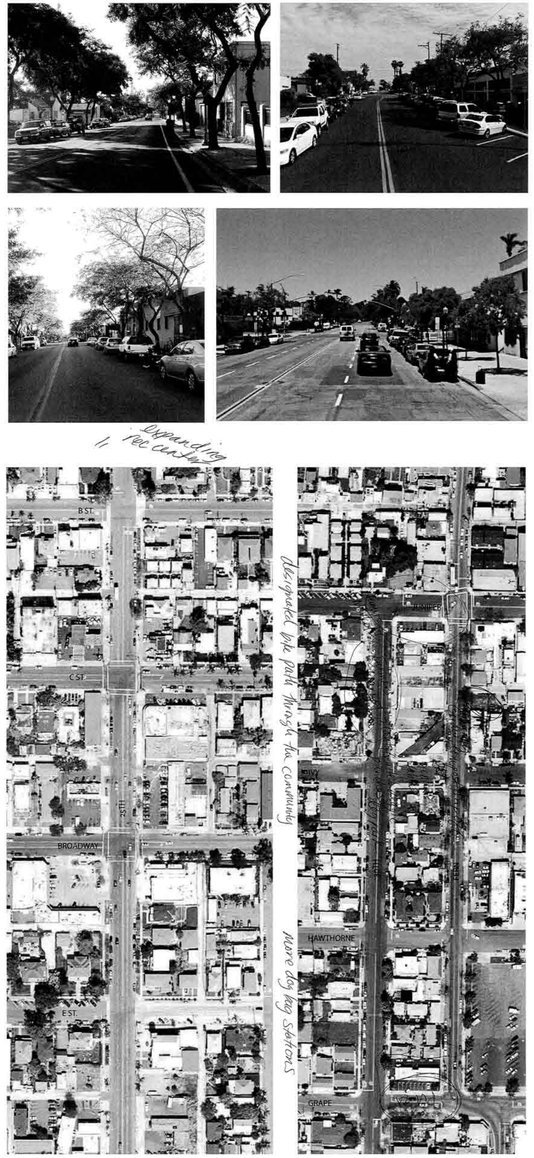
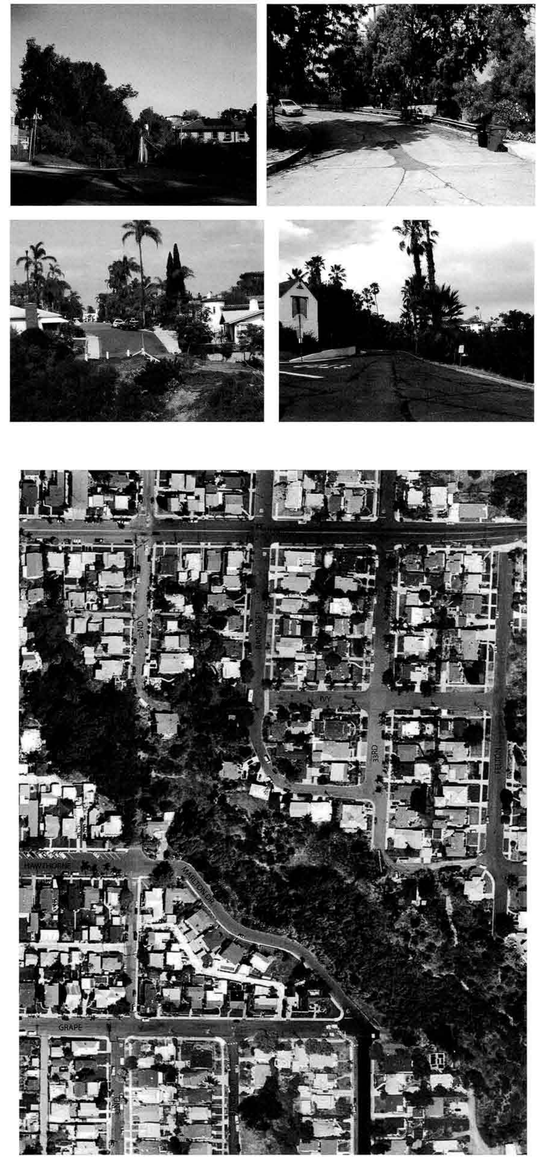
Greater Golden Hill Community Plan Update *Design Drill A: Streets & Connections*

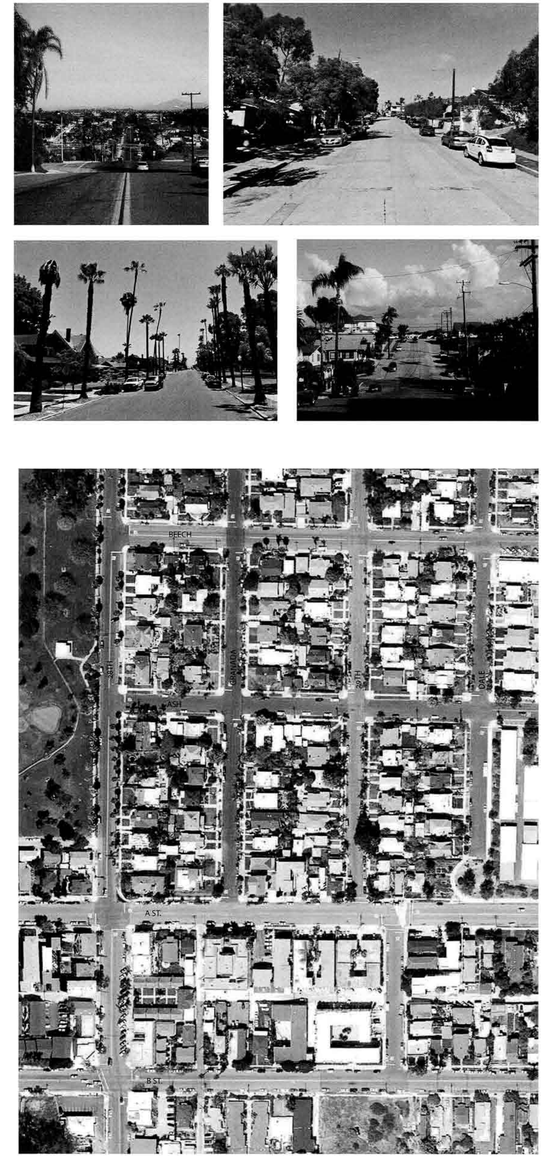
Some Ideas



Commercial Streets



Canyon Streets



Residential Streets

Table #

4

Key Questions:

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

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

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

north

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Greater Golden Hill Community Plan Update *Design Drill B: Recreation & Open Space*

Some Ideas

(counterpoint into GH park culture)

gateway signs

open patio seating

building on curves

community garden

make it feel safe

Chamber of Commerce

to park

more lighting

separate alley crossing

make it more walkable

Parks & Community Facilities

welcome to "Golden Hill" (25th & B)

redevelopment rec-center area

Gateway to Balboa at Russ

Canyons & Natural Open Space

Parking Lots, Plazas & Off-Ramps

Table #

4

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?
3. What are the community activities in GGH that require facilities?
4. How does/can recreation and open space define the community?

October 9, 2010

drawing not to scale

north

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Not compatible generic

FABULOUS

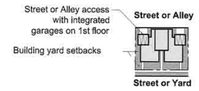
'Historian' or craftman or completely architecturally appealing

25th & Broadway redevelop mall, more seating, usable commercial space.

SINGLE FAMILY, GRANNY FLATS, DUPLEX, OR TRIPLEX

yes.

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.

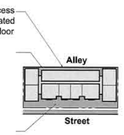


Sound control modern car

backyard farm potluck multi cultural foods need community garden making Russ St. bike path

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.



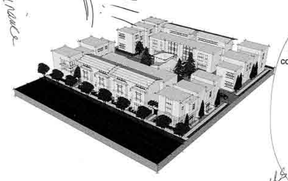
the more mixed use, the better no strip malls!!

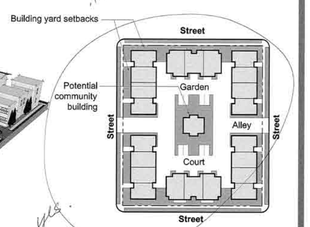
3 story height ordinance

Connecting commercial areas with bike path?

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.

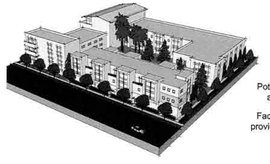


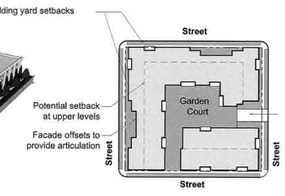


yes.

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.





Building Types

"murals" public art.

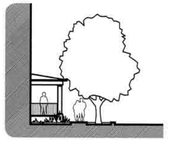
diag. parking vs. upkeep.

commercial spaces encourage businesses to maintain building

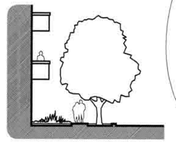
work w/ color palettes, no ads in the windows, no pots.

amphitheatre.

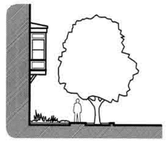
help Einstein redo mural on 25th.



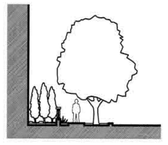
PORCH, PATIO, OR STOOP



BALCONY



BAY WINDOW



YARD, FORECOURTS, AND BUILDING ENTRIES

AWNING, CANOPY, OR TRELLIS

Street Frontages

CONSISTENT SETBACK

INCONSISTENT SETBACK

CAR-ORIENTED FACADE & ACCESS

PEDESTRIAN-ORIENTED FACADE & ACCESS

DEFINED STYLE

NO DEFINED STYLE

NOT 'BULKY'

yes

'BULKY'

no.

Due to the fact that it is mixed use

SIMILAR HEIGHT & SCALE

VARIABLE HEIGHT & SCALE

Compatibility

Table # 4

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?

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TABLE 4

GREATER GOLDEN HILL COMMUNITY PLAN UPDATE

March 2010

overall "B st." eg.
lighting

library somewhere.
fill in the blank

more public art.
lighting

diagonal pkg on B?