

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

Subcommittee Meeting

October 29, 2020

# Tonight's Team

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# Subcommittee Agenda

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## 1. Introductions

- Subcommittee Member Goals for the plan effort

## 2. Subcommittee Secretary and Vice Chair Appointments (Action Item)

## 3. Presentation (Information Item)

A. Overview of Focused Amendment Subareas

B. Discussion of Subarea Opportunities

## 4. Determine Regular Meeting Date/Time

# Tonight's Focus and Expected Takeaways

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## **Purpose**

Provide an Overview of the Focused Amendment Subareas with an emphasis on planned mobility and public space improvements

## **Discussion**

Identify opportunities for Subareas and potential public space and mobility considerations

## **Takeaways**

Establish Regular Meeting Time for the Focused Plan Amendment Subcommittee

## **What's Next?**

Outline the Schedule and Next Steps

# Recap – Plan Hillcrest Objectives

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

**Preserve historical resources and create inclusive spaces**

**Create Public Spaces**

**Connect people to businesses and services**

**Strengthen Connections**

**Make it easier to move around and access**

**Support Local Business**

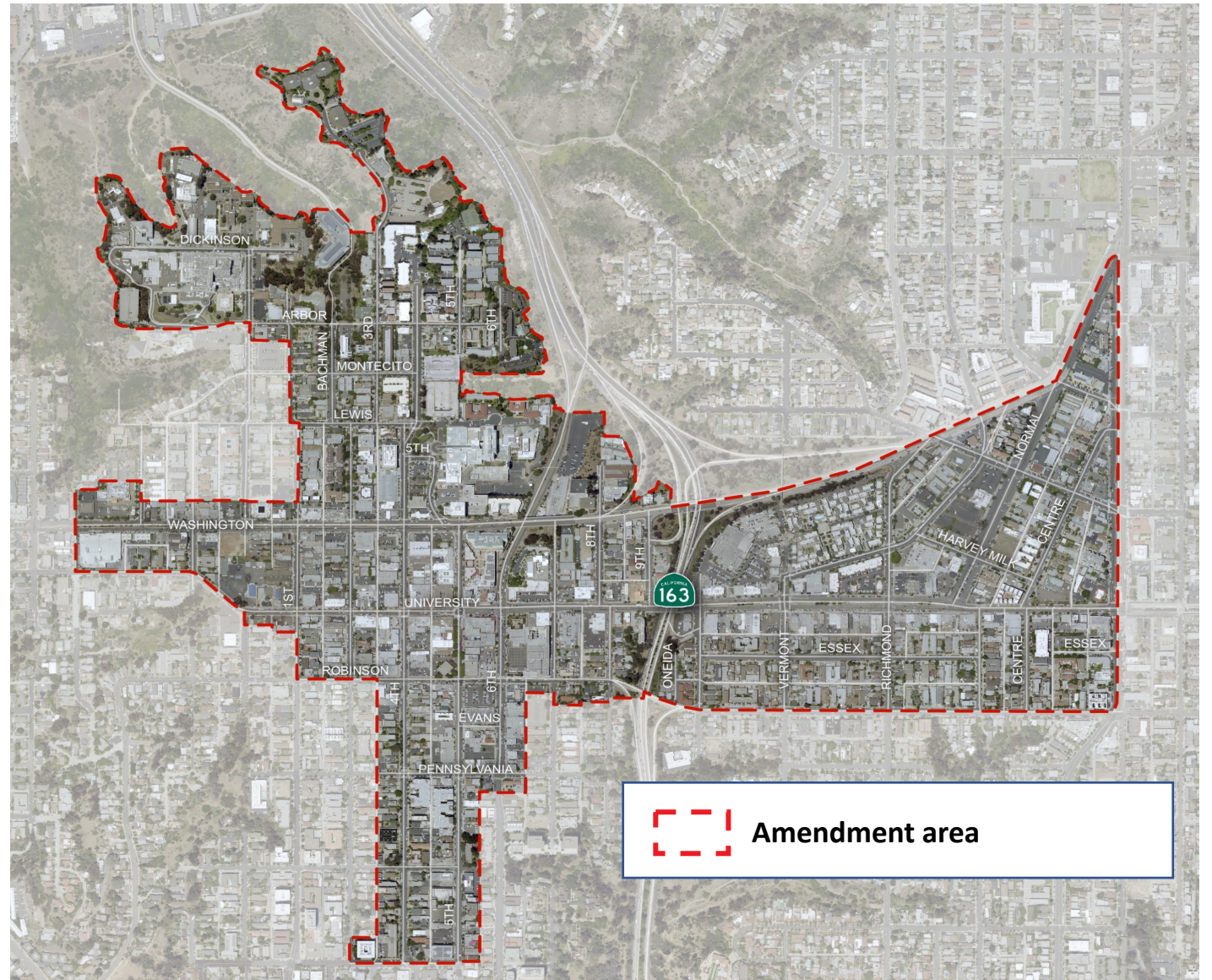
**Ensure a thriving and sustainable business district**

**Address Housing Needs**

**Increase housing opportunities near transit**

# Recap - Plan Hillcrest Area

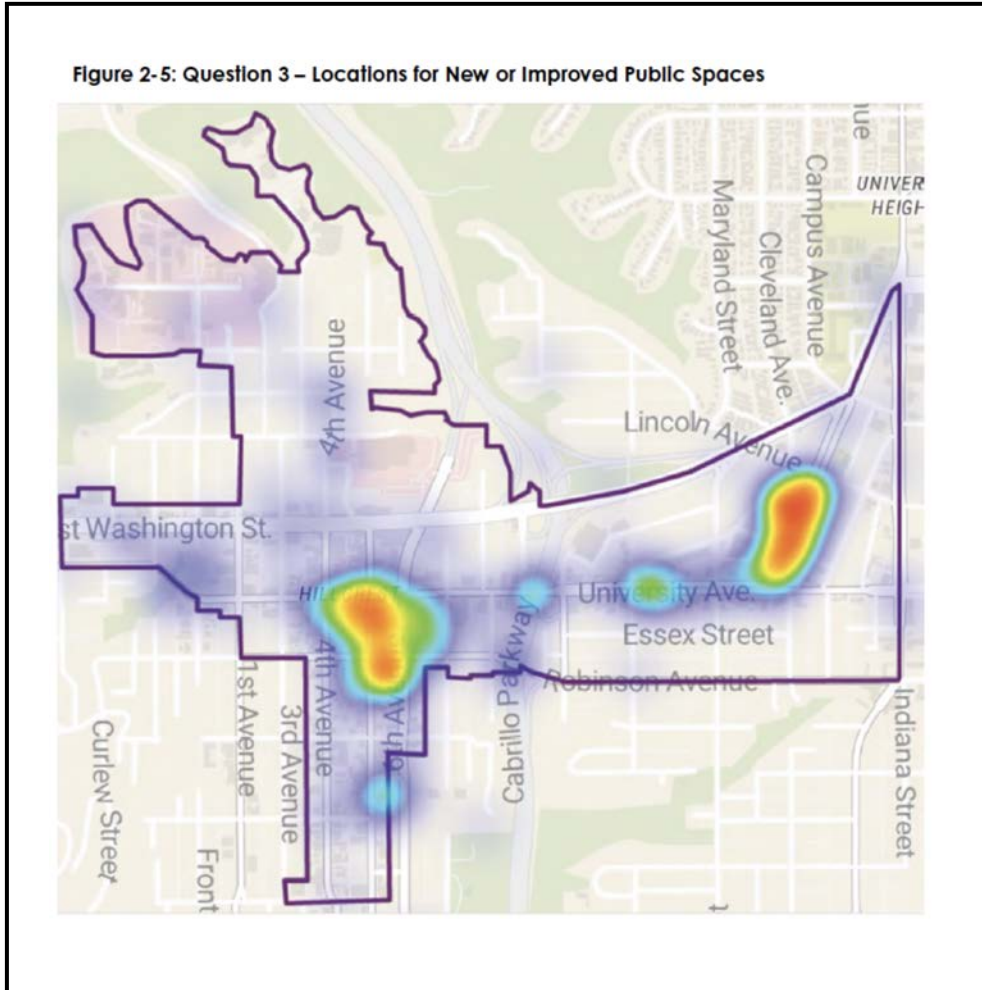
- Amend the Uptown Community Plan
- Address the broader Hillcrest Neighborhood
- Identify mobility and public space enhancements that connect the community



# Plan Hillcrest Documents

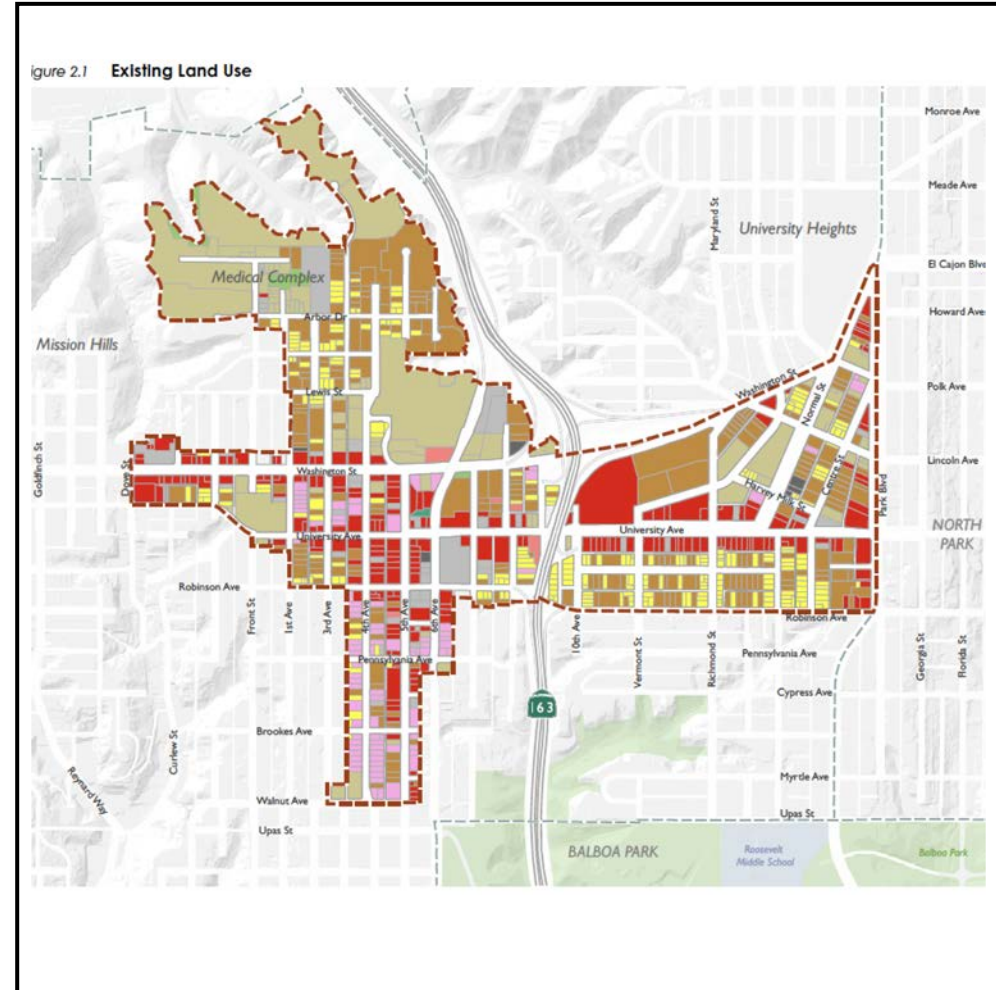
## Community Survey Report

Figure 2-5: Question 3 – Locations for New or Improved Public Spaces



## Existing Conditions Atlas

Figure 2.1 Existing Land Use



# July Uptown Planners Meeting Input



Live/Work/Play Environment



Urban Design



Affordable Housing



Pedestrian Infrastructure



Connected Open Spaces



Multimodal improvements

- Address Pedestrian Infrastructure (automated pedestrian crosswalks) - *Roy Dahl*
- Expand the Normal Street Promenade to other areas. *Zach Bunshaft*
- Address equity and prioritize bicycle access. *Brer Marsh*
- Emphasize good urban design. *Tom Mullaney*



# July Planning Commission Workshop Input



Urban Design



Parks & Plazas



Increased Jobs



Varied Unit Sizes



Additional Housing



Pedestrianized Spaces



Connections to Balboa Park



LGBTQ+ District

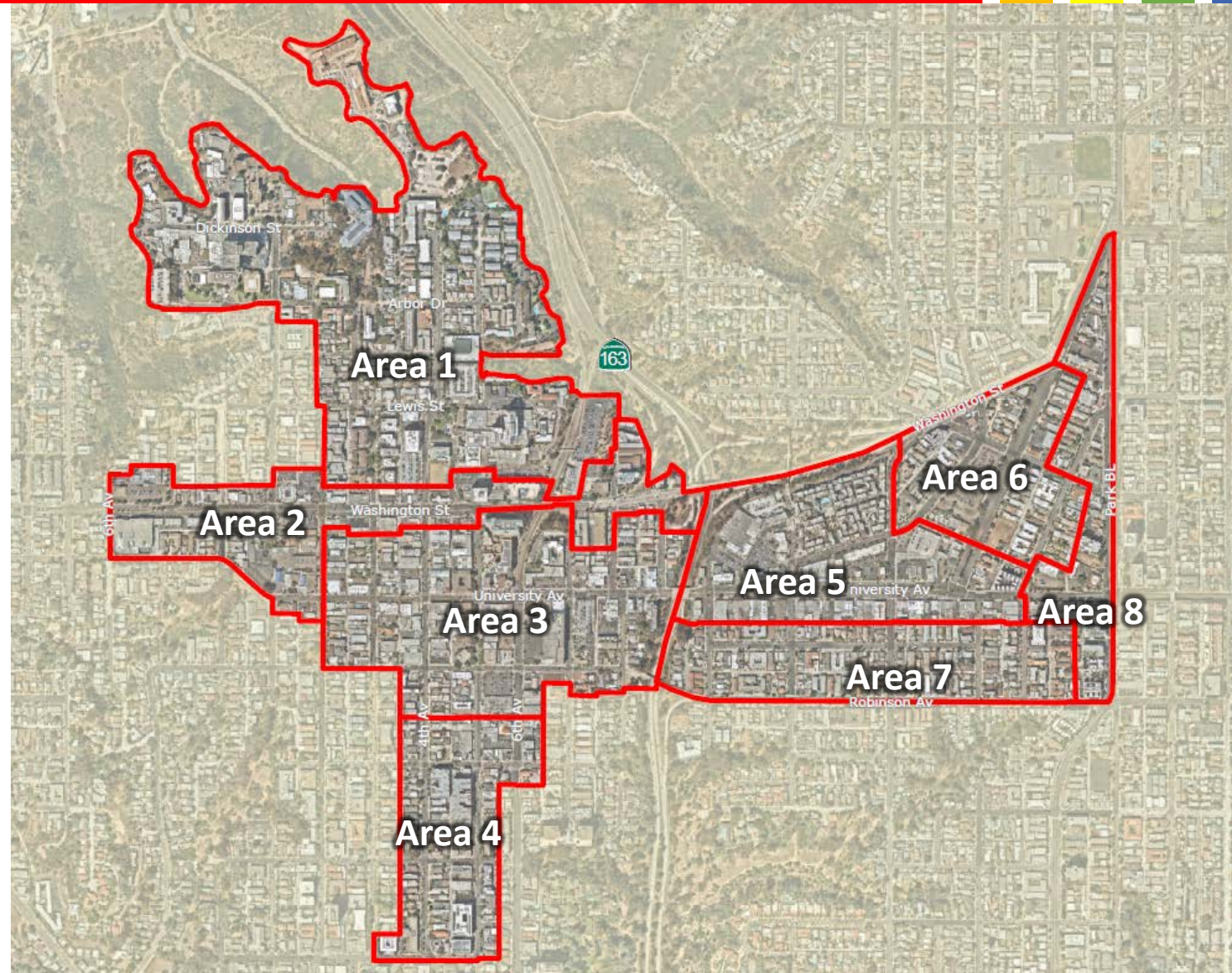


Mobility Improvements

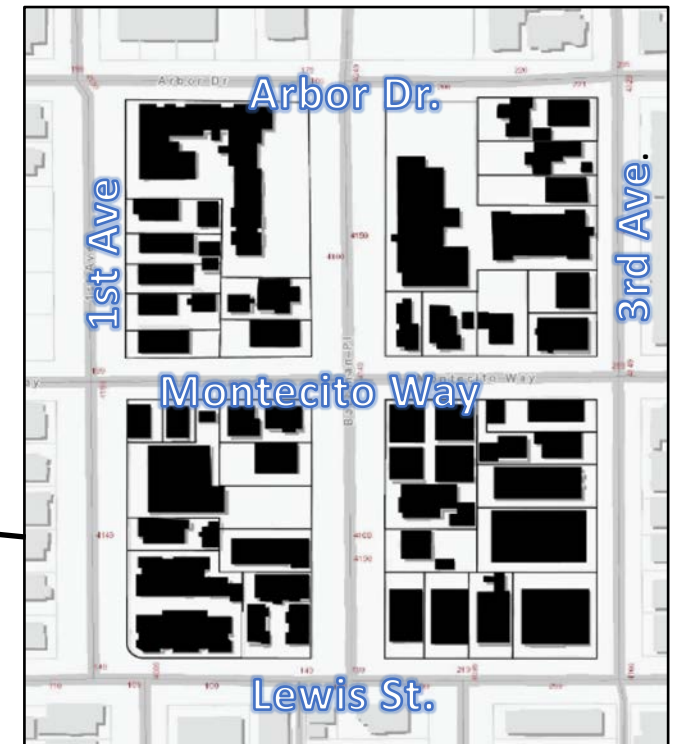
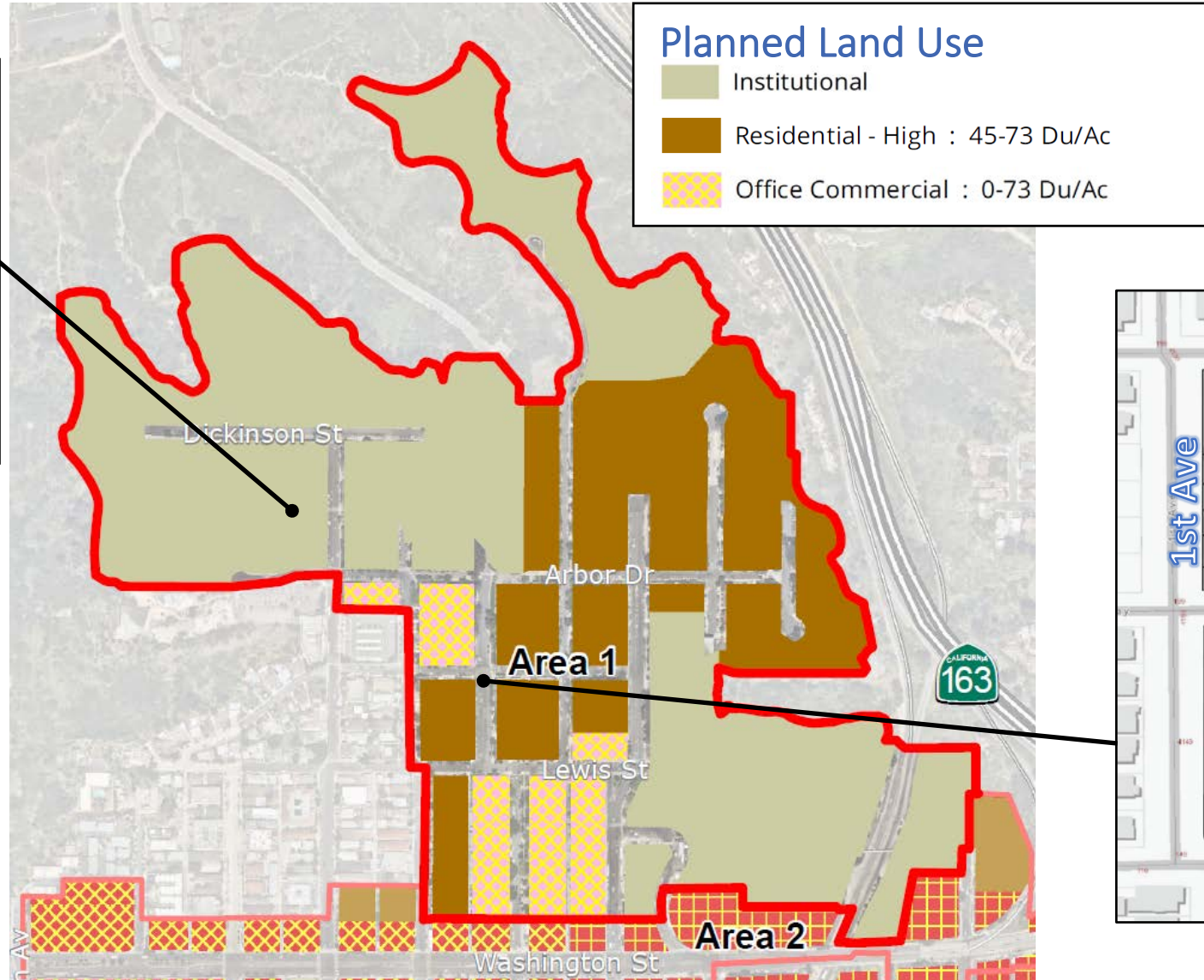
- Increase plazas, linear street parks and tree canopy - *Commissioner Granowitz*
- Reduce street parking to provide the right-of-way for other users - *Commissioner Boomhower*

# Focused Amendment Subareas

- Eight Subareas identified
- Follow Community Plan land use designations and patterns
- Allows for fine grained review of urban form opportunities

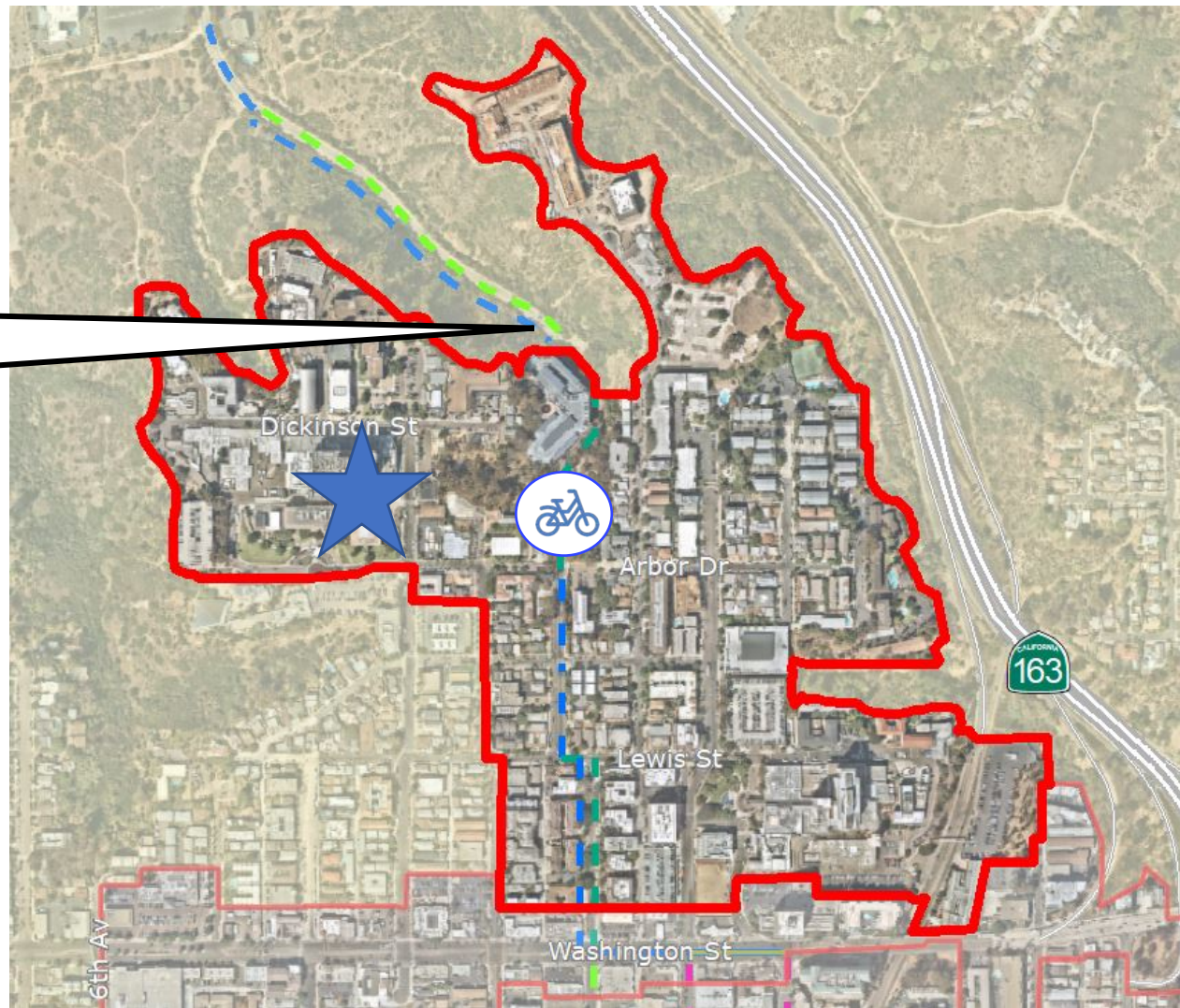


# Subarea #1: Medical North



Source: UCSD 2019 Long Range Development Plan – Hillcrest Campus

# Subarea #1: Planned Mobility Improvements



- Enhance bicycle connection to Mission Valley



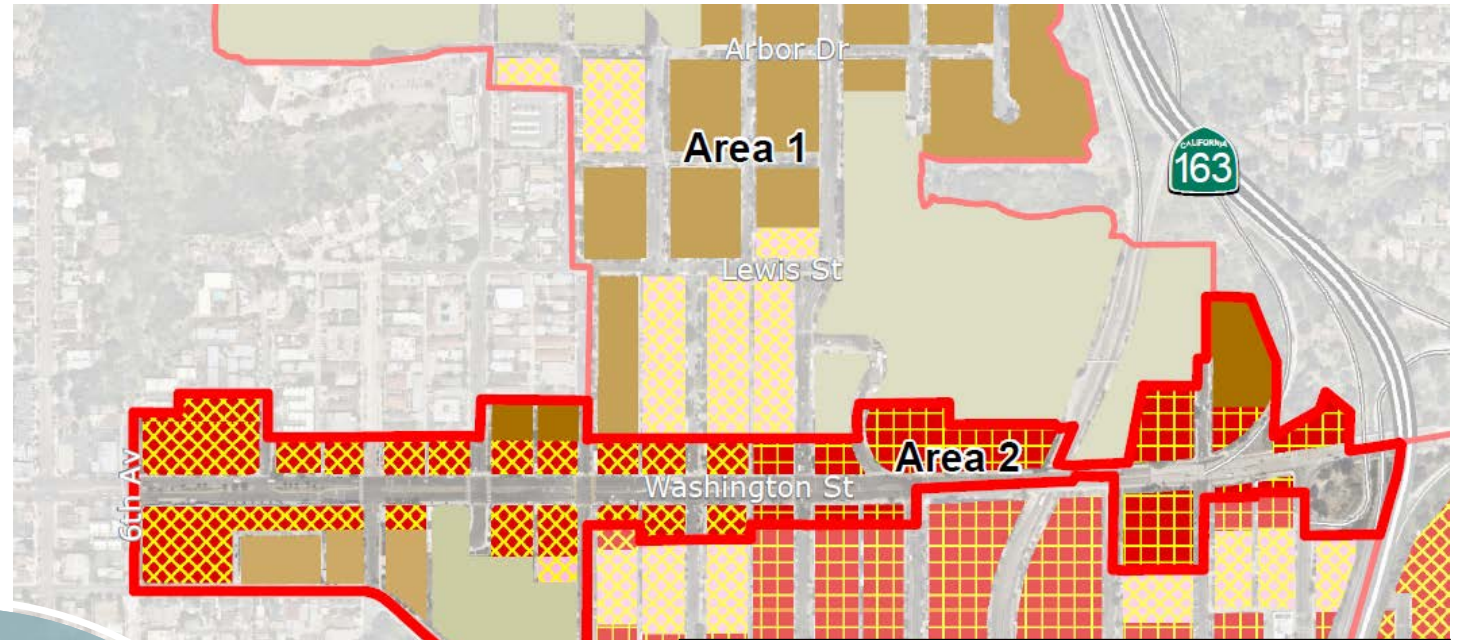
- UCSD LRDP mobility changes



# Subarea #2: Washington Street West



- Mixed Use Commercial Corridor



**Planned Land Use**

	Institutional
	Residential - Medium High : 30-44 Du/Ac
	Residential - High : 45-73 Du/Ac
	Office Commercial : 0-73 Du/Ac
	Community Commercial : 0-44 Du/Ac
	Community Commercial : 0-73 Du/Ac
	Community Commercial : 0-109 Du/Ac

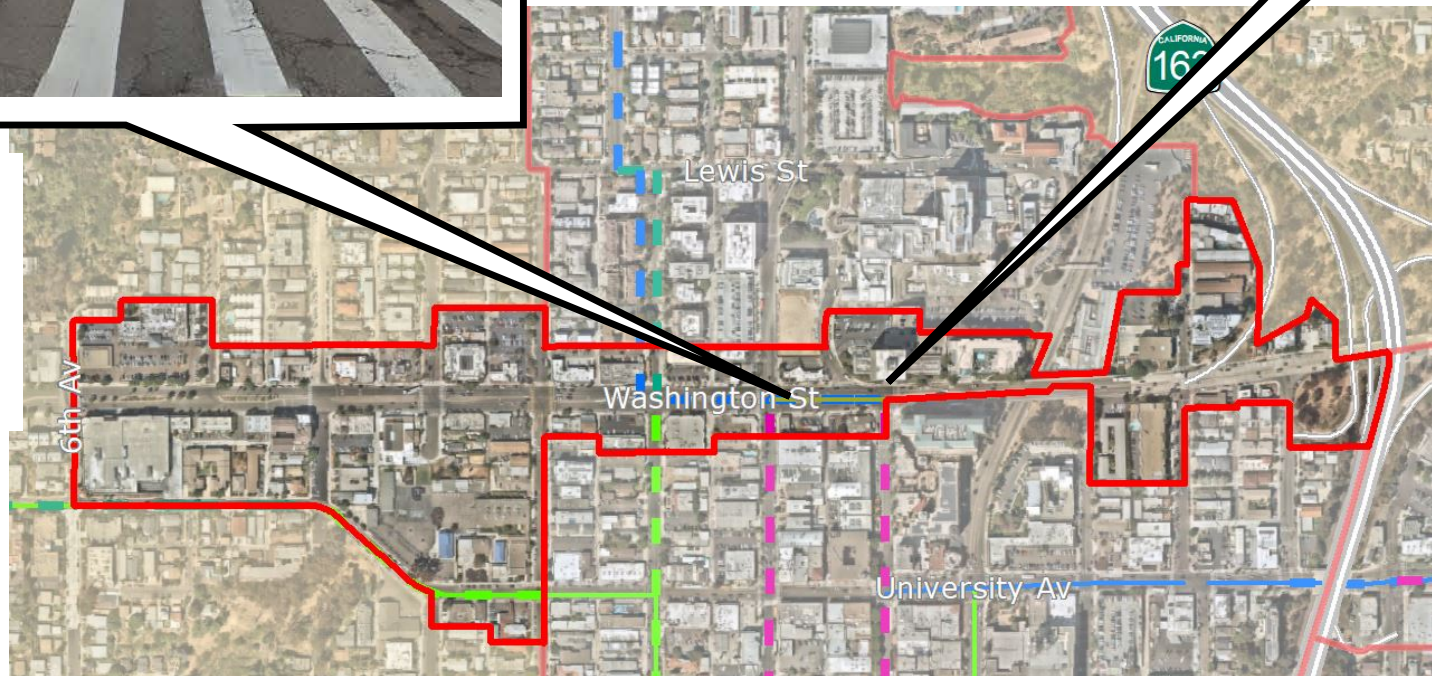
# Subarea #2: Planned Mobility Improvements



Buffered  
Bike Lanes  
identified along  
Washington Ave



Community Survey  
Results:  
pedestrian  
improvement  
opportunity area

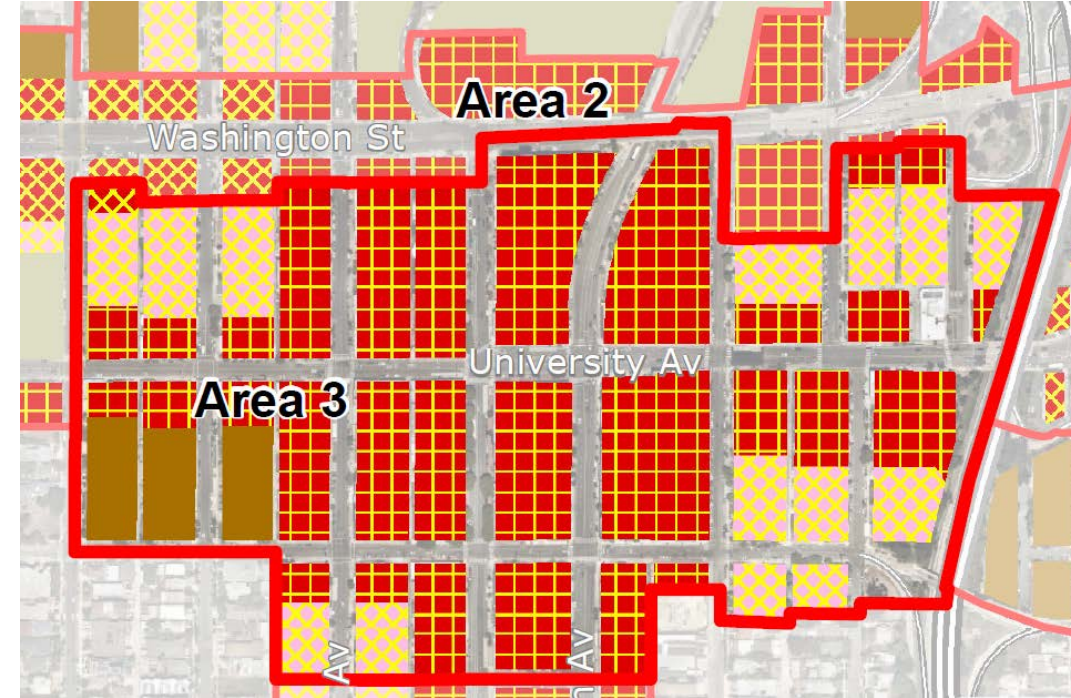


# Subarea #3: The Core

- Includes area of previous Gateway effort
- Opportunity to improve a walkable area



Rendering courtesy of Safdie Rabines Architects



## Planned Land Use

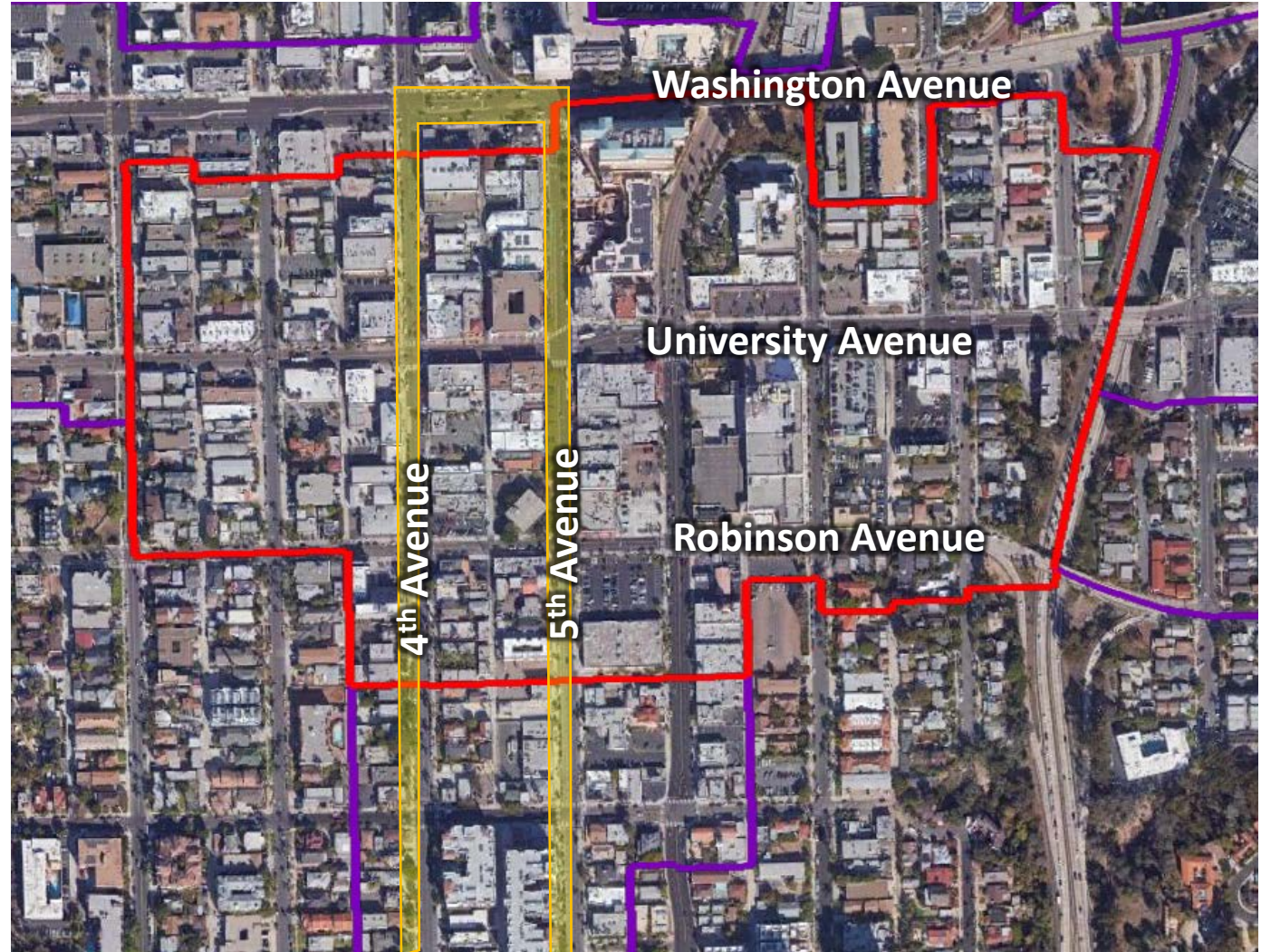
- Residential - High : 45-73 Du/Ac
- Office Commercial : 0-73 Du/Ac
- Community Commercial : 0-109 Du/Ac

# Subarea #3: Planned Mobility Improvements

- SANDAG's 4<sup>th</sup> and 5<sup>th</sup> Avenue Bikeways

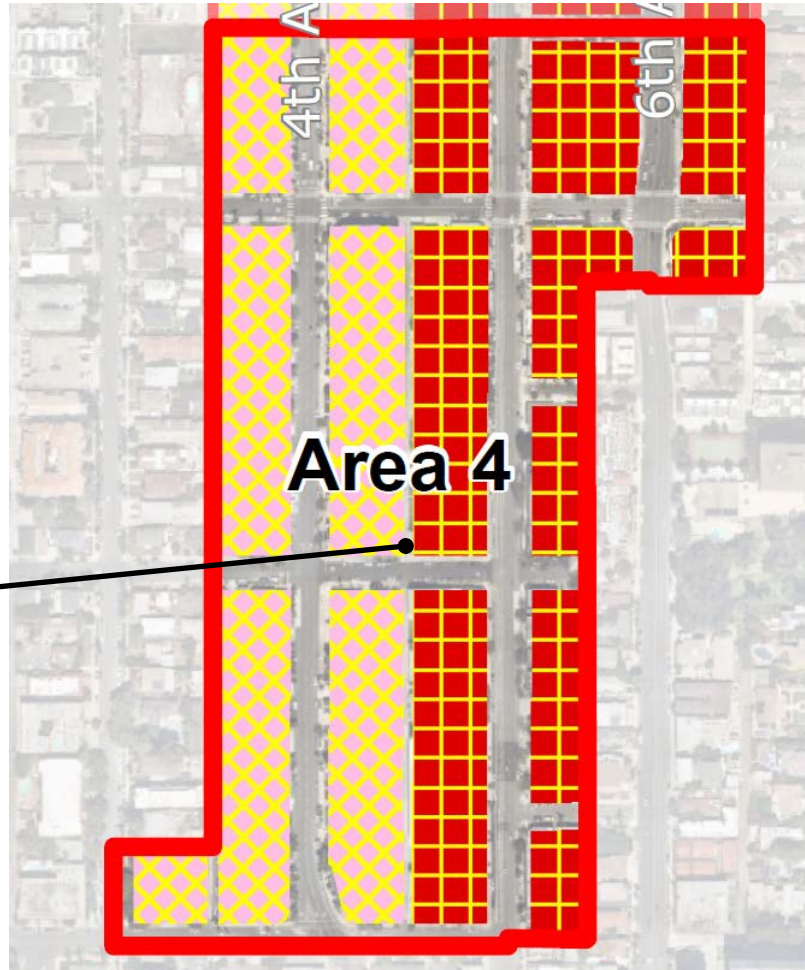


Rendering courtesy of SANDAG





# Subarea #4: The Avenues



## Planned Land Use



Office Commercial : 0-73 Du/Ac



Community Commercial : 0-109 Du/Ac

- Long blocks, north-south oriented
- Alley access

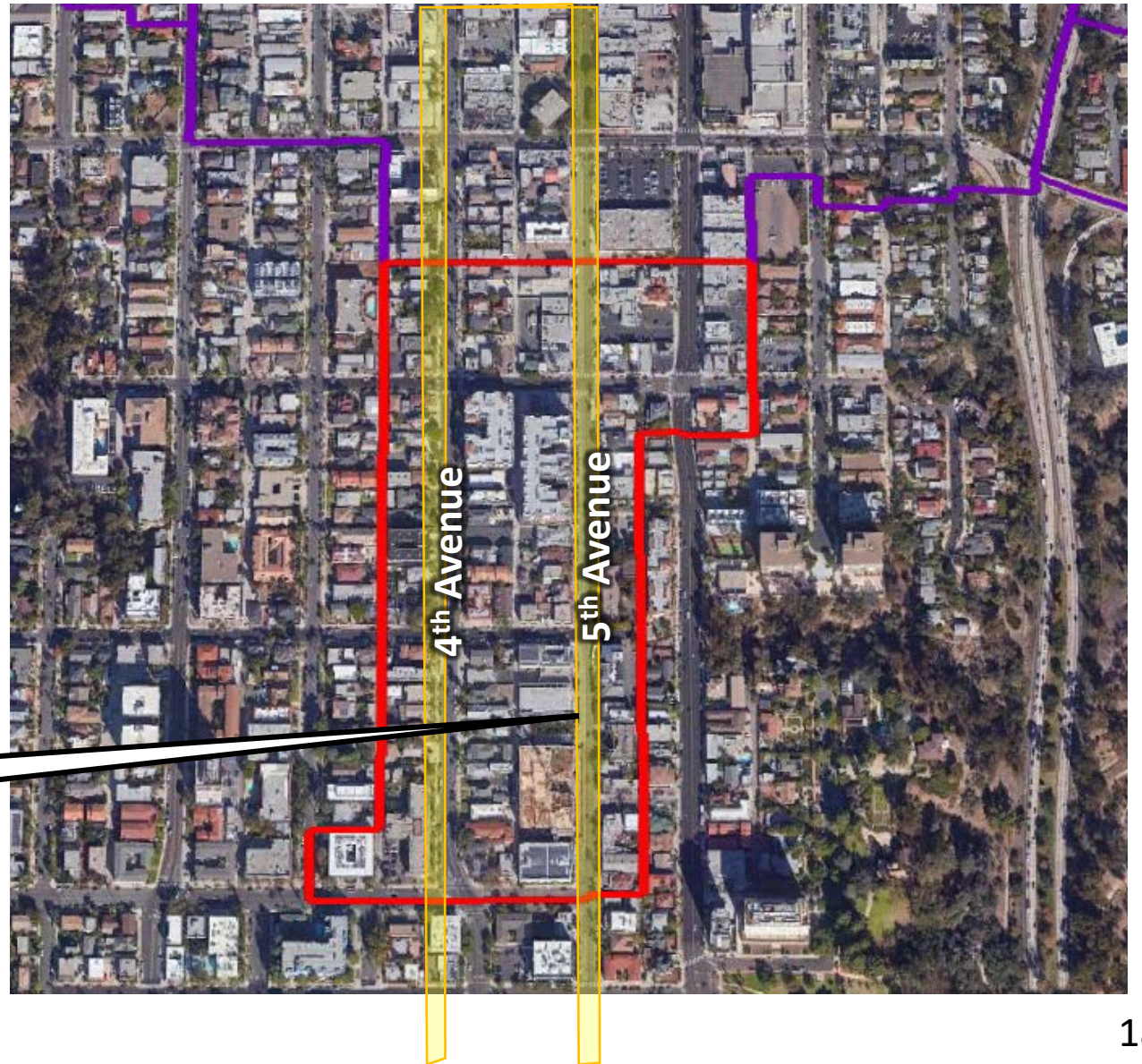


# Subarea #4: Planned Mobility Improvements

Parking Separated Cycle Track



5<sup>th</sup> Avenue image courtesy of SANDAG



# Subarea #5: University Avenue East

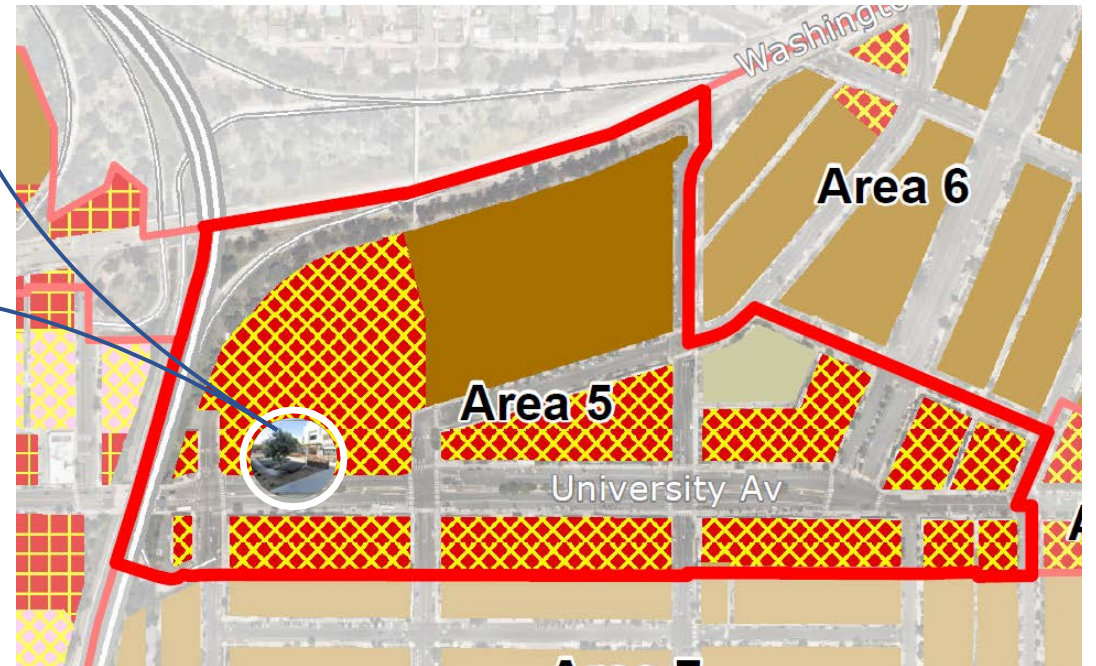


- Diversity of buildings and uses.
- Opportunity for increased street activation on the north side of University.



**Planned Land Use**

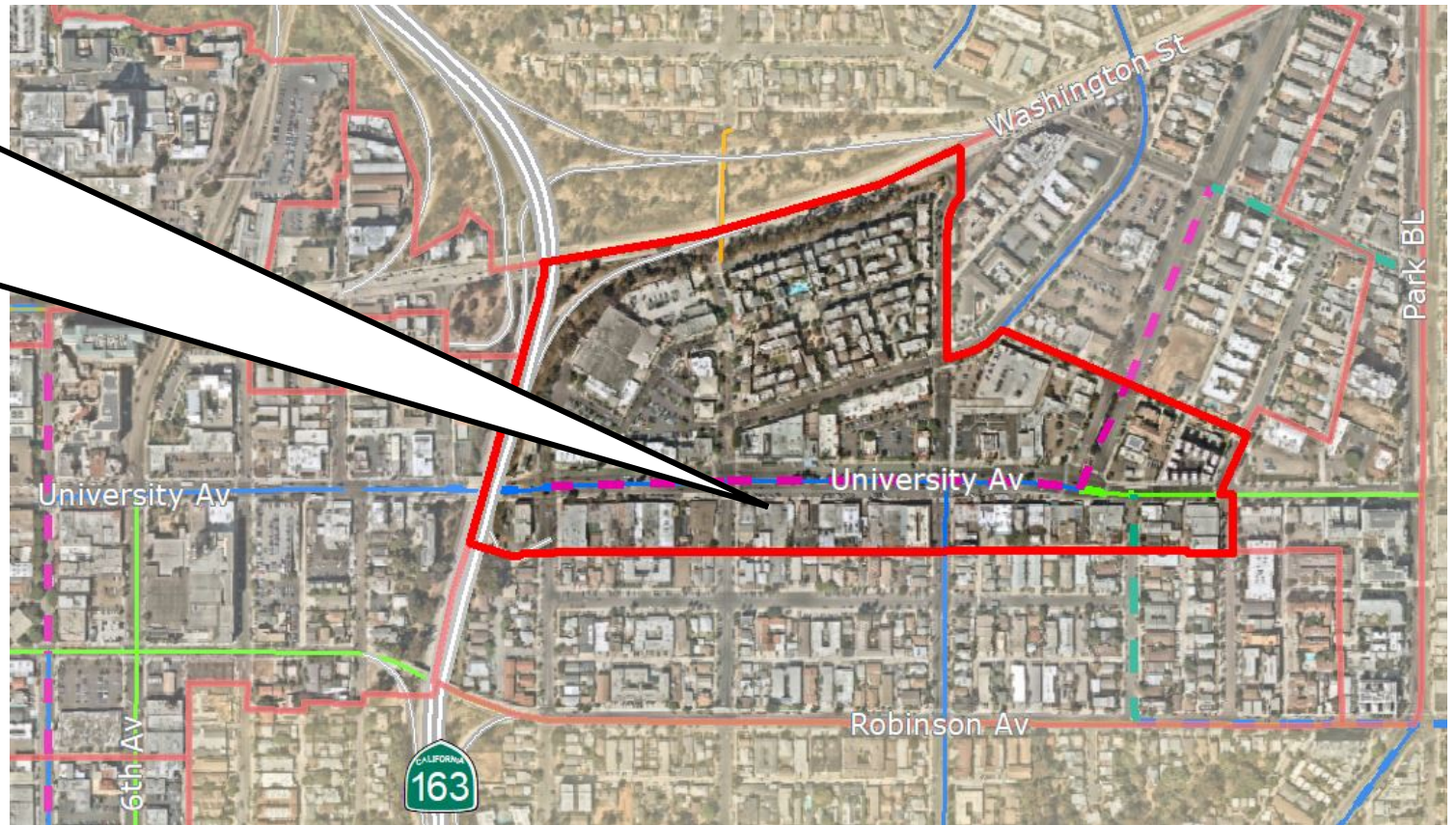
	Residential - High : 45-73 Du/Ac
	Community Commercial : 0-73 Du/Ac
	Institutional



# Subarea #5: Planned Mobility Improvements

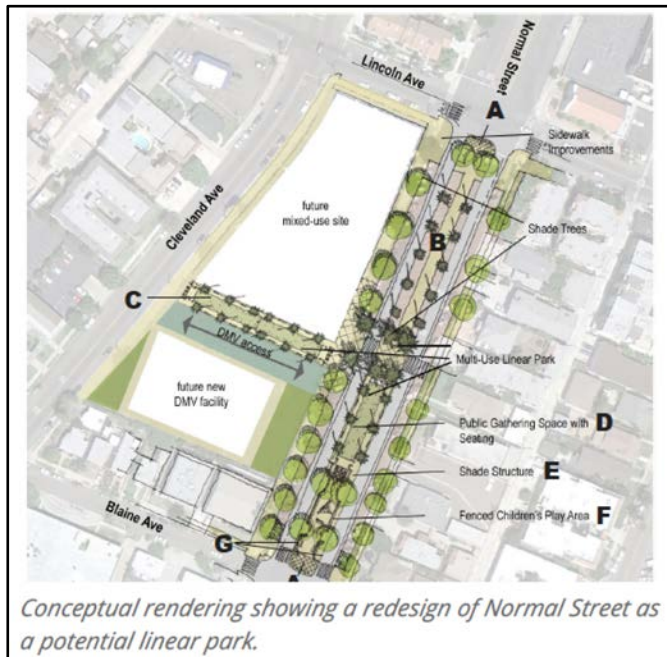


Cycle track with angle parking



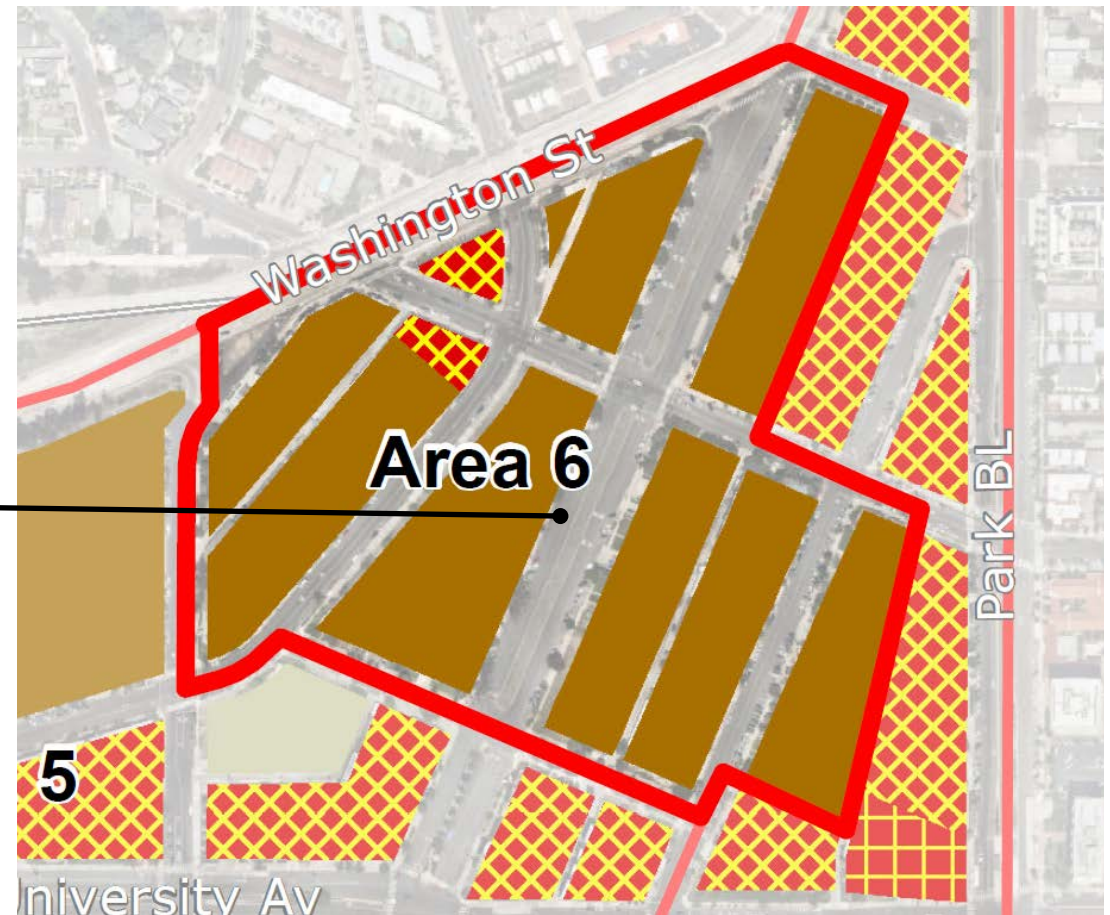
# Subarea #6: Normal Street

- Residential Focus
- Interface with Normal Street Promenade



## Planned Land Use

- Residential - High : 45-73 Du/Ac
- Community Commercial : 0-73 Du/Ac



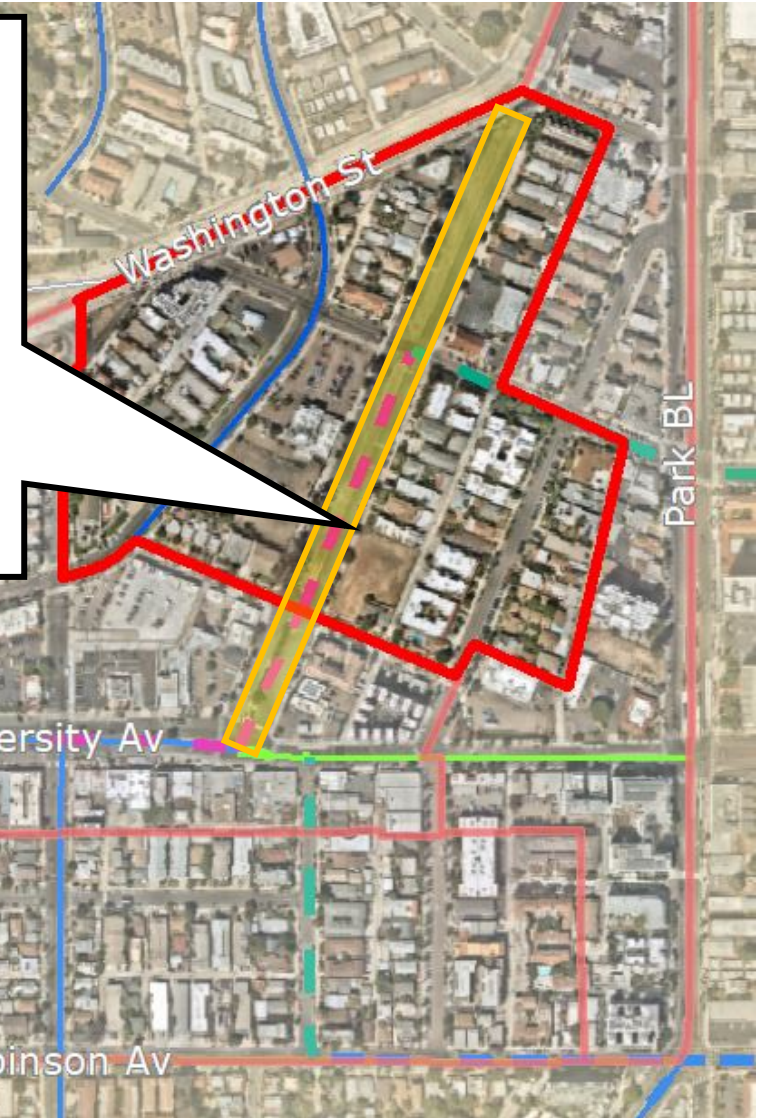
# Subarea #6: Planned Mobility Improvements



Rendering courtesy of SANDAG


## Normal Street Promenade

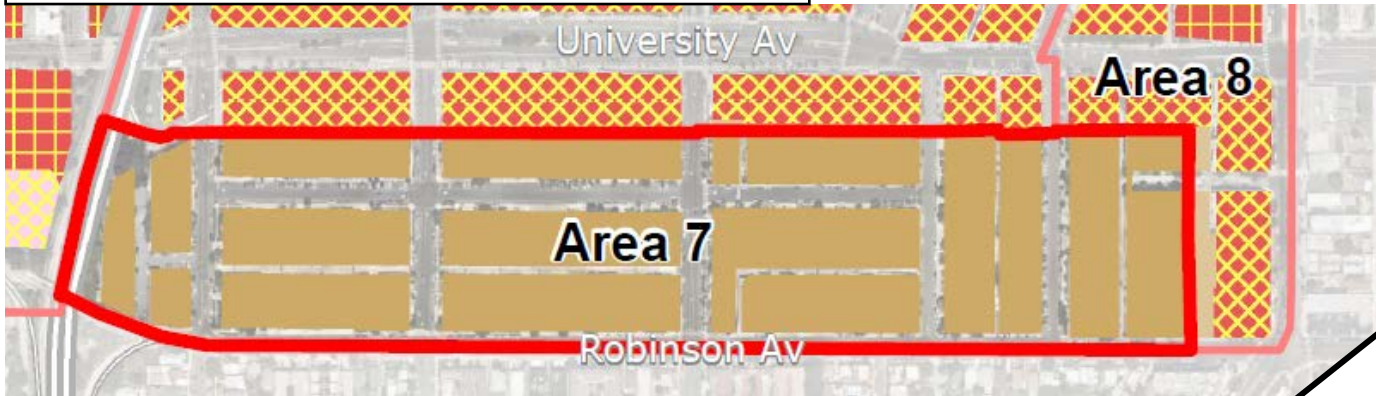
- 2-way cycle track (west side)



# Subarea #7: Essex Street and Planned Improvements

## Planned Land Use

 Residential - Medium High : 30-44 Du/Ac



Bike Boulevard





Buffered Bike Lanes

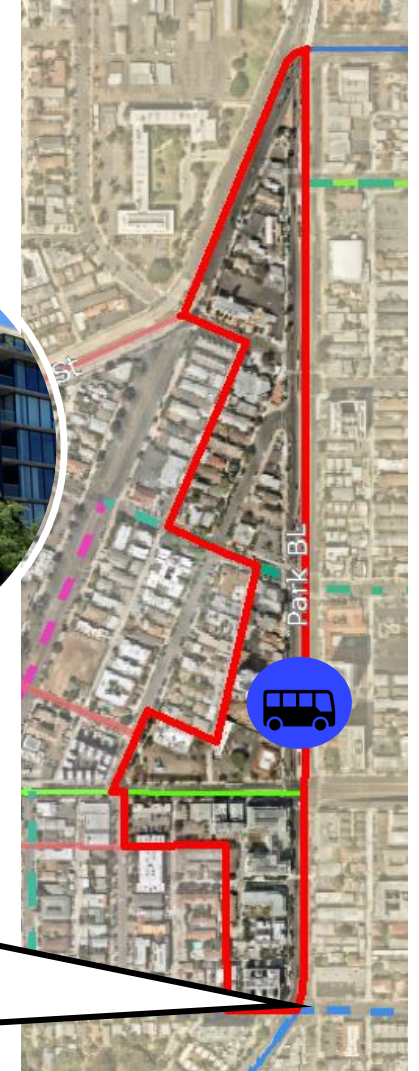
# Subarea #8: Park Boulevard and Planned Improvements



## Planned Land Use

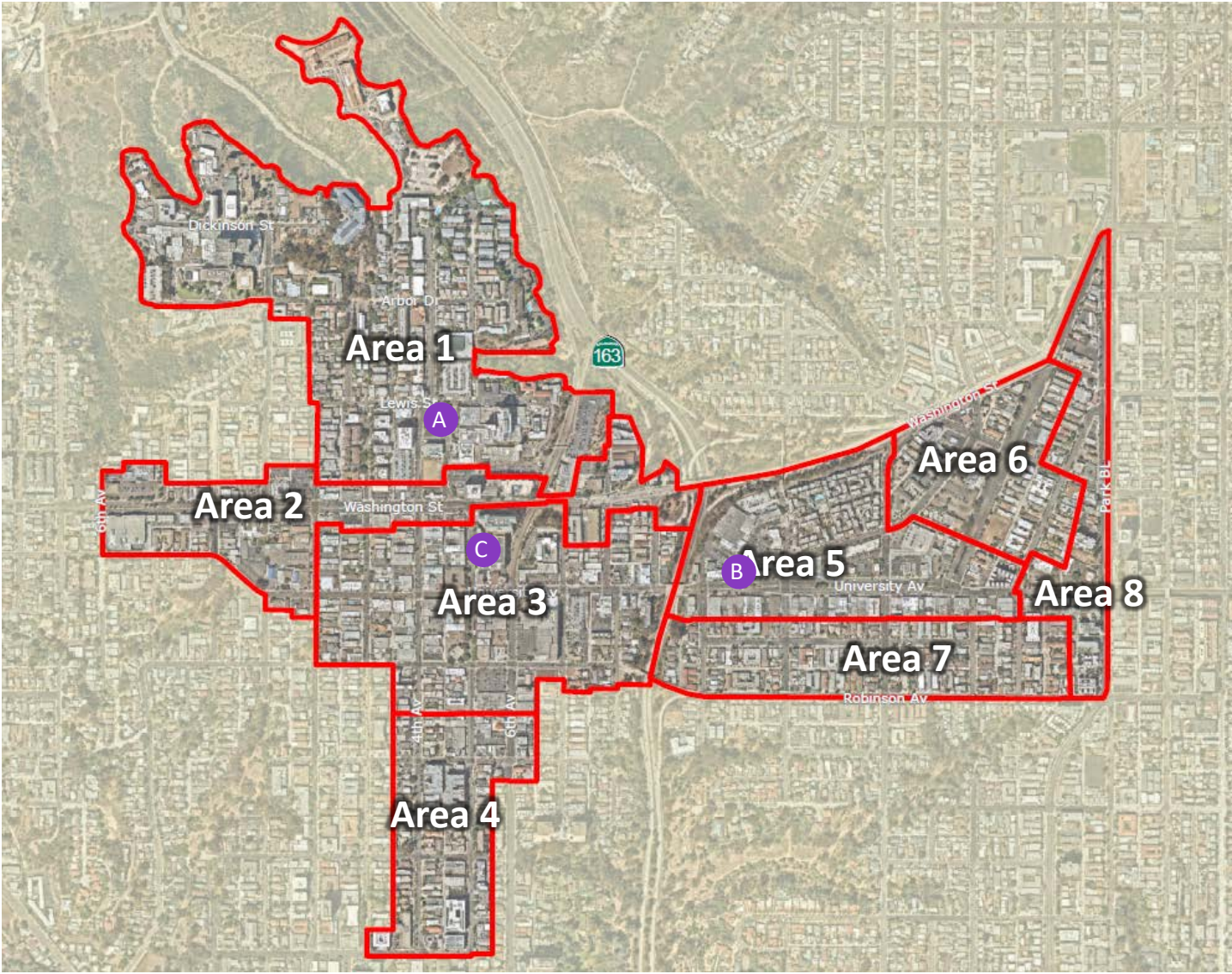
-  Community Commercial : 0-73 Du/Ac
-  Community Commercial : 0-109 Du/Ac

- Key gateway between Uptown and North Park
- Two-Stage-left-turn bike boxes at Park Boulevard intersection

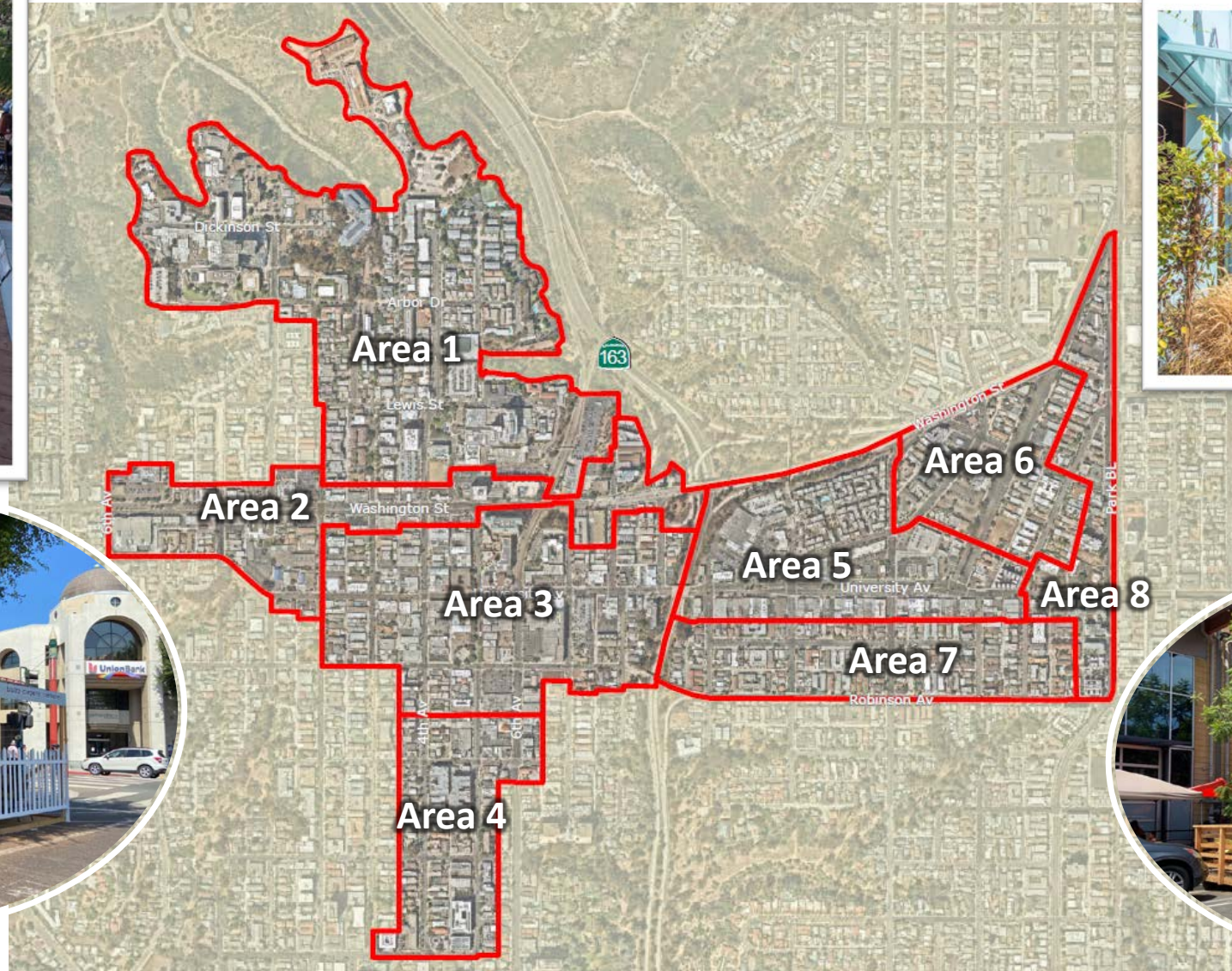
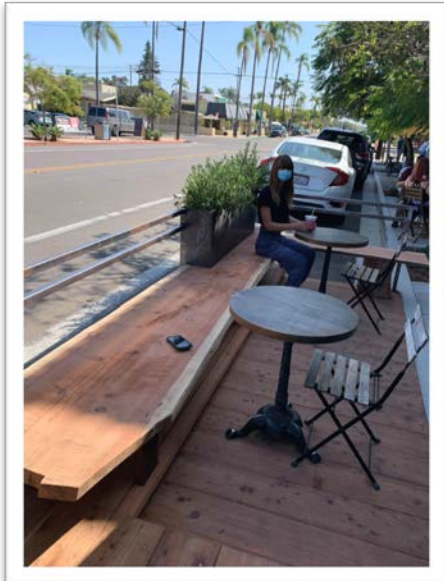




# Existing Privately-Owned Public Spaces in Subareas



# Discussion Topic – Outdoor Dining in Right-of-Way



# Discussion Topic – Other Uses in Right-of-Way



Permanent Parklet in North Park



# Subcommittee Feedback

**Create Public Spaces**

What are your thoughts on the opportunities & challenges of Temporary Dining Eateries?  
What are considerations for other public space use in the right-of-way?



**Strengthen Connections**

What are your thoughts on opportunities in the right-of-way for active transportation and transit?



# Next Steps



Continue work on LGBTQ+ Historic Context Statement

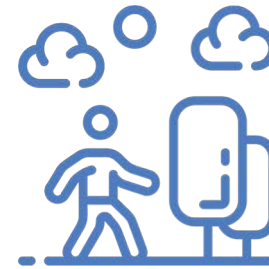
Develop Public Space Opportunity Areas and Concepts

Develop Preliminary Mobility Concepts

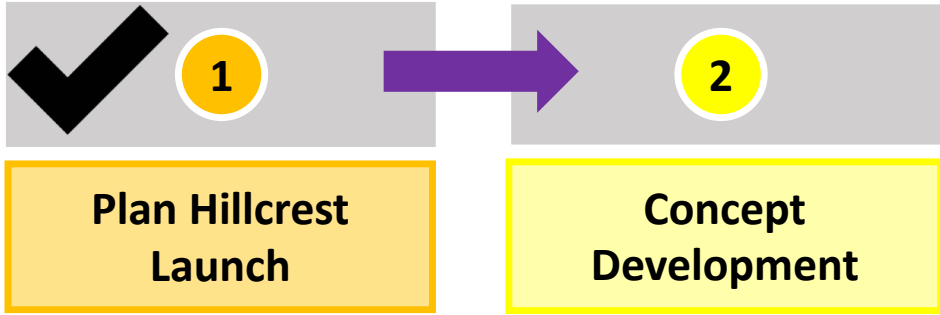
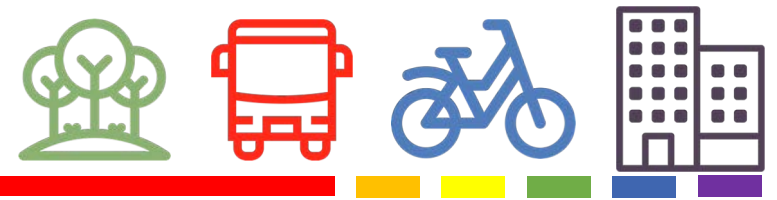
Develop Preliminary Urban Form Concepts



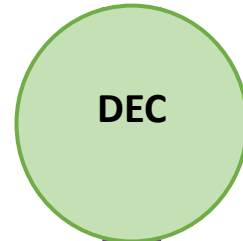
Meet with Subcommittee to discuss opportunity areas and potential concepts



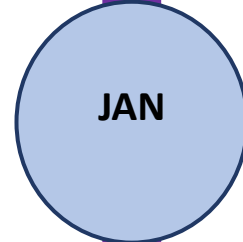
# Next Steps – Winter 2020-21



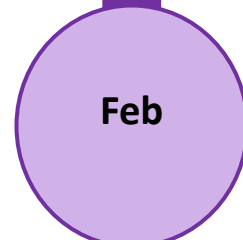
## Uptown Planners Subcommittee Upcoming Meeting Topics



Public Space Opportunities and Preliminary Concepts



Mobility Opportunities



Urban Design and Building Form

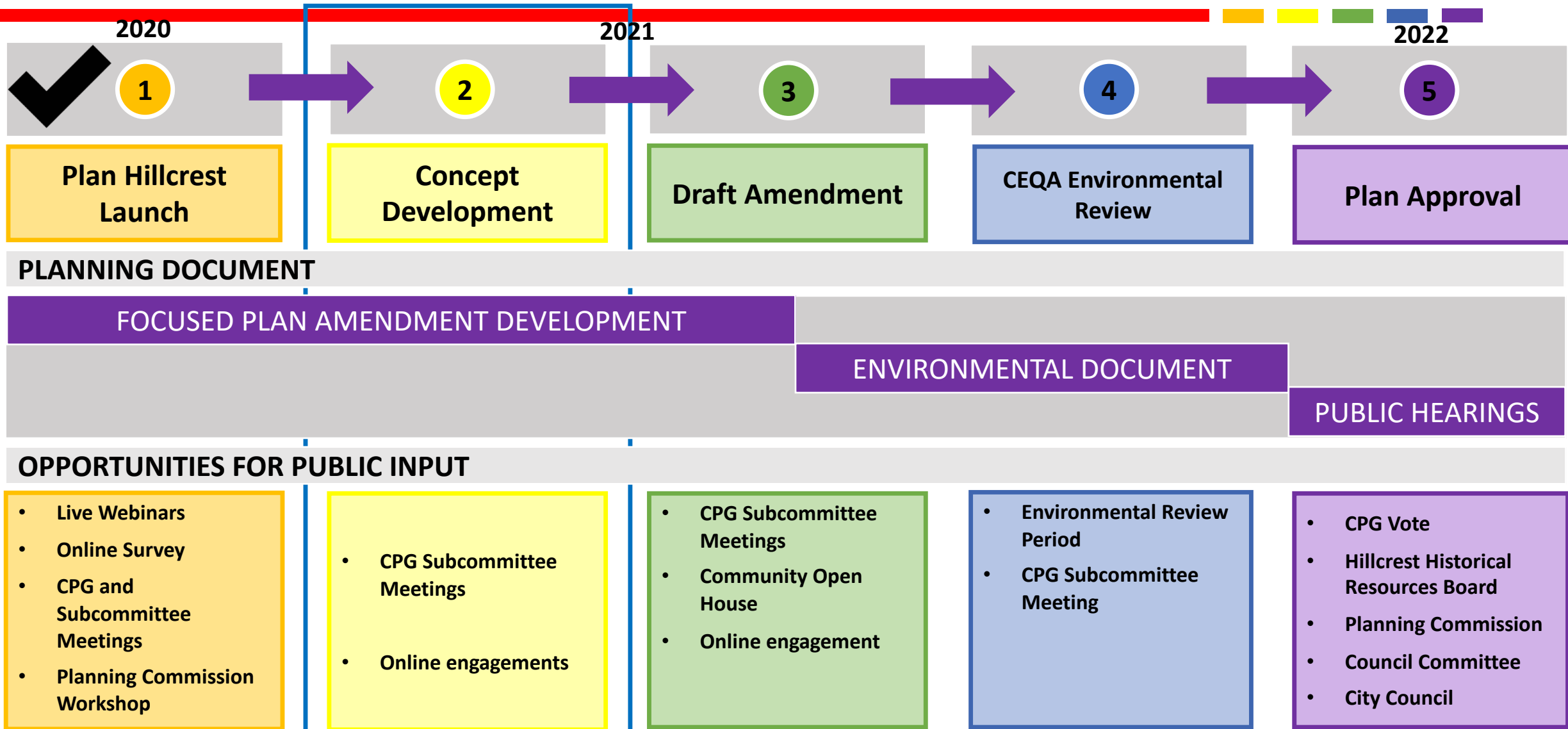


### OPPORTUNITIES FOR PUBLIC INPUT

- CPG Subcommittee Meetings
- Online engagements



# Plan Hillcrest Schedule



# Plan Hillcrest – How to Stay Involved

## Project Webpage

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

## Contact Us

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# PLAN HILLCREST

## Hillcrest FPA

October 2020 Uptown Planners Subcommittee