



Old Town San Diego

COMMUNITY PLAN UPDATE



Land Use & Urban Design Charrette Summary

Charrette Date: September 27, 2011

Summary Prepared: October 24, 2011

INTRODUCTION

Starting in November 2010, the City of San Diego (City) started an update to the Old Town San Diego Community Plan. A Community Plan Update Advisory Committee (Advisory Committee) was formed to provide the City and the community plan update consultants with input throughout the plan update process. Since November 2010, there have been five Advisory Committee meetings. While the Advisory Committee meetings are open to the public, the “charrette,” an interactive public workshop, was the first major public meeting held to discuss this update. This was an important step in the public outreach effort, designed to get feedback on issues and opportunities that the City should consider as it moves forward with the planning process.

On September 27, 2011, members of the Advisory Committee for the Old Town San Diego Community Plan Update (Community Plan Update) and interested residents, business owners, and others convened for the Community Plan Update Charrette (Charrette). The Charrette was held at the Harold J. Ballard Parent Center Auditorium at 2357 Congress Street, in Old Town, from 4 to 8 p.m. The purpose of the Charrette was as follows:

- Learn about the Community Plan Update, timeframe, and progress to date;
- Hear a review of the Existing Conditions and Walk Audit findings, two reports completed to assess the plan area as part of the early Community Plan Update process, which will be available soon on the City’s website;
- Hear an overview of other ongoing studies related to the Community Plan Update, including Historic Planning and Mobility Planning; and
- Provide input related to land use, parks and open space, mobility, and design character.

MEETING ANNOUNCEMENT AND ATTENDANCE

The Charrette was announced in local papers and community newsletters, (both digital and hard-copy versions), on the City’s website, hard copy mailings to property owners, and through numerous email blasts. More than 30 attended the Charrette, including Old Town residents, business and property owners, and other stakeholders, as well as the consultant team members, staff from City, Redevelopment Agency, Metropolitan Transit System (MTS), and San Diego Association of Governments (SANDAG). A copy of the Charrette meeting announcement and press release is included in Appendix A.



Attendees were asked to sign in, and were provided an agenda, a comment card, and a raffle ticket for door prizes. Attendees were directed to activity tables. A copy of the Charrette Meeting Agenda is included in Appendix B.

MEETING ACTIVITIES – WELCOME AND ORIENTATION

David Thornton, the Advisory Committee Chair, opened the meeting. Tait Galloway, Project Manager with the City of San Diego, provided an overview of the Community Plan Update process. Christine Babla, Urban Designer with AECOM, gave an overview of the timeline for the project and the evening's activities and goals.

Review of Background Information

Noré Winter of Winter & Company provided an overview of the consultant team's work to date, including a PowerPoint presentation of the Urban Design Existing Conditions Report and a summary of participants' responses and feedback from a Self-Guided Walk Audit.

Briefings from other Disciplines

Robin Shifflet from the City provided an overview of parks planning and goals for the Community Plan Update. Teresa Grime of Galvin Preservation presented a summary of the Historic Survey work in progress. Sherry Ryan of Fehr & Peers, Transportation Consultants, presented an overview of the mobility planning effort.

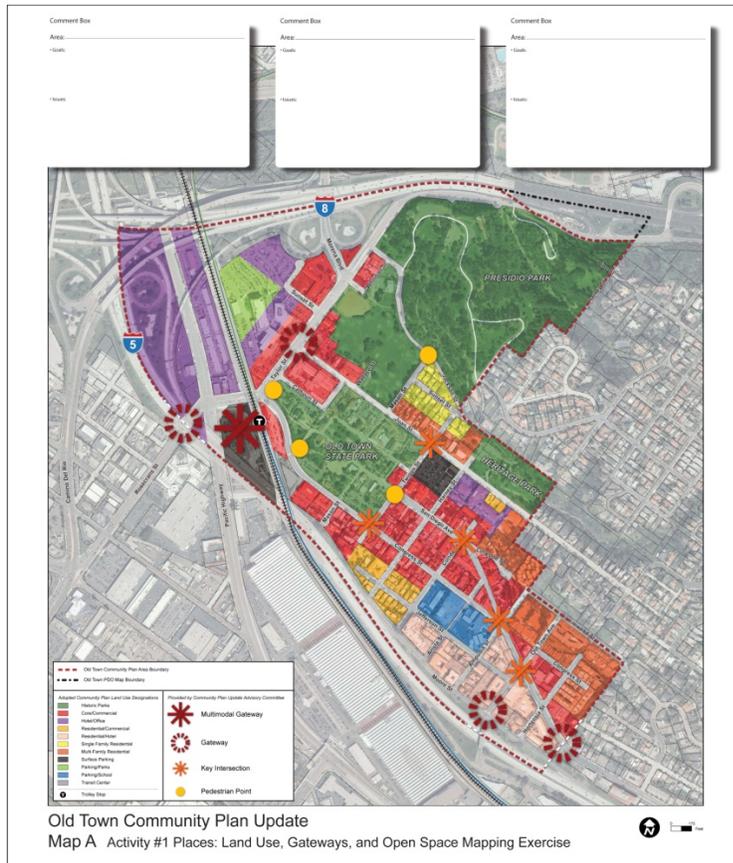
Charrette Activities

Noré Winter provided overall facilitation for the Charrette's group activities, while City staff and members of the consultant team facilitated group discussions at each table. There were two group activities. For each activity, Nore Winter presented the goals of the activity, and the groups were given time to work on "assignments"; one participant from each group provided a summary of the group's conclusions. Each table was provided three large-format maps, markers, pens, a flip chart for note taking, Post-It notes, scissors, a glue stick, and "icon sheets" and photo sheets to use to document and describe concepts and goals for the plan area.

Results of Charrette activities are summarized below. Photos from the Charrette are provided in Appendix C, including documentation of the marked-up maps. All comments received have been transcribed and are included for reference in Appendix E.



ACTIVITY 1: PLACES: LAND USE, GATEWAYS, PUBLIC PARKS/OPEN SPACE (REFINE THE FRAMEWORK MAP)



The group was provided a map (as shown at left) illustrating land uses over an aerial photo of the Old Town plan area, as well as a “Gateway Chart” identifying types of potential gateway design features. The group was asked to do the following:

- discuss potential changes to land uses and land use boundaries, as well as goals and/or issues for three areas;
- discuss entry points and key gateways, as well as potential design features that could be incorporated into those areas; and
- identify areas for future parks, plazas, and open space, and discuss the type, size of space, and key features that people would like to see.

GROUP RESPONSES: All maps and comments provided during this exercise are included in Appendix E. Consistent feedback that was heard during this exercise is as follows:

Land Use

- Parking should be incorporated in the area north of Taylor Street, generally outside of the core, whenever possible.
- The area between the freeway and the rail right-of-way was an opportunity for redevelopment, and other uses, besides hotel and office, should be allowed in the area north of Taylor Street.
- A mix of parking, park, and/or other uses should be considered for the Harold J. Ballard Parent Center/Fremont School site (the school site).
- There were many comments recommending that the old Caltrans property become a part of the Old Town State Historical Park. There was also a comment that the old Caltrans building could serve as potential site for a museum of Mexico.



- There were a wide range of varying comments on land use and boundaries. Some highlights included the need for flexibility with lot consolidation and allowable uses, as long as the character was tightly controlled; expanding the core/commercial designation south past Ampudia Street along San Diego Avenue; allowing other uses, such as office, in the residential/hotel designated area at Moore Street and Ampudia Street; allowing residential on Congress Street and/or Twiggs Street; and allowing office at the north end of Taylor Street.

Gateways

- The north gateway should be at Taylor Street and Congress Street, not at Pacific Highway and Rosecrans Street, as indicated in the map. Additionally, comments indicated that there is a northeast gateway at Morena Boulevard and Taylor Street.
- The Transit Center gateway needs improvements, such as lighting, plantings, directional signage, furnishings, and crosswalks, to better function as a gateway.
- There is a need for improvements along San Diego Avenue to make it more pedestrian friendly, such as adding directional wayfinding for vehicles arriving at Old Town, slowing/clarifying vehicular movement, and adding pedestrian lighting.
- There is a preference for decorative crosswalks, planting, signage, and lighting at key intersections, gateways, and pedestrian points. A need for wayfinding was identified throughout Old Town and at key gateways such as Pacific Highway and Interstate 8 (I-8), Moore Street and San Diego Avenue, Harney Street and the I-8 off-ramp, and a special focus at the Transit Center and Old Town Avenue at Moore Street.

Parks, Plazas, and Open Space

- There were many comments related to the need for Presidio Park enhancements, including linking it more directly to the State Park, and re-establish linkages.
- There were several comments suggesting pocket parks or a community garden off of Linwood Avenue; a pocket park at the intersection of Congress Street and Harney Street, Congress Street, and Conde Street, or San Diego Avenue and Harney Street; and a tot lot at the intersection of Jackson Street and Whitman Street.
- There were a range of general comments on open space, including comments on the need for maintenance, concern about homeless people, and the timeframe for the golf course lease and potential reuse for passive or active recreation.

ACTIVITY 2: CONNECTIONS: MOBILITY, STREETScape, AND PARKING (IDENTIFY FUNCTIONAL ISSUES AND POTENTIAL SOLUTIONS)

The group was provided an aerial photo (as shown on the following page) of the Old Town plan area, a sheet of “Urban Design Icons” identifying types of public amenities



and streetscape features, and a sheet of “Parking Icons” identifying various parking solutions. An example of the icon sheets are shown below.

Activity #2C: Urban Design Icons



Activity #2C & 2D: Urban Design Icons & Parking Icons



The group was asked to identify the following:

- Key mobility routes, such as pedestrian, bicycle, automobile, and bus;
- Public amenities and streetscape features that would enhance the above routes;
- Connections to public parks and open space that should be added or strengthened; and
- Potential parking improvements.

GROUP RESPONSES: All maps and comments provided during this exercise are included in Appendix D and E, respectively. The following summary highlights some of the most consistent feedback that was heard during this exercise:

Mobility

- *Pedestrian:* Feedback on pedestrian routes indicated a focus on San Diego Avenue, Congress Street from Ampudia Street to Taylor Street, Juan Street from Harney Street to Taylor Street, Mason Street, Twiggs Street, and Jackson Street. There was some interest in having the ability to close San Diego Avenue to traffic periodically for events. There were also a range of varying comments, including



concerns about ADA access and parking, and the need for pedestrian lighting to emphasize pedestrian routes.

- *Bicycle*: The majority of comments indicated a need for bike lockers and bike parking at the Transit Center, improvements along Pacific Highway north of Taylor Street, connections to the San Diego River (including Morena Boulevard), and connections from the northeast corner of Presidio Park.
- *Automobile*: There were a range of comments, including concerns about ADA access and parking; need for lighting; difficult intersections in the Rosecrans Street/Taylor Street/Pacific Highway area, as well as the Ampudia Street and Congress Street intersection; and a need to more clearly identify gateways, including freeway signage.

Streetscape

- There seemed to be a general consensus that a consistent “palette” of streetscape and street furniture was needed throughout the core, as opposed to different themes for different subareas.
- The following are areas where improvements were generally discussed:
 - Improvements at the intersection of San Diego Avenue and Ampudia Street with an enhanced intersection, streetscape improvements, or a statue or fountain.
 - Improvements along San Diego Avenue at Twiggs Street and Harney Street, and improvements along Taylor Street.
 - An enhanced intersection or corner plaza at Taylor Street at the rail right-of-way, the northwest corner of Old Town State Park, and at Congress Street at the Old Town State Park and the south portion of the Transit Center.

Connections to Public Parks

- The majority of comments received indicated a need to provide pedestrian linkages from the core to Presidio Park, or between Presidio Park and Old Town State Park, re-establish linkages.
- Other connections discussed included adding a connection at the northern boundary to the San Diego River, creating a trailhead at Juan Street between Mason Street and Wallace Street, and re-creating the Old Camino Real route.

Parking

- The majority of comments received indicated a clear preference for increasing parking opportunities by developing structured parking, or mixed-use parking structures, at the perimeter of Old Town, specifically near the Transit Center, west of the rail right-of-way, and north of Taylor Street.
- Other parking improvements discussed included incorporating parking at the Harold J. Ballard Parent Center/Fremont School site (the school site) with active



uses or green space, or integrating below-grade or surface parking with open space at the Twiggs Street and Juan Street surface lot.

ACTIVITY 3: DESIGN CHARACTER

The evening concluded with a recap of the day's activities, and a discussion about design character. Vaughan Davies, an Urban Designer with AECOM, took notes and led part of the discussion with Noré Winter.

NEXT STEPS

City staff and the consultant team discussed the next steps for this project, including the next Advisory Committee Meeting, tentatively scheduled for November.

FOR MORE INFORMATION:

Visit the Old Town San Diego Community Plan Update website:

<http://www.sandiego.gov/planning/community/cpu/oldtownmidway/>

Contact: Tait Galloway, Senior Planner

tgalloway@sandiego.gov or (619) 533-4550



APPENDIX A:
Meeting Announcements

Old Town San Diego

COMMUNITY PLAN UPDATE

Urban Design • Land Use Charrette

Tuesday, September 27th
4:00-8:00 pm

Harold J Ballard Parent Center Auditorium
2375 Congress St

Light refreshments will be provided. Door prizes will be awarded at the end of the charrette.

Please come join us in a hands-on workshop! We would like your input on planning issues, and your help defining design and land use concepts, guidelines, goals and strategies for implementing the Community Plan Update. We value your input!

The charrette will run from 4pm to 8pm. If you cannot make it to the entire session, you are welcome to drop by when you can and provide your input.

For more information:

- Visit the Old Town San Diego Community Plan Update website
Website: <http://www.sandiego.gov/planning>
- Contact Tait Galloway, Senior Planner
City of San Diego, Development Services Department
tgalloway@sandiego.gov, (619) 533-4550



THE CITY OF SAN DIEGO



On-site parking is available.



THE CITY OF SAN DIEGO

Development Services Department, Planning Division

FOR IMMEDIATE RELEASE

September 6, 2011

CONTACT

Tait Galloway (619) 533-4550

tgalloway@sandiego.gov

City to Hold Urban Design/Land Use Planning Charrette

Workshop Will Advise Old Town San Diego Community Plan Update

WHEN: Tuesday, September 27, 2011: 4:00 to 8:00 P.M.

WHERE: Harold J. Ballard Parent Center - Auditorium
2375 Congress Street, San Diego, CA 92110

The City of San Diego is inviting the public to participate in an urban design and land use charrette. The charrette is a hands-on workshop that will focus on developing design concepts to guide the Old Town San Diego community plan update. Participants will help create concepts for community improvements by addressing planning issues and identifying areas for potential change. The activities of the charrette will build upon preliminary information generated in work sessions with the Community Plan Update Advisory Committee and public, as well as a walk audit conducted earlier in August.

The workshop will run for four hours, and will be divided into “modules” that will allow participants to actively engage in parts of the workshop that they are most interested in if they cannot attend the entire session. During the modules, participants will refine boundaries of the community districts, identify issues, and propose improvements for circulation, parking, parks and open space, and historic resources. Participants will also help develop concepts for design guidelines, as well as for street furniture, landscape, and buildings. Some of the guideline topics will be applied throughout Old Town San Diego, while others will be specially targeted at individual community districts. At the end of the workshop participants will review the recommendations and identify strategies to implement them.

The public is strongly encouraged to attend and actively participate in the Old Town San Diego Community Plan update process. For more information concerning the Old Town San Diego Community Plan Update, please visit the Old Town San Diego Community Plan Update website. Meeting notices and agenda will be posted on the Old Town San Diego Community Plan Update website prior to the meetings.

Website: <http://www.sandiego.gov/planning/community/cpu/oldtownmidway/>

APPENDIX B:
Meeting Agenda

OLD TOWN SAN DIEGO COMMUNITY PLAN UPDATE

URBAN DESIGN – LAND USE CHARRETTE AGENDA

Tuesday, September 27, 2011 • 4:00 pm-8:00 pm
Harold J. Ballard Parent Center, Auditorium
2375 Congress Street, San Diego, CA 92110

4:00 pm – Welcome and Orientation

Brief presentations:

1. Introduce the workshop, format, schedule, rules, etc. (5 minutes)
2. Review the background information (15 minutes)
 - a. Existing conditions report
 - b. Walk audit findings
3. Briefings from other disciplines
 - a. Park Planning (5 minutes)
 - b. Historic Planning – Historic survey update (20 minutes)
 - c. Mobility Planning (5 minutes, include review of previous plans recommendations)
4. Questions (5 minutes)
5. Give out workshop assignments (5 minutes)

5:00 pm – Activity 1: Places: Land Use, Gateways, Public Parks/Open Space (Refine the Framework Map)

1. Present problem (5 minutes)
2. Assignments – See page 2 for instructions. (40 minutes)
3. Report (15 minutes)

6:00 pm – Activity 2: Connections: Mobility, Streetscape, and Parking (Identify Functional Issues and Potential Solutions)

1. Present problem: (5 minutes)
2. Assignments – See page 3 for instructions. (35 minutes)
3. Report (15 minutes)

6:55 pm – Activity 3: Design Character (Outline the Design Guidelines)

1. Present problem (5 minutes)
2. Assignments – See page 4 for instructions. (30 minutes)
3. Report (15 minutes)

7:45 pm – Synthesis and Adjourn

1. Review findings from the exercises, and summarize predominant themes. (15 minutes)
2. Adjourn



Old Town San Diego Community Plan Update
Urban Design – Land Use Charrette • September 27, 2011 • 4 to 8 PM

Activity #1: Places: Land Use, Gateways, and Public Parks/Open Space

Present problem: (5 minutes)

Assignment Summary:

1. Land use and urban design goals setting (20 minutes)
 - a. Working with preliminary goals for each district, edit them and develop them in more detail. (These relate to the vision for the design character, and uses, for each of the districts.)
 - b. Identify issues related to land use and urban design
 - c. Generate potential land use alternatives concepts
 2. Urban design and mobility (20 minutes)
 - a. Identify potential gateways and key intersections
 - b. List key guidelines for their conceptual design
 3. Each team then reports their findings to the group at large (15 minutes)
-

Instructions:

As a group, work with a map of Old Town, which has preliminary information generated from the work session with the Old Town Community Plan Update Committee and use a set of “Land Use Icons” to identify issues and suggest potential concepts.

A. Land Uses

As a group, discuss the Land Use areas that are shown on Map A.

- Identify any changes to the land uses, or land use boundaries, that you would suggest with a marker on the map.
- Select three Land Use areas and identify three goals and/or issues for each. List these in the comment boxes provided on Map A.

B. Gateways

As a group, discuss the entry points and crossroads indicated as Multimodal Gateways, Key Intersections, and Pedestrian Points on Map A. (This preliminary information was generated from work sessions with the planning committee.)

- Identify any other gateways or key intersections, that you feel are missing, and mark them on Map A.

Review and discuss Design Features that should be included in the design of Multimodal Gateways, Key Intersections, and Pedestrian Points.

- For each gateway or node, identify key design features that should be included in their design. Use the "Gateway Chart" provided. Identify the feature/s appropriate to each category. You may include text to describe these features.

C. Public Parks and Open Space

- On Map A, identify areas where future parks, plazas, or open space might be located. Identify the size of the space (small or large) or key features that you would like to see. For example, does Old Town need children’s play areas, small gathering places for picnics, multipurpose fields or courts for adult sports parks, dog park, skateboard park, senior center?



Old Town San Diego Community Plan Update
Urban Design – Land Use Charrette • September 27, 2011 • 4 to 8 PM

Activity 2: Connections: Mobility, Streetscape, and Parking

Present problem: (5 minutes)

Assignment Summary:

1. Map preferred circulation systems (pedestrians, bicycles, autos) (10 minutes)
 2. Public Parks & open space: Locate areas where future or existing public parks or open space connections might be located or enhanced. (10 minutes)
 3. Identify public amenities and streetscape features (10 minutes)
 4. Identify potential concepts to improve vehicle parking (10 minutes)
 5. Each team then reports their findings to the group at large (15 minutes)
-

Instructions:

As a group, discuss how people move through Old Town, and the public amenities they use in the area. In this activity, you will consider these questions: Are there pedestrian connections that should be enhanced? Are there areas at which you would like to relax on a bench? Are there other improvements you would like to see? Is there an existing streetscape feature you feel is important? You will use markers and “Urban Design Icons” to identify issues and potential concepts.

A. Mobility

- On Map B, with a marker, map one key route for each: pedestrian, bicycle and automobile, busses, that is important to enhance experience. You may also consider the drop off and staging areas for busses when thinking about the relationship between mobility and land use.

B. Connections to Public Parks and Open Space

- On Map B, with a marker, identify any open space/public park connections that you would like to see added or strengthened to improve connections to recreational amenities. For example, you may consider how public parks and open space should be connected to each other, to other public spaces, or to the San Diego River with sidewalks, pedestrian trails, and bicycle routes.

C. Streetscape

- On Map B, identify public amenities and streetscape features that would enhance the routes identified above. Use the "Urban Design Icons" image sheet provided. Use as many or as few icons as your team likes. These icons can represent either a new feature, or retention/enhancement of an existing feature. Please include captions, in the space provided with each icon, if you would like to explain your thoughts further.

D. Parking

- On Map B, identify potential parking improvement options. Use the "Parking Icons" image sheet provided. Parking options that have been discussed include the following: surface parking, structured parking and metered parking in specific locations.



Old Town San Diego Community Plan Update
Urban Design – Land Use Charrette • September 27, 2011 • 4 to 8 PM

Activity #3: Design Character

Present problem: (5 minutes)

Assignment Summary:

1. Identify three sub areas and list features (10 minutes)
 2. Select the preferred design example photos for three sub-areas; (10 minutes)
 3. Write captions explaining the design principles reflected in their selections (10 minutes)
 4. Each team then reports their findings to the group at large (15 minutes)
-

Instructions:

In this activity, you will help us outline design principles and key guidelines. As a group, discuss the general urban design character of Old Town, and design principles for public amenities such as benches, street furniture, and lighting. In this activity, you will consider these questions: Are there areas with distinct character? Are there communitywide design principles that should be applied throughout Old Town? Are there design principles that should be applied to specific land use districts or areas with distinct character?

A. Subareas

- On Map C, identify three areas with distinct character that define Old Town.
- For each area, list three design features that contribute to its character.

B. Urban Design

As a group, discuss the overarching Urban Design goals for Old Town. There are a series of photographs provided to assist in this discussion.

- Select three specific areas that you feel need strengthening and identify three Urban Design goals and/or issues for each. List these in the comment boxes provided on Map C.

C. Design Character

- On Map C, select images which represent either features you would like to see or the character you would like to see in Old Town. Use the "Photo Image Sheet" provided. Paste them on the map either at specific locations, or within the character areas you previously identified.
- Write captions explaining the key design principles reflected in these selections. For example, "This sub area should retain a "certain theme" in the character of the streetscape furnishings that are provided."

For additional information, please visit the Old Town San Diego Community Plan Update webpage: <http://www.sandiego.gov/planning/community/cpu/oldtownmidway/>
Or contact, Tait Galloway, Senior Planner at: tgalloway@sandiego.gov or 619-533-4550

This information will be made available in alternative formats upon request. To request an agenda in an alternative format or to request a sign language interpreter, you must call the City of San Diego at (619) 235-5200 at least five working days prior to the meeting to insure availability.



APPENDIX C:
Photos of the Charrette









APPENDIX D:

**Documentation of Map Comments
from Group Activities**

TEAM 2: ACTIVITY 1

Comment Box

Area: [Blank]

Goals: [Blank]

Issues: [Blank]

Top Parking/Transit
Use of Rail
Use of Space
Use of Space
Use of Space

Comment Box

Area: [Blank]

Goals: [Blank]

Issues: [Blank]

Clear Landscaping
VS
Entertainment
lots of things
good design etc
but most people are not here
all areas have
capacities

Comment Box

Area: [Blank]

Goals: [Blank]

Issues: [Blank]

new dip needs road divider
not near structures (i.e. cars)
roads to far from buildings
possibly limits dip
can't merge road
the area

Activity #18: Gateway Chart

Image	Image	Image	Image	Image	Image
✓	✓	✓	✓	✓	✓
✓	✓	✓	✓	✓	✓
✓	✓	✓	✓	✓	✓

TABLE 2

Clear parking spaces
for people
to use
the area
to use
the area

TABLE 2

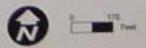
Open Space Mapping Exercise

TEAM 2: ACTIVITY 2

TEAM 2

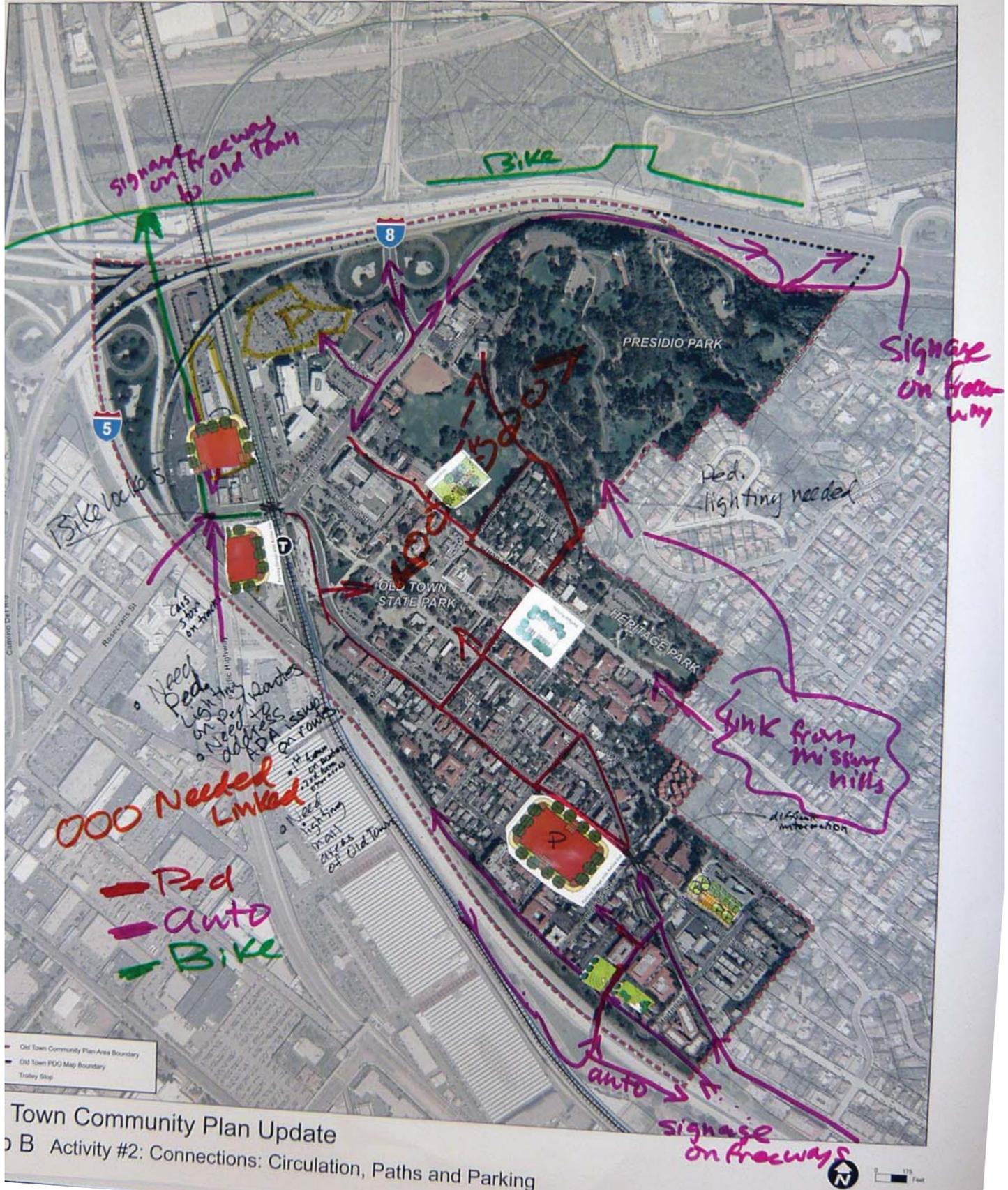


Old Town Community Plan Update
Map B Activity #2: Connections: Circulation, Paths and Parking



TEAM 3: ACTIVITY 2

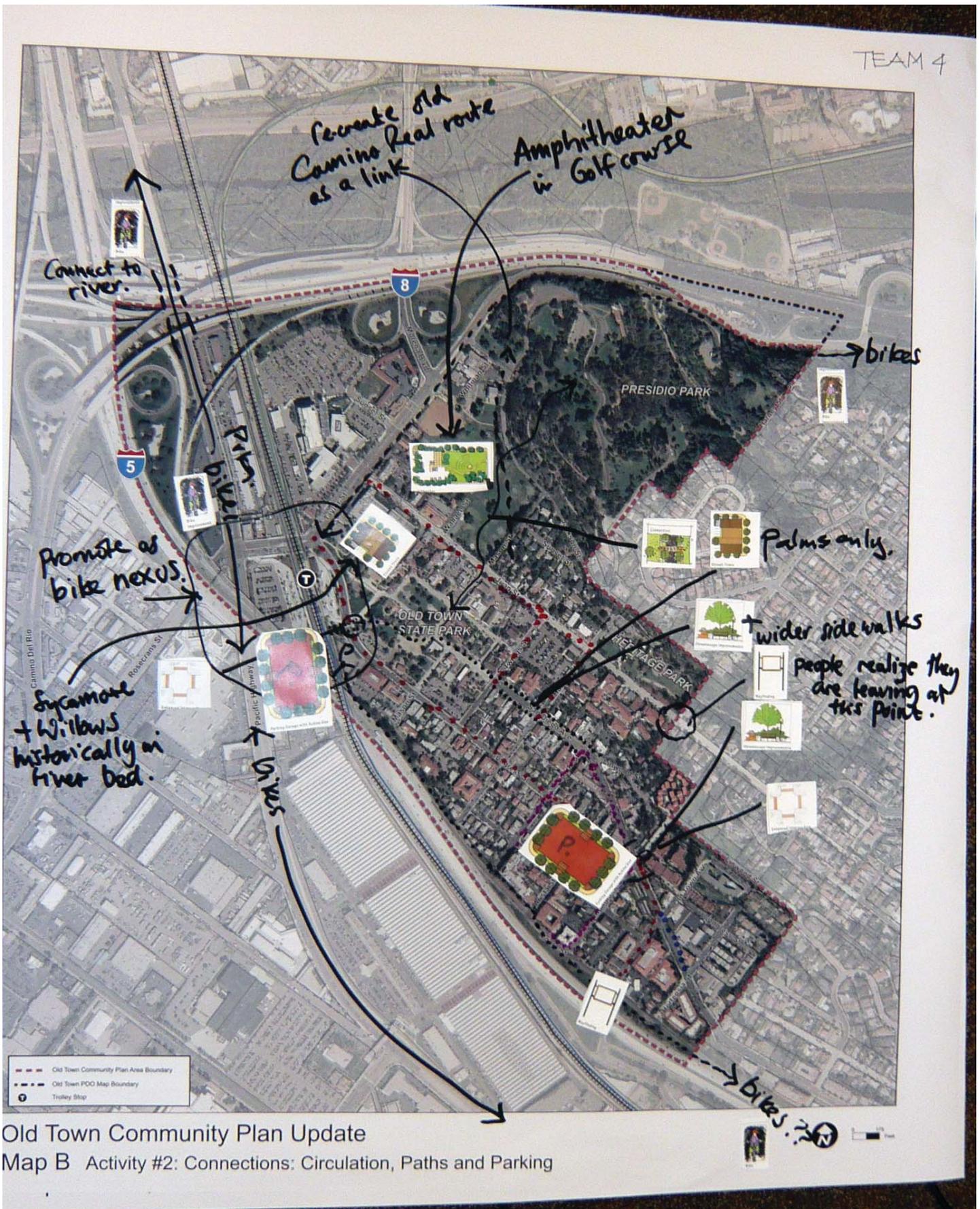
TEAM 3



Town Community Plan Update
 B Activity #2: Connections: Circulation, Paths and Parking

TEAM 4: ACTIVITY 2

TEAM 4



TEAM 5: ACTIVITY 1

Comment Box

Area: Land Use

Goals:

- Cottons Bldg - stick park
- Twilight area - residential or commercial
- School sit to park if school district doesn't need for school

Issues:

- Need for parking to support transit center - but design for ped orientation
- See [Kosay.org](#) for availability project

Comment Box

Area: Gateways

Goals:

- 1 - north walking (measurment apply)
- 2 - Transit center - ped-oriented gateway
- 3 - by auto entry - freeway, SPAWBE access point - too congested

Issues:

- Location of ~~transit~~ parking contributes to traffic. Need south end parking.
- 4 Need old town entry

Comment Box

Area: Open Space

Goals:

- 3) Basketball field - redesign for multi-use

Issues:

- Play area in parks
- Need playground for kids

Need small pattern area for use in south end.

TEAM 5

Activity #1B: Gateway Chart

Visual Type	Inventory	Inventory	Planner	Descriptive Comments	Impact/Outcomes	Mapping
<p>We had people that see Old Town access from the transit center need more greenery</p>	<p>More needed</p>	<p>4) will like to see a Gateway here to encourage</p>	<p>3) Have a better/creative suggestions to make this safer</p>	<p>Having a Gateway</p>		
<p>3) Needs more greenery/shrubs, & wayfinding for parking in Old Town</p>						

Old Town Community Plan Update
 Map A Activity #1 Places: Land Use, Gateways, and Open Space Mapping Exercise

TEAM 5: ACTIVITY 2

TEAM 5



Old Town Community Plan Update
 Map B Activity #2: Connections: Circulation, Paths and Parking

APPENDIX E:
Transcribed Comments

Land Use & Urban Design Charrette Summary

Charrette Date: September 27, 2011

TEAM 1 COMMENTS

ACTIVITY 1 - Places: Land Use, Gateways, Public Parks/Open Space (Refine the Gateway Map)

1A: Land Uses

Goal 1:

- Old CALTRANS building to become a part of Old Town State Historical Park
- Restore river banks, Indian Village of Cosay, California's First Store, Gardens of the Presidio Soldier

Goal 2:

- Teen Center in Thomas Jefferson Law Building (between Old Town Ave, San Diego Ave, Congress St, Hortensia St)
 - Issues: need street lights on south end of Congress Street; enhance the recreation center on Whitman Street

Goal 3: (Area: School between Conde Street & Ampudia Street)

- Create extra parking as a parking structure with a green park for leisure and small commerce (i.e. cafes, small shops)
- Create a space where visitors can park their cars and spend some time in green space with play structure
 - Issues: Property is under-used

1B: Gateways

- Show gateway from Rosecrans at Taylor St/Congress St instead of Rosecrans St/I-5
- At multimodal gateway:
 - Add lighted archway over street, "Little Italy" style
 - Add streetlights, plantings, decorative crosswalk and way-finding
- At gateways:
 - Add lighted archways over Old Town Ave and San Diego Ave
 - Add streetlights, plantings and decorative crosswalks
- At key intersections:
 - Add plantings, decorative crosswalks, and way-finding at all
- At pedestrian points:
 - Add streetlights, furnishings ("non-sleep-able!"), plantings, way-finding

1C: Public Parks and Open Space

- Currently designated core/commercial area surrounded by Taylor St/Calhoun St/Juan St: add street parking
- Currently designated core/commercial area surrounded by Taylor St/Whitman St/Jackson St should be park space; add tot lot in this area or close by
- Add park space southeast of Heritage Park, behind properties fronting Juan St
- Community garden between Old Town Ave/Linwood St/Congress St
- Pocket park locations at:
 - San Diego Ave/Linwood St/Arista St
 - Conde St between Congress St and San Diego Ave
 - Corner of San Diego Ave and Harney St

Land Use & Urban Design Charrette Summary

Charrette Date: September 27, 2011

General Notes

Core/Commercial: change use to core/commercial

- San Diego Ave between Ampudia St and plan boundary
- Keep northwest portion of Ampudia St/Jefferson St/Moore St in current designation

School Site

- Add parking structure, green park and small commercial on site

ACTIVITY 2 – Connections: Mobility, Streetscape and Parking

1A: Mobility

- Pedestrian:
 - Create primary and secondary routes; add ped lighting but emphasize primary route
 - Add parking to school or transit areas and bring pedestrians to Congress St and San Diego Ave (core)
- Bicycle:
 - Provide better link between Pacific Highway, transit center and San Diego River
 - Add bike lockers at transit center to encourage bikers to park and explore the neighborhood
- Auto:
 - More emphasis on identifying gateways
 - Provide better freeway signage
 - Fix at-grade crossing concerns at transit station

1B: Connection to Public Parks

- Provide pedestrian linkage from core to Presidio Park, Recreation Center, Juan St, State Park

1C: Streetscape

-

1D: Parking

- Add parking for Heritage Park underneath Hacienda
- Parking structure between Twiggs St/Harney St to be a parking structure truly below ground with a green park on top
- Add parking structure on school site (along with green park and small commercial)

TEAM 2 COMMENTS

ACTIVITY 1 - Places: Land Use, Gateways, Public Parks/Open Space (Refine the Gateway Map)

Proposed Vision

Land Use & Urban Design Charrette Summary

Charrette Date: September 27, 2011

- Friendly bike/ped destination and connection to regional bike facilities
- Road diet on Taylor St
- Connection with Rosecrans/Midway/Pacific Highway area
 - Narrow road – over capacity now!
 - Tighten intersection – are dual turn lanes necessary?
 - Incorporate green and signage to connect
- Parking area or enhancements at gateway, and Rosecrans and Pacific Highway

1A: Land Uses

Goal 1:

- On west side of rail: keep parking/transit outside of core
- Add parking structure w/ mixed use at transit parking, Perry's site, and Navy
- Add more parking to periphery
- Whaley House should be county park (location: southeast corner of Harney St and San Diego Ave)
- Adobe Chapel Site (location: Conde St between San Diego Ave and Congress St)
- El Campo s/b Santo (Park) (location: San Diego Ave, Linwood St, Arista St)

Goal 2: (at Rosecrans St/Taylor St and rail)

- Gateways: all area are "core"
- Clean landscape vs. enhancements; lots of throughways, just enhance
 - Issues: most important issue is not boundaries, but meeting guidelines, character, good design, etc

Goal 3: "core area" (at Old Town Ave and San Diego Ave)

- New development needs real character
 - Issues: can't merge parcel really limits development potential, but still needs to fit within guidelines

Additional Notes

- Hacienda Hotel – planned land use should incorporate full hotel parcel in "hotel" designation
- Cemetery parcel should not be "commercial" designation. Should be "park," "historic resource," or "public institution"
- S/B hotel (location: Juan St, southwest of hotel/office designation on Harney St)

1B: Gateways

- Show gateway from Rosecrans at Taylor St/Congress St instead of Rosecrans St/I-5
- Show Morena Blvd at Taylor St as gateway
- At multimodal gateway:
 - Add streetlights, especially on blocks and side streets
- At gateways:
 - Add flags/signs, streetlights, furnishings, plantings, decorative crosswalks, striped crosswalks
- At key intersections:
 - Add streetlights, furnishings, decorative crosswalks that clearly mark pedestrian paths, realm and pop-outs; careful with relation to historic structures
- At pedestrian points:
 - Add streetlights

Land Use & Urban Design Charrette Summary

Charrette Date: September 27, 2011

1C: Public Parks and Open Space

- Whaley House should be county park (location: southeast corner of Harney St and San Diego Ave)
- What do we need?
 - Clean, sidewalks cleaned up
 - Maintain all existing parkland and open space
 - Redevelopment of inferior buildings

Additional Notes

- Gateway design developed by community member (Fred Grand)
- San Diego Ave as pedestrian mall

ACTIVITY 2 – Connections: Mobility, Streetscape and Parking

1A: Mobility

- Pedestrian:
 - 3rd street promenade in Santa Monica can be sometimes closed to traffic; can bikes be a part of it?
- Bicycle:
 - Route headed south starting from Jackson Street, onto Mason Street, then Juan Street, then Witherby St, then Sunset Blvd
 - Route headed northwest into Presidio Park from Fort Stockton Drive to Hickory Street?
 - Route headed south from San Diego River (just east of rail) down into Congress Street and merge into San Diego Ave
- Auto:
 - (no path shown)
- Bus Waiting:
 - Starts at property just north of Perry's, and goes down Taylor St, onto Twigg Street, down San Diego Ave and south on Old Town Ave

1B: Connection to Public Parks

- Prioritize Presidio Park "plan"
- Recreate/reconnect with gravel trail
- Optional trailhead at Juan St between Mason and Wallace Sts.

1C: Streetscape

- No notes shown

1D: Parking

- add more parking to perimeter
 - Old Town Sacramento is a good example of parking on periphery
- Parking with surface parking at Arista St between Jefferson and Congress Sts.
- Parking garage with active uses at property north of Perry's
- Parking garage with active uses just east of transit center
- Subterranean or greener parking for Heritage Park

ACTIVITY 3 - Design Character

- Maintain historic character throughout – one standard

Land Use & Urban Design Charrette Summary

Charrette Date: September 27, 2011

TEAM 3 COMMENTS

ACTIVITY 1 - Places: Land Use, Gateways, Public Parks/Open Space (Refine the Gateway Map)

1A: Land Uses

Goal 1:

- Allow office use on properties fronting Congress Street starting midway between Taylor and Mason Sts., and ending at properties fronting Congress Street at Conde St.
- Issues:
 - Allow office uses on ground level
 - Mixed office/retail area too far away for retail; office supports retail on San Diego Ave

Goal 2:

- Allow other uses for property located at west of Morena Blvd, north of Taylor St, west of Sunset St and CALTRANS property
- Property located at Taylor, Juan, and Calhoun Sts., should be state park/public use

Goal 3:

- Allow other uses for area currently designated as hotel/office west of rail and north of Rosecrans/Taylor St
- Issue:
 - feeling of not a part of Old Town

Additional Notes

- Allow office on Congress St near core area
- Consider other uses on Taylor St other than "core" use
- Allow other uses for property on Taylor, Jackson, Whitman Streets.
- Mixed use for transit center property
- Change designation of property north of Taylor Street and east of Morena Blvd to park, landscape/open space

1B: Gateways

- Show gateway at Rosecrans St and Pacific Highway instead of Rosecrans St/I-5
- Show Morena Blvd at Taylor street as gateway

(general notes on Gateway Chart; not separated by multimodal gateway, gateway, key intersections or pedestrian points)

- Flags & Signs
 - Add for pedestrians and transit users
 - Need these to create gateway from freeway?
- Streetlights
 - Add for pedestrians
 - Should be special lights for Old Town
 - Modify for community vs. residential areas

Land Use & Urban Design Charrette Summary

Charrette Date: September 27, 2011

- Furnishings
 - Ok, need to address homeless
 - Need place for shade and seating
 - Need recycling bins, trash and ashtrays
- Plantings
 - Should define sense of place
 - Need to address maintenance of landscaping; enforce need to maintain
 - Avoid traffic conflicts; address visibility of trees vs. signs
 - Plant palette
- Decorative Crosswalks (crossed out)
- Wayfinding
 - Need for cars & pedestrians for Old Town and other nearby communities
 - Need signage at:
 - Pacific Highway/I-8 to Old Town
 - Moore St and San Diego Ave o Old Town
 - Harney St/I-8

1C: Public Parks and Open Space

- Park above parking on southeast corner of Congress and Harney Sts.
- Pocket park in center of Old Town Ave on southeast side between Linwood and Congress Sts.
- Add gateway park on both sides of street for gateway located at Moore St and Old Town Ave
- Park/land use/open space designation for property north of Taylor Street and east of Morena Blvd
- When is golf course lease up?

ACTIVITY 2 – Connections: Mobility, Streetscape and Parking

- Difficult intersections:
 - Rosecrans St/Taylor St and Pacific Highway
 - Ampudia St and Congress St
- Need lighting in all areas of Old Town
- 1st focus on routes, 2nd focus on other areas
- pedestrians corridor should accommodate ADA; parking for disabled needed as well
- San Diego Ave as pedestrians street
- Restore archaeological resources in Presidio Park

1A: Mobility

- Pedestrian:
 - Need pedestrian lighting on pedestrians routes
 - Need to address ADA issues on pedestrians routes
 - Pedestrians routes:
 - from San Diego Ave and Ampudia St, headed north up beyond Twiggs St
 - starting on Congress St and Ampudia St, headed north, and up to Taylor St
 - starting on Juan St from Twiggs St up to Taylor St
 - starting on Jackson and Twiggs St up through to Whitman St

Land Use & Urban Design Charrette Summary

Charrette Date: September 27, 2011

- Twiggs St starting from Congress all the way through to Jackson Street
- Mason St between Juan and Jackson Sts (need ped lighting here)
- From transit to Old Town State Park

- Bicycle:
 - Add bike lockers to transit area
 - Bike route:
 - From rail and Rosecrans/Taylor Sts, to Pacific Highway and north to otherwise of freeway and east to Sefton Field

- Auto:
 - Cars stop on tracks at Rosecrans/Taylor Sts
 - Need auto link from Mission Hills (on Juan Street before Heritage Park)
 - Need auto link to Presidio Park from Mission Hills (on Presidio Drive)
 - Auto routes:
 - South entrance to Old Town, onto Moore St and San Diego Ave
 - From rail area into Old Town from Old Town Ave
 - On Taylor St from Juan Streets and around north side of Presidio Park

1B: Connection to Public Parks

- Need pedestrian link needed between Presidio Park and Old Town State Park

1C: Streetscape

- (nothing noted)

1D: Parking

- Parking below a park on corner of Congress and Harney Std.
- Parking structure for transit center and property north of Perry's
- Surface parking at Twiggs and Juan Sts.

TEAM 4 COMMENTS

ACTIVITY 1 - Places: Land Use, Gateways, Public Parks/Open Space (Refine the Gateway Map)

1A: Land Uses

Goal 1: Heritage Park

- More walking trails and options
 - Issues: Not known as part of park

Goal 2: Presidio

- Not break it up into two separate planning areas
- Expand into golf course and add kid uses
 - Issues: golf not appropriate use

Goal 3: San Diego Ave to Washington St

Land Use & Urban Design Charrette Summary

Charrette Date: September 27, 2011

- Not break it up into two separate planning areas
 - Issues: consistent uses (commercial)

General Land Use/Boundaries Notes

- Expand Heritage Park boundaries
- Clarify inconsistency at northeast corner of 2 boundaries (re: community plan boundary and PDO boundary); historic site/"no-man's" land
- Expand beyond Jefferson School of Law (commercial uses/part of Chamber of Commerce)
- Expand Presidio Park edges to northeast; enough open space already
- CALTRANS (old site) should be part of state park site
- School site would be a good hotel site with parking
- Currently designated residential/hotel properties between Moore and Jefferson Sts and Conde and Ampudia Sts notes "office included."
- Property located east of rail on Congress St between Taylor and Mason Sts is possible building site?

1B: Gateways

General Gateway Notes:

- Show gateway from Rosecrans at Taylor St/Congress St instead of Rosecrans St/I-5
 - Also, simply signage here
- Avoid rail crossing to backup traffic
 - Very short traffic light periods, coordinate signals with crossing
- Dark and unsafe on Ampudia St (north of San Diego Ave)
- CALTRANS parking gateway for pedestrians to cross
 - Needs to be clearly signed for pedestrians and auto access
 - Not very "guest friendly" for anyone other than workers
- San Diego Ave, Ampudia, Congress Sts gateway is difficult and needs to be simplified
 - More pedestrian emphasis
- San Diego Ave speeds south of Ampudia St are too fast – gateway to slow cars arriving
- San Diego Ave to be more pedestrian friendly north of Ampudia to State Park
- TOD site – lots of tourists (foreigners) and workforce use it
- Auto-oriented gateways:
 - Ampudia (center)
 - TOD/station area
 - Taylor St at Morena Blvd
 - San Diego Ave at Washington St
 - Historic market at Palm Canyon (Native American village origins)

1C: Public Parks and Open Space

- Add amphitheater in golf course
- Change property on Calhoun, Taylor Juan Sts. to state park?
- Already lots of open space
- How much time is left of golf course lease?
 - Return in to passive/youth/kids uses
- Connection to river (pedestrians /bikes) not a priority; may become a homeless problem
- Visibility for hotels along freeway

Land Use & Urban Design Charrette Summary

Charrette Date: September 27, 2011

General Notes

- Homeless issue at Whitman and Jackson Sts.?
- Visibility for hotels along freeway
- Sidewalk improvements needed along Juan St and San Diego Ave, etc.

ACTIVITY 2 – Connections: Mobility, Streetscape and Parking

1A: Mobility

- Pedestrian:
 - Add more pedestrian emphasis to San Diego Ave, Ampudia, Congress Sts
- Bicycle:
 - Promote Rosecrans/Taylor St and transit area as bike nexus
 - Make bike improvements to:
 - area along Perry's
 - area north of I-8 on Pacific Highway
 - north east corner of Presidio Park
 - Routes at:
 - Pacific Highway and connect to river
 - Taylor St from Congress St to north of Presidio Park
 - From transit area down Moore St
 - From northeast corner of community to beach
- Auto: (nothing noted)
- Mobility General Notes
 - Transit through State Park to San Diego Ave
 - Wider sidewalks
 - Closed to auto between Twigg/Conde St and Conde/Ampudia St
 - Hotels along Moore St to San Diego Ave
 - New route/trail to connect State Park to Presidio (former Camino Real route)
 - Juan and Congress Sts to be emphasized as auto routes

1B: Connection to Public Parks

- Create connection between Presidio Park and Old Town State Park
- Recreate old Camino Real route as a link at Presidia Park near Whitman St

1C: Streetscape

- add street trees (sycamore and willows historically in river bed) to south side of Taylor St between Congress and Juan Sts.
- San Diego Ave and Harney St
 - Add palms only to northeast corner
 - make streetscape improvements to this area and widen sidewalks
- add wayfinding to Juan St at edge of community plan area; people realize they are leaving at this point
- San Diego Ave and Ampudia St

Land Use & Urban Design Charrette Summary

Charrette Date: September 27, 2011

- Add enhanced intersection
- Add streetscape improvements
- Congress St at corner of Old Town State Park and south portion of transit station
 - Add enhanced intersection

1D: Parking

- Add parking garage with active uses:
 - to school site
 - pacific highway at I-5

General Notes

- Activate more 24/7 uses to dilute homeless issue
- Recreation center programs
- Camino real route as link
- Amphitheatre
- More hotels at north end (former CALTRANS)
- Bike trails
- Add possible residential at north end

TEAM 5 COMMENTS

ACTIVITY 1 - Places: Land Use, Gateways, Public Parks/Open Space (Refine the Gateway Map)

1A: Land Uses

Goal 1: Land Use

- CALTRANS Building - State park
- Twiggs area – residential or commercial option
- School site to park and parking if school district doesn't need for school
- Issues:
 - Need for parking to support transit center
 - but design for pedestrians orientation
 - See cosay.org for circulation proposal

Goal 2: Gateways

- Traffic calming – monument opportunity
- Transit center – pedestrians -oriented gateway
- Key auto entry – freeway, SPAWAR
 - Access point – too congested
- Issues:
 - Location of parking contributes to traffic; need south end parking
 - Need Old Town gateway entry at southeast plan boundary at Linwood St

Goal 3:

- Establish Cosay open space as a historic landmark
- Establish a community garden at dog park
- Baseball field – redesign for multi-use

Land Use & Urban Design Charrette Summary

Charrette Date: September 27, 2011

- Establish part at Linwood into canyon
- Issues:
 - Homeless in parks
 - Need playground for kids
 - Need small park/recreation area for multifamily in south end

General Land Use Notes

- Add Cosay site noted on map
- Possible marker/site at Morena Blvd and Taylor St
- Allow residential on Congress St
- Old Town Historic Chapel (on Conde St between San Diego Ave and Congress St) – add to inventory

1B: Gateways

- At multimodal gateway:
 - People don't see old town access from the transit center; need more prominence
 - Need more furnishings
 - Have a calming
- At gateways:
 - Add gateway to southeast plan boundary at Linwood St
 - Need more greenery/trees and wayfinding for parking in and around Old Town
- At key intersections:
 - Have a statue/decorative crosswalks to make these safer
- At pedestrian points: (no notes)

1C: Public Parks and Open Space

- Add tot lot to southwest corner of Presidio Park at Whitman St
- Corner of Sunset and Jackson Sts is part of park – needs maintenance
- Southeast corner of Congress and Harney Sts - community garden or dog park

ACTIVITY 2 – Connections: Mobility, Streetscape and Parking

1A: Mobility

- Pedestrian:
 - Add trailhead to:
 - Taylor St, east of Whitman St
 - Taylor St, halfway to Harney St
 - Jackson St at Mason St
 - Pedestrians bridge north of Rosecrans/Taylor St, over rail
 - Pedestrians route:
 - from south Congress St, up to Taylor
 - from south San Diego Ave through Old Town State Park and up to Taylor St
 - Juan St from Harney to Taylor Sts
 - On weekends, close segments of San Diego Ave to create pedestrian space

Land Use & Urban Design Charrette Summary

Charrette Date: September 27, 2011

- Bicycle:
 - Improvements at:
 - North east corner of Presidio Park
 - Morena Blvd/I-8
 - Rosecrans St west of rail
 - Add bike corral to southeast side of Old Town State Park
 - More bike parking needed at transit site
 - Routes at:
 - Congress St at southern plan boundary, up to Taylor St and around to the northern edge of Presidio Park

- Auto:
 - More motorcycle parking needed at transit site
 - Route from Taylor St to around north boundary of Presidio Park

1B: Connection to Public Parks

- Add connection from northern community plan boundary to river

1C: Streetscape

- Need improvements on Taylor St between Juan St and Morena Blvd
- Corner plaza at rail and I-5 meeting
- Pocket park at:
 - Northeast boundary of community plan at Linwood St
 - Congress and Conde Sts.
- Statue at San Diego Ave/Congress St at Ampudia St
- Fountain at Twiggs and San Diego Ave
- Enhanced intersection at:
 - Taylor St and rail
 - Northwest corner of Old Town State Park

1D: Parking

- Add a parking garage with active use at Perry's site
- Add parking garage at San Diego Ave near south boundary of community
- Parking opportunity at property on north and south side of Taylor St, west of rail

ACTIVITY 3: ALL GROUP DISCUSSION ON DESIGN CHARACTER

Does the same rule apply everywhere?

- West of trolley (scale controls)
- Taylor St (not much opportunity for development)
- Single-family residential areas
- "south end" (finer grain controls)
- Core area is special?
- New proposed area (ranch houses) needs context sensitive controls
- Abstraction, essential characteristics, materials for non-core areas may be appropriate
 - With face articulation, framed openings, character defining features, etc

Land Use & Urban Design Charrette Summary

Charrette Date: September 27, 2011

- Little Italy is a poor example of vague controls

Good Examples

- Santa Barbara design controls for parking structures, etc
- Santa Fe New Mexico/Old Sacramento

What has NOT worked?

- Big hotel buildings
- small office building swath applied cheap facades

Unifying/Common Streetscape Palettes

- Street lights
- Comp. signage
- Trash barrels where are they appropriate
- Incorporate more “green” aspects into Old Town (recycle, etc)
- Screen trash collection areas appropriately (how walls, etc)
- News racks are an eyesore to be controlled

Guidelines not to be too restrictive

- Eg: beige colors – want more variety like Mexico, Spain
- Color palette –
 - stay away from specific colors
 - Rather palette of “earth tones,” etc
- Hardscapes to be appropriate to buildings as well (g
- Sidewalk designs to be appropriate to historic districts (all streetscape elements)

Estimated 6 million visitors annually to Old Town

- To be verified

Big Ideas (Noré Winter Summary)

1. Work outside boundary lines
2. Vision vs. reality (push envelope) eg: no gas stations!
3. Elevate priorities for implementation
4. Flexible streets appropriate to surges of/or cycles of change (auto vs. ped)
5. Who is using Old Town?
 - a. Extend hours of use for San Diegans
6. Museum of Mexico in Old Town?
 - a. Why Old Town?
 - b. 1.2 million Latinos in San Diego
 - c. No current “heritage site”
 - d. Lack of cultural awareness
 - e. Would be a big draw