

NORTH MONTCLAIR DOWNTOWN SPECIFIC PLAN



TEAM PARTICIPANTS

CITY OF MONTCLAIR
5111 Benito Street
Montclair, California 91763

City Council Paul M. Eaton, Mayor
J. John Dutrey, Mayor Pro Tem
Leonard Paulitz, Council Member
William Ruh, Council Member
Carolyn Raft, Council Member

City Staff Lee McDougal, City Manager
Rob Clark, Director of Community Development
Marilyn Staats, Director of Redevelopment / Public Works
Steve Lustro, City Planner
Mike Hudson, City Engineer

Urban Design MOULE & POLYZOIDES ARCHITECTS AND URBANISTS
180 East California Boulevard
Pasadena, California 91105

Economic Analysis STRATEGIC ECONOMICS
2991 Shattuck Avenue, Suite 203
Berkeley, California 94705

Parking & Transportation NELSON/NYGAARD
785 Market Street, Suite 1300
San Francisco, California 94103

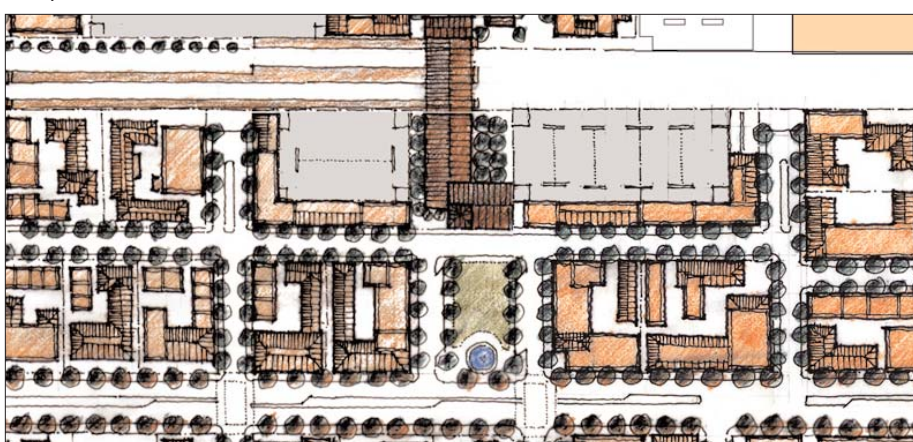
Codes / EIR CRAWFORD MULTARI & CLARK ASSOCIATES
641 Higuera Street, Suite 302
San Luis Obispo, California 93401

April 10, 2006 : Approved by Planning Commission
April 24, 2006 : Revised for City Council Consideration
May 15, 2006 : Approved by City Council, Resolution NO. 06-2628

CONTENTS
AND EXECUTIVE SUMMARY



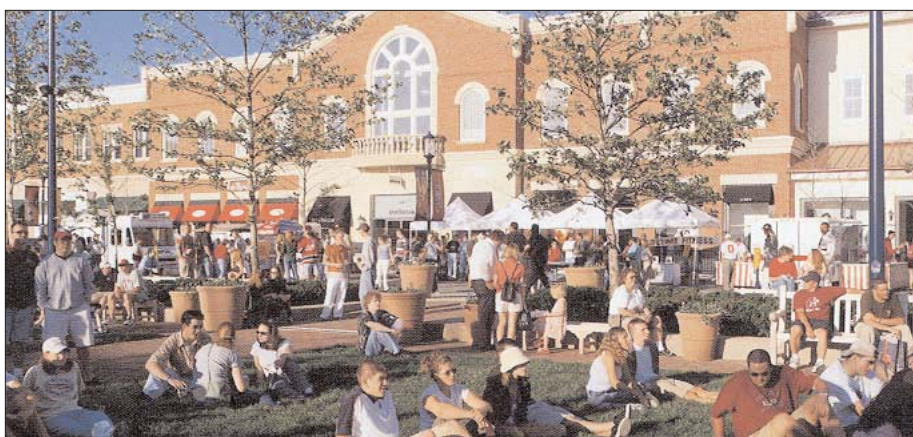
Chapter 1 : Introduction / Context



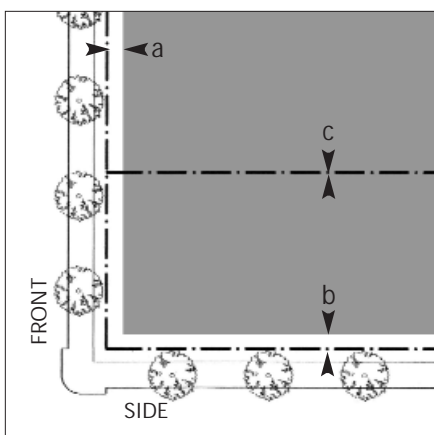
Chapter 2 : The Plan



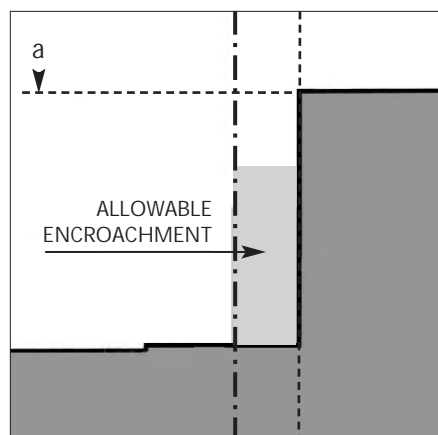
Chapter 3 : Illustrative Projects



Chapter 4 : Great Squares & Streets



Chapter 5 : The Code



Chapter 1 : Introduction pg 1:1 - 1:4
Plan Purpose and Context

North Montclair's combination of undeveloped land in proximity to a mixture of regional uses, activities and amenities, particularly current and planned fixed rail transit is unique in the western Inland Empire. It is an ideal location for a mixed-density, mixed-use Town Center. The design principles for mixed-use districts, therefore, guide the Plan's recommendations.

Chapter 2 : The Plan pg 2:1 - 2:4
Concepts and Programs

Because of the uncertainty and competitiveness of regional-serving retail, the Plan recommends a program mix that begins with transit-oriented housing and local-serving retail, evolving into regional retail.

Chapter 3 : Illustrative Projects pg 3:1 - 3:10
Design Concepts for Specific Sites

The Plan recommends a market-driven development strategy in four phases, which is described through a series of illustrated design concepts. Phase One utilizes immediately available land and market interest to create mixed-density housing serving transit commuters. This is followed by Phase Two, the creation of a mixed-use Town Center adjacent to the rail/bus Transit Station. Phase Three proposes additional residential development on land located between Claremont, Upland and North Montclair. The transformation of the regional retail at Montclair Plaza is described as Phase Four, the final component of development.

Chapter 4 : Great Squares & Streets pg 4:1 - 4:12
Guidelines for the Public Realm

Creating a "pedestrian first" mixed-use district requires an extensive, connected network of public spaces. This is achieved through the dedication of significant public buildings and open space, and the proper balance of cars and pedestrian amenities on public streets. The Plan establishes standards for the development of the public realm.

Chapter 5 : The Code pg 5:1 - 5:42
Guidelines for the Private Realm

The Plan proposes a "form-based" code to regulate private development. In contrast to conventional zoning that divides land by uses, the North Montclair Code is organized by geography of place. The Code provides regulations for three unique places: Town Center, Corridor Residential, and Neighborhood Residential, with an emphasis on the design of individual buildings directed to form the public realm.

Chapter 6 : Implementation pg 6:1 - 6:6
Public Projects and Phasing

Implementation of the Plan is described through an itemization of public infrastructure improvements in support of the Plan; and the expected density yield of each phase of development.

Appendices

Analytical, technical and background information and reference material produced during the development of the Plan is provided here.