

## **ANALYSIS OF OPEN SPACE**

Utilizing biological, geological, and urban form criteria discussed in more detail in Appendix D, the natural open space system was analyzed based on the existing conditions survey of the Uptown Community Plan's designated open space areas, existing hillside review areas, areas of slopes of 25 percent or greater and undeveloped areas with slopes of less than 25 percent.

Land uses in these areas are predominantly single-family and multifamily with some commercial. Some schools and parks are located near the existing natural open space. Canyon properties have often been developed with little regard to the existing topography or environmental factors.

Extensive field surveys were made throughout the canyon and hillside areas of the community. The areas were analyzed (using a matrix process) in terms of environmental and urban form criteria. The matrix data was converted to a computerized point system and then transferred to maps (Appendix D, D-1 and D-2).

The results of this survey and analysis were then compared to a designated open space boundaries from the 1975 plan and Hillside Review District boundaries plus additional land that would meet Hillside Review District criteria.

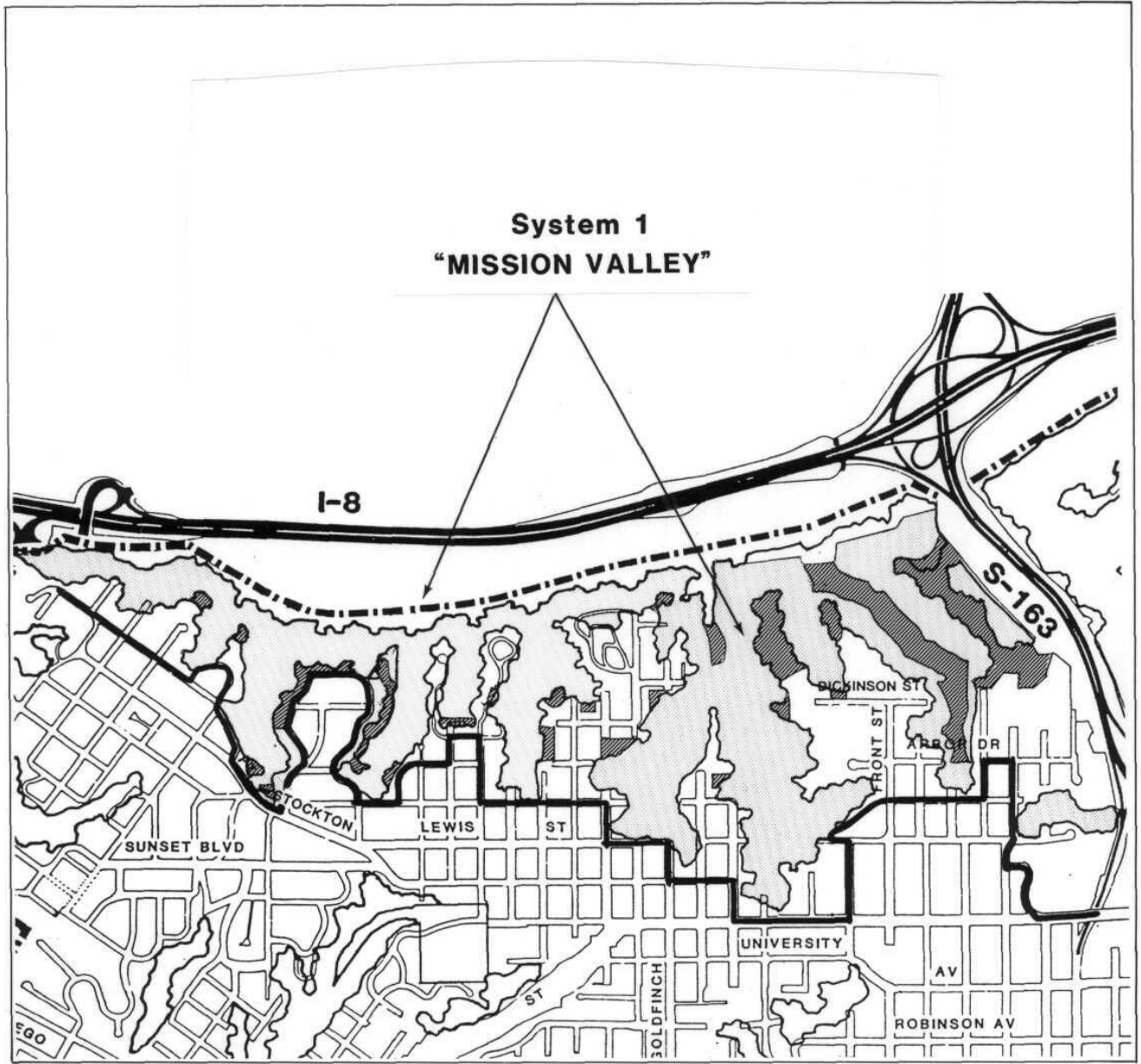
This comparison revealed that there was a high correlation between the Hillside Review District boundaries and Zones 1 and 2 as designated by the current open space evaluation. The correlation between Zone 1 and the Hillside Review District boundaries was particularly high. The boundary of the 1975 designated open space on the other hand, tended to follow unimproved street rights-of-way rather than the canyon rims and included significantly less area than Hillside Review District/Zone 1 and 2 boundaries.

### **Recommendations**

1. **APPLY HILLSIDE DEVELOPMENT CRITERIA IN CONJUNCTION WITH HILLSIDE REVIEW DISTRICT DESIGN AND DEVELOPMENT GUIDELINES TO DETERMINE DEVELOPMENT DENSITIES AND SPECIFICATIONS ON A PROJECT-BY-PROJECT BASIS.**

A set of analytical tools has been developed to aid in establishing the appropriate density and form of hillside projects on a case-by-case basis. These tools include:

- A. Open Space Priority Matrix (see Appendices D, E, and F);
- B. Hillside Evaluation Model described below composed of definitions and schematic maps of Zone 1: Biological/Geological and Zone 2: Urban Design.
- C. Hillside Development Criteria outlined below which define permitted residential development densities by integrating criteria from the Open Space Evaluation Matrix and the Hillside Evaluation Model into an overall evaluation matrix (Table



 OPEN SPACE, BIOLOGICAL & GEOLOGICAL CRITERIA

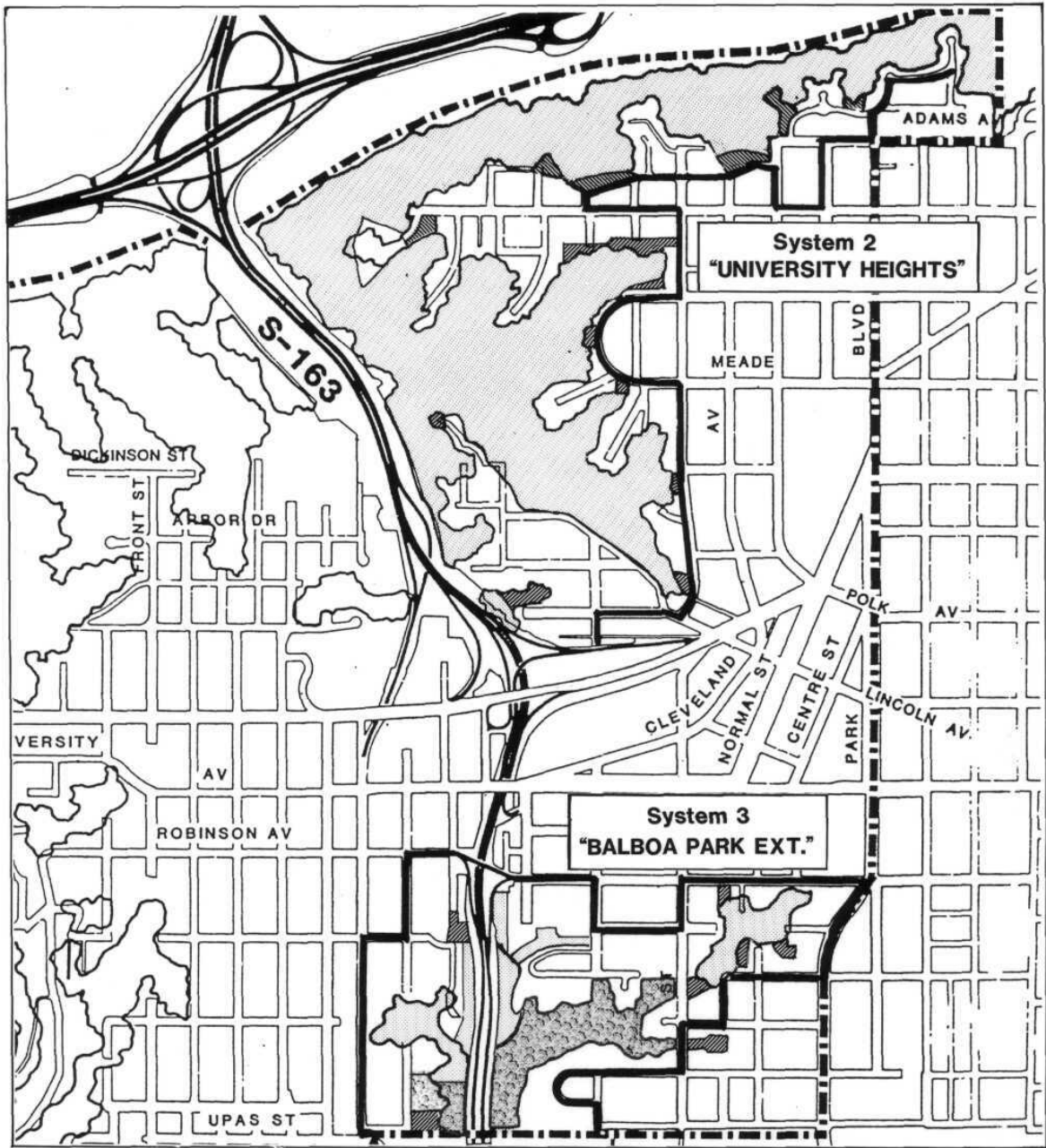
 URBAN DESIGN ZONE

NOTE: ZONES ARE REPRESENTATIVE ONLY



**CANYON SYSTEM 1 (Mission Valley)**  
**UPTOWN Community Plan**  
 CITY OF SAN DIEGO PLANNING DEPARTMENT

FIGURE  
**45**



-  OPEN SPACE, BIOLOGICAL & GEOLOGICAL CRITERIA
-  URBAN DESIGN ZONE
-  DEDICATED PARK LANDS

NOTE: ZONES ARE REPRESENTATIVE ONLY



**CANYON SYSTEM 2 & 3 (University Heights & Balboa Park Ext.)**  
**UPTOWN Community Plan**  
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FIGURE  
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**OPEN SPACE, BIOLOGICAL & GEOLOGICAL CRITERIA**


**URBAN DESIGN ZONE**

**NOTE: ZONES ARE REPRESENTATIVE ONLY**



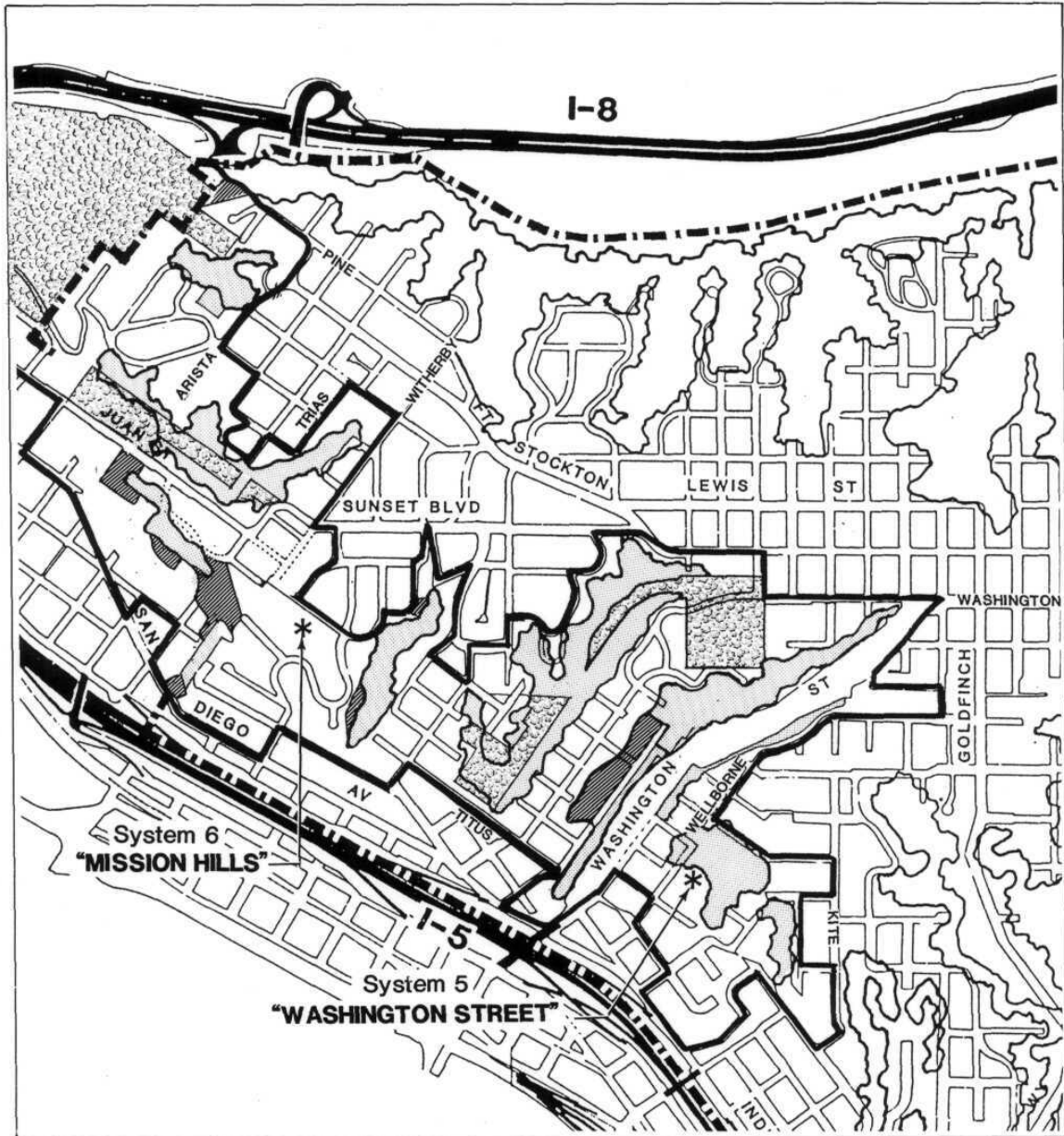
**CANYON SYSTEM 4 (Maple/Reynard)**

**UPTOWN Community Plan**

CITY OF SAN DIEGO PLANNING DEPARTMENT

FIGURE

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OPEN SPACE, BIOLOGICAL & GEOLOGICAL CRITERIA
  DEDICATED PARK LANDS

URBAN DESIGN ZONE
 NOTE: ZONES ARE REPRESENTATIVE ONLY



**CANYON SYSTEM 5 & 6 (Washington St. & Mission Hills)**  
**UPTOWN Community Plan**  
 CITY OF SAN DIEGO PLANNING DEPARTMENT

FIGURE  
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