

Carmel-by-the-Sea Vision Plan and Character Management System



Carmel is challenged by its own success, in which the trend to construct larger buildings and remove street trees is changing the character of the community. These are issues addressed in the Design Traditions Project.

Services:

- Visioning
- Character Management Strategy
- Design Standards & Guidelines
- Design Traditions Reports
- The Design Traditions of Carmel - Vision Plan
- Development Potential
- The Value of Place

Client:

City of Carmel-by-the-Sea

Date: 2001

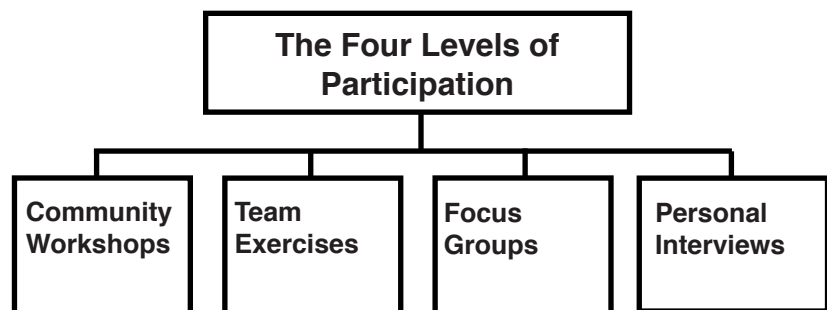
Carmel is renowned as a community with distinct character, a village in the woods. It promotes an active cultural life blended with an enjoyment of nature. However, recent trends threaten the loss of this character.

Designs Traditions Project

Winter & Company and RACESTUDIO helped the community define a vision for its future and create a system for managing its character. This visioning process included an analysis of the Design Traditions of the community, combined with a profile of current trends and a statement of goals for the future.



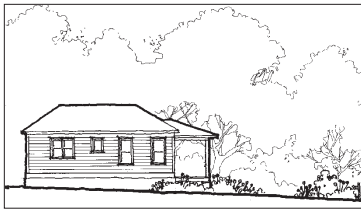
An irregular street edge, informal planting arrangements and a variety of architectural styles are key features of Carmel that community residents identified.



The Visioning Process

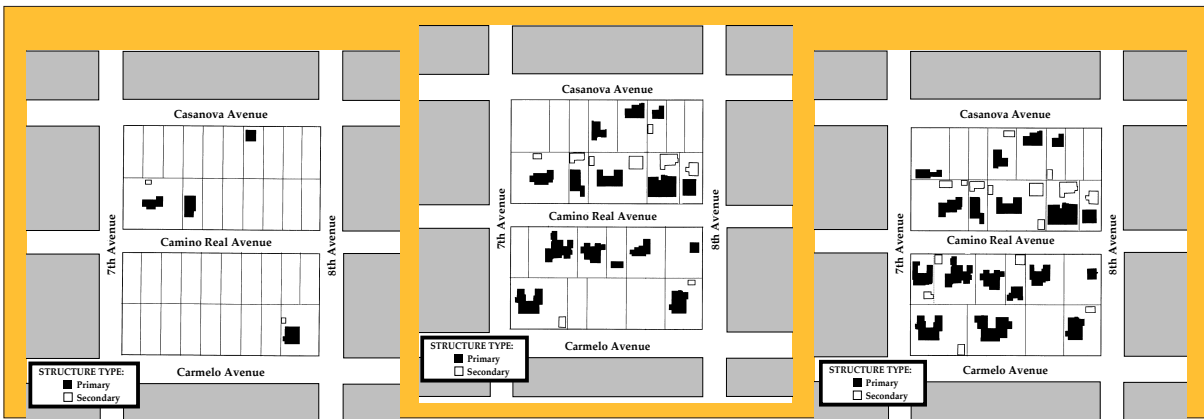
Through a series of public workshops, focus groups and individual interviews, participants developed a description of those features that are unique to Carmel. They then outlined basic design and

Carmel-by-the-Sea Vision Plan and Character Management System (continued)



Typical residential lot cross section

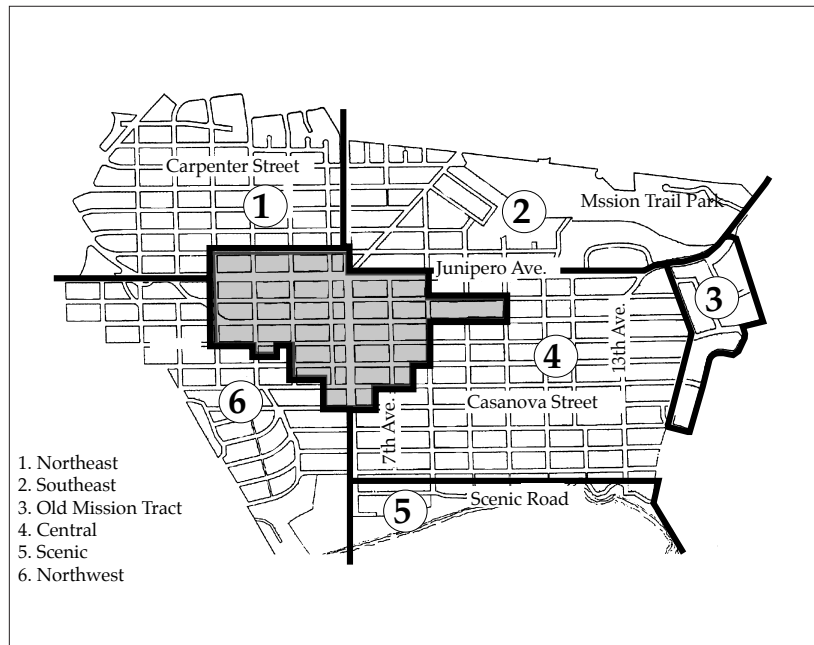
planning principles that should be followed to protect those key elements. The process engaged local, year-round residents along with many seasonal occupants and out-of-town property owners. A key step in the visioning process was to provide specific background information about traditional development patterns, existing character and current trends in order to understand the issues related to community design and development.



A study of historical development patterns helped residents understand site planning principles that influenced the character of the street. For example, this set of site plans for the same block illustrated the progressive filling in of parcels, as well as a tendency to locate houses to maximize views of the ocean.



In a series of workshops, Carmel residents defined the key features of the community that they valued. These became the foundation for a vision statement, which in turn provided the policy base for revised design guidelines and development standards.



In community workshops, participants defined the characteristics of individual neighborhoods. These help establish a rationale for future development policies that respond to these differing contexts.