

URBAN DESIGN DISCUSSIONS

**Uptown • North Park
• Golden Hill Cluster**



EXISTING CONDITION DISCUSSION

1. Landform, Park & Open Space



2. Mobility



3. Built Form



1. Landform Park and Opens Space

-Overview

-Community Specific



GUIDING PRINCIPLE #1

Open Space Network

- Preserve and protect parks, open spaces, natural landforms and features
- Inter-connect park and open space systems
- Use open space to define and link communities

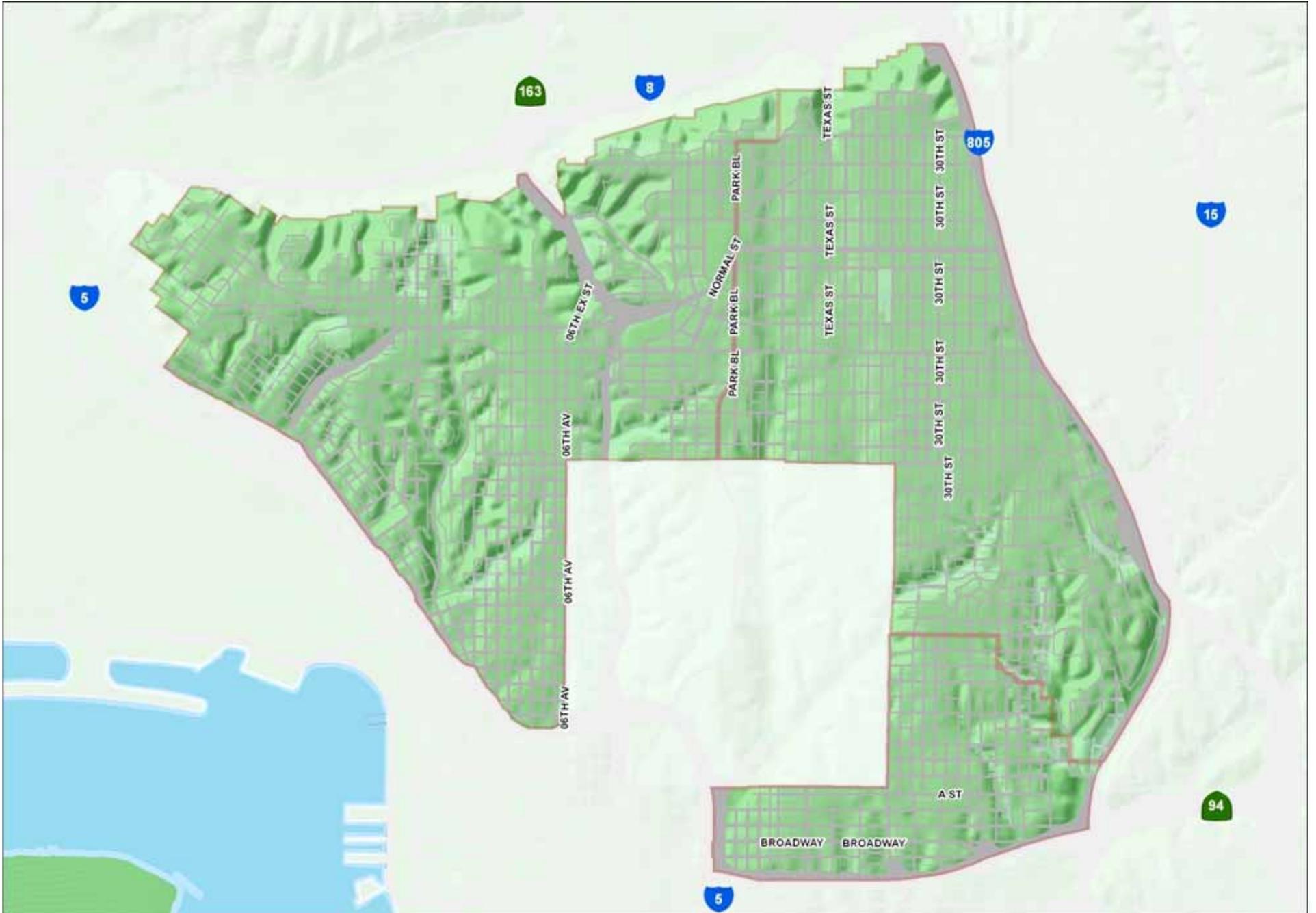


GUIDING PRINCIPLE #9:

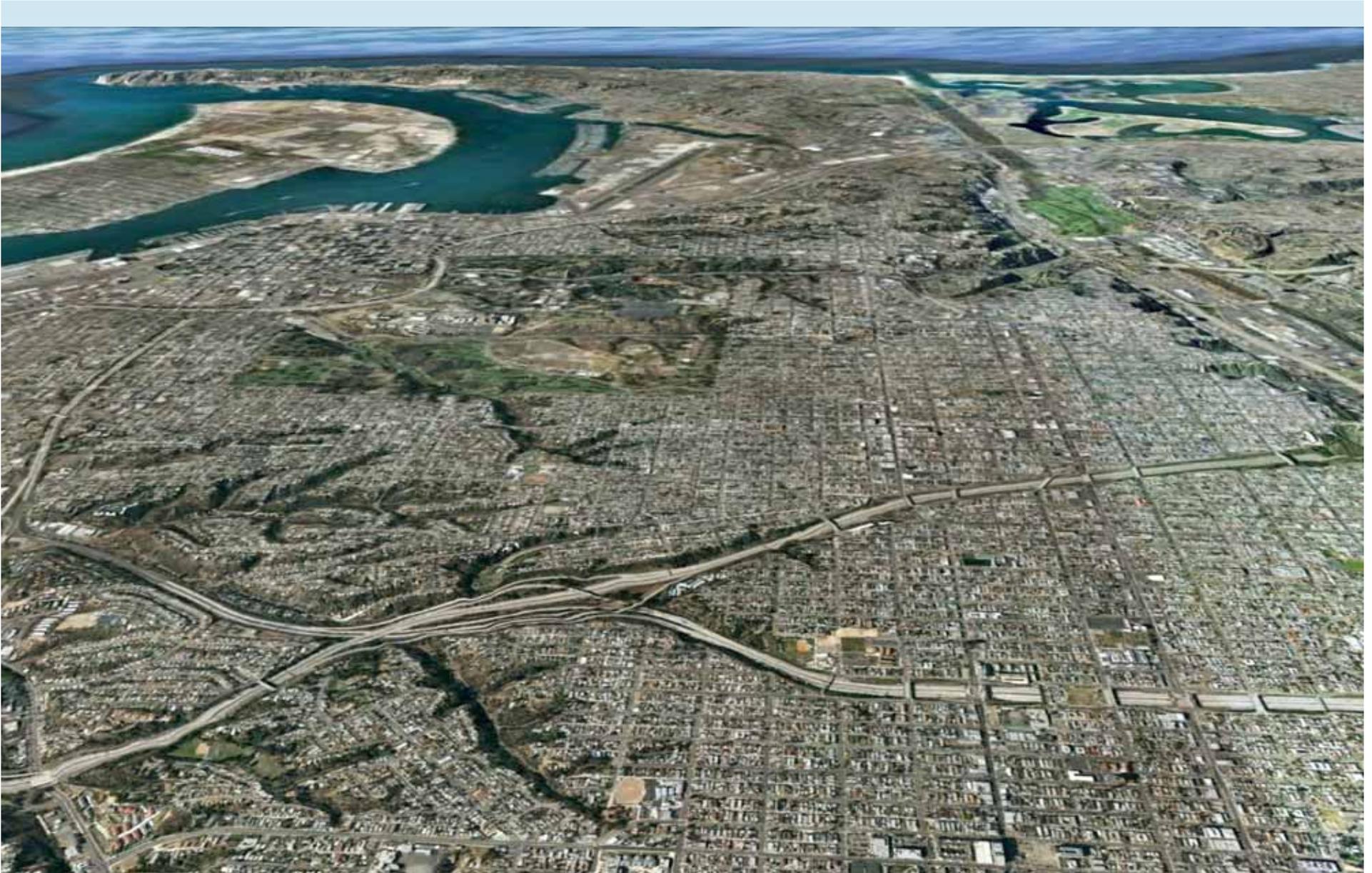
Clean & Sustainable Environment

- Preserve and protect parks, open spaces, natural landforms and features
- Prevent pollution
- Expand the urban forest





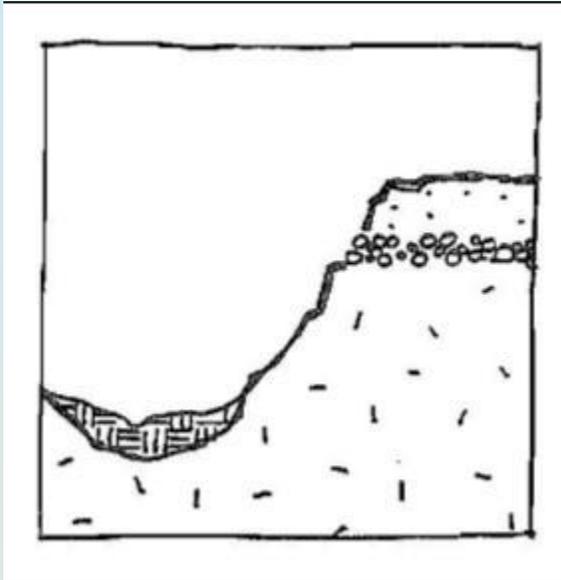
Landform & Open Space: **Landform**



Landform & Open Space: **Major Landforms (from the East)**

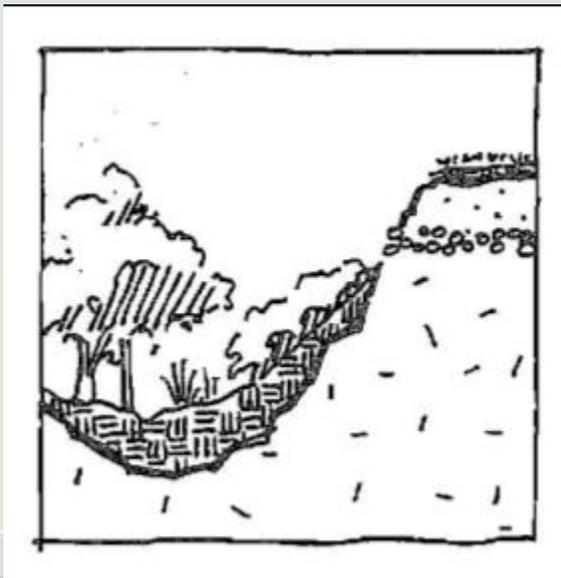


Landform & Open Space: Major Landforms (from the North)



Geology

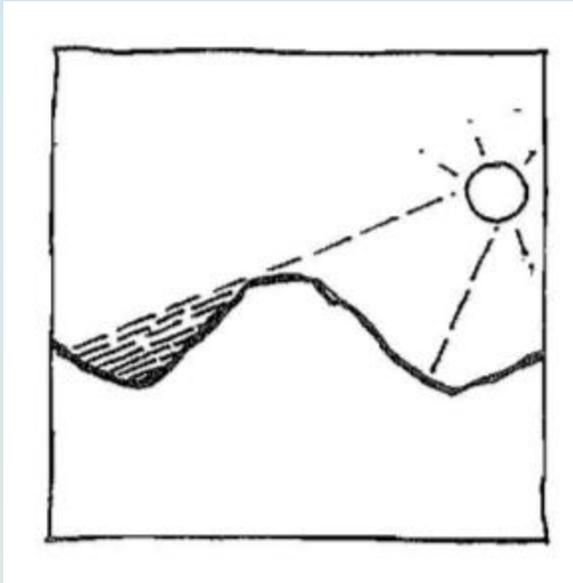
- Variety of Sedimentary Layers
- Canyon Walls with Rich Textures
- Cobble Stone Deposits



Riparian Habitats

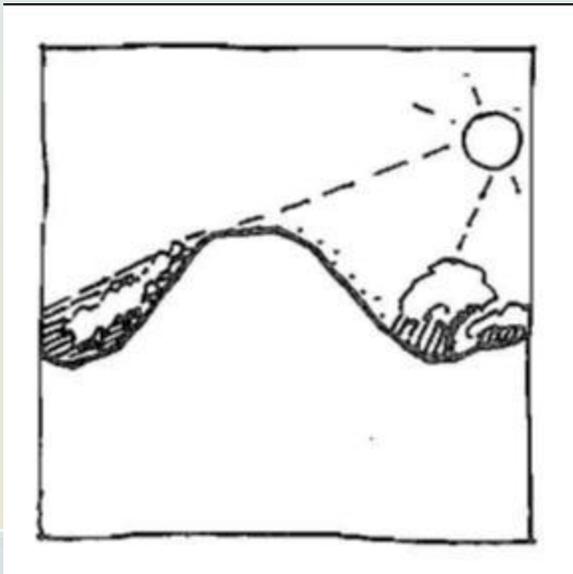
- Richest Soils in Canyon Floor
- Surrounding Slope Soils are Thin & Fragile, Prone to Erosion
- Hearty Native Species that Thrive with Limited Water

Landform & Open Space: **Canyons**



Microclimates

- Soil Types and Slopes in Relationship with Sun & Rains
- South Facing Slopes Endure Heat & Winds
- North Facing Slopes in Shade
- Cold Air in Canyon Floors



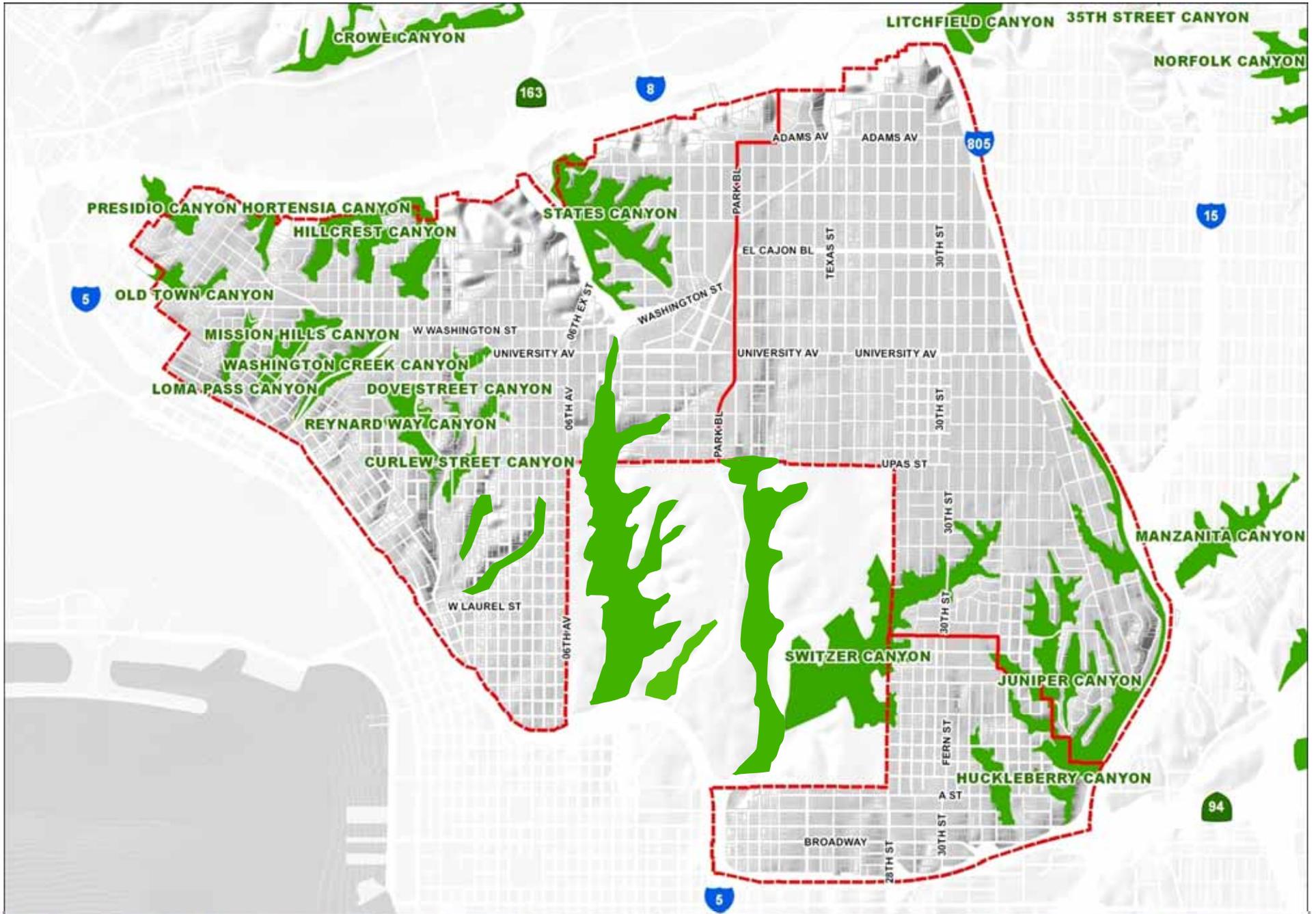
Vegetation

- Different Species are Defined by the Slopes & their Microclimates

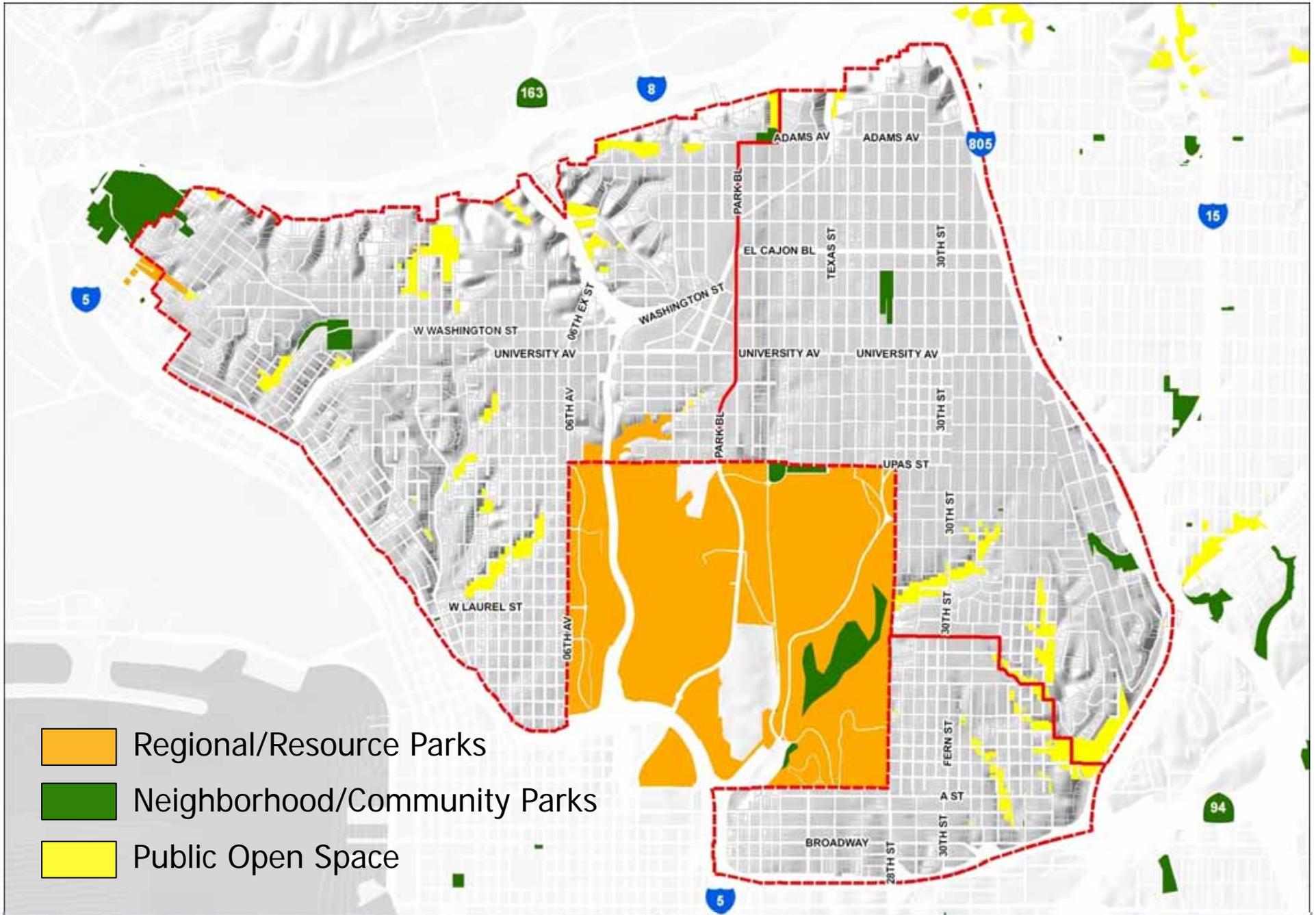
Landform & Open Space: **Canyons**



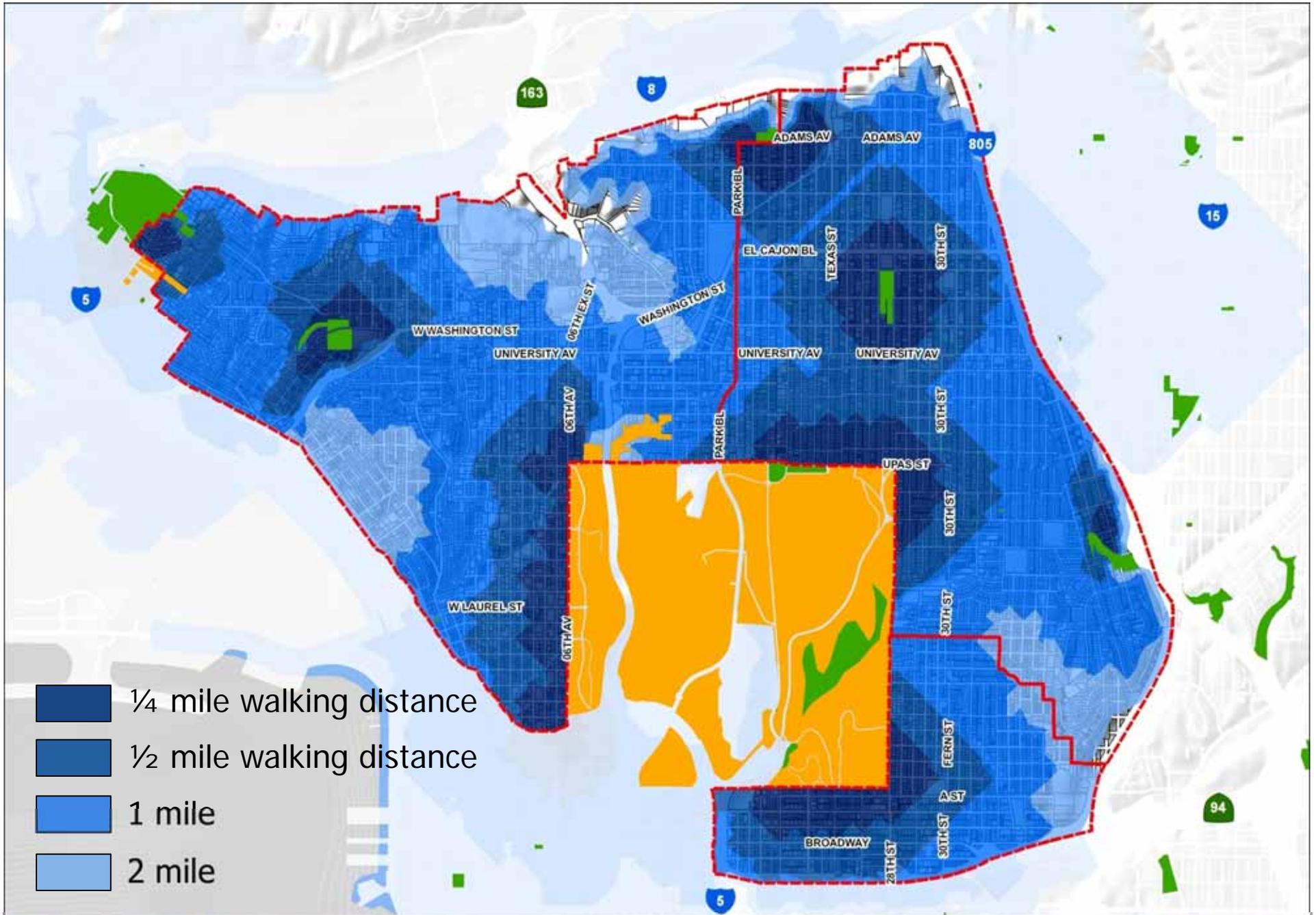
Golden Hill Landform & Open Space: View Corridors



Landform & Open Space: Canyons



Landform & Open Space: Parks and Open Spaces



Landform & Open Space: Proximity to Parks



Slopes Provide Opportunities for Views and Generally Elevate Building Floors



Golden Hill Landform & Open Space: **Sloping Sites**

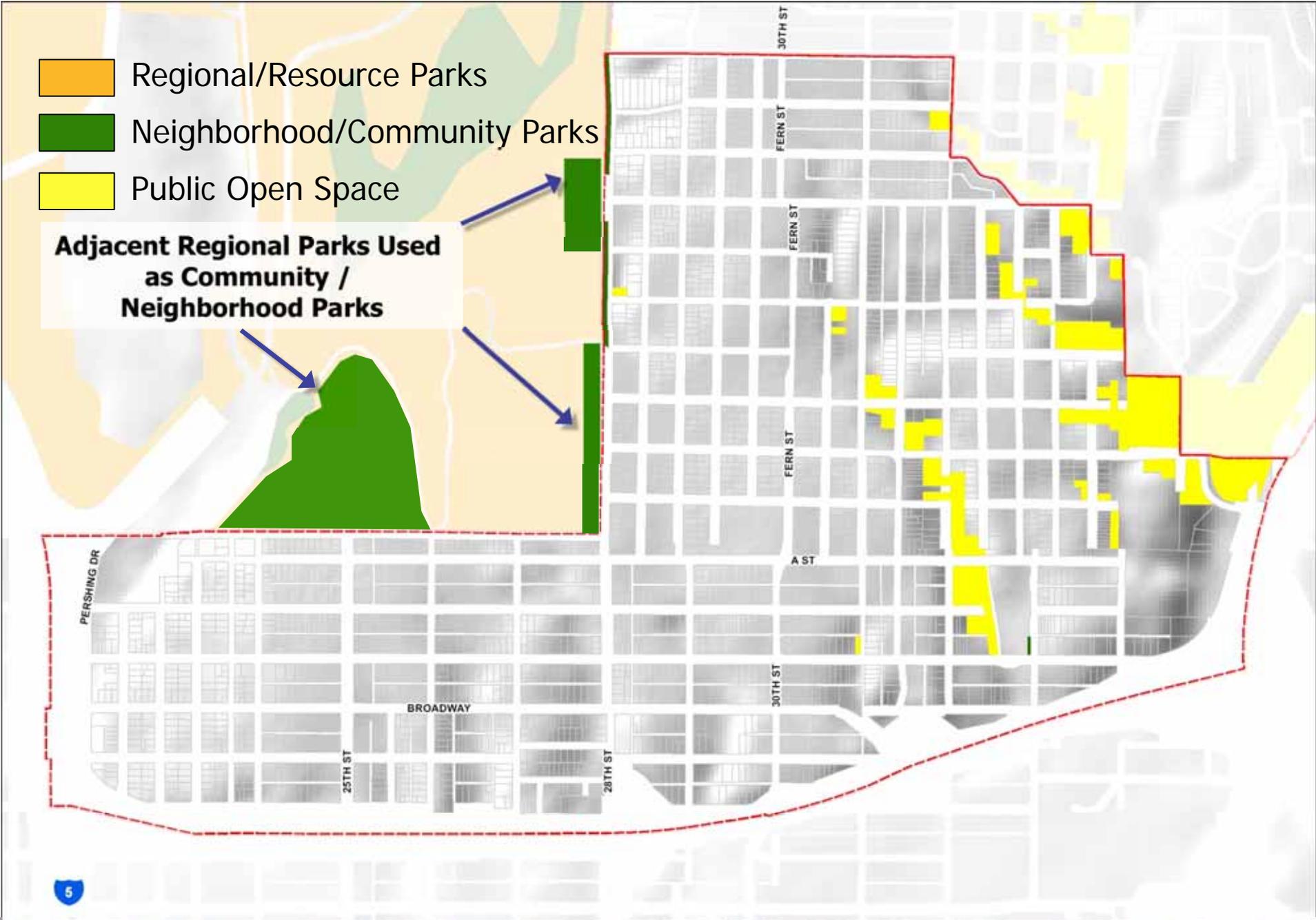


MISSION
MILLS

NORTH PARK

- Regional/Resource Parks
- Neighborhood/Community Parks
- Public Open Space

Adjacent Regional Parks Used as Community / Neighborhood Parks

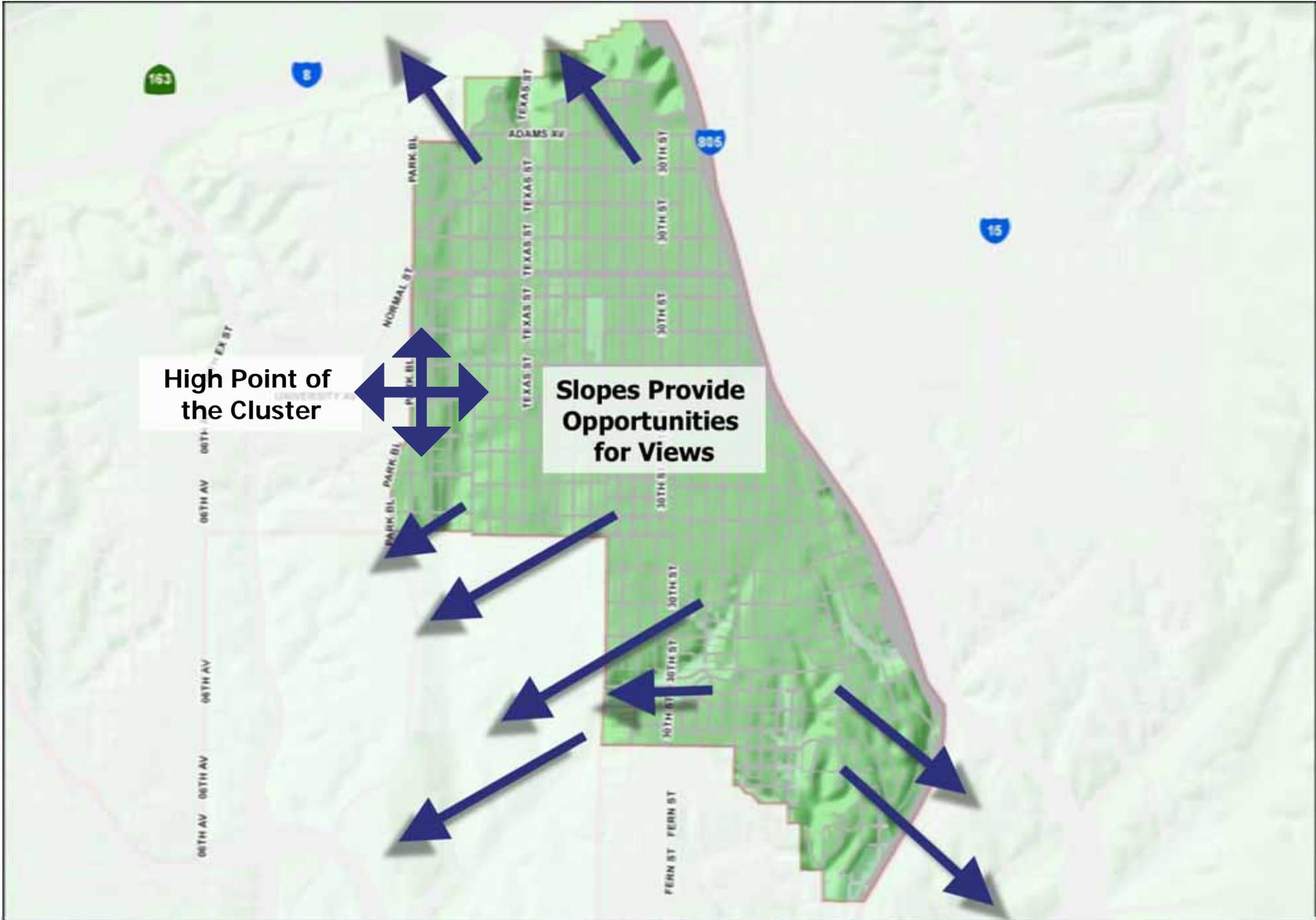


Golden Hill Landform & Open Space: **Parks & Open Space**



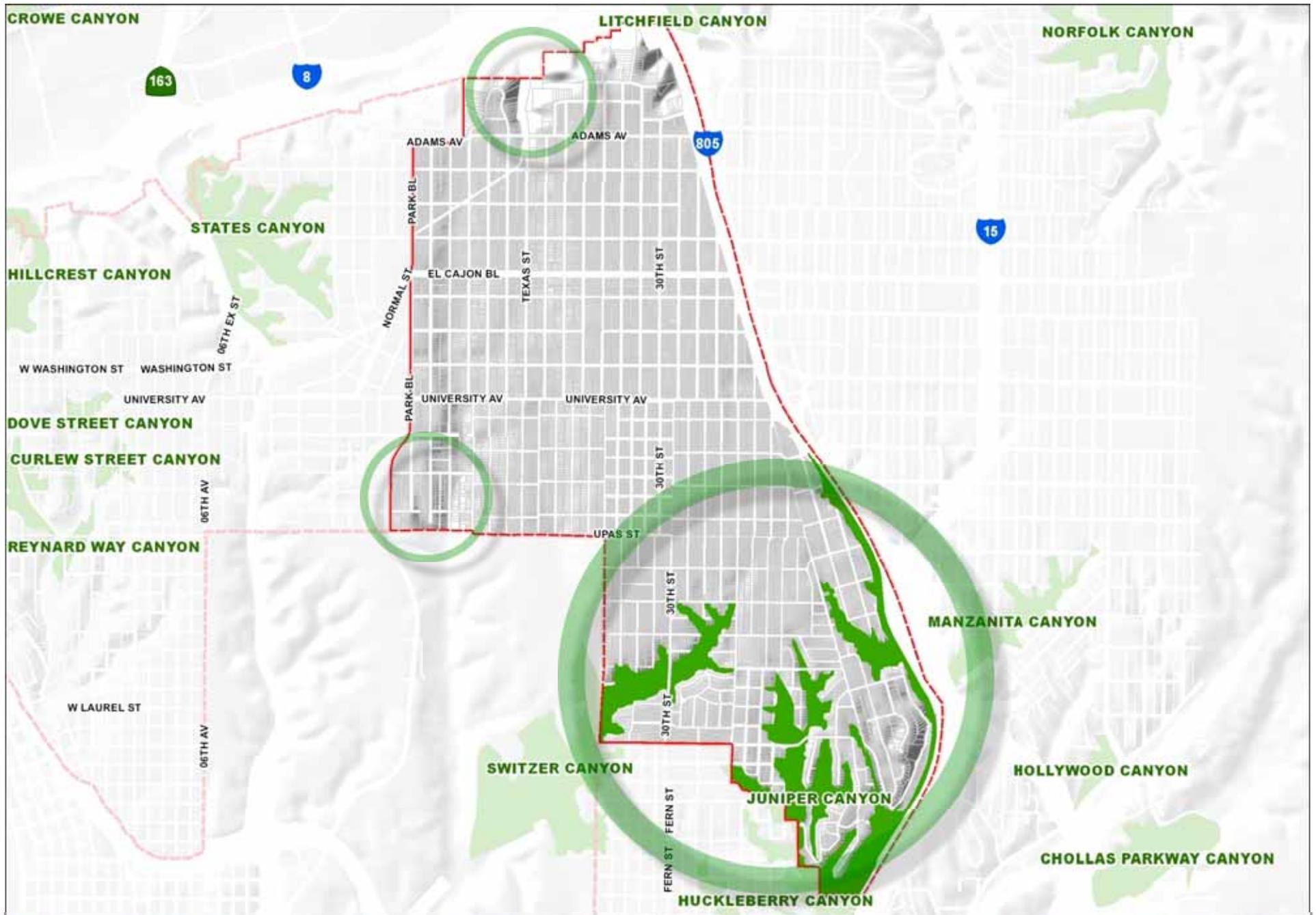
Golden Hill Landform & Open Space: Parks and Open Space





High Point of the Cluster

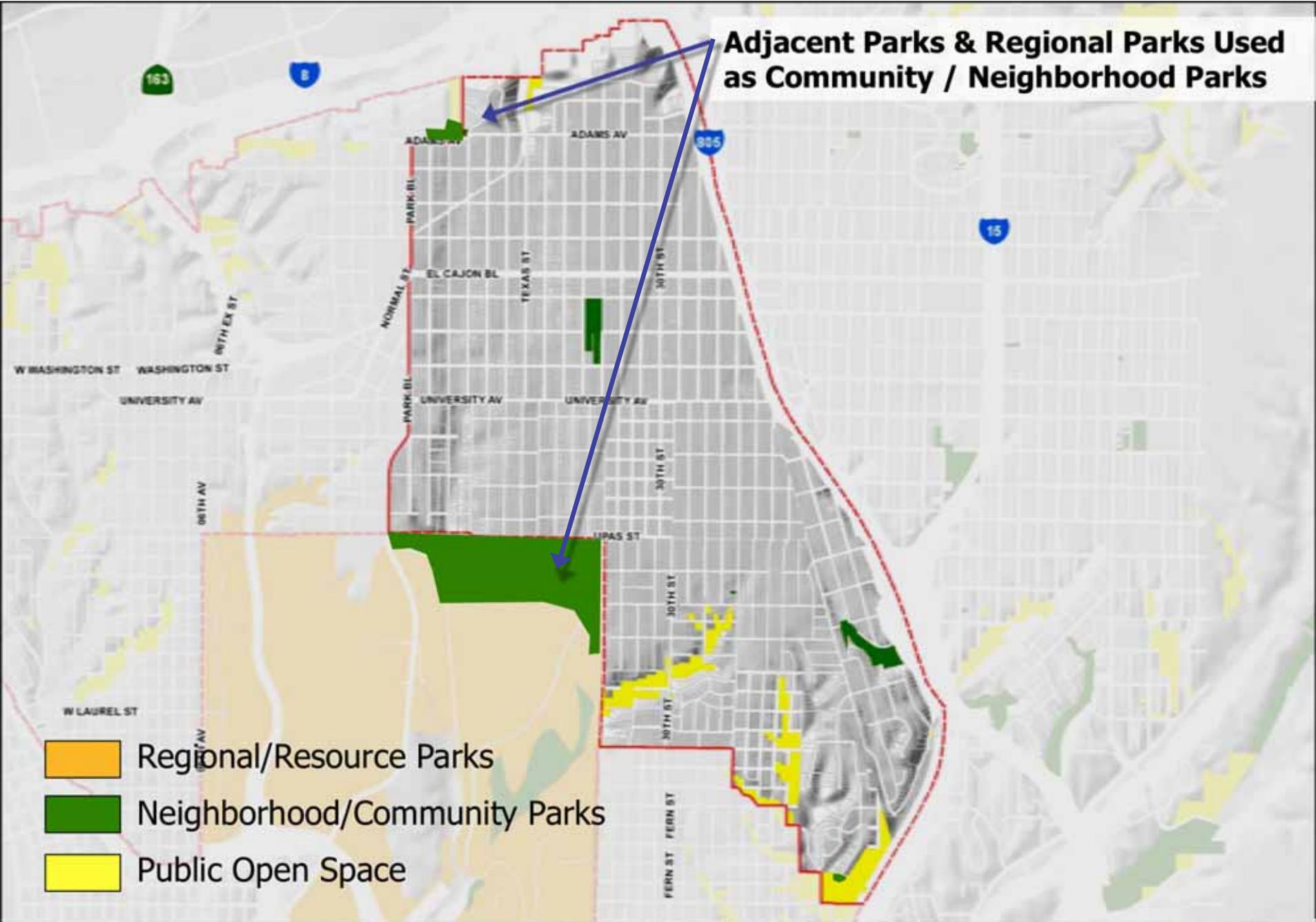
Slopes Provide Opportunities for Views





North Park Landform & Open Space: **Switzer Canyon**

Adjacent Parks & Regional Parks Used as Community / Neighborhood Parks



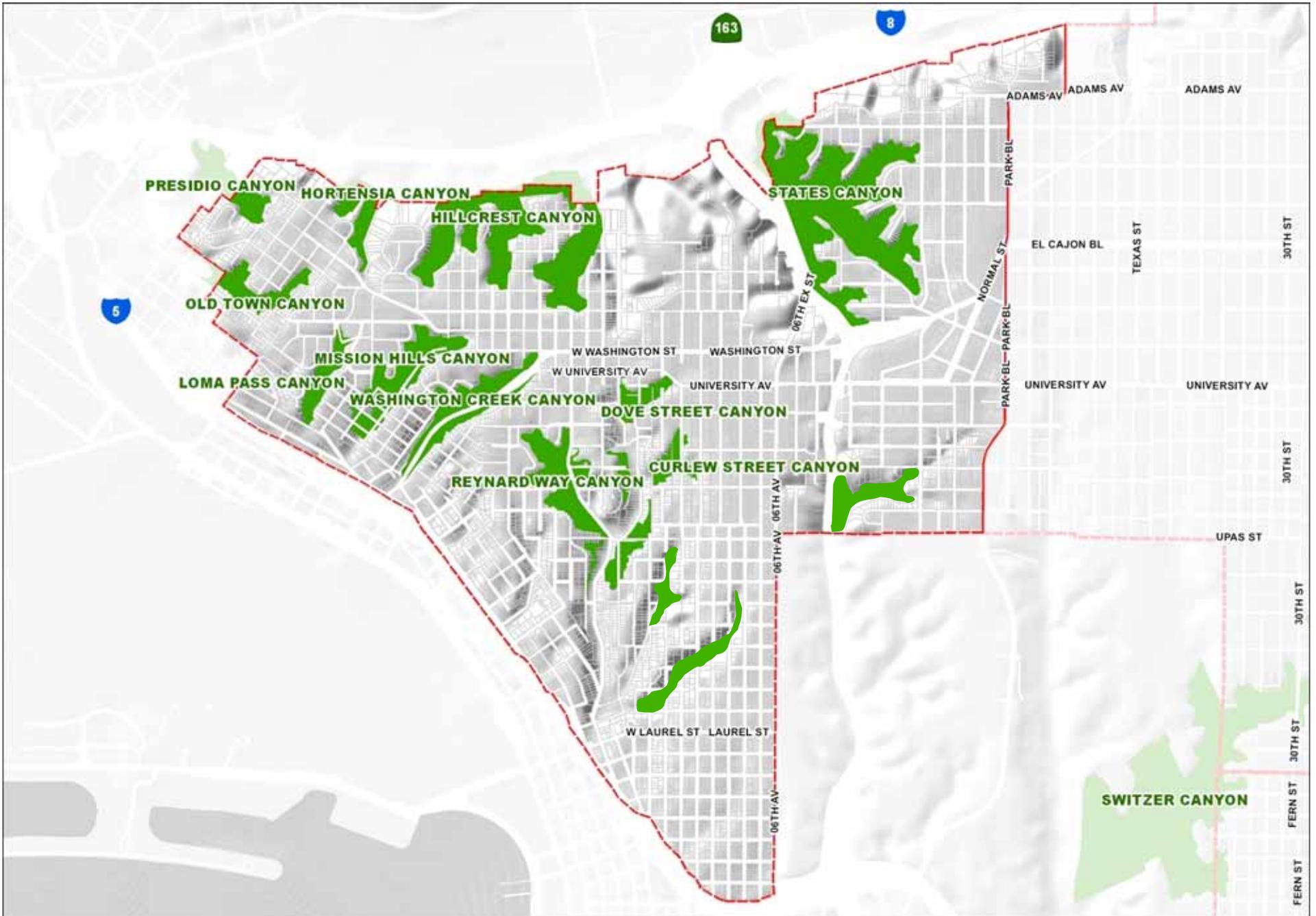
- Regional/Resource Parks
- Neighborhood/Community Parks
- Public Open Space

North Park Landform & Open Space: **Parks and Open Space**



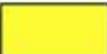
North Park: **Regional Park Used as a Neighborhood Park**



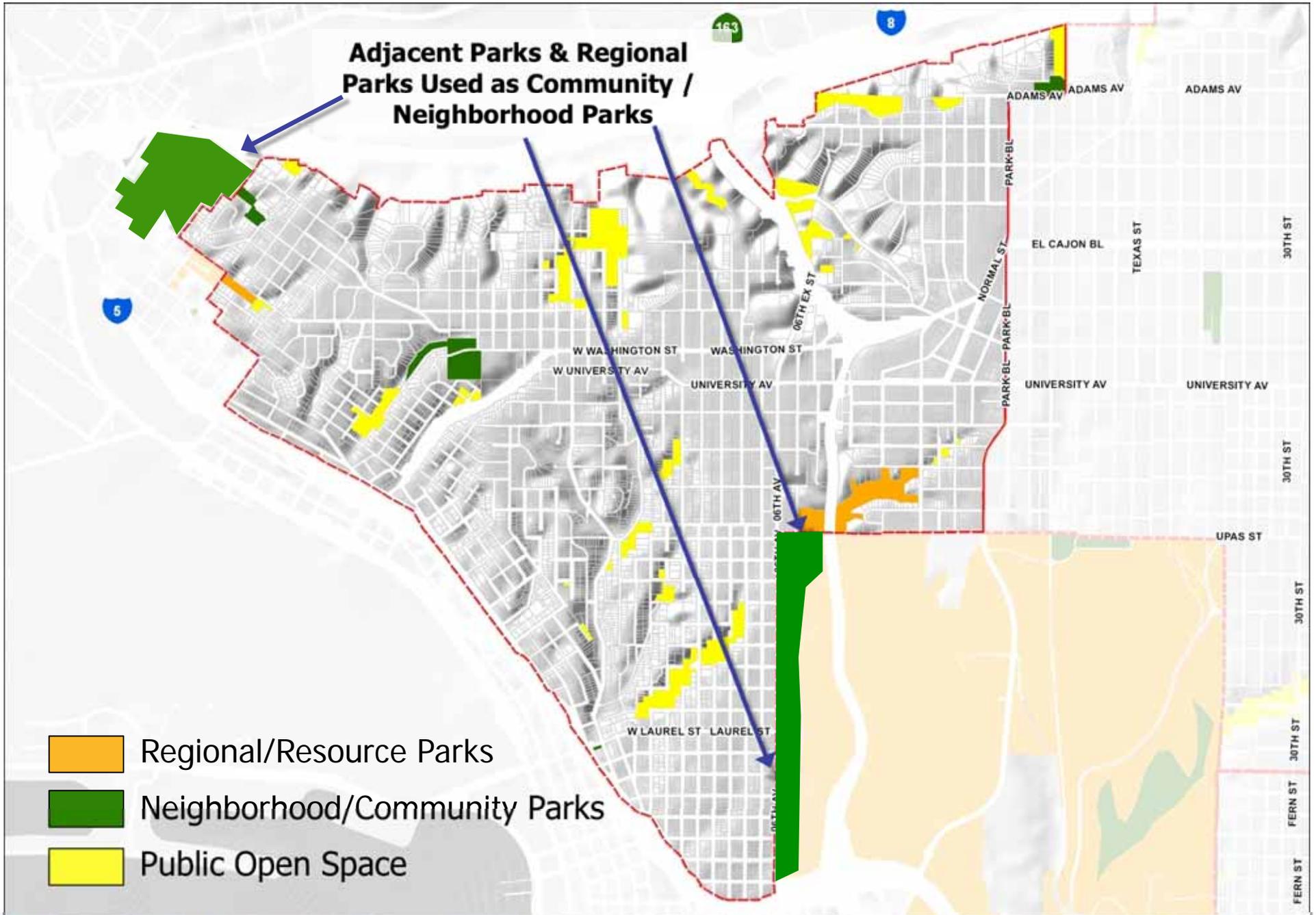


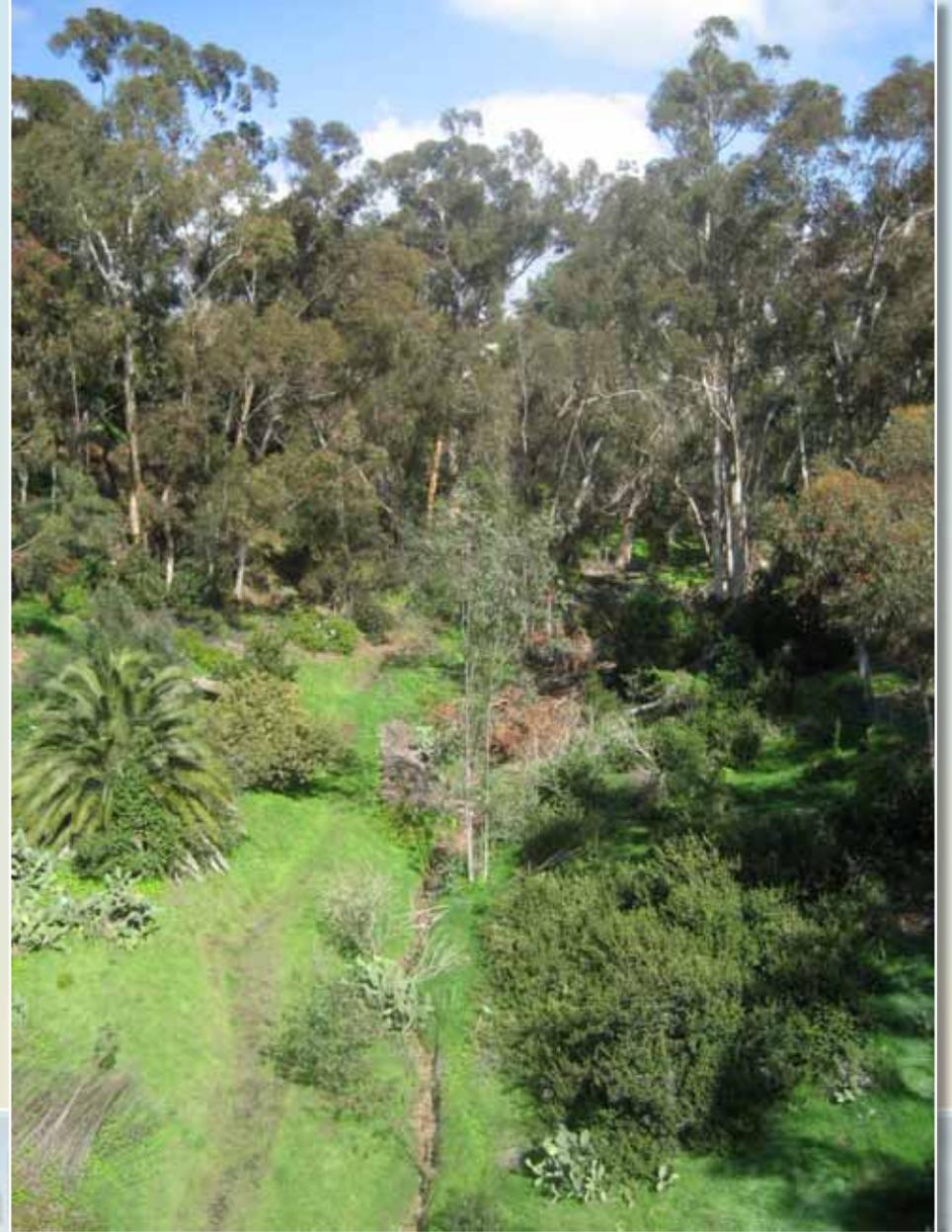
Uptown Landform & Open Space: **Canyons**

Adjacent Parks & Regional Parks Used as Community / Neighborhood Parks

-  Regional/Resource Parks
-  Neighborhood/Community Parks
-  Public Open Space

Uptown Landform & Open Space: **Parks and Open Space**





MISSION HILLS

Uptown Natural Environment: **Nature in the City**



NORTH PARK

HILLCREST

UNIVERSITY HEIGHTS



Uptown Natural Environment: **Parks**



NORTH PARK

HILLCREST

UNIVERSITY HEIGHTS



Uptown Natural Environment: **Parks**



NORTH PA

MISSION HILLS

Uptown Natural Environment: **Visual Connectivity**





NORTH PARK

HILLCREST

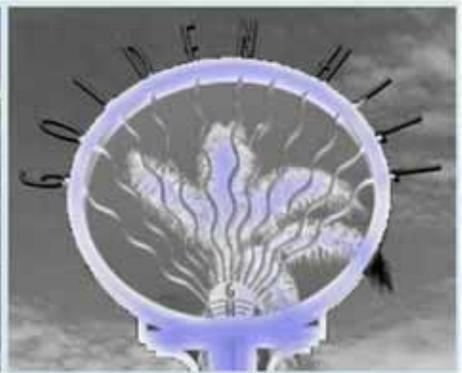
UNIVERSITY
HEIGHTS

MISSION
HILLS

Uptown Natural Environment: **Visual Connectivity**

2. Mobility

- Overview
- Community Specific



GUIDING PRINCIPLE #3:

Compact, Walkable Villages

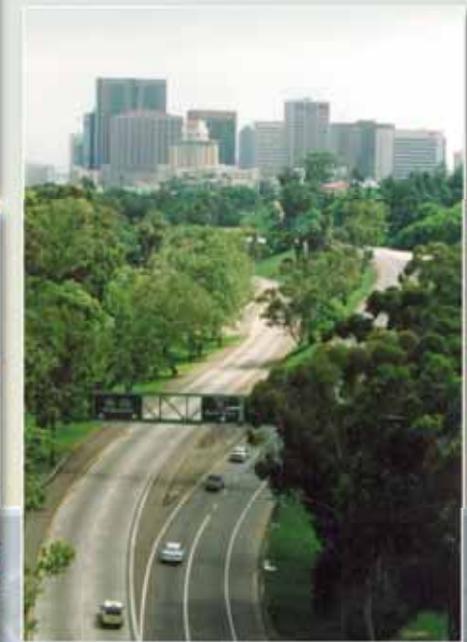
City of Villages strategy

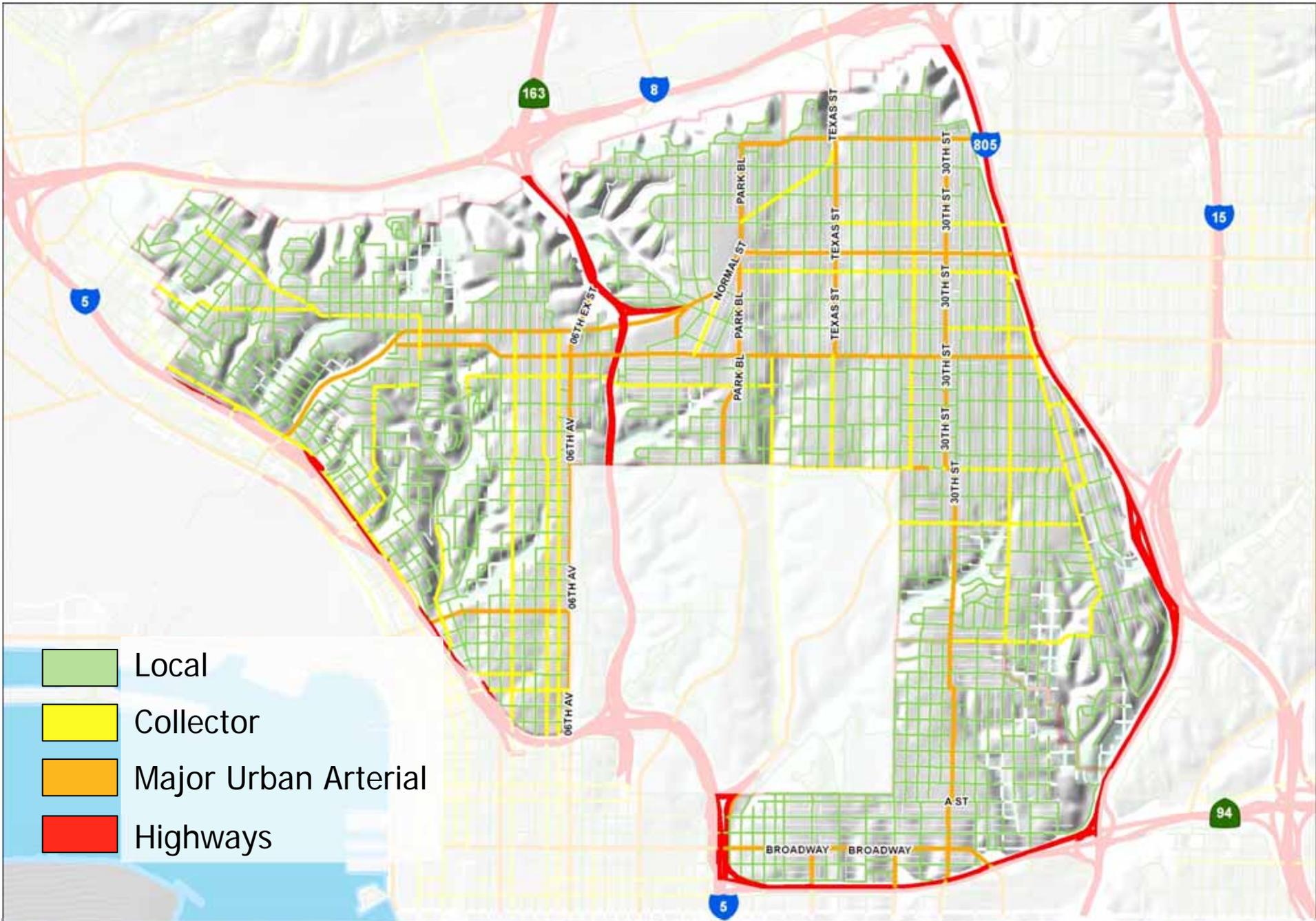
- Mixed use villages
- Pedestrian oriented
- Interconnected streets
- Local destinations
- Connected to transit
- Distinctive public places



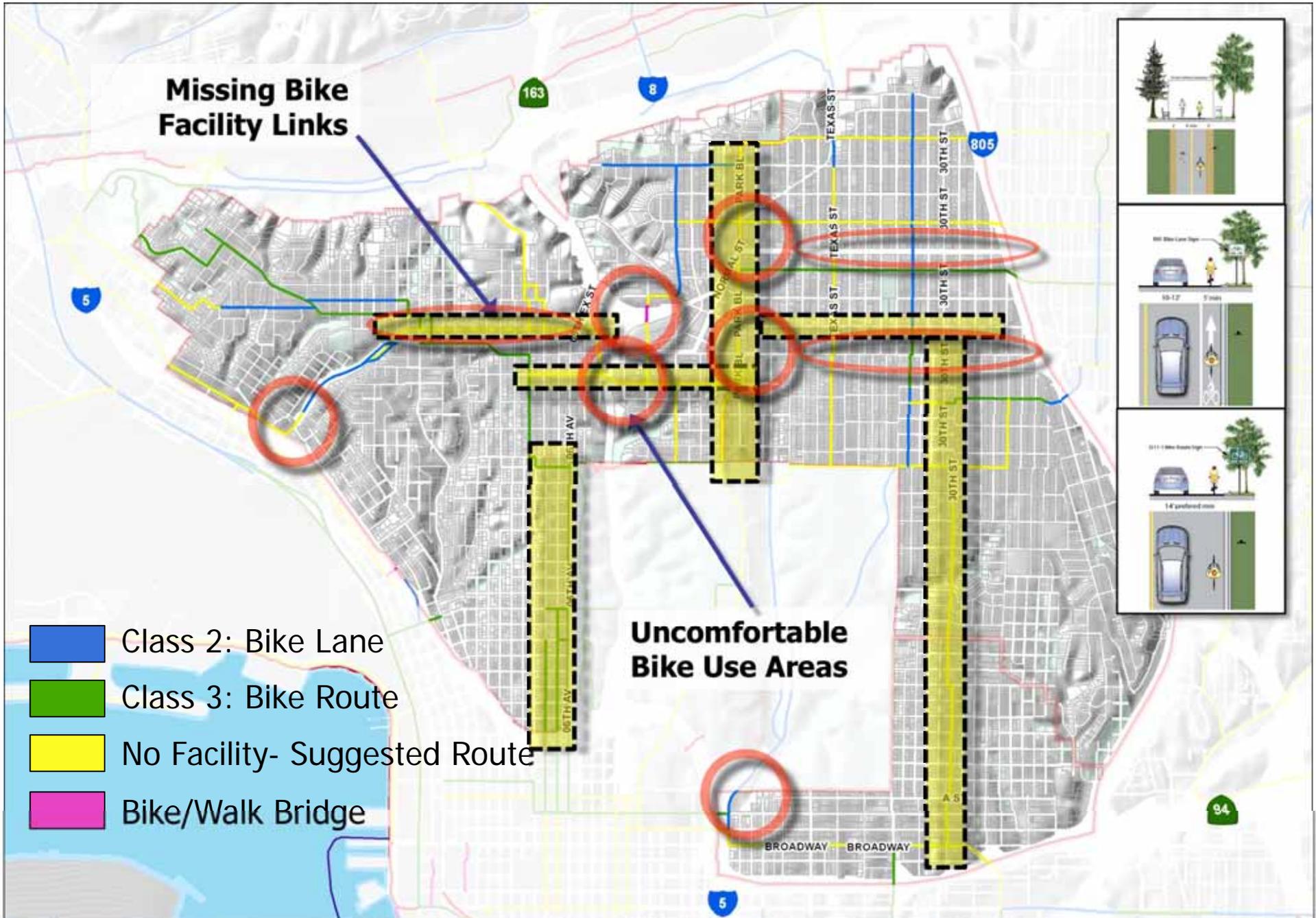
Multi-Modal Transportation Network

- **Multi-modal solutions**
 - Walkable communities
 - Bicycle facilities
 - Streets and freeways
 - Transit and transit-orientation
 - Parking management
 - Transportation management





Mobility: **Street Classification**



Mission Hills
Mobility: Existing Cluster Bike Facilities



North Park Mobility: **Bike Facility Issues**

MISSION HILLS

HILLCREST

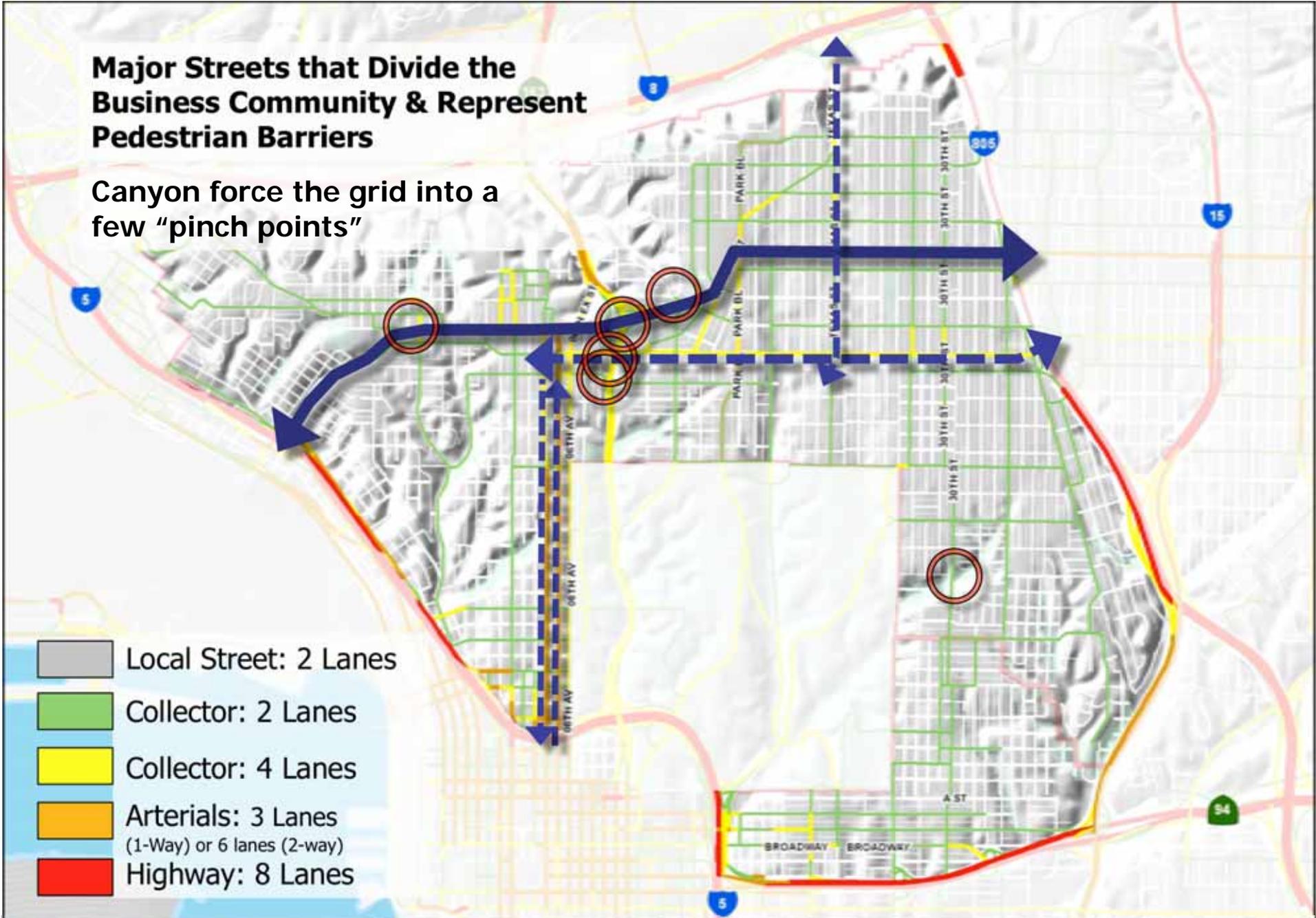
UNIVERSITY HEIGHTS

Major Streets that Divide the Business Community & Represent Pedestrian Barriers

Canyon force the grid into a few "pinch points"

- Local Street: 2 Lanes
- Collector: 2 Lanes
- Collector: 4 Lanes
- Arterials: 3 Lanes (1-Way) or 6 lanes (2-way)
- Highway: 8 Lanes

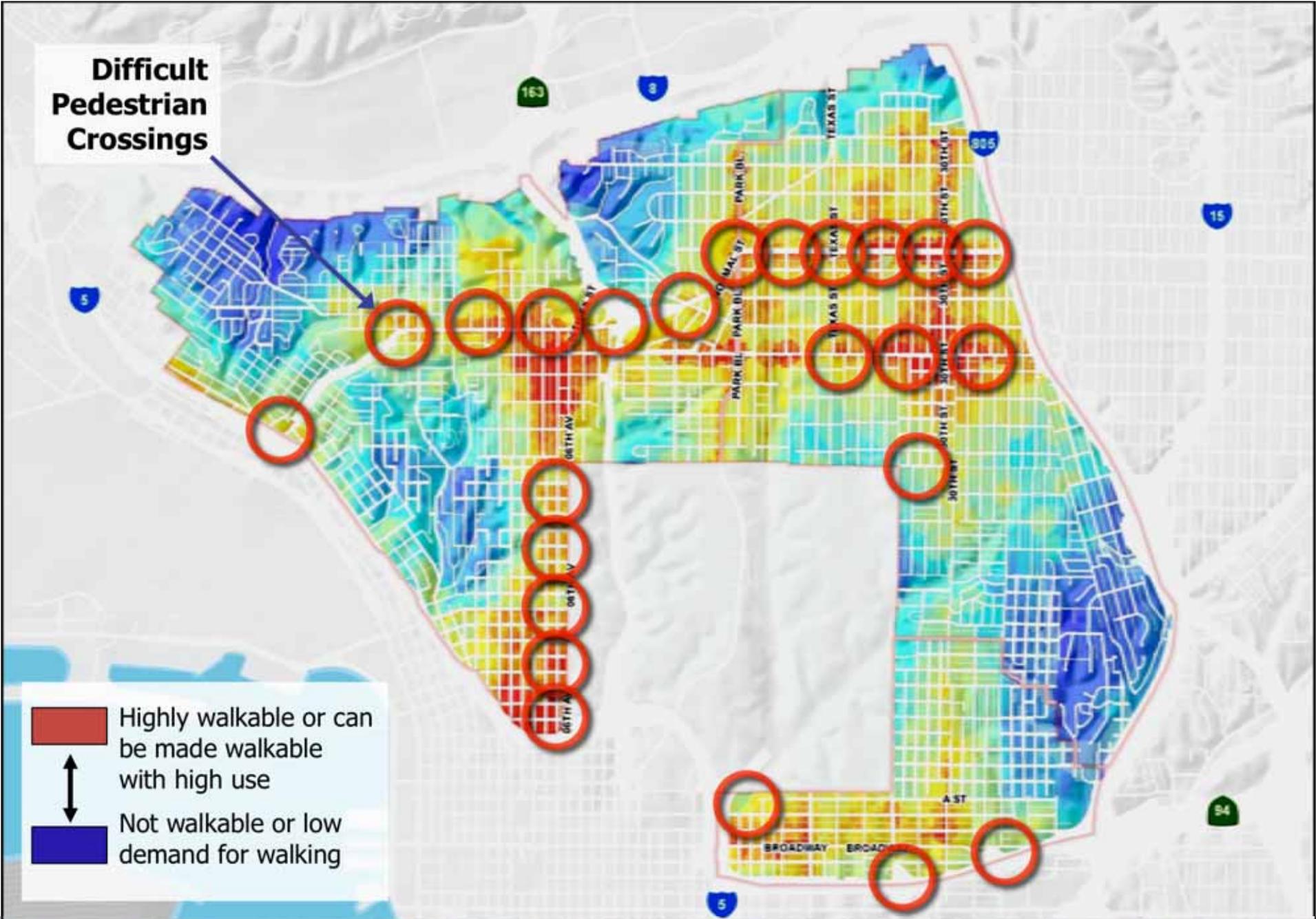
Mobility: **Roadway Total Lanes**





North Park Mobility: **Major Streets as Community Dividers**

Difficult Pedestrian Crossings



Mobility: **High Priority Pedestrian Areas**

**Concentrated
Problem Areas
for Walking
Facilities**



North Park Mobility: **Pedestrian Deficiencies**

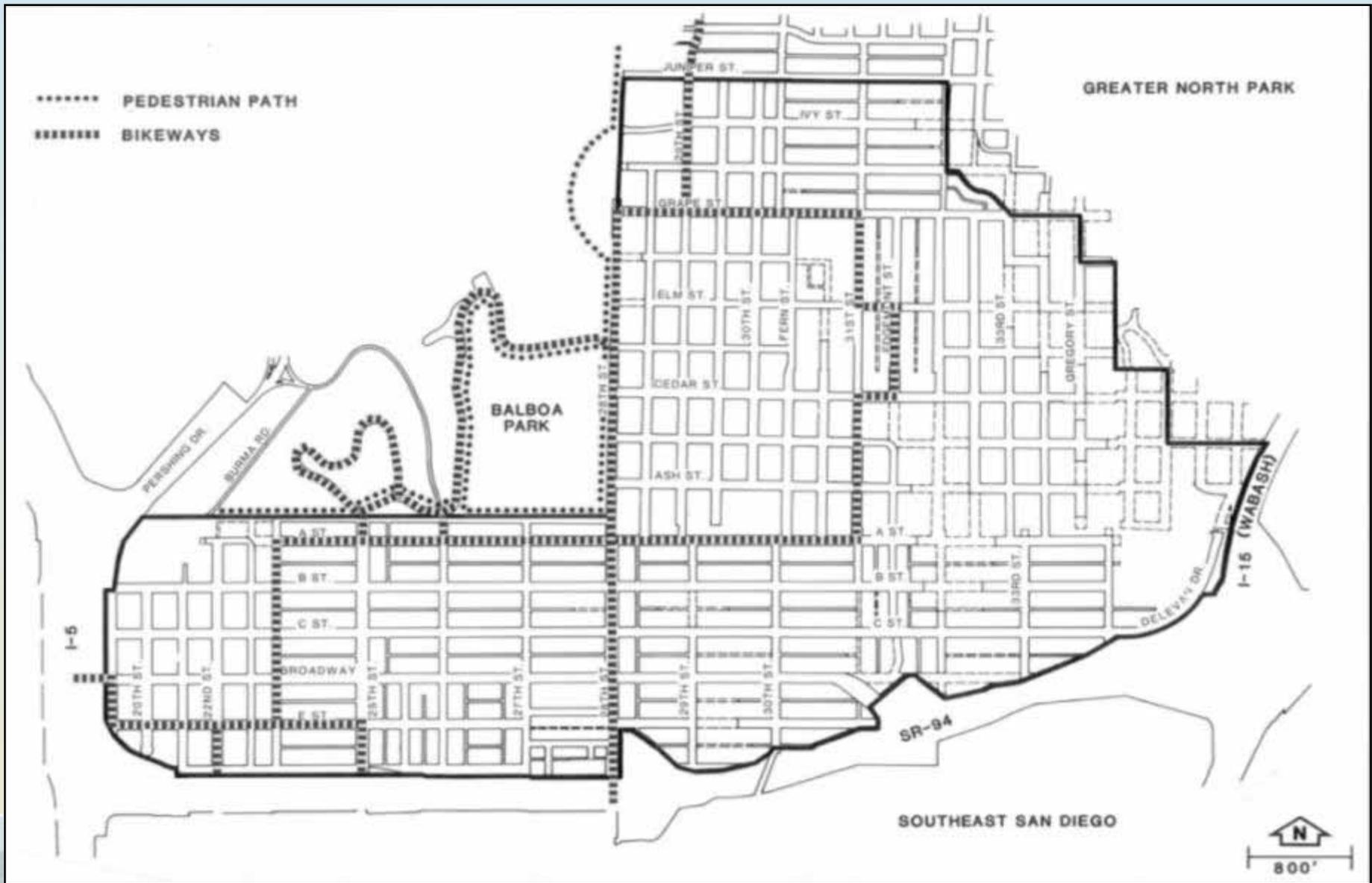


North Park Mobility: **Pedestrian Deficiencies**

MISSION HILLS

HILLCREST

UNIVERSITY HEIGHTS



Golden Hill Mobility: **Community Plan Bike Facilities**

STATION 2: ACCESSIBILITY ESTACIÓN 2: ACCESIBILIDAD

Missing Curb Ramps, Sidewalk Gaps and Sidewalk Obstructions

Falta de Rampas, o de Urbanización en Banquetas
y Obstrucciones en Banquetas

Walking Deficiencies

- Missing Curb Ramps
- Sidewalk Obstruction
- Sidewalk Gap
- Roadways Inventoried

Deficiencias en el Entorno Peatonal

- Falta Rampas en Banquetas
- Obstrucciones en Banquetas
- Falta de Urbanización en Banquetas
- Inventario de Calle

Concentrated Problem Areas for Walking Facilities



Golden Hill Mobility: **Pedestrian Deficiencies**



NORTH PARK

HILLCREST

UNIVERSITY HEIGHTS



Golden Hill Mobility: **Characteristic Streets**



Golden Hill Mobility: **Pedestrian Realm**

MISSION HILLS

HILLCREST

UNIVERSITY HEIGHTS





Uptown Circulation: **The Influence of Traffic**





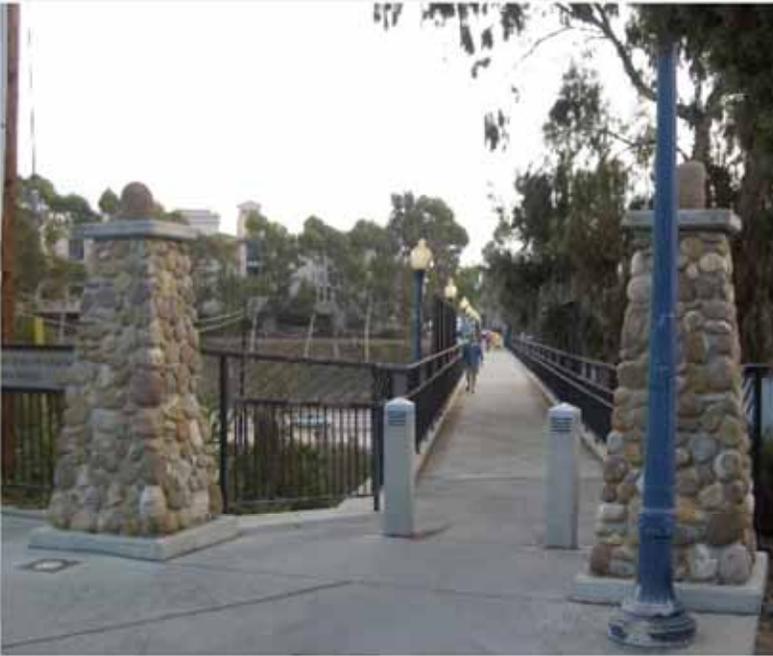
Uptown Circulation: **Wide Streets**



MISSION HILLS

NORTH P





MISSION
HILLS

Uptown Circulation: **Pedestrian Bridges**



NORTH PARK

HILLCREST

UNIVERSITY HEIGHTS



Uptown Circulation: **Pedestrian Environment**



NORTH PARK

HILLCREST

UNIVERSITY HEIGHTS



Uptown Circulation: **Bikes and Pedestrians**



MISSION
HILLS

NORTH PARK

HILLCREST

UNIVERSITY
HEIGHTS



Uptown Circulation: **Alleys**



MISSION HILLS NORTH PARK HILLCREST UNIVERSITY HEIGHTS

Uptown Circulation: **Parking**

A decorative banner at the bottom of the page. It features a light blue background with a circular logo on the right side containing a stylized sun or flower. The banner is divided into sections with the names of neighborhoods: MISSION HILLS, NORTH PARK, HILLCREST, and UNIVERSITY HEIGHTS. The text 'Uptown Circulation: Parking' is centered in a dark blue font.



Mission Hills

NORTH PARK

HILLCREST

UNIVERSITY HEIGHTS

Uptown Circulation: **Parking**



NORTH PARK

HILLCREST

UNIVERSITY
HEIGHTS



Uptown Circulation: **Parking**



Uptown Circulation: **Transit**

3. Built Form

- Overview
- Community Specific



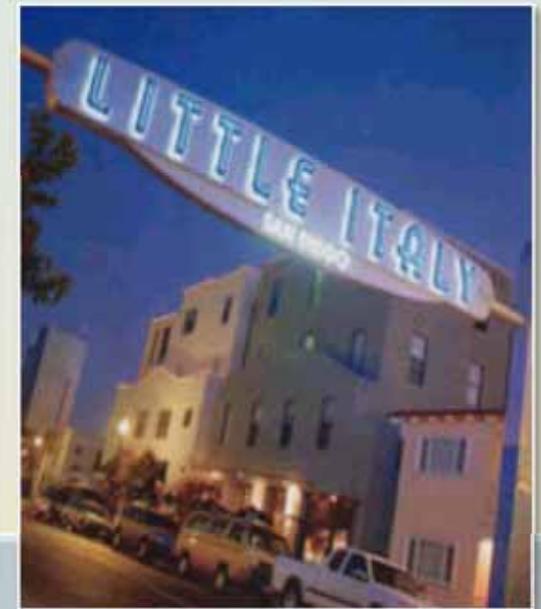
GUIDING PRINCIPLE #2: Diverse Communities

- Complement the environment & respect natural features
- Maintain & enhance community character
- Design to fit context



GUIDING PRINCIPLE #10: High Aesthetic Standard

- Respect the city's natural features & distinctive neighborhoods
- Create diverse, walkable, mixed-use villages
- Design vibrant public spaces and prominent civic architecture
- Provide public art



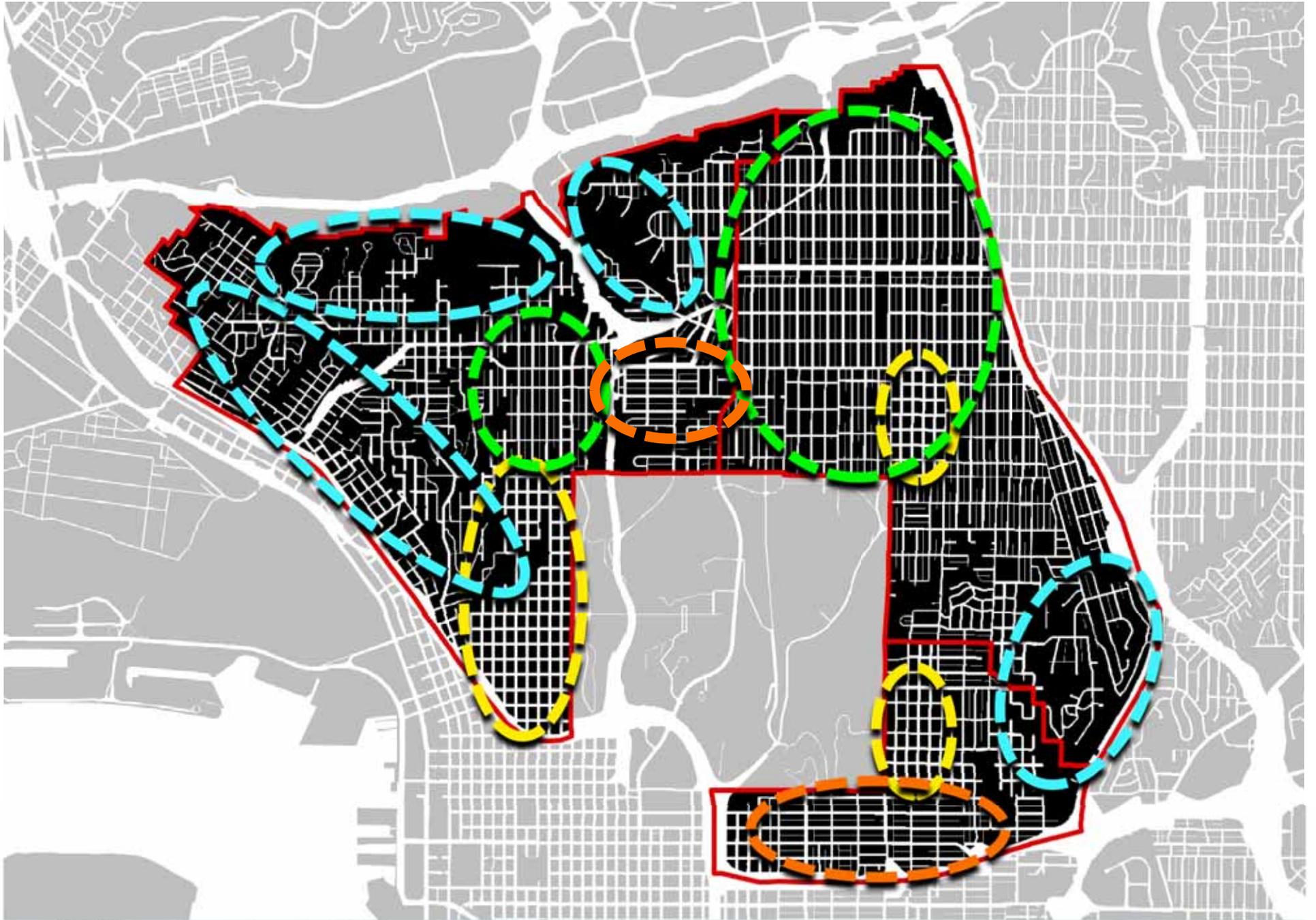
MISSION HILLS

NORTH PARK

HILLCREST

UNIVERSITY HEIGHTS







Square "Downtown" Block: 200' x 300'
1,000' perimeter

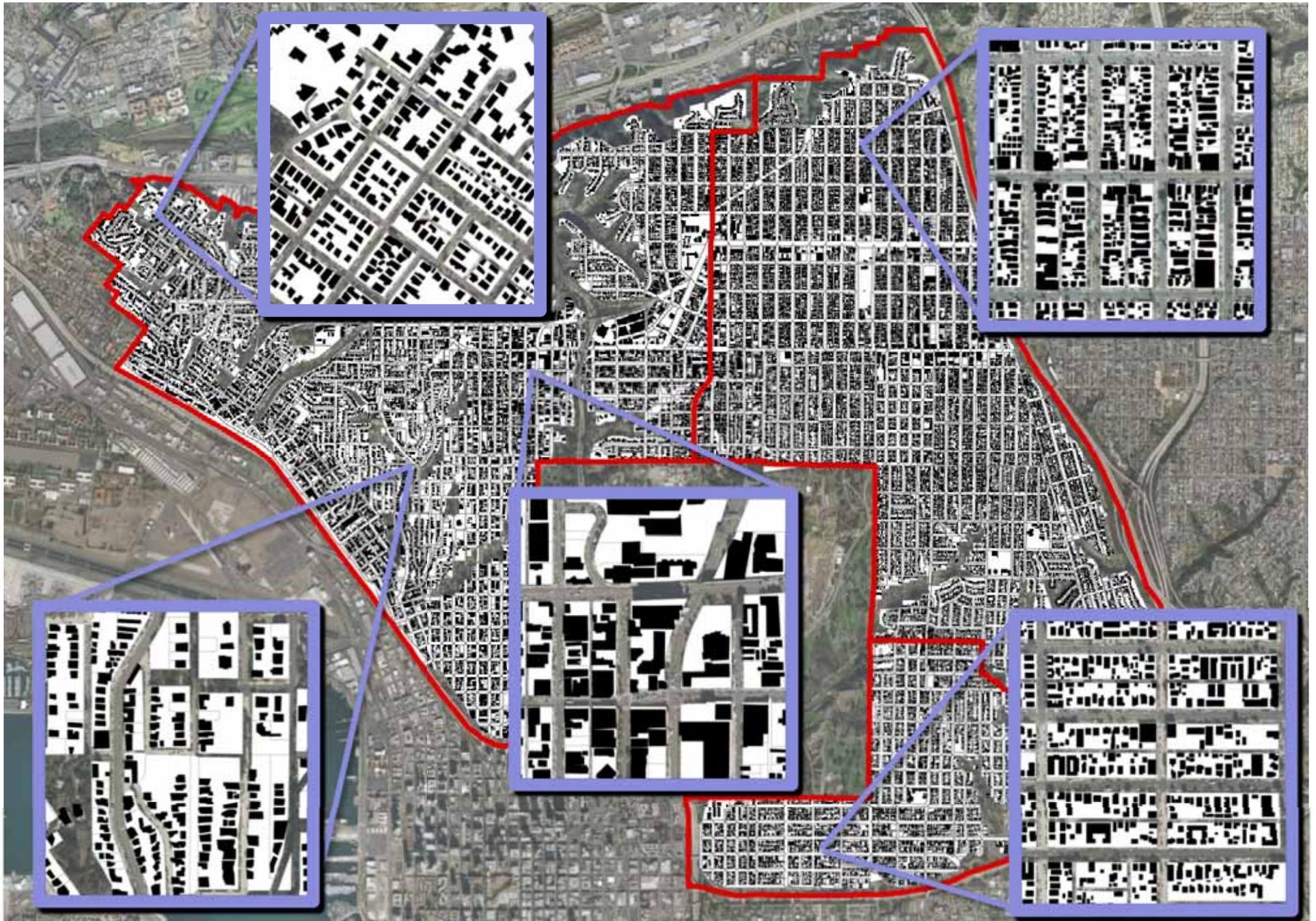


Rectangular "Alley" Block: 300' x 600'
1,800' perimeter

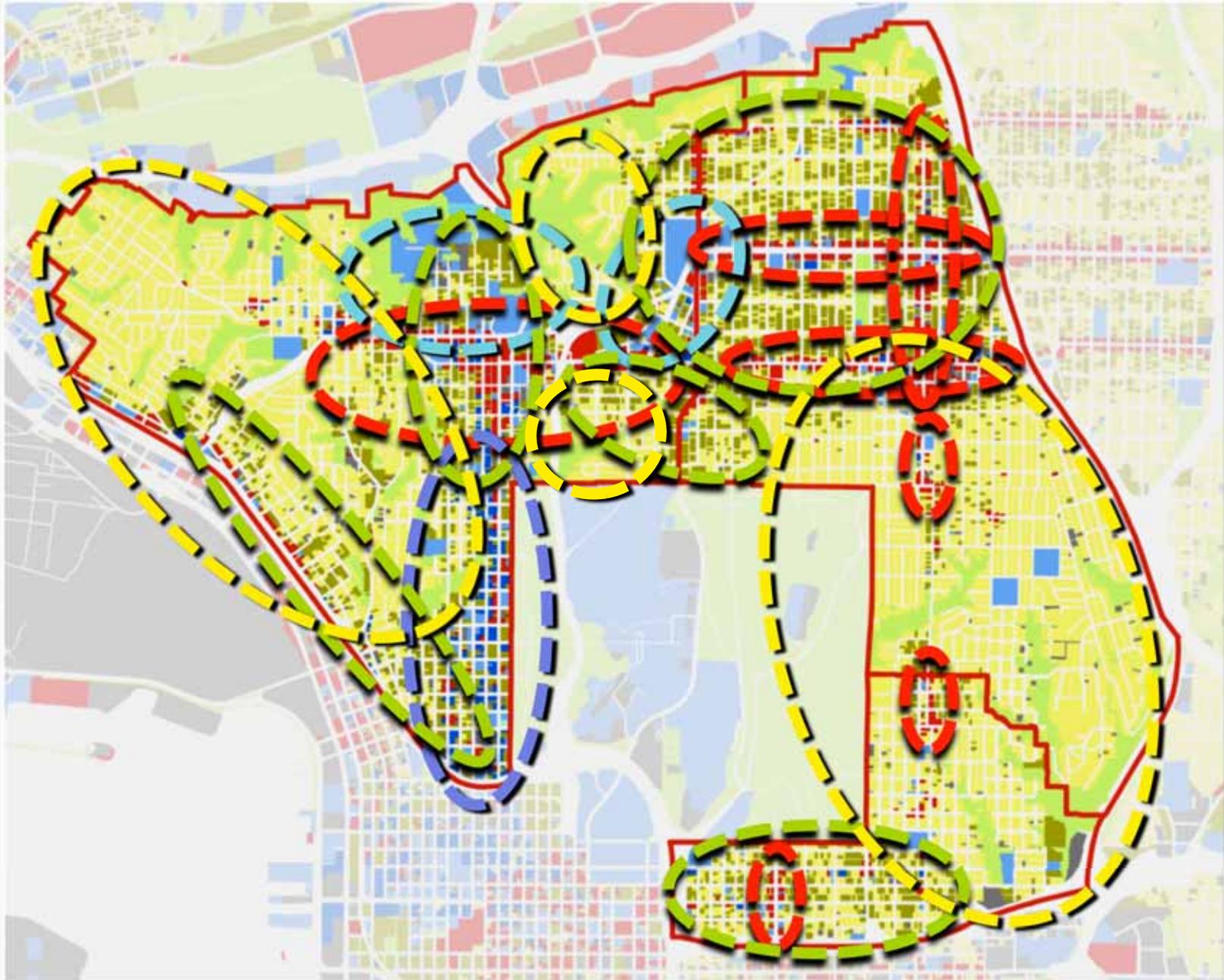


Deformed "Canyon" Block

Built Environment: **Block Patterns**



Built Environment: **Building Footprints**



Built Environment: **Land Use Patterns**



1-5 units/acre



5-14 units/acre



15-29 units/acre



30-49 units/acre



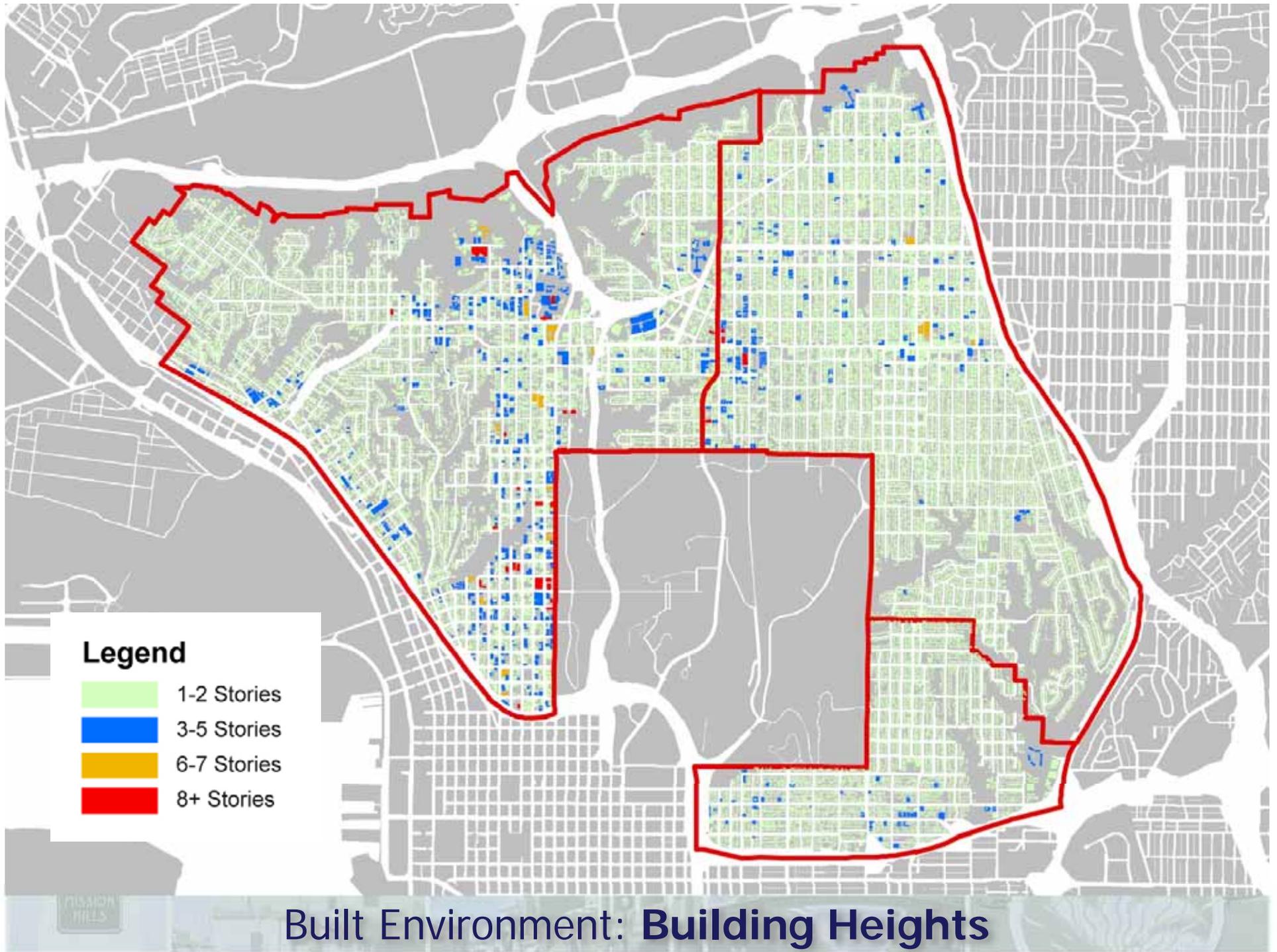
50-100 units/acre



100+ units/acre



Built Environment: **Housing Units Per Acre**





MISSION HILLS

Built Environment: **Building Heights**



MISSION HILLS

Built Environment: **Building Heights**



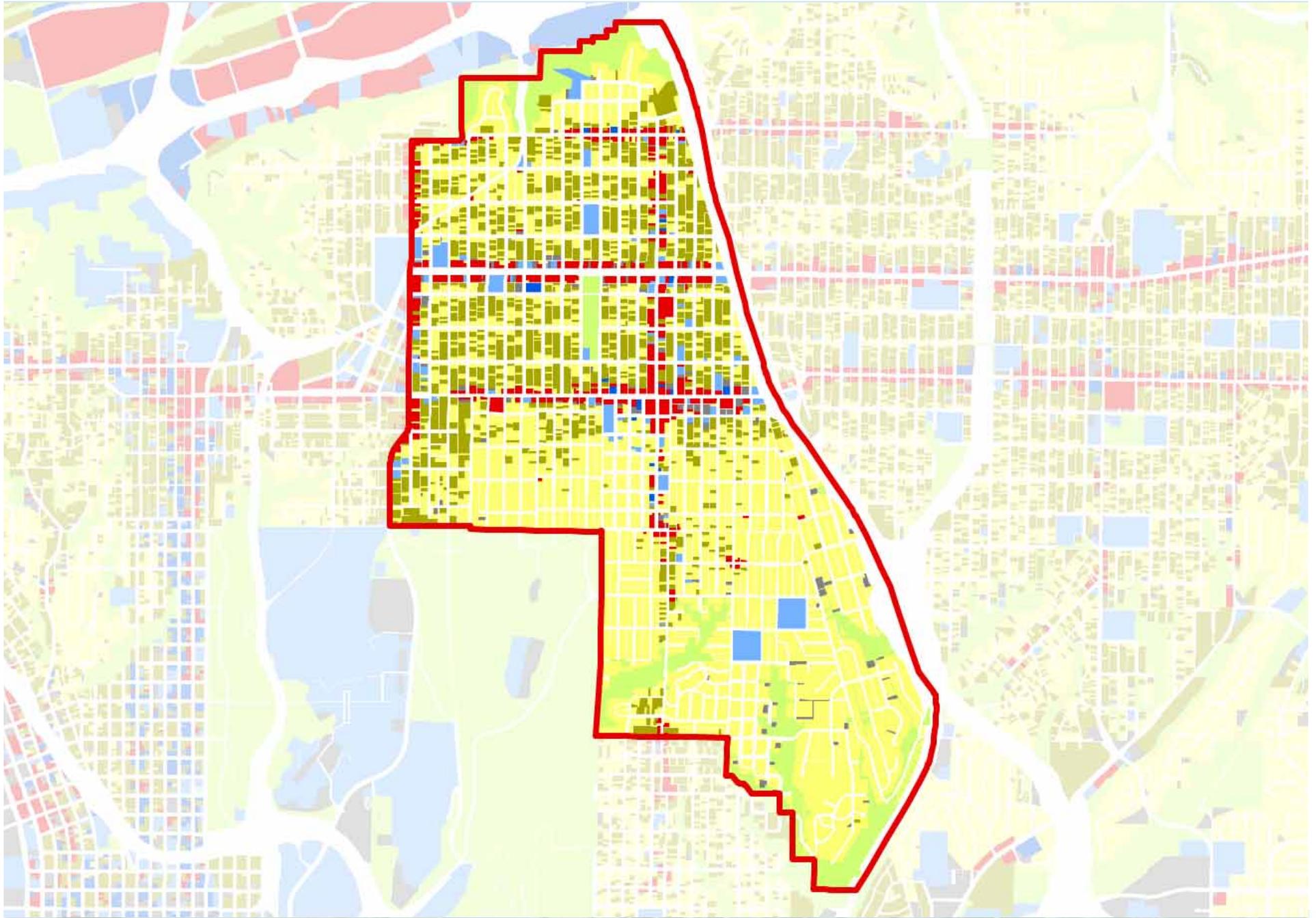
NORTH PARK

HILLCREST

UNIVERSITY HEIGHTS

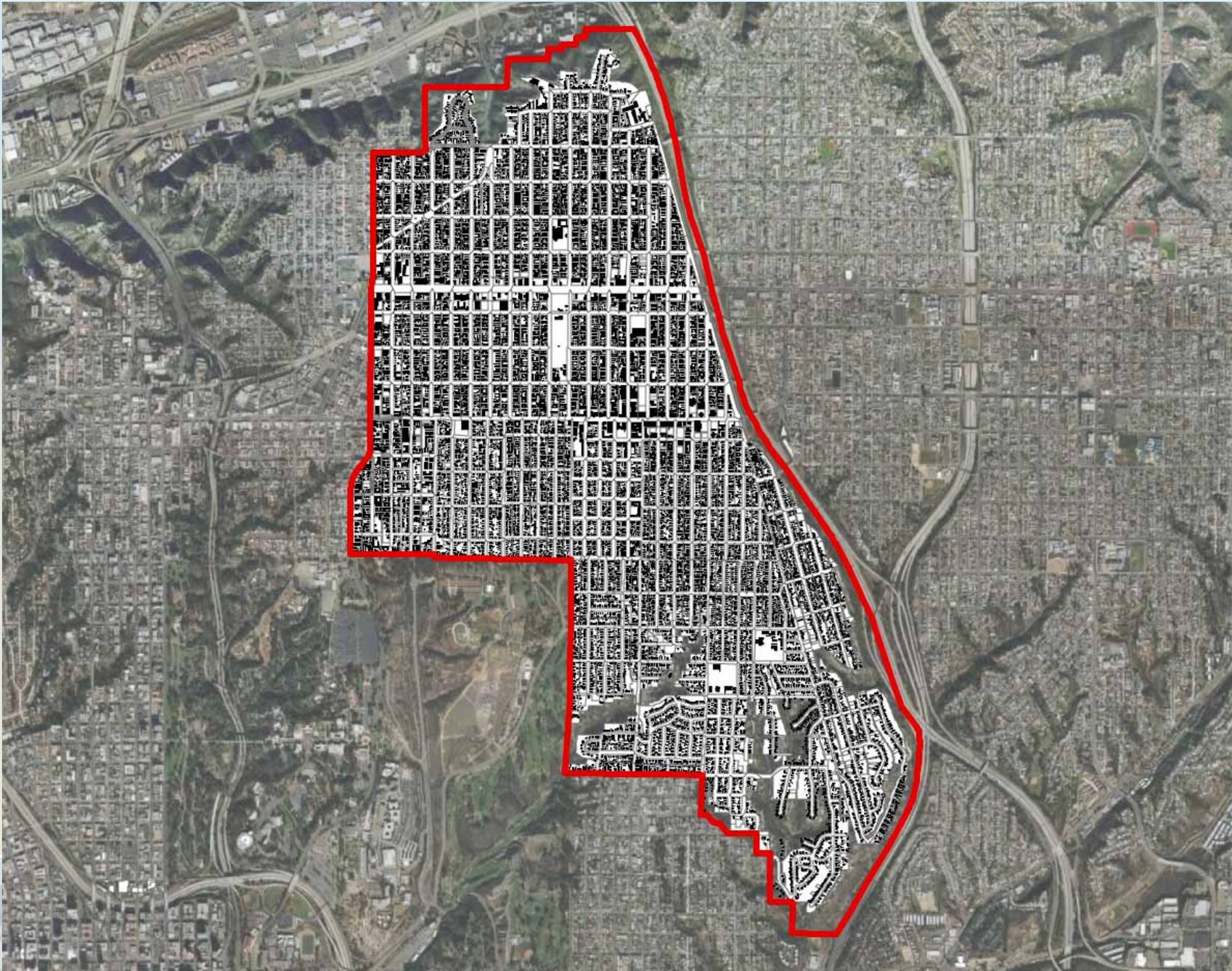
Built Environment: **Building Heights**

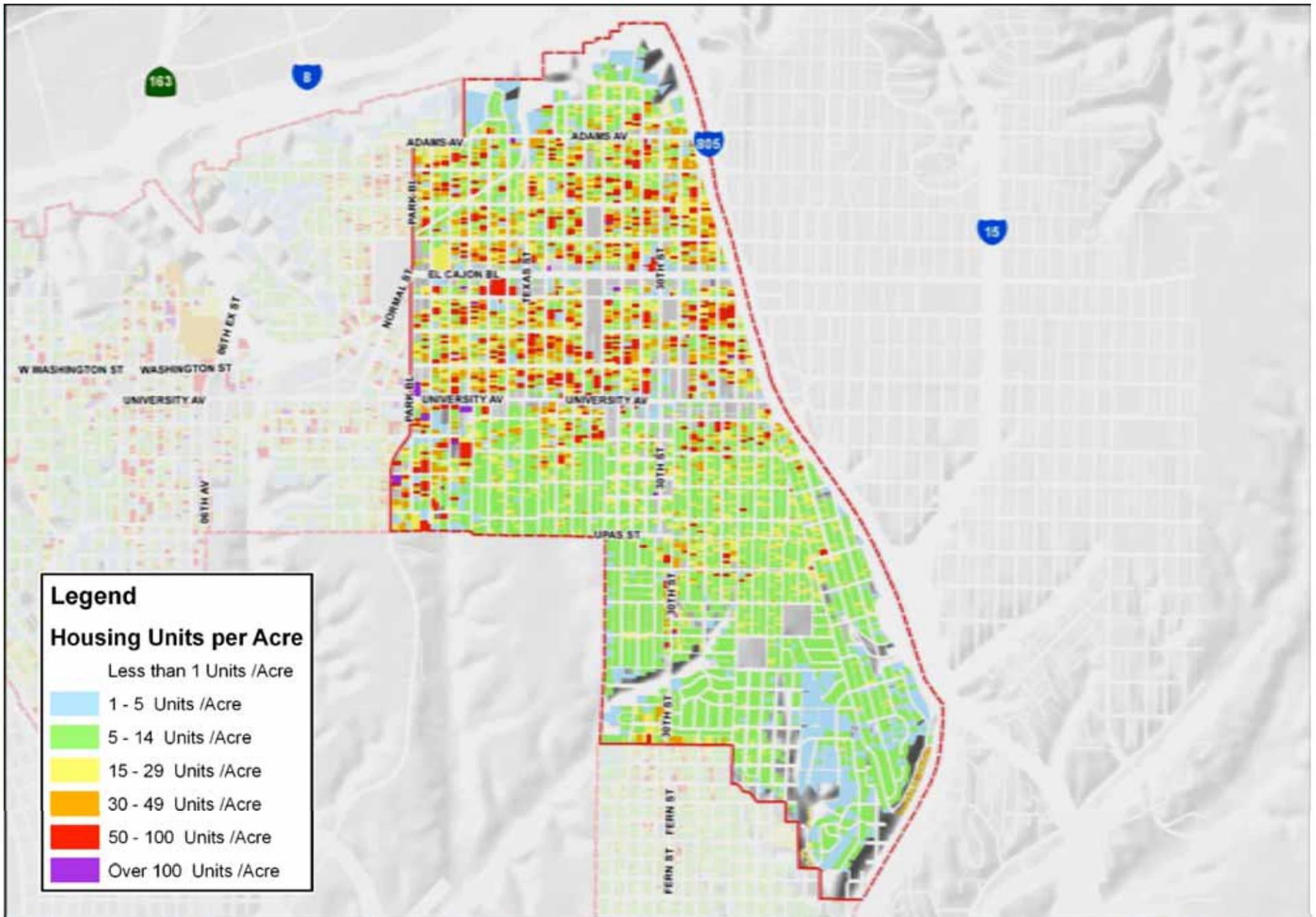




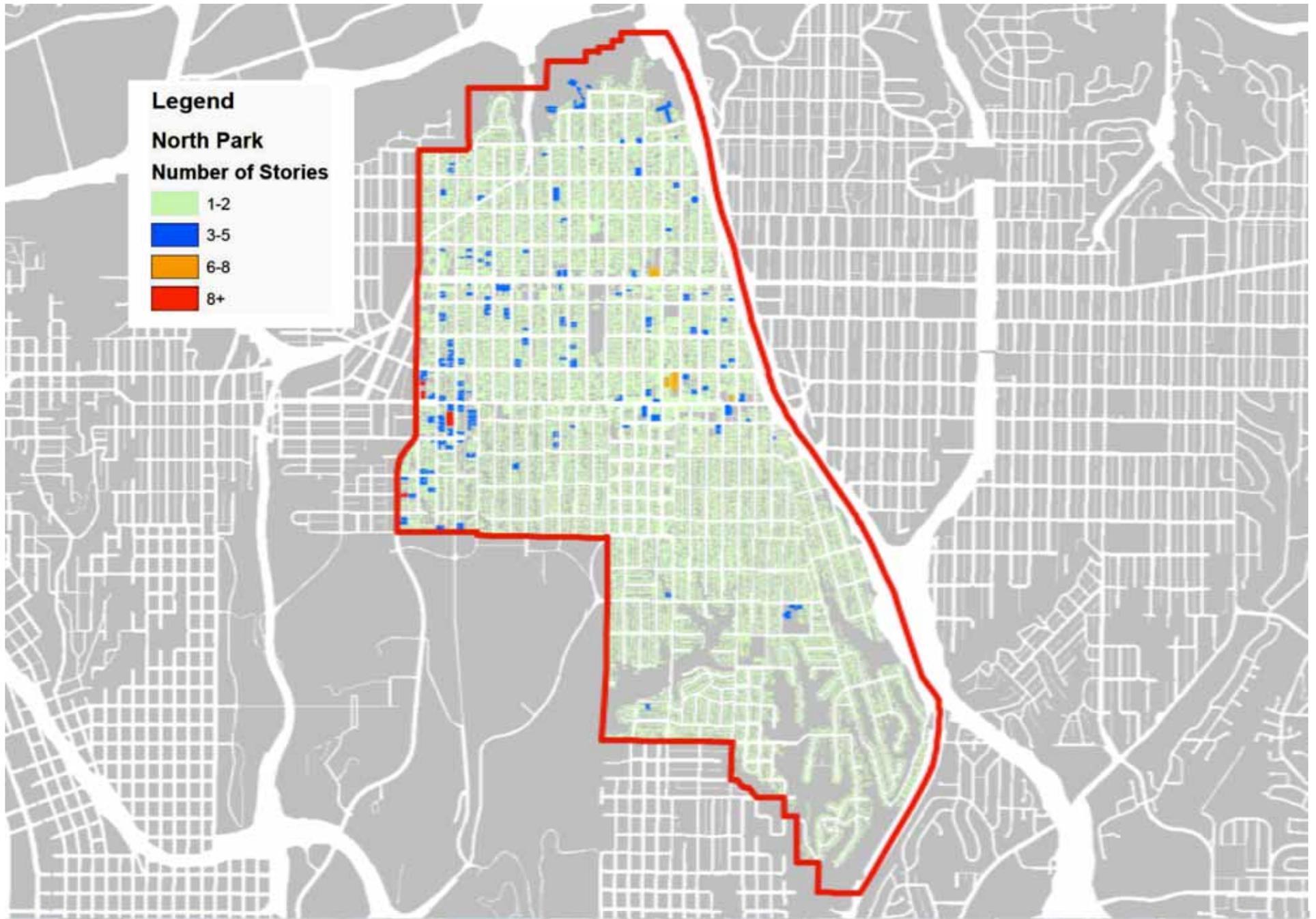
MISSION HILLS

North Park Built Form: Land Use Patterns



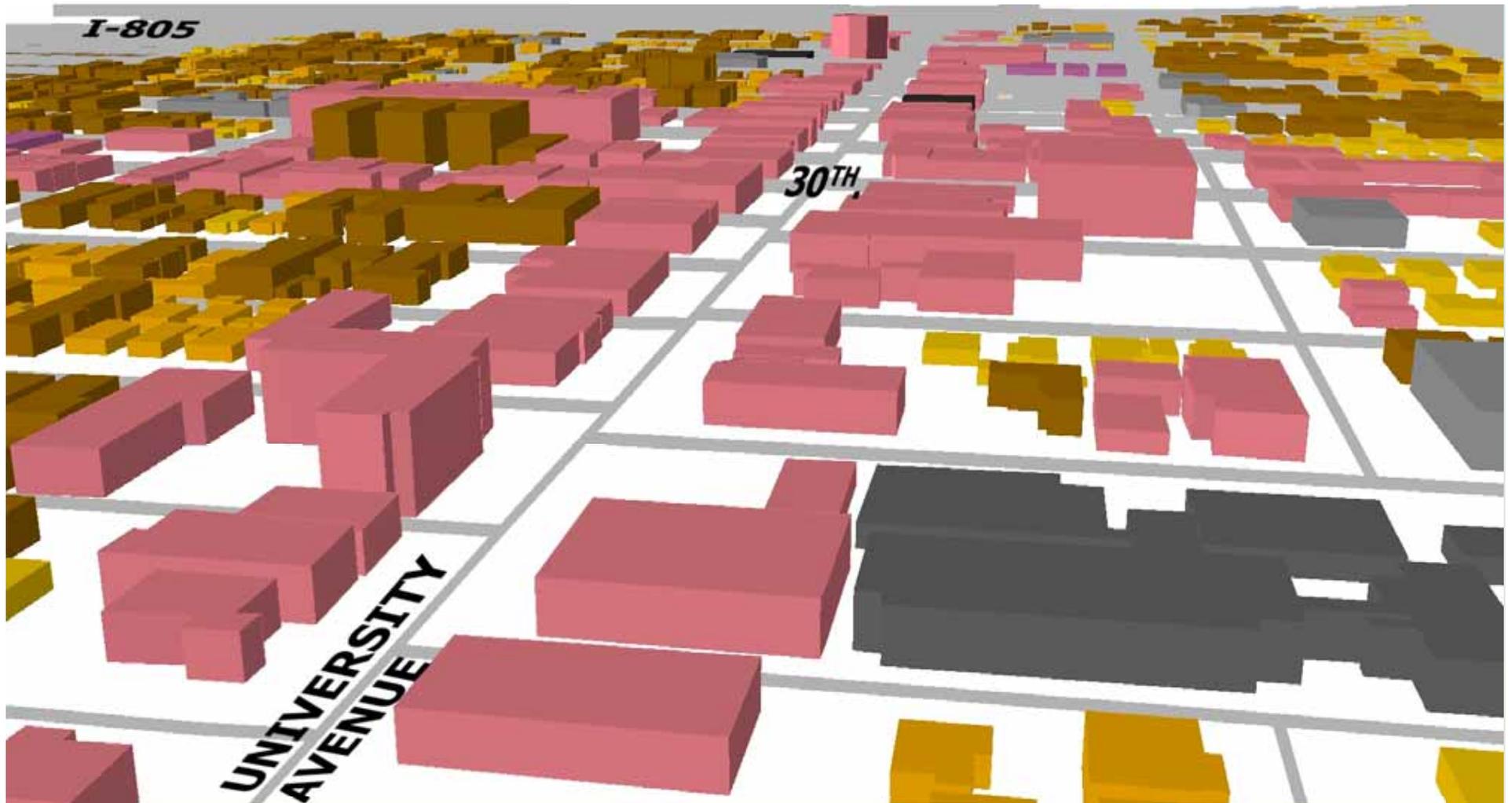


North Park Built Form: **Housing Units per Acre** (by Parcel)





North Park Built Form: **Building Massing**

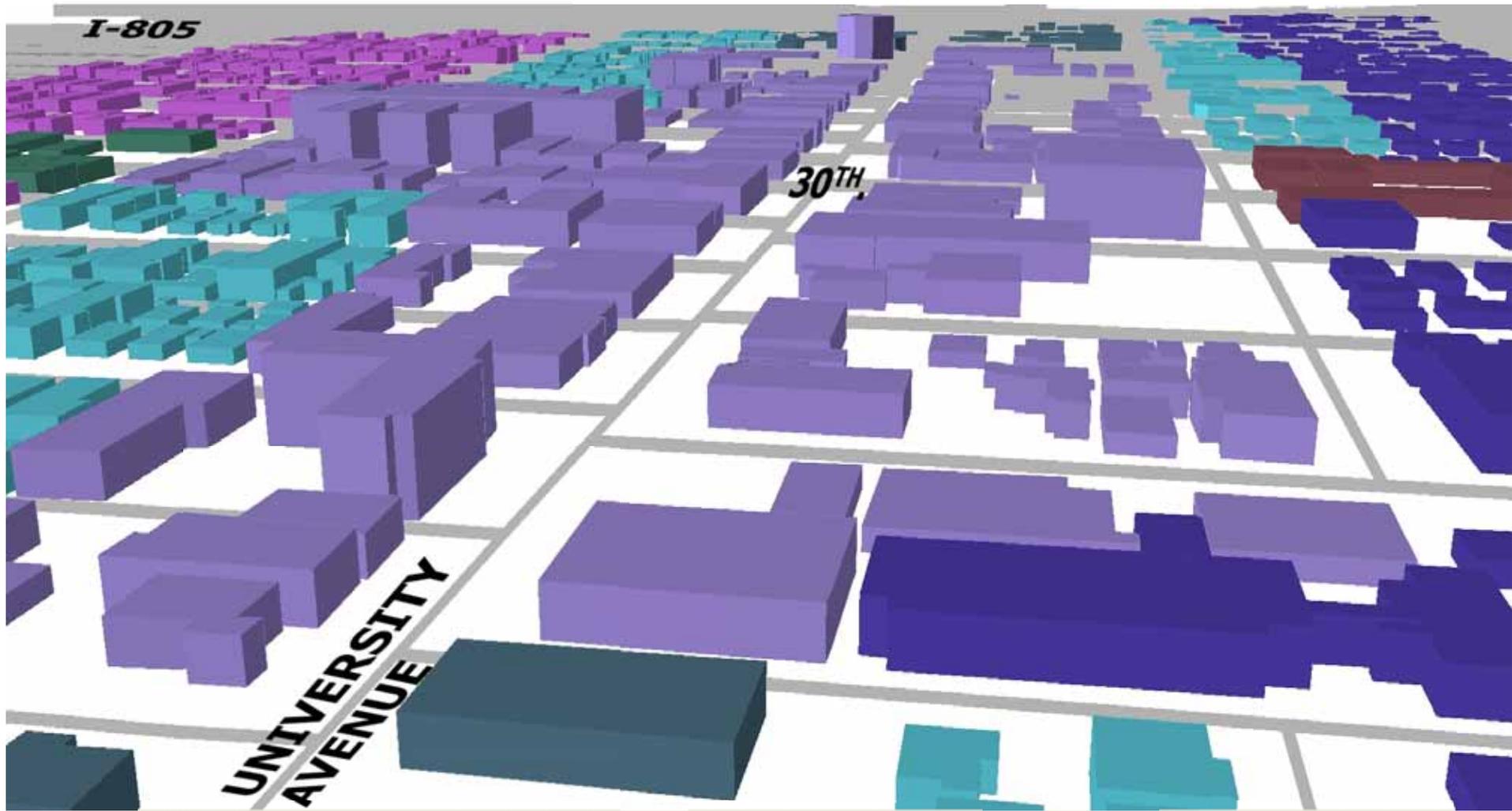


- | | | |
|--|---|--|
|  Commercial Retail/Office |  Multi-Family |  Light Industry |
|  Institutions |  Single-Family | |

Existing Land Use



North Park Built Form: **Site Development Models (sample)**



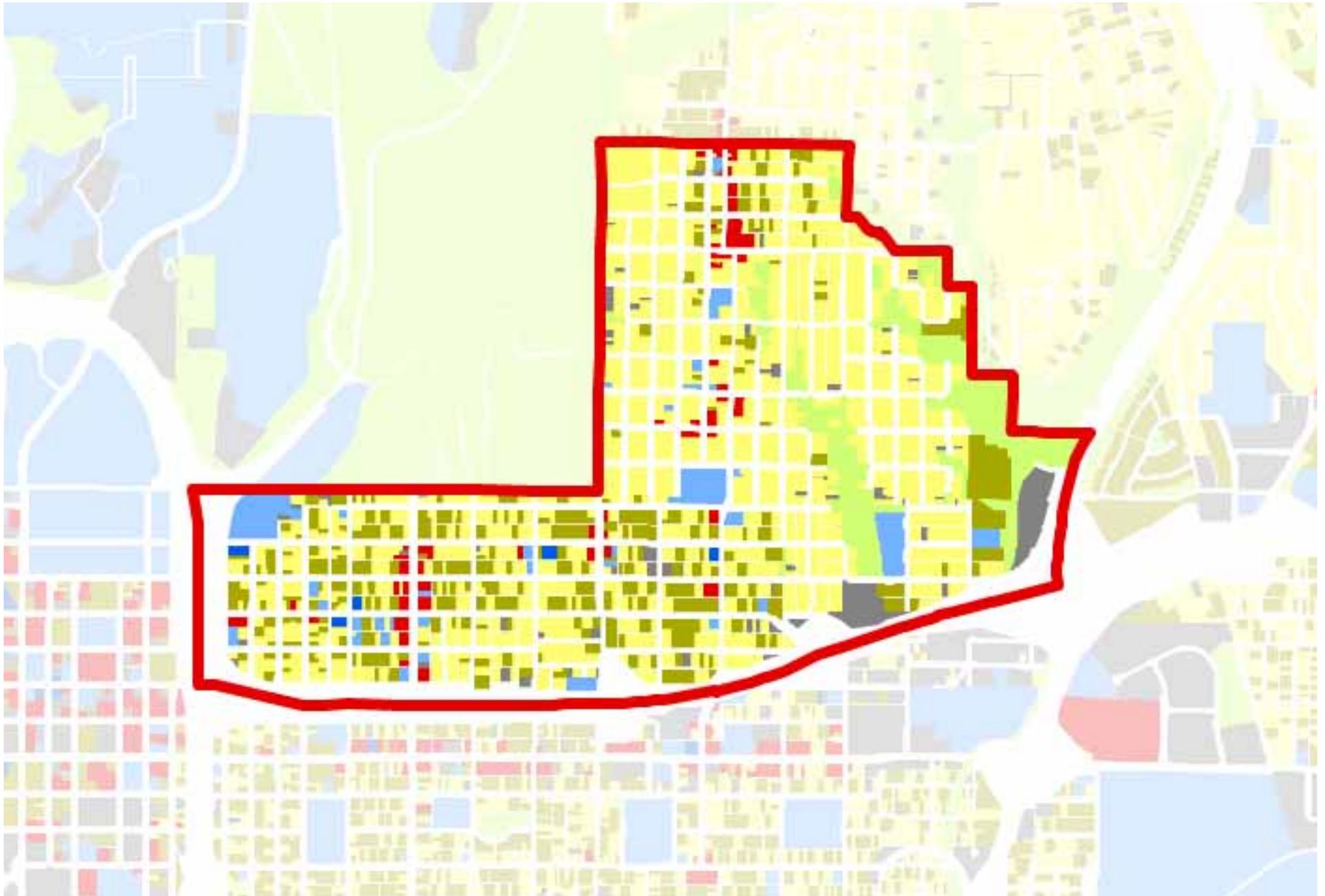
CN-1
 CL-1

MR 800B
 MR 1750

CL-5

Existing Zoning

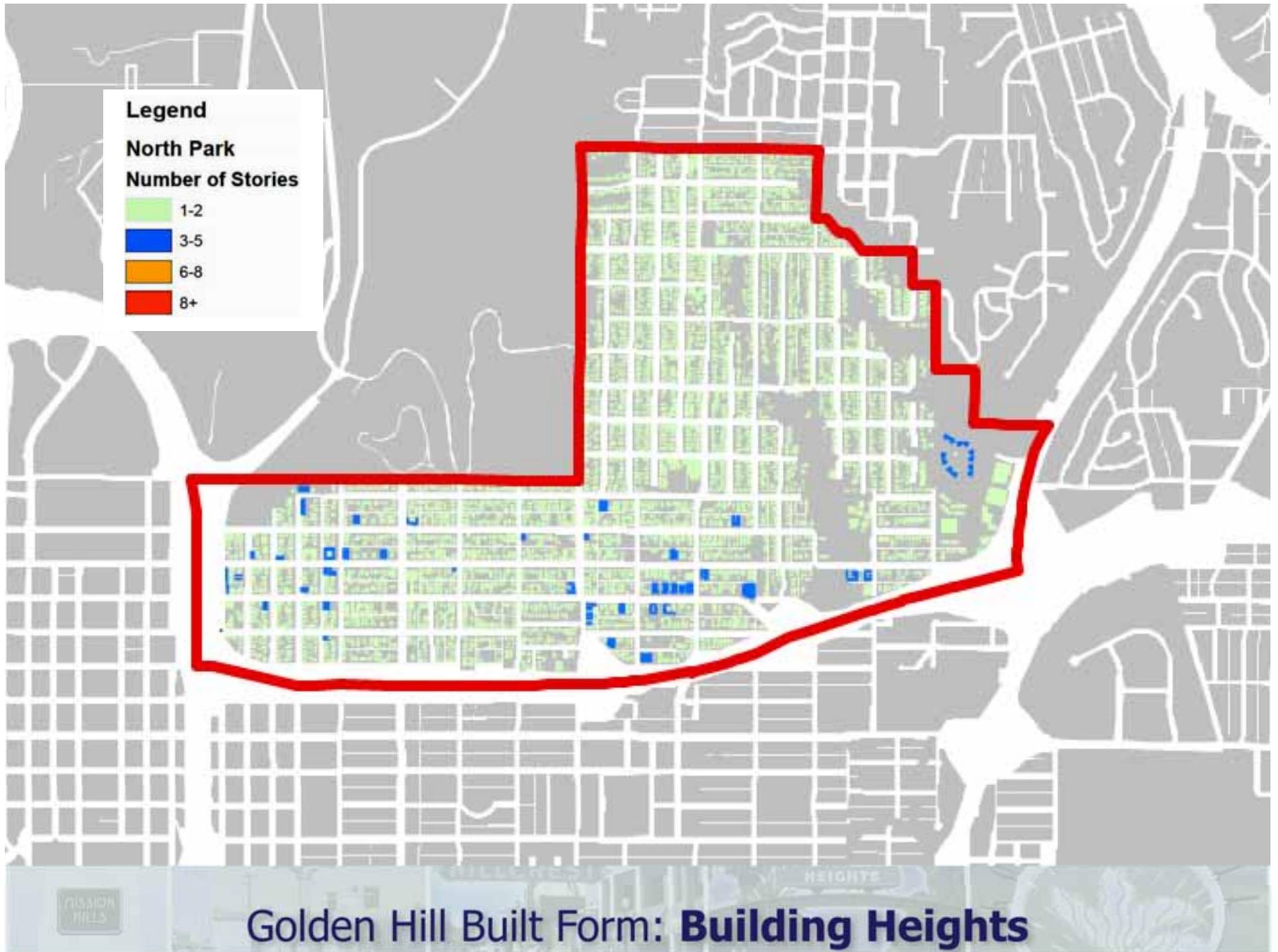
North Park Built Form: **Site Development Models (sample)**



Golden Hill Built Form: Land Use Patterns



Golden Hill Built Form: **Building Massing & Density**





“Mansion” Home



Pre-War Apt.



“Huffman”



Podium Bldg.



Courtyard



Single Family



Golden Hill Built Form: **Building Types**



Corner Store



Storefront



Strip Mall



Golden Hill Built Form: **Building Types**

4. COMMUNITY QUESTIONS & COMMENTS

