

The logo for PLAN HILLCREST features the word "PLAN" in a light grey, sans-serif font above the word "HILLCREST" in a dark grey, bold, 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

Discussion Draft Overview

Introductions



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Agenda

1 Plan Hillcrest Introduction & Background

2 Discussion Draft Overview

3 Timeline & Next Steps

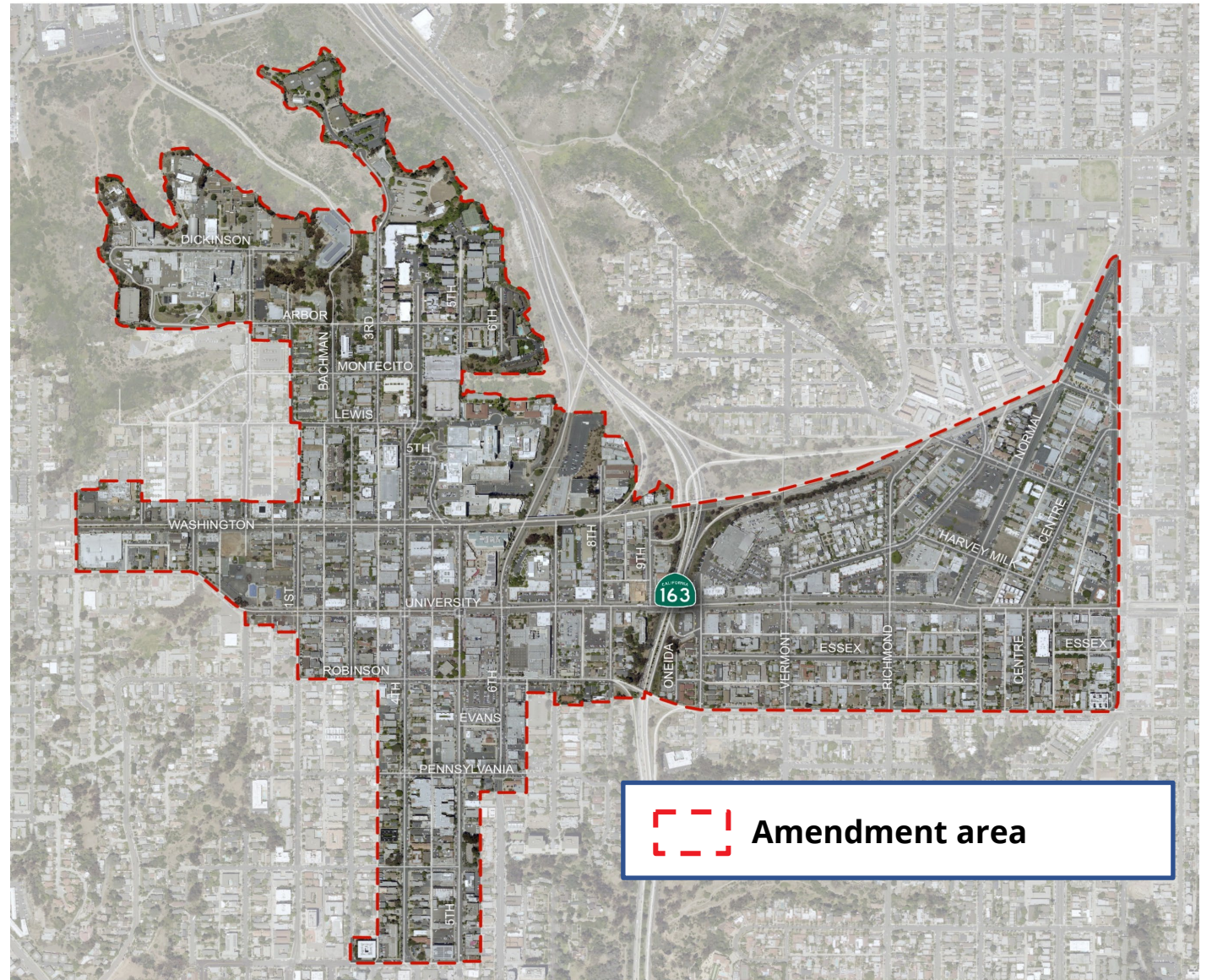
4 Feedback



Introduction & Background

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**

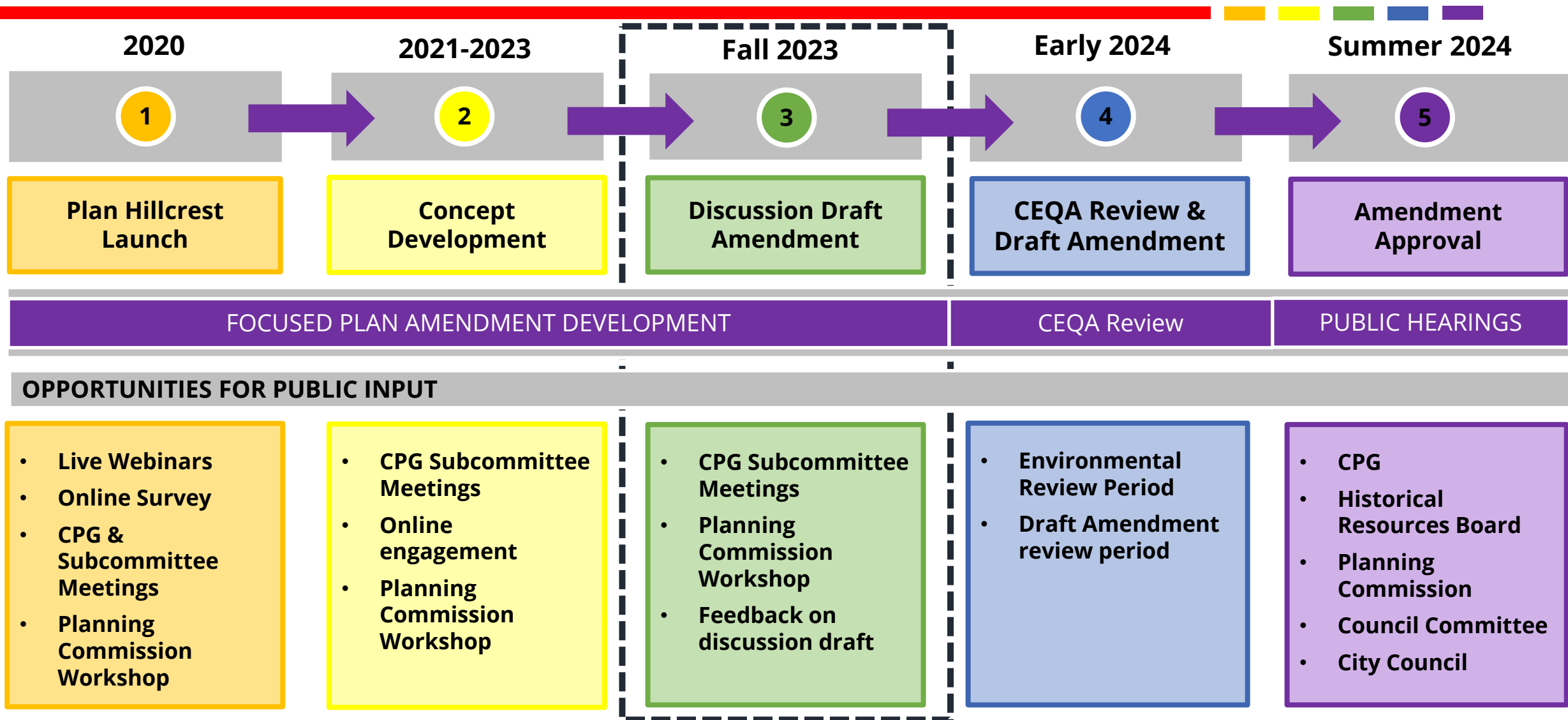


**Address
Housing
Needs**

**Increase
housing
opportunities
near transit**

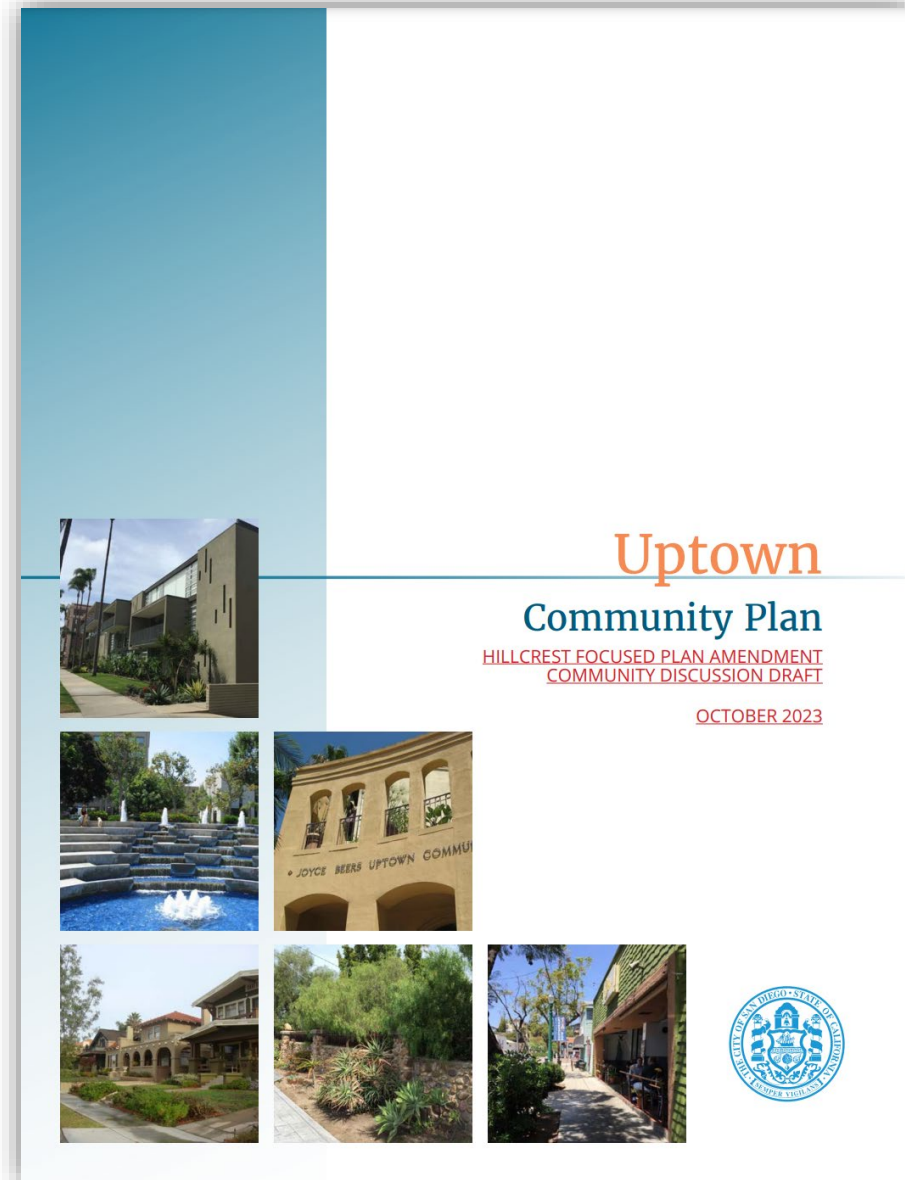


Plan Hillcrest Timeline



Download the Discussion Draft

Download: PlanHillcrest.org



Key Aspects of the Focused Plan Amendment Discussion Draft

Main Updates:

- ✓ **Land Use**
- ✓ **Mobility**
- ✓ **Urban Design**
- ✓ **Implementation**
- ✓ **LGBTQ+ Culture**

Minor Updates:

- ✓ **Economic Prosperity**
- ✓ **Public Facilities, Services & Safety**
- ✓ **Recreation**
- ✓ **Conservation**
- ✓ **Noise**
- ✓ **Historic Preservation**



Land Use

Land Use

Planned Land Use

Residential

-  Residential - Low : 5-9 Du/Ac
-  Residential - Low Medium : 10-15 Du/Ac
-  Residential - Medium : 16-29 Du/Ac
-  Residential - Medium High : 30-44 Du/Ac
-  Residential - High : 45-73 Du/Ac
-  Residential - Very High : 74-109 Du/Ac
-  Residential - Very High : 110-218 Du/Ac

Commercial, Employment, Retail, and Services

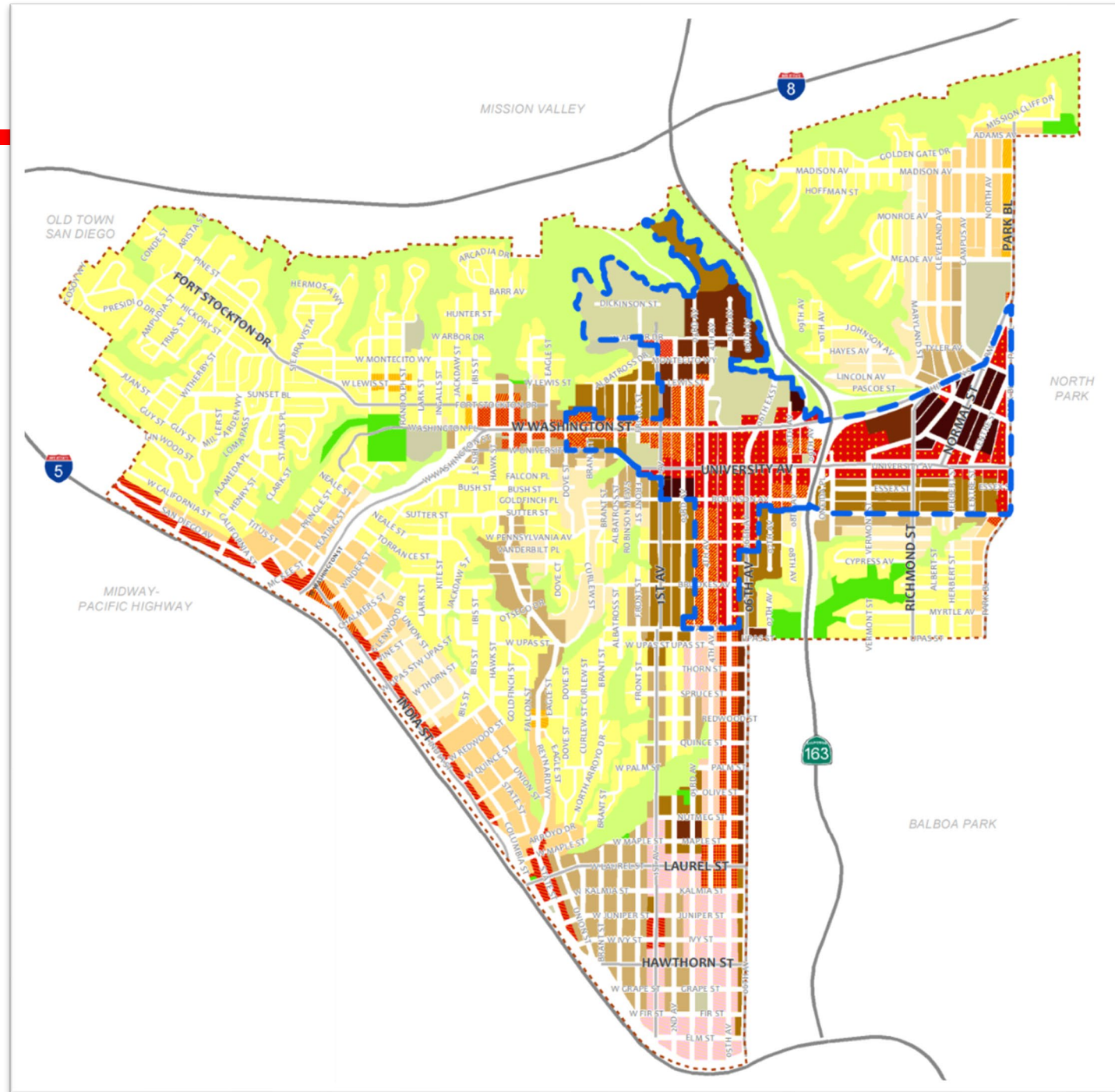
-  Community Commercial : 0-29 Du/Ac
-  Community Commercial : 0-44 Du/Ac
-  Community Commercial : 0-73 Du/Ac
-  Community Commercial : 0-109 Du/Ac
-  Community Commercial : 0-218 Du/Ac
-  Community Commercial : 0-290 Du/Ac
-  Neighborhood Commercial : 0-15 Du/Ac
-  Neighborhood Commercial : 0-29 Du/Ac
-  Neighborhood Commercial : 0-44 Du/Ac
-  Neighborhood Commercial : 0-73 Du/Ac
-  Office Commercial : 0-29 Du/Ac
-  Office Commercial : 0-44 Du/Ac
-  Office Commercial : 0-73 Du/Ac
-  Office Commercial : 0-109 Du/Ac

Park, Open Space

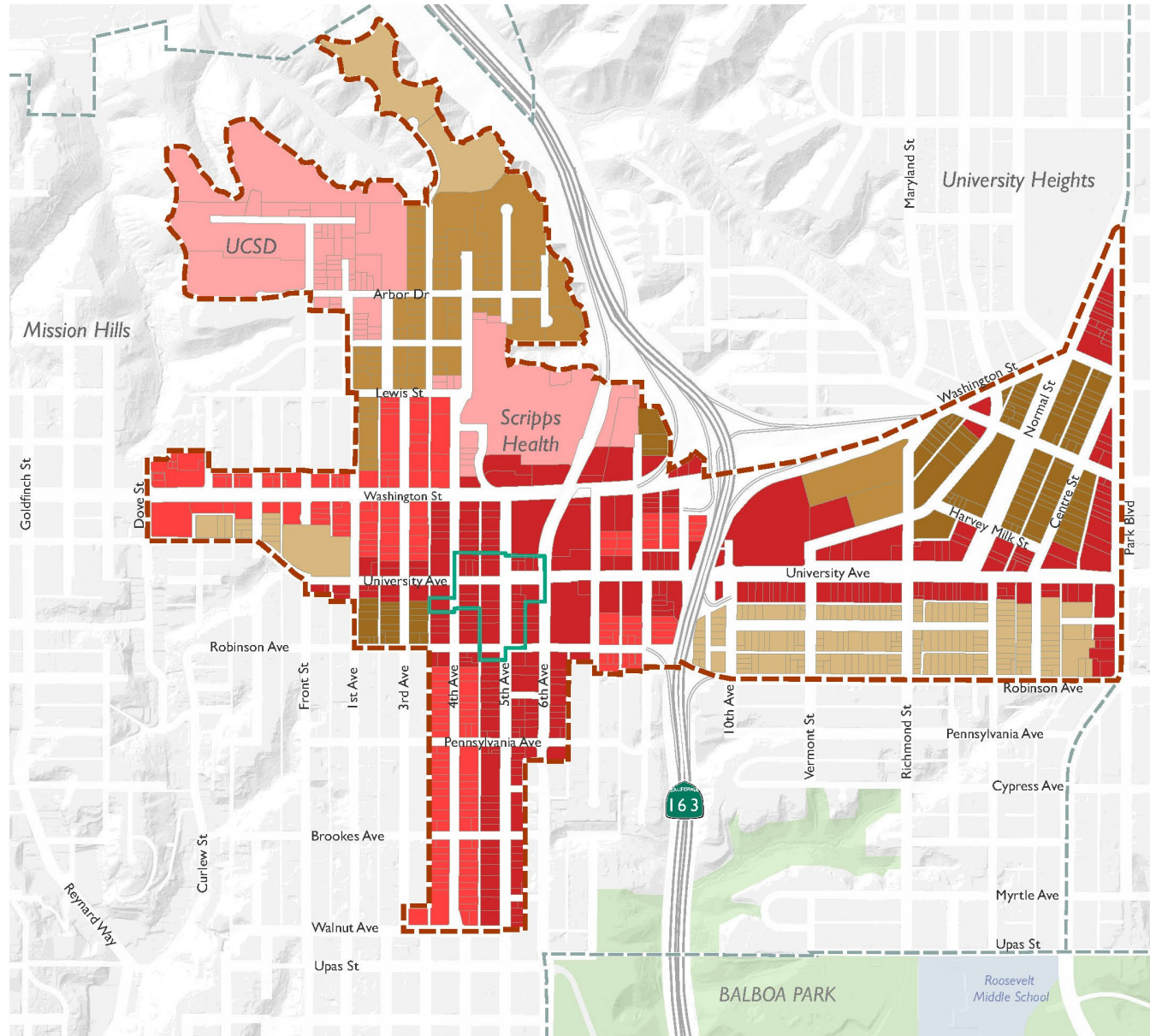
-  Open Space
-  Park

Institutional

-  Institutional
-  Community Plan Boundary



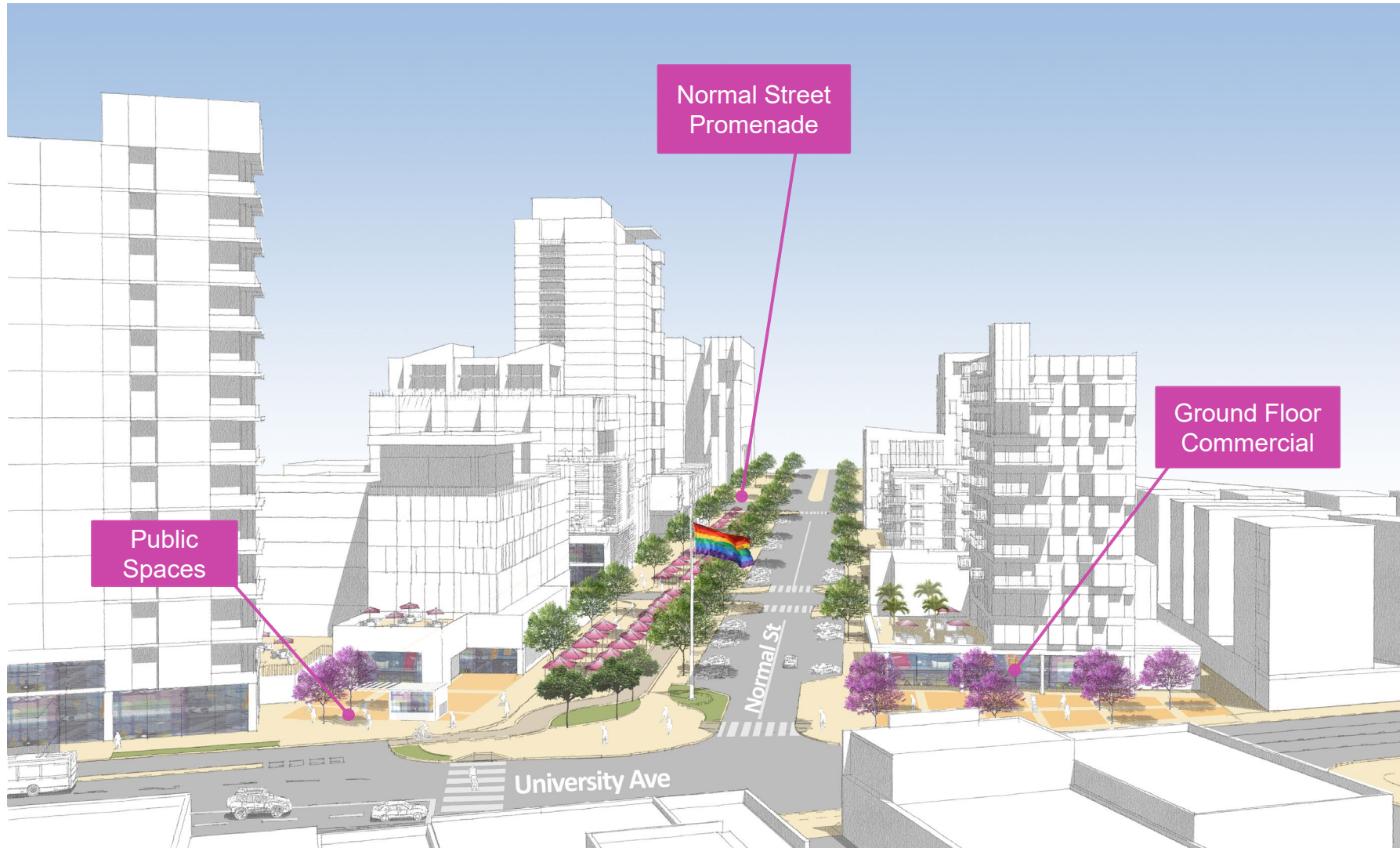
Proposed FPA Zoning



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

Normal Street - View looking North from University Avenue.



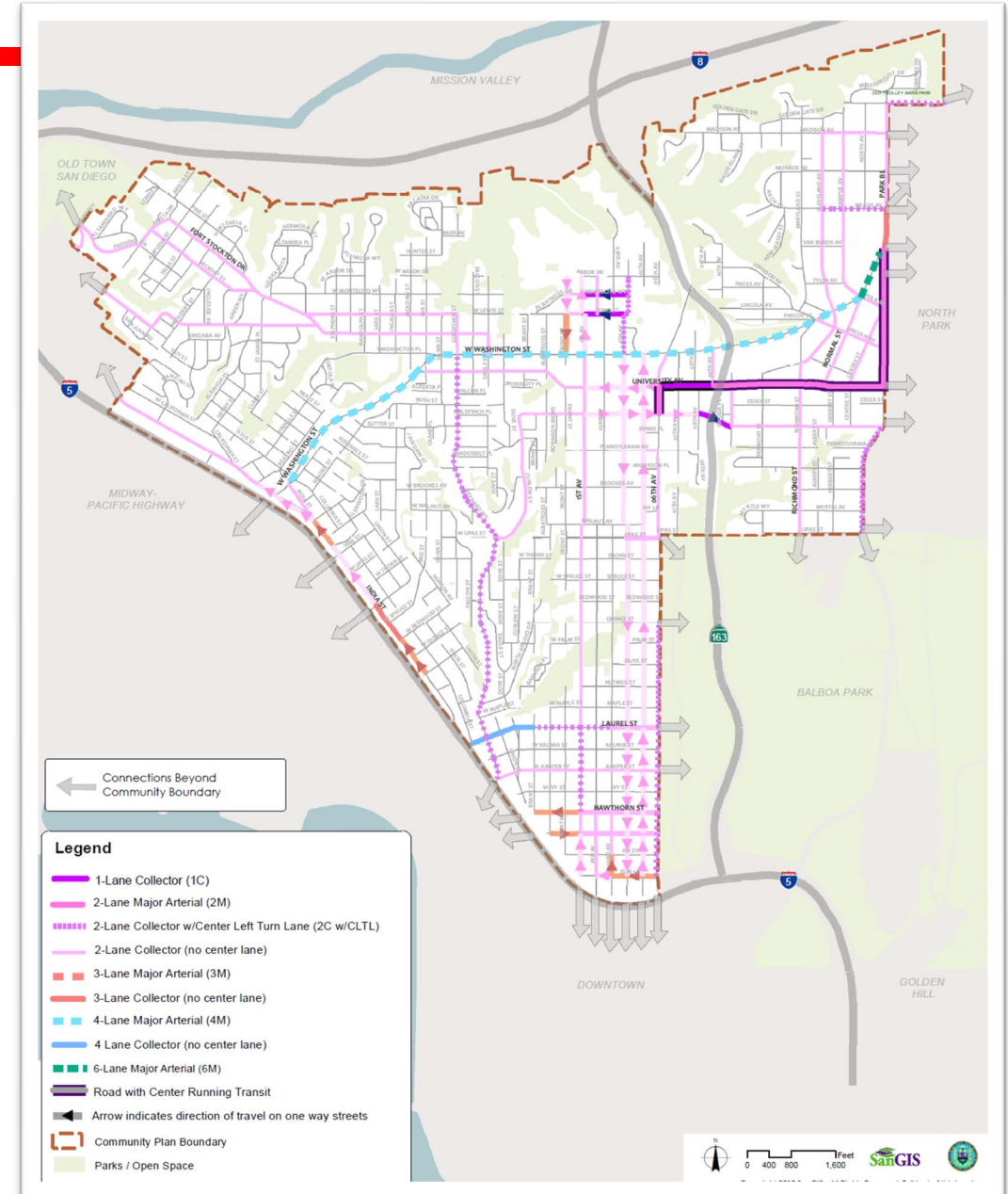
DRAFT – All Images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal



Mobility

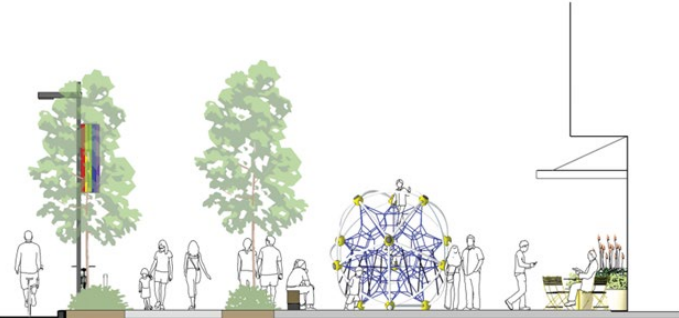
Mobility

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



Recommended Pedestrian Enhancements

Promenades

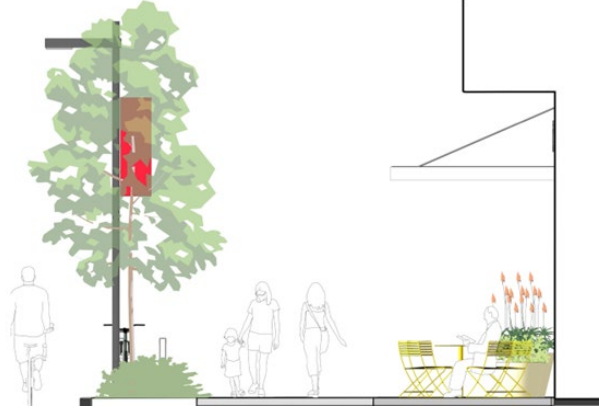


Curb Extension / Bulb-outs



Pedestrian Refuge

Urban Parkway



Continental Crosswalks






Leading Pedestrian Interval




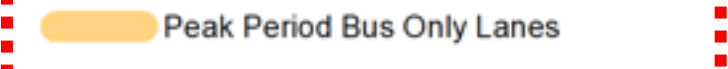

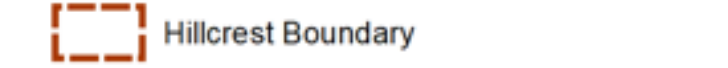
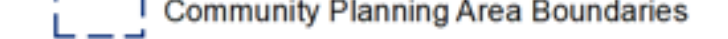
Pedestrian Countdown

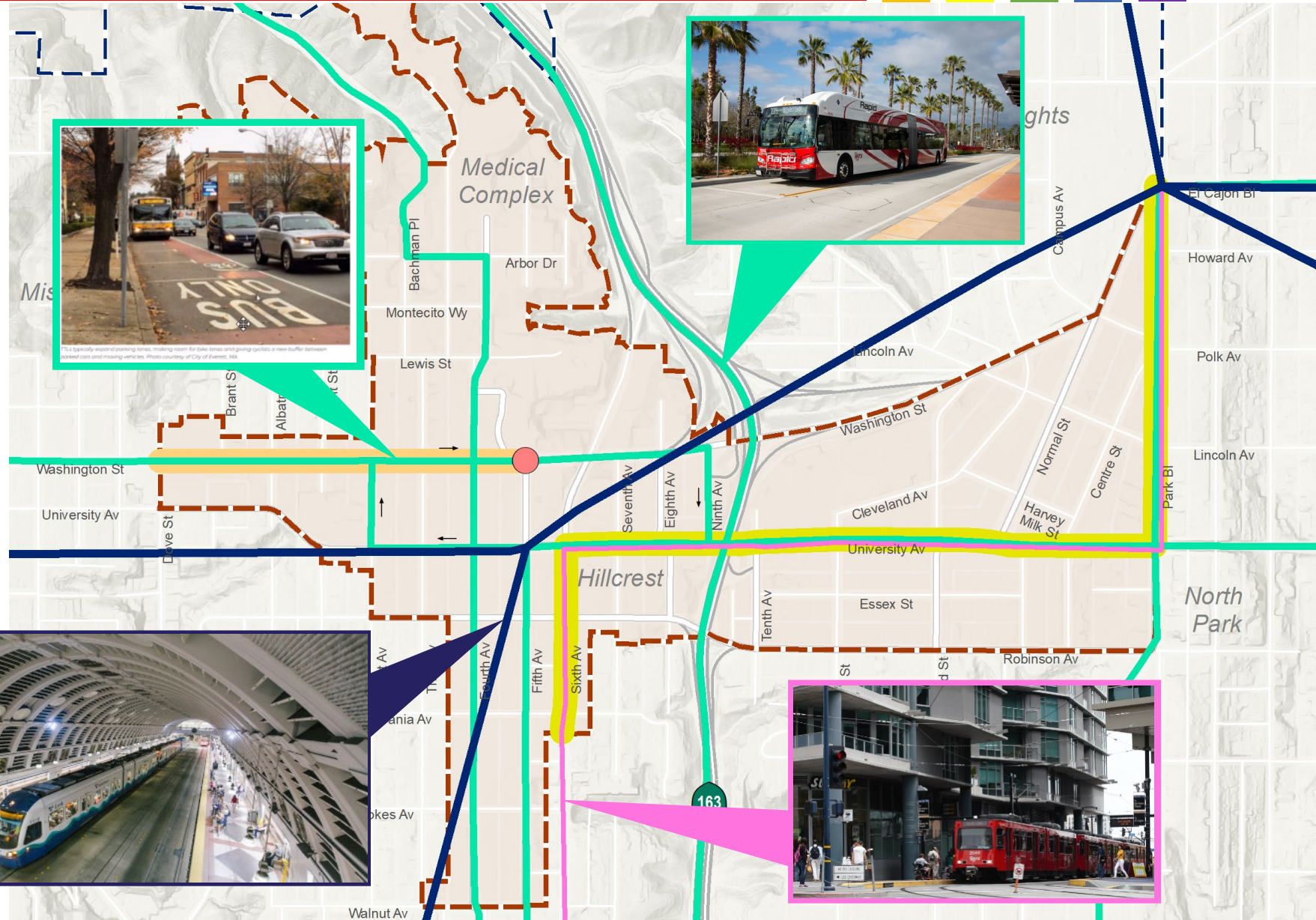
Recommended Transit Network

Planned Transit Improvements (2021 RTP)

-  Commuter Rail
-  Light Rail or Streetcar
-  Next Gen Rapid

Recommended Transit Improvements

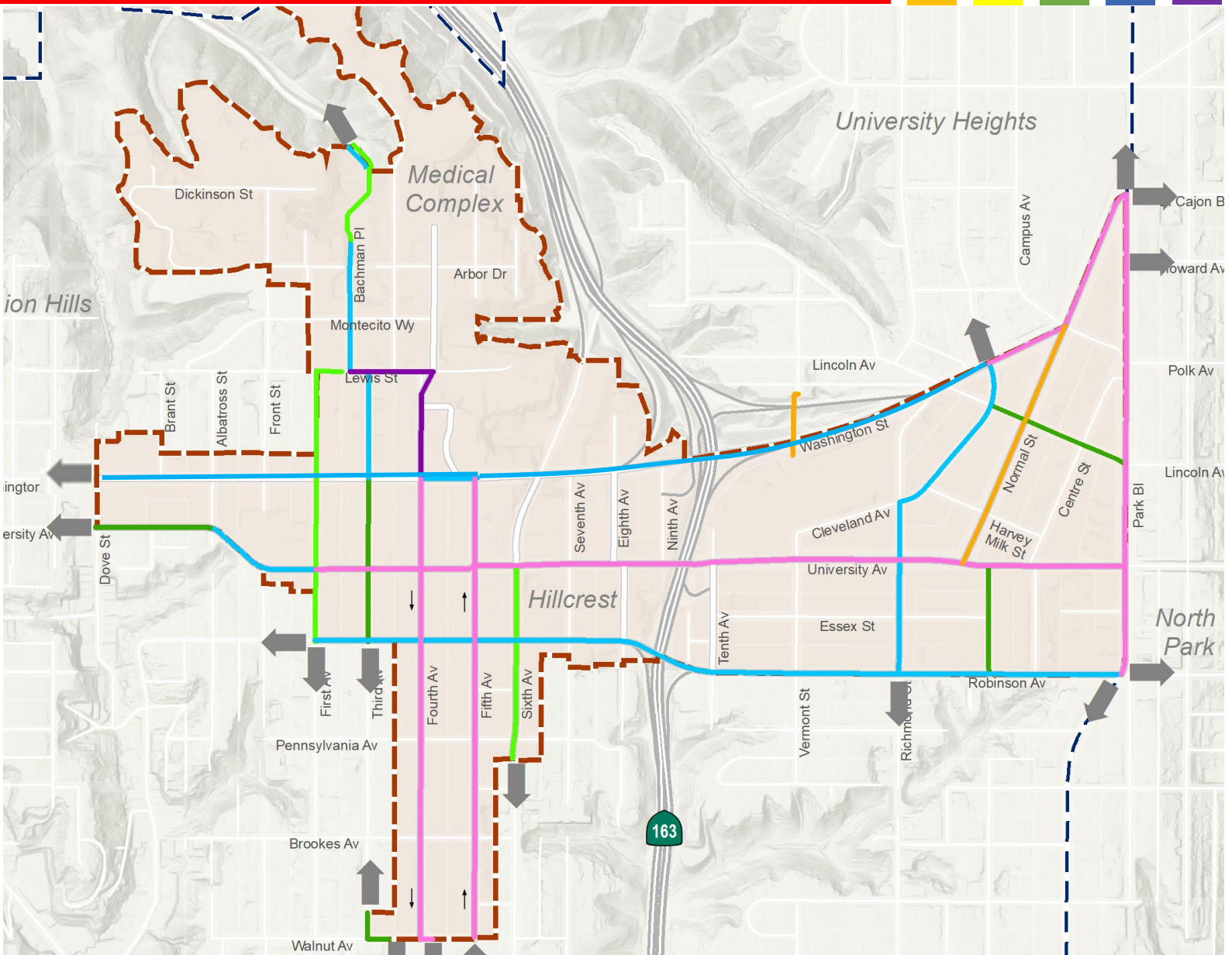
-  Center Running Transit Guideway
-  Peak Period Bus Only Lanes
-  Queue Jump/Transit Signal Priority
-  Hillcrest Boundary
-  Community Planning Area Boundaries



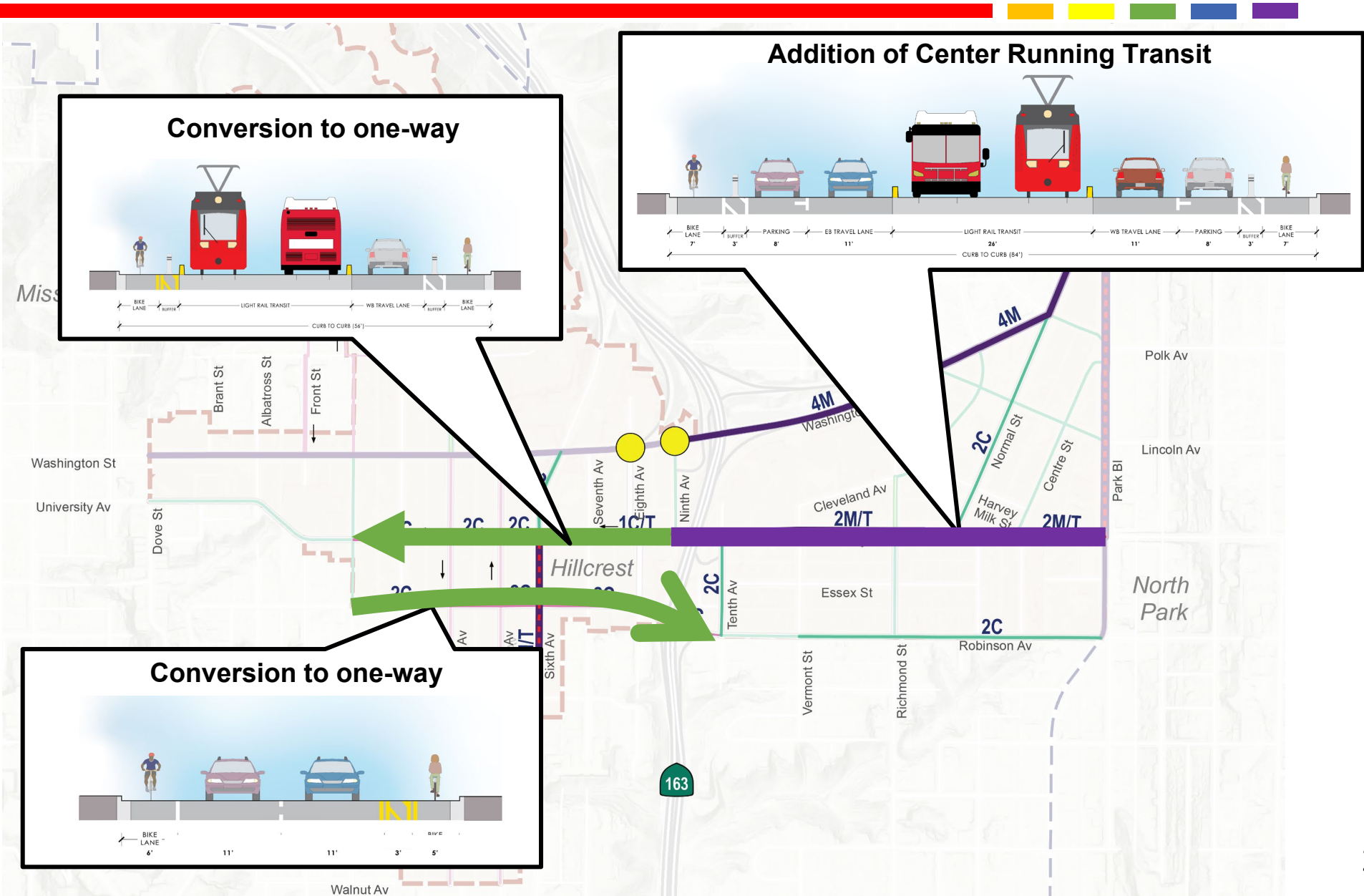
Recommended Bicycle Network

Recommended Bicycle Facility Classifications

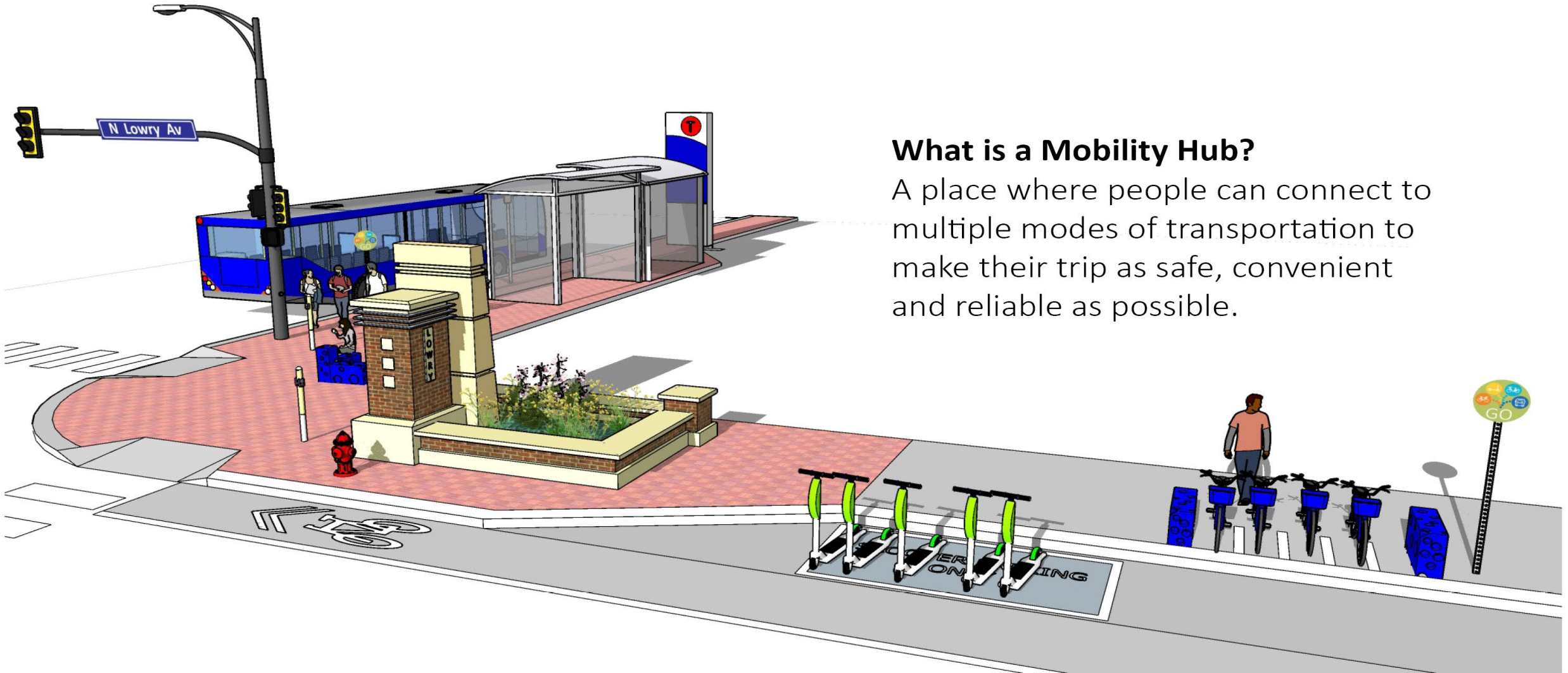
- Class I - Bike Path
- Class II - Bike Lane
- Class III - Bike Route
- Class II/III - Bike Lane / Bike Route
- Class IV - Cycle Track (One-Way)
- Class IV - Cycle Track (Two-Way)
- Enhanced Class III - Bike Boulevard
- Hillcrest Boundary
- Community Planning Area Boundaries
- ➔ Bicycle Connection to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



Recommended Vehicular Network



Mobility Hub Concepts



What is a Mobility Hub?

A place where people can connect to multiple modes of transportation to make their trip as safe, convenient and reliable as possible.

Advantages of the Recommended Network

- ✓ Transit priority on Washington Street, Sixth Avenue, University Avenue, and Park Boulevard
- ✓ One-way couplet on University Avenue and Robinson
- ✓ Maintains access to/from Fire Station No 5 and hospitals
- ✓ Accommodates all users
- ✓ Planning for increased transit, bicycle and pedestrian use



Urban Design

Urban Design

- ✓ Promenades
- ✓ Urban Parkways
- ✓ Public Spaces





LGBTQ+ Culture

LGBTQ+ Culture

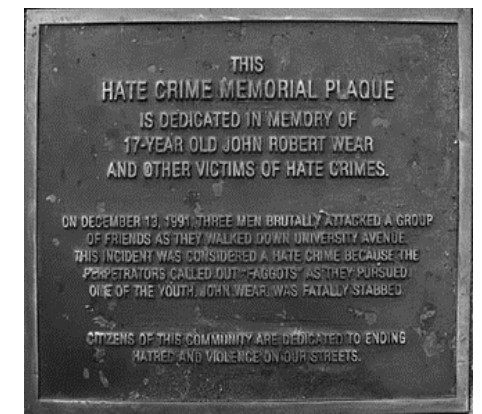
NEW CHAPTER

- ✓ History & Culture
- ✓ Outreach & Stories
- ✓ Interpretive Elements
- ✓ Walking Corridor Map
- ✓ Policies



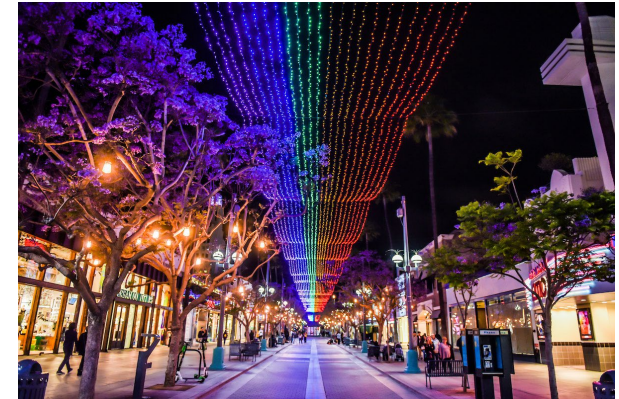
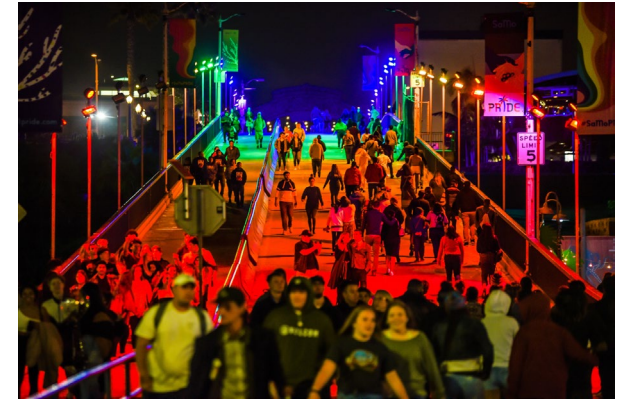
Hillcrest LGBTQ+ Cultural District

- A center for community organization and LGBTQ+ activism
- Elevate the voices of under-represented and under-valued populations and organizations
- Spirit of pride and solidarity in our community
- Safe spaces for the LGBTQ+ community to gather and express itself freely.

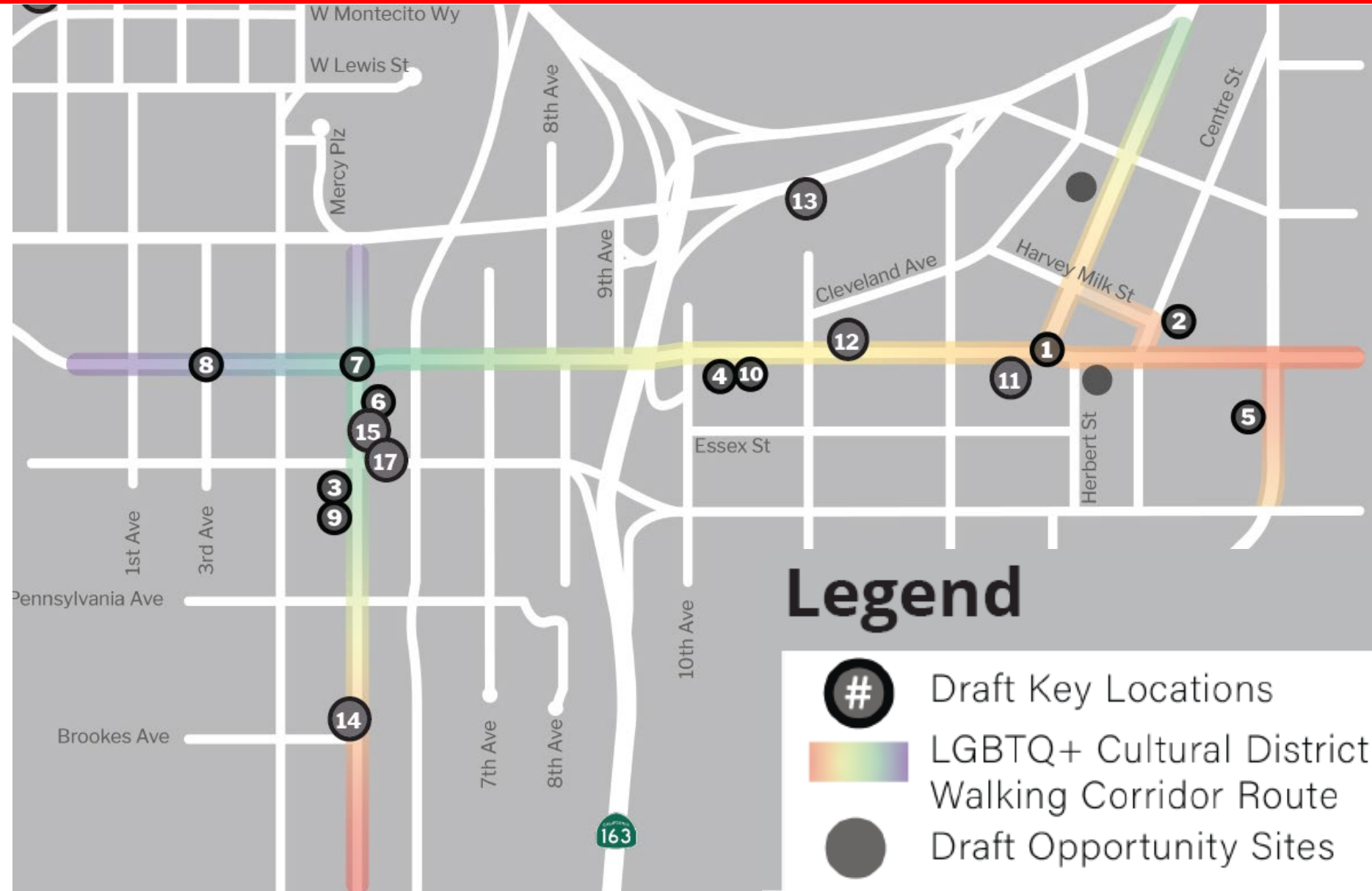


Interpretive Elements Examples

- Artwork
- Buildings
- Streetscape
- Signage



LGBTQ+ Cultural Walking Corridor



Legend

- Draft Key Locations
- LGBTQ+ Cultural District Walking Corridor Route
- Draft Opportunity Sites

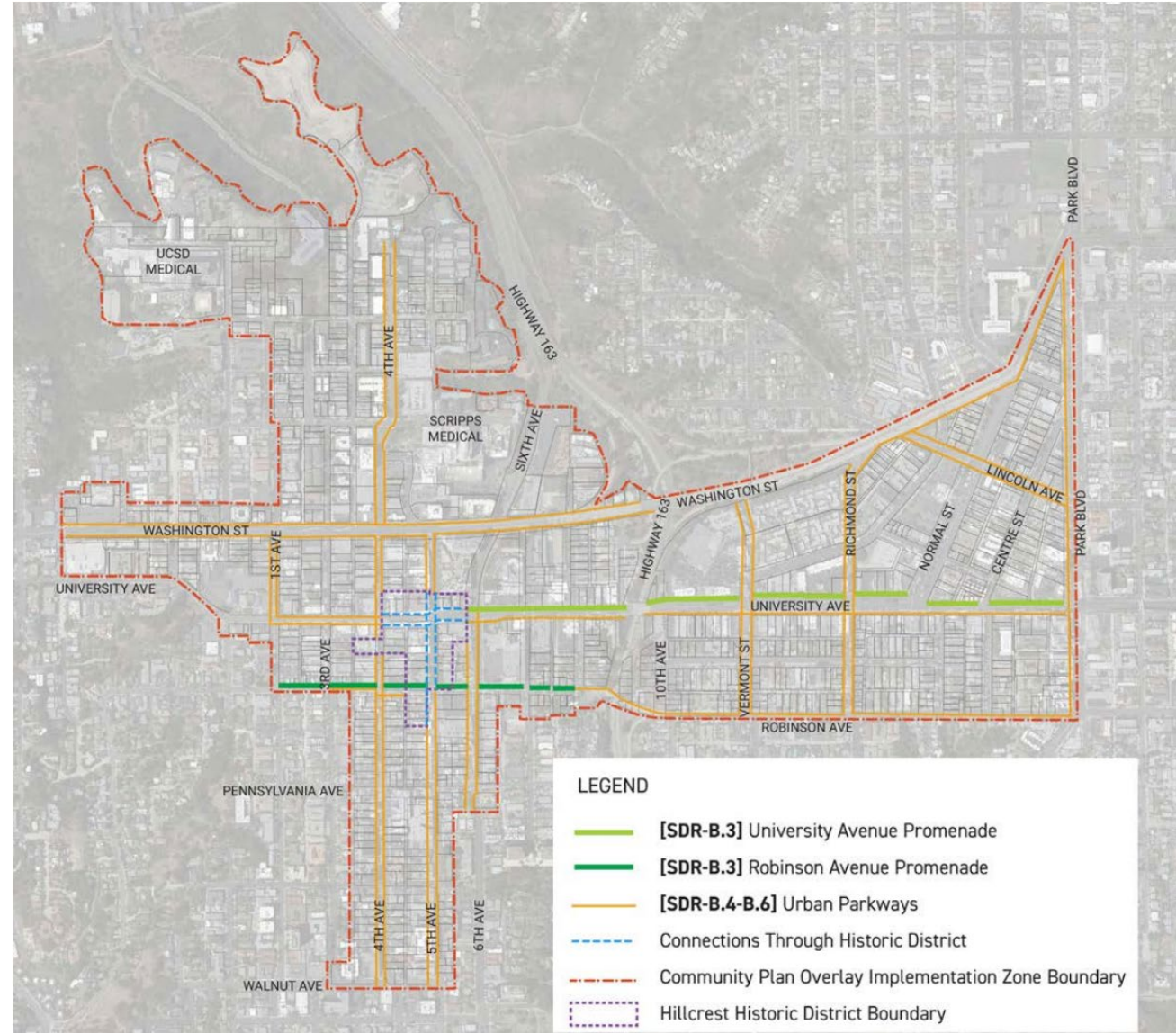
- 1 - Pride Flag and Plaza
- 2 - SD LGBTQ+ Center
- 3 - The Brass Rail
- 4 - Flicks
- 5 - The Flame
- 6 - Number One on Fifth
- 7 - Hillcrest Sign
- 8 - Urban Mo's
- 9 - Albert Bell's Residence
- 10 - John Wear Memorial
- 11 - Baja Betty's (Showbiz)
- 12 - Gossip Grill
- 13 - Vermont St. Bridge
- 14 - The Loft
- 15 - The Guild Theater
- 16 - UCSD Owen Clinic
- 17 - Blue Door Bookstore



Implementation

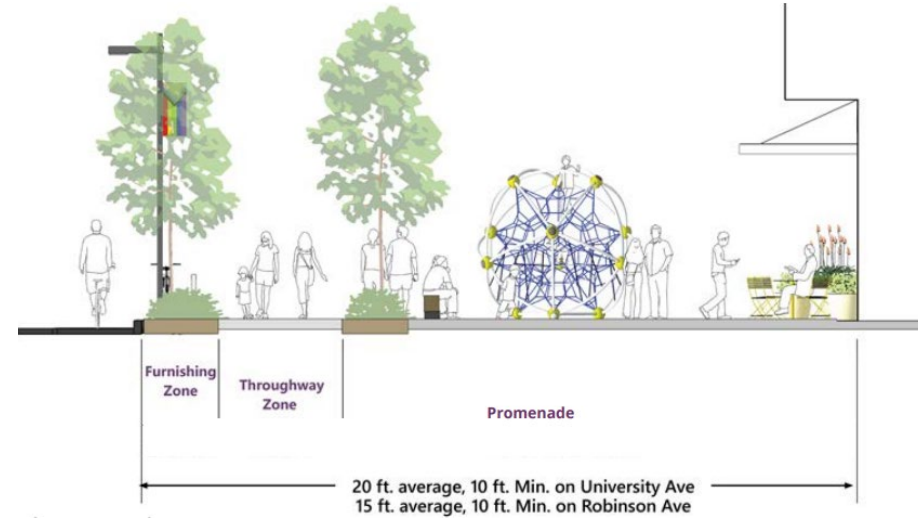
Community Plan Implementation Overlay Zone

- ✓ **General Regulations for Public Spaces & Promenades**
- ✓ **Public Spaces**
- ✓ **University and Robinson Avenue Promenades**
- ✓ **Urban Parkways**

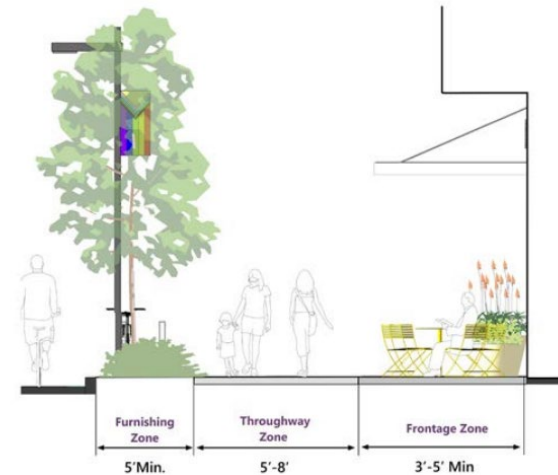


Community Plan Implementation Overlay Zone

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Promenades

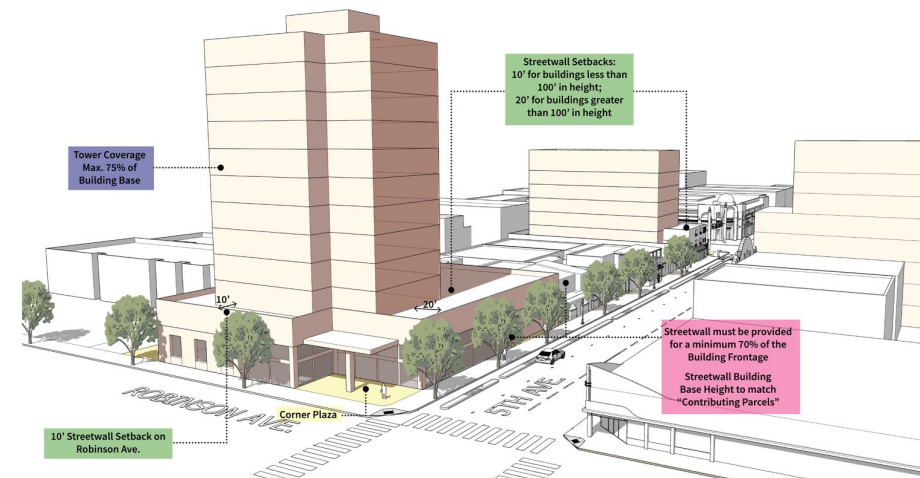


Urban Parkways

Community Plan Implementation Overlay Zone

Hillcrest Historic District

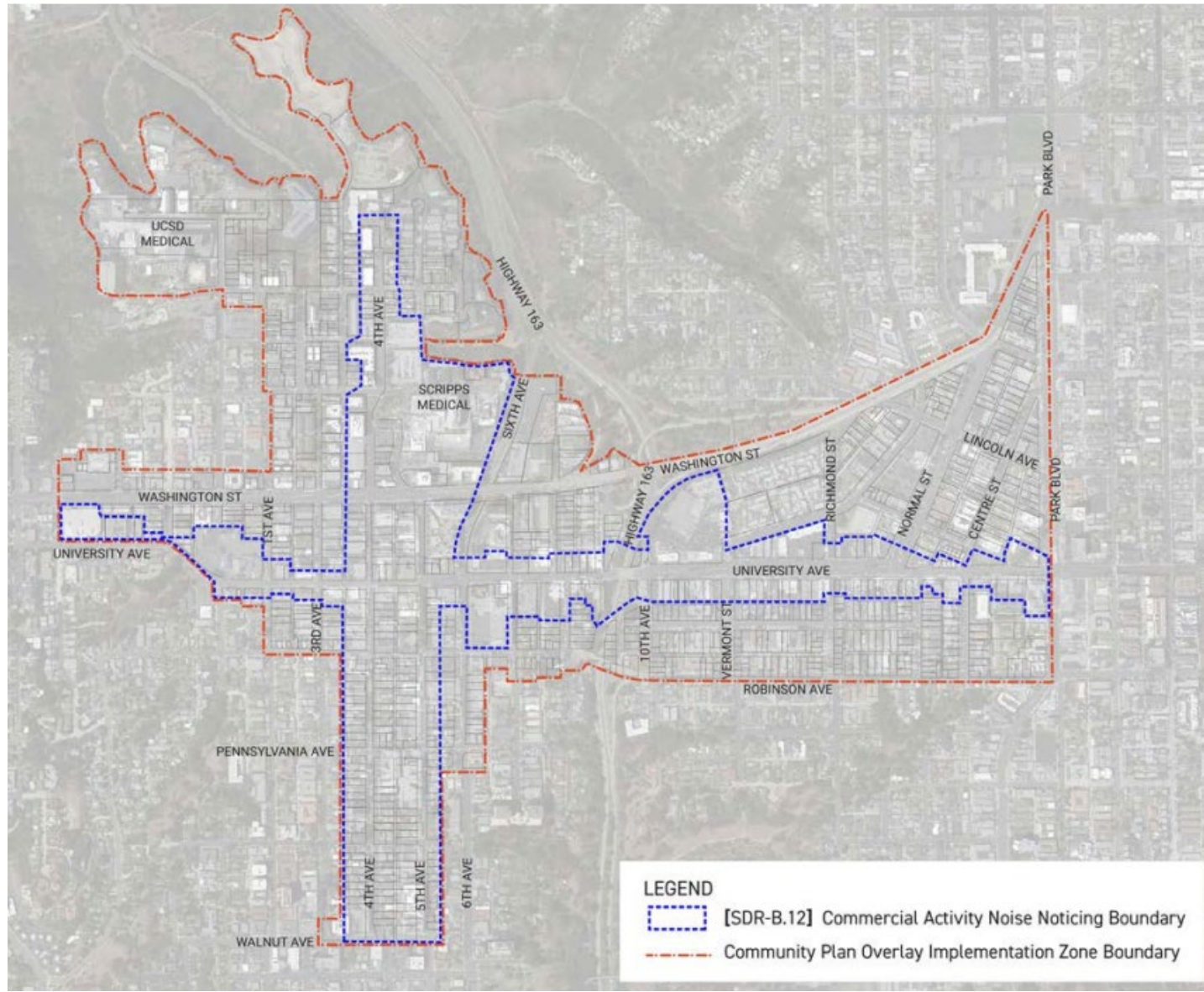
- ✓ Regulations for Contributing Resources
- ✓ Regulations for Non-Contributing Resources
- ✓ Height Limit
- ✓ Tower Massing



Community Plan Implementation Overlay Zone

- ✓ **LGBTQ+ Interpretive Trail Paving**
- ✓ **Mixed Use - Commercial Activity Noise Noticing**

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



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Next Steps

Discussion Draft Feedback

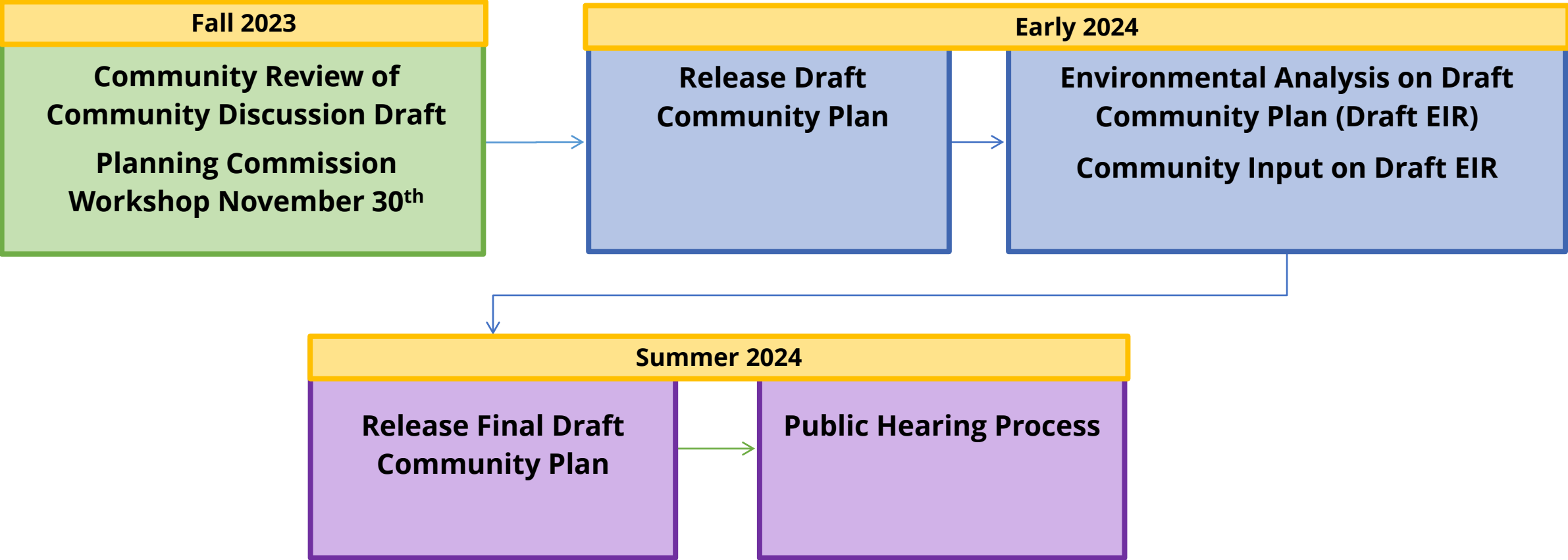


Provide feedback by Friday, November 17th

What we have heard so far:

- Increased Density
- Affordable Housing
- Vehicular Circulation
- Bike Safety
- Need for public spaces
- New Housing
- Noise policies
- Inclusive Spaces for the LGBTQ+ Community
- Transit and Connectivity

Remaining Major Milestones



Community/Public Input (ongoing) – planhillcrest@sandiego.gov



Thank you!

Questions & Feedback?