

Building Types, Density and Massing

residential

-5 -4 -3 -2 -1 0 1 2 3 4 5

Building Types, Density and Massing *Average Score: -.5*



townhouses

image #38

Building Types, Density and Massing **Average Score: -.5**

Comments:

Desirable

- Concept is interesting
- Could work well in Grantville
- Very good project with great scale
- Town houses with distinctive architecture
- Awful buildings

Undesirable

- Too low scale/density
- Too imposing. Appears to be 3 story turned into 2 stories. Waste of density potential. Not appropriate for narrow streets.
- Not pleasant-looking

Building Types, Density and Massing **Average Score: 0.0**



low-rise, 3 stories

image #39

Building Types, Density and Massing **Average Score: 0.0**

Comments:

Desirable

- Not bad, but could be better design example
- Looks okay, but needs more set-back.

Undesirable

- Awful
- Looks like for transient residents. Not appealing - Row houses for mill town must have off-street parking - good.



low-rise, 3 stories

image #39

Building Types, Density and Massing *Average Score: -.6*



low-rise, 4 stories

image #40

Building Types, Density and Massing *Average Score: -.6*

Comments:

Desirable

- **As a mix in a development. Not a continuous line.**
- **Better than Image 39. More like homes. Too high except at trolley area (block the trolley noise and view from Grantville)**
- **Looks nice and has good set-back. Maybe could be three stories.**

Undesirable

- **It's not a good example of density though**
- **Not here**
- **Only appropriate in a few specific locations possibly adjacent to transit or nodes and not as typical SD megablock apartment developments**
- **Too massive. Put retail on ground floor**

low-rise, 4 stories

image #40

Building Types, Density and Massing **Average Score: -1.8**



mid-rise

image #41

Building Types, Density and Massing **Average Score: -1.8**

Comments:

Desirable

- Might be appropriate in new neighborhood along Fairmont
- Only appropriate in a few specific locations possibly adjacent to transit or nodes and not as typical SD megablock apartment developments

Undesirable

- Definitely not
- Only appropriate in a few specific locations possibly adjacent to transit or nodes
- Really awful
- Not at all for Grantville. Looks like it couldn't decide whether to be a warehouse or apartment building
- Ugly, looks like building in Japan



Building Types, Density and Massing *Average Score: -2.4*



high-rise

image #42

Building Types, Density and Massing **Average Score: -2.4**

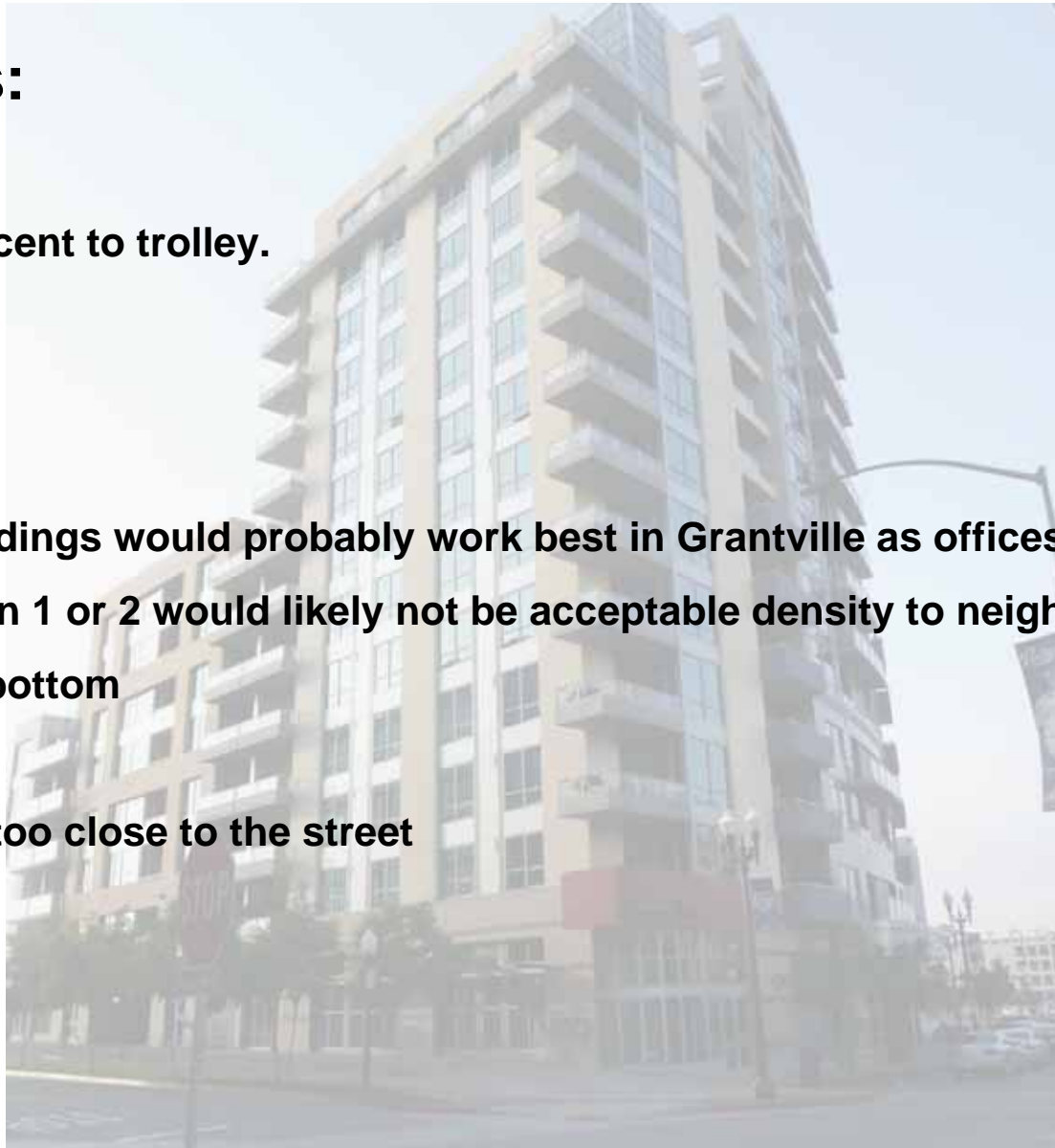
Comments:

Desirable

- But only adjacent to trolley.

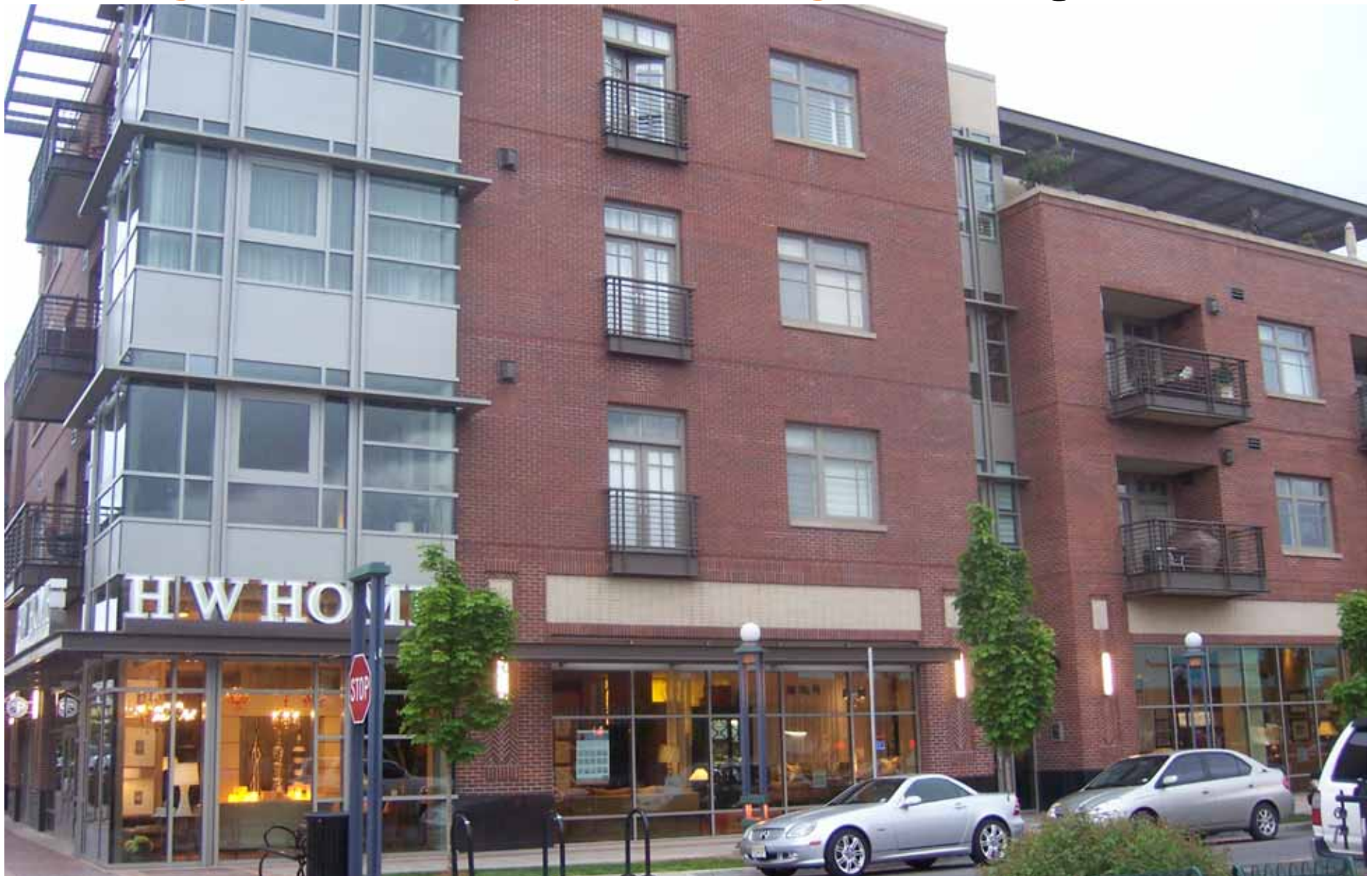
Undesirable

- No!
- High rise buildings would probably work best in Grantville as offices or mixed use.
- Any more than 1 or 2 would likely not be acceptable density to neighborhood
- You hit rock bottom
- Way too high
- No set-back, too close to the street



Building Types, Density and Massing

Average Score: .4



mixed-use residential / retail

image #43

Building Types, Density and Massing

Average Score: .4

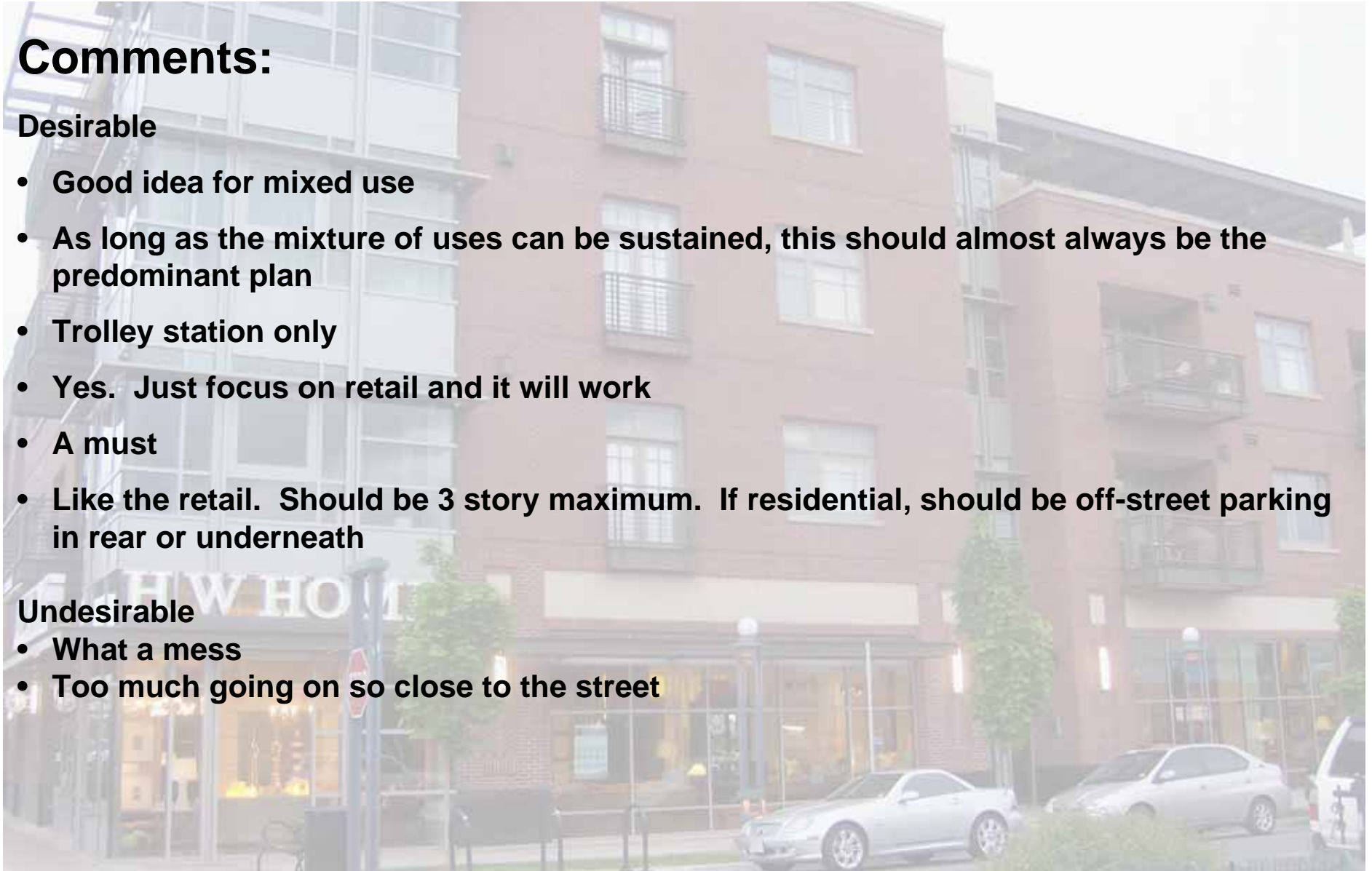
Comments:

Desirable

- Good idea for mixed use
- As long as the mixture of uses can be sustained, this should almost always be the predominant plan
- Trolley station only
- Yes. Just focus on retail and it will work
- A must
- Like the retail. Should be 3 story maximum. If residential, should be off-street parking in rear or underneath

Undesirable

- What a mess
- Too much going on so close to the street



mixed-use residential / retail

image #43

Building Types, Density and Massing *Average Score: -1.3*



mix of residential scales

image #44

Building Types, Density and Massing **Average Score: -1.3**

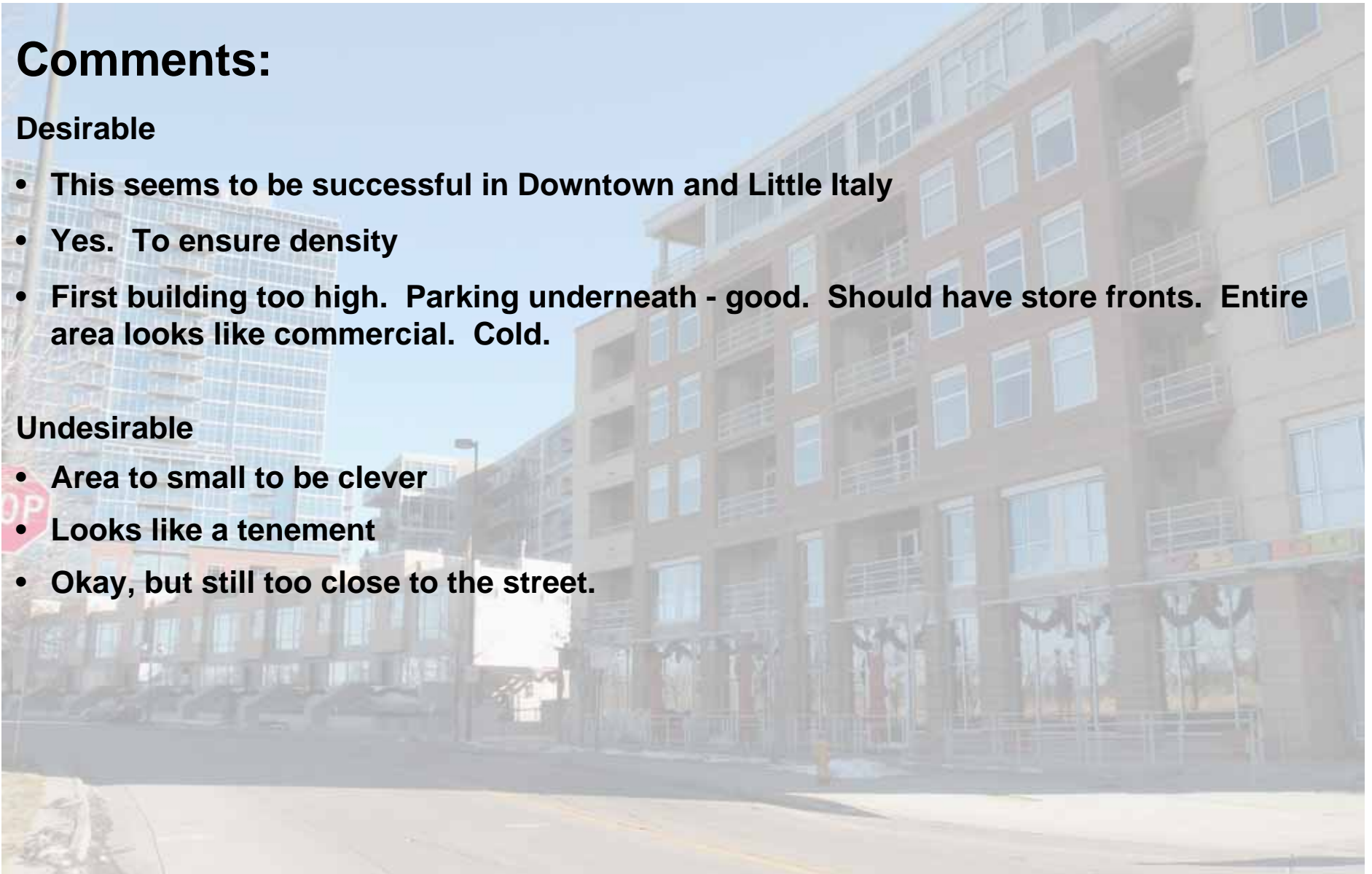
Comments:

Desirable

- This seems to be successful in Downtown and Little Italy
- Yes. To ensure density
- First building too high. Parking underneath - good. Should have store fronts. Entire area looks like commercial. Cold.

Undesirable

- Area too small to be clever
- Looks like a tenement
- Okay, but still too close to the street.



mix of residential scales

image #44

Building Types, Density and Massing

commercial / retail

-5 -4 -3 -2 -1 0 1 2 3 4 5

Building Types, Density and Massing **Average Score: -.4**



existing commercial strip

image #45

Building Types, Density and Massing **Average Score: -.4**

Comments:

Desirable

- Small businesses need strip malls for location and bring diversity to the area
- Nice for neighborhoods. Could have 2 story residential or office if parking is suitable.

Undesirable

- Totally sucks and too many signs
- Bad use of space.
- Hideous
- Adds no character or charm.
- Despite its ugliness and not being pedestrian friendly, this retail seems to be very busy and frequented. Building elevation and massing of parking are very inefficient
- Do the property owners know you used this picture? Open not cluttered.
- Needs to be more modern looking, plus have a larger set-back off the street. Could be better situated on the site for better parking. Also needs to have better landscaping

Building Types, Density and Massing

Average Score: .3



existing stand alone business

image #46

Building Types, Density and Massing

Average Score: .3

Comments:

Desirable

- Needs street trees, but engages street

Undesirable

- Needs a facelift
- Tile & Brick? No sense of character or style
- Odd looking, too close to the street
- Too much parking
- Nice restaurant, but building faces lot, not useful windows & ugly utility boxes
- Again, perhaps I need to show the business owner that his building has appeared in this survey. What are you trying to do?

existing stand alone business

image #46

Building Types, Density and Massing *Average Score: 1.9*



single story retail

image #47

Building Types, Density and Massing *Average Score: 1.9*

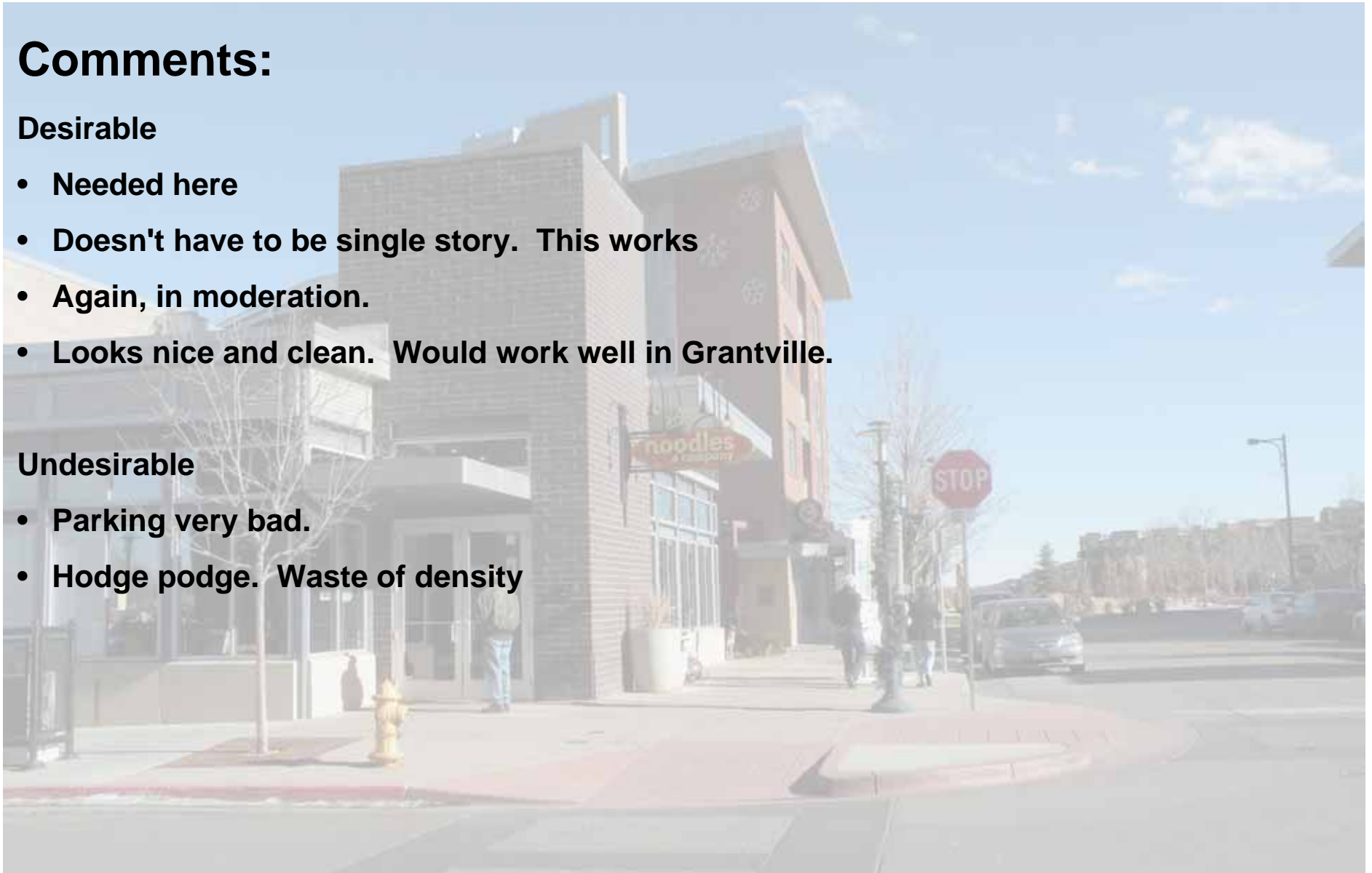
Comments:

Desirable

- Needed here
- Doesn't have to be single story. This works
- Again, in moderation.
- Looks nice and clean. Would work well in Grantville.

Undesirable

- Parking very bad.
- Hodge podge. Waste of density



single story retail

image #47

Building Types, Density and Massing *Average Score: -.3*



large scale retail

image #48

Building Types, Density and Massing *Average Score: -.3*

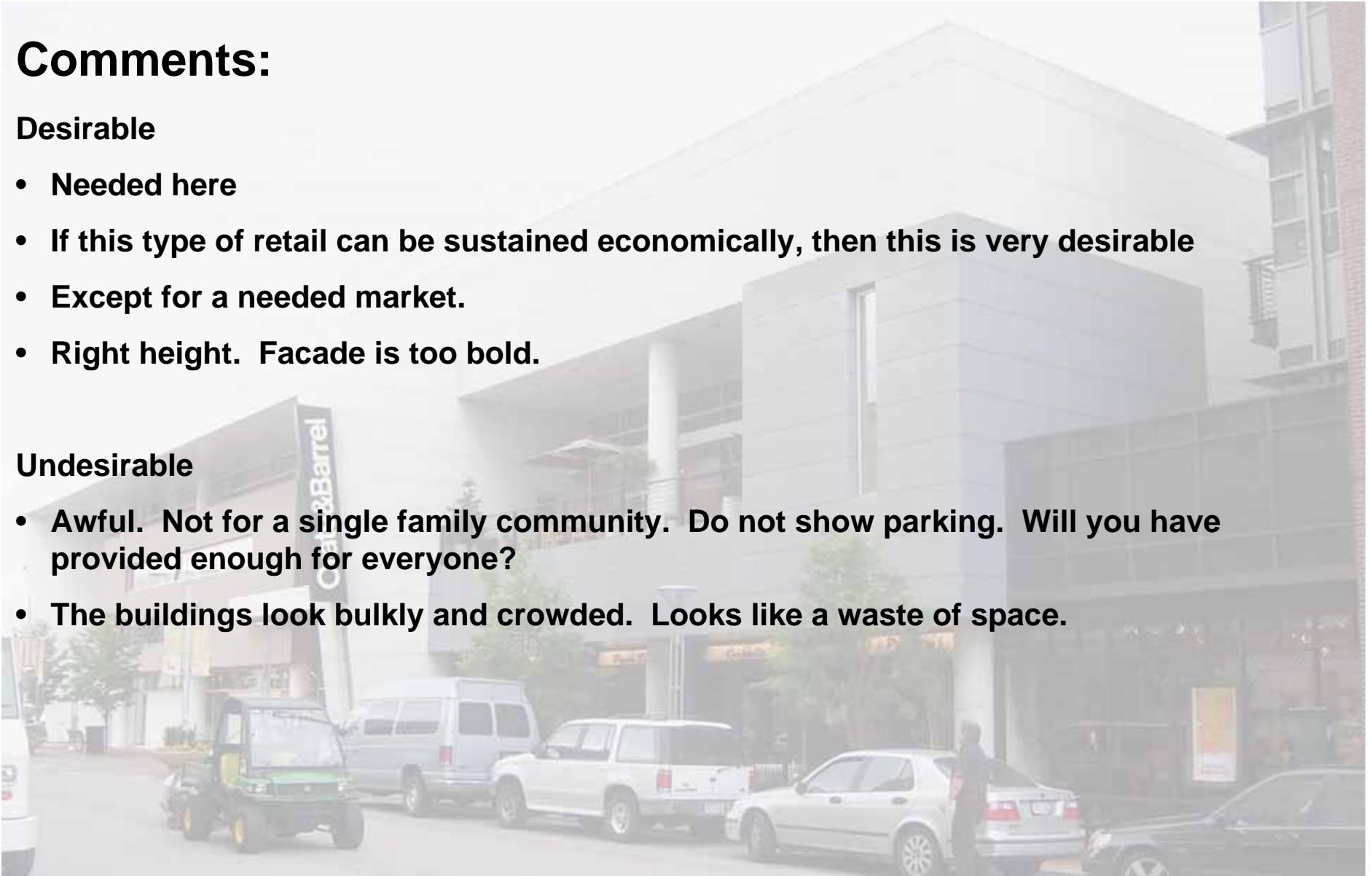
Comments:

Desirable

- Needed here
- If this type of retail can be sustained economically, then this is very desirable
- Except for a needed market.
- Right height. Facade is too bold.

Undesirable

- Awful. Not for a single family community. Do not show parking. Will you have provided enough for everyone?
- The buildings look bulky and crowded. Looks like a waste of space.



large scale retail

image #48

Building Types, Density and Massing *Average Score: 0.0*



regional / large format retail

image #49

Building Types, Density and Massing *Average Score: 0.0*

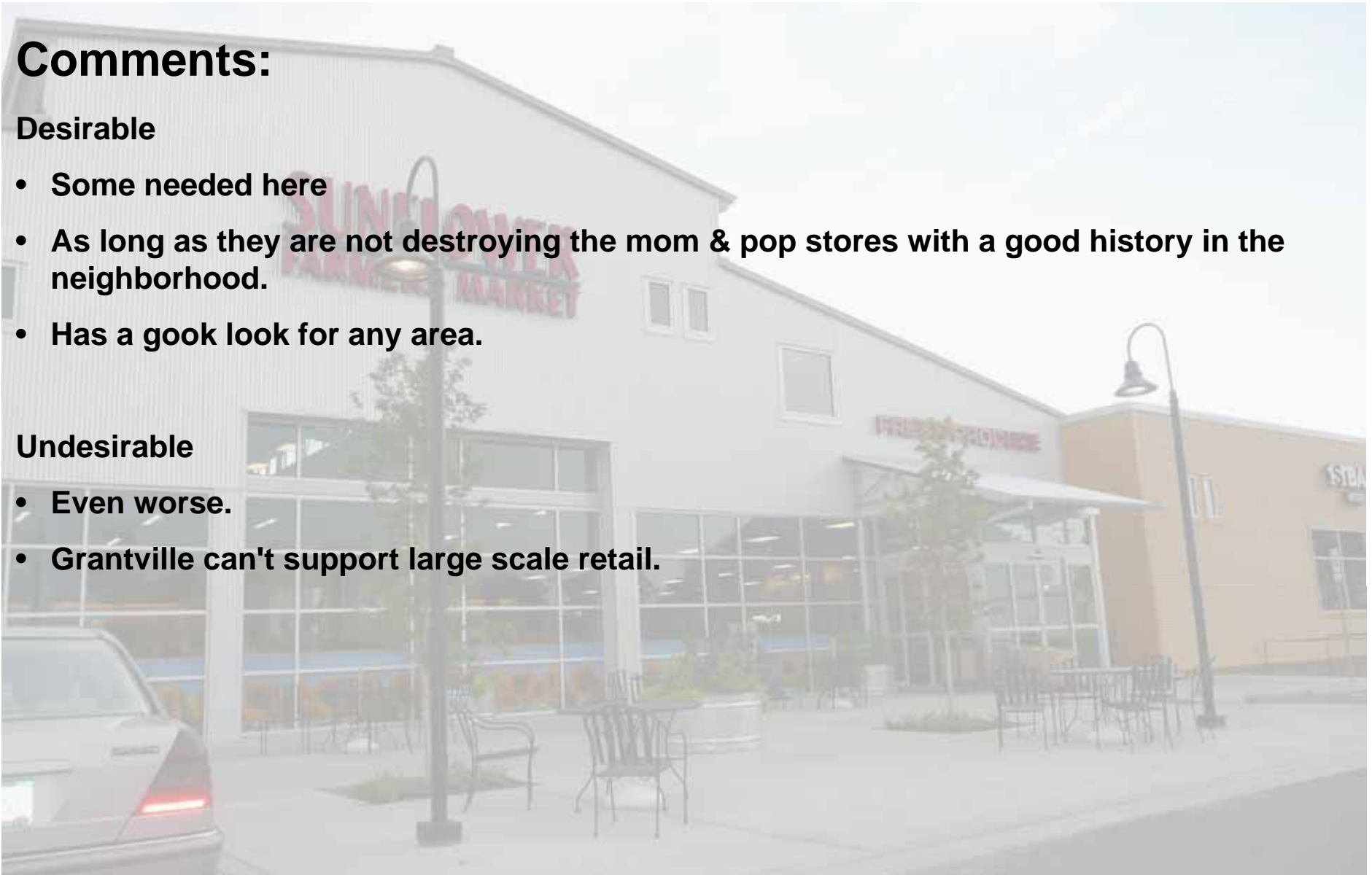
Comments:

Desirable

- Some needed here
- As long as they are not destroying the mom & pop stores with a good history in the neighborhood.
- Has a gook look for any area.

Undesirable

- Even worse.
- Grantville can't support large scale retail.



regional / large format retail

image #49

Building Types, Density and Massing

Average Score: .6



mixed-use retail / residential

image #50

Building Types, Density and Massing

Average Score: .6

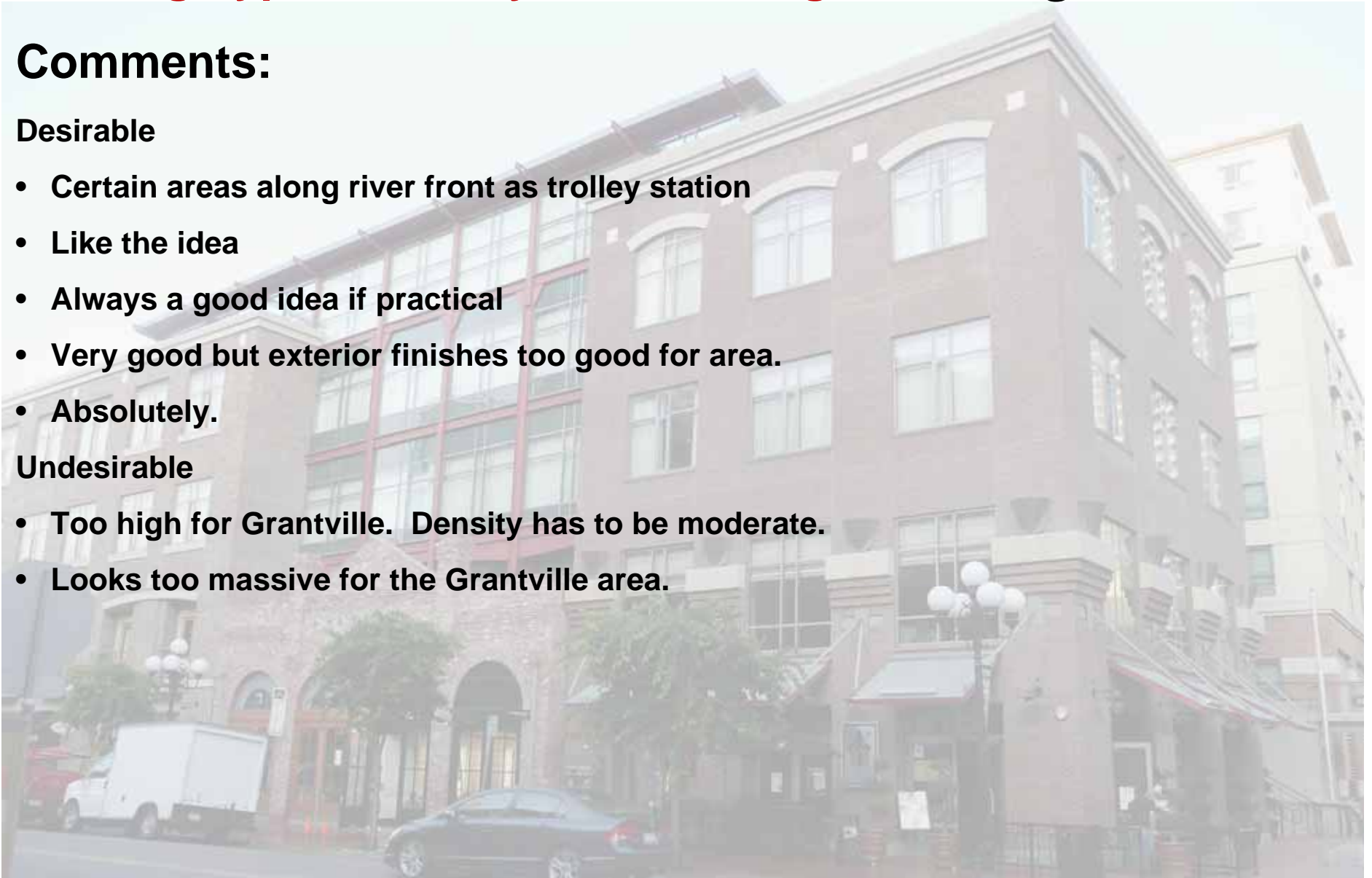
Comments:

Desirable

- **Certain areas along river front as trolley station**
- **Like the idea**
- **Always a good idea if practical**
- **Very good but exterior finishes too good for area.**
- **Absolutely.**

Undesirable

- **Too high for Grantville. Density has to be moderate.**
- **Looks too massive for the Grantville area.**



mixed-use retail / residential

image #50

Building Types, Density and Massing *Average Score: 1.5*



entertainment / movie theater

image #51

Building Types, Density and Massing **Average Score: 1.5**

Comments:

Desirable

- Yes for diversity of businesses
- A movie theater is a great way to enhance an area
- These must be a good diversity of businesses.
- Nice for close by residential to use.
- Has a gook look for a retail area.

Undesirable

- Because of distances to center & Fashion Valley, large scale entertainment uses may not work well here
- Would not work. Where would the audience come from?

Building Types, Density and Massing

office

-5 -4 -3 -2 -1 0 1 2 3 4 5

Building Types, Density and Massing *Average Score: 1.3*



existing office

image #52

Building Types, Density and Massing **Average Score: 1.3**

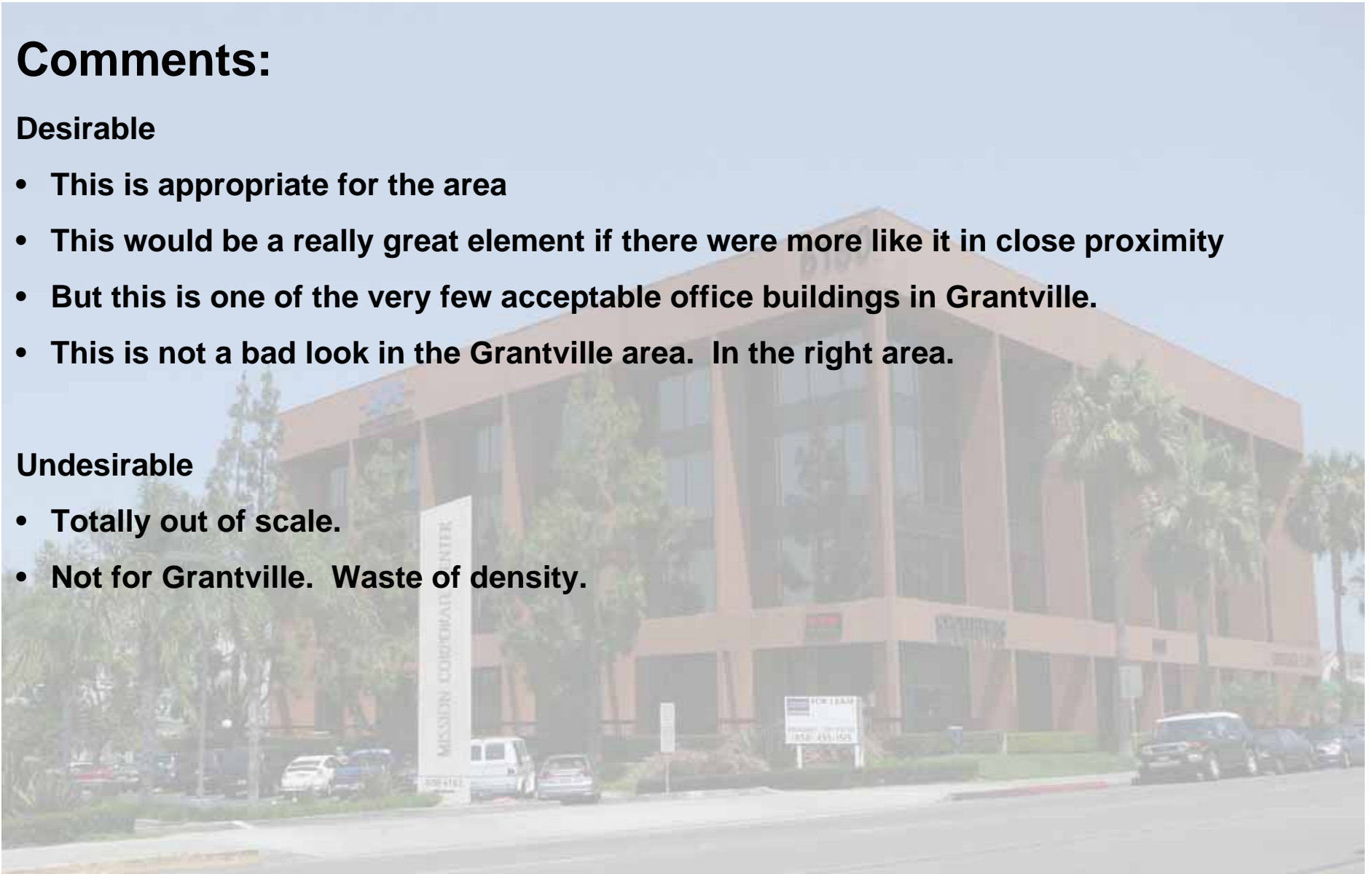
Comments:

Desirable

- This is appropriate for the area
- This would be a really great element if there were more like it in close proximity
- But this is one of the very few acceptable office buildings in Grantville.
- This is not a bad look in the Grantville area. In the right area.

Undesirable

- Totally out of scale.
- Not for Grantville. Waste of density.



existing office

image #52

Building Types, Density and Massing **Average Score: 1.4**



low-rise office

image #53

Building Types, Density and Massing **Average Score: 1.4**

Comments:

Desirable

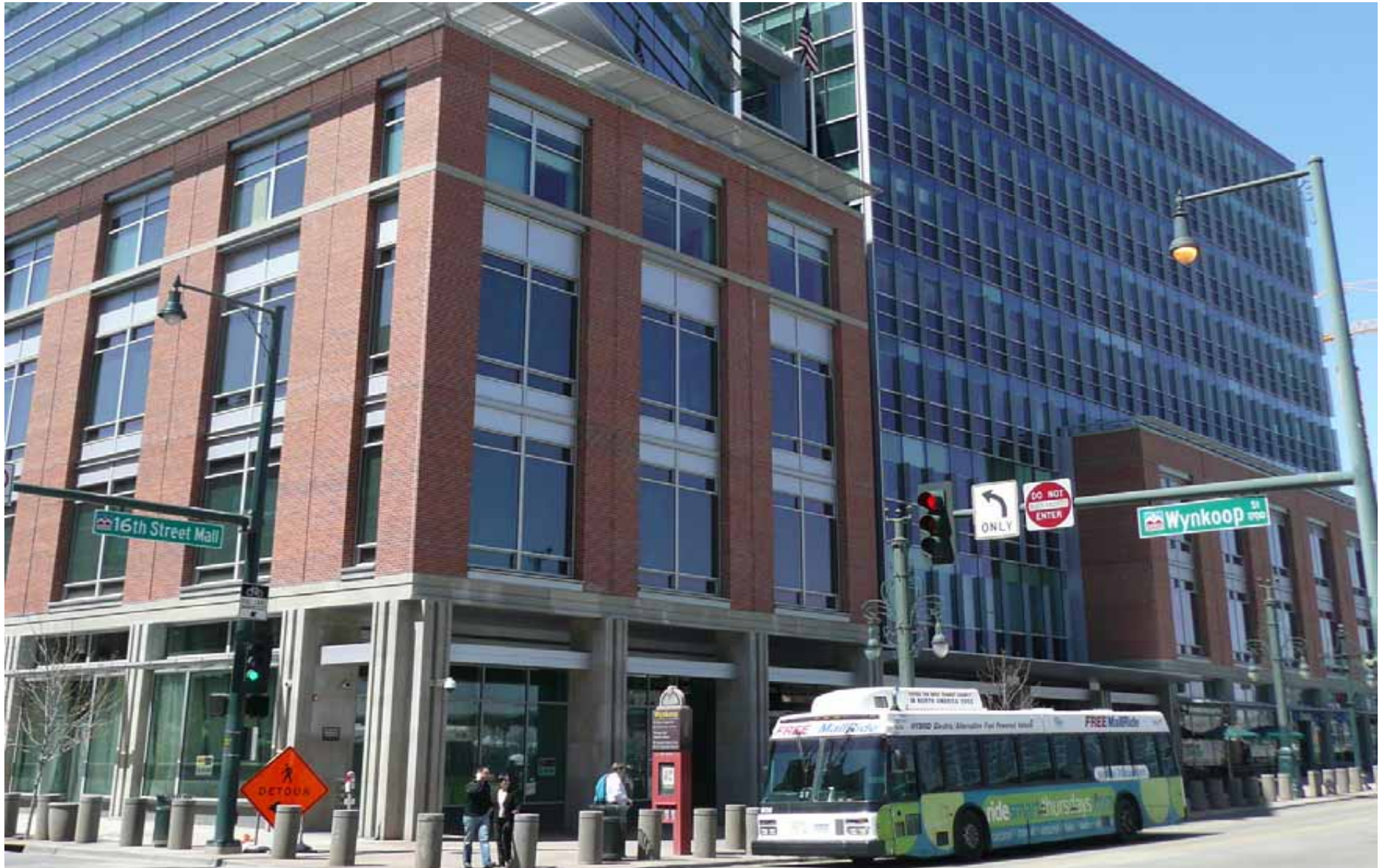
- Needed in Grantville

Undesirable

- A little better but not much.
- No one will build
- Okay, but not a very exciting look.
- Don't waste redevelopment time, effort & money to plan for 1 story detached office which is what is in many locations now
- Inefficient use of land.
- Where is the landscaping?
- Too low. Waste of density.

Building Types, Density and Massing

Average Score: .4



mid-rise office

image #54

Building Types, Density and Massing

Average Score: .4

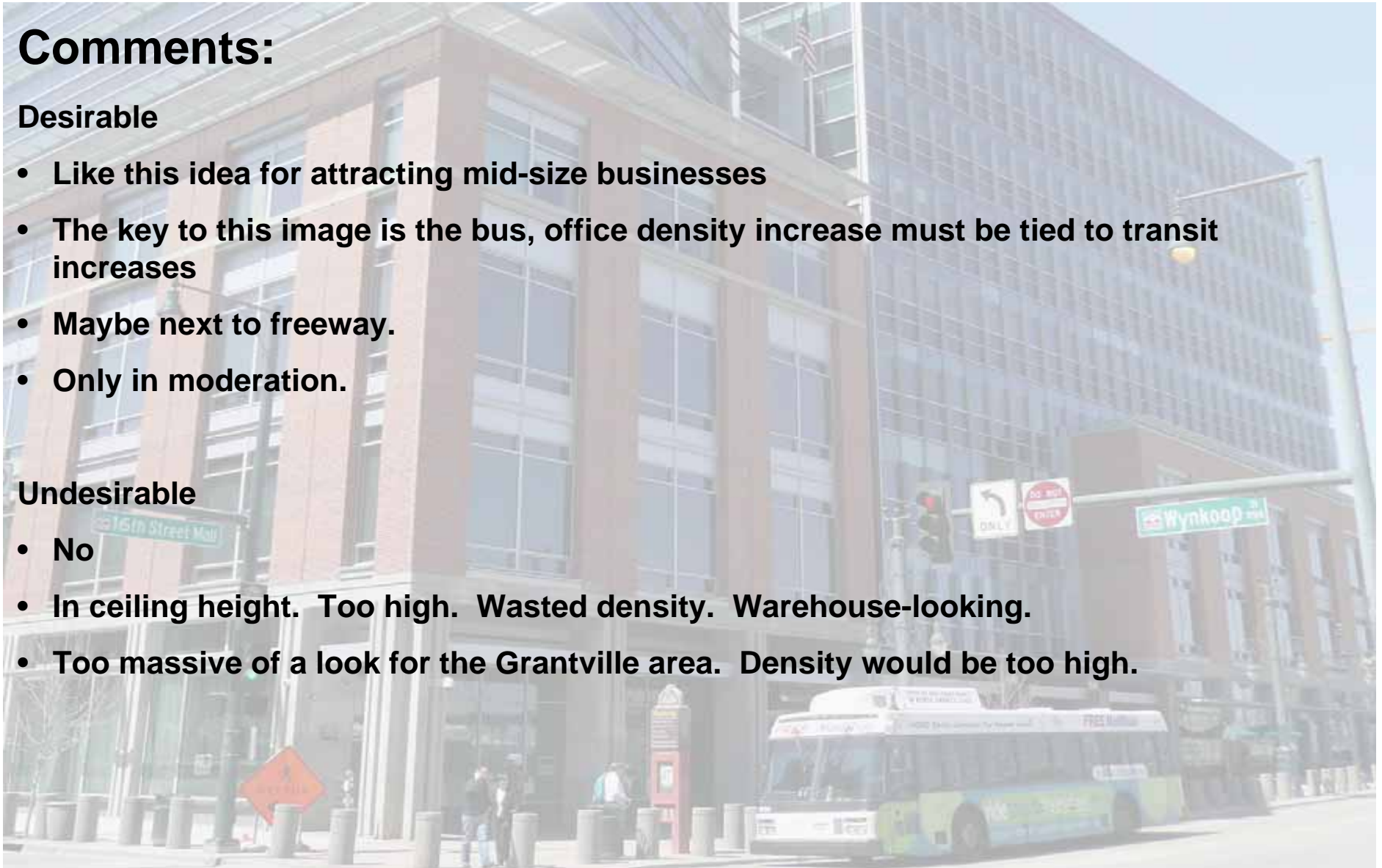
Comments:

Desirable

- Like this idea for attracting mid-size businesses
- The key to this image is the bus, office density increase must be tied to transit increases
- Maybe next to freeway.
- Only in moderation.

Undesirable

- No
- In ceiling height. Too high. Wasted density. Warehouse-looking.
- Too massive of a look for the Grantville area. Density would be too high.



mid-rise office

image #54

Building Types, Density and Massing *Average Score: -2.1*



high-rise office

image #55

Building Types, Density and Massing *Average Score: -2.1*

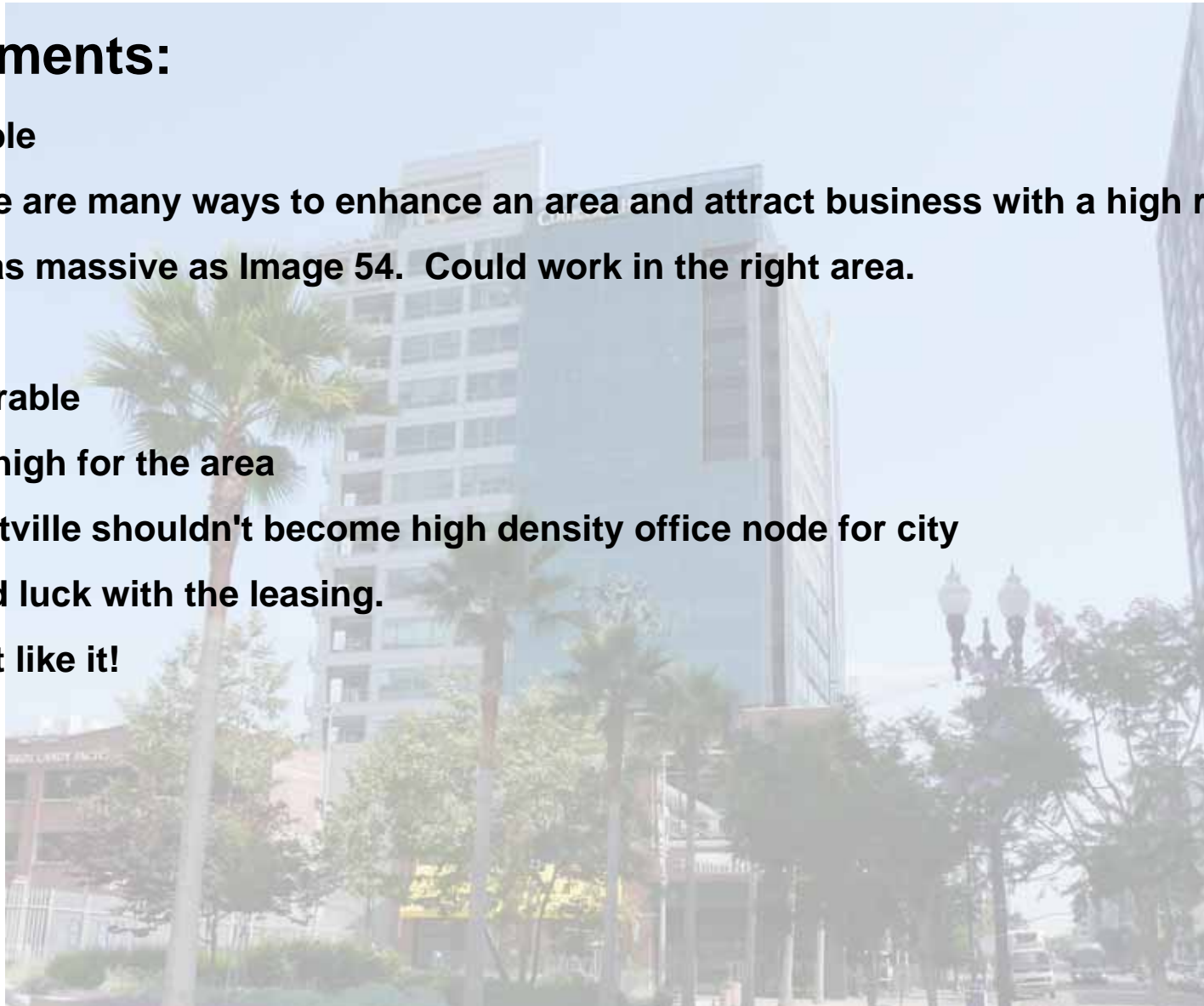
Comments:

Desirable

- There are many ways to enhance an area and attract business with a high rise office.
- Not as massive as Image 54. Could work in the right area.

Undesirable

- Too high for the area
- Grantville shouldn't become high density office node for city
- Good luck with the leasing.
- Don't like it!



high-rise office

image #55

Building Types, Density and Massing *Average Score: 1.5*



small scale mixed-use retail / office

image #56

Building Types, Density and Massing **Average Score: 1.5**

Comments:

Desirable

- Like this concept
- Mixed use is always a good idea.
- Works if there is right uses
- Good use of land

Undesirable

- Too high. Too dense.
- Could be okay in Grantville, but not very exciting.



small scale mixed-use retail / office

image #56

Building Types, Density and Massing *Average Score: -1.8*



large scale mixed-use retail / office

image #57

Building Types, Density and Massing *Average Score: -1.8*

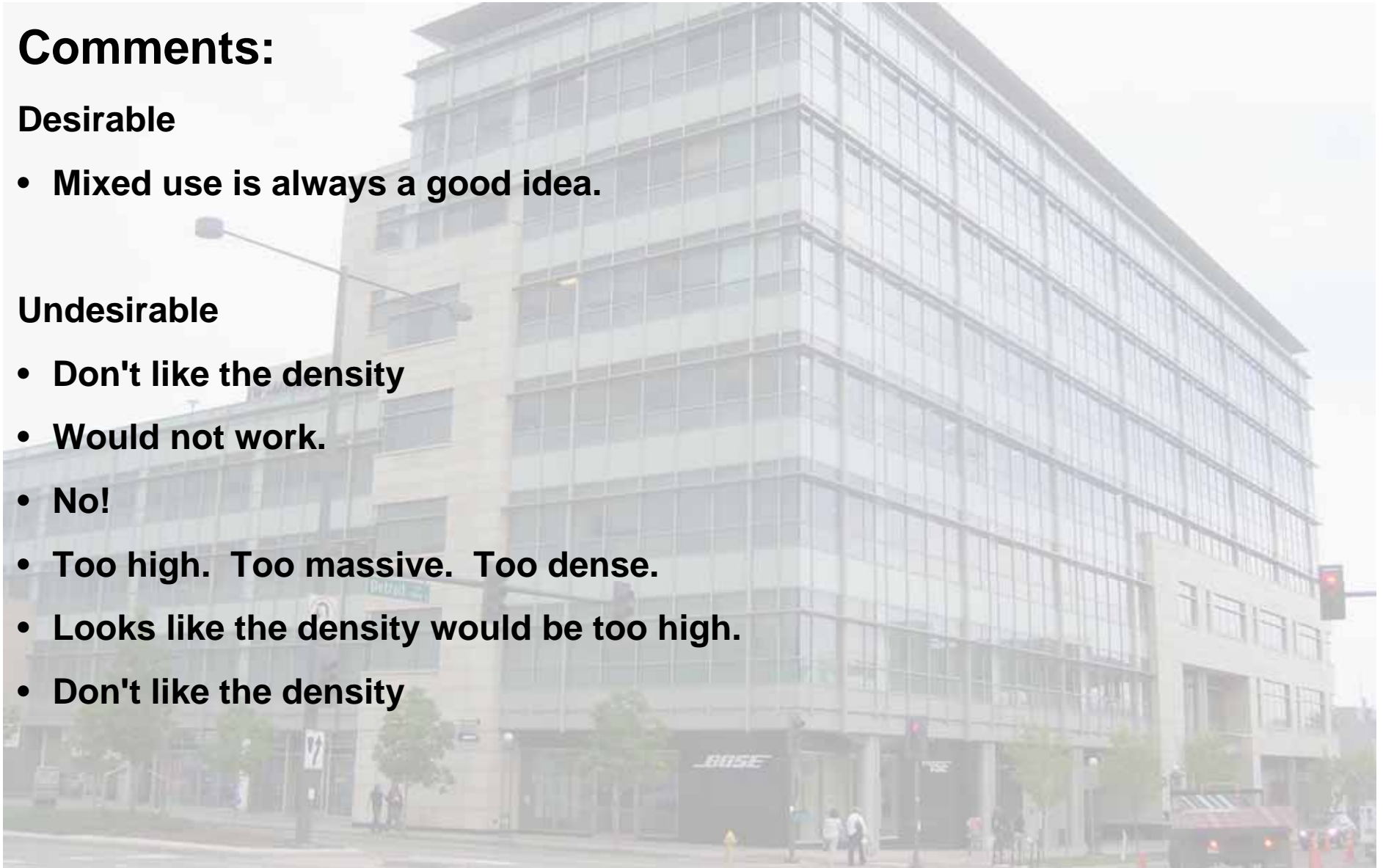
Comments:

Desirable

- Mixed use is always a good idea.

Undesirable

- Don't like the density
- Would not work.
- No!
- Too high. Too massive. Too dense.
- Looks like the density would be too high.
- Don't like the density



large scale mixed-use retail / office

image #57

Building Types, Density and Massing

transit oriented development

-5 -4 -3 -2 -1 0 1 2 3 4 5

Building Types, Density and Massing *Average Score: 2.2*



existing grantville trolley stop

image #58

Building Types, Density and Massing **Average Score: 2.2**

Comments:

Desirable

- Like high platform
- An icon / gateway project.
- The Grantville Trolley is an asset but is ugly. It does not fit the area.
- Looks good, but could use a better waiting area for all weather. Needs roads for better and faster access.
- Pleased with the fact that Grantville has this station. Looks are the reason for the rating

Undesirable

- The dead zone
- It's nice to have a stop, but hard to get to, no development in area to support users

existing grantville trolley stop

image #58

Building Types, Density and Massing *Average Score: 2.5*



existing san diego TOD, surrounded by retail

image #59

Building Types, Density and Massing **Average Score: 2.5**

Comments:

Desirable

- Like the concept
- Pretty good.
- Looks good and functional.

Undesirable

- Not enough density for trolley station
- Not dense enough.
- Good idea to make a trolley stop into a destination.
- In this development, transit seems afterthought to development rather than integral

existing san diego TOD, surrounded by retail

image #59



Building Types, Density and Massing **Average Score: 1.7**



light rail surrounded by mid-rise mixed use

image #60

Building Types, Density and Massing **Average Score: 1.7**

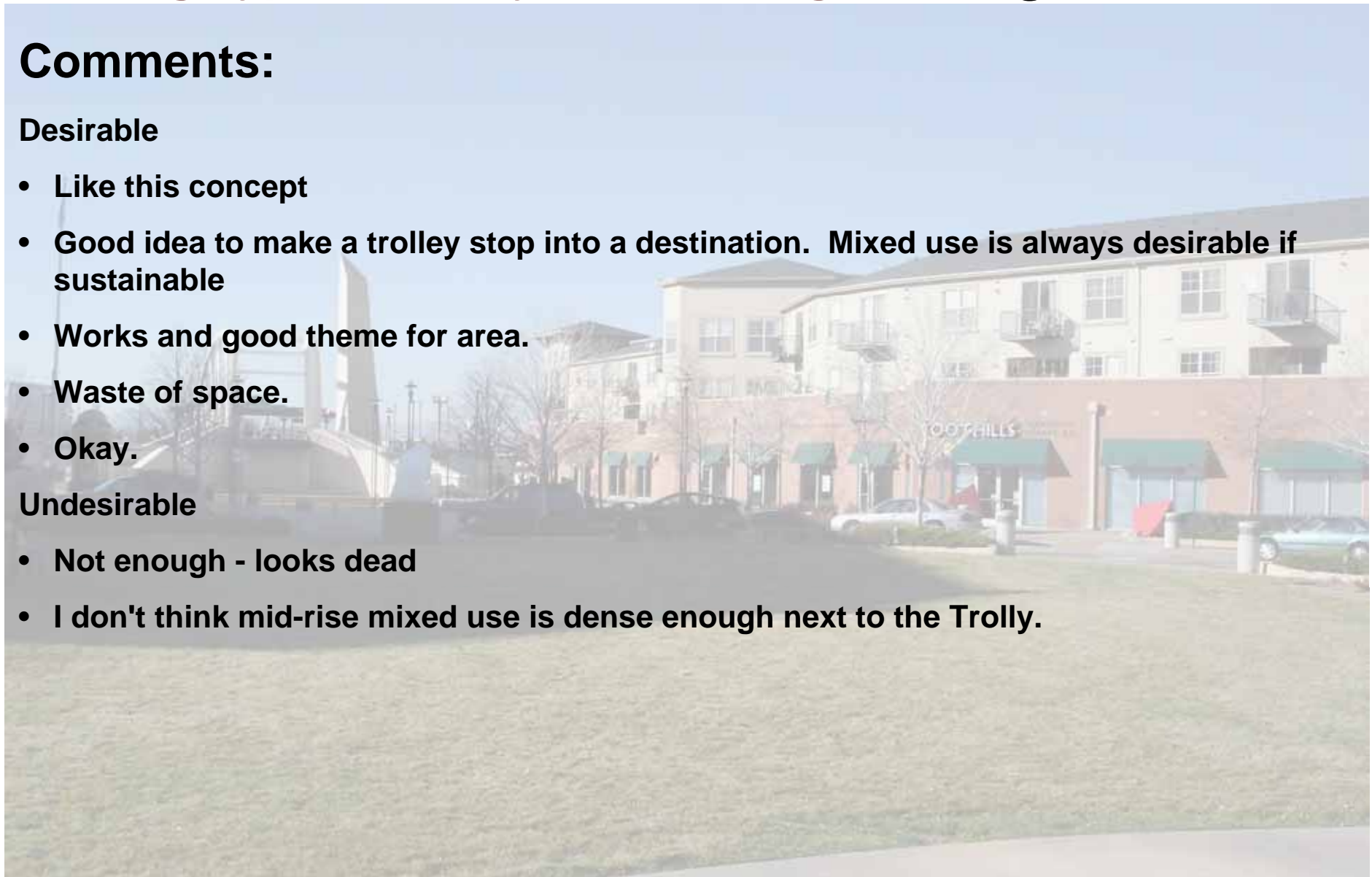
Comments:

Desirable

- Like this concept
- Good idea to make a trolley stop into a destination. Mixed use is always desirable if sustainable
- Works and good theme for area.
- Waste of space.
- Okay.

Undesirable

- Not enough - looks dead
- I don't think mid-rise mixed use is dense enough next to the Trolley.



light rail surrounded by mid-rise mixed use

image #60

Building Types, Density and Massing **Average Score: -.6**



urban TOD

image #61

Building Types, Density and Massing *Average Score: -.6*

Comments:

Desirable

- **Now you're talking**
- **Land value is very high, so this type of development needs to surplant existing industrial**
- **May be too urban for Grantville but would be great in making Grantville into a destination. Could create an urban center**
- **Very good even though in Texas**

Undesirable

- **Don't like the density shown**
- **Too dense**
- **Better than current development but this feels like a mess and not a nice/safe place to be a pedestrian**
- **Boy. Someone was having a bad day when they designed this**
- **Too busy-looking. Maybe too many levels**

Building Types, Density and Massing

industrial

-5 -4 -3 -2 -1 0 1 2 3 4 5

Building Types, Density and Massing **Average Score: 0.0**



existing industrial use

image #62

Building Types, Density and Massing **Average Score: 0.0**

Comments:

Desirable

- This business should remain with only some of the others in this specific area. Needs a facelift
- Light industrial needs to stay but it can be much more appealing visually.
- Suited for Grantville. Could have second story added.

Undesirable

- Ugly but functional
- Old-looking. Functional but not inspiring.
- Boring and unattractive.
- A time & place and this isn't it

existing industrial use

image #62

Building Types, Density and Massing *Average Score: 0.0*



warehouses

image #63

Building Types, Density and Massing **Average Score: 0.0**

Comments:

Desirable

- Prefer this to previous image
- Good finishes
- Some warehouses may be appropriate like the Trammel Crow development
- Well suited for Grantville

Undesirable

- Not what should be built in a redevelopment area
- Okay, but not great for Grantville. Not a good look for Grantville



Building Types, Density and Massing **Average Score: 1.5**



flex space

image #64

Building Types, Density and Massing **Average Score: 1.5**

Comments:

Desirable

- Like the landscaping
- Suited for Grantville
- Nice-looking, well landscaped. Could represent any of the business in Grantville

Undesirable

- Too big. we already have underutilized buildings of this type on Mission Gorge Rd
- Just common to boring.

Building Types, Density and Massing

sustainable features

-5 -4 -3 -2 -1 0 1 2 3 4 5

Building Types, Density and Massing **Average Score: 1.6**



LEED Building

image #65

Building Types, Density and Massing **Average Score: 1.6**

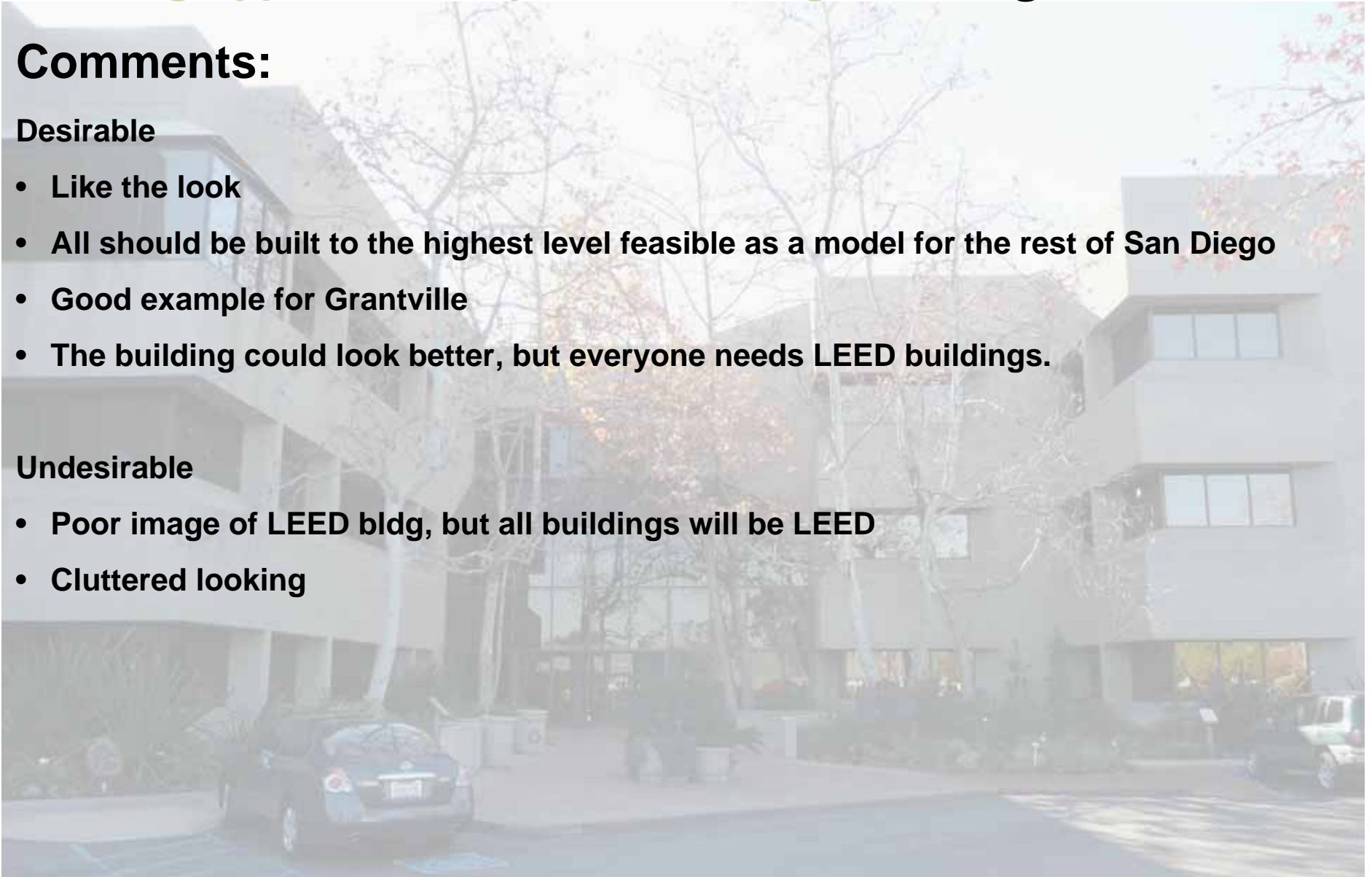
Comments:

Desirable

- Like the look
- All should be built to the highest level feasible as a model for the rest of San Diego
- Good example for Grantville
- The building could look better, but everyone needs LEED buildings.

Undesirable

- Poor image of LEED bldg, but all buildings will be LEED
- Cluttered looking



Building Types, Density and Massing *Average Score: 1.2*



green roof on residential buildings

image #66

Building Types, Density and Massing **Average Score: 1.2**

Comments:

Desirable

- Not mandatory but nice
- Has some appeal but don't like the concept
- Who doesn't like green?
- Certainly where applicable
- The idea is good, but this picture gives a bad presentation. Too over-grown.

Undesirable

- Really bad design
- Not a useful green



Building Types, Density and Massing **Average Score: 1.3**



green roof on commercial building

image #67

Building Types, Density and Massing **Average Score: 1.3**

Comments:

Desirable

- Not mandatory but nice
- Who doesn't like sustainable?
- Yes, where applicable.
- I love to look at rooftops.
- Better than tar.
- Okay-looking and good idea, but concerned about maintenance.

Undesirable

- Would rather see solar panels



green roof on commercial building

image #67

Building Types, Density and Massing **Average Score: 3.5**



solar panels

image #68

Building Types, Density and Massing **Average Score 3.5**

Comments:

Desirable

- Yes, this is what green is all about
- Who doesn't like sustainable?
- Yes. Along with all other alternative energy sources and as methane gas
- Very good. S.D. City or SDG&E needs to make programs available for single family home to purchase solar
- Excellent for Grantville
- Great idea, good-looking. We should do more solar power.

solar panels

image #68