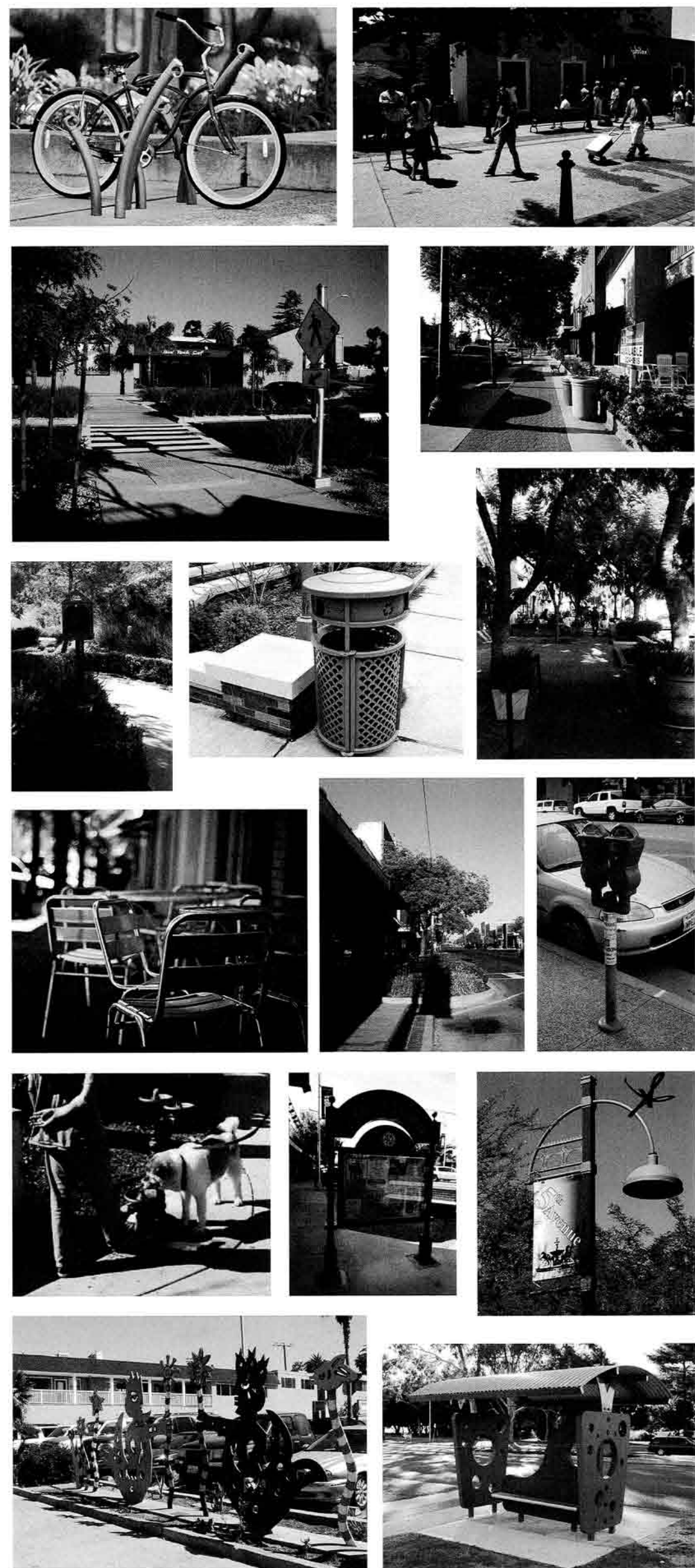
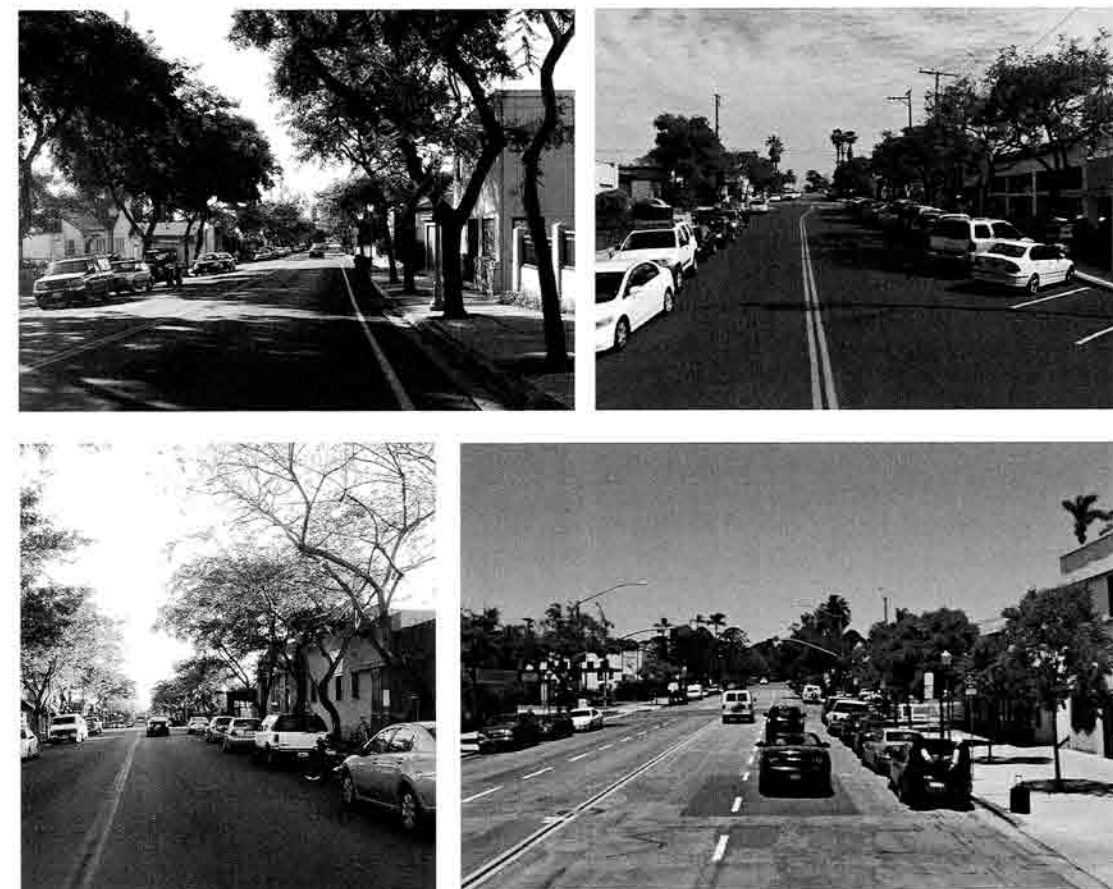
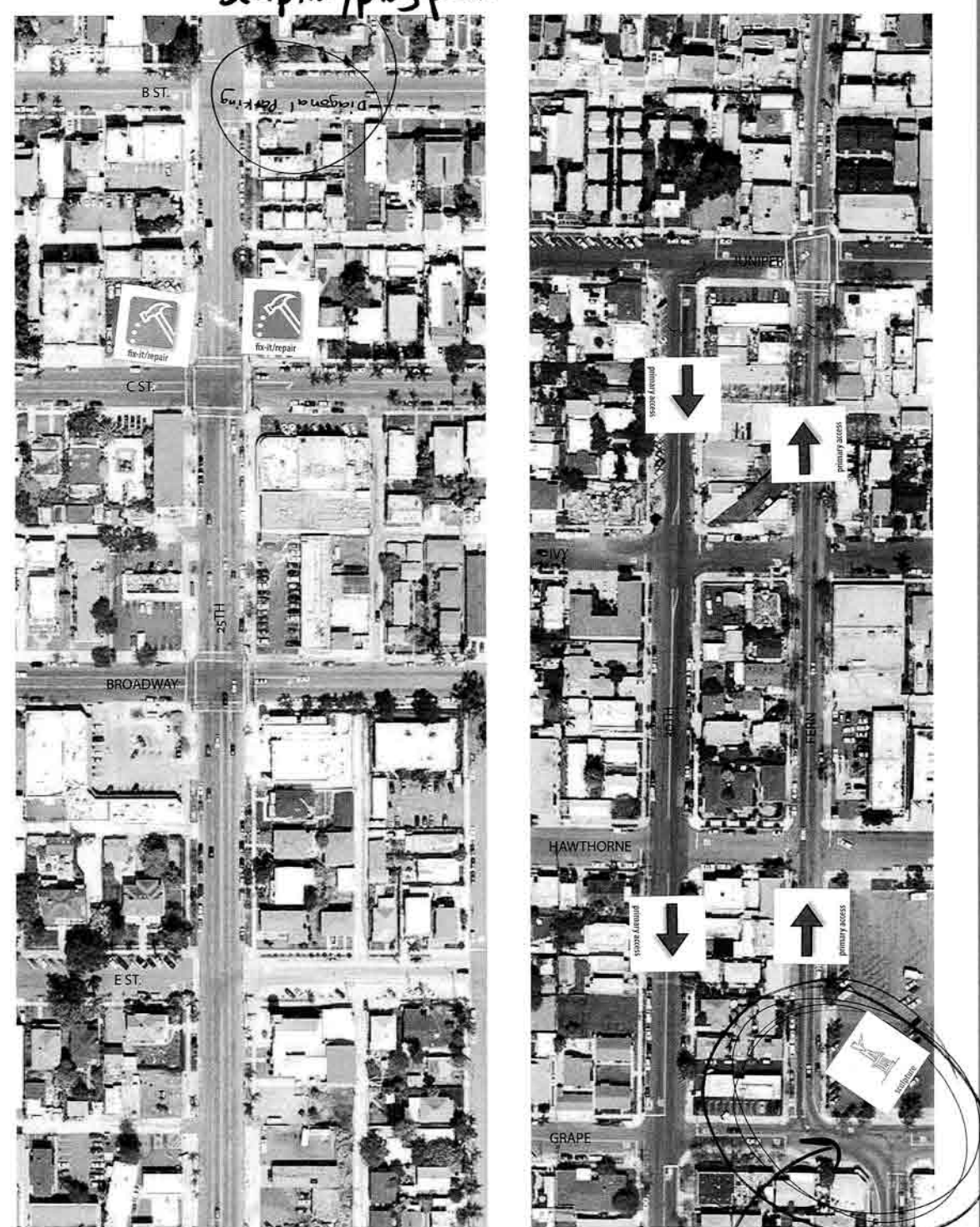




## Some Ideas



Balloos / 250 end-  
sculpture / play park

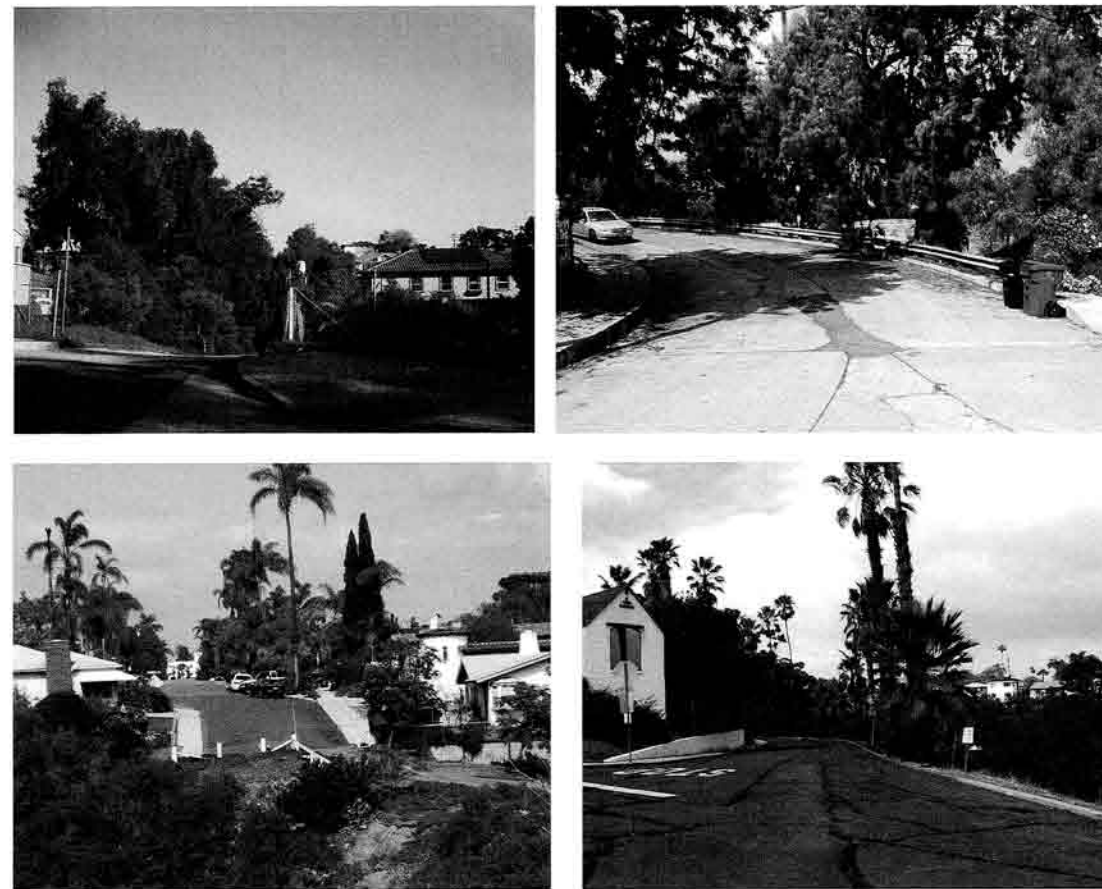


## Commercial Streets

Commercial Streets      Urban forest / pocket park / open space options

25<sup>th</sup> → outdoor seating (associated w/ businesses.) only out in daytime

28<sup>th</sup> + B → Golden Hill Sprinkler  
code requirement (less stringent than rest of city)  
- encourage codes - too the narrow other-wise



## Canyon Streets



Residential Streets

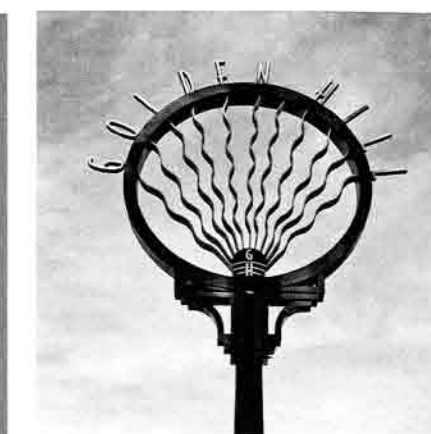


Table #

#

### Key Questions:

1. Where would you place green streets and/or complete streets?

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?

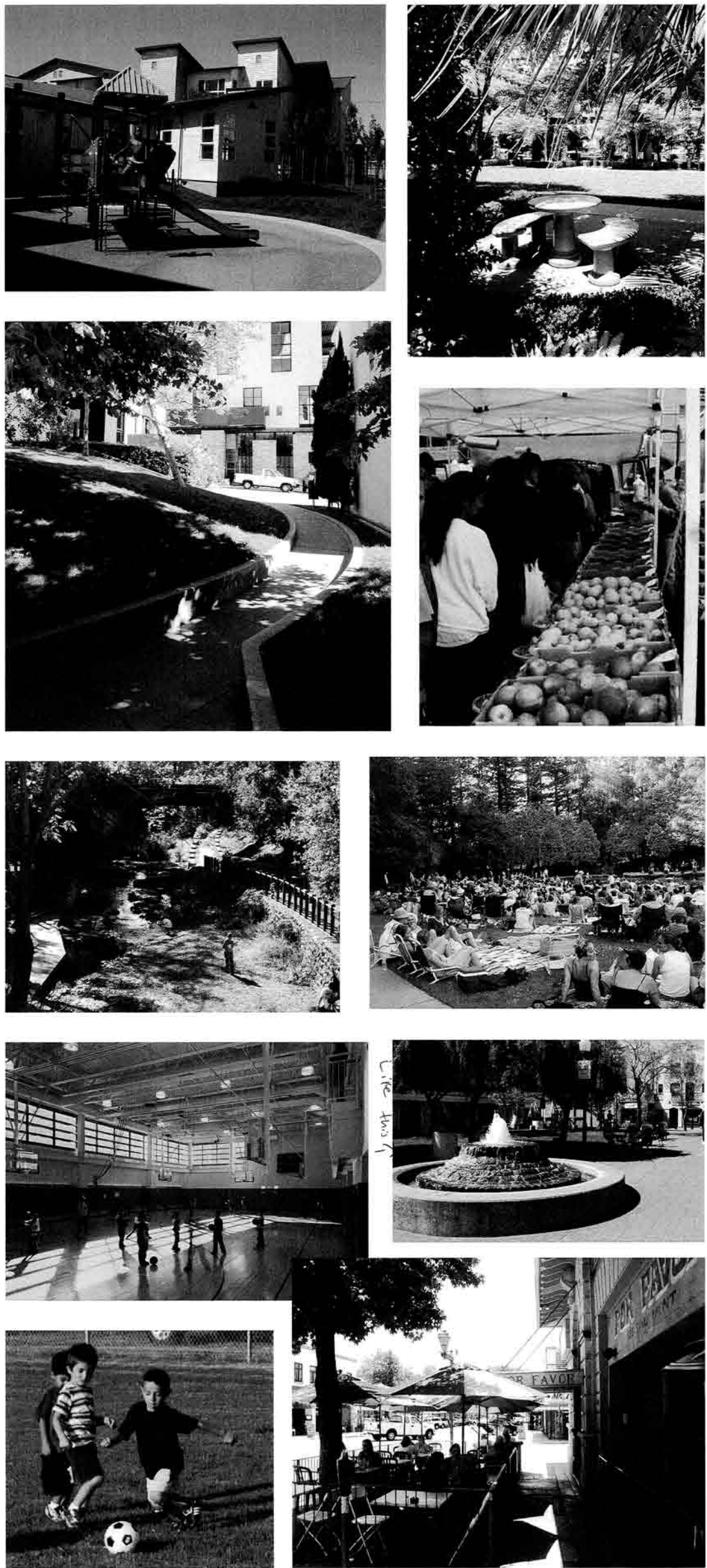
4. Are there other uses that could be made of the street right-of-way, either permanently or temporarily?

October 9, 2010

**drawing  
not to scale**



**M.W. STEEL**  
GROUP, INC.  
1805 NEWTON AVENUE | SUITE 200  
SAN DIEGO | CA | 92161  
TELEPHONE 619 236-0300  
FACSIMILE 619 236-0301  
www.mwsteel.com  
ARCHITECTURE | PLANNING



Some Ideas

8  
Sidewalk cafe:  
25' / 29' / Beech /  
30' / Fern  
- Golden Hill specific  
regulations (we're okay  
w/ more narrow sidewalks  
in these areas)

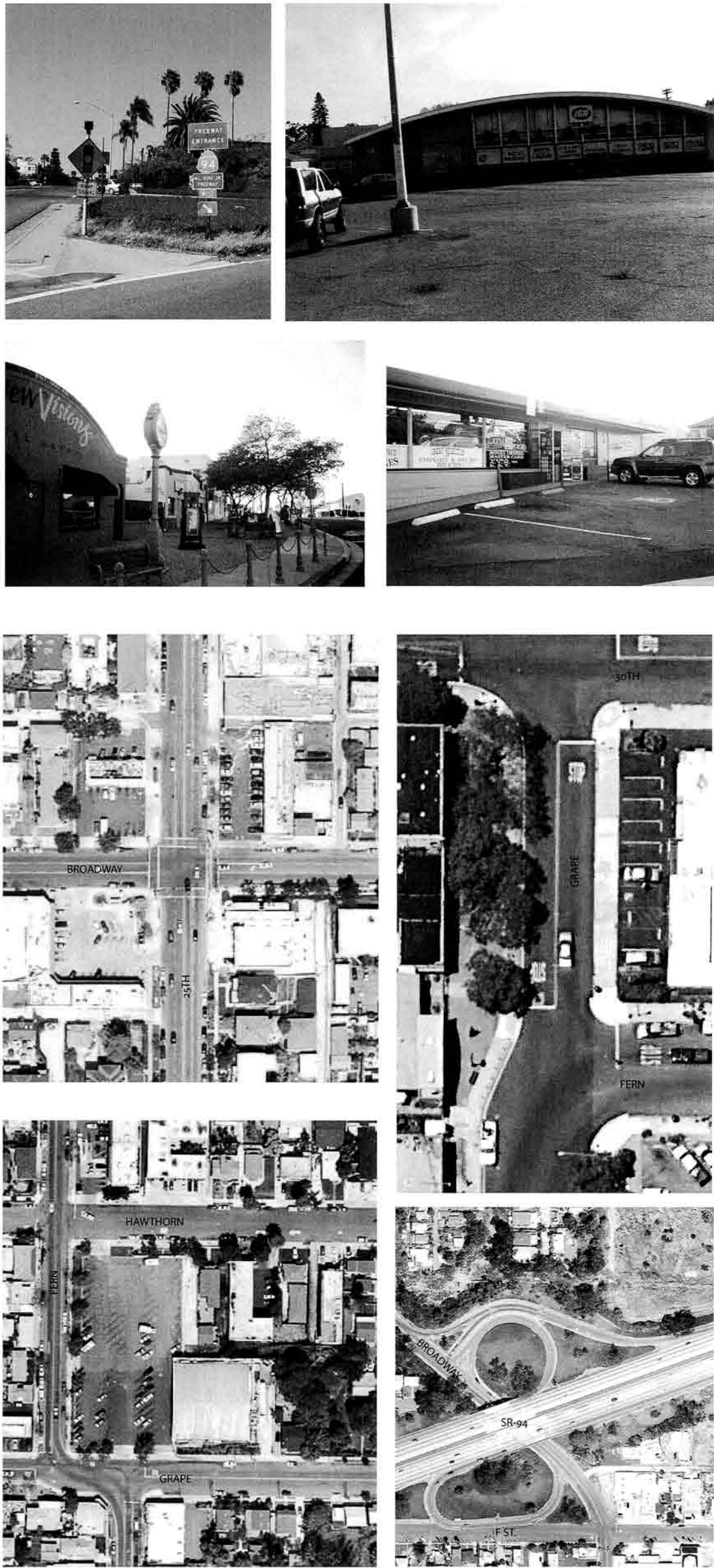
Parks & Community Facilities

Expand  
community garden / create more gardens  
in other open spaces  
Joint use facilities / agreements  
linear park along I-94 - remove one lane of traffic  
BBQ / grills in  
parks  
Bike / Jog Trail



Canyons & Natural Open Space

Improved canyon infrastructure / access  
(parks, too)



Parking Lots, Plazas & Off-Ramps

Activities for  
children

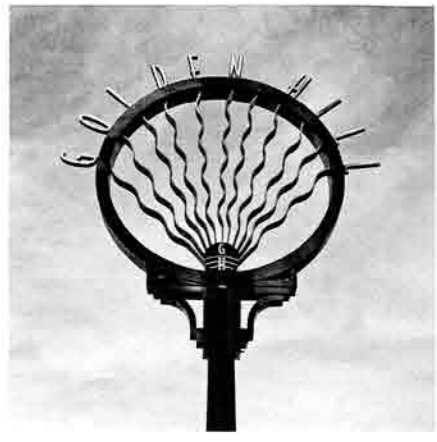


Table #  
6

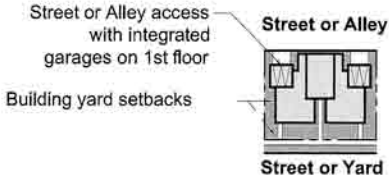
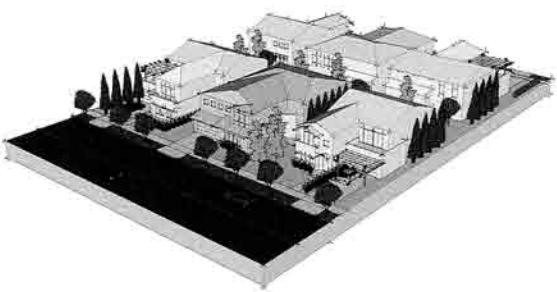
Key Questions:

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?  
Soccer Active sports  
Picnics - outdoor grills  
Farmer's Market  
North part of 25th  
Music Festival
4. How does/can recreation and open space define the community?



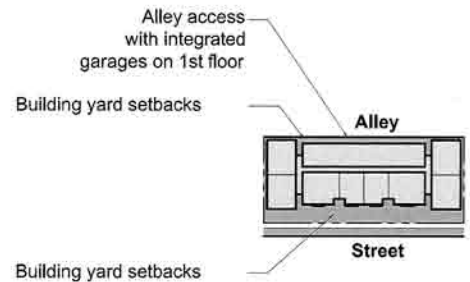
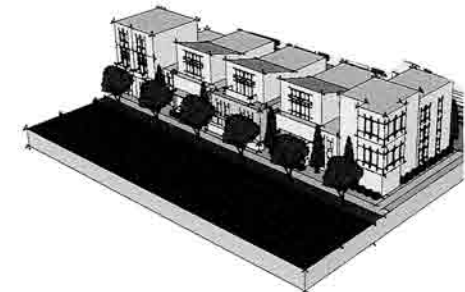
**SINGLE FAMILY, GRANNY FLATS, DUPLEX, OR TRIPLEX**

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.



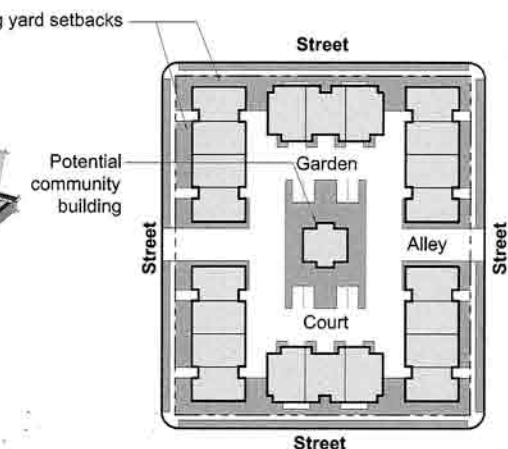
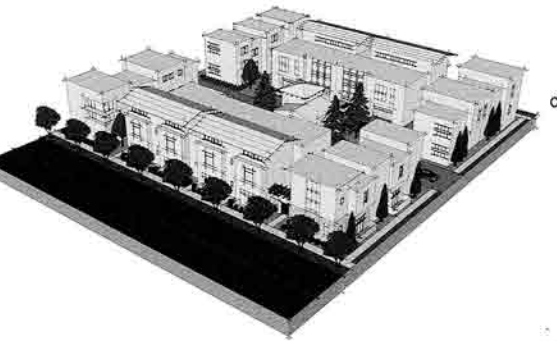
**ROWHOMES AND TOWNHOMES**

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.



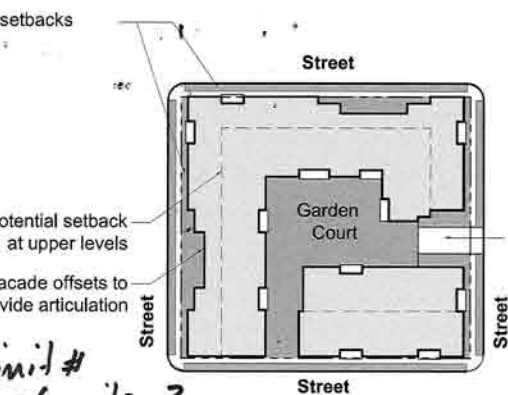
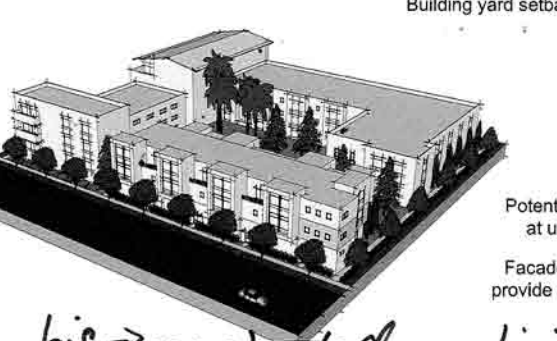
**GARDEN COURT**

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.

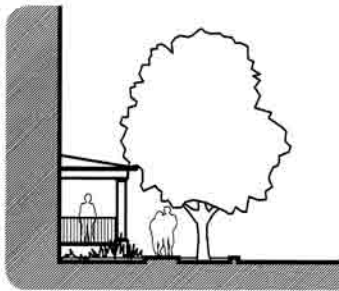


*Too big => lose point of living in this community. at some point, reach diminishing returns. Need to make (Sec 8 to make economically viable for developer?)*

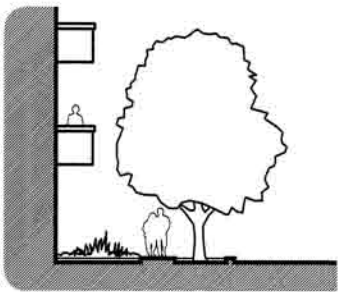
*Limit # of units?*

**Building Types**

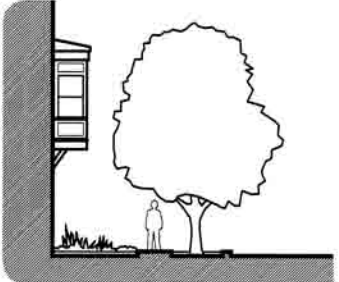
*\* Need quality in every unit.*



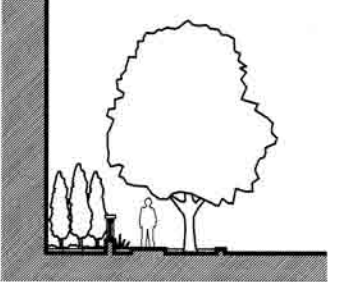
PORCH, PATIO, OR STOOP



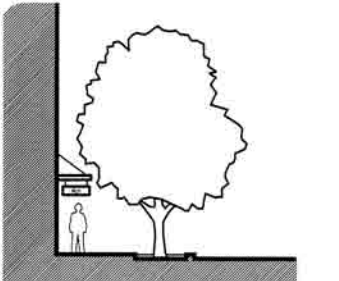
BALCONY



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

*need cohesive vision*



NO DEFINED STYLE



NOT 'BULKY'



'BULKY'

*NO*



SIMILAR HEIGHT & SCALE



VARIABLE HEIGHT & SCALE



**Table #**

6

**Key Questions:**

1. What building elements are important to control through guidelines?
2. What are the special non-building elements that presently define and enhance your neighborhood?
3. Is there a need for additional building and/or non-building elements to complete the community?
4. What development standards would you change?

*Diverse Housing stock = socio-economic/cultural diversity*

**Building Types**

*\* Need quality in every unit.*

**Street Frontages**

**Compatibility**

