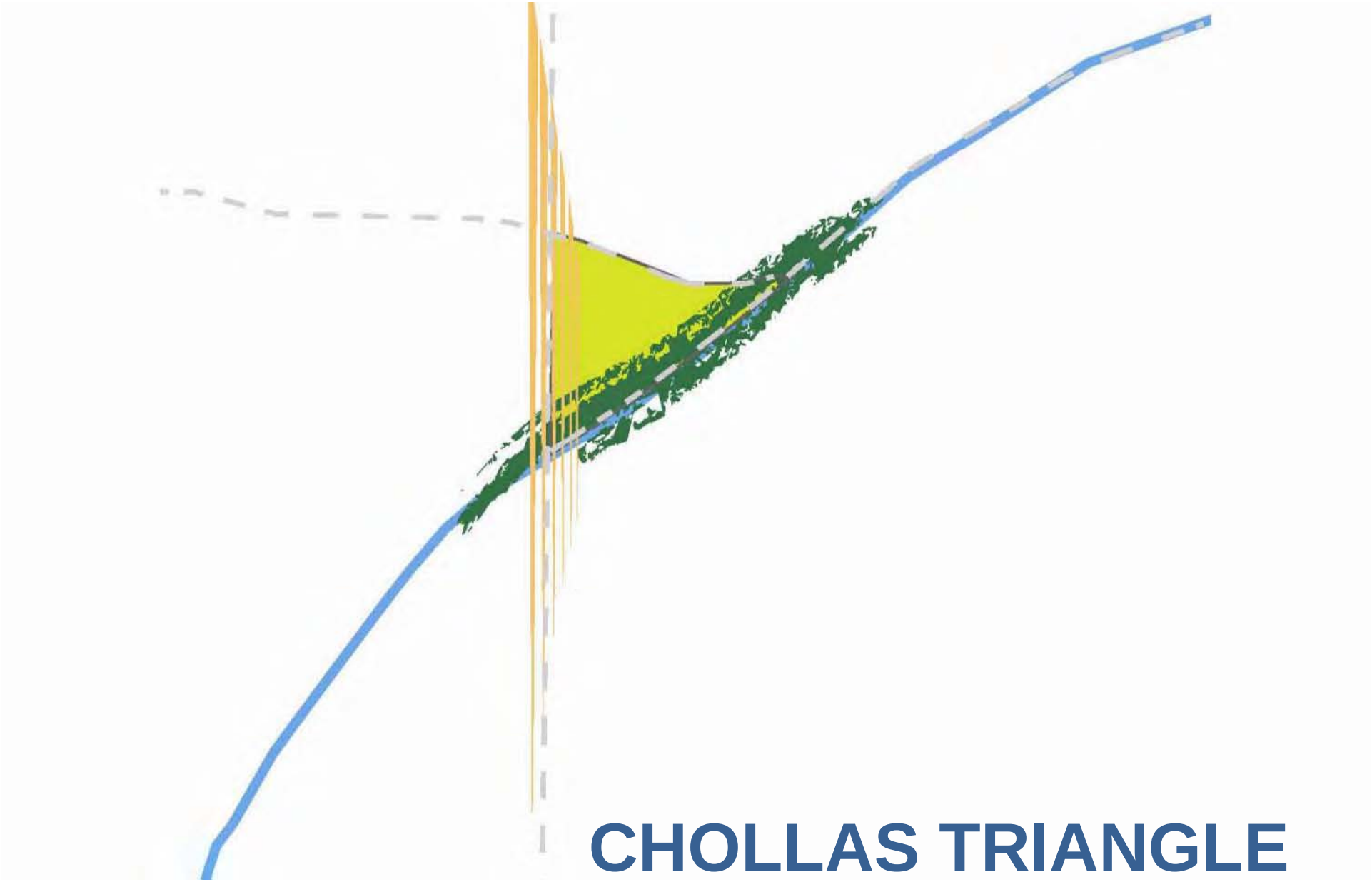


CHOLLAS TRIANGLE

urban design precedent study

June 15, 2011

AGENDA

1. Introductions
2. Project Status and Schedule Update
3. Walk Audit and Existing Conditions Summary
4. Vision Statement and Guiding Principles
5. Visual Preference Survey
6. Other Business
7. Next Meeting – To be Determined

PROJECT STATUS

Chollas Triangle Master Plan Schedule	REVISED JUNE 13, 2011	2011												
Black: Primary Scope Items		M	A	M	J	J	A	S	O	N	D	J	F	M
Red: Working Group Meetings, Workshops and Charette	Anticipated Date	1	2	3	4	5	6	7	8	9	10	11	12	13
Blue: Deliverables														
Existing Conditions Analysis		3 months												
Review Planning Documents														
Existing Conditions Analysis (land use, urban design, economic, mobility, infrastructure)														
Working Group Meeting 1-Introduction to Process, Issues + Opportunities			●											
Community Workshop 1 - Walk Audit, Analysis, Goals (tentative May 7)				●										
Deliverable: Final existing conditions report	Week of June 20th				▲									
Master Plan Concepts					3 months									
Develop Vision Statement, Goals and Objectives														
Visual Preference Survey														
Working Group Meeting 2: Review Vision, Goals and Objectives	Week of June 13				●									
Community Workshop 2: Generate ideas and concepts	Week of July 18					●								
Develop concept diagrams (land use, urban design, mobility)														
Deliverable: Concept Alternatives Presentation	Week of August 15						▲							
Concept Screening, Analysis, and Refinement								5 months						
Develop Concept Screening criteria/matrix														
Charrette: 2+ 1/2 day charrette	2011 September							●						
Working Group Meeting 3: Identify Leading Scenarios (up to three)	2011 October								●					
Fatal Flaw Analysis (land use, urban design, economic, mobility, infrastructure)														
Schematic Design: Top Three Scenarios (site plan, yeilds, massing models)														
Working Group Meeting 4: Review and Refine Scenarios	2011 November									●				
Planning Commission Presentation	2011 November									●				
Evaluate scenarios per Planning Commision comments														
Working Group Meeting 5: Select Preferred Alternative	2011 December										●			
Finalize Preferred Alternative (land use, plan render, phasing, 3d model)														
Master Plan Framework Report for Preferred Alternative														
Deliverable: Draft Master Plan Framework Report	2012 February												▲	
Implementation												1m		
Urban Design Guideline Update Recommendations														
Implementation Strategy														
Master Plan Drafts and Final Copies													6 months	
Draft Final Report Public Review	2012 February + March													
Deliverable Final Report	2012 April													
Environmental Analysis (EIR)											10 months			
Scoping Meeting (Project initiation and scope of work)											●			

WALK AUDIT REVIEW

Public Realm

- improve pedestrian and bicycle connections, wider sidewalks and lighting
- connect to surrounding neighborhoods
- improve street crossings at 54th and University

Land Use

- encourage green building and site design
- Varied open space including community gardens, pocket parks, outdoor cafe
- civic space for farmers markets, art shows and public events
- recreation opportunities for children
- future uses should be mindful of socioeconomic conditions of the community
- maintain opportunity for office space/employment
- existing industrial land use not compatible with community desires
- Provide a variety of housing options, market and affordable

Chollas Creek

- provide mix of active/passive open space along Chollas Creek
- restore Chollas Creek ecosystem
- provide multi-use path along Chollas Creek, connect to future open southeast of the site
- connect University and creek

PROPOSED VISION STATEMENT

Chollas Triangle is envisioned as transit oriented, mixed use community center at the heart of Mid-City Communities. It is a civic and open space destination that provides a range of housing types, commercial and office uses necessary to support a vibrant, healthy neighborhood.

PROPOSED GUIDING PRINCIPLES

URBAN FRAMEWORK is adaptable to realistic market conditions.

OUTSTANDING URBAN DESIGN showcase smart growth principles through an integrated land use, transit and open space system that encourages alternative transportation modes.

UNIVERSITY AVENUE, 54TH STREET AND CHOLLAS CREEK are designed as fronts with appropriate character and form. Height and density is concentrated along University and 54th and tapers down towards Chollas Creek.

CHOLLAS CREEK is restored and celebrated as an identifying site amenity.

IMPORTANT VIEWS into and from the site are preserved, particularly view of Chollas Creek and the hillside.

MIXED USE development pattern provides a range of housing options and civic, commercial and office uses.

OPEN SPACE system provides a variety of experiences and uses for all ages, and is connected by a thoughtful pedestrian and bicycle network.

SUSTAINABLE site and building design minimizes energy use and cleanses storm water.

urban design elements

Public Realm
- street design
- open space
- connections
- transit

Built Form
- block pattern
- density
- building types
- massing
- topography

Chollas Creek
- character
- access
- adjacencies

public realm

street design

connections

open space

transit

sustainable features

existing arterial

arterial with bike lanes

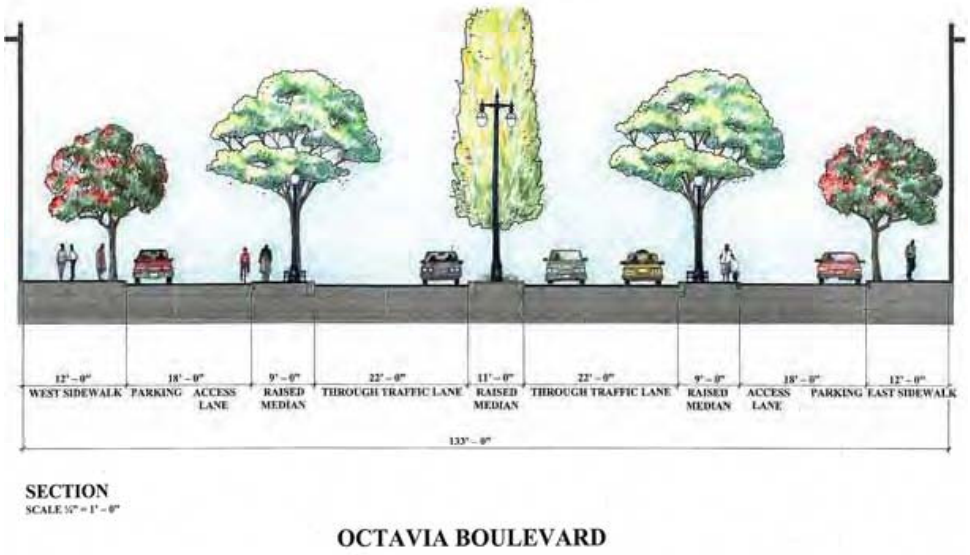
- dedicated bike lanes
- no on street parking

arterial with landscape median

- two through lanes, one lane parking
- mid-block signalized crossing

arterial with separate through and local street

- **blending lanes together at intersections**



existing streetscape

commercial streetscape

- pedestrian zone adjacent to building
- café seating adjacent to street in amenity zone

- café seating adjacent to building
- wide pedestrian zone

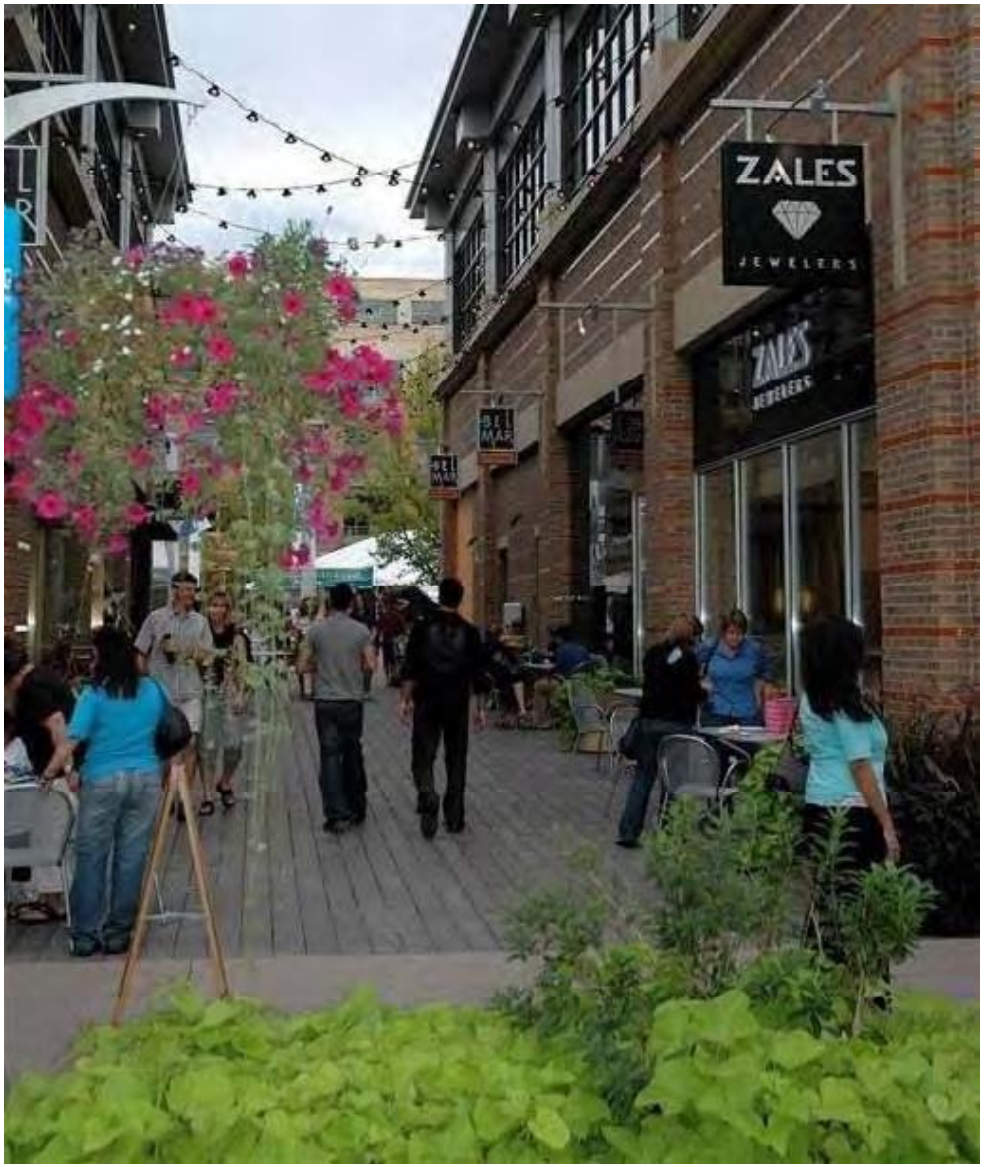
residential streetscape

- two lane street with on street parking
- wide tree lawn and planted buffer zone between residences and sidewalk

- local street with planted median
- one way with parking in each direction

retail paseo

- pedestrian connections between buildings.
- connect parking lots at rear with storefronts along streets.



residential paseo

- **pedestrian connection at multifamily**

bike lanes

- on street, striped bike lanes

- on street, curb separated

bike lanes

- bike lane on sidewalk

- multi-use path

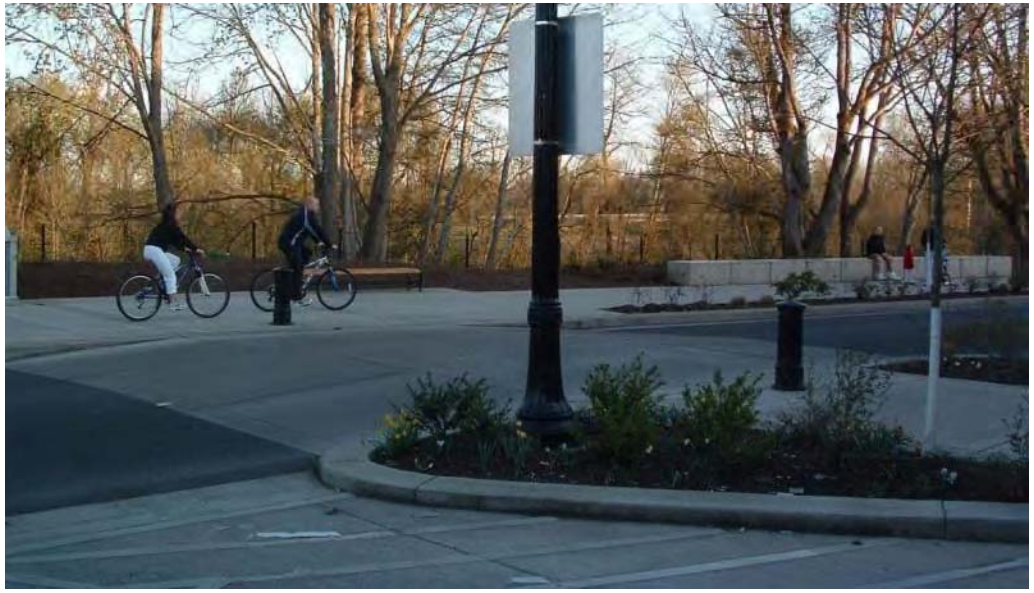
crosswalks

- bulb-outs reduce crossing distance
- specialty paving materials draw attention to pedestrian zone
- specialty paving is expensive to replace if utilities need repair

crosswalks

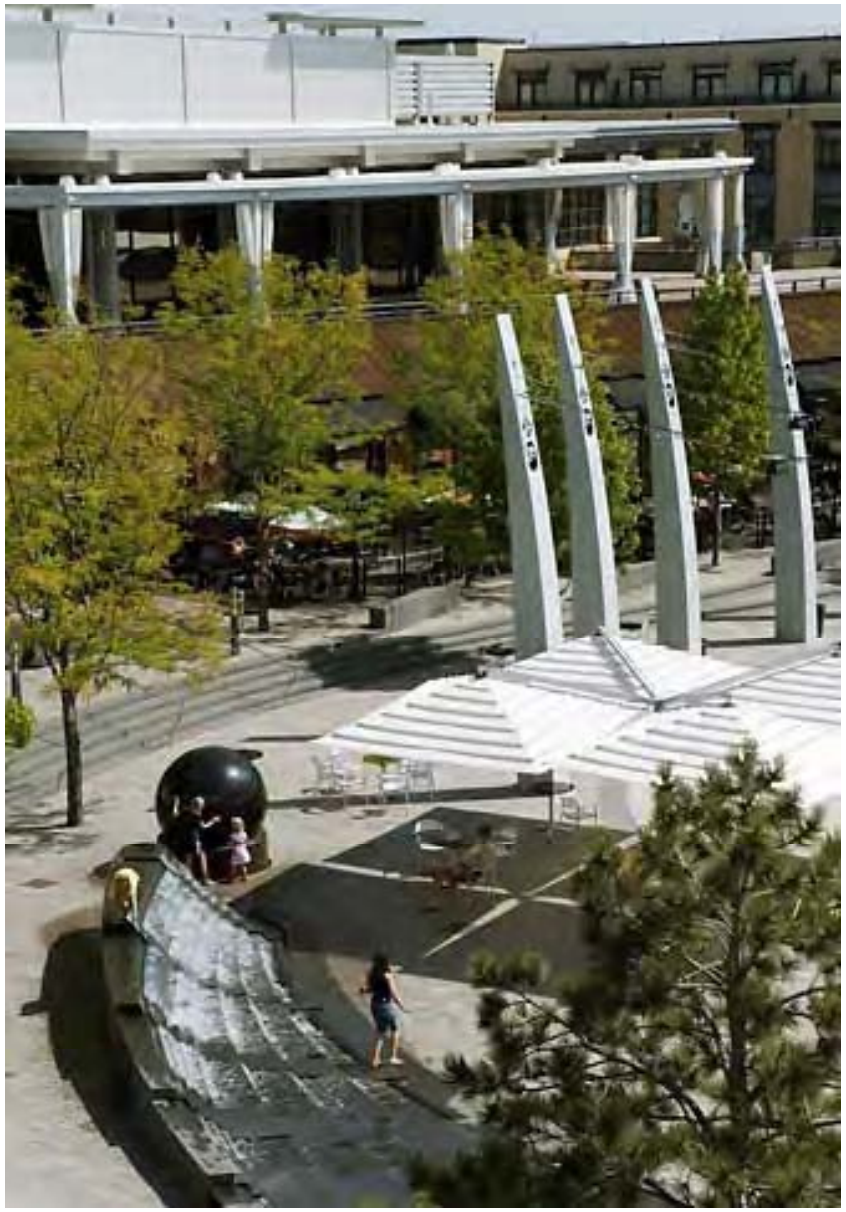
- pedestrian refuge zone
- safe place to wait while crossing large streets

- raised crosswalks
- slows traffic



public - plazas

- large urban plaza provide public gathering space
- programmed for multiple uses



public - pocket parks

- passive urban retreat
- social gathering place

- interactive children play space

semi-public – courtyards

- upper level open space offer views
- built above existing commercial building

- buildings enclose the garden on all sides
- oasis from the busy city streets
- individual balconies overlook the garden

private - courtyards

- internal, shared courtyards
- green roof

- spaces specifically designed for children
- enclosed, visible from all sides

existing conditions

bulb-out at bus stop

bus stops

- **iconic bus stops create site identity**

transit oriented development

- transit oriented development combining bicycles, local bus and bus rapid transit

- bus node adjacent to multifamily

water quality

- flow through planter treats run off from street

- rain gardens at bulb outs

built form

density | massing

block form

building types

topography

sustainable features

definitions

MASSING

low rise:	1-3 stories
mid rise:	4-7 stories
high rise:	over 7 stories

RESIDENTIAL DENSITY

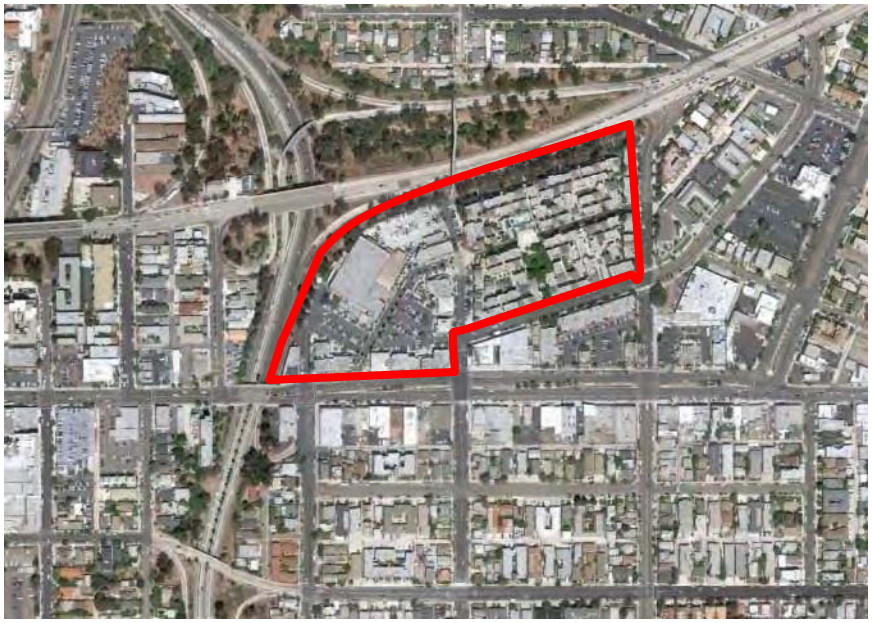
low density:	3-9 du/acre
medium density:	10-50 du/acre
high density:	51-200 du/acre

existing conditions comparison

Chollas Triangle, San Diego

+/- 15 gross acres zoned CC-5-3
377 dwelling units
25 du/acre gross
395,000 sf commercial space

Uptown District, San Diego

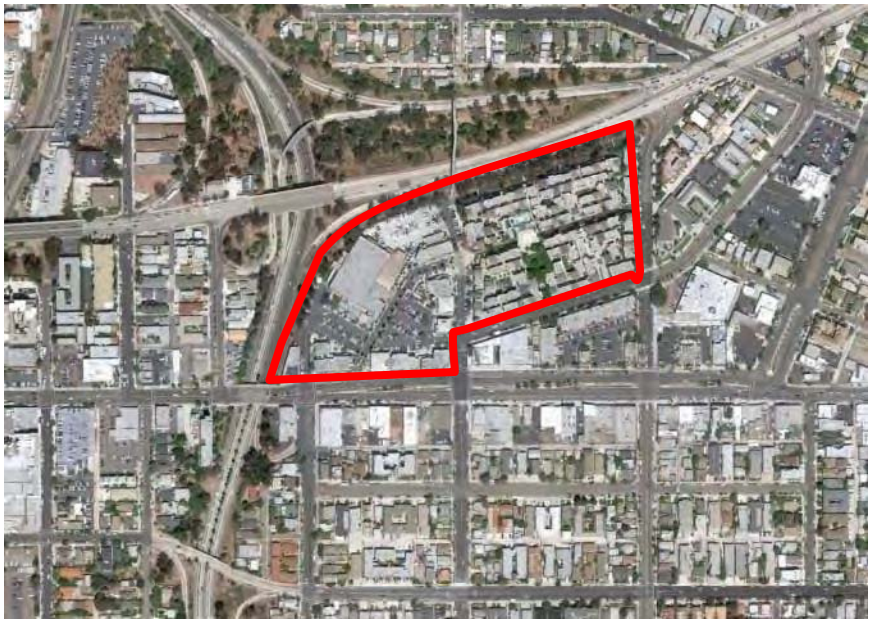


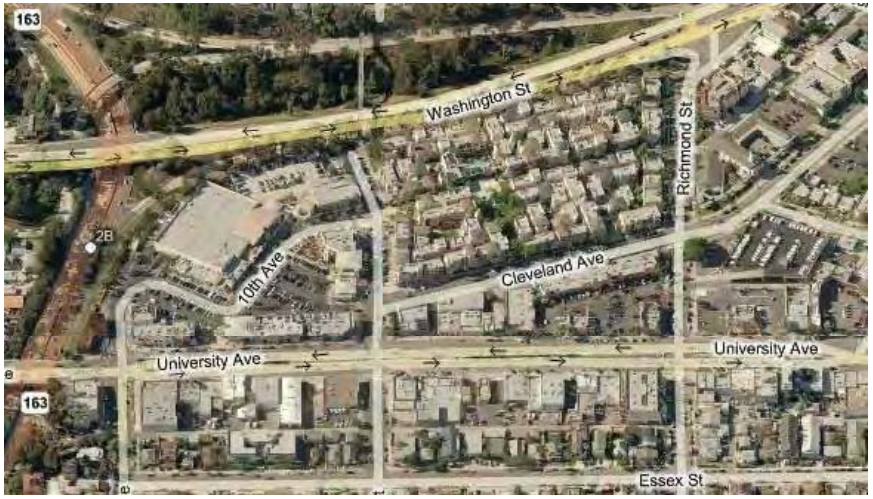
14 acres
318 dwelling units
22 du/acre gross
145,000 sf commercial space
3,000 sf community center

existing conditions comparison

Chollas Triangle, San Diego

Uptown District, San Diego





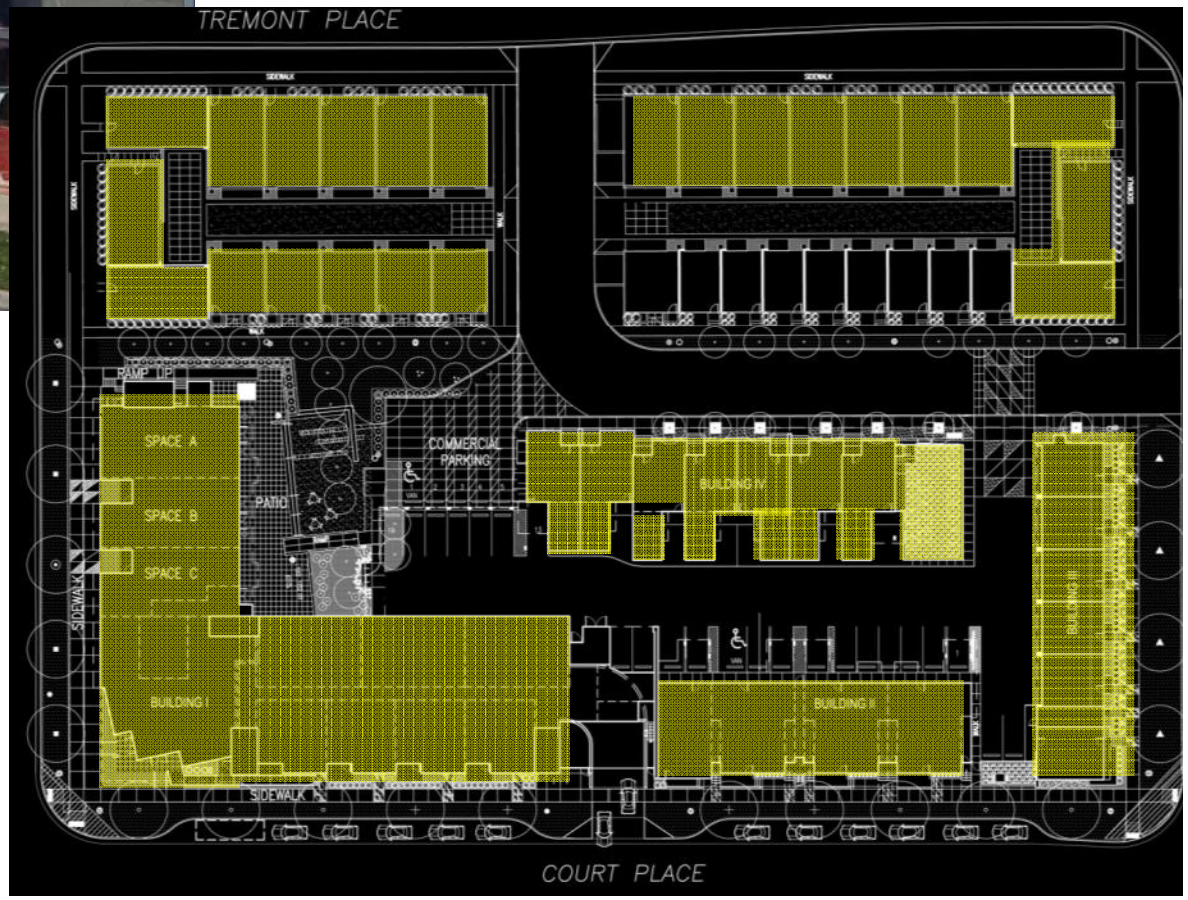
existing conditions

existing conditions

mixed use - medium density

- mixed civic, retail, residential
- buildings built at R.O.W.
- active uses at ground level
- residential parking located below grade
- library/retail parking screened by buildings
- private residential open space internalized

mixed income/mixed use - medium density



- residences located internal to block
- mixed income and mixed use project
- LEED ND Gold

row home – low rise, medium density

- **16 du/acre net**
- **building pattern creates gaps for pedestrian connections.**

row home – low rise, medium density

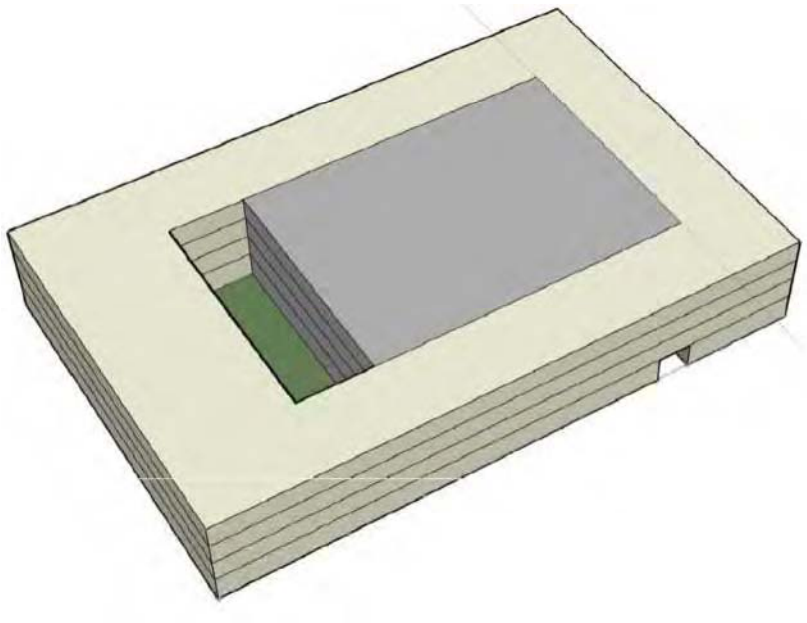
- 26 du/acre net
- alley loaded garages

multifamily – low rise, medium density

- 28 du / acre
- surface parking at interior of block and on street
- form and scale transitions to lower density neighborhoods while increasing residential density

multifamily – mid rise, high density

- **100 du/acre net**
- **wrapped parking structures**



mixed use - mid rise, high density

- ground floor retail
- mix of flats and 2-story units
- upper levels step back
- private outdoor balcony for each unit
- plaza adjacent to building

mixed income - medium density

- affordable housing integrated into the neighborhood
- architecturally indistinguishable from market rate housing

mixed use - layered massing, mid to high rise, high density

residential tower- high rise, high density

- high rise tower wrapped by townhomes
- tower is a landmark

residential tower - high rise, high density

- shape and form respond to context, opens up views for dwelling units located at center of building
- porous edge
- connect city to open space

strip retail

commercial - large format, urban

commercial mixed use - grocery / multifamily

office - low rise

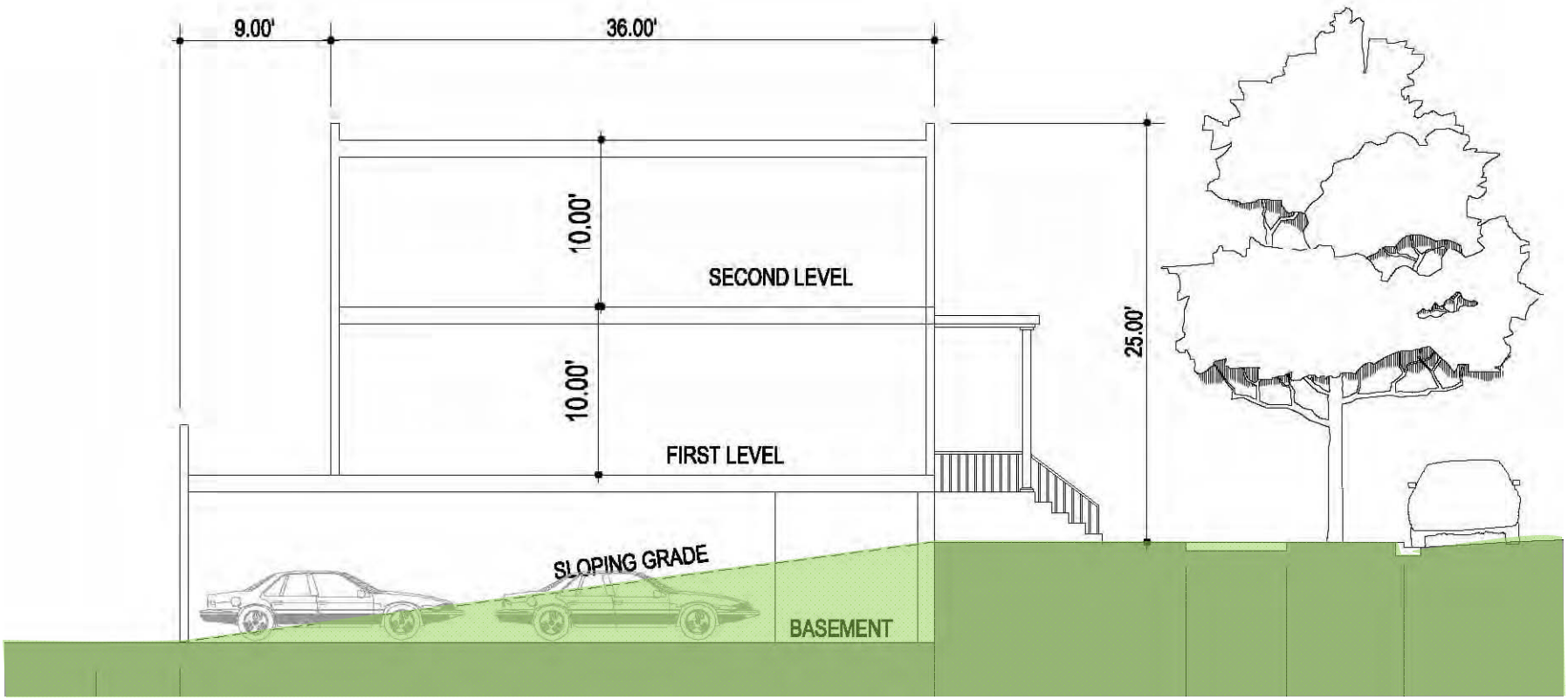
mixed use - retail/office, mid rise

office - mid rise

topography

tuckunder townhome at sloping grade

- **parking located off alley at lower side of site**
- **building makes up grade difference between street and alley**



topography

residential at sloping grade

- 4 levels at front, 3 stories at the rear.
- residential patio space at sloping grade

retail at sloping grade

- first floor level varies due to grade change

- accessible routes at exterior of building

sustainable features

building design

- internal courtyard maximizes light and air
- passive solar design
- located near transit station

sustainable features

green roof

solar

- solar panels on residential

- integrated systems
- solar, wind, urban agriculture

CHOLLAS CREEK

character

access

adjacencies

Chollas Creek

existing conditions

character

soft bottom channel

character

natural, limited access

character

designed, passive

character

designed, active

access

formal

- local street fronts creek
- active ground floor uses along street

- wide, multi-use path
- creek is highly visible

access

semi-formal

- **public path network between development and creek**

access

informal

- soft surface trails lead to creek
- creek is accessible at moments

access

play and education

- **get your hands dirty**

adjacencies

natural edge, open space

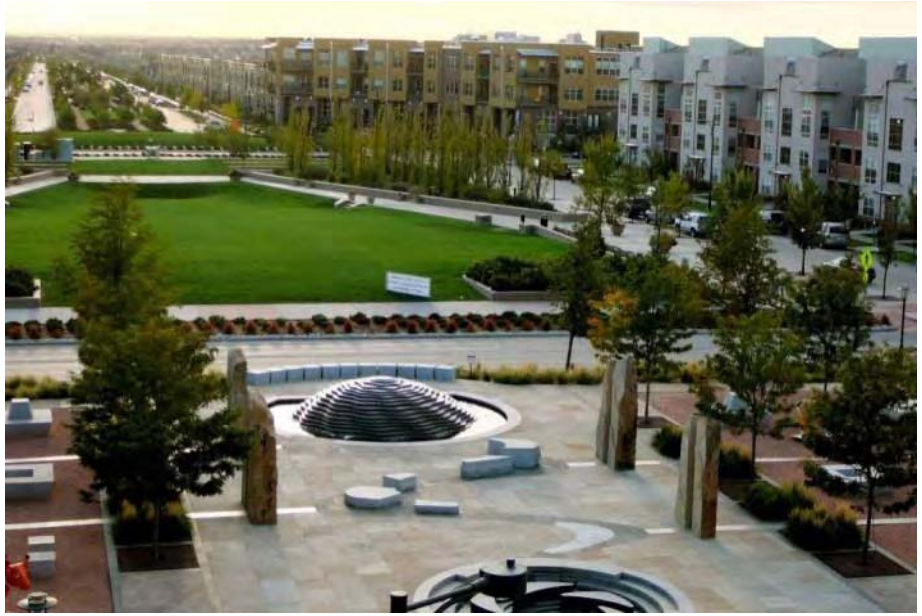
- creek buffered from development with open space
- soft surface trail adjacent to creek

- access to water

adjacencies

gathering space

- large urban plaza
- programmable for multiple uses



- space for public gathering

adjacencies

designed, active space

- youth sports fields

- children’s play areas
- water

community gardens

- social, multi-generational
- local food production

adjacencies

designed, passive edge

- highly designed wetland open space adjacent to creek
- residential units front public open space

adjacencies

urban edge

- commercial street provides active uses along park edge

- street could be used closed for festivals

adjacencies

urban edge

- civic uses
- plaza space

- mixed use residential
- ground floor retail

adjacencies

electric sub-station

- existing electric substation

- green wall screening

adjacencies

electric sub station

- **electric substation below park**

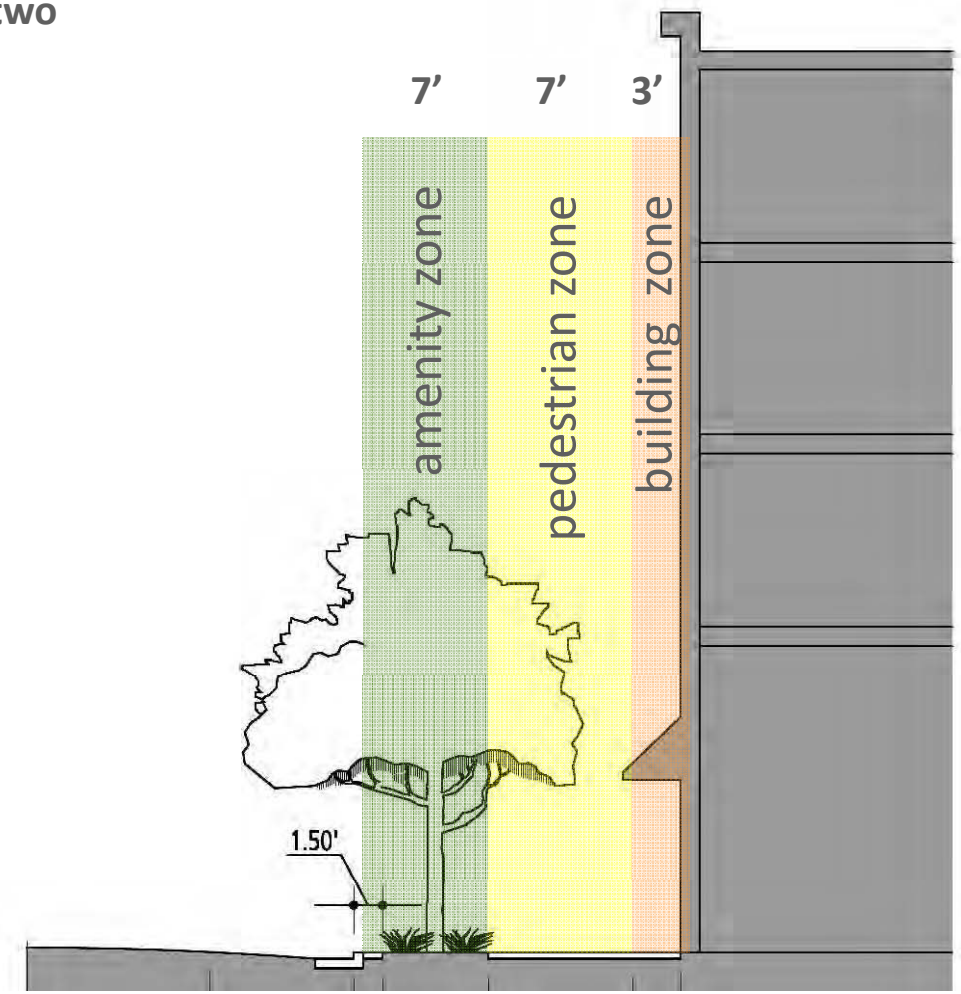
NEXT STEPS

1. Finalize existing conditions report
2. Revise Vision Statement and Guiding Principles
3. Preliminary idea and concept generation
4. Schedule Workshop 2: Ideas and Concept Generation

QUESTIONS | COMMENTS

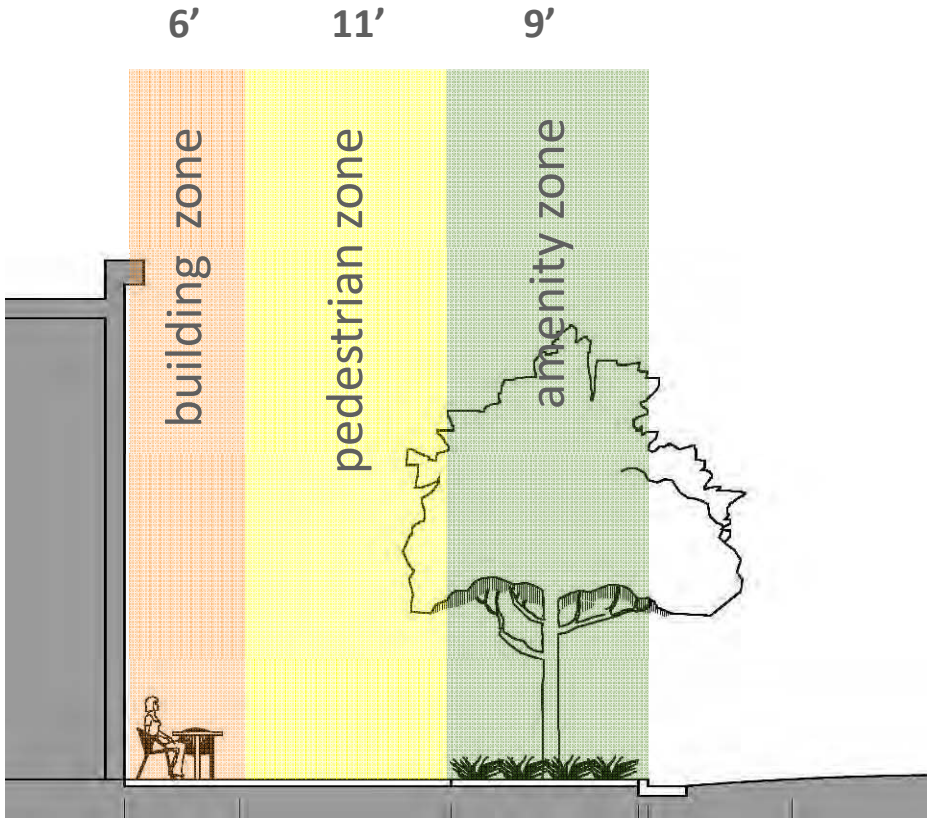
retail streetscape

- ample pedestrian and amenity zone
- narrow building zone, limits sidewalk café to two person table



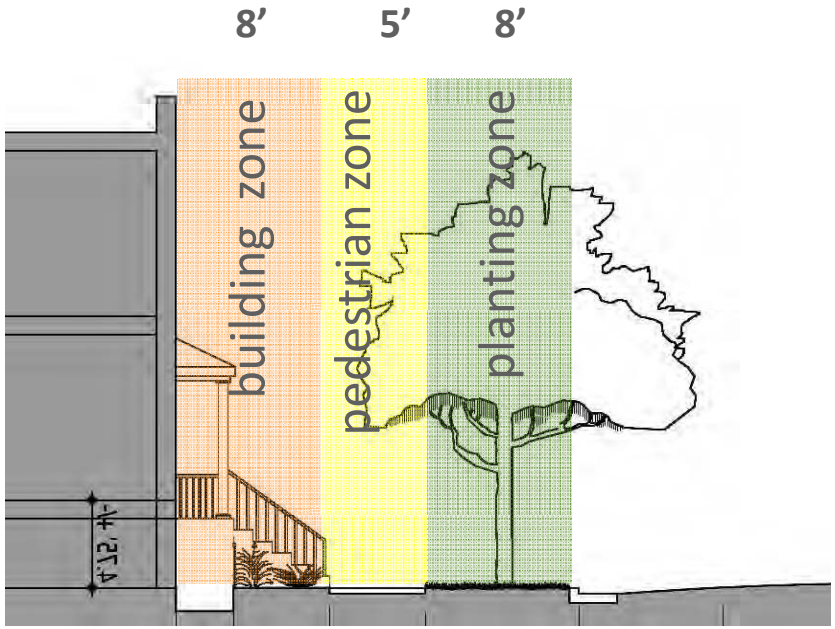
retail streetscape

- **wide sidewalks work well for café zones, can feel like empty space without people**



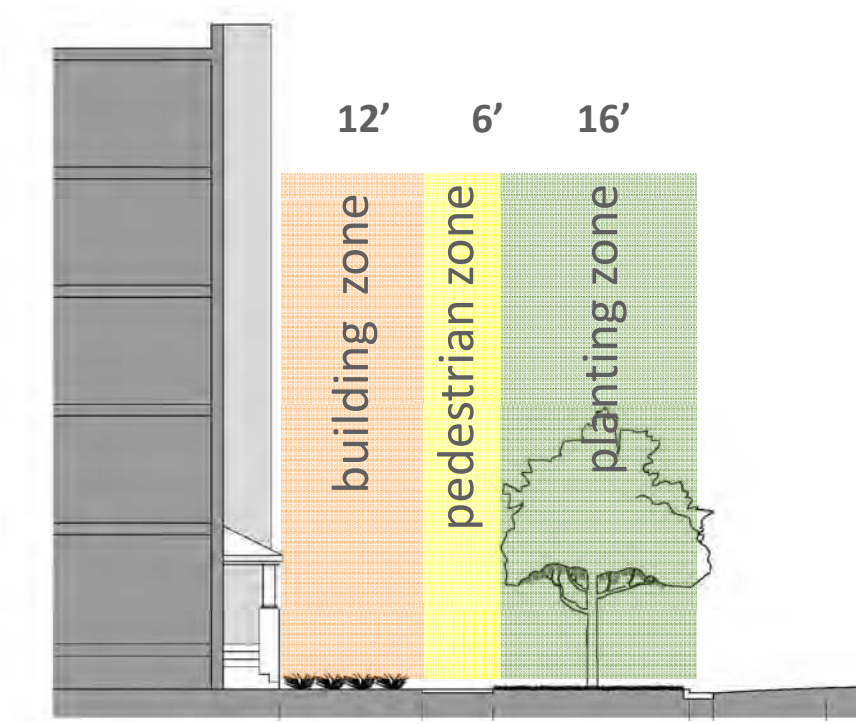
residential streetscape

- minimum recommended zone dimensions
- elevated first level and planted building zone provide buffer from sidewalk
- residences front the street



residential streetscape

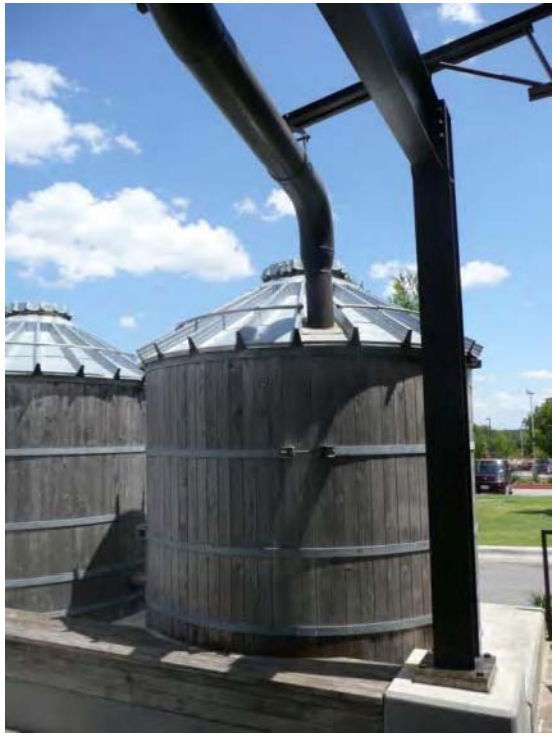
- large setback from street to residential building
- wide tree lawn buffers pedestrians from street
- wide, planted building zone buffers residential uses from sidewalk



residential streetscape

- large setback from street to residential building
- private outdoor space separated from sidewalk

water harvesting



PROPOSED GUIDING PRINCIPLES

URBAN FRAMEWORK that is adaptable to realistic market conditions.

OUTSTANDING URBAN DESIGN should maximize the potential of Chollas Triangle's central location in Mid-City, its proximity to major urban thoroughfares and Chollas Creek open space.

UNIVERSITY AVENUE, 54TH STREET AND CHOLLAS CREEK are defining site edges. They should be designed as fronts with appropriate character and form. Height and density should be concentrated along University and 54th and tapered down towards Chollas Creek.

CHOLLAS CREEK is restored and celebrated as an identifying site amenity. Incorporate recommendations from the Chollas Creek Enhancement Program and create public open space along the creek. Front development in an appropriate manner that provides 'eyes on the creek'.

SMART GROWTH policies are showcased through integrated transit, site, building, and open space design techniques that reduce energy consumption and alleviate the impact of urban development on the Chollas Creek ecosystem.

MIXED USE development practices support policies set for in Mid-City Communities Plan and RCP recommendations for transit oriented community center by incorporating the appropriate mix of civic, commercial, office housing, open space.

ALTERNATIVE TRANSPORTATION is encouraged by providing an appropriate development mix and density along transit routes and by providing strong, comfortable pedestrian scale connections to surrounding neighborhoods.

parking structure

wrapped with retail and office

active uses at street level

well defined entrance at mid block

structure ‘wrapped’ by uses

parking structure

wrapped with artist studios/ retail space

parking lots

**screened with low walls and planting,
onsite water detention and filtering**

parking lots

screened with planting, fences, walls