



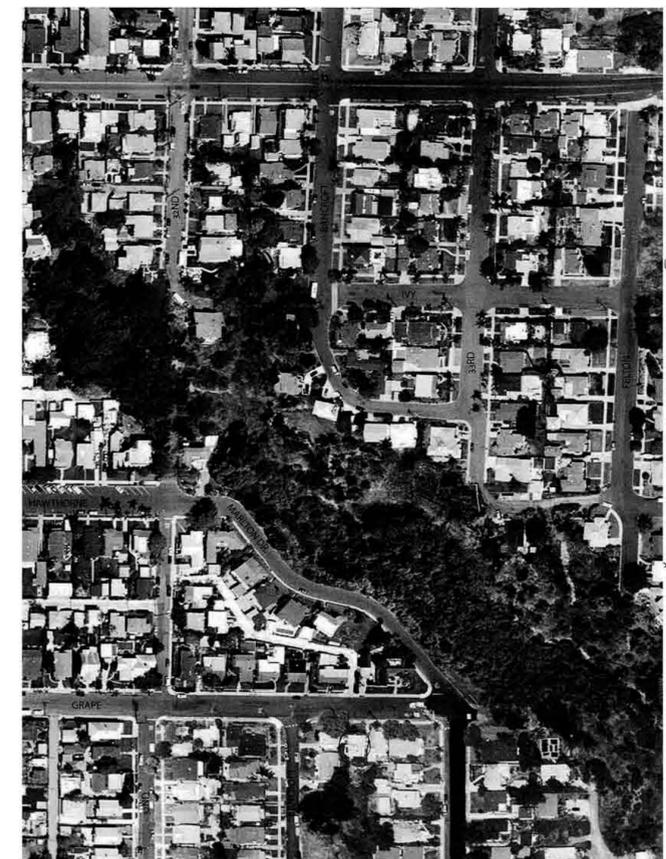
Some Ideas



Commercial Streets



Canyon Streets



Residential Streets



Table #

5

Key Questions:

1. Where would you place green streets and/or complete streets?

2. How would you integrate cars/ pedestrians/bicycles?

3. Are there connections that don't exist today that should be made to complete the community, or ones that do exist that should be severed?

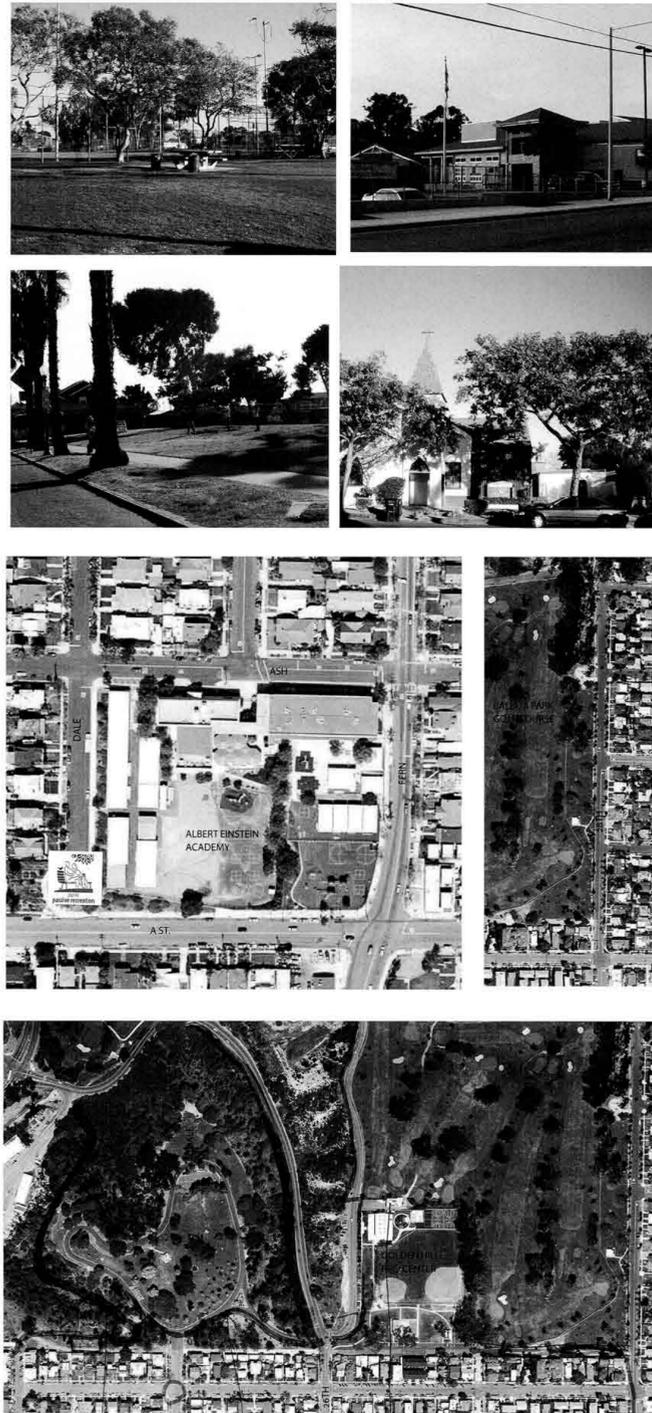
4. Are there other uses that could be made of the street right-of-way, either permanently or temporarily?

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drawing
not to scale





Some Ideas



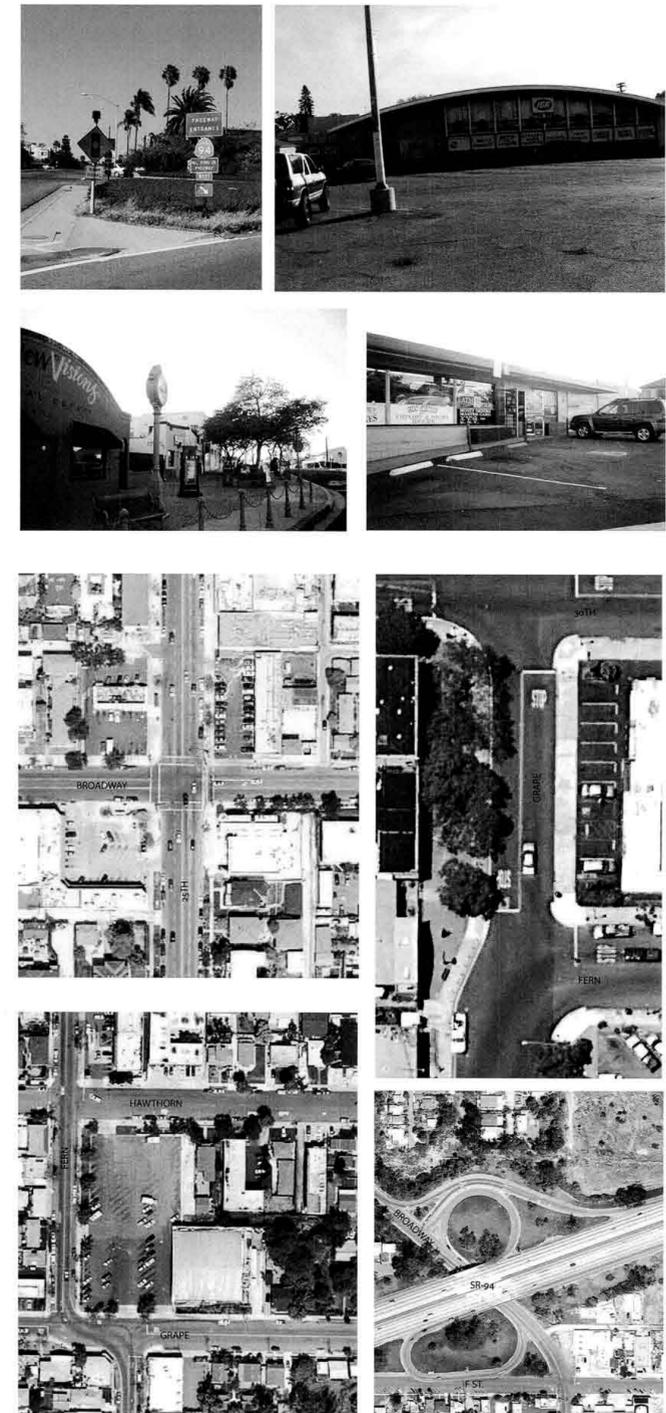
Parks & Community Facilities

Walking Path to side of Golden Hill Community Center
improve historic path and water fountain
should be improved adjacent to Golden Hill Community Center



Canyons & Natural Open Space

TRAILHEAD
from viewpoint
at Golden Hill



Parking Lots, Plazas & Off-Ramps



Table #

5

Key Questions:

1. What are the opportunities presented by Balboa Park?
2. What opportunities are there for natural open space and/or small (pocket) parks/green plazas?
3. What are the community activities in GGH that require facilities?
4. How does/can recreation and open space define the community?

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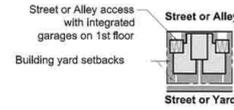
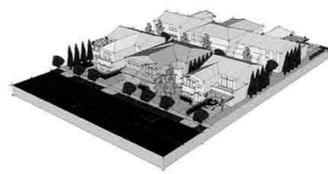


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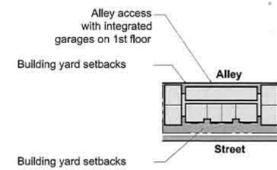
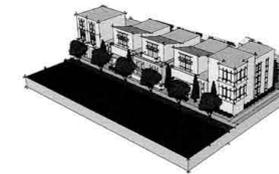
SINGLE FAMILY, GRANNY FLATS, DUPLEX, OR TRIPLEX

Single family homes may be arranged as stand alone detached units, with or without granny flats. They may also be attached as duplexes or triplexes. They may range in density from 5 to 15 units per acre. Parking for single family homes, duplexes or triplexes should be integrated into the ground-floor of the units in individually secured garages. Garages may be accessed from the front or rear of the site.



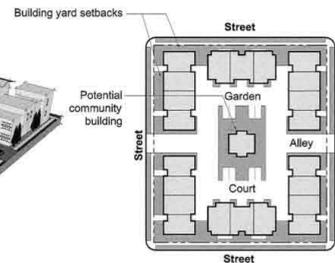
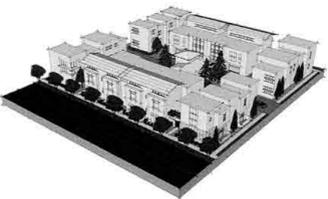
ROWHOMES AND TOWNHOMES

Rowhomes and townhomes are single-family residential units, attached to their neighbors by shared side walls. They can be clustered in groups of 4 to 6 units. Townhomes may range from 2 to 3 levels in height and from 15 to 20 units per acre. Parking for rowhomes and townhomes should be integrated into the ground-floor of the units in individually secured garages. Garages should be accessed from the rear of the site.



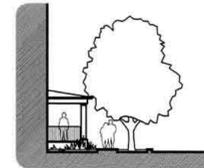
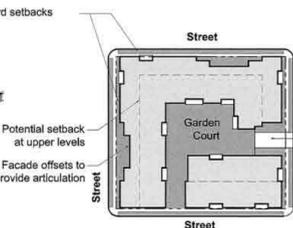
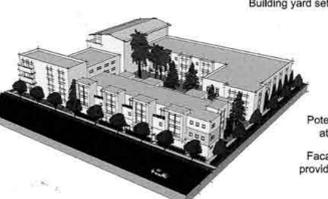
GARDEN COURT

Garden Courts are multi-family residential buildings organized around a central courtyard. The courtyard may contain individual or collective garden plots for building residents to use. They are typically organized with exterior circulation corridors, and may range between 20 to 30 units per acre. Parking, where provided, may include a mixture of garages and surface spaces, accessed from a central, landscaped drive court. Garage spaces should be integrated into the ground level of the development, in individually secured garages.

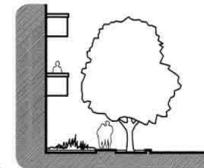


APARTMENTS

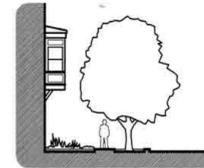
Apartments are denser multi-family residential buildings, most often with interior circulation corridors. They range between 30-60 units per acre and may include a range of unit sizes. Parking is typically accommodated in a garage structure that is integrated within the building and privately secured for access by residents only.



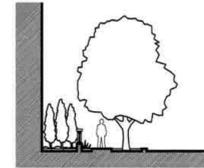
PORCH, PATIO, OR STOOP



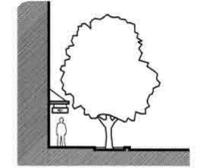
BALCONY



BAY WINDOW



YARD, FORECOURTS, AND BUILDING ENTRIES



AWNING, CANOPY, OR TRELLIS

Commercial TRANSOMS in commercial AT TILE BASE



CONSISTENT SETBACK



CAR-ORIENTED FACADE & ACCESS



DEFINED STYLE



NOT 'BULKY'



SIMILAR HEIGHT & SCALE



INCONSISTENT SETBACK



PEDESTRIAN-ORIENTED FACADE & ACCESS



NO DEFINED STYLE



'BULKY'



VARIABLE HEIGHT & SCALE

RES
700' of Face Existing commercial and Residential

MAY WORK AS BOOKEND FOR AREA CHANGES LANDUSE CHANGES commercial/residential

NO PARKING IN FRONT TUCK UNDER FEELING TO

OFF SETTING PLANNED CHANGE OF MATERIALS DARKER HEIGHTS STILL DOESN'T WORK



Table #

5

Key Questions:

1. What building elements are important to control through guidelines?
Architectural ENTRY (SENSE OF) SET BACKS - ORIGINAL NEIGHBORHOOD STANDARDS - CONSISTENT
2. What are the special non-building elements that presently define and enhance your neighborhood?
WINDOWS THE DEEP/REAR PORCHES ORIENT TO STREET AND COMMUNITY

3. Is there a need for additional building and/or non-building elements to complete the community?
RECONSTRUCT HISTORIC GATEWAYS (COBBLE PISCS) (28' in dia) FROM EARLY DEVELOPMENT.

4. What development standards would you change?
CONCERN THAT GOOD RULES CAN STILL RESULT IN BAD BUILDINGS IN BAD DETACH FROM COMMUNITY. CURRENT PLAN HAS "MENU" PICK SIX FROM LIST - HAS NOT REALLY WORKED

Building Types

Plans that are approved by Planning Group are not the same plans that are actually built I.E. 30th + I-15 (Nissan) DESIGN INSPECTION

Street Frontages

Compatibility

HOW TO ADDRESS HEIGHT - # of STORIES? or # of FEET (e.g. 30')

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