

# Greater Golden Hill Community Plan Update Self-Guided Tour



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**ARCHITECTURE | PLANNING**



Name: (optional) \_\_\_\_\_

# Basic Instructions

Hopefully the rain has subsided and you are ready to embark on a long but exciting walk! This self-guided tour can be completed all at once, or split in two sessions: Tour A and Tour B. Specific sites and routes were selected to represent characteristic elements of the community. However, feel free to wander to other areas, specifically on paths shown as "optional." There is a blank page at the end of this handout where you can write additional and/or general comments. **Please remember to bring this handout with your comments to our next CPUAC meeting for a debrief of the walking tour.**

## General Tips:

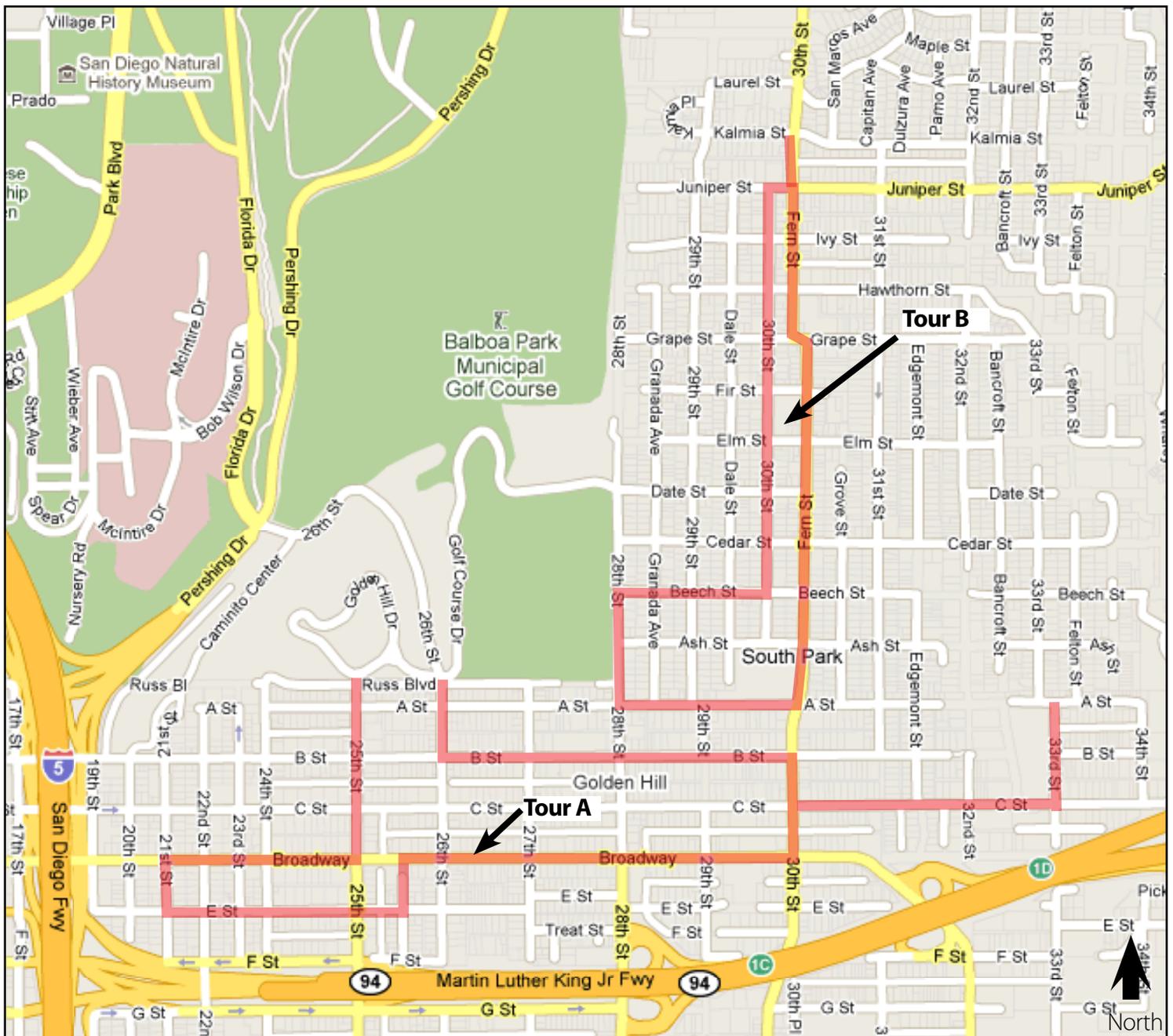
- Follow the tour in the numerical sequence specified
- A series of questions are provided for each segment of the walk to spur your thinking
- Space is provided for each segment to jot down your thoughts and/or answers to the questions
- You are encouraged to note whether the area needs major, moderate, few, or no improvements

Good luck! Thank you for your participation!

## Map Legend

- Start/End
- Travel Path
- ||||| Optional Path
- ① Key Site

# Overall Tour Map



# Greater Golden Hill - Self-Guided Tour A

**1 START AT BALBOA PARK & 25TH STREET, WALK DOWN 25TH**

- Describe the connections and relationship of the park with this edge of the community. Should there be a different connection made?
- Describe 25th Street. What improvements should be made? How can 25th Street be made more pedestrian and bike friendly?

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**2 STOP AT BROADWAY & 25TH**

- Compare the fire station with the strip commercial across the street. How do these two buildings relate differently to the street? How can their connection to the street be improved?
- What can be done to reduce the impact of parking lots at street corners?
- What do you think of the garden walls and flower stand at the southwest corner?

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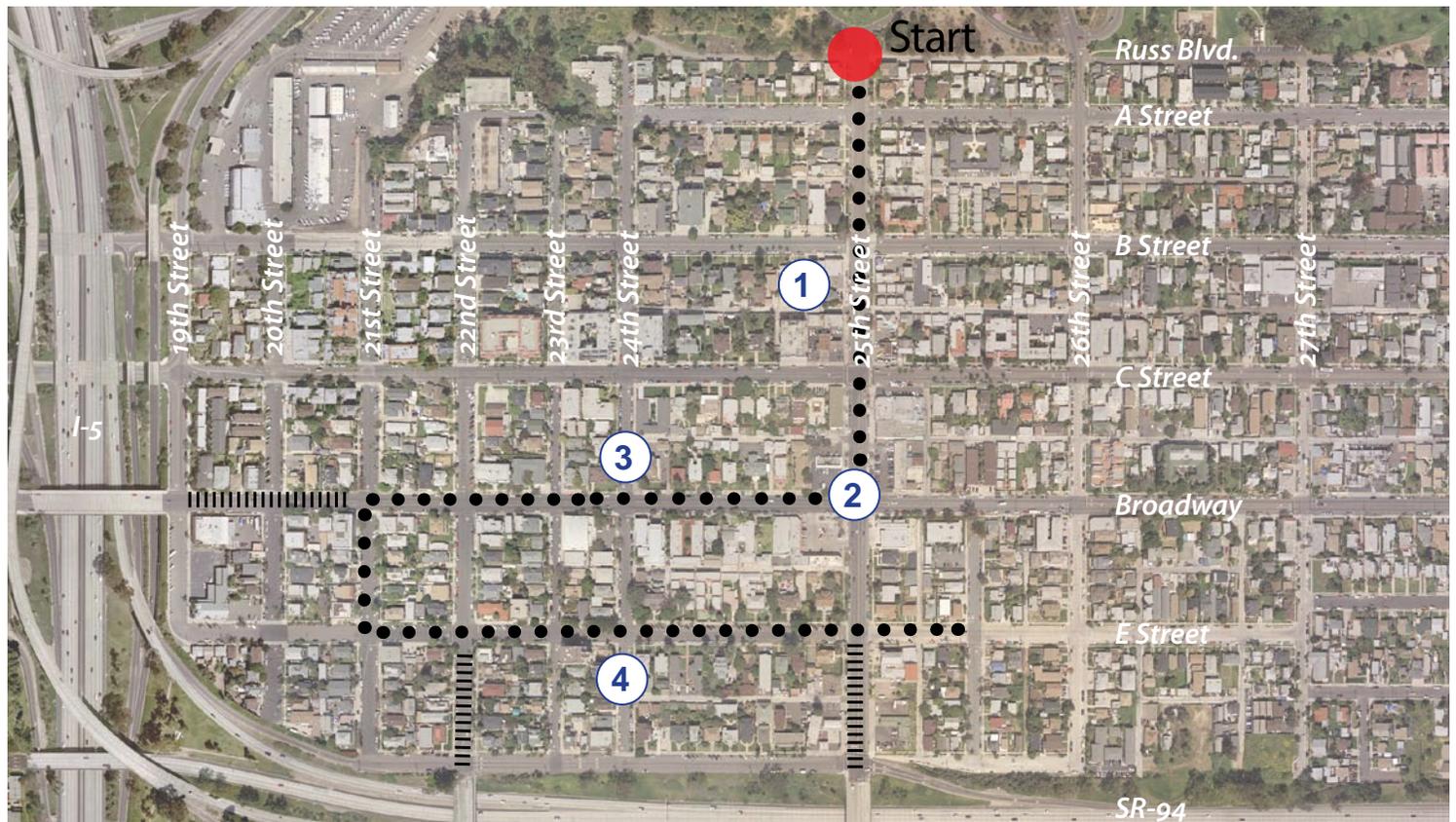


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**3 WALK WESTERLY ON BROADWAY FOR FOUR BLOCKS**

- Optional: Walk toward the I-5, consider how the community relates to the freeway, and whether improvements should be made
- Notice the historic mansion homes along the north end of the street. How can these be preserved and enhanced?
- Notice the views to downtown. How can these be preserved and enhanced?
- Walk down to 21st. Notice the two apartment buildings on the south end of the street. Are these desirable types of multi-family? Why? What do you think about their relationship to the street?

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**4 TURN ONTO 21ST AND WALK TOWARD E ST, WALK UP E TO GLENDALE**

- Optional: Walk down 22nd and 25th toward SR-94, consider how the community relates to the freeway, and whether improvements should be made
- Notice how the cross streets dead end at the 94 freeway
- Are there improvements that can be made to the dead ends?
- Generally compare the north side with the south side of the street
- Does one side feel better to you than the other? Why?
- What do you think of the diagonal parking east of 24th Street?

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# Greater Golden Hill - Self-Guided Tour A

**5 STOP AT E & 25TH**

- Should something be done to improve this gateway into the community? What?
- Continue on E, heading toward Glendale. This is a characteristic neighborhood street in Golden Hill. Is it too wide? Can improvements be made to enhance the pedestrian experience?
- What about the overhead power lines and utility boxes? Consider also how the alleys may be improved

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**6 TURN LEFT ONTO GLENDALE AVE AND CLIMB UP STAIRS TO BROADWAY**

- Is this a good way to connect across the slope?
- What are other ideas for connecting discontinuous streets across topography or canyons?
- Once you arrive onto Broadway, look straight ahead. Is there a better way to provide much needed parking without disrupting the pedestrian experience? \_\_\_\_\_

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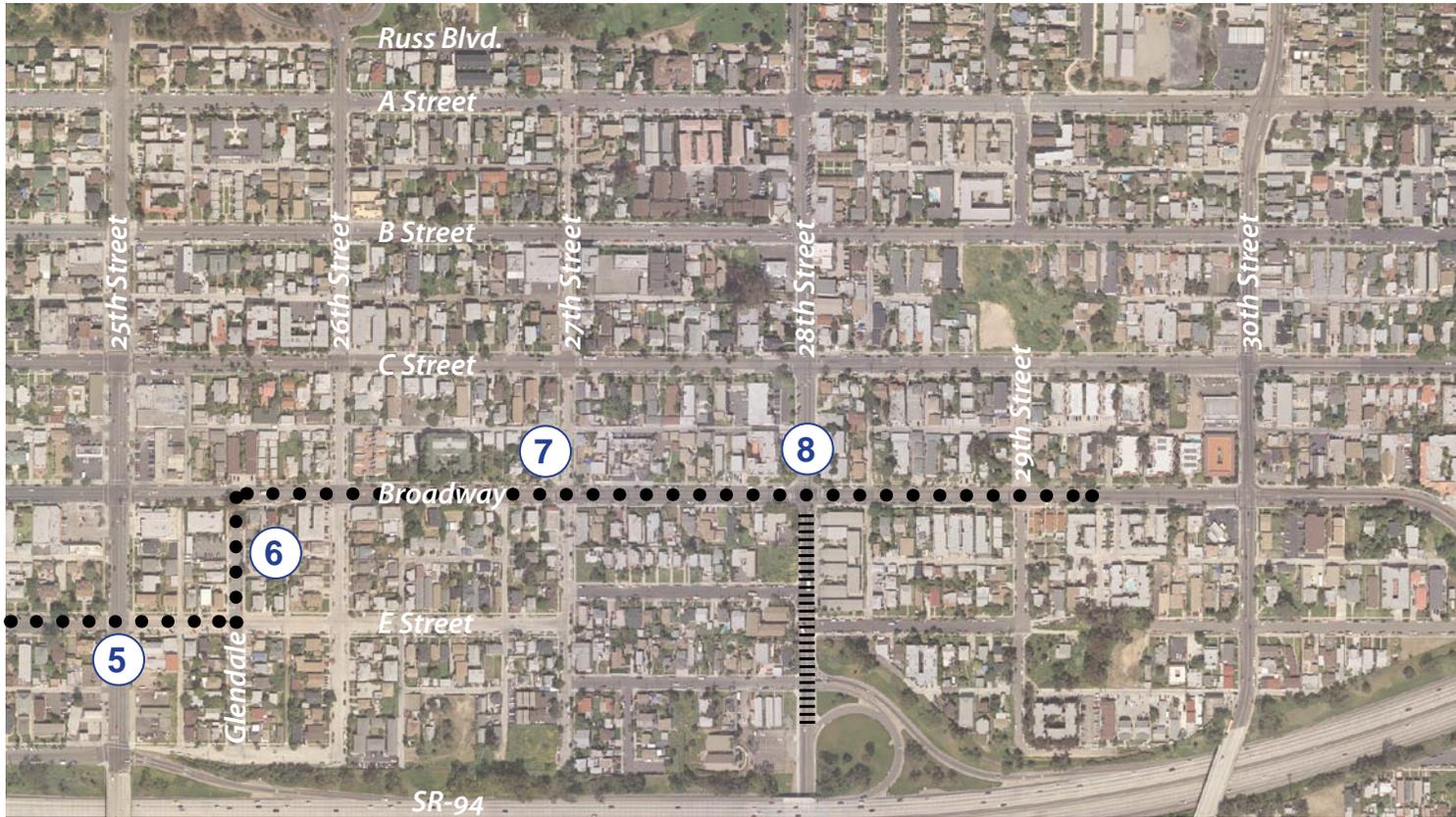


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**7 WALK UP BROADWAY FOR THREE BLOCKS**

- Notice the corner market on 26th. Should Golden Hill have more corner stores such as these? Why?
- Notice the variety of multi-family buildings on Broadway. Is one type preferred over another? Why?

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**8 STOP AT BROADWAY AND 28TH**

- Optional: walk down 28th toward the 94 off ramp. Are there solutions for dealing with residual open space in these areas?
- Notice the apartment complex on the southeast corner of the street. Is this a desirable type of development in Golden Hill? Why?
- Further down Broadway, notice the ways that properties deal with topography in their front yards. Are some approaches better than others? Why? \_\_\_\_\_

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# Greater Golden Hill - Self-Guided Tour A

## 9 WALK TO 30TH AND BROADWAY

- Notice the parking lot on the southwest corner of the street. Is there a good strategy for screening parking lots such as this one?
- Consider gateways and entry markers into the community from 30th and from Broadway

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## 10 WALK UP 30TH STREET FOR TWO BLOCKS

- Notice chain link fencing along many properties. Is this an acceptable type of fencing? What are alternatives?
- What should be done with the expansive parking lot facing the street?

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## 11 TAKE A DETOUR ONTO C ST. TOWARD GOLDEN HILL ELEMENTARY SCHOOL

- Notice the views and relationship of the school and houses to the canyon. How can this be improved?
- What do you like and dislike about the new school? Does it serve the needs of the community well? Is it well integrated into its surroundings?

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## 12 HEAD BACK ONTO B ST. AND STOP AT THE VACANT LOTS AT 29TH ST

- Are there improvements that can be made to vacant land? What are potential uses for such areas?

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# Greater Golden Hill - Self-Guided Tour B

**1 START AT BALBOA PARK ON BEECH AND 28TH, WALK DOWN 28TH**

- Notice the views into the park, golf course and down Beech.
- Notice the continuous rows of palm trees along 28th. What are elements that make this a pleasant walking experience? What are things that can be done to enhance that experience?
- How can connections to the open space be maintained and improved?

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**2 TURN LEFT ONTO A ST, WALK TOWARD FERN**

- Notice the corner store on the southeast side of 28th and A. What are some of the details of this building that make it pleasing on the street? How can the street presence be enhanced?
- Notice the variety of apartment buildings along A St. Which do you believe relate better to the street? Which fit in best with the neighborhood? Why?

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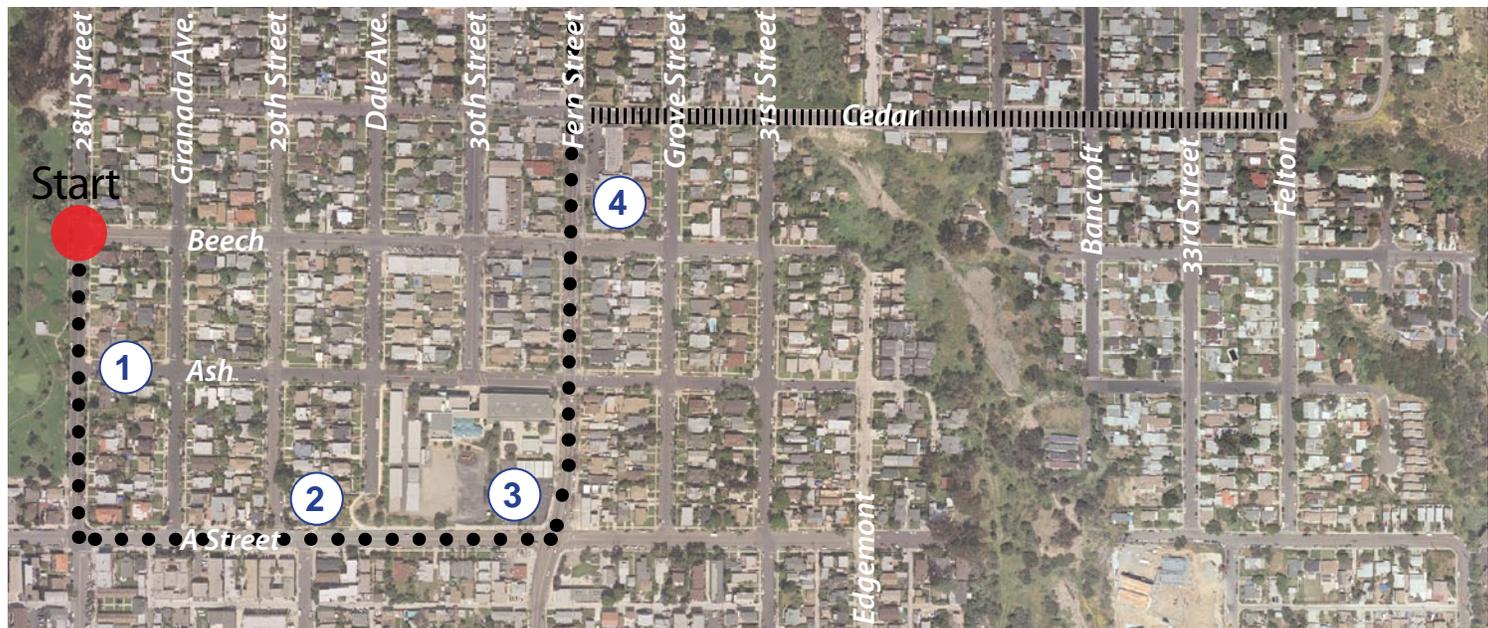


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**3 WALK AROUND BROOKLYN**

- How does the school relate to the streets around it? Can this relationship be enhanced? Notice also the Child Center across A
- What community needs does this facility serve? How does/ can the school fulfill the open space needs of the community?
- What improvements can be made to the school grounds to better its relationship to the surrounding neighborhood?

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**4 WALK UP FERN FOR THREE BLOCKS AND TOWARD CEDAR**

- Optional: Walk East on Cedar and over the canyon. What are some of the ways that the canyon can be maintained and improved?
- Notice the church in front of Albert Einstein. Does this building fit in with its environment? How? Why?
- Notice the continuous row of trees on Fern. How do trees contribute to the walking experience?
- Is there something special about the way that houses relate to the street? How does this relationship contribute to the street experience?
- Notice how buildings relate to the street at the four corners of this intersection. How can the street corners and the pedestrian experience be enhanced here?

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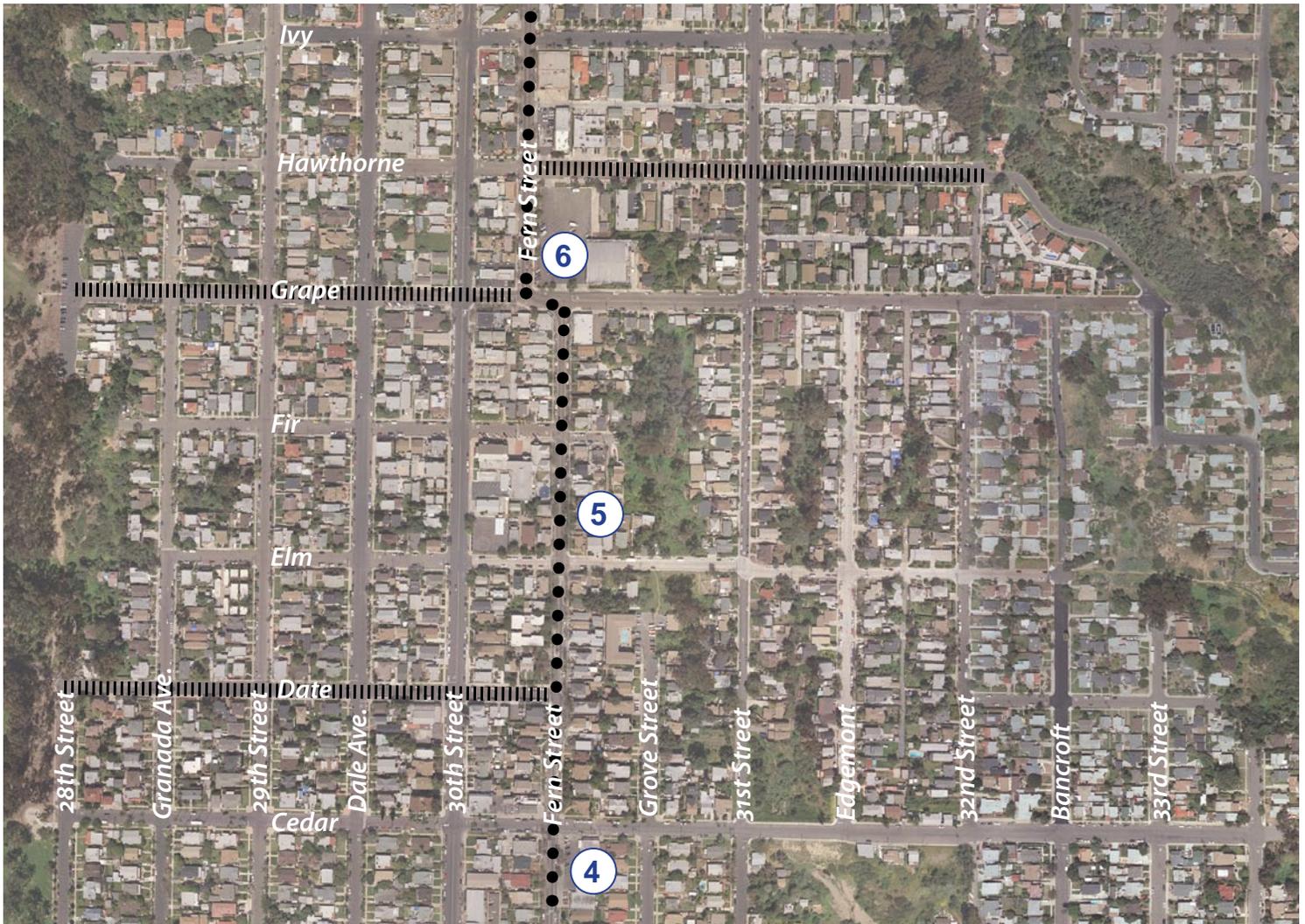
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# Greater Golden Hill - Self-Guided Tour B



## 5 PROCEED UP FERN ST. TOWARD GRAPE ST, WITH OPTIONAL DETOURS

- Optional: Take detours into the western and eastern neighborhoods, compare the two different areas, describe them, and evaluate the needs you see in these neighborhoods
- What are the elements that make this a pleasant street to walk/ bike?
- What are potential improvements that can be made to enhance the street?
- Notice the mix of residential, commercial and civic buildings on Fern. Do these fit well together?
- How do traffic and parking impact the street environment?

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## 6 STOP AT FERN AND GRAPE, GRAPE STREET SQUARE

- Grape Street is a visual terminus to Fern Street. How can this focal point be enhanced? Are there good design alternatives that can be implemented here?
- How can the shift in the street be turned into an asset for the community?
- What are your ideas for future uses of the Galafoods site?
- Does the existing Grape Street Square work well? Are there improvements that can be made to this area? How can more small "pocket parks/ plazas" serve the community?
- How does pedestrian, bike and automobile traffic function in this area? Are there ways to improve the interface between these modes of transportation?

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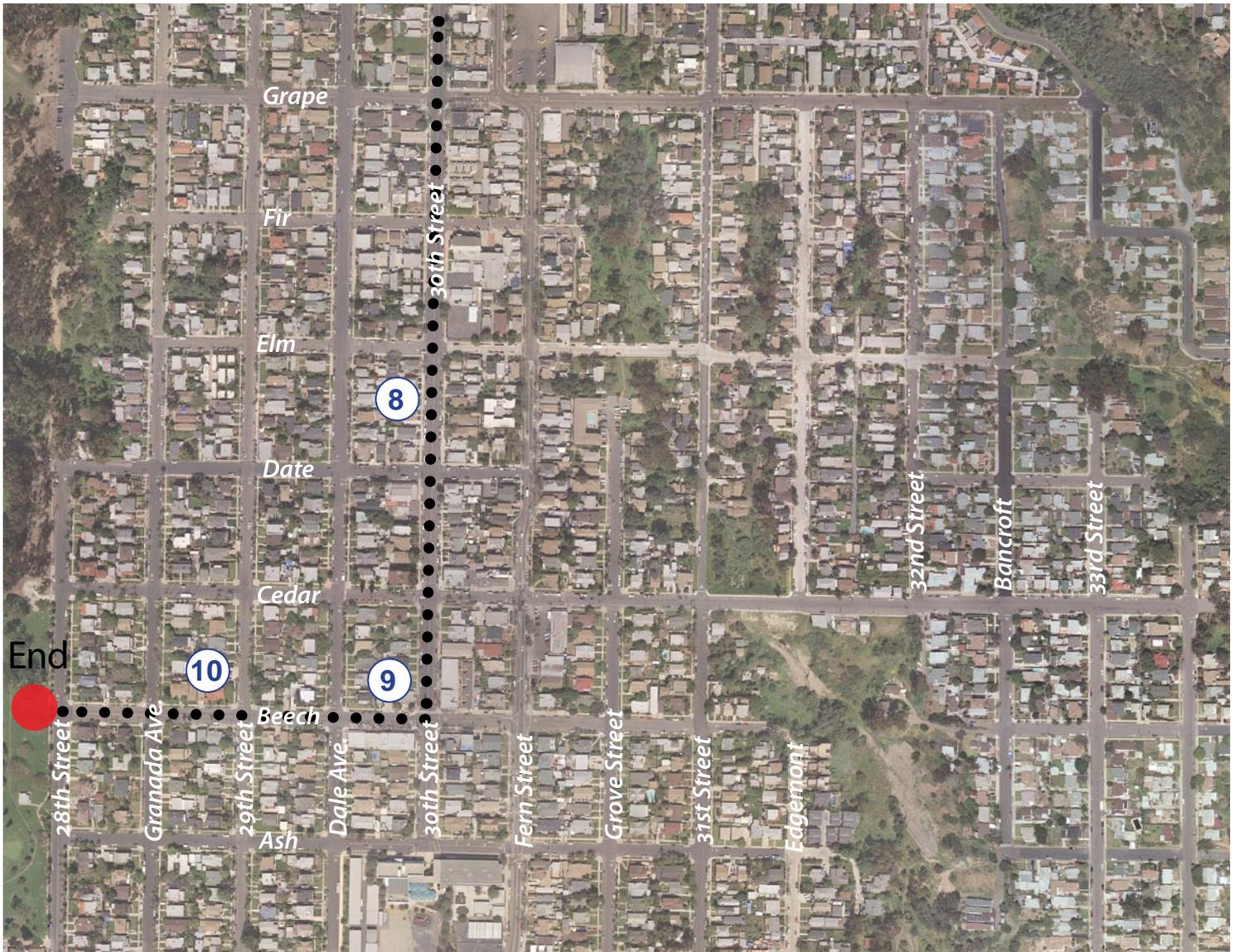
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# Greater Golden Hill - Self-Guided Tour B



**9 STOP AT BEECH ST AND 30TH**

- Is this a special place in the community? Why? What makes it special?
- What do you think of the pedestrian “pop-outs” (how the sidewalk extends out at the intersection)?
- What do you think of the diagonal parking on Beech?

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**10 WALK DOWN BEECH BACK TO THE PARK**

- What about the sidewalk cafe at Grants Marketplace? Is this a good example for other areas in the community?
- Notice the house on the southwest corner of Dale and Beech. Compare the garden wall and fence along the front yard of this house with the hedge of the house across the street. Are these good ways to provide privacy while contributing to a positive street environment? Why or Why not. What other examples would you suggest?

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Greater Golden Hill Self-Guided Tour - *General Notes*

A large rectangular area with a light blue header bar at the top and a thin blue border, intended for taking notes.