



CHAPTER 8

DESIGN GUIDELINES AND
DEVELOPMENT STANDARDS

8 DESIGN GUIDELINES AND DEVELOPMENT STANDARDS

Stone Creek is designed to be a cohesive community with an authentic, multi-layered sense of place. Characteristics of European village and traditional American neighborhood design and enhanced regional features shape the Vision for the sense of place at Stone Creek. Enriched architectural details and notable neighborhood landmarks, along with Stone Creek's interwoven circulation network, extensive parks experiences, and lively mixed-use atmosphere, will all contribute to Stone Creek's distinctive identity.



Enriched architectural details

Walkable connections, including grade-separated crossings of auto-dominated thoroughfares, will link Stone Creek's neighborhoods as a seamless community. The Grand Staircase and terracing and lively piazzas provide pedestrian linkages separated from busy arterial roads, connecting Stone Creek's neighborhoods and parks into a vibrant, cohesive community.

Architectural styles featuring enriched detailing and human-scaled elements, will contribute to the experience of place at Stone Creek. Traditional ornamentation and structurally expressive building components

– such as balconies with intricate railing and bracket designs or deep eave overhangs with profiled rafter tails – will create an inviting pedestrian environment. Framed vistas terminating on identifiable landmarks and well-placed notable massing elements, such as a clock tower or turreted building corner, will enhance Stone Creek's character and sense of place. Unifying elements, such as low stone walls, threaded throughout Stone Creek, will visually link neighborhoods, identify trail connections, frame parks, and contribute to place-making within Stone Creek. This combination of prominent building massings, pedestrian-scaled details, and place-making elements will establish a sense of place that is urban in character yet human in scale.

Distinctive gathering spaces, each unique in design, will further contribute to neighborhood character and a sense of belonging. Connected by tree-lined sidewalks and an extensive system of meandering trails, Stone Creek's outdoor gathering spaces will form a "string-of-pearls," inviting exploration across the entire length of Stone Creek. A variety of shops, businesses, and homes further add to this sense of exploration and the desire to discover what waits around the next corner.



Traditional building expression

8.1 OVERVIEW

This chapter provides the Design Guidelines and Development Standards for *Stone Creek* that establish a methodology for achieving a high quality, aesthetically cohesive community of neighborhoods as development occurs. These Design Guidelines and Development Standards are meant to express basic design standards to ensure implementation of the *Stone Creek* Vision, while leaving room for future creativity in design and flexibility in *Stone Creek*'s site development. Application of contemporary design techniques and philosophies in place at the time development projects are brought forward is encouraged, provided such designs implement *Stone Creek*'s Vision and objectives, consistent with this Master Plan.

The focus of these site planning and architectural guidelines is to outline a distinctive character for *Stone Creek* and establish it as a desirable place to live, work, play, and visit. These guidelines are not intended to dictate or limit designs and architectural styles that implement *Stone Creek*'s Vision and design objectives. Walkable connections, including bridged links over auto-dominated thoroughfares, make *Stone Creek*'s neighborhoods a cohesive community.

Future development proposals that are consistent with the land uses and zones established in this Master Plan require approval through the City's Substantial Conformance Review (SCR) process (Process Two), as described in Chapter 9, *Implementation*. It is intended that the architectural design and site planning guidelines presented in this chapter be consulted as part of the SCR process. Through consideration of the guidelines presented in this chapter, as well as implementation of the zone-specific development regulations contained in the City's Land Development Code, the goals and objectives expressed in *Stone Creek*'s Vision can be realized.

8.2 DESIGN OBJECTIVES

Stone Creek is a master-planned community that incorporates a diverse, complementary mix of land uses. The guidelines presented in this chapter create the framework for construction projects in *Stone Creek* which, when implemented, meet the following design objectives:

- ❧ Establish a new focal point for Mira Mesa which highlights walkable, well-connected neighborhoods, and portrays a distinct sense of place.
- ❧ Create an attractive variety of homes, shops, and businesses within a viable, mixed-use, multi-family community.
- ❧ Integrate a well-connected parks and open space network, including a significant creek corridor, trails system, and a spacious neighborhood park, as well as a variety of pocket parks, charming piazzas, and other social gathering places.
- ❧ Accommodate transportation needs within a pedestrian-friendly, Transit-Oriented Development (TOD) whose network of streets and walkways allows multiple direct routes for vehicles, bicycles, and pedestrians.
- ❧ Shape topography and use structural components so as to facilitate pedestrian connections over major arterial roads and, in the process, establish a distinctive character and sense of place.
- ❧ Encourage sustainable design to foster "green" development that reduces energy needs and water consumption and fosters an environment of ecological responsibility.

Furthermore, these design guidelines and development standards:

- ❧ Serve as a manual for developers, builders, engineers, architects, landscape architects, and other professionals to maintain the desired characteristics established by this Master Plan.
- ❧ Provide the City with the necessary assurances that *Stone Creek* will develop in the manner intended and envisioned by this Master Plan.
- ❧ Provide City staff with a template upon which future development projects can be compared.
- ❧ Accommodate flexibility for innovative and creative design solutions that responds to contemporary market trends throughout the lifetime of *Stone Creek*.
- ❧ Create a high-quality community that maintains and enhances its economic value and generates tax revenue for the City.

8.3 SUSTAINABILITY

The *Stone Creek* Master Plan has been carefully thought-out to include a mix of land uses and project features that will help to achieve the broad goals of smart growth and sustainable development. In accord with the City's Conservation Element, *Stone Creek* seeks to reduce its "environmental footprint" and contribution of greenhouse gas emissions through an appropriate land use plan that contains a variety of land uses in proximity with one another and connects those land uses in an efficient manner, promoting alternative modes of transportation and a variety of mobility options. These efforts are also in accordance with the City's Climate Action Plan (CAP), supporting not only the advancement of the "City of Villages" concept, but also promoting active transportation options and improving accessibility for all groups.

Developing the appropriate land use mix and a circulation system that does not solely rely on automobiles are only the beginning of *Stone Creek's* future as a sustainable development. Future development of individual lots and buildings within *Stone Creek* will include sustainable design features. Additionally, *Stone Creek* shall comply with the CAP in accordance with the CAP Consistency Checklist, as applicable, approved on February 2017.

Low Impact Development (LID) principles, guidelines, and best management practices (BMPs) should be considered, as applicable, during the planning, design, implementation, and maintenance of the public spaces throughout the project. In particular, planting areas within parks, on slopes, and along trails should be designed to incorporate storm water management BMPs to slow, infiltrate, and/or cleanse stormwater as it moves across the landscape. Trails, maintenance access, and other hardscape features within the public realm will be designed of permeable paving materials, where appropriate, such as porous concrete, porous asphalt, interlocking

pavers, decomposed granite, or similar treatments to promote stormwater infiltration and reduce stormwater discharges.

Plant material selection will be guided to consider long-term sustainability without the excessive use of water, pesticides and fertilizers. Where practical, irrigation of these areas should utilize reclaimed water.

The following provides, as a general guideline, measures to be considered as part of future development projects to encourage sustainable design. Other implementable measures may present themselves in the future, as the concept of sustainability matures and becomes a routine component of development in San Diego. Thus, future developments should consider innovative and creative design solutions that respond to sustainability trends and citywide mode share goals, including roadway widths and classification to reduce reliance on automobiles and promote multi-modal transportation.

- ❧ Implement, to the extent practicable, sustainable building practices directed at reducing greenhouse gas emissions, conserving energy and encouraging clean technologies.
- ❧ For buildings over 5,000 square feet in size, consider elements suggested from the U.S. Green Building Council's LEED silver standard, where practicable.
- ❧ Design and build energy efficient buildings that consider "green" technology and principles.
- ❧ Design buildings that meet the California Green Building Code or similar guidance relative to reducing greenhouse gas emissions.
- ❧ Design mechanical and electrical systems that achieve energy efficiency with currently available technology.

- ❧ Promote the use of energy/fuel efficient vehicles through such provisions as electric vehicle charging areas and designated parking for low-fuel/energy efficient vehicles, as well as carpool/vanpool vehicles.
- ❧ Increase commuter walking opportunities by providing easily accessed and safe walking paths between residential and transit facilities and employment and commercial areas, as well as employee shower facilities.
- ❧ Promote the inclusion of short- and long-term bicycle parking throughout *Stone Creek*, including within residential, retail, and employment areas.
- ❧ Promote the use of transit through the provision of safe and inviting transit stations within walking distance of employment, retail, residential, and recreational use.
- ❧ Design for waste segregation and management.
- ❧ Strive for innovative site design and building orientation to reduce energy use by taking advantage of sun-shade patterns, prevailing winds, landscaping, and sun-screens.
- ❧ Review levels of non-essential lighting, heating and cooling.
- ❧ Construct and operate buildings using materials, methods, and mechanical and electrical systems that promote a healthful indoor air quality.
- ❧ Consider re-use of building materials, materials that have post-consumer recycled content, materials that are derived from sustainable or rapidly renewable sources, or materials with lesser environmental impacts.
- ❧ Consider sustainable landscape design and maintenance.
- ❧ Consider the use of deciduous trees and drought tolerant native vegetation.

- ❧ Avoid the use of invasive plants, such as fountain grass.
- ❧ Increase the city-wide urban tree canopy by providing a broad range of trees in a hierarchy of locations throughout *Stone Creek*.
- ❧ Review options for water conservation measures in site/building design and landscaping.
- ❧ Consider high efficiency irrigation technology and recycled water to reduce the use of potable water for irrigation.
- ❧ Establish a future comprehensive Travel Demand Management (TDM) program that may include: a TDM coordinator for each neighborhood to coordinate and promote the TDM program; participation in car sharing and bike sharing programs; altering the timing of travel to less congested time periods; reducing the number of commute trips through strategies such as telework and alternative work schedules; and establishing public transportation pass subsidies for *Stone Creek* residents and employees.

8.4 GENERAL GUIDELINES

Stone Creek is designed to blend a variety of neighborhoods into an inter-connected community. Specific design elements are intended to create a pleasant human-scale experience where those who live, work, play, and visit at *Stone Creek* are drawn to utilize transportation options such as walking or cycling. The design of *Stone Creek*'s neighborhoods focuses on the amenities of convenient access to goods and services in the Village Center and other smaller commercial areas, as well as the amenities associated with the parks and the Carroll Canyon Creek open space system. Interconnected streets and pathways that provide multiple routes for vehicles, pedestrians, and bicycles will serve to link the various neighborhoods of *Stone Creek*. Convenient access to *Stone Creek*'s parks and trail system, inviting tree-lined sidewalks, and pleasant walkable connections over the site's major arterials, will promote pedestrian accessibility and allow for a walkable, healthy lifestyle.



Streetscape elements contribute to community character

8.4.1 Site Planning

A diverse and active street scene will create a sense of place that is pedestrian-friendly and public transit-oriented. Distinctive gathering spaces, each unique in design, will contribute to neighborhood character and a sense of belonging. Connected by tree-lined sidewalks and a system of meandering trails, *Stone Creek's* outdoor gathering spaces will invite exploration across the length of *Stone Creek*. A variety of shops, businesses, and homes further add to this sense of place and character.

Site design and building layouts shall reflect an overall development that flows together as a single community. This is not to imply that the density and building design will be uniform throughout each neighborhood; rather, a rich variety of building heights, architectural massing and styles, and building densities will result in creating multiple layers to *Stone Creek's* vibrant character.

Overall site planning will establish a consistent level of unifying community character to encourage connectivity between the various neighborhoods of *Stone Creek*. This will be accomplished through compatible landscaping palettes; community identification signs and monuments; a common palette of streetscape elements, such as lamp posts and paving patterns; a continuous thread of low-lying stone walls; high quality human-scaled details at the pedestrian level of buildings; inviting public spaces that establish neighborhood destinations and identity; and an interconnected network of tree-lined streets, sidewalks, and trails.

8.4.2 Building Placement and Massing

Building placement and massing shall consider solar access, overall aesthetic appearance, and delineation between public and private realms. Street-oriented openings and building entrances, varied setbacks, arcades, bays, and pedestrian-scaled details will maximize

streetscape interest and provide attractive view opportunities. Projections such as balconies, bay windows, decks, roof overhangs, trim moldings, and fascia should be articulated with a level of detail that enhances building appearance and creates interesting shadow lines. Stepped massing should be considered to allow ample natural light and ventilation into public parks and piazzas.

Reminiscent of traditional villages, certain buildings throughout *Stone Creek's* neighborhoods should use massing elements to define important corners and neighborhood entries, create points of interest as vista terminations, distinguish neighborhood character, and act as identifiable landmarks. Examples of massing elements include turreted building corners, prominent bay windows or balconies, a special clock tower, gabled dormer windows, ground floor arcades, or prominent pedestrian entryways. Potential locations for massing elements are consistent with locations for monumentation elements, shown on Figure 8-1, *Conceptual Entry Monumentation Plan*.

At corners, buildings may need to be set back to open up visibility for motorists. Innovative architectural or design treatments in these areas should be used to avoid expansive areas void of visual interests.



Florence, Italy's Palazzo Vecchio is a notable vista termination



Traditional American brownstones feature a raised level and detailed stairway to mediate between public and private realms

Treatments such as intermediate front balconies and porches, walk-up residential units, and/or landscaping should be used to provide a transition between the public and private realms. While allowing for privacy, this also creates many opportunities for “rooms with a view” from windows that look down onto neighborhood streets, parks, the creek corridor, and piazzas.



Building massing which is urban in character



Pedestrian-level details which are human in scale

8.4.3 Architectural Design

An assortment of traditional architectural styles, all featuring enriched detailing and human-scaled elements, will contribute to the distinctive sense of place at Stone Creek. A variety of architectural styles should be utilized to create the impression that individual buildings within neighborhoods were built over an extended period of time, as was the case in European villages and many traditional American neighborhoods. Neighboring buildings that vary in their defining elements – from openings and projections to massing and height – are design tools that may be used to create a rich variety of character and diversity in architecture and design throughout the neighborhoods of Stone Creek.

Stone Creek’s architectural variety should be balanced with an overall sense of cohesive community character. Design should not be viewed singularly, but should be considered as contributing to the overall character of the greater Stone Creek community. A consistent level of high quality architectural elements and materials, as well as repetition of key identifying features, can tie several styles together, creating neighborhood harmony. Architectural details should be carefully evaluated and tastefully applied when several different styles are planned in a single development project.

As a general concept, buildings should become increasingly interesting and engaging as a person approaches. In this manner, long distance identifiable landmarks are established with distinctive massing features and framed views, while buildings’ lower stories

feature human-scaled details which contribute to an inviting pedestrian environment.

To reflect this concept, architecture at *Stone Creek* should use details, materials, proportions, and massing which are urban in character (viewed from afar) and human in scale (experienced close-up, at the pedestrian level). Buildings at *Stone Creek* may diminish the pedestrian-scaled frontage onto the auto-dominated Camino Ruiz and Carroll Canyon Road and should focus on design of buildings that front onto *Stone Creek's* internal, more intimate, streets, parks, and piazzas, contributing to the lively pedestrian-friendly atmosphere.

Provided it is consistent with the overall Vision for *Stone Creek*, specific architecture styles for future developments within *Stone Creek* can be determined at the time a given parcel or parcels is/are brought forward for development and will depend on the sensibilities of the design professional at that time. The guidelines in this chapter provide reference for the character and design of architectural elements within *Stone Creek*.

8.4.4 Building Details

Building components should incorporate a layer of decorative ornamentation so as to create an inviting pedestrian environment, establish interesting shadow lines, and evoke the character of a charming traditional American neighborhood or European village. Building details should contribute to, and be consistent with, an overall architectural style. These details should express the structure of building elements, as is common in historic, traditional architectural styles. Rear elevations of buildings should be as well defined and visually interesting as the front elevations. Building walls or fences bordering the pedestrian network should not exceed 50 linear feet without some form of architectural or design variation. For example, the building or fence could protrude, recess, or change height or texture. Buildings should

Balcony with traditionally expressed structural brackets



Classic cut-stone balustrades



have shadow relief where pop-outs, offsetting planes, overhangs, and recessed doorways are used to provide visual interest.

To reflect the design reminiscent of historic, traditional architectural styles envisioned for Stone Creek, and depending on the use of the building, articulation of building details and structural elements may include (but not be limited to) the following:

Mixed-Use and Residential Buildings

- ❧ Balconies with intricate railing design and expressed structural brackets
- ❧ Deep eave overhangs with profiled rafter tails and bracket supports
- ❧ Cornices with a substantial massing and detailed profiles
- ❧ Awnings which are supported by ornamental brackets
- ❧ Balustrades with classic profiles and cut-stone appearance
- ❧ Trellises or pergolas with profiled rafters and articulated posts
- ❧ Ground floor arcades detailed with classic column design
- ❧ Exterior stairs with detailed railings or balustrade
- ❧ Trim moldings with classic profiles so as to create shadow lines
- ❧ Cornerstones and building base materials with a heavy stone appearance

Industrial and Business Park Buildings

- ❧ Deep-set windows with articulated overhangs
- ❧ Awnings at business entrances to accentuate entry-points
- ❧ Trellises or other organic wall treatments to avoid masses of concrete void of visual interest
- ❧ Trim moldings with classic profile to create shadowy lines
- ❧ Cornerstones and building base materials with heavy stone appearance
- ❧ Repetition of simple structural elements
- ❧ Clearly defined horizontal or vertical elements
- ❧ Expression of parapet top and building base
- ❧ Articulation and unique expression of building corners
- ❧ Use of columns or panel legs to express the structural system supporting these spans
- ❧ Use of recessed glass to create a shadowing effect

8.4.5 Entry Design

Significant emphasis should be placed on the pedestrian entry to all buildings. Primary building entries should face the internal street network when feasible and should feature a defining element appropriate to the architectural style used. For residential units that occur along park space or the Carroll Canyon Creek corridor, unit entries may also focus on *Stone Creek's* parks and open space elements. Entries to ground-floor commercial uses should be visually distinct from the rest of the building façade through creative use of scale and materials. Enhanced sidewalk paving may further emphasize building entries. Where practical, vehicular entries should occur off side streets and private drives and should be less prominent than a building's pedestrian entrance. Attractive lighting, compatible with the building's style, should be used at all entries.

8.4.6 Material, Texture, and Colors

Building materials and colors shall be of a high quality and shall be compatible with the chosen architectural style. Building palettes shall feature traditional materials, including, but not limited to, plaster, natural stone, brick, or wood. Exposed concrete, metal, and ceramic tile may be utilized in limited, carefully designed applications. Additional materials are acceptable, so long as they portray a durable, traditional look. Colors shall predominately be rich, natural earth tones, though bold accent colors may be tastefully incorporated to add interest and building definition. Materials for exterior balconies, decks, and stairs shall be compatible with the architectural style of the building. Varied building facades and articulation provide visual interest to pedestrians. These will be incorporated through utilization of various wall textures, materials, and colors, as well as special architectural elements such as permanent vertical landscape features, horizontal shading devices, or detailing on building facades.

8.4.7 Roofs

A compatible variety of roof forms and heights will occur throughout *Stone Creek*. In residential neighborhoods and the Village Center, roofs shall create interesting profiles and tastefully express identifiable neighborhood landmarks, accentuating important corners and vista terminations. Generous roof overhangs supported by brackets may be used to create interesting shadow lines, while simultaneously reducing glare and providing shade. Stepped massing, especially around parks and piazzas and along Carroll Canyon Creek, may create opportunities for roof terraces and balconies, as well as help reduce massive roof expanses. Well-placed trellises, pergolas, penthouses, turrets, dormers, and chimneys will further add to variation in roof design. Care, however, should be taken to avoid too much variety, which may create a chaotic result.

Throughout *Stone Creek*, high quality roof materials which are compatible with overall building style and design shall be used. Special attention should be paid to the visual composition of roof areas which can be seen from public vantage points, particularly from higher elevation areas within the adjacent Mira Mesa community or from other vantage points within *Stone Creek*. Such roofs should be designed to use color, pattern, roof forms, materials, and/or plantings which create an attractive visual composition from above. Flashing, sheet metal, vent stacks and pipes should have a finish which is compatible with adjacent building surfaces. Design elements, such as chimney caps, can be used to conceal these necessary building components, while also enhancing the overall character of a building. Use of flat roofs in residential structures should be avoided. Where flat roofs are used in office, high technology and/or light industrial buildings, an attractive roof topping layer which is compatible with adjacent building materials should be used. The inside face of parapets and walls on roofs should be finished with a material which is the same as, or compatible with, the exterior building walls.

Because development within Stone Creek generally will be below the elevation of adjacent neighborhoods, rooftops should be designed to enhance visual interest when viewed from nearby residential areas and public rights-of-way. Rooftop-mounted mechanical and utility equipment shall be either avoided, or reasonably screened from public vantage points, including from higher elevations within Mira Mesa or from other vantage points within Stone Creek. Roof-mounted equipment and appurtenances shall be designed so that they appear to be an integral part of the overall architectural design of the building. If solar panels are used, they should be integrated into the roof design and sit flush with the slope of the roof.

Solar panel frames should be colored to complement the roof, and support materials for solar equipment should be reasonably screened from view. Similarly, skylights should, if utilized, be designed as an integral part of the roof.

8.4.8 Doors and Windows

The location, size, and proportion of all openings shall be evaluated in relation to the entire façade composition and to the chosen architectural style. Carefully placed, frequent fenestration will create an interesting building wall and contribute to a varied and charming street scene. Doors and windows which face the street should consider using surrounds that are projected out or recessed in – this will increase the interaction of light and shadow and add visual interest.

High quality windows shall be used. Frames, mullions, and awnings shall be color coordinated within building composition and have a substantial appearance and profile. Windows may provide an opportunity to enhance personal identity on a multi-family building by way of defining elements, such as window boxes, shutters, awnings, and bay windows.

In the Village Center where there is commercial/retail space on the ground floor, large clear glass storefront windows may be featured. Such windows shall be articulated with mullions or deep sills to create a more human scale. Openings with canopies or deep insets will enhance the urban character along these retail spaces, while maintaining pedestrian interest and human scale.



Window shutters add personal identity



Window boxes and traditional window mullions enhance a building's character

8.5 DEVELOPMENT STANDARDS AND PROPERTY DEVELOPMENT REGULATIONS

The base zones identified within this Master Plan for each neighborhood are presented in Tables 8-1 through 8-6. The requirements of the City's Land Development Code address development standards applicable to *Stone Creek*. Provided below is a discussion of zoning requirements pertinent to all neighborhoods within *Stone Creek*. Section 8.6 provides additional regulations that apply to individual neighborhoods within *Stone Creek*.


8.5.1 Floor/Area Ratio

The floor/area ratio shall be as established by the zone for each development area.

8.5.2 Setbacks

Building setbacks shall meet the requirements of the zone for each development area, unless otherwise specified in this chapter (see Tables 8-1 through 8-6). Setbacks may be reduced along project streets to allow buildings to address the street in an urban manner. Application of setbacks that differ from those in the underlying zones are presented in Sections 8.6.1 through 8.6.6 within the neighborhood-specific development regulations.

8.5.3 Parking

 **Automobile Parking.** Automobile parking shall comply with the Land Development Code based on the zoning and land uses applied to each neighborhood (San Diego Land Development Code Chapter 14, Article 2, Division 5, *Parking Regulations*). Tandem parking shall be permitted in accordance with Land Development Code Chapter 13, Article 2, Division 9, *Residential Tandem Parking Overlay Zone*.

The mix of uses planned for *Stone Creek* may warrant the use of shared parking. Shared parking, when provided, shall be in accordance with

Land Development Code Section 142.0545. Where open parking areas are provided, landscaping shall occur in accordance with City requirements. Shared parking for uses not listed in LDC Section 142.0545(c) shall require a Neighborhood Use Permit. Also, transit and pedestrian opportunities on-site may warrant further consideration in determining the appropriate parking requirement.

Parking within residential areas shall meet the requirements of the City's Land Development Code for off-street parking. Sufficient parking shall be required to avoid parking congestion on neighborhood streets.

Design and development of public parks within *Stone Creek* will be in accordance with Council Policy 600-33, *Community Notification and Input for City-Wide Park Development*. In order to ensure adequate parking for public parks, this design process shall include sufficient parking on-site within *Stone Creek Central Park* and *Westside Gardens* to meet demands for public park uses to minimize potential parking conflicts within adjoining neighborhoods.

Parking areas shall be thoughtfully designed and located to ensure integration into neighborhoods without negatively affecting the street scene and pedestrian mobility. The use of underground or above-ground parking structures, rather than surface parking lots, is encouraged to reduce the land area devoted to parking, where appropriate. Joint use parking structures and/or clustered parking areas should be considered to minimize the visual effects of parking lots, improve pedestrian access to major activity centers, and provide multi-use opportunities for parking areas. All parking shall be treated so as not to be a focal point of a development. Clear and attractive pedestrian pathways and signs should be a design element of parking areas to link parking and destinations.

Parking structures shall be designed to be safe, functional, and aesthetically pleasing. Parking structures should be of a height and mass that are compatible with the architecture and design of buildings which they serve. Building materials, detailing and landscaping should complement the surrounding neighborhood. Appropriate screening mechanisms should be used to screen views of parked vehicles from pedestrian areas and major streets.

Where large surface parking areas are provided, these should be located along the rear and sides of street-oriented buildings, whenever feasible. Large areas of uninterrupted parking lots should be avoided along major public streets. The use of multiple small parking lots in lieu of one large lot, with landscaped areas and buildings in between, can break up the mass of surface parking areas. The use of trees and other landscape to provide shade, screening, and filtering of storm water runoff in parking lots is encouraged. Parking areas should be screened where feasible from streets through the use of walls, berming, topography, building placement, and/or landscaping. Using a combination of trees and shrubs at the edge of parking areas to screen parking lots and structures from the street will avoid an abrupt interface of parking and the streetscape. Surface parking landscaping shall, at a minimum, conform to the City's Landscape Ordinance (Chapter 14, Article 2, Division 4).

Provided below are the parking requirements for most of the land uses anticipated for Stone Creek. For uses not listed below, the San Diego Municipal Code should be consulted. Parking areas shall meet the requirements of the City's Land Development Code for off-street parking. Sufficient parking shall be required to avoid parking congestion.

Use	Parking Requirements ¹			
Commercial Retail	Retail Sales, Commercial Services, and Mixed-Use Development: 1.0 to 5.5 parking spaces per 1,000 sq. ft.			
	Eating and Drinking Establishments: 1.0 to 20.0 parking spaces per 1,000 sq. ft.			
Visitor Accommodations	1.0 space per room			
Professional Office	3.3 to 5.0 spaces per 1,000 sq. ft.			
Medical, Dental & Health Practitioners	4.0 to 6.0 spaces per 1,000 sq. ft.			
Light Industrial/ Research & Development	3.3 to 4.0 spaces per 1,000 sq. ft.			
Residential	1 bedroom: 1.5 parking spaces/unit	2 bedrooms: 2.0 parking spaces/unit	3 to 4 bedrooms: 2.25 parking spaces/unit	Common area (for large developments): 15 percent of total off-street parking spaces required
Park	0.5 to 1.0 space per acre			

¹ San Diego Municipal Code Ch. 14, Art. 2, Div. 5

Bicycle Parking and Facilities. Bicycle parking and facilities shall be provided as required in the Land Development Code Section 142.0530(e). Bicycle parking and facilities should be located in all residential and nonresidential neighborhoods, including the mixed-use Village Center and within Stone Creek's parks and open space elements. Easy access to bicycle parking and facilities shall be promoted to encourage bicycling for commuting or pleasure purposes. In accordance with the Land Development Code, bicycle parking can be accommodated within racks or a combination of racks and bicycle lockers. Additionally, innovative bicycle parking solutions, such as bicycle corrals or a bicycle oasis, may be used in areas with potentially higher bicycle ridership, such as Village Center A and Westside Neighborhood B around Westside Commons. Signs shall be posted indicating the availability of bicycle parking facilities.

Motorcycle Parking. Motorcycle parking shall be provided in accordance with the Land Development Code Section 142.0530(g).

8.5.4 Rooftop Equipment

Rooftop-mounted mechanical and utility equipment shall be completely enclosed in accordance with Land Development Code Section 142.0910. Additionally, all roof-mounted equipment and appurtenances shall be designed so that they appear to be an integral part of the overall architectural design of the building.

8.5.5 Service, Loading, and Outdoor Storage Areas

Outdoor storage areas shall comply with regulations of the Land Development Code Chapter 14, Article 2, Division 11, *Outdoor Storage, Display, and Activity Regulations*. Refuse and recyclable materials storage shall comply with Land Development Code Chapter 14, Article 2, Division 8, *Refuse and Recyclable Materials Storage Regulations*. The number, size, location, and screening of loading areas shall comply with the Land Development Code Chapter 14, Article 2, Division 10, *Loading Area Regulations*. Care should be taken to ensure that siting of service, loading, and outdoor storage areas are located outside public viewing areas or are appropriately screened from views.

8.5.6 Private Open Space – Residential Uses

Residential units, in accordance with LDC Section 131.0455(c), shall be designed to have some private outdoor space. The actual amount and location will be as required in the selected residential zone for the development area in accordance with the City's Land Development Code. In no case shall Stone Creek Central Park or Westside Gardens be used to meet private open space requirements. Because Stone Creek's pocket parks are not included in the calculation of park space to meet the City's neighborhood or community population-based park requirements, they may be counted toward meeting common useable open space requirements for development throughout Stone Creek.

Zone	Private Exterior Open Space Requirement ¹	Common Open Space Requirement ²
RM-1-2	60 sq. ft. (100% of units)	300 sq. ft. or 25 sq. ft./residential unit (whichever is greater)
RM-2-5	60 sq. ft. (75% of units)	
RM-3-9		
RM-4-10	50 sq. ft. (100% of units)	
RM-4-11		

¹ LDC Section 131.0455

² LDC Section 131.0456

Patios. When a private outdoor space is accommodated through an at-grade patio, a minimum of six feet between the building wall and the patio fence shall be provided. The space should be defined to provide boundary and definition to the user. For development in Stone Creek, private open space areas located within the front yard setback shall be counted toward meeting private open space requirements.

Balconies. When private outdoor space is accommodated as an above-grade balcony, such balconies should have a minimum dimension of five-foot depth. Private balconies may be: 1) fully inset from the main building wall; 2) semi-recessed with a cantilevered (unsupported) projection of three feet maximum from the main building wall or corner; or 3) attached as a cantilevered building projection without a recess. When attached as a building projection without a recess, the balcony element should have a substantial presence and be treated as an integral element in overall composition. When building façades have a large number of balconies (more than six), a compatible mix of railing designs should be considered to create variety. Balconies should not be ganged together in a continuous fashion across a façade.

8.5.7 Outdoor Employee Amenities – Office, Business Park, Light Industrial, and High Technology Uses

In accordance with the Land Development Code Sections 131.0665 and 143.0460(e), outdoor amenities shall be provided for each 10 or more acres of development area within the Parkside, Eastside, and high technology portion of the Creekside neighborhoods. The outdoor amenity shall be at least 2,000 square feet in total area. This area shall be developed as usable open space and will provide for passive recreation uses, turf area(s), and/or outdoor eating areas. In order to satisfy the Land Development Code requirement of at least 2,000 square feet of eating and/or recreation space for every 10 acres of development, the outdoor amenities may occur as one larger area serving several lots. *Stone Creek's* pocket parks (including Eastside Park) are not included in the calculation of park space to meet the City's neighborhood or community population-based park requirements and, therefore, may be counted toward meeting outdoor employee amenity requirements.

8.5.8 Walls and Fences

Throughout *Stone Creek*, the design and placement of walls and fencing should both reflect the architectural style of nearby buildings and enhance the overall neighborhood identity and character, as well as provide a visual unifying element consistent throughout *Stone Creek*. To this end, walls and fences shall feature a palette which is consistent with the traditional materials used throughout *Stone Creek's* neighborhoods. Walls should be made of a textured surface material. Fencing may be constructed of a variety of materials, including, but not limited to, wood, metal, wrought iron, steel, stone, masonry, concrete, or Plexiglas. Decorative capping is encouraged, but not required.

Long, monotonous, or awkward runs of a single fence should be avoided. A compatible variety of fencing types, such as open and

solid wall fence styles, may be combined to attract interest and provide variety. Longer expanses of walls should provide visual relief with design techniques such as a periodically recessed wall plane, vertical pilasters, or jogs in a fence line. In addition, landscaping, such as trees, shrubs, or vines, should be used to soften the appearance of the wall or fence, where appropriate.

Design and selection of a wall's materials, height, and placement should reflect its location along either a pedestrian-orientated pathway or an automobile-dominated thoroughfare. Along *Stone Creek's* pedestrian-oriented residential streets, heights of fences and walls should differentiate between the public and private realms without creating a total visual barrier between the sidewalk and building. Low fences and walls or substantial planter boxes can provide an attractive distinction between public walkways and private residential spaces, while also enhancing the character of *Stone Creek's* active pedestrian street-scene.

Where pedestrian pathways are adjacent to *Stone Creek's* ground floor commercial spaces, the use of planters, bollards, and very low walls may be appropriate where distinction between public pathways and private areas is desired.

Retaining walls adjacent to trails or in residential areas should be constructed of materials that are rich in texture and color. Such materials include, but are not limited to, flagstone or other natural rock retaining walls, split face concrete block walls, and precast concrete units that allow planting in the face of the wall. Retaining walls at project entries should be constructed of materials and textures that are appropriate for a larger scale and allow signage to be easily read. This would include materials such as stucco and lightly sandblasted concrete. Additional appropriate materials could include flagstone and other natural rock retaining walls, as well as split face concrete

block walls. Incorporation of planting in such walls is encouraged, where appropriate.

All walls and fencing at *Stone Creek* shall comply with Chapter 14, Article 2, Division 3, *Fence Regulations*, and Chapter 14, Article 3, Division 4, *Planned Development Permit Regulations*, of the City's Land Development Code. As such, the guidelines listed below should also be observed.

Stone Creek's Unifying Stone Walls. A prominent feature threading throughout *Stone Creek* will be use of low, stone walls. These features will be most prominent along *Stone Creek's* major thoroughfares (Carroll Canyon Road and Camino Ruiz); will frame *Stone Creek's* Central Park and Westside Gardens; will provide a visual interface between the Creekside Neighborhood and the Carroll Canyon Creek Corridor; and will announce trail connections within *Stone Creek*, as well as trail entries from adjoining neighborhoods. See Figure 8-1, *Location of Wall Elements within Streetscape Planting and Design*. Stone walls will also be integrated into *Stone Creek's* pocket parks, piazzas, and other outdoor spaces to promote a sense of place and organization. The design of *Stone Creek's* unifying walls shall include the following:

- ☞ Landscape walls faced with fractured angular rocks of earthen tones will be utilized throughout the project to reinforce a unifying character.
- ☞ The individual rocks shall be of varying size from four inches up to 30 inches in length and width.
- ☞ Mortared joints should vary between ½ inch and 1 ½ inches in width.


☞ The character/material of the rocks should maintain a southern California feel but also be of such mass as to reflect the Vision for *Stone Creek* of creating timeless, traditional neighborhoods, reflective of European villages and traditional American design.


Perimeter Wall and Fence Conditions. Walls and fences which serve as a development exterior boundary should be five or six feet in height from the highest finished grade (unless a greater height is required for noise attenuation or safety purposes). These walls and/or fences are intended to provide physical and visual separation from an adjacent project area or street. Walls are especially useful for aesthetic purposes around projects and may also serve to attenuate traffic noise on heavily traveled roadways. All perimeter walls and fences should be attractive and compatible with the community design.

Building walls or fences bordering the pedestrian network should not exceed 50 linear feet without some form of architectural variation. For example, the building or fence could protrude, recess, or change in height or texture.

Residential Conditions. Walls and fences used in residential yards should not exceed six feet in height as measured from the point of highest elevation. Front yard fence heights shall not exceed three feet and should be coordinated with the side yard and in conformance with the fence regulations set forth in the City's Land Development Code (LDC Section 142.0300).

Gates and Openings. Gates in walls and fences should be constructed of a material compatible with the fence or wall (Land Development Code Chapter 14, Article 3, Division 2). In addition, gates and/or fencing that restrict access along public rights-of-way are prohibited. (Access to public parks may be limited during evening hours for security purposes.)

 **Retaining Walls.** Retaining and plantable crib walls may be used throughout *Stone Creek* to accommodate elevational changes within development areas, as well as in the perimeter of development areas and at the base of mined slopes. Landscaping of retaining/crib walls will add to landscape areas within the community. Retaining/crib walls shall comply with the City's Land Development Code (Land Development Code Chapter 14, Article 3, Division 3).

 **Noise Walls.** Some residential development areas may be exposed to significant noise levels on arterial streets. Measures to reduce this exposure may need to be incorporated into development projects in affected areas. In areas determined to have a greater noise level than that compatible with the proposed land use(s) based on City standards, noise attenuation measures should be incorporated into the development to reduce noise exposure to acceptable levels, in accordance with the City's noise standards.

Where required to reduce noise levels, sound attenuation walls and fences should be constructed of a textured solid surface material that is compatible with the architecture of the project. A wide variety of materials, including stone, wood, and concrete block, as well as other materials with an attractive, traditional appearance, may be utilized. Plexiglas may be used where views are to be maintained, provided the Plexiglas is of ample thickness to attenuate noise levels.

8.5.9 Monumentation

Stone Creek's neighborhood identity and distinctive sense of place can be enhanced by a hierarchy of well-placed entry markers. Signage and monumentation should be used to help direct and inform *Stone Creek* visitors. Entry areas, by definition, need to be in locations where the edge of different uses or facilities occur on the project site or where important decision points may be presented to the pedestrian, cyclist, transit user, or driver that may be passing by. The entry areas also serve to set the stage of the overall character of the site, further reinforcing the design elements of a traditional American town or European village.

Stone Creek's entry monumentation should feature a palette which is consistent with the traditional materials used throughout *Stone Creek's* public spaces. Monumentation may feature stone materials, which may be enhanced by metal fencing, railings, or light fixtures. When low stone walls are used, these should be very visible and be integrated into the topography of the site. In general, walls should either be stepped back to create a series of terraces or should provide a consistent horizontal top height that end by leading into adjacent berms and knolls.

Entry areas that include signage and other special design treatments fall into three general categories: primary, secondary, and tertiary (Figure 8-2, *Conceptual Entry Monumentation Plan*). Entry monumentation may incorporate carved stone pieces or other natural stone/rock elements. Site walls, if used in entry monumentation, should either terrace or integrate into slopes, knolls, and berms. Free-standing boulders or areas of stone can be used to create patterns that are either natural in form or formal and rustic in appearance.

Figure 8-1. Location of Wall Elements within Streetscape Planting and Design



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Figure 8-2. Conceptual Entry Monumentation Plan



See Appendix 'A' For Plant Materials Legend.

Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Primary Entries. The primary entry areas will be limited to project entry areas along Camino Ruiz and Black Mountain Road. Primary entry monuments will vary in height and width depending on location and topography. These monuments may also function as retaining walls with design elements such as landscaped terracing or water features. Plant materials should include those species which have striking features such as fall color, flowers, unique branching and leaf patterns, and cascading elements.

A contrast between formal, manicured planting arrangements and more naturalistic plantings may add interest to entry monuments. Vertical form trees should dominate the entry area setting the entry off from other adjacent lower tree species. Naturally arranged rock outcrops, attractive, manicured plantings, and other landscape elements may be used to enhance the character of Stone Creek's primary entry monuments.



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Secondary Entries. Secondary entry monumentation should be used to define the edges of differing land uses such as the transition from business park to commercial retail areas and then again from commercial areas to residential areas. This level of signage is not intended to be used by specific businesses to announce their location. Rather, the intent is to identify a specific neighborhood, business park, or another project name. The entry areas should be made prominent through the use of site walls, vertical trees, color, stone, boulders, and more intense levels of landscape plantings.



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Tertiary Entries. The tertiary level of entry monumentation should be used to identify major businesses within the development. The use of monuments with business identities, logos, and names would be allowed at this level. These areas should include increased levels of landscape treatments and breaks in the streetscape pattern found in the immediate area. Stone walls will be encouraged to be integrated with the business signage. A similar level of entry monumentation will occur for all of the other outdoor spaces such as parks, open space, and piazzas. The signage should be subtle but placed in a highly visible portion of the project site.



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

8.5.10 Signage

Building signage should address the community by facing internally on interior circulation elements and pedestrian thoroughfares. This signage should be integrated into the building design and correspond in design and placement. Placement of building signage on the back sides of buildings should be avoided. Street and building signs should be scaled and placed to inform both pedestrians and vehicles.

All signs shall conform to sign regulations set forth in Land Development Code Chapter 14, Article 12, Division 2, *Sign Regulations*. Multi-building developments should provide a coordinated sign program. Monument and wall signs should be used instead of pole signs. A landscaped area should be provided at the base of monument signs, where appropriate.

8.5.11 Interim/Temporary Uses

As described in Chapter 1, *Introduction*, the Stone Creek Master Plan project site is the location of on-going mining operations. As mining is completed, specific land uses in this Master Plan will replace the mined landscape. Between the time mining ceases and development actually occurs, building pads will be prepared for development. Undeveloped lots provide the opportunity for interim, temporary uses, which shall be allowed under this Master Plan, provided they occur in accordance with City regulations. Examples may include seasonal displays, pumpkin patches, farmers' markets, Christmas tree lots, community events, etc. Temporary uses on-site shall conform to Land Development Code Chapter 12, Article 3, Division 4, *Temporary Use Regulations*.

8.5.12 Brush Management

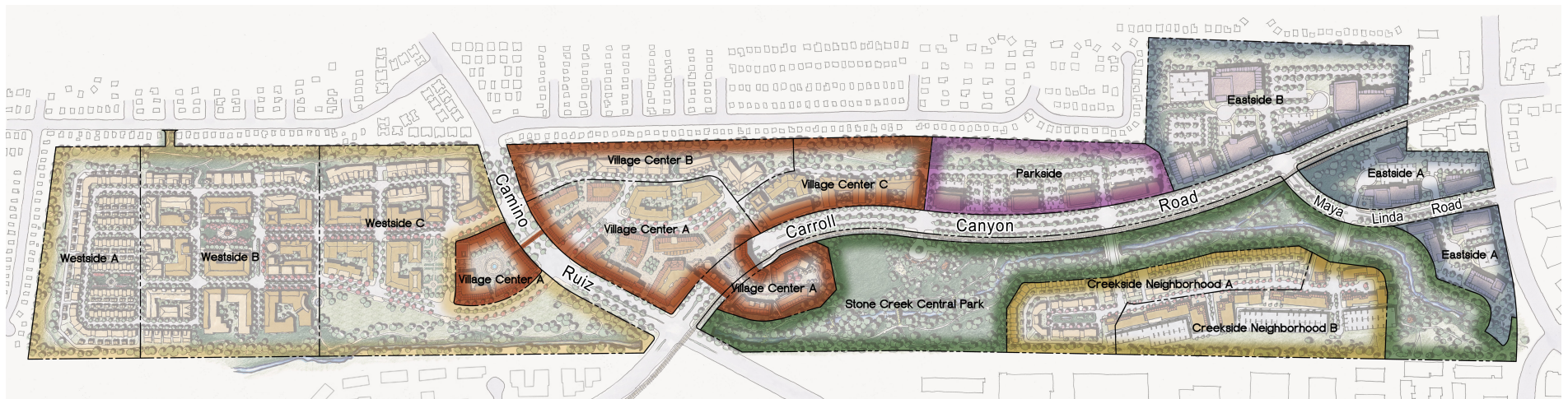
As development occurs adjacent to landscaped slope areas within Stone Creek, brush management may be necessary to reduce fire hazards around structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. Brush management shall occur in accordance with the City's Landscape Regulations (Land Development Code Section 142.0412).

8.6 NEIGHBORHOOD DEVELOPMENT GUIDELINES

As a supplement to the guidelines presented in Sections 8.1 through 8.5, the following sections identify specific design considerations and special treatment areas unique to each of the neighborhoods in *Stone Creek* (see Figure 8-3, *Stone Creek Neighborhoods*).

These guidelines shall be considered in concert with the zoning regulations and development standards of the zone designated to each neighborhood.

Figure 8-3. Stone Creek Neighborhoods



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

8.6.1 Village Center Development Guidelines

Land Use and Development Summary

The mixed-use Village Center (see Figure 8-4) will combine commercial/retail and open air uses, while integrating residential, hotel, and office components. This neighborhood will establish a sense of place and a vibrant community center, with activated spaces and landmark meeting places. Land uses and development intensities that can occur within the Stone Creek Village Center are shown in Table 2-2, *Stone Creek Village Center – Land Use Summary*.

Commercial/retail uses may include a market and will feature shops, upscale architecture, and a critical mass of retailers. Restaurants will take advantage of the presence of a large piazza for outdoor dining. Offices may be housed in large office buildings; as a series of smaller, office opportunities; or integrated into other mixed-use buildings. Residences may occur as stand-alone multi-unit residential buildings and/or above retail uses and may include a variety of “for sale” and/or “for rent” units. Hotels (including extended stay and timeshare hotels) are also permitted in the Village Center A.

Prominent architectural features, such as tower elements, can occur within the central core of the Village Center (Village Center A) to establish place and function as way-finding.

A market is envisioned in the Village Center. This market should be adjacent to at least one pedestrian piazza, which could allow the market to spill outdoors or to accommodate a farmers' market. Loading and service for the market should occur below-grade, when

possible. A vertical mix of uses – residential and/or office space – may occur above the store.

An important feature of Stone Creek's Village Center is its use of piazzas. Stone Creek's piazzas will start on the west side of Camino Ruiz where a stairway will allow pedestrians to stroll through the elevated, building-edged Westside Piazza. From there, pedestrians may continue across a pedestrian bridge lined with potted plants, charming light posts, and hanging flower baskets.

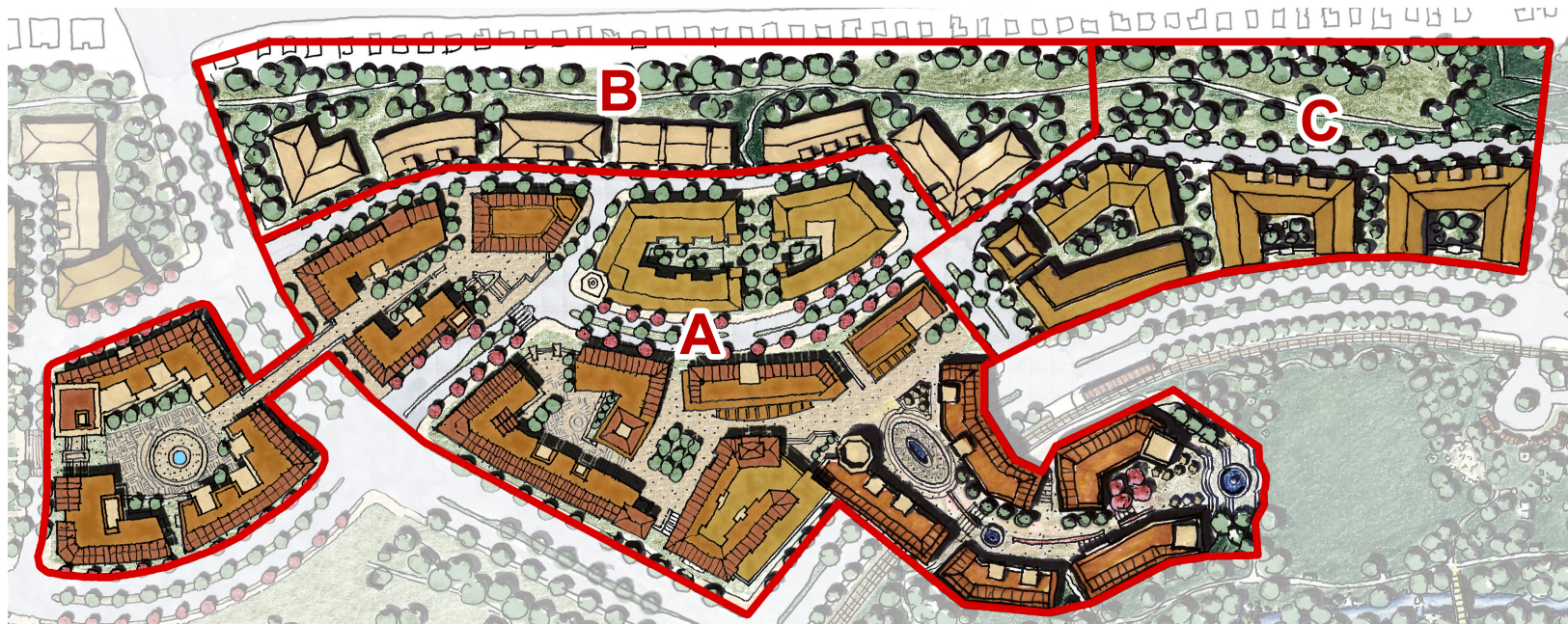


Village Center Design Considerations

As the heart of Stone Creek, the Village Center will feature a diversity of businesses, shops, hotel(s), and homes, offering visitors, residents and employees convenient access to readily available goods and services. Village Center B and C will feature multi-family residential housing; while Village Center A will function as the mixed-use core, with vertically integrated commercial/retail, residential, hotel, and office uses.

Ample places to congregate, linger, and socialize will establish this vibrant town center as a distinctive focal point. The Village Center's main street should be a lively destination to promenade, window shop, and encounter friends. The Village Center's piazzas should be vibrant, ever-changing places where restaurant dining spills outdoors on patios, farmers' markets display seasonal produce, and neighbors gather for community events. Direct pedestrian connections between the Village Center and spacious Stone Creek Central Park, nearby recreational trails system, and surrounding Stone Creek neighborhoods provide for a wide array of walkable destinations.


Figure 8-4. Stone Creek Village Center



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

The placement of the *Stone Creek* Village Center has been carefully selected to be conveniently located not only for the other land uses within *Stone Creek* but also to allow easy access for adjacent areas within the Carroll Canyon Master Plan area. *Stone Creek* Central Park will be well integrated with the Village Center. Shared parking within *Stone Creek* Village Center's subterranean parking garage will provide for efficient use of land area and parking resources. Once in the *Stone Creek* Village Center, visitors will be greeted with a network of piazzas rimmed with shops, restaurants, and attractions.

Also contained within the *Stone Creek* Village Center will be a transit stop. This stop is conveniently located and easily accessible along Carroll Canyon Road within the San Diego Association of Governments (SANDAG)/Metropolitan Transit System (MTS) transit corridor. The stop will be connected to other uses within *Stone Creek*, including another transit stop in the Eastside Neighborhood, as well as the pedestrian and bicycle networks of *Stone Creek*.

 **Access.** Vehicular access to the Village Center occurs at signalized intersections on both Camino Ruiz and Carroll Canyon Road. The main vehicular entrances to the mixed-use core of the Village Center will be from internal streets. Vehicles will access the southern portion of Village Center A by entering a parking structure off Carroll Canyon Road at grade-level, below Village Center A's elevated piazza level. Elevators and stairs will provide access from the parking structure onto the piazza level and into buildings above. The use of structured parking below the piazza levels, as well as sculpted topography, will not only connect pedestrians over the busy arterial road, but will also establish a charming character and multiple overlook opportunities.

Access to the western portion of the Village Center west of Camino Ruiz will be provided by an internal loop road, which connects to

Camino Ruiz at signalized intersections and through to the Westside Neighborhood.

Pleasant pedestrian connections link the Village Center to adjacent *Stone Creek* neighborhoods, as well as to a generous open space network and the public transit station. Pedestrian links over Camino Ruiz and Carroll Canyon Road allow at-grade crossings with adjacent buildings, above the site's busy arterial roads. A person will be able to stroll along the Village Center's active main street, through a series of piazzas which serve as gathering areas, and onto an overlook which provides views and access to the spacious *Stone Creek* Central Park, without encountering a busy arterial road. Additional pedestrian linkages to the *Stone Creek*'s trail system connect throughout *Stone Creek*, as well as up to the existing adjacent Mira Mesa neighborhoods.

Pedestrian overpasses occur to facilitate pedestrian access over Carroll Canyon Road, as well as between the Westside Neighborhood and the Village Center. Overpasses should connect buildings, piazzas, major entrances, and areas of interest on both sides of the street. These pedestrian crossings will be designed as unique, one-of-a-kind landmarks that create identity and interest. Overpasses should provide imaginative opportunities for artistic design alongside enclosures. Side enclosures should provide opportunities for views while offering pedestrian comfort and security. The pedestrian overcrossings should be designed in keeping with *Stone Creek*'s established themes, colors, materials, textures, landscaping, and other unique features.

Both pedestrian bridges are located within the mixed-use core of *Stone Creek*. Landing points on either side of the crossings are lined with mixed-use buildings providing lively activity to promote use of these overcrossings. The western landing point of the Camino Ruiz pedestrian bridge terraces down from the Westside Piazza to Westside

Terrace Park, while the eastern terminus of the pedestrian bridge arrives in the heart of the Village Center at the Village Piazza. The pedestrian cover over Carroll Canyon Road originates within the Grand Piazza and ambles through the Overlook Piazza, touching down in *Stone Creek Central Park* via the Grand Staircase. Connectivity to the pedestrian overcrossings should occur from both the private developments situated adjacent to the overcrossings, as well as from public sidewalks and trails, where applicable.

Retail, commercial, and residential buildings which front the pedestrian piazzas but are not adjacent to a public street should be accessed from the subterranean parking structures, where possible. This includes service and delivery for the retail spaces. Alternatively, these areas may use the piazza spaces for service deliveries, as well as emergency vehicle access. Fountains, landscaping, and furniture shall be placed to allow for such vehicular access.

The transit stop located at the Village Center at street level on Carroll Canyon Road will serve the Village Center, *Stone Creek Central Park*, and nearby neighborhoods. This transit stop is located in proximity to *Stone Creek Central Park* and near the Village Center's Grand Staircase, allowing easy pedestrian connection into the Village Center. The transit stop should include an inviting waiting area that acts as a focal point identifying access to transit in a grand way. A large, covered area, complete with benches and trash receptacles, should be provided to create an enjoyable and safe area while waiting for transit.

Stone Creek Central Park is discussed in greater detail in Section 3.3.7; trails within *Stone Creek* are addressed in Section 6.4.3, *Pedestrian Circulation and Linkages*, and *Stone Creek's* transit stops are described in Chapter 6, *Transportation and Mobility*.

Building Massing and Placement. Commercial/retail, hotel, and office spaces within the Village Center shall be oriented toward the Village Center's main street, as well as onto the pedestrian piazzas, to the maximum extent feasible. Ground floor retail spaces should have ample ceiling heights to accommodate generous storefront windows, awnings, clearly defined entrances, and pedestrian-oriented signage – all of which establish the streets and piazzas as components of an inviting public realm. Residents living in and near the Village Center will enliven the area by simply carrying out their everyday activities, providing the piazzas, streets, and parking areas with activity and added security. A vertical mix of uses – ground floor retail with residential living above, along with hotel and office spaces – will enrich the character and vitality of the Village Center, distinguishing it from a simple shopping complex.

Buildings in the Village Center shall be arranged to create an interconnected system of pedestrian piazzas, allowing for an experience which can be likened to that of a traditional European village. Amenities such as water features, enriched paving, street furniture, and sculptures should be part of the design features in this area and will contribute to an enhanced pedestrian experience. Appropriate building placement and massing will create well-defined, well-lit piazzas as outdoor rooms, connecting destinations that also act as places in which people can gather and socialize. Intimate areas should invite the pedestrian to engage in outdoor dining and shopping. Below-grade parking and service access should be used to maintain a pedestrian-friendly atmosphere throughout the Village Center and to facilitate pedestrian bridge connections over Camino Ruiz and Carroll Canyon Road.

Special Treatment Areas

Interface with Camino Ruiz and Carroll Canyon Road

In some places, habitable space will occur well above the finished grade of Camino Ruiz and Carroll Canyon Road. This should allow at-grade pedestrian connections to adjacent piazzas and buildings over these busy roads.

The buildings adjacent to Camino Ruiz should incorporate structured parking under the elevated Westside Piazza level, connecting pedestrians to a bridge elevated over Camino Ruiz - into the Village Center. Parking structures adjacent to both Camino Ruiz and Carroll Canyon Road shall have architecturally treated walls and landscaped terracing to enhance appearance. Opportunities for tasteful tenant and community identification signage should also be permitted along these walls.

Trail Connections/Features

Stone Creek's Rim Trail will traverse the slopes along the northern boundary of the Village Center Neighborhood. A direct connection to the Rim Trail will be provided at the interface of Village Center C and the Parkside Neighborhood. This trail connection shall be identified with a low stone wall designed to reflect other stone wall features within Stone Creek. Additional stone walls shall be incorporated into the Rim Trail where trail amenities occur. (Refer to Figure 8-1, *Location of Wall Elements within Streetscape Planting and Design*, and Section 8.5.8, *Walls and Fences*.)

Pedestrian Bridge to the Westside Piazza

The pedestrian who crosses above Camino Ruiz from the Westside Piazza will arrive in the upper-level Village Piazza (see Figure 8-5). This piazza should provide at-grade pedestrian connections to the Camino Ruiz pedestrian bridge. Terraced levels or a prominent staircase should provide a pleasant transition down to the Village Center's system of pedestrian piazzas beyond.

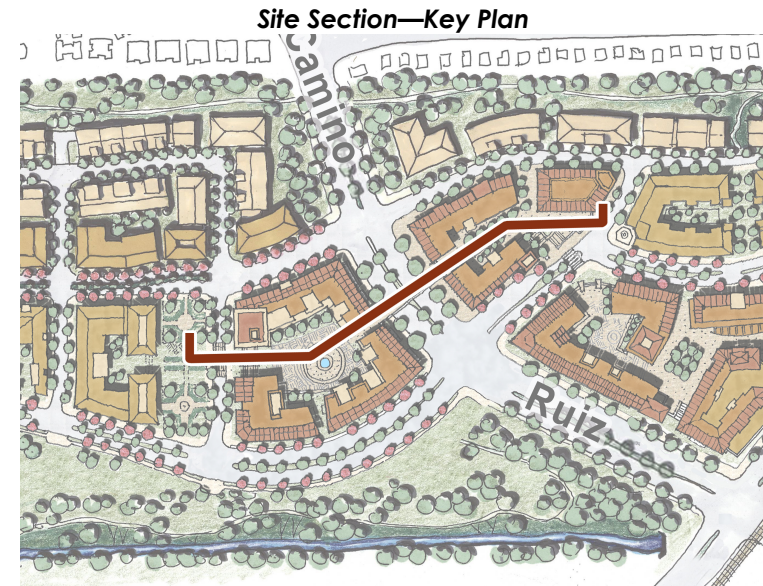
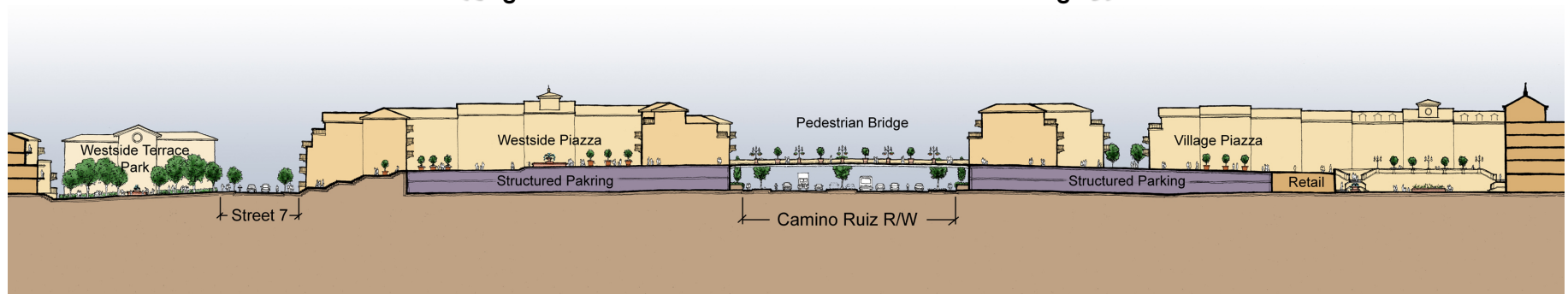


Figure 8-5. Site Section - Camino Ruiz - Pedestrian Bridge



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation

Pedestrian Cover over Carroll Canyon Road

The Grand Piazza and adjacent buildings shall span over a portion of Carroll Canyon Road (see Figure 8-6). This is necessary to provide a continuous pedestrian connection between the Village Center on both sides of Carroll Canyon Road and Stone Creek Central Park. Buildings may occur on this cover to create a sense of enclosure for the piazza, allowing pedestrians to cross the busy arterial road in a pleasant, uninterrupted manner.

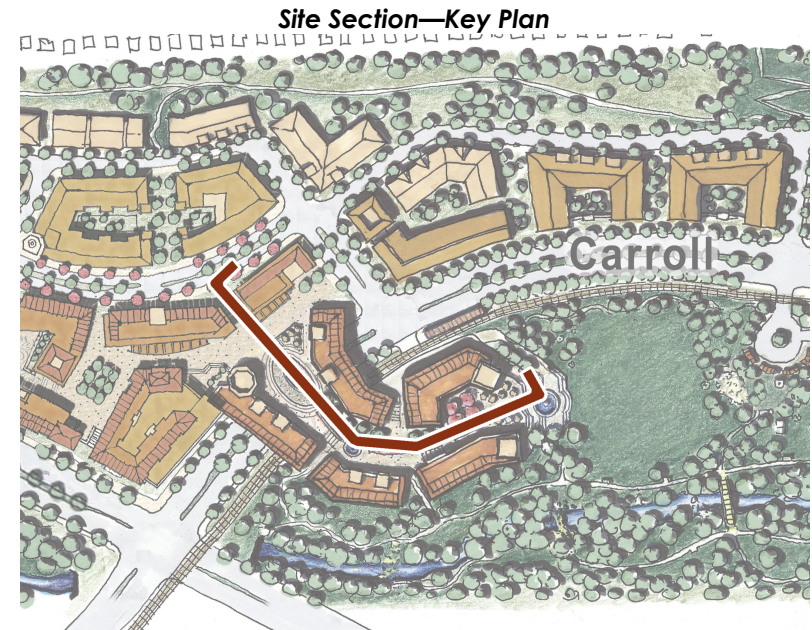
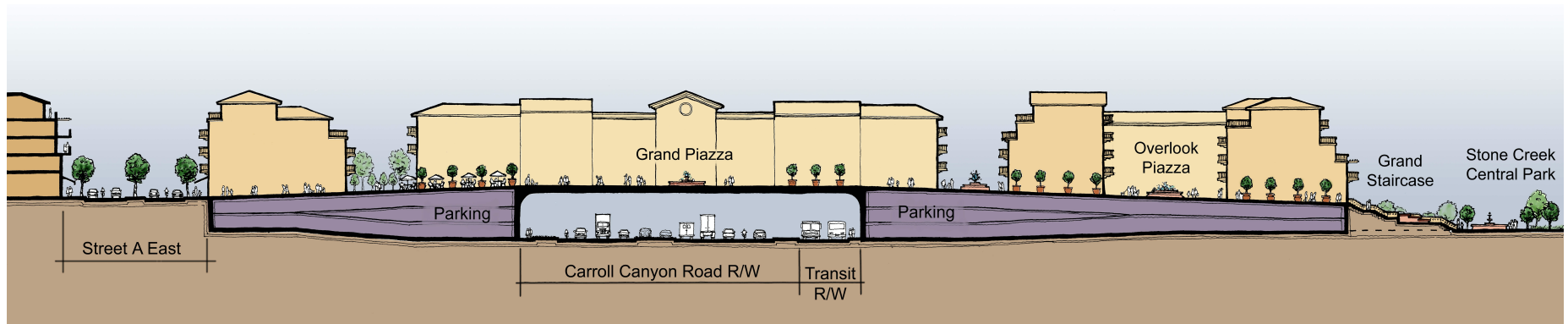


Figure 8-6. Site Section - Carroll Canyon Road - Pedestrian Cover

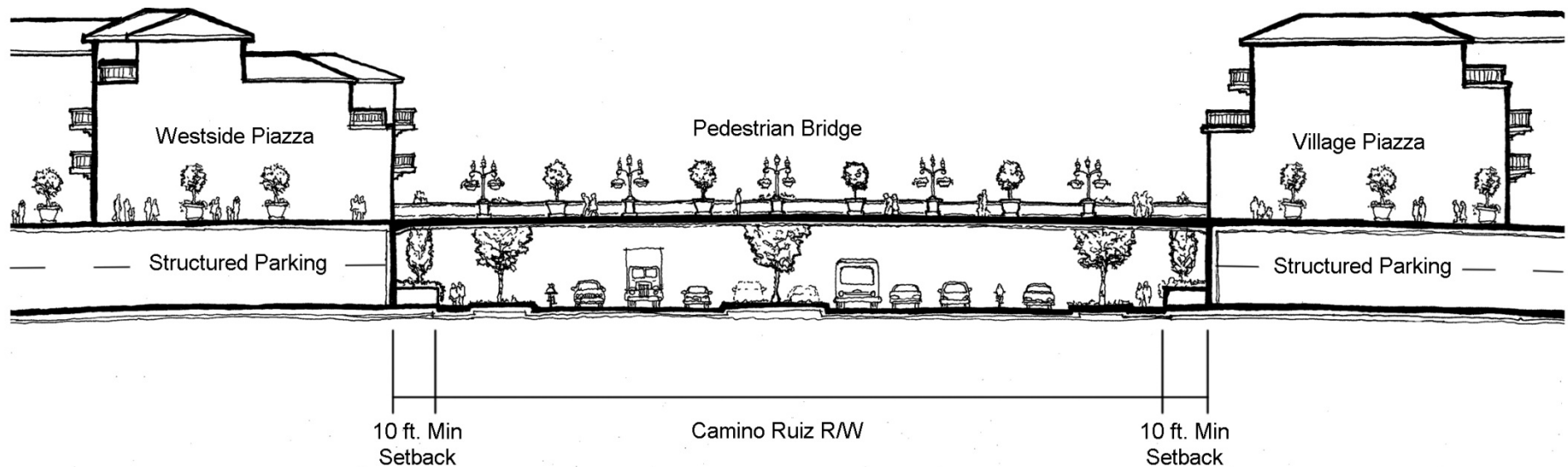


Interface with Stone Creek Central Park

Buildings which line Stone Creek Central Park may include overlooks, decks, and pedestrian connections to Stone Creek Central Park below. The Grand Staircase should elegantly transition from the Village Center's Overlook Piazza into Stone Creek Central Park, providing a scenic look-out and informal seating for outdoor concerts, theatrical performances, or other cultural events.

Treatment Along Camino Ruiz - Pedestrian Bridge Crossing

Topography sculpted by the mining and reclamation process, along with creative use of structural building elements, creates pedestrian piazzas elevated above the level of adjacent Camino Ruiz. A decorative pedestrian bridge will span between two elevated piazzas on either side of Camino Ruiz – providing a walkable connection between the Westside Piazza and the Village Piazza. Prominent stairways, terracing, and lively piazzas will draw pedestrians over Camino Ruiz, seamlessly linking Stone Creek's neighborhoods.



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Treatment Along Camino Ruiz – Landscaped Terracing

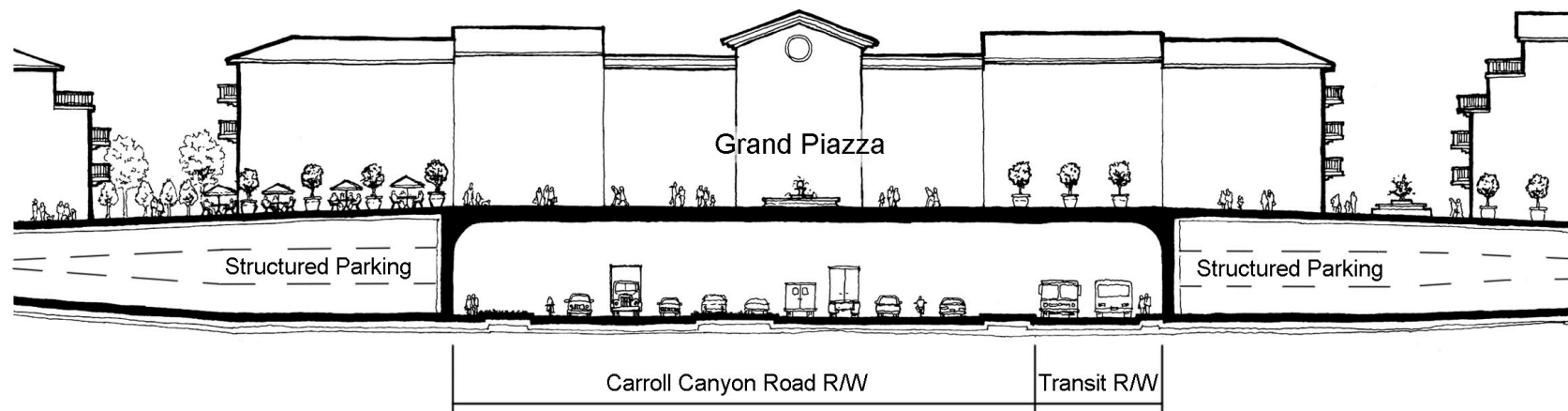
Along Camino Ruiz, parking structures that elevate pedestrian piazzas and habitable buildings shall be architecturally treated to be compatible with other elements within Stone Creek and with adjacent structures. A landscaped terrace shall act as a transition and a buffer to Camino Ruiz. The landscaped terracing may occur within the building setback area.

Treatment Along Carroll Canyon Road, Under Pedestrian Cover

Carroll Canyon Road bisects the Village Center and could potentially isolate Stone Creek Central Park and Carroll Canyon Creek from other neighborhoods. To ensure true connectivity between all of Stone Creek's neighborhoods and parks, an elevated Grand Piazza will link pedestrians between these areas.

The portion of Carroll Canyon Road that is located between the Village Center and Stone Creek Central Park will occur below an elevated pedestrian connection. This pedestrian cover will connect at-grade and incorporate a pedestrian piazza - the Grand Piazza. Buildings may span over Carroll Canyon Road and provide a sense of enclosure for the Grand Piazza, which allows pedestrians to cross Carroll Canyon Road unaware of the cars below.

The Grand Piazza and surrounding buildings may be elevated on top of structured parking, assisted by topography which has been sculpted in the mining and reclamation process. Walls of structured parking below the Grand Piazza that front directly onto Carroll Canyon Road shall be architecturally treated to be compatible with other elements within Stone Creek and with adjacent structures. Subterranean parking structures may have a zero-foot setback from Carroll Canyon Road to the north, as well as a zero-foot setback from the transit corridor to the south.

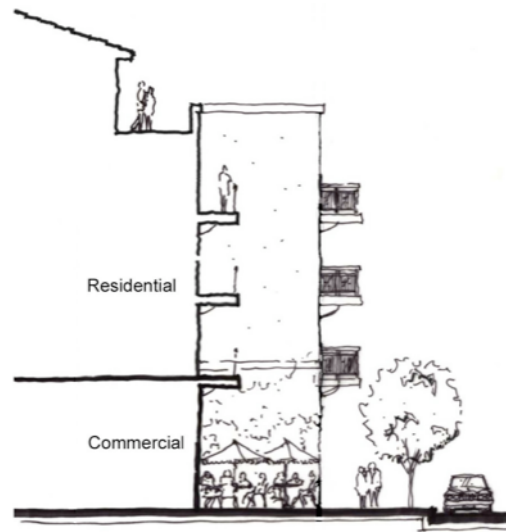


Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Treatment Along the Village Center's Main Street

The Village Center's main street shall provide an active mixed-use experience. Commercial/retail, hotel, office, and residential uses shall be brought up to the street edge and wrap the corners of commercial blocks into the adjoining pedestrian piazzas.

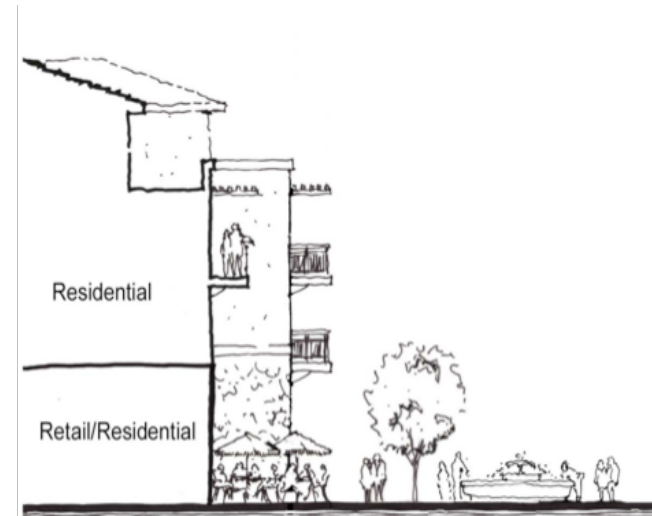
Architectural building massing and styles may vary and may include a variety of setbacks to allow for outdoor shopping and dining. Residential uses can occur above retail and office space, or in some cases, at the ground level. This will enhance the Village Center's lively day and night street presence. Multiple-story residential units, varying building heights, and pedestrian-scaled details and materials will create a sense of rhythm at the street level.



Conceptual design for illustrative purposes only.
Actual design may vary from this typical representation.

Treatment at Pedestrian Piazzas

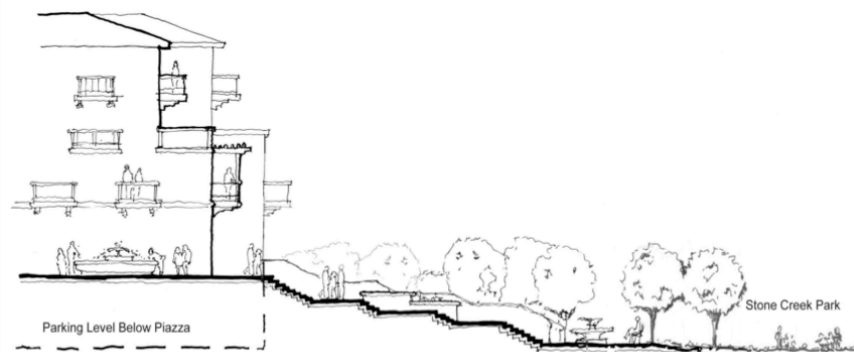
Buildings fronting onto Stone Creek's piazzas serve to define the series of outdoor rooms which allow seamless pedestrian connections between the Village Center, the Westside Neighborhood, and Stone Creek Central Park. These buildings should provide a sense of intimate enclosure by way of their massing and placement, while their pedestrian-scaled, urban detailing should signal these piazzas as inviting places to gather and traverse. Balconies, ample windows, entries, and semi-private porches shall be considered to enliven these spaces.



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Interface Between the Village Center and Stone Creek Central Park

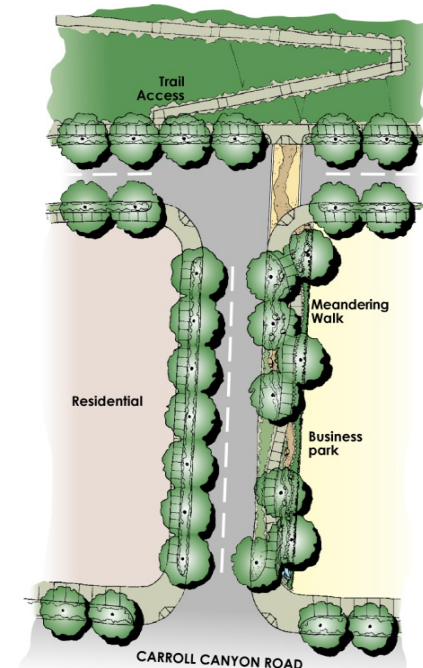
Buildings which line Stone Creek Central Park may include overlooks, decks, and pedestrian connections, to take advantage of the proximity to the park and creek corridor below. The Grand Staircase should transition down from the Village Center's Overlook Piazza (see Figure 3-4, *Piazas*, for a location of the Overlook Piazza), providing opportunities for expansive views, social gatherings, and informal seating for uses such as outdoor concerts, theatrical performances, or other cultural events.



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Interface Between Village Center Residential and Parkside Neighborhood's Business Park Uses

A special edge treatment shall be incorporated into the landscape along the interface of residential development in Village Center C and business park development in the Parkside Neighborhood. An expanded and enhanced landscaped parkway will provide an increased separation between residential and business park uses. The separated sidewalk through this area will provide a logical and clearly defined extension of Stone Creek's Rim Trail extending down from Westonhill Drive. This important pedestrian connection will allow residents within the adjacent off-site neighborhood to walk from their neighborhoods down Stone Creek's perimeter slopes and ultimately into Stone Creek Central Park in a pleasant and well-landscaped passage.



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Zoning and Development Standards

Village Center A shall be zoned CC-5-5 and RM-4-11; Village Center B and C shall be zoned RM-3-9.

These zones shall establish the development regulations for this district, unless modified by the Table 8-1, *Village Center Zoning and Development Regulations*.

Table 8-1. Village Center Zoning and Development Regulations

Zoning and Development Regulations	Village Center A		Village Center B	Village Center C
Development Area (acres)	25.34		6.47	6.51
LDC Zone	CC-5-5	RM-4-11	RM-3-9	RM-3-9
Development Intensity				
Residential Units	840 units		290 units	290 units
Hotel Rooms	175 rooms		--	--
Commercial/Retail Space	150,000 sq. ft.		--	--
Office Space	200,000 sq. ft.		--	--
Floor/Area Ratio (FAR)	2.0	7.20 ²	2.70 ²	2.70 ²
FAR bonus for mixed-use/minimum percent of bonus required for residential use	2.0/50% ³	N/A	N/A	N/A
Minimum Lot Area	2,500 sq. ft.	7,000 sq. ft.	7,000 sq. ft.	7,000 sq. ft.
Minimum Lot Dimensions				
Minimum Lot Width	25 ft.	100 ft.	70 ft.	70 ft.
Minimum Street Frontage	25 ft.	100 ft.	70 ft.	70 ft.
Minimum Corner Lot Width	--	100 ft.	75 ft.	75 ft.
Minimum Lot Depth	--	100 ft.	100 ft.	100 ft.
Setback Requirements				
Minimum Front Setback	--	5 ft. ¹	5 ft. ¹	5 ft. ¹
Standard Front Setback	15 ft. ¹	10 ft. ¹	10 ft. ¹	10 ft. ¹
Minimum Side Setback	0 ft. ¹	5 ft. ¹	5 ft. ¹	5 ft. ¹
Minimum Street Side Setback	--	5 ft. ¹	5 ft. ¹	5 ft. ¹
Minimum Rear Setback	0 ft. ¹	5 ft. ¹	5 ft. ¹	5 ft. ¹
Special Edge Treatment Setback	<u>Buildings abutting Carroll Canyon Road</u> 0 ft. minimum <u>Pedestrian Connection over Camino Ruiz</u> 10 ft. minimum Landscaped terracing allowed within setback <u>Buildings fronting Piazza</u> Front Setback = 0 ft. minimum <u>Buildings fronting on Park</u> Front Setback = 0 ft. minimum; no maximum <u>Buildings abutting Carroll Canyon Road/</u>		N/A	N/A

Zoning and Development Regulations	Village Center A		Village Center B	Village Center C
	<u>Transit Corridor</u> 0 ft. minimum <u>Cover over Carroll Canyon Road</u> Buildings and Pedestrian Connection allowed above right-of-way			
Maximum Structure Height	100 ft.	--	60 ft.	60 ft.
Architectural Projections & Encroachments	Awnings and upper level balconies may project beyond the property line up to 5 ft. Where storefront furniture is provided, the clear pedestrian pathway shall be not less than 5 ft.	Per Land Development Code Section 131.0461(c).	Per Land Development Code Section 131.0461(c).	Per Land Development Code Section 131.0461(c).
Permitted Uses	All uses permitted in the CC-5-5 zone. Also permitted: <ul style="list-style-type: none"> Residential use and residential parking Push carts within the piazzas (private property) L: PERMITTED WITH LIMITATIONS⁴ Sidewalk cafés N: NEIGHBORHOOD USE PERMIT REQUIRED⁴ 	All uses permitted in the RM-4-11 zone.	All uses permitted in the RM-3-9 zone.	All uses permitted in the RM-3-9 zone.

¹ See *Village Center Deviations* for a discussion of deviations presented in this table.

² See Table 131-04G and Section 131.0446(f) of Land Development Code for restrictions to allowable FAR.

³ See Land Development Code Section 131.0546(a) for restrictions to floor area bonus for mixed-use.

⁴ See Land Development Code Table 131-05B.

Village Center Deviations

Within the Village Center, deviations to the City's Land Development Code requirements will be allowed for setbacks. Specifically, the reduced front setback edge treatment along Carroll Canyon Road allows the buildings to address the street in an urban manner. Use of entries from sidewalks will increase pedestrian activities. Additionally, the reduced front setback edge treatment allows the residential

development to address the street, better defining and enlivening the Village Center. An increased maximum setback provides a transition from the residential subneighborhoods to the north into the "main street" of an activated mixed-use village. Reduced side and rear yard setbacks will create a cozier village core with a vibrant mix of residential and commercial uses.

8.6.2 Westside Neighborhood Development Guidelines

Land Use and Development Summary

The Westside Neighborhood (see Figure 8-7) is Stone Creek's predominantly residential neighborhood. Located west of the Village Center and Camino Ruiz, residents of the Westside Neighborhood remain connected to the remainder of Stone Creek via an extensive trail system and an at-grade pedestrian bridge over Camino Ruiz. Additionally, neighborhood-scale shops and restaurants focused around the Westside Commons will serve residents as a community gathering space. Land uses and development intensity that can occur within the Westside Neighborhood are shown in Table 2-3, *Westside Neighborhood – Land Use Summary*, and described below.

Residential Land Uses. Residential development in this neighborhood can include “for sale” and/or “for rent” units built as a variety of product types. Taller residential structures and architectural features, such as tower elements, can occur within Westside Neighborhood C to provide for a transition to the adjacent Stone Creek Village Center. Westside Neighborhood B should include neighborhood serving retail commercial uses along Westside Commons, providing services at a local scale.

Commercial Uses. Commercial retail uses line the Westside Commons to enliven and activate the street scene, while also creating a cohesive character for Westside Neighborhood A. Commercial uses may include smaller shops, cafés, coffee shops, dry cleaners, a small grocer or food provider, or other neighborhood-scale stores and restaurants. Such uses will be within an easy walk for residents, reducing automobile travel for daily needs and stimulating the streetscape.

Potential School Site. As described in Chapter 7, this Master Plan provides the flexibility to allow for the development of a future school facility within the Westside Neighborhood, adjacent to Westside Gardens, and identifies a potential approximately approximately 10-acre site for SDUSD to purchase for development of a school facility, should one be needed. (See Figure 2-1, *Stone Creek Land Use Map*.) The 10-acre school site shown in Figure 2-1 is conceptual. The precise location and site area will be determined if/when the SDUSD acquires the property and constructs a school.

Parks, Recreation, and Open Spaces. As an integral element to daily life, the Westside Neighborhood includes the large Westside Gardens and a series of neighborhood pocket parks (see Figures 3.5, *Conceptual Park Plan for Westside Gardens*, and Figure 3.6, *Westside Neighborhood's Pocket Parks*). These parks not only provide for open space and recreation activities within the built environment, but also serve to tie the various residential neighborhoods within the Westside Neighborhood to the pedestrian piazza and connection over Camino Ruiz, the Village Center, and Stone Creek Central Park. Westside Gardens and the Westside Neighborhood's various pocket parks are described in detail in Chapter 3. A summary of each of these park features is provided below.