

PLAN HILLCREST

Hillcrest FPA

Land Use & Building Form

Tonight's Team



Shannon Mulderig
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City of San Diego
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Claudia Brizuela
Senior Traffic Engineer
City of San Diego

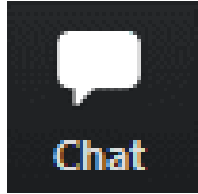


Gabriella Folino
Senior Urban Designer
Dyett and Bhatia



Diego Velasco
Principal
Citythinkers

Feedback



Share thoughts with everyone



Raise Hand Function

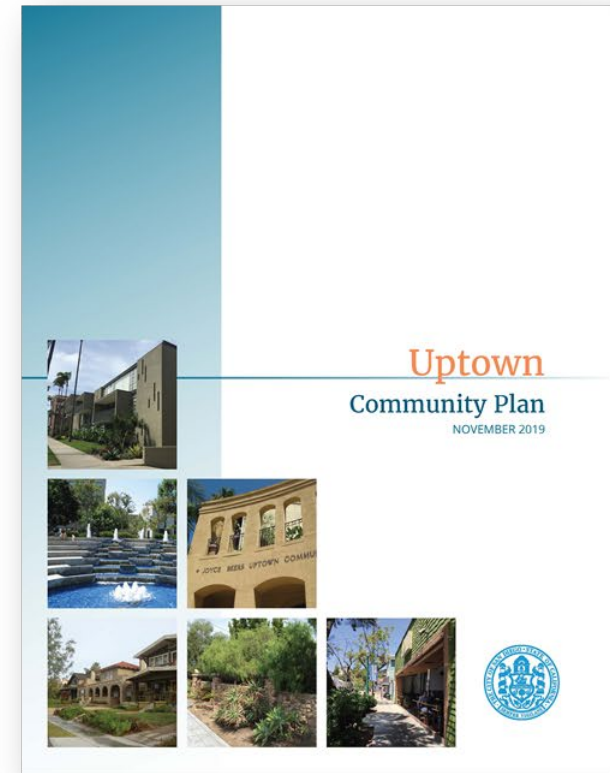
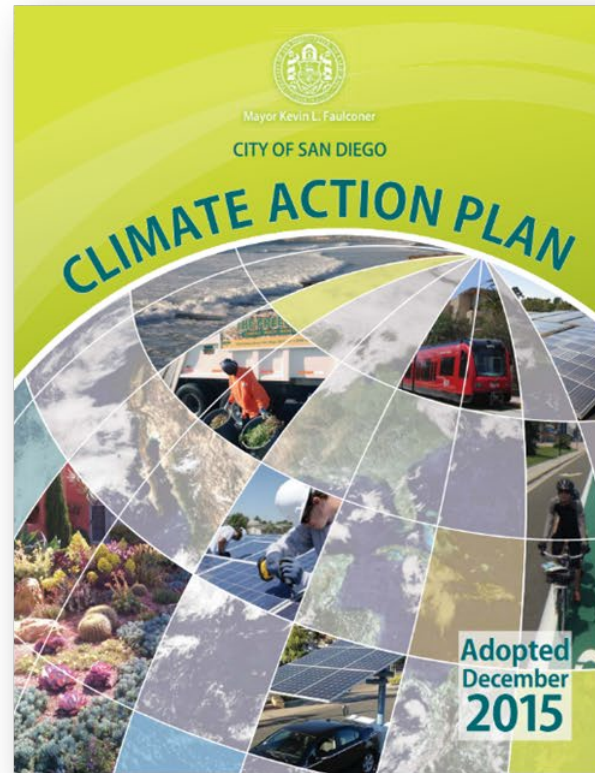
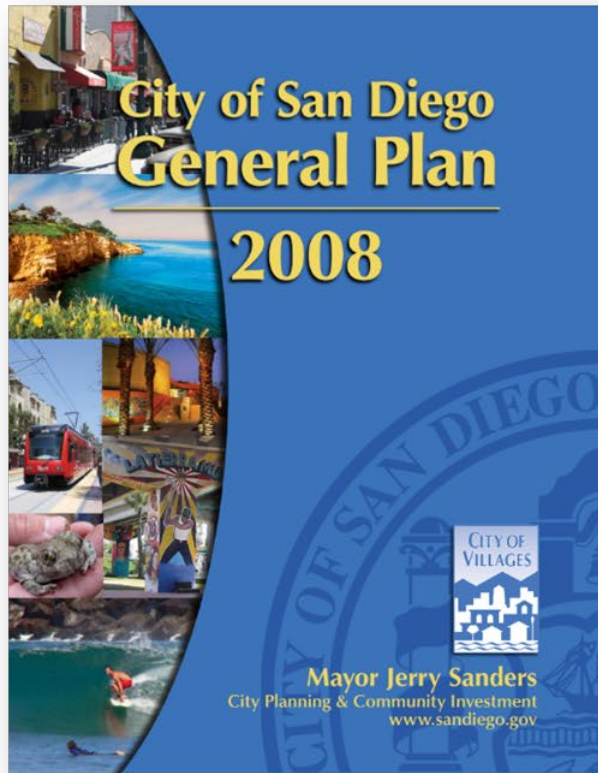
Presentation and chat log will be uploaded

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

Subcommittee Agenda

1. Background & Recap of October Meeting
2. Mobility Options – Washington Street
3. Building Typologies
4. Medical Complex Focus Area - Land Use and Urban Design Concepts
5. Subcommittee Discussion and Public Comment
6. Preview of Draft Online Community Engagement Platform
7. Subcommittee Discussion and Public Comment

Background – Policy Framework

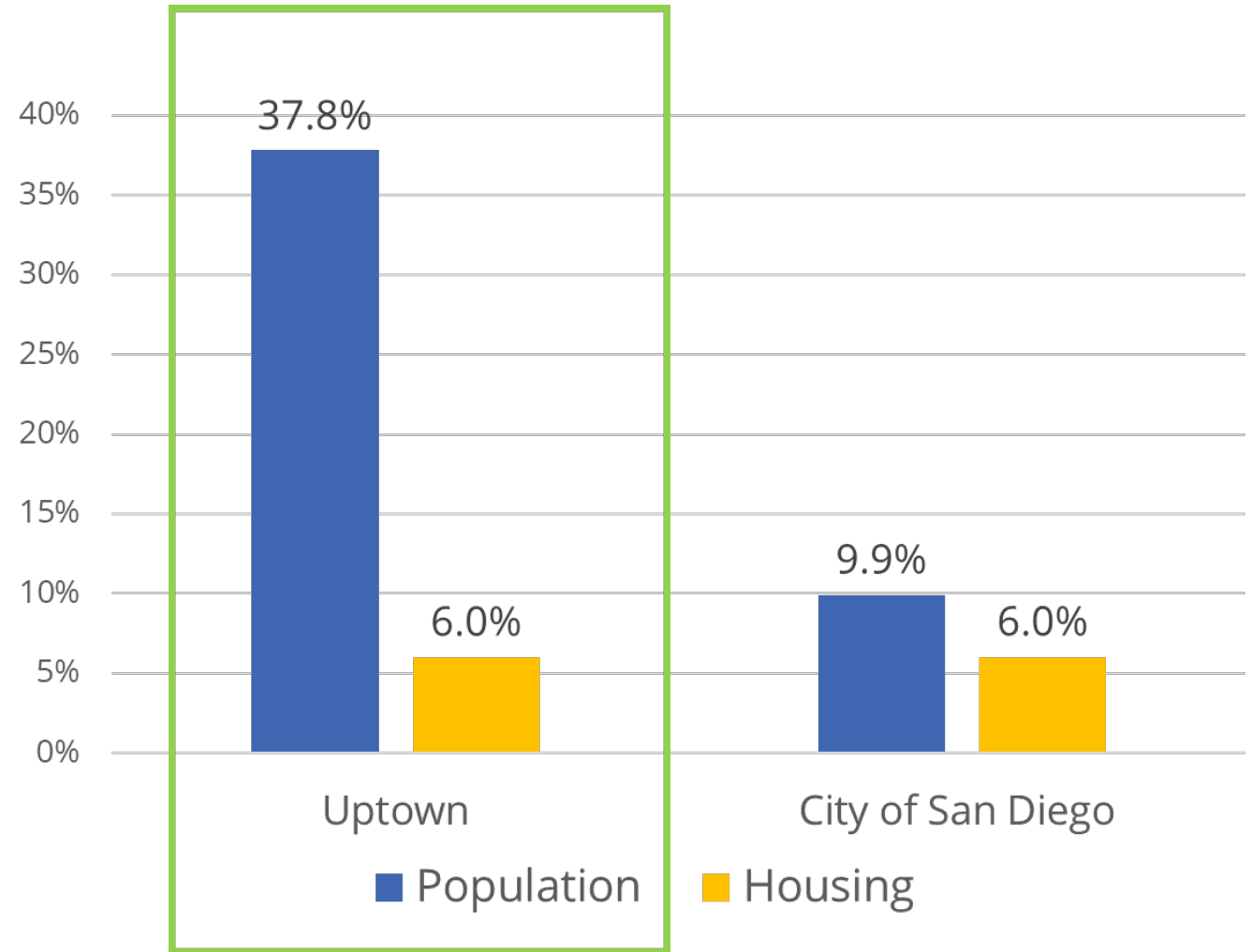


Recent Population and Housing Growth - Uptown

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)



Worker Commute

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



17,415
Workers
commute IN

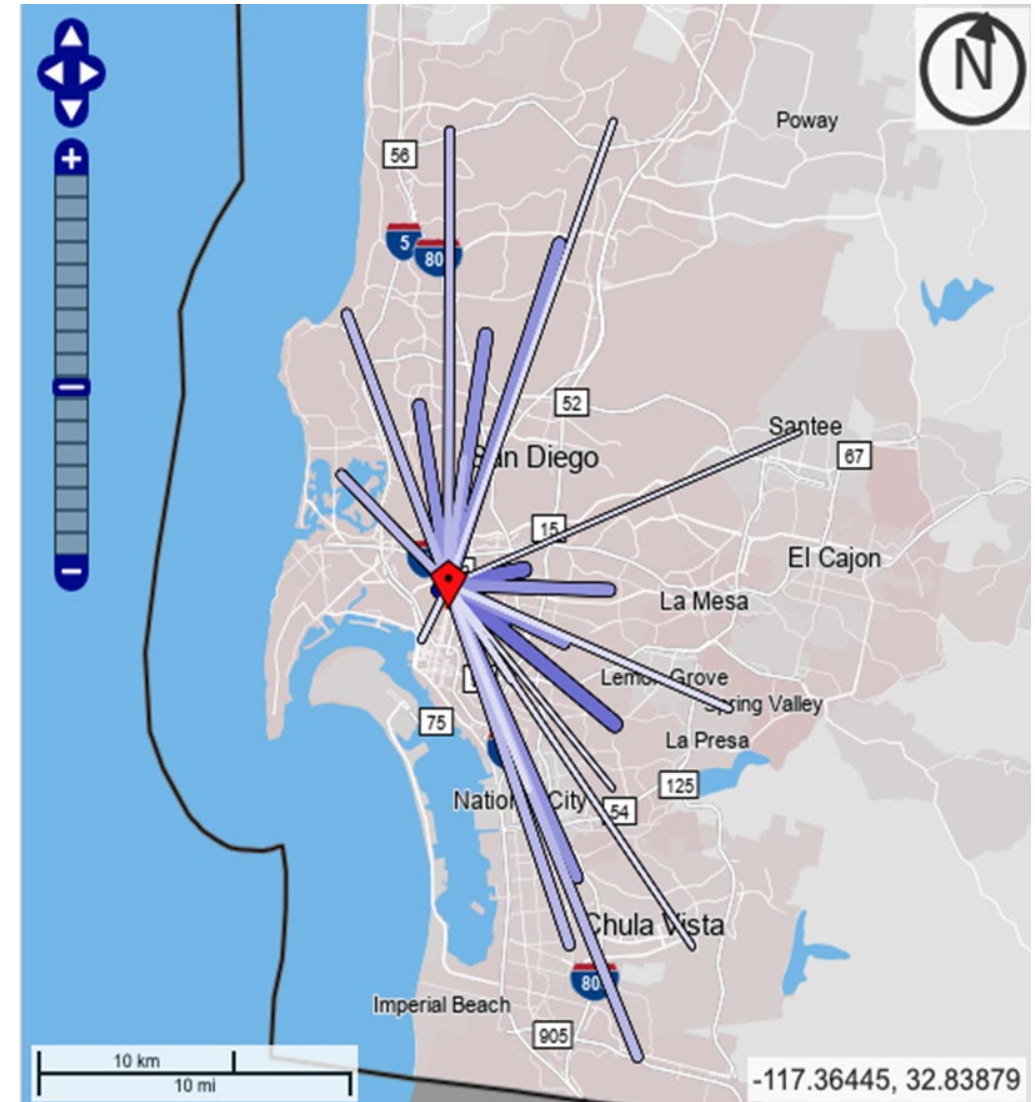
2,112
Workers
commute OUT



Hillcrest

159

Workers live and
work in Hillcrest



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



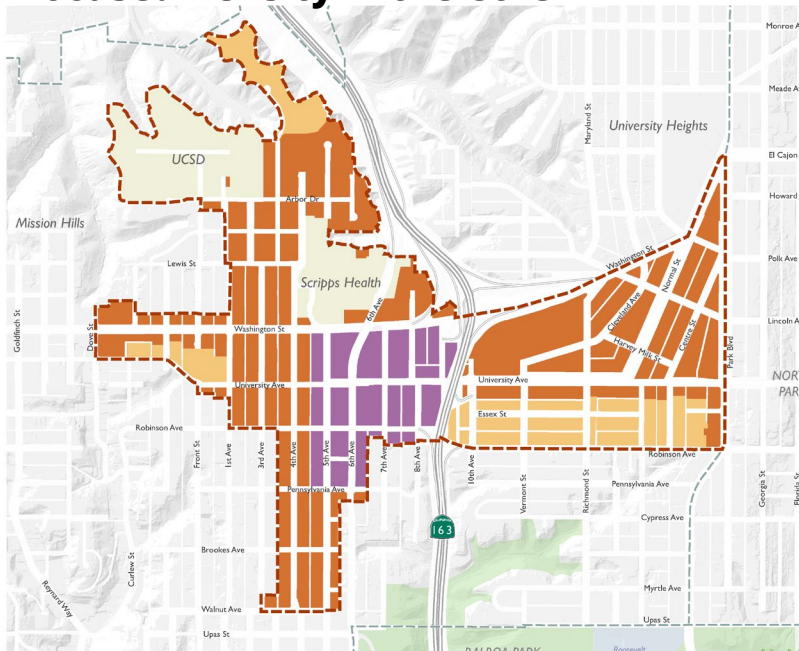
October Meeting Recap



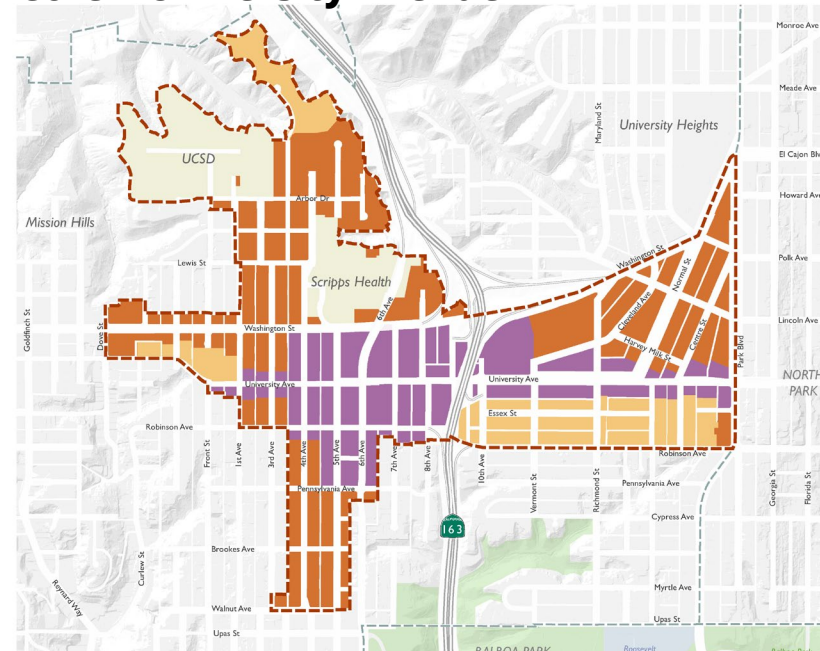
Midrise - High Rise



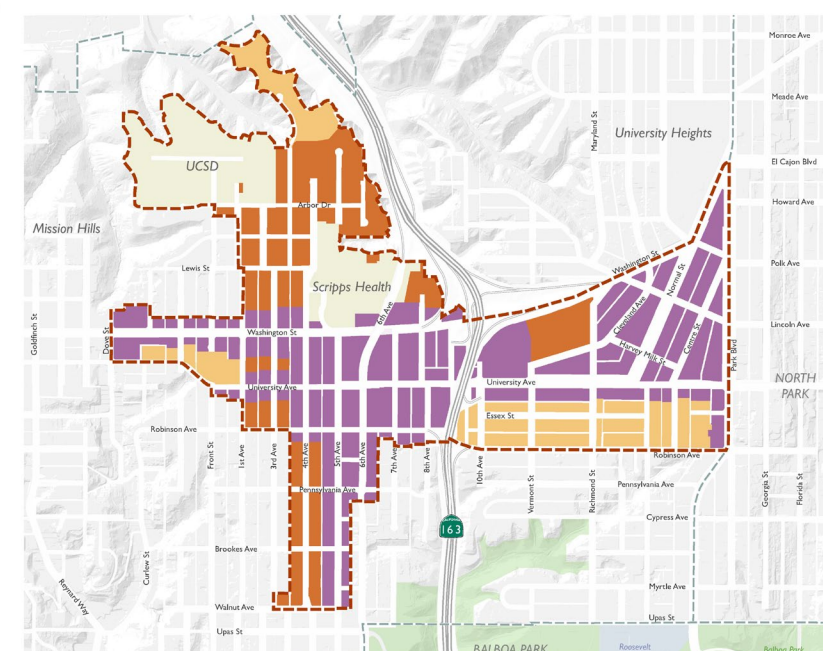
Draft Scenario #1: Focused Density in the Core

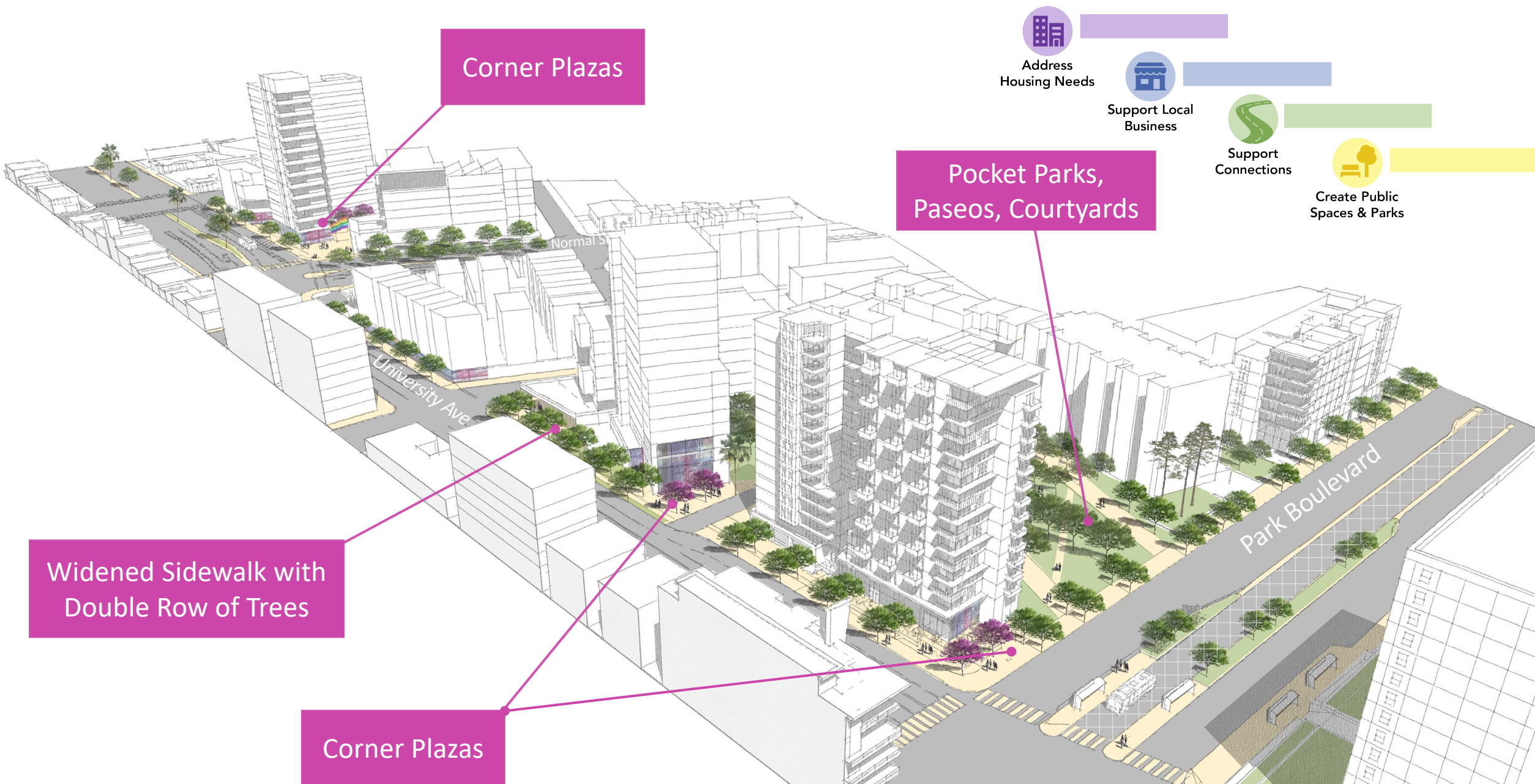


Draft Scenario #2: Core + University Avenue



Draft Scenario #3: Districts + Corridors





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

October Meeting – Land Use/Building Form Recap

OPEN SPACE

- We need to increase **open space**.
- **Greening** is essential. Importance of wider **sidewalks**.

HOUSING

- We are in a **housing crisis**, we need more housing.
- *Need to provide **affordable housing**.*
- **Towers** *don't need to harm a neighborhood.*

MOBILITY

- Place development along **University Avenue and Park Blvd** – *Transit corridors*
- *Change of mindset is required to **live, work, and play** in one neighborhood.*

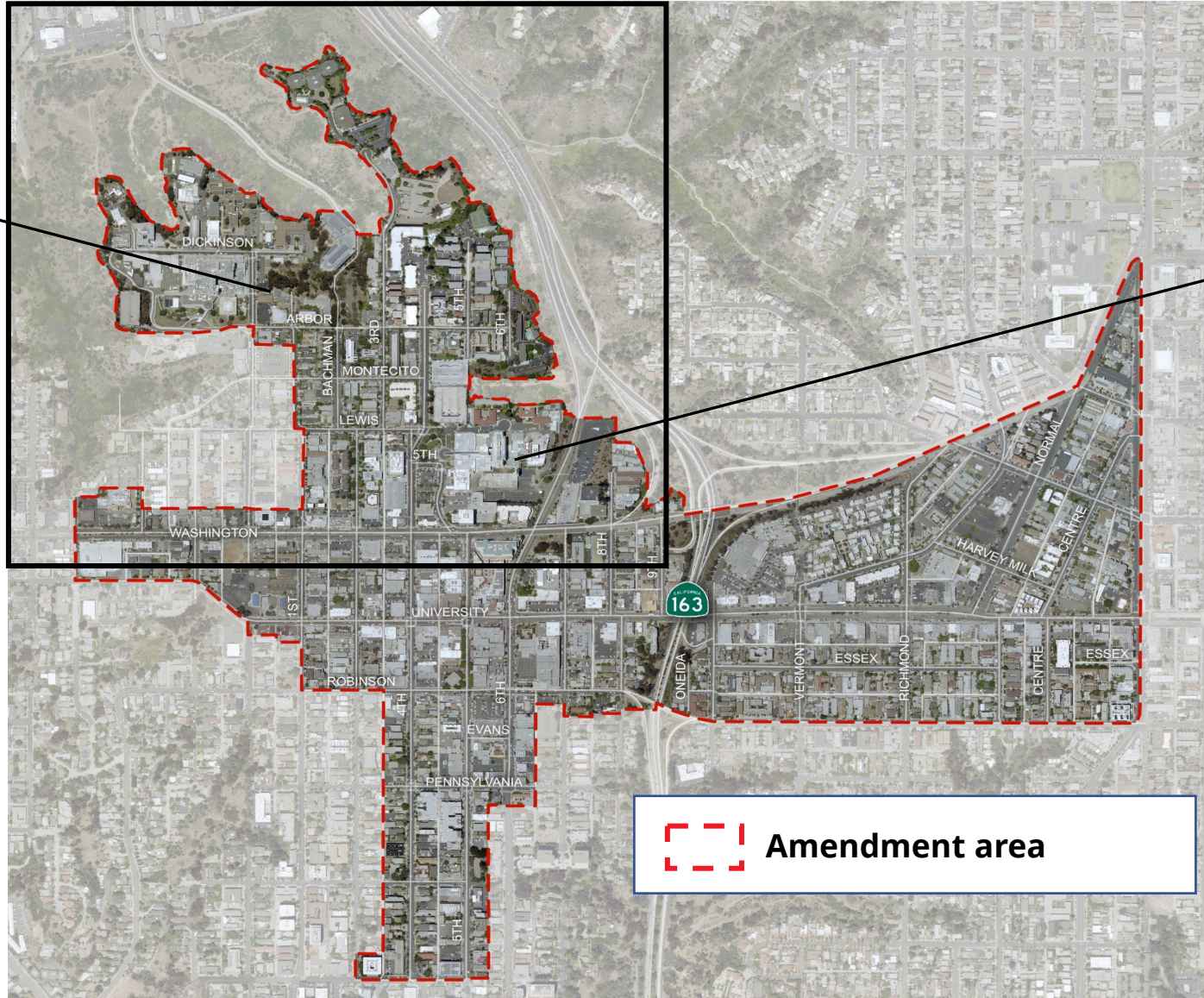
CLIMATE ACTION

- *Need to consider how land use relates to the **Climate Action Goals***

Medical Complex Subarea




UCSD



Scripps Mercy Hospital



 Amendment area

Medical Complex Subarea

- UCSD Hillcrest Long Range Development Plan
- Scripps Mercy San Diego Master Plan



Source: UCSD 2019 Long Range Development Plan – Hillcrest Campus

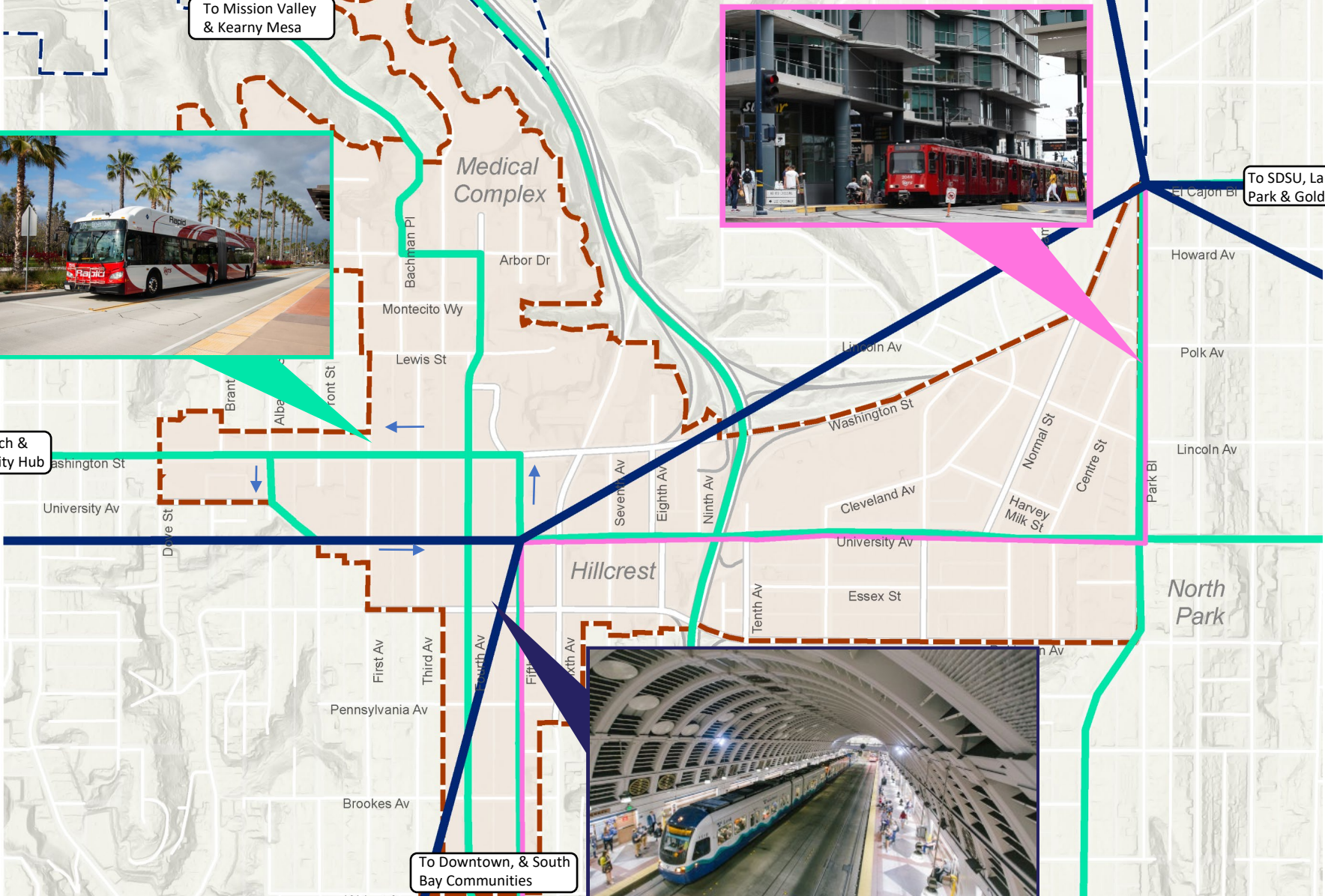
SANDAG Transit Network



San Diego's Regional Planning Agency

Transit Service (SANDAG 2021 RTP)

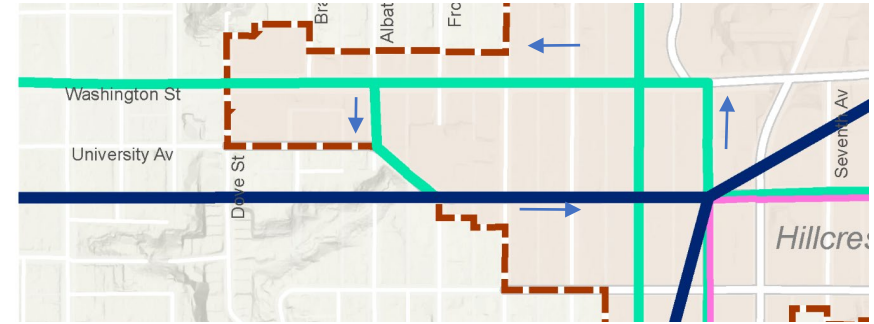
- Commuter Rail
- Light Rail
- Next Gen Rapid
- Hillcrest Boundary
- Community Planning Area Boundaries



Washington Street - Today

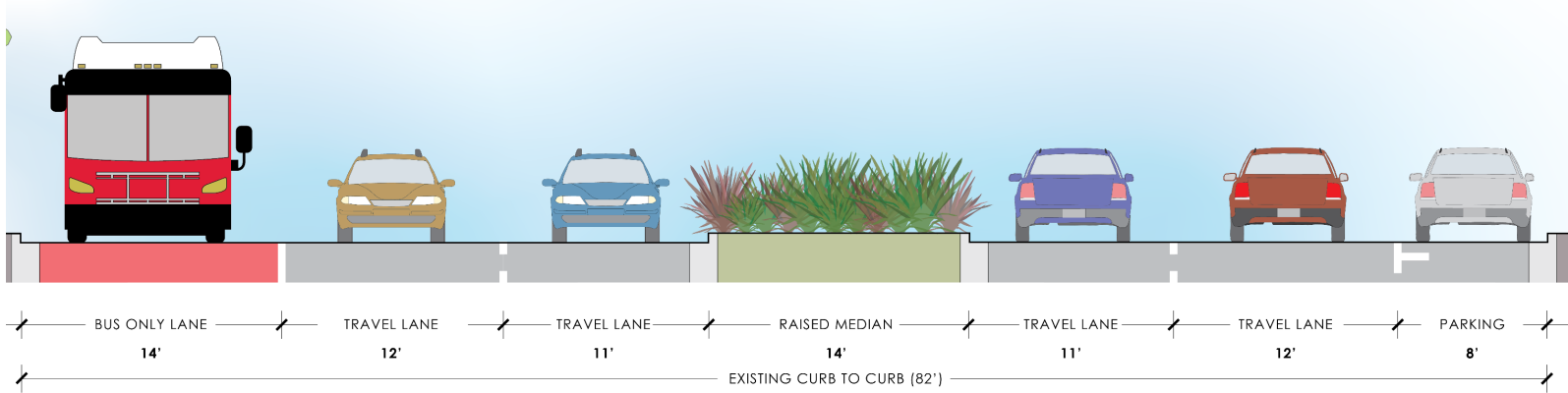


Washington Street - Scenarios



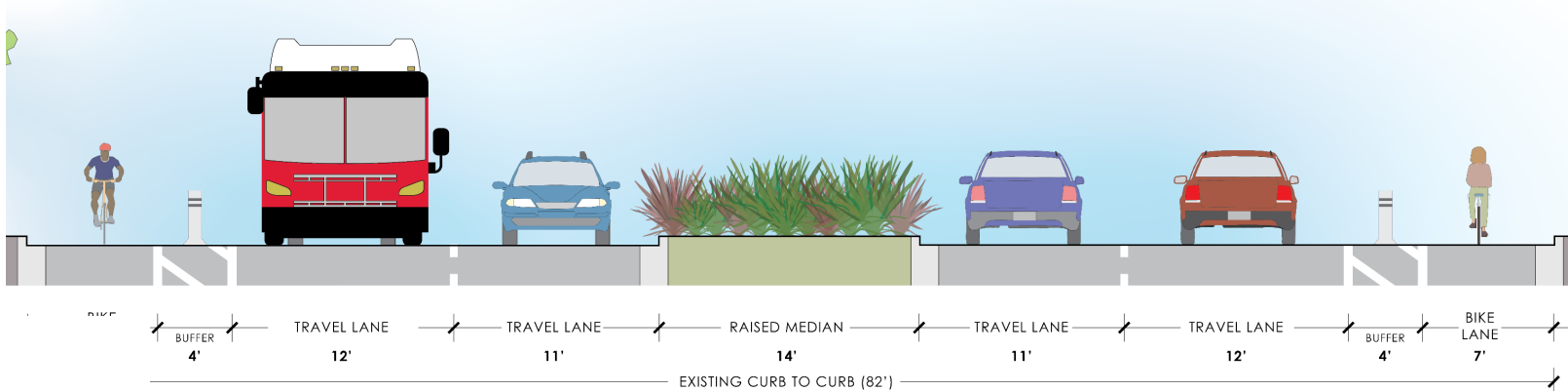
Option #1: Prioritize Transit

WASHINGTON STREET
WEST OF THIRD AVENUE



Option #2: Prioritize Cycling

WASHINGTON STREET
WEST OF THIRD AVENUE



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

Podium Midrise – Up to 5 levels



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



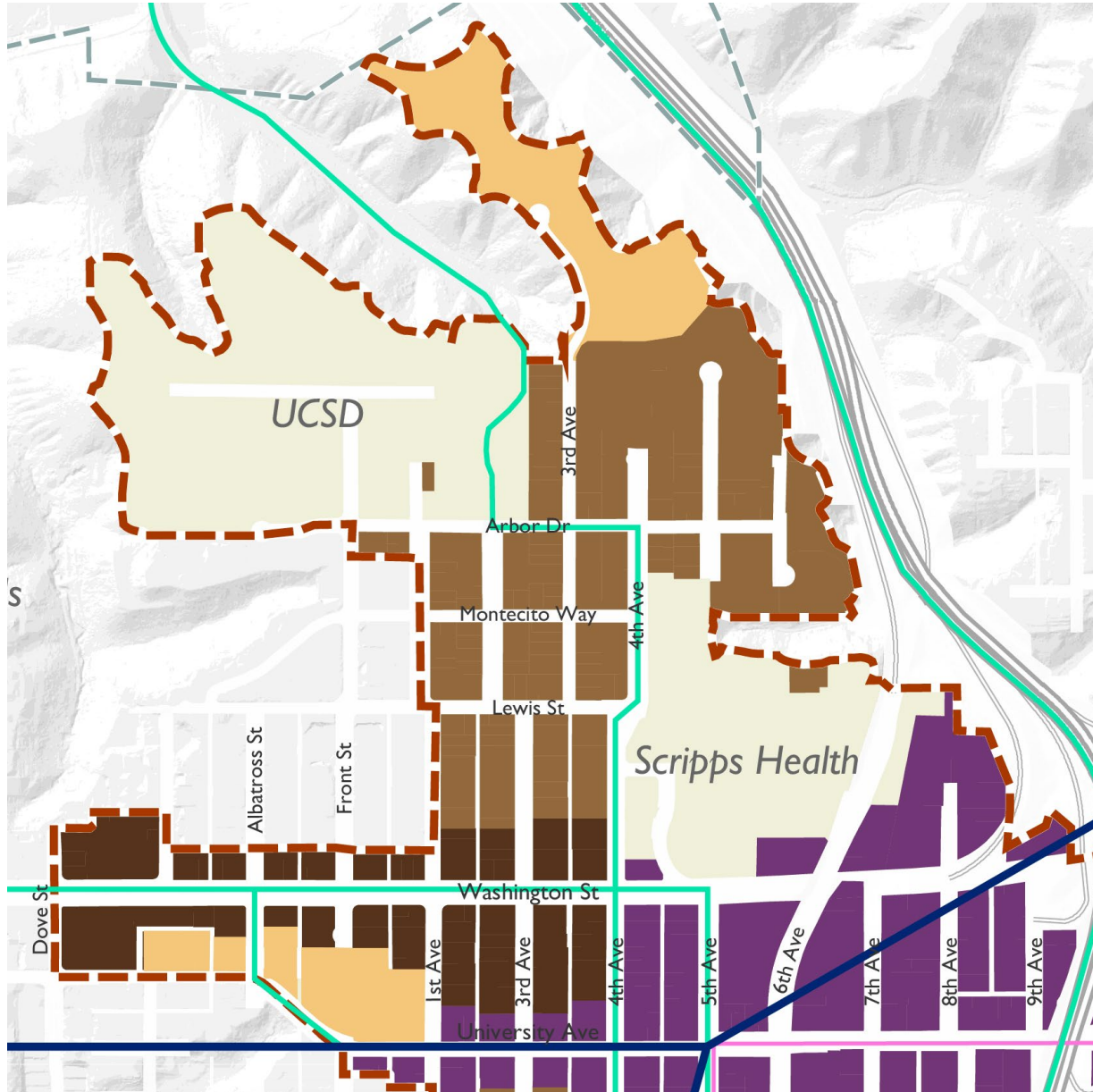
DRAFT – All Images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal

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:

Washington Street Corridor



Transit Service (SANDAG 2021 RTP)

- Commuter Rail
- Light Rail
- Next Gen Rapid

Podium Midrise - up to 5 levels



Podium Midrise 5- 7 levels



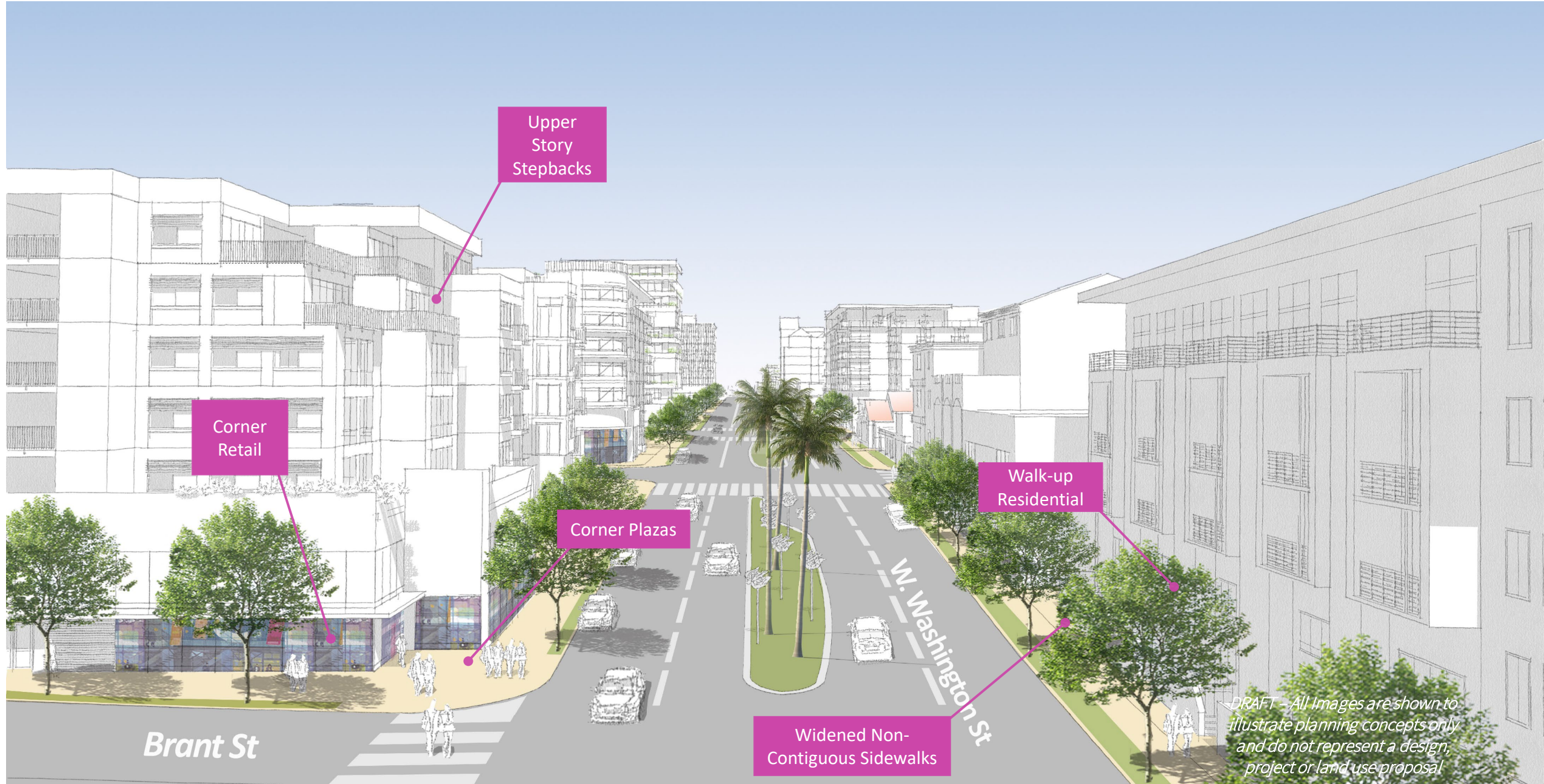
High Rise



Washington St. Corridor - View looking East along Washington St. at Brant St.

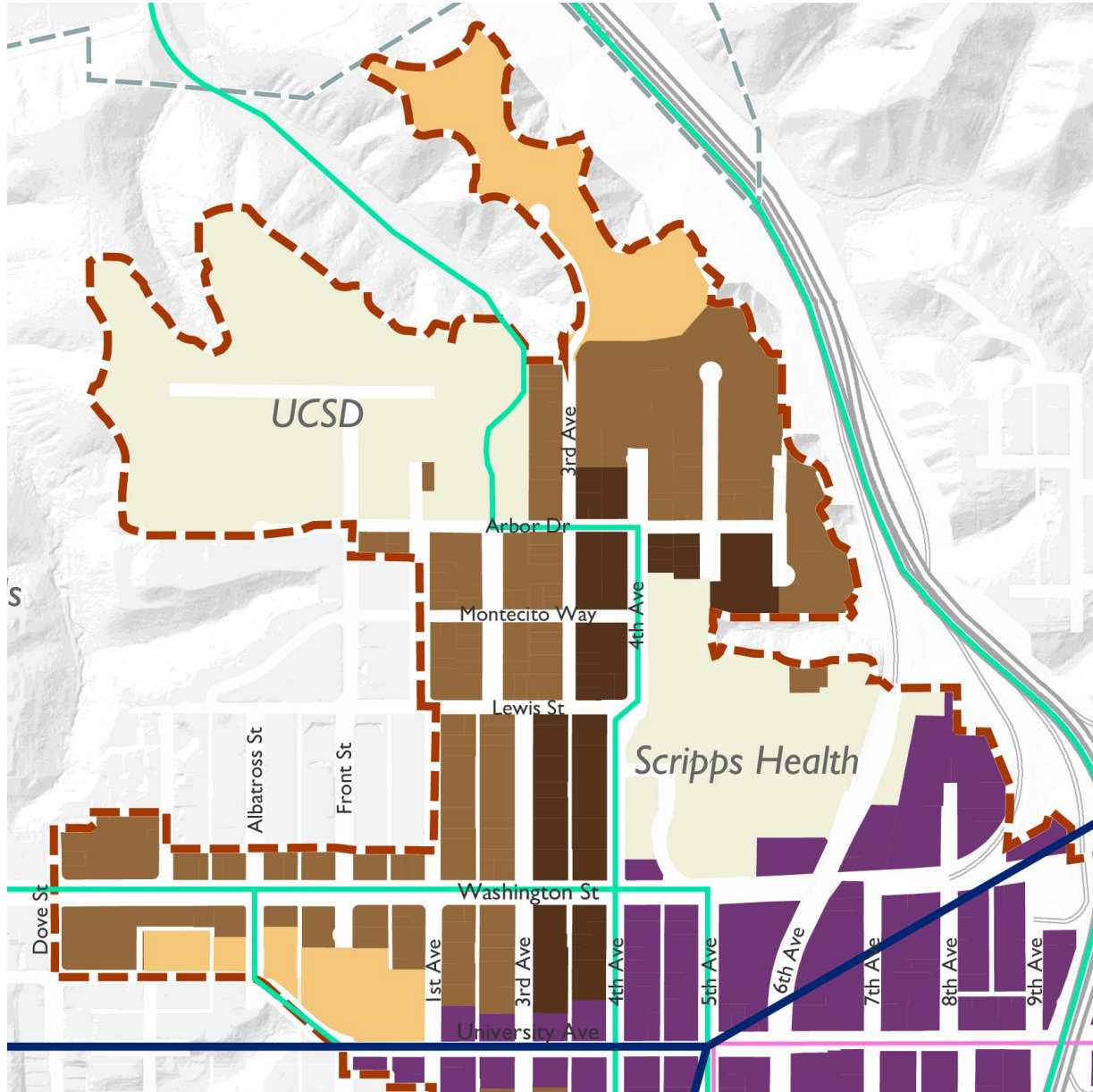


Washington St. Corridor – View looking East along Washington St. at Brant St.



Draft Scenario 2:

4th Avenue Transit Corridor



Transit Service (SANDAG 2021 RTP)

- Commuter Rail
- Light Rail
- Next Gen Rapid

Podium Midrise - up to 5 levels



Podium Midrise 5- 7 levels



High Rise



4th Ave Transit Corridor - View looking South along 4th Ave. at Arbor Dr.



4th Ave Transit Corridor - View looking South along 4th Ave. at Arbor Dr.



Walk-up
Residential

Corner
Retail

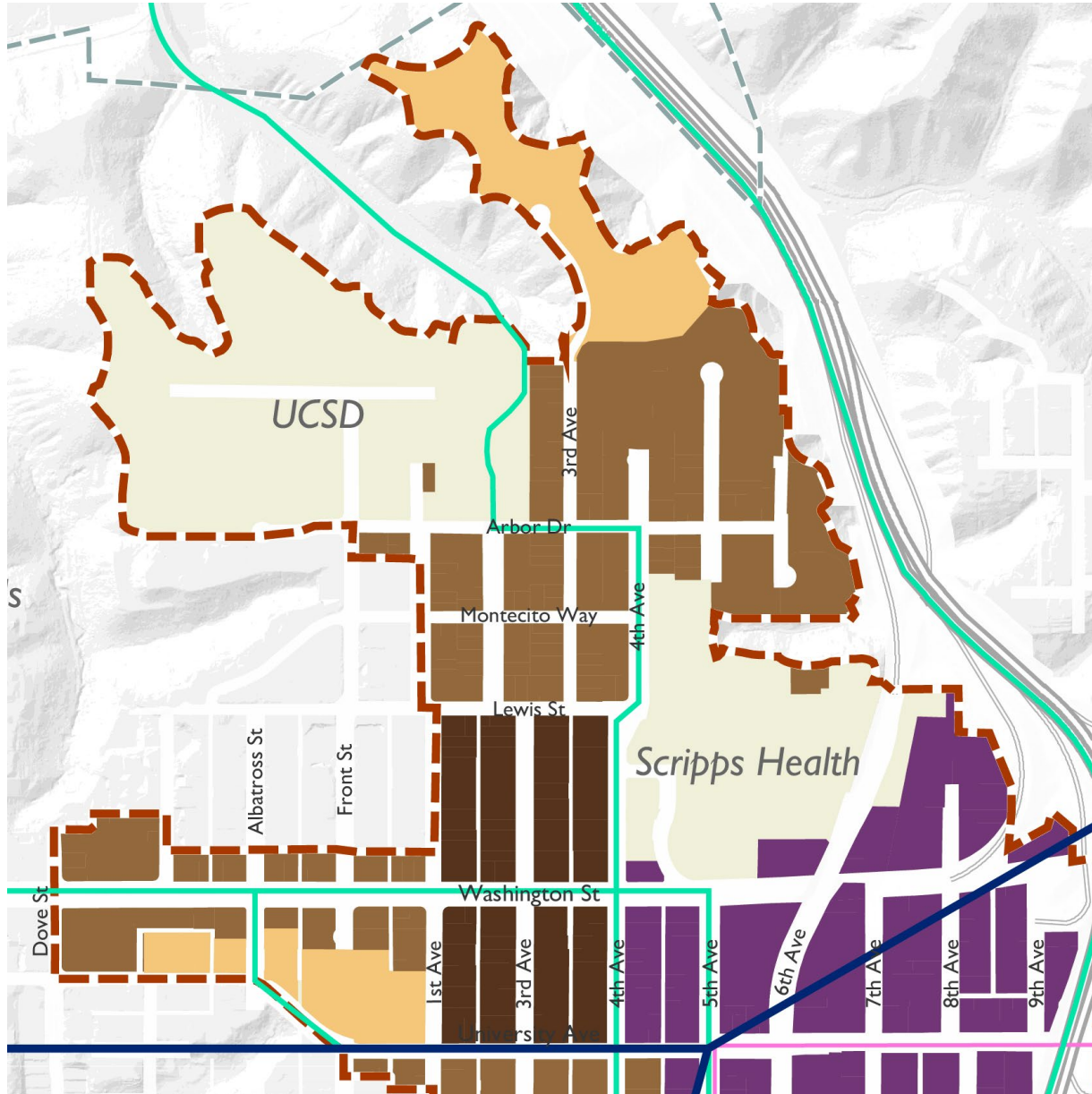
Corner Plazas

Widened Non-
Contiguous Sidewalks

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

Draft Scenario 3:

Core & Gateway



Transit Service (SANDAG 2021 RTP)

- Commuter Rail
- Light Rail
- Next Gen Rapid

Podium Midrise - up to 5 levels



Podium Midrise 5- 7 levels



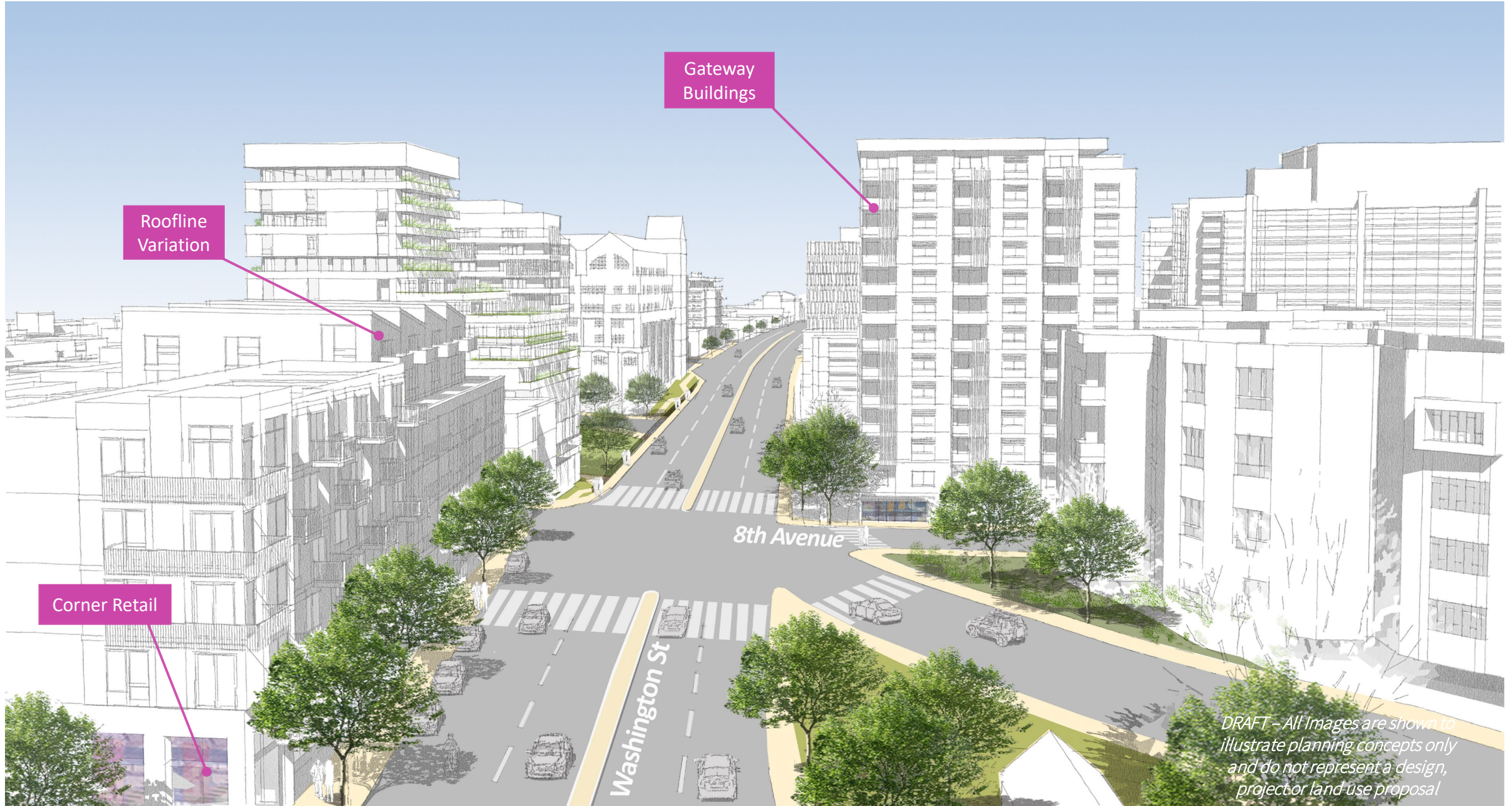
High Rise



Core & Gateway - View looking West along Washington St. at 8th Ave.



Core & Gateway - View looking West along Washington St. at 8th Ave.

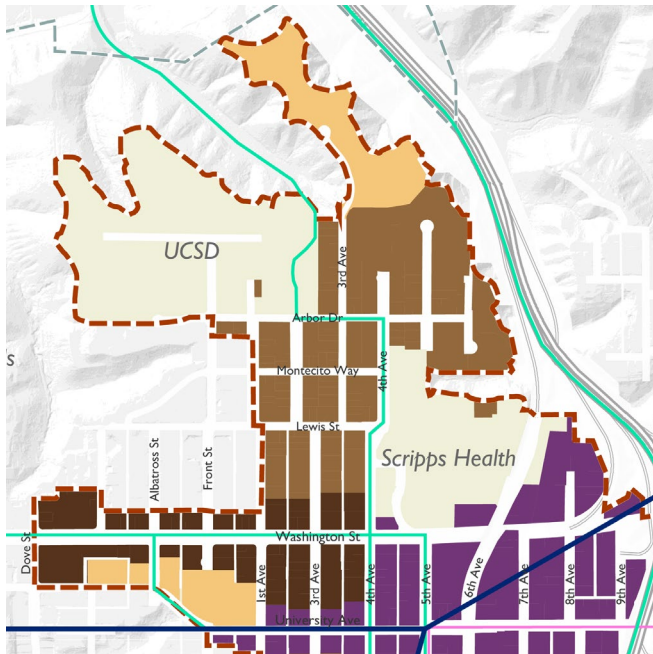


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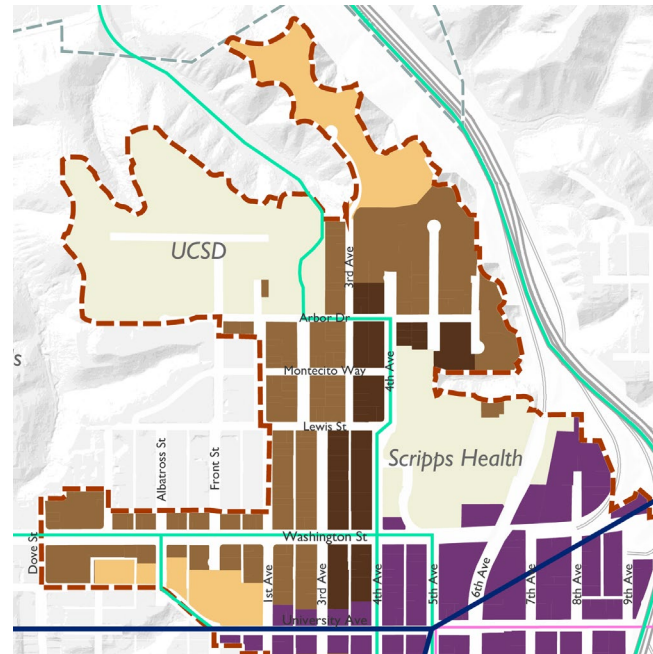
Feedback

1. How do you envision the future of Washington Street?
2. How do you feel about the various land use scenarios? What are the pros and cons?
3. What trade-offs and Supplemental Development Regulations should we consider?

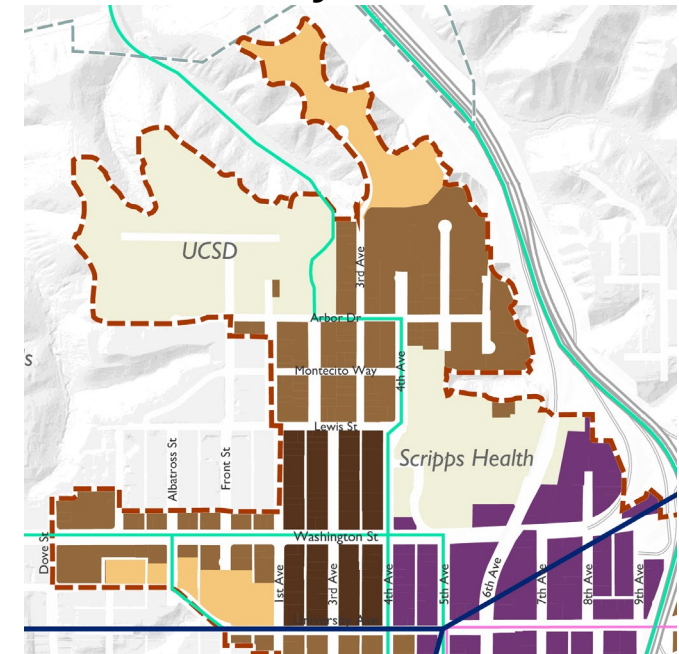
Draft Scenario #1: Washington Street Corridor



Draft Scenario #2: 4th Avenue Transit Corridor



Draft Scenario #3: Core & Gateway



Online Community Engagement Platform

Hillcrest Focused Plan Amendment Survey

Create Your Community!

Welcome to the Hillcrest Focused Plan Amendment Online Engagement Platform! The City of San Diego has been working closely with community stakeholders to create the Hillcrest Focused Plan Amendment. The updated Community Plan will provide direction for the long-term development of the community, including concepts for urban design, housing, public spaces and parks, mobility, jobs, and a historical district.



Online Community Engagement Platform

Vision and Plan Objectives

Plan Hillcrest envisions a complete neighborhood that celebrates its unique identity and honors the legacy of a place that welcomes everyone.

Building on the Uptown Community Plan policy framework, Plan Hillcrest will address housing and development strategies intended to strengthen the business district and bring neighborhood benefits where needed most. The neighborhood's unique LGBTQ+ history and culture define an identity as a welcoming place for people of all backgrounds, and contribute to its draw as a place.

With a growing housing crisis and a changing climate, more is needed to address housing costs, enhance connectivity, use of transit, and provide public spaces for all to use. Plan Hillcrest will address place-making, connectivity, housing, and the neighborhood's unique identity to ensure Hillcrest thrives into the future.

Click to enlarge image.



How important are the above principles to you?
Move the slider to the left to indicate "not important" or to the right to indicate "very important"

Celebrate the legacy of the LGBTQ+ Community	Not Important	<input type="range"/>	Very Important
Create Public Spaces & Parks	Not Important	<input type="range"/>	Very Important
Strengthen Connections	Not Important	<input type="range"/>	Very Important

< >

Online Community Engagement Platform

Plan Hillcrest

EDIT TRANSLATE PREVIEW PUBLISH ANALYZE RESULTS ?

Public Spaces & Parks

Public Realm Features highlighted in different colors:


- Potential Urban Corridors
- Potential Linear Parks
- Planned Normal Street Promenade
- Existing Plazas/Parks
- Privately-owned Public Areas

Higher densities can make certain types of parks and public spaces more feasible. For example, higher densities can free up more room on the ground floor for corner plazas, linear parks, and pocket parks.

Click on the image to enlarge.

Low Density, Minimal Opportunity for Public Spaces & Parks

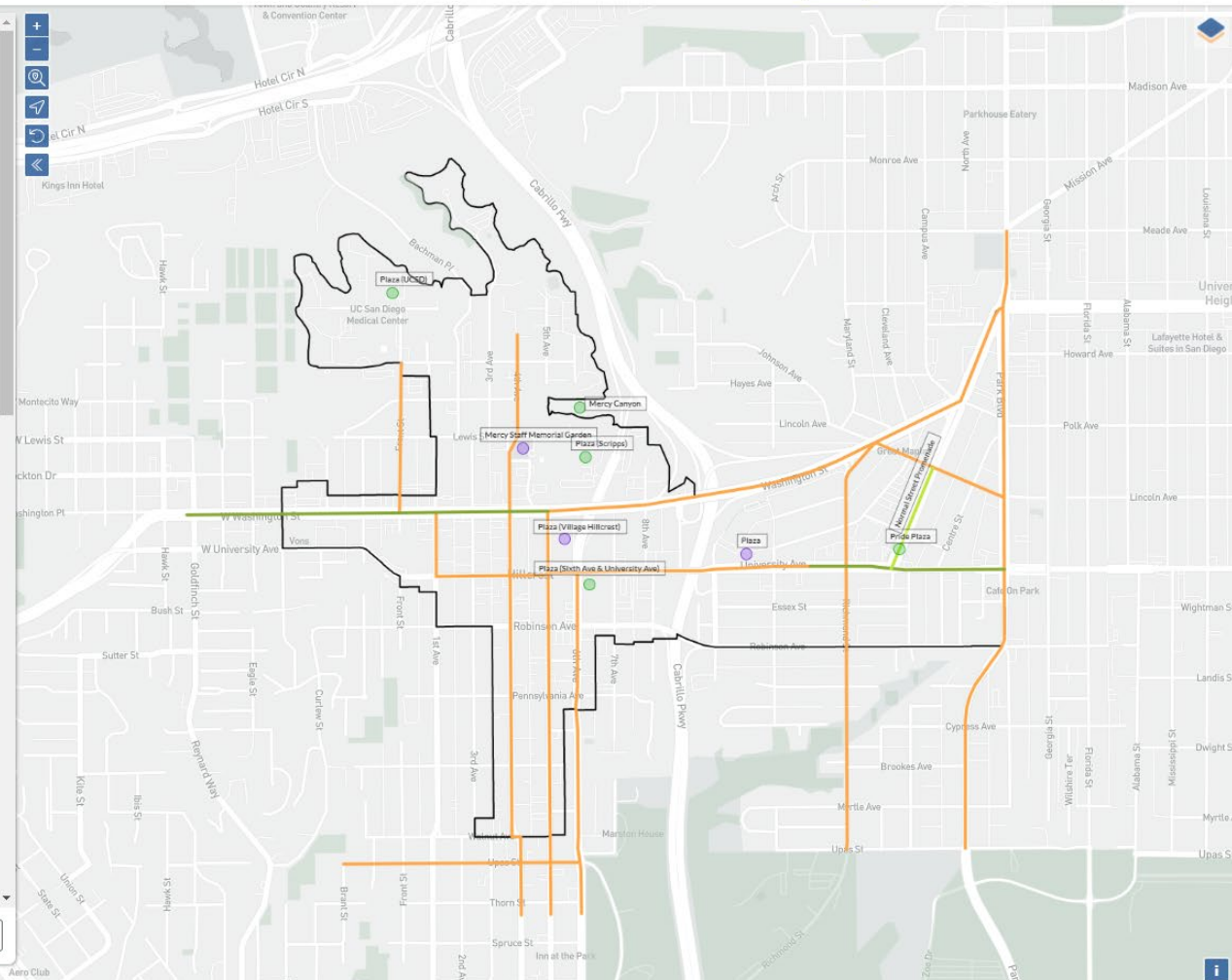
Address Housing Needs Create Public Spaces & Parks



Standard Sidewalk

Medium Density, More Opportunity for Public Spaces & Parks

Address Create Public

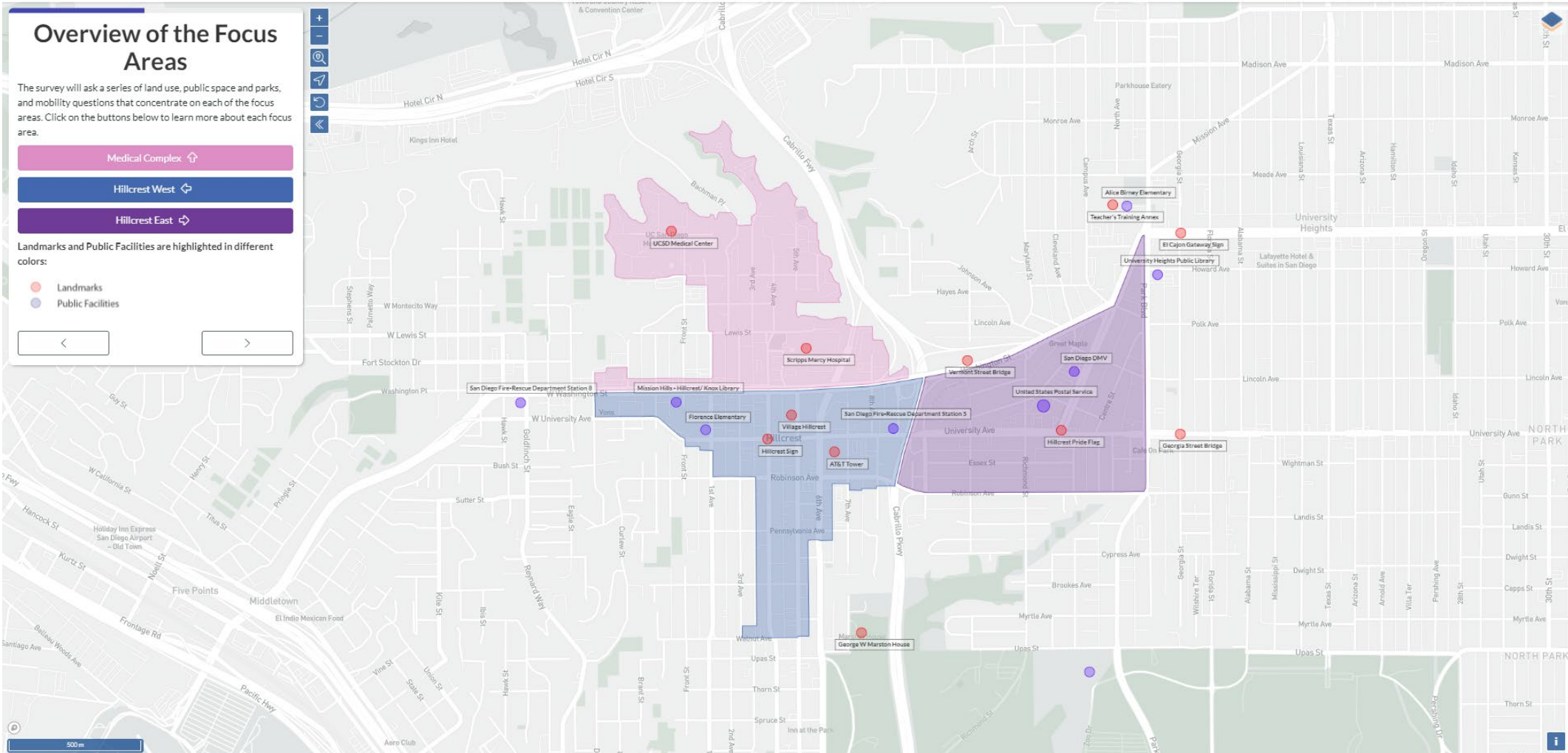


500m

Online Community Engagement Platform

← Plan Hillcrest

EDIT TRANSLATE PREVIEW PUBLISH ANALYZE RESULTS ? 🌐 👤



Online Community Engagement Platform

Plan Hillcrest

EDIT TRANSLATE PREVIEW PUBLISH ANALYZE RESULTS ?

Hillcrest East: Housing

The East Side Focus Area is located east of 163. The main corridors are University Street, Washington Street, and Park Blvd. The East Side is divided by a north/south split along University, with pedestrian-oriented storefronts to the south and drive-up strip malls and larger buildings to the north. The East Side contains a mix of single family and multifamily homes, with more single-family homes south of University.

Option 1: Corridors- University Ave. and Park Blvd.

Option 1

Midrise - High Rise

Compact Infill

Podium Midrise

Option 2: Corridors + District

Option 2

Midrise - High Rise

Online Community Engagement Platform

Plan Hillcrest

EDIT TRANSLATE PREVIEW PUBLISH ANALYZE RESULTS

Hillcrest East: Mobility


Hillcrest East is primarily comprised of Washington Street, University Avenue, Robinson Avenue and Park Boulevard providing local access and inter-community connections. In the future, several types of transit are planned in this area including Light Rail Next Gen Rapid and local bus services. These services are planned to operate at 10-minute headways. Similar to the western sections discussed earlier, pedestrian environment will be improved under all options for University Avenue.

Planned Transit Services are highlighted in different colors:

- Commuter Rail
- Light Rail
- Next Gen Rapid
- Next Gen Rapid (only option 3)

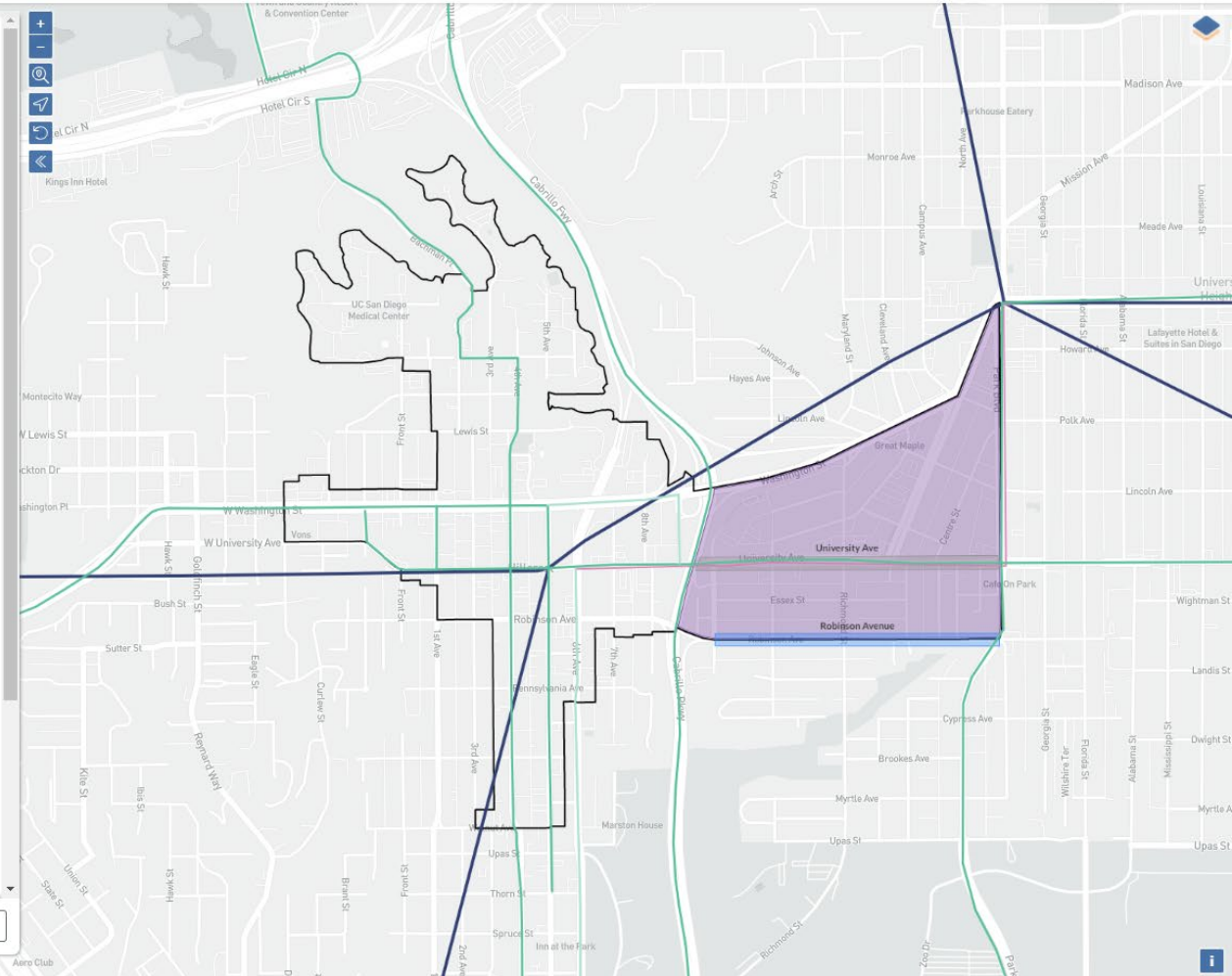

University Avenue (East), Robinson Avenue - Transit and Bicycle Priority

This option prioritizes cycling along the corridor by providing continuous bicycle facilities fully separated from vehicles, in addition to dedicated transit lanes, prohibiting vehicles from using the roadway. With this option pedestrians, cyclists and transit buses/riders have dedicated space along the roadway and vehicular traffic is forced to use nearby streets to get to their destination. This option, however, could impact emergency response services such as ambulance and fire trucks.



University Avenue (East), Robinson Avenue - A True Multimodal Corridor

A True Multimodal Corridor This option balances all modes of travel by offering designated transit lanes, physically separated bike facilities along with enhanced pedestrian environment, and on-street parking, while accommodates vehicular travel (one-lane in each direction).



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Next Steps



Uptown Planners Subcommittee Next Meeting:

February 17, 2022

Topic:

Land Use & Building Form – Hillcrest West Subarea