

URBAN DESIGN

4

- 4.1 PUBLIC REALM
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Introduction

Urban Design addresses the defining features and relationships of new buildings, groups of buildings, spaces, and landscapes with those of existing neighborhoods, districts and corridors. It assimilates the relationships between buildings, streets, land use, open spaces, circulation, height, density, parking, and parks. Within the North Park community, it has been demonstrated that new uses and development can be integrated into the historic fabric of neighborhoods and districts, if they protect or build upon existing character defining features. North Park’s original urban design and planning principles promoted human-scale, pedestrian oriented residential and commercial land uses with each of its older neighborhoods having their own diversity and character with representative traditional architectural styles such as California bungalow, Craftsman and Spanish / Mediterranean architecture.

From the 1960s to the 1980s, North Park developed and grew with little regard to the scale, character, and the context of its original buildings and homes. Single-family homes were replaced with long, narrow apartment buildings with front parking lots that disrupted the scale, diminished the character, and reduced the walkability of neighborhoods. Similar intrusions occurred in the “Main Street” business districts, changing the walkable human scaled storefront character of these areas into strip commercial auto-oriented uses. As the community continues to see infill development and building renovations, this plan places an emphasis on new development to include innovative and dynamic forms while still being sensitive to adjacent neighbors. The Urban Design Element provides policies to protect, enhance and encourage quality design that takes into account the unique features of North Park while recognizing that there will be changes to the urban form and a need to respond to future urban design issues.

VISION

Interconnected neighborhoods, commercial districts, and corridors that provide the setting for new buildings with a high-level of design and allows North Park’s distinctive character to continually evolve as well as protect the fabric of older buildings and neighborhood character.



Urban Design Element Goals

1. *A built environment that enhances North Park's quality of life and community character.*
2. *New buildings that protect and enhance a neighborhood's distinctive context and vitality and complement the character and scale of neighboring buildings.*
3. *Preservation of the architectural variety and distinctive neighborhood character. Preservation, restoration and adaptive reuse of unique architecturally significant structures.*
4. *Unique thematic districts that express culture and neighborhood identity through the built environment.*
5. *Public spaces that evoke pride and enrich the lives of the community.*
6. *A sense of arrival at major community gateways.*
7. *A pedestrian oriented public realm with aesthetic quality, functionality, and sustainability through the design of buildings, public improvements, landscaping, and public art.*
8. *Enhancement of the visual interface between Balboa Park/open space and the community. Sustainable street trees and landscaping in the public realm that contributes to community character.*

GENERAL PLAN CROSS-REFERENCE

The City of San Diego General Plan provides citywide urban design-related policies to be applied in conjunction with the urban design policies in the community plan. Policies may also be referenced further, emphasized or detailed in the context of a community to provide further community-specific direction. General Plan Urban Design Element policies particularly significant to the North Park community are listed as noted in Table 4-1.

Table 4-1: *General Plan-Related Urban Design Topics and Policies*

General Plan-related Topics	Policies
Development adjacent to Canyons & Other Natural Features	UD-A.3
Landscape Guidelines	UD-A.8
Parking	UD-A.11, UD-A.12
Wireless Facilities	UD-A.15
Utilities	UD-A.16
Safety & Security (Crime Prevention through Environmental Design – CEPTED)	UD-A.17
Residential Design	UD-B.1 – UD-B.8
Mixed-Use and Commercial Development	UD-C.1 – UD-C.8
Public Spaces & Civic Architecture	UD-E.1 – UD-E.2
Public Art & Cultural Amenities	UD-F.1 – UD-F.5
Urban Runoff & Stormwater Management	CE-E.1 – CE-E.7
Urban Forestry	CE-J.1 – CE –J.5
Sustainable Development Practices	CE-A.5 – CE-A.12
Streetscape Design	UD-C.7
Pedestrian Access to Developments	UD-A.5, UD-A.9
Site Design & Building Orientation	UD-A.3 – UD-A.6
Building Compatibility & Transitions	UD-B.2
Building Quality, Durability, Materials & Colors	UD-A.4, UD-A.5 & CE-A.9

4.1 Public Realm

The public realm refers to the public space that is created when buildings across a street frame the street. The public realm extends between property lines on each side of a street and incorporates sidewalks, street trees, and the roadway. Through intentional design, the roadway, parkways, sidewalks, and areas immediately next to the building can create opportunities for social interaction, business activation, and an attractive pedestrian area.

Although the public realm includes the roadway, Refer to the Mobility Element for policies and recommendations for bicycles, transit, and all motorized vehicles. Portions on-street parking lanes may be considered as public realm spaces for uses such as parklets or bike corrals on a case-by-case basis as discussed in the Mobility Element.

How buildings interface with the sidewalks and parkways and enhance multi-modal connectivity is a focus of this urban design element. Sidewalks can incorporate pedestrian access, gathering space, unique design, and public art. The community plan envisions transforming auto-oriented streets into shared public spaces that accommodate all users while also incorporating elements of sustainability. This vision will be accomplished through a combination of design strategies including reduction in impervious surfaces, expansion and enhancement of parkways, sidewalks, and public spaces.

POLICIES

- | | |
|---|---|
| <p>UE2.1 Locate project features such as public seating, cafe and restaurant spaces, patios, and plazas along the sidewalk to activate the public realm along the street.</p> | <p>UE2.7 Encourage sidewalk widening in front of commercial, mixed-use buildings to create pockets of gathering and sitting areas and outdoor sitting for restaurants.</p> |
| <p>UE2.2 Consider plazas, courtyards, pocket parks, and terraces with commercial and mixed-use buildings.</p> | <p>UE2.8 Encourage a consistent theme for mixed-use corridors utilizing coordinated street furnishings, banners and signage.</p> |
| <p>UE2.3 Incorporate planted walls, planting containers, and seating as a part of the on-site open space within buildings to help define public or semi-public spaces.</p> | <p>UE2.9 Encourage streetscape improvements along mixed-use corridors including gateways and nodes.</p> |
| <p>UE2.4 Provide pedestrian oriented lighting for safety and surveillance.</p> | <p>UE2.10 Locate and design utilities outside of the sidewalk to maintain a clear path of travel.</p> |
| <p>UE2.5 Encourage the creation of public plazas at gateways, nodes, and street corners with transit stops to help activate street corners and provide a foreground to building entrances.</p> | <p>UE2.11 Screen above ground utility equipment by being integrated in a building's architecture, placed underground, and/or screened by landscaping where feasible.</p> |
| <p>UE2.6 Design the pedestrian zone to include street furnishings, seating, gathering space and retail frontage zone.</p> | <p>UE2.12 Preserve and incorporate the historic scoring pattern, color, texture, and material of the community's older, historic sidewalks when replacing sidewalks.</p> |
| <p>a. El Cajon Boulevard should have a minimum sidewalk width of 15 feet.</p> | <p>UE2.13 Preserve the original sidewalk contractor date stamps in place.</p> |
| <p>b. University Avenue, Adams Avenue, and 30th Street should have no less than 10 feet in sidewalk width.</p> | <p>UE2.14 Keep the pedestrian zone and street corners within sidewalks clear of obstructions and visual clutter.</p> |

4.2 Urban Design Character Areas

This Urban Design Element identifies four urban design character areas based on the built environment: Core Area, Mixed-Use Corridors, Diverse Character Areas, and Consistent Character Areas. These character areas are meant to be broad enough to allow for diversity and individuality in the built form, while still recognizing dominant characteristics as well as respecting existing neighborhood context and details already present in each area. Refer to Figure 4-1: Urban Design Character Areas for location.

CORE AND MIXED-USE CORRIDORS

The Core and Mixed-Use Corridors areas are the commercial areas within the community which provide for the most development activity given their allowable development intensity. The Core areas are a major activity nodes focused around prominent intersection like 30th Street and University Avenue and El Cajon Boulevard and Park Boulevard, with traditional main-street building storefronts that define the public realm with pedestrian interaction. Mixed-use corridor areas are the linear commercial areas that connect the Core areas and to adjacent communities and include less intense retail uses. These areas focus on the major east-west and north-south streets in the community. The vision for the Core and the Mixed Use Corridors is the preservation and reuse of the traditional main-street buildings and the opportunity for new buildings to incorporate characteristics from the main-street buildings. Early North Park buildings utilize a number of strengths including traditional architecture, pedestrian orientation, scale, and the interface with the public realm which should be the foundation for new development within these areas.

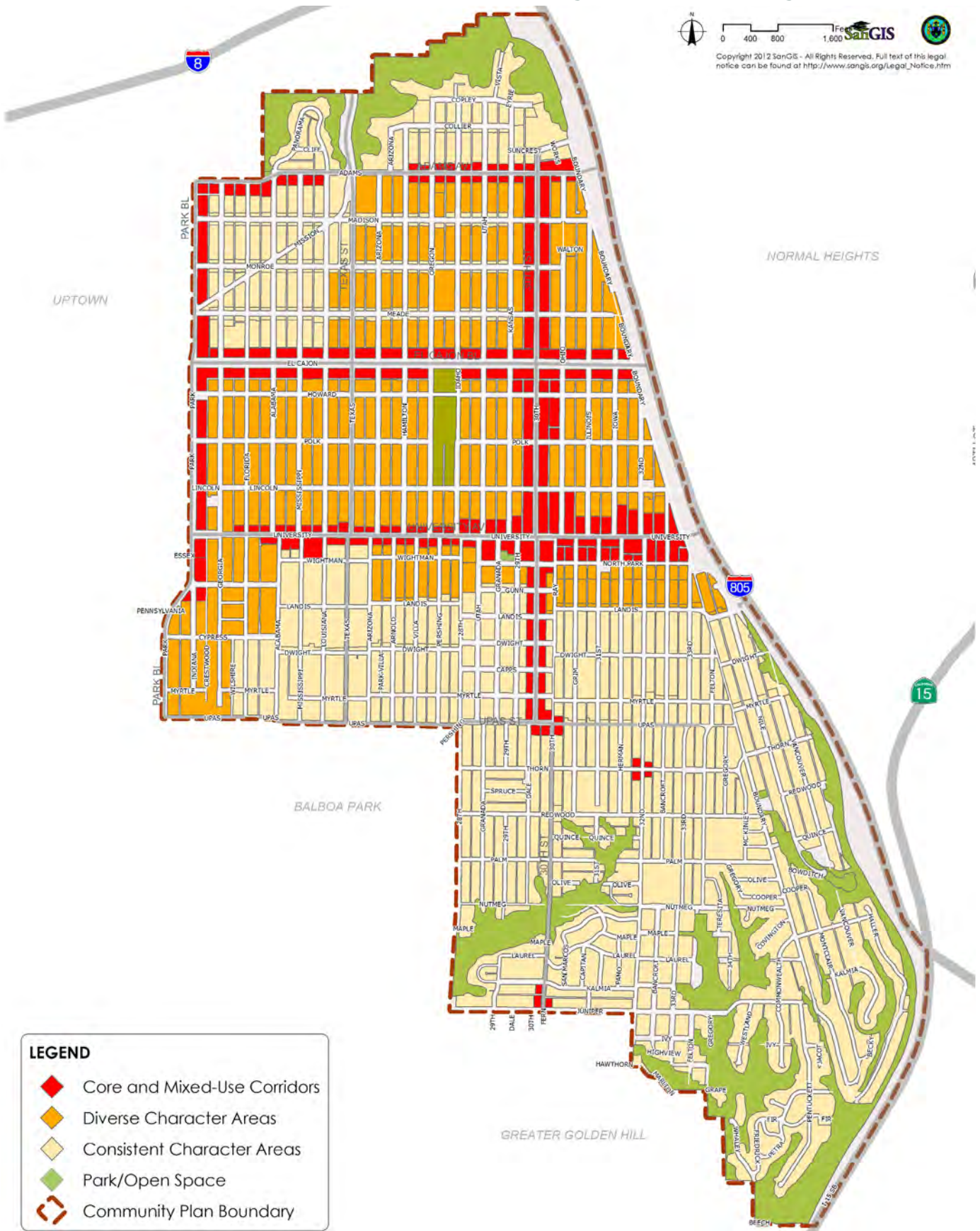
New architectural styles will respect the main street look and feel. The Core Areas provide opportunities for unique art, history and culture of North Park. The building design will encourage pedestrian interaction along the public realm. New buildings along the corridors can extend the street wall from the Core and will need to address adjacent lower intensity areas with design that transitions in scale and massing. The Mixed-Use Corridors will provide for opportunities for both pedestrian and auto-oriented uses as well as multiple-use where stand-alone residential would be allowed to support commercial districts.

Common elements in core areas and mixed-use corridors include a continuous street wall with small storefronts. The storefronts with ornamentation and geometric patterning across the top of the windows and entrances with entries oriented towards the primary street to enhance the public realm. Overhangs, awnings, insets, entrance alcoves, deepened doorways facilitate the transition between interior space and public realm. Multi-upper-story stepbacks, view protection, sunlight access and a concentration of design details yielding to simplicity at higher elevations of a building and focusing a higher level of detail at the street level.



Ground floor entries should include human-scale entries and windows

Figure 4-1: Urban Design Character Areas



POLICIES

- UE1.1 Locate building frontages at the property line to create a street wall.
- UE1.2 Design buildings to be compatible in scale, massing, and style with any adjacent older character defining buildings.
- UE1.3 Design visible elevations with consistent architectural detail, articulation and design elements.
- UE1.4 Incorporate and utilize quality building materials, textures, and detailing to emphasize features of the building such as entries, corners, and walkways and add overall interest to building facades.
 - a. Use non-reflective window coatings.
 - b. Incorporate traditional storefront elements in new and contemporary commercial buildings by including a solid base for storefront windows. Use high quality durable materials such as smooth stucco, masonry, or stone for the window base.
- UE1.5 Incorporate changes in building material, colors, awning treatments, and offsetting planes reduce building mass to a pedestrian scale.
- UE1.6 Incorporate natural features and landscaped spaces into developments to provide a sense of openness, continuity and to enhance the environment of the community.
- UE1.7 Encourage and incorporate a design theme within Park Boulevard and Adams Avenue commercial node based on the relationship with the nearby Trolley Barn Park and the existing historical features to enhance and upgrade the Park Boulevard and Adams Avenue commercial node.
- UE1.8 Preserve and encourage the enhancement of the Adams Avenue “Antique Row” and commercial node.
- UE1.9 Provide improvements such as public art, monuments, decorative signage to enhance the entryway into North Park on Adams Avenue.



Craftsman architecture is a common character defining style of North Park’s residential single family neighborhoods.



Articulating building elevations with various textures, window arrangements, and other architectural features adds interest and helps to diminish apparent scale.

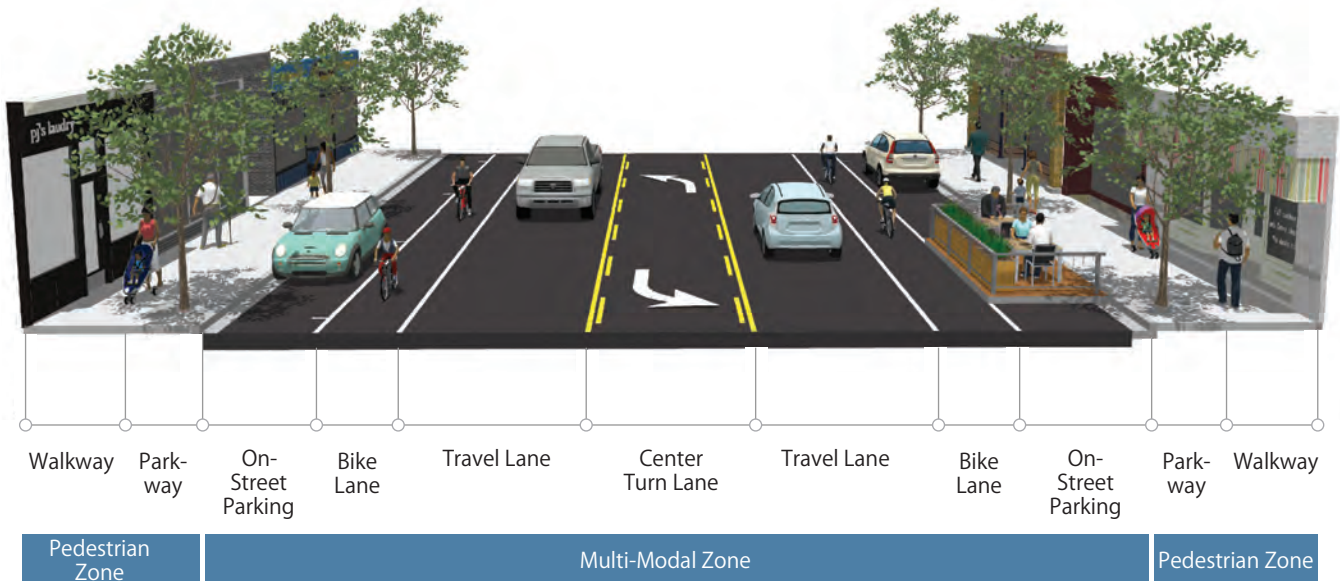


Outdoor seating and sidewalk cafes should be incorporated while providing adequate pedestrian access along the sidewalk.

Public Realm Interface

- UE1.10 Design ground floor entrances for pedestrians to create a human-scaled character.
 - a. Differentiate the ground floor from the upper floors of multi-story buildings with changes in massing to diminish perceived height and emphasize pedestrian scale.
 - b. Chamfer primary ground floor entrances or locate entrances along the sidewalk.
 - c. Design building ground floors with a minimum 15-foot finished floor to ceiling height to promote more open and inviting commercial spaces.
 - d. Provide distinct retail storefronts and entrances every 30 feet to 50 feet on the ground floor.
 - e. Recess storefront entrances from the edge of the building facade to add articulation to the storefront.
 - f. Integrate resting and waiting areas with solid or glass doors into buildings with multifamily residential.
 - i. Avoid exterior mounted gates and security grills.
 - ii. Avoid sunken residential entryways below street level.
- UE1.11 Locate drive-thru access associated with food and beverage establishments to secondary streets in order to promote undisturbed pedestrian access, walkability, and prevent pedestrian-automobile conflicts along commercial streets.

Figure 4-2: Typical Public Right-Of-Way Zones



Commercial-Residential Use Compatibility

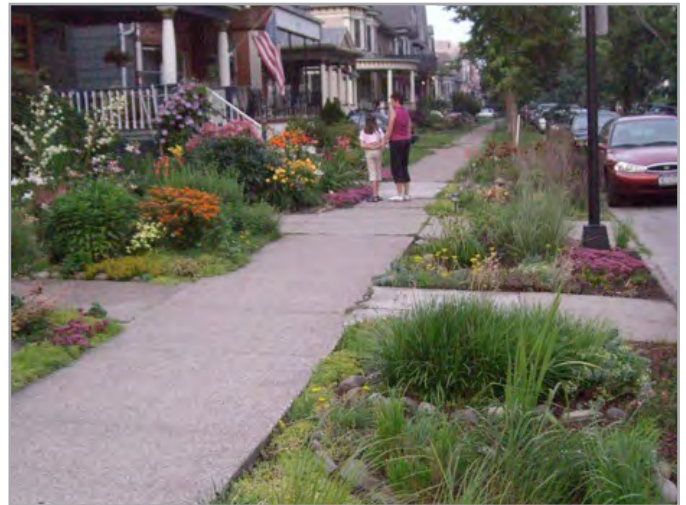
- UE1.12 Buffer residential uses at the adjoining property line through installation of solid masonry walls and landscaping.
- UE1.13 Utilize parking levels or rooftops as appropriate when locating generators, exhaust vents, trash enclosures and other service equipment.
- UE1.14 Contain and vent exhaust fumes associated with odor-generating uses away from adjacent residential uses as well as pedestrian areas such as sidewalks and plazas. For mixed-use buildings, exhaust vents should be located below the fourth floor and should be directed away from operable windows, air vents and balconies within the building.
- UE1.15 Utilize plantings to form “green” walls and screens between buildings and adjacent properties.

Parking

- UE1.16 Encourage the consolidation, removal, and or relocation of driveways and curb-cuts from mixed-use corridors.
- UE1.17 Maintain existing alleys for access.
- UE1.18 Design commercial parking areas to minimize impact on the public realm.
 - a. Encourage automobile parking below grade.
 - b. Screen surface parking lots and parking structures with buildings from the primary street frontage and provide access from side streets or alleys.
 - c. Consider public art to add articulation to the building facades of above ground parking structures to minimize bulk and scale from secondary streets.



Outdoor seating areas activate the public realm.



Use parkways to capture runoff.



Incorporate pedestrian-oriented, glare-free lighting.

DIVERSE CHARACTER AREAS

Buildings from the 1960s to 1980s were not especially sensitive to design treatments or the character of North Park. Much of the original character is no longer dominant and consistent in these areas. The existing character has resulted from diverse changes in scale, style, form and building materials that are in contrast with neighborhood origins. The vision of the diverse character areas focuses on preserving what remains of the traditional architectural and design themes and details within these neighborhoods, and the redesign or replacement of buildings from the 1960s to the 1980s with buildings that are consistent with the pedestrian orientation and scale of the original design character. Open street facing facades with central courtyards were prevalent throughout North Park and increase the potential for interaction between public and private space. The intent is to provide flexibility in design and encourage innovation.

POLICIES

- UE1.19** Consider new and unique architectural design while respecting the scale of older buildings.
- a. Articulate building facades to provide a human scale in building design, detailing and windows and visual interest.
 - b. Orient multiple features of a building to the street to provide a visual and physical transition such as main entries, windows, balconies, porches, yards, and patios.
 - c. Incorporate architectural features in the front yard to create visual transitions between new and existing buildings, such as trellises, wing walls (attached to building), garden walls (free standing), porches, fencing, and arbors.
 - d. Incorporate multiple windows in the street-facing facade of the building.
 - e. Utilize entries, arcades, stairs, overhangs, and unique creative building shapes and angles.
 - f. Consider open street-facing facades with a central courtyard.
 - g. Create a gradual transition with multiple layers between public realm and private space.
 - h. Provide consistent landscape coverage with a variety of plant sizes and species.
 - i. Discourage fencing on the front yard that exceeds three feet in height.

Consistent Character Areas include:

Human Scale. Building elements including mass and overall height designed proportionally to a human context.

Orientation to the street. Entries, porches, living rooms, family rooms, and multiple window oriented to the public street.

Transitions between Public and Private Space. Parkways, yards, enclosed patios, stoops, porches, and alcoves that transition the public street to the private interior.

The de-emphasis of vehicular parking. Garages with long driveways to the side and garages at the end of these driveways leading into the alley.

Attention to detail. Design details are expressed in window, door, and exterior finishes. Include windows divided with mullions, sashes, and insets; doors with glass, insets and ornamentation; and exterior cladding with articulation of joints, scoring, overlapping materials, or plaster ornamentation.

Variations in roof forms and building mass. Roof lines that are simple in geometry and silhouette against the sky are common in North Park.

Simple building materials that are mostly wood and stucco with troweled smooth finishes.

A horizontal orientation. Horizontal articulation, multiple side by side window sets, building siding with horizontal lines, window sets that stretch to form a horizontal orientation.

CONSISTENT CHARACTER AREAS

A higher level of design quality and detailing was largely consistent from the 1910's through the 1950's. Though design and style variations occur even in consistent neighborhoods, these variations are perceived as being part of the same historic period and are typically of the same scale and use of similar materials and design detail. North Park's Consistent Character Areas contain traditional and historic architectural styles. The most consistently observed styles are California Bungalows, Craftsman and its variations including neoclassical row homes. Other common styles include Spanish Colonial Revival, Mission Revival, and Minimal Traditional. While traditional and historic architectural styles are present throughout North Park, historic residential architecture, in particular, is valued within the Consistent Character Areas. Refer to the Historic Preservation Element. While traditional architectural styles display a great diversity in detailing, they still utilized a common sense of scale to unify neighborhoods blocks.

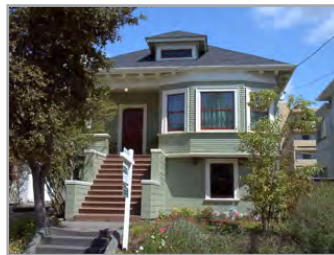
The vision for the consistent character areas is the maintenance and renovation of defining character buildings. New buildings will need to respect and

enhance the defining character that dominates these neighborhoods. Care must be taken to fit new buildings into the fabric of the existing neighborhoods to ensure that they blend into the existing character. These areas are a series of character defining neighborhoods, each one expressing their pride and history through entry or gateway monument, educational signage and the application of streetscape and lighting improvements that expresses the history of these areas.

New buildings will not replication of any of these historical styles. The community plan envisions and encourages context-sensitive design based on knowledge of traditional structures near new buildings. The plan encourages a compatibility of scale and incorporation of key design elements as a way of relating to traditional architectural styles. New buildings should explore stylistic interpretations of these traditional architectural styles without copying them. Garages and garage doors can influence the character of a structure based on size alone. Careful thought should be given to both garage placement and design to not allow it to dominate the character of the home.



Victorian



Neoclassical Rowhomes



California Bungalow



Craftsman



Prairie Style



Spanish Colonial



Spanish Revival



Egyptian Revival

The architectural styles shown above are some of the dominant styles in North Park. Single family homes reflect these styles that reference a period of North Park's development history. New projects should take care to respect the existing character in both single family and multi-family areas.

POLICIES

- UE1.20 Design buildings that complement the form and character of defining buildings on both sides of the same block.
 - a. Articulate building facades to add visual interest and to break-up the massing.
 - b. Use building materials consistent character defining buildings.
 - i. Utilize common materials such as wood, stone, stucco, plaster and clear glass, with clay tile roofs or wood or wood like shingles.
 - ii. Limit galvanized metal, perforated metals, brick, precision cut block, split face block, masonry units, tinted windows, steel framed windows to accent areas since they are not considered common materials.
 - c. Use the characteristic window sizing and proportionality.
 - d. Reduce the visual presence of garages.
 - i. Locate garages along the rear property line to access from the alley.
 - ii. Locate garages along the side yard setback at least from the primary building facade with a driveway
 - iii. Articulate garage doors with a multi-panel design, colors, or varying materials.
 - iv. The level of detailing and materials used in the garage door should also relate to the main building.
 - v. Metal, aluminum or vinyl garage doors are not recommended unless they are painted to match other colors of the primary building.

- UE1.21 Preserve and retain the single-family character created by small lots along Mission Avenue.
- UE1.22 Activate the streetscape and provide surveillance of the public realm through the placement of windows, providing main entry access, porches, sitting areas, etc. along the street fronting facade of the building.
- UE1.23 Maintain the prevailing front yard setbacks within single-family residential neighborhoods that are greater than the required setback of the zone in order to maintain the historical development patterns along streets such as Spruce Street, Dale Street, 28th Street, and Pershing Drive.
- UE1.24 Delineate parkways within the public realm with plants, gravel, pavers/bricks, stone or other decorative groundcover while discouraging the concrete paving.
- UE1.25 Preserve and retain the existing single-family, large lot character of the Panorama Drive Neighborhood as well as the existing palm trees in this area.
- UE1.26 Enhance 28th Street as a link from the commercial area along University Avenue to Balboa Park through the maintenance of historically scored sidewalks, the existing palm tree pattern, and/or the consideration of green street-related improvements for treating and filtering stormwater.



Parking structures should be designed above and/or behind mixed-use and have an aesthetic appeal.

DEVELOPMENT TRANSITIONS

In order to accommodate the development intensity envisioned in the community plan it is essential that new development be sensitively designed so that they transition from higher intensity areas to lower intensity areas. This is most essential where maximum building heights differ greatly between adjacent properties or alleys as a result of zoning. Creating gradual development transitions can be done most successfully through design that addresses setbacks and upper-story stepbacks for the portion of the a building over a certain threshold. Refer to Figure 4-3: Design Transitions Areas for location where development transition policies should be applied.

POLICIES

- UE1.27** Design buildings to create compatible transition when they are located adjacent to areas designated at a lower density.
- UE1.28** Consider the dominant architectural style of adjacent buildings including roof forms, architectural features, and materials.
- UE1.29** Consider the massing, scale, and height of adjacent buildings by using architectural design features to maintain a sense of scale and transition to adjacent buildings with lower heights:
 - a. Dividing the building heights of new buildings into one and two-story components.
 - b. Varying the rooflines
 - c. Offsetting wall planes.
 - d. Providing openings, projections, recesses and other building details.
 - e. Incorporating upper-story step backs along shared property lines.
- UE1.30** Design the side and rear elevations of buildings with as much quality as the front facade and incorporate windows while respecting the need for light, air and privacy of the adjacent buildings.

Existing Street Facades & Streetscape

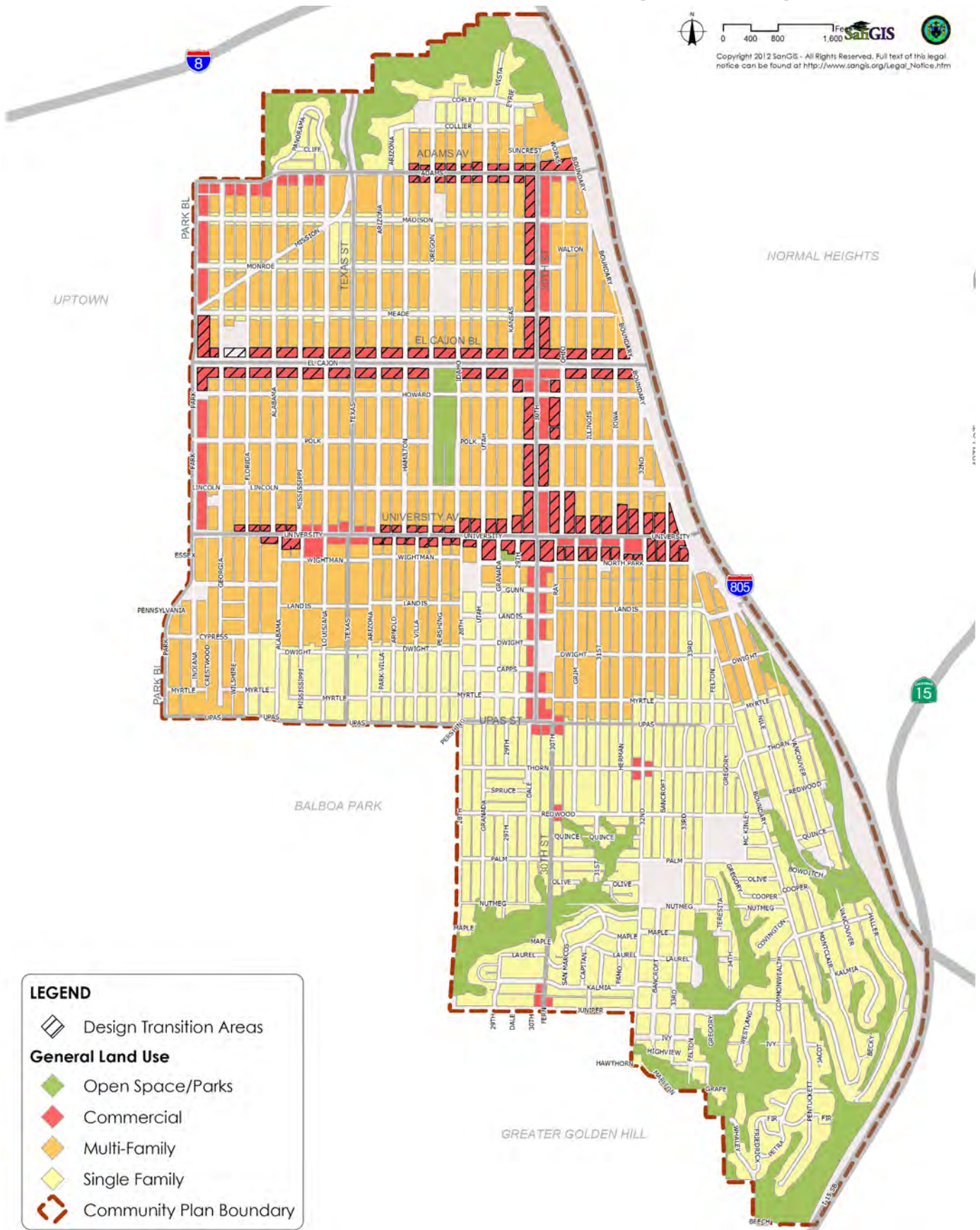


Improved Street Facades & Streetscape



Existing multi-family projects can be retrofitted to better address the public realm and decrease the impact to the sidewalk and walkability of a neighborhood.

Figure 4-3: Design Transition Areas



GATEWAYS AND NODES

Gateways mark significant entry points into the community. Nodes within the community are located at major intersections and activity areas within the community and coincide with the Core Areas identified in the plan. These areas emphasize mixed-used development and pedestrian orientation. Nodes in some instances coincide with gateways in the community where new development should include visually enhanced features that mark the location’s prominence as a gateway into the North Park community. These features can consist of landscaping and street trees; pedestrian-oriented amenities like plazas, seating, lighting, and artwork; and quality architecture and design that includes various elements such as richly detailed facades, windows, entrances, stairways, and other features that can be appreciated by the pedestrian and impart a sense of human scale. Refer to Figure 4-4: Gateways and Nodes for locations.



Corner buildings can mark key nodes. The corner of University Avenue and 30th Street has buildings that address both streets.



Activation of the public realm requires space to support activities

POLICIES

UE2.15 Enhance the gateways into North Park and nodes within the community by utilize signage, landscaping, other public improvements, iconic architecture, monuments, plazas, and public art.

Gateways:

- University Avenue at both Interstate 805 and Park Boulevard/Georgia Street
- El Cajon Boulevard at both Interstate 805 and Park Boulevard
- Adams Avenue at both I-805 and Park Boulevard
- Meade Avenue at I-805
- Lincoln Avenue and Park Boulevard
- Howard Avenue and Park Boulevard
- Upas Street at Park Boulevard
- Texas Street at the Adams Avenue Bridge
- Upas Street and 28th Street
- Juniper Street and 30th Street

Nodes:

- 30th Street at Adams Avenue
- 30th Street at El Cajon Boulevard
- 30th Street at University Avenue
- 30th Street at Upas Street
- 30th Street at Juniper Street
- Park Boulevard and University Avenue
- Park Boulevard and Adams Avenue
- I-805 and University Avenue
- I-805 and El Cajon Boulevard
- Texas Street at El Cajon Boulevard
- University Avenue and Texas Street

UE2.16 Maintain and enhance the Egyptian Revival architectural theme of the commercial area along Park Boulevard between University Avenue and Robinson Avenue also known as the “Egyptian Thematic District” which features a number of Egyptian Revival and Art Deco style buildings and serves as a joint gateway corridor into the Uptown and North Park communities from Balboa Park

UE2.17 Preserve and encourage the continued enhancement of the Adams Avenue “Antique Row” and commercial node.

Figure 4-4: Gateways And Nodes

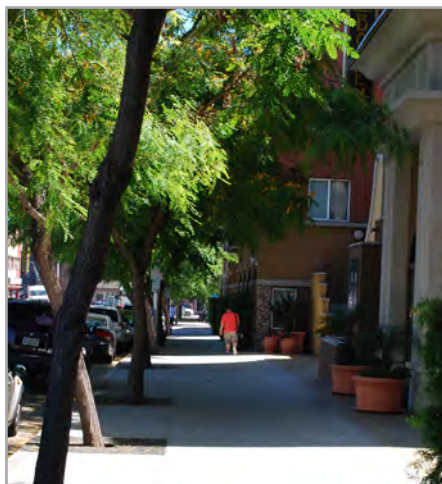


SUSTAINABLE BUILDING DESIGN

Sustainable building design is an essential element to reduce energy and resource consumption. North Park can be a model of sustainable development that demonstrates how to build responsibly within the limits of our resources. See also policies contained in the Sustainability and Conservation Element related to sustainable development and natural resource conservation.

POLICIES

- UE2.18** Incorporate of building features that reduce water consumption such as water efficient applicants and fixtures.
- UE2.24** Incorporate elements to reduce the use of non-renewable energy such as photovoltaic panels and small low-impact wind turbines.
- UE2.19** Incorporate of building features that reduce water consumption such as natural ventilation, reduction in solar heat gain, and natural day-lighting.
- UE2.25** Incorporate of photovoltaic panels on flat roofs that are discretely located to limit any visibility from the street or glare to adjacent properties.
- UE2.20** Incorporate overhead architectural features that provide shade, passive cooling, and reduce daytime heat gain such as eaves, awnings, canopies, trellises, or cornice treatments at entrances and windows.
- UE2.26** Encourage recycled, rapidly renewable, and locally sourced materials that reduce impacts related to materials extraction, processing, and transportation.
- UE2.21** Incorporate inset windows and incorporate well-designed trims and details that consider heat gain and shading.
- UE2.27** Incorporate sustainable landscape treatments such as artificial turf, drought-tolerant, and climate-appropriate plant species, planting materials, and light-colored paving materials.
- UE2.22** Incorporate green roofs, gardens, and other vegetated roof systems to help reduce the solar heat gain of building roofs.
- UE2.28** Incorporate storm water capture, retention, and infiltration for landscape irrigation, and lowered runoff by using permeable or porous paving materials.
- UE2.23** Incorporate white or reflective paint on rooftops and light paving materials to reflect heat away from buildings and reduce the need for mechanical cooling.
- UE2.29** Utilize Sustainability Tools located in Table 8-2 of the Sustainability and Conservation Element as they apply to new development.



Sustainable design can include material selection, equipment systems, and passive energy saving techniques such as widened parkway with native plants, large canopy trees that create shade, and permeable surfaces that allow for water capture and filtration.

URBAN FORESTRY

Street trees are encouraged throughout all areas of North Park. A consistent street tree palette will enhance neighborhood identity, unify corridors, add visual interest, reduce the heat island effect, and provide shade and street tree coverage within the public realm. Consistency of street trees is not imperative on all streets, given existing conditions where there is already a mixture trees. However, the desire is to establish a hierarchy of street based on level of use, size, and function. These policies are used in conjunction with Table 4-2: Street Tree Selection Guide. Figure 4-5: Recommended Street Trees shows street locations and Figure 4-6: Tree Palette Guide shows the recommended street trees species. All other areas should utilize guidance from the City of San Diego Tree Selection matrices based on planting widths and add tree species that already existing in the area. Consistency of street trees is not imperative on all streets, given existing conditions where there is already a mixture trees. However, the desire is to establish a hierarchy of street based on level of use, size, and function.

POLICIES

- UE2.30 Retain mature and health street trees when feasible.
- UE2.31 Utilize street trees to establish a linkage between blocks.
- UE2.32 Utilize large canopy street trees where appropriate.
- UE2.33 Space trees consistently at an interval equal to provide rhythm and continuity.
- UE2.34 Plant trees in areas where sufficient root growth and drainage can be accommodated.
- UE2.35 Utilize structural soils over compacted soils, open planters with shrubs and groundcover over tree grates, and deep tree well pits with corner subsurface drainage options over low permeable soil types typical of North Park.
- UE2.36 Utilize tree root barriers along walkways in order to minimize sidewalk upheaval.
- UE2.37 Create a network of green streets that provides urban greening features that enhance the pedestrian and bicycle environment, storm water management features, and opportunities for additional street trees.



Street trees create a physical barrier between pedestrian areas and vehicular areas.



Trees can create shade and energy savings for homes and a pleasant walking environment.

Table 4-2: Street Tree Selection Guide

Key	Street	Segment	Primary Tree	Secondary Tree
A	University Avenue	Park Boulevard to Ray Street	Bradford Pear	Queen Palm*
B	University Avenue	Ray Street to Boundary Street	Chinese Flame	Carrot Wood
C	30th Street	Meade Avenue to Redwood Street	Chinese Flame	Queen Palm*
D	30th Street	Redwood Street to Juniper Street	Sycamore or London Plane	Marina Madrone
E	El Cajon Boulevard	All	Eucalyptus	Jacaranda
F	Park Boulevard	Meade Avenue to Robinson Avenue		
	Sweet Gum	Queen Palm*		
G	Park Boulevard	Robinson Avenue to Upas Street	Sycamore or London Plane	California Bay Laurel
H	Adams Avenue	All	Sweet Gum or Cassia	Queen Palm*
I	Dwight Street	All	Carrot Wood	Queen Palm*
J	Illinois Street	All	St. Mary's Magnolia	Queen Palm*
K	Mississippi Street	Adams Avenue to Dwight Street	Purple Leaf Plum	Queen Palm*
L	Mississippi Street	Dwight Street to Upas Street	Sycamore or London Plane	Western Redbud
M	North Park Way	All	Chinese Elm	Chinese Flame
N	Idaho Street	Adams Avenue to University Avenue	Australian Willow	Queen Palm*
O	Oregon Street	Adams Avenue to University Avenue	Tipu Tree	Queen Palm*
P	Upas Street	Park Boulevard to 31st Street	Brisbane Box	Queen Palm*
Q	Boundary Street	Redwood Street to University Avenue		
	Marina Madrone	Western Redbud		
R	Boundary Street	University Avenue to Adams Avenue	Catalina Ironwood	Holly Oak
S	Redwood Street	Pershing Drive to Boundary Street	Coast Live Oak	Western Redbud
T	Robinson Avenue	Park Boulevard to Alabama Street	Sycamore or London Plane	Western Redbud
U	Landis Street	Alabama Street to Nile Street	Sycamore or London Plane	Western Redbud
V	Mission Avenue	All	Torrey Pine	Sycamore
W	Madison Avenue	Mission Avenue to Ohio Street	Torrey Pine	Sycamore
X	Pershing Avenue	All	Torrey Pine	Toyon

* - Note: Existing palm trees are the dominant species in these streets and should not be removed. Infill plantings and secondary plantings should not be palm trees, but other canopy trees as indicated.

Figure 4-5: Street Tree Palette



Lyonothamnus floribundus
(Catalina Ironwood)



Magnolia grandiflora
(St. Marys Magnolia)



Pinus torreyana
(Torrey Pine)



Platanus acerifolia
"Bloodgood"
(London Plane)



Plantanus racemosa
(California Sycamore)



Prunus cerasifera
(Purple Leaf Plum)



Pyrus calleryana
(Bradford Pear)



Quercus agrifolia
(Coast live oak)



Quercus ilex
(Holly Oak)



Tipuana tipu
(Tipu)



Ulmus parvifolia
(Chinese Elm)



Umbellularia californica
(California Bay Laurel)

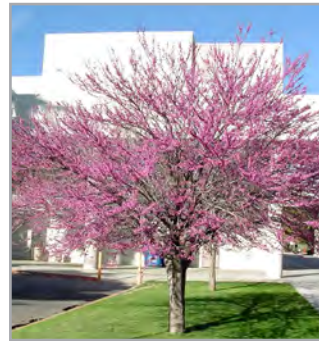
Figure 4-6: Street Tree Palette



Arbutus marina
(Marina Madrone)



Cassia leptophylla
(Gold Medallion Tree)



Cercis occidentalis
(Western Redbud)



Cupaniopsis anacardioides
(Carrotwood)



Eucalyptus leucoxylon
(White Ironbark)



Geijera parvifolia
(Australian Willow)



Heteromeles arbutifolia
(Toyon)



Jacaranda mimosifolia
(Jacaranda)



Koelreutaria bipinnata
(Chinese Flame Tree)



Koelreutaria paniculata
(Golden Rain)

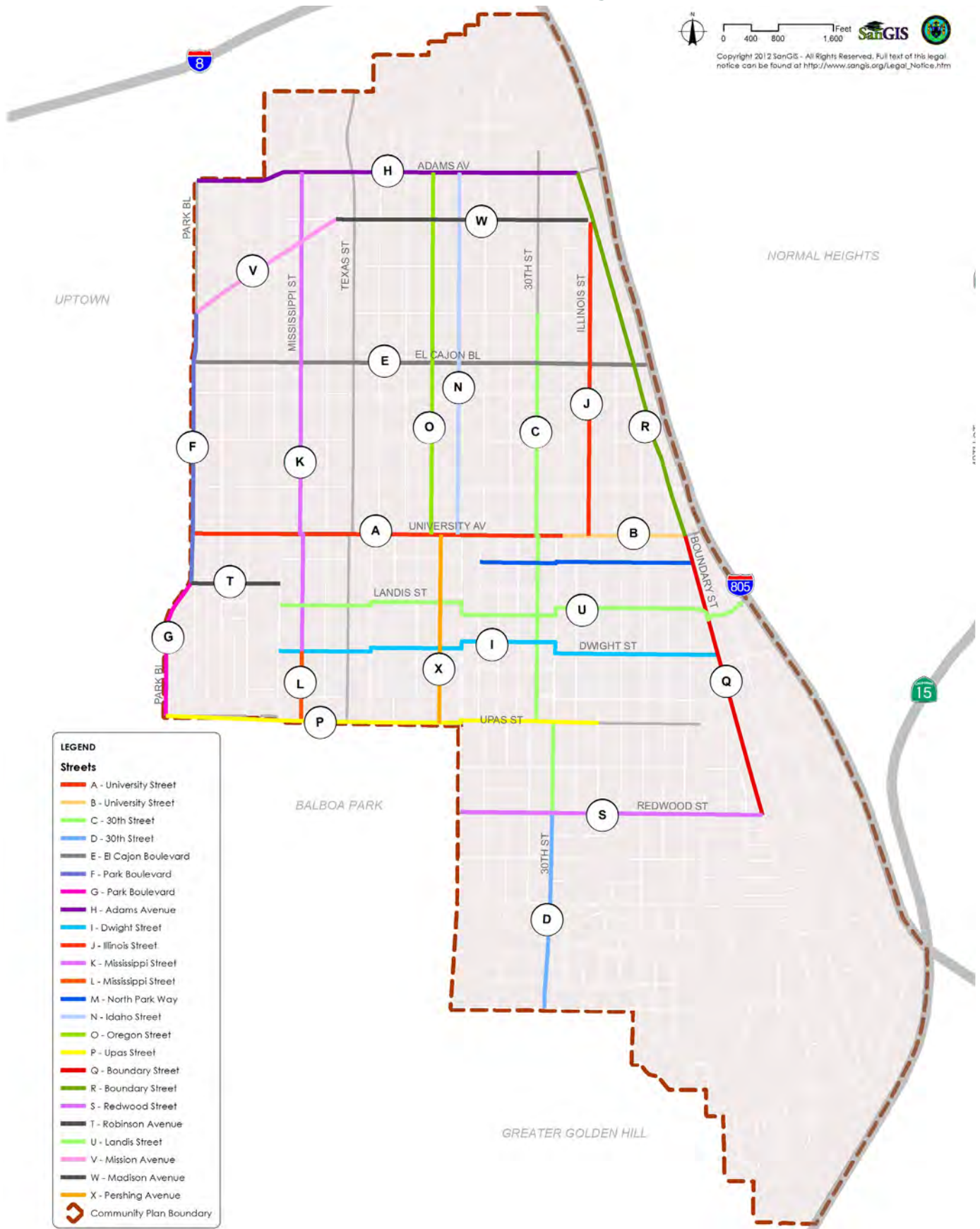


Liquidambar styraciflua
(Sweetgum)



Lophostemon confertus
(Brisbane Box)

Figure 4-6: Recommended Street Trees



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CANYONS AND OPEN SPACE PRESERVATION

Canyons providing open space features that shape the community identity and built form. Open space areas provide visual relief within the urbanized environment. Building design will responsive to the community's unique canyon environment and steep slopes.



POLICIES

- UE2.1** Maintain the scale and character of the canyon and hillside neighborhoods and landforms by designing new buildings to minimize bulk and be low-scale.
 - UE2.2** Maintain views from public vantage points and streets as well as public access to canyon areas.
 - UE2.3** Design buildings along the canyon edge to conform to the hillside topography.
- a. Provide a setback from top of slope.
 - b. Incorporate landscape screening.
 - c. Design roof pitches to mimic the slope.
 - d. Provide a stepped foundation down the slope, rather than cantilevering over the canyon to accommodate a reasonable building size for lots with limited flat area.
 - e. Align vehicle access and other improvements to conform to existing slopes and minimize grading.

PUBLIC ART AND CULTURAL AMENITIES

Promoting public art and celebrating artistic culture are widely acknowledged facets of North Park’s community identity. Within the community’s commercial environment, the emphasis on art and culture can be seen in murals, art installations, in galleries, public events, and as a result of the growth in the local craft food and beverage establishments. The infusion of art and culture within the urban environment has created exciting and interesting places in the community and has contributed to North Park’s attraction as a destination. See also policies located in the Arts and Culture Element.

POLICIES

- UE2.4** Provide and incorporate places, spaces, carefully planned details, and genuine building materials to craft valuable and interesting experiences for people walking through new developments, public streets, and civic spaces.
- UE2.5** Design public art installations as works on permanent and/or temporary display with extensive communication about art to those experiencing the installation.
- UE2.6** Cultivate North Park’s craft food and beverage cultural.
- UE2.7** Encourage new development to contribute public art to serve as an interface between art, buildings, parking structures, spaces, people, and culture such as the incorporation of monuments, sculptures, fountains, building details and artful decorations to communicate beauty, monumentality, remembrance, and celebration.
- UE2.8** Provide for new art opportunities on Ray Street by providing spaces for temporary and permanent public art as a part of all new developments along the commercial portions of the street.



Consistent lighting design can incorporate banners and way-finding designed through the public art process.



Widened walkways & street furnishings are an opportunity to incorporate a theme for a business district or retail area.