



## Hillcrest FPA

Draft Hillcrest FPA Overview

# Introductions

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# Agenda

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**1 Plan Hillcrest Introduction & Background**

**2 Feedback Heard**

**3 Draft Plan Overview & Mobility Analysis**

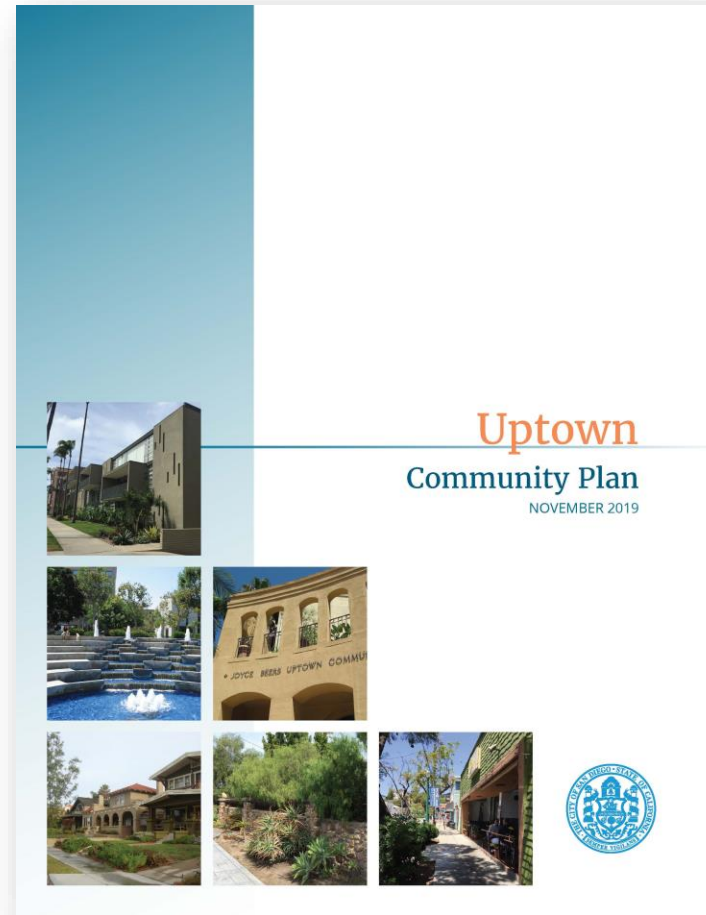
**4 Next Steps**

**5 Feedback**

# Background

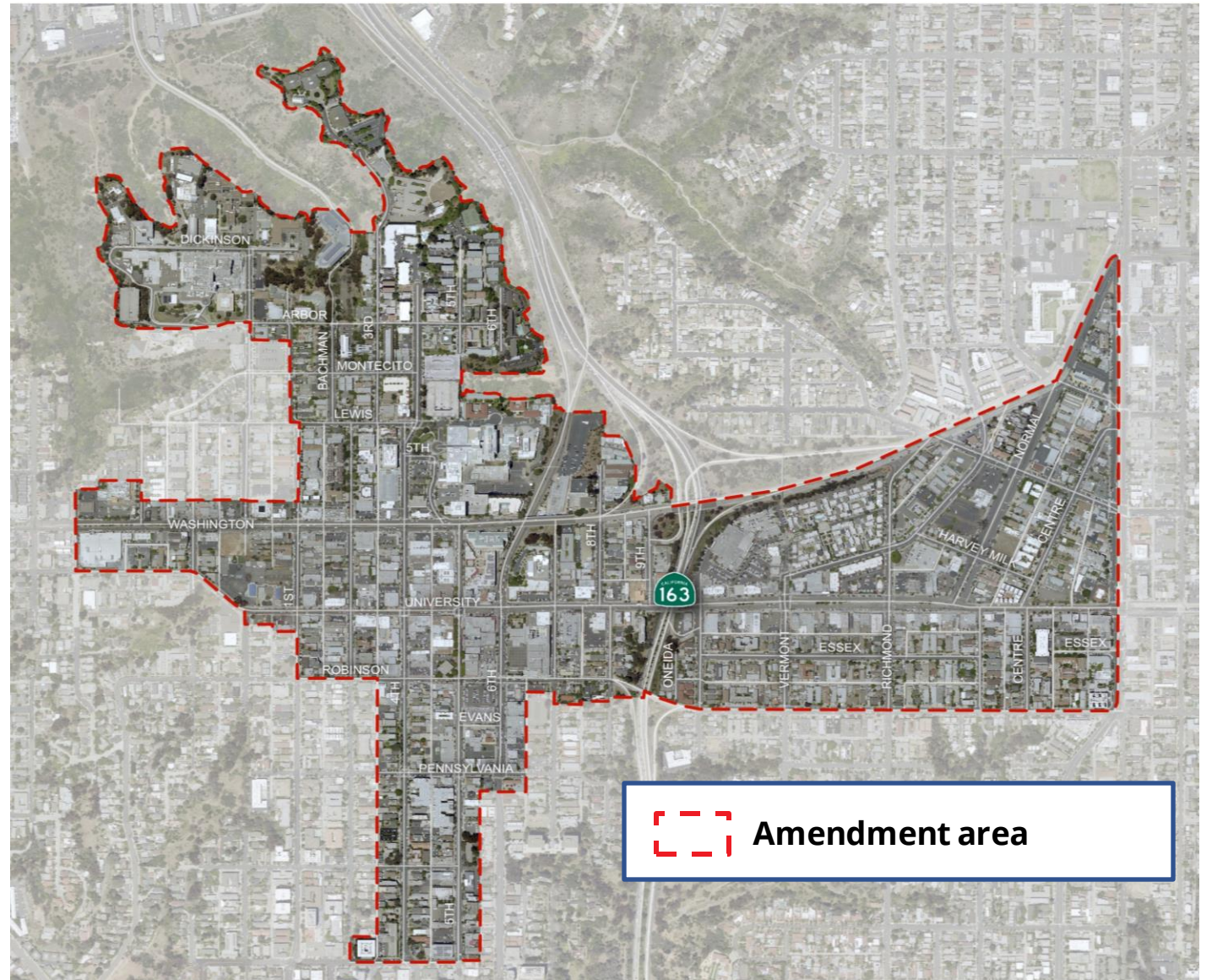
## 2016 Comprehensive Update

- Compliance with General Plan & Climate Action Plan
- Implemented Citywide Zoning
- Maintained 1988 residential densities



# Plan Hillcrest Overview

- Amend the Uptown Community Plan (2016)
- Address the broader Hillcrest Neighborhood
- Identify housing opportunities, and mobility/public space enhancements that connect the community





# Hillcrest Focused Plan Amendment 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**

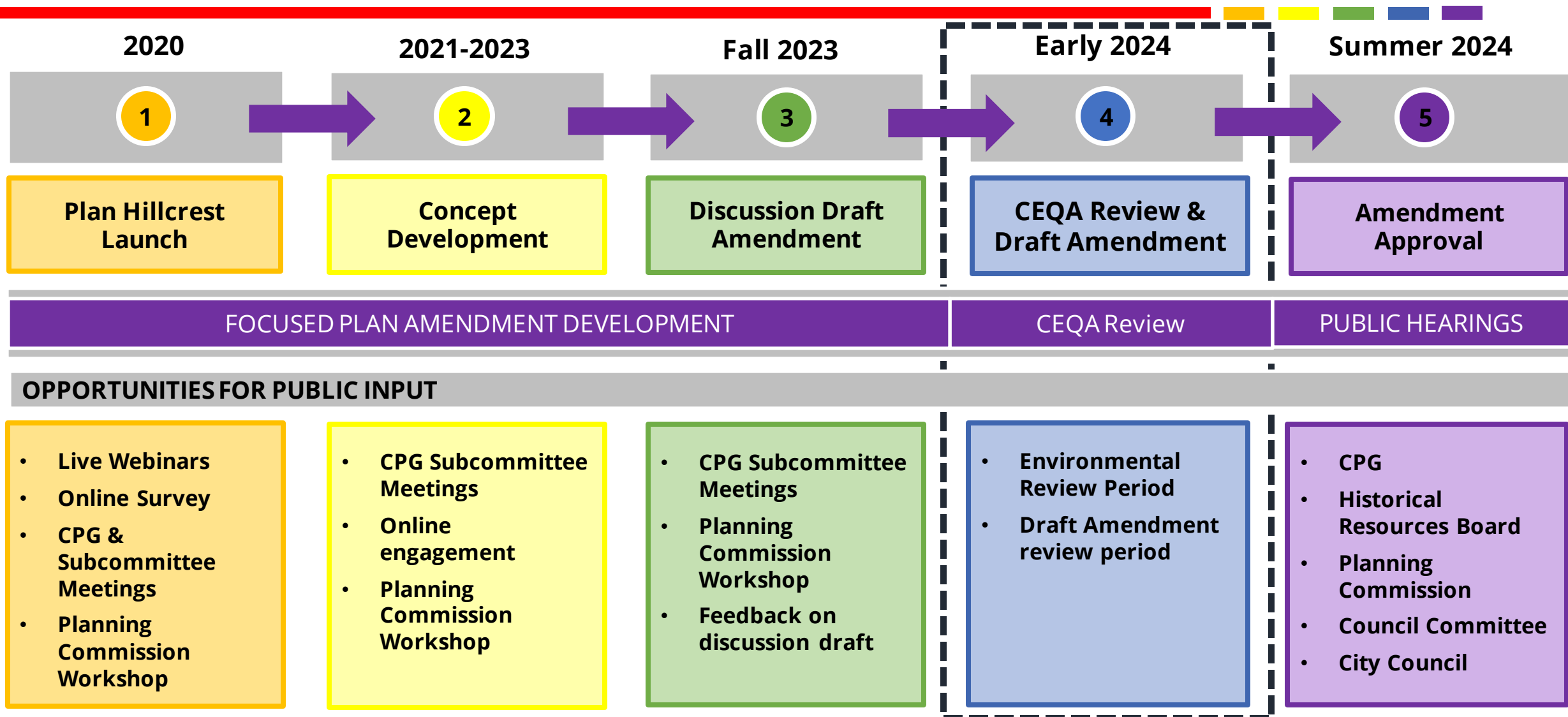


**Address  
Housing  
Needs**

**Increase  
housing  
opportunities  
near transit**



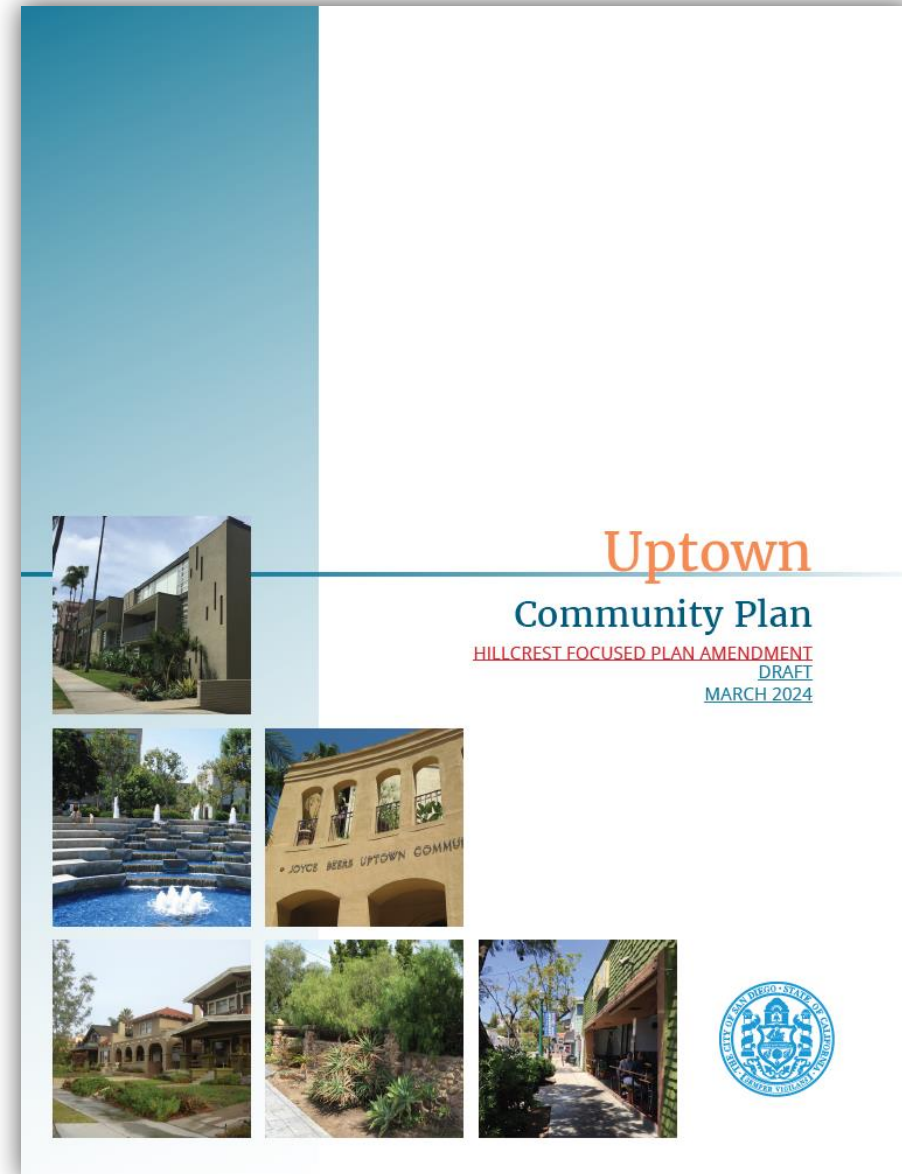
# Plan Hillcrest Timeline



# Download the Draft

Download: [PlanHillcrest.org](http://PlanHillcrest.org)

- Draft Hillcrest Focused Plan Amendment
- Summary of Changes
- Mobility Technical Report
- Rezone Map
- Environmental Impact Report- email comments to [planningCEQA@sandiego.gov](mailto:planningCEQA@sandiego.gov)





# Key Feedback Heard on the Discussion Draft



- Reduced density
- Encouraging Economic Prosperity & Support for Legacy Businesses
- Support for Noise Regulations
- Additional mobility analysis
- Encourage bicycling and transit
- Strengthened SDR's

# Draft Hillcrest Focused Plan Amendment

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## Uptown Community Plan Elements

1. **Introduction**
2. **Land Use**
3. **Mobility**
4. **Urban Design**
5. **LGBTQ+ Culture (NEW)**
6. **Economic Prosperity**
7. **Public Facilities, Services, and Safety**
8. **Recreation**
9. **Conservation**
10. **Noise**
11. **Historic Preservation**
12. **Implementation**

# Key Aspects of the Focused Plan Amendment Draft

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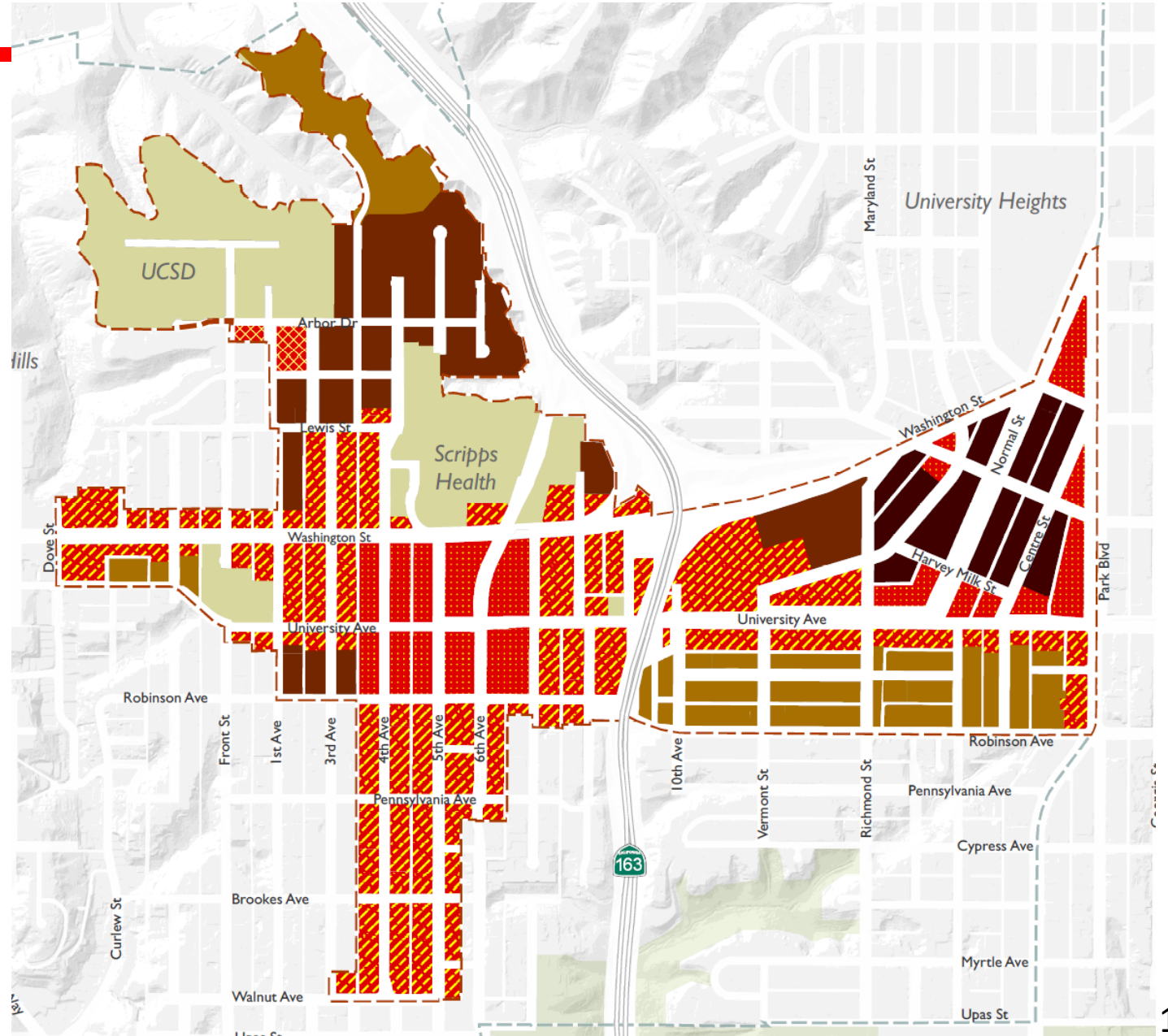
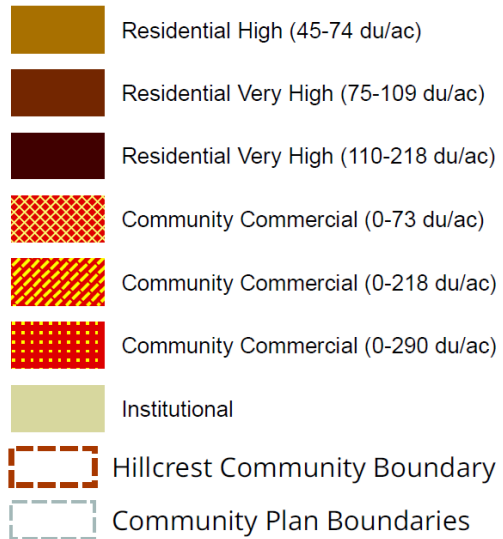
## Main Updates:

- Updated Land Use for the opportunity for around 17,000 new homes
- New LGBTQ+ Cultural District
- New Supplemental Development Regulations
- Updated Figures for Bicycle, Transit, and Street Networks
- Strengthened policies regarding bicycling and transit

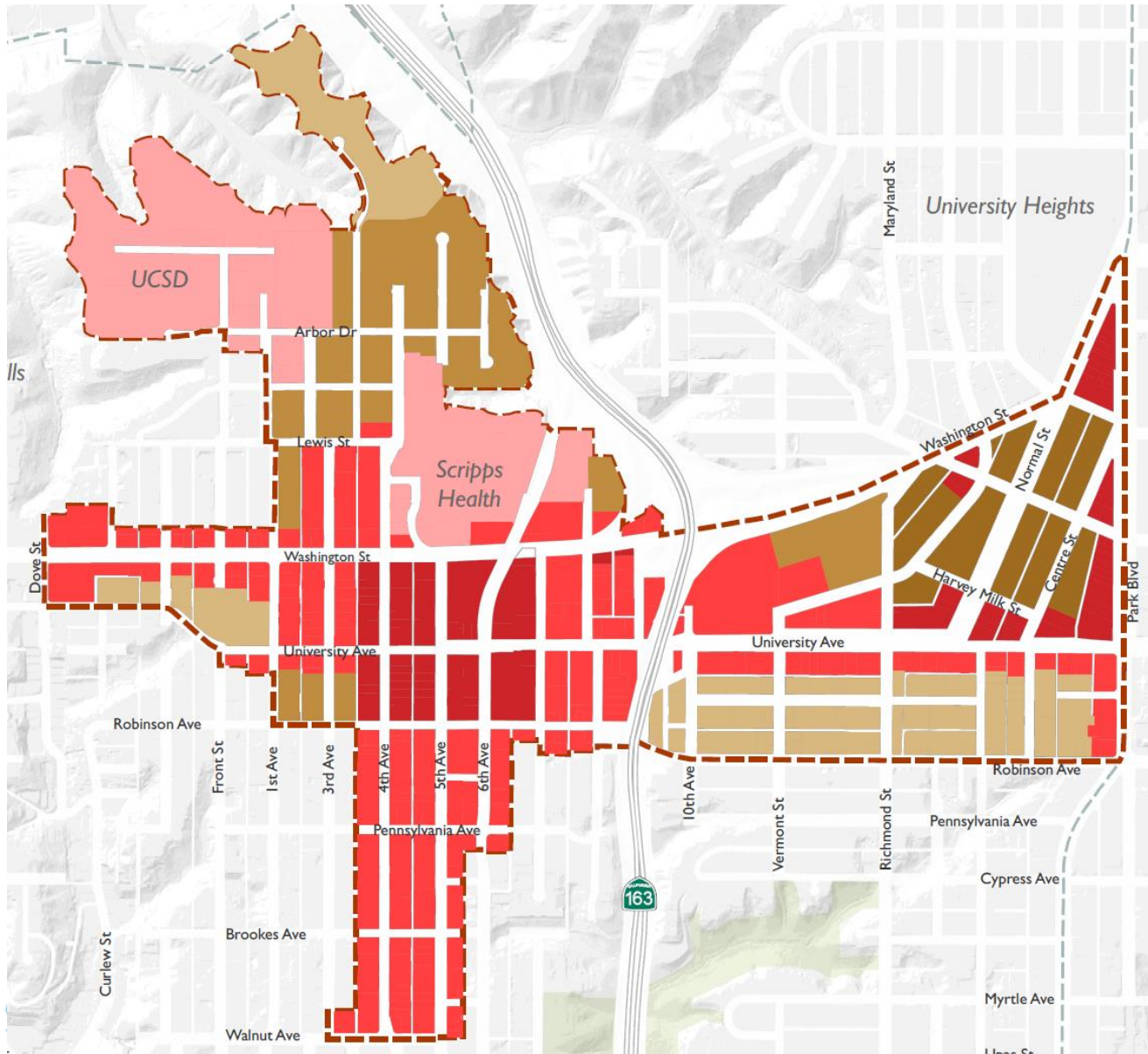
# Land Use

- Additional opportunity for around 17,000 new homes

Proposed Land Use Map



# Proposed FPA Zoning



Zones	Height Limit	Maximum Permitted Density	Floor Area Ratio (FAR)
RM 3-9	60'	73 du/acre	2.7 FAR
RM 4-10	FAR based height limit	109 du/acre	3.6 FAR
RM 4-11	FAR based height limit	218 du/acre	7.2 FAR
CC 3-8	100'	73 du/acre	2.0 FAR (up to 4.5 FAR with mixed use bonus)
*CC 3-10	FAR based height limit	218 du/acre	3.0 FAR (up to 7.5 FAR with mixed use bonus)
*CC 3-11	FAR based height limit	290 du/acre	4.0 FAR (up to 8.0 FAR with mixed use bonus)

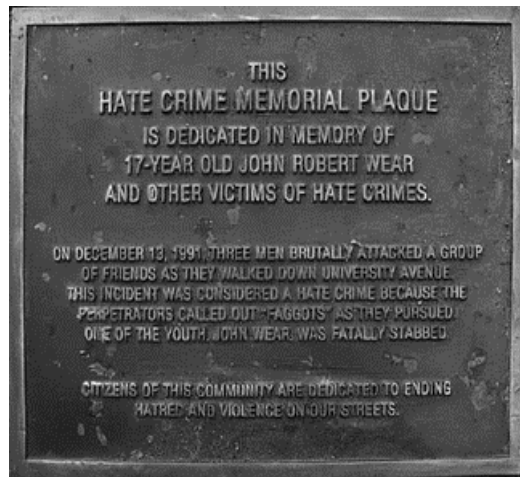
\*New base zones proposed by the Hillcrest Focused Plan Amendment



# LGBTQ+ Culture

## \*NEW ELEMENT\*

- History & Culture
- LGBTQ+ Cultural District



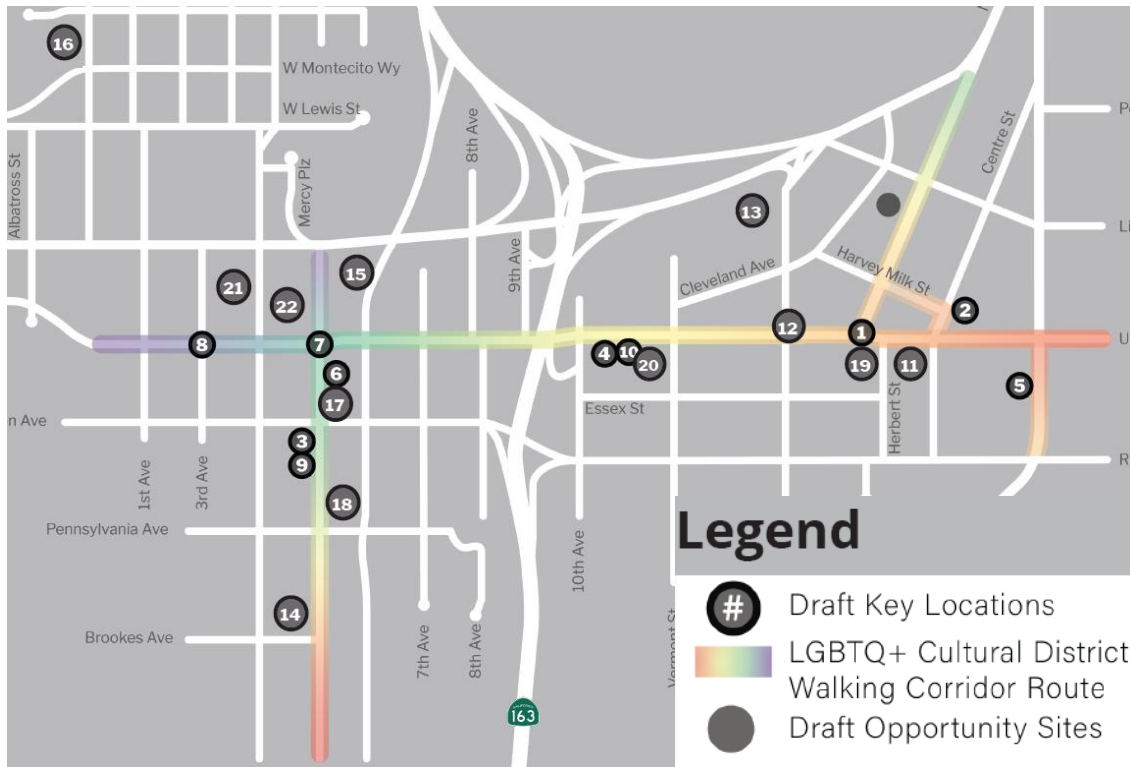
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## LGBTQ + CULTURE

- 5.1 LGBTQ+ CULTURAL DISTRICT
- 5.2 HISTORY + CULTURE
- 5.3 OUTREACH + STORIES
- 5.4 INTERPRETIVE ELEMENTS
- 5.5 WALKING CORRIDOR MAP + SITES
- 5.6 POLICY

# LGBTQ+ Culture

- Interpretive Elements
- Walking Corridor Map
- Policies

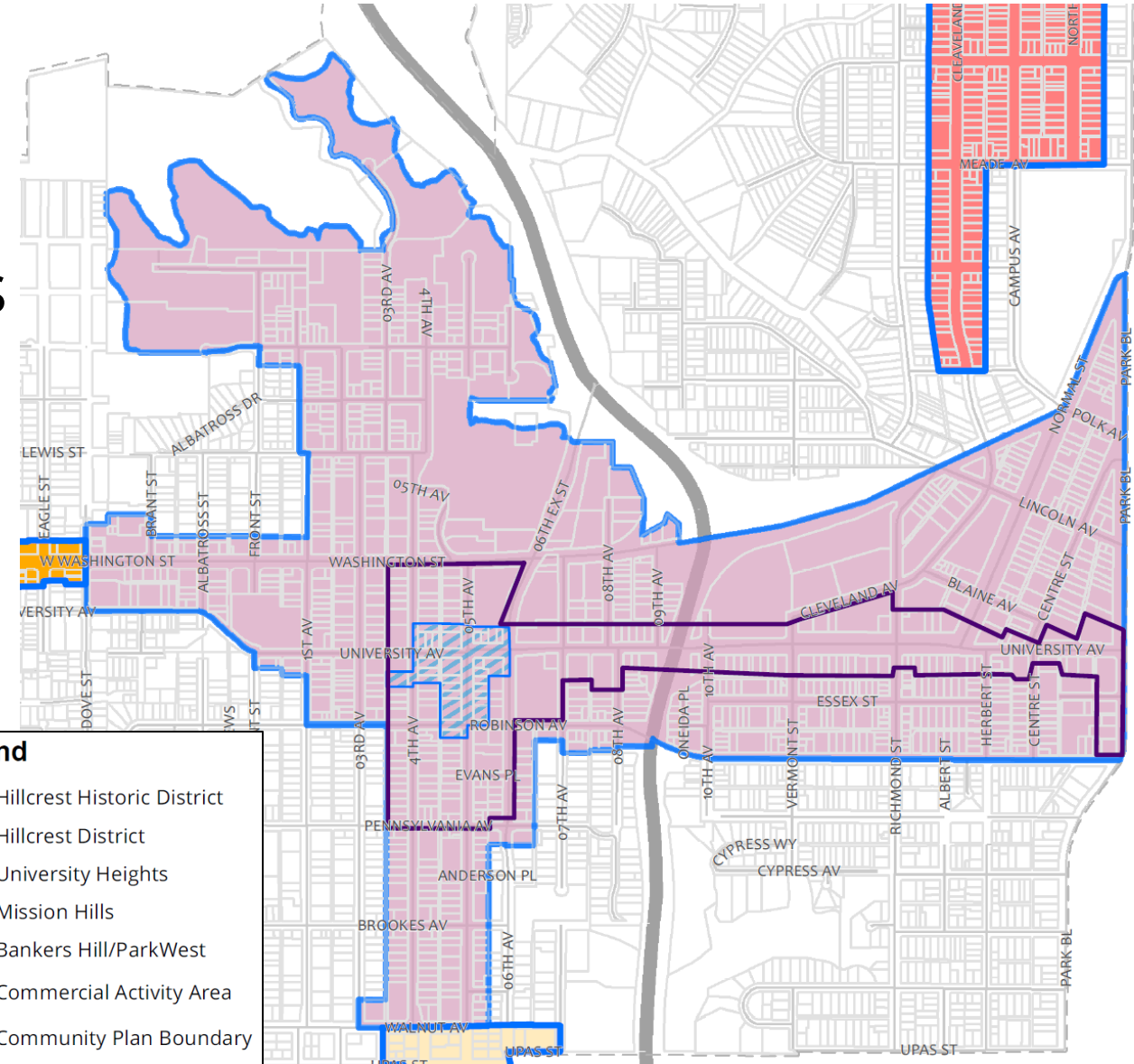




# Community Plan Implementation Overlay Zone

## NEW Supplemental Development Regulations:

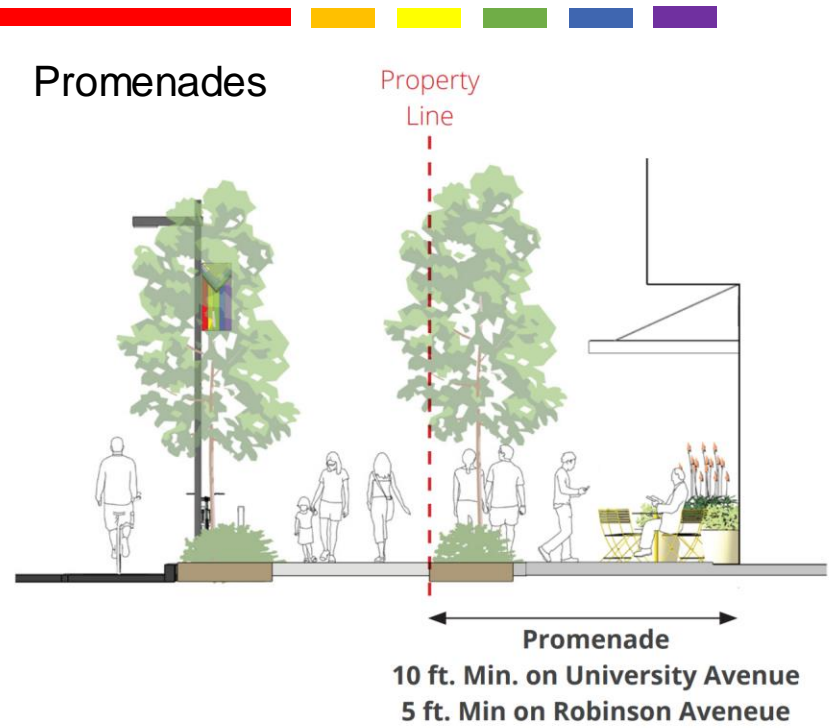
- Public Spaces & Promenades
- LGBTQ+ Interpretive Trail
- Building Facades
- Historic District
- Commercial Activity Area



# Community Plan Implementation Overlay Zone

## Public Spaces and Promenades:

- Public Spaces
- Revised the width requirement for University Avenue and Robinson Avenue Promenades



# Community Plan Implementation Overlay Zone

## LGBTQ+ Interpretive Trail

12 inches wide band of  
Multi-colored  
(min. 3 colors) paving





# Community Plan Implementation Overlay Zone

## Building Facades:

- Design articulation through texture, material, color, and murals to avoid blank walls



# Community Plan Implementation Overlay Zone


## Hillcrest Historic District

- Height Limit
- Setback & Street Wall Regulations for Contributing Resources & Non-Contributing Resources



**HILLCREST HISTORIC DISTRICT**

- \* Individually Designated
- Contributing
- Non-Contributing
- Contributing Object: Hillcrest Sign
- LGBTQ+ Sites
- Historic District Boundary



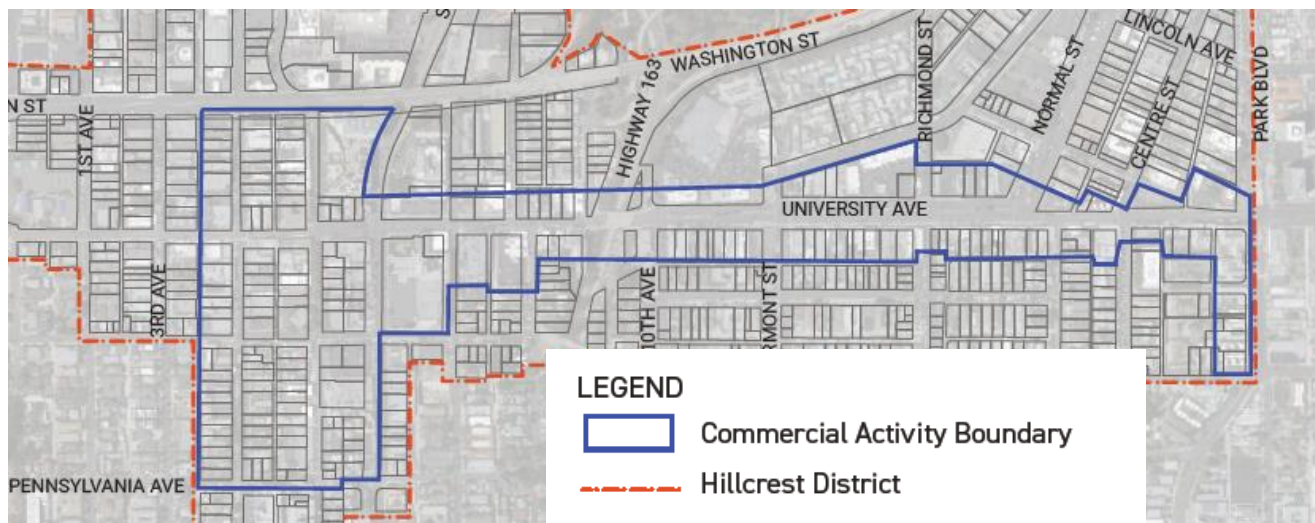


# Community Plan Implementation Overlay Zone



## Commercial Activity Area

- Hours of Operation
- Noise Disclosure
- Legacy Businesses





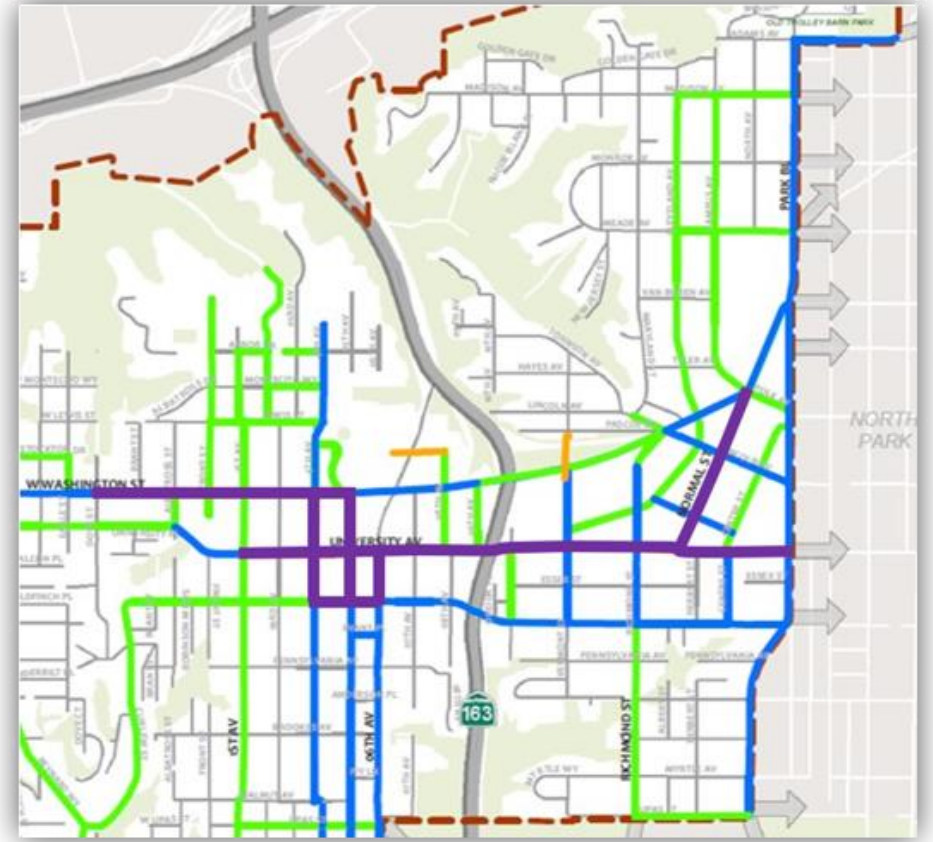


# Mobility



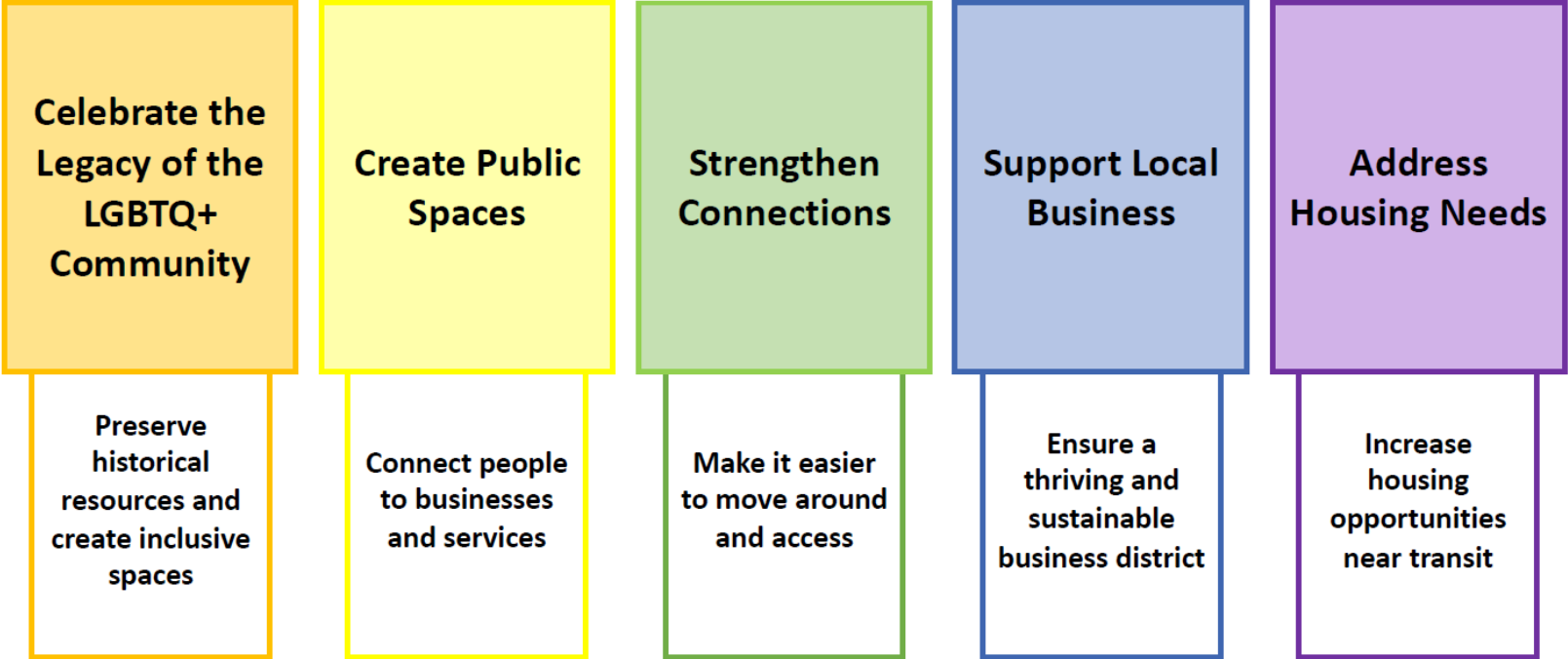
# Mobility

- ✓ **Build off existing multimodal connections**
- ✓ **Pedestrian, bicycle, and transit improvements**
- ✓ **Promote accessible travel**
- ✓ **Acknowledge neighborhood and employment connections**



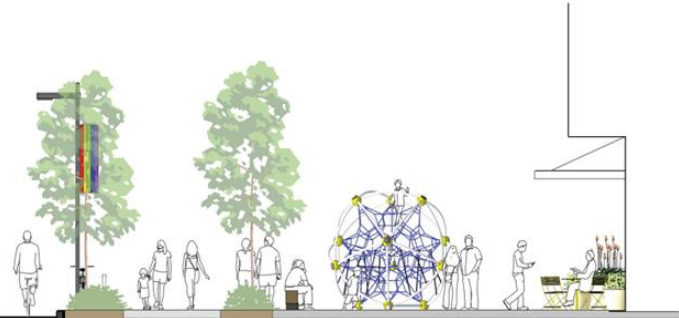


# Plan Hillcrest Objectives & City Initiatives



# Recommended Pedestrian Enhancements

Promenades

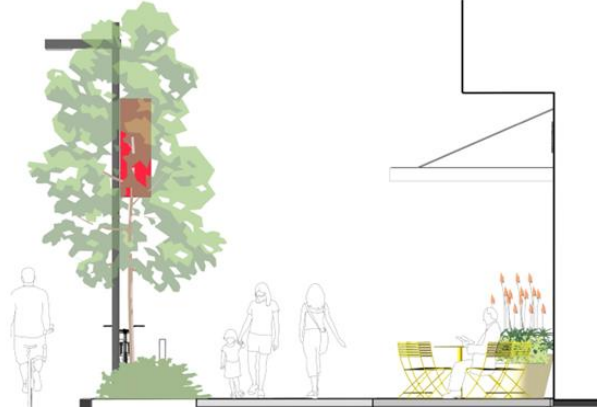


Curb Extension / Bulb-outs



Pedestrian Refuge

Urban Parkway



Continental Crosswalks



Leading Pedestrian Interval









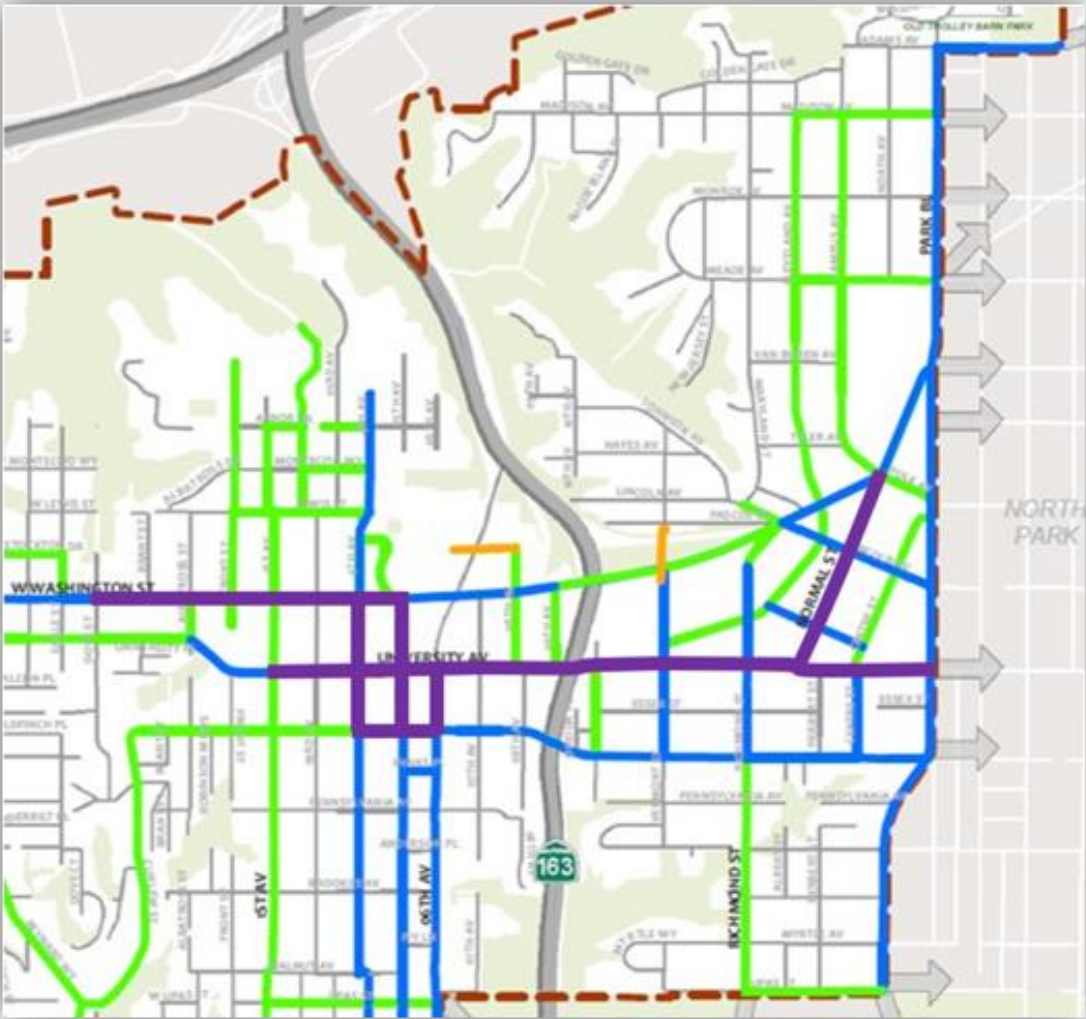
Pedestrian Countdown



# Recommended Pedestrian Network



- Pedestrian Route Types**
-  District
  -  Corridor
  -  Connector
  -  Neighborhood
  -  Auxiliary Pedestrian Facility
  -  Parks / Open Space



# Recommended Bicycle Network



## Recommended Bicycle Facility Classifications

- Class I - Bike Path
- Class II - Bike Lane
- Class III - Bike Route
- Class II/III - Bike Lane / Bike Route
- Class IV - Cycle Track (One-Way)
- Class IV - Cycle Track (Two-Way)
- Enhanced Class III - Bike Boulevard
- Hillcrest Boundary
- Community Planning Area Boundaries
- ➔ Bicycle Connection to Neighboring Community



# Recommended Transit Network



## LEGEND

-  Bus Routes
-  Dedicated Transit Facilities

SANDAG 2021 (or Current) Regional Plan

### Light Rail Routes

-  Blue Line
-  Green Line
-  Orange Line
-  Coaster
-  Streetcar

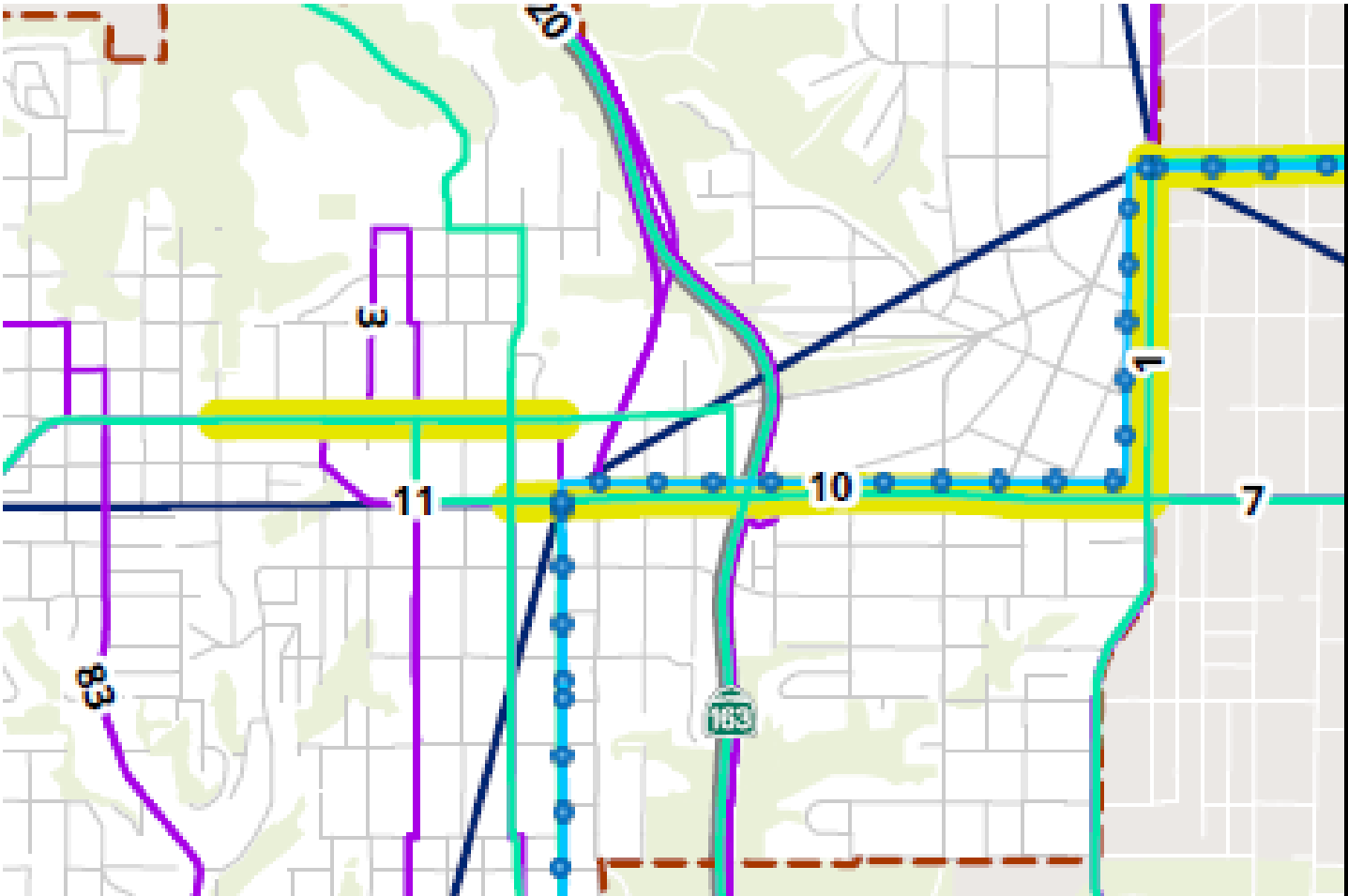
-  Next Gen Rapid Transit
-  Commuter Rail

 Community Plan Boundary

 Parks / Open Space

SANDAG's current 2021 Regional Plan and is subject to change or be modified in subsequent Regional Plan Updates or transit corridor studies.

Dedicated Transit Facilities were developed at a planning level and may be refined upon further analysis at the project level of implementation.



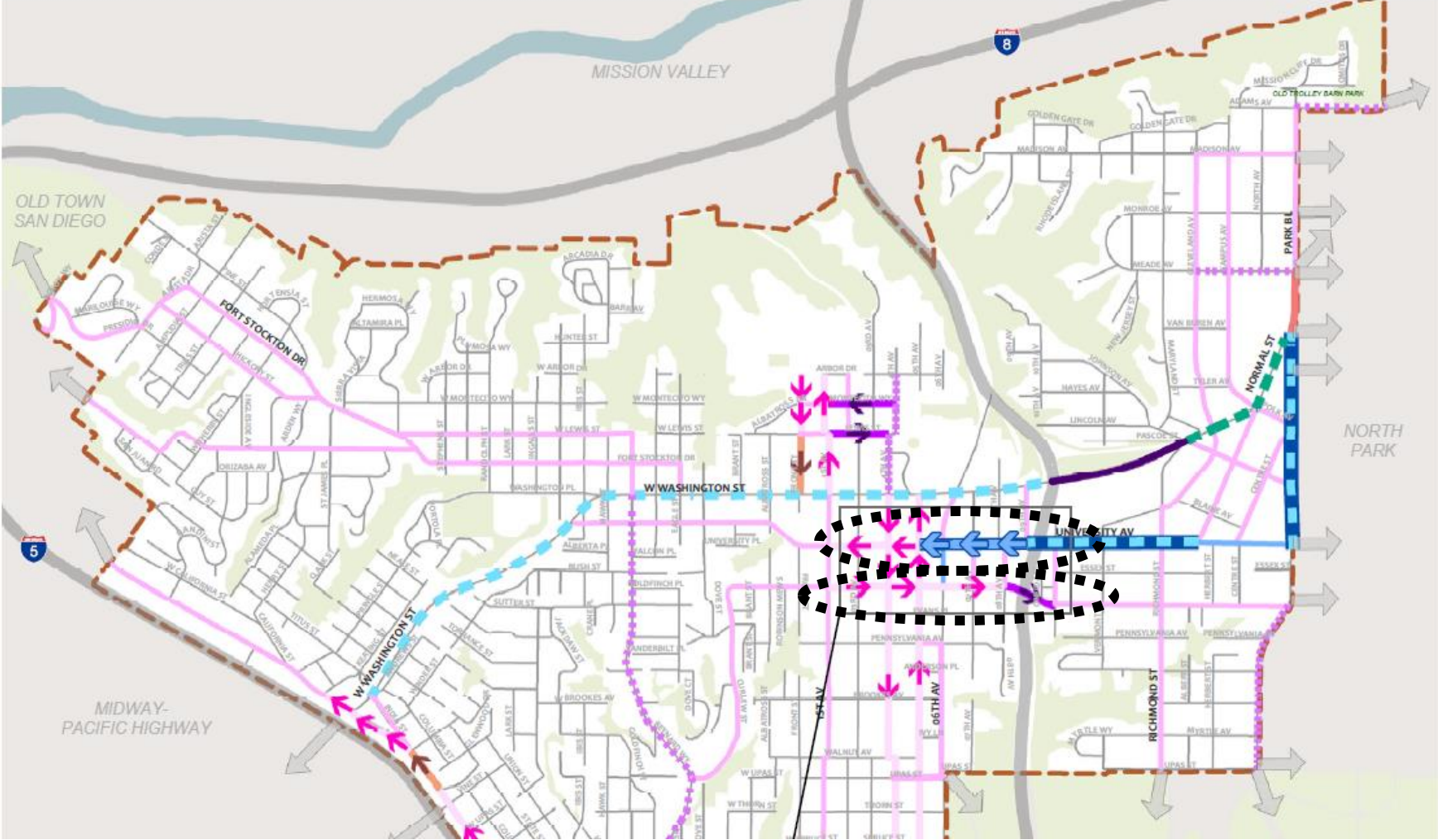


# Recommended Vehicular Network

FIGURE 3-5: PLANNED STREET CLASSIFICATIONS

## Legend

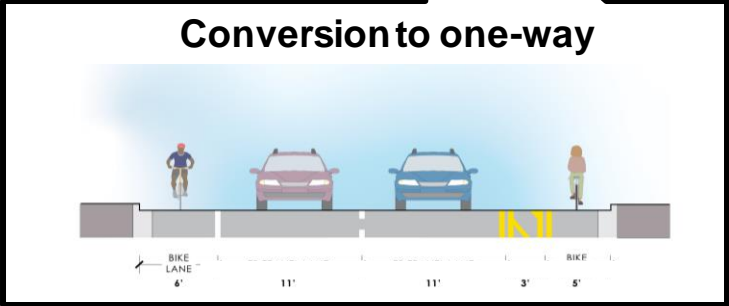
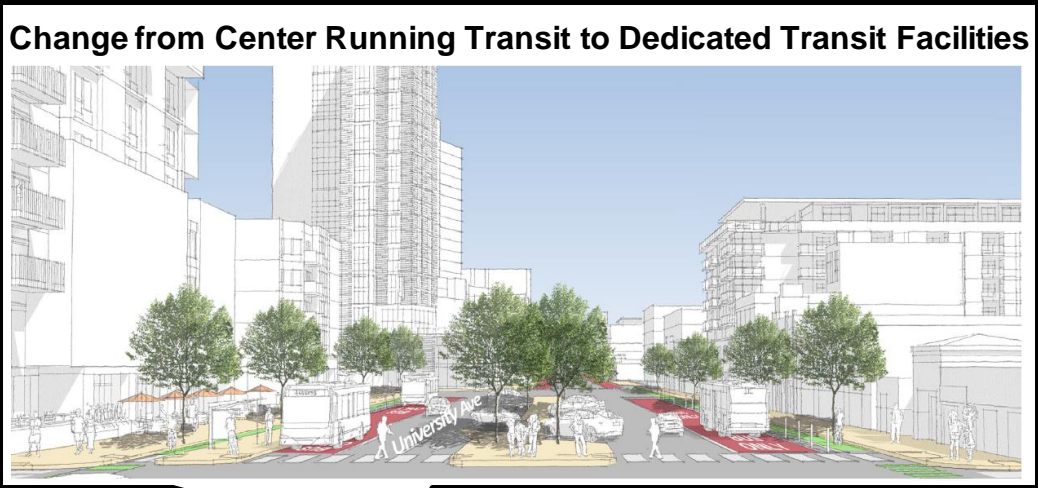
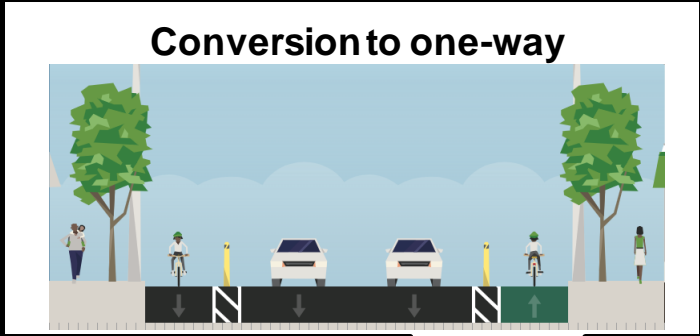
- 1-Lane Collector (1C)
- 2-Lane Collector (no center lane)
- 2-Lane Collector w/Center Left Turn Lane (2C w/CLTL)
- 3-Lane Collector (no center lane)
- 4-Lane Collector (no center lane)
- 4-Lane Major Arterial (4M)
- 5-Lane Major Arterial (5M)
- 6-Lane Major Arterial (6M)
- Road With Dedicated Transit Facilities
- Arrow Indicates Direction of Travel On One Way Streets
- Community Plan Boundary
- Parks/Open Space



# Recommended Vehicular Network

## Legend

- █ 1-Lane Collector (1C)
- █ 2-Lane Collector (no center lane)
- ▤ 2-Lane Collector w/Center Left Turn Lane (2C w/CLTL)
- █ 3-Lane Collector (no center lane)
- █ 4-Lane Collector (no center lane)
- ▤ 4-Lane Major Arterial (4M)
- █ 5-Lane Major Arterial (5M)
- ▤ 6-Lane Major Arterial (6M)
- ▬ Road With Dedicated Transit Facilities
- ← Arrow Indicates Direction of Travel On One Way Streets
- Community Plan Boundary
- Parks/Open Space







# Analysis



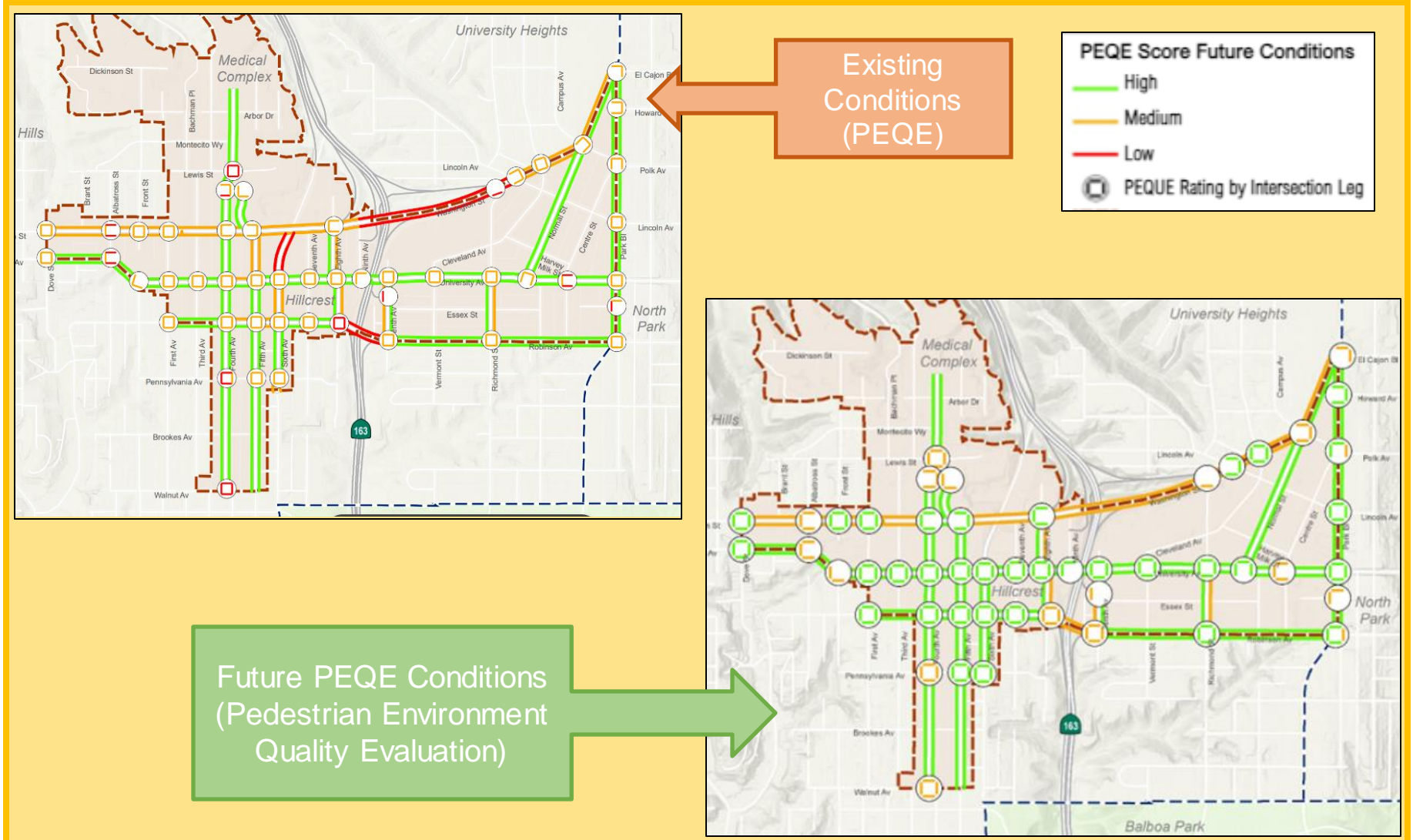
# Active Transportation Analysis - Pedestrian

**Table 6:** Pedestrian Environment Quality Evaluation (PEQE) Scores by Intersection Crossing Location

PEQE Score	Existing Number of Approaches	Future Number of Approaches	Change in Number of Approaches (+/-)
High	0	127	+127
Medium	149	45	-104
Low	23	0	-23

**Table 7:** Intersection Pedestrian Improvement

PEQE Score	Crossing Legs
Add Pedestrian Signage (by Crossing Leg)	161
LPI (by Crossing Leg)	100
No Turn on Red (by crossing leg)	4
High-Visibility Crosswalk	36
Bulbouts	35
Upgrade Curb Ramp to ADA	16
New ADA Curb Ramp Installation	3



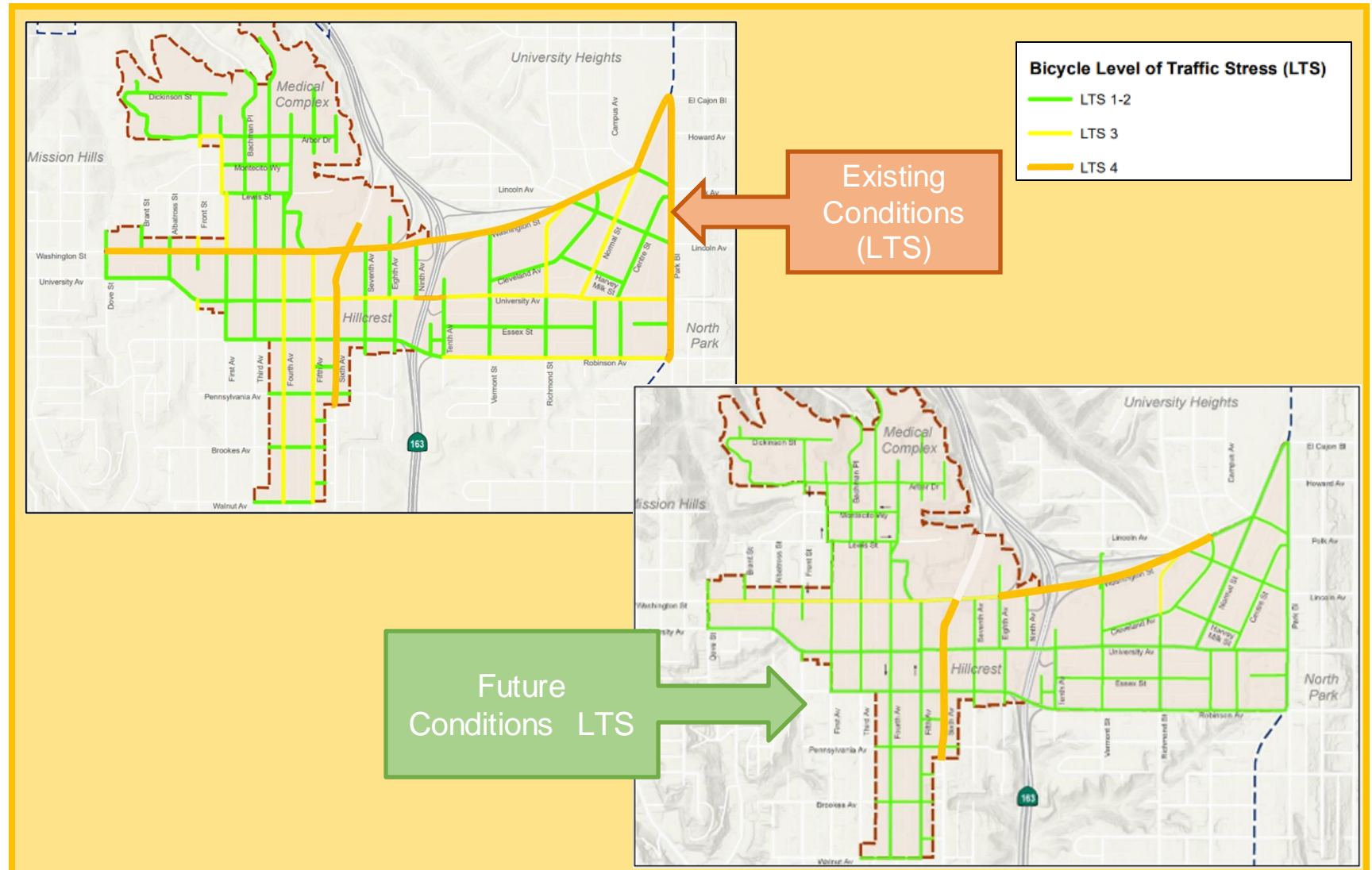
# Active Transportation Analysis - Bicycle

**Table 1: Bicycle Mileage by Classification**

Classification	Existing Conditions (Miles)	Planned (miles)
Class I - Bike Path	0.1	0.4
Class II - Bike Lane	1.8	2.9
Class II/III - Bike Lane (SB) / Bike Route (NB)	0	0.1
Class III - Bike Route	2.4	0.6
Class IV - Cycle Track	0 <sup>1</sup>	3.1
Bus-Bike Lane	0	0.5
Bicycle Boulevard - Enhanced Class III	0	0.7
<b>Total</b>	<b>4.3</b>	<b>8.3</b>

**Table 3: Implementation Method for Unbuilt Sections of Bicycle Network**

Implementation Method	Miles
Travel Lane Removal ("Road Diet")	2.0
No Modifications Needed (e.g., Sharrows and striping without changing lane widths)	1.6
Parking Lane Removal	1.4
Shoulder Conversion	0.5
Lane Width Reduction	0.3





# Transit Analysis – Transit Speed Along University Avenue

✓ Under Existing Conditions bus travel speed of 11-14mph along corridor

✓ Under Future Scenario without proposed mobility network bus travel speed of 8-12mph along corridor (varies)

✓ Under Future Scenario with proposed mobility network bus travel speed of 19mph along corridor (consistent)

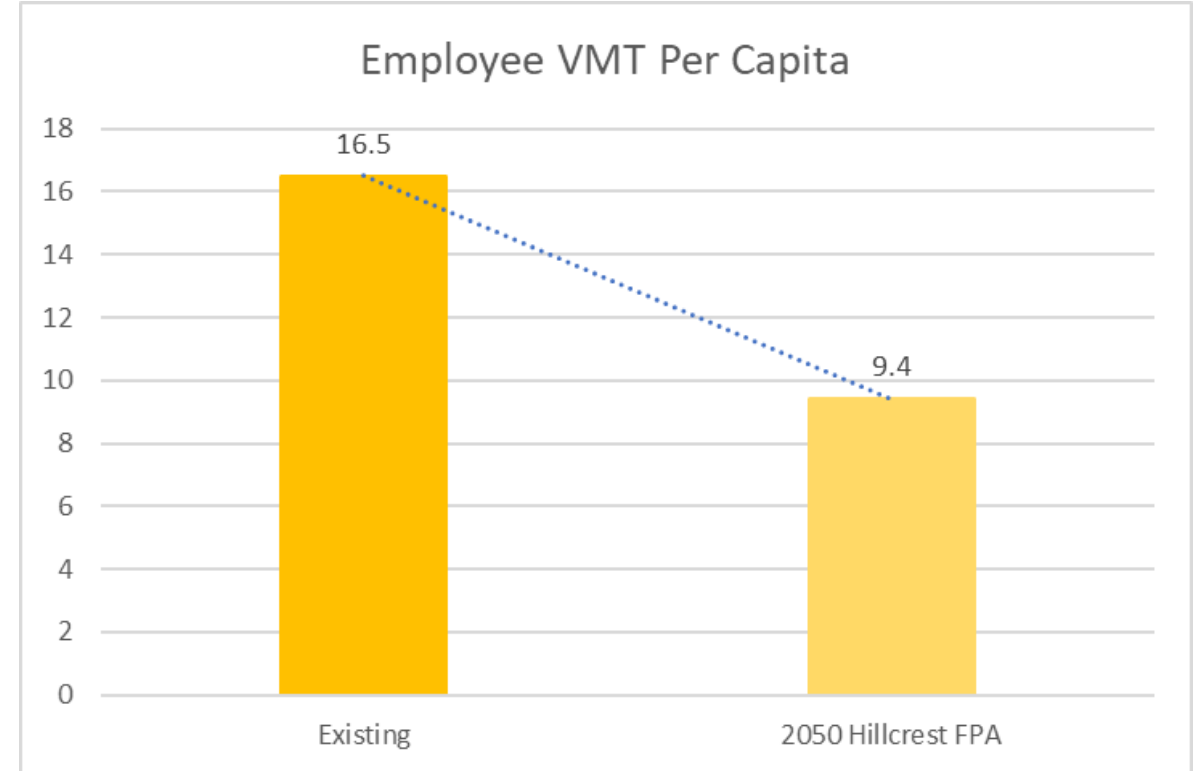
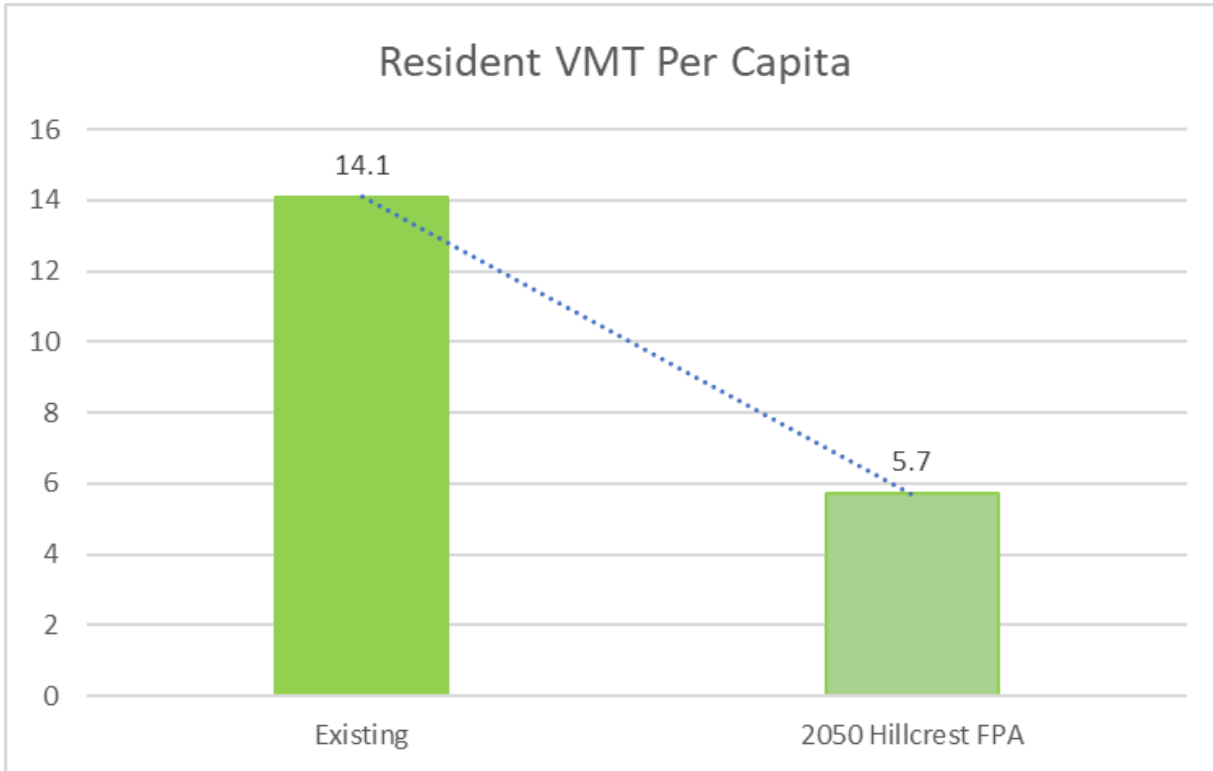
## Bus Travel Speed Along University Avenue (Fourth Ave – Park Bl)

Approach	Existing		Future Conditions without Proposed Mobility Network		Future Conditions with Proposed Mobility Network	
	AM	PM	AM	PM	AM	PM
EB	12.4	11.2	11.1	8.1	19.7	19.1
WB	14.5	13.9	12.9	13	19.6	19.2

Additional bus reliability improvements with dedicated transit lanes

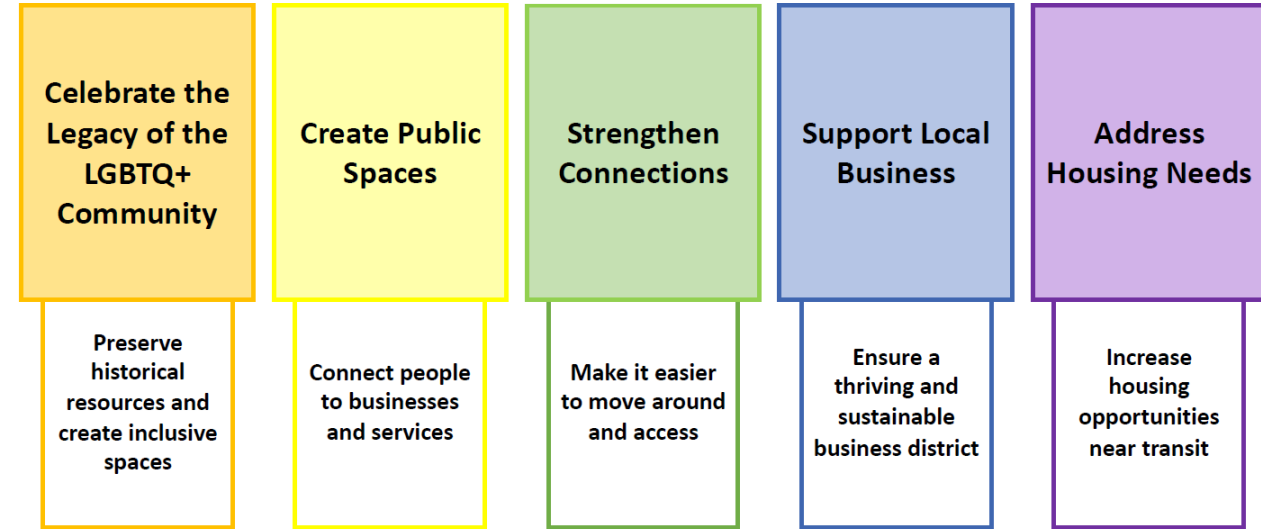


# Vehicle Analysis - Vehicle Miles Travelled (VMT)



# How does Mobility Network address Objectives?

- ✓ Transit priority on Washington Street, University Avenue, and Park Boulevard
- ✓ Emergency access provided on University Avenue and Washington Street
- ✓ Accommodates all users
- ✓ Planning for increased transit, bicycle and pedestrian use



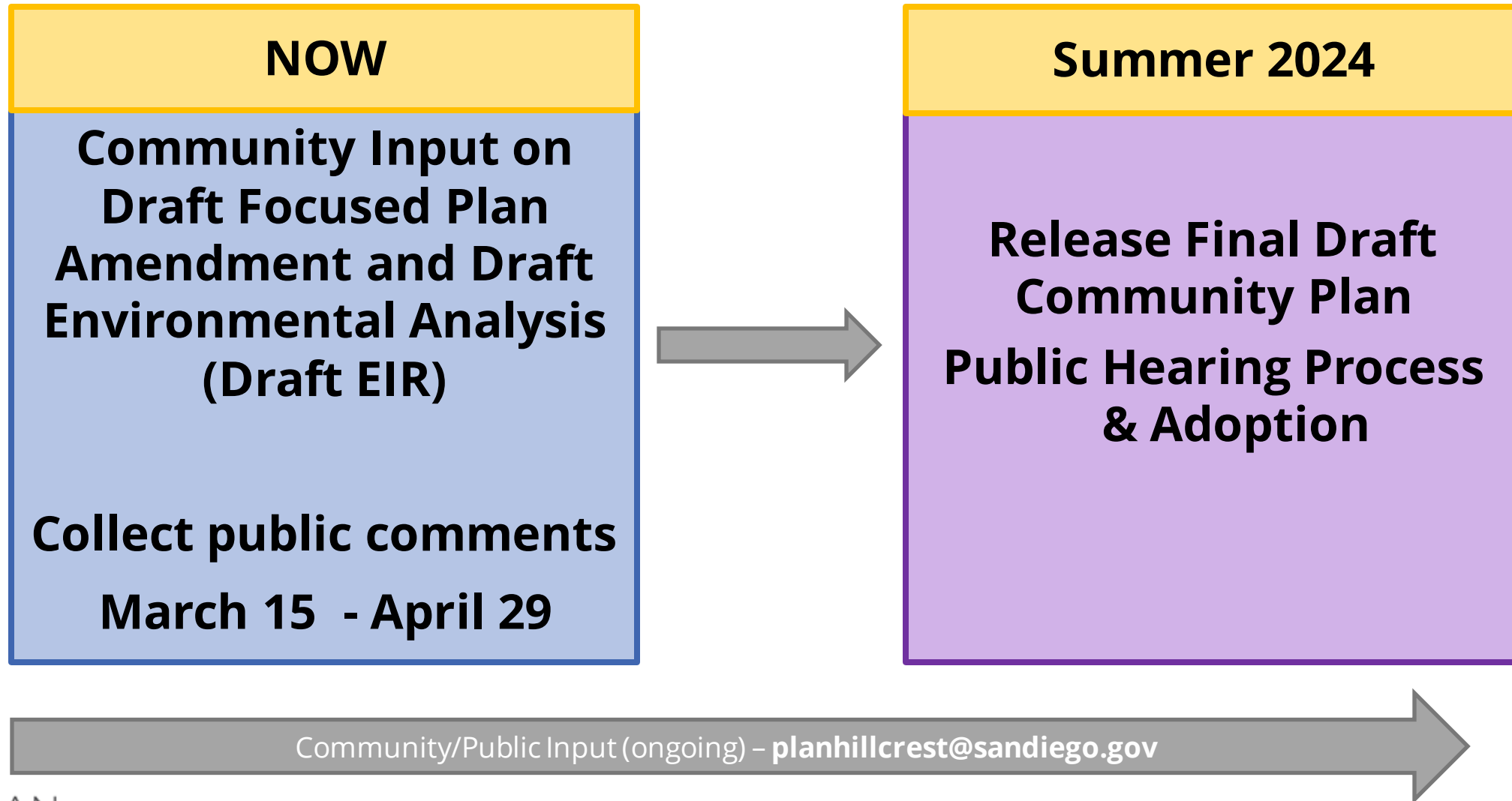




# Next Steps



# Timeline



Community/Public Input (ongoing) - [planhillcrest@san Diego.gov](mailto:planhillcrest@san Diego.gov)

# Next Steps



- **April TBD** – Uptown Planners Plan Hillcrest Ad Hoc Committee
- **Tuesday, May 7<sup>th</sup>** - Uptown Planners Board (Action Item)
- **May 30** – Planning Commission

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**Thank you!**

**Questions & Feedback?**