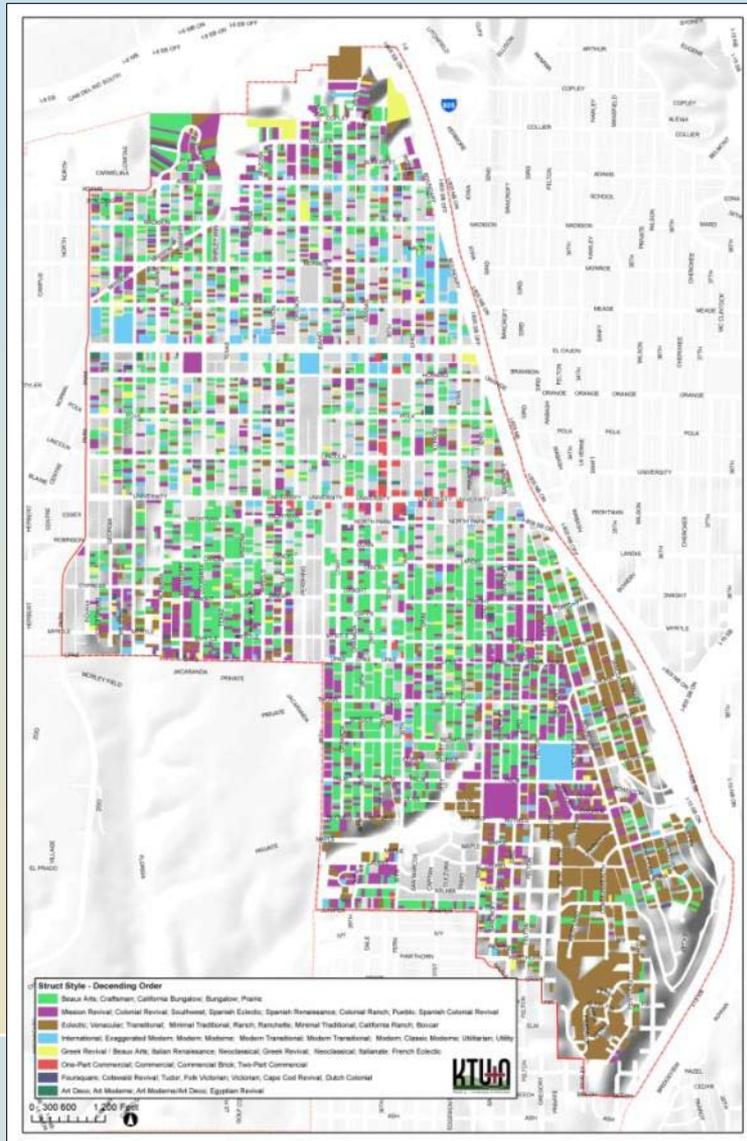


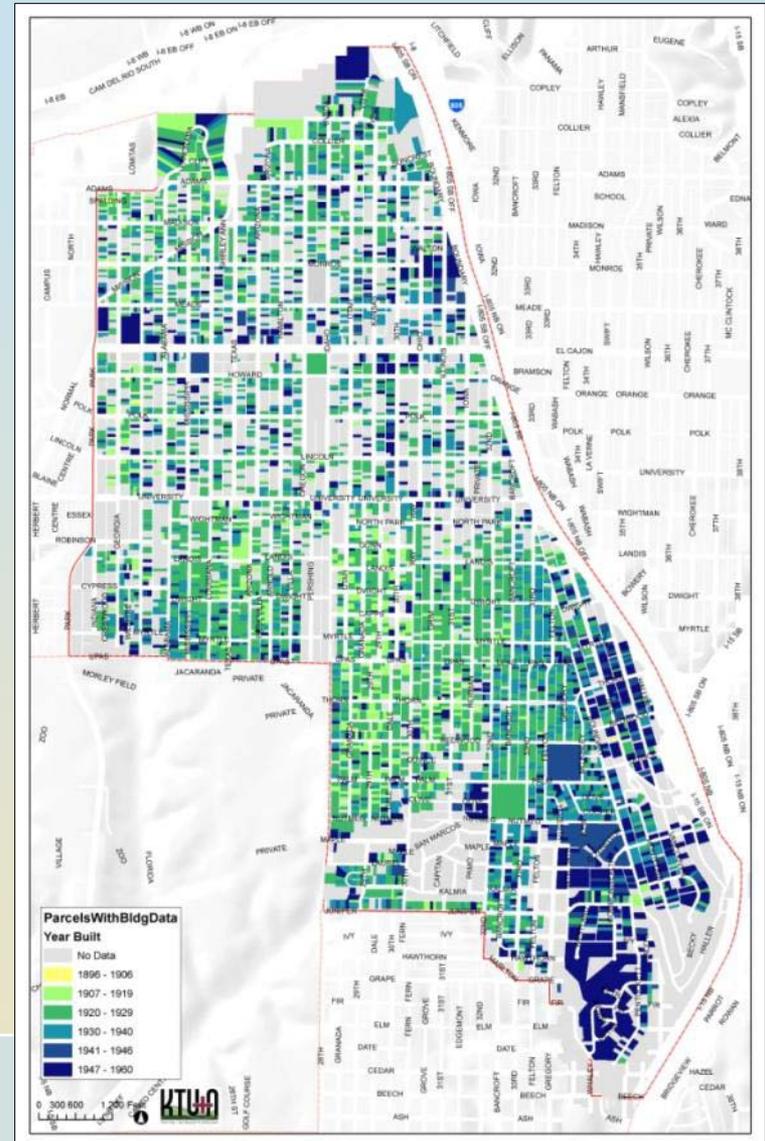
Community Character Analysis



Character Mapping Input

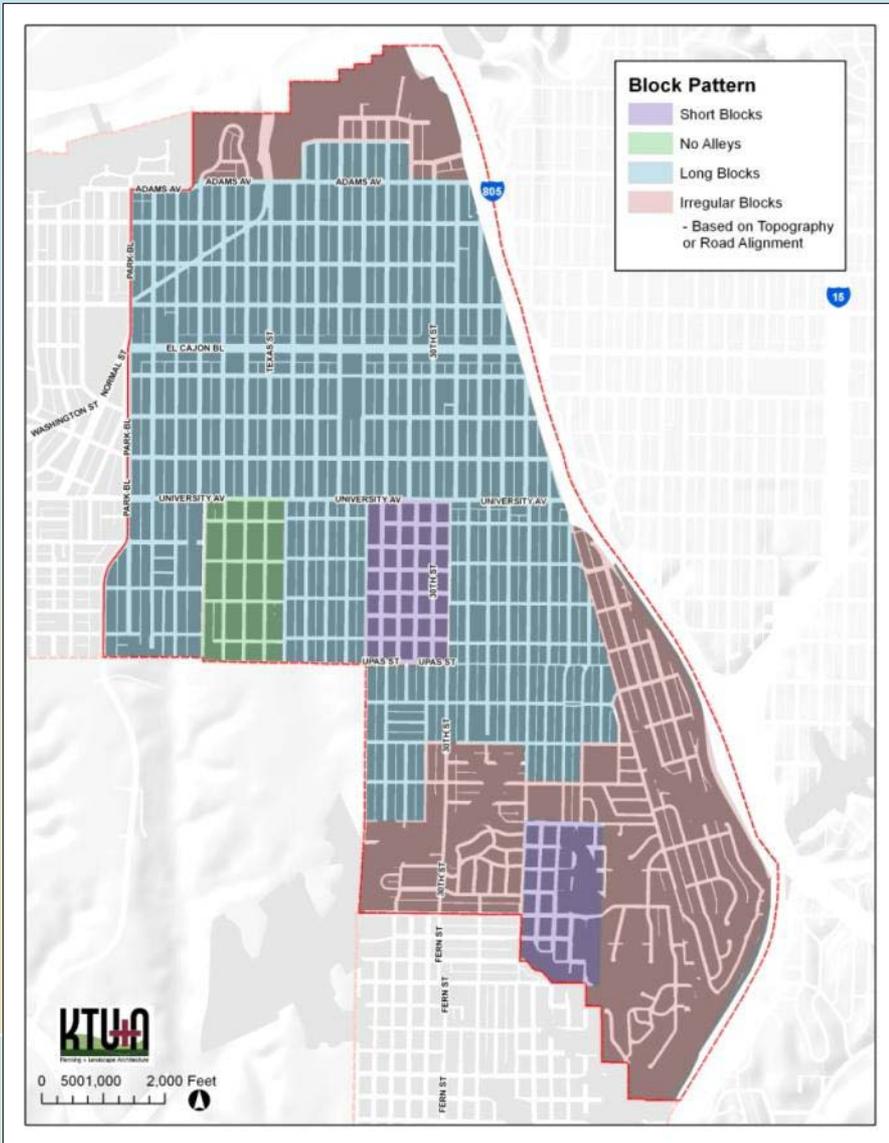


Architectural Style

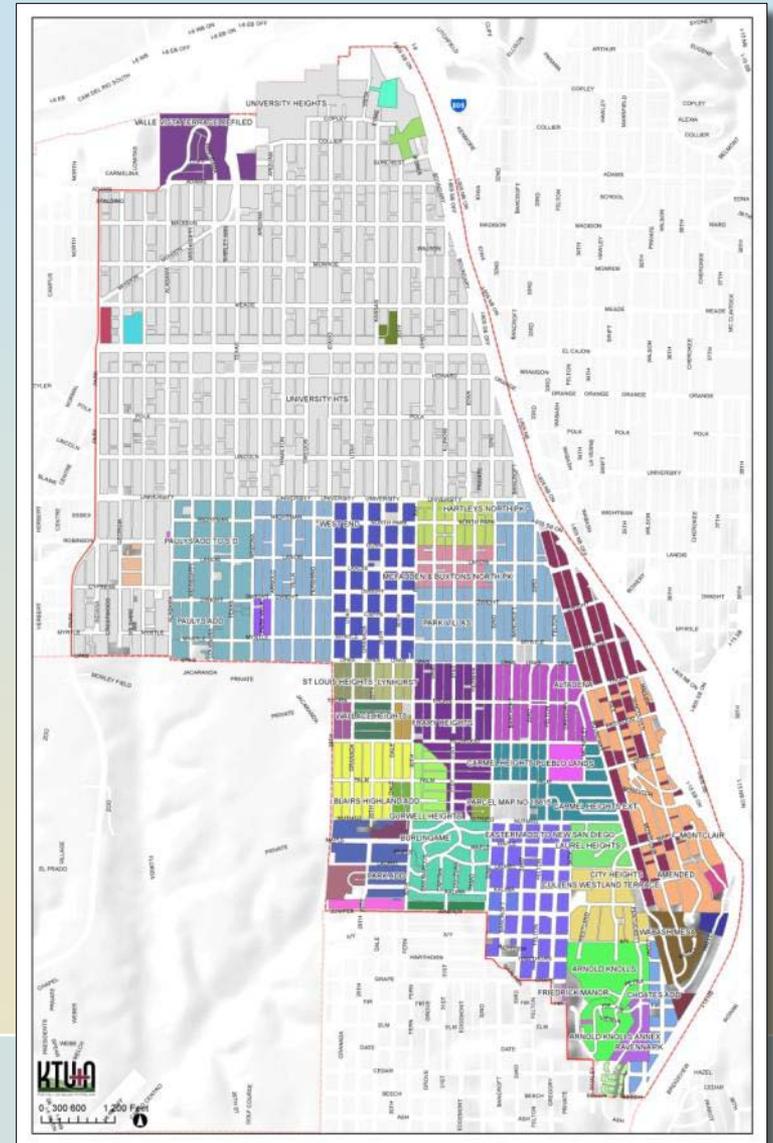


Year Built

Character Mapping Input

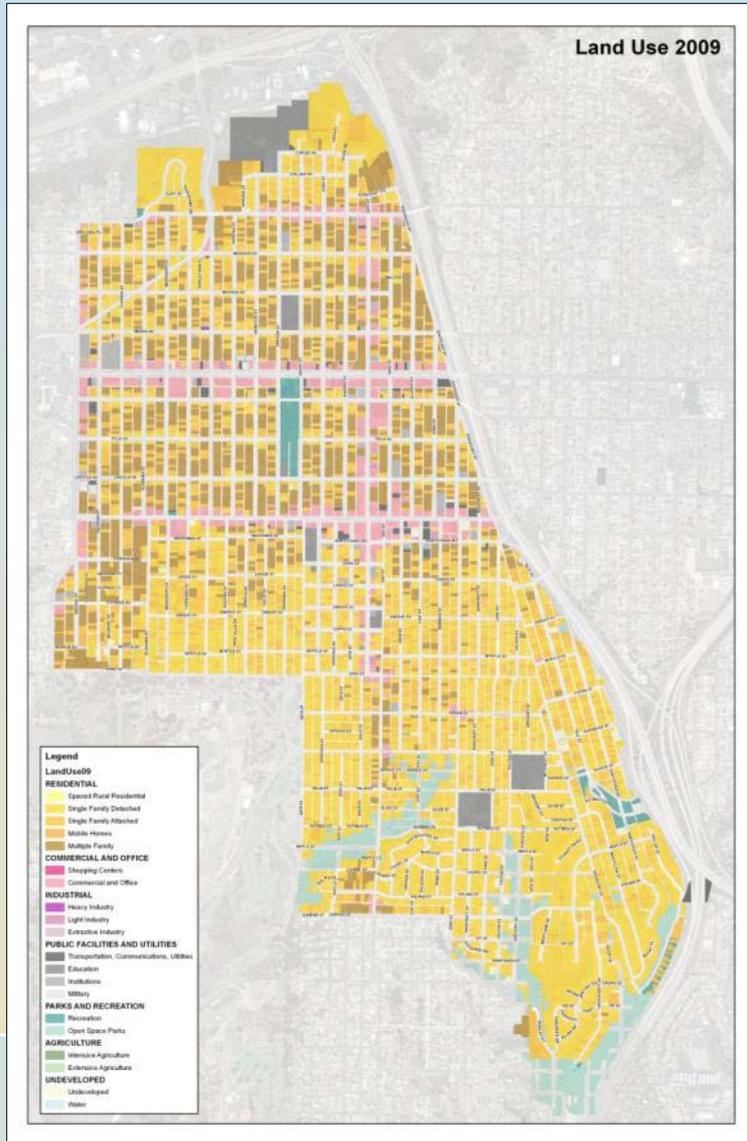


Street Grid/Block Pattern

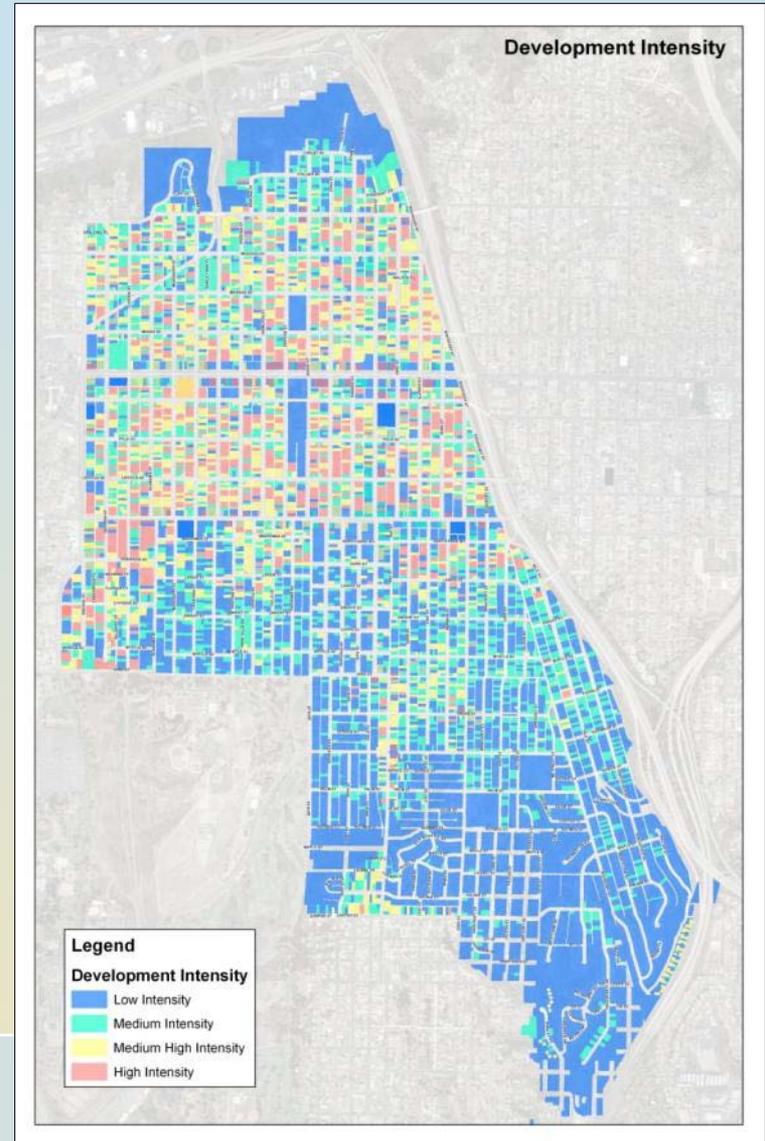


Development Subdivisions

Character Mapping Input



Existing Land Use



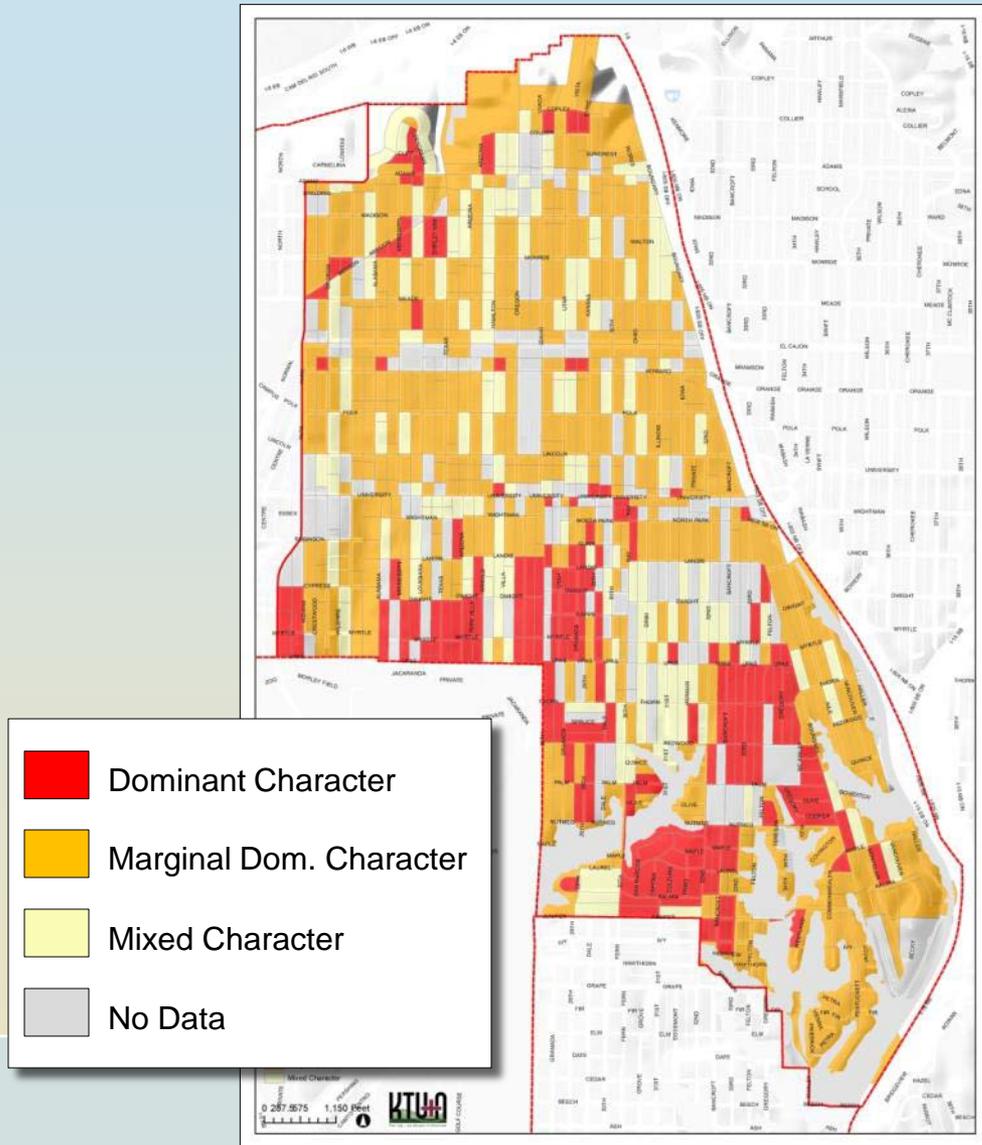
Development Intensity

Character Mapping Analysis

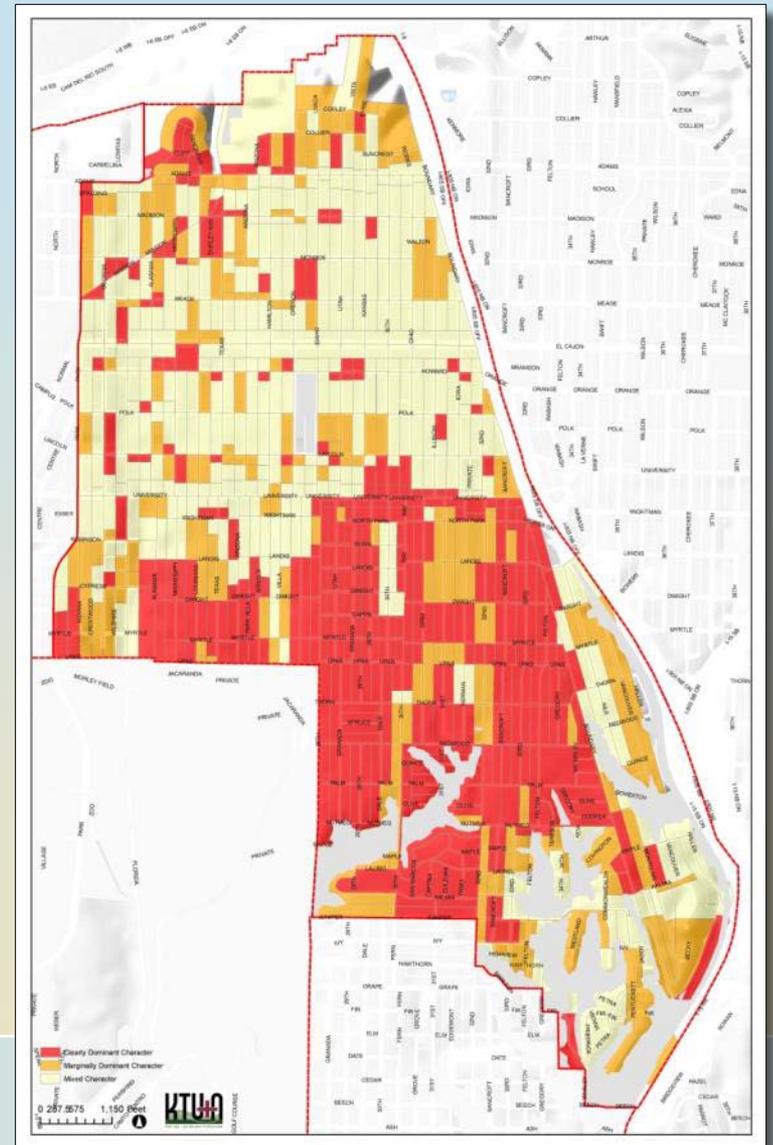
GIS Model Parameters:

- Three categories:
 - Dominant Character:
 - Dominant/consistent urban form in terms of overall impression, including land use, building mass/scale, and style
 - Marginally Dominant Character:
 - Unifying character exists, but is not immediately apparent to the observer
 - Mixed Character:
 - No dominant character is apparent; a wide variety of styles, scales, uses, etc. prohibit a distinct impression
- Analysis Units/Scale:
 - Aggregated by half-block
 - Dominant Character: >75% of a certain character on a half-block
 - Marginally Dominant Character: >50% of a certain character on a half-block
 - Mixed: Less than 50% of each character type on a half-block
- Additional Notes:
 - Dominance does not translate directly to desirability
 - Example: A block may have a dominant/consistent character of "Huffman Six Packs," but may remain undesirable

Character Mapping Analysis

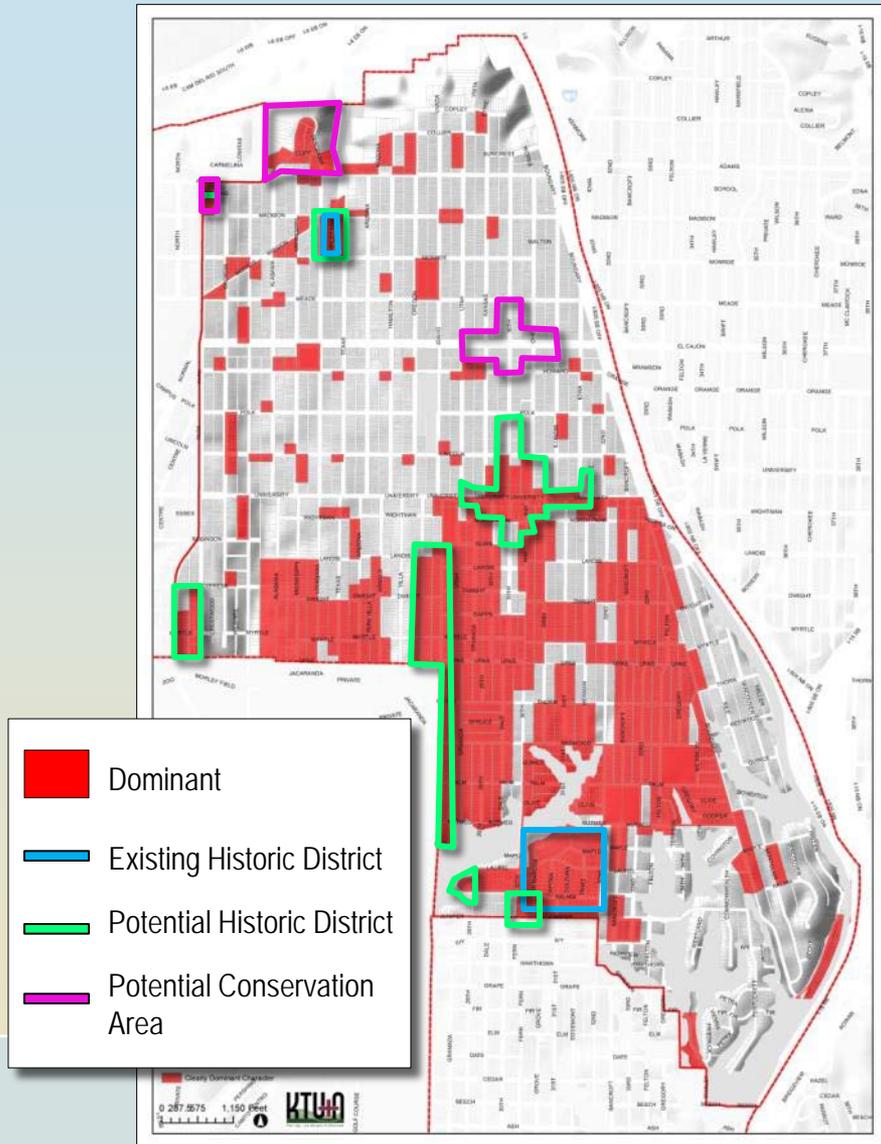


GIS Model Results



Field Observation Results

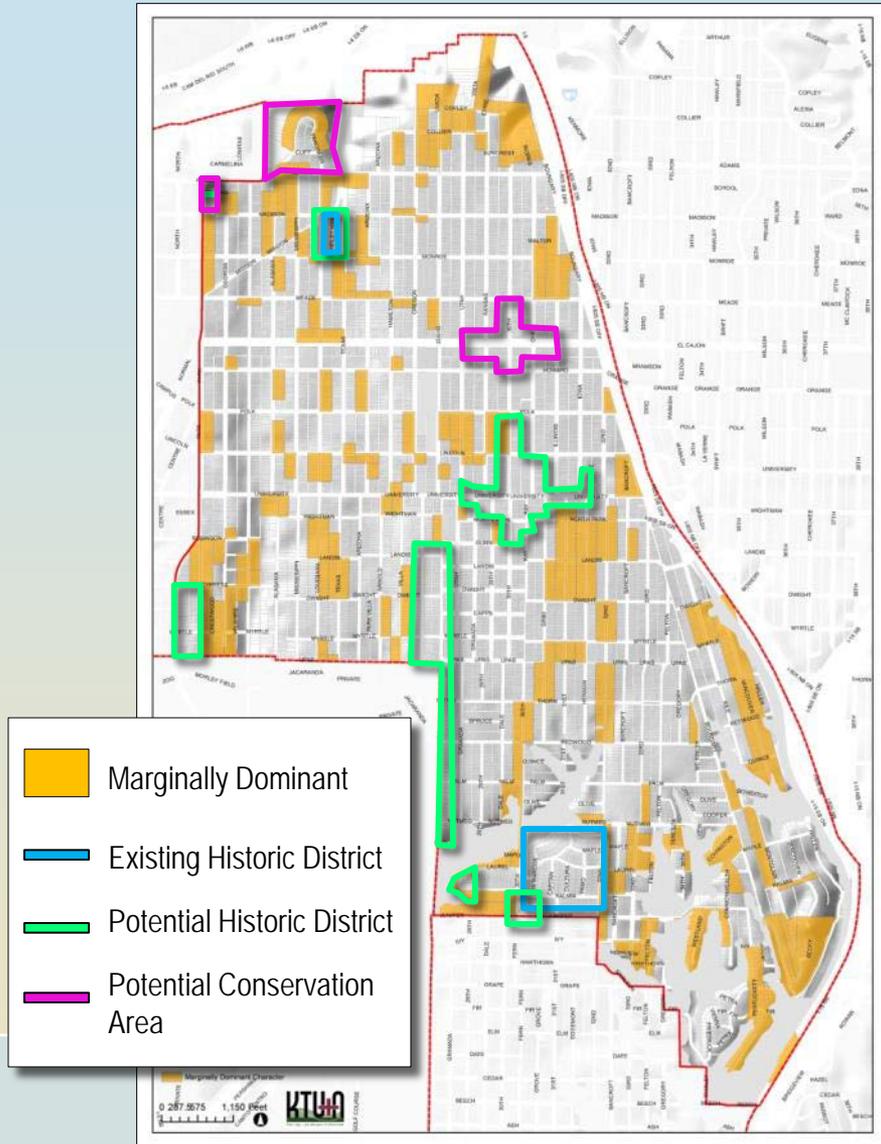
Character Mapping Analysis



Observations:

- Most dominant character areas are comprised of the residential land use and are located south of University
- Single family homes generally characterized as small scale, with an abundance of bungalow architectural style

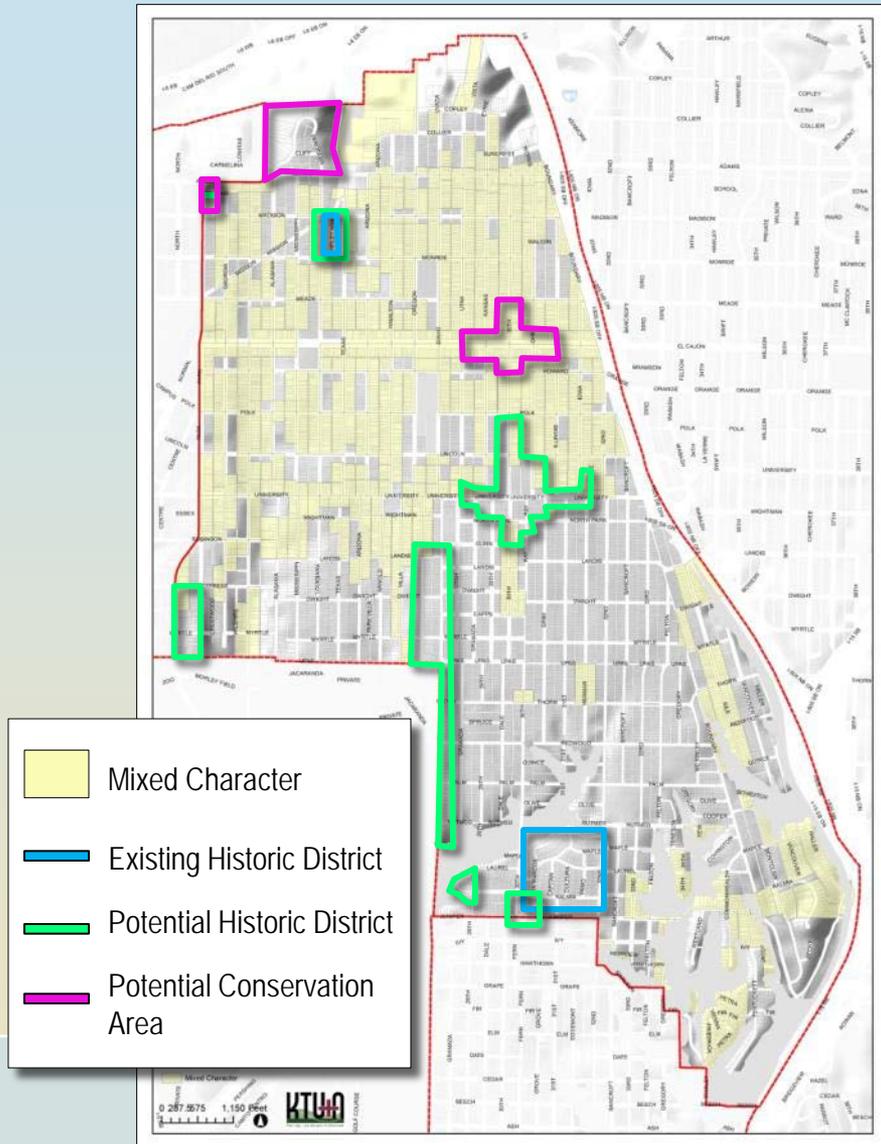
Character Mapping Analysis



Observations:

- Marginally dominant character areas are dispersed, serving as transitions between larger Dominant and Mixed character areas

Character Mapping Analysis



Observations:

- Most mixed character areas are comprised of commercial/multi-family land uses. These land uses vary greatly in scale and style
- 30th and El Cajon (potential conservation area) was identified as Mixed character in fieldwork



Design Guideline Community Input Summary from Oct. 2 Workshop

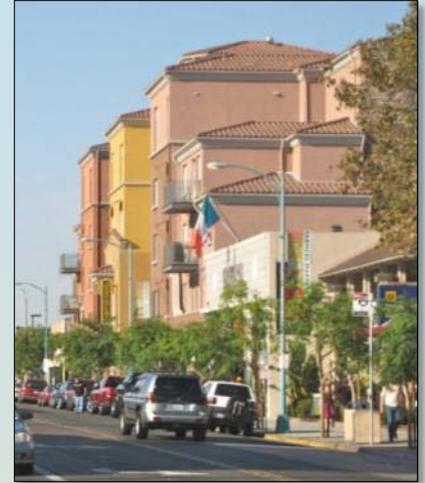


Top Five Prioritized Design Guidelines

- Pedestrian Interface



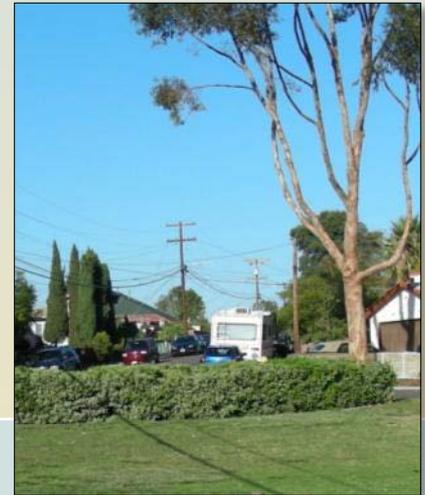
- Building/Site Stepbacks



- Architectural Detailing



- Public Space, Plaza, Mini-Park



- Building Massing





Areas of Active Change and Active Protection Community Input from Oct. 2 Workshop



Areas of Change and Protection

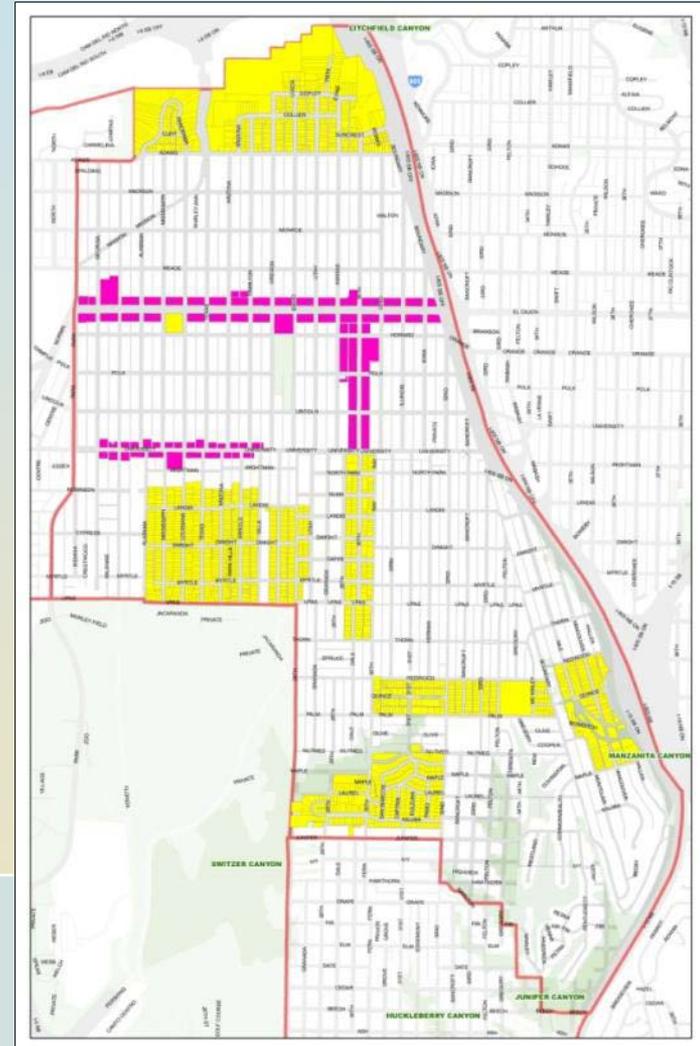
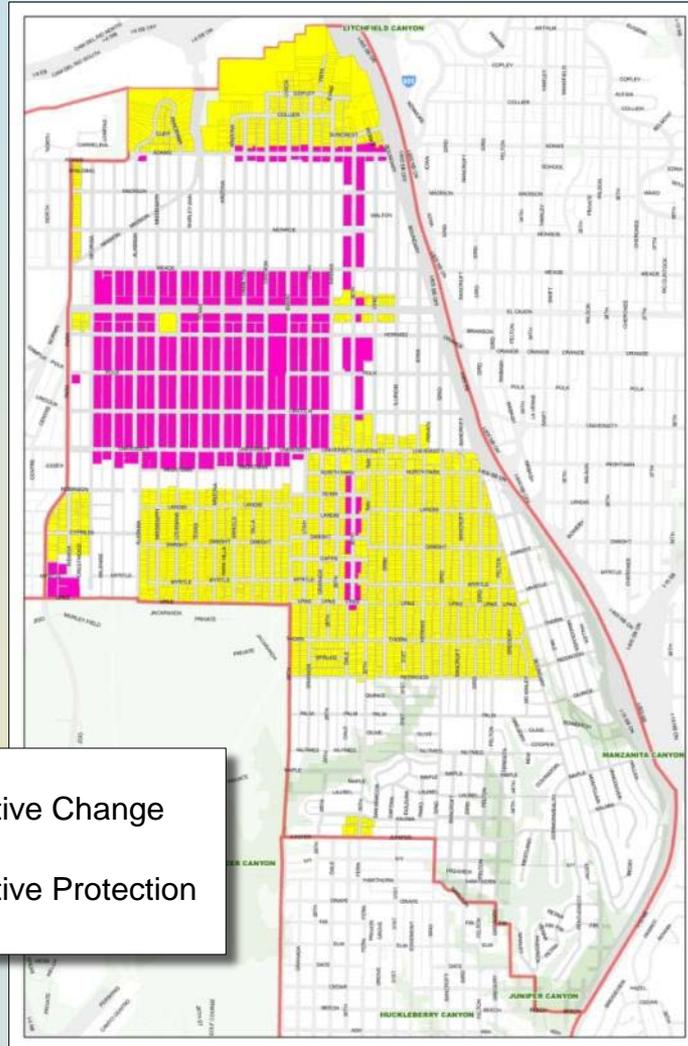
Definitions from Charrette Day 1:

- Areas of Active Change  : Areas of degraded conditions and vacant land where growth should be encouraged to support transit, commerce, walkable zones, or other public infrastructure
 - Potential Action: Change zoning, land use, or provide other incentives for change
- Areas of Active Protection  : Areas where new construction should be balanced with a focus on preservation and adaptive reuse
 - Potential Action: Establish Conservation Areas, Historic Districts, or other areas of character with corresponding regulations and design guidelines
- Areas of Passive Transition  : Areas where market forces will naturally drive additions or new construction based on previous trends or differences between existing land use and property potential
 - Potential Action: Allow market forces to evolve these areas based on current zoning

Areas of Active Change and Active Protection

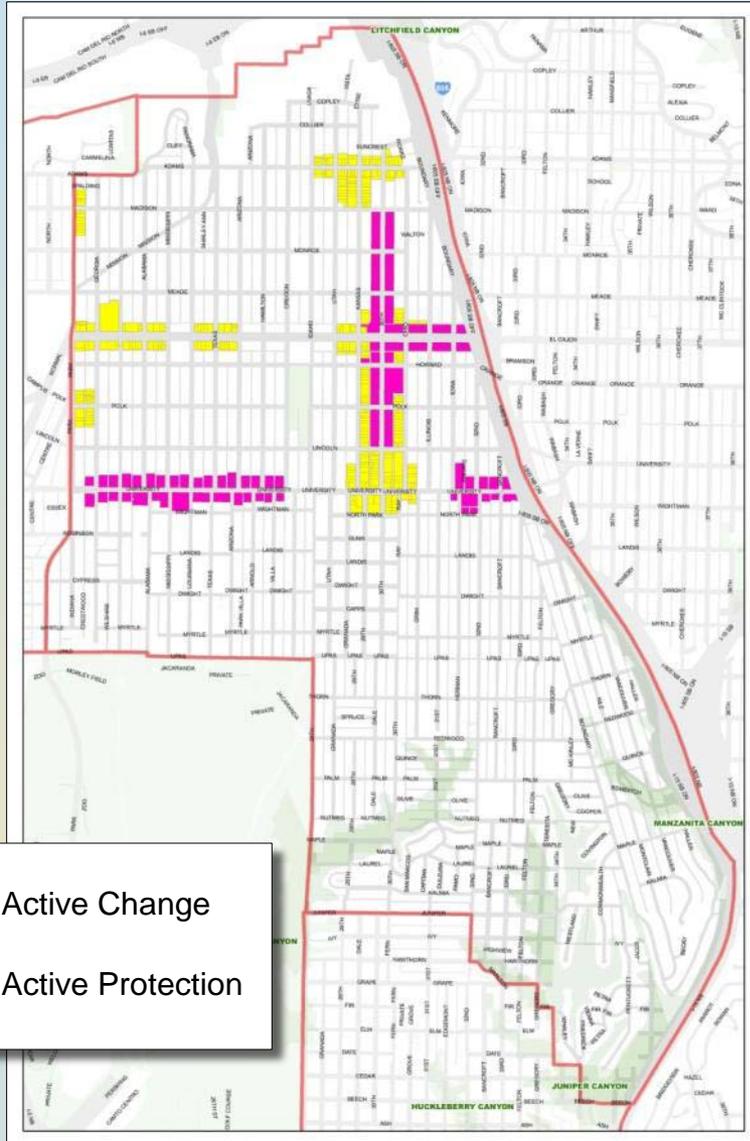
Community Input entered into GIS

NOTE: Additional qualitative data/notes incorporated on other mapping sets



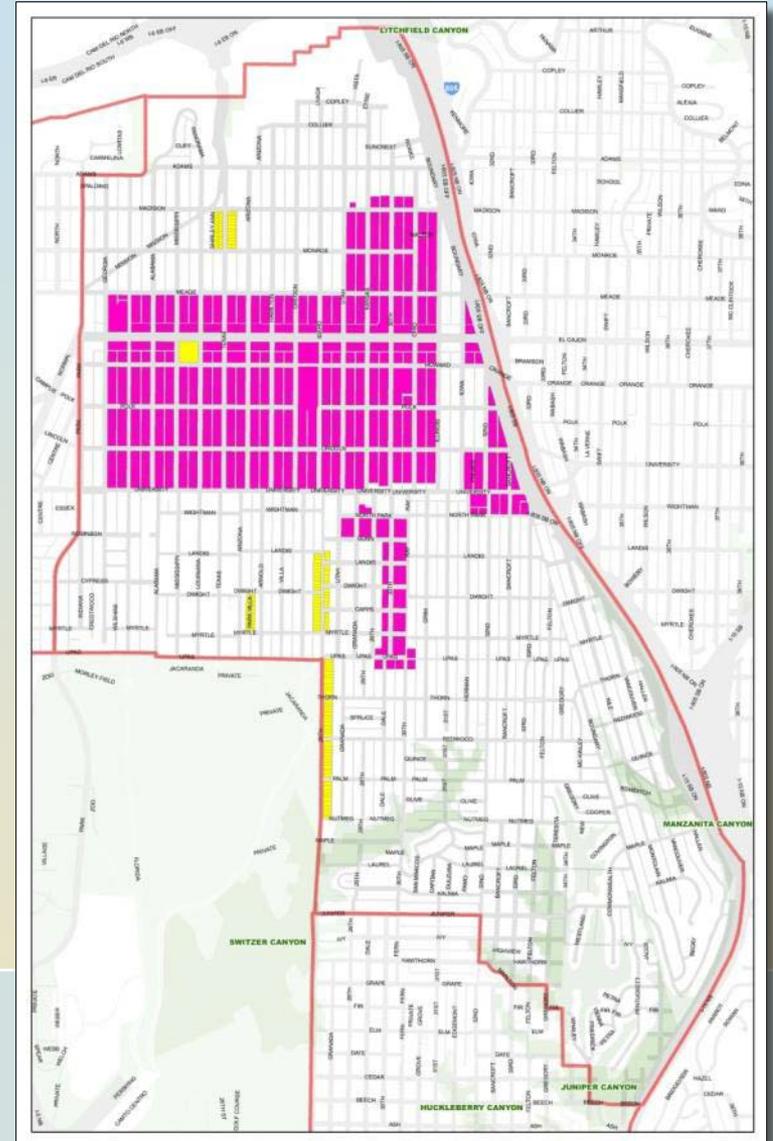
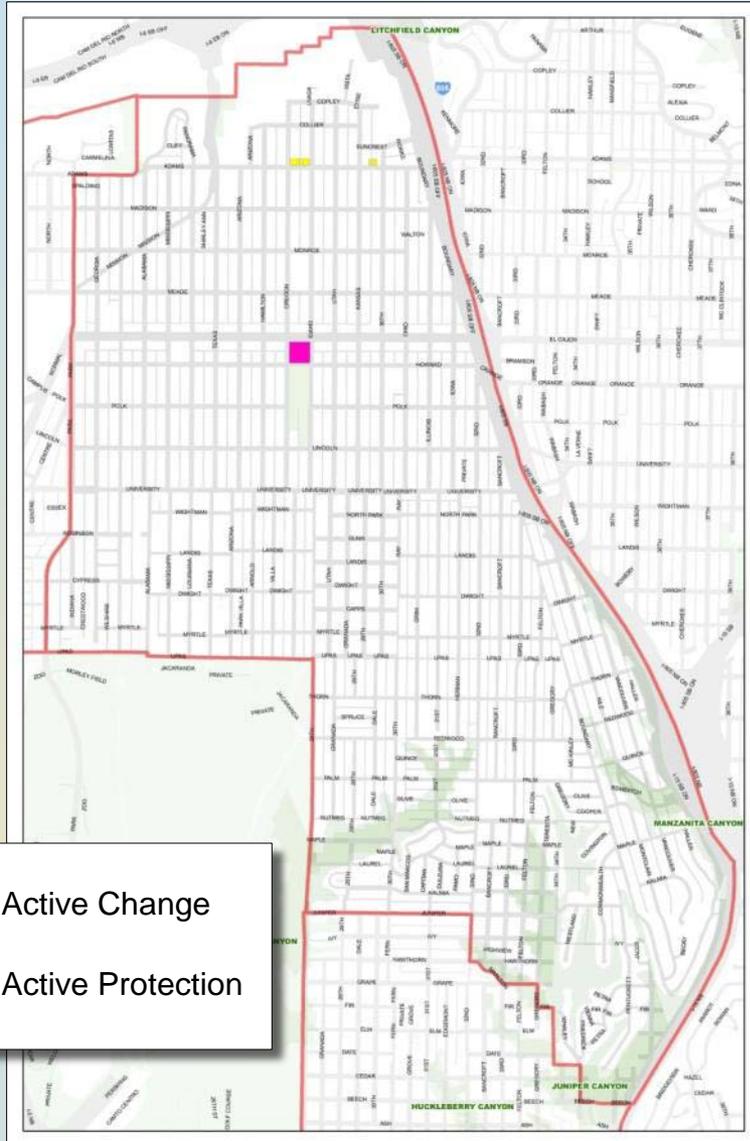
Areas of Active Change and Active Protection

Community Input entered into GIS



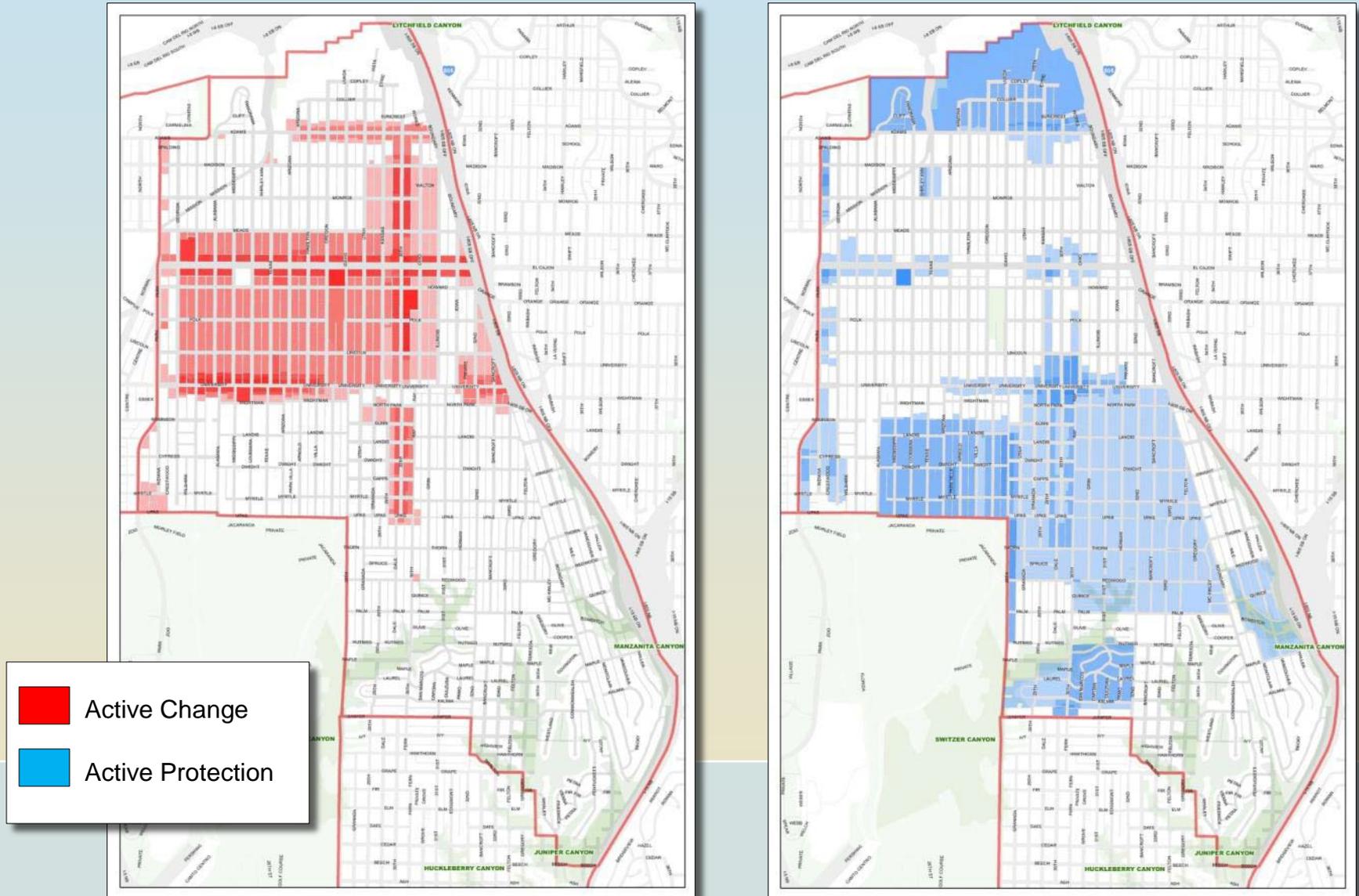
Areas of Active Change and Active Protection

Community Input entered into GIS



Areas of Active Change and Active Protection

Composite Images for Areas

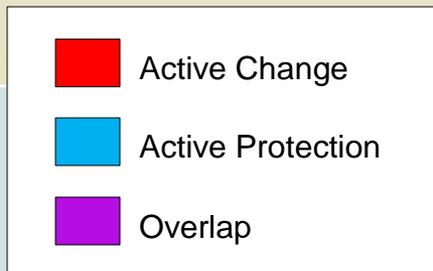


Areas of Active Change and Active Protection

Overlay of Composite Images

Findings:

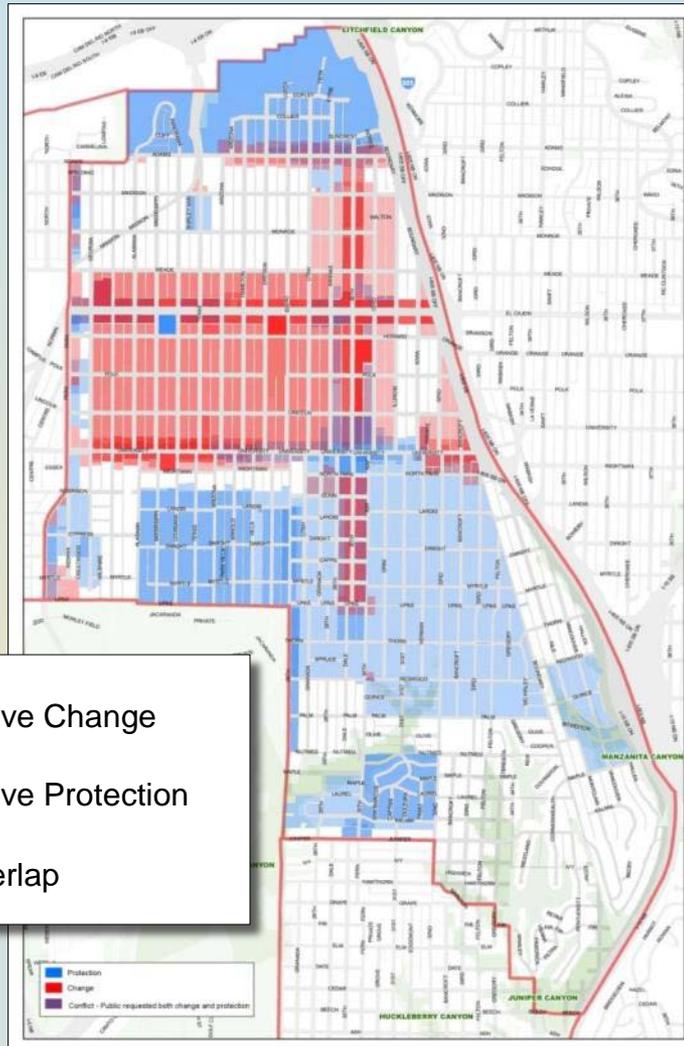
- “Overlap” areas occur mostly between commercial corridors and residential neighborhoods
- Composites largely complement each other



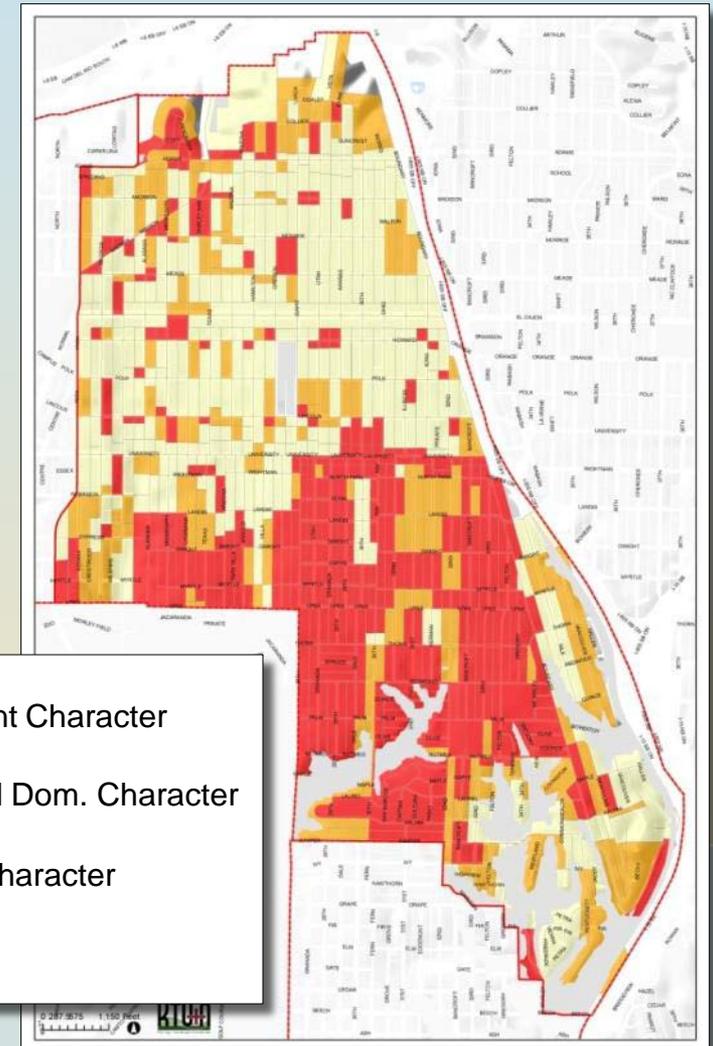
Areas of Active Change and Active Protection

Findings, continued:

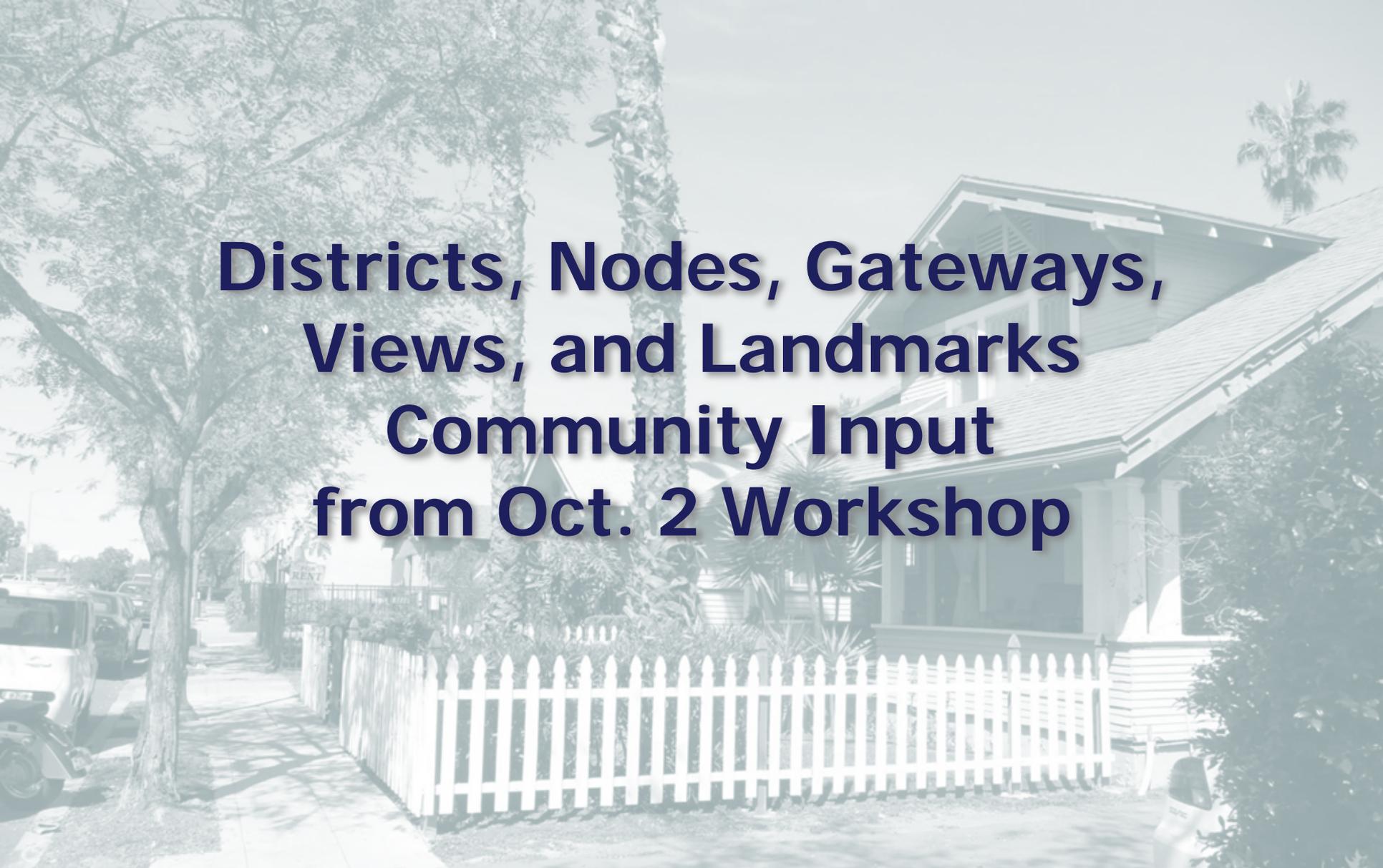
- Composites also correspond with character mapping completed by urban design consultant



- Active Change
- Active Protection
- Overlap



- Dominant Character
- Marginal Dom. Character
- Mixed Character
- No Data

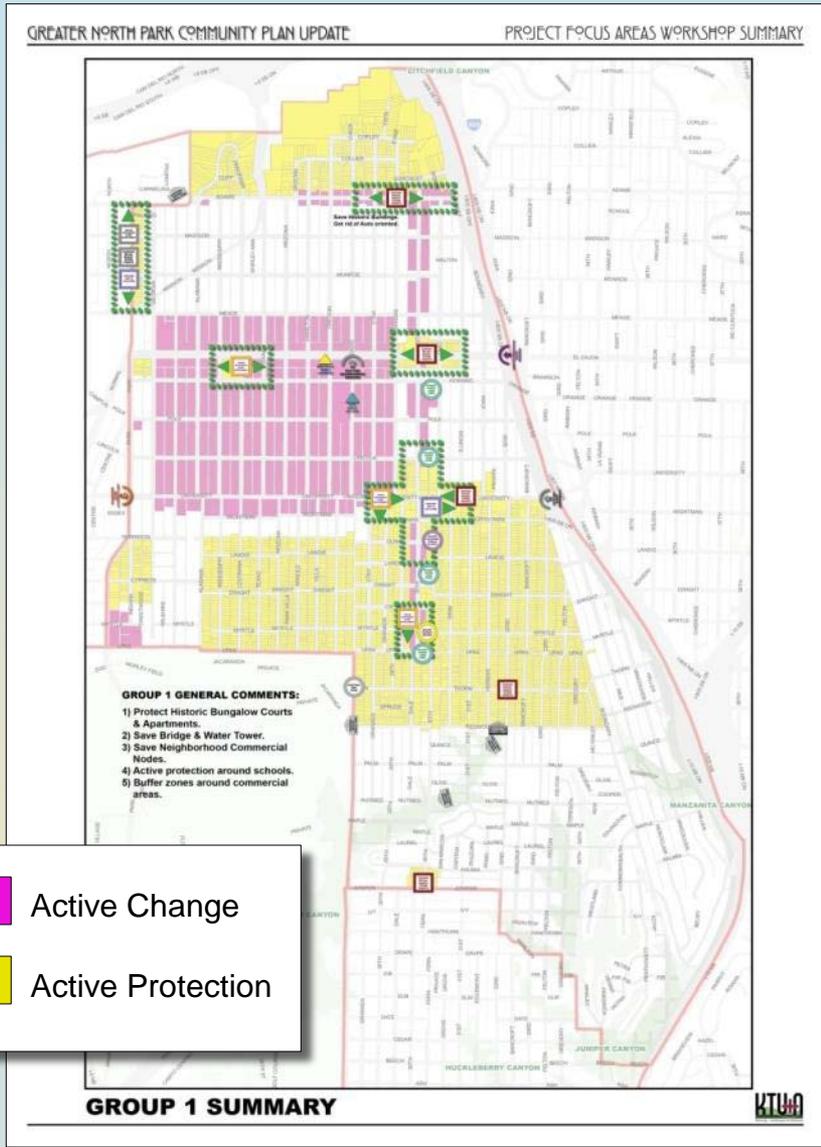


Districts, Nodes, Gateways, Views, and Landmarks Community Input from Oct. 2 Workshop



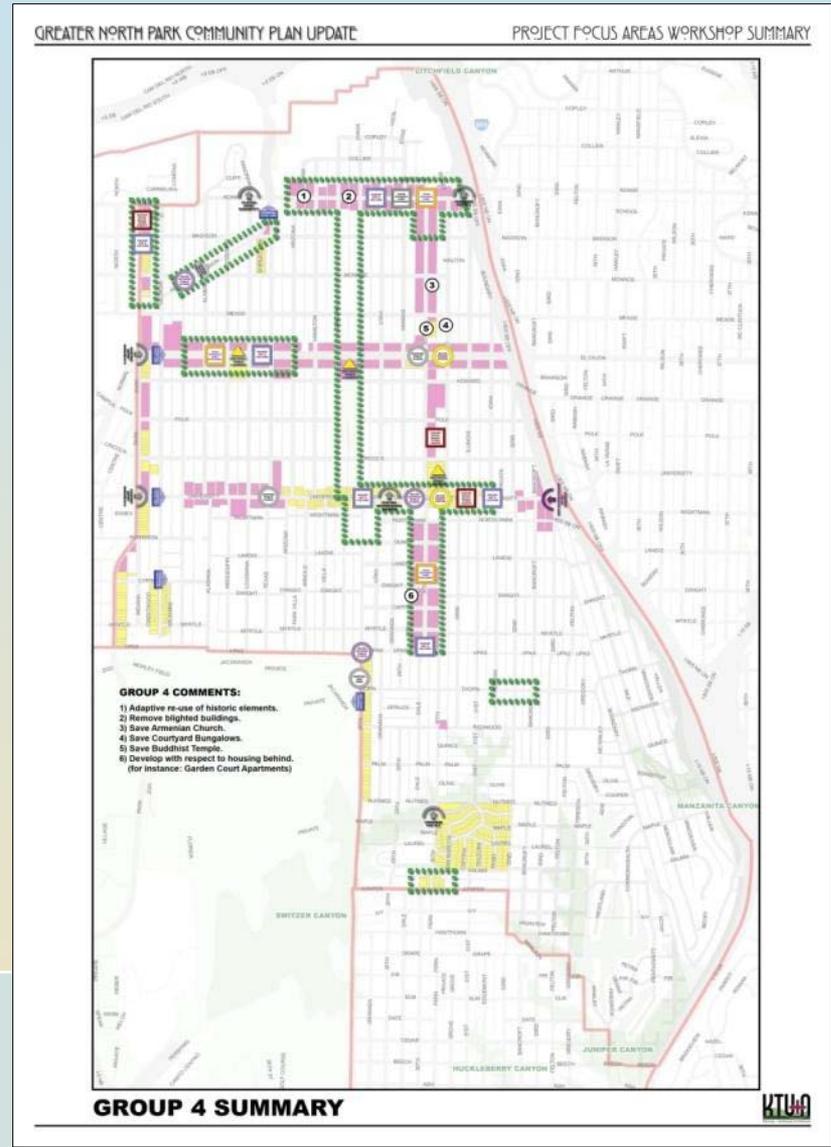
Districts, Nodes, Gateways, Views, and Landmarks

Community Input (Two of Six Maps Shown Below)



Active Change

Active Protection



Character Mapping Questions?



Conservation Area Tabletop Exercise



Conservation Area Tabletop Exercise Questions (1 Hour)

1. Where are potential Conservation Areas?

- Do you agree with the identified conservation areas?
- Would you modify the boundaries of the identified conservations areas?
- Would you recommend any additional conservations areas?

2. Why were these conservation areas chosen/modified?

- Write on tabletop maps the reasons for the selection/modification

3. What elements of character within each district should be conserved?

Some examples include:

1. Scale
2. Setbacks
3. Street Trees
4. Garage/Driveway Locations
5. Building Materials
6. Architectural Features
7. Other

For elements 1-6, feel free to simply write the number next to the corresponding conservation area. For elements not listed, specify element on tabletop map with the other elements