Building Types, Density and Massing

residential
Building Types, Density and Massing  Average Score: -.5

townhouses
Building Types, Density and Massing  

**Average Score: -.5**

**Comments:**

**Desirable**
- Concept is interesting
- Could work well in Grantville
- Very good project with great scale
- Town houses with distinctive architecture
- Awful buildings

**Undesirable**
- Too low scale/density
- Too imposing. Appears to be 3 story turned into 2 stories. Waste of density potential. Not appropriate for narrow streets.
- Not pleasant-looking
Building Types, Density and Massing  

Average Score: 0.0

low-rise, 3 stories
Building Types, Density and Massing  Average Score: 0.0

Comments:

Desirable

• Not bad, but could be better design example
• Looks okay, but needs more set-back.

Undesirable

• Awful
• Looks like for transient residents. Not appealing - Row houses for mill town must have off-street parking - good.

low-rise, 3 stories

image #39
Building Types, Density and Massing  

Average Score: -.6

low-rise, 4 stories
Building Types, Density and Massing  

Average Score: -.6

Comments:

Desirable

• As a mix in a development. Not a continuous line.
• Better than Image 39. More like homes. Too high except at trolley area (block the trolley noise and view from Grantville)
• Looks nice and has good set-back. Maybe could be three stories.

Undesirable

• It's not a good example of density though
• Not here
• Only appropriate in a few specific locations possibly adjacent to transit or nodes and not as typical SD megablock apartment developments
• Too massive. Put retail on ground floor
Building Types, Density and Massing Average Score: -1.8
Building Types, Density and Massing

Average Score: -1.8

Comments:

Desirable

• Might be appropriate in new neighborhood along Fairmont
• Only appropriate in a few specific locations possibly adjacent to transit or nodes and not as typical SD megablock apartment developments

Undesirable

• Definitely not
• Only appropriate in a few specific locations possibly adjacent to transit or nodes
• Really awful
• Not at all for Grantville. Looks like it couldn't decide whether to be a warehouse or apartment building
• Ugly, looks like building in Japan
Building Types, Density and Massing \textit{Average Score: -2.4}
Building Types, Density and Massing *Average Score: -2.4*

**Comments:**

Desirable
- But only adjacent to trolley.

Undesirable
- No!
- High rise buildings would probably work best in Grantville as offices or mixed use.
- Any more than 1 or 2 would likely not be acceptable density to neighborhood
- You hit rock bottom
- Way too high
- No set-back, too close to the street
Building Types, Density and Massing

Average Score: .4

mixed-use residential / retail
Building Types, Density and Massing  

Average Score: .4

Comments:

Desirable

- Good idea for mixed use
- As long as the mixture of uses can be sustained, this should almost always be the predominant plan
- Trolley station only
- Yes. Just focus on retail and it will work
- A must
- Like the retail. Should be 3 story maximum. If residential, should be off-street parking in rear or underneath

Undesirable

- What a mess
- Too much going on so close to the street
Building Types, Density and Massing *Average Score: -1.3*

mix of residential scales
Building Types, Density and Massing  

Average Score: -1.3

Comments:

Desirable

- This seems to be successful in Downtown and Little Italy
- Yes. To ensure density

Undesirable

- Area to small to be clever
- Looks like a tenement
- Okay, but still too close to the street.
Building Types, Density and Massing

commercial / retail
Building Types, Density and Massing  

Average Score: -.4
Building Types, Density and Massing

Average Score: -.4

Comments:

Desirable

• Small businesses need strip malls for location and bring diversity to the area
• Nice for neighborhoods. Could have 2 story residential or office if parking is suitable.

Undesirable

• Totally sucks and too many signs
• Bad use of space.
• Hideous
• Adds no character or charm.
• Despite its ugliness and not being pedestrian friendly, this retail seems to be very busy and frequented. Building elevation and massing of parking are very inefficient
• Do the property owners know you used this picture? Open not cluttered.
• Needs to be more modern looking, plus have a larger set-back off the street. Could be better situated on the site for better parking. Also needs to have better landscaping
Building Types, Density and Massing

Average Score: .3

existing stand alone business
Building Types, Density and Massing

Average Score: .3

Comments:

Desirable

• Needs street trees, but engages street

Undesirable

• Needs a facelift
• Tile & Brick? No sense of character or style
• Odd looking, too close to the street
• Too much parking
• Nice restaurant, but building faces lot, not useful windows & ugly utility boxes
• Again, perhaps I need to show the business owner that his building has appeared in this survey. What are you trying to do?
Building Types, Density and Massing  Average Score: 1.9

single story retail
Building Types, Density and Massing  Average Score: 1.9

Comments:

Desirable
- Needed here
- Doesn't have to be single story. This works
- Again, in moderation.
- Looks nice and clean. Would work well in Grantville.

Undesirable
- Parking very bad.
- Hodge podge. Waste of density
Building Types, Density and Massing  

Average Score: -.3
Building Types, Density and Massing  

Average Score: -.3

Comments:

Desirable

• Needed here
• If this type of retail can be sustained economically, then this is very desirable
• Except for a needed market.
• Right height. Facade is too bold.

Undesirable

• Awful. Not for a single family community. Do not show parking. Will you have provided enough for everyone?
• The buildings look bulkly and crowded. Looks like a waste of space.
Building Types, Density and Massing  

Average Score: 0.0
Building Types, Density and Massing  

Average Score: 0.0

Comments:

Desirable

• Some needed here
• As long as they are not destroying the mom & pop stores with a good history in the neighborhood.
• Has a good look for any area.

Undesirable

• Even worse.
• Grantville can't support large scale retail.
Building Types, Density and Massing

Average Score: .6

mixed-use retail / residential
Building Types, Density and Massing

Average Score: .6

Comments:

Desirable
• Certain areas along river front as trolley station
• Like the idea
• Always a good idea if practical
• Very good but exterior finishes too good for area.
• Absolutely.

Undesirable
• Too high for Grantville. Density has to be moderate.
• Looks too massive for the Grantville area.
Building Types, Density and Massing  

Average Score: 1.5

entertainment / movie theater
Building Types, Density and Massing  Average Score: 1.5

Comments:

Desirable

- Yes for diversity of businesses
- A movie theater is a great way to enhance an area
- These must be a good diversity of businesses.
- Nice for close by residential to use.
- Has a gook look for a retail area.

Undesirable

- Because of distances to center & Fashion Valley, large scale entertainment uses may not work well here
- Would not work. Where would the audience come from?
Building Types, Density and Massing

office
Building Types, Density and Massing  

Average Score: 1.3

existing office

image #52
Building Types, Density and Massing  Average Score: 1.3

Comments:

Desirable

• This is appropriate for the area
• This would be a really great element if there were more like it in close proximity
• But this is one of the very few acceptable office buildings in Grantville.
• This is not a bad look in the Grantville area. In the right area.

Undesirable

• Totally out of scale.
• Not for Grantville. Waste of density.
Building Types, Density and Massing  Average Score: 1.4

low-rise office
Building Types, Density and Massing  

**Average Score: 1.4**

**Comments:**

**Desirable**
- Needed in Grantville

**Undesirable**
- A little better but not much.
- No one will build
- Okay, but not a very exciting look.
- Don't waste redevelopment time, effort & money to plan for 1 story detached office which is what is in many locations now
- Inefficient use of land.
- Where is the landscaping?
- Too low. Waste of density.
Building Types, Density and Massing

Average Score: .4

mid-rise office
Building Types, Density and Massing  

Average Score: .4

Comments:

Desirable

• Like this idea for attracting mid-size businesses
• The key to this image is the bus, office density increase must be tied to transit increases
• Maybe next to freeway.
• Only in moderation.

Undesirable

• No
• In ceiling height. Too high. Wasted density. Warehouse-looking.
• Too massive of a look for the Grantville area. Density would be too high.
Building Types, Density and Massing *Average Score: -2.1*
Building Types, Density and Massing Average Score: -2.1

Comments:

Desirable
• There are many ways to enhance an area and attract business with a high rise office.
• Not as massive as Image 54. Could work in the right area.

Undesirable
• Too high for the area
• Grantville shouldn’t become high density office node for city
• Good luck with the leasing.
• Don't like it!
Building Types, Density and Massing  

Average Score: 1.5

small scale mixed-use retail / office  

image #56
Building Types, Density and Massing  Average Score: 1.5

Comments:

Desirable

• Like this concept
• Mixed use is always a good idea.
• Works if there is right uses
• Good use of land

Undesirable

• Too high. Too dense.
• Could be okay in Grantville, but not very exciting.
Building Types, Density and Massing *Average Score: -1.8*

large scale mixed-use retail / office
Building Types, Density and Massing  

Average Score: -1.8

Comments:

Desirable

• Mixed use is always a good idea.

Undesirable

• Don't like the density
• Would not work.
• No!
• Too high. Too massive. Too dense.
• Looks like the density would be too high.
• Don't like the density
Building Types, Density and Massing

county  oriented
development
Building Types, Density and Massing  

Average Score: 2.2

existing grantville trolley stop
Building Types, Density and Massing  Average Score: 2.2

Comments:

Desirable

• Like high platform

• An icon / gateway project.

• The Grantville Trolley is an asset but is ugly. It does not fit the area.

• Looks good, but could use a better waiting area for all weather. Needs roads for better and faster access.

• Pleased with the fact that Grantville has this station. Looks are the reason for the rating

Undesirable

• The dead zone

• It’s nice to have a stop, but hard to get to, no development in area to support users

existing grantville trolley stop  image #58
Existing San Diego TOD, surrounded by retail
Building Types, Density and Massing  

Average Score: 2.5

Comments:

Desirable
- Like the concept
- Pretty good.
- Looks good and functional.

Undesirable
- Not enough density for trolley station
- Not dense enough.
- Good idea to make a trolley stop into a destination.
- In this development, transit seems afterthought to development rather than integral

existing san diego TOD, surrounded by retail
Building Types, Density and Massing  Average Score: 1.7
Building Types, Density and Massing  

Average Score: 1.7

Comments:

Desirable

• Like this concept
• Good idea to make a trolley stop into a destination. Mixed use is always desirable if sustainable
• Works and good theme for area.
• Waste of space.
• Okay.

Undesirable

• Not enough - looks dead
• I don’t think mid-rise mixed use is dense enough next to the Trolly.
Building Types, Density and Massing  Average Score: -.6
Building Types, Density and Massing  

**Average Score: -.6**

**Comments:**

**Desirable**
- Now you're talking
- Land value is very high, so this type of development needs to surplant existing industrial
- May be too urban for Grantville but would be great in making Grantville into a destination. Could create an urban center
- Very good even though in Texas

**Undesirable**
- Don't like the density shown
- Too dense
- Better than current development but this feels like a mess and not a nice/safe place to be a pedestrian
- Boy. Someone was having a bad day when they designed this
- Too busy-looking. Maybe too many levels
Building Types, Density and Massing

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industrial
Building Types, Density and Massing  

Average Score: 0.0

existing industrial use  

image #62
Building Types, Density and Massing  Average Score: 0.0

Comments:

Desirable

• This business should remain with only some of the others in this specific area. Needs a facelift

• Light industrial needs to stay but it can be much more appealing visually.

• Suited for Grantville. Could have second story added.

Undesirable

• Ugly but functional

• Old-looking. Functional but not inspiring.

• Boring and unattractive.

• A time & place and this isn't it
Building Types, Density and Massing

Average Score: 0.0

warehouses
Building Types, Density and Massing  

**Average Score: 0.0**

**Comments:**

**Desirable**
- Prefer this to previous image
- Good finishes
- Some warehouses may be appropriate like the Trammel Crow development
- Well suited for Grantville

**Undesirable**
- Not what should be built in a redevelopment area
- Okay, but not great for Grantville. Not a good look for Grantville
Building Types, Density and Massing  Average Score: 1.5

flex space
Building Types, Density and Massing  

**Average Score: 1.5**

**Comments:**

**Desirable**
- Like the landscaping
- Suited for Grantville
- Nice-looking, well landscaped. Could represent any of the business in Grantville

**Undesirable**
- Too big. We already have underutilized buildings of this type on Mission Gorge Rd
- Just common to boring.
Building Types, Density and Massing

sustainable features
Building Types, Density and Massing  Average Score: 1.6

LEED Building

image #65
Building Types, Density and Massing  Average Score: 1.6

Comments:

Desirable
- Like the look
- All should be built to the highest level feasible as a model for the rest of San Diego
- Good example for Grantville
- The building could look better, but everyone needs LEED buildings.

Undesirable
- Poor image of LEED bldg, but all buildings will be LEED
- Cluttered looking
Building Types, Density and Massing

Average Score: 1.2

green roof on residential buildings
Building Types, Density and Massing  

Average Score: 1.2

Comments:

Desirable
• Not mandatory but nice
• Has some appeal but don't like the concept
• Who doesn't like green?
• Certainly where applicable
• The idea is good, but this picture gives a bad presentation. Too over-grown.

Undesirable
• Really bad design
• Not a useful green
Building Types, Density and Massing  

Average Score: 1.3

green roof on commercial building  
image #67
Building Types, Density and Massing  Average Score: 1.3

Comments:

Desirable

• Not mandatory but nice
• Who doesn't like sustainable?
• Yes, where applicable.
• I love to look at rooftops.
• Better than tar.
• Okay-looking and good idea, but concerned about maintenance.

Undesirable

• Would rather see solar panels
Building Types, Density and Massing

Average Score: 3.5

solar panels
Building Types, Density and Massing  Average Score 3.5

Comments:

Desirable

• Yes, this is what green is all about
• Who doesn't like sustainable?
• Yes. Along with all other alternative energy sources and as methane gas
• Very good. S.D. City or SDG&E needs to make programs available for single family home to purchase solar
• Excellent for Grantville
• Great idea, good-looking. We should do more solar power.