



# URBAN DESIGN

**The *Urban Design* projects and plans we develop synthesize policy direction with tangible design solutions.**

M-Group has a solid background in the preparation of community design standards, mixed-use development regulations, and urban infill development strategies. Our urban design work demonstrates the community benefit that derives from a sustained emphasis on the pedestrian realm and the creative integration of multi-modal planning.

M-Group's urban designers bring a range of design disciplines to the projects we create. Our extensive background preparing design guidelines together with our experience with the design review process draws on the varying backgrounds of our designers to create compelling urban design plans and visions. The resulting design work shows an attention to detail and design thinking that creates place-specific, high-quality environments.

## OUTDOOR BUSINESS ACTIVITY PROGRAM | CITY OF REDWOOD CITY

M-Group worked with the City of Redwood City to create concise and user-friendly templates for the design and implementation of parklets to occupy on-street parking spaces. The primary use of these parklets is for outdoor dining, although other retail businesses may also make use of a parklet. The templates streamline the design and development of these community-oriented spaces for Redwood City restaurateurs and merchants and provide design alternatives that accommodate specific site conditions and enhance the public realm. Template development included engagement with staff from multiple City departments as well as restaurant owners and merchants.



## EL CAMINO REAL SPECIFIC PLAN AND EIR | CITY OF SUNNYVALE



The El Camino Real Specific Plan provides policies and design strategies that will increase the economic vitality of the city and intensify residential development along this regionally significant transportation corridor. The Plan refocuses land use goals and transportation priorities along the corridor to support mixed-use development and multimodal transportation opportunities, including greater facilitation of pedestrian and bicycle use. Policies and design guidance will implement new housing, while building on historical development patterns and transportation nodes. The Plan implements Sunnyvale's contribution to the Grand Boulevard Initiative, a regional initiative to improve the safety, performance, and the aesthetics of El Camino Real. The El Camino Real Specific Plan was adopted and its EIR certified by the City Council in June 2022.



### Objective Standards



Recent State housing legislation has increased the potential for expedited ministerial review of residential development rather than a jurisdiction's design review process. Such a streamlined process can be utilized for accessory dwelling units and projects meeting minimum affordability targets. To effectively ensure new development meets a community's desired character and goals, the ministerial review process may only use adopted development standards that are objective and involve no personal or subjective judgment.

M-Group is preparing Objective Design Standards for communities across the Bay Area, including Lafayette, Monte Sereno, Los Gatos, and Calistoga. This work supplements M-Group's portfolio of "hybrid" form-based design guidelines for commercial, residential, and mixed-use neighborhoods in many Bay Area communities.

