

## **UNIVERSITY HEIGHTS**

The University Heights area is incorporated into two community planning areas, the Greater North Park plan area and the Uptown community plan area. The portion of University Heights within the Greater North Park area is generally defined as the area north of El Cajon Boulevard, west of Texas Street, south of the Mission Valley plan area and east of Park Boulevard. The portion of the University Heights neighborhood in the Uptown plan area is considered to be north of Washington Street, east of State Route 163, south of the Mission Valley community plan area and west of Park Boulevard.

### **Existing Conditions**

Existing land uses in University Heights include commercial and higher density residential uses along and near Park Boulevard, with residential densities decreasing west of Park Boulevard. Commercial uses are also located along the Washington Street corridor at the southern portion of this neighborhood. The San Diego City Schools Education Center and Alice Birney Elementary School are located at Park Boulevard and Normal Street. The northerly terminus of Park Boulevard also served as the terminus of the San Diego Cable Railway (1890-1892) and later trolley car systems; the related trolley car barn and Mission Cliffs Garden sites are located nearby. Figure 25, the Image Inventory, highlights the features in University Heights which combine to form its existing image.

### **Objectives**

The following objectives are specific to University Heights and are in addition to the general objectives for the Uptown community found on page 75 and 76 of the Urban Design Element.

- Preserve and enhance the single-family neighborhoods that exist along the canyon rims and at the western portion of the medical complex area.
- Ensure that new development along the canyon rims overlooking Mission Valley and State Route 163 is unobtrusive and of the same character and scale as the surrounding higher quality development.
- Buffer the commercial activity along Washington Street and along Park Boulevard from the adjacent residential uses.
- Improve the pedestrian quality and general appearance of the existing Park Boulevard commercial node.
- Improve walkways to enhance pedestrian access between the University Heights and the Hillcrest areas.



- ● ● HIGH VOLUME AUTO
- MULTI-FAMILY
- \* HISTORIC
- SINGLE FAMILY
- COMMERCIAL / OFFICE
- HILLSIDES / CANYONS



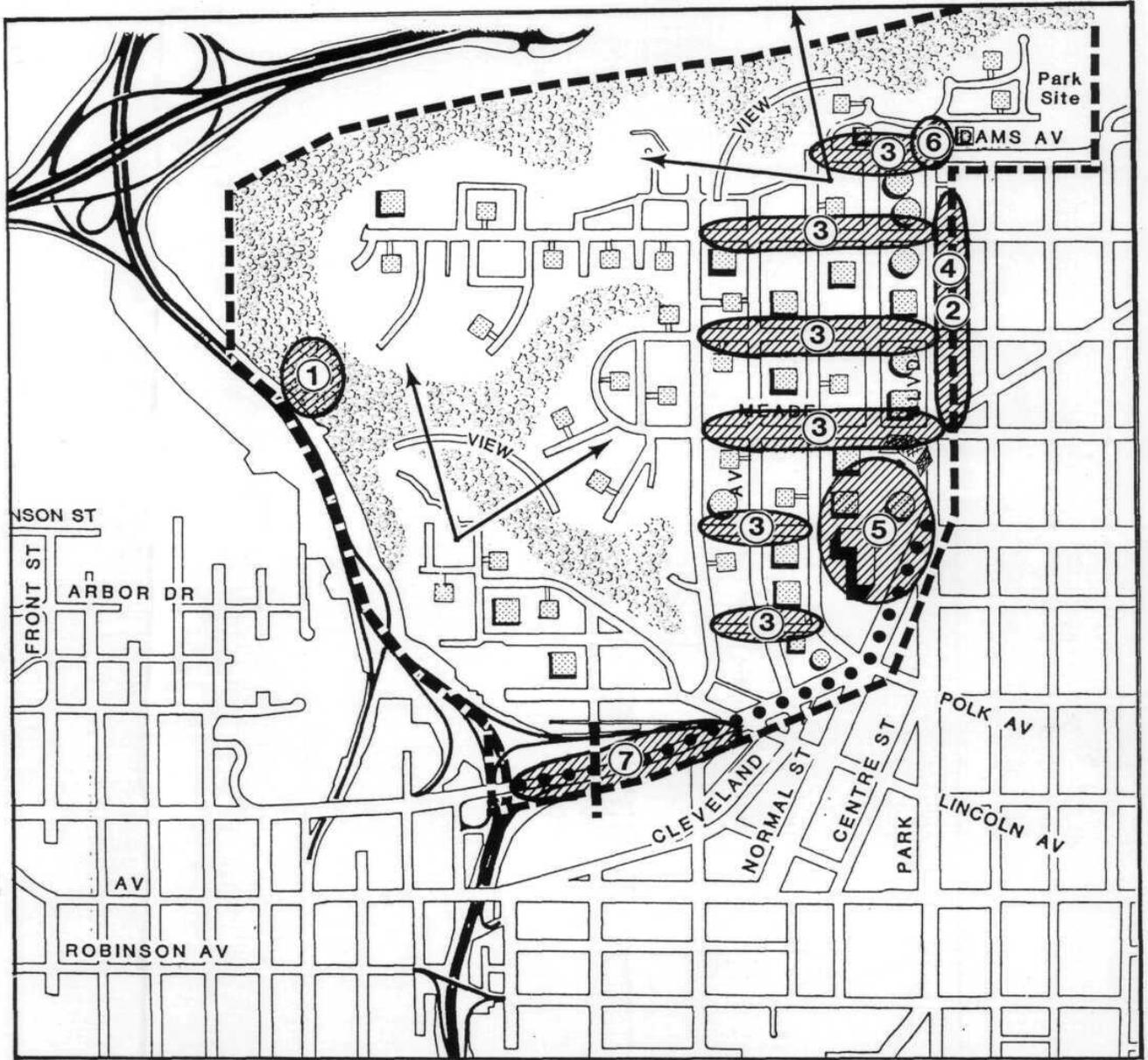
**Image Inventory - UNIVERSITY HEIGHTS**  
**UPTOWN Community Plan**  
 CITY OF SAN DIEGO PLANNING DEPARTMENT

FIGURE  
**25**

## **Recommendations**

The following recommendations are specific to University Heights and are in addition to the recommendations for the Uptown community found on pages 75 through 83 of the Urban Design Element.

1. Ensure that commercial development in the Mission Valley community plan area does not extend southerly along State Route 163 into the University Heights area.
2. Implement commercial revitalization programs on Park Boulevard (Page 106).
3. To conform to the historic development pattern, a lower scale of multifamily residential development should be maintained for parcels at the end of blocks, facing the east west oriented streets.
4. A mixed-use development of commercial and residential uses should be concentrated along Park Boulevard and Normal Street with medium-high density development permitted. Open space amenities should also be included.
5. Any change in use of the school property at Park Boulevard and Normal Street should be addressed at a public hearing and incorporate the Institutional (I) Overlay Zone with required Planned Development Permits to ensure compatibility with surrounding uses.
6. Preserve the still-existing gateway and wall for the former Mission Cliffs Garden at the northerly terminus of Park Boulevard.
7. Replace the Vermont Street bridge over Washington Street if funding can be obtained. In the interim, pedestrian access across Washington Street at Lincoln Avenue and Campus Avenue should be improved. Sidewalks should also be provided on Washington Street east of the Highway 163 overpass.



- ① SPECIFIC RECOMMENDATIONS (see text)
- HIGH VOLUME AUTO
- ▣ SINGLE FAMILY
- ▨ AREA OF RECOMMENDATIONS
- ▤ MULTI-FAMILY
- COMMERCIAL / OFFICE
- \* HISTORIC
- ⋯ HILLSIDES / CANYONS



## Recommendations - UNIVERSITY HEIGHTS

### UPTOWN Community Plan

CITY OF SAN DIEGO PLANNING DEPARTMENT

FIGURE  
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