



Some Ideas

*Mission
outdoor seating
along #2
RHS: fine*



Commercial Streets

*MORE
GREEN*



Canyon Streets



Residential Streets



Table #

1

Key Questions:

1. Where would you place green streets and/or complete streets?
30th bet Beech & Jimpick

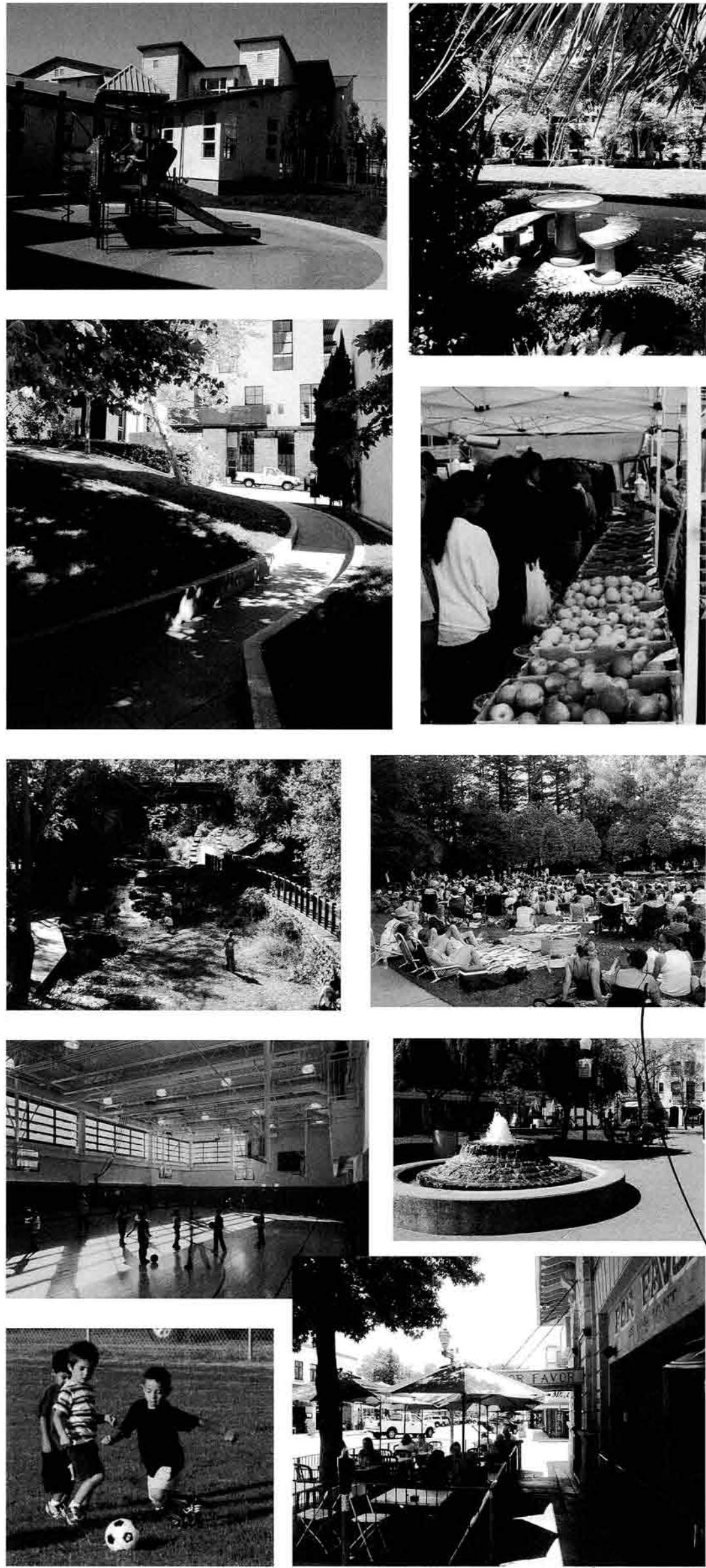


2. How would you integrate cars/pedestrians/bicycles?

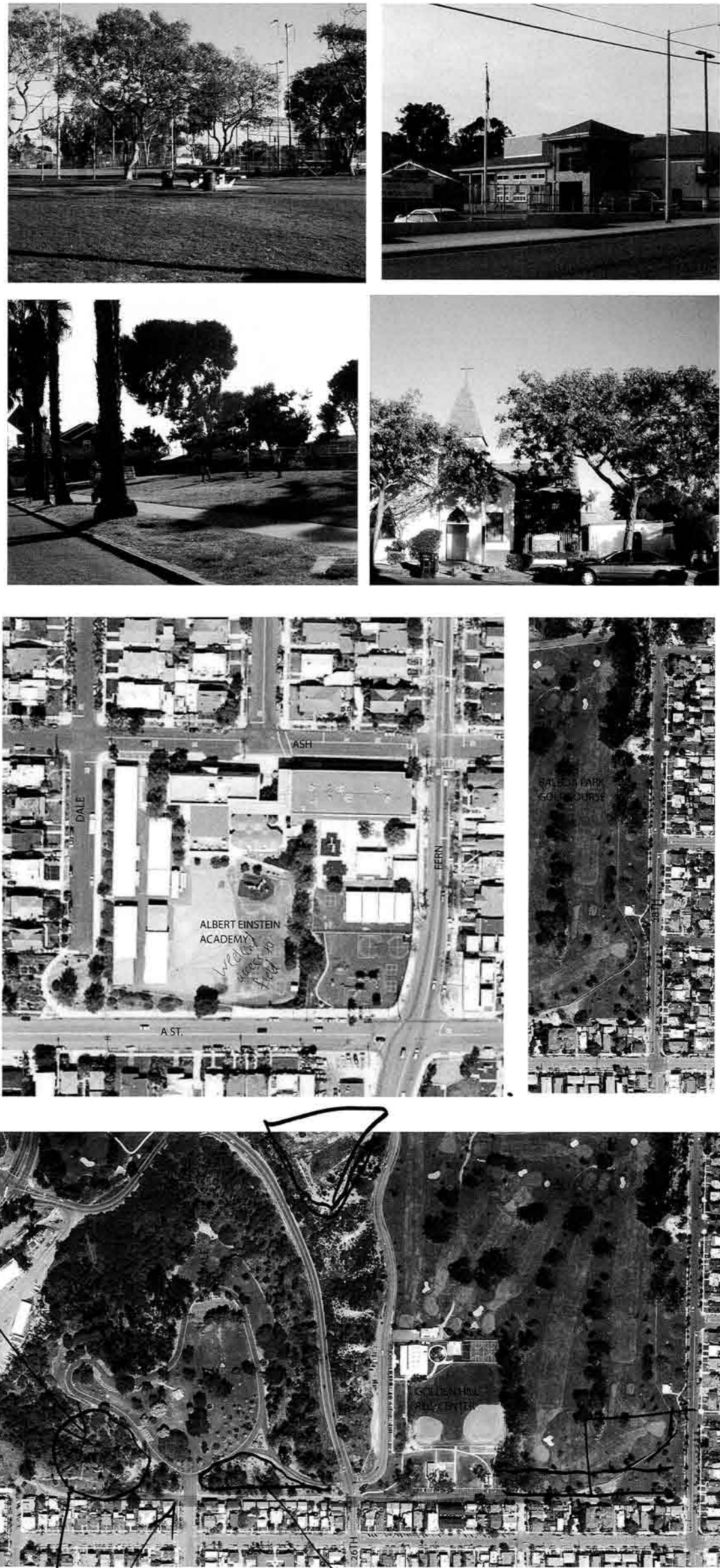
3. Are there connections that don't exist today that should be made to complete the community, or ones that do exist that should be severed?

4. Are there other uses that could be made of the street right-of-way, either permanently or temporarily?

October 2011
drawing
not to scale



Some Ideas



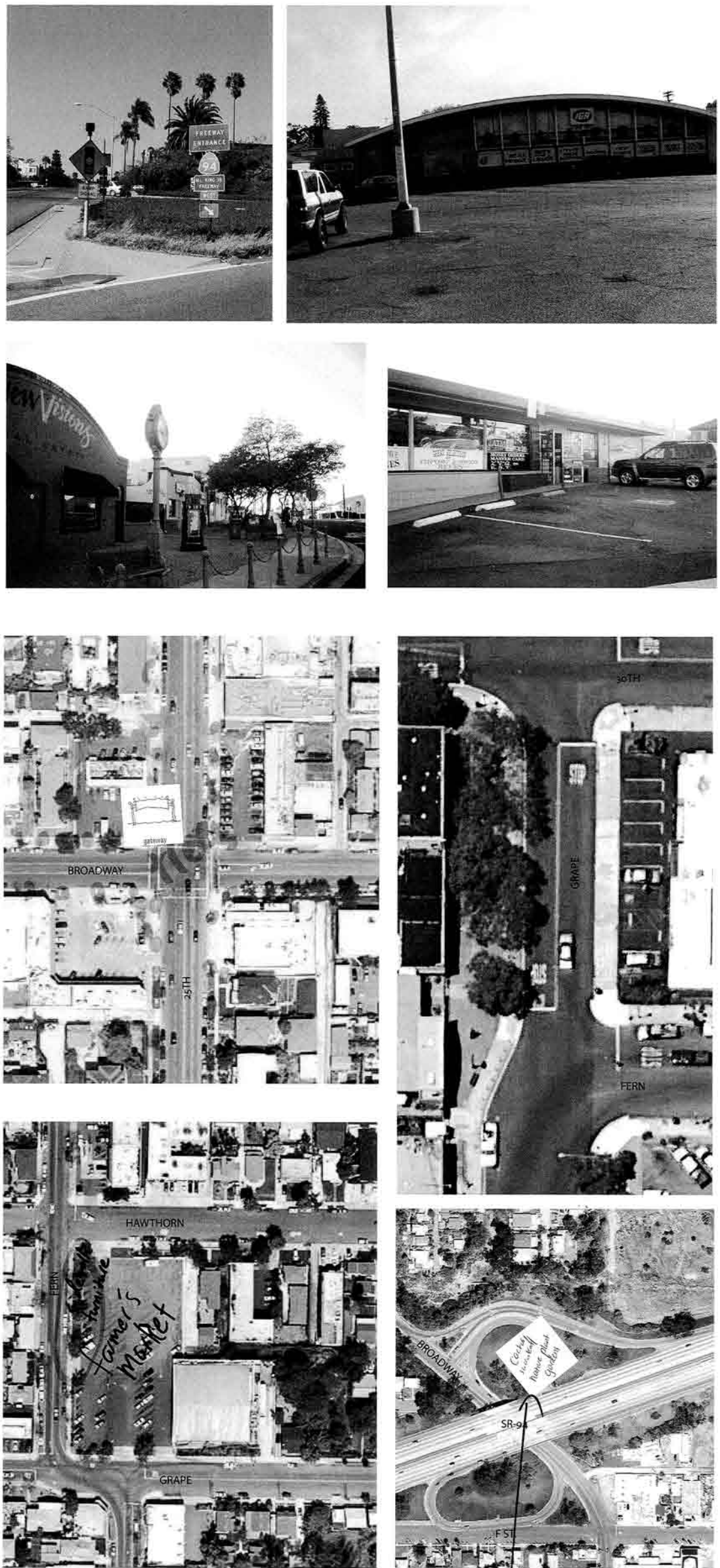
Parks & Community Facilities

redo community gathering place
green pedestrian corridor + bike path
adventure playground
cafe plaza



Canyons & Natural Open Space

vertical access to field



Parking Lots, Plazas & Off-Ramps

Cactus, succulent, native plant gardens

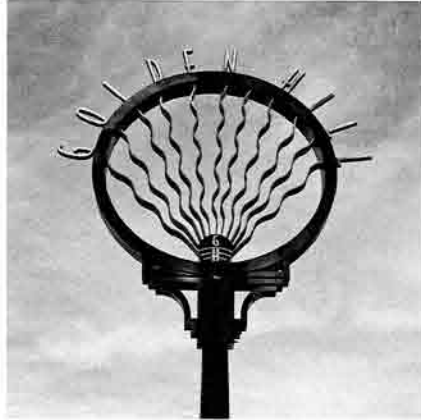


Table #

1

Key Questions:

1. What are the opportunities presented by Balboa Park?
2. What opportunities are there for natural open space and/or small (pocket) parks/green plazas?
3. What are the community activities in GGH that require facilities?
 - Library
 - Community Center/Arts Center
 - Credit Union
 - Outdoor theater
4. How does/can recreation and open space define the community?

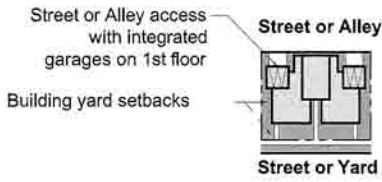
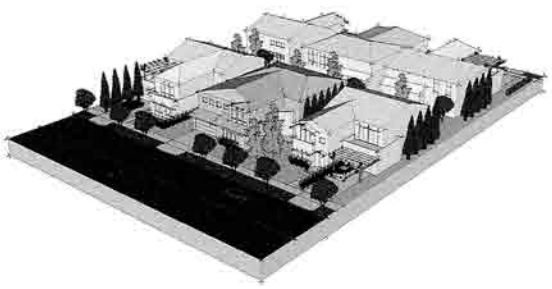
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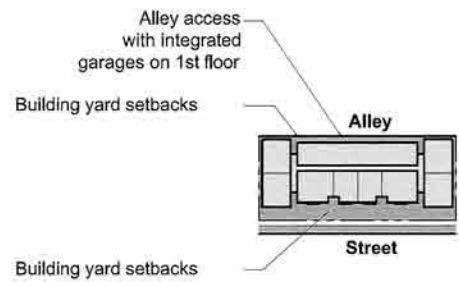
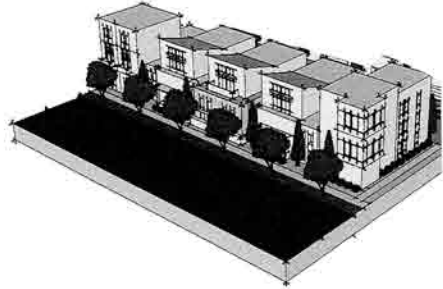
SINGLE FAMILY, GRANNY FLATS, DUPLEX, OR TRIPLEX

Single family homes may be arranged as stand alone detached units, with or without 'granny flats'. They may also be attached as duplexes or triplexes. They may range in density from 5 to 15 units per acre. Parking for single family homes, duplexes or triplexes should be integrated into the ground-floor of the units in individually secured garages. Garages may be accessed from the front or rear of the site.



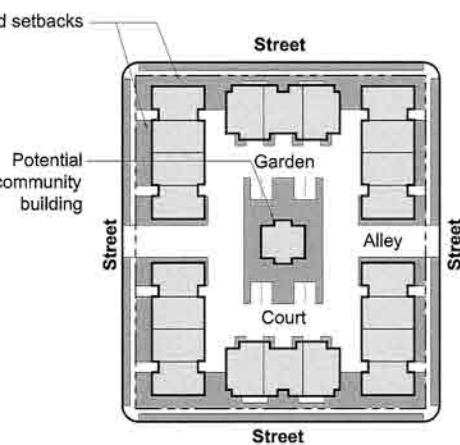
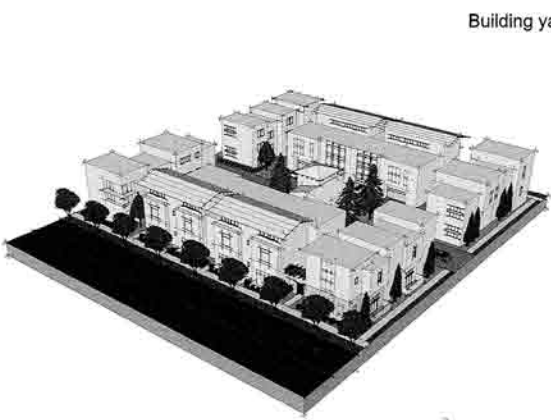
ROWHOMES AND TOWNHOMES

Rowhomes and townhomes are single-family residential units, attached to their neighbors by shared side walls. They can be clustered in groups of 4 to 6 units. Townhomes may range from 2 to 3 levels in height and from 15 to 20 units per acre. Parking for rowhomes and townhomes should be integrated into the ground-floor of the units in individually secured garages. Garages should be accessed from the rear of the site.



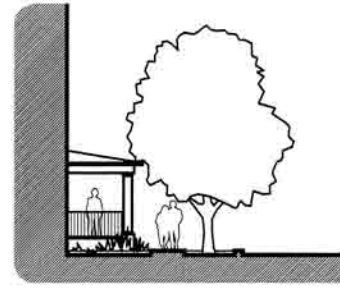
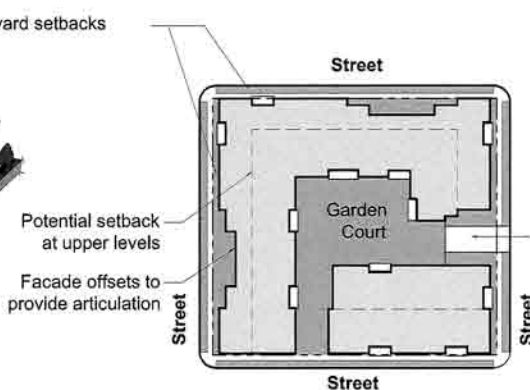
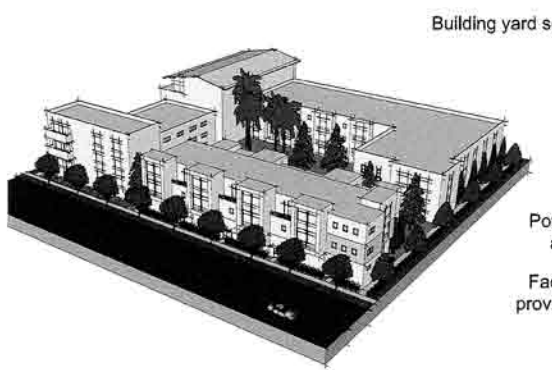
GARDEN COURT

Garden Courts are multi-family residential buildings organized around a central courtyard. The courtyard may contain individual or collective garden plots for building residents to use. They are typically organized with exterior circulation corridors, and may range between 20 to 30 units per acre. Parking, where provided, may include a mixture of garages and surface spaces, accessed from a central, landscaped drive-court. Garage spaces should be integrated into the ground level of the development, in individually secured garages.

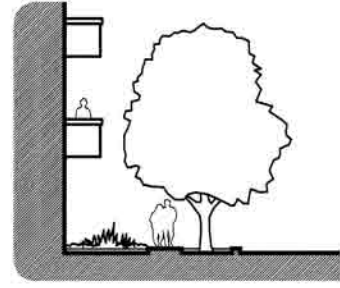


APARTMENTS

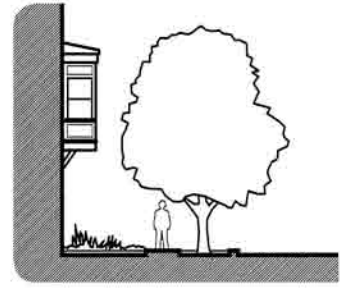
Apartments are denser multi-family residential buildings, most often with interior circulation corridors. They range between 30-60 units per acre and may include a range of unit sizes. Parking is typically accommodated in a garage structure that is integrated within the building and privately secured for access by residents only.



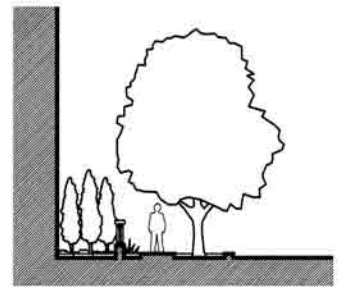
PORCH, PATIO, OR STOOP



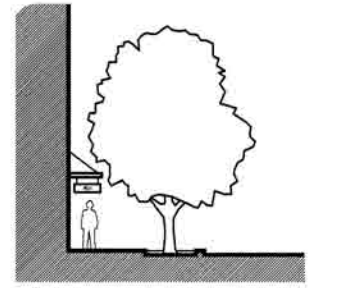
BALCONY



BAY WINDOW



YARD, FORECOURTS, AND BUILDING ENTRIES



AWNING, CANOPY, OR TRELLIS



CONSISTENT SETBACK



INCONSISTENT SETBACK



CAR-ORIENTED FACADE & ACCESS



PEDESTRIAN-ORIENTED FACADE & ACCESS



DEFINED STYLE



NO DEFINED STYLE



NOT 'BULKY'



'BULKY'



SIMILAR HEIGHT & SCALE



VARIABLE HEIGHT & SCALE

Building Types

Street Frontages

Compatibility



Table #

10

Key Questions:

- What building elements are important to control through guidelines?
 - no garages lining the sidewalks
 - 2 story max
 - discreet tolerant
 - patios/porches are good
- What are the special non-building elements that presently define and enhance your neighborhood?
 - trees
 - balconies
 - gardenes
 - porches/patios
 - low fences
- Is there a need for additional building and/or non-building elements to complete the community?
 - We need to reuse sitting unused buildings
 - a cross from E. water on 30th
- What development standards would you change?

- ① Keep building design consistent by block or street
- setback
 - max height

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M.W. STEELE
GROUP, INC.
1805 NEWTON AVENUE, SUITE 4
SAN DIEGO, CA 92119
TELEPHONE 619 230 0325
FACSIMILE 619 230 0325
WWW.MWSTEELE.COM
ARCHITECTURE | PLANNING

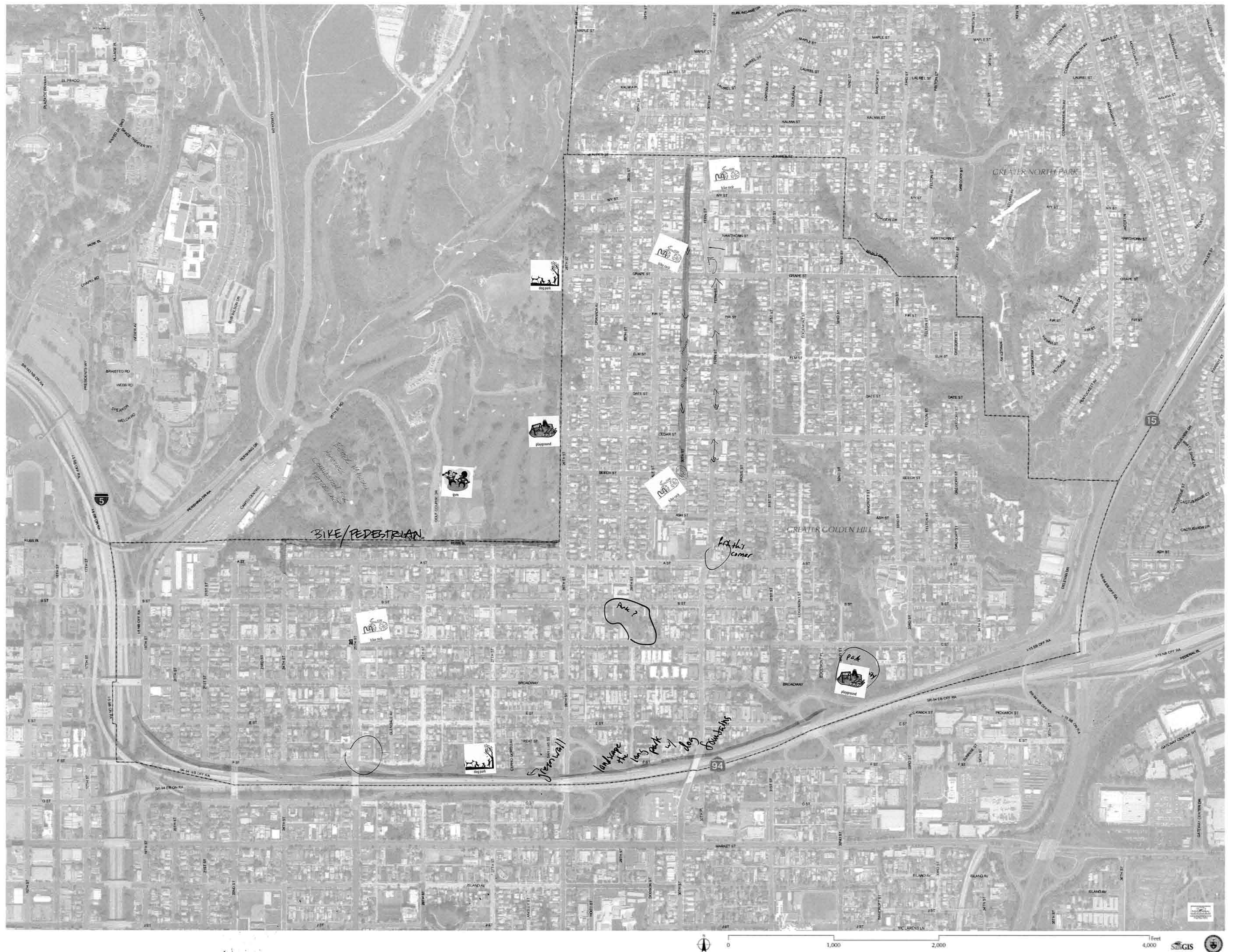


TABLE 1