

The Urban Design Plan

The Concept Diagram below summarizes the key elements of the Core Sub-Area Urban Design Plan. This Plan was developed out of extensive review and discussion of the alternative concepts described in the previous section. It is made up of six elements, or design systems, which in combination produce a comprehensive, functional and aesthetic framework to guide development throughout the Core Sub-Area. The six elements of the Plan are:

- Character Districts
- Land Use System
- Building Location and Massing
- Vehicular Circulation System
- Pedestrian and Open Space System
- Orientation and Identity System

These six elements define the proposed organizing structure of Core Sub-Area development. They can be thought of as the *skeleton* and systems of *arteries and veins* which together support and sustain an outwardly visible *skin* of specific buildings and outdoor spaces. As with biological organisms, outward appearances can vary widely, but all the members of a particular species share a common internal structure and organization of life-sustaining systems. The Urban Design Plan describes the proposed internal structure and life-sustaining systems of the Core Sub-Area, presenting design principles and development controls which are essential to achieving the overall development character intended for the area.

And as evolution continues to perfect the basic structure of all biological systems, the Core Sub-Area will be subject, similarly, to structural changes that will enhance its opportunities for successful survival. There are a number of currently identified issues in the area which are "evolving" beyond the control of the SDSU Foundation and cannot be resolved at this time, pending further technical studies and feasibility analyses by others. These include the future of the SDSU Parking Structure No. 2 which has a critical impact on the character of the residential area to the west; implementation of the proposed MTDB trolley line which could increase pedestrian access to the Core Sub-Area; and pedestrian and emergency service impacts of the Cox Arena at Aztec Bowl just north of Plaza Drive. The Urban Design Plan that follows presents a preferred concept in response to each of these important issues, but recognizes that further technical studies or future economic conditions may alter the feasibility of these propositions.

This Plan, therefore, includes the following three types of requirements:

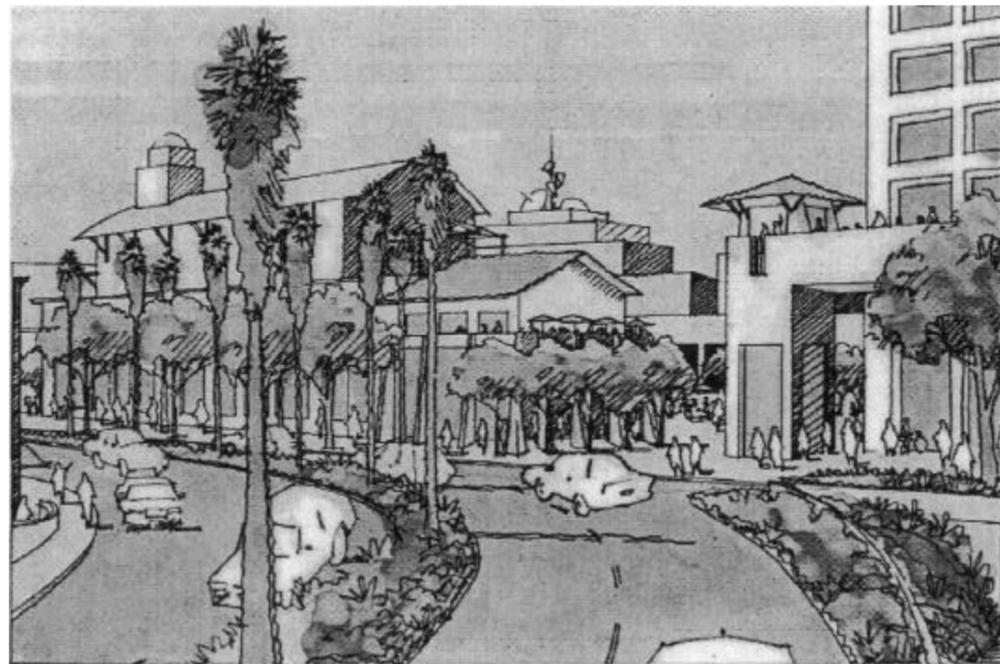
- rigid development controls that must be adhered to;
- recommendations that are firm in principle, but nonspecific in detail; and,
- general conceptual ideas that present a possibility rather than a prescription.

! This document identifies those rigid and firm prescriptive controls (the first two of the requirements above) with a check box: Q. This allows the reader to utilize the guidelines as a checklist and confirm that all required items are met.

• The conceptual ideas that are presented as a possibility are shown with a bullet: •. These are discretionary and are presented as recommendations rather than requirements. The nonspecific recommendations and conceptual ideas are no less important than fixed development controls; they are only not quantifiable or established in location. They contribute to the character of the district.

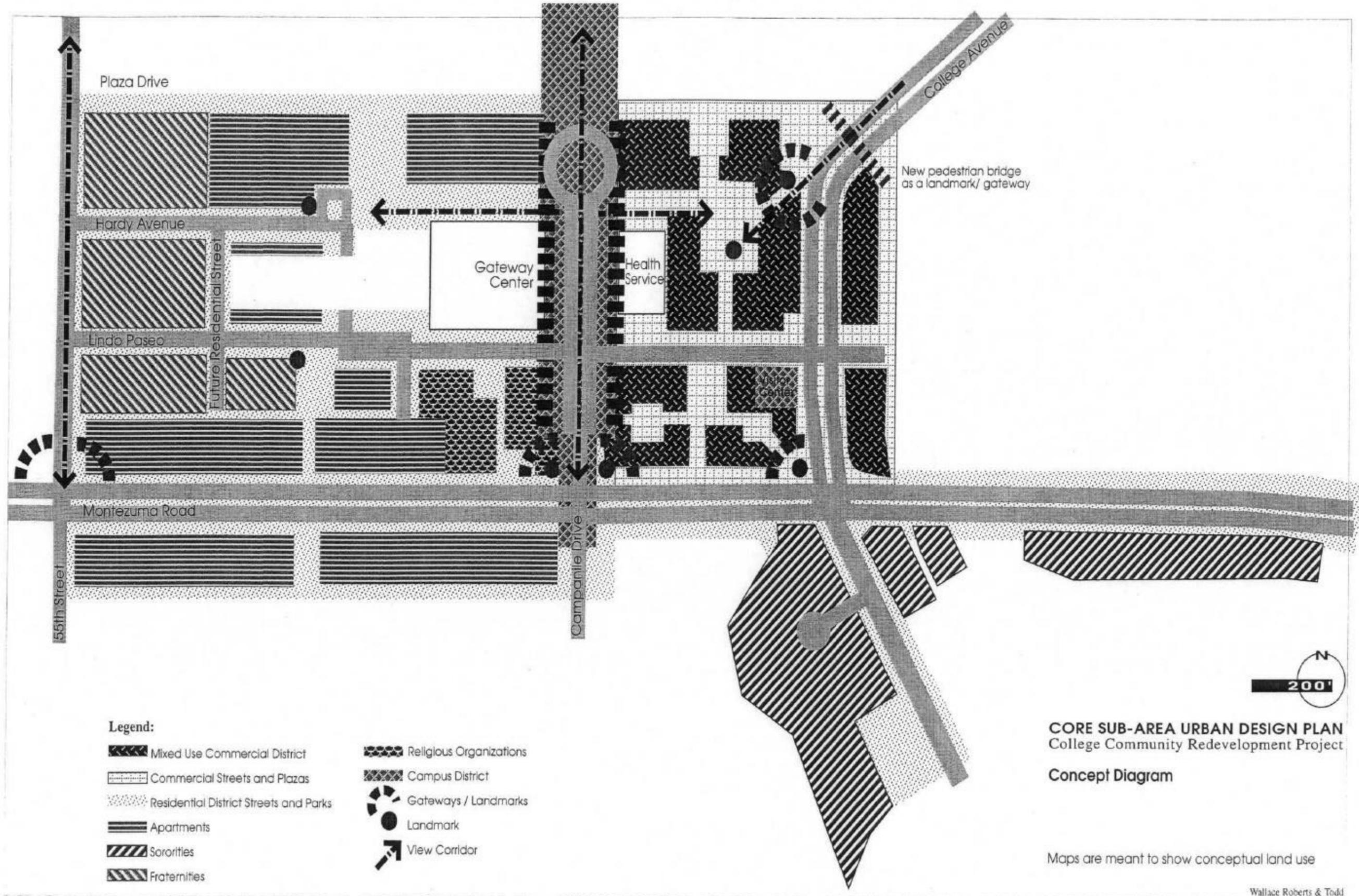
Please note that all maps in the design manual are conceptual and for illustrative purposes only. The final determinant as to what is a conceptual recommendation and what is a firm prescriptive control shall be the text of the Design Manual.

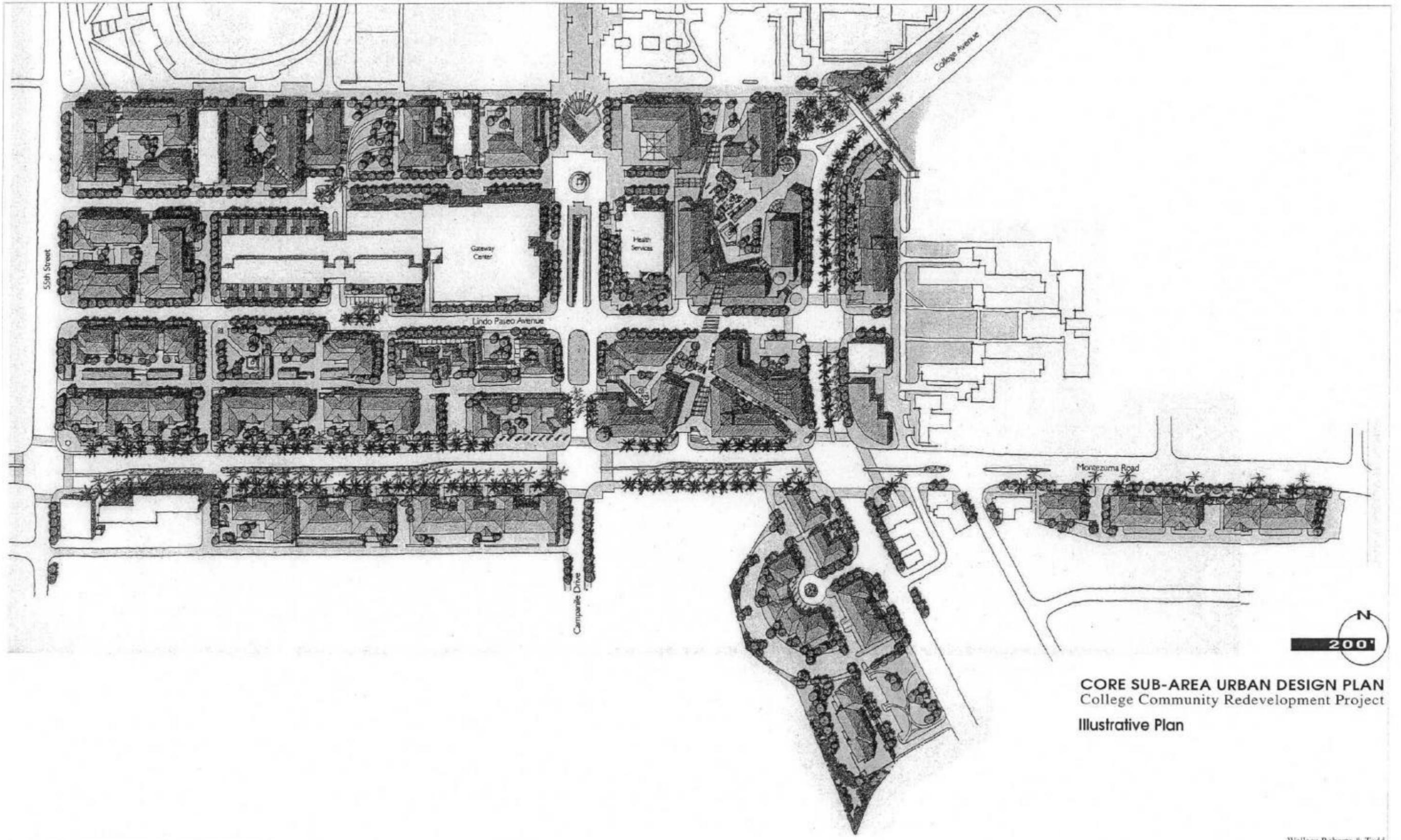
An Illustration of What May Come....



Views into the Core Sub-Area from College Avenue will reveal a vital new community.

The sketch above of the fully developed Core Sub-Area is an illustration of one way the area might develop, under the requirements of the Urban Design Plan and Design Guidelines of this Manual. This sketch is illustrative, and should not be interpreted as the *only* character that these Design Guidelines will produce. It shows quite accurately, however, the general organization and scale of development that will be achieved by following the recommendations of the Urban Design Plan.





CORE SUB-AREA URBAN DESIGN PLAN
College Community Redevelopment Project
Illustrative Plan