



Mount Hope Community Planning Wrap-up Session

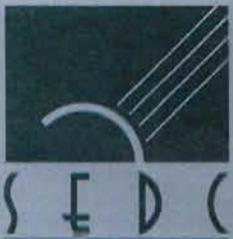
Workshop #3

November 2, 2005



Mount Hope Design Principles

The Mount Hope Design Principles will provide long-term development guidelines which are based on a common community vision established during earlier workshops.



Design Principle: Two Mixed Use Zones



Design Principle:

Zone 1 - Mixed-Use Commercial Focused

2-3 Story, Commercial Spaces at Street Level, Work Live Units Above



Mission Hills Commons

Design Principle:

Zone 2 - Mixed-Use Residential Focus

2-3 Story Work/Live Lofts with Workspace at Street Level



9th Street, National City

Concept Urban Plan for Market Street

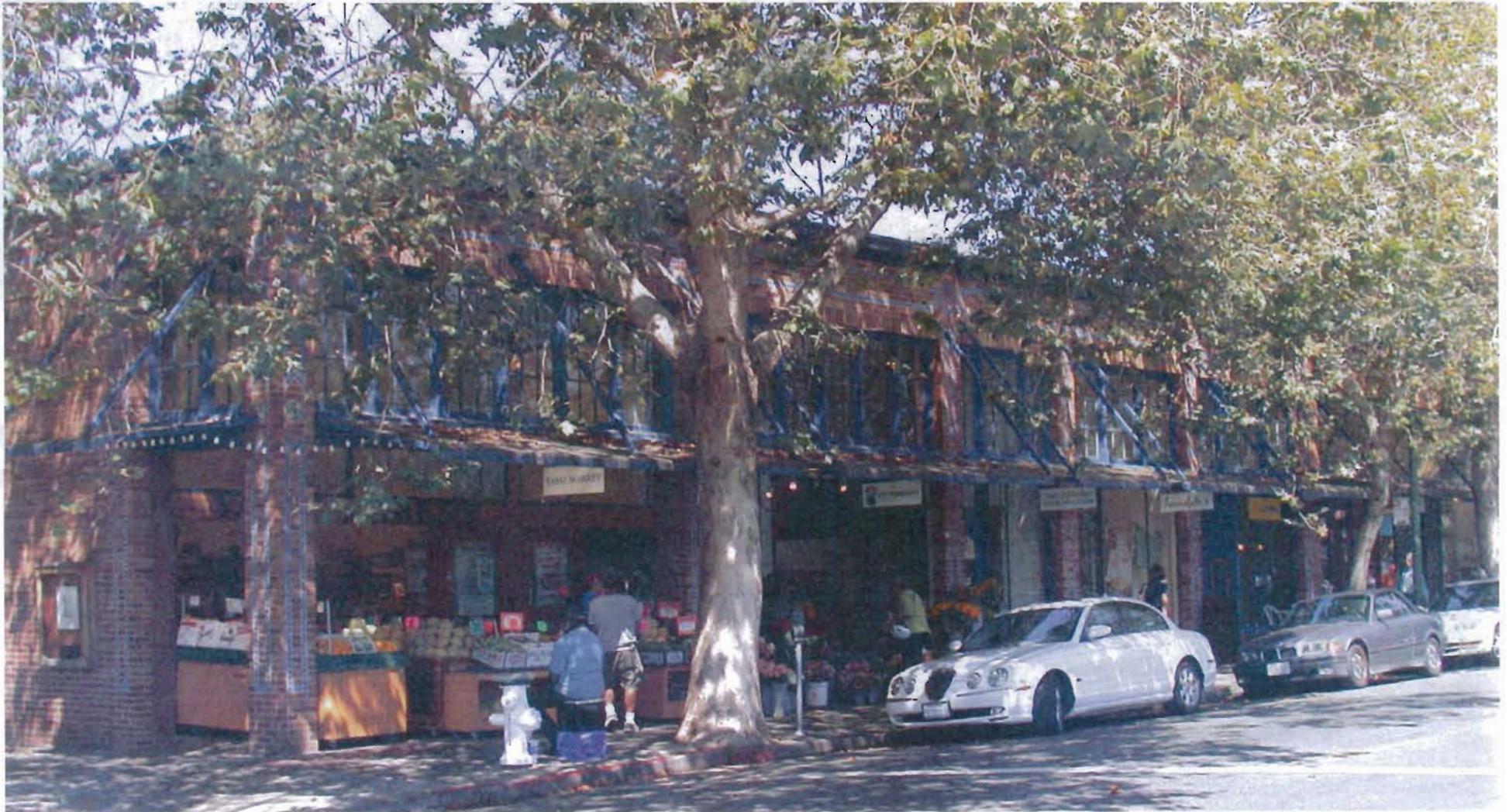
Boundary Street to I-805



Design Principle:

Create Strong Street Edge with Buildings

Buffer sidewalks from traffic, create spaces for outdoor activities.



Rockridge near Berkeley, California

Design Principle: Unify Streetscape

Landscaping, Street Trees



**Design Principle:
Provide Pedestrian Friendly Features at Block Corners**



Rockridge near Berkeley, California



Rockridge near Berkeley, California

Design Principle: Open Space Requirements for New Developments

Outdoor Spaces, Paseos, Courtyards



Paseo

Courtyard

Design Principle:

Pedestrian Friendly Streetscape - Residential

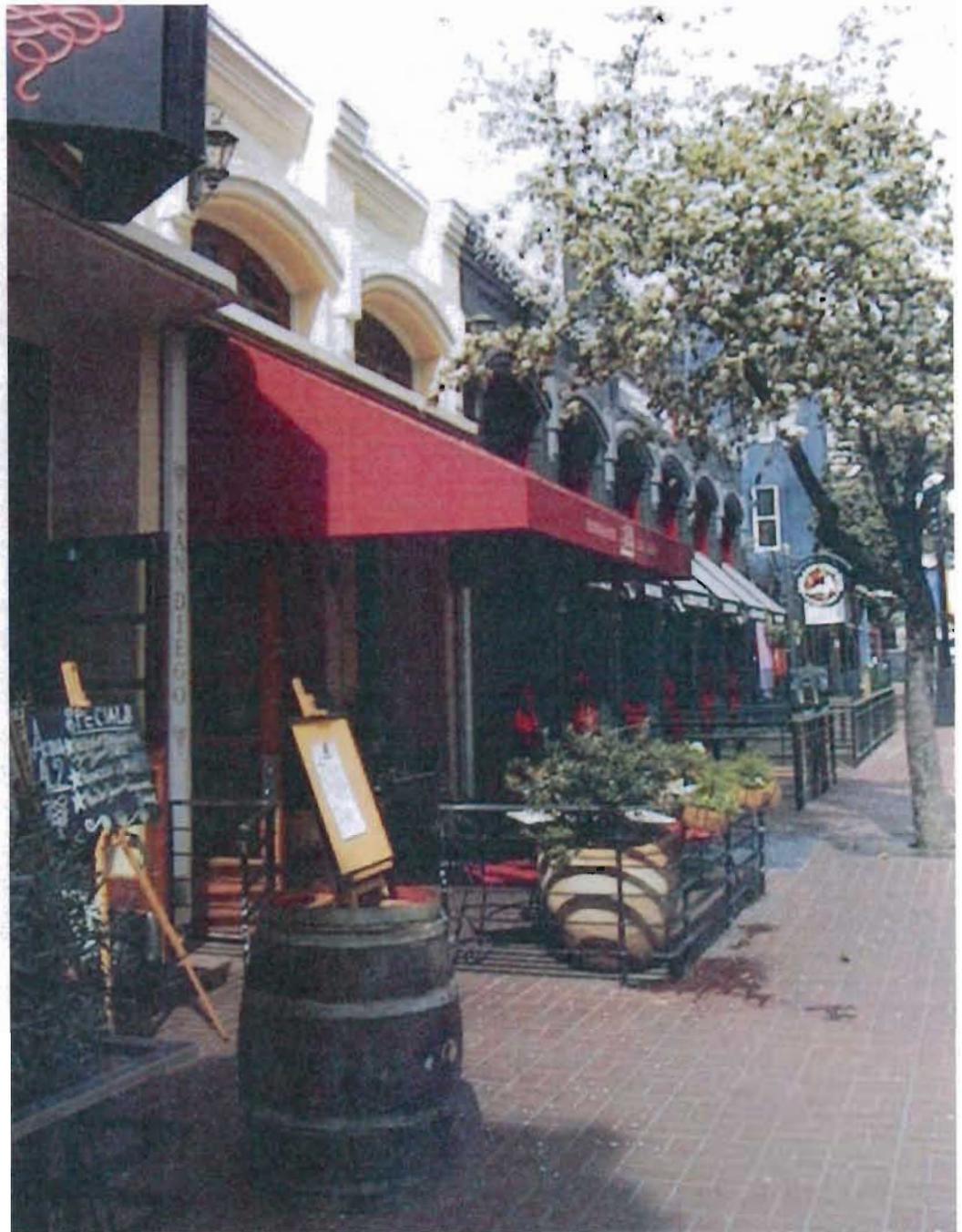
Buffer sidewalks from traffic, create spaces for outdoor activities.



6th Avenue – across from Balboa Park

Design Principle: Pedestrian Friendly Streetscape - Commercial

Buffer sidewalks from traffic, create spaces for outdoor activities.



San Diego's Gaslamp District

Design Principle: Pedestrian Friendly Streetscape - Commercial

Buffer sidewalks from traffic, create spaces for outdoor activities.



Rockridge near Berkeley, California

**Design Principle:
Respect “Fine Grain” Neighborhood Elements**



Mount Hope

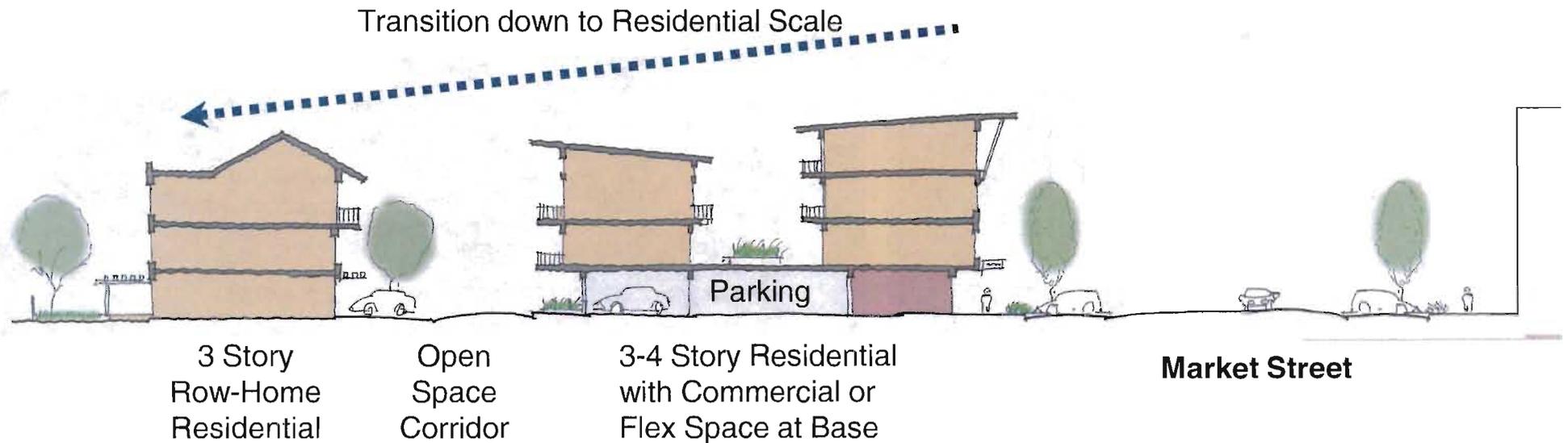
**Design Principle:
Respect “Fine Grain” Neighborhood Elements**



Mount Hope

Design Principle: Transition of Building Mass

3-Story at Market Street - Step Down to Residential Scale



Design Principle: Transition of Building Mass

3-Story at Market Street - Step Down to Residential Scale

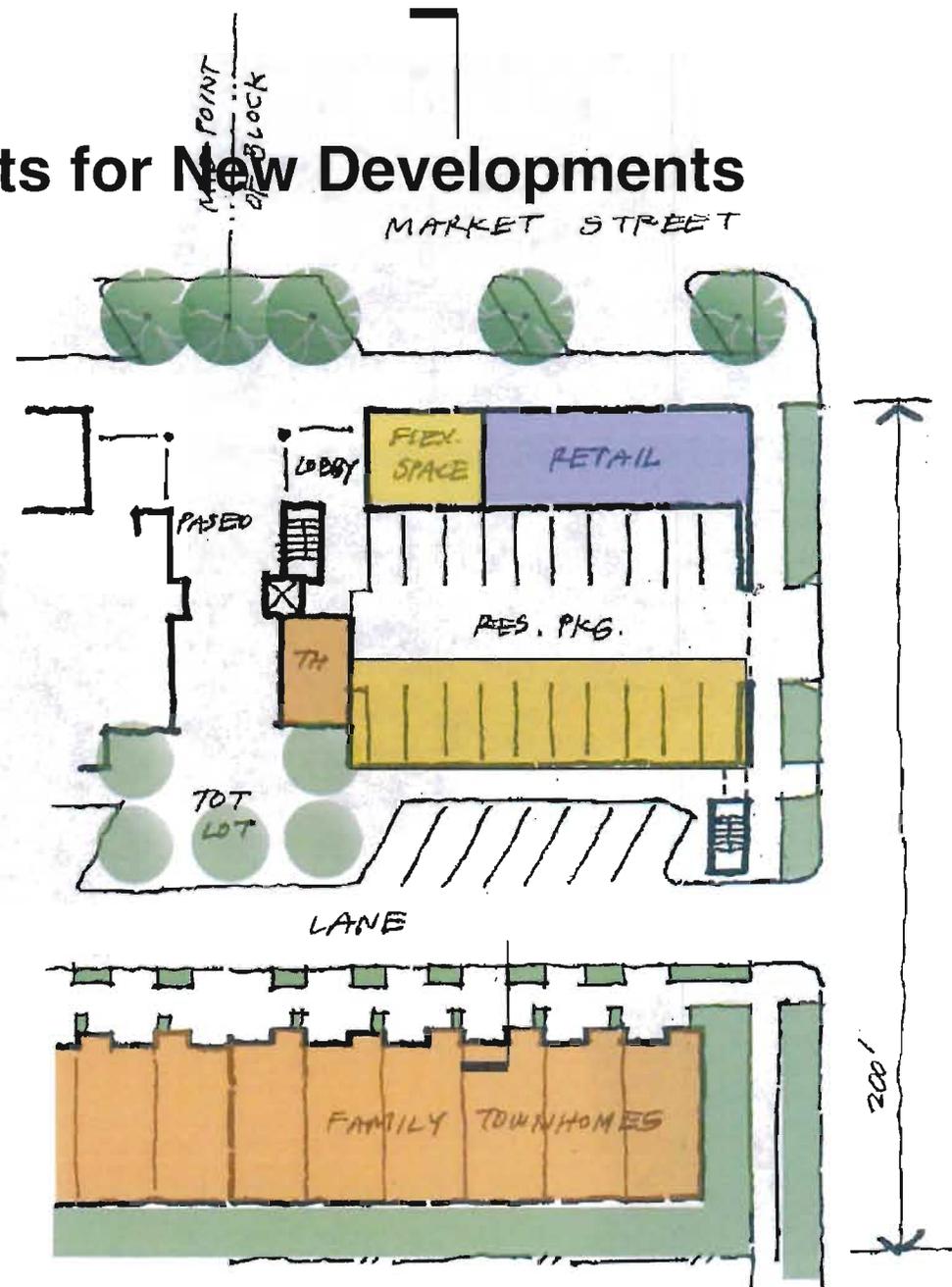


Mission Hills Commons

Design Principle:

Open Space Requirements for New Developments

Outdoor Spaces, Paseos, Courtyards



Block Plan Concept

Design Principle: Unify Streetscape

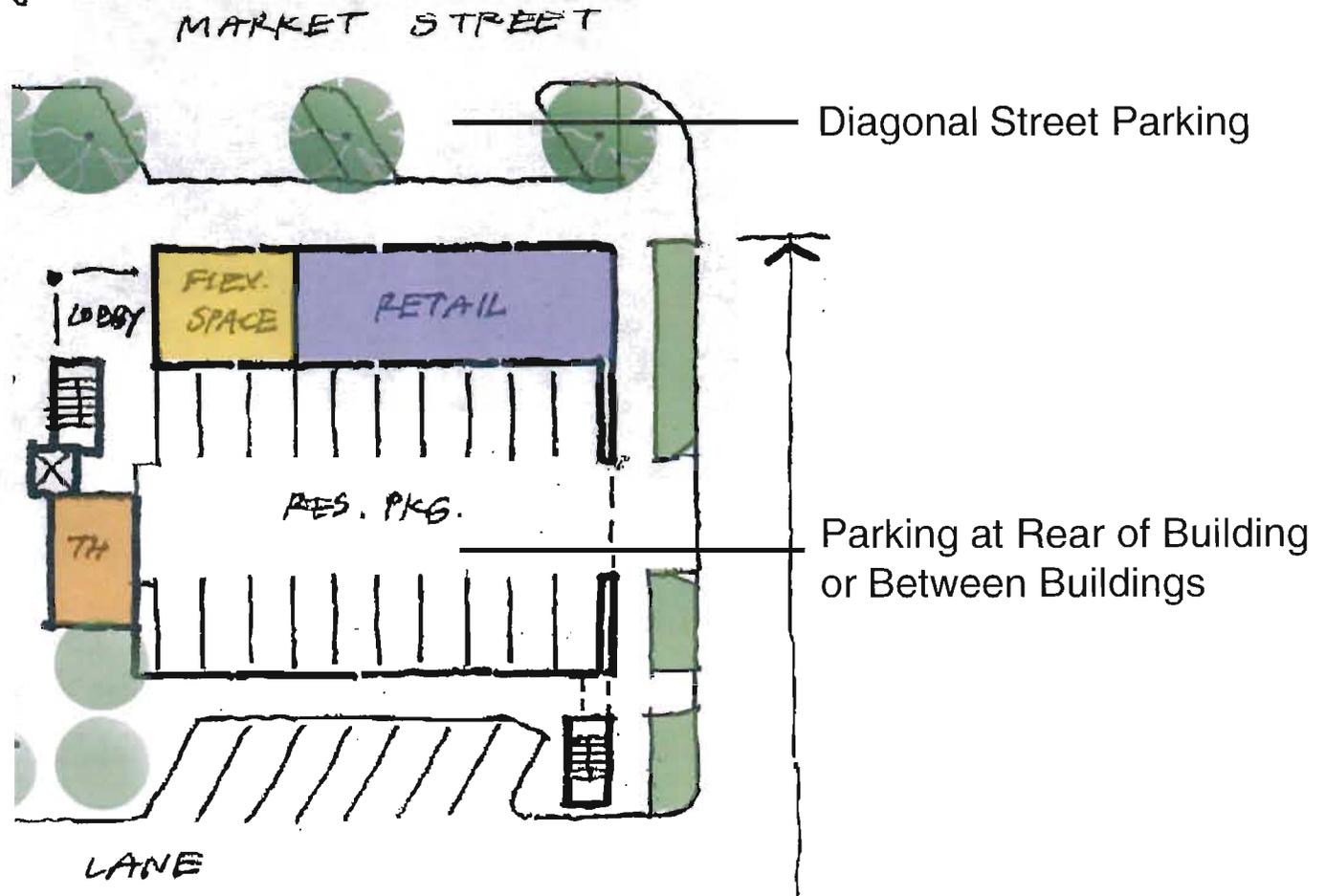
Benches, Signage, Banners, Lighting, Trash Receptacles, Public Art



Design Principle:

Parking Supports Design Principles

Mid-block parking between buildings, parking behind buildings with paseo links to market street, and tuck-under parking where feasible. No podium parking.



Design Principle: Parking Supports Design Principles

Diagonal Parking Slows Traffic Where Needed and Enhances the Pedestrian Experience



Example Existing
Parallel Street Parking

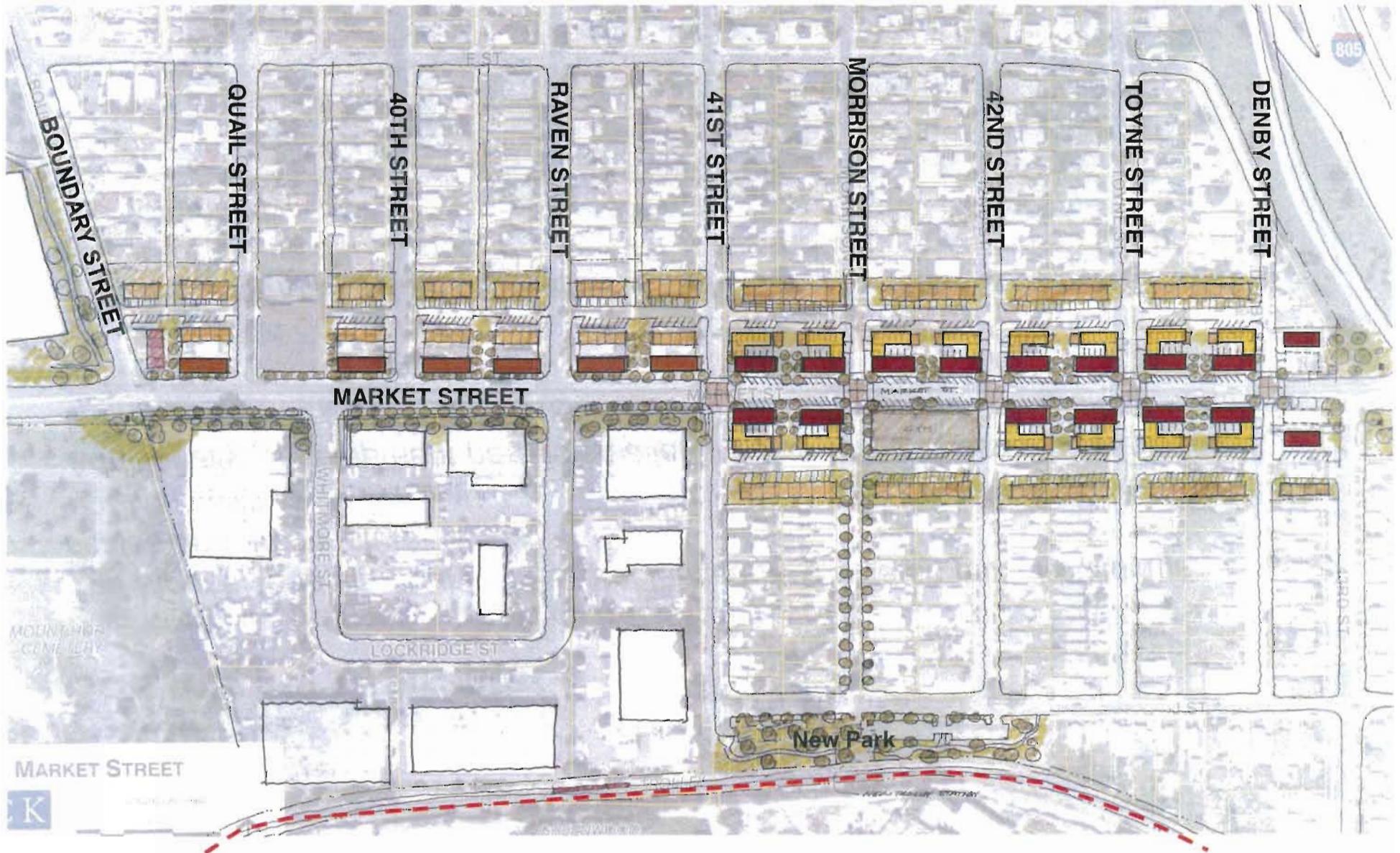


Example Photo Simulation of
Diagonal Street Parking

Maple Street Diagonal Parking Alternative Photo-Simulation (The LA Group)

Concept Urban Plan for Market Street

Boundary Street to I-805



mix of buildings,

*respectful of the historic
and fine grained nature is*

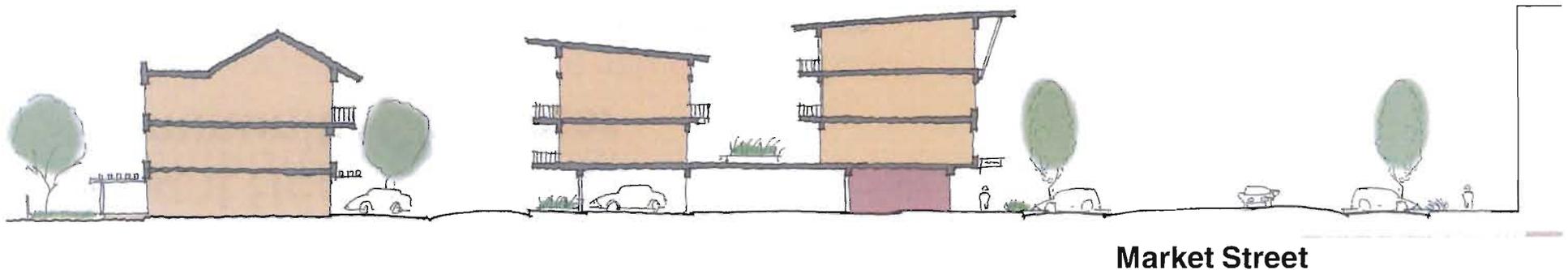
*street, as the "main
artery to be the heart of*



Mount Hope Community Character

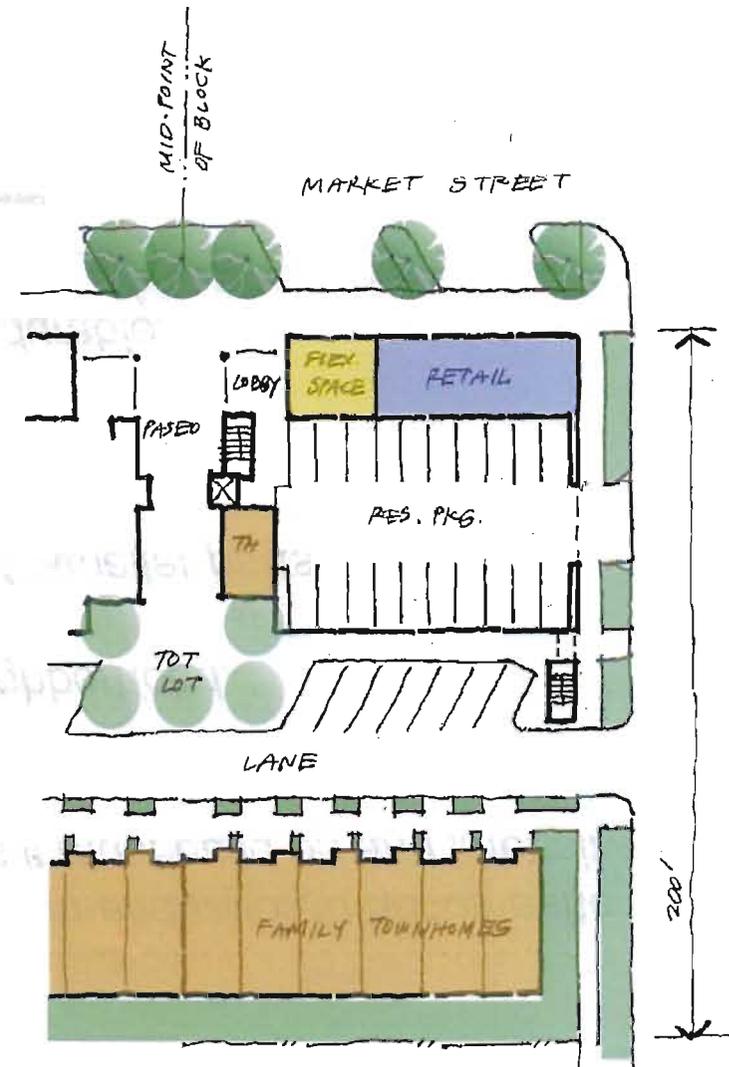
The revitalization of the Market Street corridor should endeavor to become the "main street" the community deserves. To do this it must build on and intensify the character of the neighborhood itself.

- *Buildings should respect the fine grain of the neighborhood.*
- *Larger structures should be visually composed of smaller parts.*
- *The skyline should be articulated.*
- *Ground levels should be open and inviting while durable.*



Mount Hope Community Character

- *Open space should be woven into the street as courtyards or paseos to allow landscape to spill out onto the street and break down the appearance of buildings.*
- *Material and color palettes should be broad.*
- *Pedestrian environments should be easily accessible by parking and inviting to experience.*
- *Traffic calming and diagonal parking should be used to make a more intimate pedestrian space along Market Street.*
- *Lastly the architectural style should be eclectic and inspired by the early 20th Century buildings throughout the neighborhood.*





Mount Hope Study Area

