



Old Town San Diego

COMMUNITY PLAN UPDATE

Old Town San Diego Community Plan Update Advisory Committee Meeting

November 17, 2015



Old Town San Diego

COMMUNITY PLAN UPDATE

What's Next?

- Review Draft Community Plan and Planned District Ordinance
 - Proposed Review Schedule:
 - **Nov. 17, 2015: Land Use & Urban Design**
 - **Dec. 9, 2015:** Introduction, Economic Prosperity, and Public Facilities, Services & Safety
 - **Jan. 13, 2016:** Mobility and Recreation
 - **Jan. 27, 2016:** Historic Preservation, Conservation, Noise
 - **Feb. 10, 2016:** Draft Planned District Ordinance (PDO)
 - **March 2016:** Draft PDO and/or Other Topic
 - **April 2016:** CPG Recommendation on Draft Community Plan & PDO



Old Town San Diego

COMMUNITY PLAN UPDATE

Land Use Element

- Overview provided at October 14th meeting
- Significant effort to develop policies to strengthen community character
 - Eight Sub-Districts, including Historic Core & Core
 - Substantially maintains existing community plan land use designations (some changes in Hortensia and Hillside)
 - Residential densities do not exceed 25 dwelling units per acre(du/ac), which is currently allowed under PDO
 - Density in Mason and Linwood Sub-Districts is 10-15 du/ac

ANY QUESTIONS?



Urban Design Element

- Incorporates the content from Architectural and Site Design Standards and Criteria
- Goal to improve guidance on development consistent with historic building styles
 - Nine subsections:
 - Building Design: Architectural Criteria
 - Building Design: Architectural Styles
 - Building Design: Sustainability
 - Site Design
 - Landscaping
 - Signage
 - Streetscape
 - Street Corridors & Gateways
 - Wayfinding



Urban Design Element

- **Building Design: Architectural Criteria**
 - Provides guidelines for development consistent with the three historical architectural styles
- **Building Design: Architectural Styles**
 - Defines three historical architectural styles and illustrates characteristics with photographs
 - Intended to guide future development
- **Building Design: Sustainability**
 - Historic and contemporary sustainable building features
 - Incorporation must be consistent with Old Town's character



Urban Design Element

- Site Design
 - Exterior aspects: Pedestrian spaces and orientation, fountains, sculptures, lighting, parking, paving, fences/walls, mechanical
- Landscaping
 - Maintains plant and tree lists from Standards & Criteria
- Signage
 - Maintains guidance from Standards & Criteria
 - Some revisions and reorganization to improve clarity



Urban Design Element

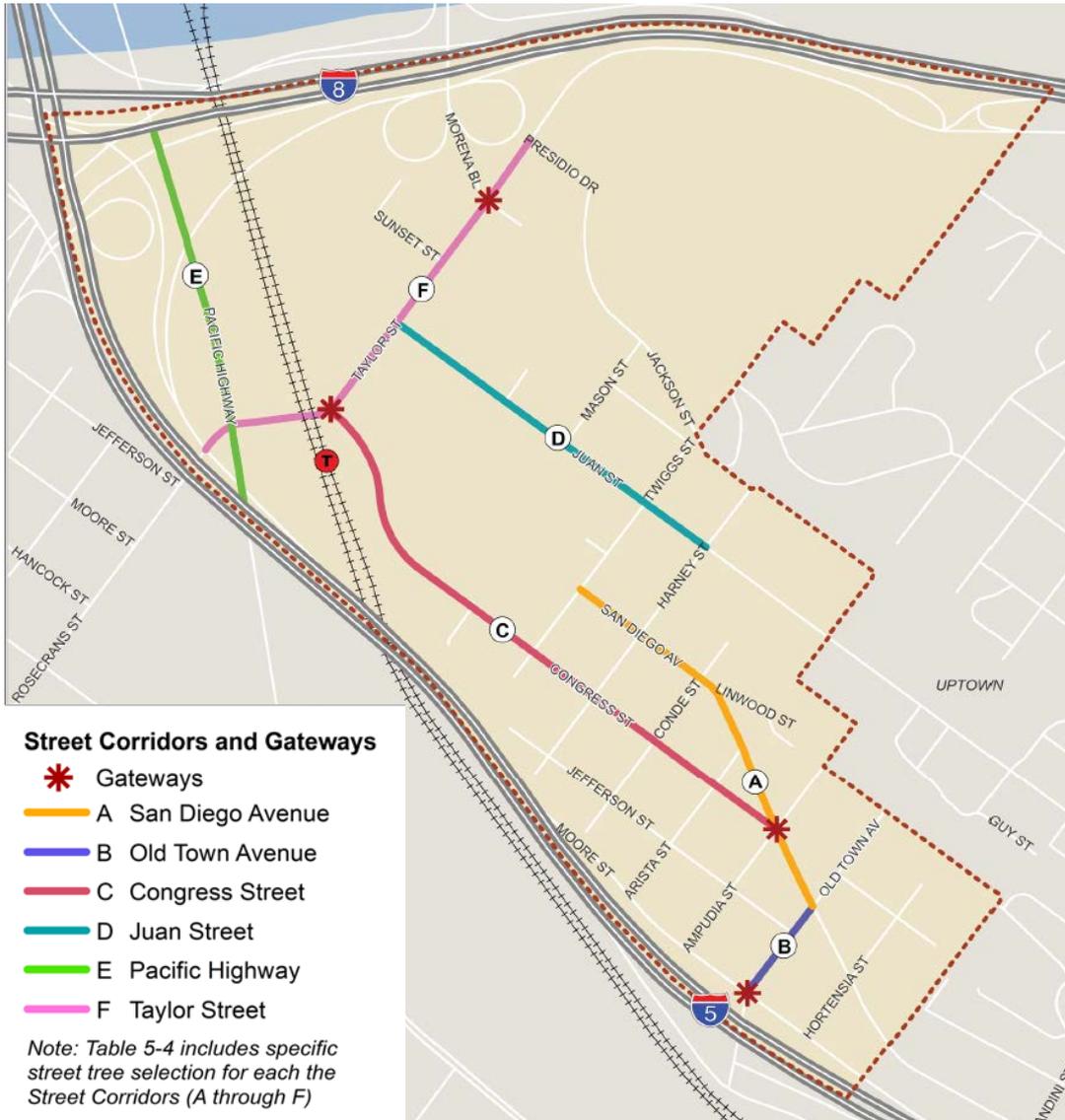
- Streetscape
 - General guidance for street tree and parkway planting throughout community
 - Street tree selections are native and local species
 - Guidance for street furniture, sidewalks and pedestrian lighting
- Wayfinding
 - General policies regarding wayfinding signage and consistency with Old Town's character



Urban Design Element

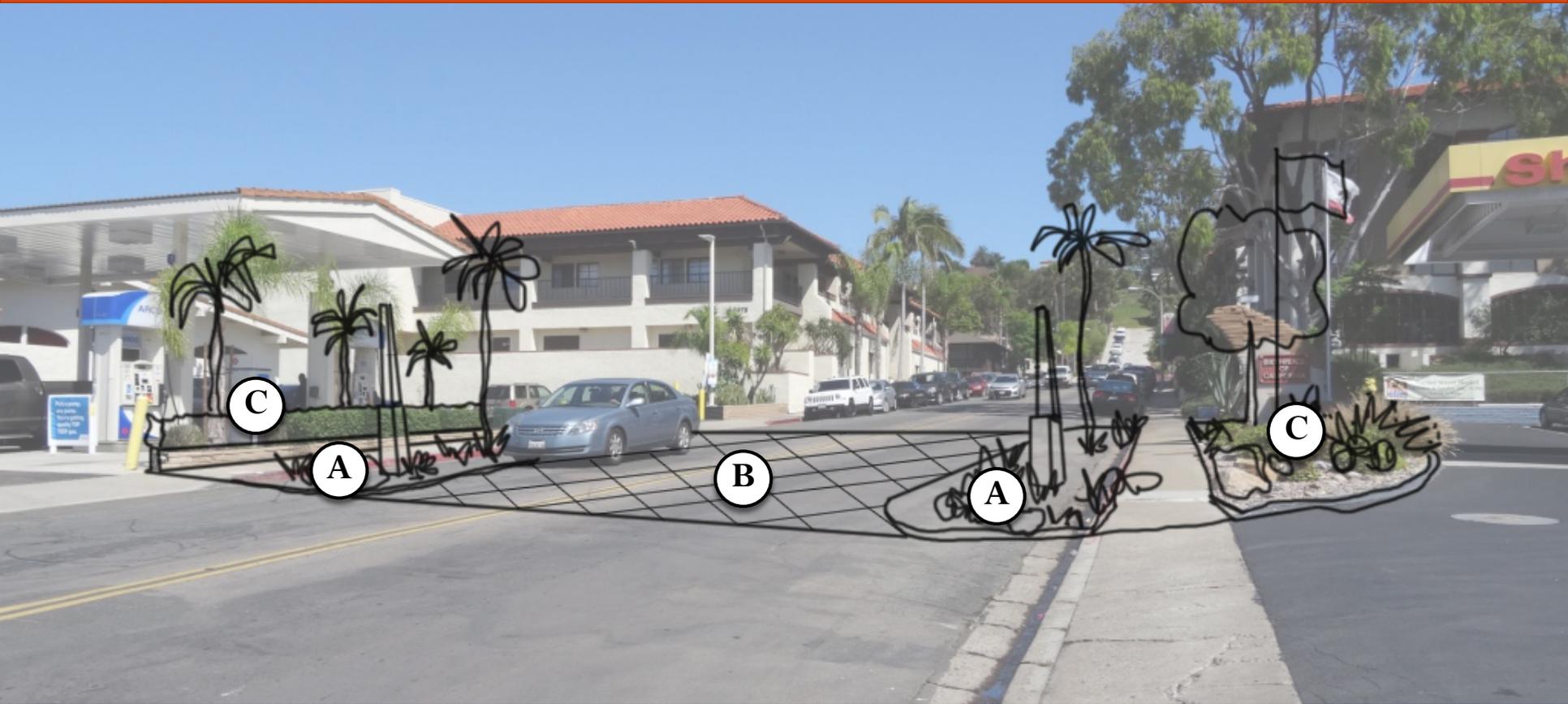
- Street Corridors and Gateways
 - Emphasize primary community corridors based on function, to create sense of place:
 - Gateway/Linkage streets: San Diego Avenue, Old Town Avenue, Taylor Street, and Pacific Highway
 - Pedestrian streets: Congress Street and Juan Street
 - Use streetscape elements such as themed street trees, landscaping, sidewalks and sidewalk furniture, lighting, signage/monuments
 - Create gateways for sense of arrival

STREET CORRIDORS AND GATEWAYS MAP



- Map identifies streets and gateway locations for emphasis through design elements
- Community Plan Update will include concept design for a few streetscape and/or gateway opportunities within Old Town
- Preliminary draft design concepts for potential streetscape/gateway locations shown on next slides for community review
- We want your input! See the feedback form on the Old Town Community Plan Update web page.

OLD TOWN AVENUE – GATEWAY OPPORTUNITY



Potential elements:

A. Curb extensions

- Enhanced landscaping
- Iconic vertical elements
- Public art

B. Street Material

- Stamped concrete, pavers, color
- Raised for traffic calming

C. Widen Sidewalks

- Enhanced landscaping
- Signage
- Pedestrian amenities (benches, trees, etc.)

SAN DIEGO AV. & CONGRESS ST. – GATEWAY OPPORTUNITY



Potential elements:

A. Enhanced Crosswalks

- Stamped concrete
- Painted concrete
- Pavers

B. Gateway Feature

- Vertical elements
- Lighting
- Banner/Signs

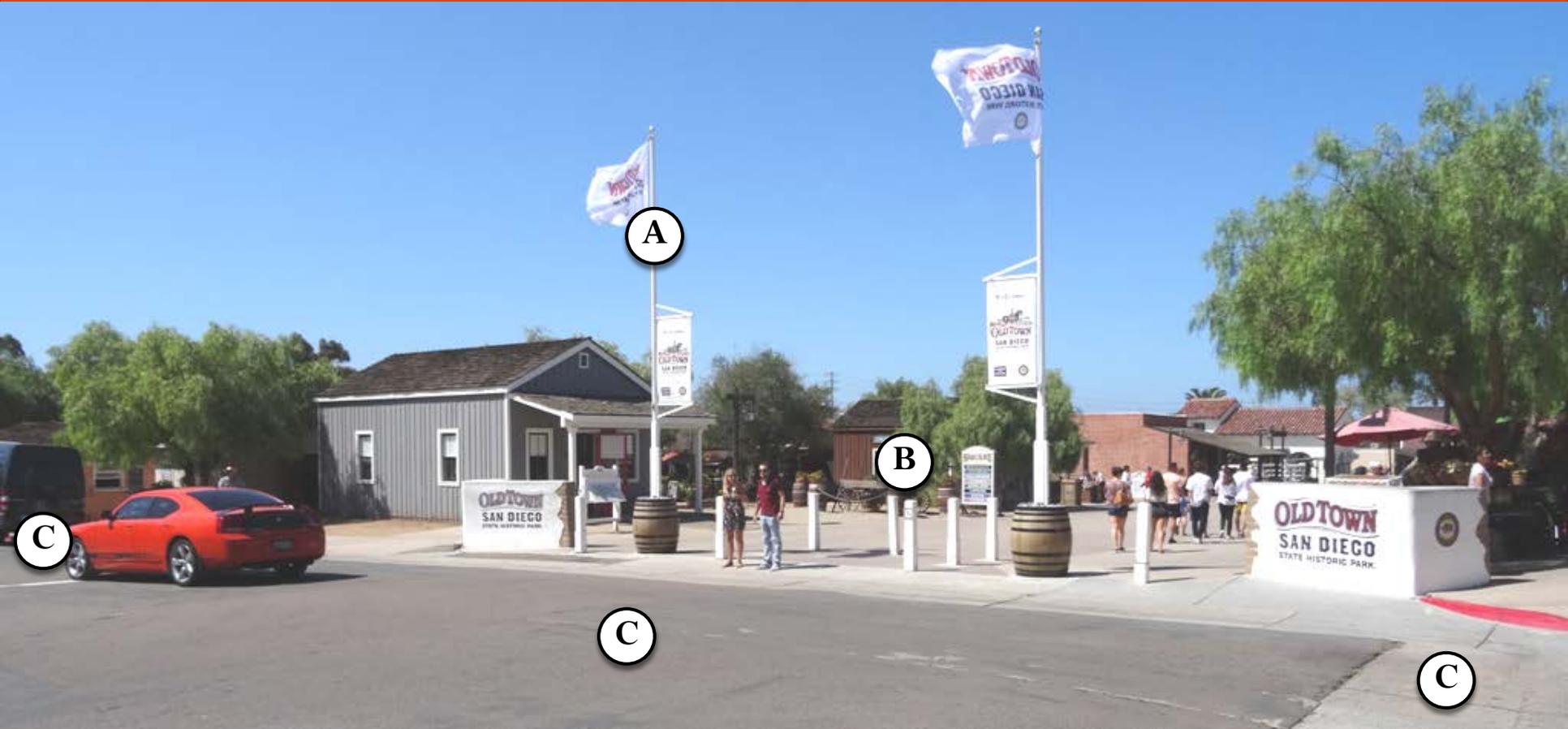
C. Landscaping

- Low landscaping
- Stormwater capture
- Public art

D. Enhanced Plazas

- Shared private/
public
- Curb extensions

SAN DIEGO AV. & TWIGGS ST. GATEWAY OPPORTUNITY



Potential elements:

A. Gateway to Park

- Arch Sign
- Other “threshold”

B. Enhanced Plaza

- Seating and shade
- Lighting
- Signs
- Statue/Public Art

C. Enhanced Intersection and Crosswalks

- Material differentiation (stamped/stained concrete)
- Raised for traffic calming

SAN DIEGO AV. STREETSCAPE OPPORTUNITY



Potential elements:

A. Widen Sidewalks

- +5' -6' each side
- Landscaping
- Hardscaping
- Canopy trees or other (e.g. palms)

B. Streetscape Elements

- Benches, trash cans, bike racks, lighting, signs, etc.
- More room for sidewalk/landscaping
- New lighting

C. Plazas/Patios

- Shared private/public
- In sidewalk zone
- Seating
- Shade / Trees

D. Reduce Clutter

- Limit sandwich signs, etc.
- Newspaper corrals



Potential Presentation Techniques for Gateway and Streetscape Concepts

- Four techniques available to City staff to illustrate gateway and streetscape concepts within the draft Community Plan:
 - 3-D Computer Illustration
 - Hand Sketch
 - Black and White
 - Digital Hybrid
- Examples of these techniques are shown on the following slides
- Which technique is preferred for use in the Old Town Community Plan? We want your input – see feedback form.

POTENTIAL PRESENTATION TECHNIQUES



3-D Computer Illustration

- Color shows materials and textures
- Shows specific landscaping, etc.
- Conceptual/not set in stone
- Can generate multiple views



POTENTIAL PRESENTATION TECHNIQUES



Hand Sketch

- Color shows materials and textures
- Can be very loose or more precise
- Conceptual/not set in stone



POTENTIAL PRESENTATION TECHNIQUES



Black and White

- Very conceptual – few details of construction materials
- Easy to read
- Could add color to “highlight” certain improvements



POTENTIAL PRESENTATION TECHNIQUES



Digital Hybrid

- Uses combination of photo, computer illustration, and hand sketching/color
- Shows most detail of materials and textures
- More realistic

