

# PLAN HILLCREST

## Hillcrest FPA

Land Use & Building Form

# Tonight's Team

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Dyett and Bhatia

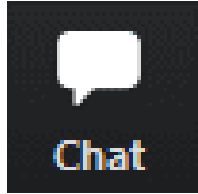


**Diego Velasco**  
Principal  
Citythinkers



# Feedback

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Share thoughts with everyone



Q&A

Presentation and Q & A will be uploaded

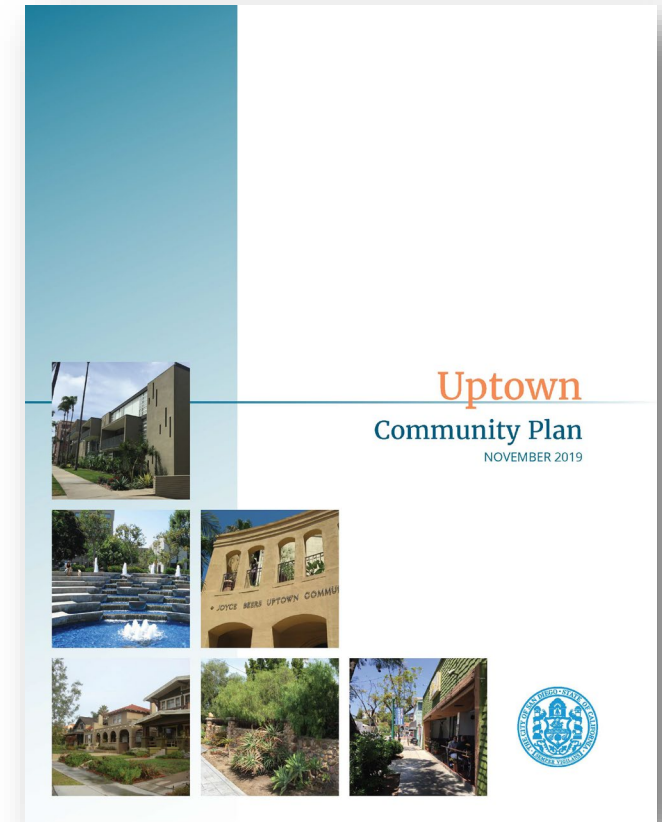
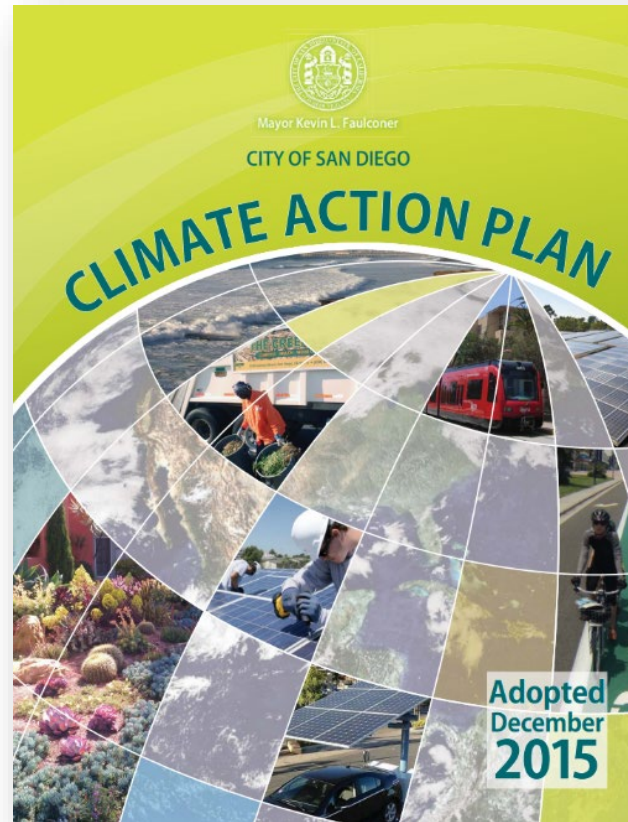
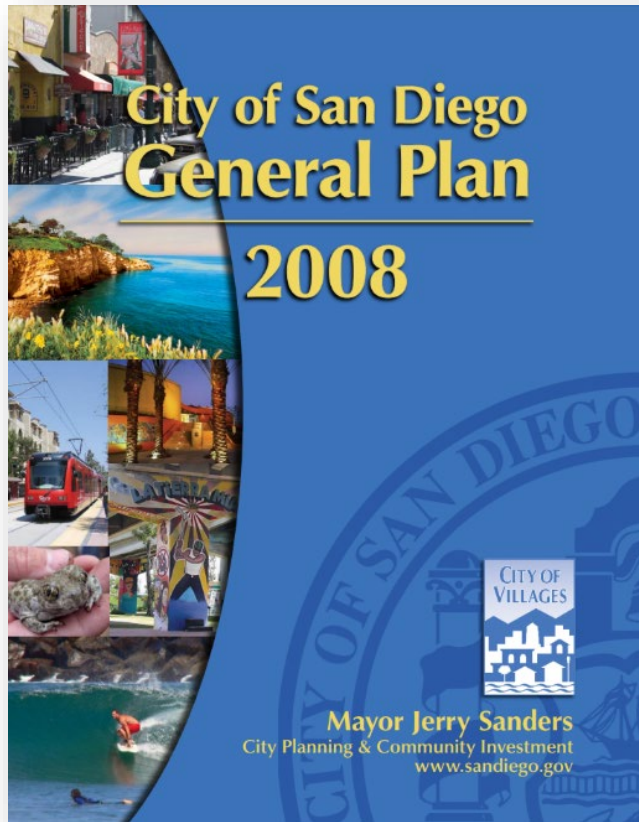
<https://www.planhillcrest.org/meetingsandupdates>

# Subcommittee Agenda

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1. Where we've been
2. Building Typologies
3. Land Use Concepts
4. Subcommittee Discussion and Public Comment

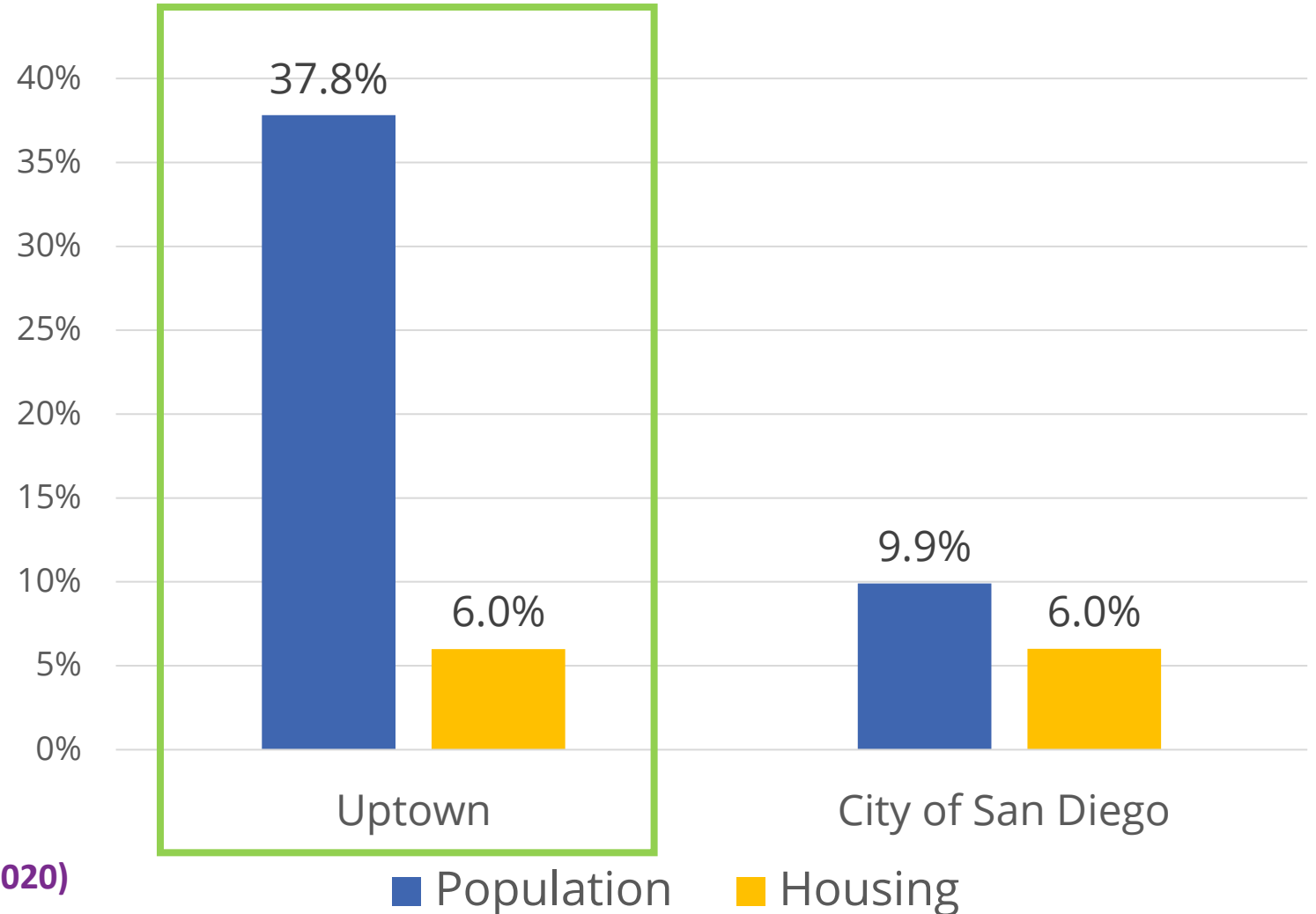
# Background – Policy Framework



# Recent Population and Housing Growth - Uptown

## Between 2010 to 2020

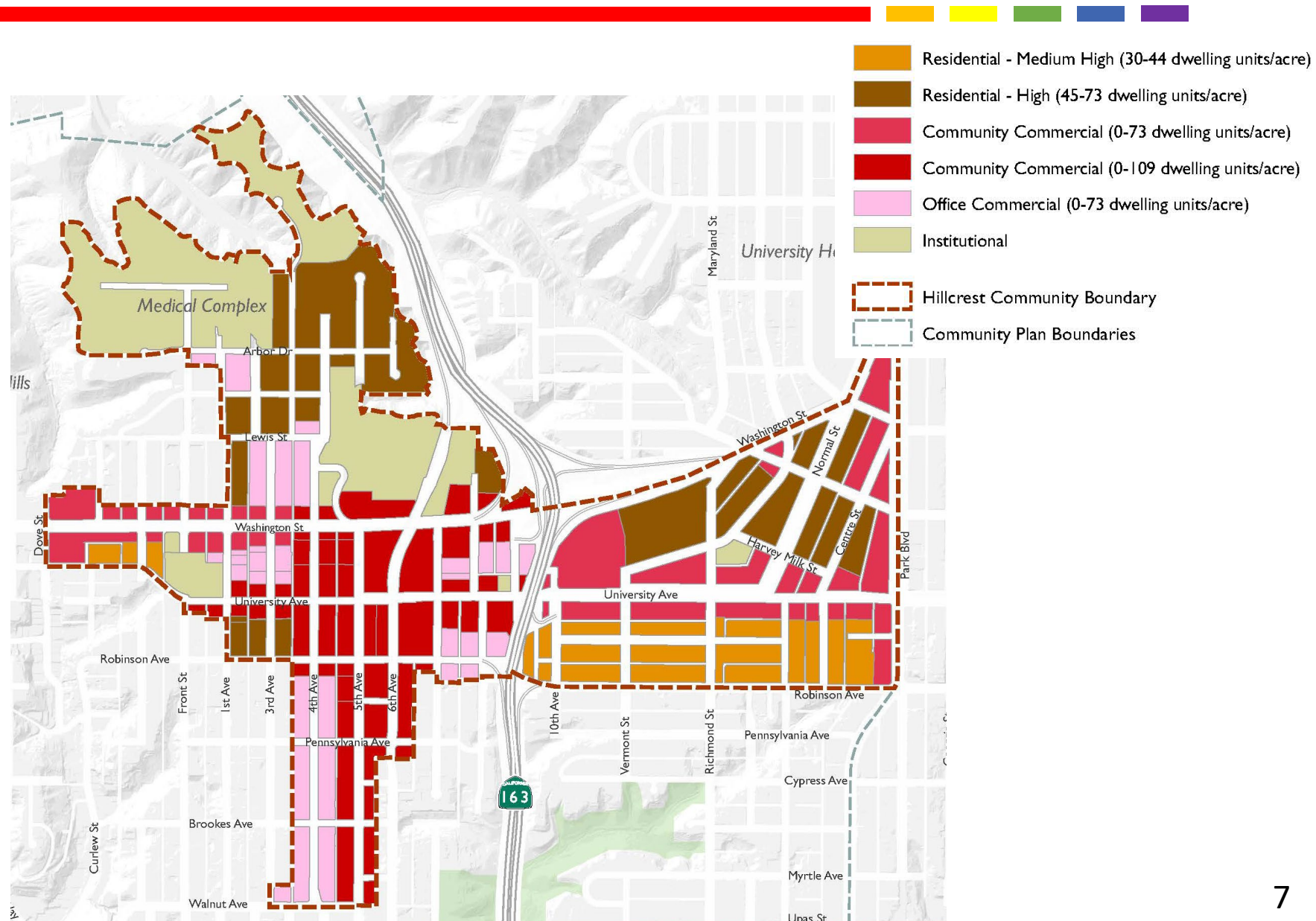
- Population grew 4x faster in Uptown compared with the City
- Housing growth not keeping pace with population growth



761 Deed-Restricted Affordable Units (in 2020)

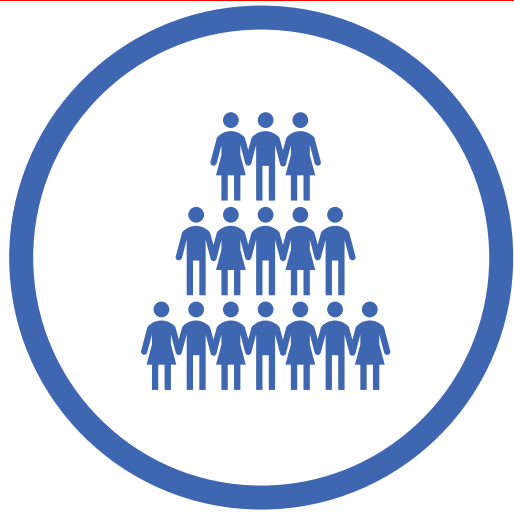
# Adopted Land Uses

- Community Plan Update did not increase housing capacity
- Established discretionary review for buildings above 65 feet





# Demographics – Plan Hillcrest Area



~ 6,000  
Residents

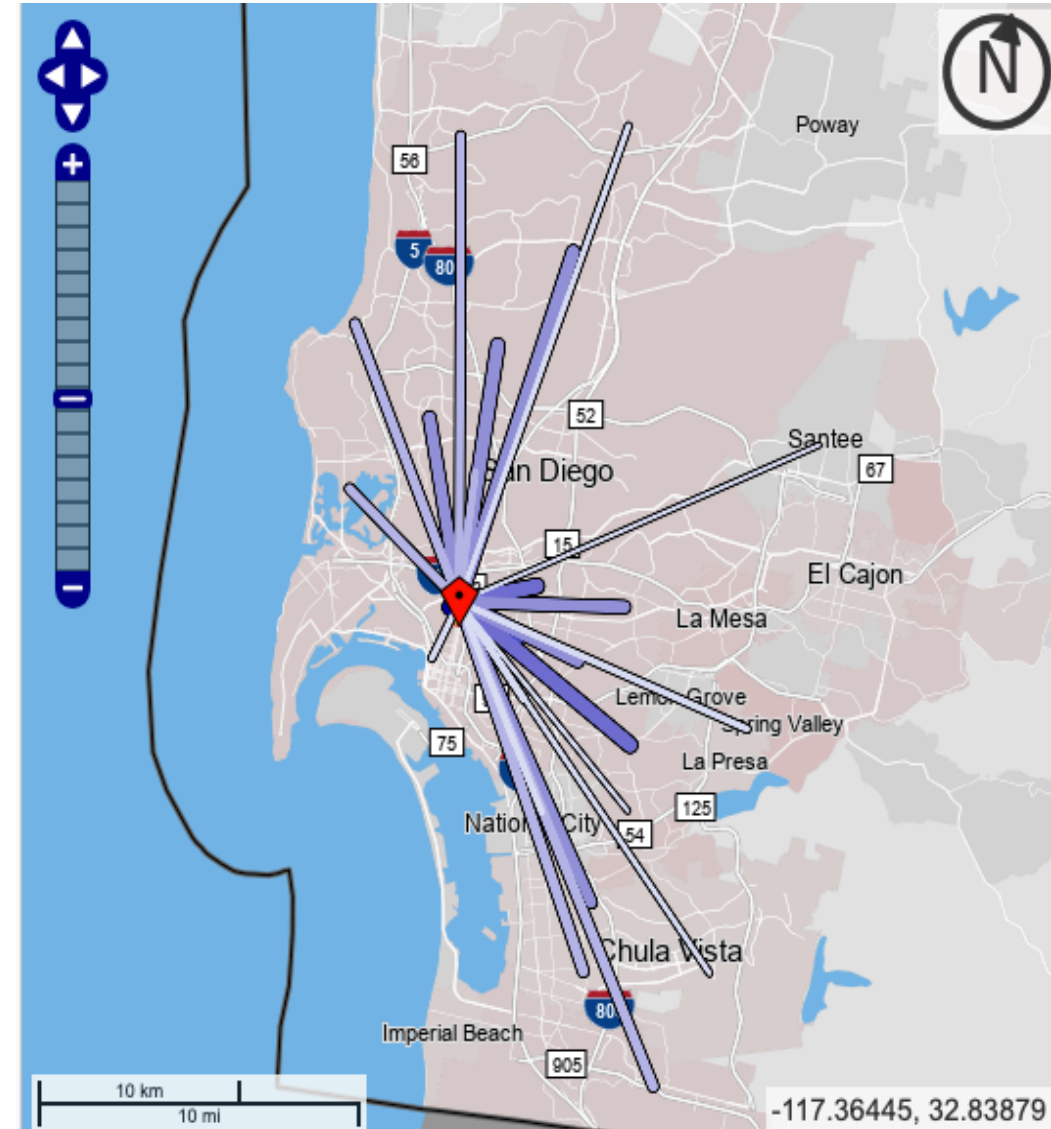


~ 4,600  
Housing Units



# Worker Commute

- Regional Healthcare Employment Area
- Opportunities to improve housing and transit access to reduce VMT



Data Source: US Census LEHD, 2017



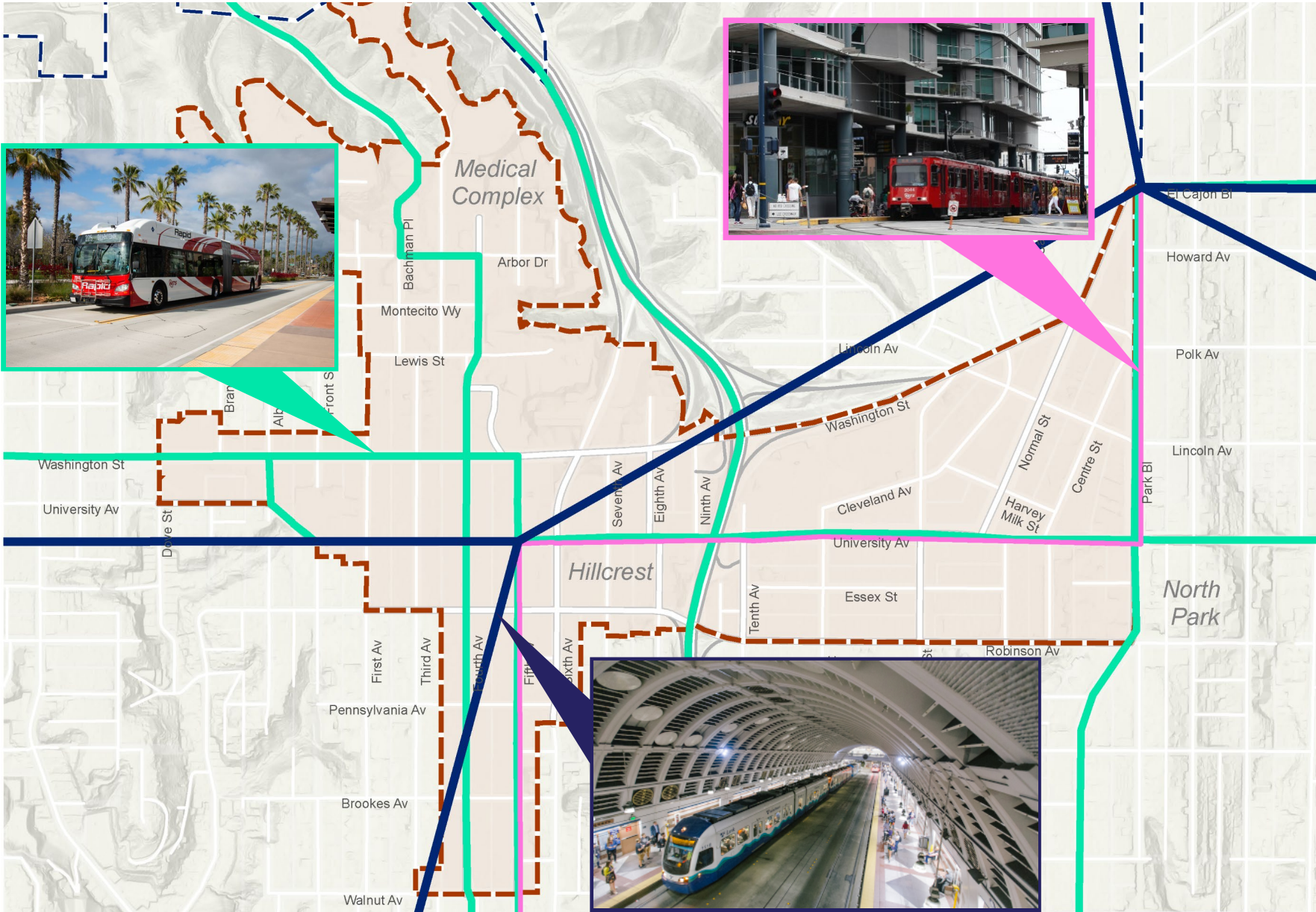
# SANDAG Transit Network



San Diego's Regional Planning Agency

### Transit Service (SANDAG 2021 RTP)

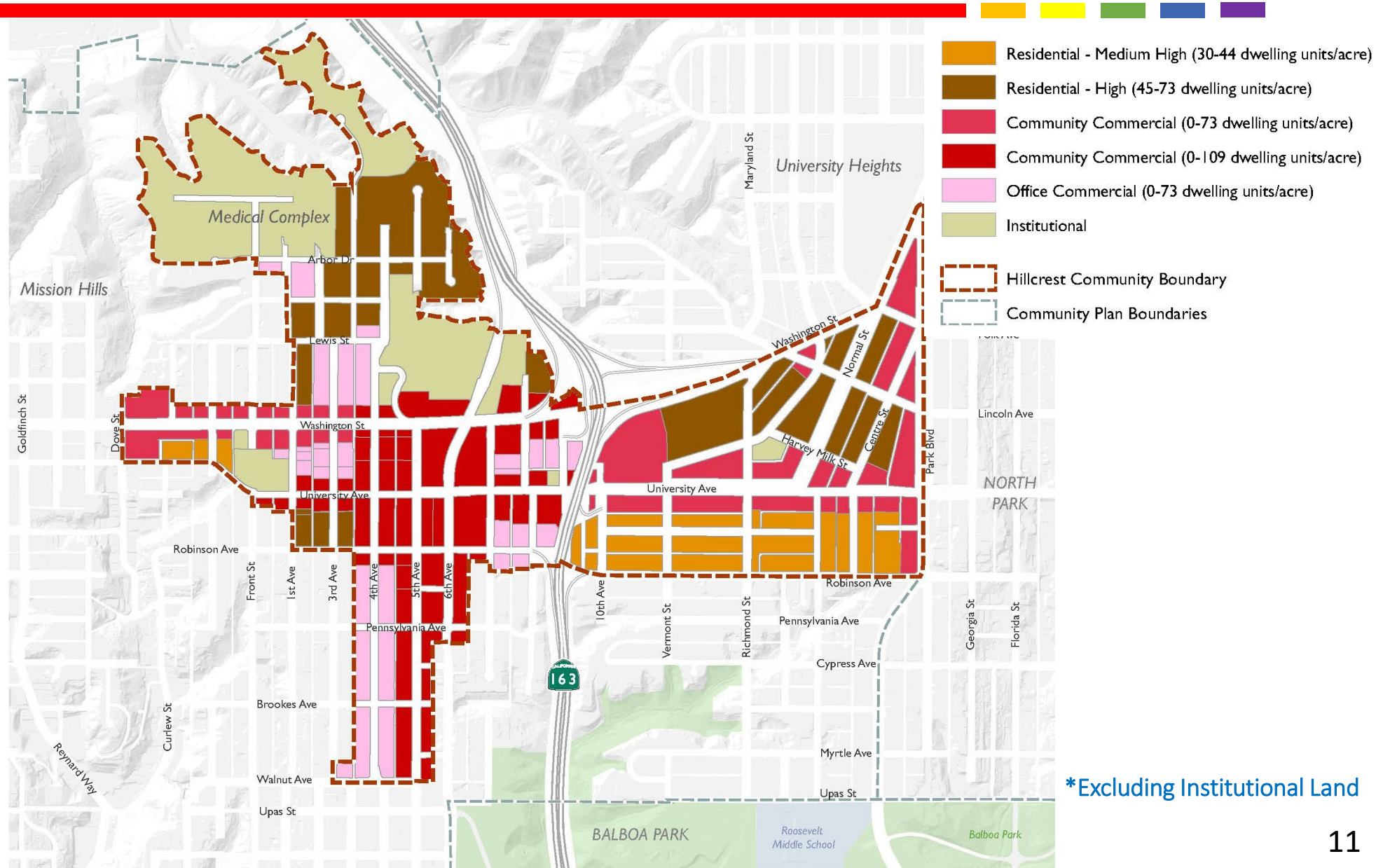
- Commuter Rail
- Light Rail
- Next Gen Rapid
- Hillcrest Boundary
- Community Planning Area Boundaries



# Adopted Land Use - Housing Capacity

Housing is identified and allowed in **72%** of the amendment area\*

Amendment area has capacity of ~14,000 dwelling units



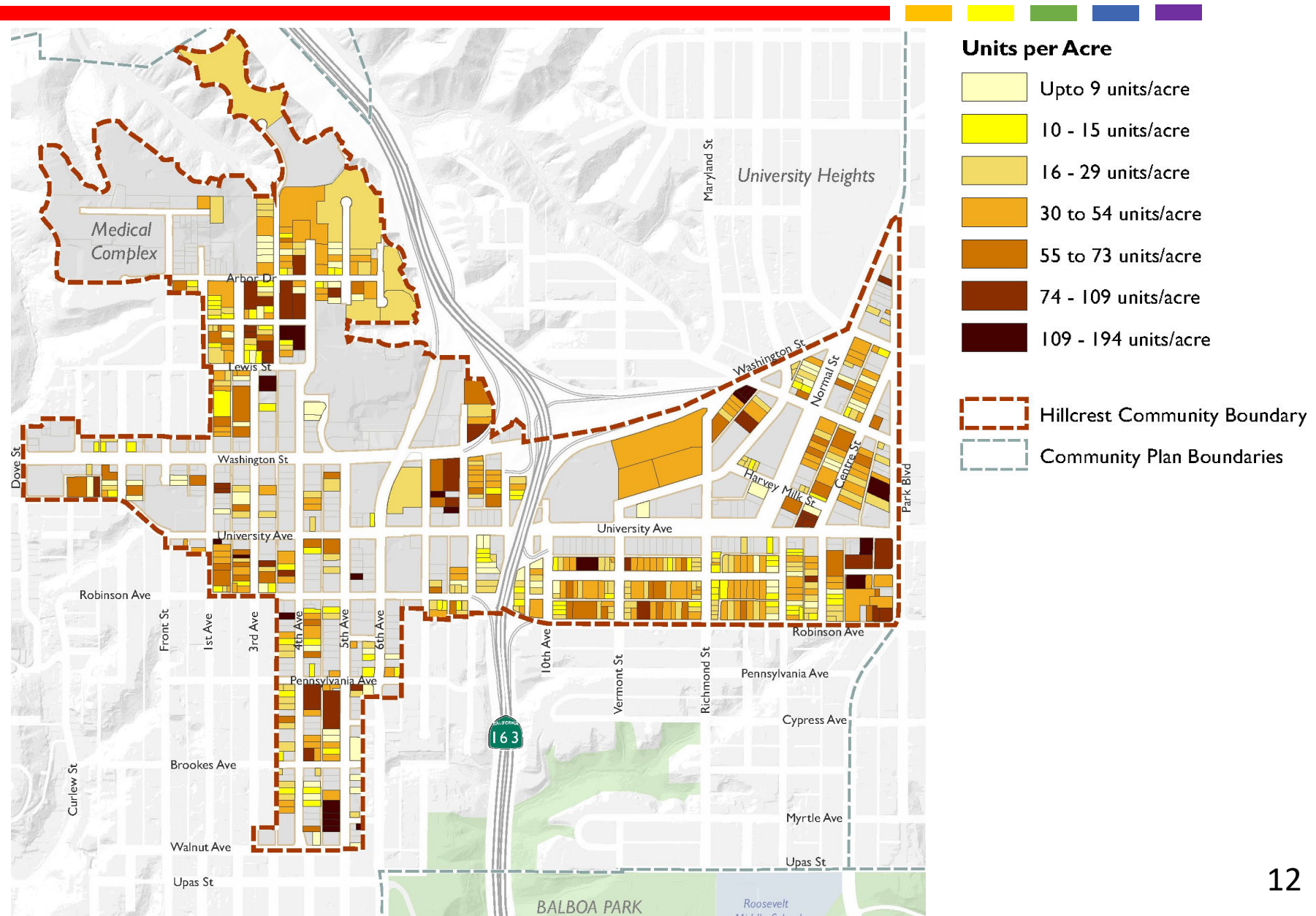
\*Excluding Institutional Land



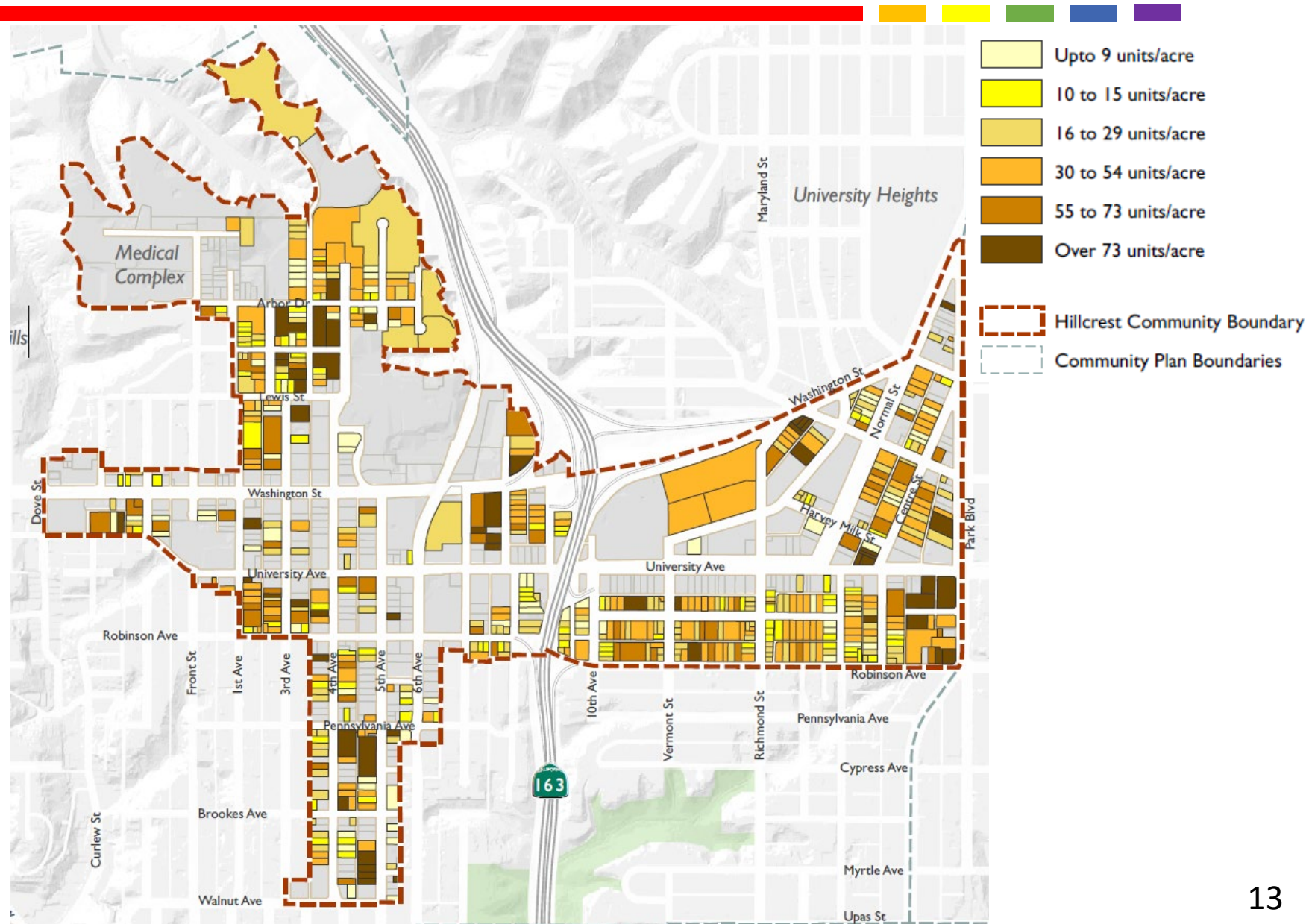
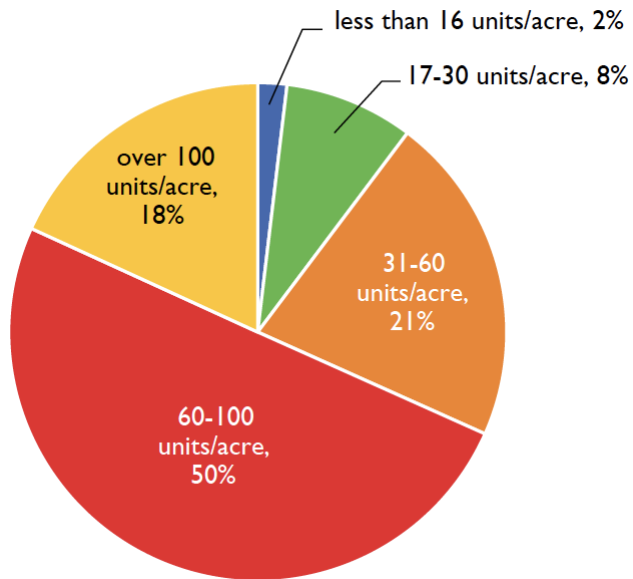
# Existing Housing

Housing is currently located in 44% of the Plan area

There are currently ~4,600 existing units

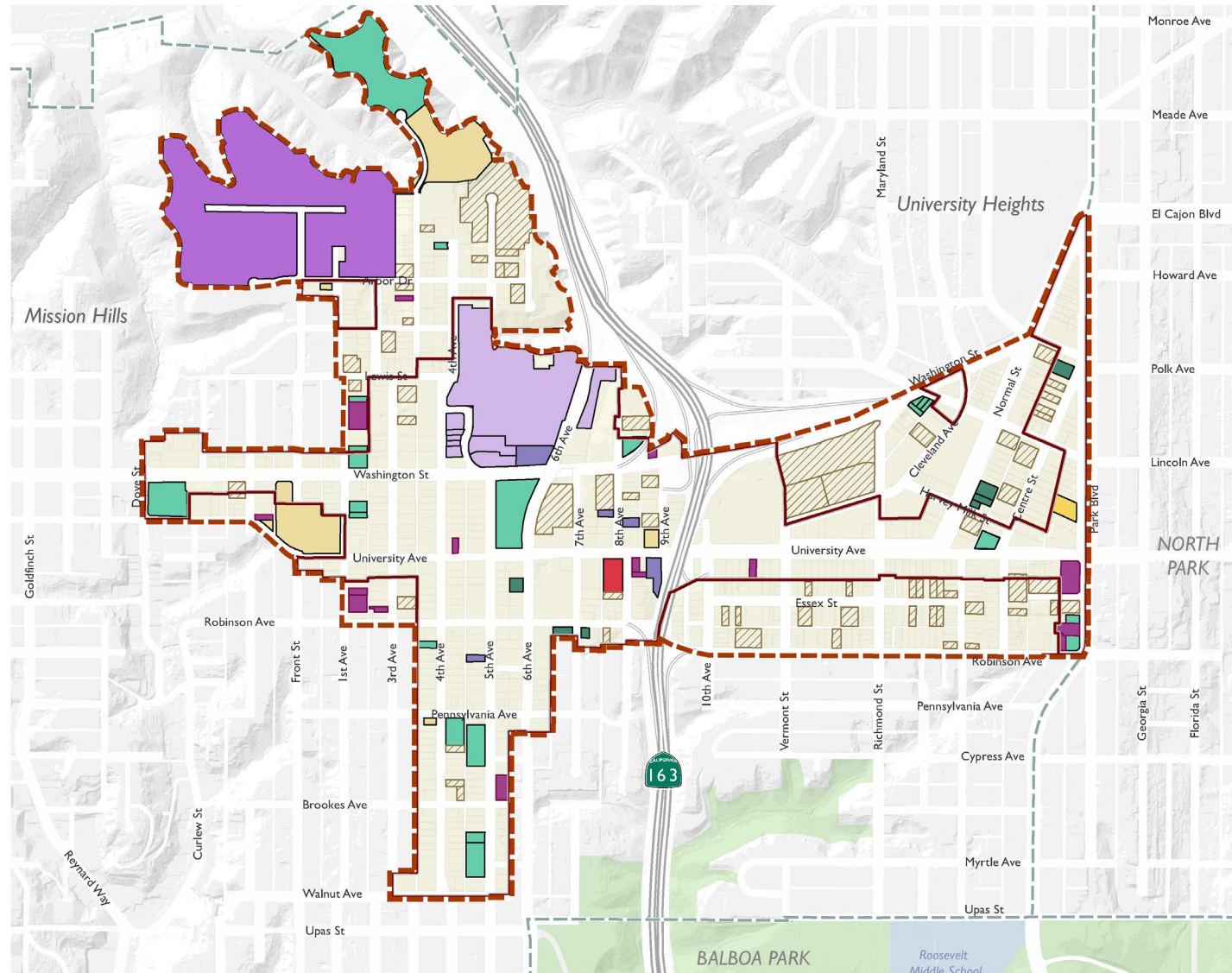


# Existing Residential Density





# Areas Unlikely to Change



### Public/Institutional Sites

- UCSD
- Scripps Health
- Public Ownership

### Major Development Sites

- Planned Development
- Recent Development

### Other Sites Unlikely to Change

- Hotels
- Designated Historic Property
- Existing Shopping Center
- Existing High Density Housing
- Condos

### Base Map

- Hillcrest Community Boundary
- Community Plan Implementation Overlay Zone (CPIOZ)
- Community Plan Boundaries

### ACRES

Total Net: 257.2  
 Constrained: 110.0  
 Remaining Potential: 147.2

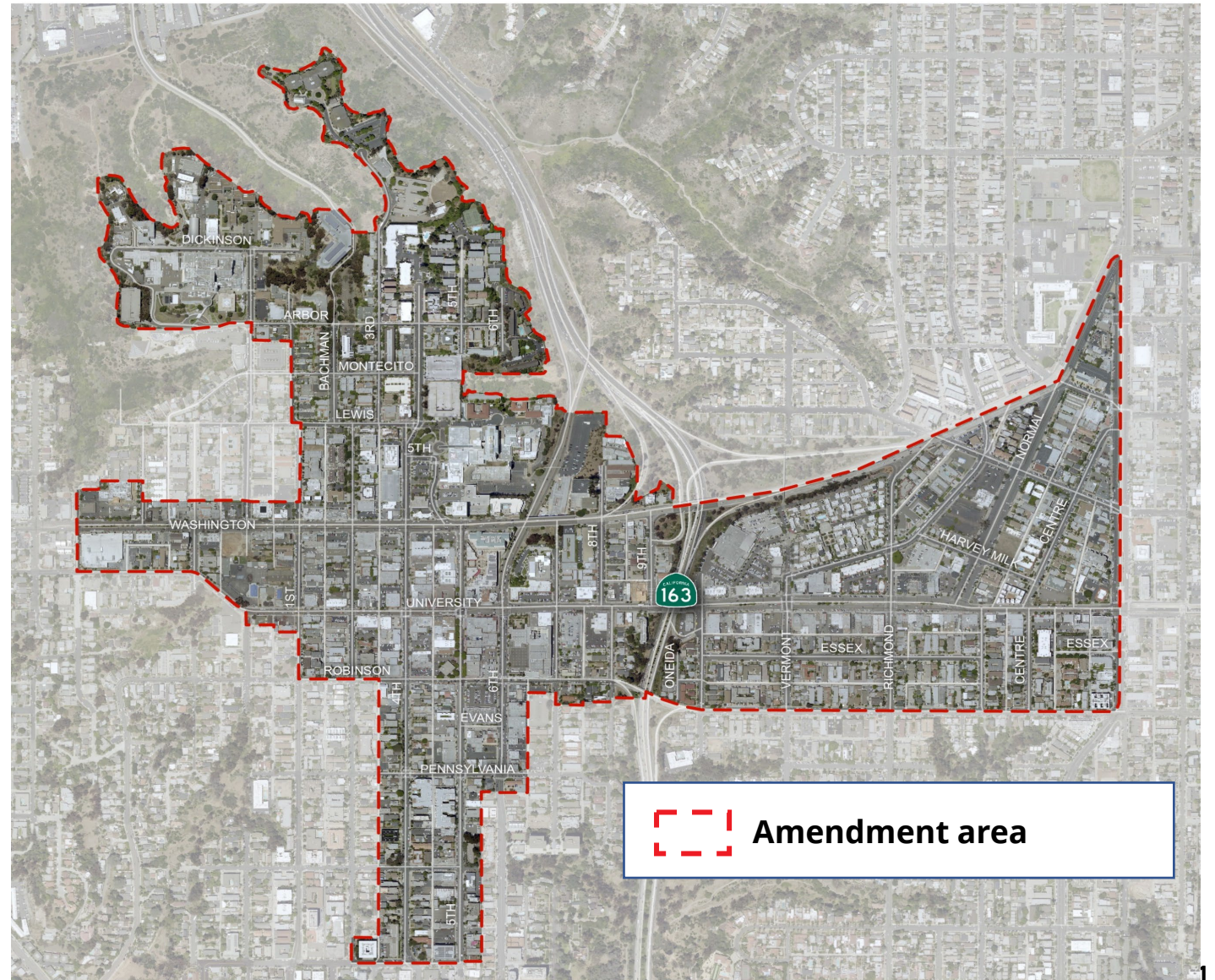
Data Source: City of San Diego; SANDAG/SANGIS Regional GIS Data Warehouse, (www.sangis.org)





# Plan Hillcrest Area

- Amend the Uptown Community Plan
- Address the broader Hillcrest Neighborhood
- Identify mobility and public space enhancements that connect the community



# 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**

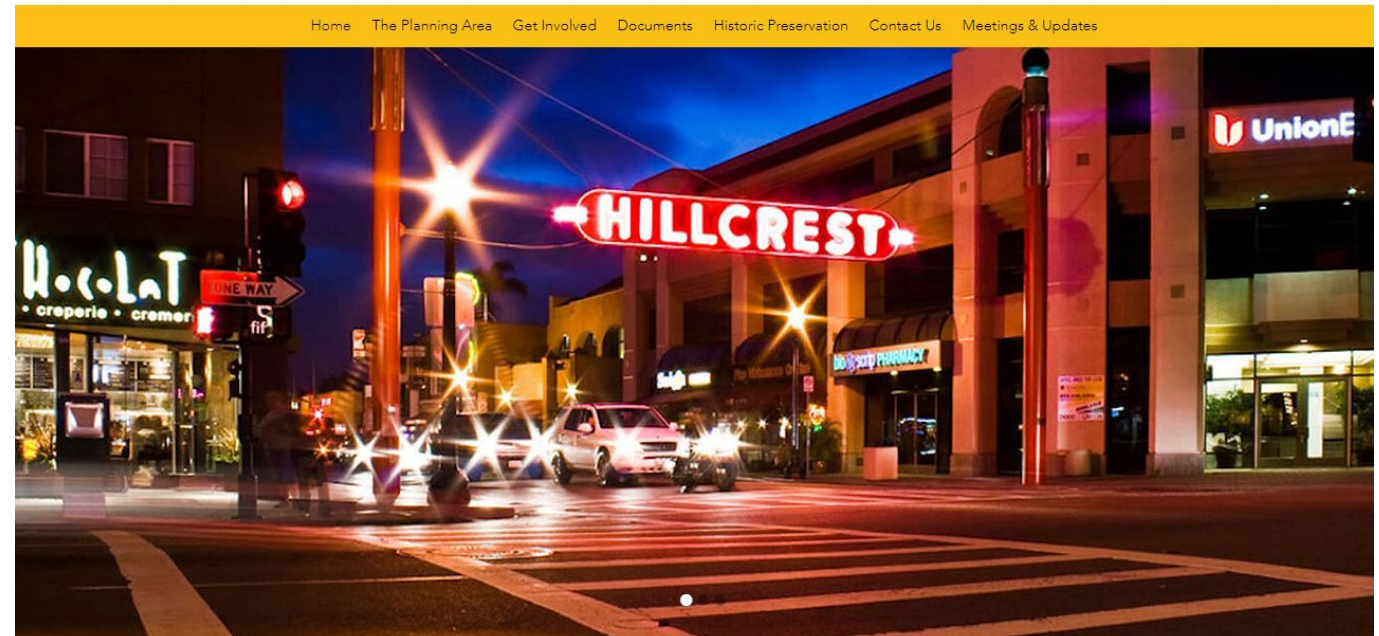
**Increase  
housing  
opportunities  
near transit**





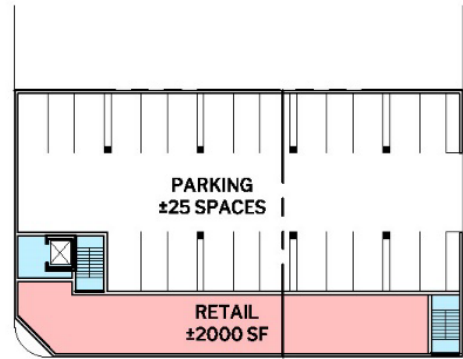
# Where We've Been

- Public Realm & Public Spaces
- Urban Design
- Mobility
- Historic

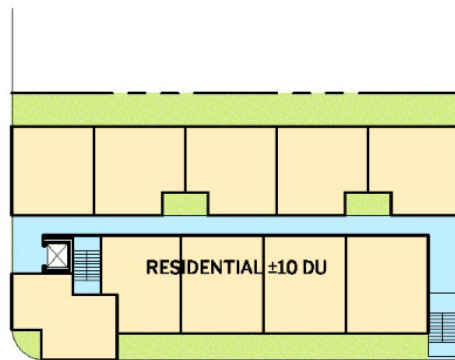


[PlanHillcrest.org](http://PlanHillcrest.org)

# Compact Infill



Parking & Ground Floor



Residential Floors

Development Summary	
Site Area	0.26 acres
Retail	10-20% site
Residential	10-30 units
Parking	25 spaces
# Floors	2 to 4
Floor Area Ratio	1 - 3





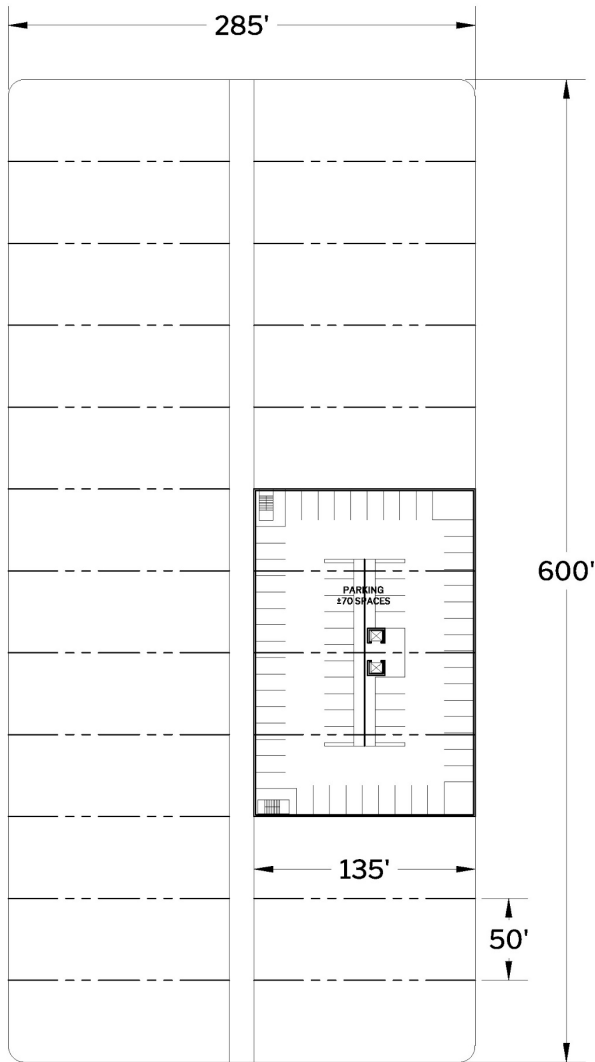




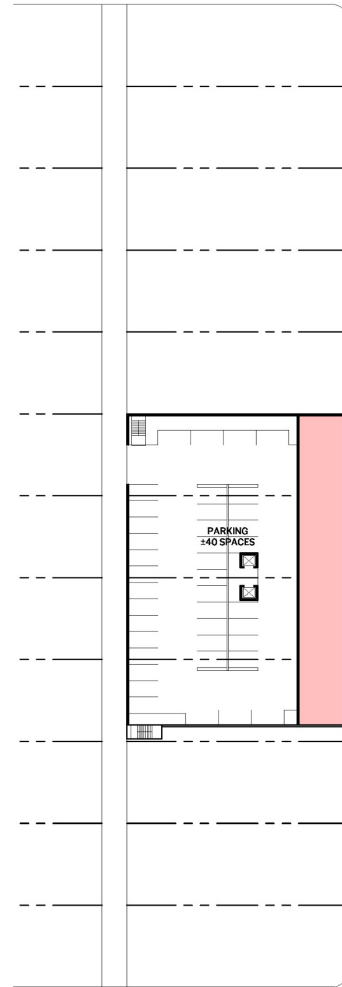




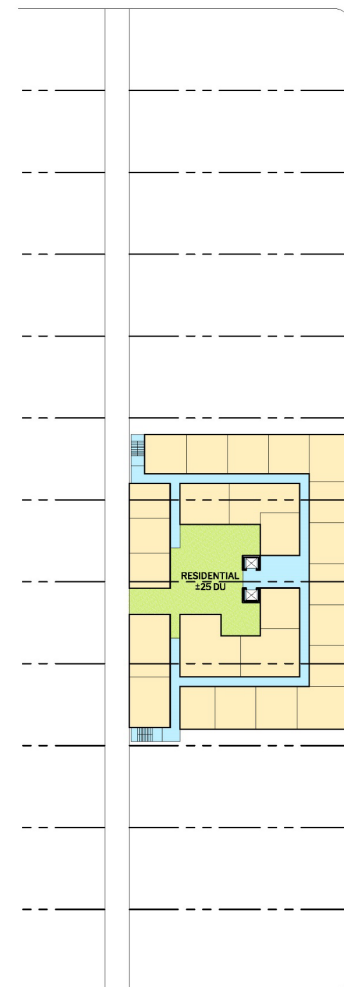
# Podium Midrise



Parking Layout



Ground Floor Layout



Residential Floor Layout

## Development Summary

Site Area	0.62 acres
Retail	10-20% site
Residential	68 - 135 units
Parking	40 - 150 spaces
# Floors	5 to 7
Floor Area Ratio	3 - 5





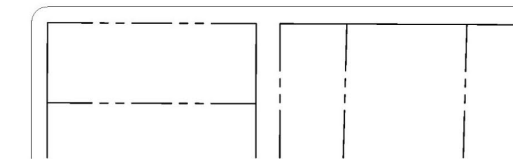
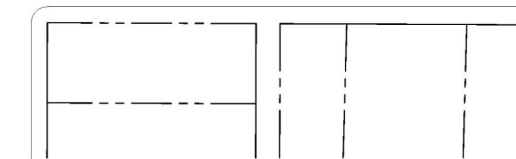
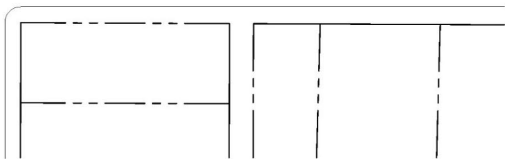
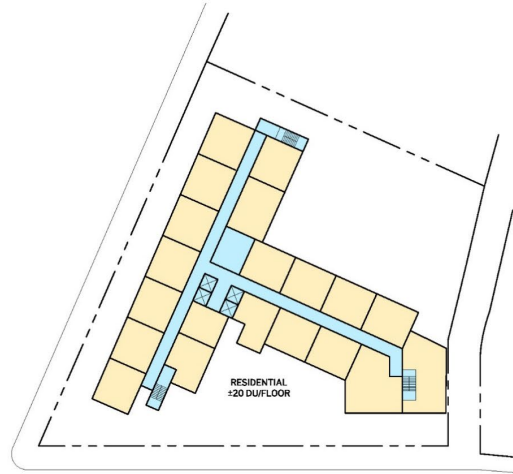
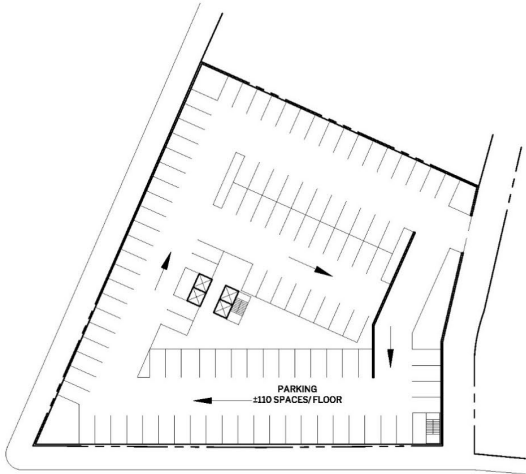








# Midrise - High Rise



Parking Layout (Below Grade)

Community/ Retail - Ground Floor

Residential Tower (16 stories)

## 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

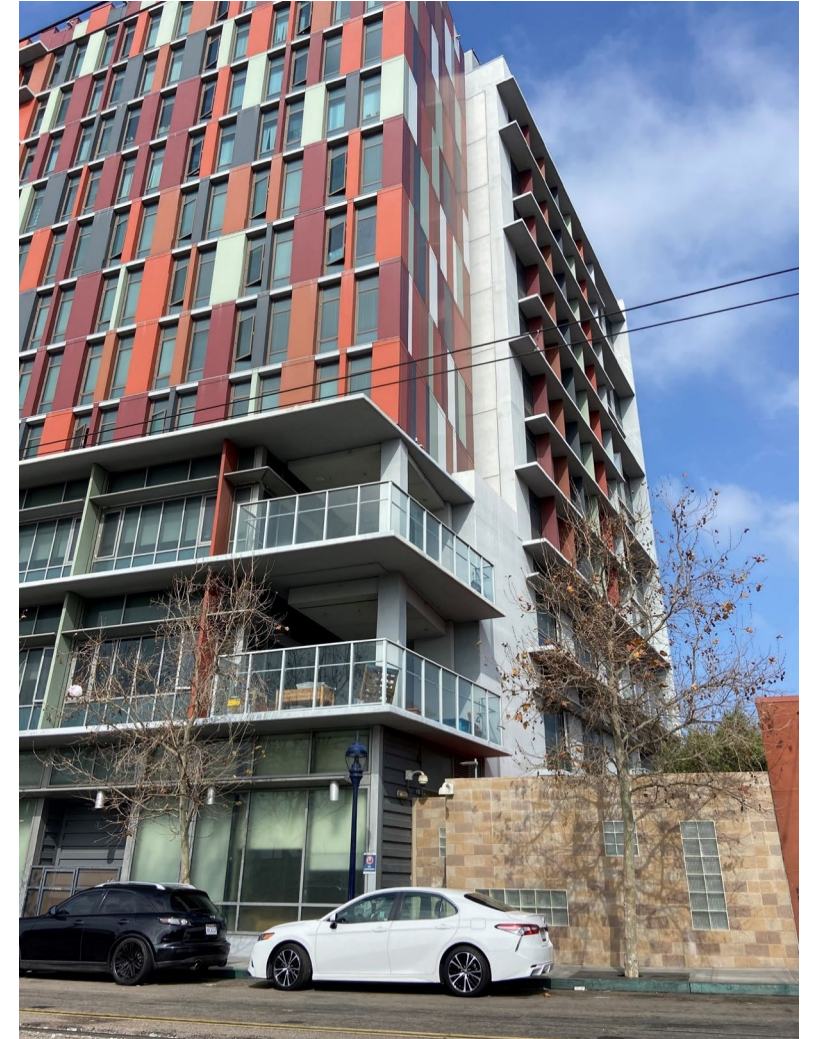






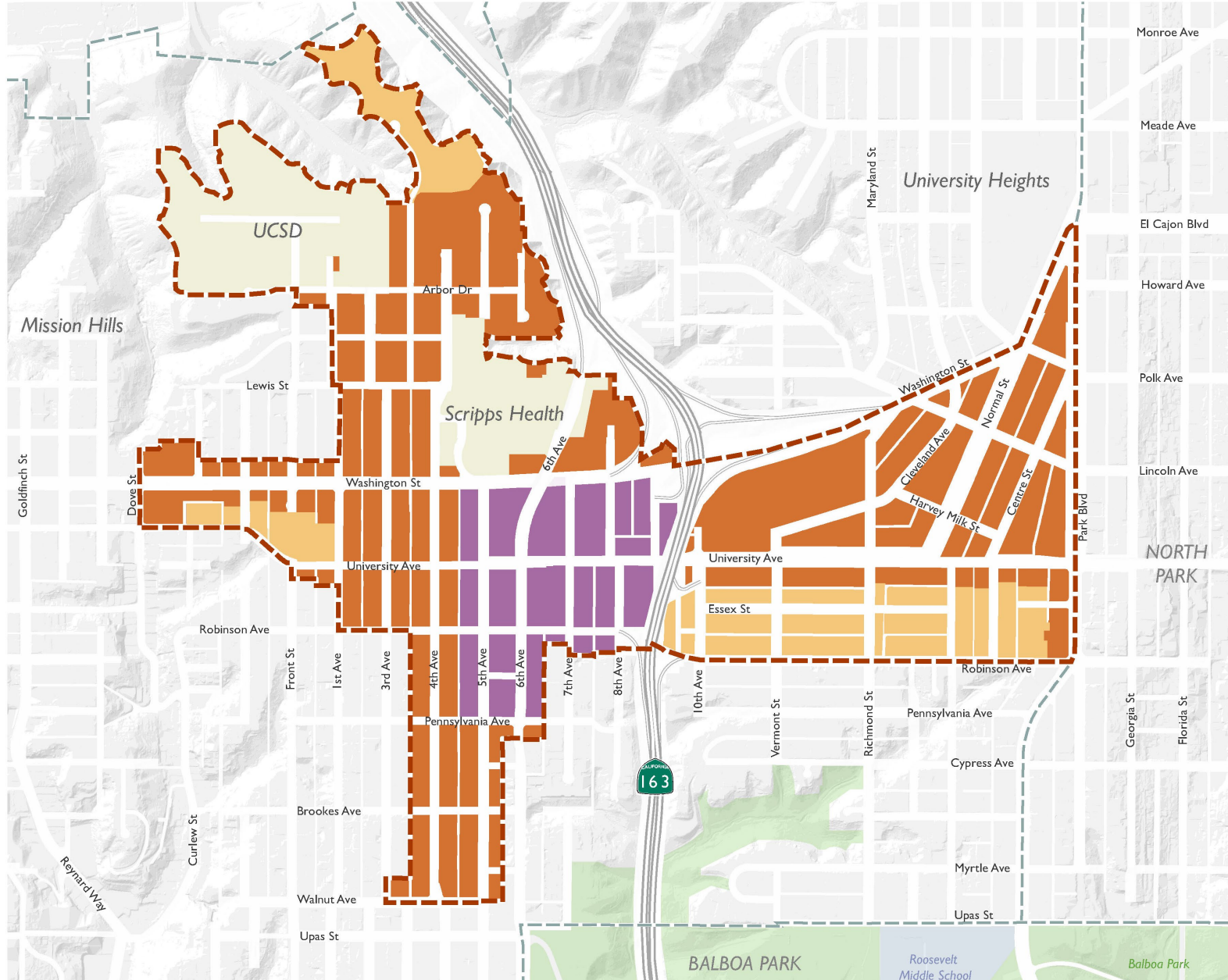








# Draft Scenario 1: Focused Density in the Core



Compact Infill



Podium Midrise

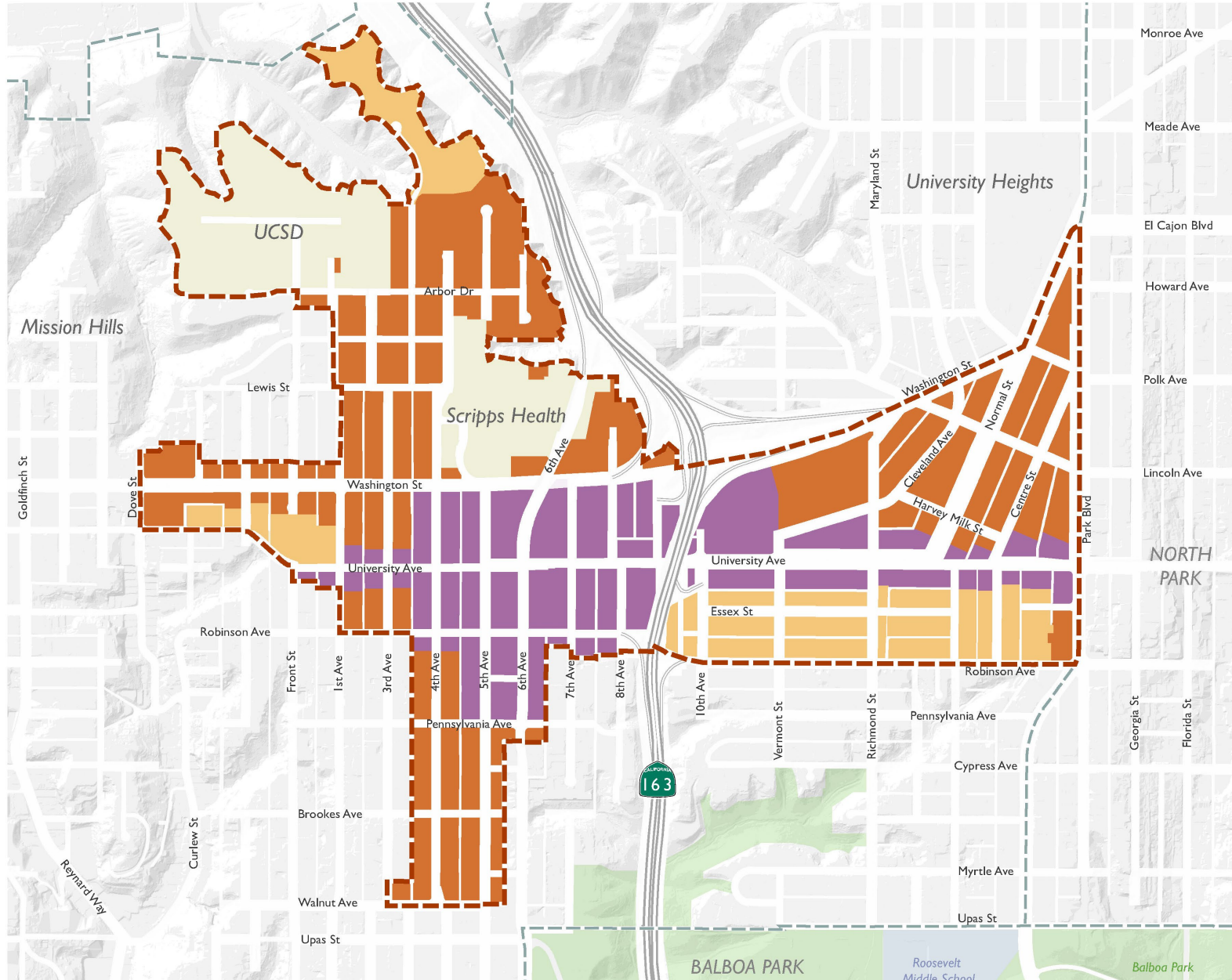


Midrise - High Rise





# Draft Scenario 2: Core + University Ave



Compact Infill



Podium Midrise

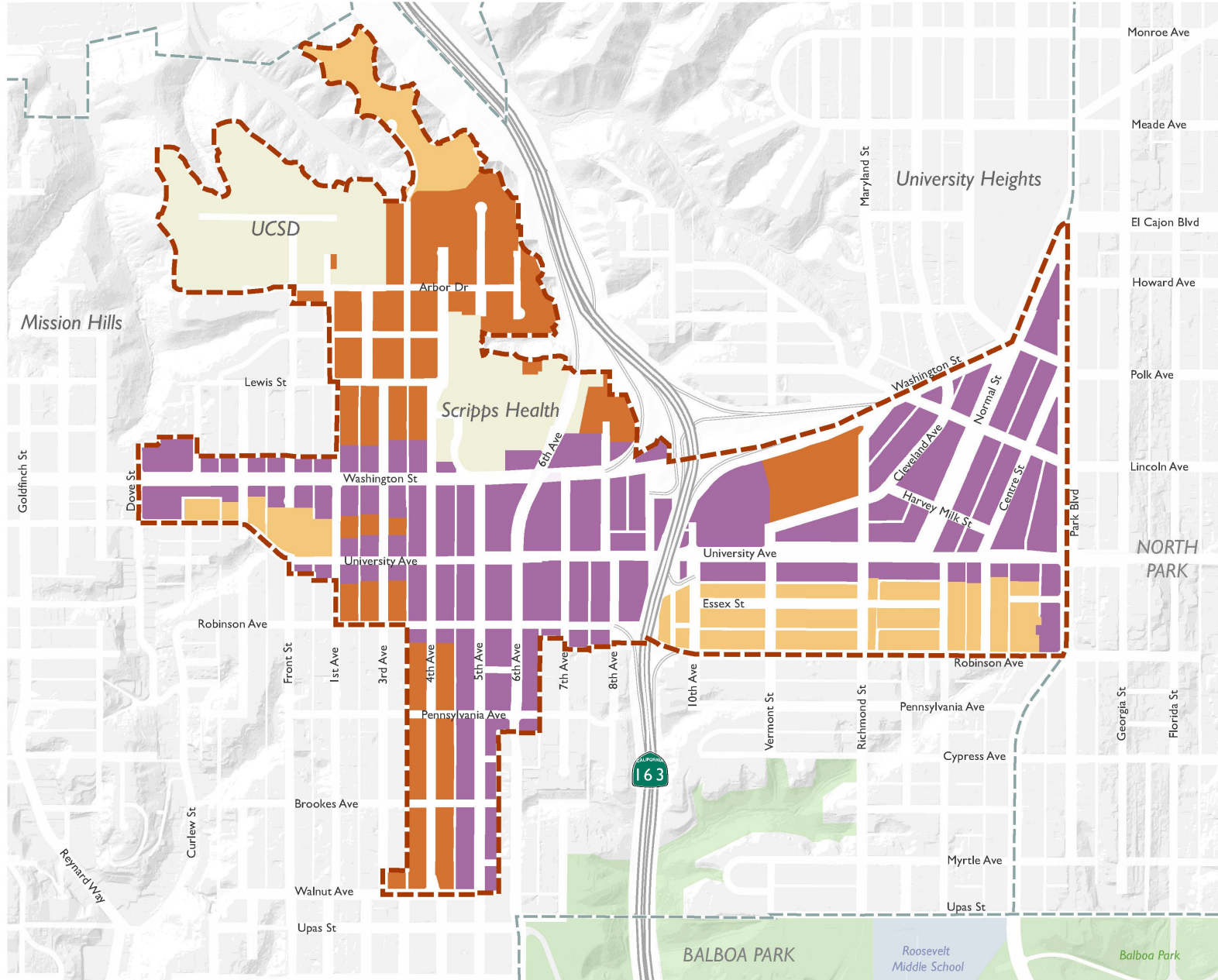


Midrise - High Rise





# Draft Scenario 3: Districts + Corridors



Compact Infill



Podium Midrise



Midrise - High Rise





Subarea:

# Areas unlikely to change





# Draft Scenario 1: Focused Density in the Core



Podium Midrise



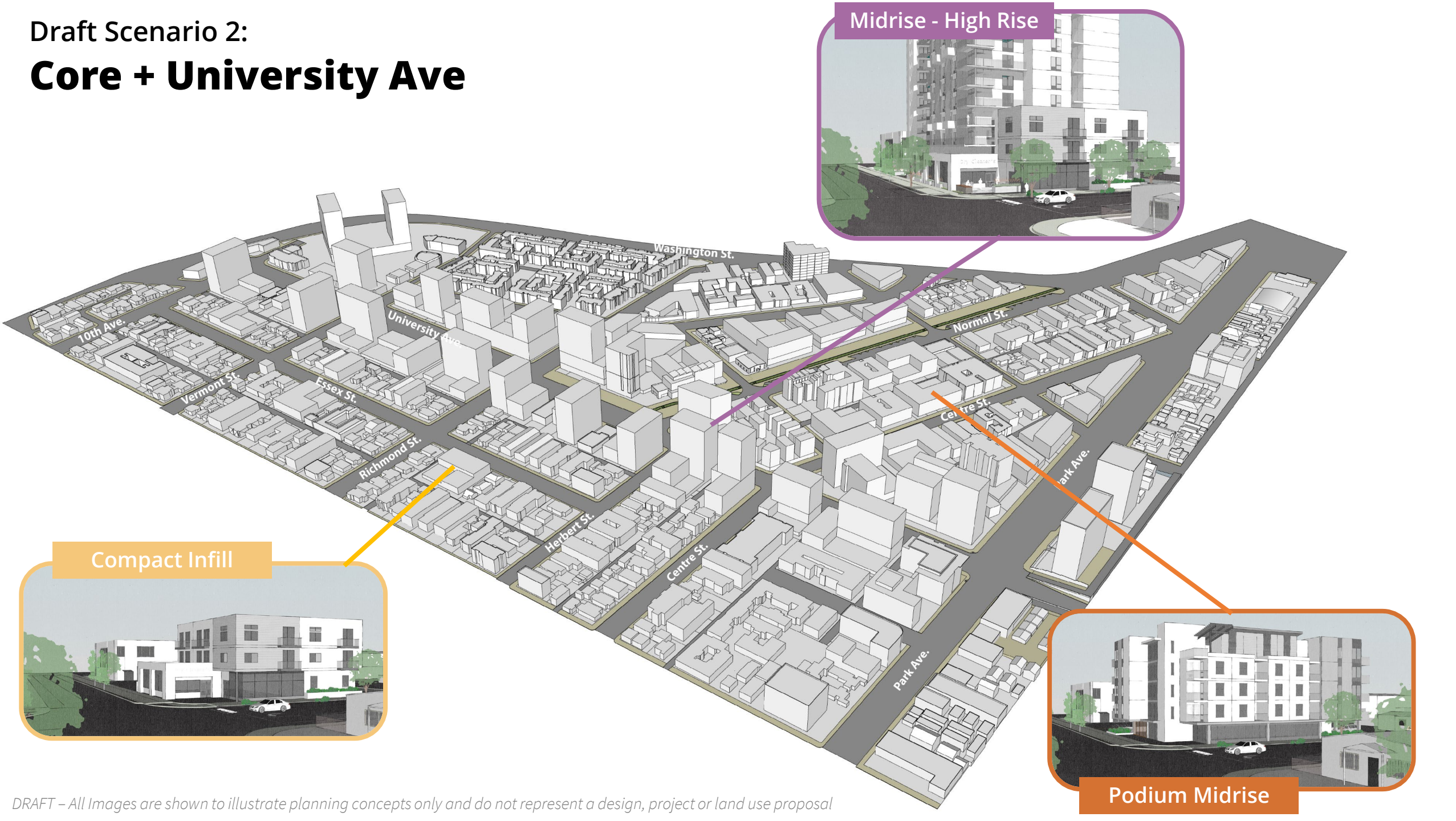
Compact Infill





Draft Scenario 2:

# Core + University Ave



Midrise - High Rise



Compact Infill



Podium Midrise



# Draft Scenario 3: Districts + Corridors





Midrise - High Rise



Compact Infill





- 
 Address Housing Needs
- 
 Support Local Business
- 
 Support Connections
- 
 Create Public Spaces & Parks



Standard Sidewalk



Address  
Housing Needs



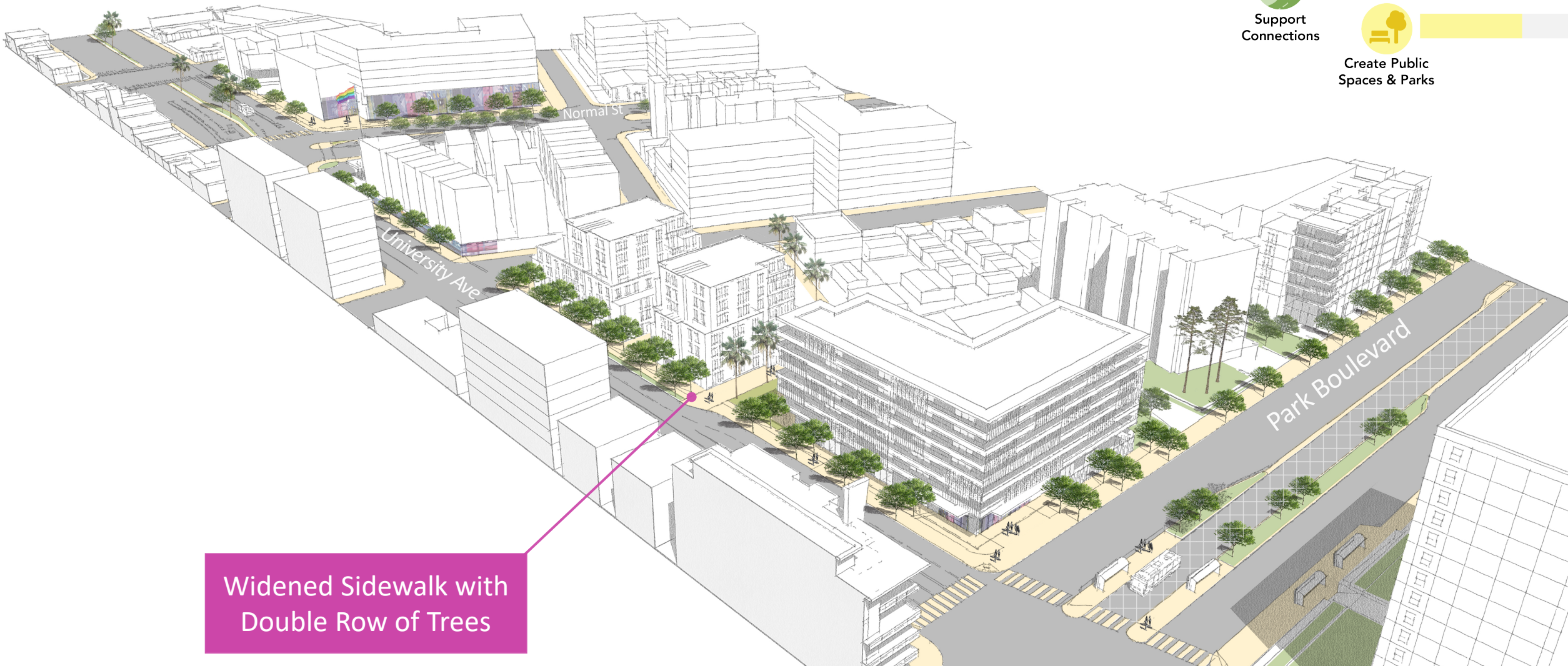
Support Local  
Business



Support  
Connections

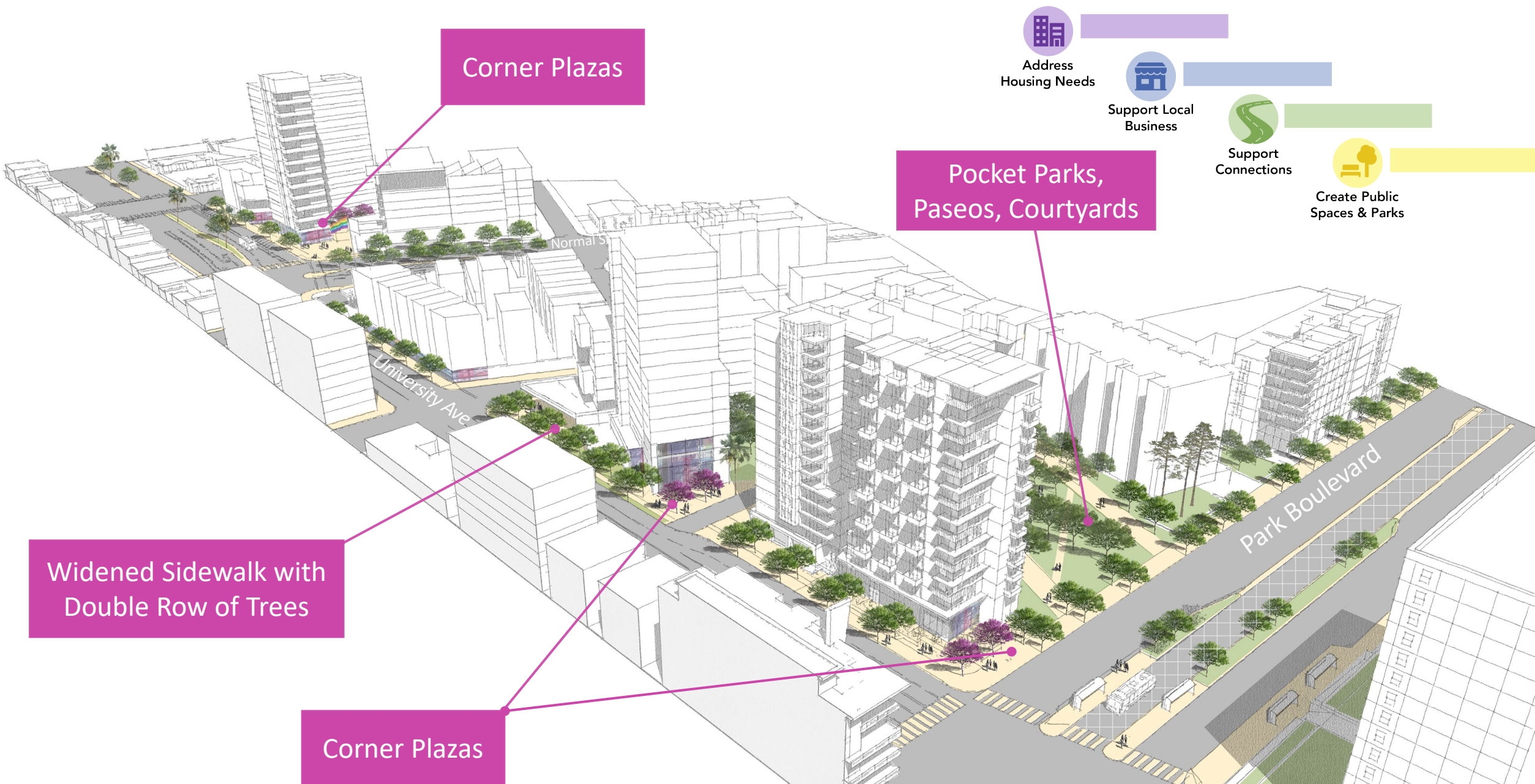


Create Public  
Spaces & Parks



Widened Sidewalk with  
Double Row of Trees





Corner Plazas

Pocket Parks,  
Paseos, Courtyards

Widened Sidewalk with  
Double Row of Trees

Corner Plazas

Address  
Housing Needs

Support Local  
Business

Support  
Connections

Create Public  
Spaces & Parks

# Feedback

1. How do you feel about the various alternatives? What are the pros and cons?
2. What trade-offs should we consider with increased density?

