# RESIDENTIAL AND MIXED-USE TYPOLOGIES

SD Planning

# Existing Project Densities

The following slides depict development projects with their associated residential densities.

## Density

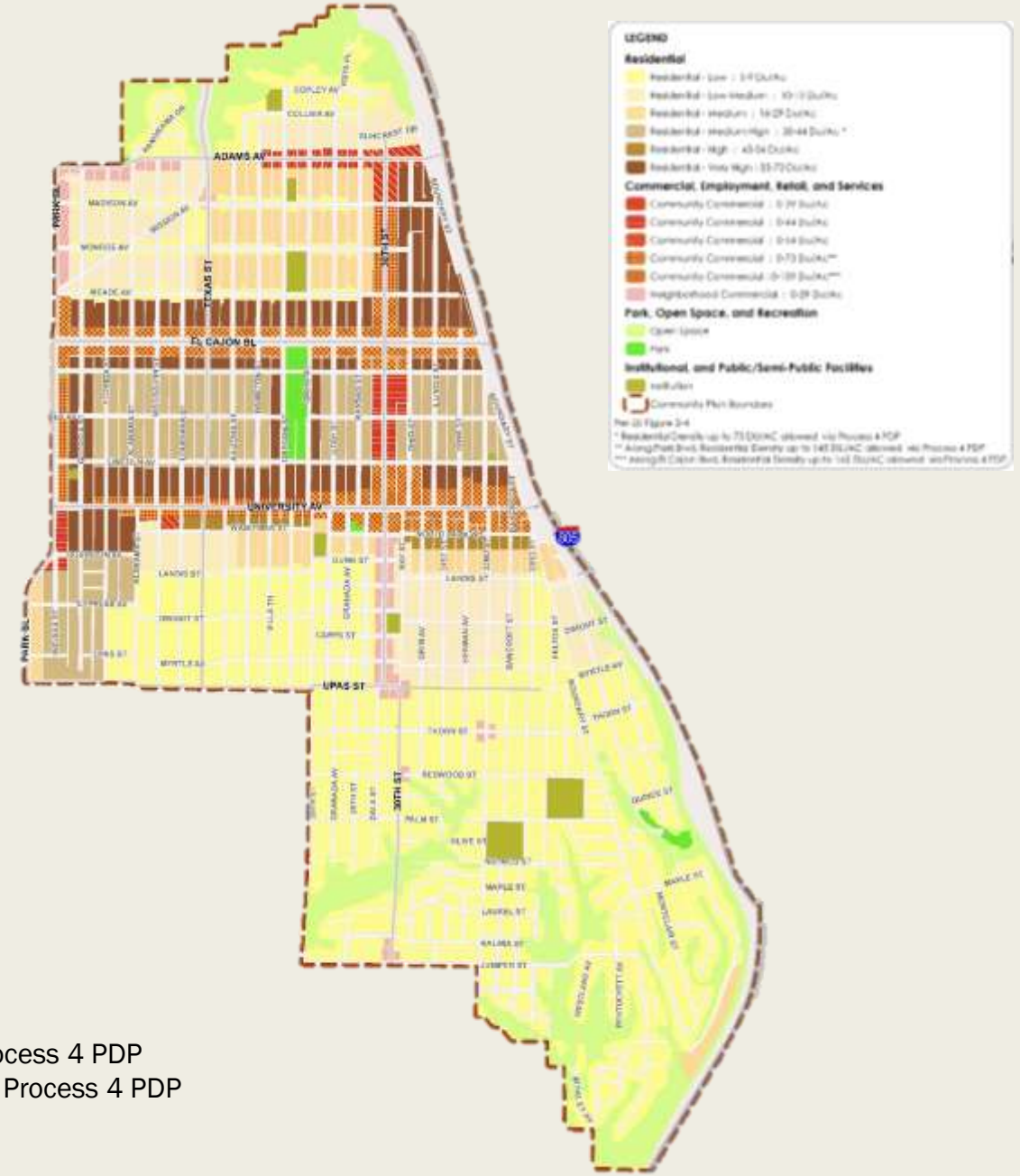
Residential density is dwelling units per acre. It is determined by dividing the number of dwelling units (DU's) by the total area of a project site in acres (AC):

$$\frac{\text{Number of Dwelling Units (DU's)}}{\text{Site Area (AC)}} = \text{DU/AC}$$

Building materials, Floor Area Ratio, and applicable building height, setbacks, design guidelines are other factors that will influence how a development project will look.

# North Park Community Plan
# Proposed Land Use Density Ranges

| Land Use Designation | Density Range |
|---|---|
| Residential Low | 5 – 9 DU/AC |
| Residential Low Medium | 10 – 15 DU/AC |
| Residential Medium | 16 – 29 DU/AC |
| Residential Medium High | 30 – 44 DU/AC * |
| Residential High | 45 – 54 DU/AC |
| Residential Very High | 55 – 73 DU/AC |
| Community Commercial | 0 – 29 DU/AC |
| Community Commercial | 0 – 44 DU/AC |
| Community Commercial | 0 – 55 DU/AC |
| Community Commercial | 0 – 73 DU/AC ** |
| Community Commercial | 0 – 109 DU/AC *** |
| Neighborhood Commercial | 0 – 29 DU/AC |




* Residential density up to 73 DU/AC is allowed via Process 4 PDP
** Along Park Boulevard, residential density up to 145 DU/AC is allowed via Process 4 PDP
*** Along El Cajon Boulevard, residential density up to 145 DU/AC is allowed via Process 4 PDP
Note: Please refer to the Community Plan Land Use Element for specific location

# Examples in North Park

The following slides include developments in North Park that exemplify different density ranges.

# 33 DU/AC

*Photo courtesy of: Allard Jansen Architect and Developer teamaja.com*

**Hamilton Row**

*Hamilton St. and Lincoln Ave.*

16 dwelling units
0.48 acres
3 stories

# 38 DU/AC

*Photo courtesy of: Vickie White*

**Streetcar Rowhomes**

*Adams Ave. and Idaho St.*

12 dwelling units
0.32 acres
2-3 stories

# 39 DU/AC

*Photo credit: © Matthew Segal*

**The North Parker**

*30th Street and Upas St.*

27 dwelling units
0.68 acres
3 stories

# 68 DU/AC

*Photo courtesy of: Lara Gates*

**Arbor Terrace**

*3701 Florida St.*

82 dwelling units
1.21 acres
2-3 stories

# 83 DU/AC

*Photo courtesy of: Mark Davidson Photography, CHW*

**Kalos**

*3795 Florida Street*

83 dwelling units
1 acre
3 stories

# 110 DU/AC

*Photo courtesy of: Lara Gates*

**La Boheme**

*30th Street*

224 dwelling units
2.04 acres
3-5 stories

# Examples in Other Communities

The following slides include developments in other communities in San Diego that exemplify different density ranges.

# 13 DU/AC

**3rd Avenue/Redwood Street**

7 dwelling units

0.55 acres

2 stories

# 28 DU/AC

*Photo courtesy of: Allard Jansen Architect and Developer teamaja.com*

**Kensington Park Plaza**

*Adams Ave. & Marlborough Dr.*

11 dwelling units
0.40 acres
2 stories

# 29 DU/AC

**4703 Park Boulevard**
4 dwelling units
0.14 acres
2 stories

# 29 DU/AC

**1068 Lincoln Avenue**
7 dwelling units
0.23 acres
(includes 2-story building to the rear)
2 stories

# 33 DU/AC

**Brant Street/Juniper Street**
4 dwelling units
0.12 acres
4 stories

# 33 DU/AC

3753 Herbert Street
3 dwelling units
0.09 acres
4 stories

# 36 DU/AC

1540 Robinson Avenue
4 dwelling units
0.11 acres
4 stories

# 42 DU/AC

4638 North Avenue
10 dwelling units
0.24 acres
1 story

# 44 DU/AC

4420 Cleveland Avenue
28 dwelling units
0.64 acres
2 stories

# 44 DU/AC

4578 Park Boulevard
7 dwelling units
0.16 acres
2 stories

# 44 DU/AC

312 Brookes Avenue
4 dwelling units
0.09 acres
2 stories

# 47 DU/AC

*Photo courtesy of: Coldwell Banker Residential Brokerage*

**One Mission**

*845 Fort Stockton*

65 dwelling units
1.38 acres
5 stories

# 49 DU/AC

*Photo courtesy of: Mayfair Communities*

**Wellington Square**
*4045 First Avenue*

30 dwelling units
0.61 acres
4 stories

# 49 DU/AC

*Photo courtesy of: M.W. Steele Group*

**Cambridge Square**

*4th Ave. and Nutmeg St.*

34 dwelling units
0.69 acres
4 stories

# 58 DU/AC

*Photo courtesy of: Bridge Housing*

**Paseo at COMM 22**
2325 Commercial Street

272 dwelling units
4.65 acres
4 stories

# 58 DU/AC

Cairo
18 dwelling units
0.31 acres
4 stories

# 58 DU/AC

Mi Arbolito
14 dwelling units
0.24 acres
14 stories

# 60 DU/AC

*Photo courtesy of: Merrill Gardens at Bankers Hill*

**Merrill Gardens**

*2nd Ave. and Maple St.*

84 dwelling units
1.38 acres
5 stories

# 60 DU/AC

*Photo courtesy of: League of California Cities*

**Metro Villas**

*39th St. and University Ave.*

120 dwelling units
2 acres
4 stories

# 61 DU/AC

*Washington Street View*

Mission Hills Commons
65 dwelling units
1.07 acres
3 and 4 stories

# 61 DU/AC

The Lodge at
Bankers Hill
57 dwelling units
0.92 acres
3 and 4 stories

# 63 DU/AC

Hester-Solomon Building
31 dwelling units
0.49 acres
4 stories

# 64 DU/AC

First and Robinson
25 dwelling units
0.39 acres
4 stories

# 70 DU/AC

*Photo courtesy of: San Diego Architectural Foundation*

**Centre Street Lofts**

Centre St. between
University and Robertson

28 dwelling units
0.40 acres
3 stories

# 70 DU/AC

**Park Laurel**

94 dwelling units
1.34 acres
14 stories

# 73 DU/AC

Deca
37 dwelling units
0.51 acres
6 stories

# 90 DU/AC

*Photo courtesy of: Atlas on 5th*

**Atlas on 5th**

*5th Ave. and Pennsylvania Ave.*

140 dwelling units
1.55 acres
5-6 stories

# 90 DU/AC

**Le Moderne Apartments**
18 dwelling units
0.20 acres
2 stories

# 91 DU/AC

*Photo courtesy of: Doma Condos*

**Doma**

*Kettner Blvd. & Date St.*

124 dwelling units
1.35 acres
9 stories

# 92 DU/AC

**Alicante**
95 dwelling units
1.03 acres
15 stories

# 99 DU/AC

*Photo courtesy of: Allard Jansen Architect and Developer teamaja.com*

**Kensington Commons**

*Adams Ave. & Marlborough Dr.*

34 dwelling units
0.344 acres
3 stories

# 100 DU/AC

**The Egyptian**
80 dwelling units
0.80 acres
6 stories

# 109 DU/AC

*Google Street View*

**5th and Laurel St.**

150 dwelling units
1.38 acres
4-5 stories

# 109 DU/AC

**Park at Sixth**
(Sixth and Redwood)
37 dwelling units
0.34 acres
6 stories

# Density over 145 DU/AC

The following slides include developments that exemplify densities from 145 DU/AC up to 200 DU/AC.

These density ranges would only be available to applicants that apply for the Discretionary Planned Development Permit as well as the Affordable Housing Density Bonus.

# 152 DU/AC

*Photo courtesy of: Loopnet*

**Broadstone**

*Kettner Blvd. and Fir St.*

199 dwelling units
1.31 acres
6-7 stories

# 166 DU/AC

*Photo courtesy of: Market Street Village Apartments*

**Market Street Village**

*Market St and 14th Ave.*

229 dwelling units
1.38 acres
5 stories

# 200 DU/AC

*Photo courtesy of: Greater Realty*

**Aloft on Cortez Hill**

*Date St. and 9th Ave.*

168 dwelling units
0.84 acres
5 stories