



Aerial view of the East Garrison as it exists today on the former Fort Ord



Native plant species in the Bluff Park



East Garrison today



Picturesque Camp precedent



Mediterranean Revival precedent

Courtesy of JBZ Architecture + Planning



Garrison Craftsman precedent



Landscape precedent



Garrison Craftsman windows

FOR ALMOST 200 YEARS, pattern books have been used throughout the United States as a reference for builders and homeowners in building houses, churches, civic buildings, and garden structures, often in remote locations without the aid of an architect. The East Garrison Pattern Book (EGPB) has drawn on this technique to create a design palette for the new community.

This Pattern Book presents a vision for East Garrison and serves as a general guide to the development of the community, establishing **minimum standards** that address the intended neighborhood character, building design, and landscape elements. The design guidelines contained in the East Garrison Pattern Book are based on extensive research and documentation by the development team of regional precedents in Monterey County and the Central Valley – particularly those in Spreckels and Salinas. Drawing on these precedents, the design principles for the new community of East Garrison are aimed at creating a full spectrum of attractive housing opportunities in a manner that respects the qualities of the local landscape.

The East Garrison Pattern Book contains four sections: this *Introduction*; the *Community Patterns* section which sets standards for how buildings are sited on the various lot types; the *Architectural Patterns* section which establishes design guidelines for the prescribed architectural styles; and the *Landscape Patterns* section which provides guidelines for individual landscaping on lots.

The *Community Patterns* guidelines serve to ensure that neighborhoods contain a range of house sizes. Sidewalks and bike lanes in the development will make the community pedestrian- and bike-friendly. Parks provide neighborhood-based active and passive recreational amenities for residents.

Overview



Precedent for converting an historic building into artist space



Town Square precedent



Inviting character of Town Center public space



Hollister mural illustrating downtown civic amenities

Four architectural styles have been selected for East Garrison: Garrison Craftsman, Picturesque Camp, Mediterranean Revival, and Garrison Revival. The *Architectural Patterns* section provides information regarding each of these styles, including a description of the history and character of the particular style as well as its basic massing and composition.

Guidelines are also included regarding massing, eave details, windows, doors, porches, materials, and colors along with illustrations of just a few of the possibilities. This kit of parts affords architects, builders, and homebuyers examples for personalizing a new home in East Garrison.

The Plan includes a Town Center and an Arts District. The Town Center will draw on the character and quality of regional precedents and accommodate a mix of uses including housing, civic uses, and commercial ventures. A town green will serve as a focal point for the community. Buildings with ground-floor shops and offices will line the main commercial streets. Apartments and offices above will create a mixed-use environment reminiscent of the charming and beloved main street of traditional towns. The Arts District will provide live/work studio spaces for artists in the region. The pavilion design of these three-story buildings reflects the simple, repetitive character of the Fort Ord warehouses nearby, providing artists with modest-cost housing.

The East Garrison community will be situated in surroundings that include maritime chaparral and extensive stands of coastal live oak woodlands. The development plan is designed to preserve these habitats outside the core settlement area. The community has been designed in a compact form to create a distinct natural edge.

For individual lot landscaping, the *Landscape Patterns* section includes standard hardscape materials as well as permitted upgrades and a plant material palette that emphasizes the use of native species.

This Pattern Book is part of the East Garrison Specific Plan and will serve as the basis for design review and implementation.

Overview



Grove lot houses line intimate streets.



Many houses line neighborhood parks located throughout each district.



Artist lofts in the Arts District



The Town Center will have a green lined with shops, offices, and housing.

East Garrison Tomorrow

EAST GARRISON IS DESIGNED IN THE tradition of historic American settlements. The community will have a mix of different uses and a fine-grained network of streets, blocks, parks, and open spaces surrounded by over 20,000 acres of preserved natural habitat.

Close by are California State University at Monterey Bay and University of California Monterey Bay Education Science Technology Center. Access to jobs and regional institutions will be a major component of East Garrison. The new community will provide a full spectrum of housing opportunities for all segments of the Monterey County market.

The neighborhoods in East Garrison will each have a distinct character related to their location on the site. Native plants and landscape elements will add to the distinctive character as will the design of the houses and buildings within the town. The essential qualities of these neighborhoods will reflect the vernacular architecture of established communities in the region, such as Salinas and Spreckels. These communities have a variety of different house types and styles, pedestrian-friendly streets, and unique park spaces.

A significant element in the new community is the Phase 3 Arts District which will feature an extensive array of working artists studios, performance spaces, and live/work studios in both historic and new buildings.

The Townscape of East Garrison

How To Use This Pattern Book



A typical Grove lot diagram



Illustrative main body massing

The East Garrison Pattern Book will guide the development of the community. Three key aspects of house and lot design are addressed:

- *Community Patterns* define the lotting patterns for the neighborhoods;
- *Architectural Patterns* establish the four architectural styles for the community, illustrate neighborhood character, and define the standard elements; and
- *Landscape Patterns* set the plant palettes and minimum landscape standards for the community.

The Pattern Book is designed to be used in the following six-step process.

Step 1 Select the lot type.

Match the lot dimensions to the lot type descriptions in the *Community Patterns* section. The lot descriptions include the required minimum setbacks for the front, side, and rear yards for each lot type.

Step 2 Identify the shape and size of the house.

The example on page A5 depicts the typical massing pieces for houses in East Garrison: the main body, the porch, side or rear wings, and outbuildings. The basic mass of the house will determine the general location of the programmatic elements. Each architectural style – Garrison Revival, Picturesque Camp, Garrison Craftsman, and Mediterranean Revival (refer to the *Architectural Patterns* section) – has its own page that describes the basic massing types for that style based on regional precedents. The roof types are part of this overall massing decision.



A sample California House plan



Illustrative window and door placement diagram



Illustrative window elevation

Step 3 Select the window and door style/details.

One page of typical window and door compositions for each of the four architectural styles for East Garrison is provided in the *Architectural Patterns* section. The drawings include typical window and door proportions, trim details, and special window or door elements. Window and door spacing is related to both the shape and the style of the house. These elements must be taken into consideration when designing the house elevations.

Step 4 Make a decision about porches.

Porches are important to the character of each house. The massing of the front porch is specific to the house type and varies from one architectural style to another. The suggested location and design elements of porches on East Garrison houses can be found on the designated page within each style in the *Architectural Patterns* section.

Step 5 Consider the design possibilities and choose appropriate materials.

Elevation drawings composed using elements described in the pattern book can be found on the last page of each style in the *Architectural Patterns* section. These elevations illustrate a sampling of the multiple design possibilities that can be achieved using the pattern book. These pages also provide a list of acceptable materials from which to choose.



Illustrative porch elevation



Illustrative garden landscaping

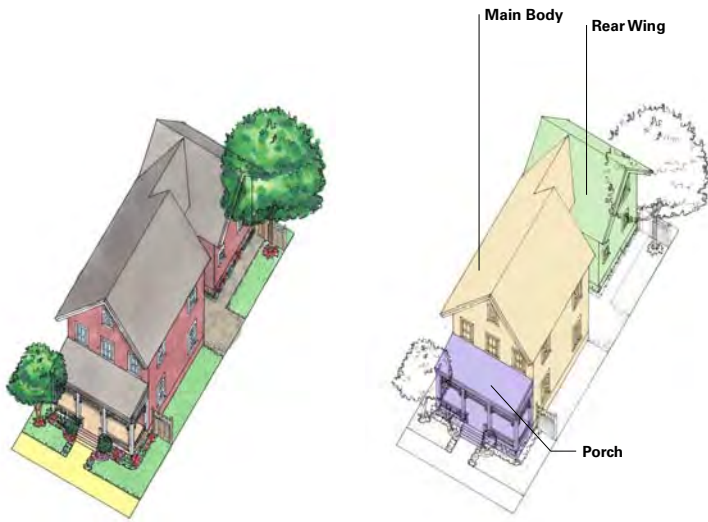


Illustrative house elevations

Step 6 Enhance the house with attention to the landscaping.

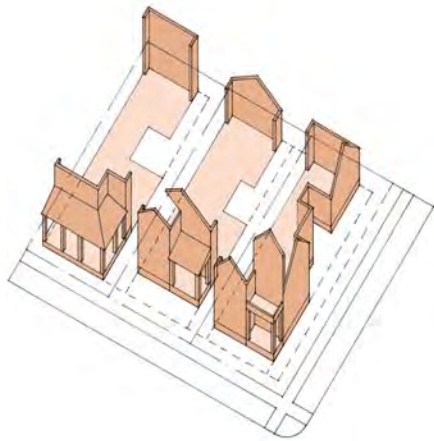
Refer to the *Landscape Patterns* section for guidance regarding the selection of landscape elements including fences, walls, paving materials, and appropriate plant types.

How To Use This Pattern Book



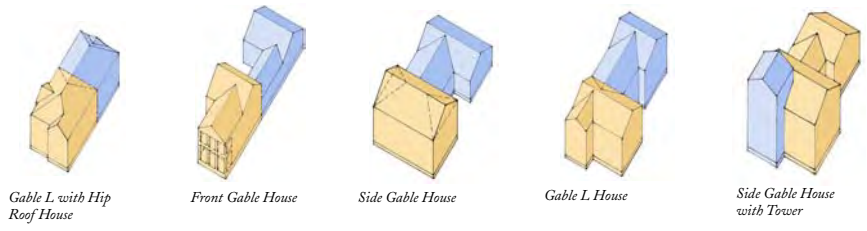
An East Garrison House
Simple, dignified massing with porches and rear wings added.

Elements of the East Garrison House
The Main Body is the largest and most visible element with the most specific design requirements. Side or rear wings, porches, and outbuildings provide a menu of options for the homebuilder.



Key Facades of the East Garrison House
The principle elevations of the East Garrison house are facades facing streets and lanes. These are the only facades that require full-wrap architecture.

Illustrative Main Body Massing Types



Gable L with Hip Roof House Front Gable House Side Gable House Gable L House Side Gable House with Tower



Illustrative street scene

Key Components of the House

EAST GARRISON HOUSES WILL CREATE the backdrop for each neighborhood. The houses will define the character of the space and reflect the individual composition of the private realm behind the porch or front door.

In these traditional neighborhoods, the front portion of the house is the most public and must be responsive to the character of the neighborhood and the adjacent houses. The landscaping of the front yard, the setbacks from the street, the size and placement of the house on the lot, and the front porch are all shared elements that form the public realm.

The houses in East Garrison are based on the vernacular architecture of Monterey County, using regional house types with style elements applied. The house types are defined by the character and shape of the Main Body and Wings that are added to increase the internal space.

The patterns described in this book apply primarily to facades facing streets and lanes. Full-wrap architecture (the use of a single material and consistent style and trim elements on all facades) is required on all elevations except those facing a neighboring house on an adjoining property (see the Key Facades illustration at left). The material transition point should be a minimum of three feet back from the corner of the house.

Principal Elements

East Garrison houses include the following principal elements:

The **Main Body** of the house, which is the principal mass and includes the front door.

Side or Rear Wings, which are one or two stories high and connected to the Main Body. These optional additions are smaller than the Main Body and are set back from the front facade.

Porches create exterior living space. Possibilities include full-facade front

porches, wraparound porches, porticos, and side porches. Some architectural styles also have inset porches.

Outbuildings are optional structures that include carports, detached garages, storage buildings, and carriage houses.

Towers and Cupolas are optional design elements.

Houses on Lots