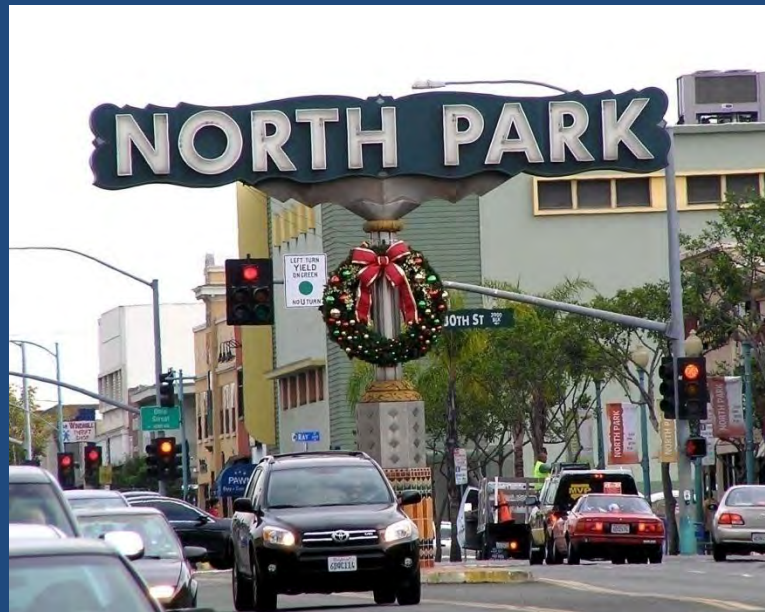


Greater North Park Community Plan Update



North Park Community Plan Update Advisory Committee Meeting
War Memorial Building – Room 2, Balboa Park
Tuesday, December 15, 2009



City Planning & Community Investment Department

Welcome

This Evening's Agenda

- 6:00pm Welcome/Introduction
 - Review Agenda
 - Recap of CPUAC meeting #1
- 6:20pm Tonight's Discussion: Slideshow of Community Concerns & Issues
- 7:30 pm Summarize key points from Slideshow and Next Steps
 - Key Points
 - Next Steps: Design Walking Tour
- 7:45pm CPUAC Debrief Process
 - Summary of what was shared tonight
 - Evaluate Process
 - Future Meetings
- 8:00pm Adjournment

Community Assignment

- Community members provide photos and statement of likes and dislikes in the community
- Purpose: identification and sharing of community issues
- Information submitted will be used to plan out Self-Guided tour in January 2010 and part of existing conditions effort

“Likes”

- Positive aspects in the community, desirable conditions.
- Common themes:
 - Desirable architecture and design
 - Cultural & Historic
 - Open space
 - Transportation/Mobility
 - Other
 - Opportunities

Desirable Architecture & Design



30th Street/Juniper. Attractive storefronts.



Sidewalk eateries take advantage of (free) ambient SD weather and livability.

Desirable Architecture & Design



Promotion in zoning code and discretionary approvals that promote water conservation landscaping.



3135 Bancroft – like Xeriscaping

Desirable Architecture & Design



Unique Architecture (28th Street)



30th Street. Unique treatment of utility boxes/wall.

Desirable Architecture & Design



Granada Bldg tile.



Residential Arts & Crafts-style landscaping features.

Desirable Architecture & Design



3700 block 30th street. Compatible contemporary remodel.



Desirable Architecture & Design



Granada Bldg. University Avenue.



NPMS Bldg. University Avenue.

Desirable Architecture & Design



Upas/30th Street. Historically significant remodeled auto repair garage.



2525-2543 University – like Cadillac Courts bldg. great rehab of a historic structure.

Desirable Architecture & Design



2300 block 30th Street.
Pedestrian friendly building
scale, landscaping, sidewalks.



Nice sidewalk experience

Desirable Architecture & Design



Ray/University



Landis/Louisiana

Desirable Architecture & Design



28th/Upas. Public improvement with historic character. Textured materials & landscaping.



Bancroft/University - Public art

Cultural & Historic



3933-3945 Hamilton – like historical court



Upas/30th. Historic courtyard units.

Cultural & Historic



3600 block 29th Street. Historically designated home.



Burlingame. Well kept historic home.

Cultural & Historic

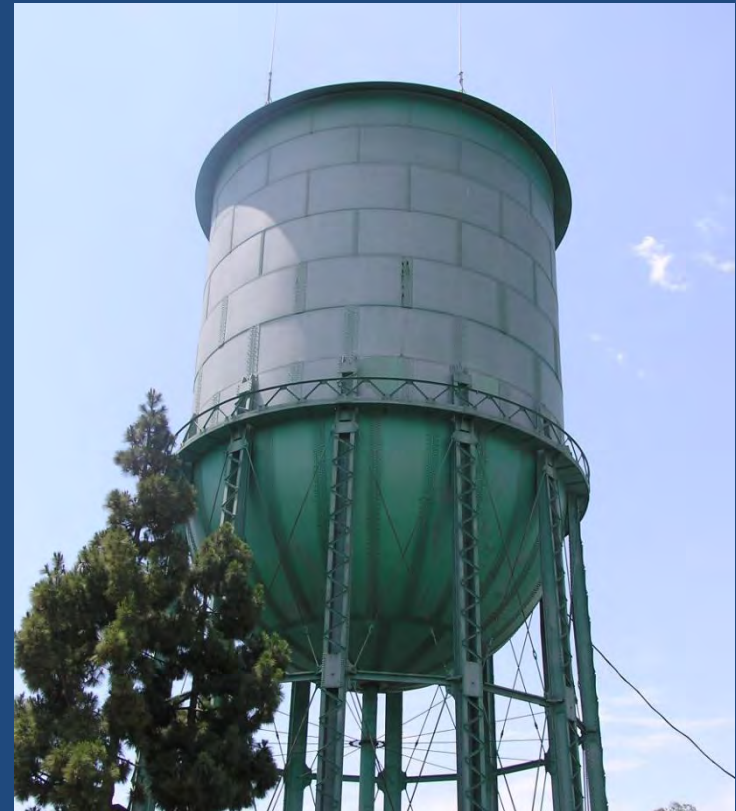


Murals

Cultural & Historic



Masonic Lodge (Utah/North
Park Way)



Water Tower (Howard/Idaho)

Cultural & Historic



North Park Theatre (University Avenue)



Georgia Street Bridge (University Avenue)

Cultural & Historic



Appreciate the use of an historical building in a small business area.



Post office is convenient and should stay.

Cultural & Historic



Community identification sign on tree grates. University Ave. and 28th St., looking west.



Street name sign that serves as community identification sign. University Ave. and 32nd St., looking west.

Cultural & Historic



Rockwork pillars & wall from Mission Cliffs Gardens



University Heights identification monument (Park Blvd)

Open Space



Redwood & 28th Street. Open Space. Natural vegetation. Nice entryway to community.



Switzer Canyon and Downtown views.

Open Space



Plant restoration projects are inexpensive community building opportunities that contribute to the management of our city's natural resources.



Previously restored vegetation helps keep canyon ecosystem intact.

Open Space



City Ranger and Canyon Friends Group cooperating to perform work on a Saturday morning in Juniper Canyon.



Bird Park rest area; view of the city; interesting “nature story” re local birds; historically compatible use of materials.

Transportation/Mobility



Bike routes are a plus and enjoyable for all cyclists.



Bike paths are safer and preserve neighborhood value.

Other



Community Activities such as concert festivals bring people together.



Ethnic and economic diversity.

Other



Individual expression.



Other



North Parkers enjoy excellent access to Balboa Park.

“DISLIKES”

- Problems, issues, bad conditions, etc. in the community
- Common themes:
 - Undesirable architecture & design
 - Utilities: Overhead and in the P.R.O.W
 - Parking issues
 - Sign clutter/Bad Signs
 - Poorly maintained properties
 - Inappropriate/incompatible uses
 - Poor pedestrian conditions
 - Threats

Undesirable Architecture & Design



Western Gateway unwelcoming, not very cohesive, and without identification signs. University Ave. & Georgia Street, looking east.

Undesirable Architecture & Design



Northern Gateway unwelcoming, without safe pedestrian access, and without identification signs. Texas Street north of Camino Del Rio North, looking south



Eastern Gateway unwelcoming and without identification signs . University Ave. & Boundary St., looking west.

Undesirable Architecture & Design



Send strip malls and parking lots to Santee.



KFC University/Utah – dislike parking setback

Undesirable Architecture & Design



Dislike: Unscreened parking adjacent to sidewalk. University Ave. and Mississippi St., looking east.

Undesirable Architecture & Design



Florida Street. MF Box architecture. Tiny windows.



3700 block 30th Street Box architecture; no buffer for car/equipment parking.

Undesirable Architecture & Design



60's architecture.



What is it?

Utilities: P.R.O.W & Overhead



Laurel St/30th Overhead lines.



Electric elementary!

Utilities: P.R.O.W & Overhead



Adams Avenue. Vile V-RAD boxes. City needs to regulate configuration, placement, and consolidation of these boxes.

Utilities: P.R.O.W & Overhead



Utility cabinets and other appurtenances that foster challenges.



Not only do we have problems with graffiti, but these boxes are unsightly

Parking Issues



3511 30th street. Hauling truck parked daily in front of house.



Without any parking limitations trucks from neighboring businesses without parking will park for days on the street (with open container for dead fish) some people live out the vans

Parking Issues



3933 Hamilton – dislike it when street is resurfaced and illegally parked cars aren't towed - what remains is cracked, crumbling pavement.



3206 Bancroft – dislike- code compliance –no curb cut with boat and old truck in “driveway” of an otherwise lovely styled historic house.

Sign Clutter/Bad Signs



2045 University Avenue. Sign code violation.



El Cajon Blvd. Too many signs!

Sign Clutter/Bad Signs



Big enough billboard????



Permanent, temporary signage.

Poorly Maintained Properties



3636 30th Street. Unkempt house/papered windows on commercial corridor.



3361 Dale Street. MF with exposed wiring and dilapidated furniture.

Poorly Maintained Properties



3216 Bancroft – dislike
Zeroscaping



3689 31st St. @ Landis – dislike
zeroscaping

Poorly Maintained Properties



3300 block 30th Street. Ugly window covering for empty space.



Pat's at Upas/30th - façade is deteriorating and unsafe at bus stop.

Inappropriate /Incompatible Uses



Proliferation of payday advance/check cashing stores and lack of pedestrian-oriented stores.



Adult Entertainment establishments that bring negative externalities. Not appropriate for modern El Cajon Blvd

Inappropriate /Incompatible Uses



probation office good for neighborhood? At least fix up façade!



Dislike: Next to craftsman bungalows?

Inappropriate /Incompatible Uses



Issue of building scale.

Poor Pedestrian Conditions



The dangerous and unsightly lack of sidewalks are an obstacle to this intersection (30th & Upas).

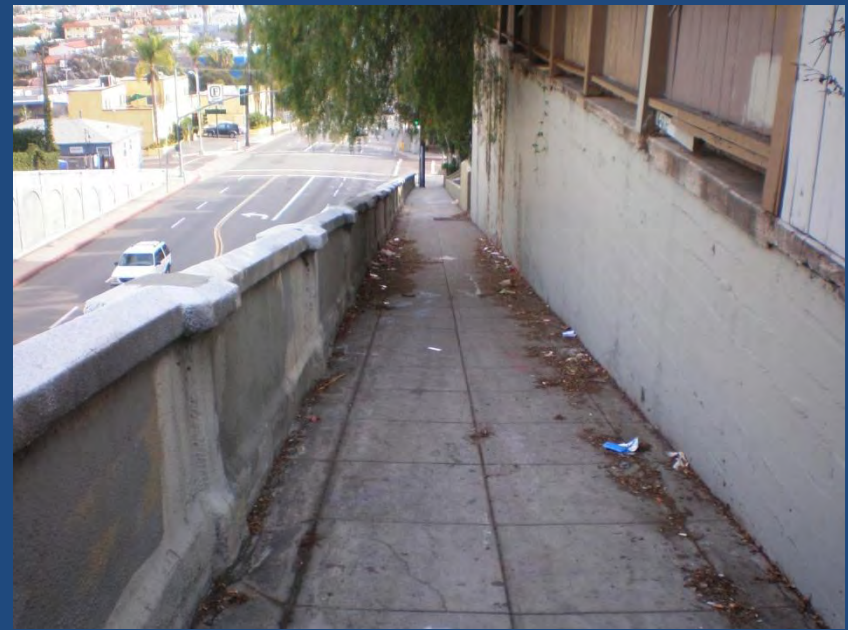


Wasted, ugly, unsafe place

Poor Pedestrian Conditions



4024 Hamilton - dislike dangerous sidewalk transition



Unmaintained pedestrian walkway within public right-of-way. University Ave. east of Georgia St. bridge, looking east.

Poor Pedestrian Conditions



Crossing El Cajon Blvd/I-805.



Wide Iowa Street.

Poor Pedestrian Conditions



Unmaintained sidewalk. 31st St. between University Ave. and North Park Way, looking south.



Dangerous vertical curves with no traffic calming for pedestrians.

Threats



Like others, we have problems with Graffiti.



This weed infested hillside off 3th Street in Switzer Canyon is a fire hazard.

Threats



Steep hills + ice plant = erosion.



Expensive emergency intervention needed.

Opportunities



This leveled floodplain in Switzer Canyon is an old building site that could be restored to native habitat.

Opportunities



Opportunity - North Park Theatre (University Ave) complete restoration of marquee with dagger sign.

Opportunities



Hon: Opportunity - Western Dental & Annex Bldg (30th/University) - Restore historical facade

Opportunities



Insist on decorative fencing and art from them San Diego Unified School District.

Opportunities



ENSHRINE our Ted Williams Field within a revitalized Civic Center Core and Mall to include a new state of art Community Library, "Civic" Center, with upgraded park components, ie., a safe water feature.

Opportunities



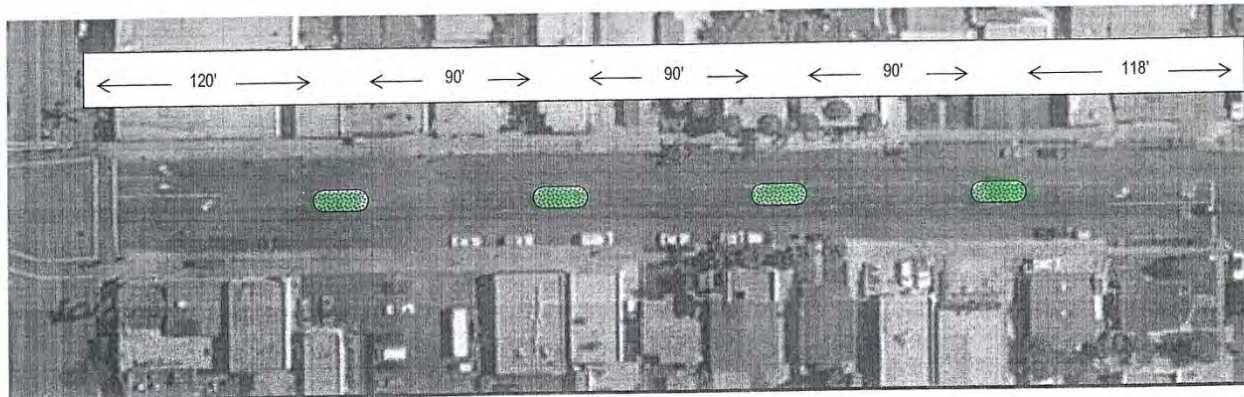
2575-2589 University - like great possibilities for rehab.

Opportunities

CPD Request No. MC 05-03.7

30th & ADAMS

30th St. Landscaped Islands



H. A series of four landscaped islands are recommended for 30th Street between Adams Avenue and Madison Avenue. Each island would be approximately 30' long by 10' wide, oblong, with space for two street trees at either end and the potential of providing a shelter for pedestrians should the City ever consider allowing mid-block crossings along 30th Street. Islands would be spaced with gaps of approximately 90', allowing commercial vehicles to park safely between islands for loading and unloading. Though this may not currently be specified under city codes, this form of commercial loading is a daily occurrence along 30th Street, Adams Avenue, and Park Boulevard (see inset). Existing yellow curb space could then be converted to time-limited metered space, better serving the businesses.

Given the relatively narrow sidewalks, these landscaped islands can contribute greatly to providing greenery on 30th street and aid in its commercial renaissance.



Opportunities

CPD Request No. MC 05-03.2

OREGON WEST ADAMS Hamilton Street Pop-Outs



- A. While ~~Hamilton Street is not~~ the most important pedestrian connector, the streetscape is unusually intact and pedestrian friendly, ~~and the shop on the corner has set up a coffee cart outside as something of a neighborhood amenity.~~ Pedestrian pop-outs on the NE and SE corners of this intersection could create a small seating area, an entry statement, and provide some needed traffic calming.

While its size and configuration would not be appropriate for the intersection of ~~Hamilton~~ and Adams, Little Italy's Piazza Basilone demonstrates how a pop-out can be designed to create a usable public amenity by carving away from excess street space.

Opportunities

CPD Request No. MC 05-03.8

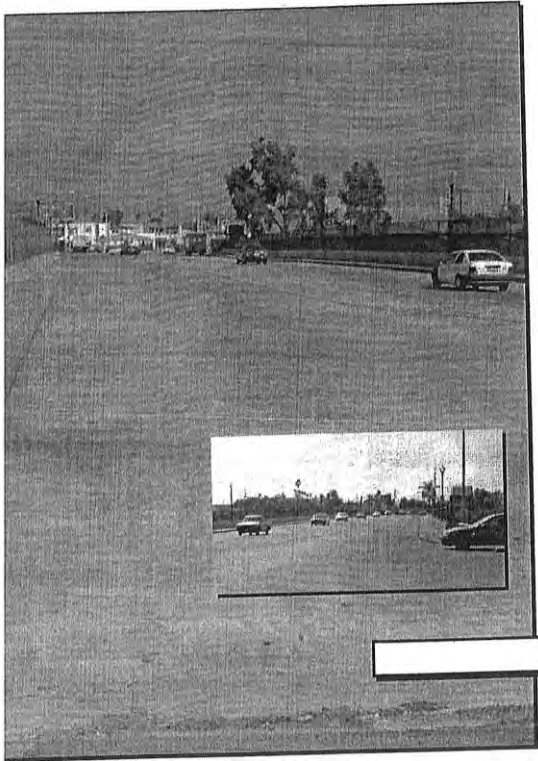
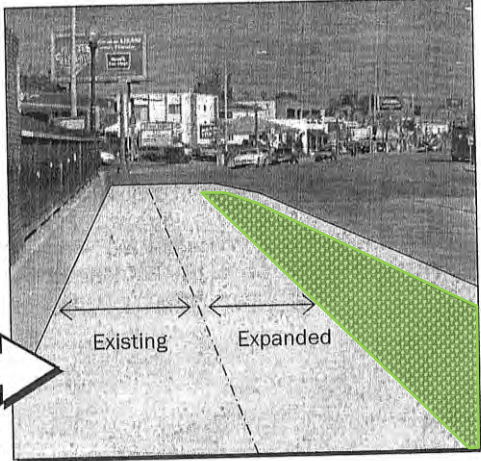
805 & ADAMS

805 Bridge Sidewalk

I

I. Sidewalks on the 805 bridge are too narrow for two people to pass safely—especially when one is walking a dog—yet auto lanes are excessively wide. There is plenty of room to widen the sidewalk and install low greenery or even boxed trees.

Left: view looking eastbound. Inset: view looking westbound. Below: possibility for expanding sidewalk and creating landscaped zone (view looking east).

Mid-City Community Parking District – Adams Avenue Study 2005 16

Opportunities



More historic districts. Homes in the Between Heights neighborhood

Opportunities



Possible improvements to Adams Avenue off ramp from I-805.

Opportunities



“Loveless” bus stops could be more creative and reflective of our neighborhood’s architectural character.

Opportunities



Potential neighborhood entrance/directional signage. Could house utility boxes.

Opportunities



Boundary Street – Linear park?



Create an urban orchard, not a boutique park.

Discussion

- Are there other issues that should also be brought up?

Debrief

- Summary of what was shared tonight
- Evaluate process
- Future meetings

Greater North Park Community Plan Update



Meeting Adjourned



City Planning & Community Investment Department