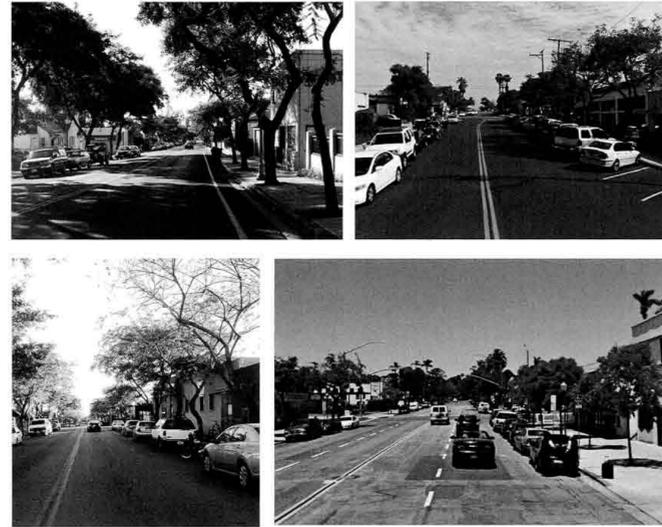




Some Ideas



Commercial Streets



Canyon Streets



Residential Streets



Table #

Handwritten scribble

Key Questions:

1. Where would you place green streets and/or complete streets?

Handwritten notes:
 55th Street
 (Street)
 (Bicycle Lane)
 30th
 Canyons

2. How would you integrate cars/pedestrians/bicycles?

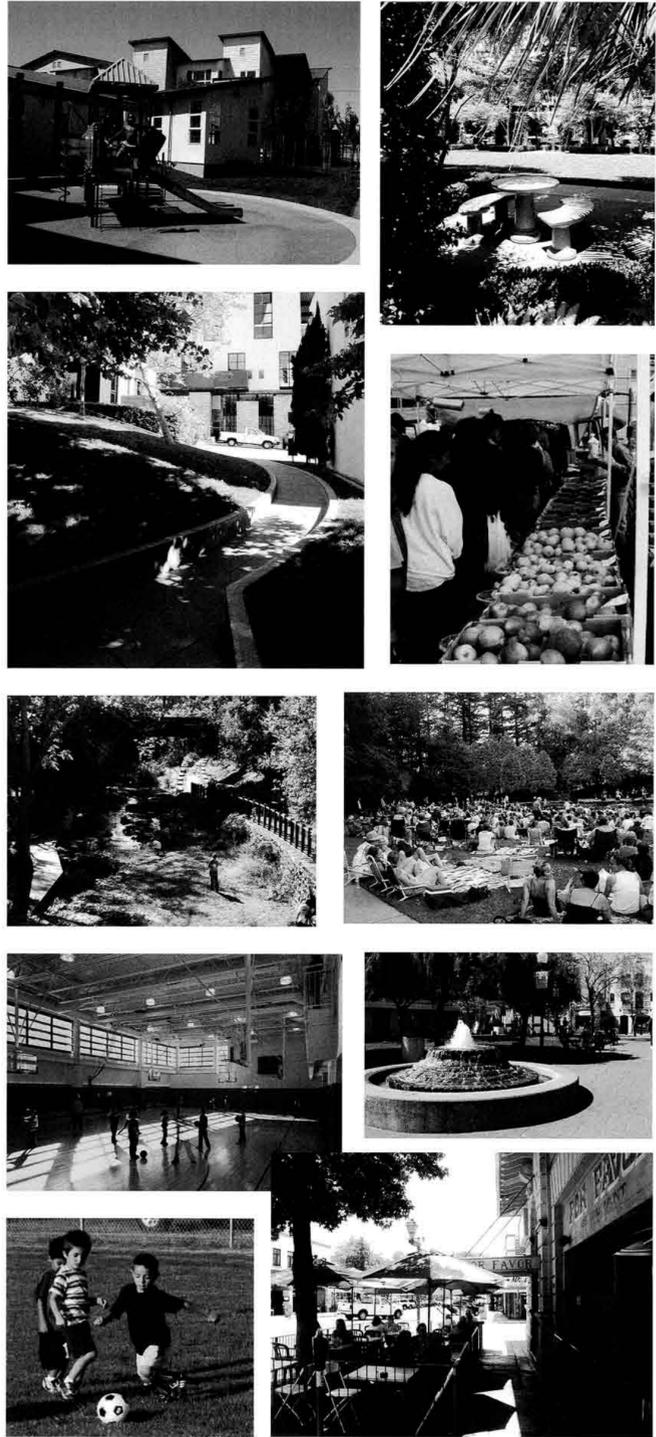
Handwritten notes:
 O.P.
 Street
 (Bicycle Lane)
 Center of Edge

3. Are there connections that don't exist today that should be made to complete the community, or ones that do exist that should be severed?

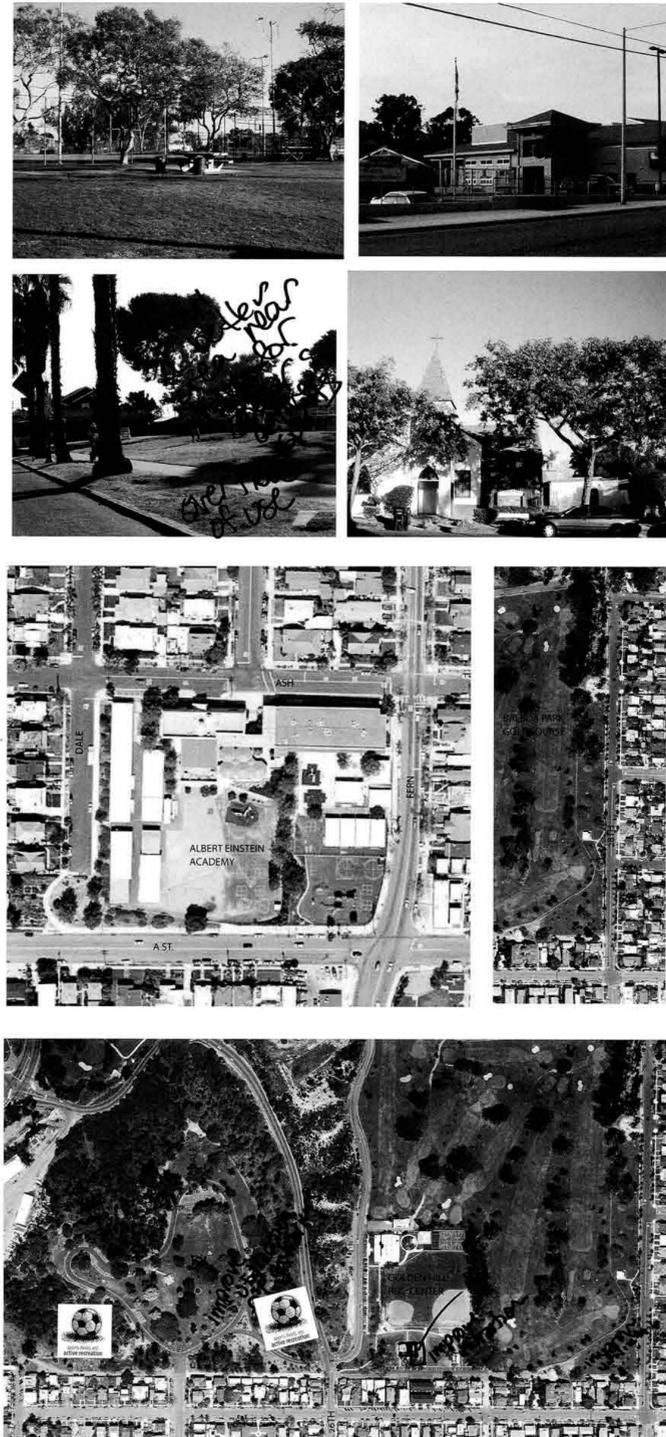
4. Are there other uses that could be made of the street right-of-way, either permanently or temporarily?

October 9, 2010
 drawing
 not to scale





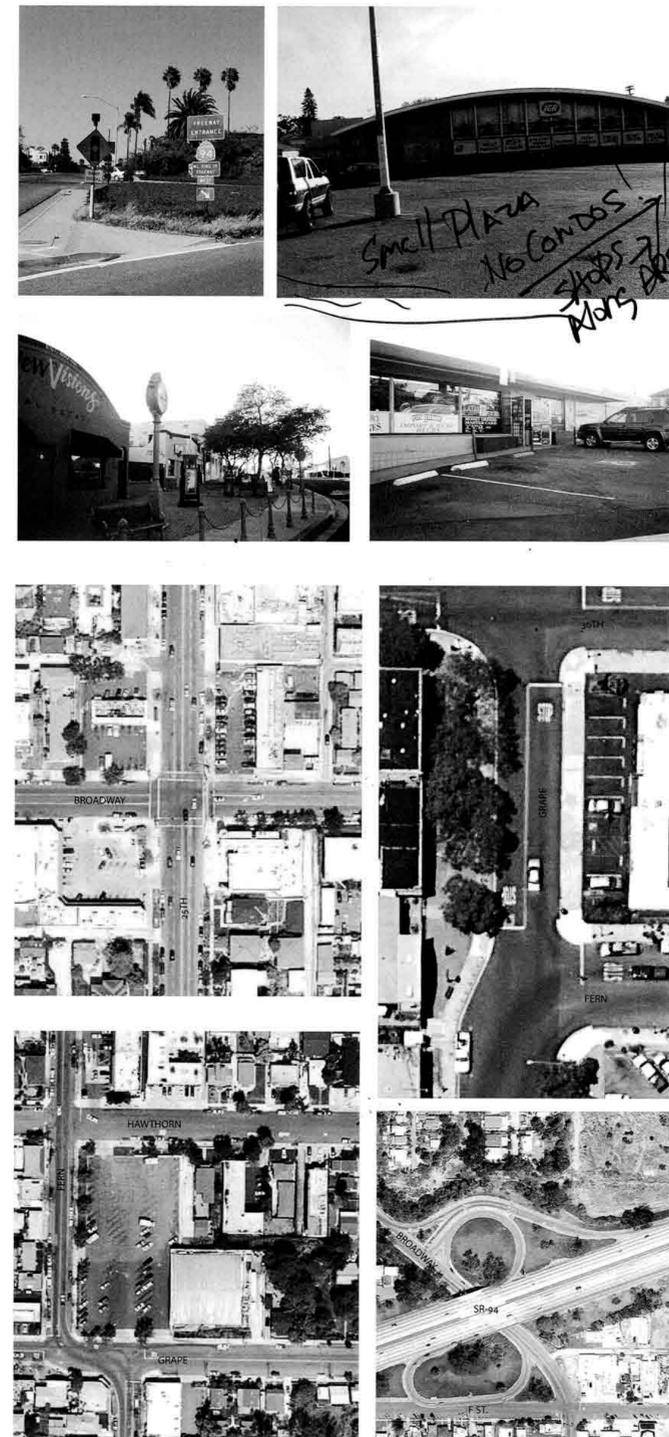
Some Ideas



Parks & Community Facilities
Need more of them!



Canyons & Natural Open Space
Formalize entrances and add stairs or handrails. Connection trails for canyons. Dedicated Open Space for our canyons
Need more parks and play areas



Parking Lots, Plazas & Off-Ramps
94W - 30, 28 off/on ramps dangerous - blm corner not a lot of area to merge
- Increase Plazas - 28th Street
94/15 Freeway access needs redesign



Table #



Key Questions:

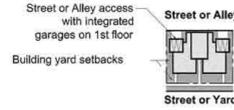
1. What are the opportunities presented by Balboa Park?
2. What opportunities are there for natural open space and/or small (pocket) parks/green plazas?
Restore historic fountain in Balboa Park improve trails
3. What are the community activities in GGH that require facilities?
4. How does/can recreation and open space define the community?

13



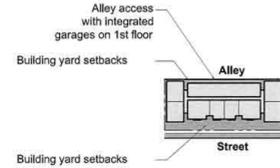
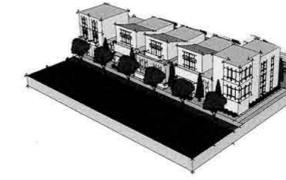
SINGLE FAMILY, GRANNY FLATS, DUPLEX, OR TRIPLEX

Single family homes may be arranged as stand alone detached units, with or without "granny flats." They may also be attached as duplexes or triplexes. They may range in density from 5 to 15 units per acre. Parking for single family homes, duplexes or triplexes should be integrated into the ground-floor of the units in individually secured garages. Garages may be accessed from the front or rear of the site.



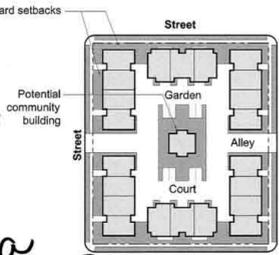
ROWHOMES AND TOWNHOMES

Rowhomes and townhomes are single-family residential units, attached to their neighbors by shared side walls. They can be clustered in groups of 4 to 6 units. Townhomes may range from 2 to 3 levels in height and from 15 to 20 units per acre. Parking for rowhomes and townhomes should be integrated into the ground-floor of the units in individually secured garages. Garages should be accessed from the rear of the site.



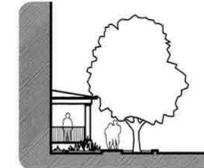
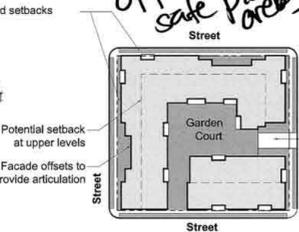
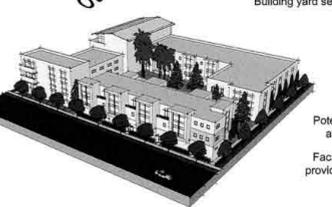
GARDEN COURT

Garden Courts are multi-family residential buildings organized around a central courtyard. The courtyard may contain individual or collective garden plots for building residents to use. They are typically organized with exterior circulation corridors, and may range between 20 to 30 units per acre. Parking, where provided, may include a mixture of garages and surface spaces, accessed from a central, landscaped drive court. Garage spaces should be integrated into the ground level of the development, in individually secured garages.

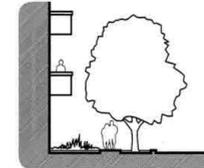


APARTMENTS

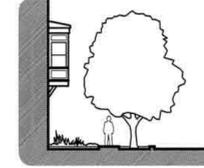
Apartments are denser multi-family residential buildings, most often with interior circulation corridors. They range between 30-60 units per acre and may include a range of unit sizes. Parking is typically accommodated in a garage structure that is integrated within the building and privately secured for access by residents only.



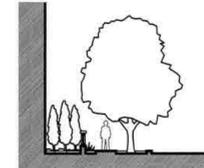
PORCH, PATIO, OR STOOP



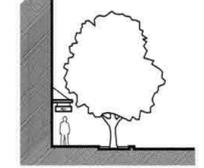
BALCONY



BAY WINDOW



YARD, FORECOURTS, AND BUILDING ENTRIES



AWNING, CANOPY, OR TRELLIS



CONSISTENT SETBACK
great for pedestrian use



INCONSISTENT SETBACK
variability mixed use areas



CAR-ORIENTED FACADE & ACCESS
very dangerous undesired



PEDESTRIAN-ORIENTED FACADE & ACCESS



DEFINED STYLE

promote historic homes



NO DEFINED STYLE



NOT 'BULKY'



'BULKY' not for us



SIMILAR HEIGHT & SCALE



VARIABLE HEIGHT & SCALE

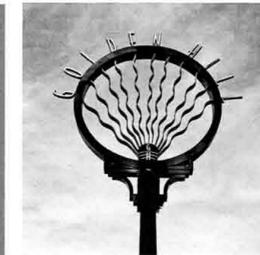


Table # 3

Key Questions:

1. What building elements are important to control through guidelines?

2. What are the special non-building elements that presently define and enhance your neighborhood?

3. Is there a need for additional building and/or non-building elements to complete the community?

4. What development standards would you change?

OK for where it is but we don't want it throughout area keep historic aspects

have requirement for recreation area for any development need to keep kids off street safe play areas

encourage first story windows expand historic area

want 2-3 story bldgs only
1-2 for low density
2-3 for high density
commercial 1st floor

Street Frontages
Setbacks to keep pedestrian friendly feel
mixes of frontages

Compatibility
parking access through alleys
liquor stores next to dark areas
not compatible for safety

