ISSUES TO BE ADDRESSED BY PRACTICES

5. Urban Planning & Design of Urban Corridors

- **Issue:** Automobile-dominated major street corridors that are generally unattractive and inhospitable for people

- **Principles**: Human Scale Environment, Definition, Balance, Activity, Amenity

- **Strategies**: "Street Wall", Width/Height, Active Frontages, Landscape/ Street Furnishings, Compatible Transitions, Open Spaces
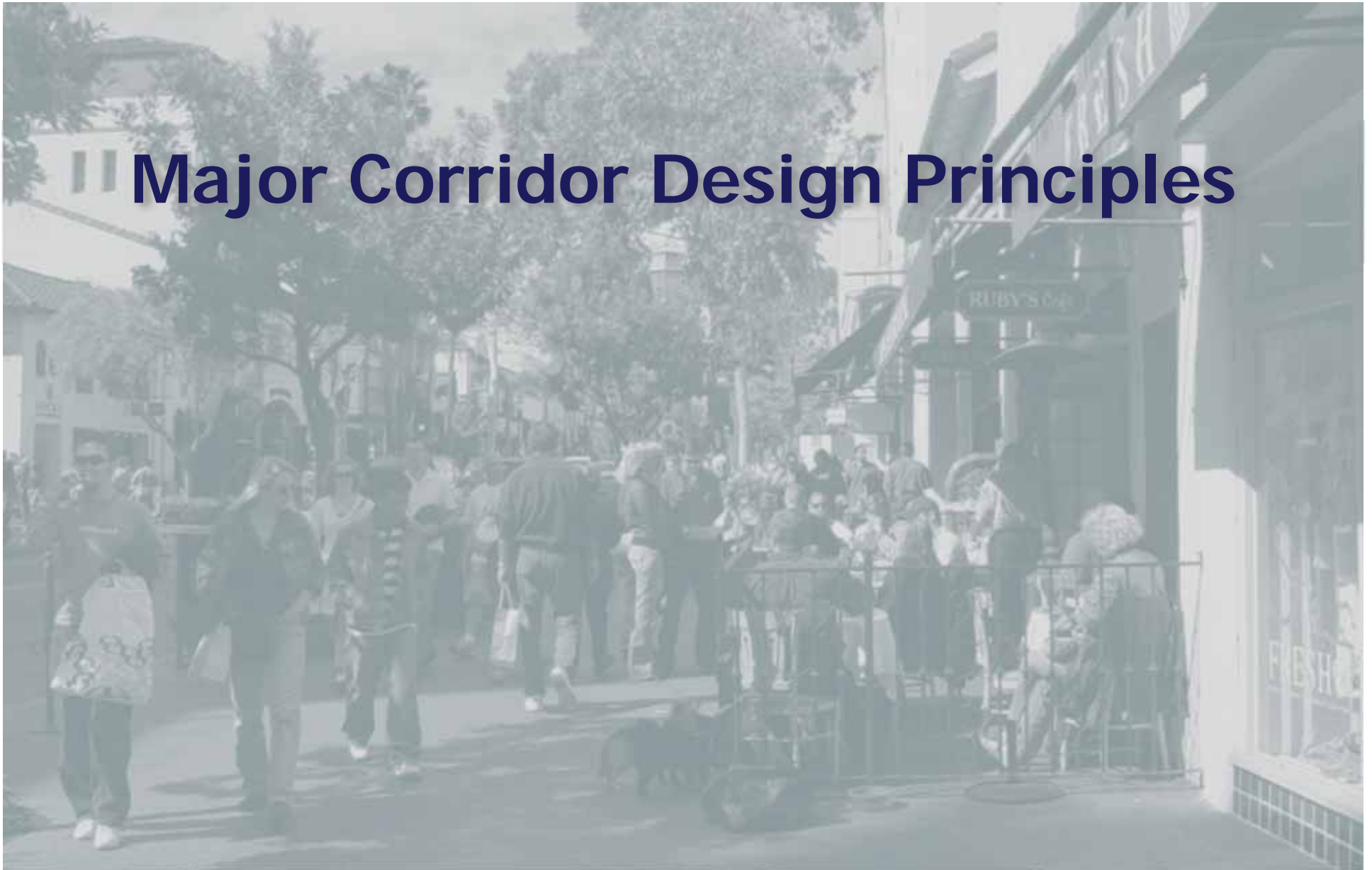
Urban Planning & Design of Urban Corridors

Automobile-dominated major street corridors that are generally unattractive and inhospitable for people

NORTH PARK

HILLCREST

UNIVERSITY HEIGHTS

MISSION HILLS

Major Corridor Design Principles

Human-Scale Environment

Definition

Balance

Activity

Amenity

Strategies for Improving Major Corridors

Consistent "Street Wall"

Balance Street Width and Building Height

Balance Street Width and Building Height

Balance Street Width and Building Height

Street-Facing Active Frontages

Landscaping and Street Furnishings

Compatible transitions to adjoining uses

Create appropriately-scaled open spaces

ISSUES TO BE ADDRESSED BY PRACTICES

6. Contextual Design

- Issue: Compatibility of new development within established neighborhoods, allowing for diversity and harmony

- Principles: Integration, Quality, Responsiveness, Authenticity

- Strategies: Setback, Scale, Formal Elements, Stylistic Elements, Height, Massing and Transitions

- Density and Building Types

- Conservation Areas

Contextual Design

How to design buildings that maintain and enhance the positive design characteristics of the community

Concerning Examples

Design Principles

Integration—Blend with existing forms and patterns

Integration—Blend with existing forms and patterns

Integration—Blend with existing forms & patterns

Responsive—Utilize positive features from surrounding context

Quality—Utilize quality materials and craftsmanship

Quality—Utilize quality materials and craftsmanship

Authenticity—Create authentic architecture, not imitation

Authenticity—Create authentic architecture, not imitation

Strategies for Contextual Design

Maintain consistent setbacks & building orientation with adjoining buildings

Maintain consistent setbacks and building orientation with adjoining buildings

Preserve building scale at street frontage consistent with adjoining buildings

Preserve building scale at street frontage consistent with adjoining buildings

Respond to the formal elements in adjoining buildings

**Respond to positive stylistic elements
that characterize the area**

**Respond to positive stylistic elements
that characterize the area**

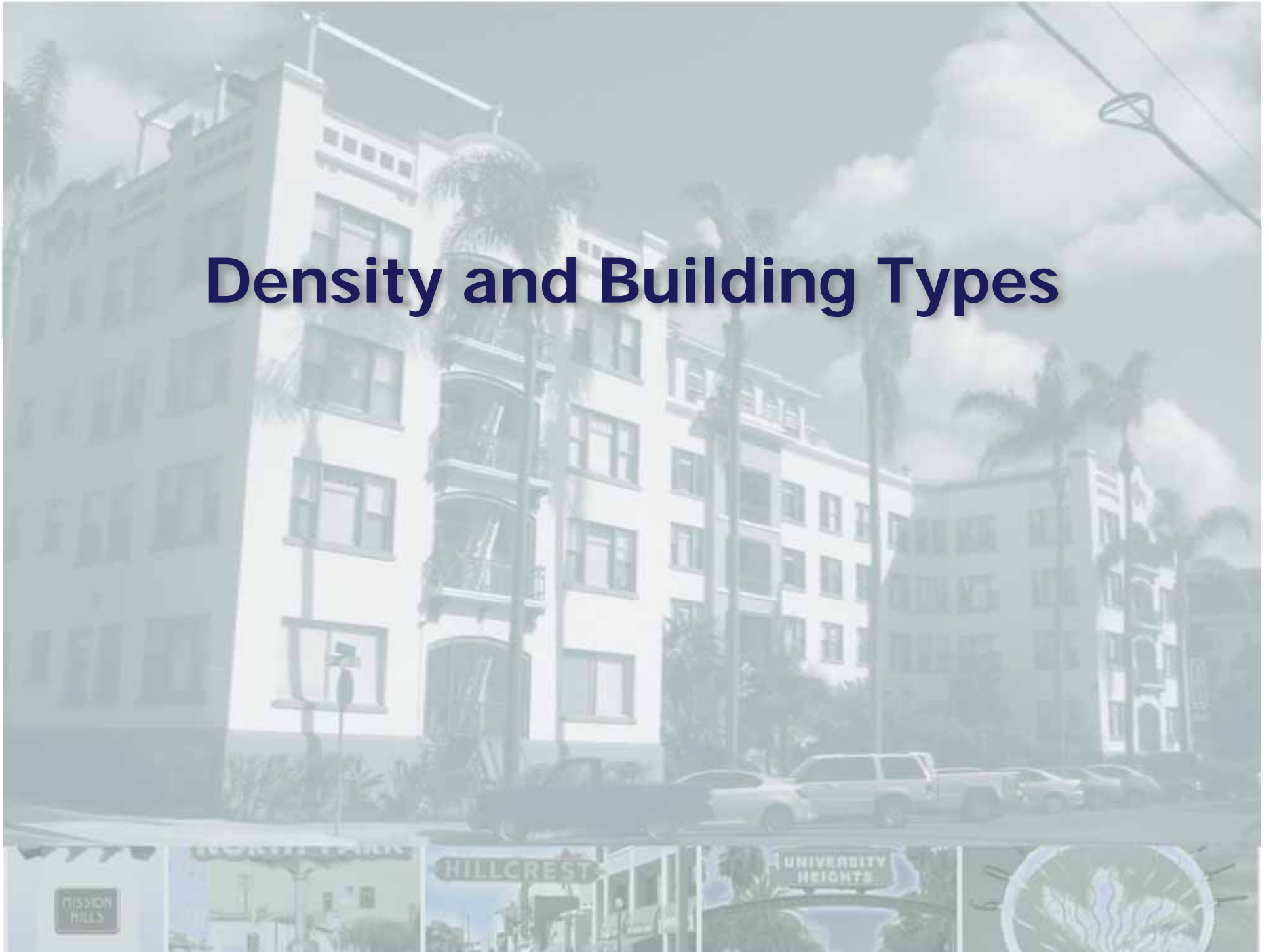**Modulate height and massing to create gradual transitions**

Modulate height and massing to create gradual transitions

Modulate height and massing to create gradual transitions

Density and Building Types

**Density: Two homes at Single-Family Scale
(10-15 units/acre)**

Density: Townhouses
(15-25 units/acre)

Density: Stacked Homes at Townhouse Scale (20-40 units/acre)

Density: Car Court
(20-35 units/acre)

Density: Car Court
(55 units/acre)

Density: Stacked Flats over parking, 2-4 Stories (40-65 units acre)

Density: Stacked Flats over Parking: 3-5 Stories (45-105 units/acre)

Density: Stacked Flats over Parking: 6-8 Stories (75-120 units/acre)

**Density: Stacked Flats: 8+ Stories
(80+ units/acre)**

Conservation Areas

- **Historic Preservation Element**
  - Integrate the historical and cultural resources in the planning process and use Conservation Areas as tools to complement community character.

- **Urban Design Element**
  - Create design guidelines as an implementation tool to review projects within conservation areas.

- Time and age are not considerations,

- Historical integrity is not a concern; neighborhood character is,

- Sec. of the Interior's Standards do not apply; citizens' values do,

- Boundaries may be drawn by surveys and supported by community consensus,

- Common identity elements are important ; their originality is not,

- Not eligible for Mills Act benefits; individual buildings that are designated historic can be.

Conservation Areas are different from Historic Districts

Mission Meridian Village, South Pasadena
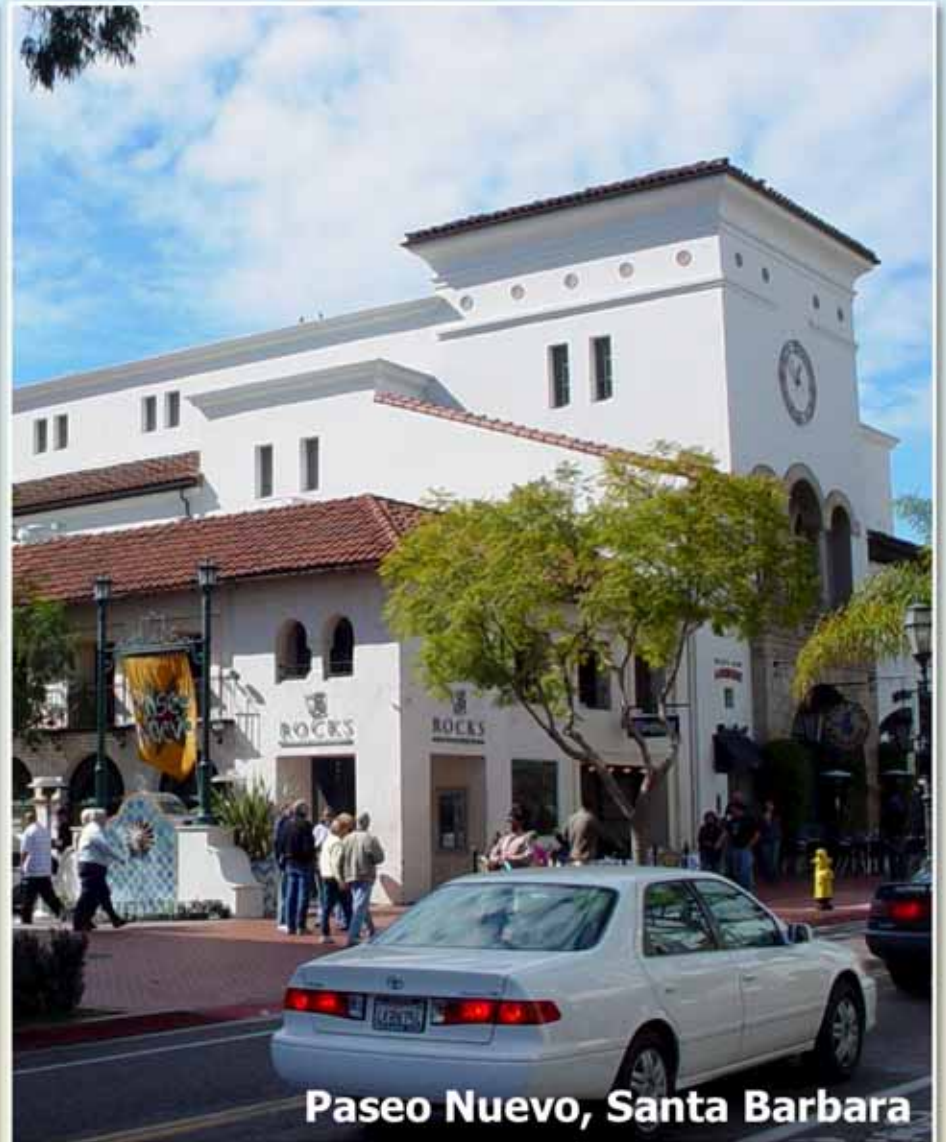
Contextual Examples

Plaza Ramona, Palo Alto

Contextual Examples

Paseo Nuevo, Santa Barbara

Contextual Examples

SHARED CHARACTERISTICS

OPEN SPACE & PARKS

1. Public gathering spaces are valued by residents but are in short supply.

2. Future growth will pay impact fees, but not enough for shortages.

3. Balboa Park ties the 3 communities together & is heavily used by the community, but it does not take the place of distributed neighborhood parks.

4. Canyons define neighborhoods & provide habitat but many are not accessible (visually or physically) or are not intact as habitats.

MOBILITY & PARKING

5. Most areas are walkable but lack connectivity & safe road crossings.

6. Land uses & the street grid can support bike use, but facilities are limited.

7. Some streets are tree lined but many more are missing these elements.

8. Parking requirements may affect community character.

BUILT FORM

9. All 3 communities are characterized by pre & post war housing, often with attractive character & a range of housing types & affordability. Some infill projects have degraded this character.

10. Opportunities for public spaces & improved public right of ways exist.