

National Avenue  
Photo Simulations  
PROGRESS DRAFTS  
10/21/2013





Study Area - 1 - Existing Conditions  
View from National Avenue and 31st Street looking east



Study Area - 1 - Conceptual Development  
View from National Avenue and 31st Street looking east  
Land Use - Neighborhood Commercial w/ Residential  
(15-29 du/ac; non residential FAR=1.0)



## Study Area - 2 - Existing Conditions

View from the end of Newton Avenue looking east toward Chollas Creek



Study Area - 2 - Conceptual Development  
View from the end of Newton Avenue looking east toward Chollas Creek  
Land Use - Park/Open Space



Study Area - 2 - Existing Conditions  
View from National Avenue and 33rd Street looking southeast



## Study Area - 2 - Conceptual Development

View from National Avenue and 33rd Street looking southeast

Land Use - Open Space/Park



Study Area - 3 - Existing Conditions  
View from National Avenue and 35th Street looking east



Study Area - 3 - Conceptual Development  
View from National Avenue and 35th Street looking east  
Land Use - Community Commercial w/Residential  
(30-44 du/ac; non-residential FAR=1.0)



## Study Area - 4 - Existing Conditions

View from National Avenue between 38th Street and 39th Street looking east



Study Area - 4 - Conceptual Development  
View from National Avenue between 38th Street and 39th Street looking east  
Land Use - Residential - Medium  
(15-29 du/ac)



Study Area - 5 - Existing Conditions  
View from National Avenue and Chollas Creek looking east



## Study Area - 5 - Conceptual Development

View from National Avenue and Chollas Creek looking east

Land Use - Community Commercial w/Residential  
(30-40 du/ac; non-residential FAR=1.0)