4

URBAN DESIGN

4.1 URBAN DESIGN FRAMEWORK

4.2 STREETSCAPE AND PUBLIC REALM

4.3 DEVELOPMENT DESIGN: CENTERS, CORRIDORS AND NEIGHBORHOODS

VISION

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

Urban Design Element Goals

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

4.1 URBAN DESIGN FRAMEWORK

Urban Design addresses the defining features and relationships of new buildings, groups of buildings, spaces, and landscapes within existing neighborhoods, districts, and corridors. It assimilates the relationships between buildings, streets, land use, open spaces, circulation, height, density, parking, and parks. The North Park community has demonstrated that new uses and development can be integrated into the existing and evolving community fabric of neighborhoods and districts if they protect or build upon existing character-defining features. North Park's original planning principles promoted human-scale, pedestrian-oriented residential and commercial land uses, with each of its older neighborhoods exhibiting 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-scale storefront character of these areas into auto-oriented, strip commercial uses. As the community experiences infill development and building renovations, the Community Plan encourages 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.

URBAN DESIGN FRAMEWORK

A. Community Villages with a vibrant mix of uses, entertainment, and a highly walkable streetscape focused around transit, centered around University Avenue and 30th Street, and El Cajon Boulevard and 30th Street.

B. An Arts and Culture District focused along Ray Street that promotes North Park as a center for the arts.

C. View corridors that are preserved and view sheds that are oriented towards natural open spaces.

D. Iconic gateways at key locations in the community that generate a sense of place and arrival through the use of landmark structures and quality architecture, unique signs, public art, landscape features, and public space.

E. A respect and appreciation for the history and culture of the community as expressed in historic districts.

F. A "Green Street" focus on Oregon Street and Pershing Avenue that improves connections between schools, community parks, Balboa Park, and commercial districts that increases the urban forest canopy over the streets, includes opportunities for storm water capture, and improves pedestrian walkability.

G. Commercial nodes located at major intersections of the community where building storefronts define the street environment and support social activity.

H. Connections to Balboa Park that provide direct access from residential neighborhoods through biking and walking.

I. Neighborhood Centers that draw mainly from the immediate surrounding area and that incorporate residential and office/commercial uses, including mixed-use. These centers also focus activities around civic and cultural facilities as well as recreational amenities that are scaled to fit the surrounding neighborhoods.

Figure 4-1: *Urban Design Framework Map*

GENERAL PLAN CROSS-REFERENCE

The General Plan provides citywide urban design 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 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 – CPTED)	UD-A.17
Residential Design	UD-B.1 – UD-B.8
Mixed-Use & 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 & Storm Water 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

4.2 STREETSCAPE AND PUBLIC REALM

The public realm includes all the spaces between buildings that can be freely accessed; it encompasses all outdoor areas including roads, parks, squares, and pedestrian and bicycle routes. 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.

Streetscape elements are all those functional and decorative elements that are placed, planted or built within the public realm. They include public utilities and amenities, visible elements of service infrastructure, street lights, traffic signs and signals, street trees, general public furniture, advertising signs, and decorations.

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 and expansion and enhancement of parkways, sidewalks, and public spaces.

The network, pattern and design details for streets, sidewalks, and abutting public spaces is fundamental to the perception of the community's urban design framework. Therefore, features and improvements within these spaces need to include urban design features as well as provide mobility functions.

New Development Public Interface Policies

UD-2.1 Create publicly accessible plazas and paseos as part of new development.

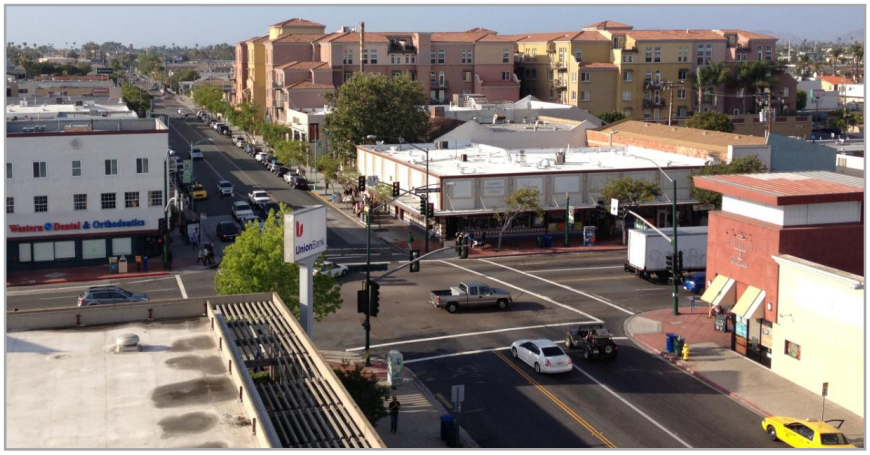
UD-2.2 Accentuate key focal points, entrances, and corners of a development with art, signs, special lighting, and accent landscaping.

UD-2.3 Define the edges, boundaries, and transitions between private and public space areas with landscaping, grade separations, covered patios, garden walls, gates, and paving materials.

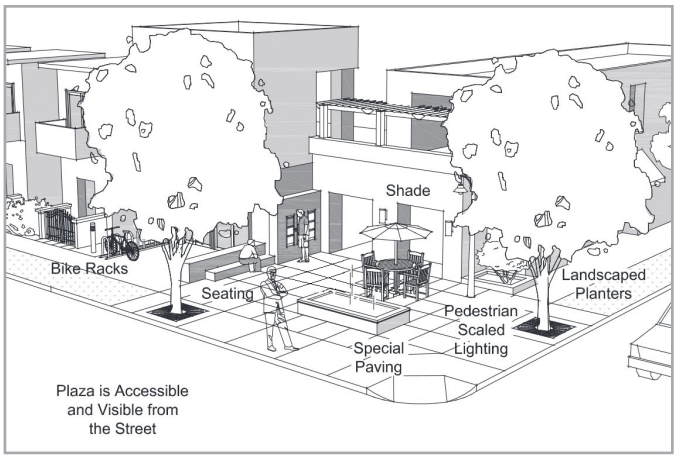
UD-2.4 Create a strong sense of edge along streets and open spaces by incorporating a continuous row of trees and/or by providing consistent building setbacks.

UD-2.5 Provide continuous and consistently designed right-of-way improvements, so that a development project reads as one unified project. Create a seamless connection of landscape improvements between properties and across streets.

UD-2.6 Use streetscape elements, including kiosks, walkways, street furniture, street lighting, and wayfinding signage to enhance the appearance and function of commercial developments.



Community Villages within North Park can create a vibrant mix of uses and will be enhanced by pedestrian-oriented features.



Public spaces incorporating outdoor seating and pedestrian-scale lighting enhance the public realm.

UD-2.7 Provide continuous storefronts that face the street, are contiguous to the sidewalk, and, where possible, support the use of sidewalks for outdoor seating, dining and cafes.

UD-2.8 Provide waste receptacles in villages, nodes, and highly trafficked pedestrian areas in conjunction with building entries and/or outdoor seating areas, without impeding the pedestrian path of travel.

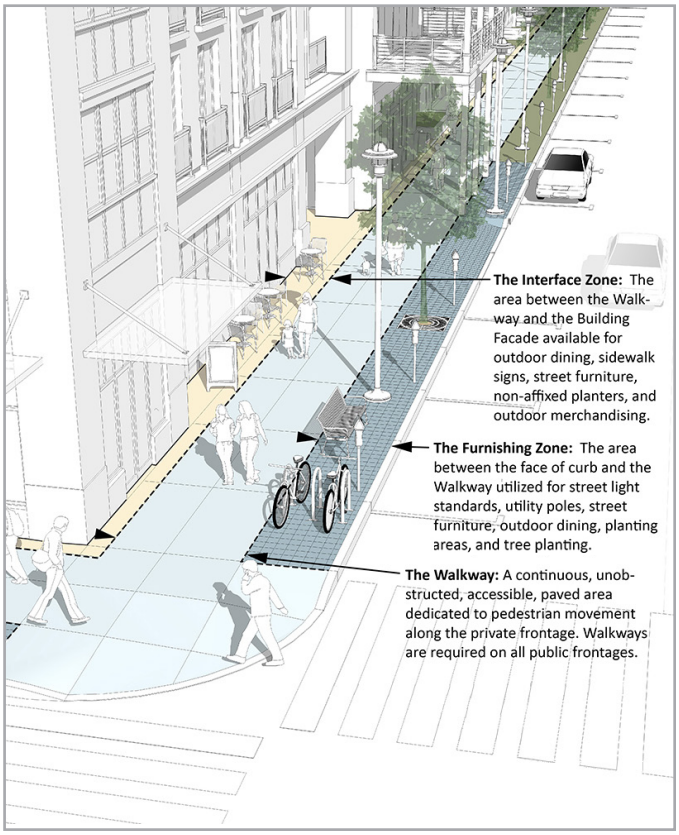
UD-2.9 Incorporate planted walls, planting containers, and seating as a part of the on-site open space within buildings to help define public or semi-public spaces.

UD-2.10 Encourage sidewalk widening in front of commercial, mixed-use buildings to create pockets of gathering and sitting areas and outdoor seating for cafe and restaurants. Also refer to the Noise and Light Element.

SIDEWALKS AND PEDESTRIAN PATHS

Sidewalks and pedestrian paths are of particular importance to the community's urban form due to their adjacency to the private realm and the possibility to incorporate multiple functions such as pedestrian access, gathering space, design details, and public art. However, sidewalks in the community often lack adequate width for their level of use and may contain gaps, and crossings are not always clearly marked. Accordingly, encroachments and above-ground infrastructure need to be properly located and managed, especially within areas of higher pedestrian traffic such as along commercial corridors, major streets, and transit lines.

Figure 4-2: *Sidewalk Zones*



Sidewalks should enable active public space and accessible pedestrian travel. Amenities such as landscaping, lighting, and seating work to activate the street. These amenities should be properly organized to ensure safe and accessible travel through the organizing logic of a set of zones.

Sidewalks and Pedestrian Paths Policies

UD-2.11 Incorporate public seating, cafe and restaurant spaces, patios, and plazas along the sidewalk to activate the public realm along the street.

UD-2.12 Provide fixed-in-place benches and other forms of seating (e.g. low walls, planter edges, wide steps) throughout the community, particularly in pedestrian-oriented commercial areas and near transit stops.

UD-2.13 Improve pedestrian environments in the community with wider sidewalks where needed, enhanced crosswalks and paving, better access and connectivity, shade-producing street trees, street furnishings, and amenities that support walking.

UD-2.14 Keep the pedestrian zone and street corners within sidewalks clear of obstructions and visual clutter.

UD-2.15 Preserve and incorporate the traditional scoring pattern, color, texture, and material of the community's older sidewalks, when replacing sidewalks and enhancing streetscapes.

UD-2.16 Preserve the original sidewalk contractor date stamps in place.

Utilities Policies

UD-2.17 Locate and design utilities outside of the sidewalk to maintain a clear path of travel.

UD-2.18 Screen above ground utility equipment by integrating it into a building's architecture, placing it underground, and/or screening it with landscaping where feasible.

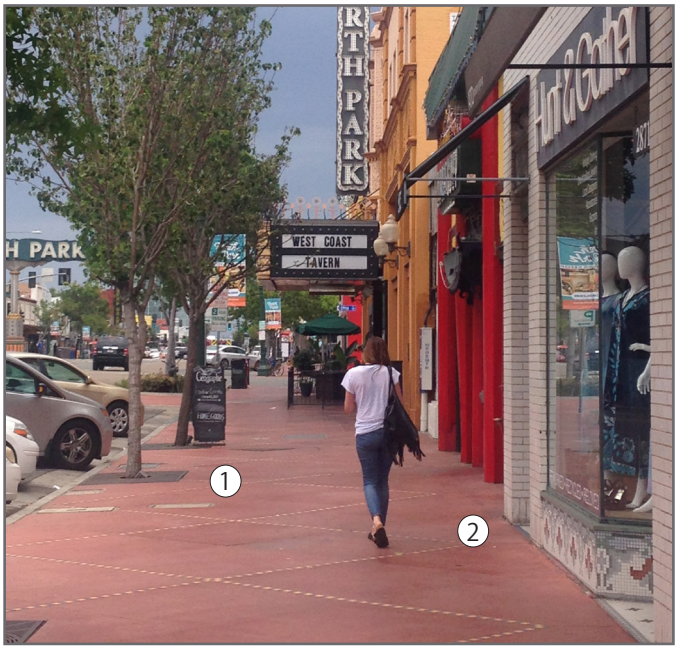
Figure 4-3: *Activation of the Public Realm*

Public seating and plazas along sidewalks help activate the public realm. Wider sidewalks allow the incorporation of these spaces, street furnishings, and pedestrian amenities. (UD-2.1, UD-2.11-13)

1. Street Trees with Large Canopy
2. Planters
3. Movable Seating
4. Parklet Design
5. Umbrellas to Provide Shading

Figure 4-4: *Improved Pedestrian Environment*

Preserving original sidewalk characteristics, such as scoring, pattern and colors, helps maintain the community's character. (UD-2.15)



1. Wider sidewalks along commercial streets offer pedestrians enough space to walk at their chosen pace, shop, socialize, or enjoy their surroundings.

2. High-quality paving materials should be used to establish an area's identity.

Lighting Policies

UD-2.19 Utilize lighting to enhance the building's character by highlighting architectural features and landscaping treatments. Lighting should be designed as an integral part of the building that is consistent with its architectural character.

UD-2.20 Incorporate lighting that helps ensure public safety, and enhance nighttime activities.

UD-2.21 Utilize appropriate levels of illumination responsive to the type and level of anticipated activity without under- or over-illuminating. Generally, higher illumination is desired on buildings and in areas with higher levels of nighttime use. Refer to the Noise and Light Element.

UD-2.22 Install lighting to meet or exceed City Standards throughout the community for added safety, visibility, and comfort. Refer to the Economic Prosperity Element.

a. Provide pedestrian-scaled lighting, as well as ambient lighting, along all walkways, internal corridors, common areas, and garages within a development.

b. Support the creation of a Landscape, Lighting, and Maintenance District to sustain community amenities exceeding the City Standard or of a particular aesthetic design consistent with the community character.

Signage of standardized design within a single development allows for uniformity and consistency with the overall site's architectural character.

Pedestrian-scaled lighting should be designed as an architectural feature of the building.

Signage Policies

UD-2.23 Design high quality signage that contributes to community identity, improves wayfinding, and is highly visible and legible.

a. Provide clear, legible, and professionally designed building signage to identify the development and improve wayfinding and circulation.

b. Standardize the format and design of multiple signs within a single development for uniformity and consistency.

c. The design, selection, and placement of all site signage should be consistent and compatible with the overall site design and architectural character of the development.

d. Encourage and promote street banners and logos along all commercial corridors in the community.

URBAN FORESTRY

Street trees are encouraged throughout North Park. A consistent street tree palette will enhance neighborhood identity, unify corridors, add visual interest, reduce the heat island effect, and provide shade within the public realm. Street trees also serve are a powerful storm water tool due to their ability to absorb water through their root systems and transpire water vapor back into the atmosphere. This section establishes a hierarchy of street tree species based on their size and function. The urban forestry policies are to be used in conjunction with Table 4-2: Street Tree Selection Guide and Figure 4-5: Recommended Street Trees, which provide tree species by street location. All other areas of the community should utilize the City of San Diego Street Tree Selection matrices to select species based on available planting widths and add tree species that already exist in the area. Consistency of street trees is not imperative on all streets, given existing conditions where there is already a mixture trees.

Urban Forestry Policies

UD-2.24 Retain mature and healthy street trees when feasible.

UD-2.25 Utilize street trees to establish a linkage between blocks and to frame public views.

UD-2.26 Maximize tree shade canopy by planting the tree species with the largest canopy at maturity that are appropriate for the street size, existing infrastructure, community needs, and environmental limitations.

UD-2.27 Space trees consistently at an equal interval to provide rhythm and continuity.

UD-2.28 Maximize growth space by increasing tree well and parkway sizes and soil volumes through the use of suspended pavements or structural soils.

UD-2.29 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.

UD-2.30 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.

UD-2.31 Look for more opportunities to plant more street trees in North Park as part of the Citywide effort to implement green infrastructure.

Street trees along parkways help create a physical barrier between pedestrian areas and vehicular areas, and provide shaded areas along sidewalks.

Tree lined streets add another dimension to the built environment, providing shade and visual relief.

Table 4-2: *Street Tree Selection Guide*

Key	Street	Segment	Primary Tree	Secondary Tree
A	University Avenue	Park Boulevard to Ray Street		
		2' - 4' Parkway	Crape Myrtle	Guadalupe Fan Palm
		4' - 6' Parkway	Chinese Pistache	Hesper Palm
B	University Avenue	Ray Street to Boundary Street		
		2' - 4' Parkway	Crape Myrtle	Strawberry (Arbutus unedo)
		4' - 6' Parkway	Chinese Pistache	Holly Oak
		6' - 10' Parkway	Chinese Flame (Koelreuteria elegans)	Glossy Privet
C	30th Street	Meade Avenue to Redwood Street		
		2' - 4' Parkway	Crape Myrtle	Guadalupe Fan Palm
		4' - 6' Parkway	Chinese Pistache	Hesper Palm
		6' - 10' Parkway	Chinese Flame (koelreuteria elegans)	Pindo Palm
D	30th Street	Redwood Street to Juniper Street		
		2' - 4' Parkway	Catalina Ironwood	Strawberry (Arbutus unedo)
		4' - 6' Parkway	Holly Oak	Marina Madrone (Arbutus 'Marina')
		6' - 10' Parkway	California Sycamore	Glossy Privet
E	El Cajon Boulevard	All		
		2' - 4' Parkway	Sweetshade	Catalina Ironwood
		4' - 6' Parkway	Coral Gum	Jacaranda
		6' - 10' Parkway	Red-Flowering Gum	Chinese Elm
F	Park Boulevard	Meade Avenue to Robinson Avenue		
		2' - 4' Parkway	Sweetshade	Guadalupe Fan Palm
		4' - 6' Parkway	Brisbane Box	Hesper Palm
		6' - 10' Parkway	Silver Dollar Gum	Pindo Palm
		> 10' Parkway	Sweet Gum	
G	Park Boulevard	Robinson Avenue to Upas Street		
		2' - 4' Parkway	Catalina Ironwood	Strawberry (Arbutus unedo)
		4' - 6' Parkway	Holly Oak	Marina Madrone (Arbutus 'Marina')
		6' - 10' Parkway	London Plane	California Bay Laurel
H	Adams Avenue	All		
		2' - 4' Parkway	Sweetshade	Guadalupe Fan Palm
		4' - 6' Parkway	Cassia	Hesper Palm
		6' - 10' Parkway	Sweet Gum	Pindo Palm
I	Dwight Street	All		
		2' - 4' Parkway	Strawberry (Arbutus unedo)	Guadalupe Fan Palm
		4' - 6' Parkway	Holly Oak	Hesper Palm
		6' - 10' Parkway	Glossy Privet	Pindo Palm
J	Illinois Street	All		
		2' - 4' Parkway	Sweetshade	Guadalupe Fan Palm
		4' - 6' Parkway	Brisbane Box	Hesper Palm
		6' - 10' Parkway	Southern Magnolia 'Samuel Sommer'	Pindo Palm

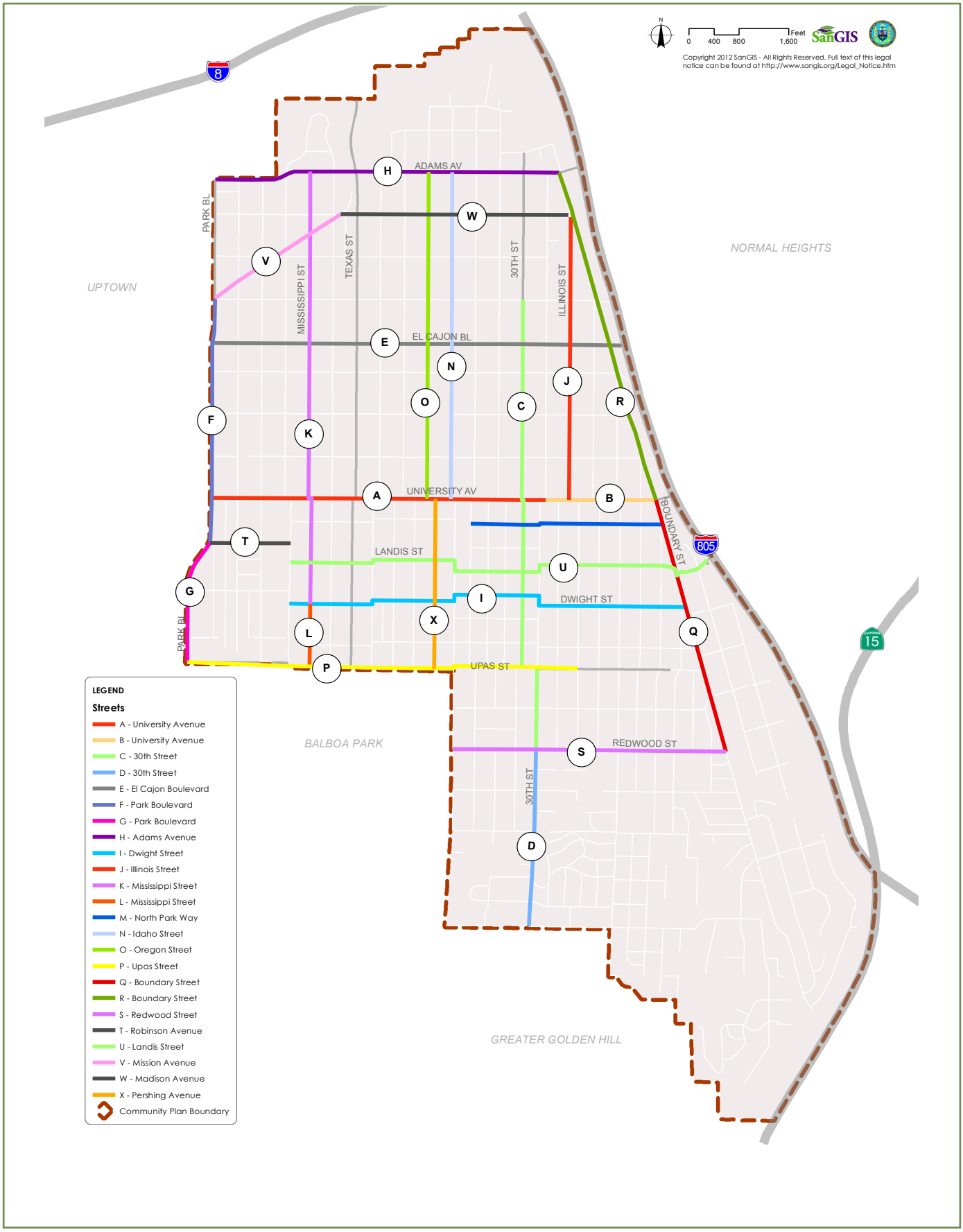
Table 4-2: Street Tree Selection Guide (Continued)

Key	Street	Segment	Primary Tree	Secondary Tree
K	Mississippi Street	Adams Avenue to Dwight Street		
		2' - 4' Parkway	Western Redbud	Guadalupe Fan Palm
		4' - 6' Parkway	White Orchid Tree	Hesper Palm
		6' - 10' Parkway	Australian Bottle Tree	Pindo Palm
L	Mississippi Street	Dwight Street to Upas Street		
		2' - 4' Parkway	Catalina Ironwood	Western Redbud
		4' - 6' Parkway	Holly Oak	White Orchid Tree
		6' - 10' Parkway	California Sycamore	Australian Bottle Tree
M	North Park Way	All		
		2' - 4' Parkway	Catalina Ironwood	Crape Myrtle
		4' - 6' Parkway	Jacaranda	Chinese Pistache
		6' - 10' Parkway	Chinese Elm	Chinese Flame (koelreuteria elegans)
N	Idaho Street	Adams Avenue to University Avenue		
		2' - 4' Parkway	Silk Tree	Guadalupe Fan Palm
		4' - 6' Parkway	Australian Willow	Hesper Palm
		6' - 10' Parkway	Olive "fruitless" - Fruitless Var. Only	Pindo Palm
O	Oregon Street	Adams Avenue to University Avenue		
		2' - 4' Parkway	Silk Tree	Guadalupe Fan Palm
		4' - 6' Parkway	Australian Willow	Hesper Palm
		6' - 10' Parkway	Olive "fruitless" - Fruitless Var. Only	Pindo Palm
		> 10' Parkway	Tipu Tree	
P	Upas Street	Park Boulevard to 31st Street		
		2' - 4' Parkway	Sweetshade	Guadalupe Fan Palm
		4' - 6' Parkway	Brisbane Box	Hesper Palm
		6' - 10' Parkway	Southern Magnolia 'Samuel Sommer'	Pindo Palm
Q	Boundary Street	Redwood Street to University Avenue		
		2' - 4' Parkway	Strawberry (Arbutus unedo)	Western Redbud
		4' - 6' Parkway	Marina Madrone (Arbutus 'Marina')	White Orchid Tree
		6' - 10' Parkway	California Bay Laurel	Australian Bottle Tree
R	Boundary Street	University Avenue to Adams Avenue		
		2' - 4' Parkway	Catalina Ironwood	Strawberry (Arbutus unedo)
		4' - 6' Parkway	Jacaranda	Holly Oak
		6' - 10' Parkway	Chinese Elm	California Sycamore
S	Redwood Street	Pershing Drive to Boundary Street		
		2' - 4' Parkway	Catalina Ironwood	Western Redbud
		4' - 6' Parkway	Brisbane Box	White Orchid Tree
		6' - 10' Parkway	Southern Magnolia 'Samuel Sommer'	Australian Bottle Tree
		> 10' Parkway	Coast Live Oak	Tipu Tree

Table 4-2: Street Tree Selection Guide (Continued)

Key	Street	Segment	Primary Tree	Secondary Tree
T	Robinson Avenue	Park Boulevard to Alabama Street		
		2' - 4' Parkway	Catalina Ironwood	Western Redbud
		4' - 6' Parkway	Holly Oak	White Orchid Tree
		6' - 10' Parkway	London Plane	Australian Bottle Tree
U	Landis Street	Alabama Street to Nile Street		
		2' - 4' Parkway	Catalina Ironwood	Western Redbud
		4' - 6' Parkway	Holly Oak	White Orchid Tree
		6' - 10' Parkway	California Sycamore	Australian Bottle Tree
V	Mission Avenue	All		
		2' - 4' Parkway	Toyon	Catalina Ironwood
		4' - 6' Parkway	Yew Pine	Holly Oak
		6' - 10' Parkway	Italian Stone Pine	Mexican Sycamore
		> 10' Parkway	Torrey Pine	Sweetgum
W	Madison Avenue	Mission Avenue to Illinois Street		
		2' - 4' Parkway	Catalina Ironwood	Western Redbud
		4' - 6' Parkway	Holly Oak	White Orchid Tree
		6' - 10' Parkway	California Sycamore	Australian Bottle Tree
X	Pershing Avenue	All		
		2' - 4' Parkway	Toyon	Catalina Ironwood
		4' - 6' Parkway	Yew Pine	Strawberry (Arbutus unedo)
		6' - 10' Parkway	Italian Stone Pine	Marina Madrone (Arbutus 'Marina')
		> 10' Parkway	Torrey Pine	California Bay Laurel

Figure 4-5: *Recommended Street Trees*



PUBLIC VIEWS

Due to the community's sloping topography, public views (both near and far) are common. Views are particularly associated with the community's natural scenic amenities of San Diego Bay, Balboa Park, Switzer Canyon, and the 32nd Street / 34th Street canyon. Views have a strong association with the desirable character and attractiveness of the community. Unimproved rights-of-way, or 'paper streets' are common in the community and provide opportunities for public views when they intersect or abut canyons or steep hillsides.

Public view resources include:

> Viewsheds: Generally line-of-site (unobstructed) panoramic views from a public vantage point (viewsheds are shown in Figure 4-6).

Visual access to public view resources is intended to be protected. Accordingly, development should not be permitted to obstruct public view resources. Viewsheds are identified in Figure 4-6. Visual quality within neighborhoods adjacent to Balboa Park and affected by hillside landforms is intended to be maintained and enhanced by application of policies related to these specific locations as well as the Municipal Code's Environmentally Sensitive Lands Regulations. Refer also to the policies in the Canyons and Open Space Preservation section. Strict application of these polices is important within these neighborhoods to preserve their overall visual quality.

View from 30th Street at Switzer Canyon.

Public Views Policies

UD-2.32 Preserve and enhance viewsheds from public vantage points by application of the policies that follow. Specific locations for these resources are identified on Figure 4-4.

UD-2.33 Respect required setbacks for buildings within viewsheds.

a. Do not support structural encroachments, fences and landscape screens generally over 42 inches high within front or street side yard setbacks.

b. Do not support setback reductions that block designated viewsheds unless alternative or improved public views are proposed.

UD-2.34 Apply special design consideration to lots at street corners within viewsheds. Development and tall landscape material should be set back, truncated, or terraced from the corner portion of the lot to maintain views.

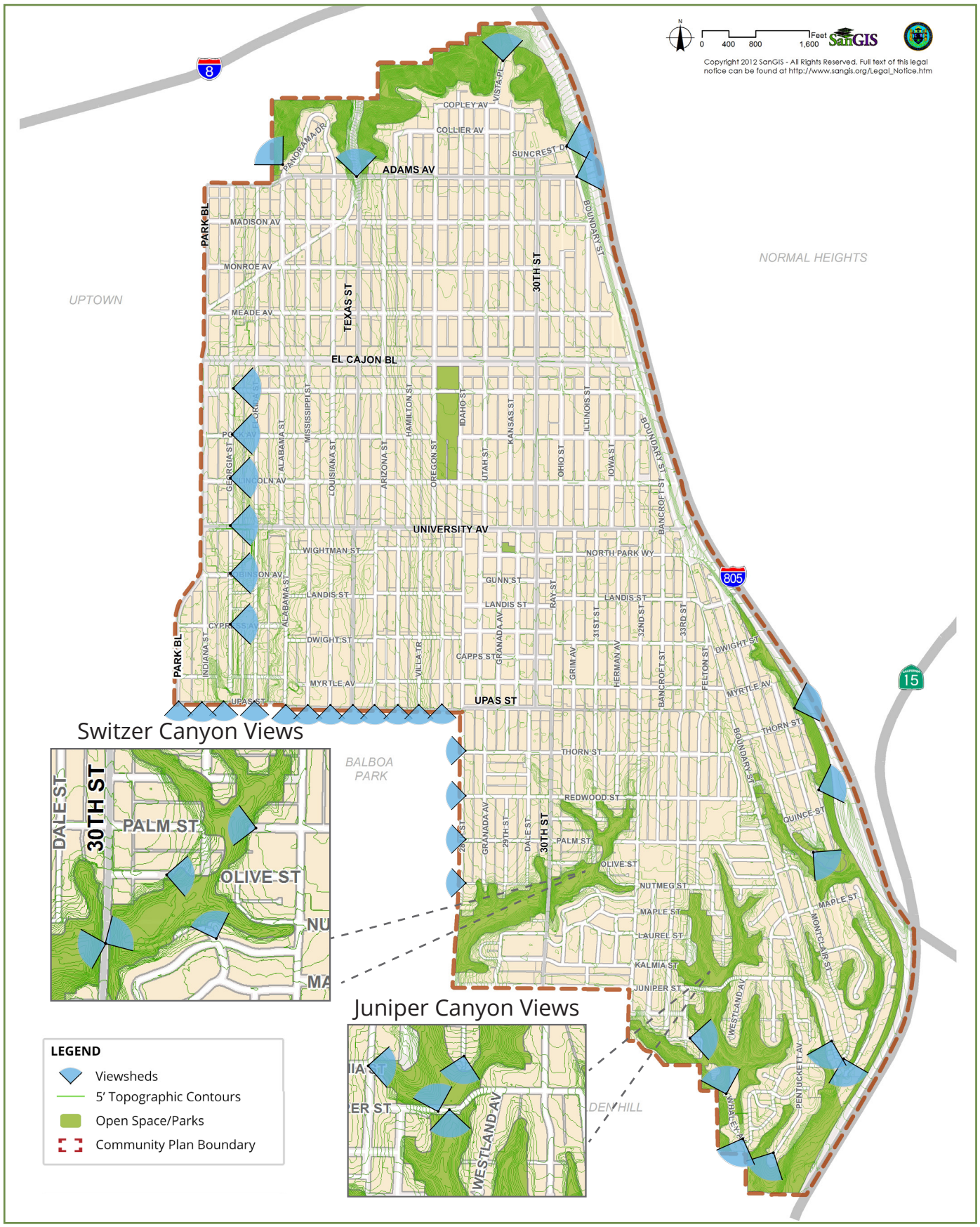
UD-2.35 Ensure public views are not obstructed where public streets and public right-of-way easements intersect or abut Balboa Park and Community Plan designated Open Space. Vegetation may be provided at these locations but should be designed to frame, not screen or obstruct, public views.

UD-2.36 Development should avoid impairing visual access to Balboa Park and Community Plan designated Open Space.

a. Buildings should respect the scale and form of surrounding buildings on lots within these locations and not overwhelm their sites.

b. Design multi-story buildings to avoid blocking public views and incorporate front, side and rear and upper story step backs to maximize public views.

Figure 4-6: *Public Views*



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. Refer also to policies located in the Arts and Culture Element.

Public Art and Cultural Amenities Policies

UD-2.37 Provide and incorporate places, spaces, carefully planned details, and building materials to craft valuable and interesting experiences for people walking through new developments, public streets, and civic spaces.

UD-2.38 Design public art installations as works on permanent and/or temporary display with extensive communication about art to those experiencing the installation.

UD-2.39 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.

UD-2.40 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.

GATEWAYS

Gateways mark significant entry points into the community, the incorporation of gateway elements at key points should announce the entry into centers, and neighborhoods to alert pedestrians, bicyclists, and drivers to the presence of pedestrians, shoppers, or historical buildings of cultural and visual importance.

Gateways Policies

UD-2.41 Enhance the Gateways into North Park within the community by utilizing signage, landscaping, other public improvements, iconic architecture, monuments, plazas, and public art. (Refer to Figure 4-1 for their location).

UD-2.42 Coordinate gateway improvements at Centers, Corridors, and/or Neighborhood locations. For example, Gateways in low-speed, low-intensity areas should be reflective of these factors, while Gateways in high-speed, auto-oriented areas should be reflective of these factors in order to be seen and recognized by those passing into the new area.

UD-2.43 Design gateways to be reflective of either historical values or future aspirational values.

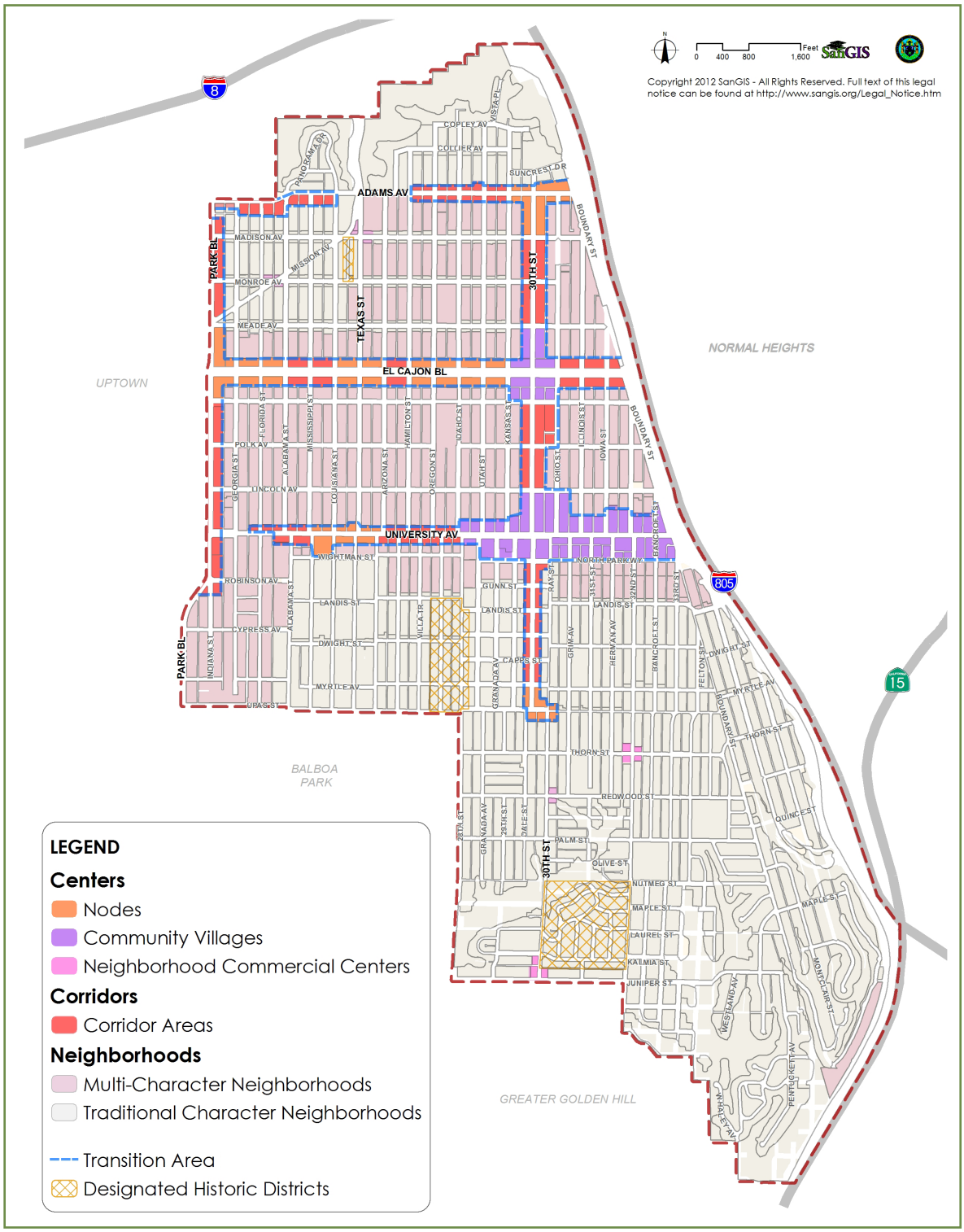
UD-2.44 Incorporate appropriate Gateways elements including architectural, sculptural, and/or signage, or a combination of these.

Gateways can always be represented at a more pedestrian scale, as shown by the above image, to represent gateways into different neighborhoods.

4.3 DEVELOPMENT DESIGN: CENTERS, CORRIDORS, AND NEIGHBORHOODS

This Urban Design Element identifies development design areas based in the built environment: Centers, Corridors, and Neighborhoods. These 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 4-7: Centers, Corridors, and Neighborhoods for location.

Figure 4-7: *Centers, Corridors, and Neighborhoods*



CENTERS AND CORRIDORS

North Park's Centers and Corridors correspond to the mixed-use commercial areas within the community along transit corridors.

VISION

Mixed-Use Centers and Corridors will maintain and foster the pedestrian-oriented design and defined street wall typically found in traditional commercial corridors. Existing traditional buildings within Centers and Corridors will be preserved and reused. Infill development designed with ground level, pedestrian-oriented commercial uses, an active interface with the public realm, and a continuous street wall will be incorporated.

Building and site design will encourage pedestrian interaction by incorporating public space opportunities, human-scaled storefronts with pedestrian-oriented entrances and ground floor transparency. Centers and Corridors will need to address adjacent lower intensity areas with design that transitions in scale and massing.

Centers

Nodes

Nodes are the community's major activity areas at and around prominent intersections, well-served by transit and with high levels of pedestrian activity. These Nodes are found along El Cajon Boulevard at Park Boulevard, Texas Street, and 30th Street; along University Avenue at Texas Street and 30th Street; and along 30th Street at Adams Avenue and Upas Street.

Neighborhood Commercial Centers

Neighborhood Commercial Centers draw mainly from the immediate surrounding area that incorporates residential and office/commercial, including mixed use. These centers also focus activities around civic and cultural facilities as well as recreational amenities that are scaled to fit the surrounding neighborhoods. The desired building types include low- to mid-rise buildings within ¼ mile radius of a transit station or connecting transit service. Neighborhood Commercial Centers are located around the intersections of 30th Street and Juniper Street, 30th Street and Redwood Street, Thorn Street and 32nd Street, and Texas Street and Madison, Monroe, and Meade Avenues.

Community Villages

The Community Plan identifies the blocks around the intersections of 30th Street and University Avenue and 30th Street and El Cajon Boulevard as Community Villages. The visibility of these locations has been maintained and established throughout the community's history. Many distinctive features contribute to the unique character of the village, including a vibrant arts district, a mini-park, an abundance of historic properties, and high-density mixed-use development.

Corridors

Corridors are multiple-use linear commercial areas along the major east-west and north-south streets of the community that often connect Nodes. These Corridors are El Cajon Boulevard, University Avenue, 30th Street, Adams Avenue, and Park Boulevard.

Centers and Corridor Policies

General

UD-3.1 Design buildings to incorporate modulation, facade articulation, and offsetting planes to help reduce their visual bulk and to provide visual interest by avoiding monotonous facades.

UD-3.2 Avoid uninterrupted blank walls along all building facades.

UD-3.3 Incorporate accent landscape plantings along building facades that highlight architectural features and help create inviting, pedestrian-oriented frontages.

Design facades to incorporate articulation and offsetting planes to avoid monotonous facades.

Pedestrian-Oriented Design

UD-3.4 Design building frontages at the property line creating a consistent, defined street wall along mixed-use corridors and nodes.

UD-3.5 Design buildings emphasizing their pedestrian orientation by differentiating the first floor from the upper floors by providing a changes in massing and a greater degree of material textures, articulation, and transparency.

UD-3.6 Design buildings to provide street wall articulation by the incorporation of plane changes, varying materials, textures and/or transparencies.

a. Incorporate elements such as recessed storefront entrances, alcoves, sidewalk cafes, and pedestrian passages at the ground level.

b. Incorporate stepbacks, projecting bay windows, balconies, and other elements at upper levels.

UD-3.7 Incorporate high quality building materials, textures, and detailing at the ground level, and into building features such as plane changes, entries, and corners.

Differentiate first floor from upper levels to provide changes in massing. Articulate the street wall by incorporating plane changes and outdoor areas.

UD-3.8 Design buildings with pedestrian-oriented ground floor entrances.

a. Design entrances to be clearly accessible from sidewalks, and avoid entryways below street level.

b. Incorporate chamfered or recessed entrances.

c. Incorporate awnings, porches, pergolas, arcades, and/or other building projections that highlight entrances.

d. Incorporate transparency by using non-reflective window coatings, and avoid exterior mounted gates and security grills.

UD-3.9 Encourage building design that incorporates storefronts at ground level which provide pedestrian-oriented entrances and street wall articulation.

a. Design storefronts that convey individual expression, creating facade variation and rhythm along the street.

b. Design storefronts emphasizing transparency to create a visual connection between the interior and exterior.

c. Incorporate a solid base for storefront windows by utilizing high-quality, durable materials such as masonry or stone.

d. Provide distinct storefronts and entrances every 30 to 50 feet on the ground floor.

UD-3.10 Design building ground floors with a minimum 15-foot finished floor to ceiling height to incorporate high quality design and accommodate the potential for changing commercial uses over time.

UD-3.11 Support live-work and shopkeeper units with studios, offices, work areas, and/or retail at ground level.

a. Design the ground floor of live-work and shopkeeper units to incorporate the appearance of commercial storefronts, which includes providing increased transparency along their front facade length.

b. Incorporate minimum 15-foot tall ceilings at the ground level to accommodate the potential for changing uses over time.

Encourage storefronts that convey individual expression, facade variation, and rhythm.

Parking and Circulation

UD-3.12 Design parking areas to minimize impact on the public realm, by locating parking at the rear of lots and behind buildings.

a. Encourage underground parking whenever feasible.

b. Provide access through secondary streets or alleys.

c. Minimize the number of curb cuts utilized for access and egress.

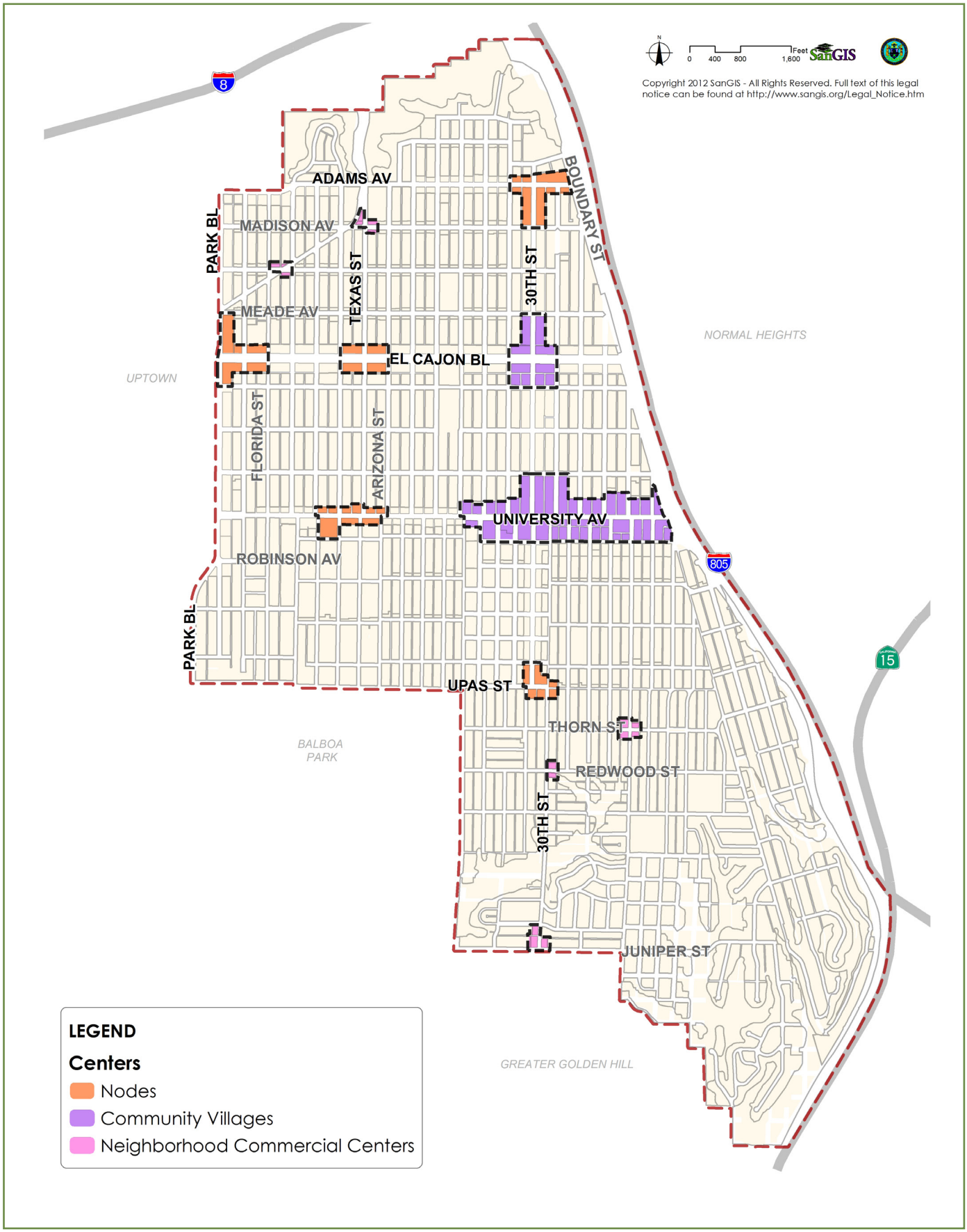
d. Screen surface parking lots and parking structures with buildings oriented towards the primary street frontage.

e. Consider public art to add articulation to the building facades of above-ground parking structures to minimize bulk and scale from secondary streets.

UD-3.13 Encourage the consolidation and removal of driveways and curb-cuts and their relocation from mixed-use corridors to secondary streets or alleys.

UD-3.14 Maintain existing alleys parallel to mixed-use corridors for access.

Figure 4-8: *Centers*



CENTERS

Centers Policies

The following policies apply specifically within the Centers: Nodes, Neighborhood Commercial Centers, and Community Villages.

UD-3.15 Design buildings to address corners as focal points with features that encourage pedestrian activity and accentuate the community's major intersections.

a. Incorporate a dedicated entry court, public plaza, and/or public art element.

b. Incorporate distinct building forms and accentuated building corners and frontages.

c. Provide a change in materials, or increased building transparency.

d. Provide a sense of building verticality or a tower element at corners.

UD-3.16 Encourage the use of underground parking or partially below grade parking.

UD-3.17 Design new buildings and public spaces to provide a positive interface with transit stops on adjacent sidewalks.

a. Incorporate increased transparency at the ground level, and windows in upper stories that provide eyes on the street at transit stops.

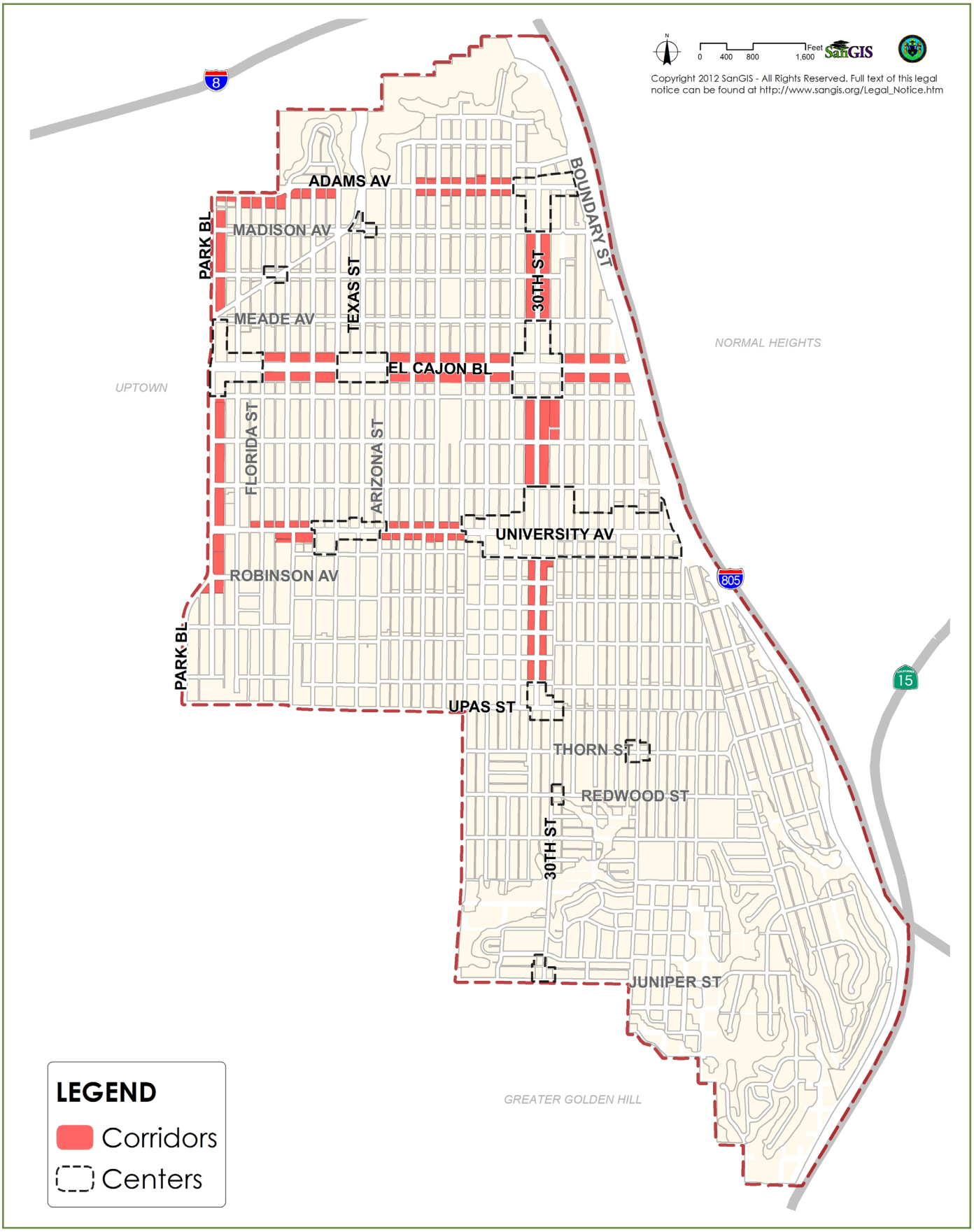
b. Incorporate seating areas, public spaces, and/or public art features oriented towards transit stops.

UD-3.18 Encourage new development to enhance adjacent transit stops at the community's major intersections by providing shelters and benches of unique design, and/or incorporating public art features as part of them.

The Neighborhood Commercial Center at 30th Street and Juniper Street features distinct architecture, transparency, and pedestrian orientation.

The Community Village transit stop at 30th Street and University Avenue incorporates artistic seating and shade structures.

Figure 4-9: *Corridors*



CORRIDORS

Corridors Policies

El Cajon Boulevard

UD-3.19 Enhance the Boulevard's regional significance as well as it's designation as a Community Village at 30th Street as a walkable, mixed-use center that includes high-density housing, hotels, entertainment, and office to complement retail uses.

UD-3.20 Emphasize gateways along El Cajon Boulevard at Park Boulevard and Boundary Street, with street improvements, district identification signs, neighborhood identification features, major landscaping statements, coordinated colors, and iconic architecture.

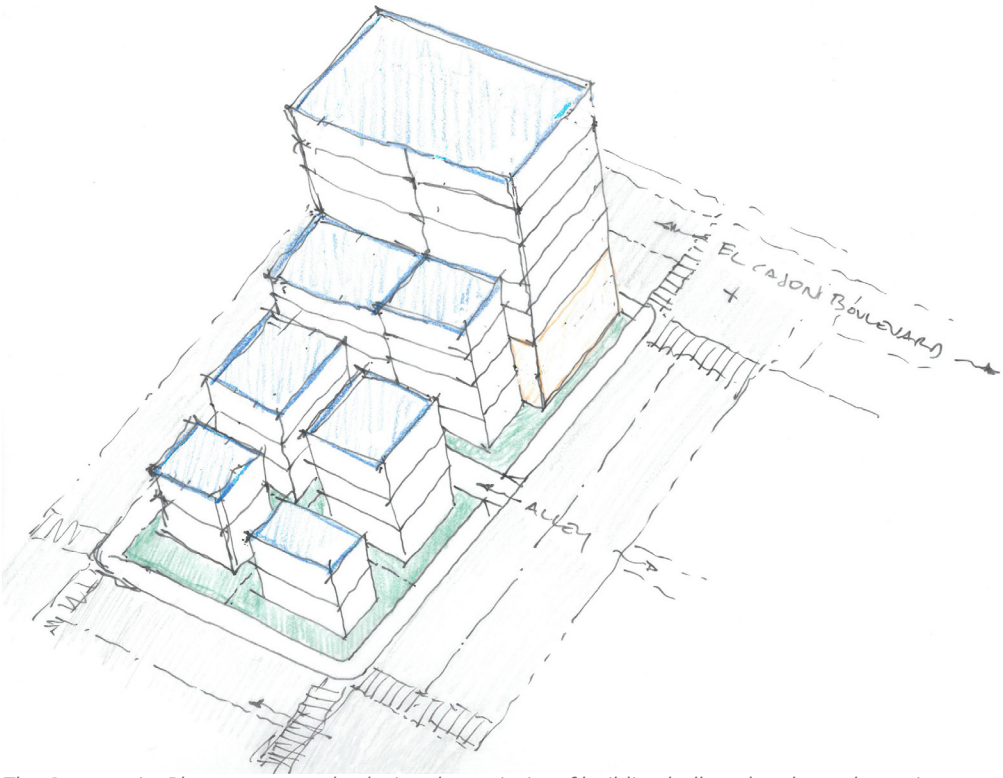
UD-3.21 Maintain a consistent streetwall along El Cajon Boulevard, while allowing for the incorporation of public plazas, public spaces, and other amenities that can be enjoyed by the public.

UD-3.22 Promote a strong pedestrian and bicycling orientation along El Cajon Boulevard.

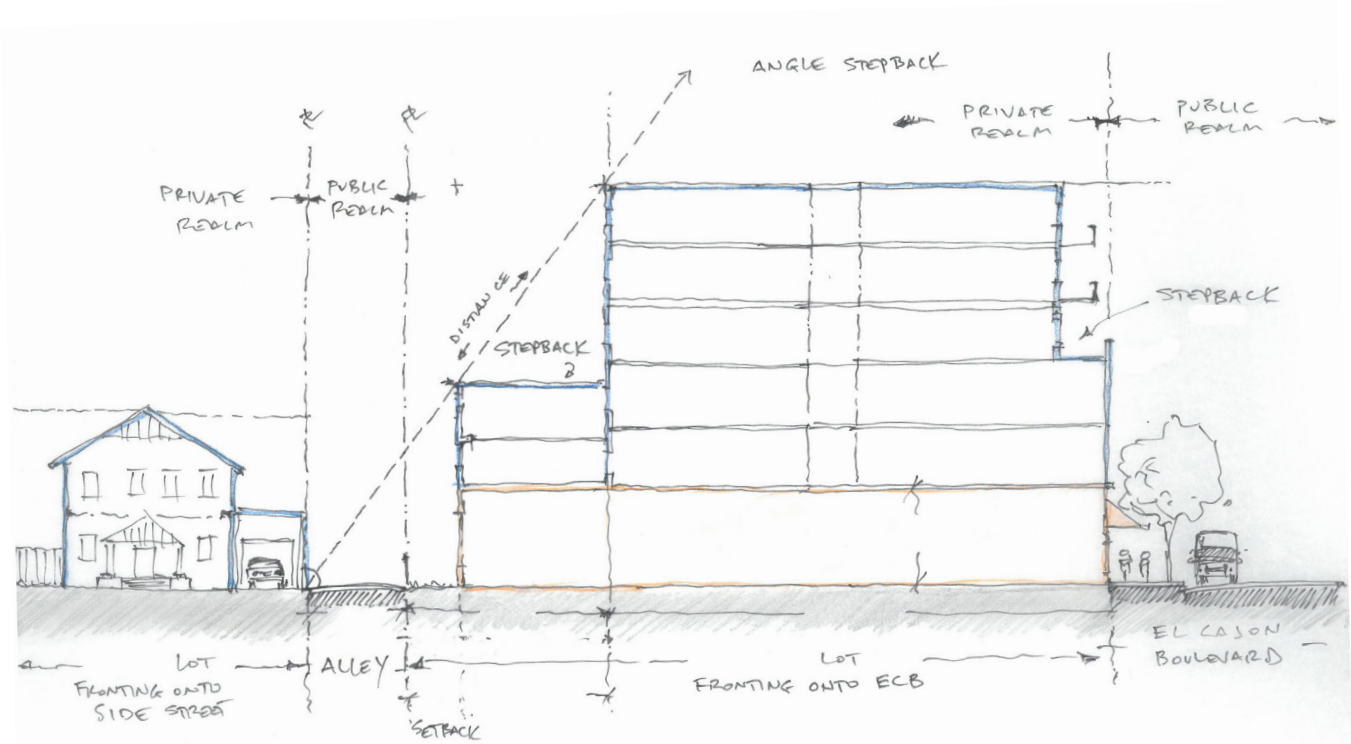
a. Highly discourage the creation of new curb-cuts along the boulevard to prevent automobile conflicts with pedestrians and bicyclists, and preserve on-street parking.

b. Support the removal of existing curb-cuts and the utilization/creation of alley access as infill development occurs, so that the pedestrian streetscape along El Cajon Boulevard is uninterrupted between side streets.

c. Encourage and support commercial uses that incorporate building elements or site designs that are conducive to creating and enhancing pedestrian activity, facilitate walkability, and accommodate bicycling.



The Community Plan recommends placing the majority of building bulk and scale on the major corridors. Refer to the Development Transition section and Figure 4-10 for policy guidance.



Rear building stepbacks help ensure adequate transitions between higher scale and lower scale buildings. Refer to the Development Transition section and Figure 4-10 for policy guidance.

University Avenue

UD-3.23 Develop the Community Village at 30th Street as a walkable, mixed-use center that includes high density housing, hotels, entertainment, and office to complement retail uses.

UD-3.24 Encourage design unification within the Community Village through signage and branding, wide sidewalks, street trees, and the continuance of a consistent street wall along University Avenue.

UD-3.25 Encourage pedestrian street activity through pedestrian-oriented business activity and public events such restaurants, theaters, sidewalk cafes, street fairs, farmers' markets, music festivals, and other gathering places.

UD-3.26 Develop coordinated street improvement programs including street trees, landscaped islands, unified paving, and public art.

UD-3.27 Devote building frontages within the Community Village to retail uses to promote pedestrian circulation.

UD-3.28 Restrict office uses to side streets and upper stories of mixed-use developments to encourage ground floor retail along primary street frontages.

UD-3.29 Encourage new development to include ground-floor commercial along University Avenue between Mississippi and Arizona Streets.

Park Blvd is home to numerous small businesses that create strong neighborhood character for both North Park and Uptown.

30th Street

UD-3.30 Incorporate building transitions towards adjacent multi-family areas through upper-story step-backs, clustering density towards the corridor, and utilizing lower density housing product types in association with any redevelopment associated with the supermarket site.

UD-3.31 Incorporate context sensitive design into development along 30th Street south of North Park Way to achieve compatibility with surrounding single-family residences.

Adams Avenue

UD-3.32 Create compatible design relationships with new development by considering existing design themes taken from the Trolley Barn Park site, the former Mission Cliffs Park, and adjacent single-family residential development.

UD-3.33 Preserve and encourage the continued enhancement of the Adams Avenue "Antique Row" and commercial center.

UD-3.34 Encourage a diversity of businesses along Adams Avenue and residential development.

UD-3.35 Provide improvements such as public art, monuments, and decorative signage to enhance the entryway into North Park on Adams Avenue.

Park Boulevard

UD-3.36 Design gateways that enhance the arrival experience of pedestrians, bicyclists, and motorists along Park Boulevard at Adams Avenue, El Cajon Boulevard, Howard Avenue, Lincoln Avenue, University Avenue, and Upas Street.

UD-3.37 Establish mixed-use development along Park Boulevard at Howard and Polk Avenues that includes innovative design and development features that reflect its status as an entryway into Balboa Park.

UD-3.38 Coordinate improvements with the adjacent Uptown Community to provide a consistent character.

Preservation of pedestrian-oriented buildings along major corridors is valuable.

New development has resulted in enhancement of Antique Row on Adams Avenue.

DEVELOPMENT TRANSITION AREAS

A key aspect of the Community Plan is to ensure that the bulk of higher scale buildings does not appear imposing upon adjacent or neighboring lower scale buildings. Figure 4-7 shows a transition line between lower and higher density areas of the community, where higher scale buildings consistent with the land use designation and zoning could be built adjacent to lower scale buildings. Higher scale buildings along the transition line will need to incorporate designs that provide a transition to lower scale buildings.

The Community Plan envisions that the bulk and massing of higher scale buildings will occur along the portion of the building that is farthest away from the transition line along Park Boulevard, Adams Avenue, 30th Street, El Cajon Boulevard, and University Avenue. Transitions between higher scale and lower scale buildings can be accomplished through different designs depending on the location and size of lots, as well as applicable development regulations. Figure 4-10 shows how transition planes can guide the bulk and massing of higher scale buildings to minimize visual intrusiveness on neighboring lower scale buildings based on the location of the transition line in respect to the lot.

Development Transition Areas Policies

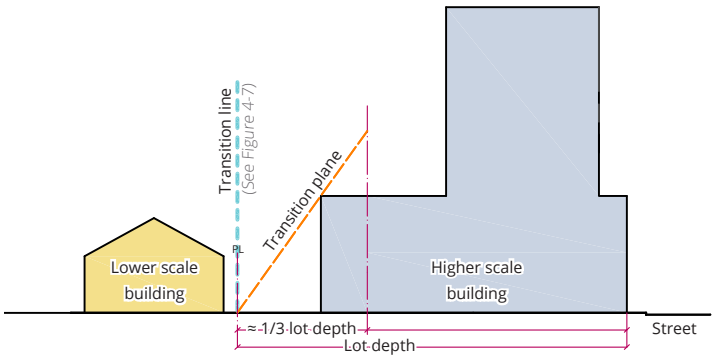
UD-3.39 Design higher scale buildings to incorporate a transition in scale in transition areas to minimize their visual intrusiveness to lower scale buildings.

UD-3.40 Utilize a transition plane (as shown in Figure 4-10) when designing a building in the transition area to place its bulk and massing along the portion of the building that is farthest away from the transition line indicated in Figure 4-7.

UD-3.41 Design higher scale buildings to place their higher bulk and massing to be oriented towards Park Boulevard, Adams Avenue, 30th Street, El Cajon Boulevard, and University Avenue.

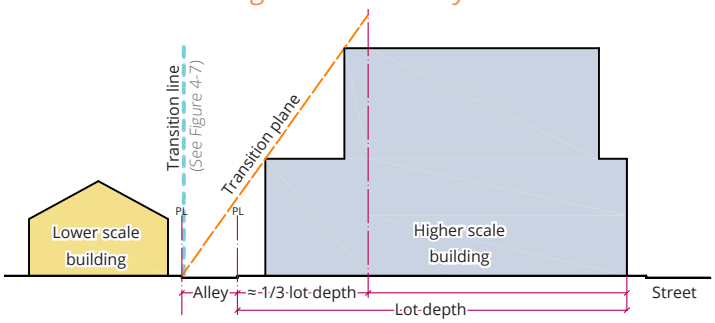
Figure 4-10: *Transition Plane Guidelines*

Transition between buildings sharing property lines



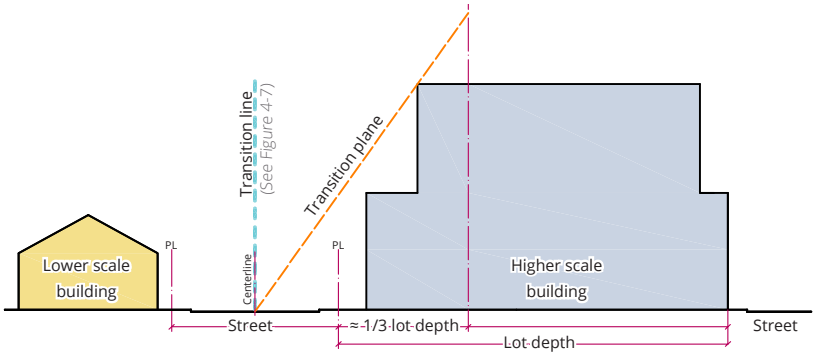
When designing higher scale buildings that share a property line with lower scale buildings a transition plane that does not exceed a 60 degree angle should be incorporated. The transition plane should start from the shared property line to guide higher bulk and scale towards major corridors and farthest away from lower scale buildings. Maximum height is regulated by the applicable zone.

Transition between buildings across an alley



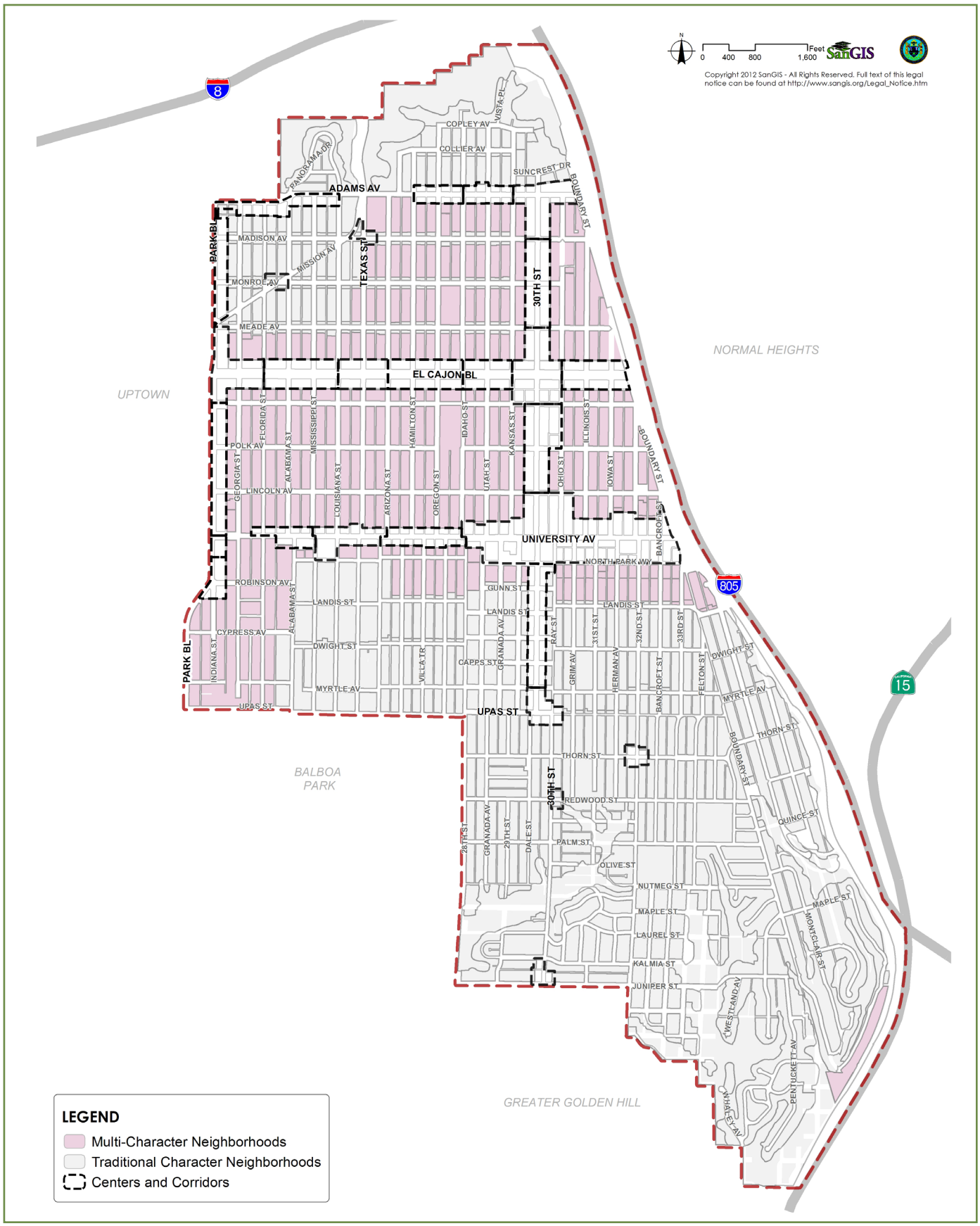
When designing higher scale buildings across an alley from lower scale buildings a transition plane that does not exceed a 60 degree angle should be incorporated. The transition plane should start from the opposite edge of the alley to guide higher bulk and scale towards major corridors and farthest away from lower scale buildings. Maximum height is regulated by the applicable zone.

Transition between buildings across a street



When designing higher scale buildings across a street from lower scale buildings a transition plane that does not exceed a 60 degree angle should be incorporated. The transition plane should start at the street centerline to guide higher bulk and scale towards major corridors and farthest away from lower scale buildings. Maximum height is regulated by the applicable zone.

Figure 4-11: *Neighborhoods*



NEIGHBORHOODS

Multi-Character Neighborhoods

Multi-Character Neighborhoods contain buildings that contrast with North Park's traditional design origins as well as some remaining buildings that reflect the community's original character. Buildings from the 1960s to 1980s were not especially sensitive to North Park's character and its traditional architectural and design treatments. North Park's original character is no longer dominant in the Multi-Character Neighborhoods, which have experienced diverse changes in building scale, style, form, and materials that are in contrast with the community's neighborhood origins.

VISION

The vision for Multi-Character Neighborhoods is to preserve and enhance traditional architectural and design themes, and to redesign or replace buildings from the 1960s to 1980s with buildings that are consistent with the pedestrian orientation and scale of the original design character. The Community Plan envisions design flexibility and innovation while ensuring compatibility with the traditional character buildings.

New buildings will incorporate site and building design features that provide gradual physical transitions between new and existing buildings, increase the interaction between public and private space, and provide transparency on street-facing facades. New buildings within the Multi-Character Neighborhoods will have scale and character compatibility to adjacent buildings within the Traditional Character Neighborhoods.

Multi-Character Neighborhoods Policies

UD-3.42 Design residential buildings to relate to North Park's traditional existing and evolving high quality design by ensuring scale compatibility, pedestrian orientation, street-facing facades transparency, and gradual physical transitions between new and existing traditional buildings. (Refer to Figure 4-11.)

UD-3.43 Incorporate building façade articulation to provide visually interesting, human-scaled building design.

UD-3.44 Design building's street-facing facades to provide transparency and a gradual transition between public realm and private space.

a. Incorporate multiple windows in the street-facing facades of the building.

b. Consider open street-facing facades with a central courtyard.

c. Discourage fencing in the front yard that exceeds three feet in height.

UD-3.45 Provide visual and physical transitions between new and existing traditional buildings by incorporating multiple pedestrian-oriented features oriented to the front street.

a. Design buildings to include pedestrian-oriented architectural features such as main entries, windows, balconies, porches, yards, and enclosed patios.

b. Design front yards to include pedestrian-oriented architectural features such as trellises, wing walls (attached to building), garden walls (free standing), porches, fencing, and arbors.

Traditional Character Neighborhoods

The Community Plan identifies Traditional Character Neighborhoods as those areas of the community that mostly contain buildings of traditional and historic architectural styles laid on similar lot patterns. A high level of design quality and detailing is largely present in development from the 1910s through the 1950s. Though design and style variations occur within the Traditional Character Neighborhoods, buildings are perceived as being part of the same historic period and are typically of the same scale, have similar setbacks from the street, and use similar materials and design detail. While traditional architectural styles display a great diversity in detailing, these styles showcase a common sense of scale unifying neighborhood blocks.

The most consistently observed styles within the Traditional Character Neighborhoods are California Bungalows and Craftsman and its variations, including Neoclassical Rowhomes. 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 these areas. Refer to the Historic Preservation Element for policies on historic structures and districts.

VISION

The vision for the Traditional Character Neighborhoods is the preservation and renovation of character-defining buildings, and the continuation of the unifying sense of scale among the neighborhood blocks. The community plan envisions and encourages context-sensitive design when designing new buildings near traditional structures. New buildings must respect and enhance the defining character that dominates these neighborhoods, incorporating the scale and design features characteristic of North Park's traditional architectural styles.

Traditional Character Neighborhoods are a series of character defining neighborhoods, and each one should continue to express their pride and history through entry or gateway treatments, educational signage, and the preservation and application of streetscape and lighting improvements.

Victorian

Neoclassical Rowhomes

California Bungalow

Craftsman

Prairie Style

Spanish Colonial

Spanish Revival

Egyptian Revival

Box 4-1: *Traditional Character Features*

Human scale. Building elements including mass and overall height designed proportionally to a human context. Buildings scaled to human physical capabilities include features that fit well to the average person.

Orientation to the street. Entries, porches, living rooms, family rooms, and multiple windows 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.

De-emphasis of vehicular parking. Homes with long driveways to the side and garages at the end of these driveways, or garages at the rear of the parcel that are accessed from an 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.

Simple building materials. Building exteriors of mostly wood and stucco with troweled, smooth finishes.

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

Porches serve as transitions between private and public space.

Recessing garages reduces their visual prominence.

Traditional Character Neighborhoods Policies

UD-3.46 Design buildings that complement and enhance North Park's traditional character buildings and site design features as described in Box 4-1.

a. Design buildings of comparable scale to character-defining buildings on the same block.

b. Articulate building façades by incorporating transitions between public and private space, such as enclosed patios, stoops, porches, and alcoves.

c. Provide roofline variation, using roof lines that are simple in geometry and silhouette.

d. Utilize windows and doors of the same sizing and proportion to solid walls as those used in character-defining buildings on the same block.

UD-3.47 Preserve and retain the existing character-defining lot patterns within Traditional Character Neighborhoods.

UD-3.48 Maintain the prevailing front yard setbacks within Traditional Character Neighborhoods in order to maintain the historical development patterns.

UD-3.49 Incorporate building materials consistent with those used in North Park's traditional character buildings.

a. Utilize common materials such as wood, stone, stucco, plaster, and clear glass, with roofs of clay tile or wood or wood-like shingles.

b. Discourage the use of materials not commonly used in North Park's traditional buildings, such as galvanized metal, perforated metals, precision cut block, split face block, masonry units, tinted windows, and steel framed windows.

UD-3.50 Incorporate building orientation and design that enhances visual access to canyons and Balboa Park. Delineate parkways within the public realm with plants, gravel, pavers/bricks, stone, or other decorative groundcover while discouraging concrete paving.

UD-3.51 Activate the streetscape and provide surveillance of the public realm through the placement of windows, providing main entry access, porches, and sitting areas along the street fronting facade of the building.

UD-3.52 Reduce the visual presence of garages as part of site and building design.

a. Locate garages along the rear property line with access from the alley.

b. Locate garages along the side yard when lots are not adjacent to alleys. Set back parking from the front façade to be accessed through a driveway.

c. Provide a level of detailing and materials in the garage door which relates to the main building.

d. Articulate garage doors with a multi-panel design, colors, or varying materials.

CANYONS AND OPEN SPACE PRESERVATION

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

Canyons and Open Space Preservation Policies

UD-3.53 Maintain the scale and character of the canyon and hillside neighborhoods and landforms by designing new buildings to minimize bulk and be low-scale.

UD-3.54 Maintain views from public vantage points and streets as well as public access to canyon areas where designated.

UD-3.55 Design buildings along the canyon edge to conform to the hillside topography and limit encroachment. (See Figure 4-12.)

a. Cluster development on level and less sensitive surfaces of site.

b. Provide a stepped foundation down the slope, to accommodate a reasonable building size for lots with limited flat area.

c. Grading should be minimized by using building types, such as houses on stilts, which avoid the typical grading of slab/construction and have limited environmental impact.

d. Incorporate landscape screening.

e. Design roof pitches to mimic the slope.

f. Align vehicle access and other improvements to conform to existing slopes and minimize grading.

UD-3.56 Step development down with canyon and hillside landforms to maximize view opportunities and allow for decks and patios.

UD-3.57 When all or a portion of a property is within designated open space, locate structures within the least visually prominent portion of a lot, and outside or toward the edge of designated open space. Maintain views as appropriate by respecting development setbacks.

Figure 4-12: *Building Design Along Canyon Edges*

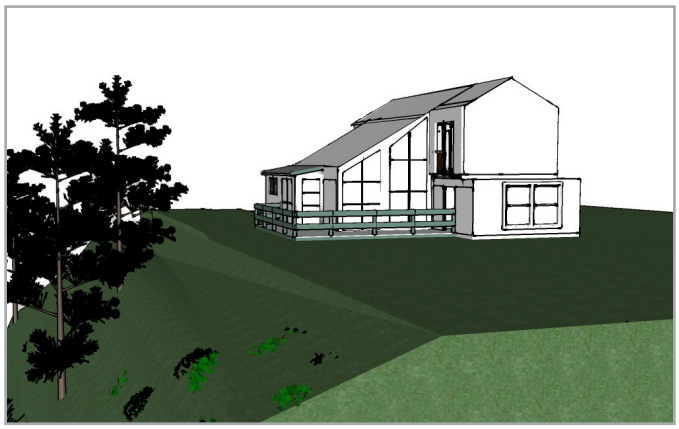


Illustration of policy UD-3.55(a): Cluster development on level.

Illustration of policy UD-3.55(b): Provide a stepped foundation.

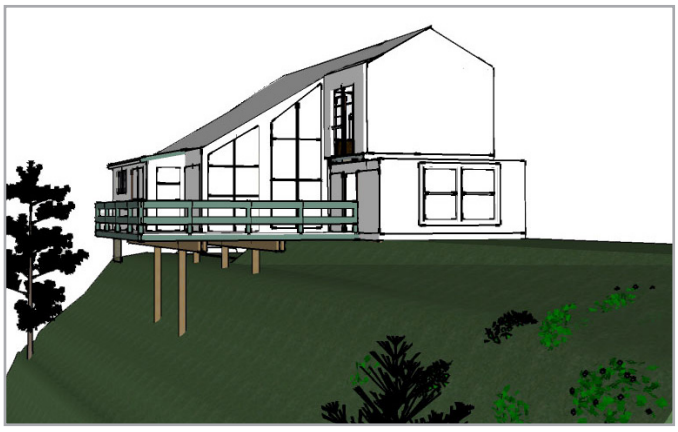


Illustration of policy UD-3.55(c): Minimize grading.

Context Sensitive Design

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 and the Historic Preservation Element.

Sustainable Building Design Policies

UD-3.58 Incorporate building features that allow natural ventilation, maximize day-light, reduce water consumption, and minimize solar heat gain.

UD-3.59 Incorporate features that provide shade, passive cooling, and reduce daytime heat gain.

a. Incorporate architectural treatments such as eaves, awnings, canopies, trellises, or cornice treatments at entrances and windows.

b. Shade exposed south and west facing facades using shrubs and vines.

UD-3.60 Incorporate inset windows with well-designed trims and details that provide shading and reduce solar heat gain.

UD-3.61 Incorporate green and vegetated roof systems along with gardens to help reduce solar heat gain.

UD-3.62 Incorporate white or reflective paint on rooftops and light paving materials to reflect heat away from buildings and reduce the need for mechanical cooling.

UD-3.63 Incorporate elements to reduce the use of non-renewable energy such as small low-impact wind turbines or photovoltaic panels on flat roofs that are discretely located to limit visibility from the street or glare to adjacent properties.

UD-3.64 Minimize impervious surfaces that have large thermal gain.

UD-3.65 Encourage recycled, rapidly renewable, and locally sourced materials that reduce impacts related to materials extraction, processing, and transportation.

UD-3.66 Incorporate sustainable landscape treatments such as drought-tolerant, and climate-appropriate plant species, planting materials, and light-colored paving materials.

UD-3.67 Orient buildings to minimize the extent of west facing facades and openings.

UD-3.68 Use internal courtyards to trap cool air. Courtyards visible from the street will also encourage interaction with on-site open space.

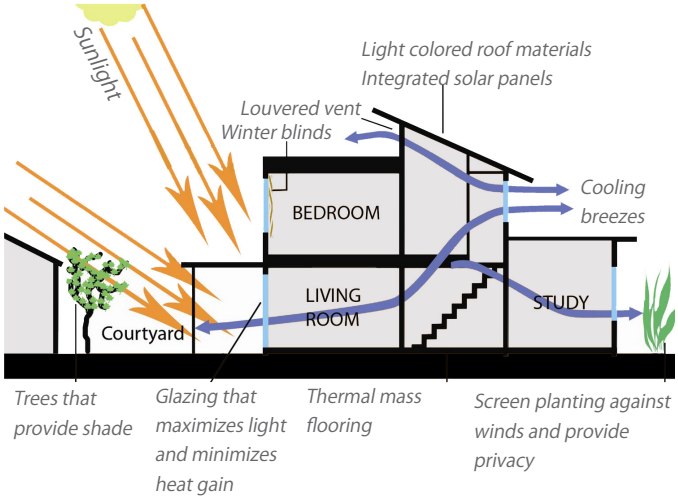
UD-3.69 Utilize decorative vertical shading and fins on east and west facing building facades as integrated design features with a sustainable benefit.

UD-3.70 Design buildings to allow for cross ventilation and minimize solar heat gain.

a. Provide vents or windows with low openings on western facing facades to capture cooler breezes into a building.

b. Provide vents or clerestory windows on eastern facing facades to naturally allow warmer air that collects near ceilings to escape.

UD-3.71 Provide groundcover plantings to keep ground surfaces cooler near building facades particularly in place of concrete and other reflective surfaces.



Access to Light and Air Policies

UD-3.72 Design the orientation and configuration of new development to allow for adequate access to light and air so that daylight is able to reach all living spaces for part of the day; and adequate ventilation is provided when windows are open.

a. Avoid building configurations that rely solely on narrow side yards for access to air and light.

b. Provide courts, niches, alcoves, and other spaces as part of new residential and mixed-use development to allow access to air, light, and ventilation from two or more sides if possible.

UD-3.73 Design new residential and mixed-use development maximizing access to private outdoor space and light while ensuring an adequate level of privacy of all residents.

a. Locate windows and balconies so that they not face or overlook each other.

b. Encourage the use of balconies as part of residential development.

Historic Preservation and Adaptive Reuse Policies

UD-3.74 Promote the preservation and adaptive reuse of historic structures to reinforce the history of the area and reinvest in existing resources.

UD-3.75 Incorporate local history and heritage into the public realm through elements including signage, information placards, historic plaques, murals, gateway features, and unique pavers.

UD-3.76 Encourage the restoration and maintenance of older structures that may not be historically designated but nonetheless contribute to the unique character and flavor of North Park.

Designing for Defensible Space Policies

UD-3.77 Position windows to allow residents to have visible sight lines or "eyes on the street" toward public spaces, parking areas, and entrances to dwellings.

UD-3.78 Design common spaces and entryways to be visible from the street, allowing clear vision by neighbors and law enforcement officers.

UD-3.79 Locate sidewalks and paths between parking areas and residences, and between the street and residences to allow natural surveillance over the entire path.

UD-3.80 Provide night lighting along walkways, streets, and at parking lots by using fixtures that will shape and deflect light into a layer close to the ground. This will place light where it is needed most and reduce interference with windows.

UD-3.81 Buffer parking areas from the street with planting while allowing for surveillance through use of low shrubs and ground covers.

UD-3.82 Design fencing to be an architectural feature integrated into the overall design of the project.

Windows positioned to maintain sight lines toward the street and clearly visible entryways help create security through building design.