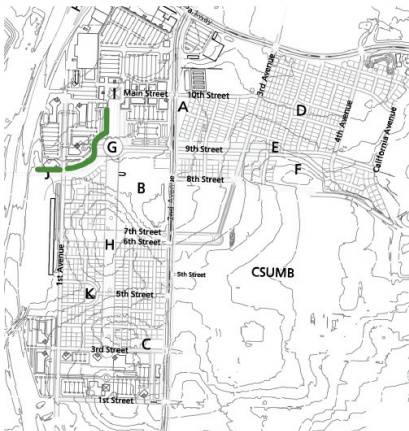
Decorative lighting is a feature element in the design to encourage active use on the space in the evening hours. A soft and even level of lighting will be achieved through the use of low intensity indirect light sources. Decorative lighting could include a “string of pearls”, creating an atmosphere of intimacy and animation.

The Village Square forms the heart of the community and as such, is an appropriate place for features which animate the space. The Square may include a kiosk, pavilion structure, community monumentation such as a clock tower and public art. The atmosphere may also be enhanced by larger scale trees and places designed for casual interaction such as checkerboard tables and an interactive fountain or community fire pit.

Gardens, bosque seating areas in crushed stone paving, and bocce courts make this a feature meeting place.



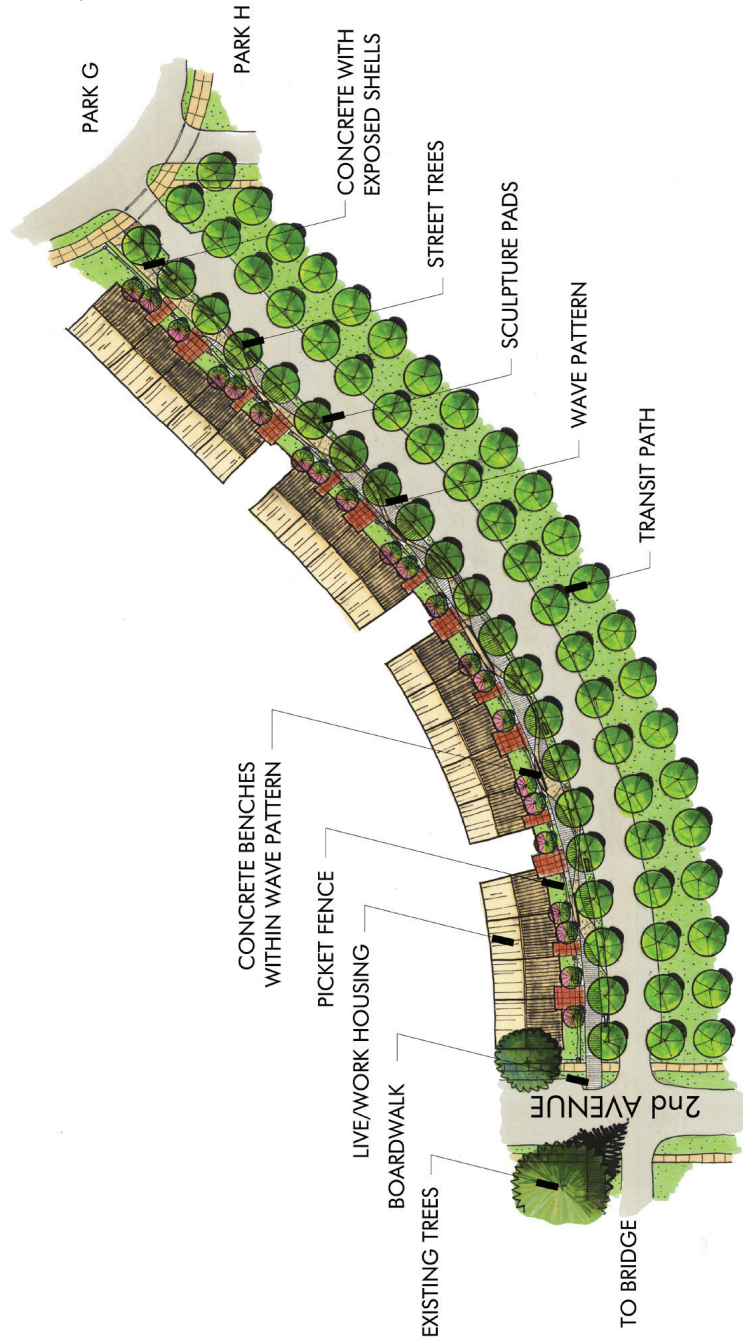
Artist's Conceptual Illustration



PARK SYSTEM DESIGN CONCEPT

The Beach Boardwalk (Park J)

This linear park will feature animated boardwalk and concrete paving designs, pedestrian scale furnishings, decorative lighting, benches and Community Monumentation. Art can have a significant role in animating these spaces and serve to encourage an active street life along the live work units.



Representative Section
Artist's Conceptual Illustration

**BUTTERFLY PARK
(PARK K)**

PARK SYSTEM DESIGN CONCEPT

This park is conveniently located in the neighborhood west of the Linear Park. Play areas and picnic and bbq facilities are included next to the existing chapel building, which will be renovated and preserved for community uses. A trellis shaded bocce court is also incorporated into the design, to create an inviting and active environment for a variety of community members. New plantings should be selected to encourage butterflies to be attracted to the park. The selection of play equipment and paving design on this theme further explores this theme, further animating the space into a community event.



Artist's Conceptual Illustration

IN THIS CHAPTER

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General Design Guidelines Objective

PURPOSE & INTENT OF THE DESIGN GUIDELINES

4.1

The Community Design Strategy of the University Villages Specific Plan is intended to create an infrastructure and amenity framework which, when combined with design guidance, will steer the growth of University Villages towards a truly memorable community. The Design Guidelines are statements that describe the desired visual character of University Villages. They are the working tools of the Specific Plan and grow out of the Community Design Strategy. The Design Guidelines address issues that are primarily aesthetic in nature.

The Design Guidelines establish a range of encouraged design approaches while allowing for flexibility and innovation. As University Villages is developed, these Design Guidelines will assist the City of Marina in evaluating the conformance of individual projects to the objectives and design vision of the University Villages Specific Plan. The guidelines are designed to provide the City of Marina with the necessary assurance that the Specific Plan area will develop in accordance with the quality and character proposed herein; and to provide guidance to City staff, Planning Commission and the City Council in the review of future development projects in the Specific Plan area.

The Design Guidelines address the Village Promenade/Village Square and hotel portions of the Multiple Use District; site design and architecture within the land use categories of Retail and Personal Services, Office/Research & Development/Light Industrial and University Villages Residential; Lighting Guidelines; Signage Guidelines; and Landscape Guidelines that address community monumentation, walls & fencing; streets; commercial; residential; parks and Highway One Design Corridor.

Within the context of common community “threads”, University Villages is intended to provide for diversity and individual neighborhood character. The Specific Plan has a rich mix of land uses and housing types. The intent of the objectives is to encourage innovative, quality design for all of the area of the plan.

Per City of Marina Code, all development proposals must be reviewed by the Design Review Board. For retail tenants this Specific Plan recognizes the importance of tenant identity and that tenant identity is often integral with the elevations or form of a particular building. Any modification and/or customization of a building(s) and/or building elevation(s) should occur within the overall character and context the Specific Plan Design Guidelines and of the approved architecture and site plans.

Any changes to a building and/or facade for any land use submitted after DRB approval should be reviewed and approved administratively. Should the project manager deem that there has been too great a modification to the plans previously recommended for approval by DRB, and approved by Planning Commission or City Council, then the particular building plans will be re-submitted for review and approval.

MULTIPLE USE DISTRICT - VILLAGE PROMENADE/VILLAGE SQUARE 4.2

The Multiple Use district is a unique area made up of several different land uses including but not limited to retail, residential, office, commercial, visitor service, entertainment and recreation. This blending of uses creates an energy to the urban fabric with distinct, yet connected areas. These include the Village Square and Village Promenade, Beach Boardwalk Arts District, live/work and high density residential areas.

This Multiple Use district is made up of several land uses, and the applicable land use guidelines shall apply. As the “heart” of this community, the Village Promenade and Village Square portions of the Multiple Use District creates the hub of activity for the overall community. They present the public face to the community at large, and their quality design is important to the perception of the University Villages community. Site design, architecture and landscaping should create a village atmosphere where people are comfortable to mix and mingle and work.

As the Village Promenade and Village Square form a unique focal point within the community, the following site design and architectural design guidelines shall apply.

Site Design

The goal of the Village Promenade and Village Square is to create a strong focal point for the new community. The Village Square is the focal point for the Village Promenade and creates a true urban gathering place. While having the flexibility to be the setting for community gatherings and special events, the Village Square must also provide for comfortable, more intimate resting spaces. This is a place where all residents and visitors should feel comfortable whether they are a participant in an activity such as an art fair or street performance, or quietly sipping coffee, people watching or playing checkers. The Village Promenade that connects from 2nd Ave to the Village Square is intended to intrigue and invite a passerby along the regional connector to turn in and spend time at University Villages.



Create a Village Promenade and Village Square, framed by storefronts, awnings and landscaping. Create an environment where people are comfortable walking and spending time.

- Provide for a mix of sizes of businesses within a community center that creates a pedestrian friendly atmosphere.
- Create strong pedestrian links to the other land use areas.

MULTIPLE USE DISTRICT - VILLAGE PROMENADE/VILLAGE SQUARE

- Pedestrian scaled lighting fixtures should be provided.
- Trellis, awnings and other weather protection devices are encouraged.
- Significant intersections should be highlighted with bollards, special paving, accent trees and opportunities for other monumentation such as public art.

Plazas and other outdoor seating areas should be provided to create gathering places for residents and visitors in order to enhance a village atmosphere.

- Focal points should be created with features such as fountains, a clock tower, outdoor performance areas, or opportunities for public art.
- A generous amount of outdoor seating should be provided and should include both sunny and sheltered areas.
- Both hard surface and planted areas should be incorporated into the design.
- Colored, decorative paving patterns should be used at special focal points.

Street Furnishings

The pedestrian promenades are an important feature of the Village Square/Promenade environments. These areas are furnished with enriched materials and furnishings that create a comfortable, convenient, and entertaining experience. With the exception of features created as public art, the furnishings should be in a similar family of style, color, and finish to create a refined and uncluttered appearance.

- Seating areas should be created using benches; tables and chairs; and concrete seat walls and steps and may include informal seating at raised planters, steps, and benches cast into the plaza areas.
- Newspaper racks should be of one cohesive design and integrated into the landscape design.
- Bicycle parking and utilities should be integrated into the landscape design to place these elements where they are needed in a discrete manner..
- Bollards may be placed to provide separation between auto and pedestrian crossings.
- Trash and ash receptacles should be placed at convenient locations to help keep these areas clean.

Architecture

MULTIPLE USE DISTRICT - VILLAGE PROMENADE/VILLAGE SQUARE

The goal of the Village Promenade/Village Square architecture is to create a character which is distinctive and memorable. The architecture should be inspired by classic Village Promenade architecture as well as industrial design in a restrained modernist vocabulary.



Public Street facing facades of all buildings should have the same level of articulation and quality of details and materials as the Village Promenade /Village Square frontage of the building.

- Where long expanses of blank wall are unavoidable, they should be articulated and softened with 3-dimensional details, planters, vines and other landscaping.
- A composition of distinct but related forms should be used.
- Loading and service areas should be integrated into the overall building composition.
- Architectural enclosures should be designed as integral elements of the building architecture
- Long unbroken forms and flat planes are discouraged.

Public street facing building facades should incorporate 3-dimensional facade elements that lend a pedestrian scale to the street level.

- Trellises or permanent awnings should be occasionally incorporated where appropriate to serve as wind blocks.
- Arcades, wide overhangs, deep reveals, permanent awnings, etc. should be used.
- Main entries should be easily identifiable.
- Flat unarticulated wall planes should not be used.

Roof design shall be integral to the overall building design.

- Parapets shall screen rooftop mechanical equipment from adjacent ground level view.
- Tower elements should be included at key locations to provide points of interest along the streetscape.
- Roofline variation should be created by differing heights.

Materials should be appropriate to the building's style and character and suited to commercial construction.

- Materials such as shingle, lap siding, stucco, masonry, storefront glazing and well-detailed precast concrete may be used.

MULTIPLE USE DISTRICT - VILLAGE PROMENADE/VILLAGE SQUARE

- Accent materials such as brick, stone, tile, and anodized or patinaed metals may be used.
- Any changes in materials should occur at inside corners where the building plane changes direction.
- Mirror glazing should not be used.

MULTIPLE USE DISTRICT - VISITOR SERVING USES/HOTELS

The purpose of the Design Guidelines for Visitor Serving Uses/Hotels is to ensure that the architecture for these uses is of the same high quality and adds to the unique character established at University Villages.

Buildings should take advantage of and orient towards view opportunities. Public Street facing facades of all buildings should have the same level of articulation and quality of details and materials.

- Where long expanses of blank wall are unavoidable, they should be articulated and softened with 3-dimensional details, planters, vines and other landscaping.
- A composition of distinct but related forms should be used.
- Loading and service areas should be integrated into the overall building composition and hidden from public view.
- Architectural enclosures should be designed as integral elements of the building architecture.
- Long unbroken forms and flat planes are discouraged.

Public street facing building facades should incorporate 3-dimensional facade elements.

- Trellises or permanent awnings should be occasionally incorporated where appropriate to serve as wind blocks.
- Arcades, wide overhangs, deep reveals, permanent awnings, etc. should be used.
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- Accent materials such as brick, stone, tile, and anodized or patinaed metals may be used.
- Any changes in materials should occur at inside corners where the building plane changes direction.
- Mirror glazing should not be used.

Site Design

The retail components of the University Villages are important in establishing long term retail relationships with the surrounding community. These buildings could incorporate elements of the Multiple Use District buildings with a similar use of forms and materials.

Create innovative spaces for large, medium and small retail stores that cause them to blend together into a cohesive environment.

Create an environment where people are comfortable walking.

- Pedestrian scaled lighting fixtures should be provided.
- Create a pedestrian oriented connection to the Village Square.
- Outdoor seating should be provided to include both sunny and sheltered areas.
- Both paved and planted areas should be incorporated into the design.
- Significant intersections and pedestrian routes across parking areas should be highlighted with bollards, special paving, accent trees and other opportunities for public art.
- Loading and service areas and architectural enclosures should be designed as integral elements of the building architecture.

Architecture

Retail buildings should provide a contemporary design sensibility. Articulating the building form, large trusses supporting entry canopies may be considered. The use of structural and other materials could pay homage to the former Fort Ord buildings, the industrial aesthetic of the area, and the beach structures.

Building forms should generate interest through strong, simple forms, colors and materials.

- A composition of distinct but related forms should be used.
- Depth and variation along the elevation may be accomplished with projected and recessed wall sections along with colonnades to establish a varying sense of physical movement.
- Where long expanses of blank wall are unavoidable, they should be articulated and softened with 3-dimensional details, planters, vines and other landscaping.
- Buildings should incorporate 3-dimensional facade elements that lend a pedestrian scale to the street level.
- Main entries should be easily identifiable.

Roof design should be integral to the overall building design.

- Structures should feature a variety of roof designs and wall projections to visually break up the building mass.
- Roof heights may vary and roof forms may include traditional

RETAIL AND PERSONAL SERVICES

pitch roofs, barrel vaults and gable forms for creating visual movement along the elevations.

- Rooftop mechanical equipment should be screened from adjacent ground level view.

Materials should be appropriate to the building's style and character and suited to commercial construction.

- Materials such as, stucco, masonry, storefront glazing and well-detailed concrete should be used.
- Accent materials such as brick, stone, tile, and anodized or patinaed metals should be used.
- Any changes in materials should occur at inside corners where the building plane changes direction.
- Mirror glazing should not be used.

Per City of Marina Code, all development proposals must be reviewed by the Design Review Board. For retail tenants this Specific Plan recognizes the importance of tenant identity and that tenant identity is often integral with the elevations or form of a particular building. Any modification and/or customization of a building(s) and/or building elevation(s) should occur within the overall character and context the Specific Plan Design Guidelines and of the approved architecture and site plans.

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OFFICE/RESEARCH &
DEVELOPMENT/LIGHT INDUSTRIAL

4.4

The Business Park component of University Villages will provide an employment center in a quality environment. As an integral portion of the community, it is important to maintain the quality of the character established by the Village Center.

The site plans shown in the illustrative plans are conceptual in nature, and it is anticipated that individual plans will be developed for each parcel based upon the program needs for each property. Plans should provide a positive visual identity from the surrounding properties, and address the public streets in a direct and welcoming manner. The building entrance should be clearly articulated with distinctive architectural elements, and signed to create strong simple orientation for employees, visitors, and deliveries. Landscape buffers should be provided to screen loading and utilitarian portions of the site.

Site Design

Provide for an employment environment where people are comfortable walking from building to building with pedestrian link to the surrounding community.

- Pedestrian paths and walks should be lined with trees and between the walk and parking areas.
- Pedestrian scaled lighting fixtures should be provided along internal walkways.
- There should be provision of street furniture such as bus stops, trash receptacles, bicycle racks.
- Special paving should be used at key pedestrian and vehicular intersections.
- Loading and service areas should be screened from view and not be visible to the public street.
- Architectural enclosures should be designed as integral elements of the building architecture.

Architecture

To create a quality character of architecture that is both aesthetically pleasing and functionally efficient and allows for flexibility over time. Public Street facing facades of all buildings should have the same level of articulation and quality of details and materials as the "public front" of the building.

- A composition of distinct but related forms should be used.
- Roof heights may vary.
- Main entries should be easily identifiable.
- Flat unarticulated wall planes should not be used.
- Roof design should be integral to the overall building design.
- Rooftop mechanical equipment should be screened from adjacent ground level view.

OFFICE/RESEARCH & DEVELOPMENT/LIGHT INDUSTRIAL

- Superficial roof forms or roof forms that appear to be “tacked” on should not be used.

Materials should be appropriate to the building’s style and character and suited to commercial construction.

- Materials such as stucco, masonry, storefront glazing and well-detailed concrete may be used.
- Accent materials such as brick, stone, tile, glass block, and anodized or patinaed metals should be used.

Public facilities within University Villages range from the potential for transit and rail facilities, to regional utility facilities. As an integral portion of the community, it is important to maintain the quality of the character established by the Village Center. Some of these uses fall within the Highway 1 Design Corridor and will be subject to those design guidelines as well.

As there exists no current conceptual plans for these areas, the Illustrative Plan shows no graphic improvements in these areas. It is anticipated that individual plans will be developed for each parcel based upon the program needs for each property.

Facilities should provide a positive visual identity from the surrounding properties, and address the public streets in a direct and welcoming manner. The building entrance should be clearly articulated with distinctive architectural elements, and signed to create strong simple orientation for employees, visitors, and deliveries. Landscape buffers should be provided to screen loading and utilitarian portions of the site. Particular care shall be taken to buffer the rest of the University Villages community, in particular the residential districts, from the impacts of traffic and noise.

Provide for an environment where people are comfortable walking from building to building with pedestrian link to the surrounding community.

- Pedestrian paths and walks should be lined with trees and separated from direct adjacency to streets and parking areas.
- Pedestrian scaled lighting fixtures should be provided along internal walkways.
- There should be provision of street furniture such as bus stops, trash receptacles, bicycle racks.
- Special paving should be used at key pedestrian and vehicular intersections.
- Pedestrian routes should not traverse large areas of parking lots without designated, landscaped enhanced routes.
- Loading and service areas should be screened from view and not be visible to the public street.
- Architectural enclosures should be designed as integral elements of the building architecture.

To create a quality character of architecture that is both aesthetically pleasing and functionally efficient and allows for flexibility over time. Public Street facing facades of all buildings shall have the same level of articulation and quality of details and materials as the "public front" of the building.

PUBLIC FACILITIES

- A composition of distinct but related forms should be used.
- Roof heights may vary.
- Main entries should be easily identifiable.
- Flat unarticulated wall planes should not be used.
- Roof design should be integral to the overall building design.
- Rooftop mechanical equipment should be screened from adjacent ground level view.
- Superficial roof forms or roof forms that appear to be “tacked” on should not be used.

Materials should be appropriate to the building’s style and character and suited to commercial construction.

- Materials such as stucco, masonry, storefront glazing and well-detailed concrete may be used.
- Accent materials such as brick, stone, tile, glass block, and anodized or patinaed metals should be used.
- Any changes in materials should occur at inside corners where the building plane changes direction.
- Mirror glazing should not be used.

Site Design

While a well organized land use and circulation plan is important, it, by itself, does not create a pleasant and memorable community. Identity deals with the perception of the community as we experience it, not in plan form or from an airplane. The intent of the University Villages Specific Plan is to craft architectural forms within neighborhoods that create pedestrian friendly, coherent and attractive neighborhoods.

Establish circulation patterns that define a community character, provide links to recreational amenities and encourage interaction between neighbors.

- Neighborhood patterns should allow residents to easily walk or bike through the neighborhood.
- Topographic variance in neighborhood patterns should be preserved.

Neighborhood streets should be designed to provide safe and convenient access for vehicles and pedestrians. They should provide attractive designs where the composition of street, landscaping, sidewalks and private front yards define a common space where residents or visitors can walk, meet, play or socialize. Street patterns should interconnect and encourage easy access from one neighborhood to another but also discourage high speed travel.

- Open ended cul-de-sacs should be adjacent to open space or other recreational amenities such as parks.
- Closed cul-de-sacs of homes should not back onto open space or parks.
- Long stretches of homes should not back onto neighborhood collectors or open space amenities such as parks and paseos.
- Inappropriate street termination points such as a bedroom window or an alley should be avoided.

Architecture

The intent of the University Villages Specific Plan is to offer a wide variety of residential types within each development area.

Develop market differentiation while maintaining an open relationships between neighborhoods.

- Signature detailing should establish the community's architectural character in form, color, and materials.
- Abruptly disharmonious and monolithic architectural style, color, and material should not be used.

Creating building design relationships, groupings and streetscapes that demonstrate variety and individuality will add to the sense of place.

- There should be a mix of two story and three story units along the

UNIVERSITY VILLAGES RESIDENTIAL

streetscape.

- There should be a variety in the front yard setbacks.
- Unvarying repetitive facades that present a monolithic development should be avoided.
- Window placement and siting should not violate the privacy of a neighbor's outdoor area.

Important in the creation of pedestrian oriented neighborhoods is lessening the impact of garage doors on the streetscape.

- Plans should provide garages pushed to the rear of the lot or accessed from alleys.
- Driveway pavement should be reduced to the minimum functional width.
- Planting pockets should be used between garage doors,.
- Living space should be forward of the garage setback.
- Unadorned street-facing garages should not be forward of living areas.

Visual interest in the streetscape is also created through building articulation and a variety of forms between buildings.

- There should be strong vertical accents and varied wall plane lines.
- Building forms should be appropriate to their style.
- There should be publicly visible balconies, veranda, porches, and arcades.
- Front porches should be sufficiently sized to be usable.
- Where topography allows, porches should be elevated above the street level.
- There should not be repetitive, unarticulated building forms.
- Style "appliqué" on inappropriate building forms should be avoided (i.e. English half-timbering on 4:12 pitch roof of a ranch home).
- Unarticulated roof forms should not be set on a constant wall plate height.



Equal concern should be given to side elevations on corner lots and rear elevations where visible to the public. There should be articulation and

UNIVERSITY VILLAGES RESIDENTIAL

relief on these “public” faces.

- The “wrapping” of articulation, materials and architectural details on the sides and rears of homes should present these sides to the public.
- Unadorned flat side and rear elevations should not face onto open space areas and public streets.
- Porch elements are encouraged to wrap the corner at corner lots.
- Side elevations that face a public street should be enhanced with additional windows, pop-outs or bays, chimneys, stepped rooflines or balconies as appropriate.



Details and materials should be appropriate to the style that the building is expressing. Appropriate and well thought out detailing should enhance the perception of a project's quality.

- Gutters, downspouts, and rainwater leader heads should be integral to the roof/wall detailing and designed as part of the trim.
- Roofing materials should be appropriate to their related style and pitch.
- Homes should have a color palette that at a minimum includes a body color, trim color and accent color.

Entries should be given special attention as a whole system including the door, side windows, porch and entry wall.

- Entries should be inviting from the street.
- Adequate weather protection should be provided.
- Sectional garage doors should have appropriate panel detailing and window panels recessed into the building plane.
- Where homes occur on corners opportunities to wrap the entry to the side should be explored.

The goal for the site lighting design is to provide a comfortable level of illumination that meets the community's needs for orientation and safety in a way that compliments the aesthetic qualities of the architecture and surrounding coastal environment. A selection of light fixtures are proposed for the development that recognize the different qualities of the land uses while creating a consistent design theme throughout. The quality of the light fixtures, the lighting intensity and source controls provide criteria that will establish a very high quality experience to this important aspect of the design.

High efficiency fixtures and sophisticated optics are encouraged to direct light where it is needed without creating excessive glare. Long lasting high pressure sodium lamps are suggested to minimize energy use and lamp replacement. Lights are placed where they are needed for specific uses, rather than to a continuous foot-candle requirement across the site, allowing for the appreciation of the dark sky in the residential neighborhoods. The result is that the quantity of fixtures and the total energy required is reduced over conventional communities. This has the benefit of creating a better quality of life, an improved aesthetic, while preserving precious energy and maintenance resources.

To preserve the quality of a dark sky at night, the use of uplights for buildings, trees or signs is discouraged. High intensity light fixtures should include a shielded light source that reduces the view to the light source. High pressure sodium and incandescent lamps shall be used exclusively to provide a narrow light spectrum to preserve viewing opportunities for local astronomical observatories. Mercury vapor, metal halide, and fluorescent lamps will not be permitted for use in the specific plan area. Other light sources may be considered if it can be demonstrated that the narrow light spectrum noted above is maintained.

The retail plazas and walkways should utilize a combination of decorative pedestrian scale pole and bollard lights selected to compliment the architectural style of the buildings. Wall mounted fixtures should be used where appropriate on the building elevations to supplement the pole lights and to compliment the building architecture and shall be a scale appropriate to the building architecture.

Arms for banners should be provided in the retail plaza areas to provide seasonal decorative opportunities and add a festive quality to the environment.



LIGHTING GUIDELINES

Village Square, Village Promenade & Community Circle

The fixtures are required to withstand the coastal winds and salt conditions present on site, and will consist of die cast aluminum heads with sealed joints and composite pole materials.

The parking lots should be lighted with a taller high efficiency pole fixture to provide a even distribution of light while minimizing glare. Lamps combined with sophisticated optics and sharp cut off features are selected to direct all of the light to the ground.

These centers of community activity should have street and plaza lighting consistent with the commercial retail guidelines to maintain the continuity of design through these spaces. There are opportunities to create special lighting features in these areas to further animate the spaces and encourage nighttime use.



Residential Neighborhoods & Streets

Pole mounted low intensity "string of pearl" lights are one concept proposed for the Village Square and Community circle to create festive lighting. Wall mounted niche lights may also be used to provide indirect light sources to further articulate walls, steps, and signs within these areas.

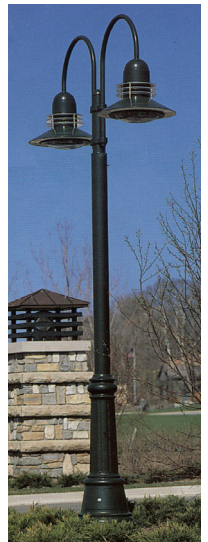
The quality of night lighting in the neighborhoods is proposed to provide light at specific points of need rather than create a uniform level of light throughout the development. Light poles are provided at street intersections and along pedestrian pathways to provide orientation and way finding within the community. This "rural standard" is in contrast to the more intensive commercial activity centers, and is intended to reflect a quieter and more intimate setting in the residential areas.

LIGHTING GUIDELINES

Pole lights are proposed for the lighting of the streets in the neighborhoods. The fixtures should have a shielded light source, with optics that direct the light down to the ground so that the light source is not visible outside of the light distribution area. The intent is to provide pools of light at street intersections and in other locations where light can provide orientation within the community.



Street identification signs and traffic control signs should be mounted on the light poles to integrate these elements into the design and minimize the poles at the intersections.



This lighting program should also be used along the beach boardwalk and transit corridor.

Park & Recreation Area Lighting

The lighting for the parks is intended to preserve the quality of the residential community, and is intended to provide a minimum lighting for orientation and way finding along the trails. The pole lights used for the residential streets will be placed in the parks to achieve this goal. Lighting will not be provided for active nighttime use of parks.

Low intensity lighting in some of the park spaces will provide orientation and a sense of security. The parks should not be lighted to encourage night use, as this use will create a nuisance of light, noise, and use to the park neighbors. Decorative pole lights along the adjacent streets will be typical to provide illumination around the park perimeters. Pole lighting is also proposed along the bike path between the intersection of Eighth Street and Second Avenue and the Circle Park to encourage use of the pedestrian connection between the University and the Village Center, Village Square, and Village Promenade commercial areas.

The lighting will utilize light sources to provide an even distribution of light that minimizes glare. No direct view to light sources should be visible from offsite. Where lighting is provided, fixtures should utilize house side shields and cut-off optics to reduce light spill over the property line.



LIGHTING GUIDELINES

Pedestrian Pole light fixture locations should not conflict with the pattern of tree planting along the roads and parking lots.

Building mounted fixtures matching the pole lights may be utilized in the lighting design, as long as the fixtures are scaled appropriately for their location on the building.

Festive twinkle or string of pearl lights are proposed in several of the park spaces. These will form patterns of lighting in gathering spaces consisting of metal poles and strings of low wattage incandescent bulb lights.

SIGNAGE GUIDELINES

4.8

These guidelines are intended to result in functional, attractive signage incorporating a high level of design, graphics and efficient maintenance throughout the Specific Plan area. This signage program shall cover all retail, office and all other commercial uses, and the area within the Fort Ord Reuse Authority Highway One Design Corridor Design Guidelines. Specific guidelines shall be established for the Highway One Design Corridor.

In addition to conformance to the Fort Ord Base Reuse Highway 1 Design Corridor Design Guidelines, the sign program is consistent with the guidelines and regulations established by this Specific Plan; all signage within the University Villages Specific Plan Area will also conform to the specific requirements, spirit and intent of the City of Marina City code provisions regulating signage, unless otherwise stated. If there are any inconsistencies between the City of Marina regulations and this Specific Plan, the guidelines in this Specific Plan shall take precedence.

Wayfinding or directory signs may be placed at key locations along the pedestrian promenades to provide information and orientation for customers.

The building architecture should be designed to accommodate signage and other graphics as an integral part of the building design.

- Individual letter characters are encouraged.
- Metal signs may be made of aluminium, brass, bronze, copper, or stainless or welded steel.
- Signs are to be free of all labels and fabricator's advertising, except for those required by code.
- Logos or trademark displays may be used on signs.
- Raised "Halo" letters on building face; pedestrian oriented blade signs; sculptured cantilevered signs; non-internally lit signs with lighting from a secondary source; and artistic neon signs backed by building face or storefront are encouraged.



SIGNAGE GUIDELINES

Freestanding Monument Signs

Monument signs are allowed.

- Color, materials and fonts, shall be integrated with the surrounding buildings, walls or other construction and landscaping.
- Sources of ground lighting for monument signs should be screened from view.

Live/Work Town Homes

The live/work town homes create a unique environment where small shops, office space or studios blend into the residential neighborhood.

- Raised individual letter characters and graphics on building face; pedestrian oriented blade signs; sculptured cantilevered signs; non-internally lit signs with lighting from a secondary source; and artistic neon signs backed by building face or storefront are encouraged.
- Signage is intended to be unique and original for each establishment and executed with a high degree of craftsmanship.



Home Occupation

Keeping with smart growth and sustainability principles, home occupations are encouraged within University Villages. Where these occur, the home occupation shall not disrupt the residential neighborhood, but is allowed to have a small sign displayed on the residence.

- Pedestrian oriented blade signs; sculptured cantilevered signs; and individually crafted plaque signs are encouraged.
- Signage is intended to be unique and original for each establishment and executed with a high degree of craftsmanship.
- Signs shall not exceed 2 square feet.

A cohesive program of community identification, form the community threads which tie all aspects of the community together within the context of varied architecture.

Community identification is a strong visual element that defines and enhances a community's special sense of place. These elements define a district within the greater context of a town. The community's personality is displayed by these features. The identification for University Villages should be unique. The icons of classic communities are traditionally monuments that signalize your arrival and an entry or focal point. The palate of identification for University Villages may include pilasters, an archway at the Village Promenade, a clock tower as part of the Village Square or structure, strategically placed pieces of public art, or monuments with commemorative plaques celebrating the history of the former Fort Ord. They may also be a focal point created as an element of a building, or a publicly visible landscape or retaining wall.



The design of the community identification should be unique and enhance the destination coastal town character established for University Villages by this Specific Plan. Materials should have a permanence to them, compliment the architecture of the community or create a counterpoint, and may include materials such as steel or other metals, concrete, tile, brick, stone and glass.

Identification locations may include the Village Square and Promenade, the eastern terminus of the east/west linear park at 2nd Ave, the northern terminus of north/south linear park at the Village

Square, the crossing of the beach boardwalk at 1st Ave, the intersection of 1st st and 2nd Ave, and the intersections of 3rd and 4th avenues and Imjin Parkway.

WALLS & FENCING

4.10

Walls

Walls and fences are to be minimized to the greatest extent possible. Site walls should be made of materials complimentary to the building architecture palette. Walls, which are located in visually prominent locations, should be decorative and faced with a material such as a Golden Granite stone, a local quarried material.



Keystone and other interlocking masonry wall systems are also acceptable. Concrete retaining walls are acceptable where necessary for structural and spacial requirements. Plantings should be utilized to minimize the visual impact of all retaining walls.

Fences

Fencing materials and colors should compliment adjacent architecture. A variety of fencing types may be used including grape stake, picket, split rail and a variety of traditional wood good neighbor fence designs.

STREET LANDSCAPING

4.11

Street trees will provide a significant landscape presence enhancing the experience of walking, riding or driving along the streets in University Villages. All of the street trees selected are evergreen varieties which are well suited to the Marina coastal environment.

**Suggested Street Tree
Selection for
Streets & Avenues**

Highway One Frontage	Monterey Cypress - (<i>Cupressus macrocarpa</i>) Monterey Pine - (<i>Pinus radiata</i>) Coast Live Oak - (<i>Quercus agrifolia</i>)
First Avenue	Monterey Cypress - (<i>Cupressus macrocarpa</i>)
1 Way Liniar Park Streets Second Avenue	Cork Oak - (<i>Quercus suber</i>) Red Gum Eucalyptus - (<i>Eucalyptus ficifolia</i>)
Third Avenue	Melaleuca - (<i>Melaleuca linarifolia</i>)
Fourth Avenue	<i>Quercus agrifolia</i> - (Coast Live Oak)
California Avenue	California Pepper Tree - (<i>Schinus molle</i>)
Imjin Parkway	Monterey Cypress - (<i>Cupressus macrocarpa</i>)
Village Promanade / Tenth Street	New Zealand Christmas Tree - (<i>Metrosideros excelsus</i>)
Ninth Street	Coast Live Oak - (<i>Quercus agrifolia</i>)
Eighth Street	<i>Lyonothamnus</i> f. 'Asplenifolius' - (Catalina Ironwood)
Seventh Street	<i>Melaleuca linarifolia</i> - (<i>Melaleuca</i>)
Sixth Street	<i>Melaleuca linarifolia</i> - (<i>Melaleuca</i>)
Village Circle	New Zealand Christmas Tree - (<i>Metrosideros excelsus</i>)
Transit Corridor	Coast Live Oak - (<i>Quercus agrifolia</i>)
Third Street	New Zealand Christmas Tree - (<i>Metrosideros excelsus</i>)
First Street	Monterey Cypress - (<i>Cupressus macrocarpa</i>)

Village Center

The layout of the trees along the pedestrian promenades, streets and parking courts is intended to create distinctive environments providing orientation and intimacy within this vibrant center of activity. The challenge is to reconcile the need to provide visibility to the distinctive architecture and building signage while mitigating the scale of parking areas required to provide a convenient and supportive shopping experience. The landscape design proposes to resolve these goals by creating distinctive parking lot environments that establish distinctive parking areas which provide orientation to specific store destinations. This can be achieved through a creative palette of trees, shrubs, decorative pavement, pedestrian walkways, and pole lighting which reinforce the orientation of the parking courts within the overall Village Center.

COMMERCIAL LANDSCAPING

Driveway & Parking Lot Paving

The primary paving material in the commercial areas will be asphalt, that may be accented with special paving at key focal points or pedestrian crossing locations. These focal points that receive enhanced paving consist of materials such as integral colored concrete paving, stamped colored asphalt paving, or interlocking paving stones. Permeable concrete and paving stone areas may be used to reduce storm water runoff and reduce the scale of the larger parking areas.

Planting Design

The planting designs of the storefronts and plaza areas should have individual expressions of landscape design consistent with the architectural design. This can vary from informal to formal in character. Bold use of plant material in sweeping masses of layered color and texture are expressed in plant material selections. Planting designs should be appropriate for the site environmental conditions present in Marina including wind, salt, limited water supply, temperature, and exposure, soil, and slope. The individual site conditions and microclimate should be considered and evaluated in the plant selection process.

Evergreen trees are proposed to define these auto courts to provide year round canopy and defined edges to the parking areas. A strong and simple palette of trees is complimented with a rich diversity of shrub plantings which provide seasonal color and textural interest to the landscape design. Bio- swales may be integrated into the parking areas to improve storm water quality and improve infiltration of storm water into the subgrade. Curbs will have notched openings set flush with the asphalt elevation to allow water flow into the planting areas. The swales consist of planting areas within the overhang of parking stalls which will be planted with trees, shrubs and ornamental grasses.



COMMERCIAL LANDSCAPING

Village Promenade/Village Square

The landscape design for the Village Promenade is intended to provide a festive and dynamic environment for shopping and passive recreation. Plantings of street trees create a canopy that enhance this urban space. Decorative pole light fixtures with banners line the street, creating a festive atmosphere as seasonal banners announce community events. Benches and seat walls should be incorporated into the streetscape to provide seating areas along the pedestrian promenade. Tree grates, bollards and site furnishings help to articulate the street edges and provide a pleasant separation between the auto parking and the walking areas. Key focal points at pedestrian crossings may feature accent paving.

The passage ways between the stores are particularly important, to encourage walking from the parking areas to the Village Promenade. The approaches of these spaces from the parking areas should be defined by architectural gateway elements, decorative paving, bollards, and seating courts.

Landscape Design

The planting in the neighborhoods should have individual expressions of landscape design consistent with the architectural character of the homes. Street trees are placed in the parkstrips with drought tolerant shrub and groundcover plantings to encourage walkway use. The residential alleys are planted with evergreen trees and shrubs to soften and compliment the architectural design. The pedestrian walkways, with ornamental trees and flowering shrubs, provide garden entrances to the homes off common paseos within the neighborhoods.

Planting designs should be appropriate for the site environmental conditions present in Marina, including wind, salt, limited water supply, temperature and exposure, soil, and slope.



Park Furnishing

The park landscaping design guidelines are intended to provide description and greater detail regarding the materials and character to be used in the development of all of the parks in the University Villages community. These guidelines supplement the Specific Plan Park Descriptions and Conceptual Plans illustrations.

The pedestrian promenades flow through the parks making an important feature of the parks. They should be furnished with durable materials and equipment that will support the variety of play and recreation experiences described in the Specific Plan. Wood, concrete, and galvanized or patinaed metal materials may be utilized where appropriate to achieve the best performance possible for the furnishings specified.

Wood benches are proposed for the parks that will weather to a natural gray color. They may be specified from sustainable wood sources, and require little maintenance once installed.

Picnic tables should be constructed of wood or recycled plastic planks and metal frames. Barbecue grills should be cast into concrete footings, and be made of durable cast iron materials.

Bollards should be used to separate pedestrian areas from vehicular pavement, and shall be made of cast iron or natural wood posts.

Wood fences may provide separation between the residential yards, the neighborhood streets, and the parks. Good neighbor fences, six feet in height, should be used where back or side yards occur next to the park. Post and rail or wood picket fences may be used where parks front on to the front yards or street frontages.

Wood trellis structures may be used as shade structures in several of the parks. These should be built of oversized rough lumber with patinaed galvanized hardware to match the metal color palate.

Cast in place concrete seat walls may be used where they provide the best material solution to the need. Walls should be formed and finished to provide comfortable seating elements that flow with the site geometry.

Precast animals and sea creatures may be proposed for use in many of the parks as imaginary play and sculptural elements. These elements can be painted in bright colors to add interest and playful energy to these spaces.

PARK LANDSCAPING

Parking Lot Paving

On street parking is provided along the adjacent neighborhood streets. Parking facilities will be provided on the sites for Park B and Park C. The primary paving material in the parks should be reinforced crushed stone paving. Feature areas should receive enhanced paving, which can consist of integral colored concrete paving, stamped colored asphalt paving, or interlocking paving stones. These materials should be used to articulate pedestrian crossings, building entrances, and site entrances.

Permeable concrete and paving stone areas may be used to reduce storm water runoff and reduce the scale of the larger parking areas.

Park Paving Materials

The paving materials for the pedestrian areas include integral colored and natural gray concrete with decorative scoring and sandblasted patterns. Some of the additional materials include asphalt paving and crushed stone paths. Plaza areas should be constructed of recycled plastic boardwalks or wood boardwalks.

The selection of the materials is based upon the nature of the traffic and the type of experience that is programmed into the park design. High intensity multi-purpose paths shall be 12' wide with a center stripe and be made of natural gray concrete paving. Lower intensity bicycle paths will be reinforced crushed stone paving.

Play Surfaces

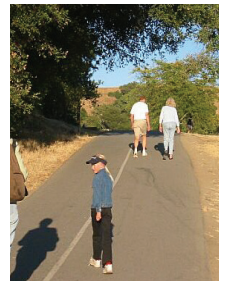
A variety of play surfaces will be utilized in the park designs, including wood chips, sand, recycled rubber pavement, and artificial turf. These materials are used to create different play experiences in response to the programmed use of the park. All play experiences will be designed to meet the access requirements addressed in the ADA codes and regulations.

Play Structures, Sports Facilities & Exercise Stations

The park designs provide for passive and active play environments for all ages and interests. The play structures will be composed of wood, plastic, or metal components to provide the most practical and appropriate material for the intended use. The colors of these materials will vary based upon the park theme. Galvanized metal components may be used where it provides the best wearing treatment for the use. Brighter colors may be used selectively for interest and will be reinforced with the color palette of the planting design.

Planting Design

The planting design in the parks will have distinct variations in theme based upon the site context, use, and visual concept. Parks which appear in the urbanized areas will be designed in a formal style. The larger open spaces will include native plantings and landforms which will have an informal character. The



PARK LANDSCAPING

formal gardens will utilize bold plantings in sweeping masses of layered color and texture to create visual interest and for ease of maintenance.

The planting designs must be appropriate for the site environmental conditions present in Marina, including wind, salt, limited water supply, temperature, exposure, soil, and slope.

IN THIS CHAPTER

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Land Use Designations	5.2
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GENERAL PROVISIONS	5.1
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Purpose & Intent

The Development Regulations set forth in this Specific Plan provide a comprehensive set of regulations governing the use and development of the land. While including references to specific provisions of the City of Marina Zoning Code, these Development Regulations replace the City of Marina Zoning Code within the Specific Plan Area. Should there be a conflict between this Specific Plan and the City of Marina Zoning Code, the provisions of this Specific Plan shall govern. Any issue not directly or specifically covered by this Specific Plan shall be subject to non-conflicting regulations and procedures of the City of Marina Planning and Zoning Code.

Consistency with Adopted Plans & Codes

As required by Government Code Section 65454, the University Villages Specific Plan is consistent with and implements the City of Marina General Plan. Chapter 7, Implementation, discusses this consistency in detail. All land use entitlements and permits approved within the Specific Plan area shall be consistent with the Specific Plan.

Severability Clause

If any term or provision of this Specific Plan, or the application of any provision of this Specific Plan to a particular situation, shall for any reason be found to be void, invalid, illegal or unenforceable by a court of competent jurisdiction, such term or provision shall remain in force and effect to the extent allowed by such ruling and all other terms and provisions of this Specific Plan or the application of this Specific Plan to other situations shall remain in full force or effect.

Existing Users

Any lawfully existing land use occurring at the time of the effective date of this Specific Plan may be continued, notwithstanding any omission of a particular use in the Permitted Uses Matrix, Table 5.5.

LAND USE DESIGNATIONS

5.2

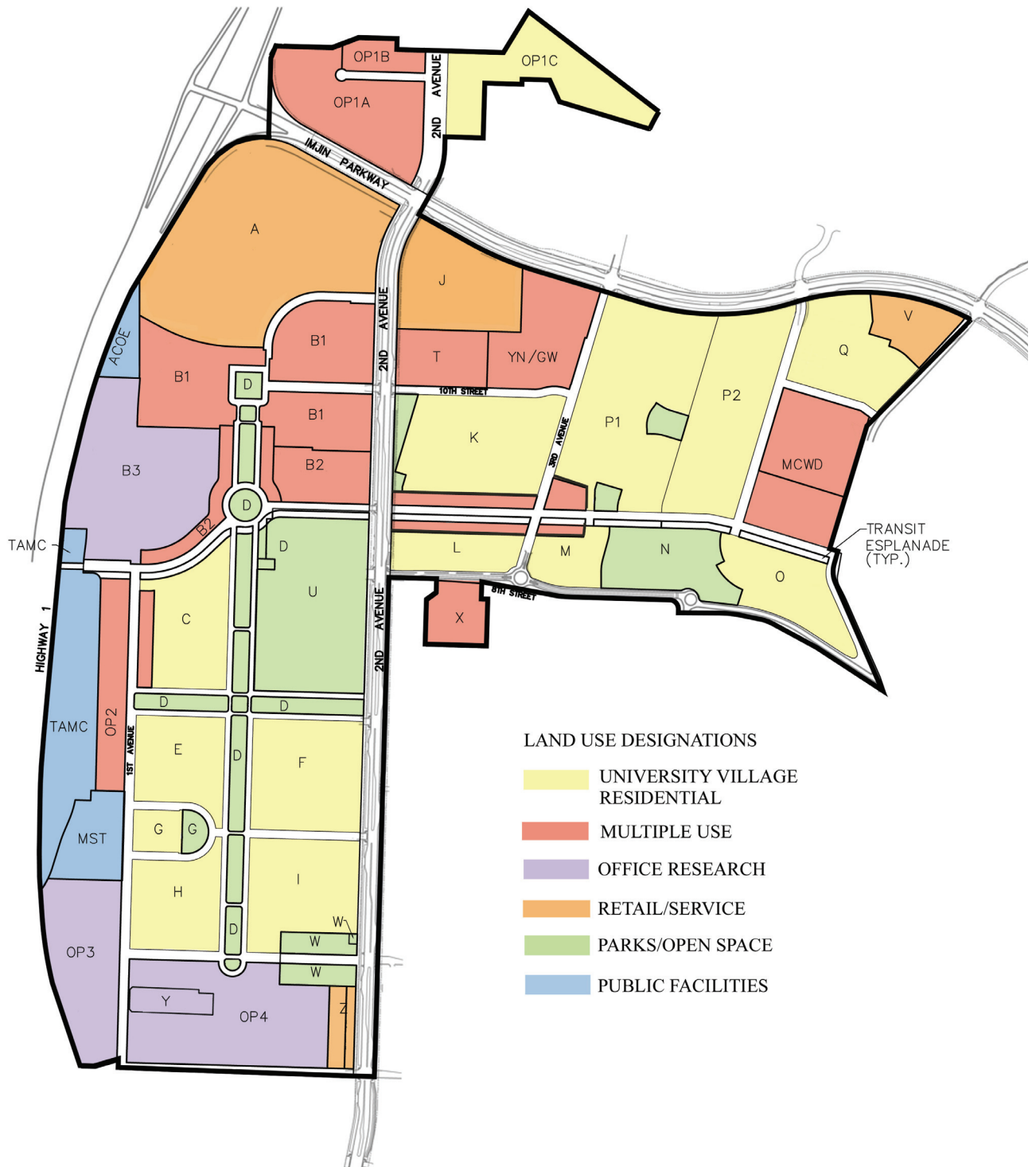
Specific Plan Land Use Designations Defined

The land use designations identified in the Development Plan are defined below. They are subject to the Site Development Standards identified in the Site Development Standards section. The permitted uses for each land use are set forth in Table 5.6, Allowable Uses, and Table 5.7, Accessory Uses. Also addressed in this section are regulations concerning the adjustment, transfer and conversion of land use designations.

The following are the Specific Plan Land Use designations established by the Specific Plan

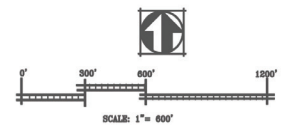
- (MU) Multiple Use: The MU district is a unique area made up of several different land uses including but not limited to retail, dining, residential, office, visitor service including hotel, fractional ownership & convention uses, entertainment and recreation. Parcels may include multiple land uses as individual buildings or within each building.
- (O) Office / Research and Development / Light Industrial: This land use designation provides for a variety of employment uses including but not limited to research, manufacturing, general office, laboratory, light industrial and assembly buildings of a variety of sizes to accommodate a number of different users.
- (P) Parks and Recreation: The Parks designation allows for a variety of recreational uses, and their associated structures. Improvements may include multi purpose trails, bicycle paths, tot lots, playground equipment, turf areas, ball fields, courts, swimming pool, picnic facilities, restroom facilities, and recreational use structures.
- (PF) Public Facilities: Uses that support a community that include but are not limited to schools, public safety services, utility providers, and transit.
- (R) Retail and Personal Services: The land use designation includes both regional and neighborhood oriented retail and services as well as entertainment retail and dining.
- (UVR) University Villages Residential: provides for single family detached residential and single family attached dwelling units in a variety of configurations including standard lots, clusters, duets, and attached residential development.

LAND USE PLAN



LAND USE DESIGNATIONS

- UNIVERSITY VILLAGE RESIDENTIAL
- MULTIPLE USE
- OFFICE RESEARCH
- RETAIL/SERVICE
- PARKS/OPEN SPACE
- PUBLIC FACILITIES



LAND USE SUMMARY

LAND USE SUMMARY Table 5.1									
Planning Area	Phase	Acres (net of backbone streets)	Land Use						Public Facilities
			Use	Multiple Use	Retail/Service	Office/Re-search/Development Light Industrial	Parks / Recreation	University Villages Residential	
A	1	30.4	Retail/Service	0.0	30.4	0.0	0.0	0.0	0.0
B1	1	20.1	Multiple Use	20.1	0.0	0.0	0.0	0.0	0.0
B2	1	7.7	Multiple Use	7.7	0.0	0.0	0.0	0.0	0.0
B3	1	17.0	Office Research	0.0	0.0	17.0	0.0	0.0	0.0
D	1	2.4	Parks/Open Space	0.0	0.0	0.0	2.4	0.0	0.0
J	1	9.6	Retail/Service	0.0	9.6	0.0	0.0	0.0	0.0
K	1	15.4	University Villages Residential	1.6	0.0	0.0	1.1	12.7	0.0
L	1	5.7	University Villages Residential	1.4	0.0	0.0	0.0	4.3	0.0
P1	1	20.9	University Villages Residential	0.9	0.0	0.0	1.4	18.5	0.0
T	1	4.6	Multiple Use	4.6	0.0	0.0	0.0	0.0	0.0
Total Phase 1		133.5		36.2	39.9	17.0	4.9	35.5	0.0
C	2	9.6	University Villages Residential	1.2	0.0	0.0	0.0	8.4	0.0
D	2	5.8	Parks/Open Space	0.0	0.0	0.0	5.8	0.0	0.0
M	2	3.9	University Villages Residential	0.5	0.0	0.0	0.0	3.4	0.0
N	2	7.8	Parks/Open Space	0.0	0.0	0.0	7.8	0.0	0.0
O	2	7.1	University Villages Residential	0.0	0.0	0.0	0.0	7.1	0.0
P2	2	13.1	University Villages Residential	0.0	0.0	0.0	0.0	13.1	0.0
Q	2	4.7	University Villages Residential	0.0	0.0	0.0	0.0	4.7	0.0
Total Phase 2		51.9		1.7	0.0	0.0	13.6	36.7	0.0
D	3	3.4	Parks/Open Space	0.0	0.0	0.0	3.4	0.0	0.0
E	3	7.0	University Villages Residential	0.0	0.0	0.0	0.0	7.0	0.0
F	3	11.2	University Villages Residential	0.0	0.0	0.0	0.0	11.2	0.0
G	3	2.6	University Villages Residential	0.0	0.0	0.0	0.8	1.8	0.0
H	3	7.3	University Villages Residential	0.0	0.0	0.0	0.0	7.3	0.0
I	3	10.1	University Villages Residential	0.0	0.0	0.0	0.0	10.1	0.0
P2	3	0.5	University Villages Residential	0.0	0.0	0.0	0.0	0.5	0.0
Q	3	3.6	University Villages Residential	0.0	0.0	0.0	0.0	3.6	0.0

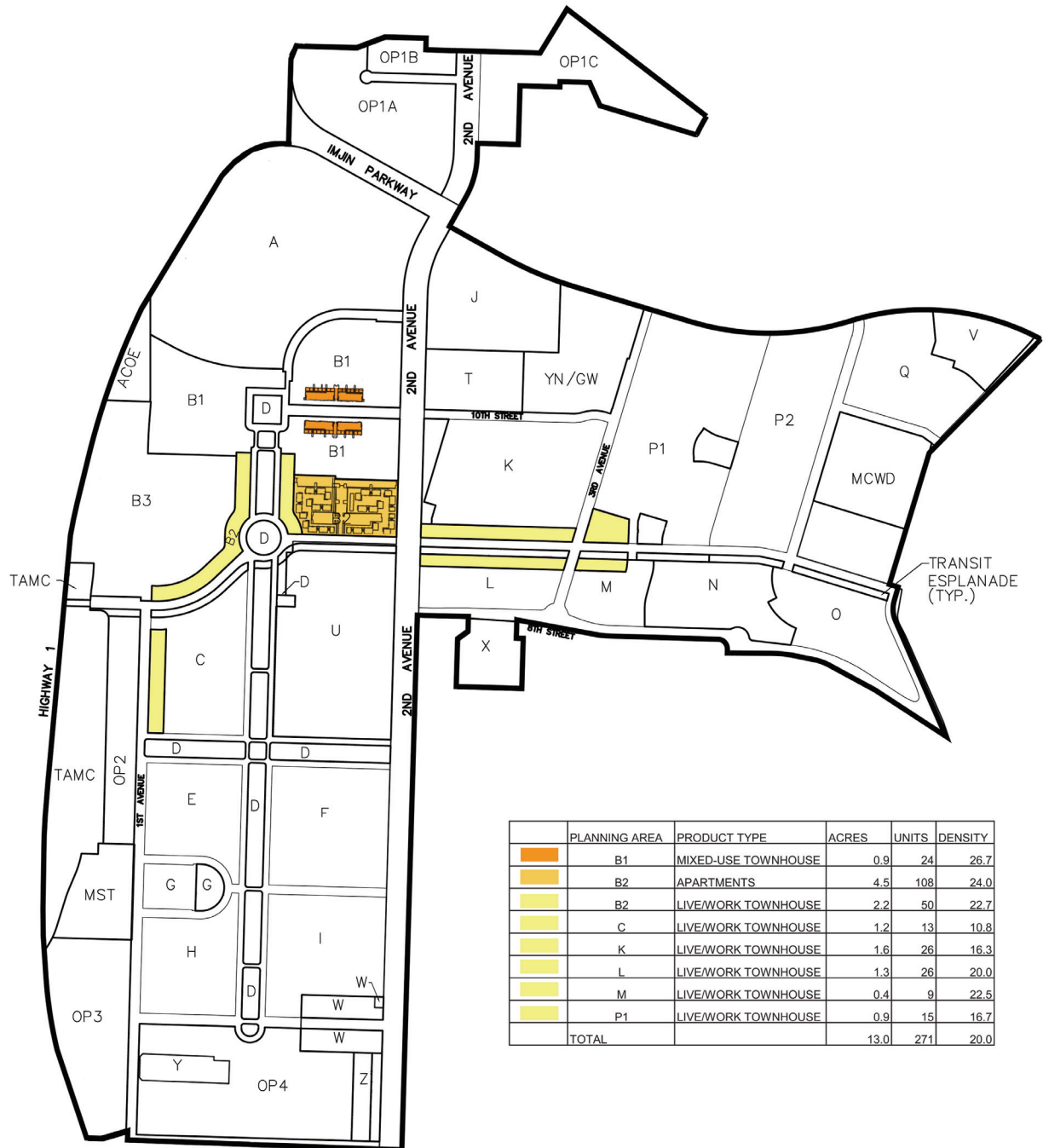
LAND USE SUMMARY

Total Phase 3		45.8		0.0	0.0	0.0	4.3	41.5	0.0
OP1A	Opportunity	10.9	Multiple Use	10.9	0.0	0.0	0.0	0.0	0.0
OP1B	Opportunity	2.0	Multiple Use	2.0	0.0	0.0	0.0	0.0	0.0
OP1C	Opportunity	9.8	University Villages Residential	0.0	0.0	0.0	0.0	9.8	0.0
OP2	Opportunity	5.4	Multiple Use	5.4	0.0	0.0	0.0	0.0	0.0
OP3	Opportunity	10.5	Office Research	0.0	0.0	10.5	0.0	0.0	0.0
OP4	Opportunity	15.3	Office Research	0.0	0.0	15.3	0.0	0.0	0.0
V	Opportunity	3.6	Retail/Service	0.0	3.6	0.0	0.0	0.0	0.0
Z	Opportunity	2.3	Retail/Service	0.0	2.3	0.0	0.0	0.0	0.0
Total Opportunity Phases		59.8		18.3	5.9	25.8	0.0	9.8	0.0
U	2	16.4	Parks/Open Space	0.0	0.0	0.0	16.4	0.0	0.0
W	3	2.9	Parks/Open Space	0.0	0.0	0.0	2.9	0.0	0.0
X	Not a Part	3.3	Multiple Use	3.3	0.0	0.0	0.0	0.0	0.0
Y	Not a Part	1.8	Office Research	0.0	0.0	1.8	0.0	0.0	0.0
ACOE	Not a Part	1.9	Public Facilities	0.0	0.0	0.0	0.0	0.0	1.9
TAMC	Not a Part	11.9	Public Facilities	0.0	0.0	0.0	0.0	0.0	11.9
MST	Not a Part	4.5	Public Facilities	0.0	0.0	0.0	0.0	0.0	4.5
YN/GW	Not a Part	7.9	Multiple Use	7.9	0.0	0.0	0.0	0.0	0.0
MCWD	Not a Part	11.3	Multiple Use	11.3	0.0	0.0	0.0	0.0	0.0
Total Not A Part		61.9		22.4	0.0	1.8	19.3	0.0	18.3
Backbone Roads		63.3							
Transit Esplanade		4.1							
		420.2		78.6	45.9	44.5	42.1	123.5	18.3
UV Project Area		291.0	acres						352.8
									420.2

NOTE:

Acreages are only approximations and are not intended, nor should they be accepted as exact measurements, as final site design and engineering may require changes to acreages.

HIGH DENSITY RESIDENTIAL LOCATIONS



SITE DEVELOPMENT STANDARDS

5.3

This section delineates the Development Standards governing each of the land use designations described in this Specific Plan and shown on the Land Use Plan. Setbacks are measured from face of building to the appropriate parallel property line.

TABLE 5.2
RESIDENTIAL SITE DEVELOPMENT STANDARDS

RESIDENTIAL PRODUCT PROTOTYPE	MINIMUM LOT AREA (Sq. Ft.)	MIN WIDTH FOR TYP LOT ⁷	MIN DEPTH FOR TYP LOT ⁷	REQUIRED SETBACKS				MAXIMUM BUILDING HEIGHT ⁵
				Front Yard ¹	Side Yard ^{3,9} (Ea. Side)	Side Yard @ Corner Lots ^{2,3}	Rear Yard ^{4,11}	
Mixed Use Town House	NA	NA	NA	NA	NA	NA	NA	55'
Live/Work Town House	NA	NA	NA	12' ¹⁰	7'-6"	10' ¹⁰	4'	45'
Duets	1500	25'	60'	12'	5' ⁸	10'	4'	40'
Patio Homes	1500	25'	60'	12'	4' aggregate	7'	4'	40'
Small Lot Alley	2600	40'	65'	12'	5'	10'	4'	40'
Carriage ⁶	4000	40'	100'	12'	5'	10'	4'	40'
Small Lot Standard	3200	40'	80	15'	5'	10'	15'	40'
Standard	5000	50'	90'	15'	5'	10'	20'	40'

FOOTNOTES FOR TABLE 5.2

1. Porches (covered or uncovered) may encroach one-half the required front setback. Plaza areas at Live/Work Town Homes may encroach up to 8' into the setback.
2. Setbacks at corner lots with porches may be reduced to 4'.
3. Chimneys, accent walls or pilasters, entertainment nooks, bay windows and eaves may encroach 2' into the setback.
4. Rear garage setbacks may be reduced to 0'. 2nd and 3rd floor setbacks may be reduced to 3'.
5. Maximum height may be exceeded by 10' by tower rooms less than 500 sq. ft., and distinctive architectural elements such as towers, cupolas, and spires.
6. The Carriage prototype allows for a secondary dwelling space of up to 700 sf.
7. Irregular Lots are not subject to minimum widths or depths.
8. Sideyard setbacks for duet 2nd and 3rd levels may be reduced to 4' and 0' for ground floor at shared property line.
9. Use easements may be utilized for provision of private yards.
10. The flex space/living portion of the end unit may encroach up to 2' into the setback.
11. Where rear property lines occur at the centerline of an alley, the setback from that property line to the garage door shall be 14'.

TABLE 5.3
MULTI-FAMILY RESIDENTIAL SITE DEVELOPMENT STANDARDS

RESIDENTIAL PRODUCT PROTOTYPE	SETBACK FROM STREET R.O.W. ^{1,2,4}	MIN. DISTANCE BETWEEN BUILDING ³	MIN. SETBACK FROM BUILDING TO ONSITE PARKING ⁴
Multi-Family/Apartments	15'	24'	10'

FOOTNOTES FOR TABLE 5.3

1. Entry balconies may encroach up to 6' into setback.
2. Stairs may encroach as necessary into setbacks.
3. Setback between living unit building and community building may be reduced to 20'.
4. All setbacks may be reduced by up to 3' as necessary to work around existing trees.

SITE DEVELOPMENT STANDARDS

Irregular Lots

Irregular Lots are defined as lots that are nonrectangular, lots with three sides, or more than four sides and require special measurement techniques in order to achieve the purpose of the specific setbacks.

Front Setbacks:

Front setbacks shall be measured from the ultimate street right of way line or property line where no street occurs.

Rear Setbacks:

In the case of an irregularly shaped lot, a ten-foot line which is within the lot and parallel to and most distant from the front lot line shall be considered the rear lot line.

Side Setbacks:

All lot lines which are not front or rear lot lines shall be considered side lot lines.

Pie-shaped Lots:

Setbacks on pie-shaped lots shall be measured at the closest point between the building and the angled lot line, perpendicular to that lot line.

Cul-De-Sac Lots:

Setbacks shall be taken from the nearest building corner, and measured perpendicular to the property lines.

Flag Lots:

All setbacks are measured perpendicular to the building face at the outermost corners. The width of the "flag" must be a minimum of 20' and can be no longer than 2 times the width of the lot it serves. One "flag" driveway may access up to 2 lots.

Graphic Illustrations

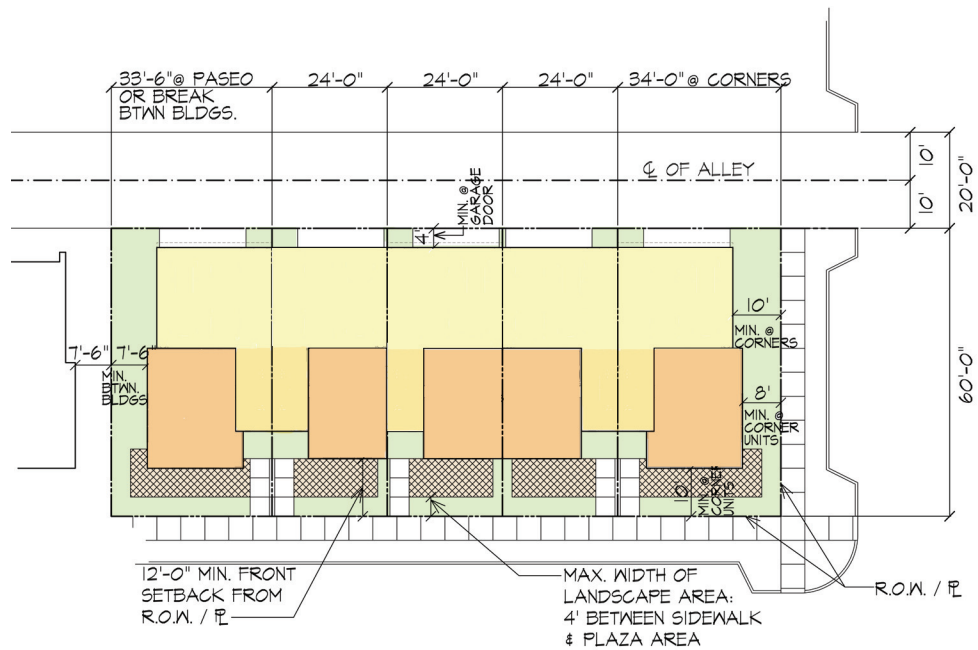
The Residential Product Prototypes' Site Development Standards are graphically illustrated in the following pages for the Live/Work Townhomes, Duets, Patio Homes, Small Lot Alley, Carriage, Small Lot Standard & Standard lot prototypes. Future additions do not require Design Review Board reviews.

Plans and illustrative elevations are shown for graphic illustrative purposes only and do not constitute an actual design submittal. Lot sizes shown graphically are not necessarily minimums, setbacks are illustrated as minimums. For alley accessed homes, the illustrations happen to show the rear property line at the edge of the alley. The rear property line may also occur at the centerline of the alley.

LIVE/WORK TOWN HOMES



Artist's Conceptual Illustrative Streetscape

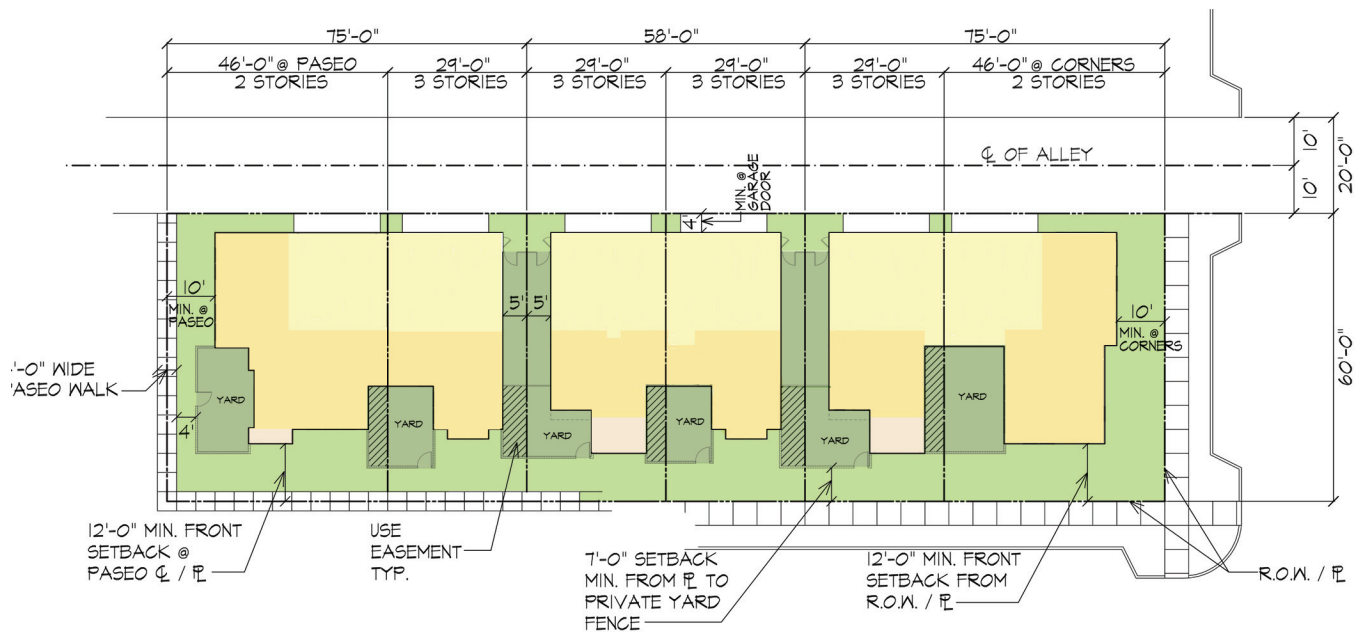


Graphic Application of Development Regulations

DUETS



Artist's Conceptual Illustrative Streetscape

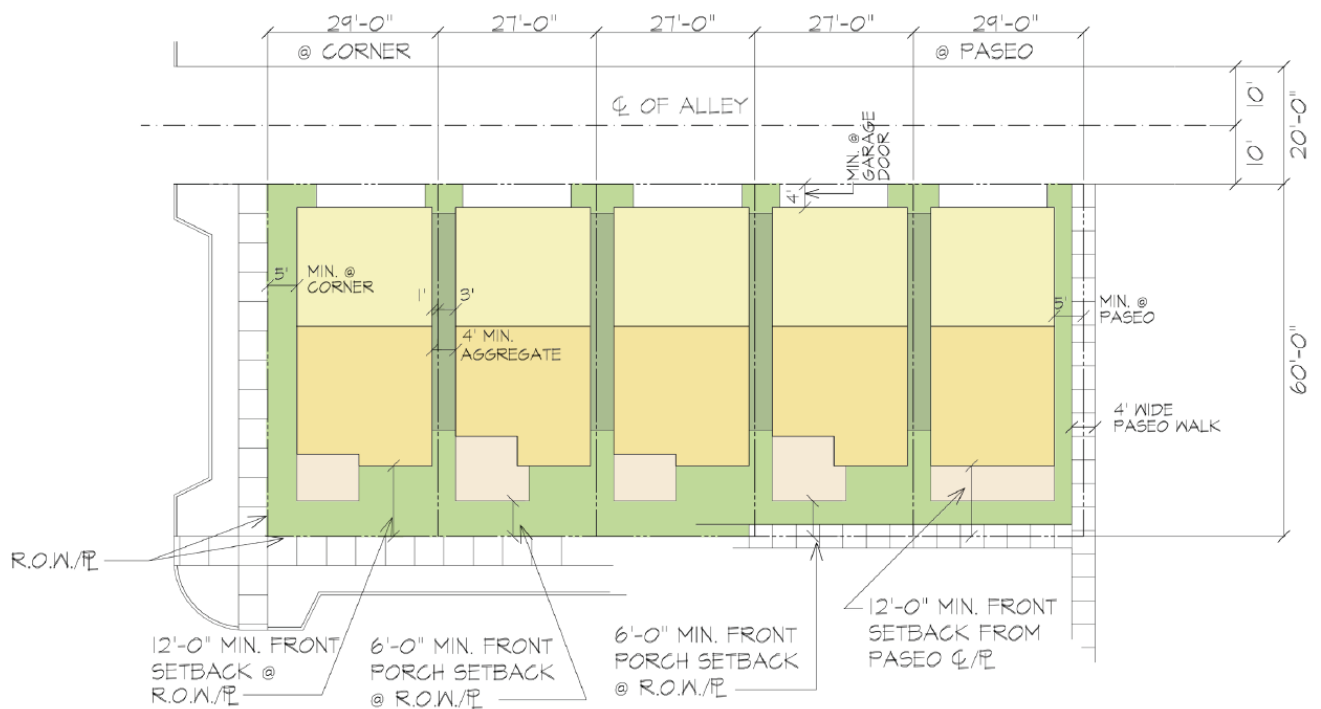


Graphic Application of Development Regulations

PATIO HOMES



Artist's Conceptual Illustrative Streetscape

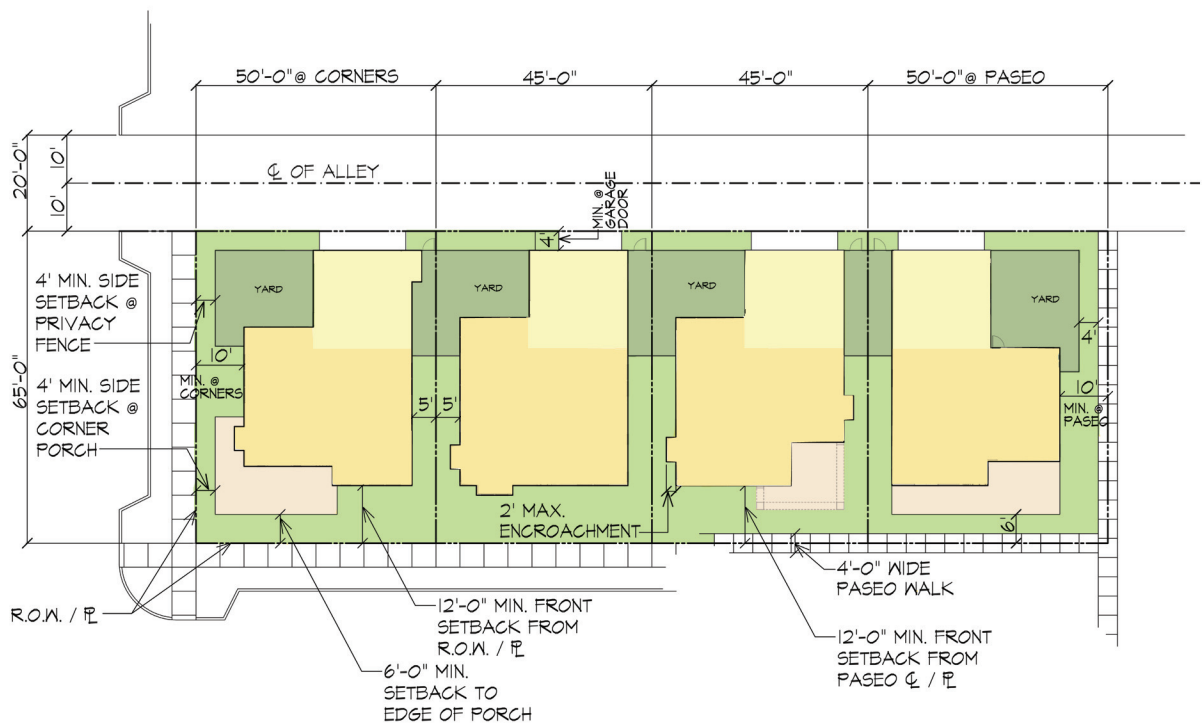


Graphic Application of Development Regulations

SMALL LOT ALLEY



Artist's Conceptual Illustrative Streetscape

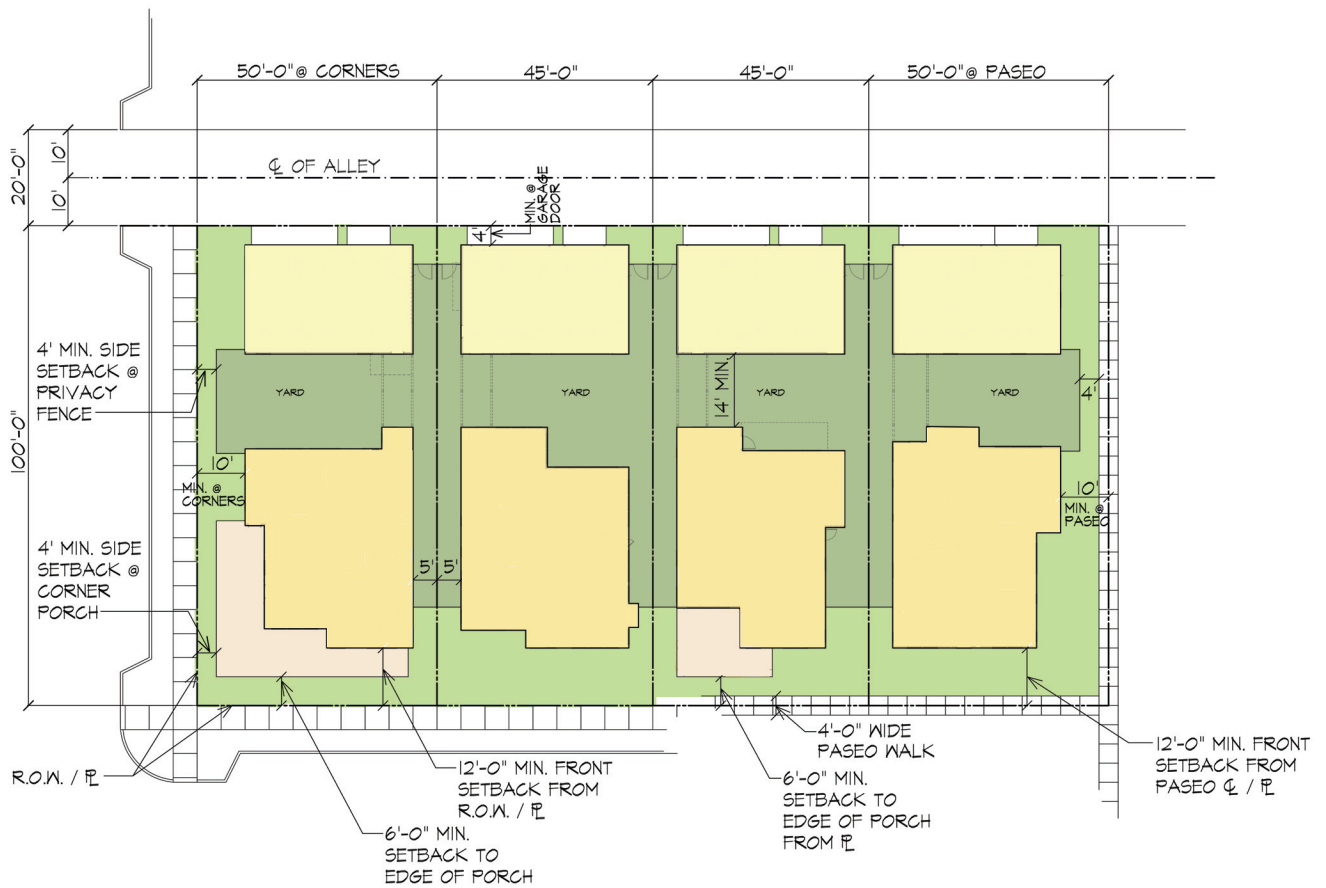


Graphic Application of Development Regulations

CARRIAGE



Artist's Conceptual Illustrative Streetscape

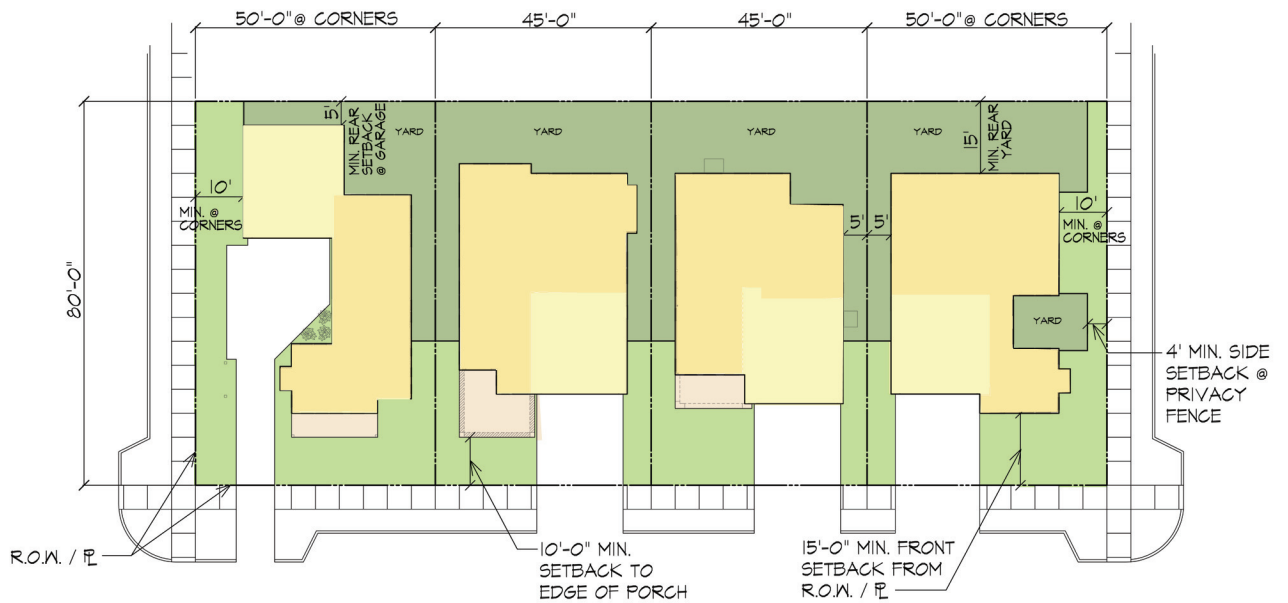


Graphic Application of Development Regulations

SMALL LOT STANDARD



Artist's Conceptual Illustrative Streetscape

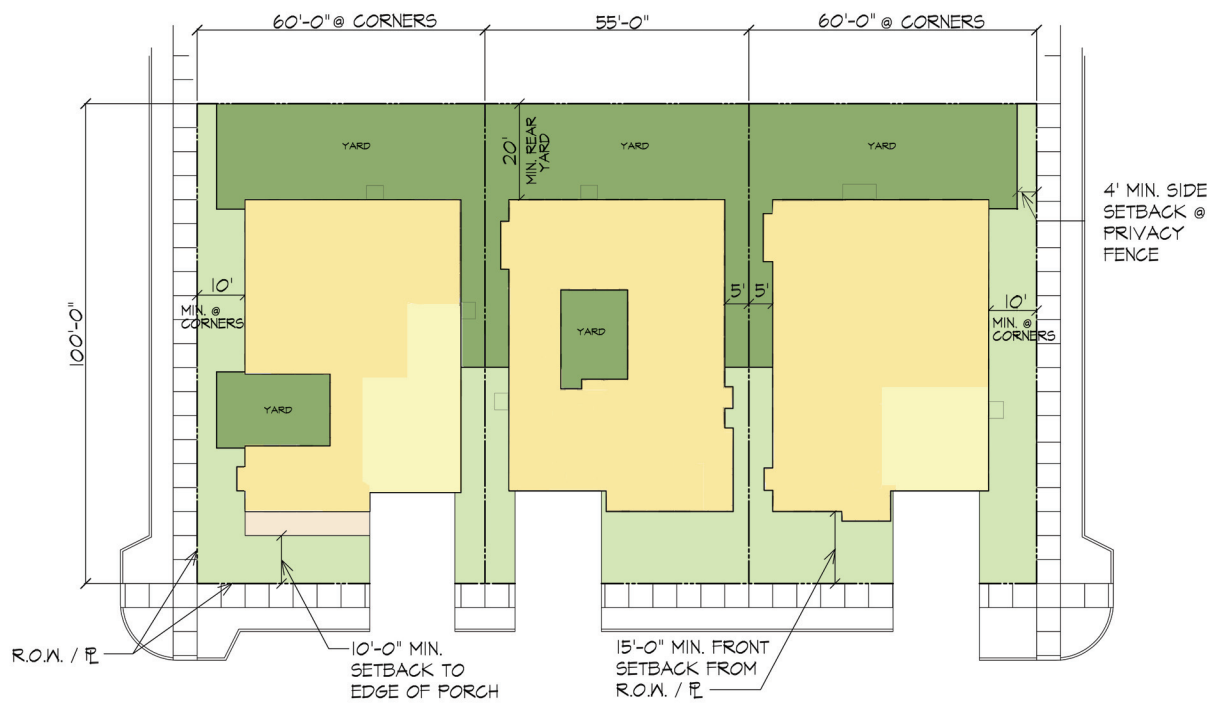


Graphic Application of Development Regulations

STANDARD LOT



Artist's Conceptual Illustrative Streetscape



Graphic Application of Development Regulations

SITE DEVELOPMENT STANDARDS

TABLE 5.4 NON-RESIDENTIAL SITE DEVELOPMENT STANDARDS			
LAND USE DESIGNATIONS			MAXIMUM BUILDING HEIGHT ²
	Maximum FAR	Minimum Street Setback From Public Street Row	
Multiple Use	3.0	12 ft	55 ft
Multiple Use: Hotel Uses Only	3.0	20 ft	90 ft ¹
Retail / Service	Per General Plan	12 ft	55 ft
Office/Research & Dev/Lt. Indust	Per General Plan	20 ft	55 ft
Public Facilities	Per General Plan	20 ft	40 ft

FOOTNOTES FOR TABLE 5.4:

1. Planning Area OP1A: Buildings or portions of buildings located within 300' of the edge of pavement of the easternmost north bound lane of Highway 1, shall be limited to 40' in height.
2. Per the City of Marina General Plan, heights within the Highway 1 Design Corridor shall only exceed 40' at the locations designated in figure 4.15 of the Marina General Plan.

TABLE 5.5 OPEN SPACE SITE DEVELOPMENT STANDARDS		
LAND USE DESIGNATIONS	REQUIRED MINIMUM SETBACKS FROM PROPERTY LINE	MAXIMUM BUILDING HEIGHTS
Open Space (OS)	20 ft	55 ft

Height of building.

"Height of building" is defined as the vertical distance from finish grade at the highest point of the building site covered by the building, to the topmost point of the roof, excluding mechanical enclosures and penthouses.

PERMITTED USES

5.4

Uses as defined by City of Marina Planning and Zoning Code Title 22, Chapter 22.08

The following symbols indicate the uses permitted for a particular land use as well as the type of permit, if any, required for that use.

	Not Permitted (empty cell)
P	Permitted
C	Permitted with a Conditional Use Permit (see City of Marina Zoning for entitlement process)

Land Use abbreviations used in the table are as follows:

(MU)	Multiple Use
(O)	Office/Research and Development/Light Industrial
(P)	Parks and Recreation
(PF)	Public Facilities
(R)	Retail and Personal Services
(UVR)	University Villages Residential

While the following table of allowable uses is fairly comprehensive, it is not intended to prohibit an omitted but related use. Any uses not specifically regulated here shall be considered through administrative review.

ALLOWABLE USES TABLE

PERMITTED USES TABLE 5.6						
LEGEND:						
Not Permitted (empty cell)						
P Permitted						
S Substantial Conformance						
C Conditional Use Permit						
4 See same numbered footnote						
USE TYPES	LAND USE DESIGNATION					
	MU	O	P	PF	R	UVR
Agricultural operations						
Air pollution sampling stations		C		P		
Ambulance services	p ⁴	P		P		
Amphitheaters – large (over 150 seats)			P	P		
Amphitheaters – small (under 150 seats)	P		P	P		
Amusement rides	C				P	
Animal boarding kennels		C			C	
Animal hospitals	p ⁴	P			P	
Animal raising						
Animal training schools ⁹					P	
Apartment houses	P					P
Apiaries, limited to hives only						
Appliance stores, household, sales	P				P	
Arboretum and horticultural gardens			P			
Arcades, game or movie	P				P	
Art galleries	P	P			P	
Art Studios	P	P			P	
Assembly plants	p ^{4,8}	P				
Athletic fields			P	P		
Automobile sales/rental/leasing	p ⁴				P	
Automobile service stations	p ⁴				P	
Bakeries	P	P			P	
Bakery shops	P				P	
Banks and financial institutions	P	P			P	
Barbershops/beauty salons	P				P	
Bars and cocktail lounges	p ¹⁰				p ¹⁰	
Baseball park			P			
Bed & breakfast/Inns	P					
Bicycle rentals/repairs	P		C		P	
Billiard halls	p ¹⁰				p ¹⁰	
Boat and other marine sales/rental/leasing/minor repair of, incidental to the sale of the boat	P	P			P	

ALLOWABLE USES TABLE

LEGEND:						
Not Permitted (empty cell) P Permitted C Conditional Use Permit 4 See same numbered footnote						
	LAND USE DESIGNATION					
USE TYPES	MU	O	P	PF	R	UVR
Boat rentals	P	P			P	
Bowling alley	P				P	
Breweries, micro	P	C			P	
Butane and propane service stations	P ⁴				P	
Cabarets	P ¹⁰				P ¹⁰	
Campgrounds						
Car washes, automatic and hand	P ⁴	C			P	
Card rooms and casinos						
Care facilities day (6 or fewer persons)	P ⁴					C
Care facilities residential (6 or fewer persons)	P					
Care facilities day (7 or more persons)	C					
Care facilities residential (7 or more persons)	C					
Caretakers quarters	P ⁸					
Carnivals, temporary	C		C		C	
Carpenter shops	P ⁴	P				
Christmas tree and wreath sales ⁷	P		P		P	
Places of worship	C	C				
Circuses, temporary	C				C	
Colleges, universities	C	P				
Community centers, private	C			P		P
Contractor's equipment yards		P ²				
Convents or monasteries						
Dance halls	P ¹⁰				P ¹⁰	
Dental laboratories	P ⁴	P			P	
Distribution centers		P				
Domestic violence centers	P	P				
Dry cleaning, retail establishments	P ^{3,4}				P ³	
Electric transmission substation						
Energy generating or storage devices		P				
Entertainment park	C		C		C	
Fairgrounds						
Farmer's market	P		P		P	
Film laboratories	P ⁴	P			P	
Film processing, retail	P				P	
Fire Station	P	P		P	P	
Food products, manufacture of	P	P				
Foster family homes						P
Fumigating contractors	P ⁴	P				
Grazing operations						
Greenhouses, commercial		C			P	
Grocery stores	P	C			P	
Guest ranches						
Gymnasiums	P	P	P	P	P	

ALLOWABLE USES TABLE

LEGEND: ☐ Not Permitted (empty cell) P Permitted S Substantial Conformance C Conditional Use Permit 4 See same numbered footnote						
USE TYPES	LAND USE DESIGNATION					
	MU	O	P	PF	R	UVR
Health clubs	P	P			P	
Helistops	C	C		P		
Home Occupation ²	P					P
Hospital	P ⁴	P		P		
Hospital, small animal	P	P			P	
Hotels/lodge	P					
Information centers	P			P	P	
Laboratories, research and testing	P ⁴	P				
Lake, community						
Laundries, commercial		P				
Laundries, retail					P	
Laundries, self-service					P	
Libraries	P			P		
Liquor &/or wine sales	p ¹⁰				P	
Liquor &/or spirit manufacturing	P ⁴	P			P	
Living quarters employees on premises	P				P	
Lumberyards, except storage of boxes or pallets	p ⁴	P			P	
Mail order houses		P				
Manufacturing (assembly)	p ⁸	P				
Manufacturing (distribution)		P				
Manufacturing	p ⁸	P				
Meat markets, excluding slaughtering	P				P	
Medical & Dental clinics	P	P			P	
Microwave stations/wireless communications	C ⁴	C			C	
Miniature golf courses and putting greens	p ⁴	P	P	P		
Mobile home sales						
Mortuary	p ⁴	P				
Motels	P					
Motion picture sets, permanent	C ⁴	C			C	
Motion picture sets, temporary	C	C	C		C	
Motion picture studios	C ⁴	P			C	
Museums	P	P	P		P	
Newsstands	P	P			P	
Nightclubs	p ¹⁰				p ¹⁰	
Observatories	P	P		P		
Office (business, professional and administrative)	P	P			P	
Oil and natural gas operations						
Outdoor festivals, temporary	P		P		P	
Parking lots, commercial	P	P	P	P	P	P
Parking Structures	P	P	P	P	P	P
Parks, public or private	P		P	P	P	P
Pawnshops						

ALLOWABLE USES TABLE

Performing arts center	P		P	P		
LEGEND: ☐ Not Permitted (empty cell) P Permitted C Conditional Use Permit 4 See same numbered footnote						
	LAND USE DESIGNATION					
USE TYPES	MU	O	P	PF	R	UVR
Pest control contracting services	P ⁴	P				
Photocopying and duplicating services	P	P			P	
Police stations	P	P		P	P	
Post office	P	P		P	P	
Public utility service centers	P ⁴	P		P	P	
Public utility service yards		P		P		
Publicly-owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this matrix		P		P		
Radio and television stations	P	P				
Radio and television broadcasting studios	P	P				
Real estate offices	P	P			P	
Real estate tract office, temporary	P	P				P
Recording studio	P	P				
Recreation or health club, commercial	P	P	P		P	
Recreation or health club, private	P	P			P	
Recreation facilities, neighborhood						P
Recreation vehicle sales	P ⁴	P				
Recreation vehicle rentals	P ⁴	P			P	
Rehabilitation station, wild animals						
Rental/leasing/repair of articles sold on premises	P				P	
Repair shops, household and fix-it	P	P			P	
Residences, multi-family	P					P
Residences, single family attached	P ⁴					P
Residences, single family detached	P ⁴					P
Restaurants and incidental retail sales	P	P			P	
Restaurants, take out	P	P			P	
Retail sales	P	P			P	
Room rentals, including bed and breakfast	P					P
Sand and gravel extraction/removal ⁵	P	P	P	P	P	P
Scenic turnouts, vista points, interpretive displays	P			P		
Schools, business and professional	P ⁴	P		P	P	
Schools through grade 12	C			P	C	
Schools, trade	P ⁴	P		P		
Self service storage facilities	P ²	P ²				
Shoeshine stands	P	P			P	
Skating rinks, ice or roller (indoor)	P		P			
Spas (including message services)	P	P			P	
Stables, Non-commercial						
Stadium			P	P		
Permanent Storage Trailers						

ALLOWABLE USES TABLE

LEGEND:						
Not Permitted (empty cell) P Permitted C Conditional Use Permit 4 See same numbered footnote						
	LAND USE DESIGNATION					
USE TYPES	MU	O	P	PF	R	UVR
Stands – display and sale of agricultural products	P	P	P		P	
Swap meets	C		C			
Telephone repair station		P				
Theaters	P	P	P		P	
Tool rental		P				
Tourist information centers	P		P		P	
Trails (biking)	P	P	P	P	P	P
Trails (pedestrian)	P	P	P	P	P	P
Uses regulated by the Public Utilities Commission and other uses not regulated by the County				P		
Veterinary clinics, small animal	P ⁴	P			P	
Warehouses	P ^{2,4}	P ²				
Wholesale sales	P ⁴	P			P	
Wine storage and manufacture	P	P		P		
Wine Tasting & Sales	P	P		P		

FOOTNOTES FOR PERMITTED USES TABLE 5.6:

1. Vehicle Services: Open storage is prohibited. All vehicle lubrication and repair services shall occur within enclosed buildings.
2. Enclosed Within Buildings or Walls: All operations, including the storage of materials and equipment shall be entirely enclosed by buildings or walls not less than 6' high.
3. Dry Cleaning and Laundries: Limited to dry cleaning and laundries which provide retail services only, use only non-flammable solvents, and employ not more than 10 people on-site.
4. Uses not permitted at Village Promenade and Village Square.
5. Sand and Gravel Extraction/Removal Operations: permitted during grading and construction activities associated with implementation of a Tentative Tract Map, or with a CUP if there is no Tentative Tract Map.
7. Christmas Tree Sales: Permitted no earlier than Thanksgiving. The facility shall be removed and the premises cleared of all debris and restored to the condition prior to the establishment of the facility within 10 days after Christmas.
8. Permitted as a function of artist's studios within Arts District.
9. Permitted as a function of a retail pet supply shop.
10. Permitted in conjunction with dining establishments or grocery sales.

ACCESSORY USES

5.5

Purpose

The purpose of this section is to set forth the accessory uses permitted in each of the land use designations described in the previous section and shown on the Land Use Plan, Exhibit 5.1.

Use of the Accessory Uses Table

The following symbols indicate the uses permitted for a particular land use as well as the type of permit, if any, required for that use.

	Not Permitted (empty cell)
P	Permitted
C	Permitted with a Conditional Use Permit

Land Use abbreviations used in the table are as follows:

(MU)	Multiple Use
(O)	Office / Research and Development / Light Industrial
(P)	Parks and Recreation
(PF)	Public Facilities
(R)	Retail and Personal Services
(UVR)	University Villages Residential

Footnotes for particular uses are summarized following the table.

ACCESSORY USES TABLE

Accessory Uses Table 5.7						
LEGEND: ☐ Not Permitted (empty cell) P Permitted C Conditional Use Permit 4 See same numbered footnote						
USE TYPES	LAND USE DESIGNATION					
	MU	O	P	PF	R	UVR
Accessory buildings and structures, customarily used in conjunction with main building or use of property	P ¹	P ¹	P ¹	P ¹	P ¹	P
Animals, domestic and wild, maintained or kept as pets for personal use	P	P	P	P	P	P
Greenhouses, non-commercial	P	P	P	P	P	P
Home Occupation	P ²	P ²				P ²
Manufacturing, processing, treating, packaging incidental to and operated in conjunction with business on premises	P	P		P	P	
Parking lots, accessory to principal use	P	P	P	P	P	P
Rental, leasing and repair of articles sold on premises	P	P			P	
Room rentals to 4 or fewer persons	P					P
Signs as provided in section	P	P	P	P	P	P
Retail Sales	P ³					P ³
Office, Business Professional	P ³					P ³

FOOTNOTES FOR ACCESSORY USES TABLE 5.7

1. Same Lot: Permitted only if located on the same lot as the principal use it serves.
2. Secondary Uses: Permitted only as a secondary use within a dwelling. No such use shall have a floor area greater than the floor area devoted to residential purpose.
3. Permitted as accessory uses in conjunction with live/work town homes.

All setbacks, heights etc. shall be the same for accessory use structures as for the primary structure as determined by its land use.

~~Within University Villages Residential, detached accessory space over garages shall not have cooking facilities.~~

Administrative amendment on August 7, 2017 to align with State Law regarding Accessory Dwelling Units

ADJUSTMENT/TRANSFER/
CONVERSION REGULATIONS

5.6

Planning Area Adjustments

In order to create the most desirable community possible, there is a certain amount of flexibility which needs to be provided for in this Specific Plan. This flexibility allows for shifts in market demand. The parameters for this flexibility within the Specific Plan are detailed in this section. Submittals for these adjustments shall be made to the City of Marina and determinations shall be made at the administrative level by the University Villages project manager.

While a Land Use Plan and Land Use Summary Table are contained in this Specific Plan, precise development area boundaries and acreages shall be established by the recordation of Final Maps and with final engineering. A Tentative Map submittal may incorporate an adjustment to the boundaries and acreages on file with the City without necessitating a Specific Plan Amendment provided the total gross acreage of the development area does not change by more than 10% increase or decrease of the original gross acreage approved under the Specific Plan. A revised Land Use Plan as well as a revised Land Use Summary Table must be submitted to the City of Marina for each proposed revision or set of revisions to the development area boundaries.

Transfer of Dwelling Units

The transfer of dwelling units between development areas is permitted provided that there is no net increase to the total dwelling units permitted in this Specific Plan. A revised Land Use Plan as well as a revised Land Use Summary Table must be submitted to City of Marina for each proposed transfer of dwelling units.

PARKING REGULATIONS

5.7

Purpose & Intent

The standards for parking facilities are intended to promote vehicular and pedestrian safety and efficient land use.

Except as otherwise discussed in this Specific Plan, the minimum number of off-street parking spaces required for uses in the Specific Plan as defined in the following Table:

Parking Standards

Land Use	Number of off-street spaces required
University Villages Residential: Studio or 1-bedroom unit	1 covered space per unit
University Villages Residential: 2 or more bedrooms per unit	2 covered spaces per unit
University Villages Residential: Secondary dwelling as part of primary lot	1 space per secondary dwelling unit
University Villages Residential: Apartments	1.3 space per unit
Multiple Use - Residential: Studio, 1 or 2 bedrooms per unit	1 covered space per unit
Multiple Use - Residential: 3 or more bedrooms per unit	2 covered spaces per unit
Multiple Use - Apartments	1.5 space per unit
Multiple Use – all other uses	Shared parking program permitted
Office / Research	1 space per 300sf
Parks and Open Space	1 space per 500sf of enclosed facilities
Public Facilities	1 space per 300sf
Retail and Personal Services	1 space per 275sf
Retail and Personal Services: sit down restaurant uses	1 space per 200sf
Hotel Uses	.75 space per room

As all neighborhood streets have on-street parking, guest parking for residential uses and non-resident parking for live/work uses and home occupations shall be on-street.

Residential garages shall be the following minimum dimensions:

Single car: 12ft x 20ft
 Two car standard: 20ft x 20ft
 Two car tandem: 12ft x 38ft

Parking area parking spaces shall be as follows:

Standard space: 9ft x 19ft, with a 2ft overhang permitted

PARKING REGULATIONS

Shared Parking Program

Compact space: 8.5ft x 16ft, with a 2ft overhang permitted; up to 15% of total spaces may be compact spaces

Drive aisle widths for parking lots is 24' minimum.

Shared parking is encouraged based upon the concept of allowing several uses to share a parking area, especially when peak parking demands of those uses occurs at different times of the day or week.

Bicycle Facilities

A comprehensive system of bicycle racks suitable for locking a bicycle to shall be provided per the following minimum standards:

Multiple Use:

Village Promenade:

- 1 rack per 300' of length of street.

Village Square:

- racks provided at a minimum of 2 locations.

Multi-Family Apartments:

- 1 rack per building.

Live/Work:

- 1 rack per 300' of length of street.

All Other:

- 1 rack per building, but are not required to be closer than 300' apart.

Retail/Service Areas:

- Racks shall be located near building main entrances and are not required to be located closer than 300' apart.
- Bicycle racks are not required within parking lots.

Office/Research & Development/Light Industrial:

- 1 rack per building.

Parks and Recreation:

- None required at parks less than .75 acre
- 1 rack minimum for parks under 5 acres in size.
- 1 rack per 5 acres for parks over 5 acres in size.

University Villages Residential

- None required

SIGNAGE REGULATIONS

5.8

These standards are intended to result in functional, attractive signage incorporating a high level of design, graphics and efficient maintenance throughout the Specific Plan area. All signs shall meet the Signage Guidelines in the Design Guidelines chapter of this Specific Plan.

Prohibited Sign Types

The following signage conditions shall be prohibited.

- Decal signage on glazing.
- Internally-illuminated awnings.
- Plastic-faced monument signs.
- Conventional plastic-faced box or cabinet signs.
- Formed plastic or injection molded plastic signs.
- Luminous vacuum-formed letters.
- Cloth, paper, cardboard or foam signs or decals.
- Blinking, flashing, animated or moving signs.
- Advertising displayed on vehicles to attract attention to a specific business location or sale.
- Hand painted signs.
- Pylon signs.
- Sandwich boards

Commercial Tenant Identification & Storefront Signs

Tenant signs shall be limited to the identification of building tenants.

- Materials and construction must meet material and constructions guidelines discussed in the Design Guidelines chapter.
- The size and location of all signs shall be appropriately scaled to the building area and height.

Live/Work Townhomes

The live/work town homes create a unique environment where small shops, office space or studios blend into the residential neighborhood. This requires the additional signage restrictions listed below:

- No standard franchise signage is allowed.
- Internally lit acrylic or plastic signs are not permitted.
- Signage shall be unique and original for each establishment and executed with a high degree of craftsmanship.

Home Occupations

Keeping with smart growth and sustainability principles, home occupations are encouraged within University Villages. Where these occur, the home occupation shall not disrupt the residential neighborhood character, but is allowed to have a small sign displayed on the residence.

- No standard franchise signage is allowed.
- Internally lit acrylic or plastic signs are not permitted.
- Signage shall be unique and original for each establishment and executed with a high degree of craftsmanship.
- Signage shall not exceed two square feet in size.

EXISTING TREE REMOVAL, RELOCATION AND REPLACEMENT STANDARDS

5.9

The goal of the University Villages Specific Plan is to preserve as many of the healthy, existing Monterey Cypress and oak trees as practicable. These trees are a resource and add to the unique character of the area. However, development at urban densities is not conducive to avoidance of the existing trees. Therefore, this Specific Plan establishes the overall program as to how these trees will be either preserved, relocated or removed and replaced.

Many of the trees within the Specific Plan area have sustained damage over time due to disease, topping, lack of maintenance and adjacency to buildings. Many of these trees are also at risk of damage during the deconstruction phase as they are located extremely close to buildings, curbs, streets and other infrastructure that must be removed prior to new construction.

As a major redevelopment project with new streets and infrastructure, buildings and amenities, crafting this new community will require grading for portions of the site to be developed. Where grading is not required, soil compaction is still needed for infrastructure and building improvements.

Monterey Cypress and oak trees that are found to be rated as in “good” or “fair” condition shall be protected during construction and preserved wherever practicable.

If possible, Monterey Cypress and oaks shall be removed by machinery and then immediately replanted at a new site. Relocated trees may be boxed prior to relocation and replanting to facilitate construction phasing.

Existing healthy trees rated as “good” or “fair” to be removed shall be replaced on site at a ratio of 2 replacement trees for every one removed.

Trees to remain should be protected during construction, and receive pruning and care. All transplanted trees should be watered and fertilized after planting.

For any trees proposed to be removed or relocated between January and July, surveys for active nests of birds-of-prey birds shall be undertaken by a qualified biologist. If active nests are found and the biologist determines that construction activities would remove the nest or have the potential to cause abandonment, then those activities shall be avoided until the young have fledged and left the nest.

Prior to issuance of a tree removal permit, a map showing all numbered trees proposed to remain, be relocated or removed shall be submitted along with a plan delineating replacement trees.

Removal of any tree that was preserved as part of a previous tree removal permit shall require a new application of a tree removal permit. This applies to those in the public right of way as well as on private lots. Trees that are exempt from this process include those that have died or experienced structural damage to the point that they pose a safety hazard. Those trees may be removed without any additional permit applications.

EXISTING TREE REMOVAL, RELOCATION AND REPLACEMENT STANDARDS

Criteria for Rating Trees

All trees within the University Villages Specific Plan area shall be inventoried by a licensed forester or certified arborist. The majority shall be individually rated, while small groups with similar stand characteristics may be rated as a group.

In general, the trees located within the university Villages Specific Plan area consist of Monterey Cypress, Monterey Pine, coast live oaks and Eucalyptus. The use of the term "trees" in this Specific Plan refers to those species.

The classification system used to rate the condition of the trees is as follows:

Condition	Criteria
Good	Tree is healthy and vigorous as indicated by color of foliage and density, has no apparent signs of insect, disease, structural defects or mechanical injury. Tree has good form and structure
Fair	Tree is in average condition and vigor for the area, but may show minor insect, disease, or physiological problems. Trees rated as Fair/Poor <u>may</u> be improved with correctional pruning.
Poor	Tree that is in a general state of decline and may show severe structural or mechanical defects which may lead to failure, may have insect or disease damage, but is not dead.

Due to the lack of indicators of insects and diseases, they were not a primary factor used to determine the condition of the majority of the trees. Except in the case of the planted Monterey pines, of which, most exhibited some symptoms of pitch canker and/or various bark and cone beetles.

The primary indicator for rating Monterey cypress is based on form and structure. The majority of Monterey cypresses have developed singly or in groups of small stands. The Monterey cypresses that have developed singly are mostly multiple stemmed trees with very large diameters (up to 60 inches), with large, wide spreading crowns and would require pruning, thinning and crown cleaning in order to retain. They would also require anywhere from 12 to 20 feet of a tree protection zone on all sides, particularly during the excavation and development phase.

It is essential to have accurate tree trunk location information (i.e. professionally surveyed) in relation to grading impacts and proposed site development plans in order to determine if it is possible for a tree to be retained no matter what condition the tree was rated. Trees rated Fair and better have a higher likelihood of tolerating impacts from construction related activities.

EXISTING TREE REMOVAL, RELOCATION AND REPLACEMENT STANDARDS

Inventory Protocol

The following protocol will be utilized for the University Villages Specific Plan:

- Groups and individual trees will correspond to polygon numbers on Tree Reference Map (topo map).
- Polygons with more than one tree will be numbered as follows:

#trees per poly	Polygon Number	Tree Number
3	1	1.1
		1.2
		1.3
1	2	2.1

- Polygons with multiple trees will be numbered from south to north or west to east depending on shape of polygon. The first and last tree in multiple tree polygons is tagged.
- Trees rated as "good" condition are tagged.
- "SNAGS" (dead standing trees) will also be recorded.
- Trees 6" DBH and greater are recorded and only cypresses, oaks, pines and eucalyptus will be recorded. The condition of eucalyptus will not be recorded. Acacia trees will not be recorded in table but locations will be noted on map.
- Diameters will be recorded at breast height (4.5 feet above ground) or at the most representable location (i.e. for multiple stemmed trees).
- Aluminum tags (3" x 3/4") will be placed at the base of the tree on the south facing side.

Data Legend

Species	CYP	= Monterey cypress
	MP	= Monterey pine
	CLO	= coast live oak
	EUC	= Eucalyptus species (2 observed)
	P	= Other pine species
Condition	G	= Good condition
	F	= Fair condition
	P	= Poor condition
DBH (in.)	@base	= measured at base of tree
	12	= measured at 4.5 feet above ground
	@2'	= measured at 2 feet above ground

LANDSCAPING STANDARDS

5.10

Plant Sizes for Street Landscaping

The minimum size of trees is 15 gallon. The minimum size of shrubs will vary by species. Shrubs should be 5 gallon where appropriate to common landscape standards. A minimum of 50% of shrubs shall be 5 gallon size. The balance of the shrubs should be 1 gallon size. Groundcover planting shall be installed at sizes and spacings to provide complete cover with one year of installation. Vines shall be installed in 5 gallon size typically. Tree size of 24" box is preferred where appropriate in areas of special interest such as key intersections or entries, or pedestrian plaza areas. Palm trees located at the Village Square and Village Promenade shall be a minimum of 20 feet in height.

Plant Sizes

The minimum size of shrubs will vary by species. Shrubs shall be 5-gallon where appropriate to common landscape standards. A minimum of 50% of shrubs shall be 5-gallon size. The balance of the shrubs shall be 1-gallon size. Groundcover planting shall be installed at sizes and spacing to provide complete cover with one year of installation. Vines typically shall be installed in 5-gallon size.

Plant Sizes for Residential Areas

The minimum size of tree selection is 15 gallon. Minimum 24" box trees shall be located in areas of special interest such as focal points and neighborhood entries.

The minimum size of shrubs will vary by species. Shrubs shall be 5 gallon where appropriate to common landscape standards. A minimum of 50% of shrubs shall be 5 gallon size. The balance of the shrubs shall be 1 gallon size.

Groundcover planting shall be installed at sizes and spacing to provide complete cover within one year of installation. Vines shall be installed in 5 gallon size typically.

The minimum size of trees is 15 gallon. A minimum of 15% of the total trees specified for each site shall be a 24" box. The minimum size of shrubs will vary by species. Shrubs shall be 5 gallon where appropriate to common landscape standards. A minimum of 50% of shrubs shall be 5-gallon size. The balance of the shrubs shall be 1-gallon size. Groundcover planting shall be installed at sizes and spacing to provide complete cover with one year of installation. Vines shall be installed in 5-gallon size typically.

Tree Locations

The trees should be spaced from 30' on center for larger varieties to 20' on center for smaller varieties. Trees shall be placed to comply with the following minimum setbacks:

30' minimum from street corners for sight line visibility (greater setback may be required at specific conditions, as determined by a traffic engineer)

10' setback from commercial driveways

5' setback from residential driveways

15' setback from streetlights and traffic control signals

5' setback from water, gas and fire service laterals

10' setback from sewer and gas laterals

LANDSCAPING STANDARDS

Use of Native Plants

Include native plant species grown from on-site stock where inventory is available and where implementation is practical. In areas of native plant restoration, planting areas will include plants grown from stock originating from the greater areas will include plants grown from stock originating from the greater Fort Ord territory, to the extent that material sources are made accessible and available by FORA and the BLM, and that the material can be acquired in a manner consistent with the policies of the Resource Agencies.

WALLS AND FENCING STANDARDS 5.11

Chain Link Fences

Chain link fences as perimeter or good neighbor fencing is prohibited.

Wood Fences

Wood fences may provide separation between the residential yards, the neighborhood streets, and the parks. Good neighbor fences shall be between 5 ft and 7 ft high. Post and rail or wood picket fences will be used where parks front on to the front yards or street frontages and shall be a maximum of 4ft high.

Walls

Certain topographic circumstances may require the use of retaining walls. The design of retaining walls over 6' in height shall endeavor to reduce their overall visual mass and scale through the use of landscaping elements and stepping of the walls where practical.

IN THIS CHAPTER

Infrastructure	6.1
Circulation	6.2
Wet Utilities	6.3
Drainage & Type Selection	6.4
Master Plan	6.5
Public Utilities	

INFRASTRUCTURE 6.1

A critical element of the University Villages Specific Plan is the development of the necessary infrastructure to support the development. This chapter outlines the various elements that make up the infrastructure of the University Villages Specific Plan. This Specific Plan establishes unique standards for narrower streets. These narrow street designs, roundabout and traffic calming measures as established here in this Specific Plan shall govern street design for the Specific Plan area and shall not alter or affect standards throughout the rest of the City of Marina.

The University Villages Specific Plan provides a hierarchy of streets, walkways and trails throughout the development area. The existing streets that both border and traverse the Plan area begin to establish the regional system. Construction of Imjin Parkway and 2nd Ave have been completed by FORA. Right of way widths have been established for future possible expansion of those roads. University Villages does not anticipate further improvements to those roads at this time, with the exception of modifications to street intersection locations along 2nd Ave, and possible landscape enhancement in the parkway adjacent to the University Villages development area.

Linear parks with one-way loop streets, organize the community and slow down traffic. The gridded nature of the block pattern disperses traffic so that all of the local streets are pleasant to live on and walk or bike along. This street pattern in conjunction with the pedestrian paseos creates a seamless network of connectivity for pedestrians.

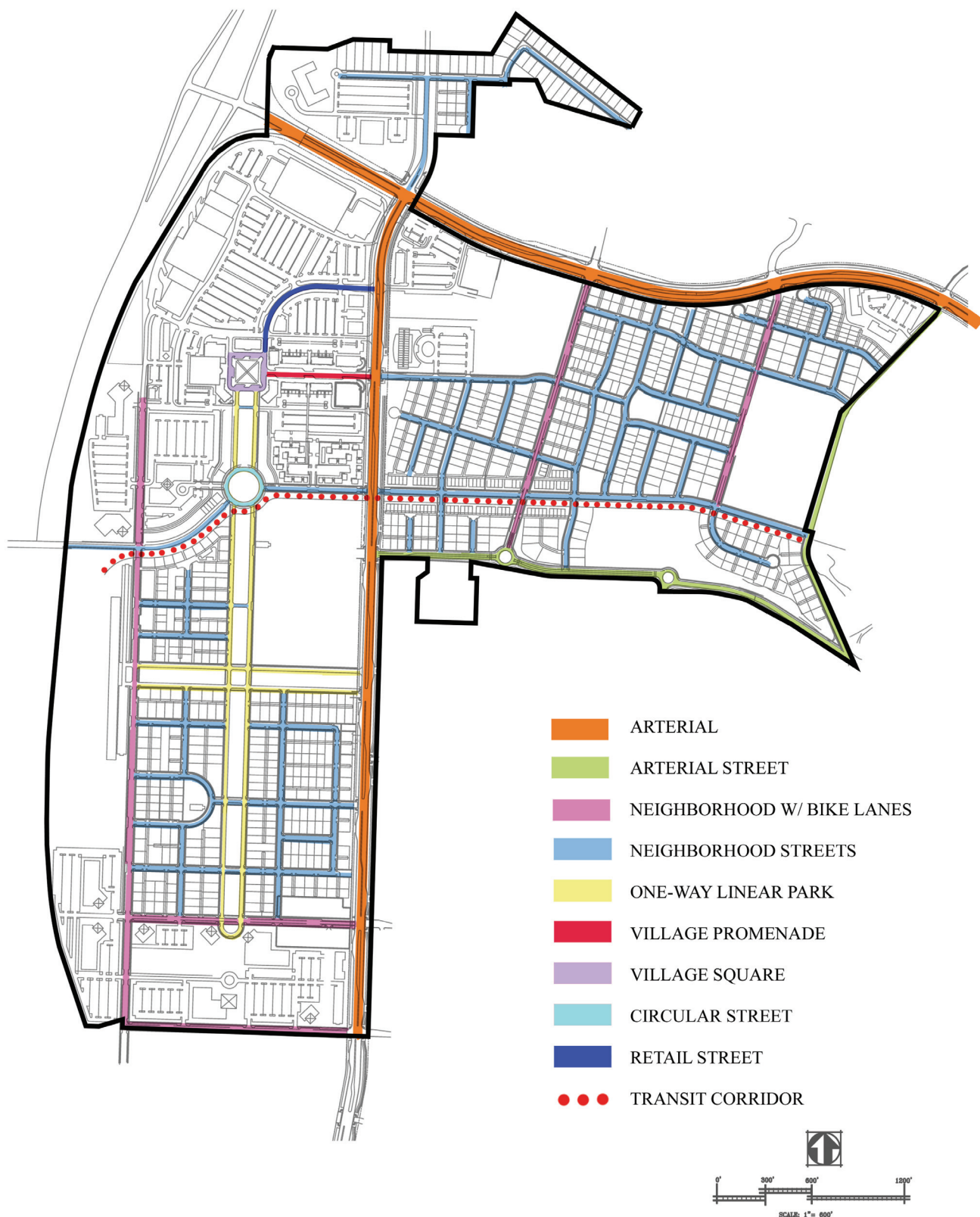
University Villages encourages alternative modes of transportation including bicycle and pedestrian through friendly street designs, promoting land use patterns and uses allowing for multipurpose trips and trip deferrals, an integrated system of roads, transit, footpaths and bikeways. By providing street trees in parkways, removing many of the driveway curb cuts and garages, and incorporating traffic calming measures, street design encourages walking and biking throughout the community.

While the street standards establish streets with on-street parking, and parkways that separate sidewalks from streets, those standards may be modified in particular locations in order to preserve individual existing trees. Where those trees occur, parking bays and parkway strips may be eliminated in order to preserve the tree. These modifications shall occur only in locations where the tree of concern would need to be removed if strict adherence to the standard was required.

In order to create a network of pedestrian and bicycle friendly streets, the University Villages Specific Plan establishes the following street design standards that are to be utilized for construction of streets within the specific plan area.

The following Street Hierarchy exhibit delineates the locations of the various streets classifications provided for in this Specific Plan. Final street layouts shall be determined at time of final maps.

STREET HIERARCHY PLAN



CIRCULATION - NEIGHBORHOOD STREETS

Neighborhood streets are internal neighborhood streets, the primary purpose of which is to provide access between individual residences and arterial streets. They are a low volume street with a design speed of 25 miles per hour.

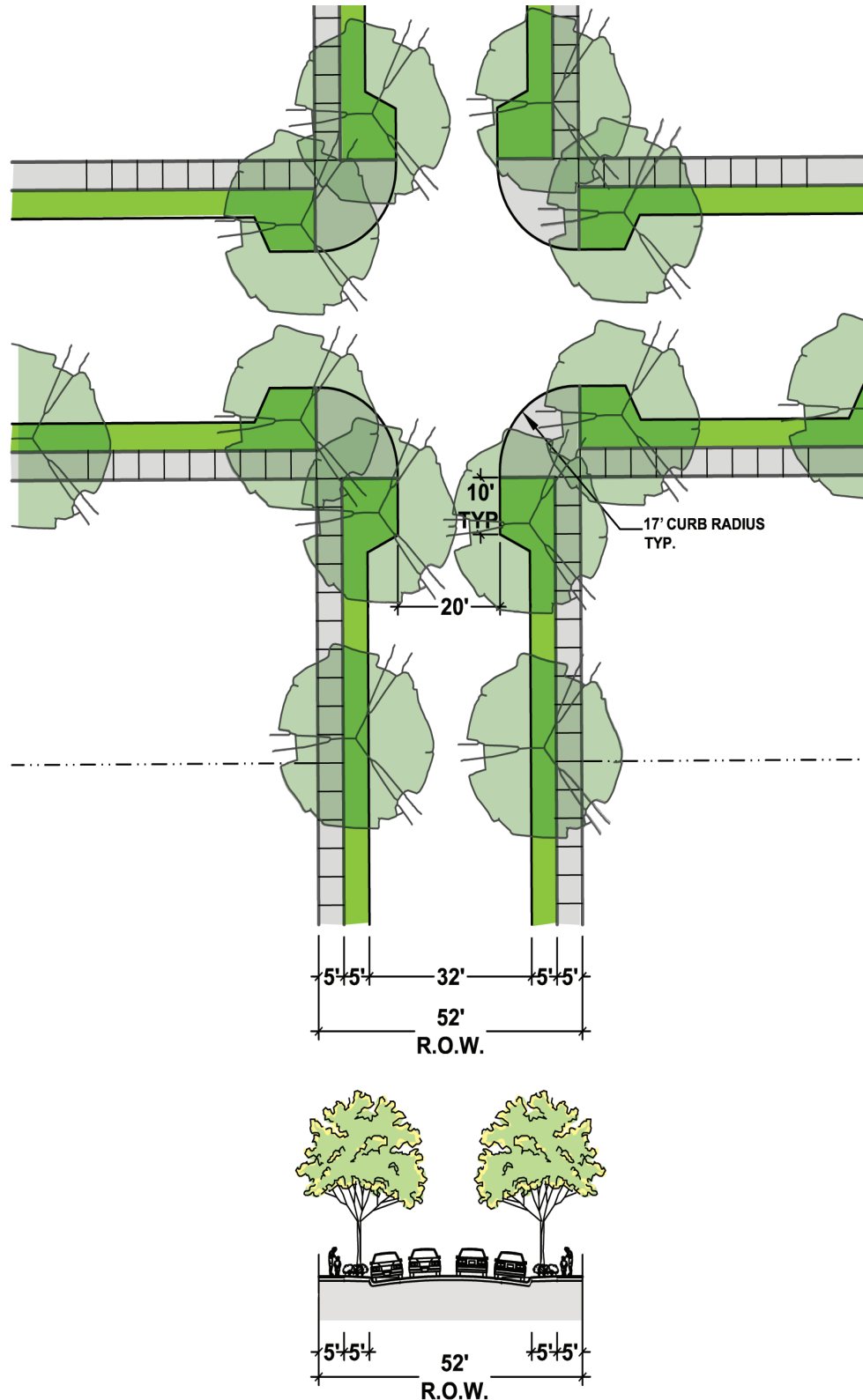
Neighborhood streets consist of a 32-foot wide road section within a 52-foot right of way. The paved section can accommodate two nine-foot wide travel lanes and on street parking on both sides in designated parking bays. The roadway has vertical curb and gutter, and curb returns have a 17-foot radius. Width at street and carriageway intersections and between parking bays is 20-feet as a traffic calming measure and to shorten the walking distance for pedestrians.

A 5-foot sidewalk is provided on both sides and separated from the parking areas by a 5-foot wide parkway strip. Direct vehicular access is permitted from residential lots to the street.

Where neighborhood streets cross linear parks, the on-street parking is eliminated so that the street is a 20-foot wide paved section with wider landscaped parkways.

Second Ave north of Imjin Parkway is designated in the Specific Plan as a neighborhood street; yet modified to have a varied cross-section with an expanded parkway so as to accommodate future city initiated improvements and appropriate right-of-way to transition with the 2nd Ave and Imjin Parkway intersection improvements. Final site design and engineering may require changes to the neighborhood cross-section for 2nd Ave north of Imjin Parkway.

CIRCULATION - NEIGHBORHOOD STREETS



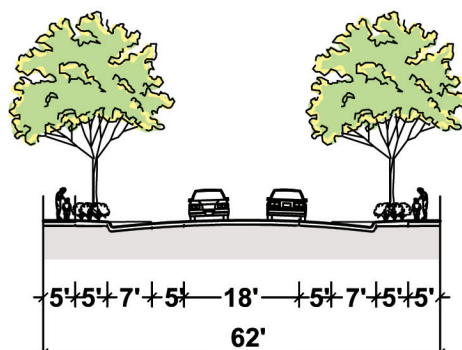
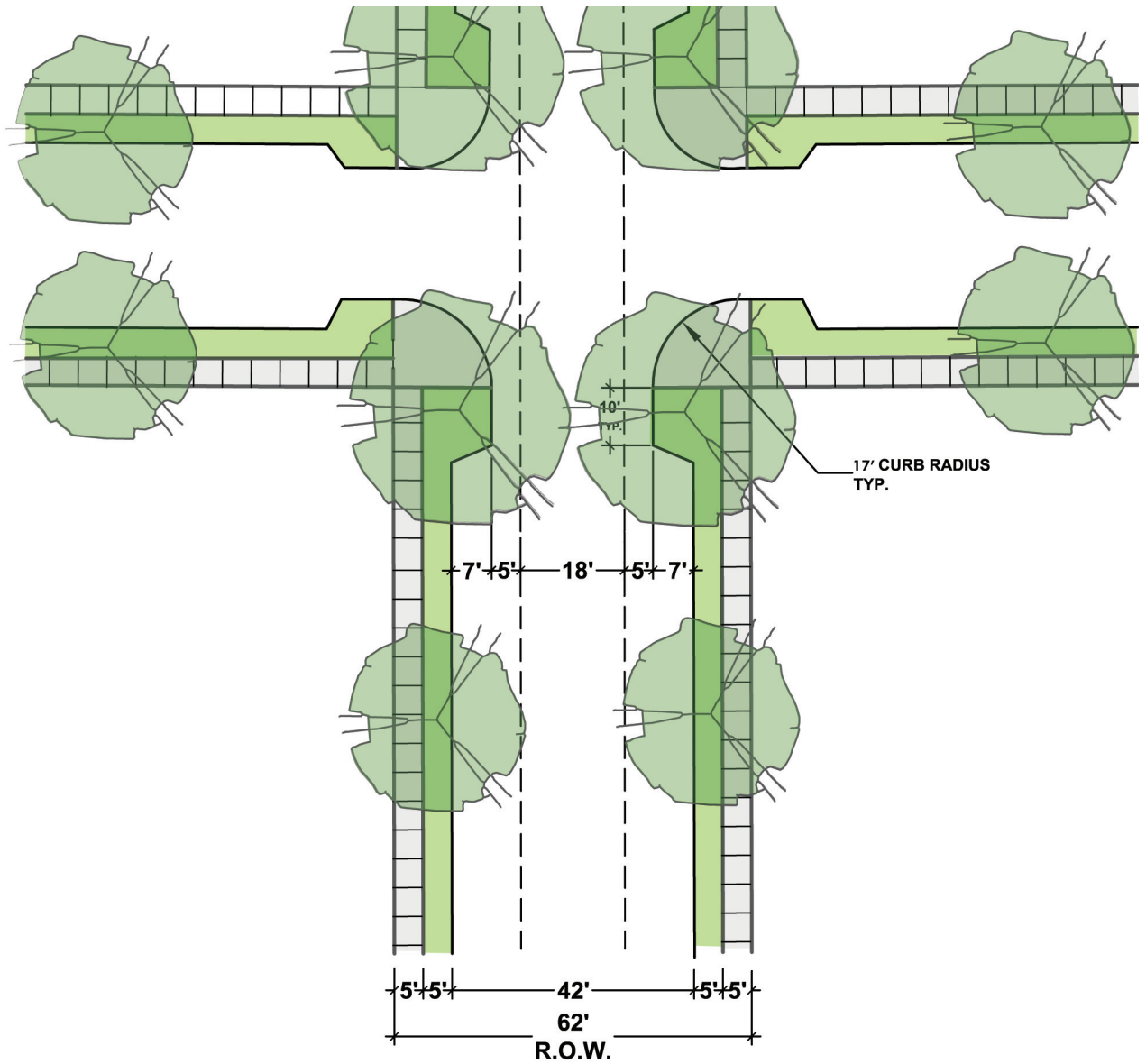
CIRCULATION - NEIGHBORHOOD STREET WITH BIKE LANES

The primary purpose of neighborhood streets with bike lanes is to link neighborhoods to the arterial streets and provide on-street bicycle routes through the neighborhoods. With the gridded nature of the street pattern, they are a part of a holistic system and thus are not as heavily loaded with traffic as neighborhoods that are pods of development linked only by collectors. They are a pedestrian and bicycle oriented street with a design speed of 25 miles per hour.

Neighborhood collector streets consist of a 42-foot wide road section within a 62-foot right of way. The paved section can accommodate two nine-foot wide travel lanes, five-foot wide striped bike lanes in each direction, and on street parking on both sides in designated parking bays. The roadway has vertical curb and gutter, and curb returns have a 17-foot radius. Width at street and carriageway intersections and between parking bays is 28-feet as a traffic calming measure and to shorten the walking distance for pedestrians.

A 5-foot sidewalk is provided on both sides and separated from the parking areas by a 5-foot wide parkway strip. Direct vehicular access is permitted from residential lots to the street.

CIRCULATION - NEIGHBORHOOD STREET WITH BIKE LANES



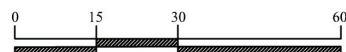
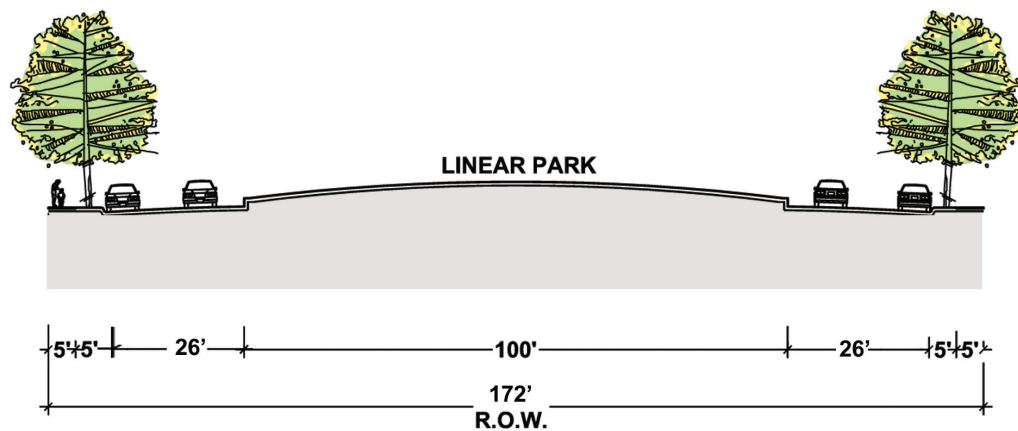
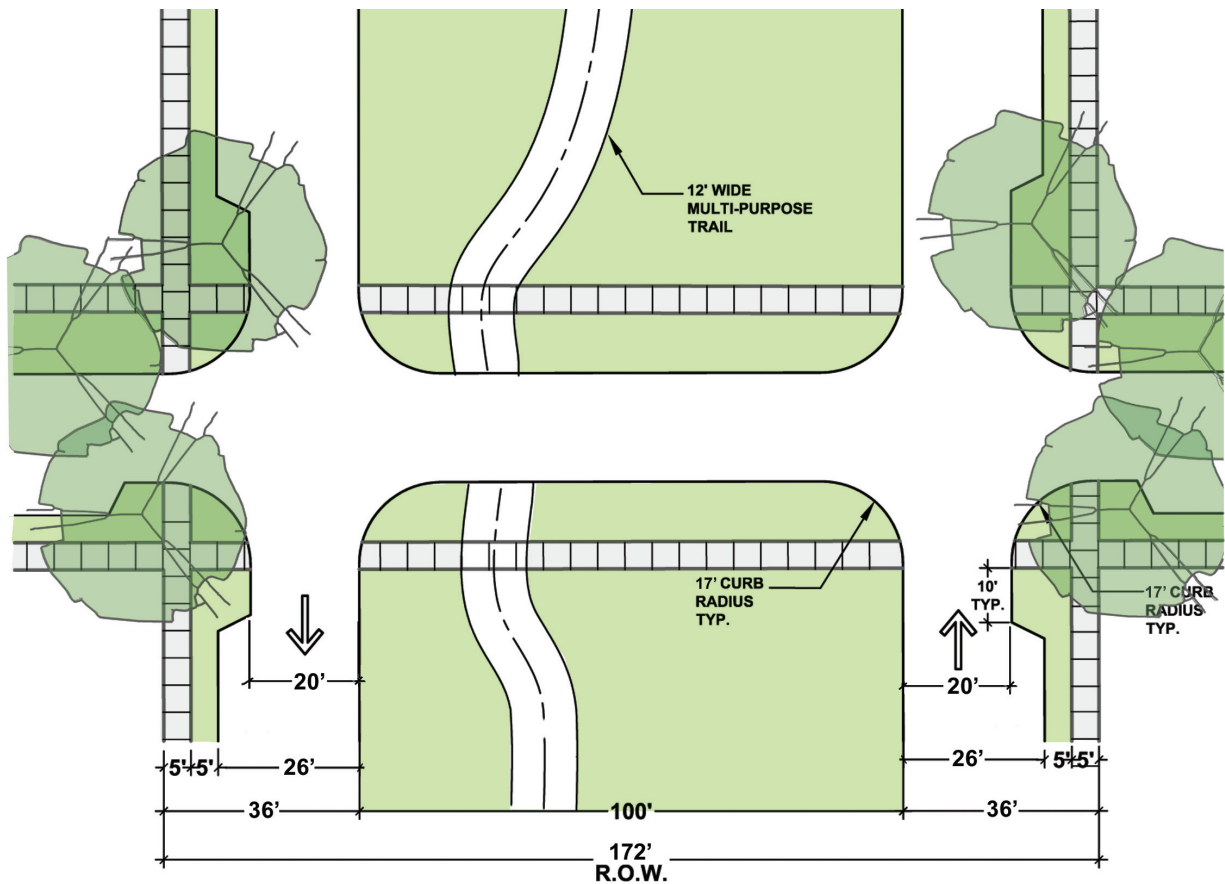
CIRCULATION - ONE-WAY LINEAR PARK STREETS

One-way linear park streets are community defining streets that are paired an one-way couplets surrounding linear parks. Their primary purpose is to create strong linkages that by their design, provide a quiet, safe, neighborhood atmosphere here bicycles are comfortable sharing the roadway. They are a low volume street with a design speed of 25 miles per hour.

One-way linear park streets consist of two separate 26-foot wide road sections within a 164-foot right of way. Each paved section can accommodate one 20-foot wide travel lane and on street parking on the right side in designated parking pockets. The roadway has vertical curb and gutter, and curb returns have a 17-foot radius. Width at street and carriageway intersections and between parking bays is 20-feet as a traffic calming measure and to shorten the walking distance for pedestrians.

A 5-foot sidewalk is provided on both sides and separated from the parking areas by a 5-foot wide parkway strip. Direct vehicular access is permitted from residential lots to the street.

CIRCULATION - ONE-WAY LINEAR PARK STREETS



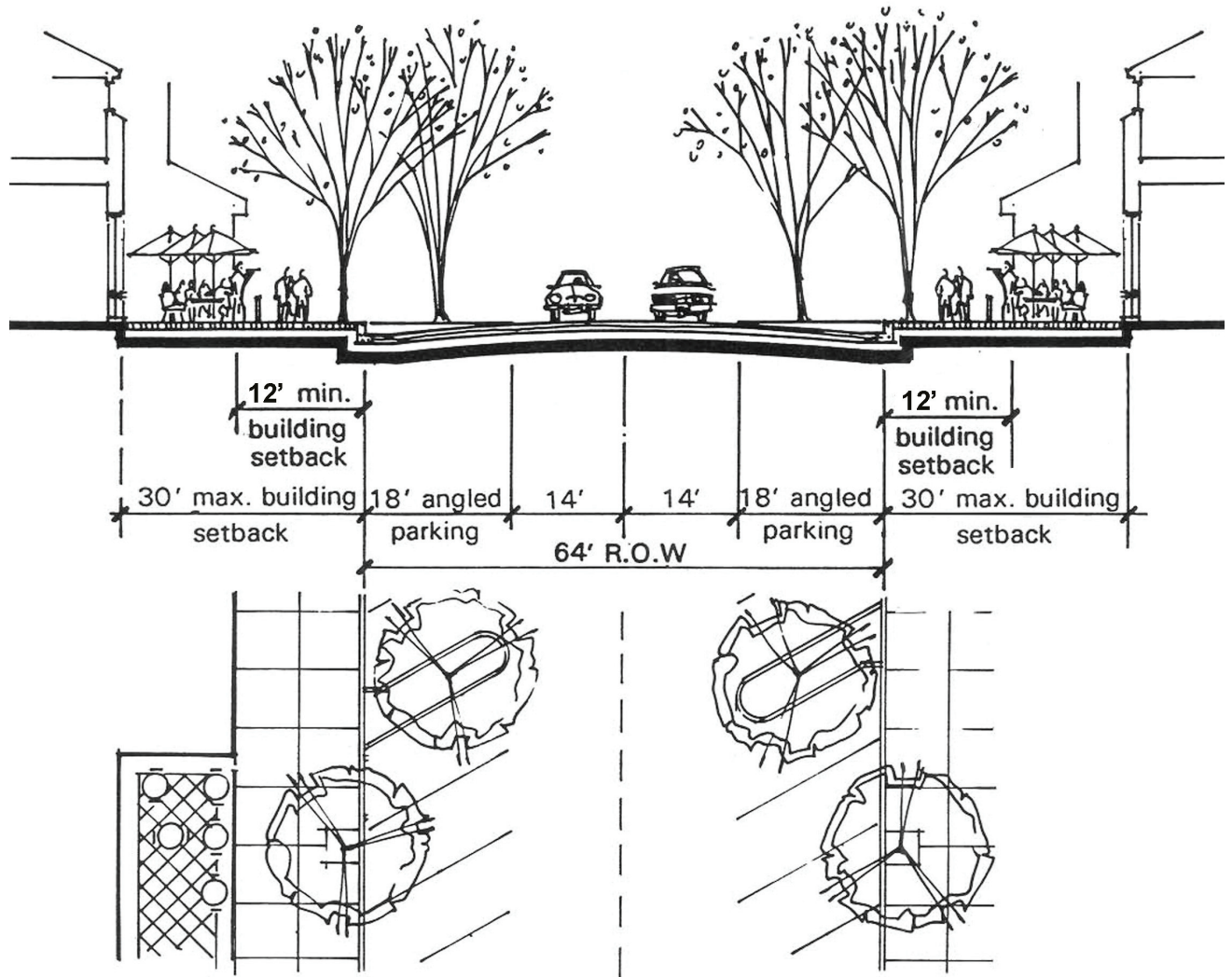
CIRCULATION - VILLAGE PROMENADE

The Village Promenade is a uniquely located street within University Villages. It is intended to be a high volume, but low speed urban street that anchors the retail component of the Village Center.

The Village Promenade consists of two 14-foot wide travel ways with diagonal parking on both sides sections within a 64-foot paved section/right of way. Diagonal on-street parking occurs in designated parking areas. Mid block pedestrian crossings narrow the roadway to 28 feet to allow pedestrians to cross comfortably. The roadway has vertical curb and gutter, and curb returns have a 17-foot radius. Street width at intersections is 28-feet as a traffic calming measure and to shorten the walking distance for pedestrians.

Buildings will be setback from the right of way a minimum of 12-feet and a maximum of 30-feet to create interest in the streetscape and as well as small plaza spaces for outdoor dining and gathering.

CIRCULATION - VILLAGE PROMENADE

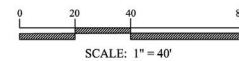
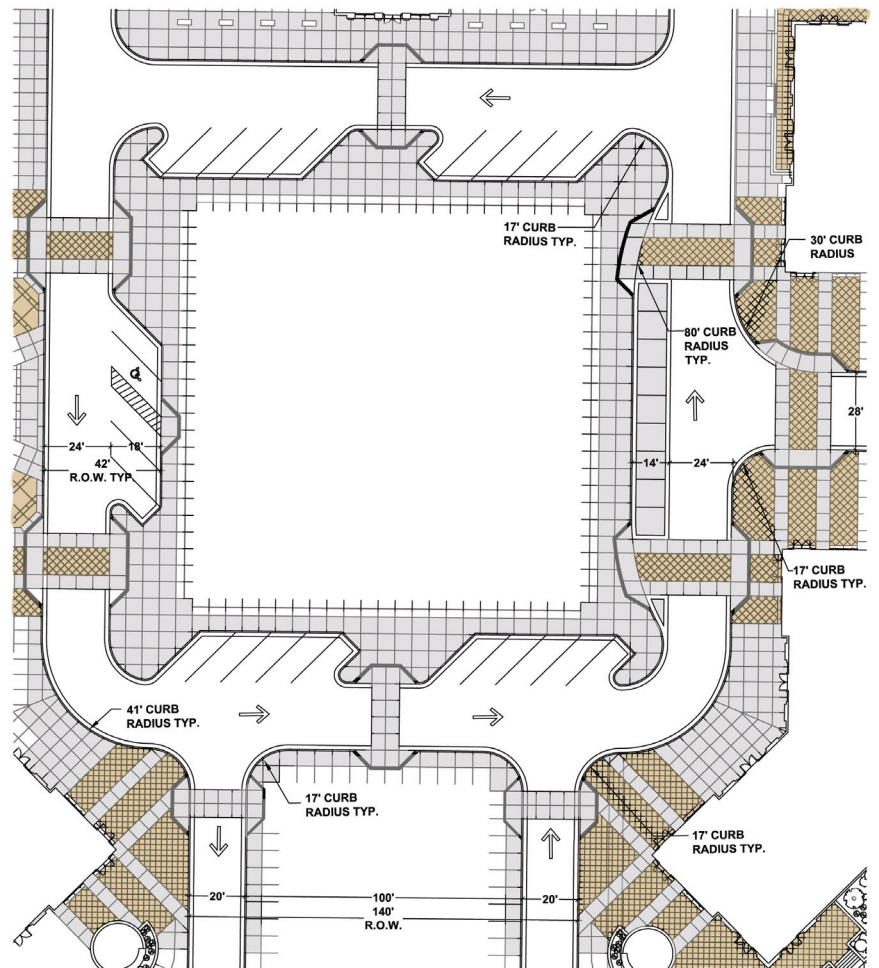


CIRCULATION - VILLAGE SQUARE

The Village Square forms the termination of both the Village Promenade and the Linear Park streets. It is a one-way street with a 24-foot wide drive lane and diagonal parking on the inside of square.

Sidewalks are integrated as part of final landscaping and retail design. The street has vertical curbs with an inside corner radius of 17 feet and an outside radius of 41 feet.

CIRCULATION - VILLAGE SQUARE



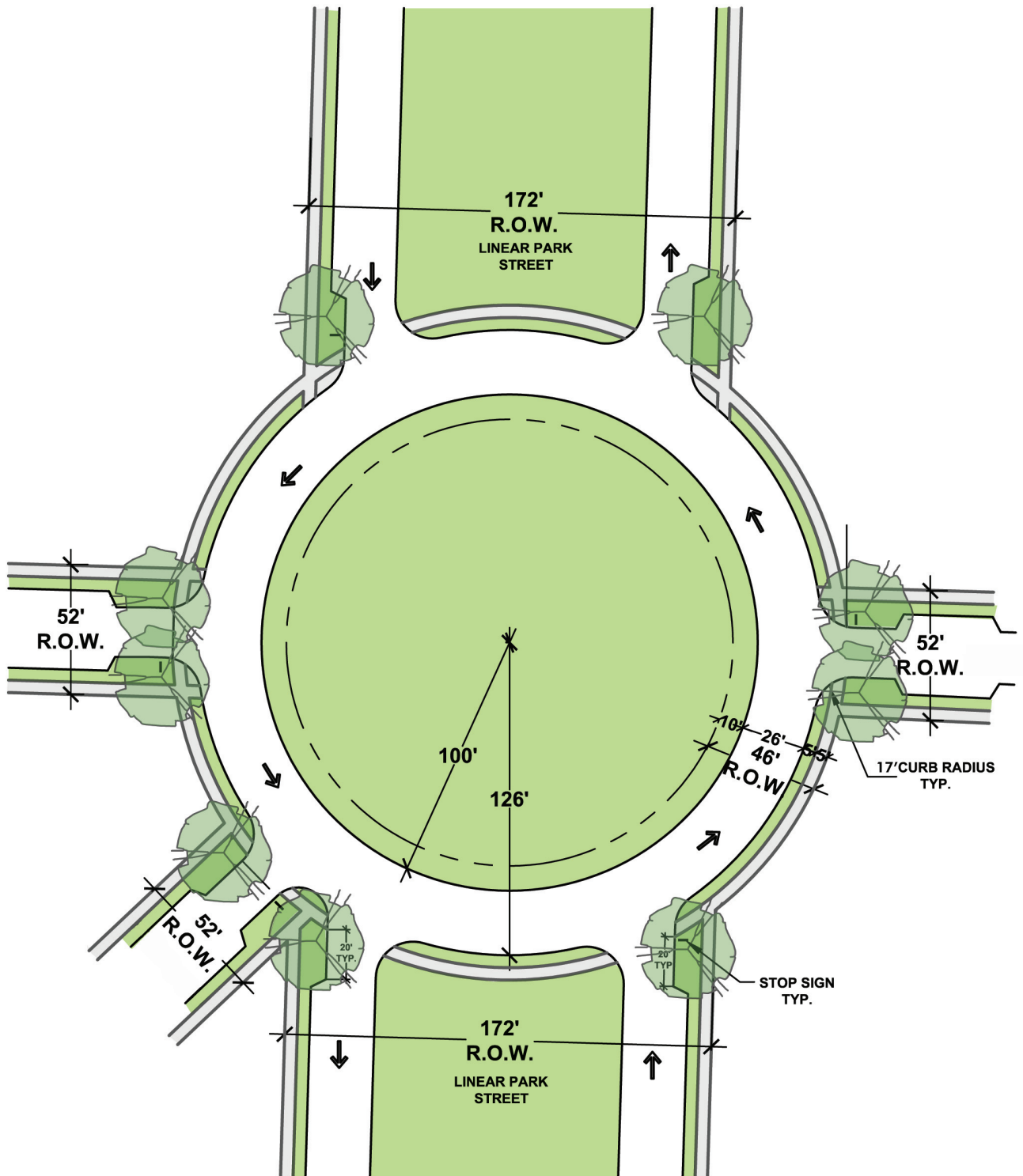
CIRCULATION - CIRCULAR PARK STREET

The circular park street is a uniquely located street within University Villages. It occurs at a key intersection of community features and creates a park focal point.

The circular park street is a one-way street with a 20-foot wide travel way and a 6-foot wide striped bike lane within a 26-foot paved section and a 46-foot wide right of way. The roadway has vertical curb and gutter, and curb returns have a 17-foot radius.

A minimum 5-foot wide sidewalk is separated by a 5-foot wide parkway strip around the outer edge of the circle. Final landscape plans will undermine the width of this sidewalk.

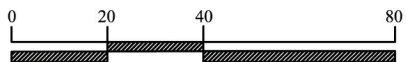
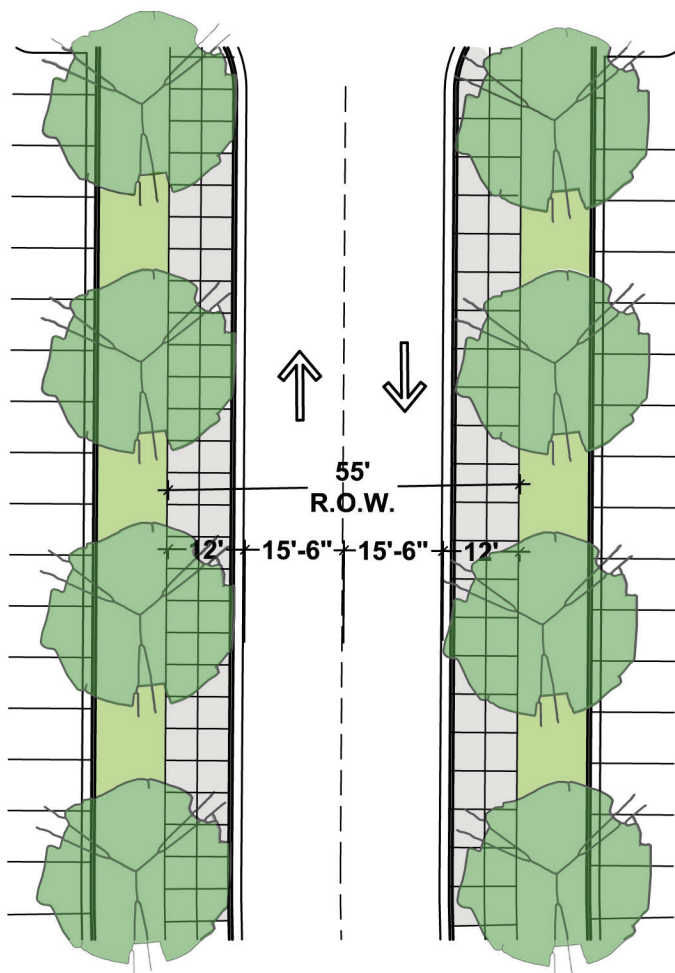
CIRCULATION - CIRCULAR PARK STREET



CIRCULATION - RETAIL STREET

This street occurs in the regional retail site. It is sized to accommodate delivery truck traffic. The street consists of a 31 foot wide road section with vertical curb and gutter within a 55-foot right-of-way. 12-foot wide multi-purpose walks are provided on both sides.

CIRCULATION - RETAIL STREET



SCALE: 1" = 30'

CIRCULATION - 8TH STREET BETWEEN 2ND AVE AND CALIFORNIA AVE

This two lane arterial forms the boundary between University Villages and the CSUMB campus. It is a regional link between development to the east, and 2nd Ave, which runs north/south. It is intended to be a medium volume street with a design speed of 35 miles per hour.

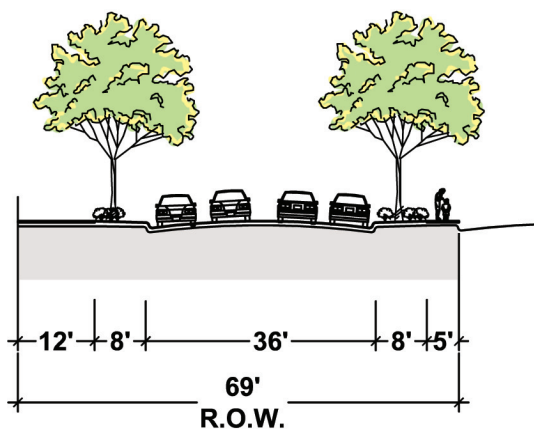
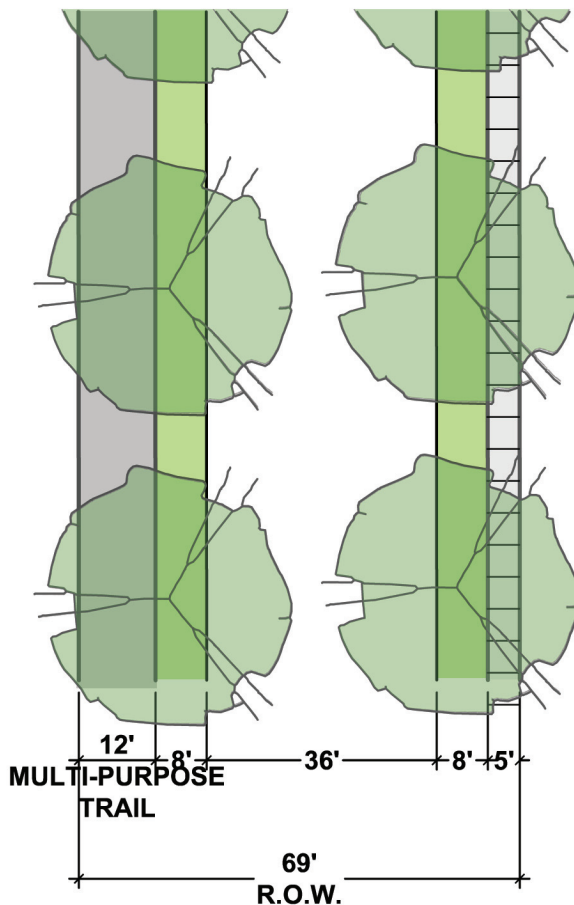
8th Street consists of a 36-foot wide road section within a 69-foot right of way. The paved section can accommodate two 11-foot wide travel lanes, and on street parking on both sides. The roadway has vertical curb and gutter, and curb returns have a 17-foot radius.

A 5-foot wide sidewalk is provided on the north side of the street and separated from the parking areas by an 8-foot wide parkway strip. On the south side is a 12-foot wide multi-purpose trail for pedestrians and bicycles. It is separated from the parking areas by an 8-foot wide parkway strip. Direct vehicular access is not permitted from residential lots to the street.

Roundabouts are allowed at intersections along this portion of 8th street. Final engineering shall determine their locations.

Additional lanes at key intersections may be added as final engineering determine their need.

CIRCULATION - 8TH STREET BETWEEN 2ND AVE AND CALIFORNIA AVE

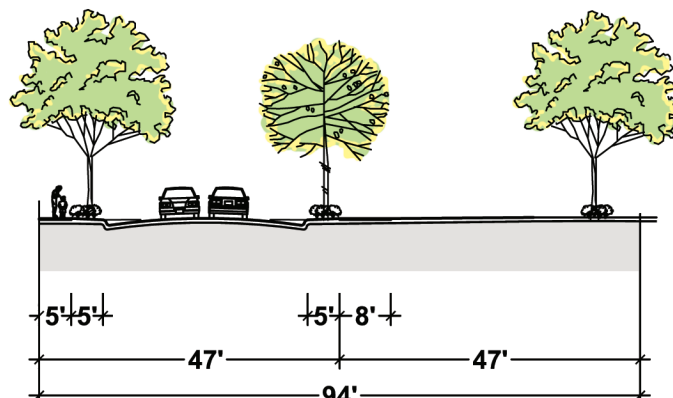
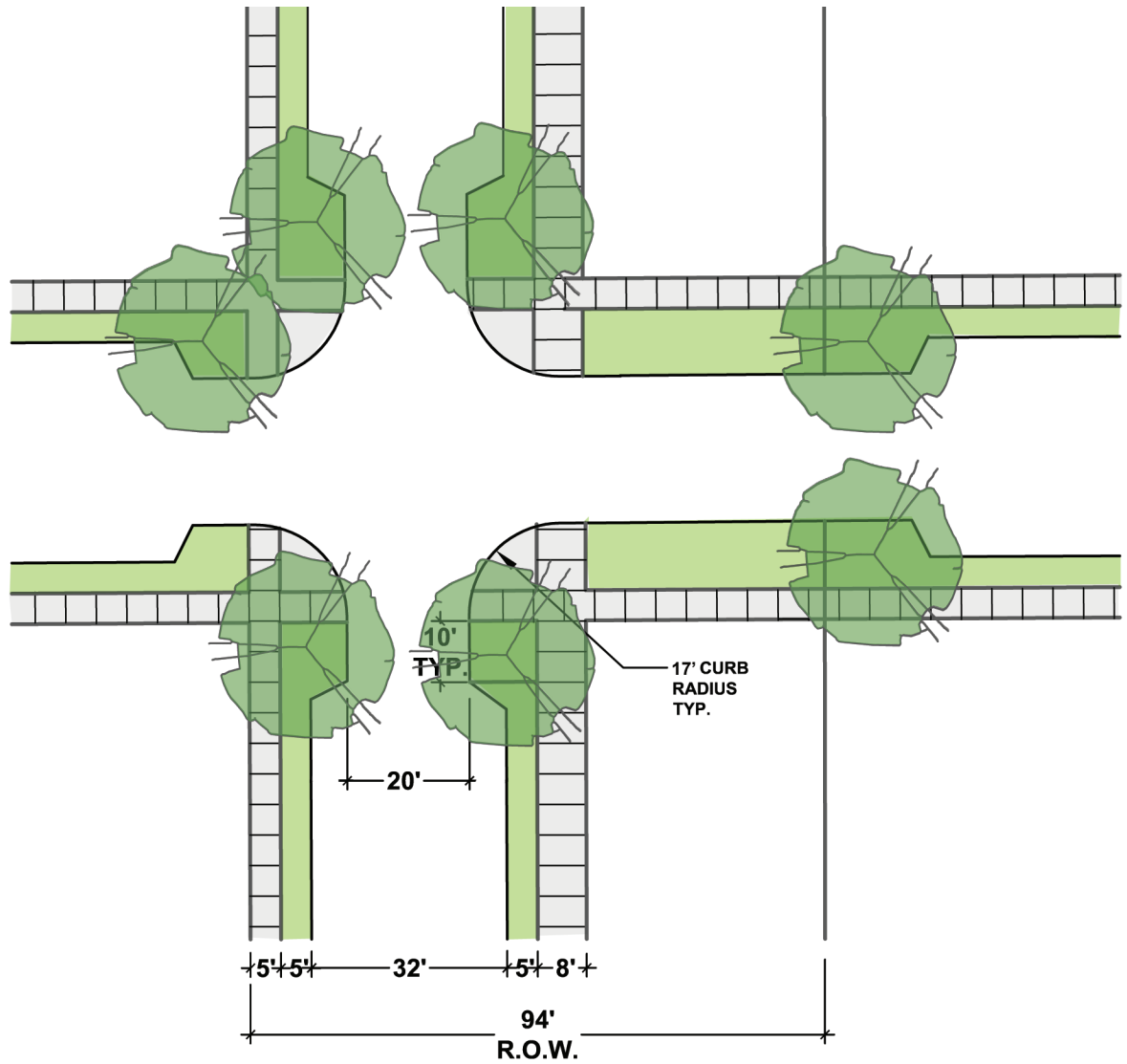


CIRCULATION - TRANSIT CORRIDOR INTERIM SECTION

This east/west corridor is intended to form a regional link between the TAMC and MST future facilities located within University Villages and areas to the east, potentially all the way to Salinas. While the facilities have yet to be determined, a wide enough right of way as well as a local neighborhood street are provided. The neighborhood street is intended to be a low volume street with a design speed of 25 miles per hour and

The transit corridor consists of a 94-foot right of way. The neighborhood street section will adhere to the design standards for a typical neighborhood street with the exception of an eight-foot wide sidewalk along the south side rather than the typical five-foot wide walk. The remaining 39 feet of right of way will be planted and remain in that state until further regional decisions on the transit facilities are made.

CIRCULATION - TRANSIT CORRIDOR INTERIM SECTION

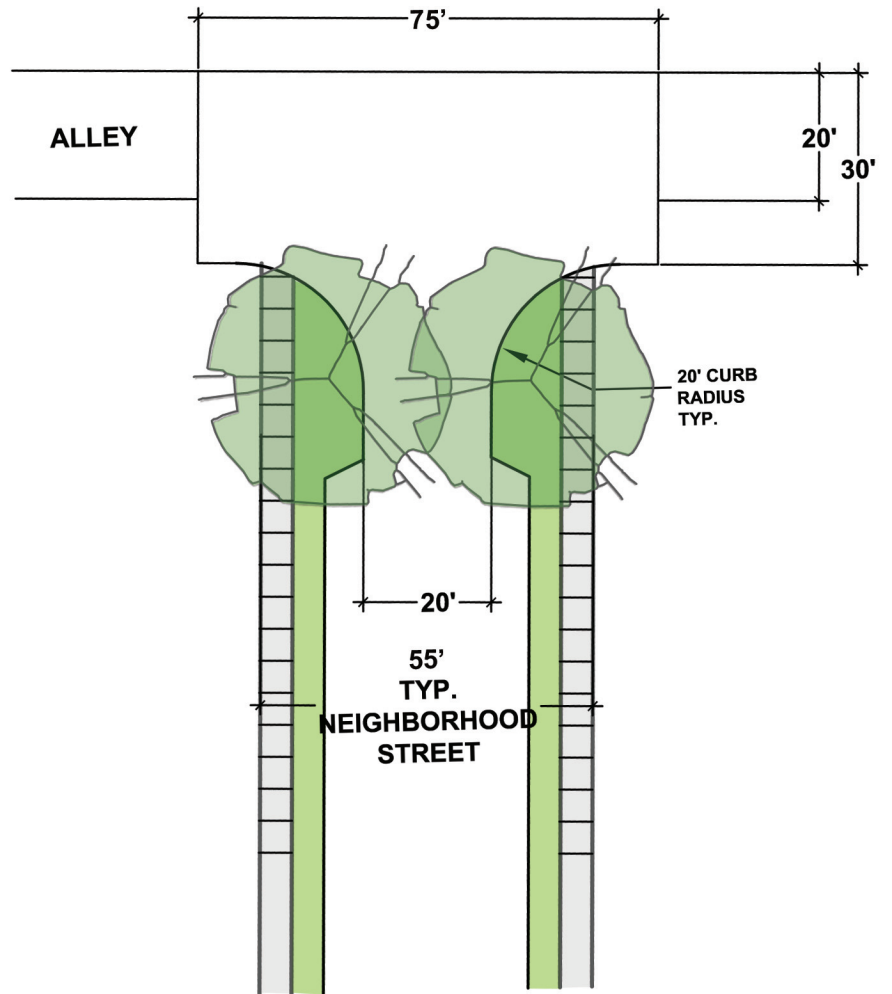


CIRCULATION - CUL DE SAC 1 (HAMMERHEAD)

Cul-de-sac 1 is utilized with a neighborhood street that is limited to 300 feet in length. It is primarily intended to serve as a turn around that uses less land than a standard cul-de-sac.

The hammerhead has a paved driving surface is 75-feet long by 20-feet wide. The curb radius is 20-feet and no parking is permitted, signs will be posted. No sidewalks are required.

CIRCULATION - CUL-DE-SAC 1 (HAMMERHEAD)



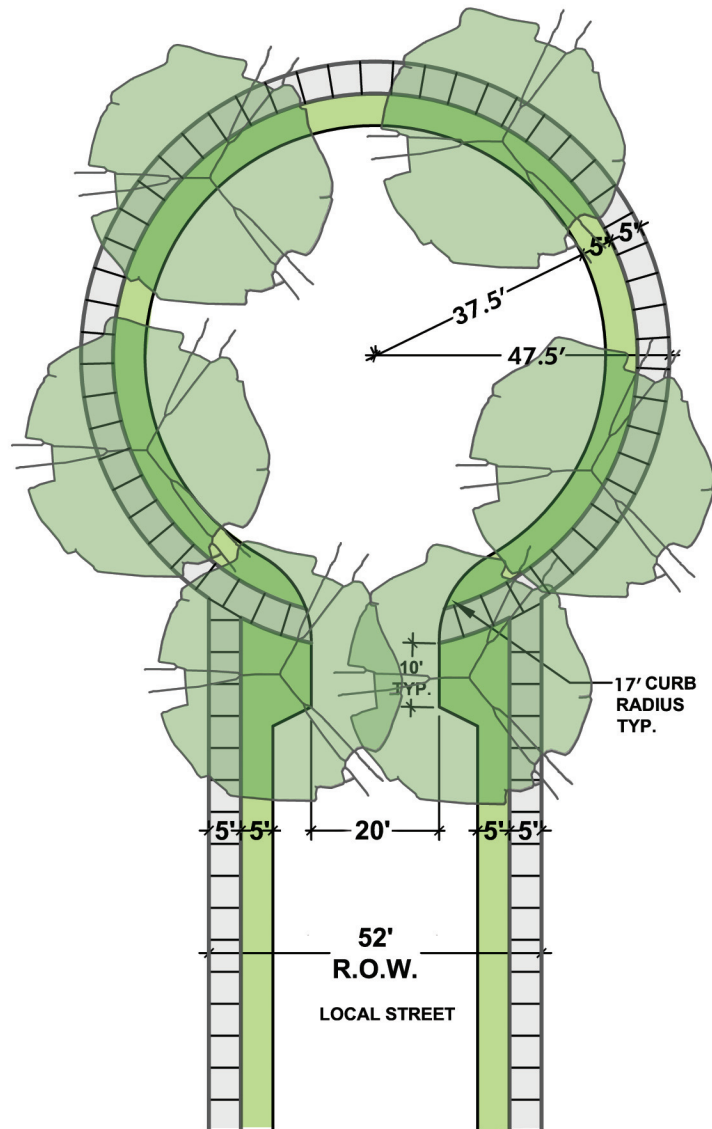
CIRCULATION - CUL DE SAC 2

Cul-de-sac 2 is utilized with a neighborhood street that is less than 450 feet in length. It is primarily intended to serve as a turn around that uses less land than a standard cul-de-sac.

The bulb of the cul-de-sac is located in a right-of-way which is 82-feet in diameter. The paved driving surface is 75-feet in diameter. The curb radius to the connecting neighborhood street is 17-feet and no parking is permitted. A five-foot wide sidewalks that is separated by a 5-foot wide planting strip is provided.

This cul-de-sac may be designed as more of a plaza with the sidewalks eliminated when in conjunction with a specific park design.

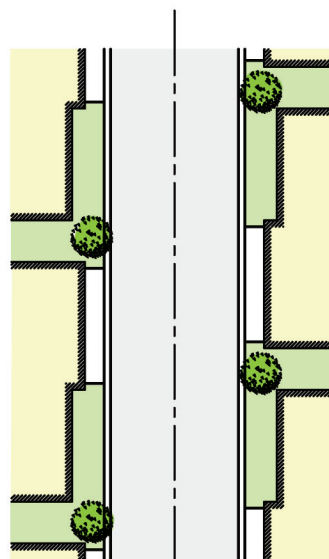
CIRCULATION - CUL-DE-SAC 2



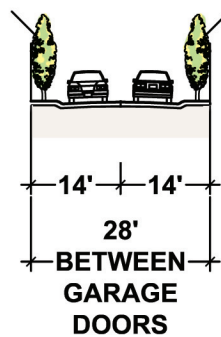
CIRCULATION - PRIVATE CARRIAGEWAY OR ALLEY

Private or alleys are generally located behind residential lots, and the purpose is to provide service access and resident vehicular access to garages. They have a minimum paved surface of 20 feet within a 20-foot access easement or right-of-way. Garage doors must be setback a minimum of 4 feet from the edge of the pavement, and a minimum of 14 feet from the centerline of the paved surface. No resident or guest parking is allowed within the alley except in designated parking spaces.

CIRCULATION - PRIVATE CARRIAGEWAY OR ALLEY



4' 20' 4'
28'
BETWEEN
GARAGE
DOORS

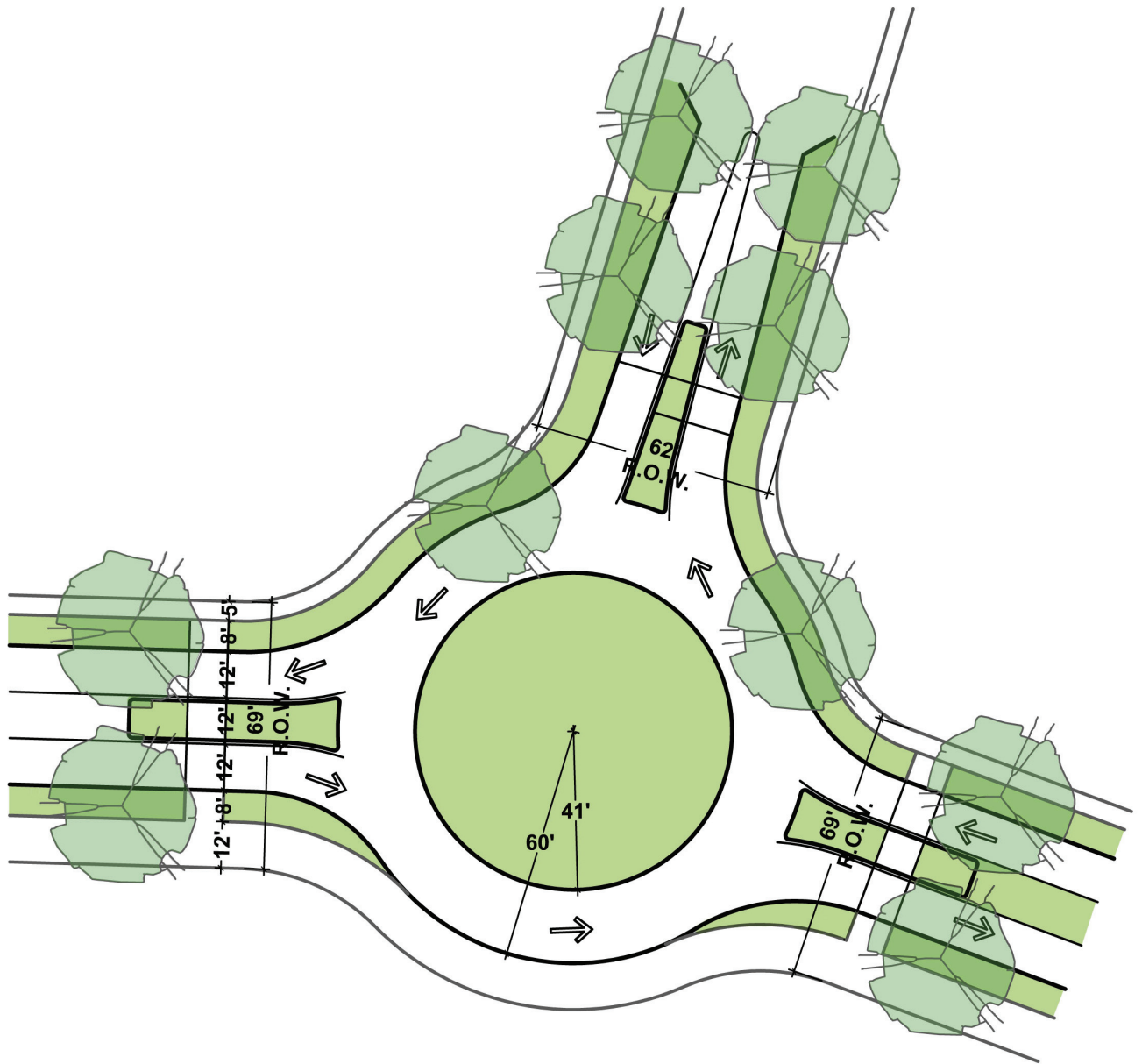


14' 14'
28'
BETWEEN
GARAGE
DOORS

CIRCULATION - ROUNDABOUT

Roundabouts may be used at street intersections with 2-lane arterials. They will consist of one 19-foot wide travel way with an inside radius of 41-feet and an outer radius of 60-feet. Center islands and any medians will be fully landscaped.

CIRCULATION - ROUNDABOUT



WET UTILITIES

6.3

The Wet Utilities Master Plan provides the basis for identification of potable water, recycled water and wastewater facility needs on the University Villages site. Ultimately, two types of water will be provided within University Villages. Potable (domestic) water will service the residential and retail uses, while recycled (non-domestic) water will serve the recreational and landscaped common areas.

The Monterey County Water Resources Agency (MCWRA) is the regional water management agency responsible for regulation and supply of water to the basin that serves University Villages. MCWRA establishes the limitations of water availability from the Salinas Valley Groundwater Basin, from which the Marina Coast Water District (MCWD), the purveyor of potable water to the project site, pumps its groundwater supply.

MCWD also owns and maintains the wastewater collection facilities within the Ord Community Service Area, within which University Villages is located.

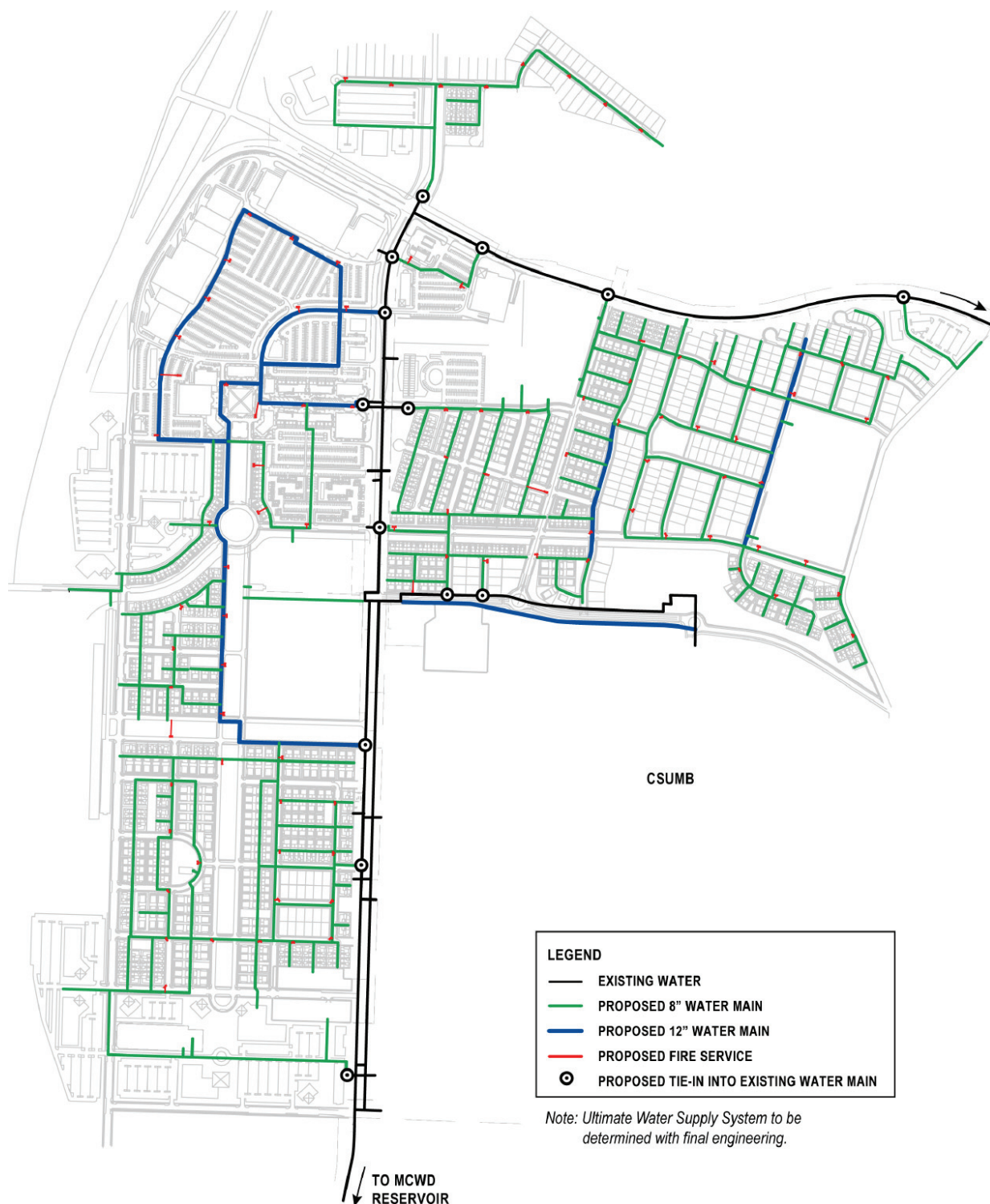
Potable water is currently delivered to the project site by a series of water transmission mains varying in sizes from 6- to 12-inches in diameter. An existing water main, running from MCWD's Reservoir B, follows 2nd Avenue north to Imjin Parkway, where it continues east to MCWD's Booster Station B, to the east of University Villages.

Tie-ins to this existing 2nd Avenue water pipeline are proposed at 5th Street, 6th Street, 9th Street, 10th Street and just south of Imjin Parkway. Additionally, four new tie-ins are proposed along Imjin, and two new tie-ins are proposed for along 8th Street. CSUMB's potable water network will not tie into the University Village system.

The commercial and residential areas of University Villages will be serviced directly by a system of new 8- and 12-inch water pipelines. A ductile iron 12-inch line is proposed to follow the boundary of the Main Street retail's parking and common areas, in the northwest portion of the project site, while 8-inch PVC water pipelines and some 12-inch pipelines thread through the residential areas.

Fire service water mains and tie-ins are proposed throughout the site's residential and commercial areas. See the following, 'Conceptual Water Supply System'.

CONCEPTUAL WATER SUPPLY SYSTEM



Wastewater

WET UTILITIES

Existing wastewater facilities within University Villages include collection mains located throughout the site within the existing streets and across large lots. However, because this existing system does not have the capacity required by the University Villages development, the majority of existing sewer pipelines will be abandoned-in-place, or removed and replaced with new facilities. Only two existing pipelines, crossing both Imjin Road and 2nd Avenue are to be retained as part of this wastewater plan.

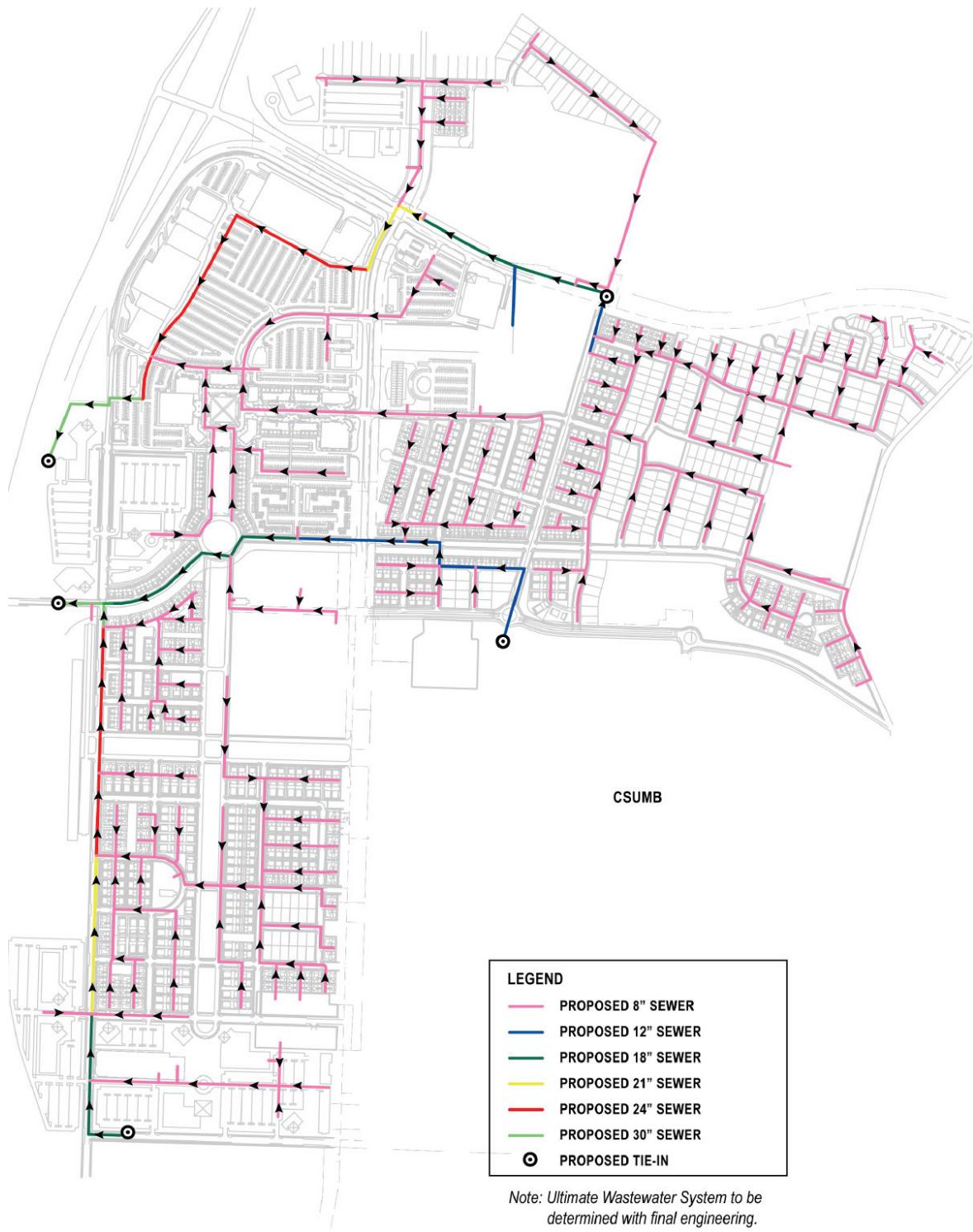
The majority of the University Villages lots located west of 2nd and 3rd Avenues will be directly serviced by a system of 8-inch sewer pipelines flowing west to 21-inch and 24-inch collector pipelines along 1st Avenue and the northern boundary of the University Village commercial center parking lot. These pipelines then flow to proposed 30-inch mains connecting to existing trunk pipelines beneath Highway 1, ultimately terminating at the MRWPCA interceptor facility. See the following, 'Conceptual Wastewater Collection System'.

Flow from lots located east of 3rd Avenue is also carried through a system of 8-inch pipelines. These pipelines flow north and connect to a proposed 18-inch sewer main running along Imjin Parkway, ultimately flowing west through the commercial center to the proposed 30-inch main connecting to existing trunks beneath Highway 1, again terminating at the MRWPCA interceptor facility.

Flow from lots located north of Imjin Parkway will flow south, both along 2nd Avenue and 3rd Avenue, again connecting to the proposed 24-inch sewer running through the commercial area, and ultimately to the MRWPCA interceptor facility on the west side of Highway 1.

Offsite flows will traverse University Villages to be carried under Highway 1 and to the MRWPCA interceptor facility. Flow from development to the northeast of University Villages will connect to the proposed 36-inch sewer following 3rd Avenue and 10th Street. Offsite flow from CSUMB will connect to the proposed 24-inch sewer that follows 9th Street through a connection point at the intersection of 3rd Avenue and 8th Street.

CONCEPTUAL WASTEWATER COLLECTION SYSTEM



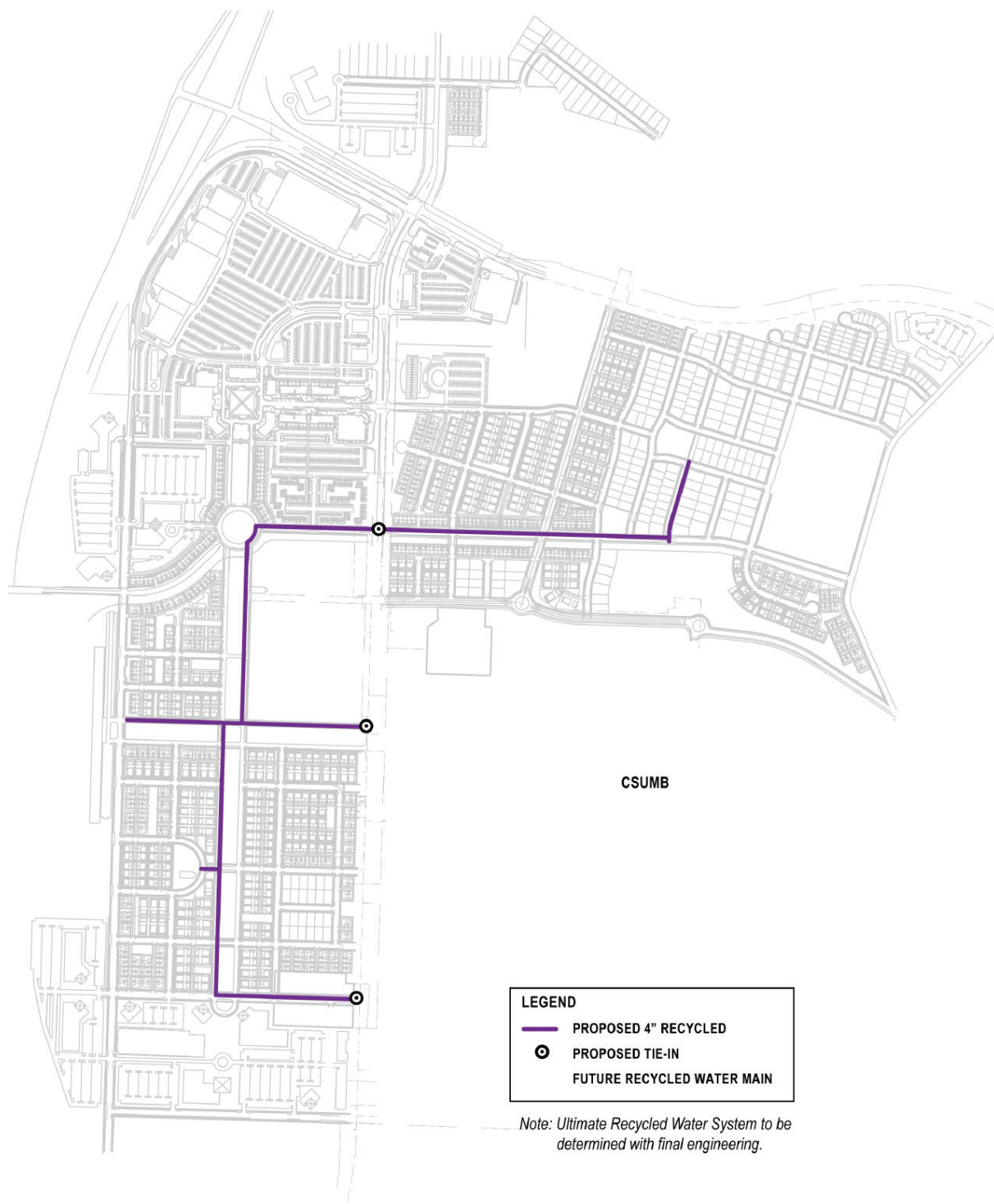
WET UTILITIES

Recycled Water

While currently no recycled water facilities exist within University Villages, MCWD's Regional Urban Recycled Water Distribution Project has developed preliminary engineering plans for the construction of a new recycled water distribution system that includes service to University Villages. The recycled water system will reduce demand for potable water by using recycled urban water for the irrigation of landscapes, medians, parks and playgrounds.

As part of the Regional Urban Recycled Water Distribution Project, recycled water pipelines and appurtenances are proposed to run parallel to 2nd Avenue and tie into the proposed regional network. Sleeves for the proposed pipeline were constructed within 2nd Avenue as part of FORA's Transportation Capital Improvement Program. However, the provision of any recycled water will only occur at the discretion of MCWD and is not anticipated to occur in the near future. Should recycled water be made available to the project area, recycled water may be used for landscapes, medians, parks and playgrounds. See "Conceptual Recycled Water Supply System", Exhibit as follows.

CONCEPTUAL RECYCLED WATER SUPPLY SYSTEM



WET UTILITIES

Development Standards

- All water and sewer pipelines shall be placed underground and in the utilities right-of-way, located in both public roadways and private streets and alleys. Refer to the public utilities discussion for reference of the "Public Utilities Location within Typical Street Cross-section."
- All pipelines will be designed per the relevant MCWD and the MCWRD requirements.
- Water and sewer disposal facilities shall be installed in accordance with the requirements and specifications of the Monterey County Health Department.
- Recycled water will be used for irrigation wherever possible and if made available.
- Standards for siting and screening of new and existing water tanks will be in cooperation with MCWD.

Water Conservation Programs

MCWD has ongoing water conservation programs pursuant to their involvement as a signatory agency to the California Urban Water Conservation Council memorandum of agreement for water conservation.

The Marina Community Partners Sustainability Plan for University Villages identifies numerous actions that will create the potential for the project to reduce its demand for potable water. These actions include:

- The use of re-circulating hot water systems that will reduce water waste in residential units.
- Examining the potential of high efficiency clothes and dish washers to reduce water consumption.
- Installing plumbing systems in homes, business buildings and landscape areas that minimize the use of water.
- The use of native vegetation to decrease the water demand for irrigation.
- Examining the potential to include ET-Based Irrigation Controllers, that provide localized information to control the application of irrigation water to match climatic requirements and plan needs.
- Constructing a new, separate distribution system to deliver recycled water, as available and appropriate for the irrigation of front yards, streetscapes and commercial landscaping, helping to reserve the best quality water for potable demands.

DRAINAGE AND TYPE SELECTION MASTER PLAN

6.4

Existing Drainage Facilities

Existing storm drainage pipelines convey runoff from the project site and areas to the east of the project to the west side of Highway 1. The existing storm drainage pipelines under Highway 1 may be maintained to provide an emergency release path for flows in excess of percolation system capacity. Equivalent conveyance, but not necessarily the existing system, will be maintained from areas to the east of University Villages to the existing pipelines under Highway 1 where necessary to prevent flooding and to protect the University Villages project from runoff generated off-site.

Currently, the site's drainage system is configured such that runoff from much of CSUMB discharges across the University Village project area in pipes or on the surface. It is anticipated that CSUMB will be constructing facilities to retain runoff upstream from the project, and will need to be evaluated as appropriate in the analysis for the Drainage Master Plan. However, it is unlikely that CSUMB will have eliminated runoff across the University Villages site before the project's inception, and thus the conveyance of CSUMB storm water across University Villages may have to be maintained.

Master Drainage Plan

Drainage facilities will be designed to infiltrate the runoff that would be generated on-site during a 100-year storm with finished floor elevations above the adjacent calculated 100-year flood level. The drainage facilities will be designed such that the calculated peak stage in infiltration storage areas will be a minimum of one-foot below the lesser of the minimum adjacent grade or the lowest inlet grate elevation in the tributary area during a 10-year storm. Design precipitation values will be based on City of Marina and Monterey County Standards. A proposed set of master drainage facilities to be developed in a phased manner within the site has been identified in concept as shown on the following plan, 'Conceptual Drainage Plan.'

The system will operate by interception of runoff generated on-site and, where appropriate, directing it through water quality treatment systems into infiltration systems. The systems will be selected and sized using those design methodologies adopted as policy by the City of Marina for use within the University Villages Specific Plan, and are included herein by reference: Type Selection Report for Stormwater Infiltration Systems (RBF, February 2005), Infiltration System Design Criteria and Example (RBF, February 2005), Recommended Percolation Testing Methodology (RBF, February 2005), and Tentative Map level Geotechnical Investigation (Berlogar Geotechnical Consultants, February 2005).

The drainage system goals are to retain and percolate runoff originating within the University Villages site up to a design storm. Water quality

DRAINAGE AND TYPE SELECTION MASTER PLAN

features will be incorporated into infiltration system design where appropriate to limit the potential for long-term degradation of infiltration rates below that used in design.

Various approaches to percolation facilities will be used within the specific plan area, including:

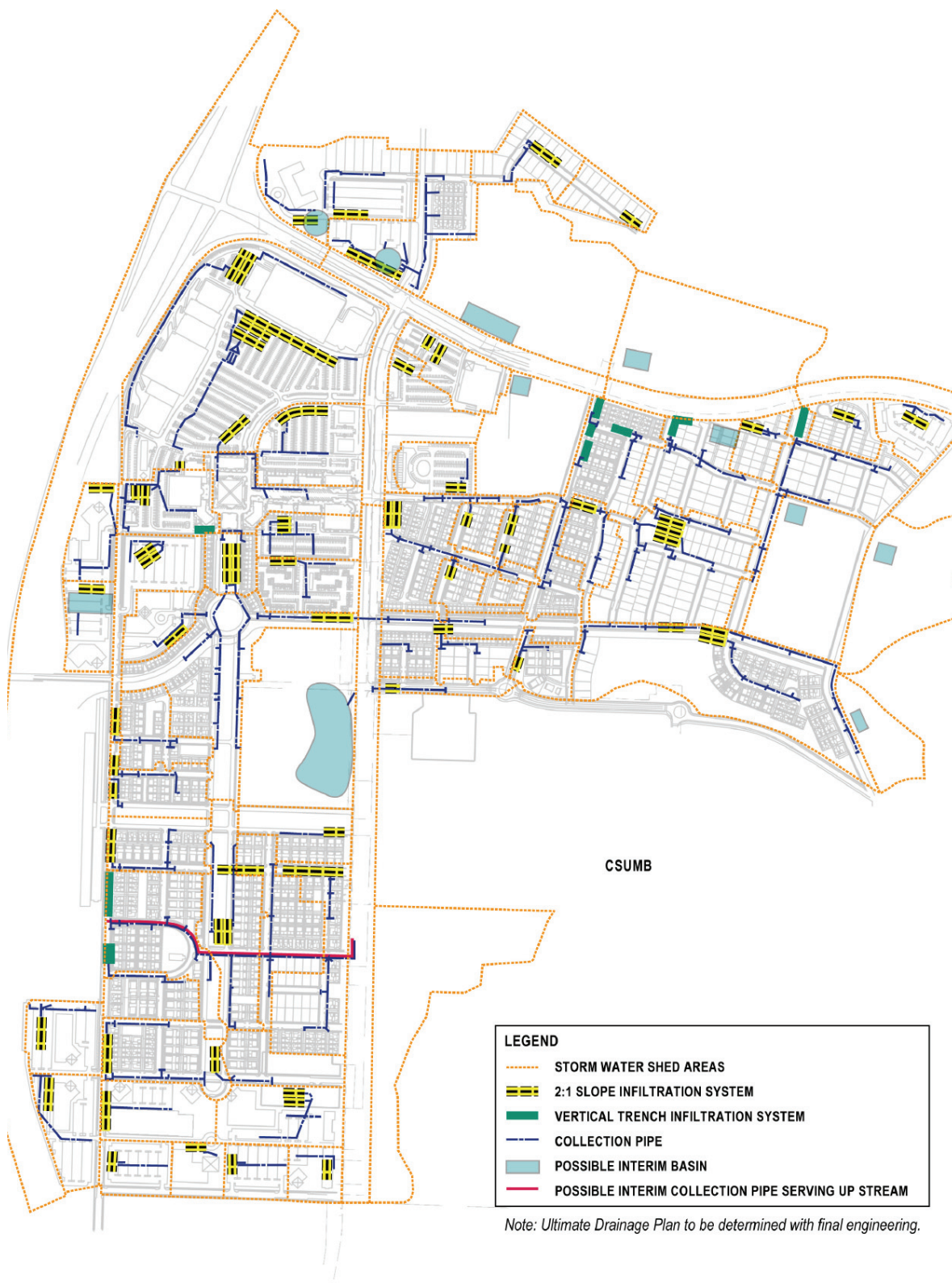
- Underground Storage and Infiltration – Underground perforated pipes (such as used under commercial development in Sand City and California Avenue) set in rock filled trenches or systems with similar functions that use other storage chamber configurations may be installed where land area is not available for above ground systems.
- Temporary and Multi-use Open Basins – Percolation basins that use surface storage are the most common configuration currently used in Marina. Surface basins are appropriate for temporary conditions or where they can be incorporated into open space with multiple-use features.

The master drainage facilities will be located under major arterial roadways, residential streets, commercial parking areas, and other locations deemed acceptable to the City. Utilizing the existing storm drain system on the base in permanent conditions was not considered a practical alternative. The existing system is not only undersized and inadequate; but it also would not meet the on-site retention goals as established for Fort Ord redevelopment.

Development Standards

- All assessments and technical analyses for University Villages drainage and water quality will be in compliance with the local drainage policies and requirements for the City of Marina, FORA, Regional Water Quality Control Board, and Monterey County as deemed appropriate.
- Major drainage facilities within public road right-of-ways and drainage easements are proposed to be maintained by the City of Marina Department of Public Works. Maintenance responsibilities for local drainage will be determined through the processing of improvement plans.
- The project shall comply the appropriate National Pollutant Discharge Elimination System (NPDES) construction permit and pay the appropriate fees. A construction Storm Water Pollution Prevention Plan (SWPPP) will be prepared and a Notice of Intent (NOI) will be submitted prior to commencing construction.

CONCEPTUAL DRAINAGE PLAN



Existing Public Utilities

The Pacific Gas & Electric Company is the agency responsible for providing electricity and natural gas to the project site. Currently, a network of overhead and underground electrical and natural gas lines provides service to the site.

The project site is also in the service territory of SBC Communications, Inc. and Comcast for telephone and television services respectively. Currently, SBC and Comcast have a network of existing facilities that will be tied into and distributed throughout the development via the dry utility trench.

Backbone System

The dry utilities, including electricity, natural gas, cable and telephone, will be connected through the project area by way of a network of joint trench facilities within the backbone infrastructure. The new facilities will be integrated into the roadway system (public and private) in underground ducts and vaults. The majority of existing utility lines will be removed and replaced in a phased manner to support the new land uses.

The joint trench for the public utility backbone system within the roadway right-of-way will be placed under the sidewalk with 2-feet from centerline from the street right-of-way. Within the alleys, the joint trench will abut the rolled curb under the travel way. See Figure (X), *"Public Utilities Location within Typical Street Cross-section."*

Utility layout relative to the proposed residential development types has also been evaluated for location of service trenches and utility boxes. Exhibits (X-X), *"Typical Joint Trench Layout"* shows the planned locations for cable, telephone, electric and gas and their corresponding service box placement. Location of utilities was developed in coordination with utility providers.

For existing utilities that remain and/or relocated with development, it is anticipated that master metering will be converted to individual metering as deemed appropriate.

Development Standards

- The majority of dry utilities will be underground, within the street right-of-way, along alleys, and below the linear park system running north/south through the western portion of the project site. See Figure (X), *"Public Utilities Location within Typical Street Cross-section,"* and Figures (X-X), *"Typical Joint Trench Layout"*
- Above ground public utilities facilities will include PG&E switches, CATV and DBC facilities. These above ground facilities will be screened through the provisions established in the Development Standards.

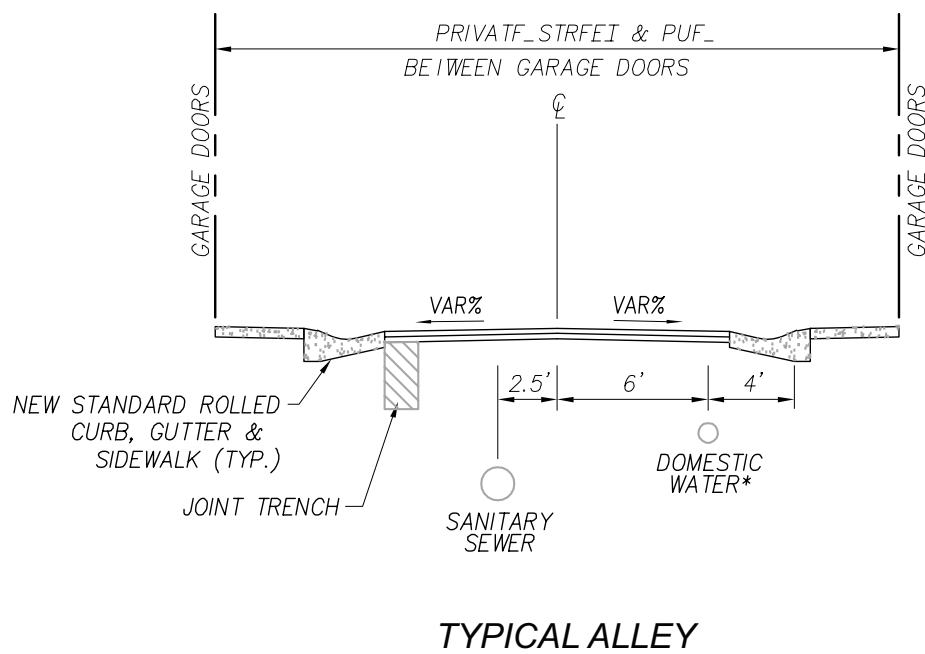
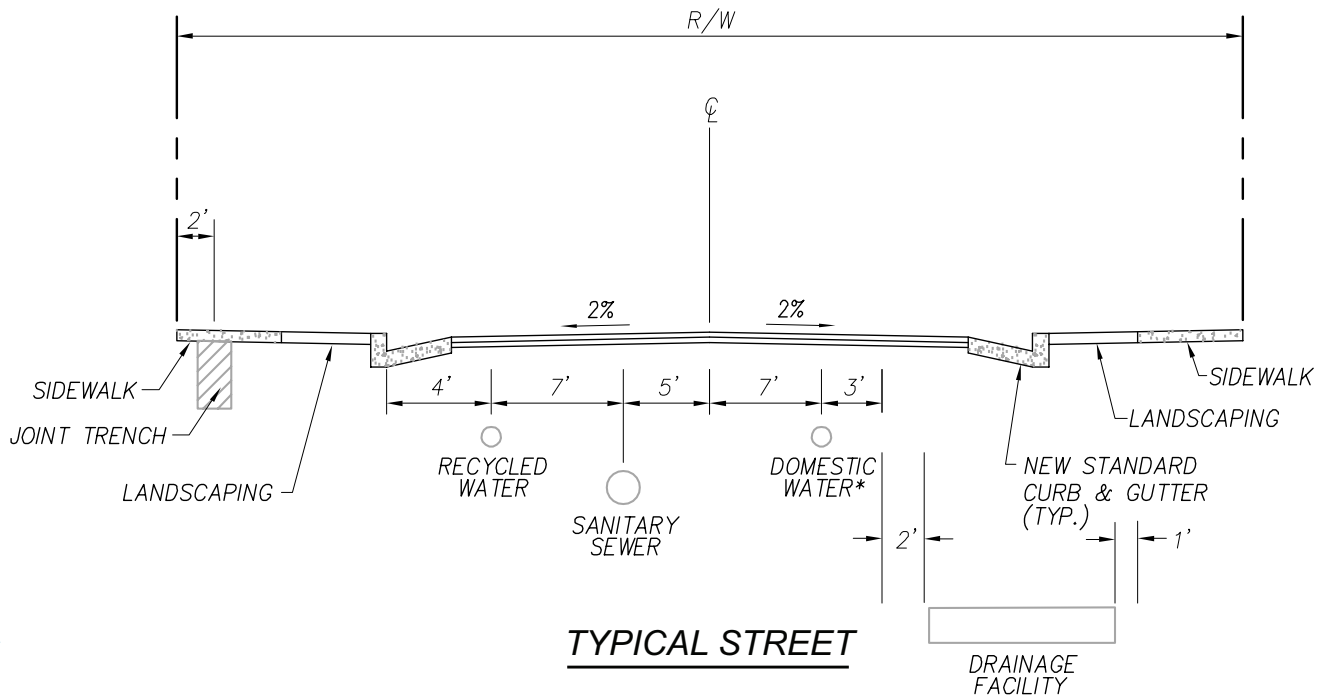
PUBLIC UTILITIES

Energy Efficiency Programs

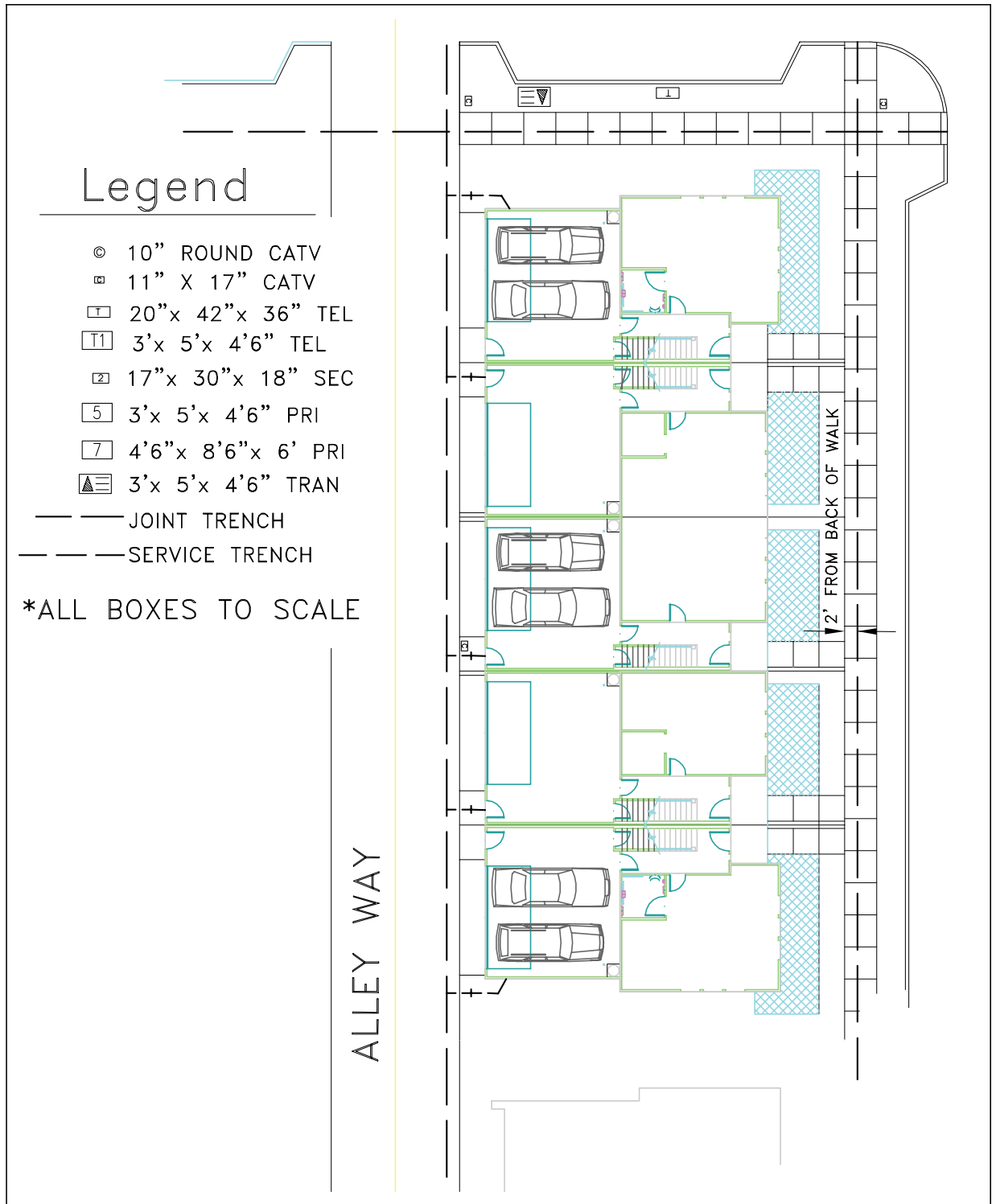
The Marina Community Partners Sustainability Plan for University Villages identifies numerous actions that will create potential for present and future University Village residents to decrease their energy consumption through the implementation of sustainable building design. These actions include:

- Examining the potential for the construction of Zero Net Energy Homes, single-family homes that combine commercially available, renewable energy technologies (like photovoltaic) with state of the art energy efficient construction techniques.
- Mandating that all University Village homes meet the Energy Star requirements for energy efficiency – a 15% energy savings over the California Energy Efficiency Standards (Title 24) for each home's 'building envelope', water heating, and air conditioning systems.
- Utilizing opportunities to include high efficiency clothes and dish washers in residential units, producing dramatic energy conservation effects.
- Examining the potential of additional light fixture options, including dimmable fluorescent lamps, occupancy controls, and low voltage exterior lighting.
- Examining the potential of solar energy options for water heating and photovoltaic systems.
- Maximizing the number of homes, commercial and business buildings oriented on an east/west axis, to enhance solar heating and cooling.
- Examining the potential of raised heel truss design

PUBLIC UTILITIES LOCATION WITHIN TYPICAL STREET CROSS-SECTION



NOTE:
Utility locations are conceptual and subject to final engineering.



DATE
08/06/04

JOB LAYOUT
#04-059

DRAWN BY
C.C.P.

SCALE 1" = 20'
SHEET 1 OF 1

MARINA VILLAGES
TYPICAL JOINT TRENCH LAYOUT
MARINA L-W-LAYOUT CALIFORNIA

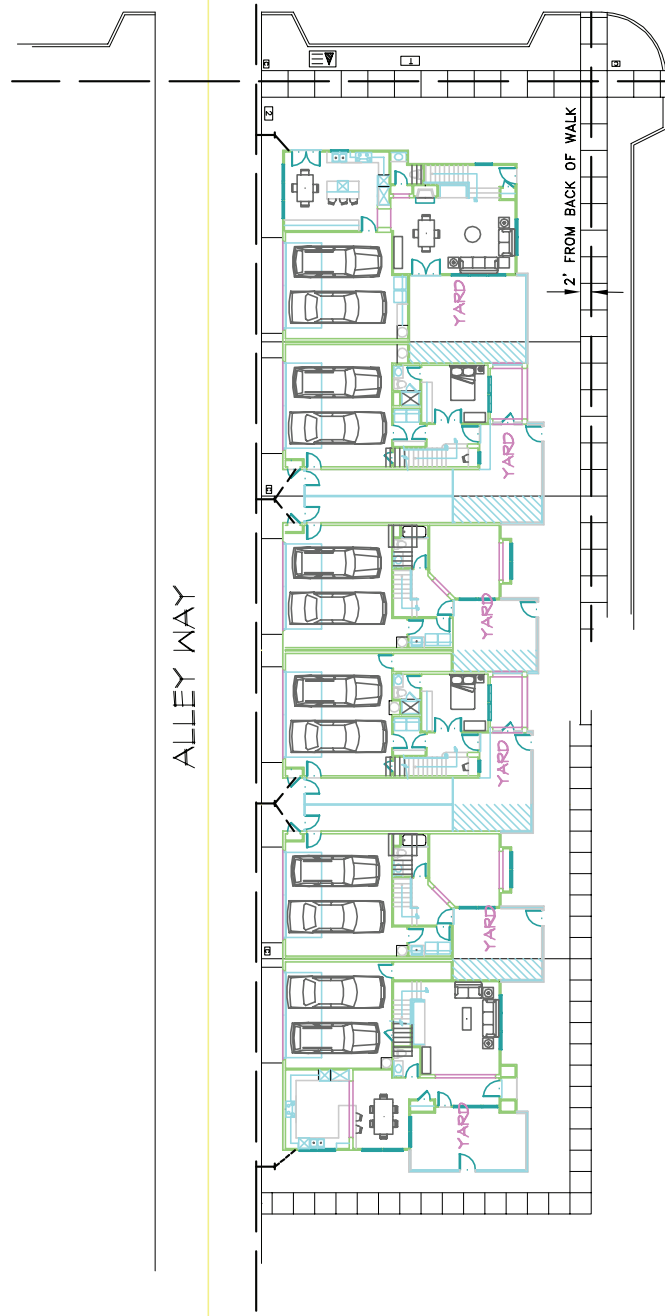
Giacalone
DESIGN SERVICES, INC.
2625 CROW COURT ANTIOCH, CA 94509
PHONE (925) 756-0600 FAX (925) 756-0606

Legend

- ⊙ 10" ROUND CATV
- ⊞ 11" X 17" CATV
- ⊞ 20"x 42"x 36" TEL
- ⊞ 3'x 5'x 4'6" TEL
- ⊞ 17"x 30"x 18" SEC
- ⊞ 3'x 5'x 4'6" PRI
- ⊞ 4'6"x 8'6"x 6' PRI
- ⊞ 3'x 5'x 4'6" TRAN

— — — — — JOINT TRENCH
 - - - - - SERVICE TRENCH

*ALL BOXES TO SCALE



DATE
08/06/04

JOB DUET
#04-059

DRAWN BY
C.C.P.

SCALE 1" = 30'
SHEET 1 OF 1

MARINA VILLAGES

TYPICAL JOINT TRENCH LAYOUT
MARINA DUET CALIFORNIA

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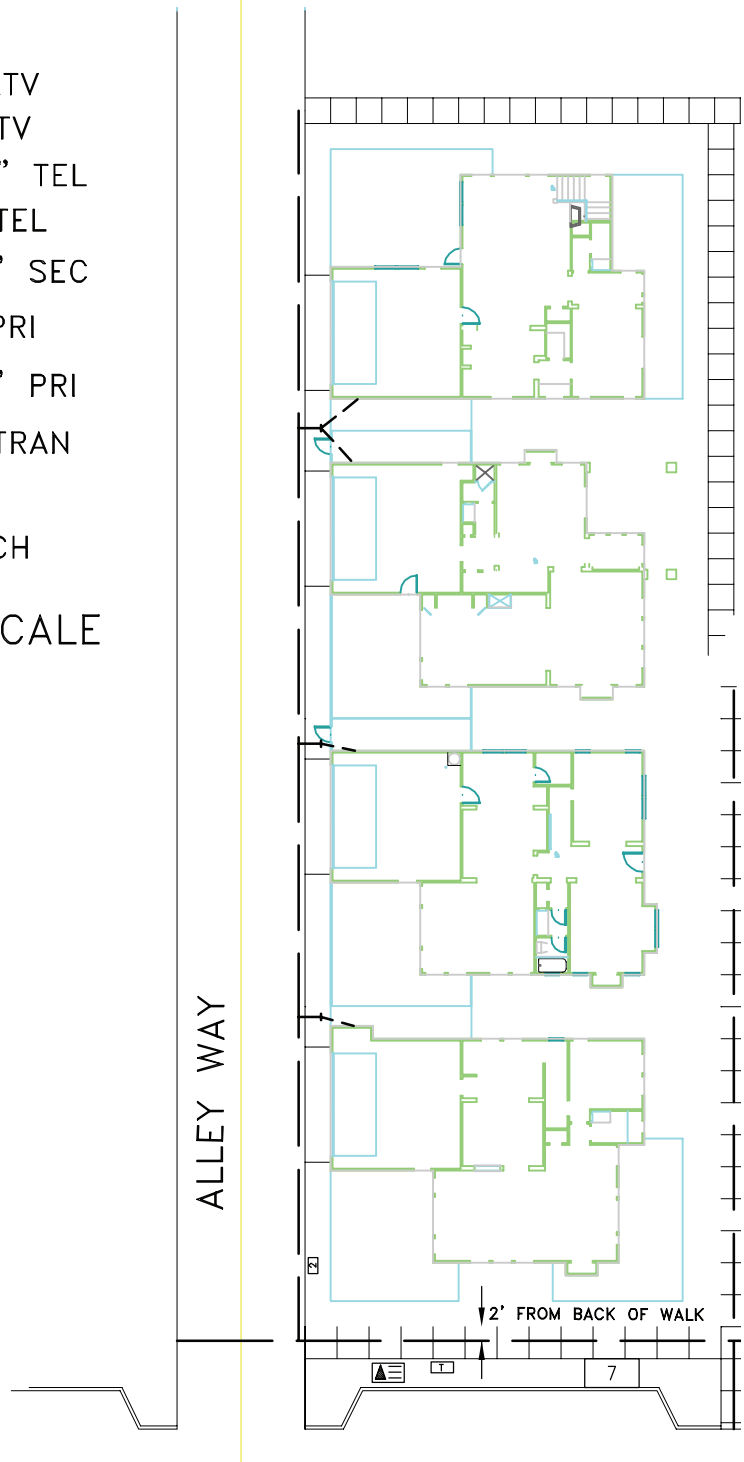
Legend

- © 10" ROUND CATV
- ▣ 11" X 17" CATV
- T 20"x 42"x 36" TEL
- T1 3'x 5'x 4'6" TEL
- 2 17"x 30"x 18" SEC
- 5 3'x 5'x 4'6" PRI
- 7 4'6"x 8'6"x 6' PRI
- ▲ 3'x 5'x 4'6" TRAN

— — — JOINT TRENCH

— — — SERVICE TRENCH

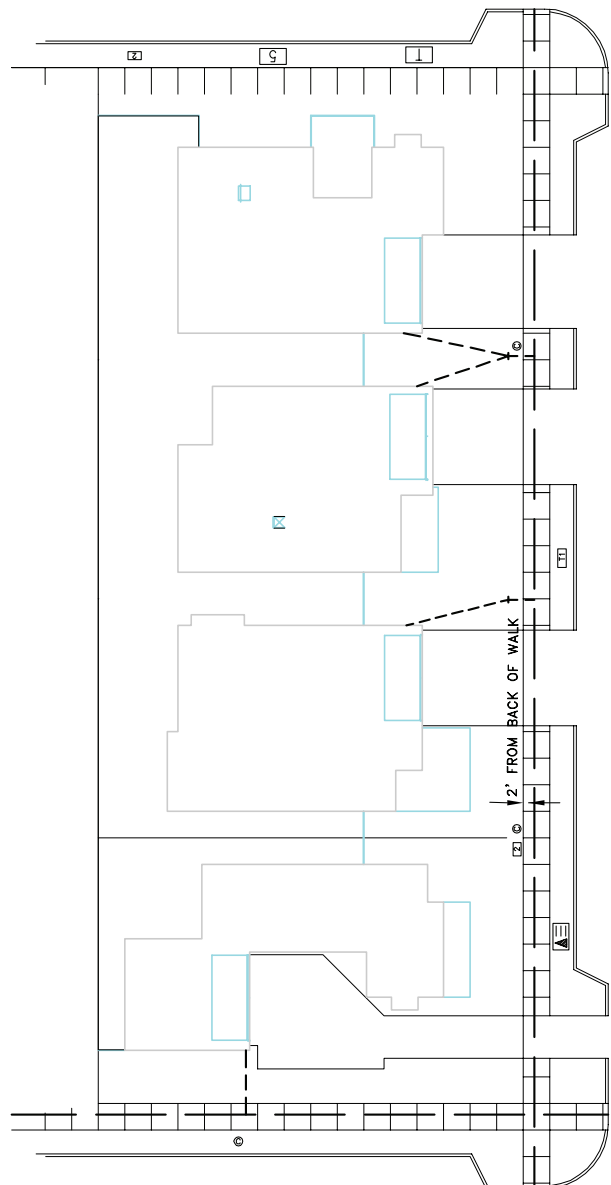
*ALL BOXES TO SCALE



Legend

- ⊙ 10" ROUND CATV
- ⊠ 11" X 17" CATV
- ⌈ 20"x 42"x 36" TEL
- ⌈1 3'x 5'x 4'6" TEL
- ⌈2 17"x 30"x 18" SEC
- ⌈5 3'x 5'x 4'6" PRI
- ⌈▲ 3'x 5'x 4'6" TRAN
- — — JOINT TRENCH
- — — SERVICE TRENCH

*ALL BOXES TO SCALE



DATE
08/05/04

JOB 45X80
#04-059

DRAWN BY
C.C.P.

SCALE 1" = 30'
SHEET 1 OF 1

MARINA VILLAGES

TYPICAL JOINT TRENCH LAYOUT
MARINA 45X80 CALIFORNIA

Giacalone

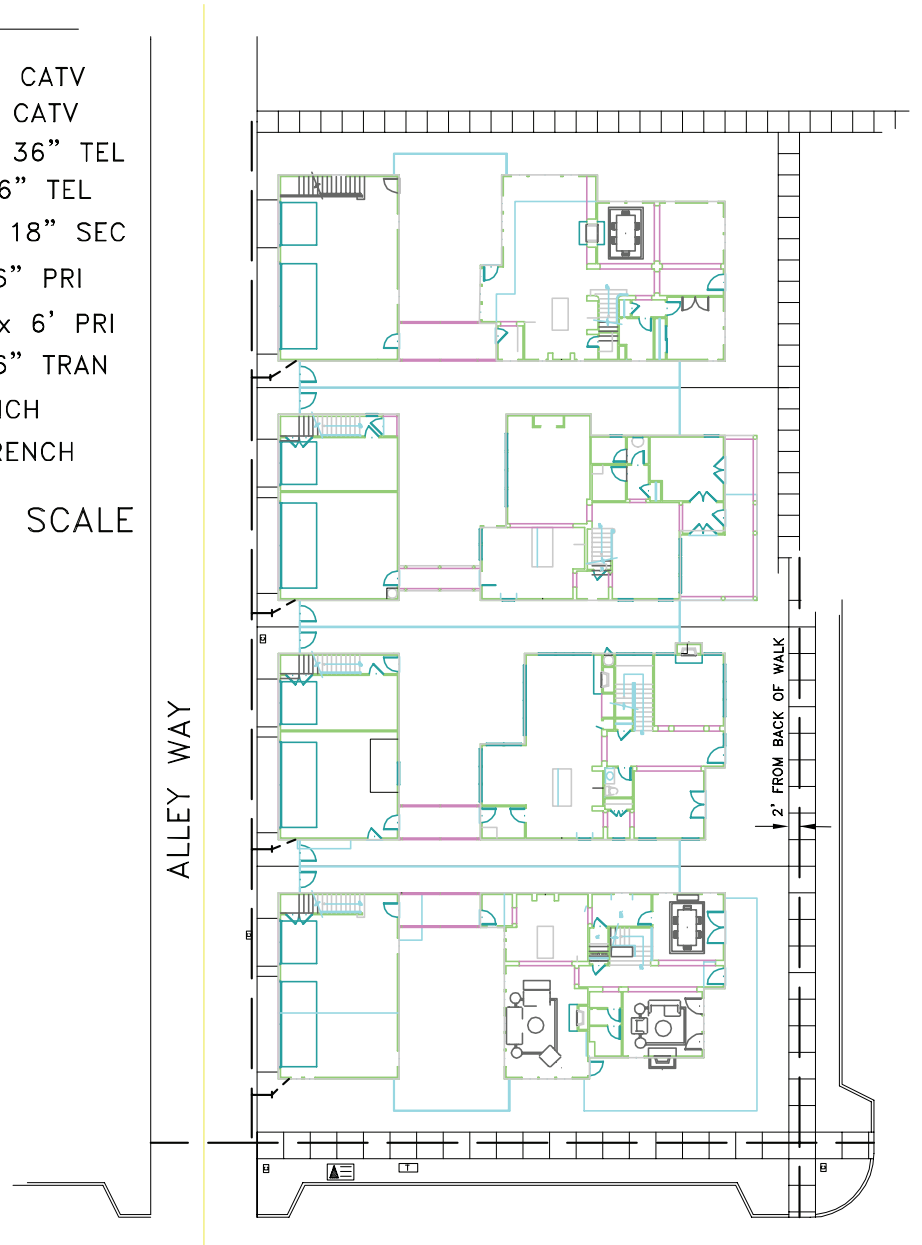
DESIGN SERVICES, INC.
2625 CROW COURT ANTIOCH, CA 94509
PHONE (925) 756-0600 FAX (925) 756-0606

Legend

- ⊙ 10" ROUND CATV
- ⊞ 11" X 17" CATV
- ⊞ 20"x 42"x 36" TEL
- ⊞ 3'x 5'x 4'6" TEL
- ⊞ 17"x 30"x 18" SEC
- ⊞ 3'x 5'x 4'6" PRI
- ⊞ 4'6"x 8'6"x 6' PRI
- ⊞ 3'x 5'x 4'6" TRAN

- JOINT TRENCH
- SERVICE TRENCH

*ALL BOXES TO SCALE



DATE
08/06/04

JOB 45X110
#04-059

DRAWN BY
C.C.P.

SCALE 1" = 30'
SHEET 1 OF 1

MARINA VILLAGES

TYPICAL JOINT TRENCH LAYOUT
MARINA CARRIAGE CALIFORNIA

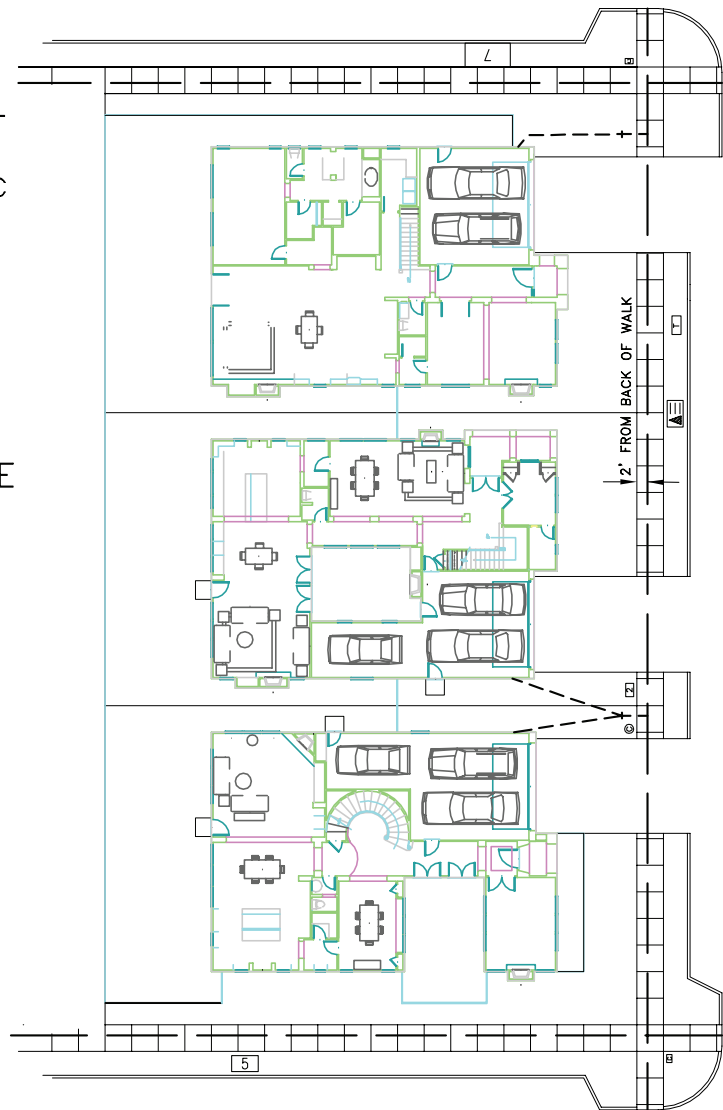
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PHONE (925) 756-0600 FAX (925) 756-0606

Legend

- ⊙ 10" ROUND CATV
- ⊞ 11" X 17" CATV
- T 20"x 42"x 36" TEL
- T1 3'x 5'x 4'6" TEL
- 2 17"x 30"x 18" SEC
- 5 3'x 5'x 4'6" PRI
- 7 4'6"x 8'6"x 6' PRI
- ▲ 3'x 5'x 4'6" TRAN
- — — JOINT TRENCH
- - - SERVICE TRENCH

*ALL BOXES TO SCALE



DATE
08/06/04

JOB 55X100
#04-059

DRAWN BY
C.C.P.

SCALE 1" = 30'
SHEET 1 OF 1

MARINA VILLAGES

TYPICAL JOINT TRENCH LAYOUT
MARINA 55X100 CALIFORNIA

Giacalone

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IN THIS CHAPTER

Capital Improvements Program	7.1
Phasing Plan	7.2
Affordable Housing Component	7.3
Conformance with General Plan Goals	7.4
Conformance with Goals of the Reuse Plan	7.5

Deconstruction

Infrastructure

CAPITAL IMPROVEMENTS PROGRAM 7.1

The Specific Plan area presently contains approximately 900 abandoned US Army barracks and other buildings. These buildings, with a few exceptions, will all be dis-assembled, the materials segregated and either recycled or disposed of in a landfill. The Fort Ord Reuse Plan and implementing documentation provides that the World War II wooden barracks buildings and certain other abandoned US Army facilities will be deconstructed and the materials, including any hazardous materials, removed from the site and disposed of by the Fort Ord Reuse Authority as part of its Capital Improvement program for the base reuse. The remaining buildings, together with foundations, slabs, concrete supports, underground and overhead utility lines and the existing pavement of streets, sidewalks and curb & gutter will be removed, crushed and recycled as aggregate for new pavement by the Master Developer.

Some of the existing buildings may be restored and reused for community or other purposes, including as retail buildings.

Deconstruction will occur on a phased basis over time, as required by the development phasing plan.

The University Villages Specific Plan implementation will require a variety of new backbone infrastructure and other capital improvements. These include installation of streets, sidewalks, signals, street lighting, bicycle trails, landscaping, parks, storm drainage structures, new water distribution, wastewater collection and other utility lines. These will provide the required connection of services to super-pads that will be sold by the Master Developer to other entities who will construct further infrastructure within the super-pads to service the buildings that will be constructed.

Some of the installation of primary backbone infrastructure required for the Plan has already been constructed or is under construction under contracts let by FORA. These include the rebuilding of Imjin Parkway, its interchange with Highway 1 and the reconstruction and realignment of 2nd Avenue. These improvements, together with other similar primary backbone streets and related utilities are part of the Base Reuse Capital Improvement Plan, which is updated annually and published by the FORA Board. Items that are funded by FORA's CIP include the reconstruction of 8th St and improvements to the potable water supply system.

In addition to these facilities, which lie within or immediately adjoining the Specific Plan boundary, FORA's CIP provides funding for regional transportation improvements for traffic and other mitigations required by implementation of the Reuse Plan.

Certain other public facility improvements such as parks will be under-

CAPITAL IMPROVEMENTS PROGRAM

Financing Measure

taken by the Master Developer both on land that is part of the developable area of the Plan designated the "Hilltop Park", which will be dedicated to the City of Marina. Improvements may be undertaken to the City's Public Benefit Conveyance Park & Recreation Parcels, which are already owned by the City, by separate agreement with the City. Other neighborhood parks will be constructed on land that will be vested in Homeowners Associations that will be formed by the Master Developer for the purposes of maintaining them.

With the exception of the new infrastructure recently installed under FORA's CIP and jurisdiction, the existing US Army improvements of streets, sidewalks, sewer, water, and dry utility distribution systems are outdated, obsolete or not in adequate condition or to the necessary standards to be retained. They will be removed as part of the deconstruction and site clearance process and be replaced with new systems built to current Codes and standards under the review of the relevant utility purveyor.

FORA's CIP, which contains funding for additional backbone infrastructure is financed in part by a Community Facilities District which encumbers all the privately developable area of the Plan, together with all other privately developable areas of the former Fort Ord covered by the Ruse Plan. The CFD requires the payment to FORA of development impact fees based on a per unit amount for residential construction, per square foot of floor area of commercial buildings and per room for hotel development. The rates of these impact fees escalate over time. Such fees are payable at the time building permits for building construction are issued by the City of Marina. Reference is made to FORA's annually published CIP documents for details of the funding provided. Other sources, such as land sales within the Reuse Plan area by jurisdictions such as the City of Marina RDA, provide additional funds to FORA's CIP.

The City's CIP for provision of public facilities is funded by development impact fees which are regulated by City Ordinance 2003-02 which added Chapter 3.26 to the City's Municipal Code and which are applicable to the Plan area.

Fees based on square footage of floor area are payable for commercial construction, as provided in Exhibit A-2, Tables 3-B and 3-C of the Code Chapter.

Except as provided for below, infrastructure costs will be funded from internal sources available to the Master Developer or from the entities to which the Master Developer sells super pads for building construction.

CAPITAL IMPROVEMENTS PROGRAM

The City's RDA may choose to make part of its share of land sales proceeds generated by its sale of land to the Master Developer with the Plan area available for the construction of public facilities and other public improvements, including parks, to be installed within or outside the Plan area to provide services to residents and businesses located within the Plan area. It may also designate that Tax Increment available to the RDA for this purpose. Such sources of funding from the RDA for infrastructure and public facility purposes may be established in the Disposition & Development Agreement to be entered into by the Master Developer and the RDA and in the Development Agreement to be entered into between the Master Developer and the City of Marina that will regulate the development of the Plan Area.

The Master Developer plans to create a Community Facilities District to fund certain eligible public improvements. The CFD will fund these improvements on the basis of their eligible costs pursuant to applicable California law, using funds generated from tax exempt bond financing issued by the RDA and secured on a future tax levy on the encumbered property within the Plan Area.

PHASING PLAN

7.2

Construction of the University Villages project, starting with deconstruction and environmental clean-up is projected to commence in the second half of 2005. It will be planned and undertaken in phases. A graphical representation of the Phasing Plan is included in this section. These phases represent the progress of land acquisition.

The most important connection for University Villages to the existing City of Marina downtown and other parts of the Peninsula is via the 12th St interchange with Highway 1. The Imjin Parkway corridor is already experiencing increased activity since its reopening after improvements by FORA in November 2003. It now provides a convenient connection to Highway 1 for the northerly part of Fort Ord and areas to the east via Reservation and Blanco Roads.

The development is planned in three defined land take down phases, together with certain parcels that are identified as "opportunity phases". Phase I will commence at the 12th St interchange and will incorporate the primary regional, Village Square and Village Promenade retail components adjoining Imjin Parkway and Highway 1. Primary access will be via the newly reconstructed 2nd Ave, where the intersection at Imjin will be signalized. This first phase will also include land for the grocery center planned for the south-east corner of Imjin Parkway and 2nd Ave. There will be an office development component that may include office uses on a second story above the specialty retail on the north side of the Village Square. Final construction of the Village Square and Village Promenade includes two story town-homes above retail shops.

The residential components of Phase I will include 108 apartment units adjoining the south side of the Village Promenade, which will be rented as Affordable Housing pursuant to California RDA law and the City/RDA's inclusionary housing requirements of the Housing element of the General Plan.

Market rate for-sale housing to be constructed will include the live/work town homes that face the linear park and the Beach Boardwalk and several parcels that lie east of 2nd Ave.

Phase II includes any remaining portions of the primary retail center not commenced in Phase I and the completion of the remaining residential units to the east of 3rd Ave running east to California Avenue excluding the for sale low income units near the northeast corner, 8th St. and the campus of CSUMB border the south of this parcel. Additional residential areas in this Phase II lie between the City's large PBC site to the east and 1st Ave to the west. The northerly boundary of this parcel will be the Beach Boardwalk connection to the 8th St overpass and the Transit

PHASING PLAN

Esplanade. The Greenbelt linkage from the Village Square as far south as 6th St and the crossing linear park from 1st Ave to 2nd Ave will be completed as part of Phase II.

Phase II also includes the opportunity phases 1A/B.

Phase III will include additional residential units on a parcel bounded by 3rd St to the south, 1st Ave to the west, 2nd Ave to the east and the southerly limit of Phase II to the north. Also included in Phase III are the 53 for-sale low income units near the northeast corner of the site.

The Greenbelt Linkages running to the south to 3rd St will be completed with Phase III and incorporated into the linear park system portion built in Phase II.

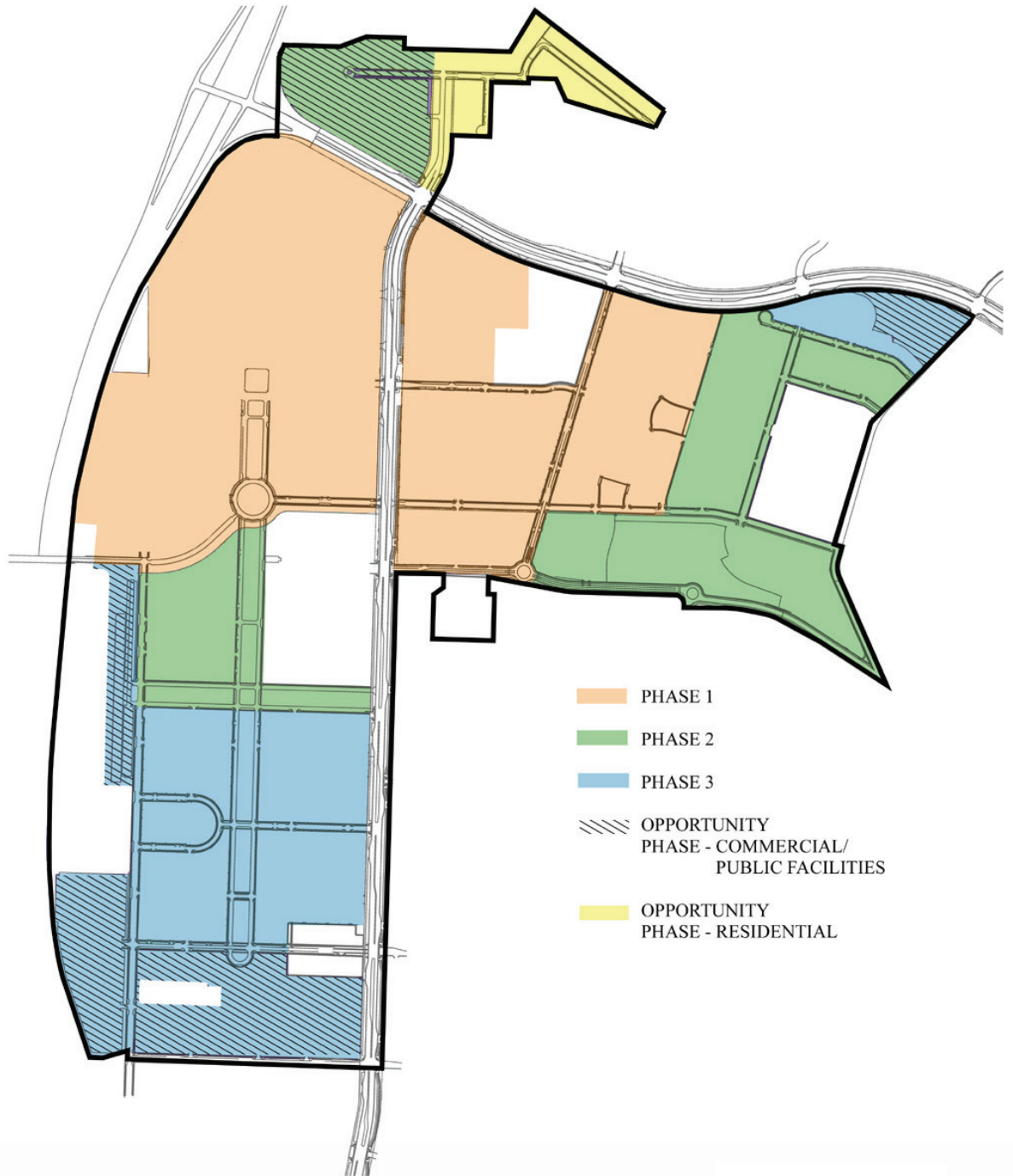
The installation of interim or permanent improvements to the City's PBC parcels at 8th St and 2nd Ave are being discussed with the City/RDA as part of the Business Terms currently being negotiated.

The Opportunity Phases are hatched on the Phasing Plan and include i) the site designated as Multiple Use adjoining the Freeway and Imjin Parkway on the north side of Imjin, ii) the completion of the remaining office/business park north of the 8th St bridge along 1st Ave, iii) the Arts & Cultural District along 1st Ave, iv) the southerly office/business park surrounding the existing County Offices near 1st Ave and 1st St, and v) the neighborhood retail center along 2nd Ave north of 1st St, adjoining the CSUMB campus.

Opportunity sites will be constructed and sold or leased in accordance with the appropriate phase. The residential sites north of Imjin Parkway may be constructed as the improvements for the commercial opportunity site to which they are adjacent are being constructed.

Construction of site infrastructure required for University Villages will be phased in such a manner as to facilitate the development of each phase on a timely basis, including the Opportunity Phases.

PHASING PLAN



UNIVERSITY VILLAGES



The City of Marina's Housing Element Inclusionary Housing Program ("MHE") and the Fort Ord Reuse Authority Base Reuse Plan ("BRP") dated June 13, 1997 establish certain requirements for the City's Redevelopment Areas and for the former Fort Ord respectively for the provision of a minimum level of residential housing units to be built and sold or rented within the relevant boundaries. These boundaries include the University Villages Specific Plan area (plan area). The MHE and BRP require that not less than 20% of new residential development ("NRD"), as defined by California Redevelopment Law ("CRL") shall be affordable to certain income groups, as that concept is defined and administered by CRL and the US Department of Housing & Urban Development ("HUD"). Residential housing units that are included within this definition are hereinafter referred to as Affordable Housing Units ("AHU").

This section describes the unit count, distribution, type and phasing of the construction of AHU within the plan area. Additionally, this section describes certain financing programs which may be available to assist both developers and the purchasers in the provision and purchase respectively of AHU, as may be applicable

Elements of this Plan may be contracted out by the developers within the plan area and by the City RDA to third parties, including to 501.(c).(3) corporations, for both construction, sale and future management of the AHU and implementation of the Plan.

This Plan also proposes to provide an additional 10% of the NRD to be defined as Workforce Housing in accordance with the MHE. This Specific Plan establishes an NRD not to exceed 1237 residential housing units, including affordable units.

The proposed percentage income levels and mix for Very Low, Low, Moderate Income and Workforce housing to meet these required minimum and voluntary requirements are listed in **Table 1** below. The pricing of the AHU's, whether as rental or for-sale housing, will be based on the HUD published average median household income ("AMI") for the County of Monterey, adjusted for household size.

AFFORDABLE HOUSING COMPONENT

Table 1 – Percentage Income Mix/Income Limits

	Very Low	Low	Moderate	Workforce
% of NRD	6%	7%	7%	10%
Income Range ¹	< 50%	< 80%	< 120%	< 150%

The numbers of affordable housing units for each income category, along with the unit type (i.e. rental or for sale), based on a Plan build-out of 1,237 total residential housing units in the plan area in total (including all AHU in accordance with this section), are listed in **Table 2** below.

These AHU homes will comprise not less than 75 Very Low Income, 86 Low Income units, 87 Moderate Income units and 124 Workforce Housing units; for a total of 372 AHU.

It is intended that certain of the Low & Very Low Income units will be offered as rental apartments; with the balance of AHU's offered as for-sale housing.

Table 2 – Number of Units/Unit Type:

	Very Low	Low (1)	Low (2)	Moderate	Workforce
Housing Units	75	33	53	87	124
Unit Type	Rental	Rental	For-sale	For-sale	For-sale

The 108 rental units referred to above are designated to be located within Planning Area B. The balance of AHU's will be provided either in other specific locations, including Planning Area Q for the for-sale Low Income units listed in Table 2 above or throughout all the residential zoned areas of the plan area in the case of the Moderate Income units. In either case they may either be clustered together or dispersed among the NRD units.

Financing

II. Development Implementation

i) Financing Program for Infrastructure for the Affordable Housing

The affordable housing program and requirements are based on a Specific Plan build out total of 1,237 residential housing units, including the 372 AHU's. Extensive off-site improvements and site preparation are required. Financing of the program may include a variety of instruments and funding mechanisms including but not limited to, development agreements, reimbursement agreements, use of existing public and private funding for affordable housing, fee waivers, tax-increment and transfer programs.

A policy may be developed by agreement between the RDA and FORA

AFFORDABLE HOUSING COMPONENT

in which a portion of the AHU's would be provided outside of Fort Ord, but within the City of Marina.

ii) Financing Assistance for Affordable Housing

Potential sources of financing assistance for the affordable units, particularly the units targeted for the very low-income and low-income households, include, but are not limited to, the following.

a) Redevelopment Housing Set-Aside

The City's redevelopment project area including the University Villages Specific Plan will generate tax increment and housing set aside funds ("HSA") that can assist in the development of the affordable housing goals, objectives and requirements of the City, the RDA and the Base Reuse Plan. See also the Section relating to Infrastructure and Financing for the Specific Plan.

b) Low Income Housing Tax Credits (LIHTC)

The Low Income Housing Tax Credit provides tax credits to owners and investor in Very Low and Low-Income rental housing based on the cost of development and the number of qualified low income units. The tax credits produced are approximately 81% of the new construction costs for projects that are competitive in the Statewide tax-credit program. Multi-family bond financed projects automatically receive a credits of 35% of the new construction costs. The LIHTC may result in greater affordability being provided than the minimum required by the BRUP and CRL. The use of LIHTC that are sold to investors decreases the amount of private equity and/or public and private debt necessary to support the Very Low- and low- Income rental housing.

To qualify for tax credits, a project must have either i) a minimum of 20% of its units occupied by Very Low-Income households (incomes of 50% or less of median income) or ii) 40% of the units must be occupied by Low Income households (incomes of 60% or less of median income). In addition, rent levels for these units cannot exceed 30% of the maximum income of the target population, including an allowance for utilities. Rent and income restrictions remain in force for 55 years. Land use agreements and covenants are recorded against each project financed with such tax credits to ensure compliance.

The Low Income Housing Tax Credit is now the primary source for producing low-income rental housing. The California Tax Credit Allocation Committee of the State Treasurer's Office, awards tax credits through a

AFFORDABLE HOUSING COMPONENT

competitive application process, usually with two funding cycles annually. Demand for the 9% credits far exceeds the supply. For this reason, project sponsors frequently use bond financing and the 4% tax credits.

c) Multi-Family Mortgage Revenue Bond Program

Tax-exempt bond financing reduces the cost of financing a project through lower interest rates. Funds needed to operate this program are provided through the sale of tax-exempt bonds to investors. Federal legislation limits the amount of bonding authority for the State (State Cap). Both the single-family mortgage revenue bond program and the mortgage credit certificate program (discussed below) fall under the same cap and thus compete for a part of the cap. The California Debt Limit Allocation Committee of the State Treasurer's Office typically makes allocations through two to three funding cycles annually.

As noted above, financing from the Mortgage Revenue Bond Program may be combined with the 4% Low Income Housing Tax Credits to reduce the costs of permanent financing for rental housing.

Tax-exempt bonds are issued by public entities, such as the California Housing Financing Agency (CHFA), the California Statewide Community Development Authority (CSCDA), or local jurisdictions. Before tax-exempt bonds can be allocated local jurisdictions must pass certain financing resolutions and hold a public hearing.

d) Multi-Family Housing Program

The California Department of Housing and Community Development (HCD) administers the Multifamily Housing Program (MHP), a financing program for affordable multi-family housing developments. The program provides deferred payment loans (3% interest rate) for up to 55 years and grants. The funds are provided for permanent financing only. HCD makes the funds available through a Notice of Funding Availability (NOFA) process, which is very competitive.

e) Programs for Homeownership

Cities, Redevelopment Agencies, counties and the California Housing Finance Agency (CHFA) can administer the following programs. By federal law, the programs have income limits and purchase price limits for participants.

1) Single-Family Mortgage Revenue Bond Program

AFFORDABLE HOUSING COMPONENT

This program has been an important program for first-time homebuyers in California. Buyers of either existing or newly constructed single-family homes can use funds provided under this program to purchase homes. The program provides home purchase loans at interest rates that are below market interest rates. In this way, monthly payments are less, so that a household is more likely to qualify for a loan.

Funds needed to operate this program are provided through the sale of tax-exempt bonds to investors. Federal legislation limits the amount of bonding authority for the State (State cap). The California Debt Limit Allocation Committee makes allocations. CHFA operates single-family mortgage programs with lenders throughout the state and also has joint programs with cities that contribute local funding for down payment assistance and closing costs.

2) Mortgage Credit Certificate Program

The mortgage credit certificate (MCC) program is similar to the single-family mortgage revenue bond program where allocations for both programs are made by the California Debt Limit Allocation Committee. Both operate through the federal tax system, fall under the same cap, and operate under the same income and purchase price limits. Although the federal government does not provide a cash subsidy directly to homebuyers, buyers receive an indirect subsidy through the granting of a tax credit up to 20% of the annual mortgage interest payments. Thus, the amount of federal income taxes is reduced. This is a subsidy that, in effect, lowers the cost of mortgage payments to the buyer.

3) Financing Programs for Sustainable Development

Fannie Mae, as well as other lenders, has begun to recognize the financial value of energy efficient construction and efficient public transportation and has developed lending products that recognize the cost savings that assist in the provision of affordable housing.

4) Community Home Performance Power

This is a zero down payment mortgage program for Low and Moderate-income purchasers of resources-efficient homes. This mortgage adds the home's projected energy and water savings to the borrower's income in the mortgage qualification process, giving the borrower greater buying power (potentially qualifying for a larger mortgage).

AFFORDABLE HOUSING COMPONENT

5) Energy Efficient Mortgage (EEM)

In response to the energy shortage, CHFA encourages the use of FHA's Energy Efficient Mortgage Program (EEM) to minimize energy usage and costs. The EEM helps homebuyers to save money on utility bills by enabling them to finance the cost of adding energy-efficient features to their homes as part of their FHA-insured home mortgage.

6) Community Reinvestment Act (CRA)

Programs of local banks under the CRA can increase the number of potential purchasers of affordable homes.

7) Down-Payment Assistance Program

Down-Payment Assistance may be made available by individual AHU developers.

8) Local Housing Trust

The County of Monterey's existing Trust may be used as appropriate or a jurisdiction may create one. The City/RDA may contract with a third party such as South County Housing for future administrative management of the Affordable Housing.

Development Phasing

A Phasing Plan for the NRD is described elsewhere in this document. The phasing of the AHU within the plan area will be based on achieving not less than the numbers of AHU's in each phase as calculated relative to the NRD in that phase using the percentages in Table 2 above. Modifications to this Phasing Plan for AHU's may be modified by the agreements between developers and the City & the RDA referred to previously; without requiring an amendment to this Specific Plan.

Program Details

The detailed implementation of Affordable Housing Program outlined in this Specific Plan such as marketing the housing, qualifying purchasers or renters, lotteries, preferences for local residents and public agency employees, the long term implementation, re-certification of units and compliance shall be the subject of separate agreements; which shall be established by and between the City and/or RDA and the developers of land for the NRD and developers of the AHU within the plan area. It is anticipated that such agreements will be entered into prior to or simultaneously with this Specific Plan. To the extent that there are conflicts between such agreements and this document, the agreements will prevail.

(Footnotes)

¹; Income range is expressed as a percentage of Area Median Income (AMI) for each income category.

CONFORMANCE WITH GENERAL PLAN GOALS

7.4

University Villages Specific Plan meets the goals, Section 1.18, of the City of Marina General Plan as follows.

A. Housing within the means of households of all economic levels, ages and lifestyles, and therefore, a diversified and integrated housing supply in which new residential development emphasizes a mix of housing types and lot sizes at the neighborhood level.

At University Villages a residential component that offers a range of housing types from vertically mixed-use town homes over Village Promenade and Village Square retail, apartments as part of the Village Center, live/work town homes along the greenbelt, beach boardwalk and transit corridor and a mixed type of housing units. This diversity in housing will in turn offer new homes at a wide range of housing choices and price levels.

B. Community development which avoids or minimizes to the greatest extent possible the consumption or degradation of non-renewable natural resources including natural habitats, water, energy, and prime agricultural land.

Per the chapter on Sustainability and Green Building, University Villages is being planned with a commitment to these concepts.

C. A city within which the majority of the residences, businesses and community facilities are served by frequent, cost-effective transit.

University Villages planning area includes the General Plan designated Transit Corridor as an organizing element of the land plan. Parcels lying between University Villages and the Highway 1 corridor are owned by TAMC and MST respectively.

D. A balance of jobs and housing that provides the greatest possible opportunity both to live and work in Marina.

University Villages Specific Plan incorporates a wide range of housing types, including Affordable and Workforce designated units. With the jobs created by the retail, hotel and office components located in the commercial and multiple use Districts, University Villages will make a major contribution to the balanced development and economic vitality of the City of Marina.

E. A city designed for and attractive to pedestrians, in which most of the housing, shops, businesses, and community facilities are within easy walking distance of each other.

University Villages Plan incorporates a well designed and integrated system of walking and bicycle friendly elements and connections to the surrounding community.

CONFORMANCE WITH GENERAL PLAN GOALS

F. A balanced land use/transportation system which minimizes traffic congestion, noise, excessive energy consumption, and air pollution.

Proposed is a transit corridor, lined in part with live/work housing linking future transportation of the project into a potential multi-modal transit center.

G. A city that helps avoid sprawl in the region by making efficient use of lands designated for community development purposes.

Redevelopment of land for University Village on the former Fort Ord is an ideal location for the City of Marina to expand without impacting its surrounding open lands. This kind of redevelopment serves the greater community by creating a vibrant new addition to the city as well as eliminating blight.

H. A city physically and visually distinguishable from the other communities of the Monterey Bay region, with a sense of place and identity in which residents can take pride.

The architectural imagery for University Villages seeks to create a unique, memorable identity to reinforce the City of Marina as a destination coastal town. During the Specific Plan process this character will become more defined in that simple forms with an architectural palette appropriate to a beach town will be utilized.

I. A diversified and sound economic base that will permit the delivery of high-quality public services to city residents and businesses.

University Villages will create significant new employment opportunities. The retail sales and hotel activities will generate material levels of revenue to be retained by the City's general fund, helping to fund essential and discretionary City services. Over the life of the RDA Tax Increment will represent a large flow of funds for continuing redevelopment and renewal in the City.

J. A community responsive to the housing and transportation needs of Monterey County.

The residential component offers a range of housing types from vertically mixed-use town homes, live/work homes, homes with secondary dwellings and apartments. The various homes types are woven together within the neighborhood fabric.

University Villages responds to regional transportation needs through the provision of regionally serving roads, internal streets that form a network of connections to those roads, bicycle facilities that link to the regional network, and the provision of the right of way for the future regionally serving transit corridor. In addition, University Villages contains sites that provide future opportunities for MST and TAMC.

CONFORMANCE WITH GENERAL PLAN GOALS

K. One or more centers which bring together commercial, civic, cultural and recreational uses and serve as a focus for community life.

A Village Square suitable for community events is proposed. This square forms the focal point for a new Village Promenade. Surrounding the Square and along the south side of Village Promenade are retail uses with housing or office on the 2nd and 3rd floors.

L. A physically and socially cohesive community in which existing and future land uses, transportation facilities, and open spaces are well integrated.

The University Villages plan creates a vibrant place where regional shopping, Village Promenade casual shopping and dining, hospitality, employment, cultural, residential and recreational uses converge.

M. Ample opportunities for outdoor recreation for all residents, both within their immediate neighborhoods, elsewhere in the city, and in the immediate environs.

The park and open space system for University Villages is an integrated system with a wide variety of options for people to enjoy. Major components within the Specific Plan area include the three City of Marina public benefit conveyance parcels. Completing the system are the community greenbelts as well as a series of smaller parks within the neighborhoods.

N. Development which maintains continuity with the city's history and is responsive to the climate and the natural and scenic features of the local and regional setting, including the city's strategic position as the Monterey Peninsula's scenic entry.

University Villages will provide a new, distinctive and vital "Gateway to the Monterey Peninsula" and an attraction of multiple uses to encourage travelers to leave the Freeway and enjoy the many and varied attractions of the Villages and their connection to the State Dunes Park and the ocean. Views of the beauty of Monterey Bay and the Peninsula will abound from many locations within University Villages.

University Villages also preserves and adaptively reuses two existing chapel buildings and a brick and hollow clay tile building. University Villages is developing a public arts and commemorative program celebrating the history of Fort Ord.

CONFORMANCE WITH GENERAL PLAN GOALS

O. *Attractive, distinctive residential neighborhoods and commercial districts which contribute to the overall vitality, image and identity of the city.*

University Villages' residential districts will be an eclectic mix of architectural styles incorporated into modern construction standards and neo-urban principles of higher density single-family homes. The well-integrated mix of styles will be distinctive and well differentiated from conventional suburban single-family subdivisions.

University Villages integrates regional serving retail, Village retail, a Village Square, residential and office uses into a true mixed use district that will be distinctively unique in the area.

P. *Prevention of threats to life and property from flooding, slope failure, and seismic activity.*

Appropriate studies will be prepared and analyzed under the Environmental Impact Report per the California Environmental Quality Act if necessary mitigation measures may be required.

Q. *Equitable distribution of responsibilities and benefits between existing and future residents and businesses.*

University Villages will complement the economic vitality of the downtown area. By reinforcing the establishment of Marina as a destination coastal town, the activity generated will support all areas of the existing City.

CONFORMANCE WITH GOALS OF THE REUSE PLAN

7.5

Fort Ord Reuse Plan: Volume I, Context and Framework and Volume II, Reuse Plan Elements

The Community Design Vision, Chapter 3, of the Reuse Plan offers the design and planning vision for the future of the former Fort Ord. The proposed University Villages development meets the overall intent of this design vision in that the development is a blend of neo-traditional urban design principles and traditional town planning concepts. A goal shared both by the Reuse Plan and the University Villages Specific Plan is to create a livable community that integrates housing, recreation, retail and job opportunities in the overall community plan.

Specific to the University Villages planning district are General Development Character and Design Objectives, 3.8.3, as follows:

The Design Objectives, 3.1.2 under consideration in finding consistency with the Reuse Plan are as follows:

1. Promote a pattern of development that subdivides the large land resource into blocks to allow for convenient and publicly accessible circulation in a manner that creates a Town Center with a mix of uses and lively streetscape.

The University Villages Plan creates a vibrant place where regional shopping, Village Promenade casual shopping and dining, hospitality, employment, residential and recreational uses converge. Key components in creation of this urban community include pedestrian and bicycle friendly streets, open space connections, transit corridors and vistas to important community monuments, such as the Village Square.

2. Take advantage of the State Highway 1 visibility and accessibility to establish a high quality office/R&D center to anchor the Town Center.

The access and visibility of the intersection of Imjin and State Highway 1 forms the ideal location for a Village Center with major regional serving and community retail components.

3. Integrate into the commercial development viable residential neighborhoods with open space amenities and convenient personal services and retail uses.

The Village Square forms the focal point for a new Village Promenade. Surrounding the Square and along Village Promenade are buildings that will house retail, and restaurants with office and residential on the

CONFORMANCE WITH GOALS OF THE REUSE PLAN

second and third floors. There are two additional Retail/Service nodes within University Villages. All are within a quarter to half-mile distance from the residences.

4. Protect the visual qualities of the State Highway 1 Scenic corridor:
 - a) Maintain a minimum 100 foot development setback from the Highway ROW that permits the establishment of a continuous landscape character. Provide for a master landscape plan to reinforce the continuity of the regional landscape using such materials as Monterey Cypress and Monterey Pines along the scenic Highway corridor.
 - b) Designate a scenic corridor design overlay area between State Highway 1` and Del Monte Boulevard/General Jim Moore Boulevard.
 - c) Establish a maximum building height related to an identified mature landscape height to accommodate higher intensity land uses appropriate to this Town Center location without detracting from the Town Center location without detracting from the regional landscape character of the State Highway 1 Scenic Corridor.
 - d) Provide design guidelines to address architectural qualities, building massing and orientation, parking, fencing, lighting and signage.

Critical to the perception of the University Villages community is the view to this area from Highway 1. As the retail, hospitality, employment and cultural uses, along with the TAMC parcels front most of the length of Highway 1, preservation of landscaping, respecting the setback guidelines, sensitivity to building mass and standards for signage fulfill this objective.

5. Take advantage of the transit accessibility represented in the Multi-Modal corridor by incorporating a well-designed pedestrian circulation system throughout the Town Center that links residents and employees to the station locations.

The multi-modal transit corridor forms an east-west link through the site. The integration of the transit corridor into the community plan requires that it be located with a different alignment so as to function better in a more detailed community design.

6. Coordinate development within this district with the preparation

CONFORMANCE WITH GOALS OF THE REUSE PLAN

of a Specific Plan or other planned development mechanism to achieve the potential integrated design that can be realized in this key mixed-use district.

7. Enhance the regional identity of this district with a mix of public and quasi public uses to create a regional cultural attraction:

- a) Assure that the Eighth Street Bridge serves as a major gateway to the Fort Ord Dunes State Park from the former Fort Ord.

The 8th Street will serve as the link from the Village Square out to the State Beach. The "Boardwalk" is envisioned to be highlighted with special landscaping, paving treatment, street furniture and lighting.

- b) Consider incorporating into this district a Visitor/Cultural Center that creates a regional identity for the Town Center and retaining an enclave of typical military wood structures to promote the Fort's history and contribution to the Monterey Peninsula.

The Specific Plan contemplates preserving the two chapel buildings along with a brick and hollow clay tile structure that would be part of the Village Center. Further investigation will determine if the existing warehouse in the Arts/Cultural district can have some components that remain as well. Additionally, the east/west greenbelt is proposed in a location that preserves an existing open space corridor.

8. Create uses which encourage the use of and compliment the Fort Ord Transportation Center at First Avenue and Fifth Street. Goals of the Reuse Plan are defined as "A general, overall and ultimate purpose, aim, or end towards which the City or County will direct effort."

University Villages Specific Plan has been designed to meet the following goals of the Reuse Plan.

Land Use Goal: Promote orderly, well planned, and balanced development to ensure educational and economic opportunities as well as environmental protection.

The University Villages Specific Plan creates a livable community that integrates housing, recreation, retail and job opportunities in the overall community plan.

CONFORMANCE WITH GOALS OF THE REUSE PLAN

Circulation Goal: Create and maintain a balanced transportation system, including pedestrian ways, bikeways, transit, and streets, to provide for the safe and efficient movement of people and goods to and throughout the former Fort Ord.

The University Villages Specific Plan encourages alternative modes of transportation through bicycle and pedestrian friendly street designs. The gridded nature of the block pattern disperses traffic so that this street pattern in conjunction with the pedestrian paseos creates the most seamless network of connectivity for autos, bicycles and pedestrians.

Recreation and Open Space Goal: Establish a unified open space system, which preserves and enhances the health of the natural environment while contributing to the revitalization of the former Fort Ord by providing a wide range of accessible recreational experiences for residents and visitors alike.

Development of University Villages will include adequate and suitable open space facilities and improvements for recreation and outdoor public gatherings & festivals, both formal and informal. Amongst these improvements will be the linear park feature paralleling 2nd Ave, the City's PBC parcels as previously discussed in this document, the Beach Boardwalk at the 8th St over-crossing, the Hilltop Park at 8th St and the Village Square/Village Promenade area, as well as numerous sub-neighborhood parks within the neighborhoods.

Conservation Goal: Promote the protection, maintenance and use of natural resources, with special emphasis on scarce resources and those that require special control and management.

The University Villages Specific Plan includes Sustainability and Green Building Guidelines in recognition that sustainable communities that also incorporate the principles of smart growth and green building technologies better serve the needs and desires of today's residents and the needs of future residents.

Noise Goal: To protect people who live, work, and recreate in and around the former Fort Ord from the harmful effects or exposure to excessive noise; to provide noise environments that enhance and are compatible with existing and planned uses; and to protect the economic base of the former Fort Ord by preventing encroachment of incompatible land uses within areas affected by existing or planned noise-producing uses.

University Villages adjoins four arterial highways and the Highway 1 Freeway. Noise factors generated by these traffic sources and any others that are applicable will be analyzed as one of the EIR Technical Studies. It is not intended that sound walls to intercept this noise will

CONFORMANCE WITH GOALS OF THE REUSE PLAN

be built anywhere in University Villages between the commercial and residential districts and the traffic noise source. General Plan goals for interior spaces will be achieved by the use of architectural features such as windows with appropriate STC's. Exterior spaces will be addressed by the location and orientation of buildings

Seismic and Geologic Hazards Goal: to prevent or minimize loss of human life and personal injury, damage to property, and economic and social disruption potentially resulting from potential seismic occurrences and geologic hazards.

A comprehensive field investigation and report will be undertaken by a qualified geotechnical engineer over the entire area of University Villages intended for development. The investigation and its conclusion will address any seismic hazards present in the area and include recommendations for building and foundation structures to meet or exceed State and local business Codes for seismic safety.

Fire, Flood and Emergency Management Goal: To prevent or minimize loss of human life and personal injury, damage to property, and economic and social disruption potentially resulting from fire, flooding, or other natural disasters.

A comprehensive study will be prepared by a Geotechnical Engineering Consultant of applicable literature, including any FEMA studies available and investigation of field conditions for surficial and sub-surface soils by way of borings and percolations tests. The results of this study be combined with hydrologic analysis by the Civil Engineering Consultant, which will determine the manner in which storm run-off will be collected and infiltrated into the groundwater and buildings will be located and floors set at elevations that will preclude flooding of structures during defined heavy storm events.

Hazardous and Toxic Material Safety Goal: To prevent or minimize loss of human life and personal injury, damage to property, and economic and social disruption potentially resulting from hazardous and toxic materials.

The University Villages planning area has been intensively investigated both through field and records investigation covering particularly the uses to which it was subjected by the US Army. This process by the ACOE and BRAC office is known as a Record of Decision and a Finding of Suitability for Transfer for its future intended civilian reuse. These efforts and have been monitored and certified by the DTSC.

Toxic materials are known to remain in the abandoned army buildings

CONFORMANCE WITH GOALS OF THE REUSE PLAN

and infrastructure that cover the area. It is FORA's responsibility to remove, recycle and dispose of these materials in approved ways and FORA has conducted extensive studies of the best management practices ("BMP") for building and infrastructure deconstruction and has accumulated substantial experience of these methods in collaboration with responsible air and water quality control Agencies.

Contamination of the groundwater underlying University Villages is known to exist from the US Army's years of operation, including onsite landfills on the former Fort Ord (but not in the University Villages area). Contaminants have migrated underground and have been extensively mapped by the ACOE. A major installation of production, re-injection & monitoring wells and pipework to treatment plants has been constructed by the US Army in former Fort Ord, including the University Villages project area. Operation of these facilities is anticipated to continue for a number of years and until the contaminants in the groundwater have been extracted and removed from the water before its re-injection into the aquifer.

SIGN CRITERIA

The following pages contain the retail sign criteria.

EXHIBIT D-1

Marina University Villages

PROJECT **Sign Criteria**

~~April 8, 2005~~

REV October 6, 2008

SheaProperties
Caring since 1881

EXHIBIT D-1

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EXHIBIT D-1

Part 1.0 - Introduction

1.1 Purpose of Project Sign Criteria

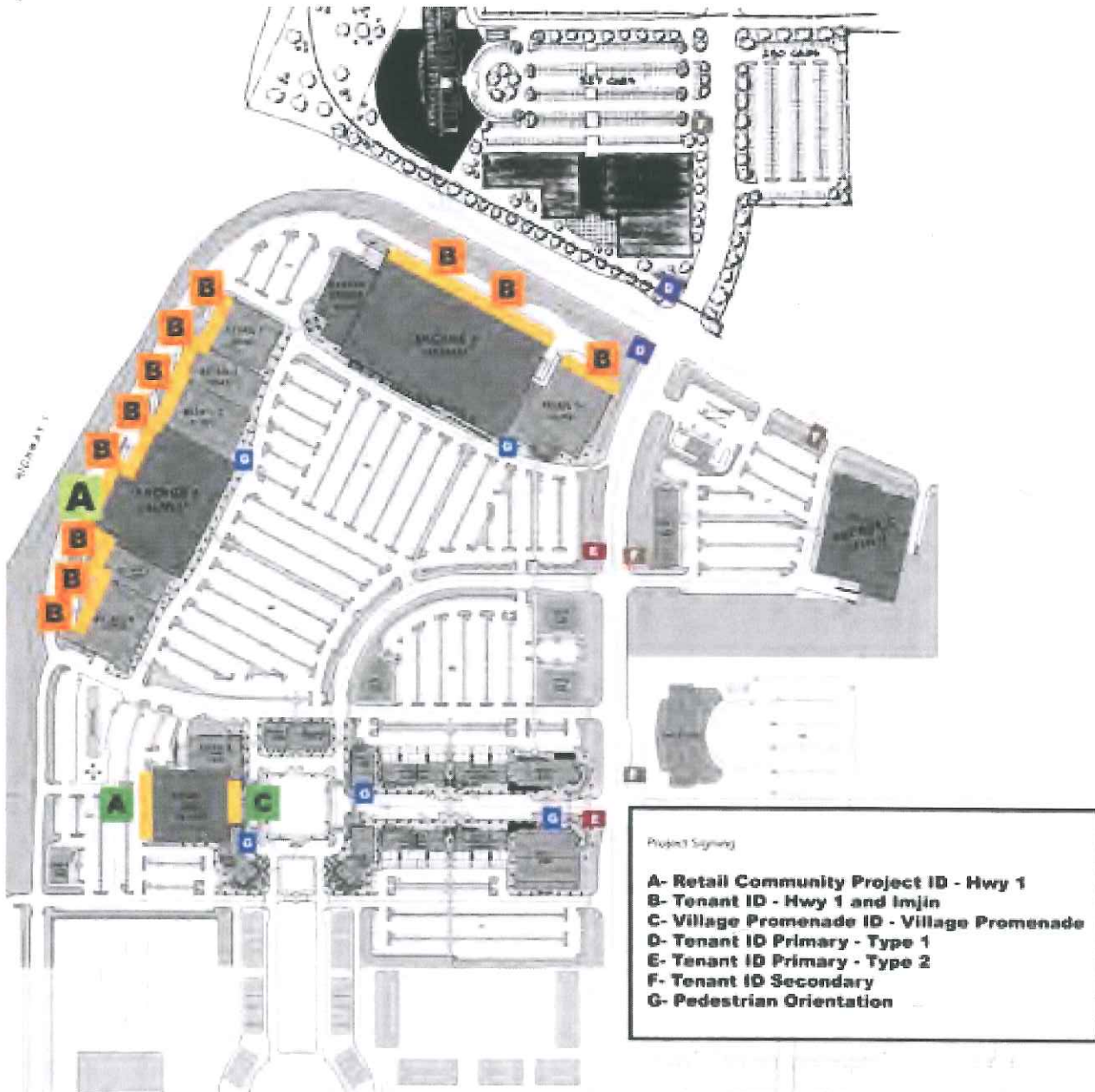
The Project Sign Criteria is provided to guide developers, designers and architects in the design, development and implementation of signs at Marina University Village. The regulations of this Section shall govern the design and maintenance of Project Commercial signage within the University Villages Specific Plan Area. The objectives of this criteria are:

- A. To generate varied and creative signage incorporating a uniformly high level of design, graphics, continuity, consistency and maintenance.
- B. To establish signing as a design element that contributes to the shopping experience unique to Marina University Villages.
- C. To provide standards of acceptability for signs in order to facilitate the review and approval process.
- D. To supply Project and Tenant identification, informational and directional signage, providing for public safety through the ready recognition of Project Areas and Tenants.

All permanent and temporary retail Commercial signage within the University Villages Specific Plan boundaries are regulated by this Plan.

EXHIBIT D-1

1.2 Potential Project Signing Locations



Site Plan Draft - Conceptual Only

EXHIBIT D-1

1.2 Potential Project Signing Locations Revised

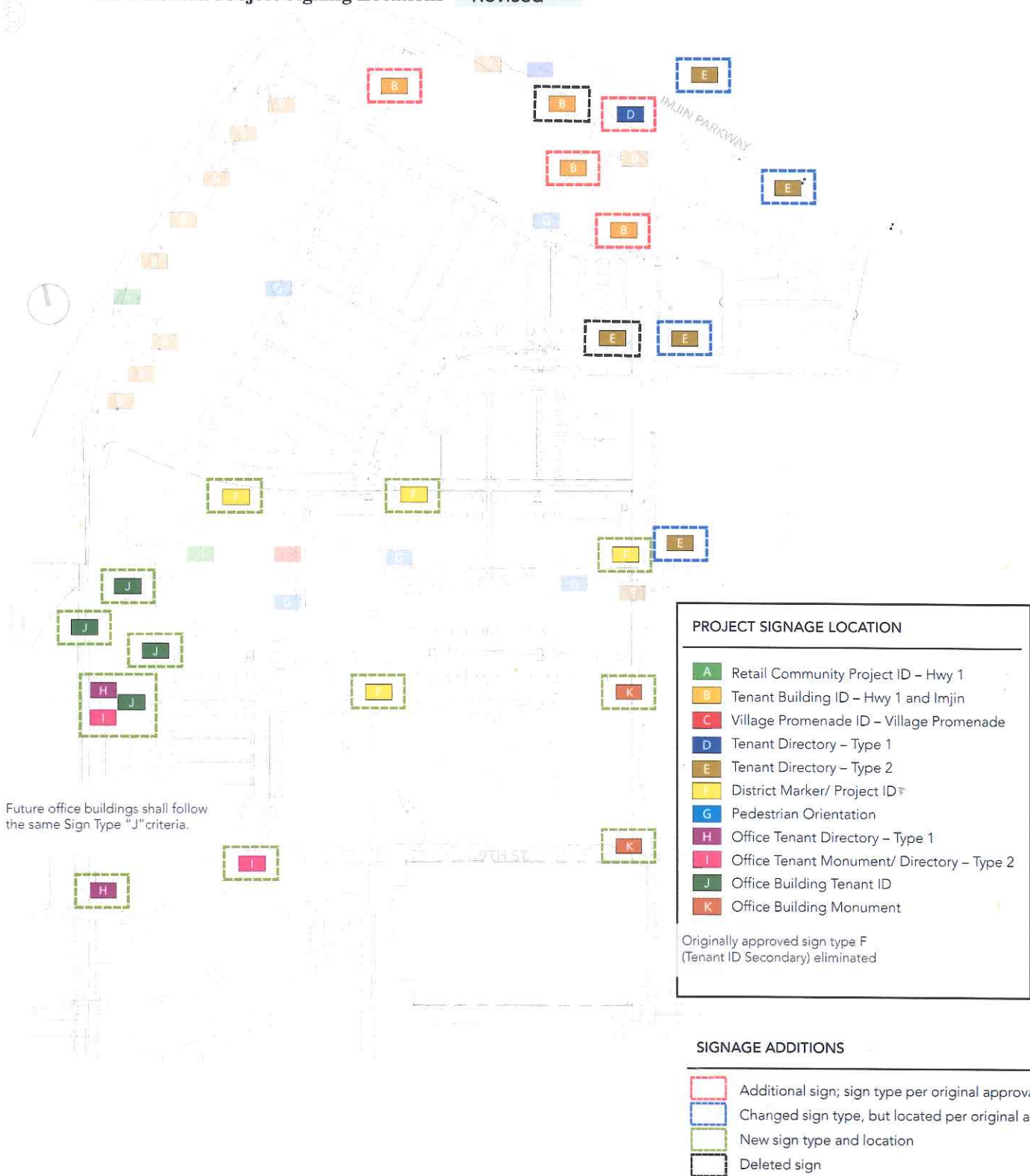


EXHIBIT D-1

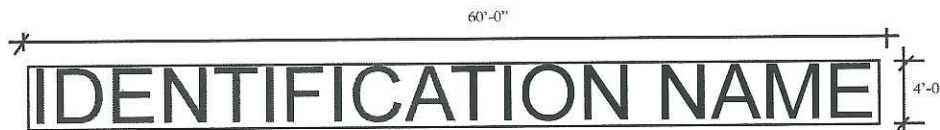
1.3 Standards for Project Signing - Specific Sign Types

I. Retail Community Project Identification - Sign Massing SIGN TYPE A

Retail Community Project Identification Signing may be located at the perimeter of the project site with specific locations to be determined within the areas highlighted on the Key Map (Page 4). If located on a building, the design shall be integral to the architectural design of the building.

Retail Community Project Identification Signing will be sized appropriately for optimal visibility and legibility. Lighting shall be designed to minimize offsite glare. Signs shall be turned off at midnight.

This sign, facing Highway 1, will not be installed any higher than 40 feet and must be attached to building wall below the roof or eave line. Only one sign Type A shall be permitted with location to be determined.



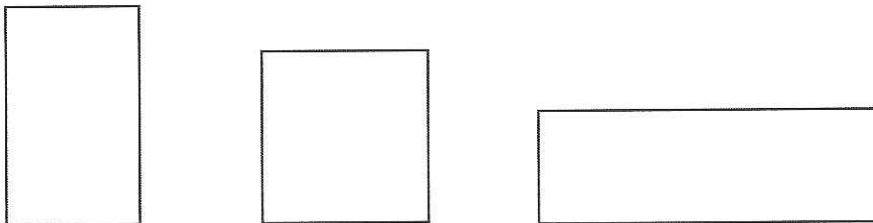
Maximum Area of copy = 240 sf

Maximum Logo Size = 60 sf

Maximum Height = 6 ft

*Note: letters shown above are for illustrative purposes; final name/design to be determined in conjunction with Community Signage.

Alternative Orientations within the Maximum Square Footage allowance may be considered.



*Note: Variances may be considered by the City of Marina for exceptional signs that fall outside the above criteria.

Tenant Building ID

EXHIBIT D-1

II. ~~Developer Provided Tenant ID~~ - Oriented to Highway 1 or Imjin - SIGN TYPE B

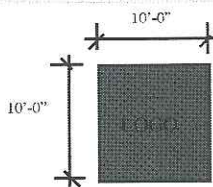
Tenant ID Signs will be located along primary routes of vehicular circulation. Representative locations are indicated on the Key Map (Page 4).

For Sign Type B, signs that face Highway 1 will not be installed higher than 40 feet and must be attached to building wall below the roof or eave line. The two extra sign spaces facing Highway 1 will only be allocated to tenants over 15,000 sf. visible from

Sign Type B signs facing Highway 1 shall be coordinated and designed to achieve a consistent thematic design as designed by the project Environmental Graphics Consultant. This may be accomplished by a combination of elements such as letter height, architectural background or feature in connection with the sign shape, location, halo lighting, color and/or font.

Anchor Tenants (80,000 sf or more) shall be allowed the choice of letter sign or logo sign, but not both. Other Tenants permitted a Sign Type B may not utilize logo signs facing Highway 1.

No single tenant may have more than one Sign Type B sign on a given building elevation, however developer may allocate extra sign type B sign for another tenant on the same elevation if the building is split in the future.



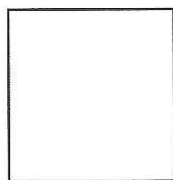
Anchors (over 80,000 sf)
Maximum Cap Height = 6 ft
Maximum Logo Area = 100 sf
Maximum Logo Height = 10 ft

TENANT NAME

Medium Format Tenants
Maximum Cap Height = 4 ft

*Maximum of 11 Tenants Signs at Tenant Sign Zone

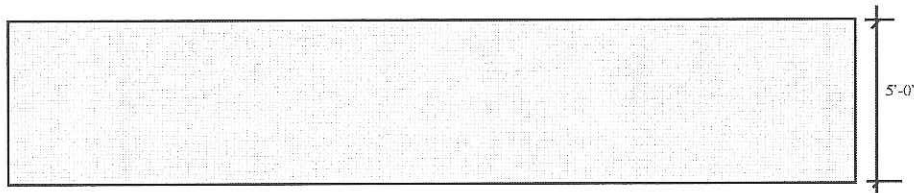
Alternative Orientations in keeping with the above limitations may be considered.



Sign Type B signs facing Highway 1 shall be turned off at midnight.

EXHIBIT D-1

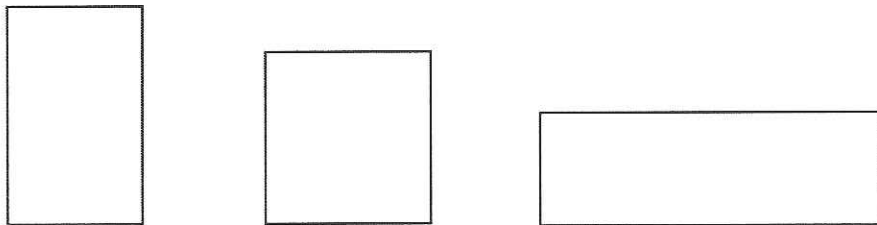
III. Project Id / Village Promenade ID - SIGN TYPE C



Maximum Area = 150 sf

Maximum Letter Height = 5 ft. This applies to tenants other than a theater. If tenant is a theater, then they are entitled to special review as an anchor tenant.

Alternative Orientations within the Maximum Square Footage allowance may be considered.



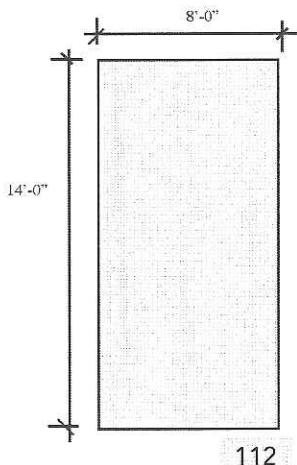
Tenant Directory - Type 1

IV. Developer Provided ~~Tenant ID~~ Primary Type 1 - Freestanding - SIGN TYPE D

Tenant ID Signs will be located along primary routes of vehicular circulation. Sample locations are indicated on the Key Map (Page 4).

Shape and size of Sign Type E signs located on Imjin Road should be dissimilar in shape and size, and shall not be symmetrically located.

Consideration shall be give for opportunities to locate signs on site features such as retaining walls or landscape features, if feasible.



*Note: 2nd "D" sign on Imjin shall not include "The Dunes" at top of the sign.

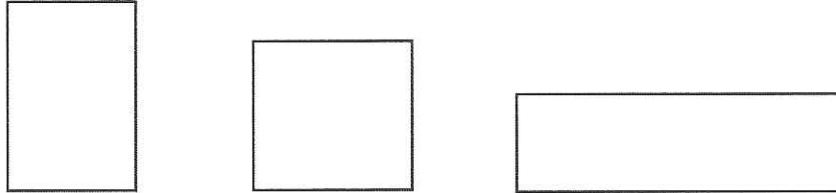
112

Maximum Size = 114sf per face

One (1) to Six (6) Tenants per sign

EXHIBIT D-1

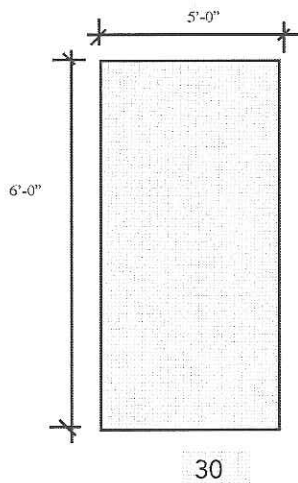
Alternative Orientations within the Maximum Square Footage Allowance may be considered (applies to Sign Types D, E and F).



Tenant Directory – Type 2

V. Developer Provided ~~Tenant ID Primary~~ Type 2 - Freestanding - SIGN TYPE E

Tenant ID Signs will be located along primary routes of vehicular circulation. Sample locations are indicated on the Key Map (Page 4).



Maximum Size = 35 sf per face
One (1) to Four (4) Tenants per sign

District Marker/ Project ID

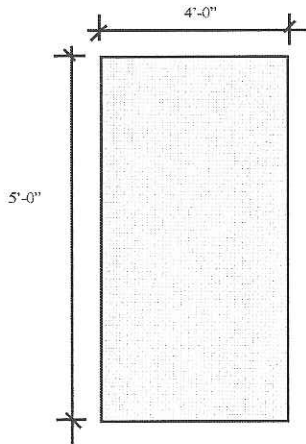
VI. Developer Provided - Freestanding - SIGN TYPE F

District Marker/ Project ID Signs will be located along primary routes of vehicular circulation. Sample locations are indicated on the Key Map (Page 4). The specific design for this sign type will be presented for Design Review Board approval with the landscaping plan.

EXHIBIT D-1

VII. Pedestrian Orientation / Tenant Directory - SIGN TYPE G

Sample Indicated on Key Map Page 4, however alternate locations and number of signs may need to be determined when site plan is finalized.

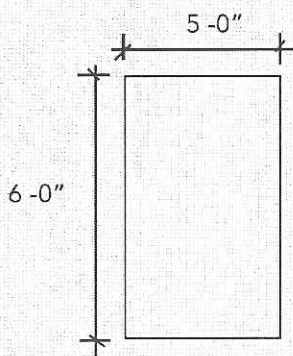


Maximum Size = 20 sf per face

VIII. Directional and Informational Signage will be administratively reviewed/approved by the City of Marina.

VIII. Office Tenant Directory – Type 1 – SIGN TYPE H

Sample indicated on Key Map page 4, however alternative locations and number of signs may need to be determined when site plan is finished



Maximum Size = 30 sf per face
One (1) to Six (6) Tenants per sign

Marina University Village Project Sign Criteria

EXHIBIT D-1

IX. Office Tenant Monument/ Directory – SIGN TYPE I

Sample indicated on Key Map Page 4, however alternate locations and number of signs may need to be determined when site plan is finished. The specific design for this sign type will be presented for Design Review Board approval with the landscaping plan.

X. Office Building Tenant ID – SIGN TYPE J

Samples indicated on Key Map Page 4 and on generic office elevation shown below, however alternate locations and number of signs will need to be determined based on final architectural design.

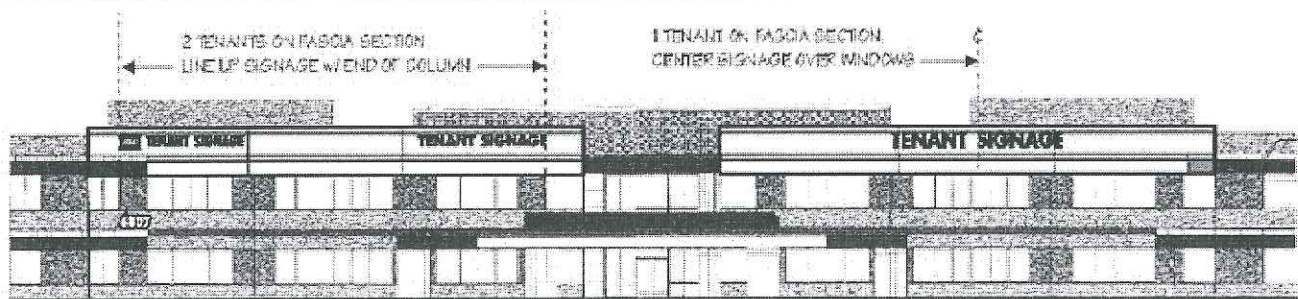
For Sign Type J, signs that face Highway 1 will not be installed higher than 40 feet and must be attached to building wall below the roof or eave line. Signs shall be halo illuminated.

Sign Type J signs visible from Highway 1 shall be coordinated and designed to achieve a consistent thematic design as designed by the project Environmental Graphics Consultant. This may be accomplished by a combination of elements such as letter height, architectural background or feature in connection with the sign shape, location, halo lighting, color and/or font.

Number and location of wall signs permitted will be delegated by Landlord, however cumulative sign area shall not exceed 300 sf per building. Signs must be located on fascia or parapet within top 1/3 of building elevation (exact locations dependent on final building architecture).

Logo sign height not to exceed 52"

Letter sign height not to exceed 48"

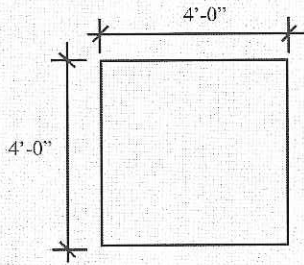


*Building architecture shown is conceptual only

EXHIBIT D-1

XI. Office Building Monument - SIGN TYPE K

Sample indicated on Key Map Page 4, however alternate locations and number of signs may need to be determined when site plan is finished. Sign type K will be limited to the address and building name, or tenant name only if it is a single tenant occupant.



*Note: 2nd "K" sign (on 2nd avenue @ 9th street) shall only be built in conjunction with future office building(s) south of the first office building.

Maximum Size = 16 sf per face

Part 2.0 - General Design Guidelines

2.1 Design Objective

- The primary objective of the Project Sign Criteria is to generate quality, creative signage that works to reinforce the quality and character of Marina University Villages, while at the same time providing effective Identity, Wayfinding and Tenant ID.

2.2 Design Quality

- All signage will achieve the highest level of design quality and be consistent with the quality required in all other sections of this Specific Plan.
- All signage will be consistent with the architectural and landscape character of the specific parcel development, the design intent of the University Villages Specific Plan, and the Community Monumentation as a whole. This consistency shall be maintained through: complimentary materials, architectural design, texture, color and type of illumination. The scale and proportion of graphics shall be in consonance with the design of buildings, individual store landscape and site design.

2.3 Conformance with Public Agency Requirements

- Signing setbacks will be required at all intersections and curb cuts in conformance with the finalized Highway 1 Design Guidelines and the University Villages Specific Plan. Driveways will be treated as private roads for sign distance purposes.

2.4 Typestyles

- Type shall be sized in accordance with established standards for visibility and legibility. Sizing shall take into consideration viewing distance, site lines and vehicle speed for vehicular oriented signs.

2.5 Monument Sign Specifications

- Signs on monuments shall have opaque backgrounds with only the copy internally illuminated. (Monument signs may have external illumination)

2.6 Lighting

- Design of the signage lighting shall contribute to the design of the sign, and shall not detract from the overall design character of the Marina University Villages. Lighting shall provide for enhanced legibility and effectiveness.

2.7 Prohibited Sign Types

The following sign types and finishes shall be **prohibited** at Marina University Villages:

- Illuminated sign boxes. (Creative, tasteful applications may be permitted with approval of Landlord)
- Illuminated back-lit canopies.
- Signs with exposed raceways, conduit, junction boxes, transformers lamps, tubing, or neon crossovers of any type.
- Rotating, Animated and Flashing signs.
- Pole signs and other signs with exposed structural supports not intended as a design element except for code-required signs.
- Pennants, banners, or flags identifying individual tenants.
- A-frame sandwich boards.
- Vehicle signs, except for the identification of a business enterprise or advertisement upon a vehicle used primarily for the purpose, provided the identification is painted on or otherwise affixed so as not to project from the usual profile of the vehicle.
- Signs attached, painted on, or otherwise affixed to trees, other living vegetation, landscaping or natural materials.

EXHIBIT D-1

- Any sign designed to be moved from place to place.
- Signs attached, painted or otherwise affixed to awnings, tents or umbrellas, however, such signs may be permitted in conjunction with special design review by the Landlord.
- Balloons and inflatable signs.
- Any signs including freestanding signs advertising the availability of employment opportunities.
- Signs which emit sound, odor or visible matter or which bear or contain statements, words or pictures of an obscene, pornographic or immoral character.
- Fluorescent or reflective sign colors.
- Simulated materials, i.e. wood grained plastic laminate, wall covering, paper, cardboard or foam.
- Signs attached directly to raceways unless reasonable access is possible through wall or structure behind sign.
- Fluorescent or reflective materials such as mirror.

2.8 Temporary Signs

- Future facility signs are temporary signs which display information regarding future projects. The Developer may display one temporary free-standing sign on each major road bounding the site (two signs maximum), which presents information pertinent to a site and its stage of development.
- A temporary free-standing sign may be erected on a site any time after sub-division and completion of tract improvements. Information may be added or the sign can be replaced by another during the design, construction and leasing periods. Signs may include such information as the development's name, special features, architect and other design consultants, developer, month and year of completion, beginning of construction, advertisement to recruit employees, to identify the leasing agent, or similar information. However, each revision or sign replacement must conform to these standards. A sign that is to be replaced by another shall be removed before the new sign is installed.
- Temporary signs may be post and panel signs or free-standing monument signs.
- No temporary promotional signs will be permitted within public street rights-of-way.
- Temporary signs shall be no more than five (5) feet in height or ~~four (4)~~ ^{ten (10)} feet in width.
- Temporary signs shall be designed to last the length of its intended use without significant fading, warping, peeling, blistering, cracking, rotting, or delamination.
- No temporary sign shall pose a hazard to the safe movement of traffic and shall not block the visibility of permanent signs on adjacent lots.

2.9 Sign Maintenance

- All signs within University Villages shall be maintained in an as-new and fully-functional condition. Signs shall meet all relevant standards of the Specific Plan at all times. Project management shall make periodic inspections of all signs on site. Any deficiencies shall be immediately corrected by the person(s) or business(es) responsible for the maintenance of said sign or signs.

Part 3.0 - Submittal Requirements

3.1 Artwork Submittals

- All sign concepts are to be generated from "camera-ready" logo artwork prepared by a professional graphic designer, which is to be submitted to the City of Marina for approval prior to construction of any signage.

3.2 Signage Approval

EXHIBIT D-1

- The Specific Plan requires the approval of a sign program before any individual permits can be issued.
- **City of Marina Approval:**
A comprehensive site signing program including Project identification Signing, Vehicular Directional Signing, Developer provided Tenant ID Signing, Pedestrian Oriented Signing, Regulatory and Code Required Signing, will be submitted to the City of Marina for review and approval prior to any individual sign permits being issued.
- Four (4) sets of plans from the Developer, are to be submitted to the City of Marina. All mounting details for signage must be submitted. All electrically illuminated signage shall require an electrical permit. Provide material and color samples if requested by the City of Marina.
All materials and colors are subject to approval in the field by the City of Marina.
The plans must include the signage location plans.
- Subsequent permanent and/or temporary signage must also be submitted to the City for review and approval by the City.

3.3 Substitutions / Variances

- Requests to establish signs that vary from the provisions of this sign criteria shall be submitted for Design Review Board and Planning Commission consideration. Signs that depart from the specific provisions and constraints of this Sign Plan will be considered if they:
- Encourage exceptional sign design and creativity.
- Accommodate imaginative, unique, and/or otherwise tasteful signage that is deemed to be within the spirit and intent of the sign criteria.
- Accommodate specific use or tenant requirements.

3.4 Permits

- Following city approval, the Developer or his agent shall submit to the City of Marina sign plans and applications for all permits for fabrication and installation.
- Fabrication and installation of all signs shall be performed in accordance with the standards and specifications outlined in these guidelines and in the final approved plans and shop drawings. Signs shall be inspected upon installation to assure conformance.

Part 4.0 - Construction Requirements

4.1 General

- All signs shall be designed, erected, altered, illuminated, located, moved and/or maintained, in whole or in part, in accordance with the provisions set forth in these regulation and all other applicable codes and ordinances.

4.2 Fabrication Requirements

- All sign fabrication work shall be of excellent quality and workmanship. All logo images and typestyles shall be accurately reproduced. Lettering that approximates typestyles shall not be acceptable.
- Signs must be made of durable rust-inhibited materials that are appropriate and complementary to the to the

EXHIBIT D-1

design of Marina University Villages.

- All formed metal, such as letter forms, shall be fabricated using full-weld construction with all joints ground smooth.
- All dissimilar metals shall be separated with non-conductive gaskets to prevent electrolysis. In addition to gaskets, stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
- Threaded rods or anchor bolts shall be used to mount sign letters which are spaced out from background panel and must be finished to blend with the adjacent surface. Angle clips attached to letter sides will not be permitted.
- Paint and Color coatings shall exactly match the colors specified on the approved plans.
- Surfaces with color mixes and hues prone to fading (e.g., pastels, complex mixtures, intense reds, yellows and purples) shall be coated with ultraviolet-inhibiting clear coat in a matte or semi-gloss finish.
- Joining of materials (e.g., seams) shall be finished in such a way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
- Finished surfaces of metal shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
- All lighting must match the exact specifications of the approved working drawings. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
- All conduit, raceways, crossovers, wiring, ballast boxes, transformers, and other equipment necessary for sign connection shall be concealed. All bolts, fastenings and clips shall consist of enameling iron with porcelain enamel finish; stainless steel, anodized aluminum, brass or bronze; or carbon-bearing steel with painted finish. No black iron material will be allowed.
- Underwriter's Laboratory-approved labels shall be affixed to all electrical fixtures. Fabrication and installation of electrical signs shall comply with UBC, NEC, and local building and electrical codes.
- Penetrations into building walls, where required, shall be made waterproof by the tenant's sign contractor.
- Location of all openings for conduit sleeves and support in sign panels and building walls shall be indicated by the sign contractor on the above shop drawings. Sign contractor shall install same in accordance with the approved drawings.
- In no case shall any manufacturer's label be visible from the street or from normal viewing angles.

EXHIBIT D-1
Part 5.0 – Definitions

DIRECTIONAL SIGN:

Any pedestrian or vehicular sign with an arrow directing a person to a destination.

DIRECTORY SIGN:

A sign that identifies the names and locations of tenants in a multi-tenant building or in a development made up of a group of buildings and may include a visual map.

MONUMENT SIGN:

A formal ground mounted sign used to identify a project or place.

IDENTITY SIGN:

Any sign that indicates a location or place.

REGULATORY SIGNAGE:

A sign system that has the primary purpose of conveying information concerning traffic rules, ordinances and laws. Example: Stop sign, yield sign, street sign, speed limit, etc.

DISTRICT MARKER SIGN:

A sign that identifies the entrance portal of a district within a project, such as a park, plaza, or retail street.

Marina University Villages

TENANT **Sign Criteria**

~~April 8, 2005~~

September 9, 2008

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Part 1.0 - Introduction

1.1 Purpose of Tenant Sign Criteria

The Tenant Sign Criteria is provided to guide designers, architects and tenants in the design, development and implementation of signs at Marina University Villages. The objectives are:

- A. To generate varied and creative tenant signing through application of imaginative design treatments and distinctive logos and typestyles.
- B. To establish signing as a design element that contributes to the shopping experience unique to Marina University Villages.
- C. To provide standards of acceptability for signs in order to facilitate the review and approval process.

1.2 Tenant Requirements

- A. Tenant signing shall be provided by the Tenant and shall conform to the Criteria.
- B. Tenants are required to retain the services of professional sign design firms and fabricators, licensed in the State of California, for their identity design. All sign concepts are to be submitted to Landlord for approval as “camera-ready” artwork prepared by a professional graphic designer. Following Landlord concept approval, engineered shop drawings are required to be provided by sign fabricator for Landlord approval. See Part 3.0-Submittal Requirements for more details.
- C. All Tenant signing is subject to written approval from the Landlord. The Landlord will remove any signs fabricated and installed without prior written approval. All costs for removal, including but not limited to patch and repair of the building, will be at the tenant’s expense.
- D. All appropriate government permits, fees and licenses shall be acquired by Tenant prior to sign installation.
- G. Tenants are responsible for the maintenance and upkeep of their signs.
- H. Variances to these standards are possible with approval of the Landlord and The City of Marina.

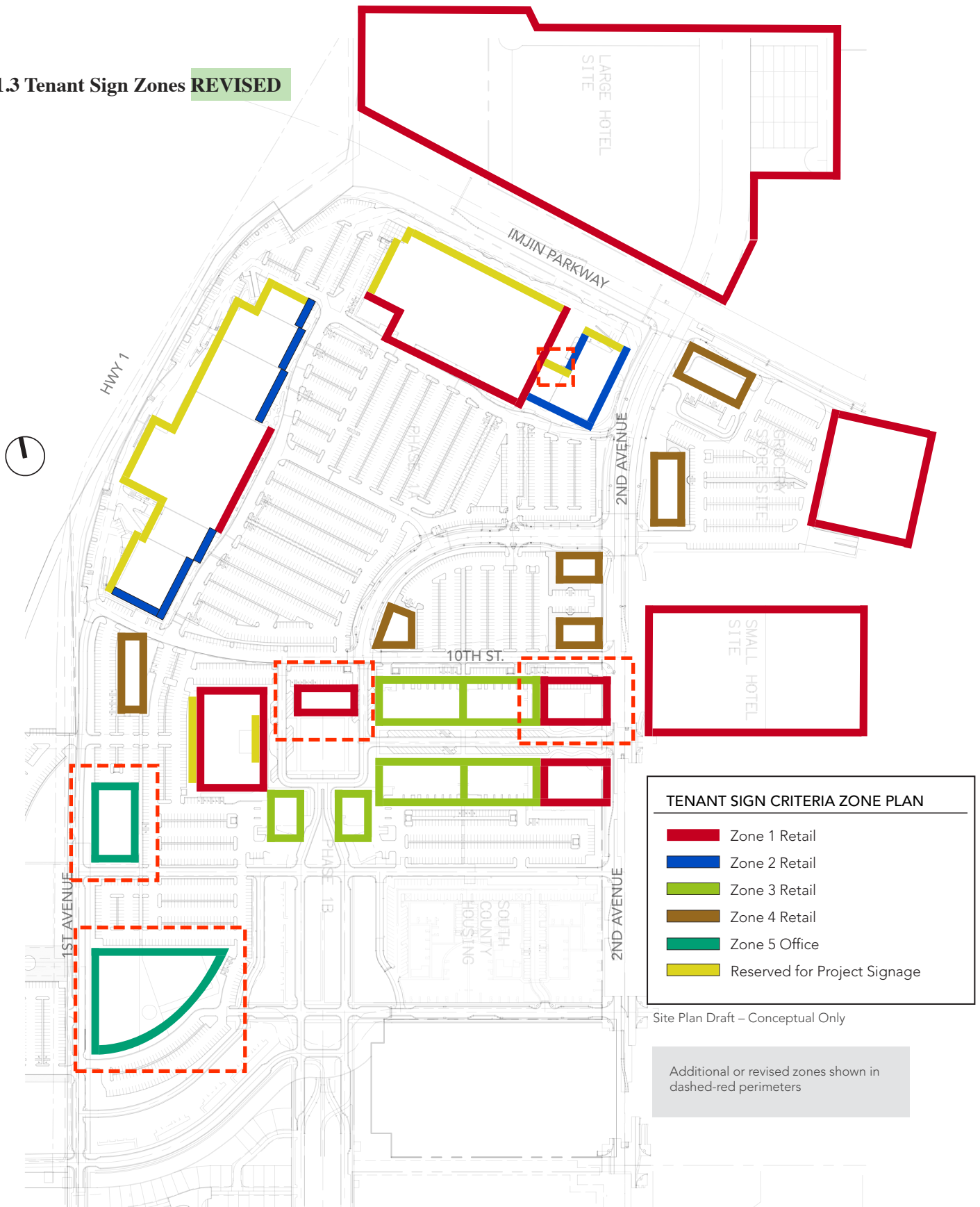
1.3 Tenant Sign Zones

Marina University Villages is divided into Five Zones, four (4) retail and one (1) office, to assist tenants in choosing appropriate signing for their storefronts or building. Each Zone has it's own specific requirements or restrictions that must be followed. Refer to the appropriate Zone to determine allowable sign location, sign type and size for each storefront.



Zone 1 - Special Use	Page 5
-Anchors	
-Hotels	
-Entertainment, Theaters, Leisure Oriented Tenants	
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1.3 Tenant Sign Zones **REVISED**



Zone 1 - Special Use Zone

Zones identified as Special Use Zones are those tenant areas anticipated to fall outside the standard tenant sign criteria due to size of tenant, type of business and/or the potential for unique and extraordinary signing requirements. For tenants that fall into this category no signing will be allowed prior to Landlord and city approval. Tenants in this zone are required to submit a detailed signing design program for review and approval by the Landlord. Once approved by the Landlord, the client will be required to submit the approved signing program to the appropriate departments within The City of Marina for their review and approval.

Tenants that fall into this zoning category include:

- Major or Anchor Tenants
- Theaters
- Hotels
- Entertainment or Leisure Oriented Tenants

Zone 2 - Mid Size Tenants

Primary Building ID

Max Cap Height: 4'0"

Max Sign Area: 260 sf per frontage or 75% of length and height of clear space available on elevation.

Sign Type: Individual letter or logo forms, face or halo illuminated. The clear space is defined as the continuous area unobstructed or intruded on by a change of architectural elements, finish details, etc. (e.g. - louvres, cornice, windows, doors, canopies, awnings, etc.)

Secondary Building ID @ Pedestrian Level

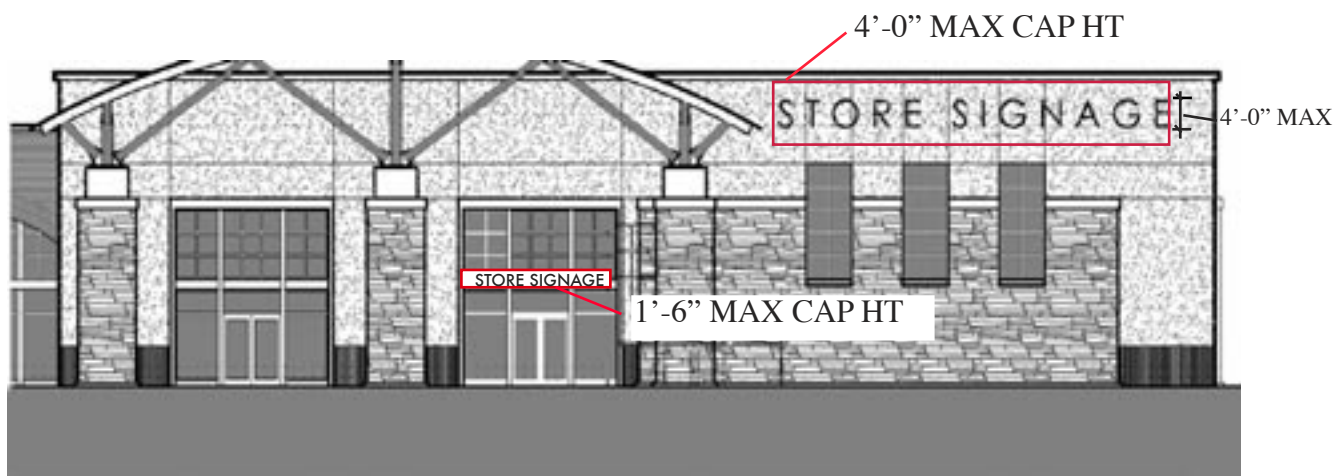
Max Cap Height: 1'-6"

Max Sign Area per location: 32 sf, maximum of 2 locations.

Window Graphics

Permanent - Maximum of 2 sf per tenant entry or 5%, whichever is less.

Temporary - Maximum of 24 sf per 20 lf of fixed glass storefront.



Zone 3 - Village Promenade Tenants

TENANTS > 2,000SF

Primary Building ID

Max Cap Height: 22" for tenants over 2,000 sf

Max Sign Area: 75 sf per frontage or 75% of length and height of clear space available on elevation. The clear space is defined as the continuous area unobstructed or intruded on by a change of architectural elements, finish details, etc. (e.g. - louvres, cornice, windows, doors, canopies, awnings, etc.)

TENANTS < 2,000SF

Primary Building ID

Max Cap Height: 18" for tenants up to 1,999 sf

Max Sign Area: 65 sf

Blade Sign

One Blade Sign one per frontage maximum

Max Sign Area per location: 4 sf per face, maximum of one two sided sign = 8 sf

Window Graphics

Permanent - Maximum of 2 sf per entry.

Temporary - Maximum of 18 sf per 20 lf of glass storefront.

Building Signs

All Village Promenade tenants are limited to one sign per elevation.



Zone 4 - Pad Sites

TENANTS < 10,000SF

Primary Building ID

Max Cap Height on 1 frontage: 30"

Max Cap Height on 2 additional frontages: 24"

Max Sign Area: 100 sf. per Frontage, Max 3 Frontages. Tenants may utilize logo element on a maximum of two frontages.

TENANTS > 10,000SF

Primary Building ID

Max Cap Height on 1 frontage: 36"

Max Cap Height on 2 additional frontages: 32"

Max Sign Area: 125 sf. per Frontage, Max 3 Frontages. Tenants may utilize logo element on a maximum of two frontages.

Blade Signs

Blade signs are permitted (maximum of one) but are restricted to entry facades.

Zone 5 - Office Tenants

*Applies to only planning Area B1.

*No more than two office Tenants per building will be allowed signs.

TENANTS < 10,000SF

Primary Building ID

Max Cap Height: 24"

Max Sign Area: 50 sf., Max 1 Frontage.

TENANTS > 10,000SF

Primary Building ID

Max Cap Height: 30"

Max Sign Area: 75 sf., Max 1 Frontage.

***Signage for Drive-Thru Fast Food Restaurants and Gas Stations will require separate sign submittal and special review by the Landlord and the City of Marina.**

Part 2.0 - General Sign Design Guidelines

2.1 Design Objective

- The primary objective of the sign criteria is to generate quality, creative tenant signage. Tenants are encouraged to combine a variety of materials, lighting methods, colors, typestyles, and graphic elements for unique storefront signage at the Marina University Villages. Signs that incorporate creative logos or graphic elements along with the business identity are encouraged. Identity signs are to consist of “Trade Name” only. Bylines, merchandise or service descriptions are **not** allowed. Any special conditions or deviations from the guidelines in the sign criteria must be approved in writing by Landlord after submittal to the Landlord.

2.2 Sign Placement

- Identity Signs shall be located above primary storefront entrances, unless otherwise indicated or allowed. In general, signs, copy and graphic elements shall fit comfortably into sign area, leaving sufficient margins and negative space on all sides. Wall signs shall appear balanced and in scale within the context of the sign space and the building as a whole. Thickness, height, and color of sign lettering shall be visually balanced and in proportion to other signs on the building.

2.3 Typestyles

- Tenants may adapt established typestyles, logos and/or images that are in use on similar buildings operated by tenant, provided that said images are architecturally compatible and approved by the Landlord.
- Type may be arranged in multiple lines of copy and may consist of upper and/or lower case letters. Tenants must still comply with square footage limit.

2.4 Lighting

- Tenant signs are allowed to be internally illuminated. Exceptions may include Village Promenade tenants if approved by Landlord.
- Shades, or other lighting elements are to contribute to the design of the sign, and should not detract from the architecture of the Marina University Villages.

2.5 Colors

- Sign colors are to provide sufficient contrast against building background colors and are to be varied from the adjacent tenants.
- Color of letter returns are to contrast with building colors for good daytime readability.
- All sign colors are subject to review and approval by the Landlord as part of the tenant sign submittal.

2.6 Materials

Acceptable sign material treatments are:

- Dimensional fabricated metal shapes, paint coated or burnished for variety in color and texture.
- Painted metal screens, grids, or mesh.
- Etched or polished metal. Cut, abraded, or fabricated steel.
- Dimensional letter forms with seamless edge treatments
- Natural opaque hard surface materials with matte finishes.
- Pan Channel Letters with translucent faces and trim caps.
- Glass
- Acrylic

2.7 Glossary of Sign Types

Individual Channel Letters

- Channel letters are to be of painted metal with all seams welded and ground smooth & invisible.
- Letter depth is to be no more than 6”.
- Channel Letters are to be flush mounted or peg mounted 2” maximum from face of wall.
- Peg mounts are to be threaded anchor bolts with round sleeves and are to be concealed.
- All hardware must be painted.
- All wiring and transformers must be concealed within building.

Channel letters may be illuminated with the following techniques:

- **Individual Channel Letters, Face-Illuminated**
- Letters faces are colored translucent acrylic and internally neon or LED illuminated.

Individual, Reverse-Channel Letters with Halo Illumination.

- Channel letters are “reversed” with open side facing wall.
- Internal neon or LED lighting casts light through clear lens on back of channel to wash wall directly behind letter.
- Letter channels are to be peg mounted 2” maximum from face of wall.

Individual letters - External illumination.

- Individual, dimensional letters to be painted or finished metal.
- Letters are to be peg-mounted minimum 1 1/2” from face of wall.
- External illumination to be provided by light fixtures on gooseneck or arm extensions.
- “Light-bars” may be utilized if they are housed within a custom designed hood or metal formed shield enclosure approved by the Landlord.
- All light fixture cut sheets and design application must be submitted to the Landlord and approved prior to purchase and installation.

Sign Mounting Options

- Wall mount – Letters are pin mounted parallel to the building exterior.
- Rail or panel mount-letters are mounted to structural frame or panel when installed in front of windows or other areas that do not allow wall mounted signs.

Blade Signs

- Blade signs are mounted perpendicular to building wall. Blade signs should not project from face of building more than 4’-0” (including bracket).
- The creative use of Logo shapes is encouraged in the design of the blade sign.
- Blade signs must be mounted at least 8’ from grade to bottom of sign.
- Tenants are encouraged to utilize a variety of colors and graphic elements along with typestyle to create a whimsical and energetic signing solution.
- Blade signs are only allowed on certain tenant elevations, to be determined by Landlord.

Wall Mounted Plaques

- Wall mounted panels are installed flush or pin-mounted to wall.
- Allowable materials are cast metal, glass, wood, or durable hard surface material.
- Non-illuminated or externally illuminated by use of gooseneck lights approved by Landlord.

Window Graphics

- **Temporary** - Temporary or promotional signage to convey information announcing sales events, promotions, and community activities. Temporary signs may be displayed for a period no greater than 30 days.
- **Permanent** - Permanent window signage is to provide an attractive and effective means of identification for the business or for product and services provided as well as hours of operation. All signs within ten (10) feet of a window or storefront that can be easily seen from the exterior shall be considered window signage. Exceptions shall only be considered on a case by case basis and only if it meets with the overall design intent consistent with the store and overall project design.

2.8 Prohibited Sign Types

The following sign types and finishes shall be **prohibited** at Marina University Villages:

- Illuminated sign boxes. (Creative, tasteful applications may be permitted with approval of Landlord)
- Illuminated back-lit canopies.
- Signs with exposed raceways, conduit, junction boxes, transformers lamps, tubing, or neon crossovers of any type.
- Rotating, Animated and Flashing signs.
- Pole signs and other signs with exposed structural supports not intended as a design element except for code-required signs.
- Pennants, banners, or flags identifying individual tenants.
- A-frame sandwich boards.
- Vehicle signs, except for the identification of a business enterprise or advertisement upon a vehicle used primarily for the purpose, provided the identification is painted on or otherwise affixed so as not to project from the usual profile of the vehicle.
- Signs painted on an exterior building wall, window, fascia, chimney of a building, on a fence or fence-type wall, on benches, fence posts, trash receptacles, utility poles, utility boxes, storage sheds, bus shelters, satellite dish antennas or other accessory structures.
- Signs attached, painted on, or otherwise affixed to trees, other living vegetation, landscaping or natural materials.
- Any sign designed to be moved from place to place.
- Signs attached, painted or otherwise affixed to awnings, tents or umbrellas, however, such signs may be permitted in conjunction with special design review by the Landlord.
- Balloons and inflatable signs.
- Any signs including freestanding signs advertising the availability of employment opportunities.
- Signs which emit sound, odor or visible matter or which bear or contain statements, words or pictures of an obscene, pornographic or immoral character.
- Fluorescent or reflective sign colors.
- Simulated materials, i.e. wood grained plastic laminate, wall covering, paper, cardboard or foam.
- Signs attached directly to raceways unless reasonable access is possible through wall or structure behind sign.
- Fluorescent or reflective materials such as mirror.

2.9 Temporary Signs

- Temporary grand opening signs will be allowed for 30 days on a case by case basis with prior review and approval by Landlord and by The City of Marina prior to fabrication and installation. These criteria will not prevent granting of temporary special permit or otherwise permitting signs advertising or pertaining to any civic, charitable or special event of general public interest that takes place within The City of Marina when it can be found that such signs will not be materially detrimental to the public welfare, interest or safety, nor injurious to adjacent property.

Part 3.0 - Submittal Requirements

3.1 Artwork Submittals

- All sign concepts are to be generated from “camera-ready” logo artwork prepared by a professional graphic designer, which is to be submitted to the Landlord for approval prior to concept development of any signage.

3.2 Signage Approval

Landlord Approval

- Tenants shall submit for approval three (3) full color copies, or PDF's of detailed signage drawings indicating the location, size, copy layout, materials, colors, illumination and method of attachment. Provide material and color samples if requested by the Landlord. All materials and colors are subject to approval in the field by the Landlord. The plans must include the building elevation, the location of signage on the building, a site plan indicating the location of the Tenant within the project, and construction specifications and details of the proposed signage.
- If the plans submitted to the Landlord are not acceptable or require revisions, they must be resubmitted unless they are approved “with conditions”.
- After plans are approved by the Landlord, one (1) set of the approved submittal shall be retained by the Landlord, one (1) set of the approved submittal shall be returned to the Tenant, and one (1) set of the approved submittal shall be submitted to the City of Marina by the Tenant along with the Landlord's letter of approval which will include any conditions of approval.

City of Marina Approval:

- Four (4) sets of plans, including the signed/approved set from the Developer, are to be submitted to The City of Marina. All mounting details for signage must be submitted. All electrically illuminated signage shall require an electrical permit. Provide material and color samples if requested by The City of Marina. All materials and colors are subject to approval in the field by The City of Marina. The plans must include the building elevation, the location of signage on the building, a site plan indicating the location of the Tenant within the project, and construction specifications and details of the proposed signage.
- Subsequent permanent and/or temporary signage must also be submitted to The City of Marina for review and approval by The City of Marina and the Developer.

3.3 Drawing submittal Requirements

- Fully-dimensioned and scaled shop drawings @ 1/2"=1'-0" specifying exact dimensions, copy layout, typestyles, materials, colors, means of attachment, electrical specifications, and all other details of construction.
- Elevations of storefront @ 1/2"=1'-0" showing design, location, size and layout of sign drawn to scale indicating dimensions, attachment devices and construction detail.
- Sample board showing colors and materials including building fascia, letter faces, returns, and other details as requested by the Landlord.
- Section through letter and/or sign panel @ 1/2"=1'-0" showing the dimensioned projection of the face of the letter and/or sign panel and the illumination.

- Cut-sheets of any external light fixtures.
- Full-size line diagram of letters and logo may be requested for approval if deemed necessary by Landlord.
- All Tenant sign shop drawing submittals shall be reviewed by the Landlord for conformance with the sign criteria and with the Concept design as approved by the Landlord. Remit revised plans until approval is obtained. A full set of final shop drawings must be approved and stamped.

3.4 Substitutions / Variances

- Requests to establish signs that vary from the provisions of this sign criteria shall be submitted to the Landlord for review and approval. The Landlord and The City of Marina may approve signs that depart from the specific provisions and constraints of this Sign Plan in order to:
 - Encourage exceptional sign design and creativity.
 - Accommodate imaginative, unique, and/or otherwise tasteful signage that is deemed to be within the spirit and intent of the sign criteria.

3.5 Permits

- Following Landlords approval of sign shop drawings, Tenant or his agent shall submit to The City of Marina sign plans signed by the Landlord and applications for all permits for fabrication and installation by Sign Contractor.
- Tenant shall furnish Landlord with a copy of said permits prior to installation of Tenant's sign.
- Fabrication and installation of all signs shall be performed in accordance with the standards and specifications outlined in these guidelines and in the final approved plans and shop drawings.
- Signs shall be inspected upon installation to assure conformance. Any work unacceptable shall be corrected or modified at the Tenant's expense as required by the Landlord.

Part 4.0 - Construction Requirements

4.1 General

- All signs shall be designed, erected, altered, illuminated, located, moved and/or maintained, in whole or in part, in accordance with the provisions set forth in these regulation and all other applicable codes and ordinances.
- All signs must also meet all standards set forth by Marina University Villages Sign Criteria and must be approved by the Landlord before fabrication.
- The Landlord does not accept the responsibility of checking for compliance with any codes having jurisdiction over Marina University Villages nor for the safety of any sign, but only for aesthetic compliance with this sign criteria and its intent.

4.2 Fabrication Requirements

- All sign fabrication work shall be of excellent quality and workmanship. All logo images and typestyles shall be accurately reproduced. Lettering that approximates typestyles shall not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to be below standard.
- Signs must be made of durable rust-inhibited materials that are appropriate and complementary to the design of Marina University Villages
- All formed metal, such as letter forms, shall be fabricated using full-weld construction with all joints ground smooth.
- All dissimilar metals shall be separated with non-conductive gaskets to prevent electrolysis. In addition to gaskets, stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.

- Threaded rods or anchor bolts shall be used to mount sign letters, which are spaced out from background panel and must be finished to blend with the adjacent surface.
- Angle clips attached to letter sides will not be permitted.
- Paint colors and finishes must be reviewed and approved by the Landlord.
- Color coatings shall exactly match the colors specified on the approved plans.
- Surfaces with color mixes and hues prone to fading (e.g., pastels, complex mixtures, intense reds, yellows and purples) shall be coated with ultraviolet-inhibiting clear coat in a matte or semi-gloss finish.
- Joining of materials (e.g., seams) shall be finished in such a way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
- Finished surfaces of metal shall be free from canning and warping.
- All sign finishes shall be free of dust, orange peel, drips and runs and shall have a uniform surface conforming to the highest standards of the industry.
- All lighting must match the exact specifications of the approved working drawings.
- Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign.
- Light leaks will not be permitted.
- All conduit, raceways, crossovers, wiring, ballast boxes, transformers, and other equipment necessary for sign connection shall be concealed.
- All bolts, fastenings and clips shall consist of enameling iron with porcelain enamel finish; stainless steel, anodized aluminum, brass or bronze; or carbon-bearing steel with painted finish.
- No black iron material will be allowed.
- Underwriter's Laboratory-approved labels shall be affixed to all electrical fixtures.
- Fabrication and installation of electrical signs shall comply with UBC, NEC, and local building and electrical codes.
- Penetrations into building walls, where required, shall be made waterproof by the tenant's sign contractor.
- Location of all openings for conduit sleeves and support in sign panels and building walls shall be indicated by the sign contractor on the above shop drawings submitted to the Landlord. Sign contractor shall install same in accordance with the approved drawings.
- In no case shall any manufacturer's label be visible from the street or from normal viewing angles.

Part 5.0 - Definitions

The following terms referred to in this design criteria are defined as follows:

Animated Sign: A sign with action or motion, moving characters, changing colors, or change of light, which require electrical energy, but not including wind actuated elements, such as flags or banners.

Blade Sign: A single or double-faced sign placed under canopies perpendicular to and near the storefront entrance OR a single or double face sign located at the building façade mounted perpendicular to the building façade.

Awning: An overhanging structure affixed to a wall, or superimposed upon any roof-like structure, and extending over a sidewalk, walkway, or vehicle access area.

Channel Letters: Fabricated metal letters with either the back or front open for illumination. Halo-lit letters are sometimes referred to as "Reverse-Channel" letters.

Copy Area: The area of a sign, exclusive of margins, in which copy and graphics may be placed. Copy area shall be computed by surrounding each graphic element with a regular geometric shape (e.g., circle, rectangle,

trapezoid, ellipse), then calculating the area contained within the shapes. Minor elements such as swashes, simple lines, or other decorative touches that might extend beyond the limits of the geometric shape shall not be included as part of the copy area.

Exterior Illumination: A light source mounted directly above, or beside, and also mounted on, the same wall surface as the sign it illuminates.

Flashing Sign: A sign, the illumination of which is not kept constant in intensity at all times when in use, and which exhibits sudden or marked changes in lighting effects.

Halo Illumination: A light source that illuminates the background behind the sign with no light protruding from the sides or face of the sign.

Horizontal Band / Storefront Sign Band: Refers to a horizontal architectural building plane designated as a background for signage.

Internal Illumination – Channel Letter: A sign designed to give forth artificial light from a source within such sign, including neon and exposed lamp signs.

Landlord: The party who possesses legal title to the property or site in question or their designated representative, holding the right of approval.

Letter Height: Letter height shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders, and descenders.

Logo: An image composed of a collection of symbols, figures and design elements which together form a distinct and unique identifying mark.

Open Field: Refers to a building plane larger than the typical horizontal sign band height that provides a background for signage and is delineated by architectural features such as rooflines, archways, storefront glazing or building edges. An open field may be comprised of two or more horizontal bands.

Real Estate Sign: A temporary sign advertising the sale, rent or lease of property on which it is located.

Roof Sign: A sign erected upon and above a roof structure, and supported wholly by the roof structure, or a structure placed on the roof.

Rotating Sign: A sign which is designed to revolve or rotate in any manner whether by electrical power or other.

Sign: Any name, identification, description, display, illustration or device which is affixed to directly or indirectly upon a building structure or land in view of the general public and which directs attention to a product, place, activity, person, institution, or business.

Sign Face Area: The area that is allocated for sign placement, including margins, that is designated by the Landlord as being available for display of copy and graphic elements.

Wall Sign: A sign which is in any manner affixed to any exterior wall of a building or structure.

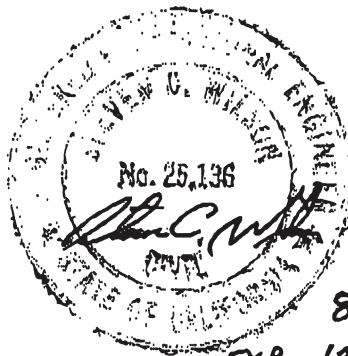
YOUNG NAK CHURCH SPECIFIC PLAN

This appendix contains the approved Specific Plan for the Young Nak Church site.

YOUNG NAK PRESBYTERIAN CHURCH

**PREPARED FOR:
THE CITY OF MARINA, CALIFORNIA**

**APPLICANT:
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FOR YOUNG NAK PRESBYTERIAN CHURCH
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*8/19/2004
EXP. 12/31/2005*

**PREPARED BY:
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APPENDIX "A"	SITE PLAN
APPENDIX "B"	HYDRAULIC CALCULATIONS
APPENDIX "C"	SANITARY SEWER PROFILES

In conformance with the City of Marina's General Plan, West University Villages Specific Plans and Policies and Preliminary Staff Review dated July 30th, 2004.

1.1 Project Description:

The purpose of this project is to relocate two rehabilitated military buildings which have since been converted to Young Nak Presbyterian Church and The Education Building, on the Former Fort Ord Military Base within the City of Marina's jurisdiction.

1.2 Site Description:

Project Address: 235 10th Street, Marina CA 93933. (Former Fort-Ord)
Lot Size: 63,000 sq. ft or 1.45 acres
Zoning: Temporary C-R or Commercial Multifamily Residential District.

The project site presently consists of a parking lot with Monterey Pine, Live Oak and Eucalyptus trees. There are no structures on the site. The surrounding land uses to the (the East) include The Goodwill industries, Vacant Military Buildings and parking (to the West) and Vacant Land (to the North).

The Site topography is marked by a gentle slope starting at the Westerly property line to the Easterly property line with a total relief of only 5 feet at the extreme.

Site vegetation consists of sparse coverage of brushes, multiple pine trees, eucalyptus trees and a single oak tree. The Sand Gillia is an annual herb that is native to California and is endemic to the maritime chaparral of the Monterey Bay Region was recently discovered on the northern half of the property and confirmed by the City of Marina. The potential for the Monterey Spineflower may exist on the site as well and has not been confirmed by the city. No grading and or development is proposed for the Northern half of the property except in Phase II when at some future date a Habitat Conservation Plan (HCP) is adopted for the reuse and development of former Fort-Ord property.

1.3 Site/Land Use Plan

Phase I of the development includes two rehabilitated military buildings which have since been converted to now known as Young Nak Presbyterian Church approximately 2,950 sq. ft. and The Education Building approximately 5,914 sq. ft.

Within the Commercial Multiple Use designation, the General Plan section 2.57 requires development to meet the minimum Floor Area Ratio (F.A.R) of 25%. As proposed, the F.A.R on the proposed Relocation of the two buildings on a 63,000 sq. ft. site equates to 14% with a deficit of 11%. The General plan Section 2.57 (F.A.R) requirement of 25%, will be achieved by the Phase II development of the Site pending adoption of the Habitat

Conservation Plan.

The Proposed buildings have been relocated to conform with the 20 foot Front Setback and 5 foot Side Setback lines, to comply with General Plan Policies 4.49(3) and 4.58 identified in the Preliminary Staff Review.

In accordance to the terms and conditions of a Tree Removal Permit pursuant to Chapter 12.04, Tree Removal, Preservation and Protection, of the Marina Municipal Code, Twelve (12) non-native Eucalyptus Trees will be removed from the Site in Phase I of the development.

1.4 Parking:

Based on Zoning Ordinance Chapter 17.44.050 (A) and 17.44.070 (B), the parking for both building requires approximately Forty five (45) parking spaces and two (2) Handicapped spaces. The total parking spaces provided per the Revised Grading & Drainage plan equals twenty-nine (29)-parking spaces and two (2) Handicapped spaces located at the nearest entrance of both buildings.

The proposed parking spaces provided and are designed to maintain an adequate fire department turnaround as requested by Herald Kelley, Acting Fire Chief for the Marina Fire Department, comments dated July 10th, 2004.

Phase II development of the property, upon approval will provide additional parking to meet the requirements as set forth in the City of Marina Design Guidelines and Standards.

Additional parking is available to the West of the Proposed Education building to be used temporarily if the City of Marina and or West University Villages are willing to grant Young Nak Presbyterian Church, temporary right to use the parking lot until Phase II of the proposed development is completed.

1.5 Zoning:

The temporary Zoning designations consistent with General plan identify the Project site as a C-R or Commercial Multi-Family Residential District. In accordance to the Zoning Ordinance Chapter Section 17.21030(B), Young Nak Presbyterian Church is requesting a Use Permit and Zoning Map Amendment for land use entitlements.

1.6 Utilities:

All utilities to serve the project are available from the 10th Street Frontage of the Property. For specific utility information see Section 4 of this plan.

2.1 Hydrology:

According to the Flood Insurance Rate Map (FIRM) for the City of Marina, community panel numbers (060727 0005 B) for the project site this area is determined to be outside any designated flood plain. No direct runoff from this site is anticipated, as the City of Marina design guidelines require onsite retention of the 10-year storm.

2.2 Onsite Retention:

Based on Upon City of Marina's engineering guidelines, 40 Storm-Tech traffic rated Infiltrator chambers has been incorporated into the design of the site. A copy of the Hydraulic Calculations has been enclosed as Appendix "B".

Onsite runoff will be directed to the proposed H-20 Infiltrator chambers via a combination of surface flow and underground drainage system.

Presently there are no drainage systems near the site that can be used or incorporated into the proposed Drainage Plan.

3.1 Sewer Plan:

Sewage Collection and treatment facilities are provided by Marina Coast Water District.

The Project site is served by an existing 6" VCP Sanitary Sewer Main running parallel along the Southern property line. Four (4) inch ABS Sanitary Sewer Laterals are proposed for both the Education Building and The Chapel with a 2% minimum slope as shown on page C-2 of the Revised Grading and Drainage Plans and attached hereto as Appendix "C".

3.2 Water Plan:

Water Services to the site is provided by Marina Coast Water District.

The Project site is served by a 6" Cast Iron Water Main. A fire hydrant exists along the Southern side of 10th Street directly across the proposed project.

As part of the Project Development, a 1" or 2" water service will be requested to provide for the sprinkler systems for both buildings and will comply and installed with NFPA 13 standards and Codes.

In addition a separate ¾" water service will be requested for landscape and irrigation purpose per Marina Coast Water District guidelines and Standards.

3.3 Other Utilities:

Telephone service to the area is provided by Southern Bell Company (SBC). Electrical and Gas services are provided by Pacific Gas & Electricity (PG&E).

A Utility Trench is designed to service the project along the existing paved pathway running North - South on the existing property.

Solid Waste Disposal service is provided Carmel Marina Waste Management.

4.1 General Architectural and Landscape Theme

The General Architectural theme for the proposed project will be consistent with the West University Villages Specific Plan and City of Marina's General Plan. Both Military Converted Buildings will conform to current Building and Plumbing Codes prior to occupancy. The architectural vocabulary will provide a positive visual image from 10th Street and be consistent with the existing Church and Goodwill industries through the use of Colorful and distinctive elements.

The general Landscape theme will provide structure and identity to the overall project. The Landscape theme recognizes the need to conserve water and energy and the use of plants that do well in hot dry climate. The Landscape therefore proposes the use of drought tolerant plants as well as other plants that are native or naturalized to the Area.

4.2 Building and Material Standards

Building materials utilized on the project will comply with the applicable building and city codes with the building materials conforming to the West University Villages Specific Plan.

4.3 Colors

The colors to be utilized for the proposed Relocation of the rehabilitated military buildings now known as Young Nak Presbyterian Church and Education building will be consistent with color schemes for the West University Villages Specific Plan.

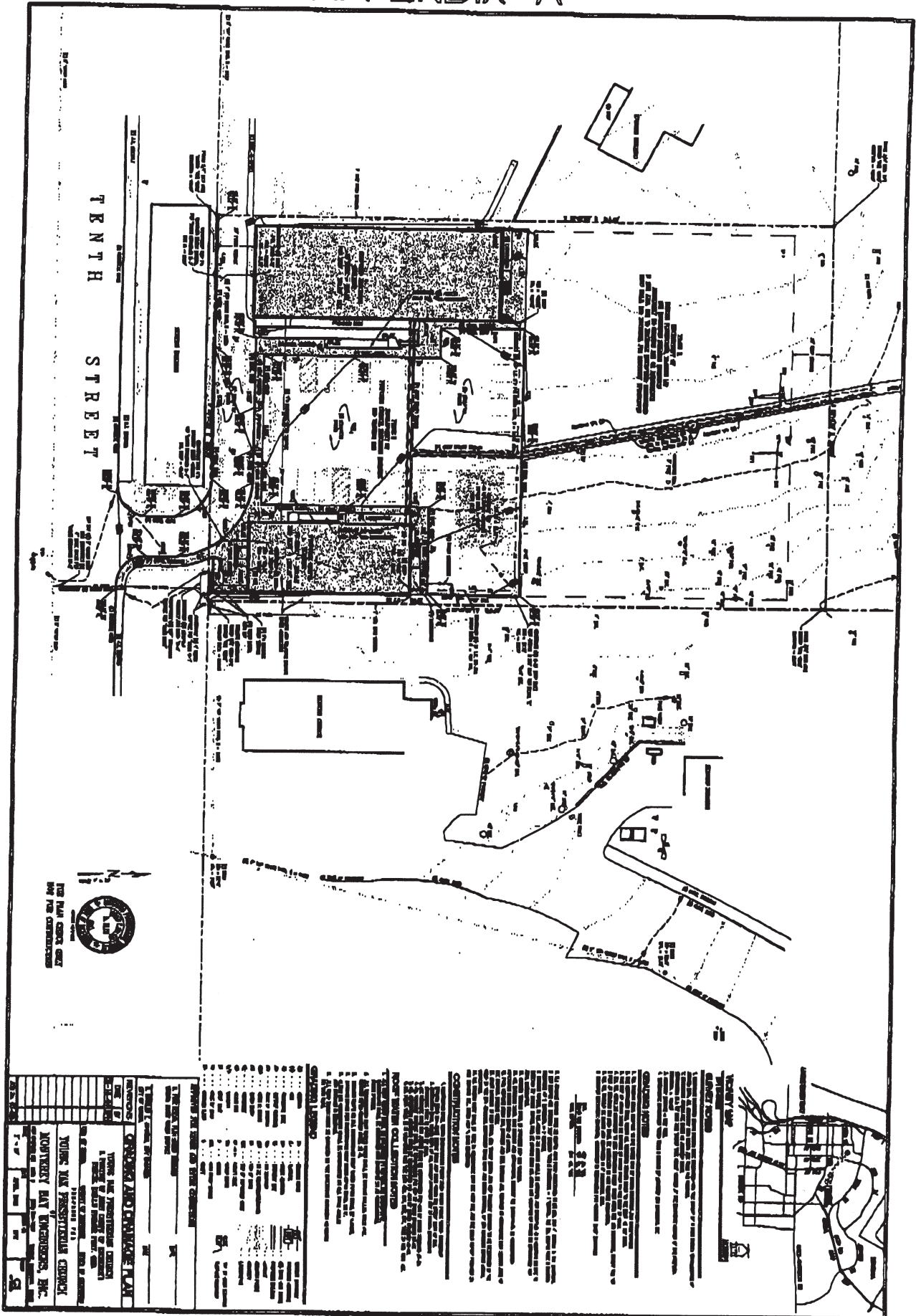
4.4 Landscape Materials and Standards

Landscape materials utilized on the project will conform to the applicable City of Marina Design Guidelines and Standards.

4.5 Design Guidelines

Design guidelines for the Proposed Project will be consistent with the applicable sections of the West University Villages Specific Plan.

APPENDIX "A"



MONTEREY BAY ENGINEERS, INC.

Civil Engineering And Land Surveying

607 Charles Avenue Suite B

SEASIDE, CA 93955

(831) 899-7899 Fax (831) 899-7879

mbayengr@mbay.net

JOB 03-025

SHEET NO. 1

OF

CALCULATED BY SPH

DATE 05 Feb 2004

CHECKED BY

DATE

SCALE

REV: 19 August 2004

DRAINAGE CALCULATIONS APPENDIX "B"

FOR: YOUNG NAK PRESBYTERIAN CHURCH
 CHAPEL & EDUCATION BUILDING
 PARCEL E2B.1.3 FORMER FORT ORD.
 APN N/A

REF: GRADING PLANS BY MONTEREY BAY ENGINEERS, INC.
 FOUNDATION PLANS BY P.M. DUNN ENGINEERING, INC.
 CITY OF MARINA STANDARDS

LANDSCAPED/OPEN AREA =	37,046 SF =	0.850 ac	C =	0.05
BUILDING AREA =	8,864 SF =	0.203 ac	C =	0.95
IMPERVIOUS AREA =	17,121 SF =	0.393 ac	C =	0.95
TOTAL DRAINAGE AREA (A) =	63,031 SF =	1.447 ac	C =	0.42

INTENSITY (I) = 5.68 $t^{-1/2}$

PERCOLATION RATE (r) = 12 in/hr

RUNOFF (R) = (C) (I) (A) 60 t
 = (0.42) (5.68 $t^{-1/2}$) (1.447 ac) (t)
 = 207.6 $t^{1/2}$

TRY 40 INFILTRATOR CHAMBERS* ** TRIAL AREA = 1,000 SF

INFILTRATION (I) = 1,000 SF (12 $\frac{\text{in}}{\text{hr}}$) (1 $\frac{\text{ft}}{12 \text{ in}}$) (1 $\frac{\text{hr}}{60 \text{ min}}$) (t min) = 16.7 tREQUIRED STORAGE (RS) = R - I = 207.6 $t^{1/2}$ - 16.7 t
$$t = \frac{RS}{dt} = \frac{207.6}{(2)(16.7)} = (6.2)^2 = 38.8$$

RS = (207.6) (6.23) - (16.7) (38.8) = 646.6

STORAGE WITH FREEBOARD = (1.33 FREEBOARD) (646.6) = 860 < 962 OK

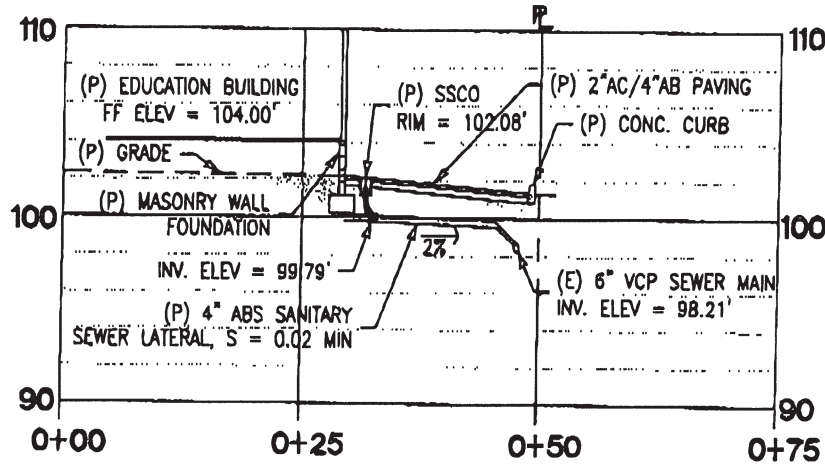
AMOUNT OF STONE REQUIRED = 55 CY = 78 TONS

USE 40 HIGH CAPACITY INFILTRATOR CHAMBERS

* VOLUME INCLUDES 14.7 CF CHAMBER VOLUME + 7.71 CF (25% ROCK VOID AREA) FOR EACH CHAMBER

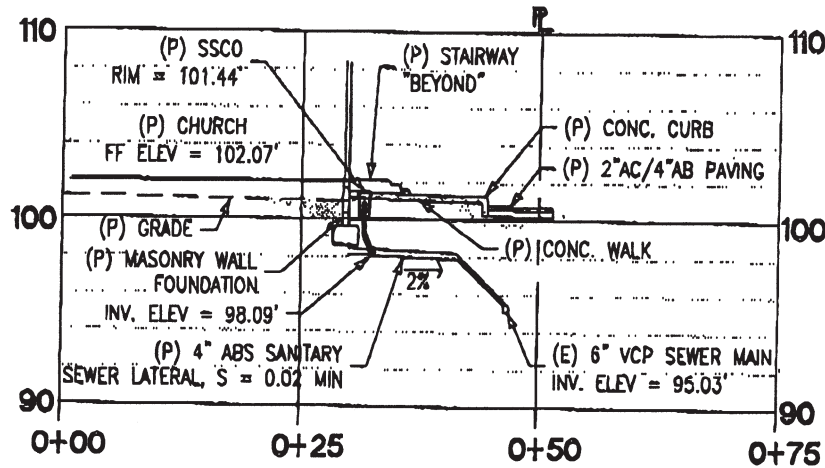
** CHAMBER DIMENSIONS: LENGTH: 6.25'; WIDTH: 48" (34"+7" EACH SIDE); 25" (16"+6" TOP+3" BOTTOM)

APPENDIX "C"



PROFILE: 4" SANITARY SEWER LATERAL

SCALE: HORIZONTAL: 1" = 20', VERTICAL: 1" = 10'



PROFILE: 4" SANITARY SEWER LATERAL

SCALE: HORIZONTAL: 1" = 20', VERTICAL: 1" = 10'

CONDITIONS OF APPROVAL

**UNIVERSITY VILLAGES
SPECIFIC PLAN
CONDITIONS OF APPROVAL**

1. Prior to issuance of the first building permit, the University Villages Specific Plan shall be revised to include the following:

- a. Page 115 – add additional paragraph at the end of the page to read as follows “Removal of any trees that were preserved as part of a previous tree removal permit shall require a new application of a tree removal permit. This applies to those in the public right of way as well as on private lots. Trees that are exempt from this process include those that have died or experienced structural damage to the point they pose a safety hazard. Those trees can be removed without benefit of a tree removal permit.”
- b. Page 27 – add at the end of the first paragraph to read as follows “The following sketch illustrates conceptually how this could occur.” See attachment “A”.
- c. Page 119 – add language regarding the design of retaining wall such as stepping the wall to reduce the overall massing and height.
- d. Page 110 – Accessory Uses Table 5.7 shall be revised to delete Second Units as a permitted unit. Language shall be added that within University Village Residential, detached accessory space over garages shall not have cooking facilities.
- e. Page 78 - Includes a policy that recommends inclusion of native plant species grown from on-site stock where inventory is available and where implementation is practical. In areas of native plant restoration, planting areas will include plants grown from stock originating from the greater Fort Ord territory, to the extent that material sources are made accessible and available by FORA and the BLM, and that the material can be acquired in a manner consistent with the policies of the Resource Agencies.