

The logo for PLAN HILLCREST features the word "PLAN" in a light grey, sans-serif font above the word "HILLCREST" in a bold, dark grey, sans-serif font. To the left of the text is a vertical bar composed of seven thin, parallel lines in the colors of the rainbow: red, orange, yellow, green, blue, indigo, and violet.

PLAN HILLCREST

Hillcrest FPA

Land Use & Building Form

Tonight's Team



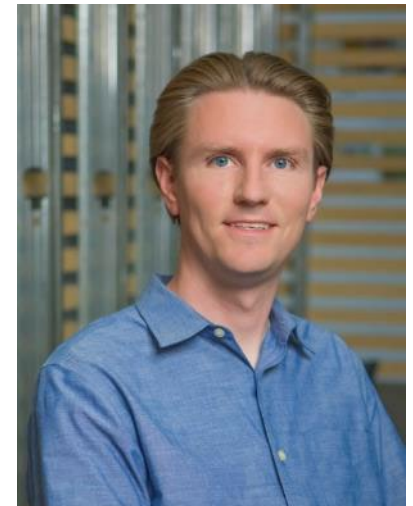
Shannon Mulderig
Senior Planner
City of San Diego
SLMulderig@sandiego.gov



Gabriella Folino
Senior Urban Designer
Dyett and Bhatia

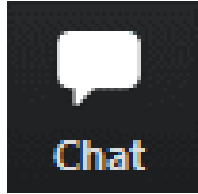


Diego Velasco
Principal
Citythinkers



Brad Lents
Principal, Spurlock
Landscape Architects

Feedback



Share thoughts with everyone



Raise Hand Function

Presentation and chat log will be uploaded

<https://www.planhillcrest.org/meetingsandupdates>

Subcommittee Agenda



1. Building Typologies
2. Hillcrest West Focus Area - Land Use and Urban Design Concepts
3. CPOIZ and Supplemental Development Regulations
4. Subcommittee Discussion and Public Comment
5. Next Steps

Plan Hillcrest Objectives

**Celebrate
the Legacy
of the
LGBTQ+
Community**

Preserve
historical
resources
and create
inclusive
spaces



**Create
Public
Spaces &
Parks**

Connect
people to
businesses,
services, and
places to
recreate



**Strengthen
Connections**

Make it easier
to move
around and
access



**Support
Local
Business**

Ensure a
thriving and
sustainable
business
district

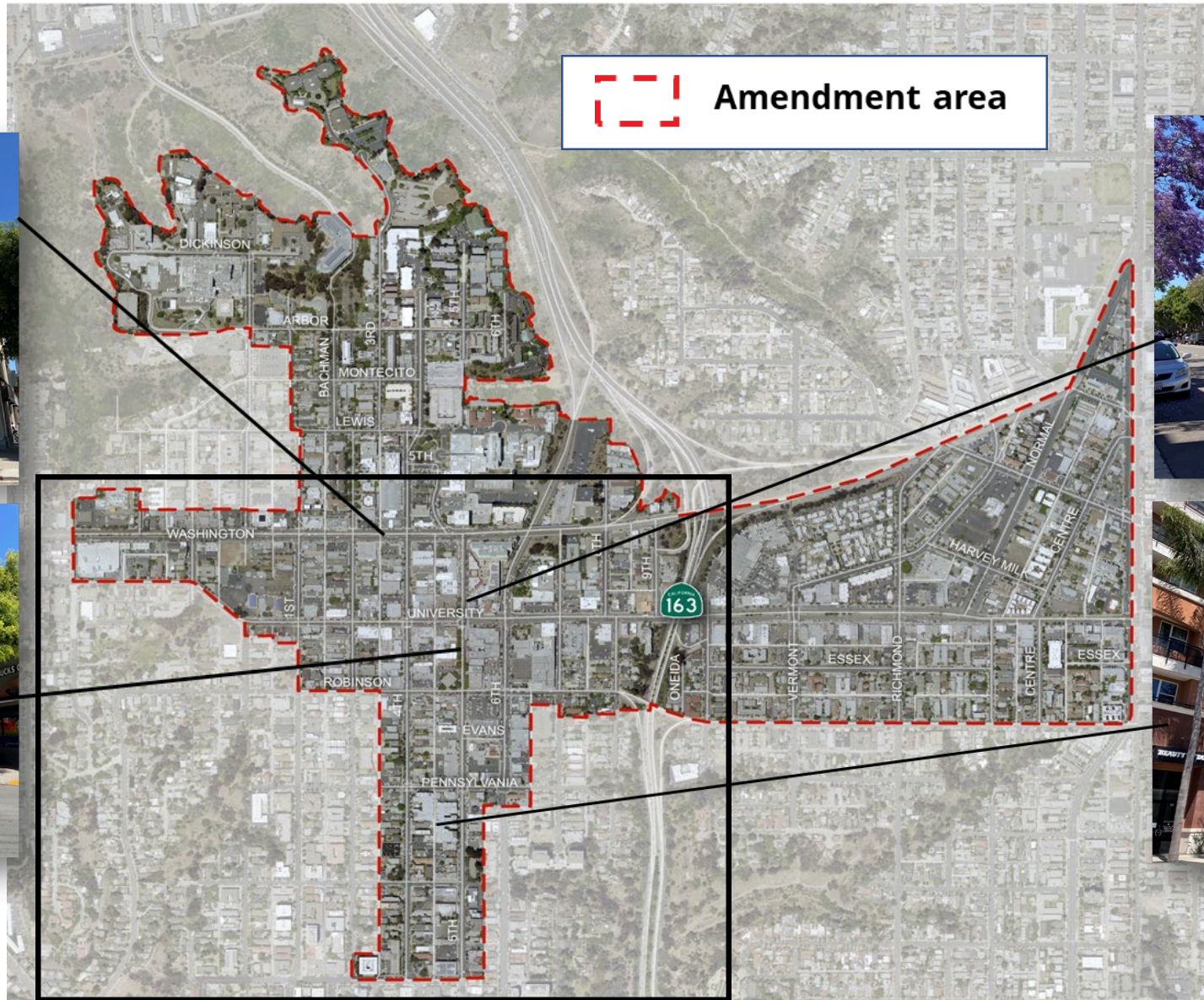


**Address
Housing
Needs**

Increase
housing
opportunities
near transit



Hillcrest West Subarea



 Amendment area



Podium Midrise – Up to 5 levels



DRAFT – All Images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal

Development Summary	
Site Area	0.62 acres
Retail	10-20% site
Residential	68 - 135 units
Parking	40 - 150 spaces
# Floors	Up to 5
Floor Area Ratio	3 - 4



Podium Midrise – 5-7 levels



Development Summary

Site Area	0.62 acre
Retail	10-20% site
Residential	90 - 150 units
Parking	40 - 150 spaces
# Floors	Up to 7
Floor Area Ratio	4 - 5



High Rise



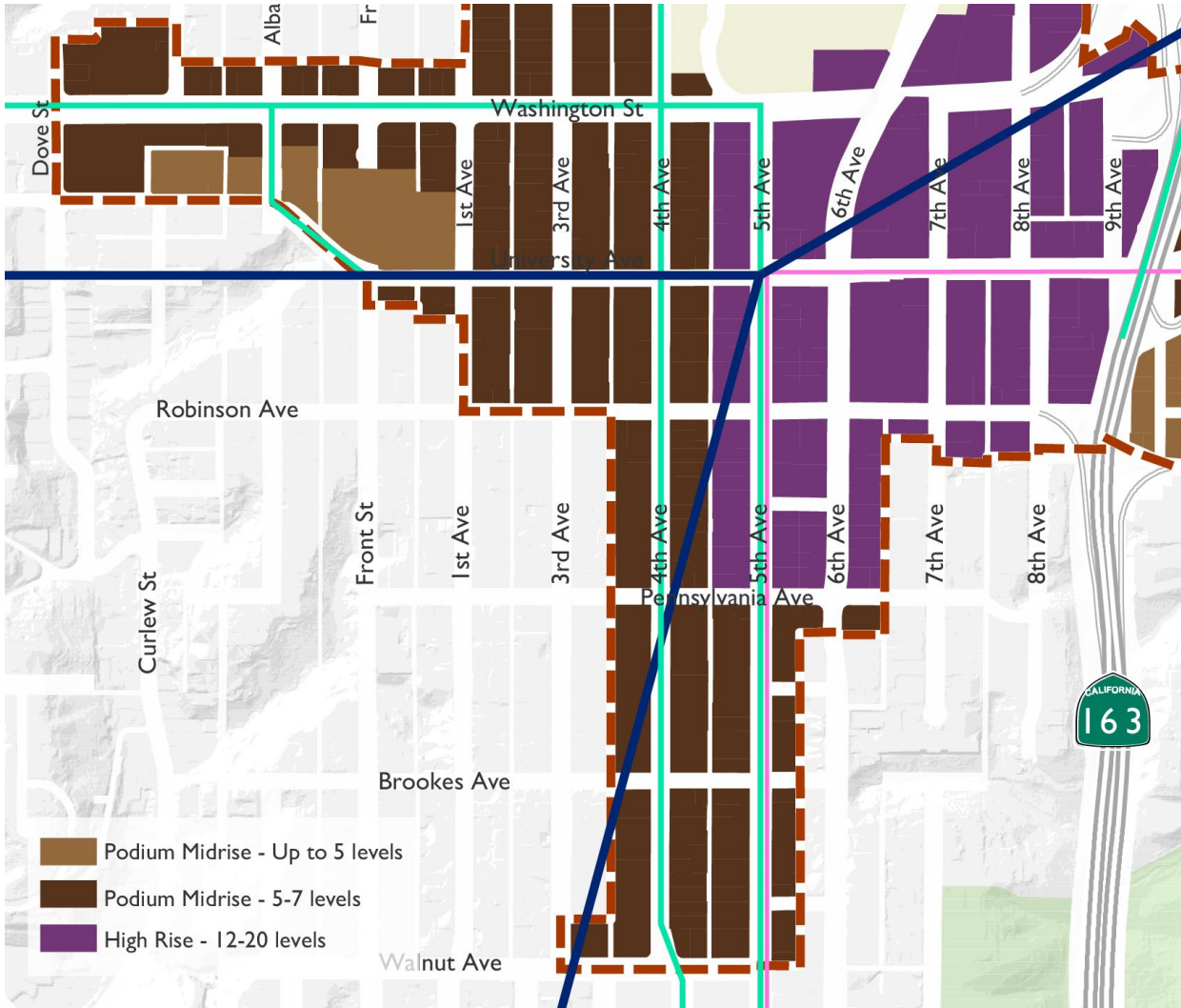
DRAFT – All Images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal

Development Summary	
Site Area	1 acre
Retail	30-50% site
Residential	200-300+ units
Parking	110 – 300+ spaces
# Floors	12 to 20
Floor Area Ratio	5 - 7



Draft Scenario 1:

Focused Intensity in the Core



DRAFT – Land Use scenarios may be further refined pending potential historical district information.

Podium Midrise – up to 5 levels



Podium Midrise 5- 7 levels



High Rise



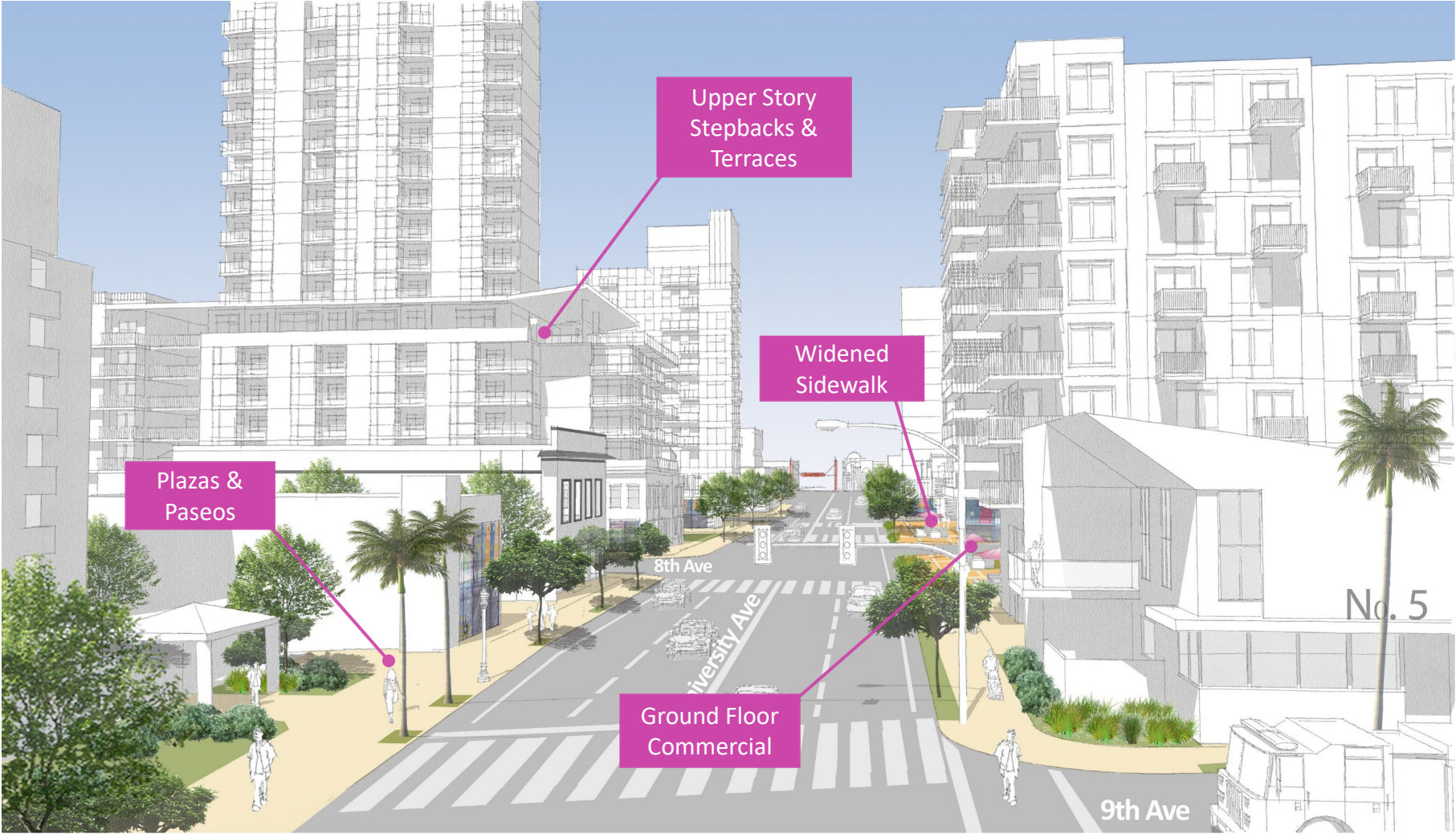
Transit Service (SANDAG 2021 RTP)

- Commuter Rail
- Light Rail
- Next Gen Rapid

University Ave. - View looking West at 9th St.



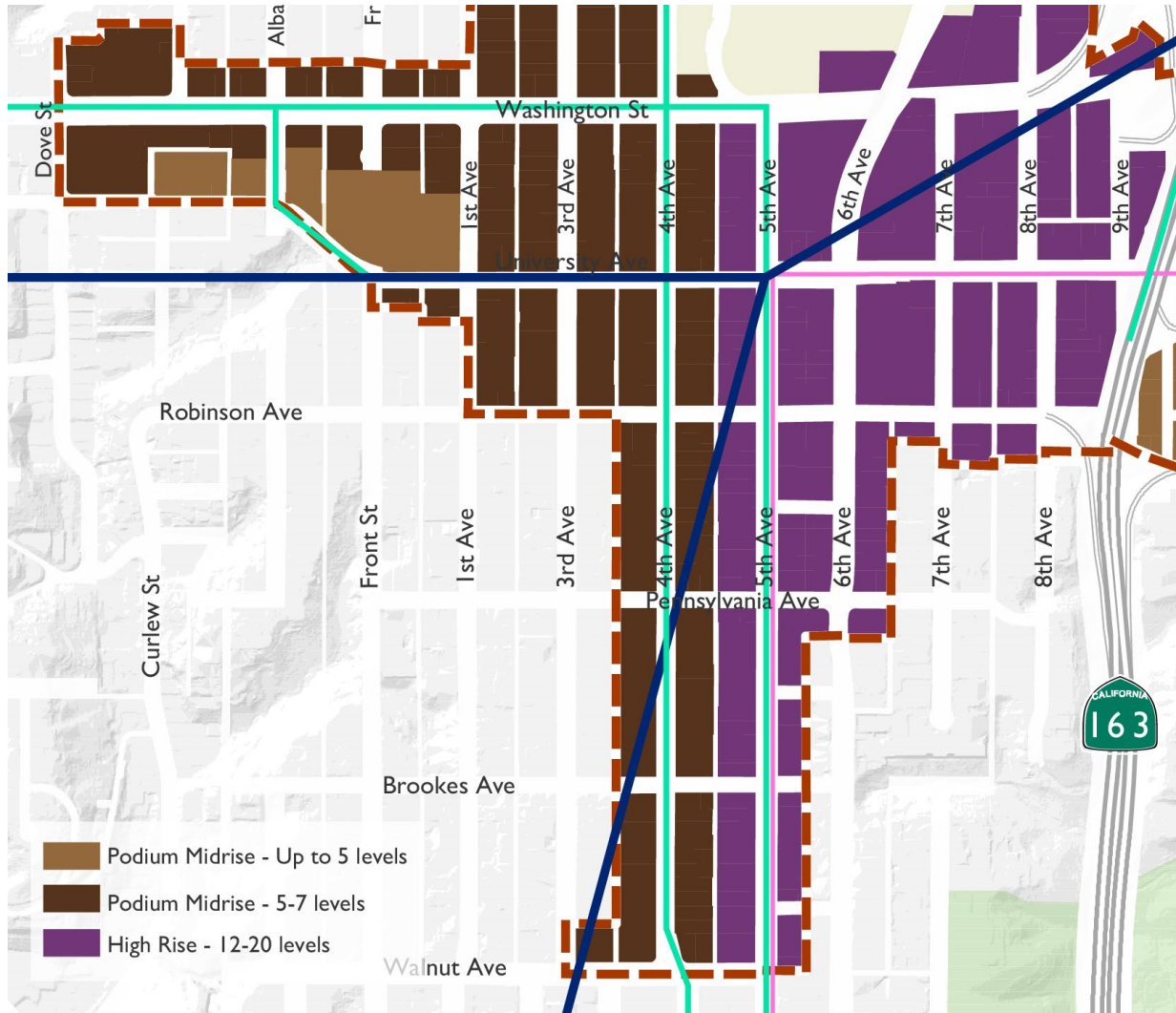
University Ave. - View looking West at 9th St.



DRAFT - All Images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal

Draft Scenario 2:

Focused Intensity in the Core + 5th Avenue



DRAFT – Land Use scenarios may be further refined pending potential historical district information.

Podium Midrise – up to 5 levels



Podium Midrise 5- 7 levels



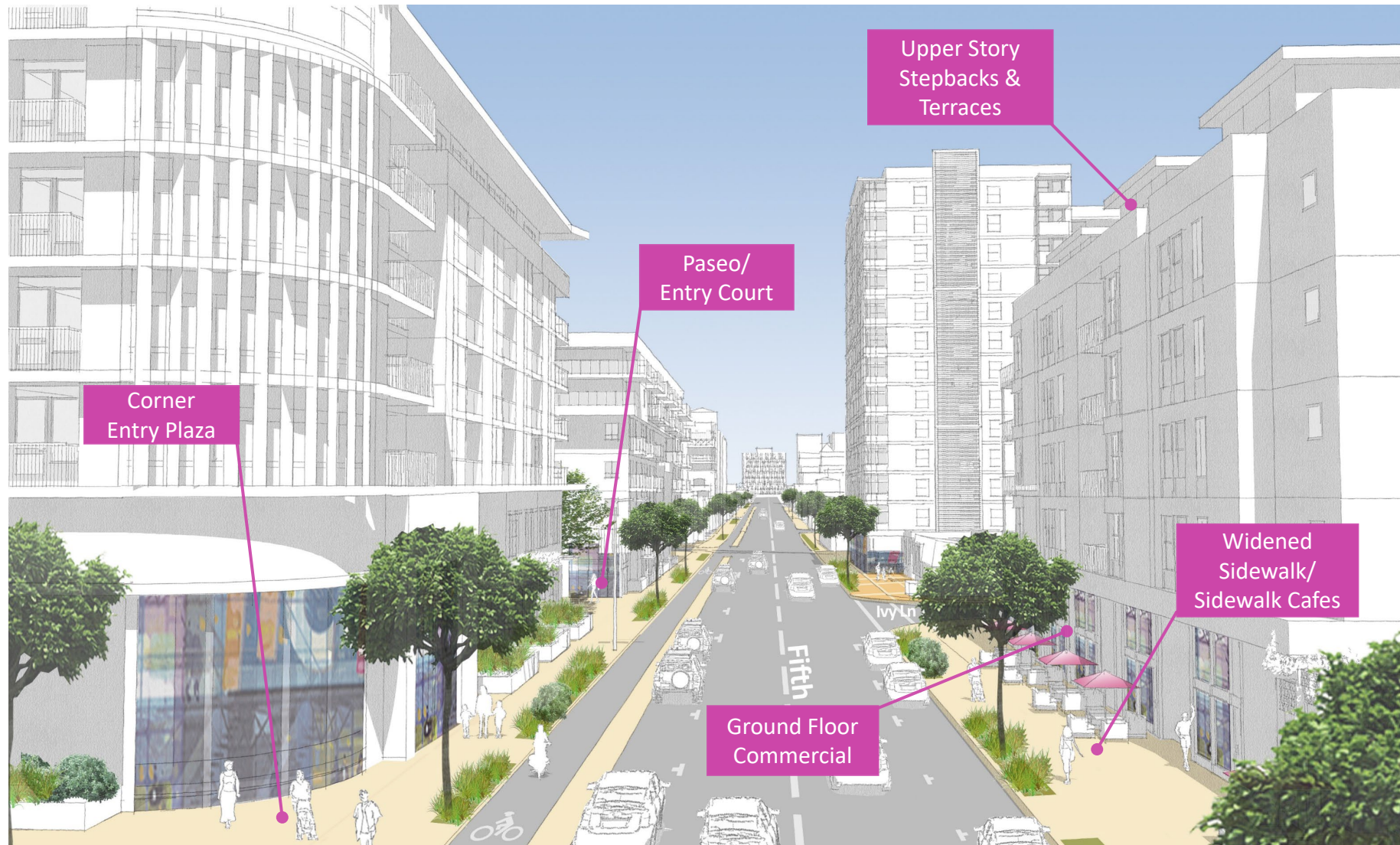
High Rise



5th Ave. - View looking North at Walnut Ave.



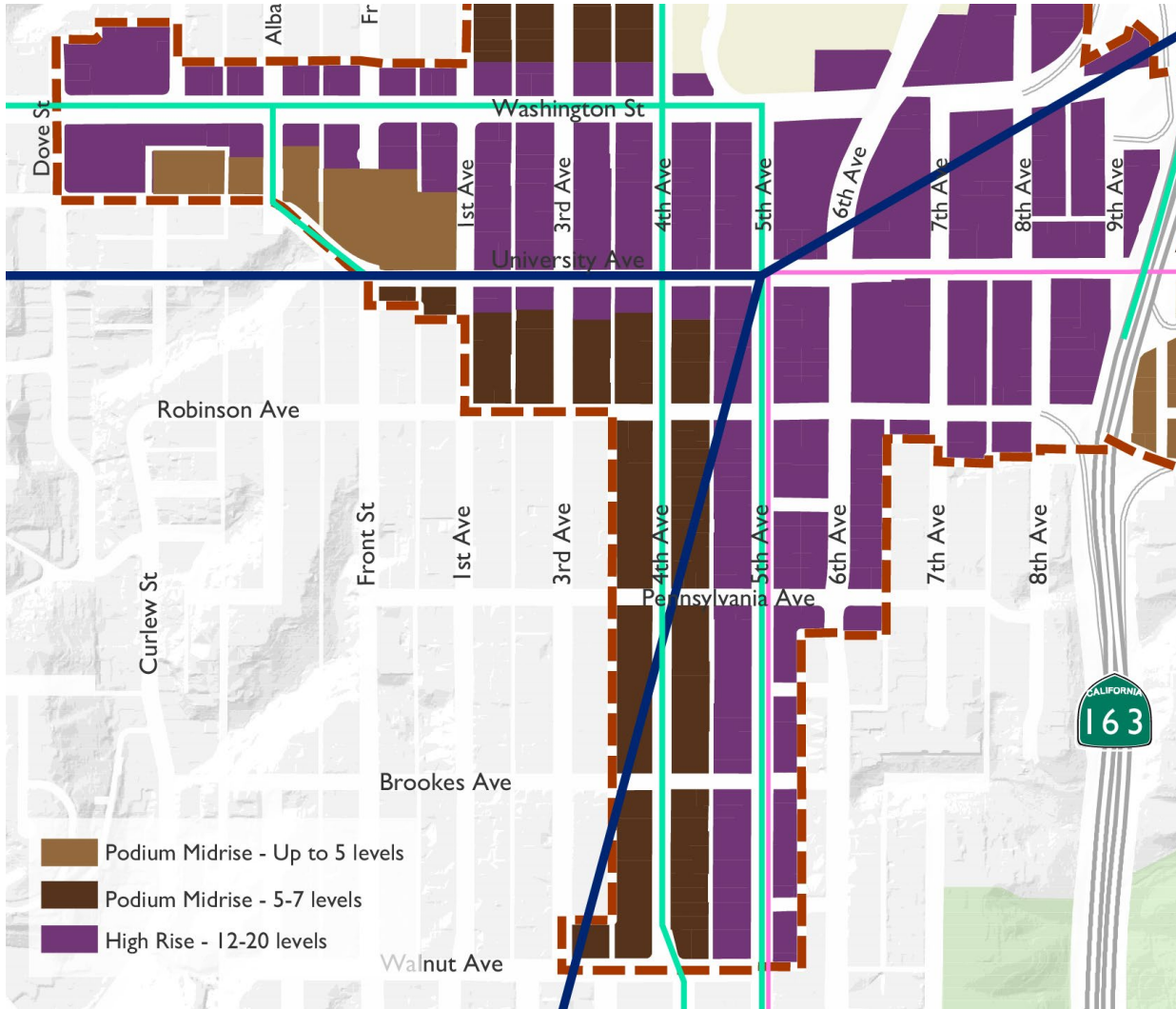
5th Ave. - View looking North at Walnut Ave.



DRAFT – All Images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal

Draft Scenario 3:

Focused Intensity in the Core + Corridors



DRAFT – Land Use scenarios may be further refined pending potential historical district information.

Podium Midrise – up to 5 levels



Podium Midrise 5- 7 levels



High Rise



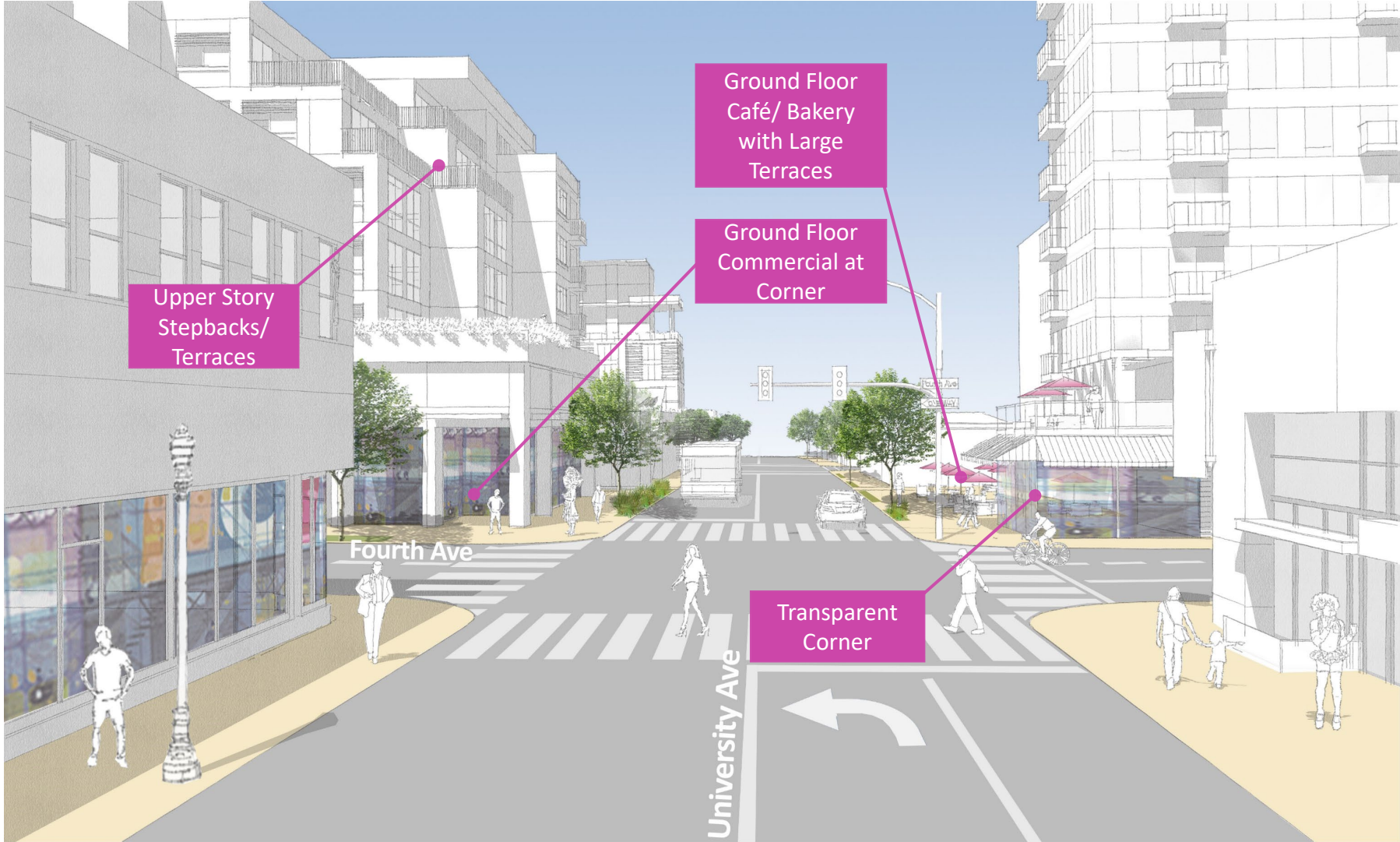
Transit Service (SANDAG 2021 RTP)

- Commuter Rail
- Light Rail
- Next Gen Rapid

University Ave. - View looking West at 4th Ave.



University Ave. - View looking West at 4th Ave.

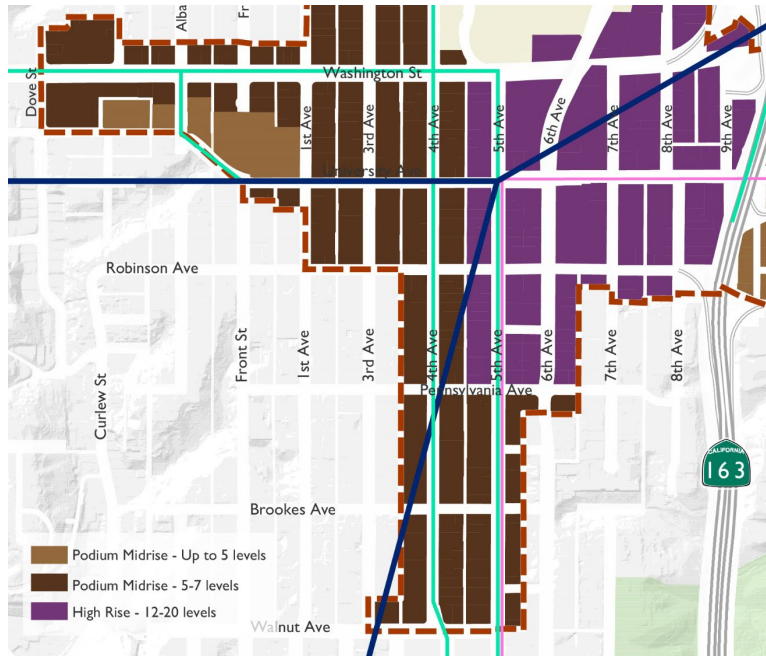


DRAFT - All Images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal

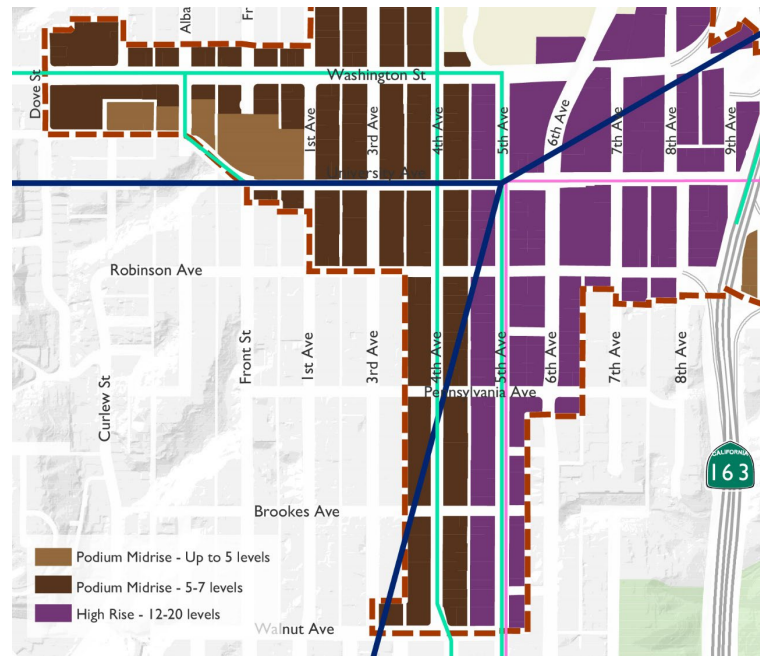
Land Use Scenarios



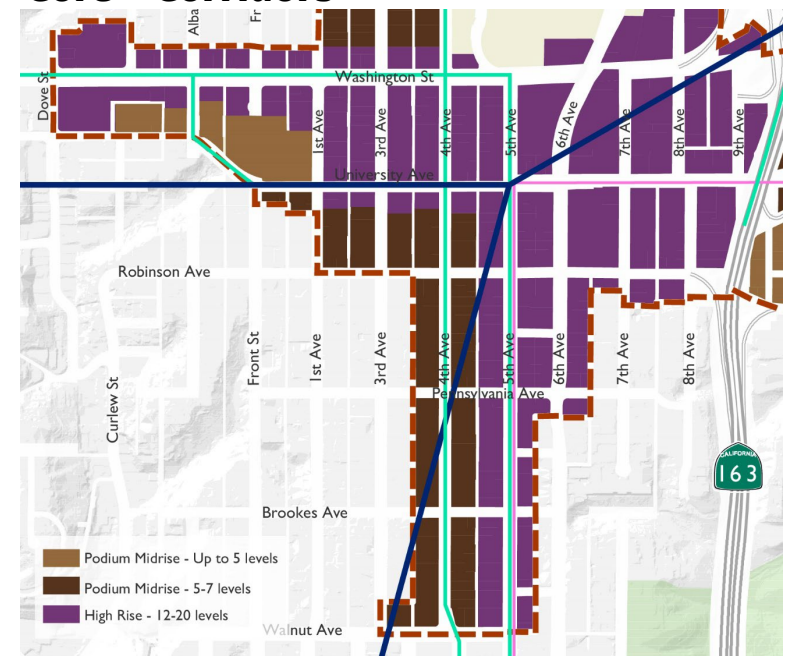
**Draft Scenario #1:
Core**

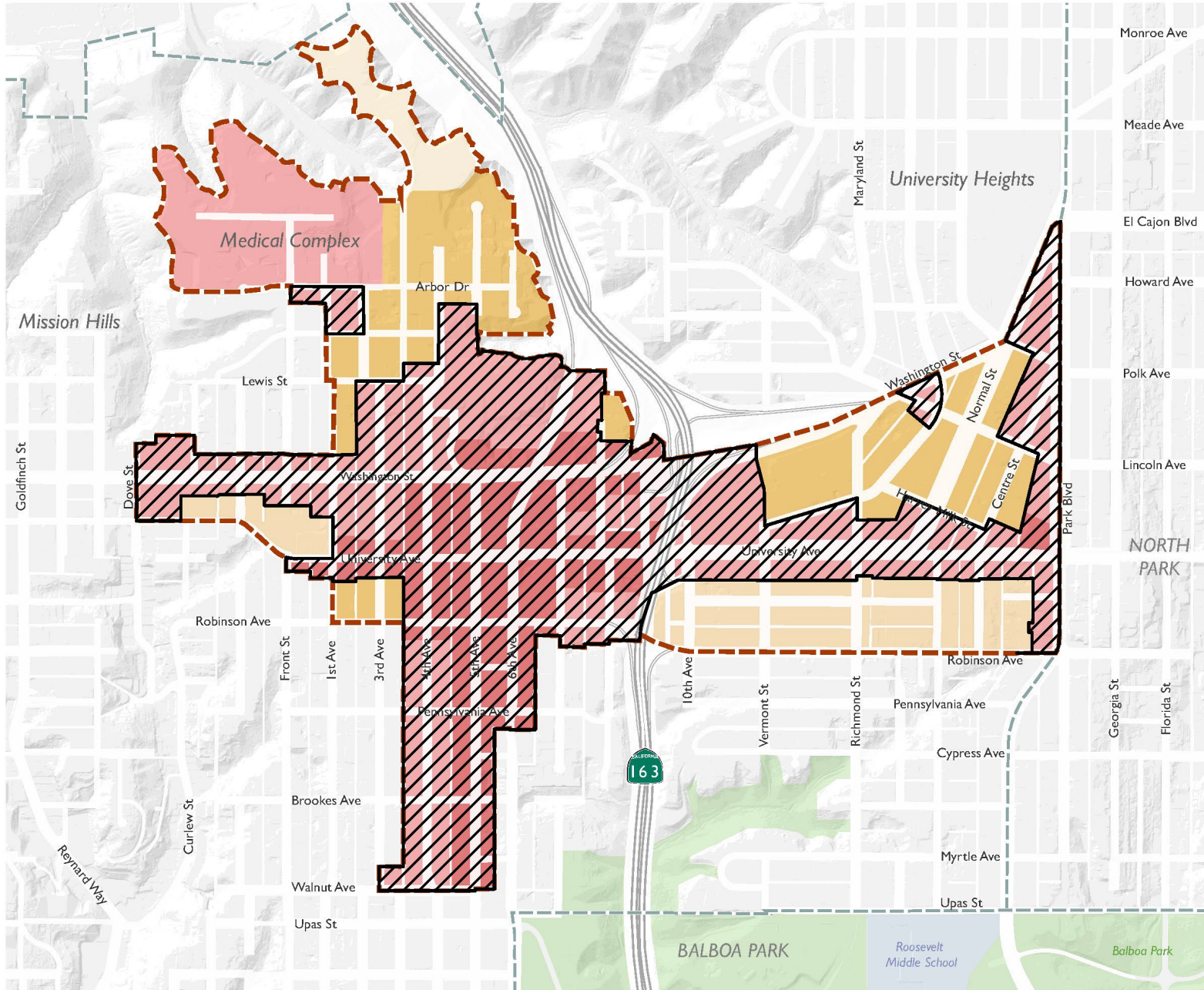










**Draft Scenario #2:
Core + 5th Avenue**



**Draft Scenario #3:
Core + Corridors**



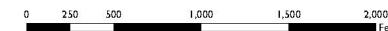


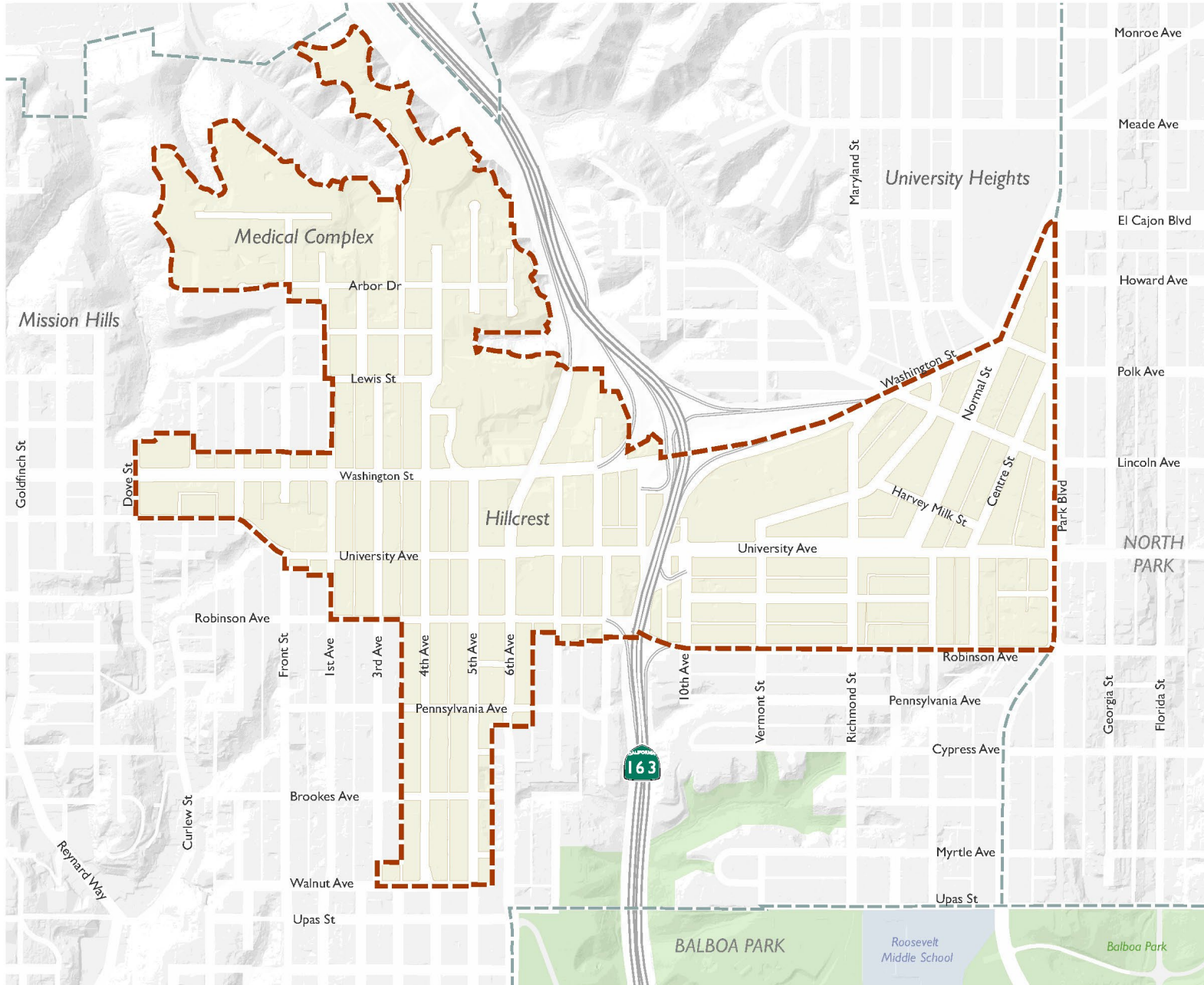
-  Community Plan Implementation Overlay Zone (CPIOZ)
-  Residential-Multiple Unit (RM-1-1)
-  Residential-Multiple Unit (RM-3-7)
-  Residential-Multiple Unit (RM-3-9)
-  Community Commercial (CC-3-8)
-  Community Commercial (CC-3-9)
-  Hillcrest Community Boundary
-  Community Plan Boundaries

The Community Plan Implementation Overlay Zone (CPIOZ) provides Supplemental Development Regulations (SDRs) that are tailored to implement the vision and policies of this Community Plan.

Uptown Community Plan Zoning

Data Source: City of San Diego; SANDAG/SANGIS Regional GIS Data Warehouse, (www.sangis.org)





Boundary

-  Hillcrest Community Boundary
-  Community Plan Boundaries

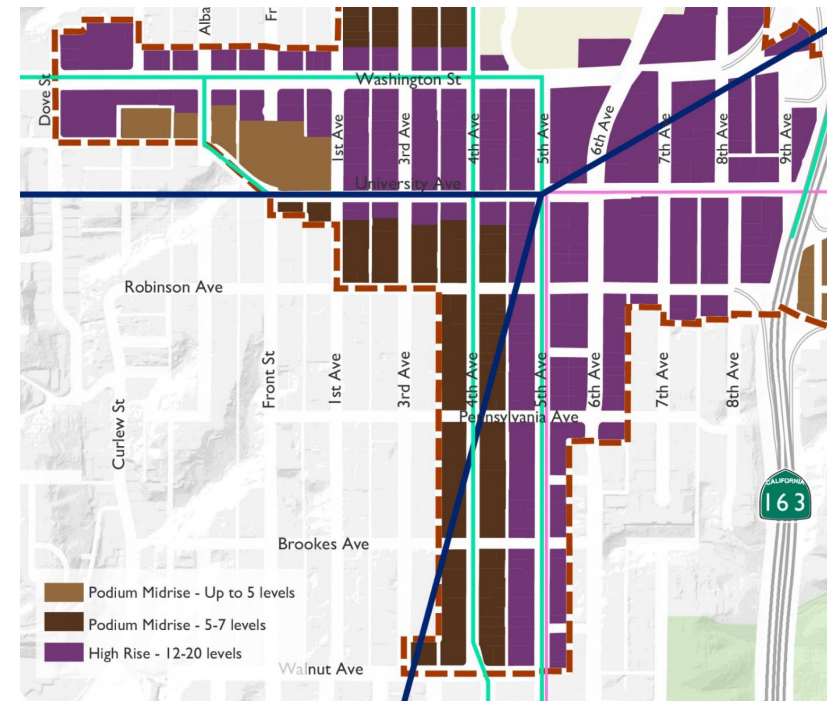
Focused Plan Amendment Overlay Zone (CPIOZ) provides Supplemental Development Regulations (SDRs) that are tailored to implement the vision and policies of this Community Plan.

Focused Plan Amendment CPIOZ

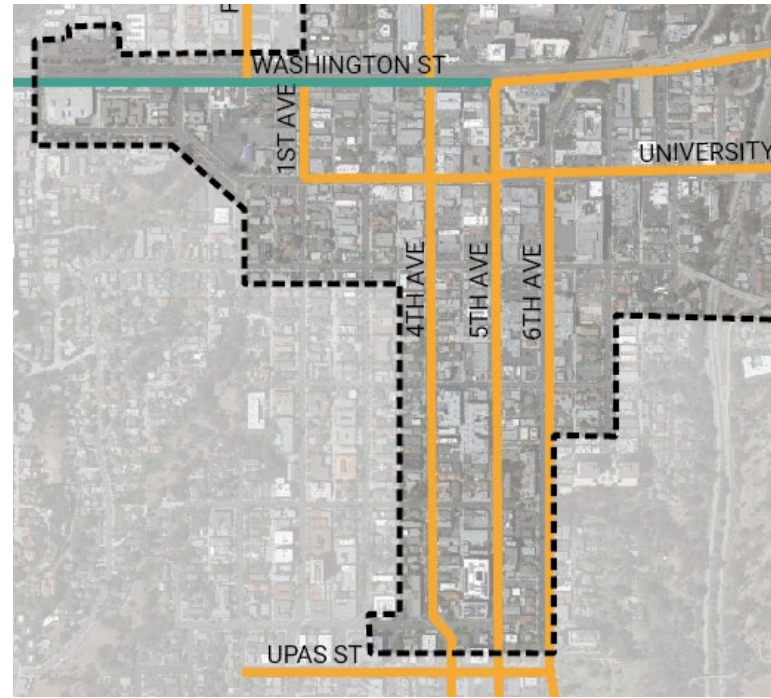
Data Source: City of San Diego; SANDAG/SANGIS Regional GIS Data Warehouse, (www.sangis.org)



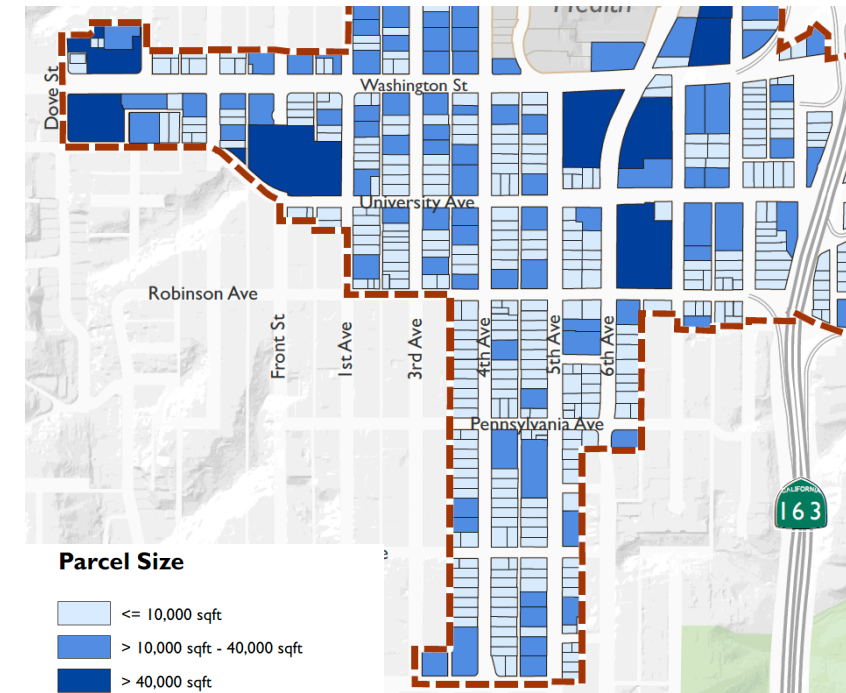
SDRs – Density, Location and Lot Size



Density



Location



Lot Size

Supplemental Development Regulations

Parks and Public Realm

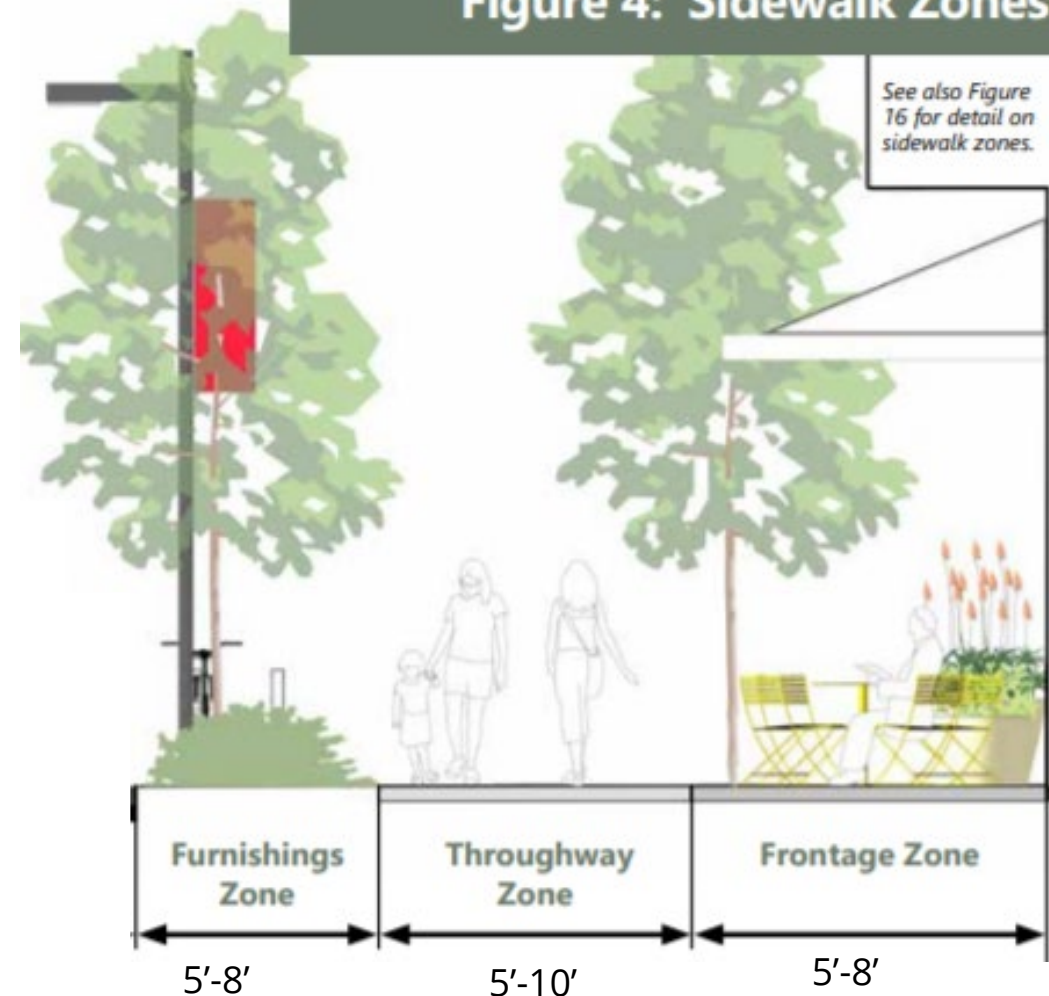
Parks / Plaza / Paseos

- Setbacks requirement
- Minimum size requirements provided on site (lot size or density based)
- Connectivity to ROW & building entries / limiting privatization
- Activation and programming
- Universal design

Streetscape / Urban Forest

- Active streetscapes & zones
- Furnishings
- Wayfinding / Interpretative Elements
- Street tree species
- Green streets

Figure 4: Sidewalk Zones

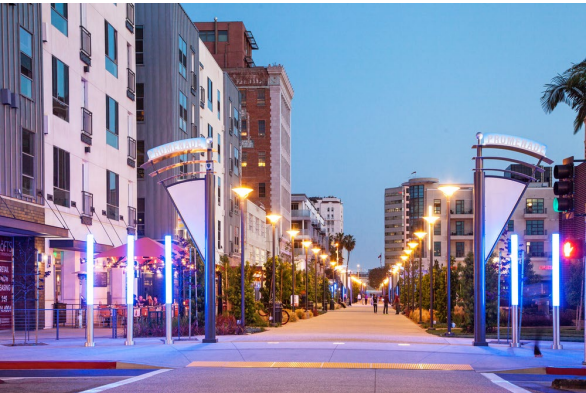




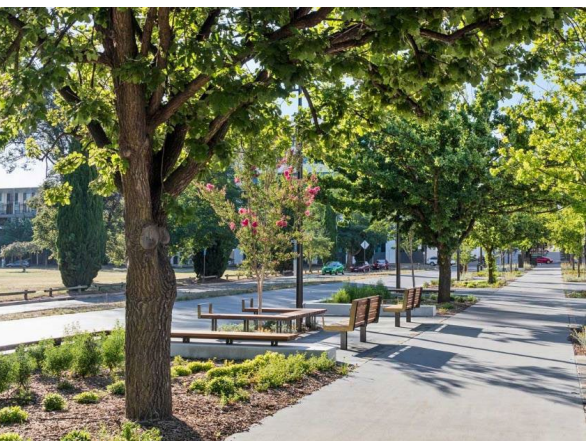
Corner Plaza



Linear Park















Paseo



Urban Corridor



*PRELIMINARY –
work in progress
for conceptual
planning purposes
only.*

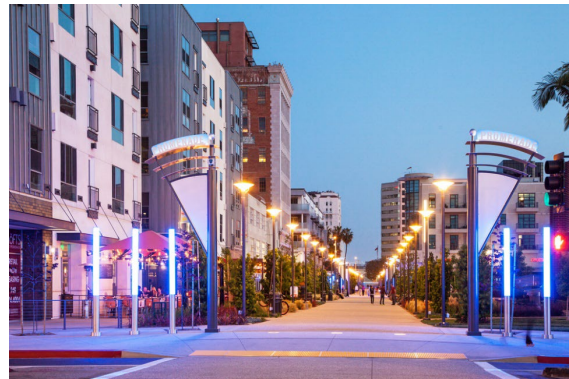
-  Open Space
-  Linear Park
-  Proposed Parks From Community Plan
-  Urban Corridors
-  Potential Mini-parks (Pocket Parks)
-  Corner Plazas
-  Paseos
-  Street Closures
-  Privately-owned Public Areas
-  Joint Use Opportunities
-  Community Buildings
-  Sub-area Boundary



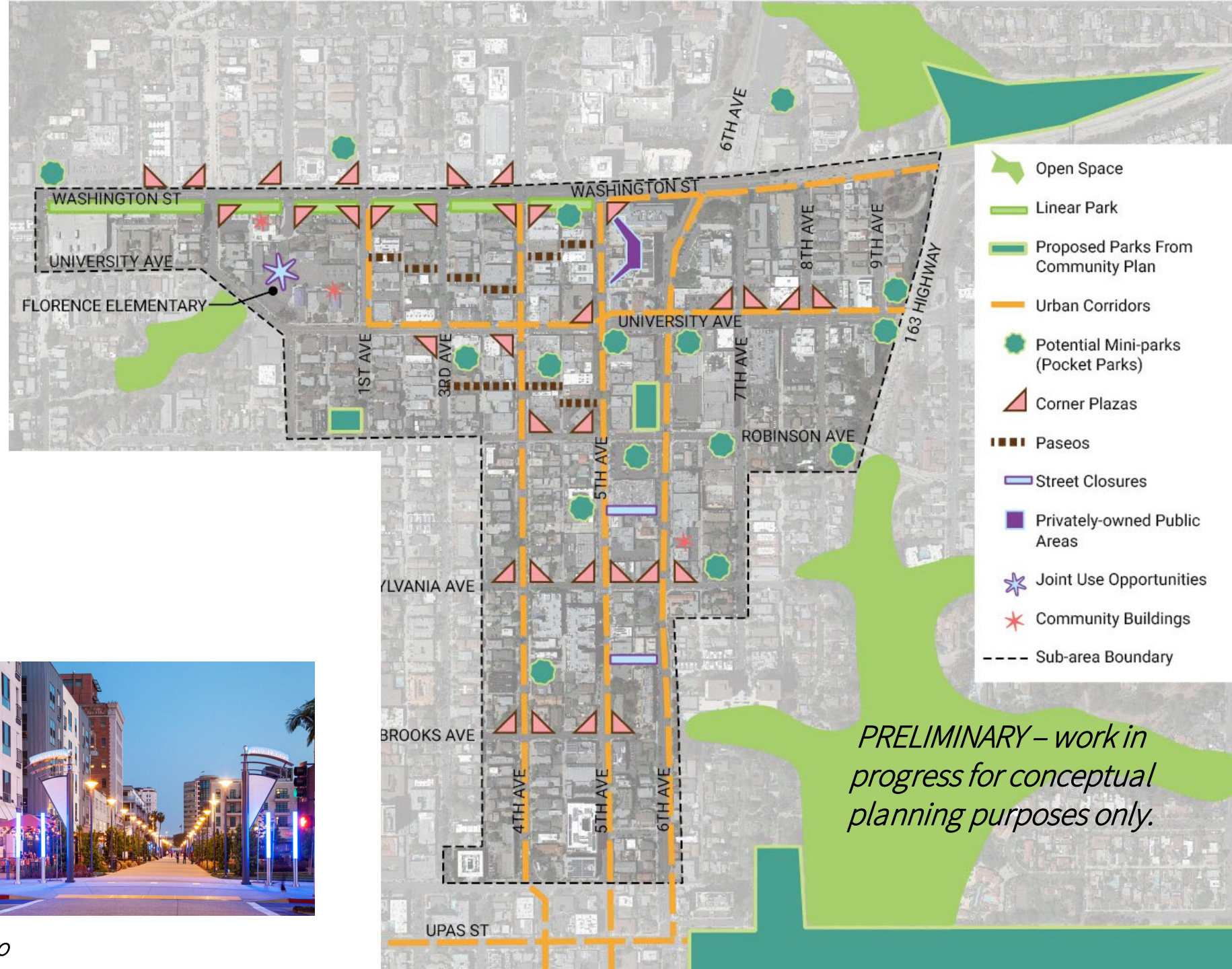
Street Closure / Woonerf



Mini-park or Plaza



Paseo





Linear Park

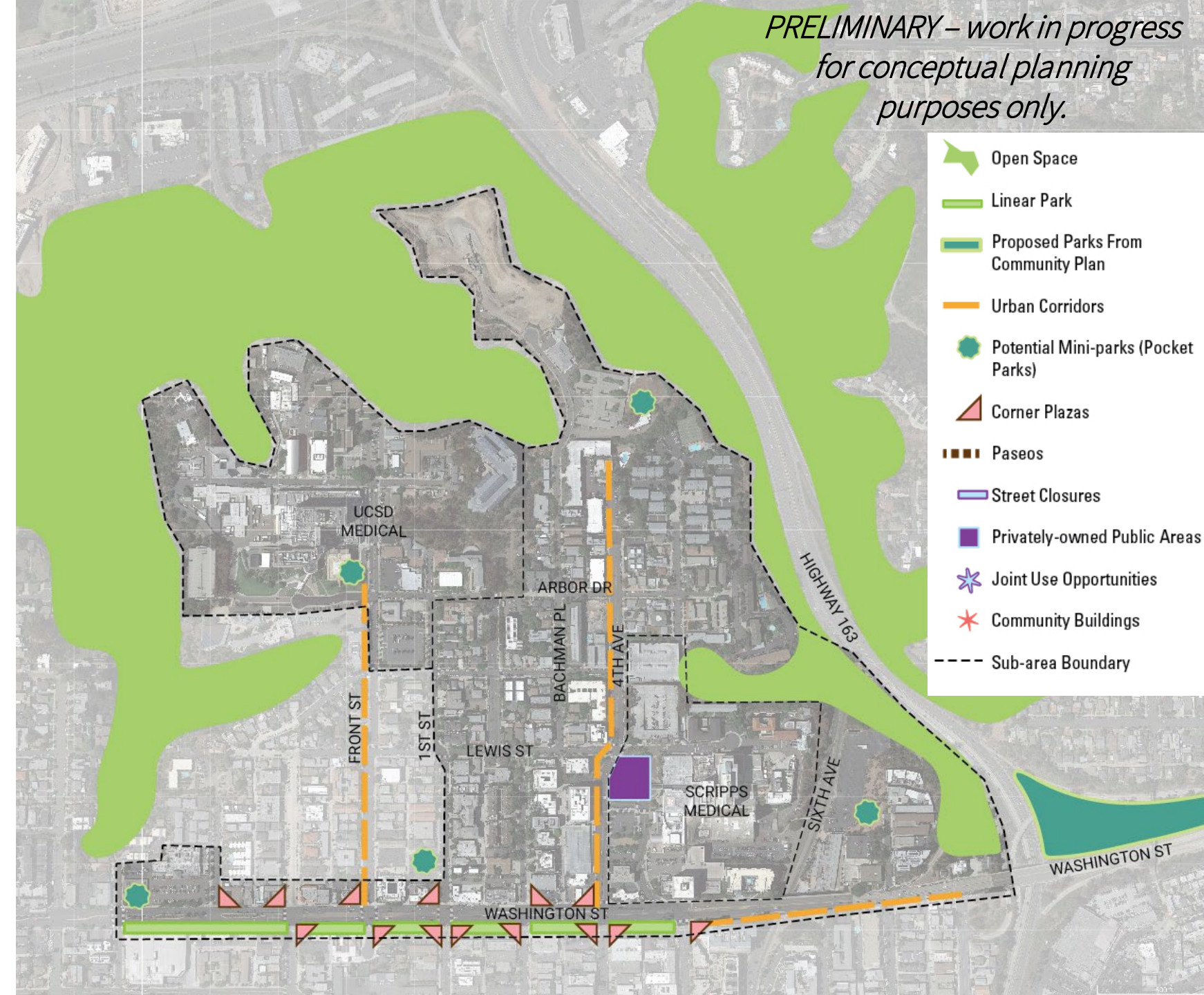


Corner Plaza



Mini-park

*PRELIMINARY – work in progress
for conceptual planning
purposes only.*

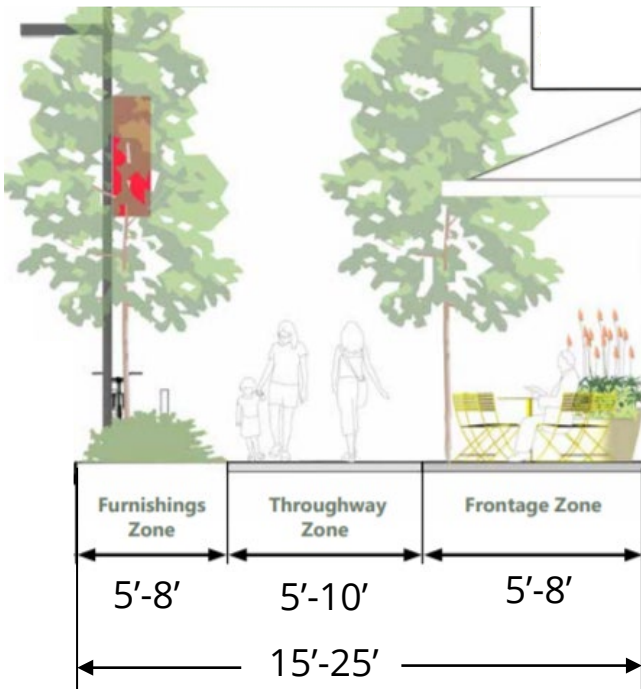


- Open Space
- Linear Park
- Proposed Parks From Community Plan
- Urban Corridors
- Potential Mini-parks (Pocket Parks)
- Corner Plazas
- Paseos
- Street Closures
- Privately-owned Public Areas
- Joint Use Opportunities
- Community Buildings
- Sub-area Boundary

Corridors - Urban Corridors & Linear Parks

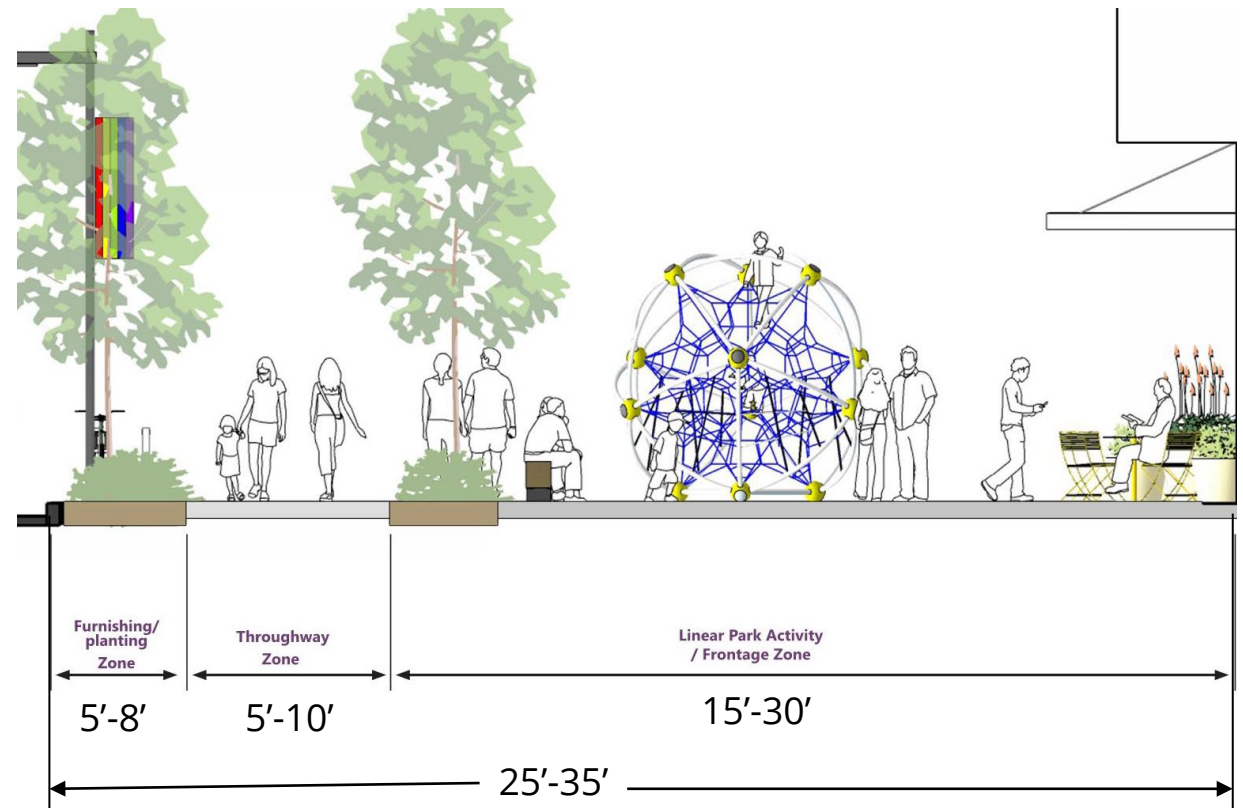
Urban Corridor: 15'-25'

- Connector / Circulation
- Café Seating
- Urban Greening



Linear Park: 25' - 35'*

- Similar to Urban Trail
- More amenities & recreation

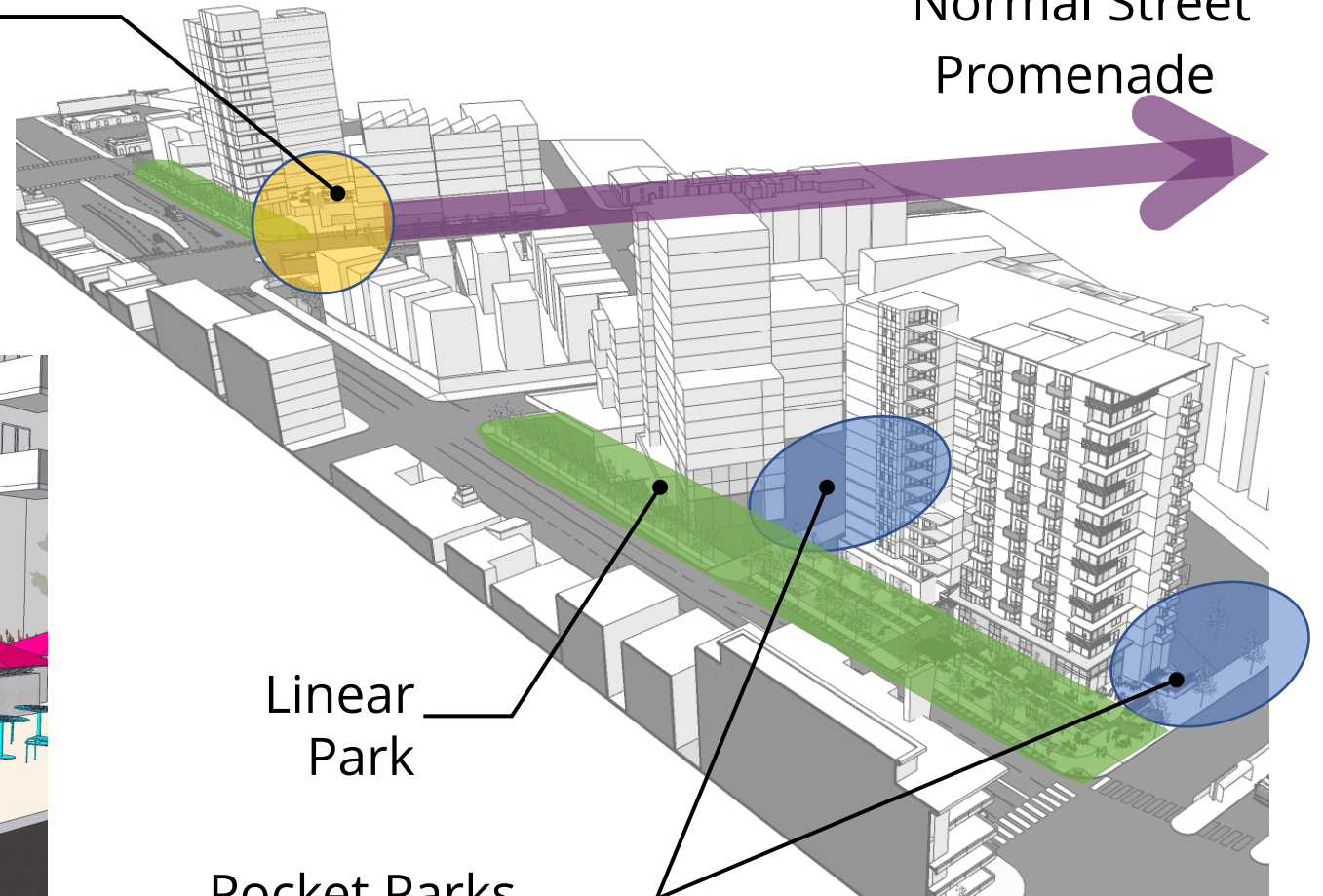


University Ave Linear Park



Plaza at Normal St Promenade

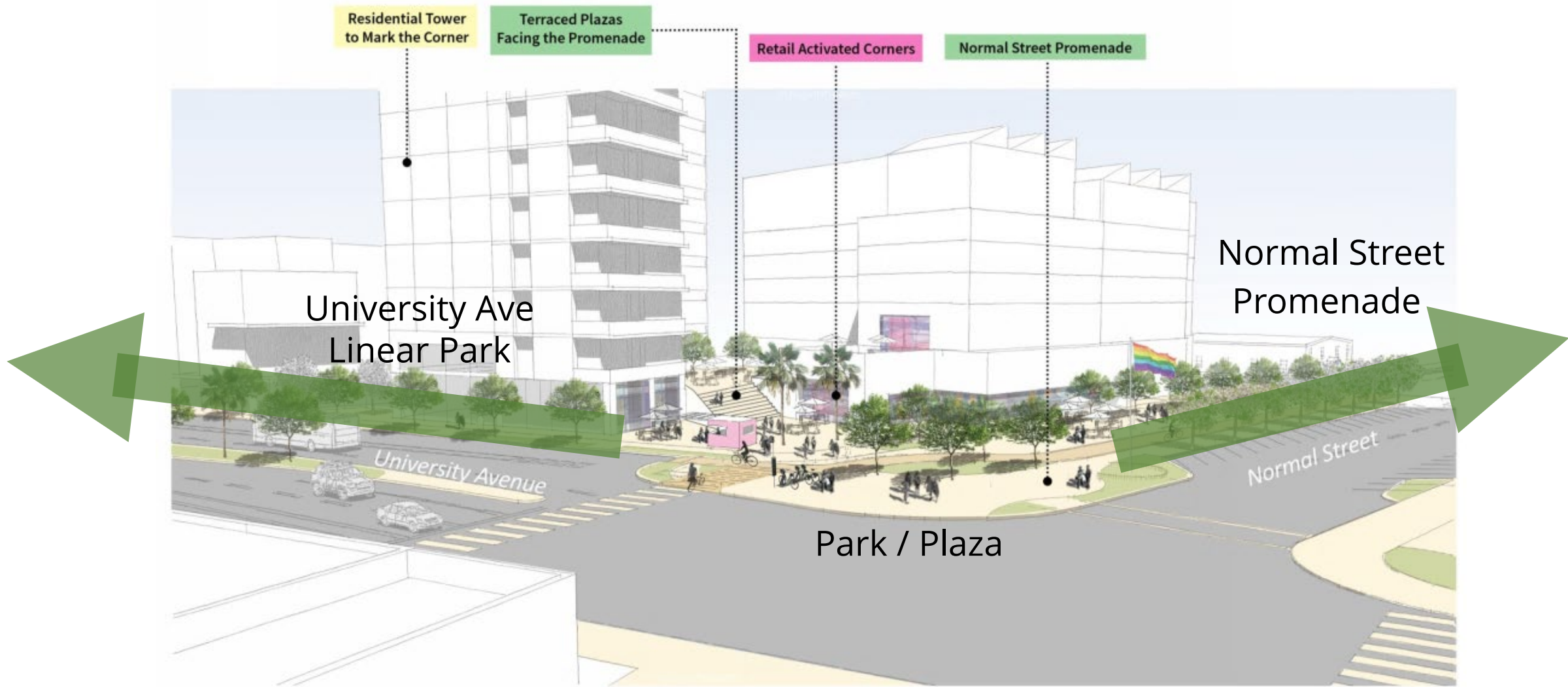
Normal Street Promenade



Linear Park

Pocket Parks

University Ave Linear Park



Corridors – Urban Corridors & Linear Parks

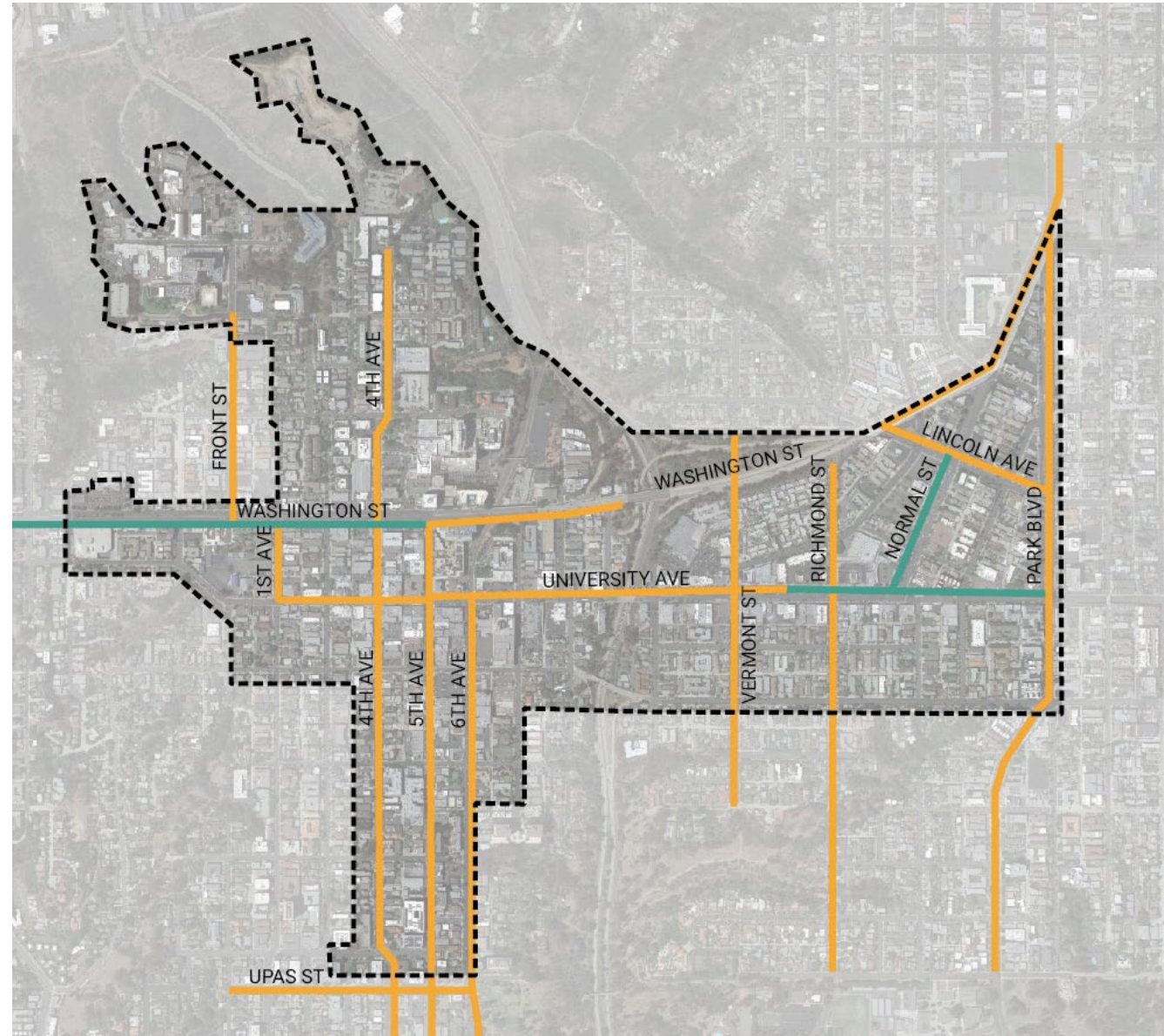
Linear Parks

- Washington (west)
- Normal Street Promenade
- University (east)

Urban Corridors




- Washington (east)
- University (west)
- 4th / 5th / 6th Ave.
- Park Blvd.
- Front St.
- Richmond St.
- Vermont St.
- Upas St.
- Spruce St.
- Vermont St.

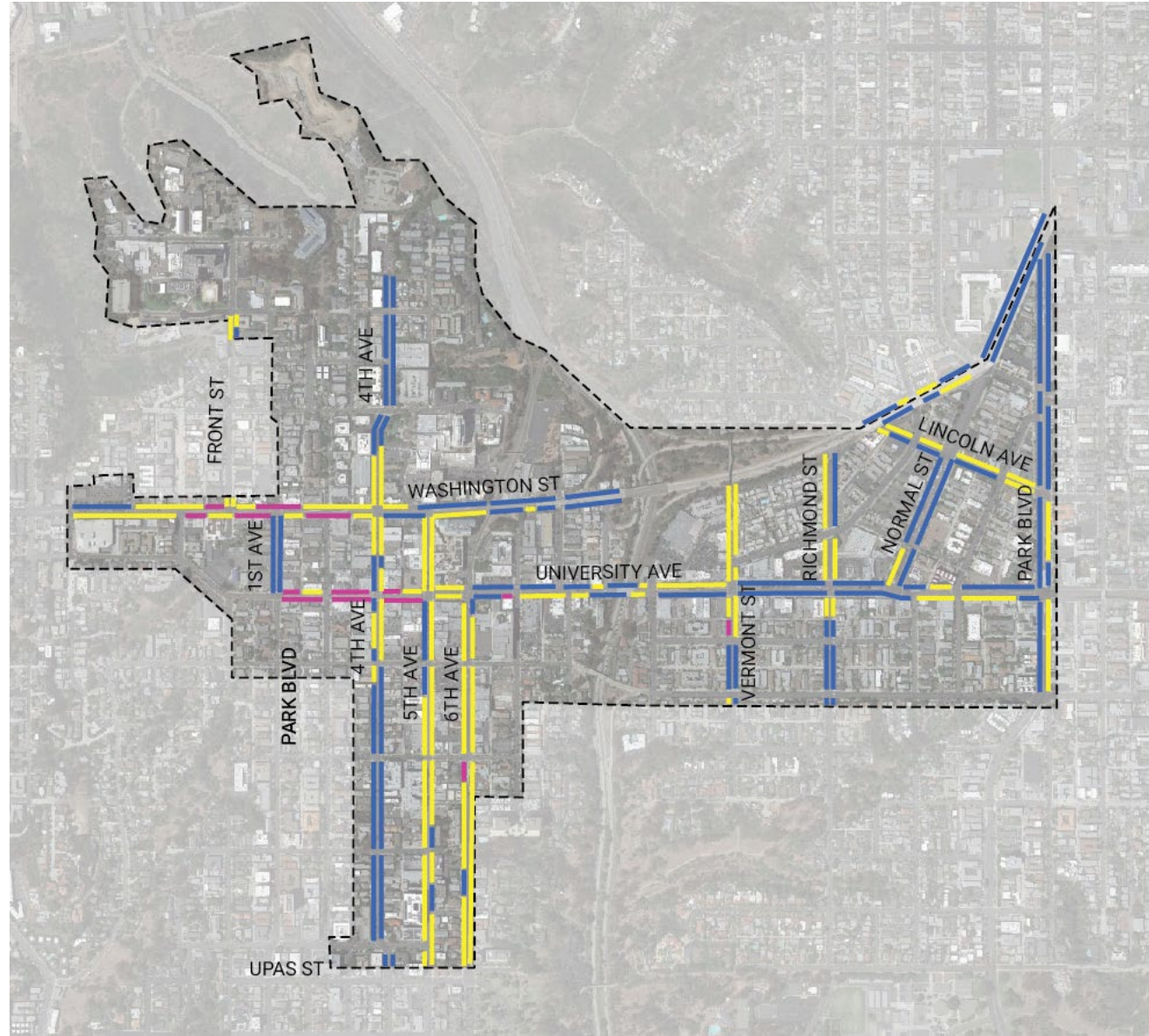
PRELIMINARY – work in progress for conceptual planning purposes only.



Corridors – Urban Corridors & Linear Parks

Existing Setback Width:

-  > 15'
-  10' - 15'
-  5' - 10'



PRELIMINARY – work in progress for conceptual planning purposes only.

Parks & Open Space SDRs



Mix of program to activate space

Setback building / open space easement

Connections to transit & bike lanes



Street trees and landscape requirements

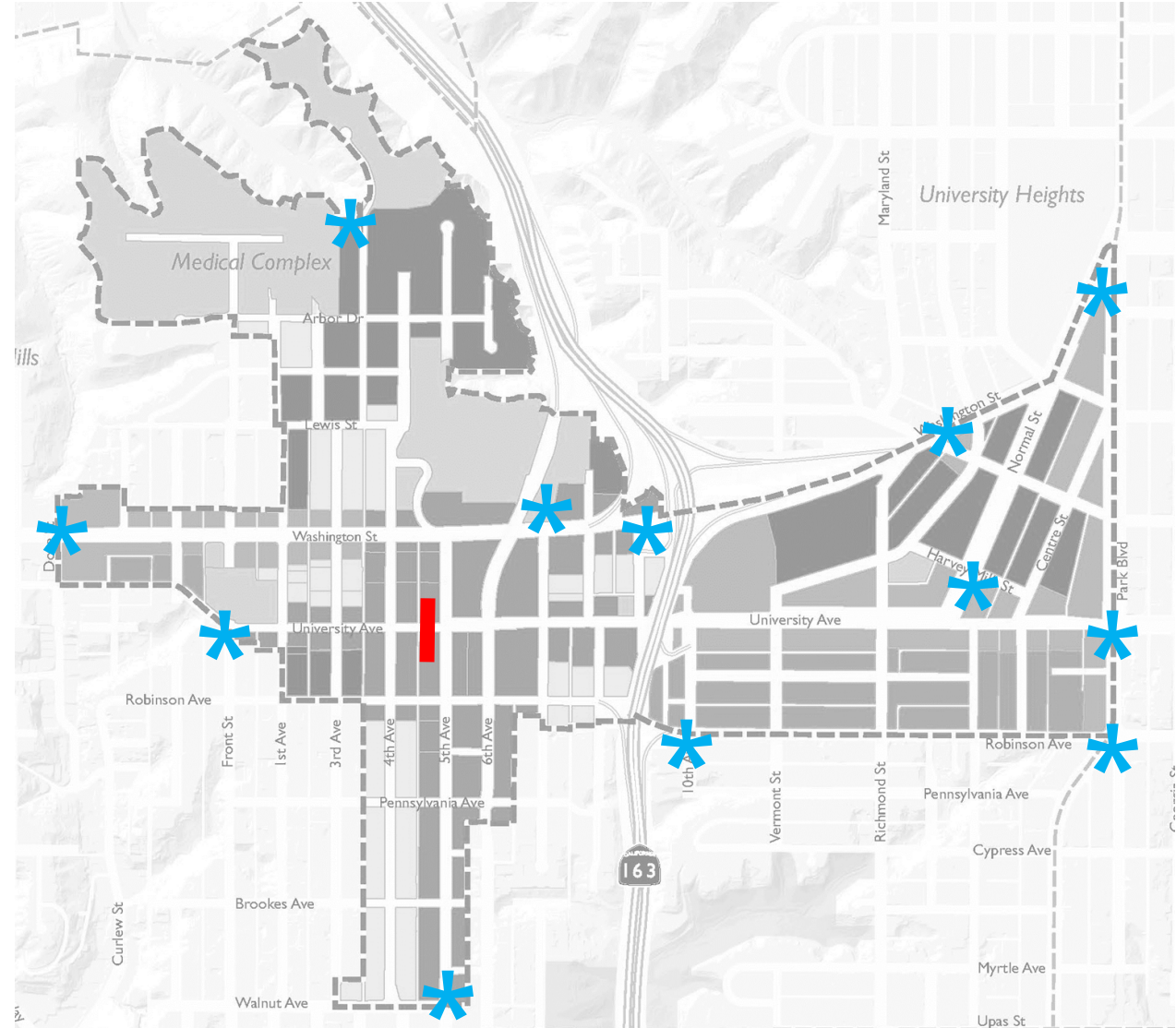
Connection to retail and active uses

Seating & site furnishings in parks and public ROW

Community Entries & Identification

 Hillcrest Sign

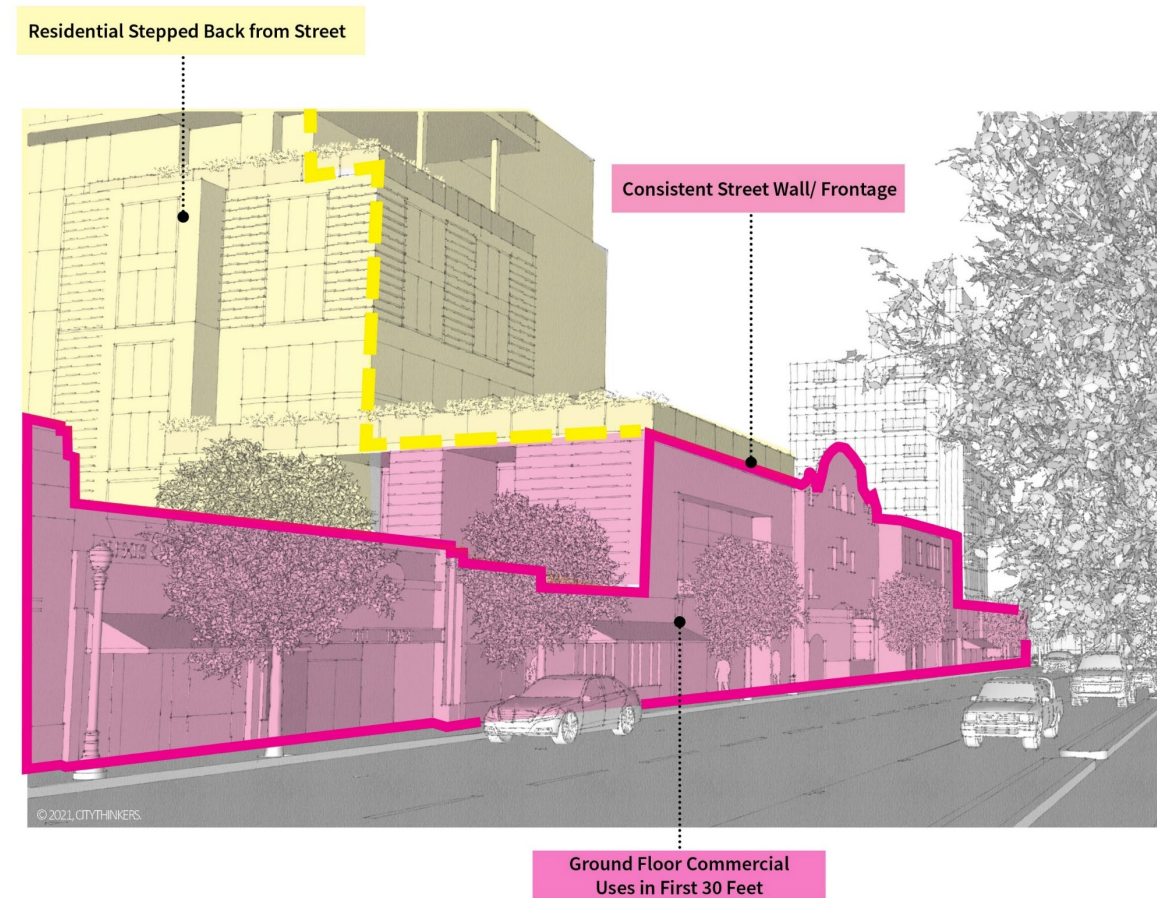
 Community Entries



Supplemental Development Regulations (SDRs)

Urban Design and Building Design

- Ground Floor Uses and Design
- Transition Zones
- Building Bulk and Massing
 - Setback / Stepback
 - Street Frontage
 - Façade Articulation
 - Building Projections
 - Building Materials
- Tower Controls
 - Floorplate Size
 - Tower Separation
 - Tower Setback
 - Upper Tower Design



Lines of sight for people inside and outside the building to see one another.

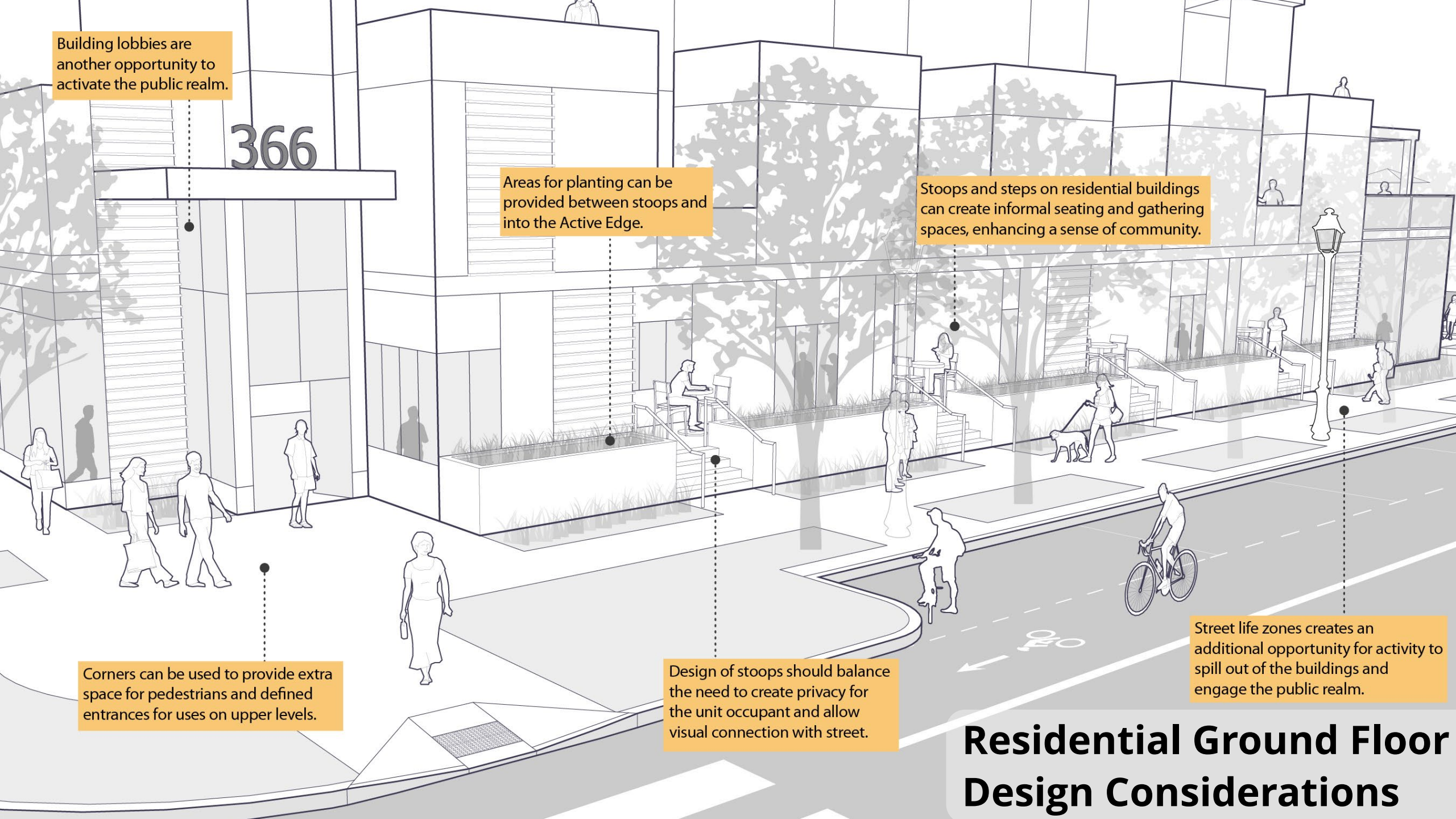
Sliding and folding doors allow activity to spill out to the sidewalk.

Storefronts should create a fine grain of variety along each street frontage, expressing the unique identity of each tenant.

Street life zones create an additional opportunity for activity to spill out of the buildings and engage the public realm.

Retail Ground Floor Design Considerations





Building lobbies are another opportunity to activate the public realm.

366

Areas for planting can be provided between stoops and into the Active Edge.

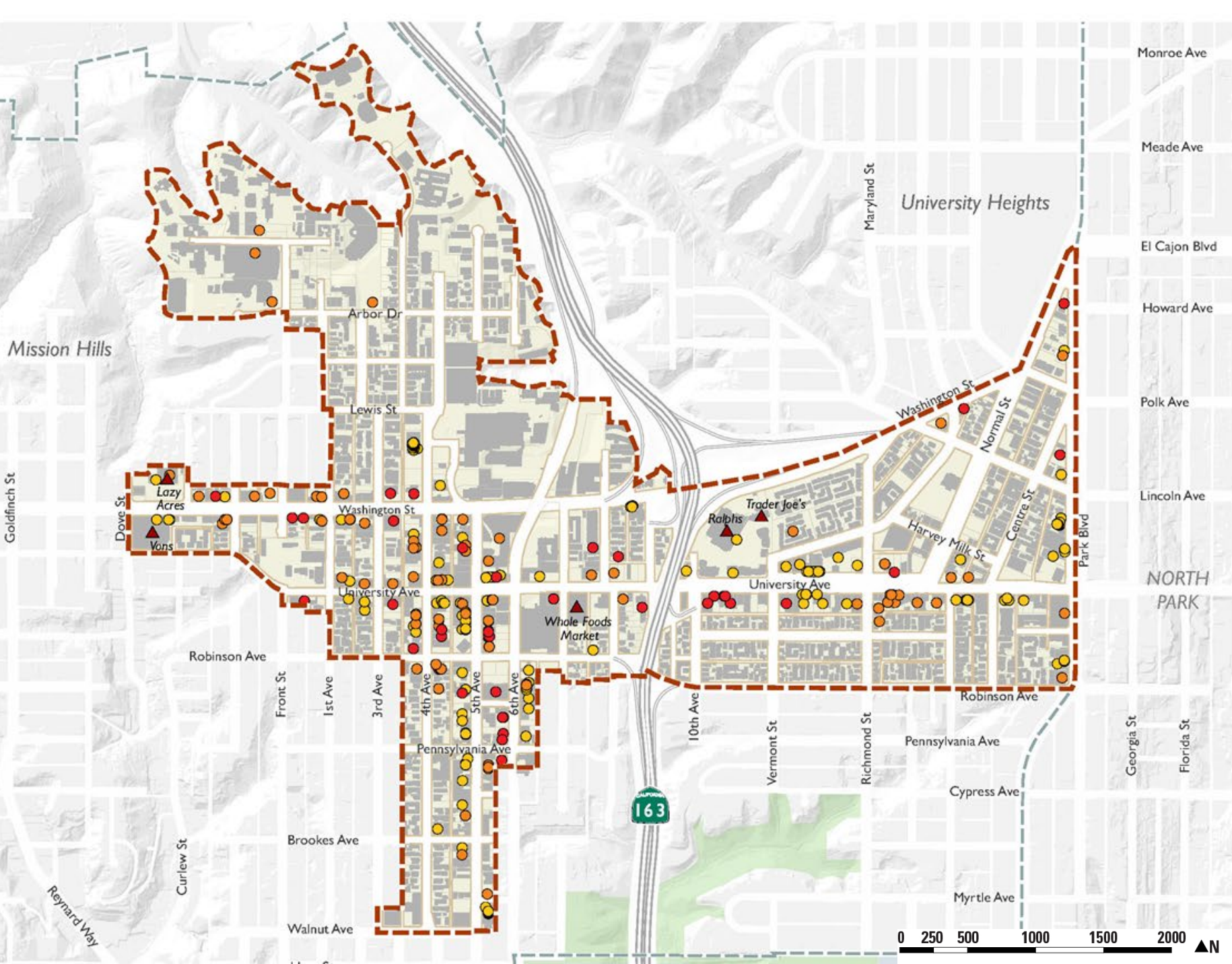
Stoops and steps on residential buildings can create informal seating and gathering spaces, enhancing a sense of community.

Corners can be used to provide extra space for pedestrians and defined entrances for uses on upper levels.

Design of stoops should balance the need to create privacy for the unit occupant and allow visual connection with street.

Street life zones creates an additional opportunity for activity to spill out of the buildings and engage the public realm.

Residential Ground Floor Design Considerations



Types of Businesses

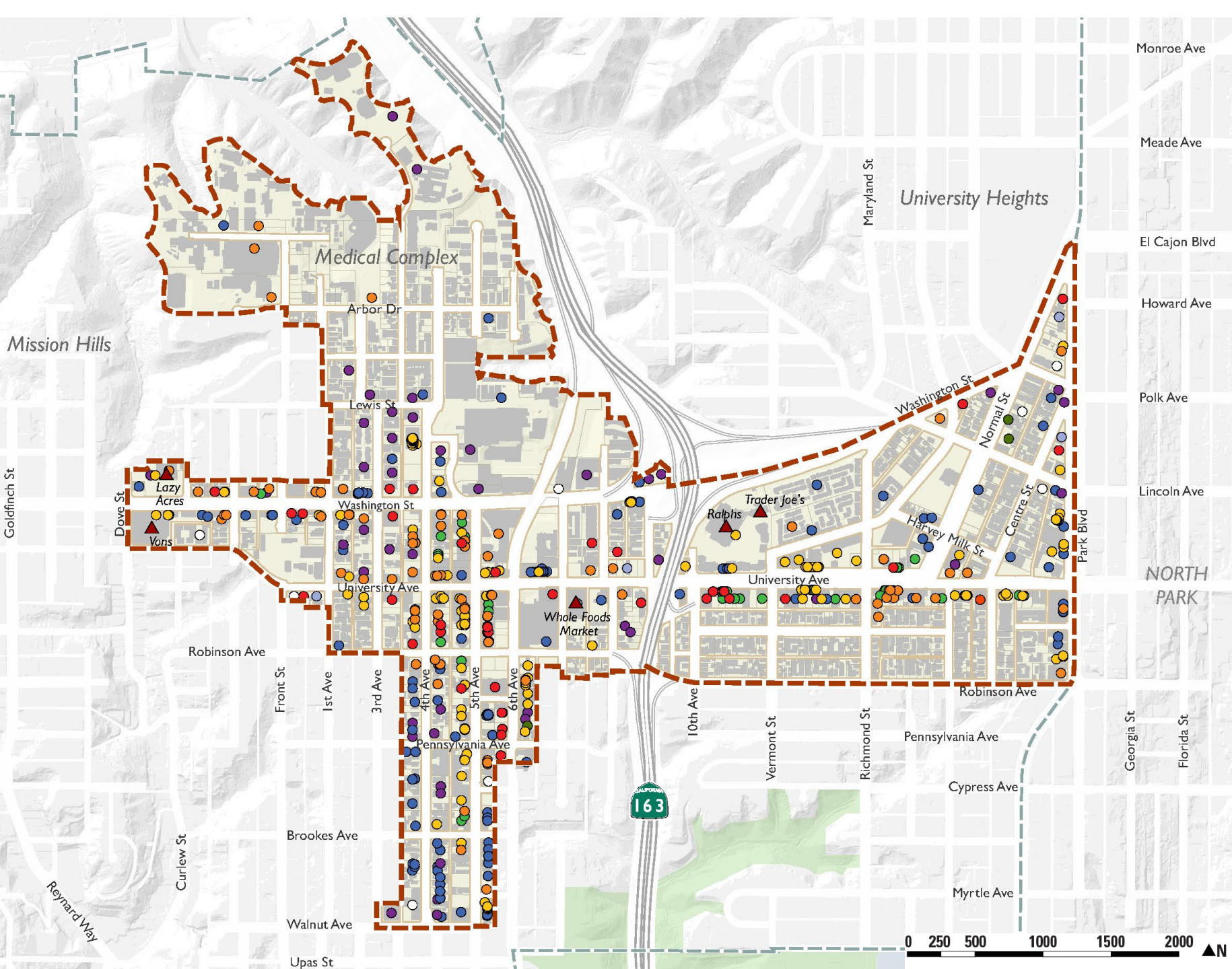
- Retail (38 Total)
- Food Services (123 Total)
- Personal Care Services (281 Total)
- ▲ Grocery Stores (5 Total)

- ▭ Parcel Lines
- ▭ Building Footprints
- ▭ Hillcrest Community Boundary
- ▭ Community Plan Boundaries

Existing Retail Businesses







Business Types

- ▲ Grocery Stores
- Retail
- Visitor Accommodations
- Food Services
- Personal Care Services
- Vehicle Services
- Professional Services
- Medical/Health Services
- Arts, Entertainment, Recreation
- Educational Services
- Other

- ▭ Parcel Lines
- ▭ Building Footprints
- ▭ Hillcrest Community Boundary
- ▭ Community Plan Boundaries

Existing Retail Businesses + Other Uses



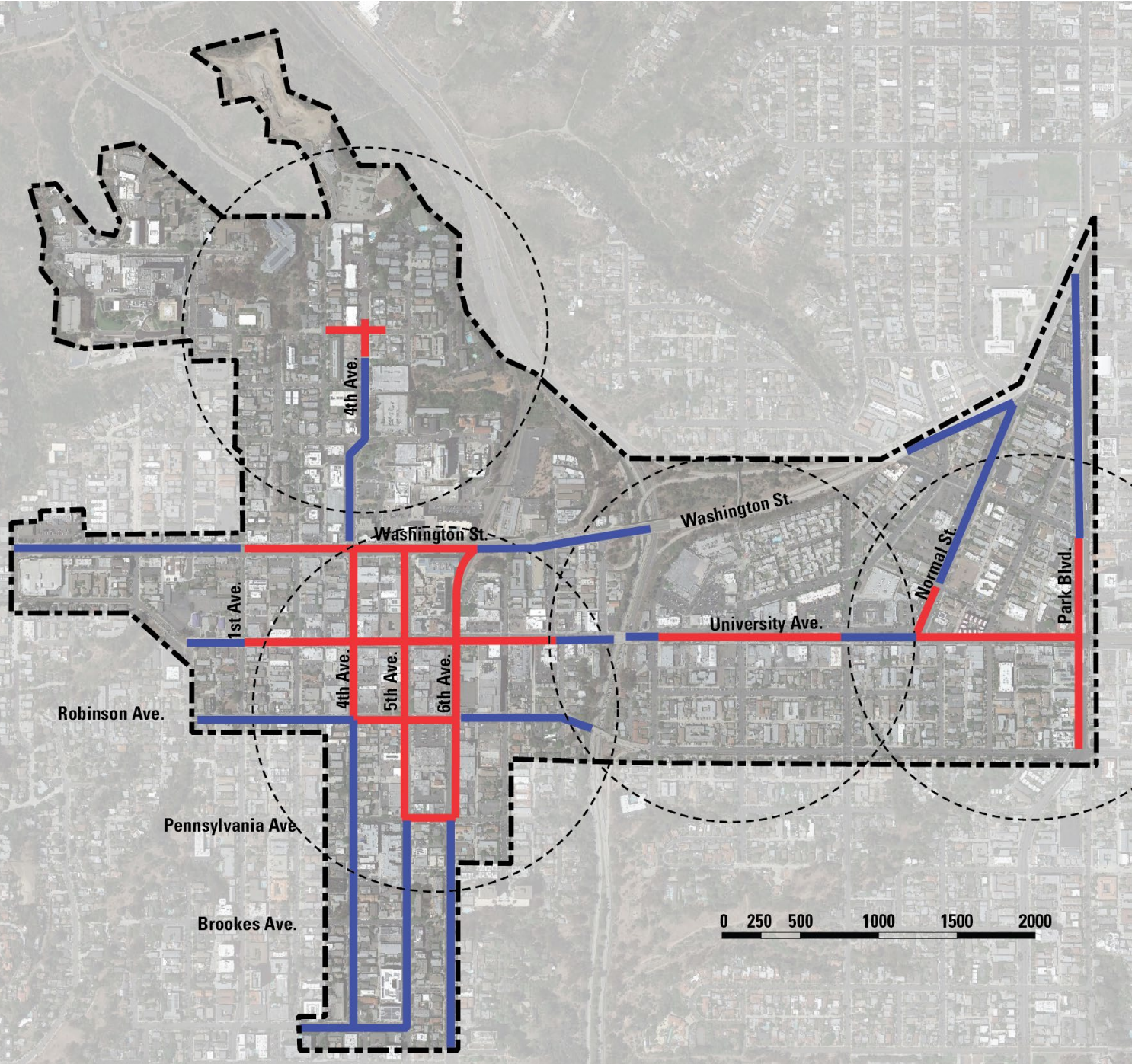


Ground Floor Activation - Office Space



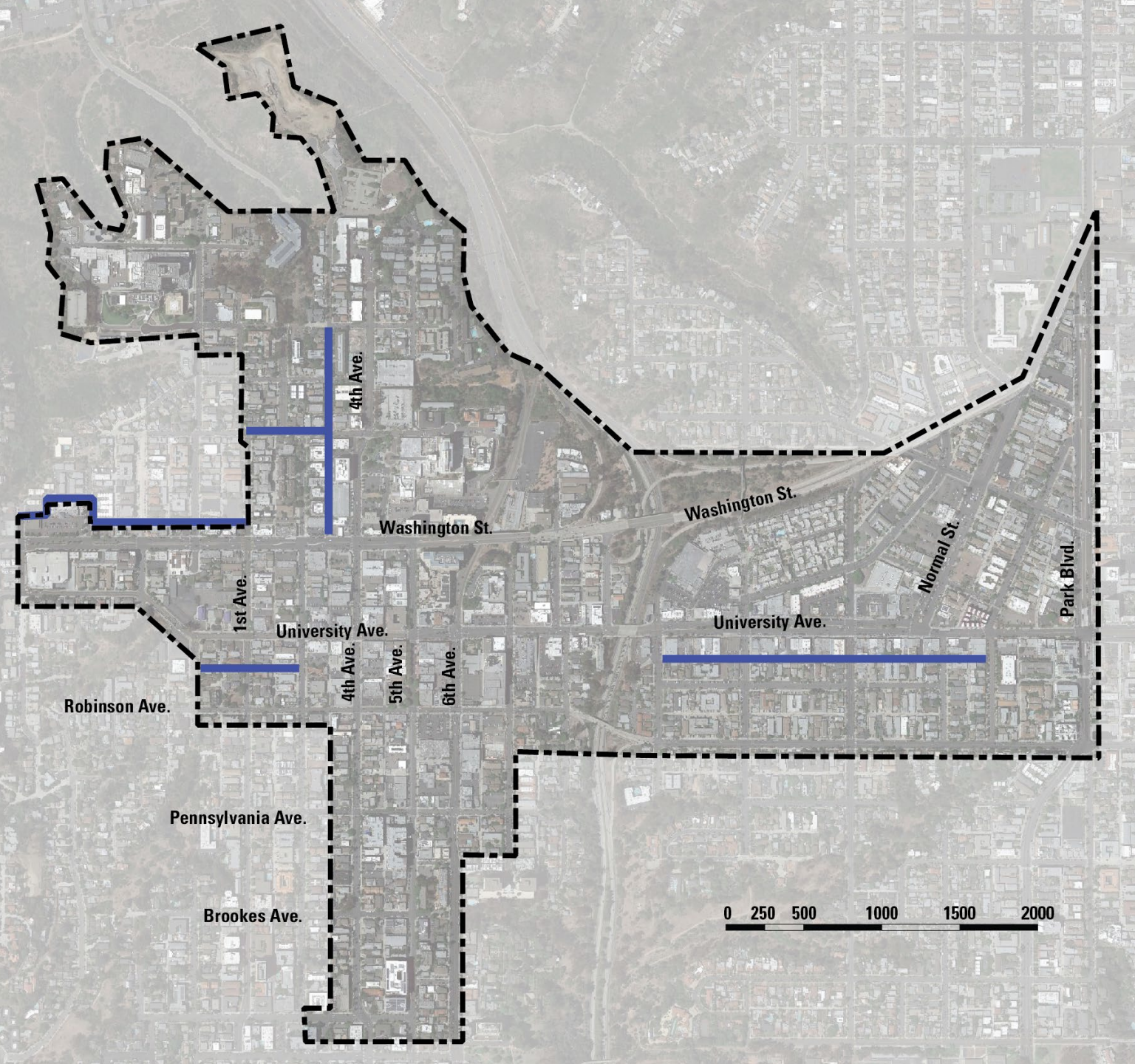
Ground Floor Activation - Art Space

Ground Floor – Uses

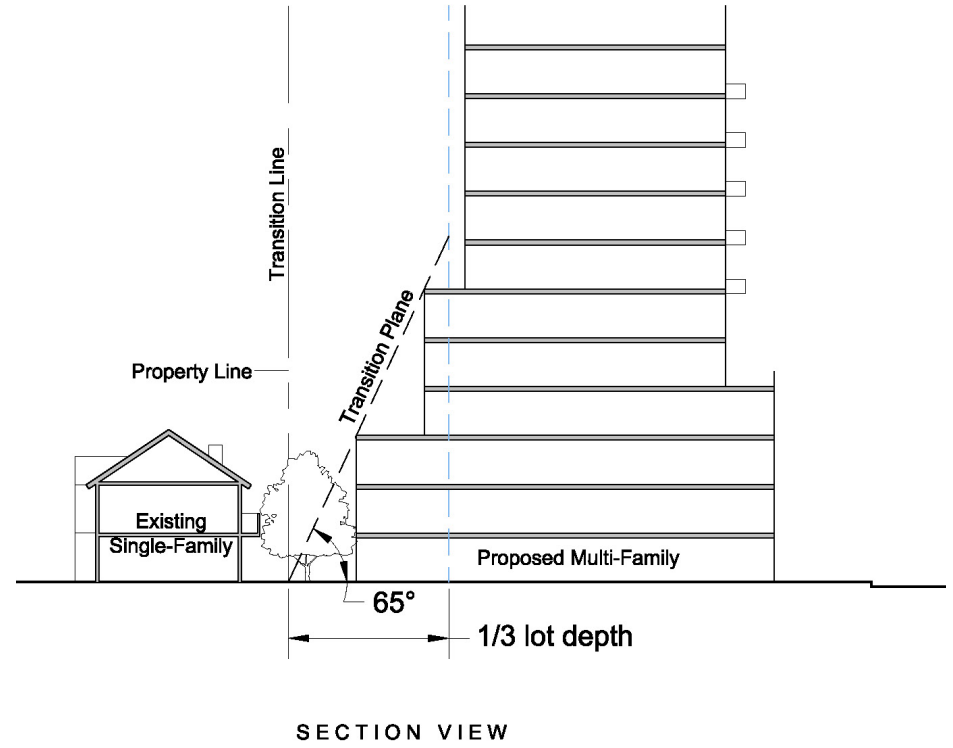


Require that development that front the areas shown on the map provide **80%** retail ground floor uses that are publicly accessible and that generate walk-in clientele such as **restaurants, cafes, and shops.**

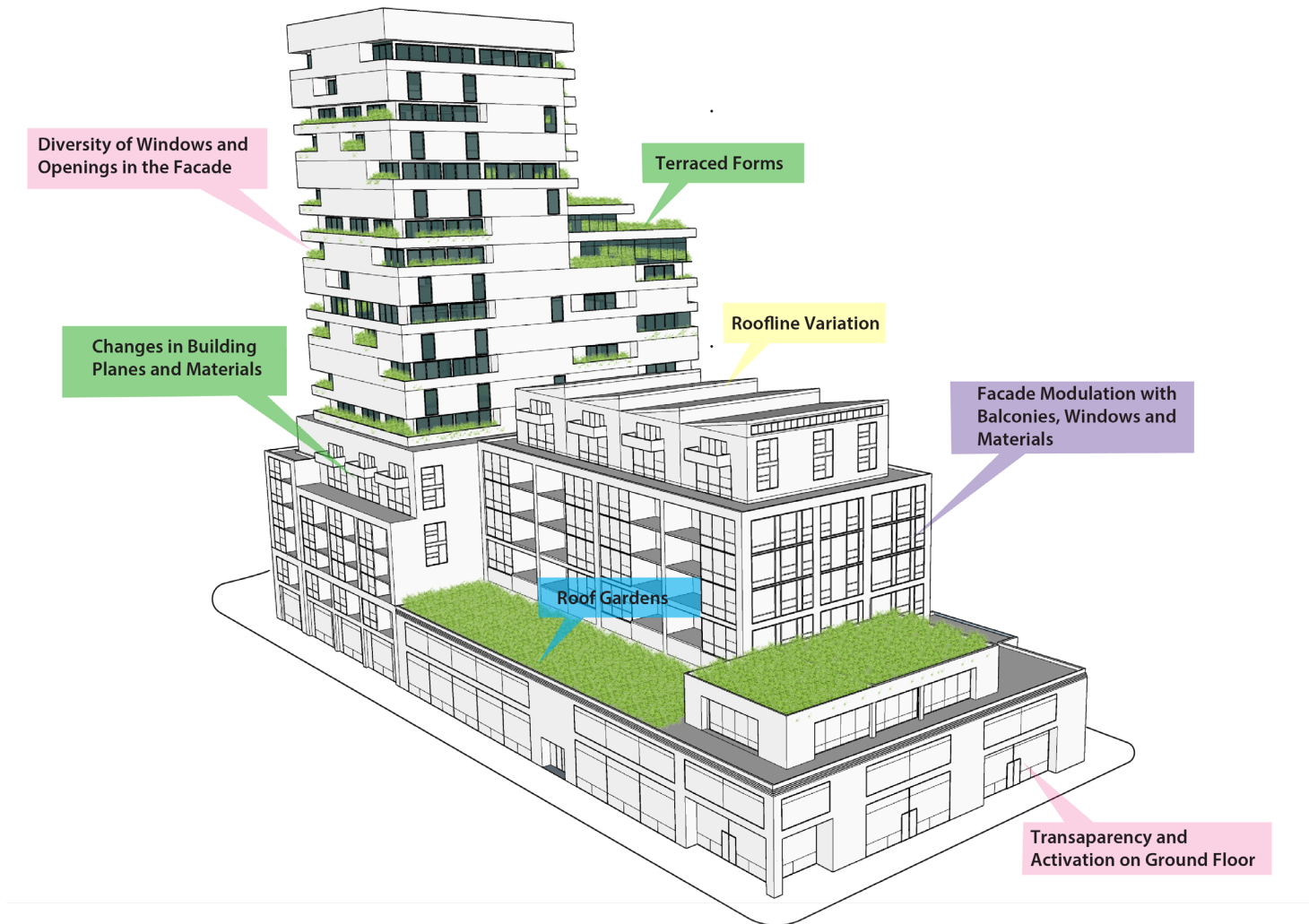
Allow that development that front the areas shown on the map allow active ground floor uses may be provided: **retail and service establishments; restaurants; cafes; bars and brew pubs; offices; co-working spaces; art and craft studios; and other substantially similar uses.**



Transitions



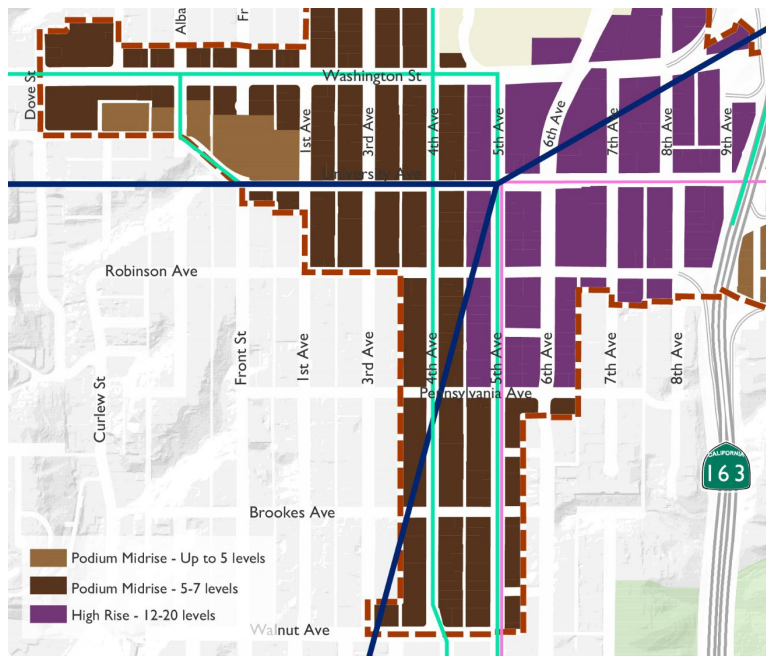
Bulk and Massing / Tower Design



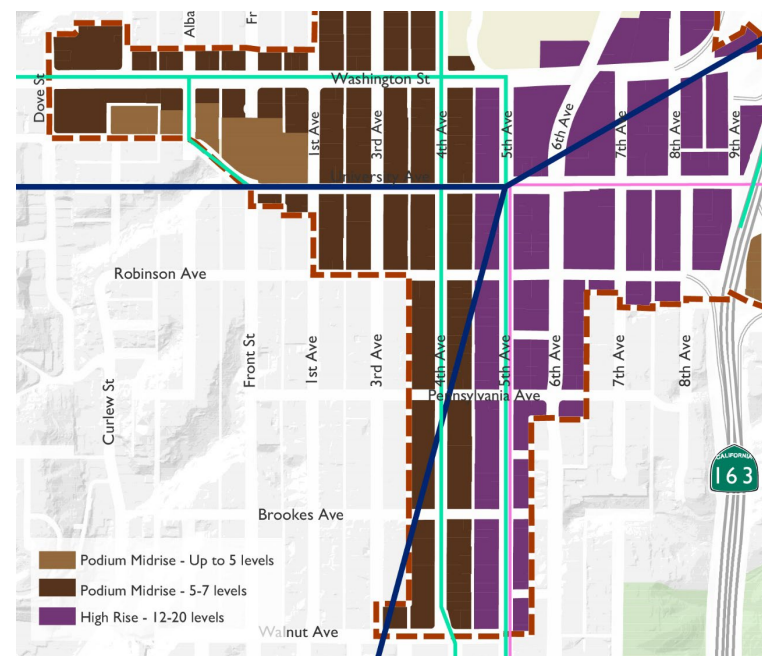
Feedback

1. How do you feel about the various land use scenarios? What are the pros and cons?
2. Do you have any additional concerns that SDRs could address?

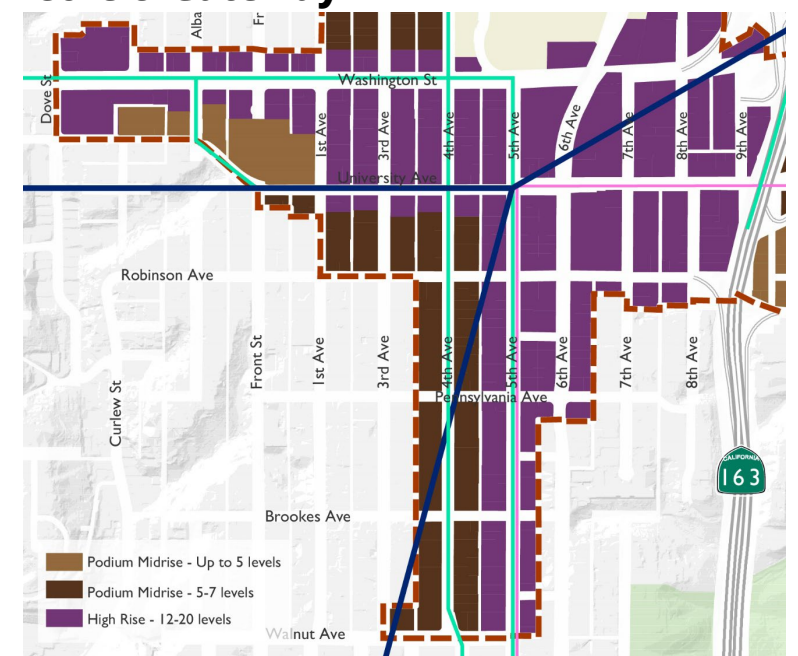
**Draft Scenario #1:
Core**



**Draft Scenario #2:
Core + 5th Avenue**



**Draft Scenario #3:
Core & Gateway**



Next Steps



Uptown Planners Subcommittee Next Meeting:

March 17, 2022

Topic:

Historic Preservation Strategy

Online Community Engagement Platform Coming Soon!