

GENERAL PLAN CONFORMANCE

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This plan contains a number of recommendations which will help to meet the goals of the Progress Guide and General Plan in the areas of housing; commercial development; transportation; public facilities, services, and safety; open space; recreation; conservation; energy conservation; cultural resource management; and urban design. Recommendations which implement or otherwise affect general plan goals are outlined below:

HOUSING

This plan provides for the conservation of existing single-family neighborhoods and the intensification of higher density residential development in the urban core areas and along the major transportation corridors. Both mixed-use and multiple use projects are encouraged to develop in the urbanized commercial areas of the community.

COMMERCIAL DEVELOPMENT

Development controls are recommended to enhance the pedestrian orientation and character of commercial areas. Programs for the physical revitalization of strip commercial areas are recommended, as is the utilization of a shared and/or joint use off-street parking. Street tree themes have been developed for the major thoroughfares and additional landscaping is encouraged in all commercial areas.

TRANSPORTATION

This plan recommends that traffic be diverted from local streets onto major thoroughfares where possible. Minimal street widenings have been recommended but not at the expense of the associated pedestrian amenities. Increased off-street parking is recommended.

It is recommended that major employers utilize mass transit incentive programs. This plan also provides recommendations for bicycle paths and bicycle rack storage facilities.

CONSERVATION OF CULTURAL RESOURCES

This plan recommends the preservation of historic structures and the establishment of historic, cultural and paleontological districts where appropriate. Additional recommendations include the completion of the Historical Site Board inventory and map survey, the limiting of development potential in areas with significant numbers of historic structures, and the possibility for the transfer of development rights from sites with significant historic resources. To promote the conservation of historical areas, this plan also recommends the examination of a Historic Review Overlay Zone in the Park West, Banker's Hill, Hillcrest and India Street areas.

OPEN SPACE AND RECREATION

The Open Space and Recreation Element of this plan provides recommendations which will enhance park areas and preserve the natural character of hillsides and canyons. Slopes greater than 25 percent have been designated as open space and limited to a density range of 1-4 dwelling units per acre.

PUBLIC FACILITIES, SERVICES AND SAFETY

Both public school and library facilities appear to be adequate to meet the needs of the community and it is recommended that these facilities be expanded as necessary. Police and fire protection is also adequate and should be expanded as the area's population increases. The existing brush clearance program should continue as should the periodic replacement of aging water and sewer lines. This plan recommends that a financing plan showing the timing, phasing and financing of public improvements be developed and adopted as method of ensuring adequate levels of public service.

URBAN DESIGN

Urban design guidelines have been developed for each major neighborhood within this community. This plan provides for the protection of public views of open space and water areas, particularly along the western slopes of the community. Emphasis has been placed on canyon rims and hillsides where an attempt has been made to preserve the complementary relationship between natural land forms and man-made structures.

This plan also endeavors to coordinate the design of the urban streetscape, the development of pedestrian amenities, and the intensity of development. Specific recommendations have been included to retain and enhance the pedestrian orientation of many commercial areas as well as the existing pedestrian paths and bridges which are located throughout the community.

GENERAL PLAN AMENDMENTS

The Progress Guide and General Plan should be amended at the earliest opportunity to reflect the changes brought about by the Uptown Community Plan. The general plan map should reflect the following:

General Plan Designation

- Community Center
- Office and Specialized Commercial
- Resource Based Park
- Open Space
- Other Institutions
- Residential Neighborhood
- Freeways
- Prime Arterials
- Major Streets

Uptown Community Plan Designation/Location

- The area surrounding Fifth and University Avenues
- Commercial/Mixed-Use
- Commercial/Multiple Use
- Office/Multiple Use
- Balboa Park extension north- east of Upas Street and Route 163.
- Open Space
- Hospital (Mercy Hospital and UCSD Medical Center)
- All other land use designations
- Freeway (I-5 and Route 163)
- Four-Lane Primary Arterial*
- Six-Lane Major*
- Four-Lane Major*

*See Transportation Element, Street Classifications.