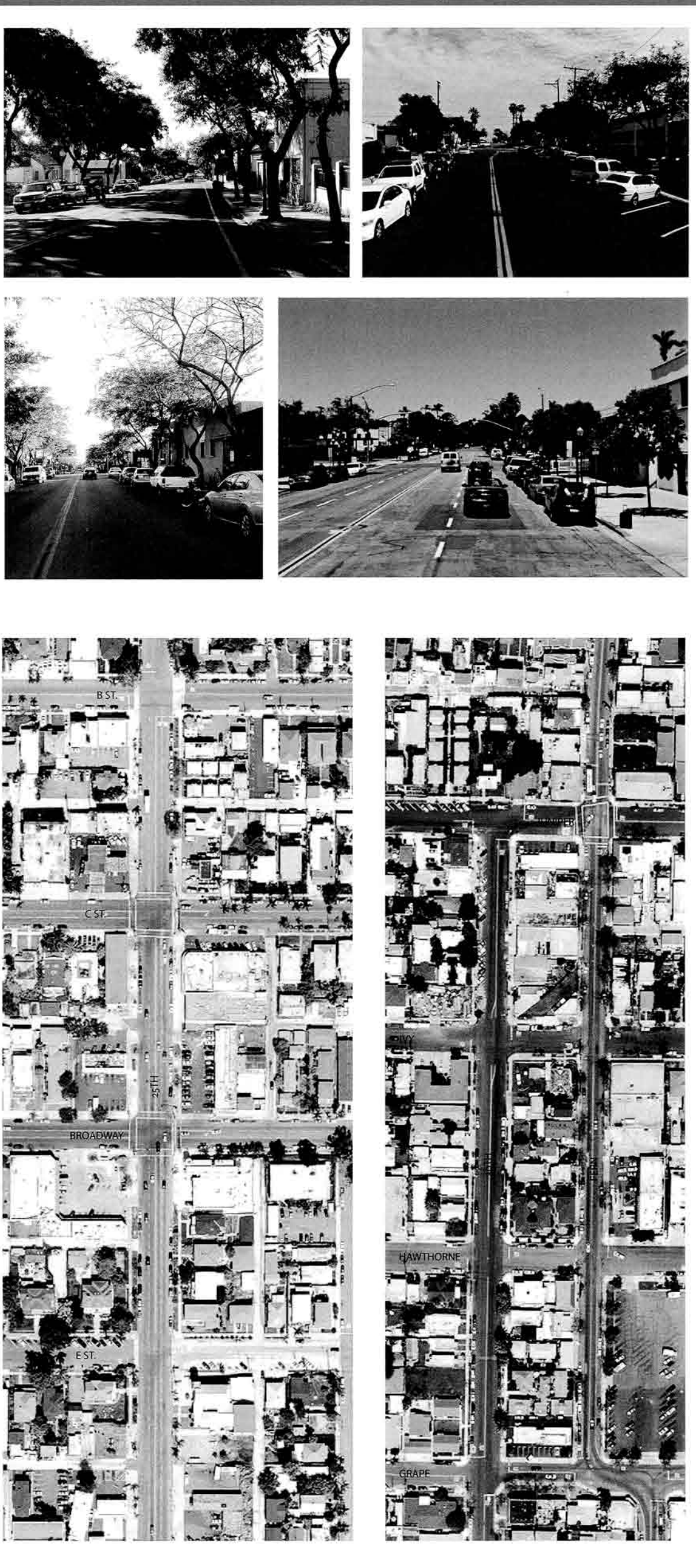


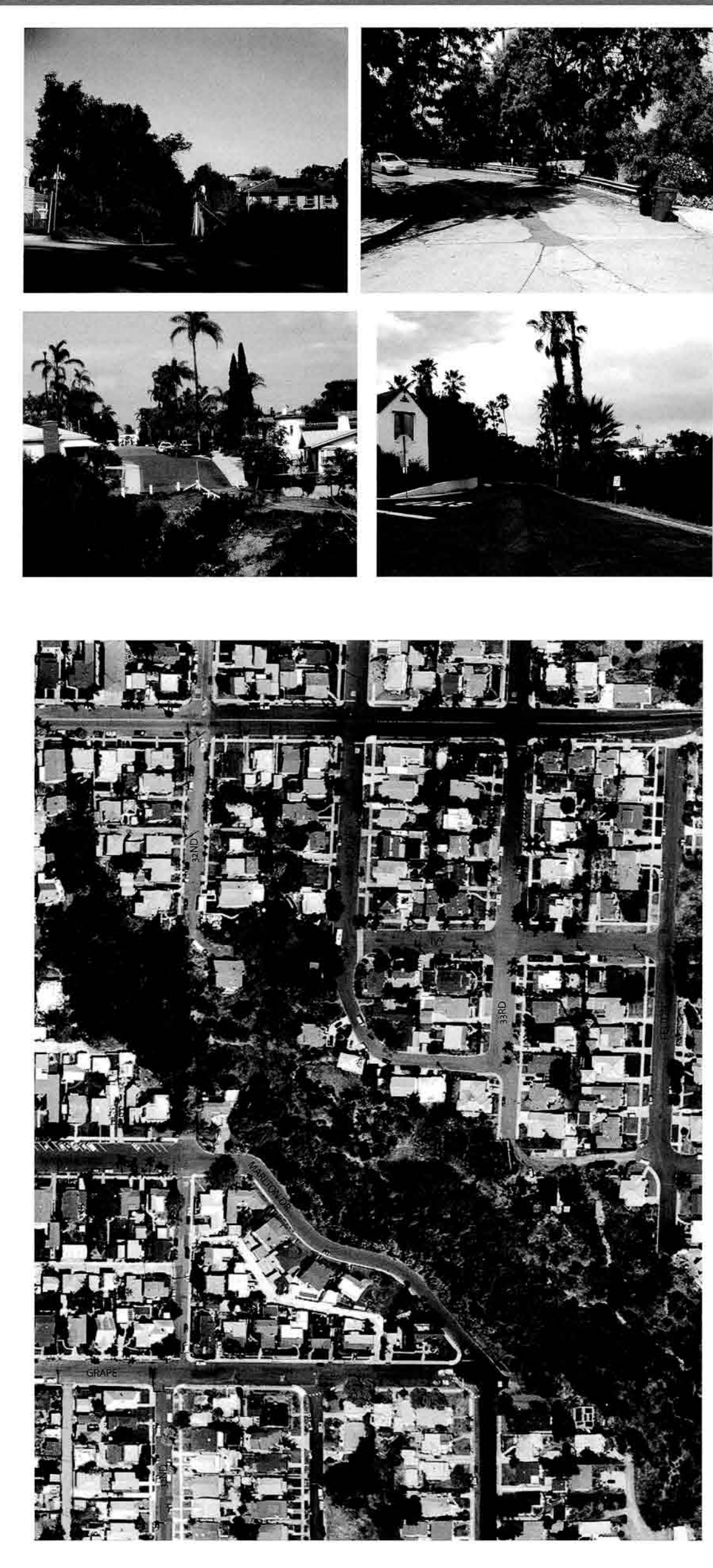


Some Ideas

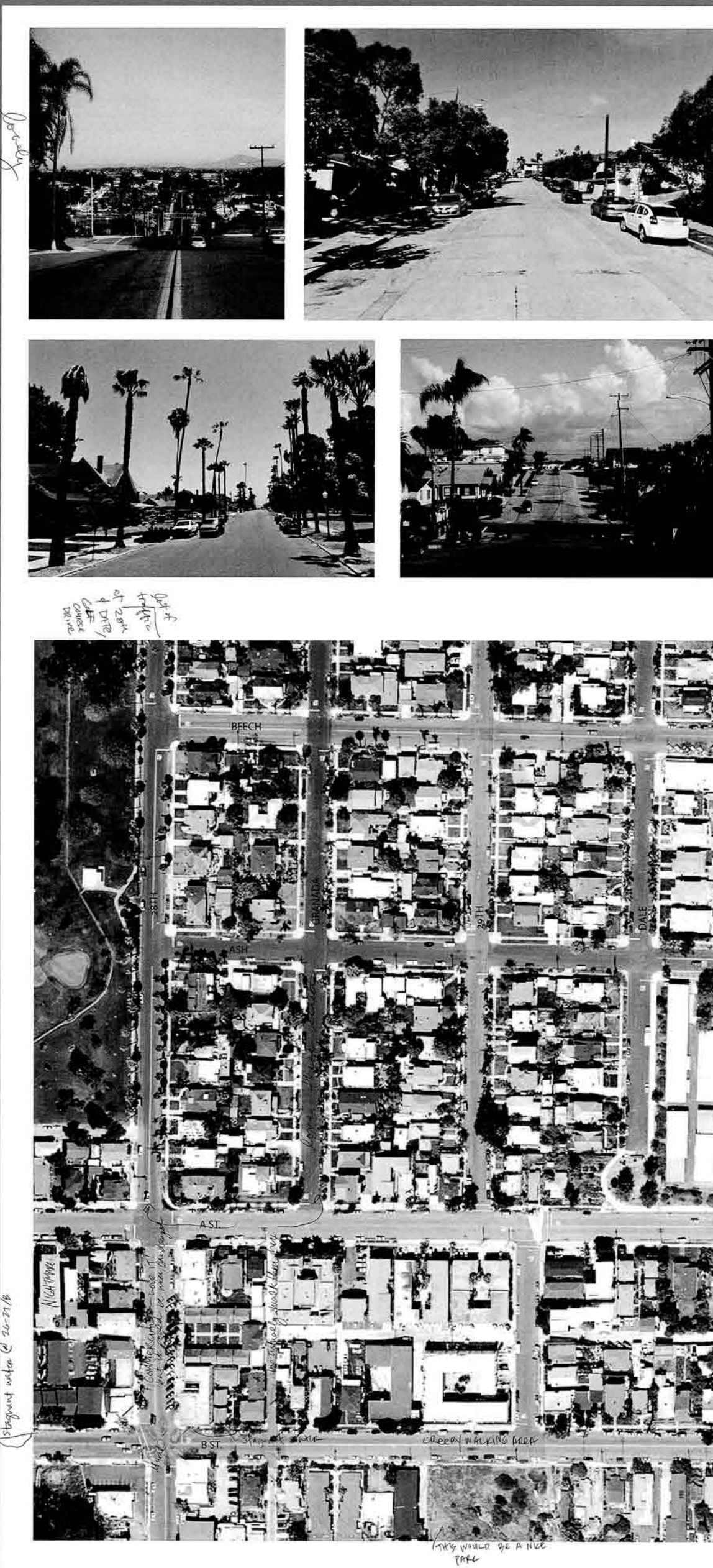


Commercial Streets

Add 28TH (A to B)
30TH + C / Broadway
Traffic jams at signals



Canyon Streets



Residential Streets

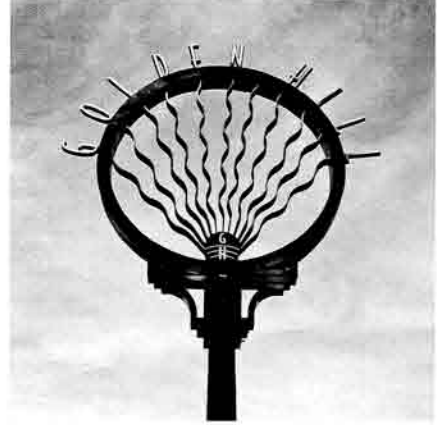


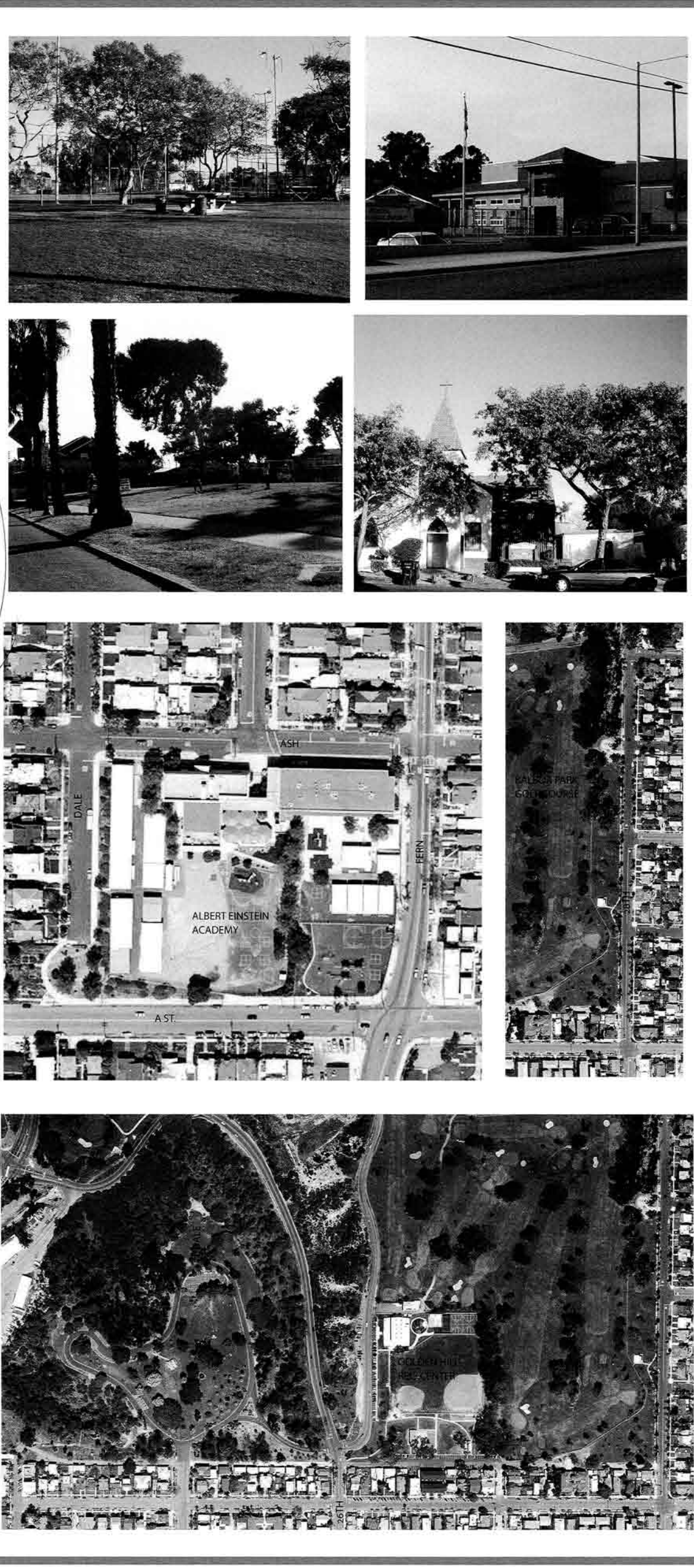
Table # 2

Key Questions:

1. Where would you place green streets and/or complete streets?
B Street = green street / stormwater runoff
C Street = 28th - 30th - 32nd - 34th - 36th - 38th - 40th - 42nd - 44th - 46th - 48th - 50th - 52nd - 54th - 56th - 58th - 60th - 62nd - 64th - 66th - 68th - 70th - 72nd - 74th - 76th - 78th - 80th - 82nd - 84th - 86th - 88th - 90th - 92nd - 94th - 96th - 98th - 100th
28th between B/C, would be nice to have pedestrian access between B/C, access to grocery store
We like how canyon streets end.
2. How would you integrate cars/pedestrians/bicycles?
- Bike routes marked w/ star signs, don't need separate lanes
- Street made C intersection to slow traffic / public art, indicate pedestrian, B + 28th - 25th
- 28th + 19th - need pedestrian marks, slow traffic going around 60 drive
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?
pedestrian connection between B+C
@ 28th
4. Are there other uses that could be made of the street right-of-way, either permanently or temporarily?
on previous pavers to sink water in ground



Some Ideas



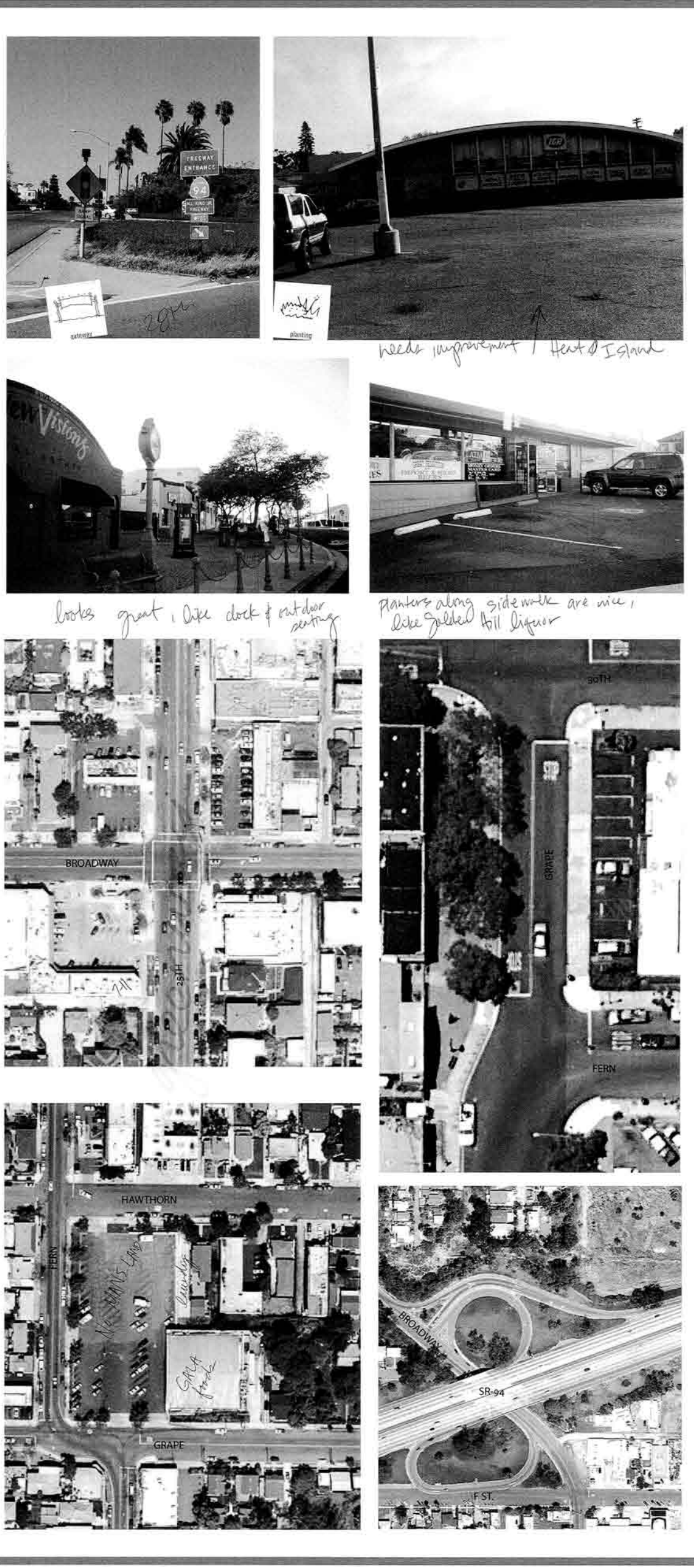
Parks & Community Facilities

community garden



Canyons & Natural Open Space

love the canyons & native plants



Parking Lots, Plazas & Off-Ramps

prefer pervious pavement & bioswales - each site helps treat stormwater runoff



Table # 2

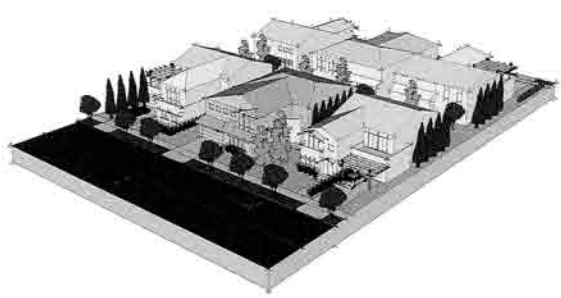
Key Questions:

1. What are the opportunities presented by Balboa Park?
*improve City Hall as a community resource
like gold coast as a public amenity
love open space / variety of activity
need way for bikes to connect to park Blvd
canyons are great for access,
but safety is a concern*
2. What opportunities are there for natural open space and/or small (pocket) parks/green plazas?
*"Tweed Street" type park along SF?
Love trails in canyons
Keep CANYON OPEN space
Keep 7' parcel on SF of between 1910 & 2000 SF*
3. What are the community activities in GGH that require facilities?
*police
community gardens
dog park*
4. How does/can recreation and open space define the community?
Golden Hill has a great opportunity to be a park-like residential area, an extension of Balboa Park.



SINGLE FAMILY, 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.

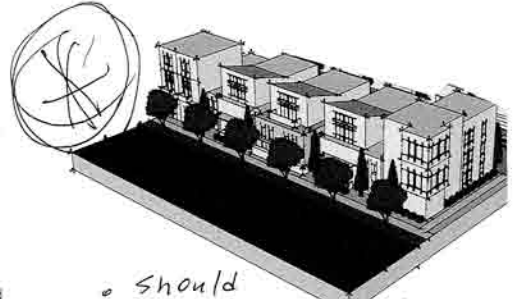


Street or Alley access with integrated garages on 1st floor
Building yard setbacks
Street or Alley
Street or Yard



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.



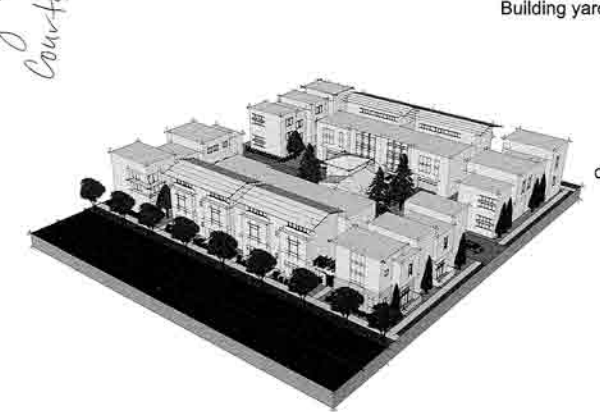
Alley access with integrated garages on 1st floor
Building yard setbacks
Alley
Street

- should include more visitor parking
- must be required to have community trash + recycling bins



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.

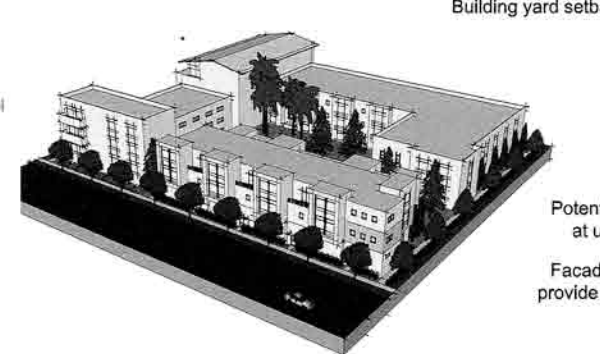


Building yard setbacks
Street
Potential community building
Street
Alley
Street
Garden
Court

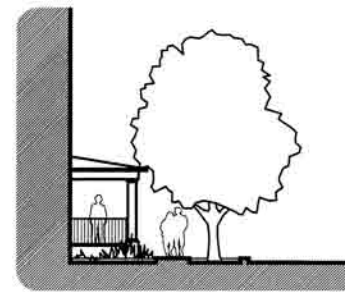


APARTMENTS

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.



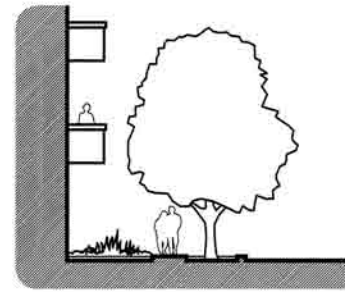
Building yard setbacks
Street
Potential setback at upper levels
Facade offsets to provide articulation
Street
Garden Court
Street



PORCH, PATIO, OR STOOP



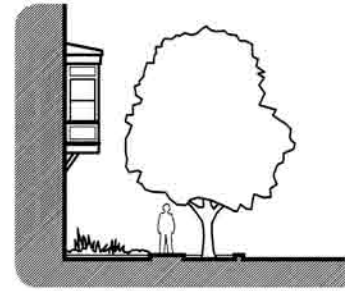
Nice design



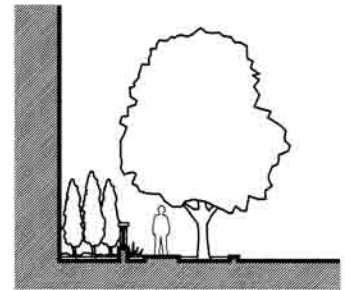
BALCONY



Good if useable, not fake



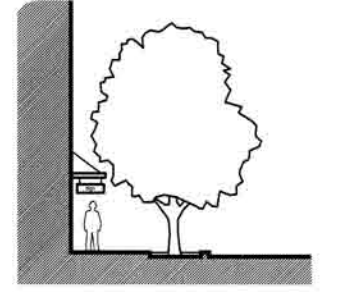
BAY WINDOW



YARD, FORECOURTS, AND BUILDING ENTRIES



Nice if promoting community interaction



AWNING, CANOPY, OR TRELLIS



Nice



CONSISTENT SETBACK
doesn't have to be uniform
better than



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

Gated communities do not promote broader neighborhood involvement

Large community apt/condo projects are usually gated or have limited setback

NO BIG DEVELOPMENTS PLEASE!!

Street Frontages

like all of these

Compatibility

Table # 2

Key Questions:

1. What building elements are important to control through guidelines?

- density
- setbacks
- compatibility w/ adjacent structure
- massing
- setbacks
- facade effects

2. What are the special non-building elements that presently define and enhance your neighborhood?

like landscaping
lighting standards
love the above garden @ 20th & B

street trees masterplan
Entry signs like the one above

3. Is there a need for additional building and/or non-building elements to complete the community?

gardens!
street mural
public art
trolley

4. What development standards would you change?

Reduce zoning density in Golden Hill!
Encourage smaller multi-family developments, if any
= No large complexes!
We have too many!
No! Casts too much shadow on house

THAT'S WHAT RUINED NORTH PARK
October 9, 2010
drawing not to scale
MARIO EL CASAL
north

never see you again

TABLE 2

