



UNIVERSITY COMMUNITY PLAN UPDATE SUBCOMMITTEE MEETING

January 21, 2020

Agenda – Tuesday, January 21, 2020

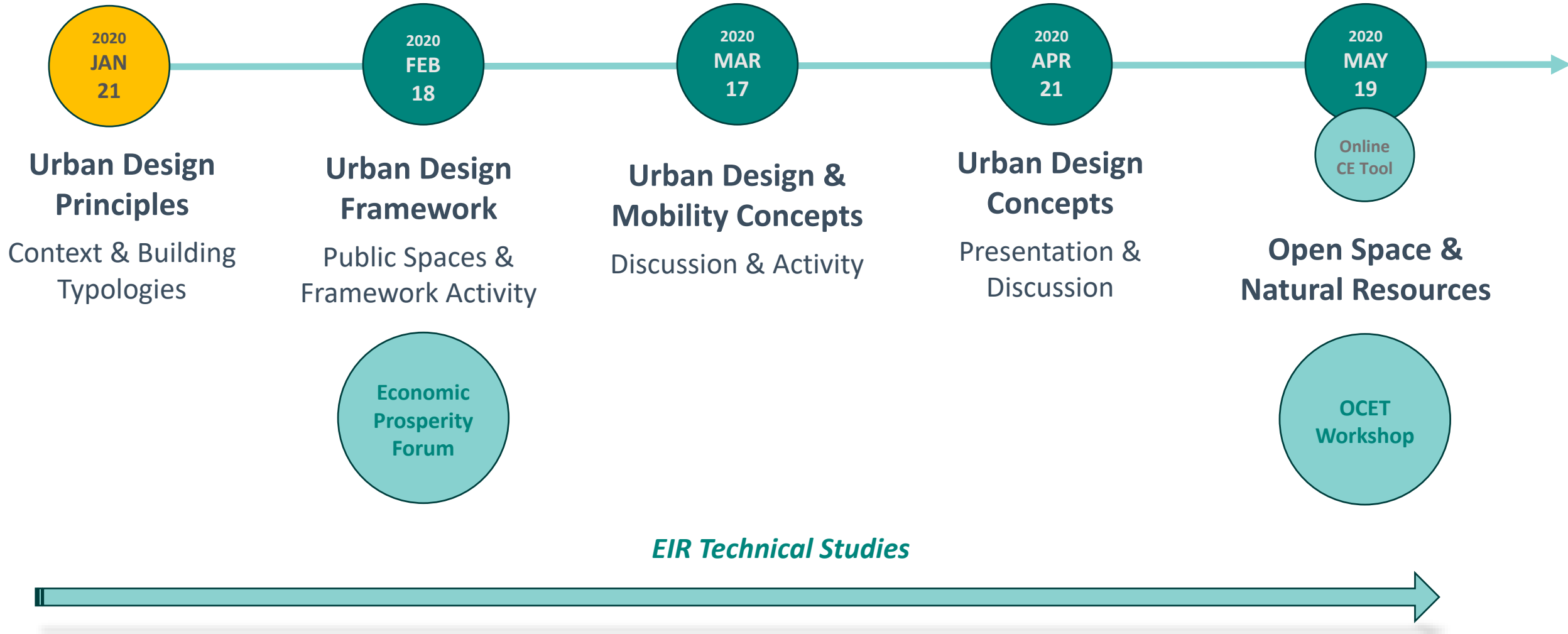
- 6:00 CALL TO ORDER / ROLL CALL BY CHAIR – Andy Wiese
- NON-AGENDA PUBLIC COMMENT – Two minutes per speaker
- 6:20 Item 1 INFO ITEM – Project Status
- 6:30 Item 2 INFO ITEM – Adopted Land Use - Housing
- 6:40 Item 3 INFO ITEM – Mobility Corridor Survey Feedback
- 6:50 Item 4 NEXT STEPS – Urban Design – Context & Building Typologies
- 9:00 ADJOURNMENT



ITEM 1 – PROJECT STATUS

Katie Witherspoon, AICP

University CPUS Schedule



Meeting Purpose & Expected Takeaways

PURPOSE

To review the historic pattern of development in University, discuss the basics of urban design, and present applicable building typologies.

DISCUSSION

To ask and answer questions that lead to an understanding of urban design and planning tools.

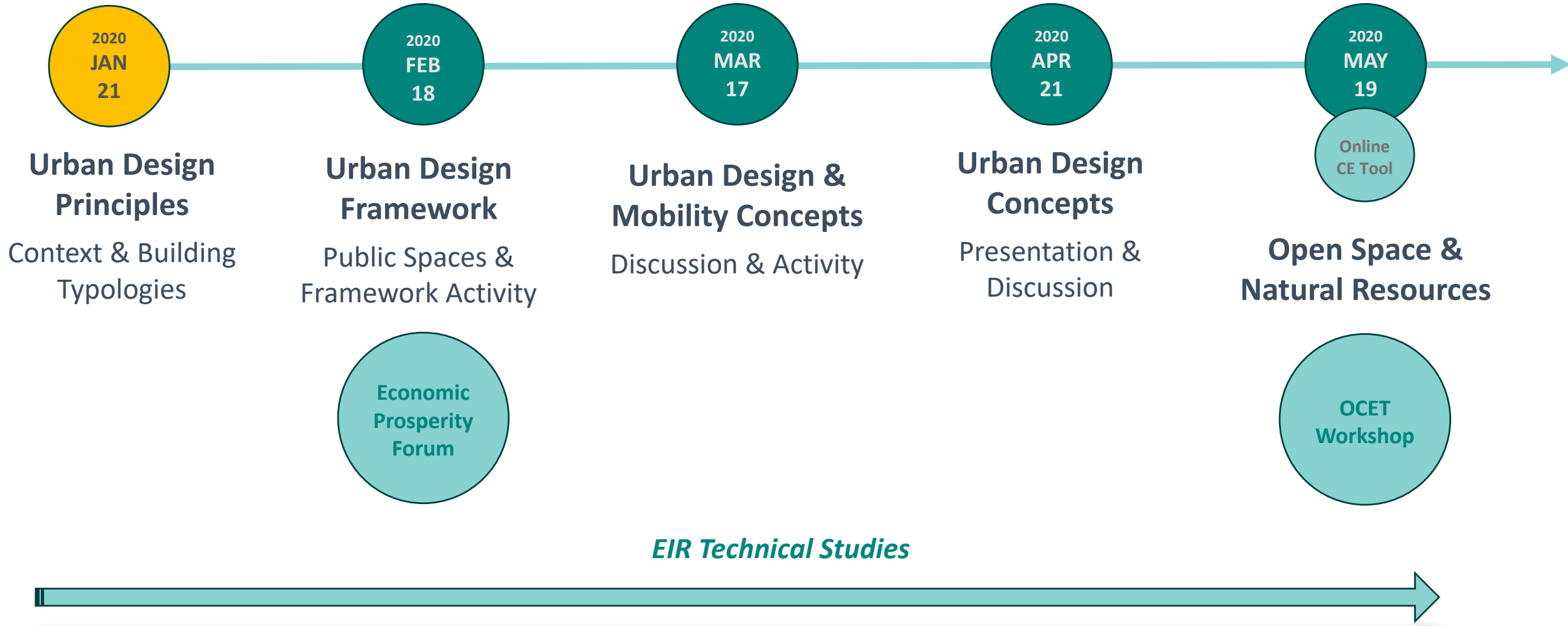
TAKEAWAYS

Feedback will guide Staff in the creation of land use scenarios and urban design concepts, which will be an iterative process.

WHAT'S NEXT?

Public spaces and urban design framework discussion, and an activity which will apply urban design to the Focus Areas.

University CPUS Schedule





Item 2 – Land Use & Housing

Katie Witherspoon, AICP

HOUSING

72,503 Residents

26,683 Existing DUs

2,500* Remaining DUs

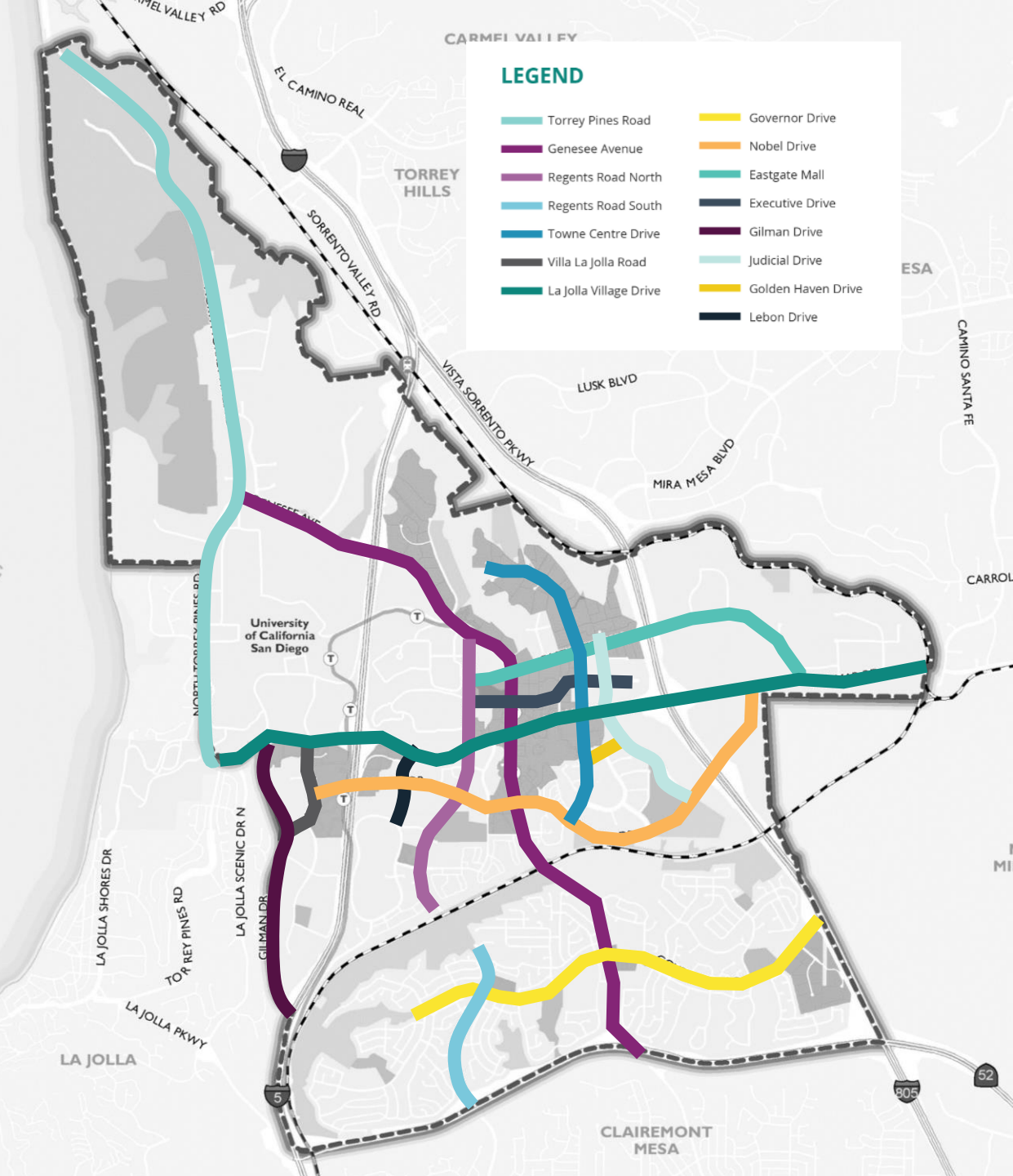
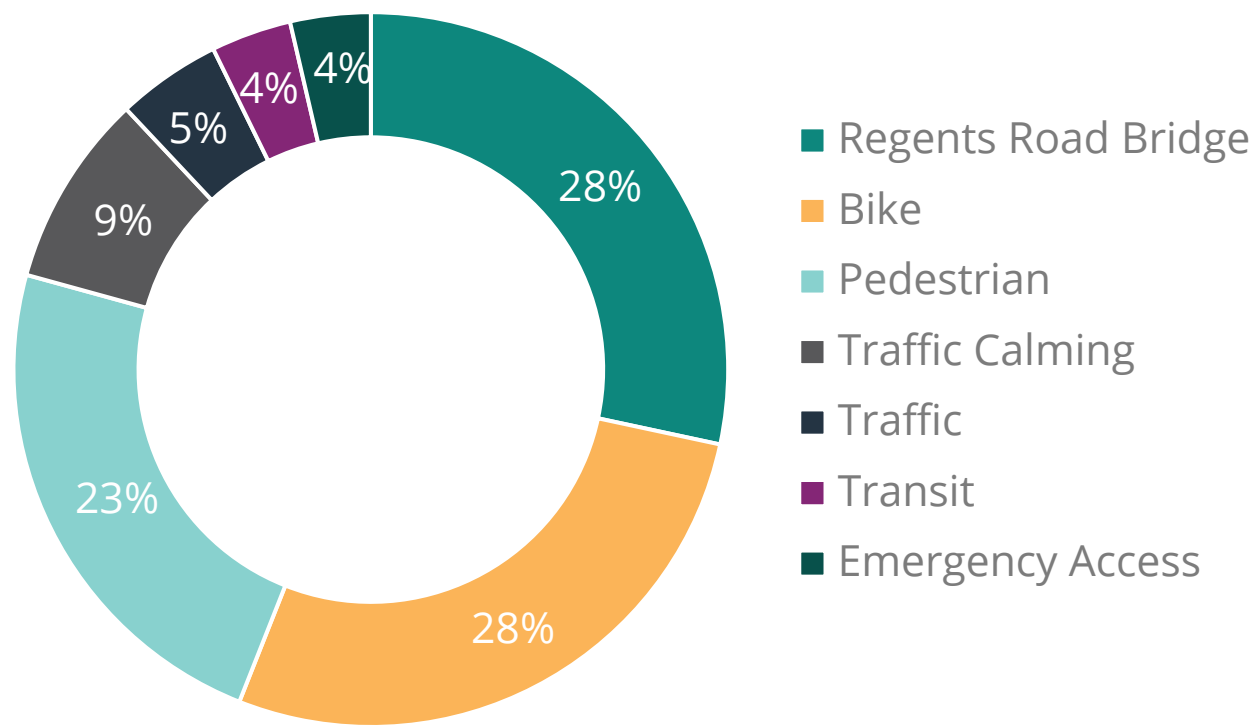
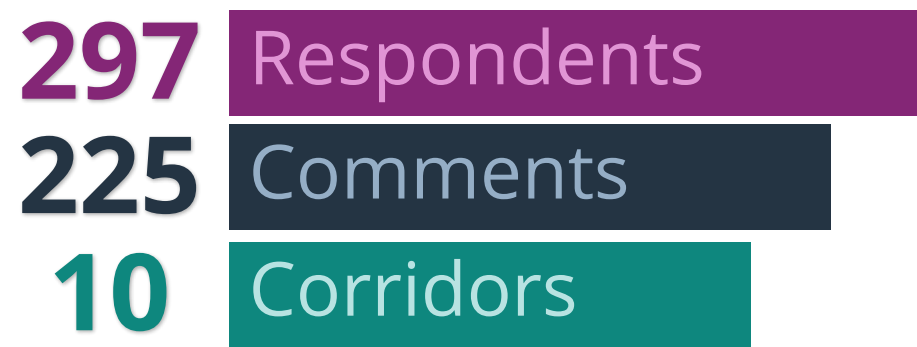
29,183* Adopted Buildout

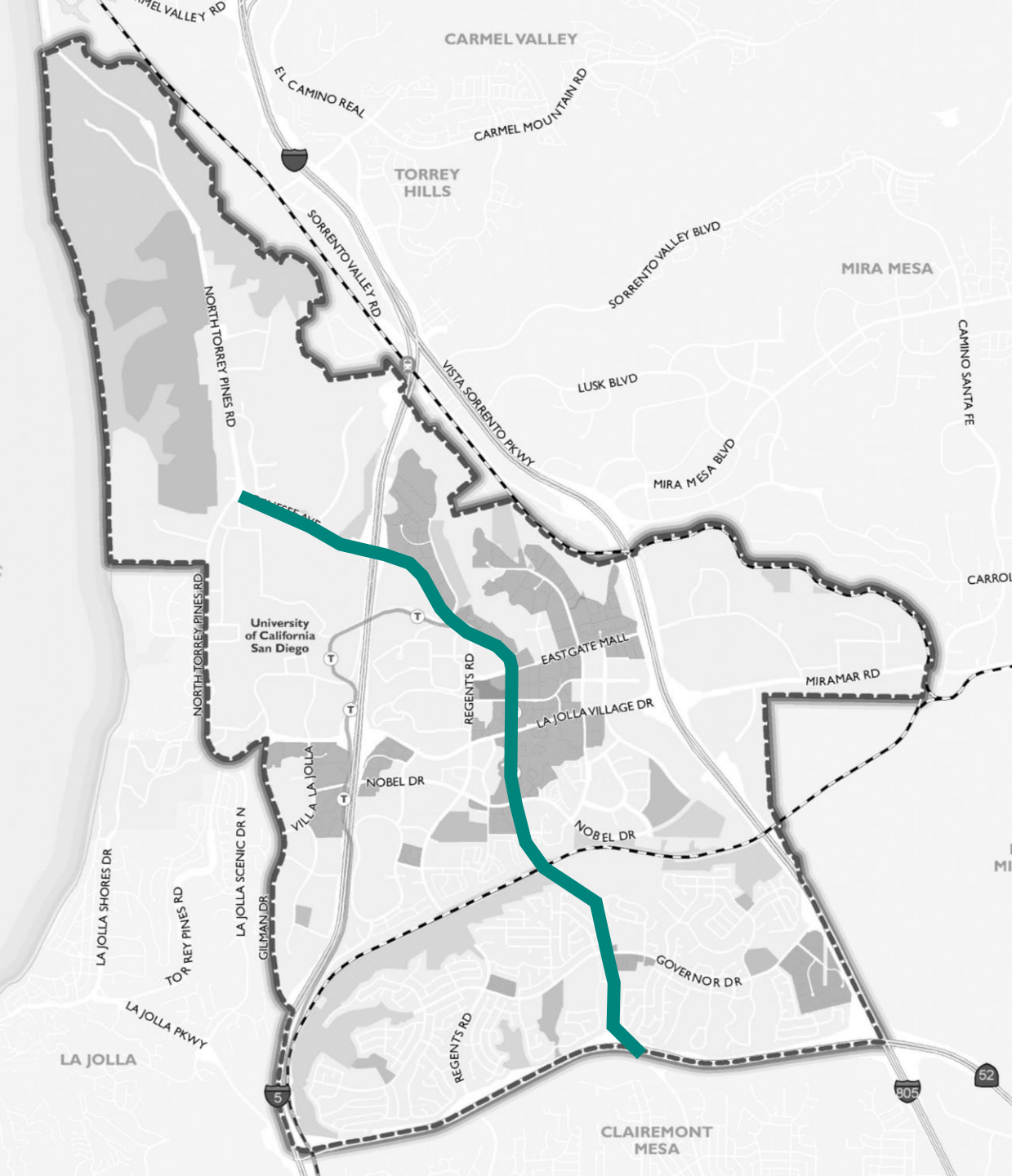
The background image shows a white MTS bus with the number 50 and the route UTC displayed on its front. The bus is stopped at a bus stop. A person is standing on the sidewalk next to the bus stop sign. The sign also displays the number 50 and the route UTC. The scene is set outdoors with trees and a building in the background.

Item 3 – Mobility Corridor Survey Feedback

Katie Witherspoon, AICP

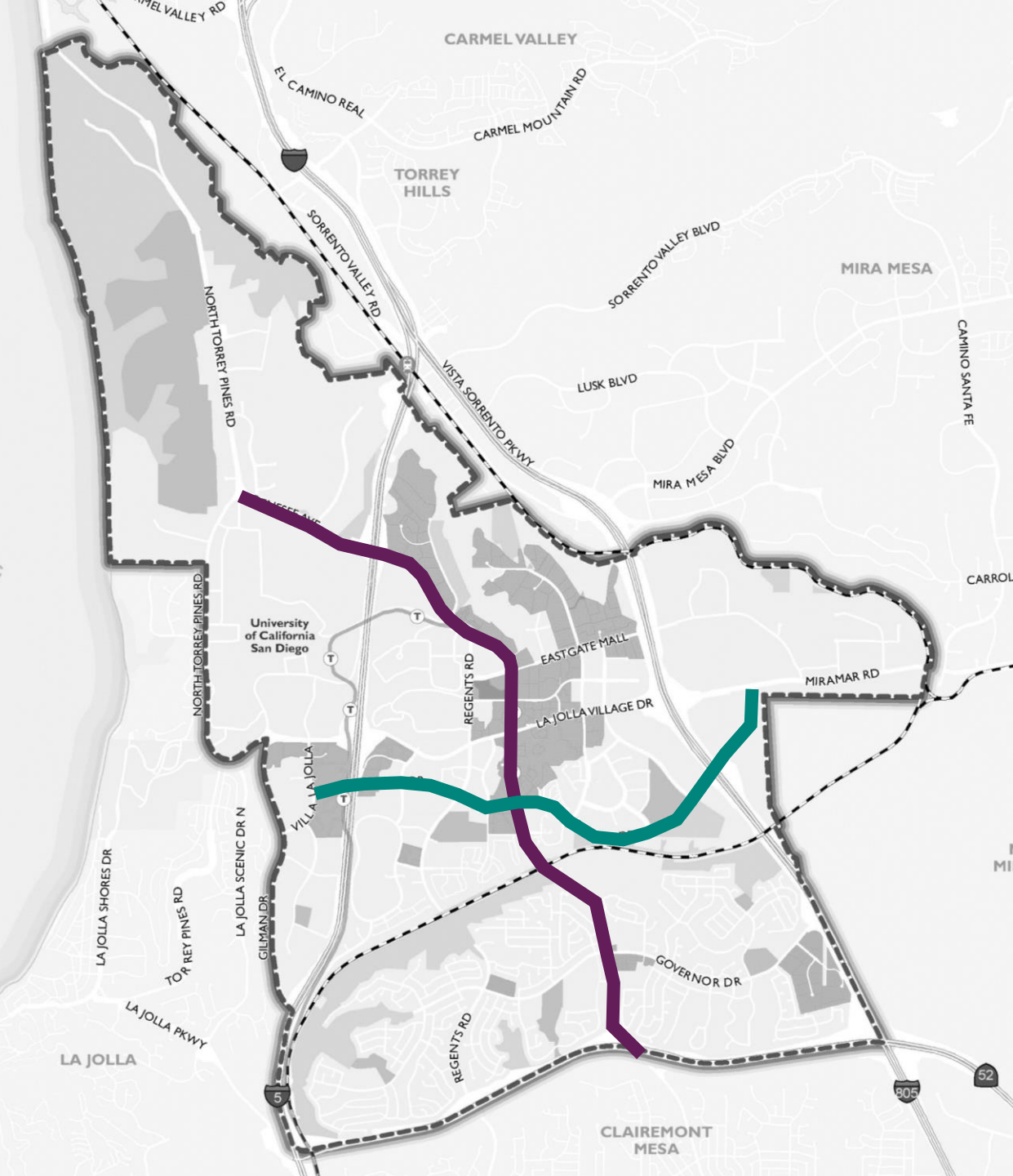
Survey Results





Genesee Avenue

1

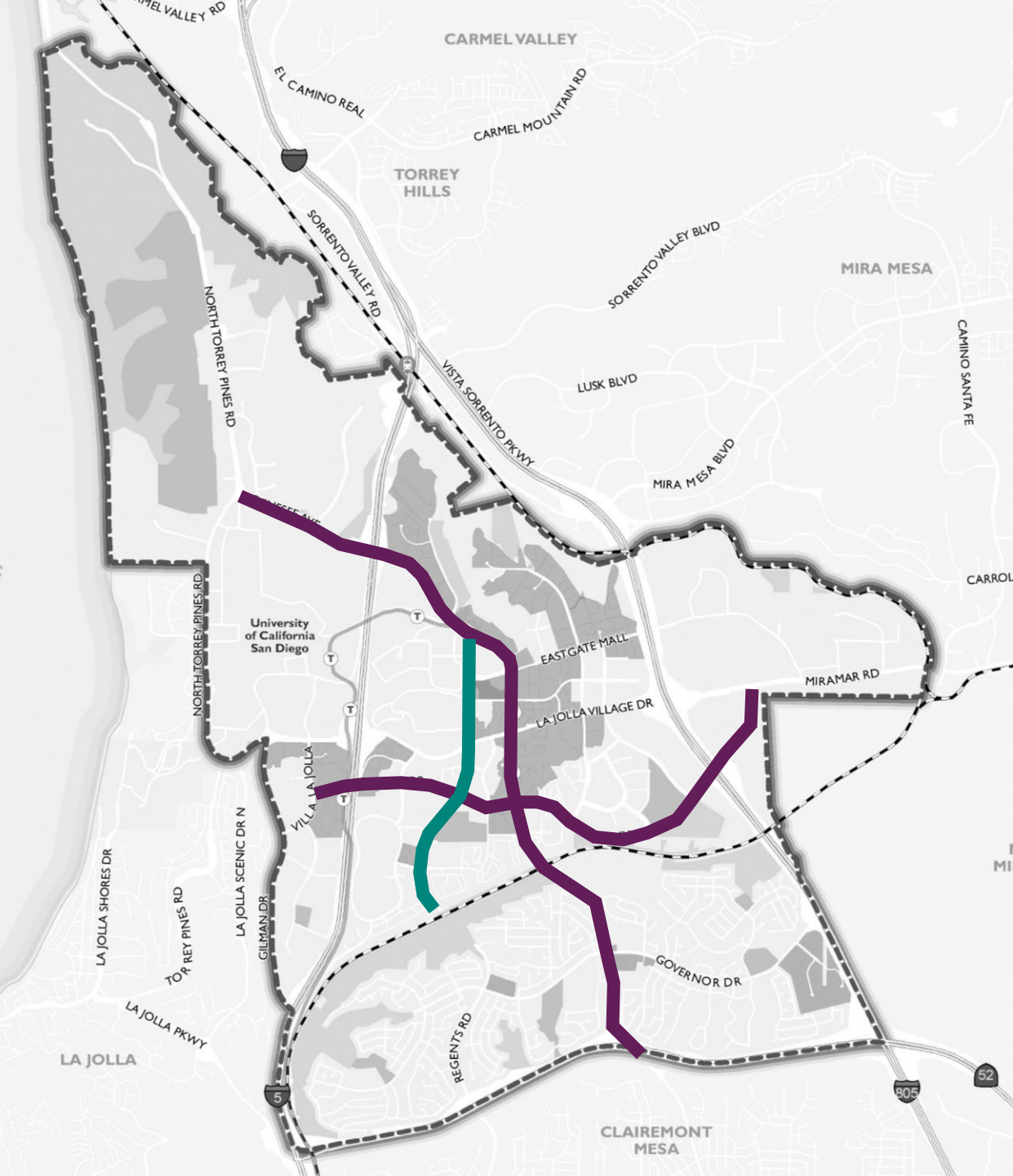


Genesee Avenue

Nobel Drive



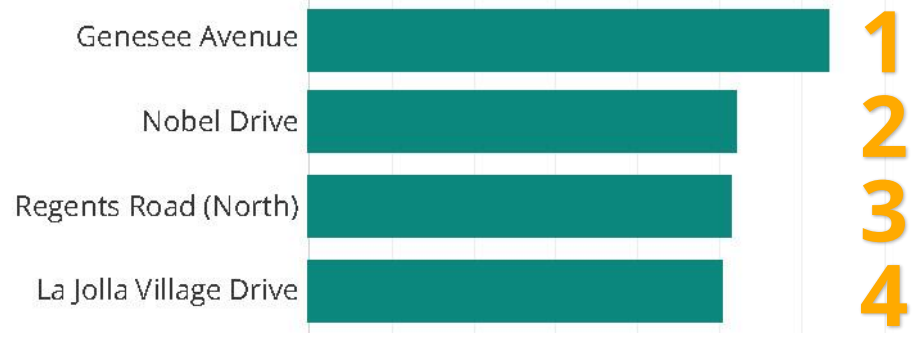
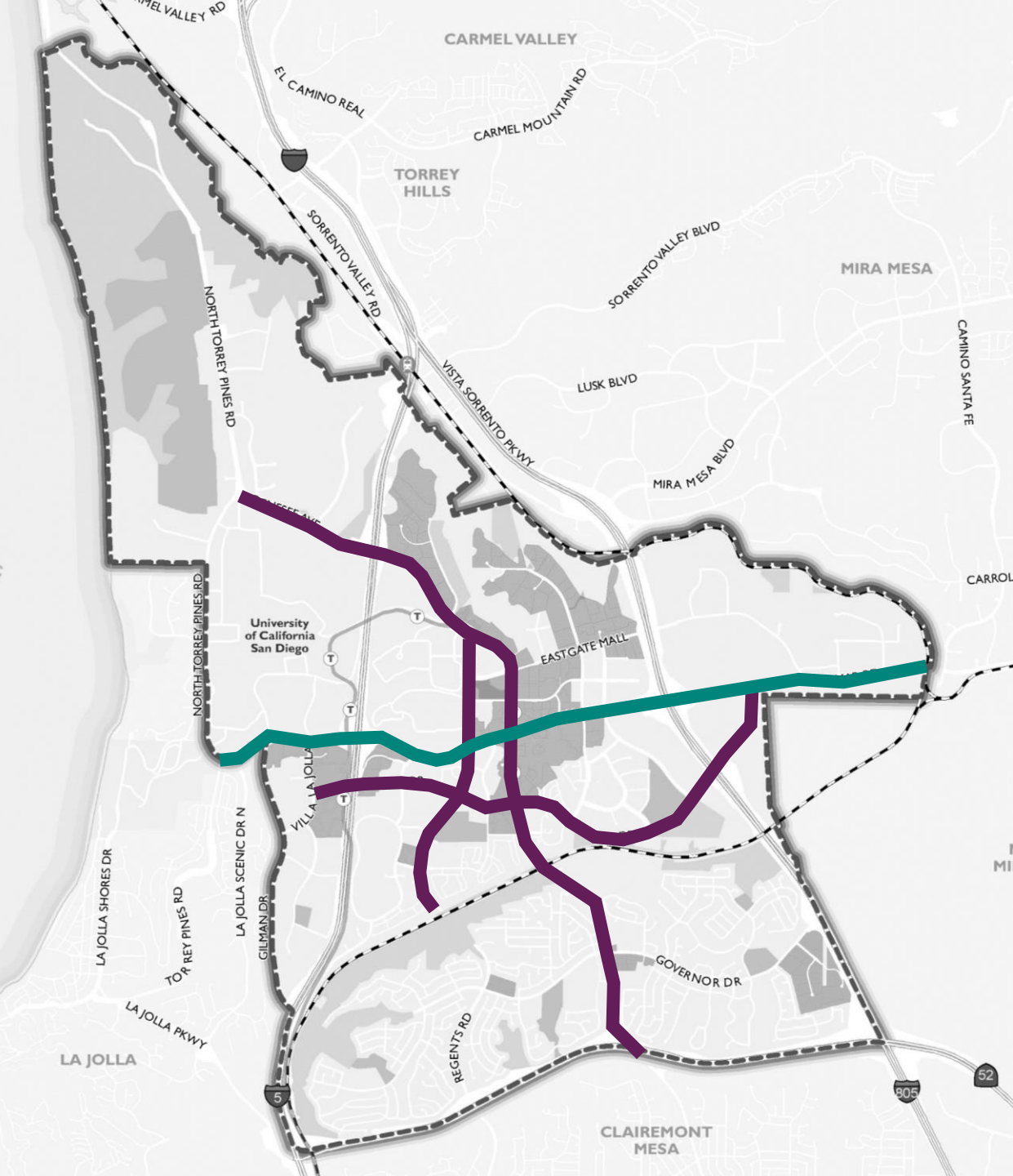
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2

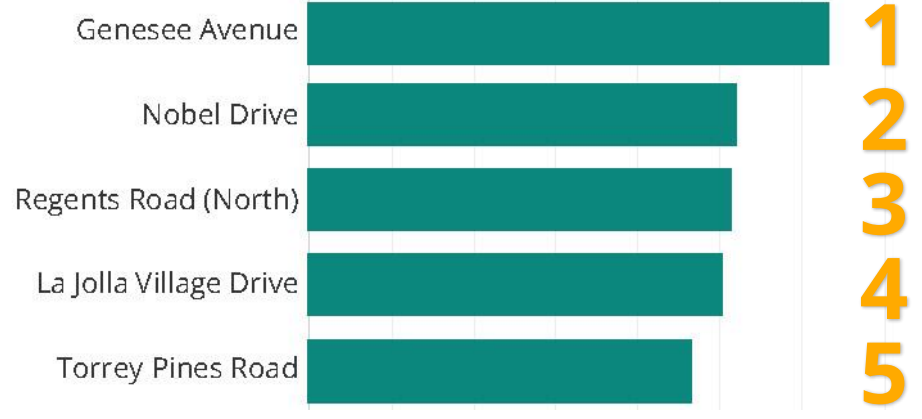
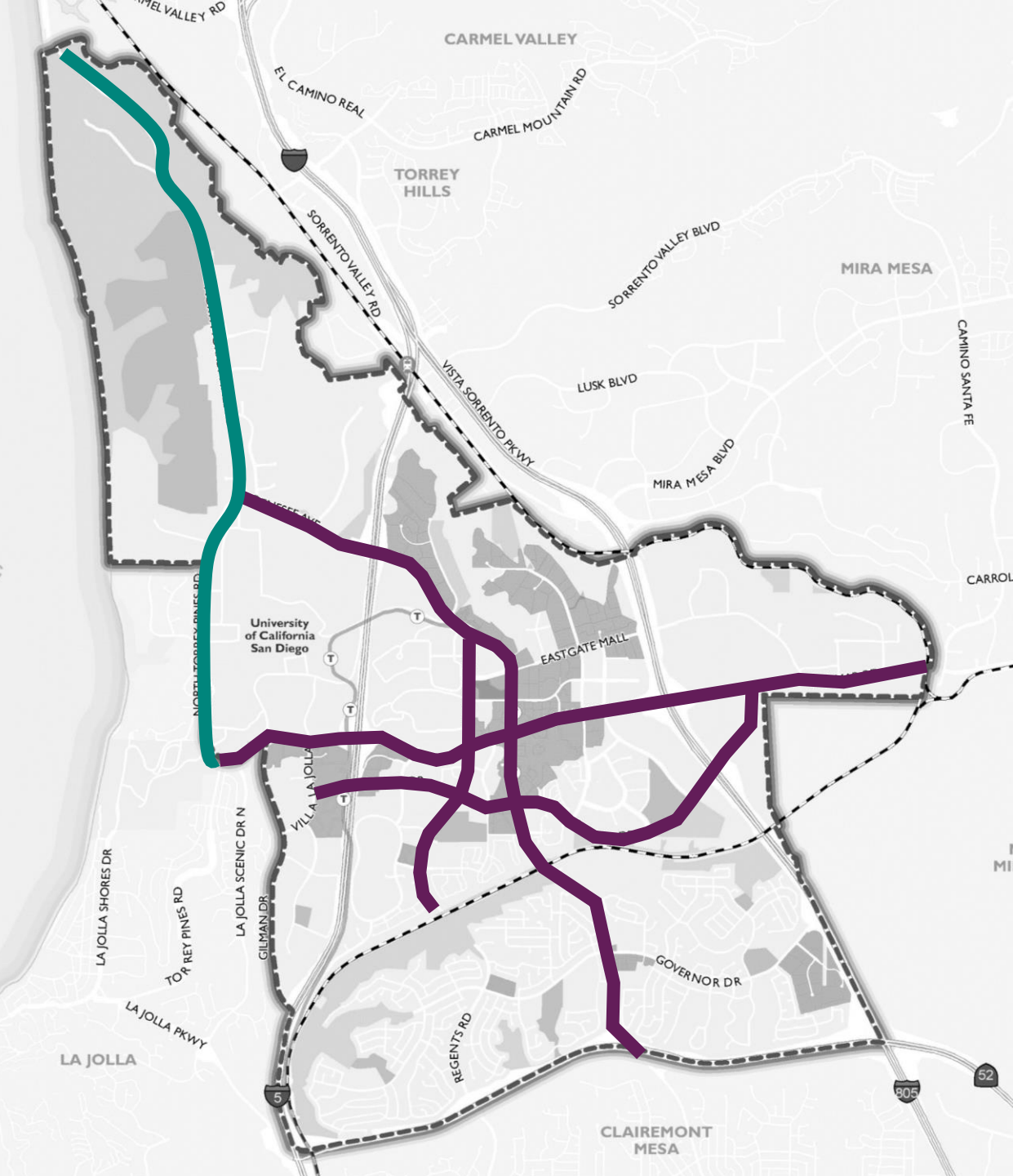


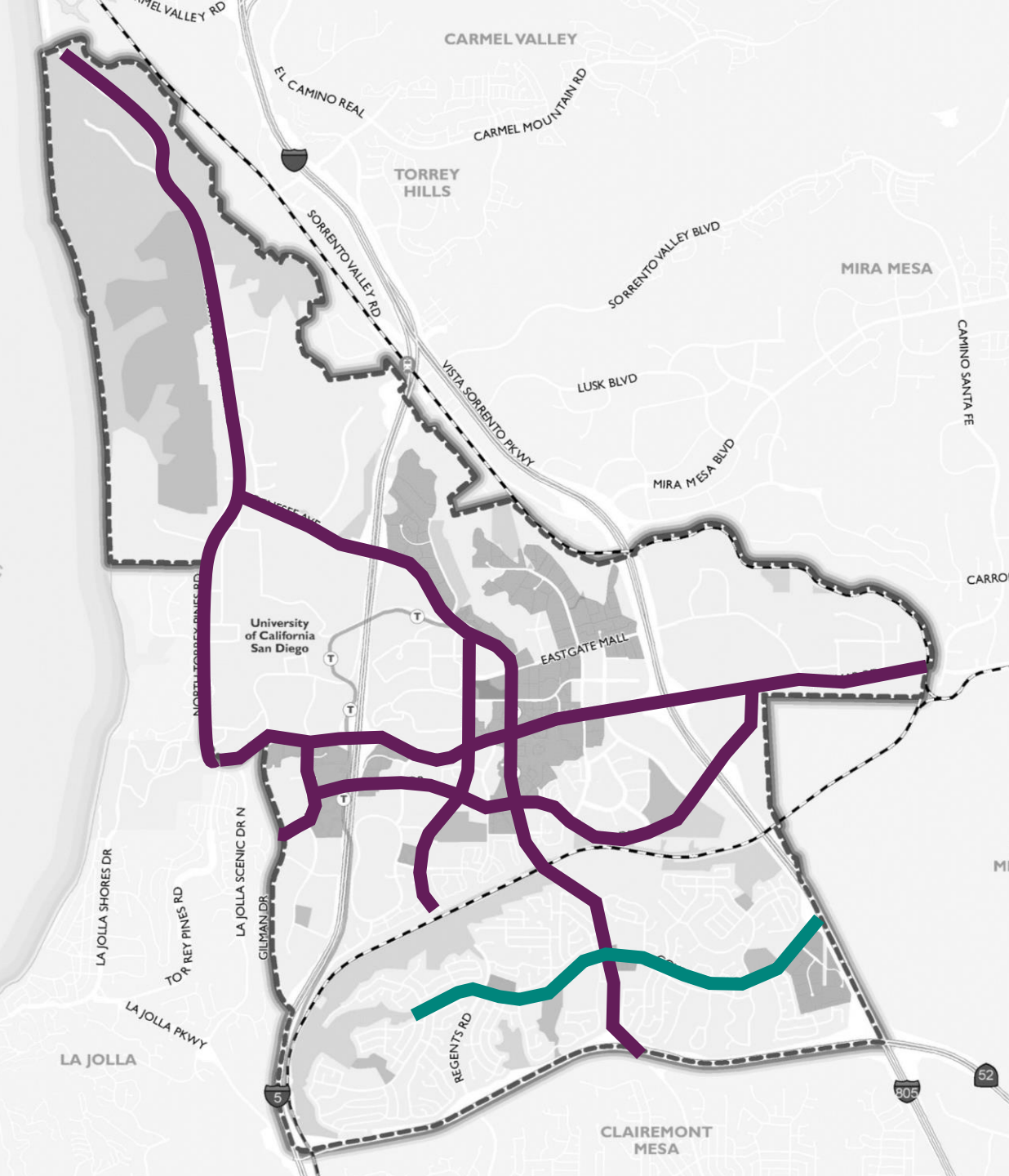
Genesee Avenue
Nobel Drive
Regents Road (North)



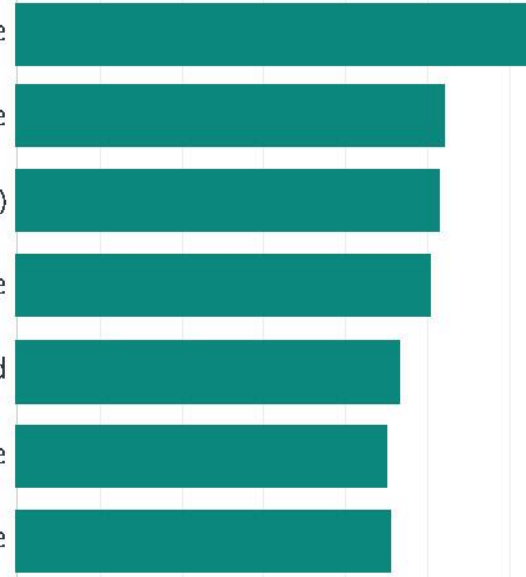
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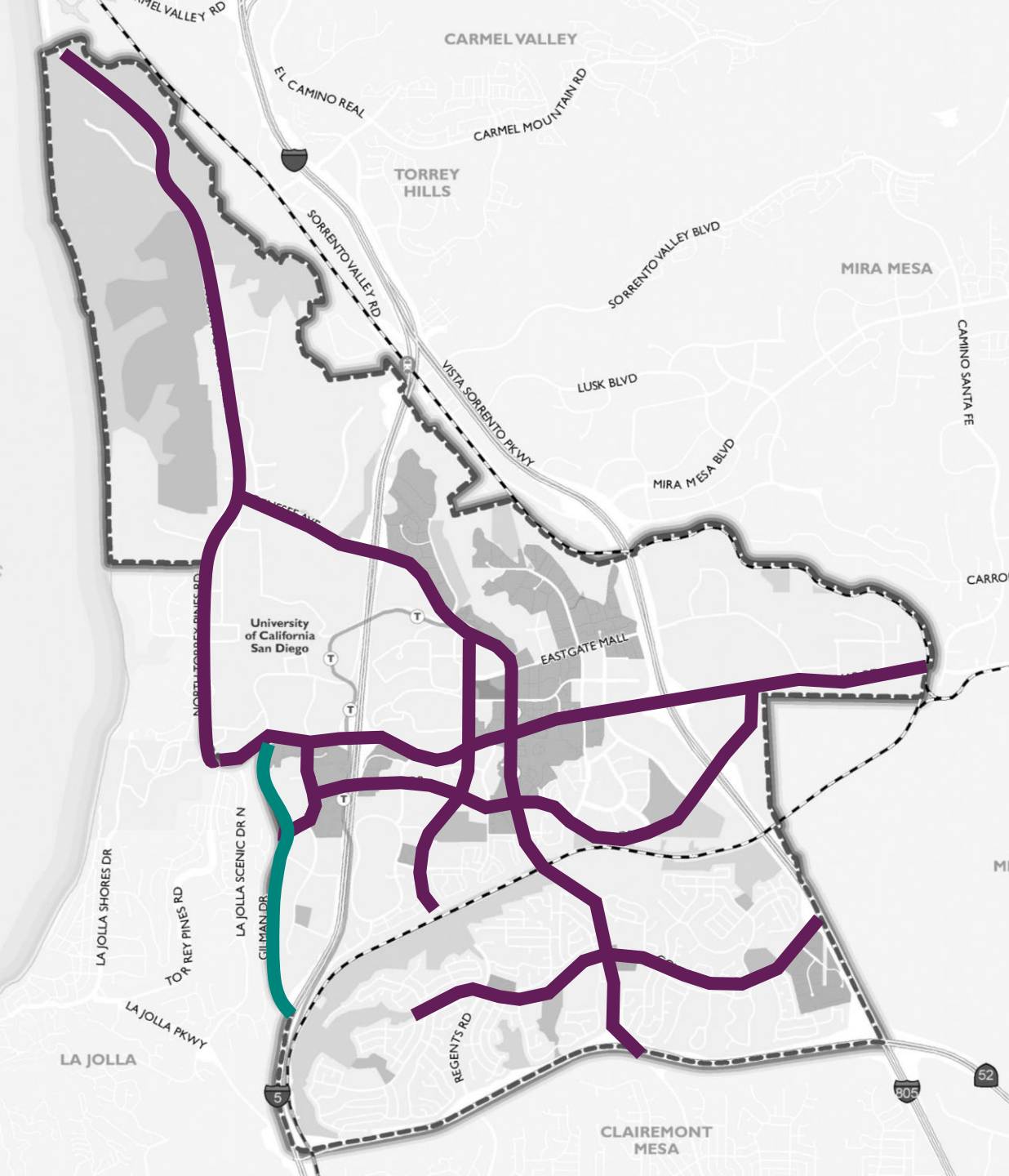




Genesee Avenue
Nobel Drive
Regents Road (North)
La Jolla Village Drive
Torrey Pines Road
Villa La Jolla Drive
Governor Drive



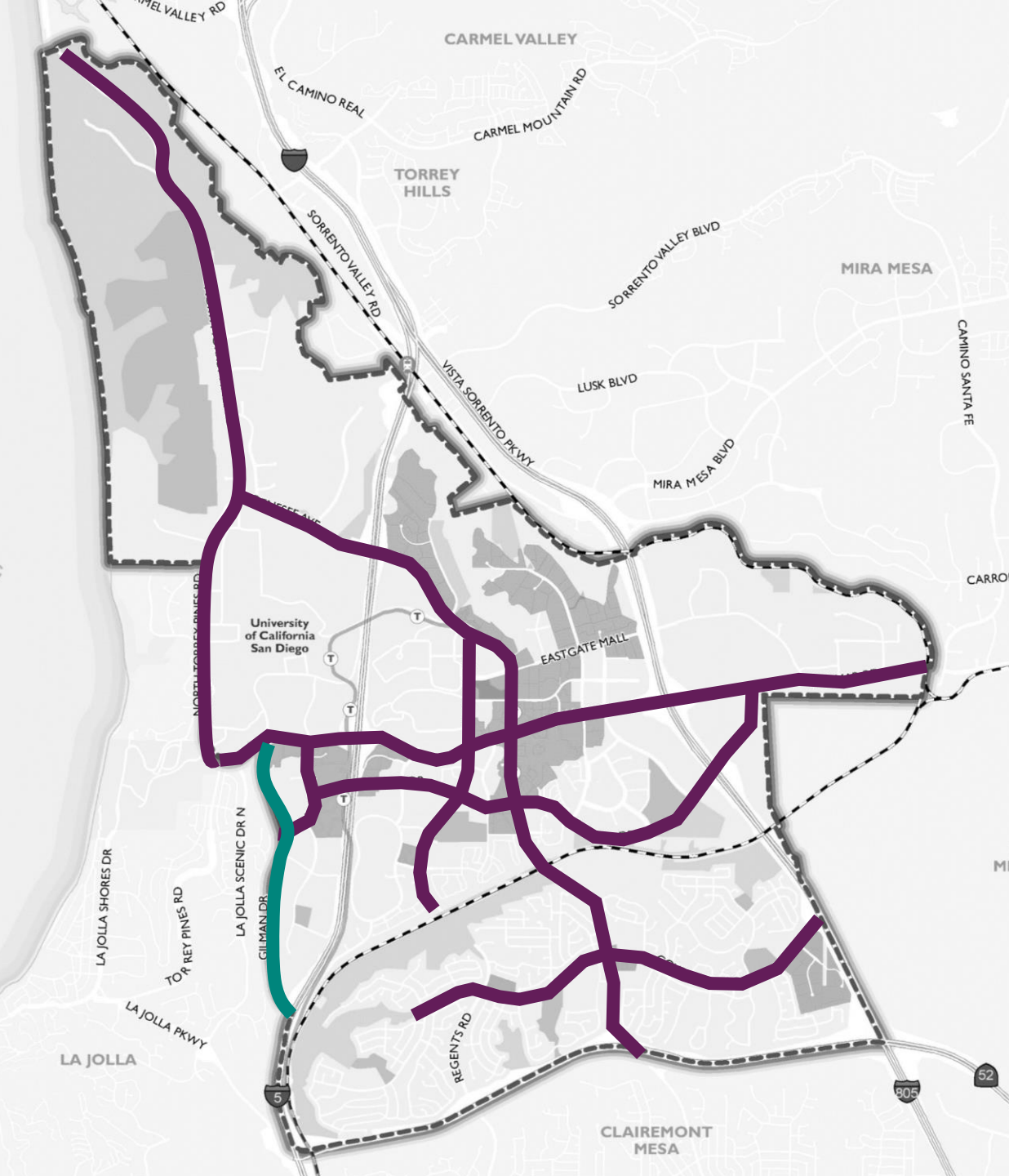
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Genesee Avenue
Nobel Drive
Regents Road (North)
La Jolla Village Drive
Torrey Pines Road
Villa La Jolla Drive
Governor Drive
Gilman Drive



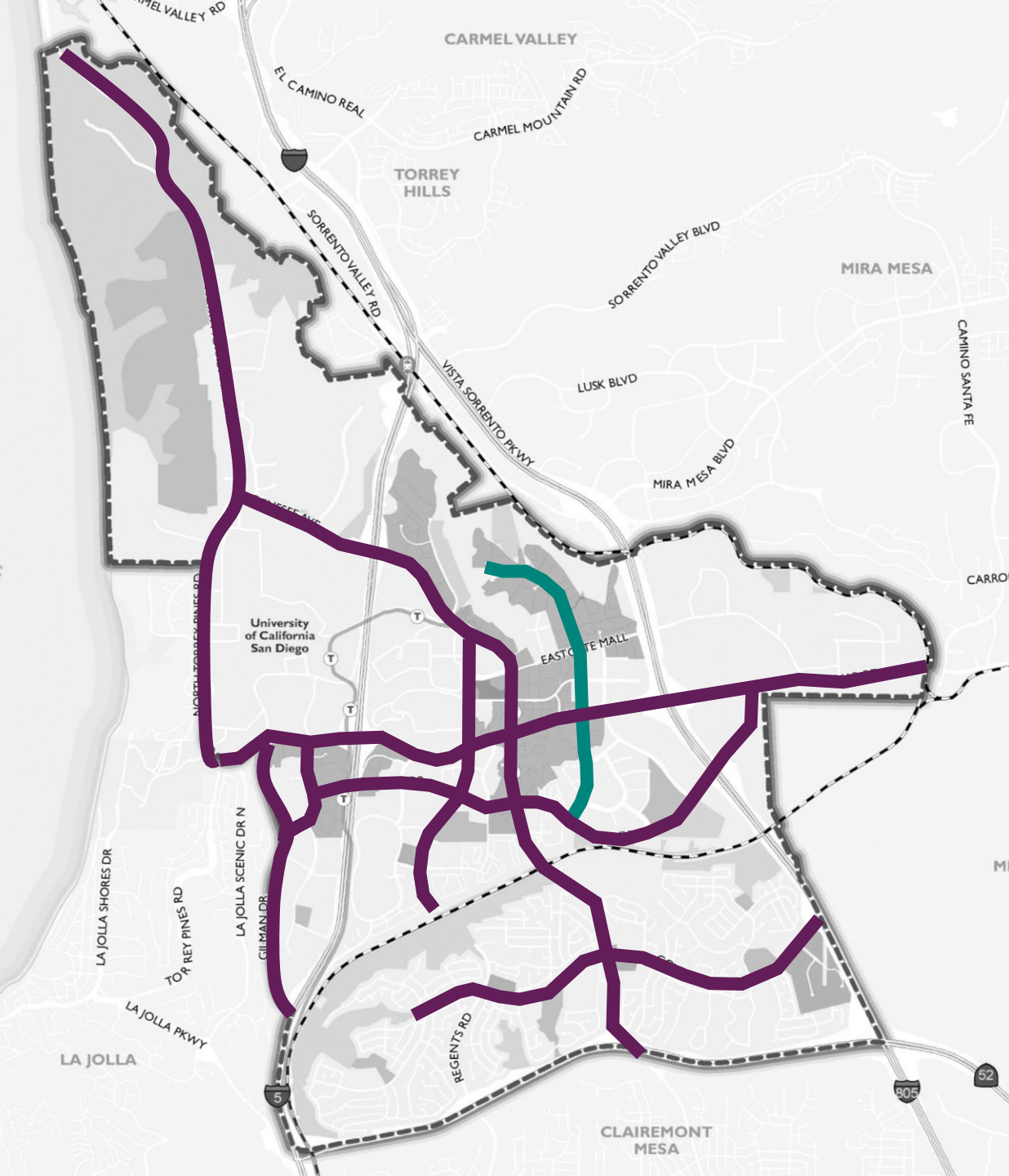
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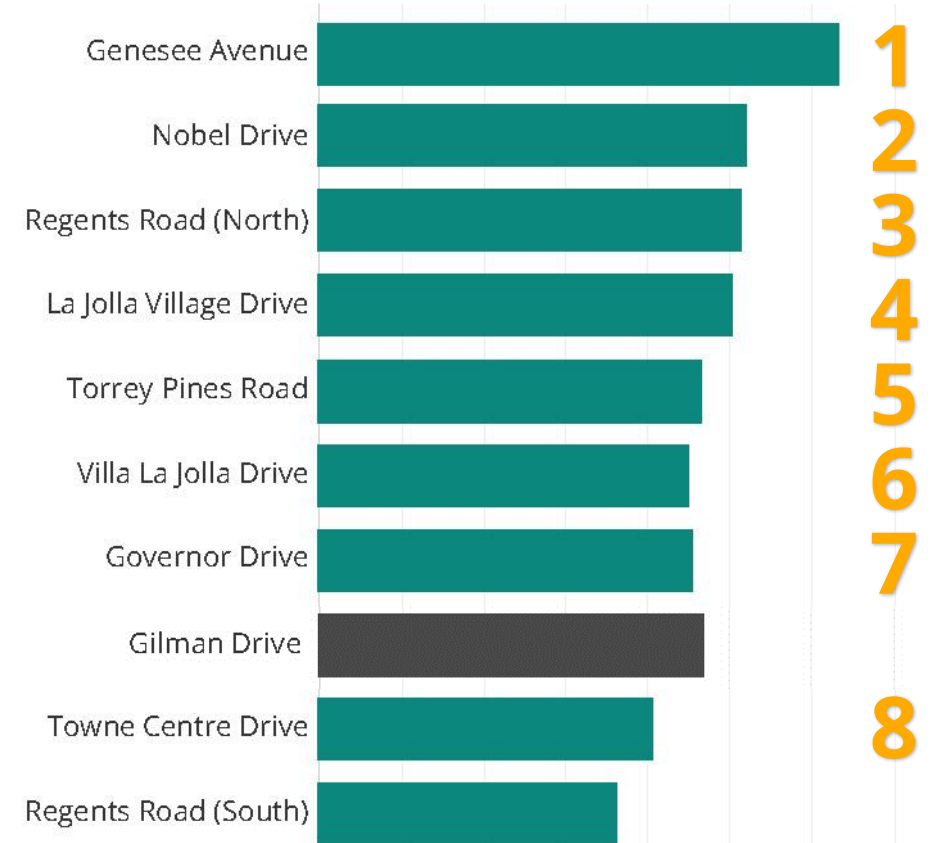
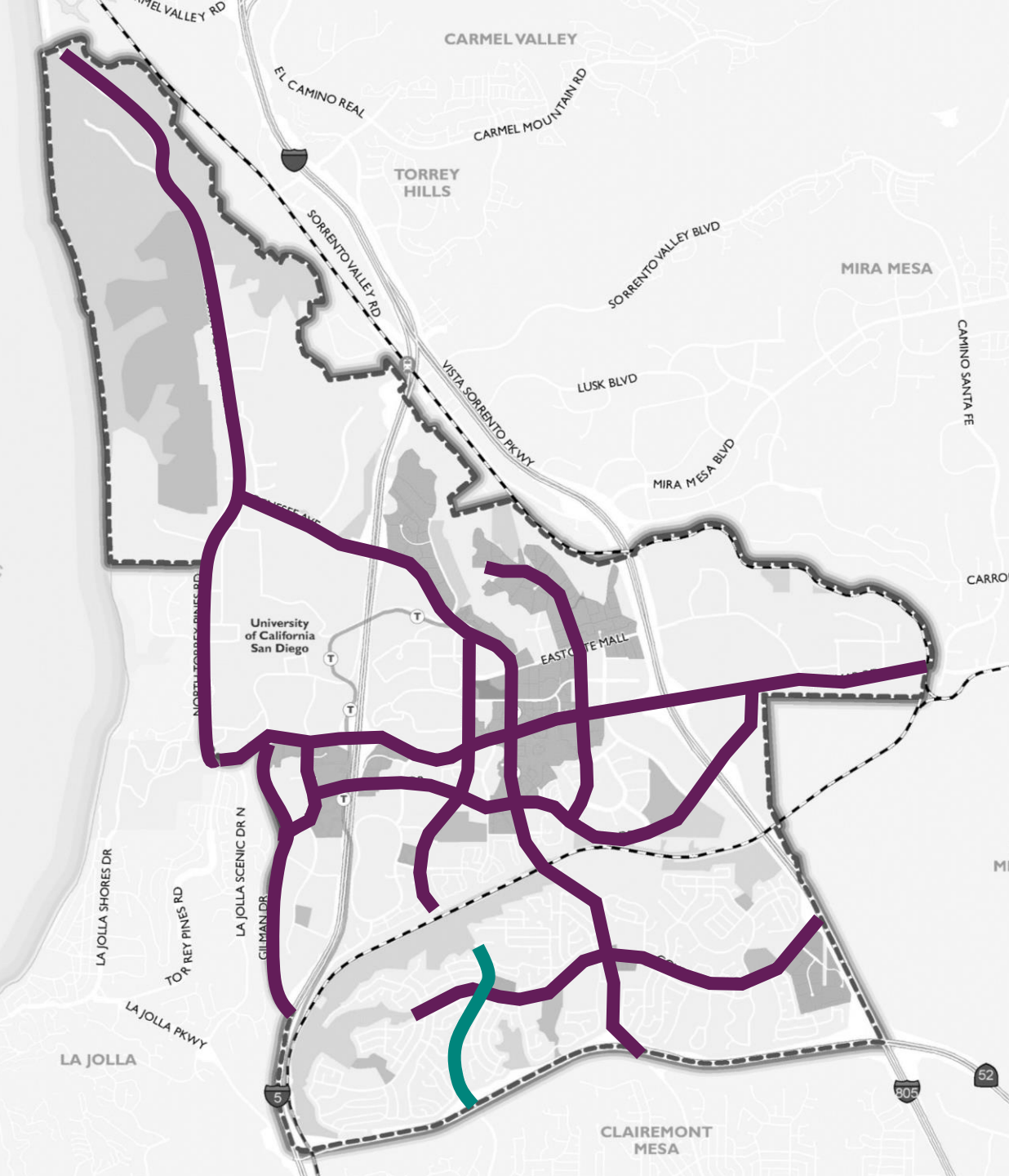
Genesee Avenue
Nobel Drive
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Villa La Jolla Drive
Governor Drive
Gilman Drive

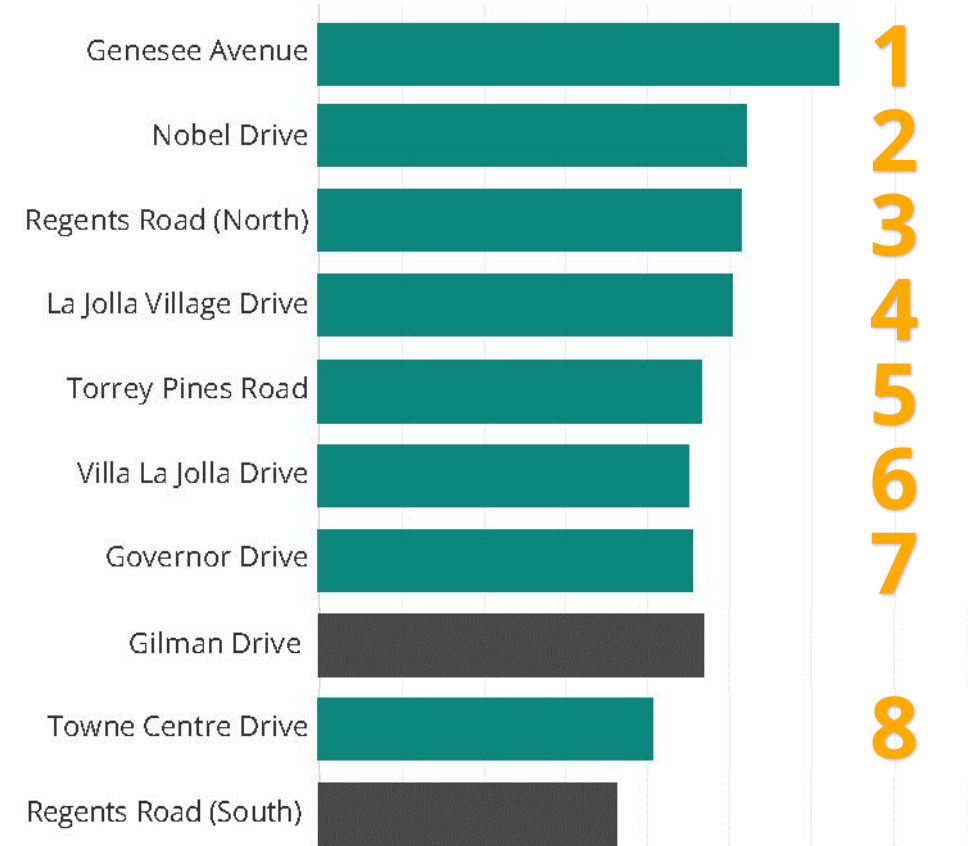
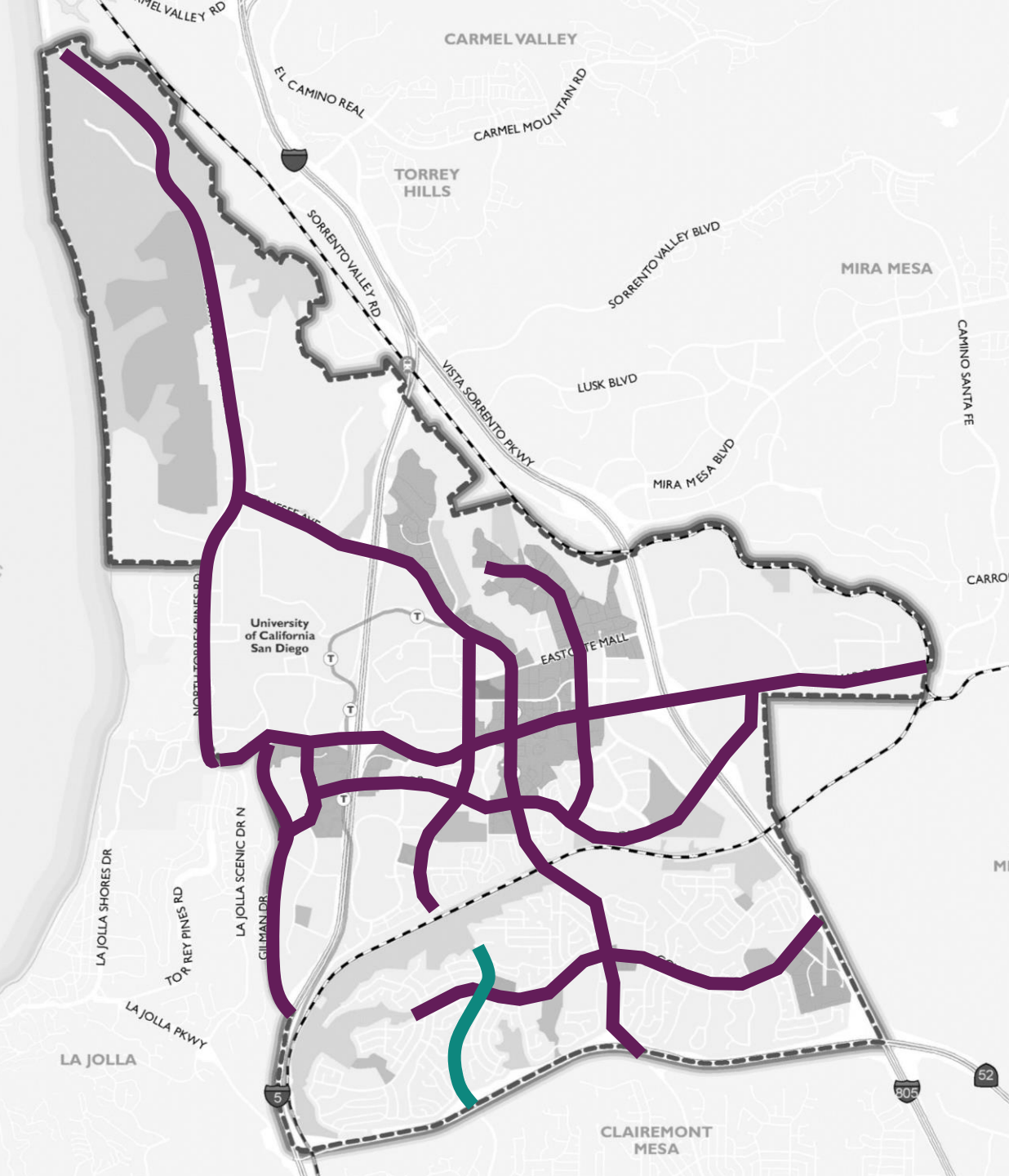


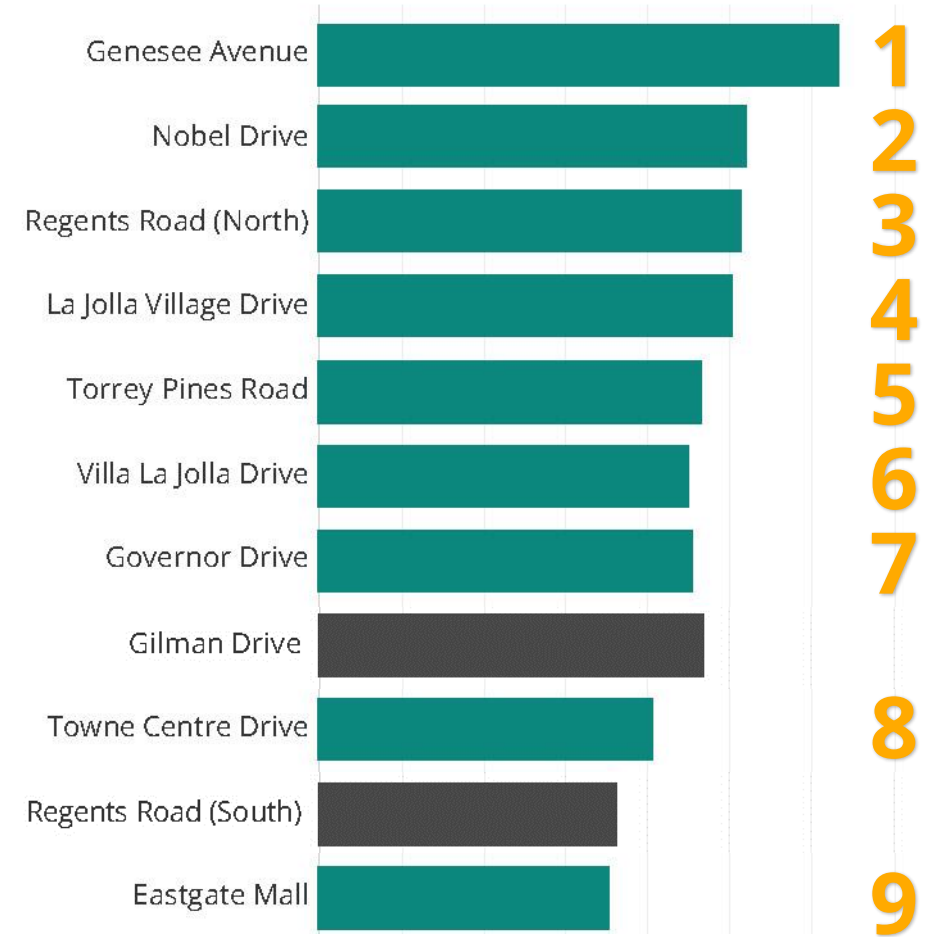
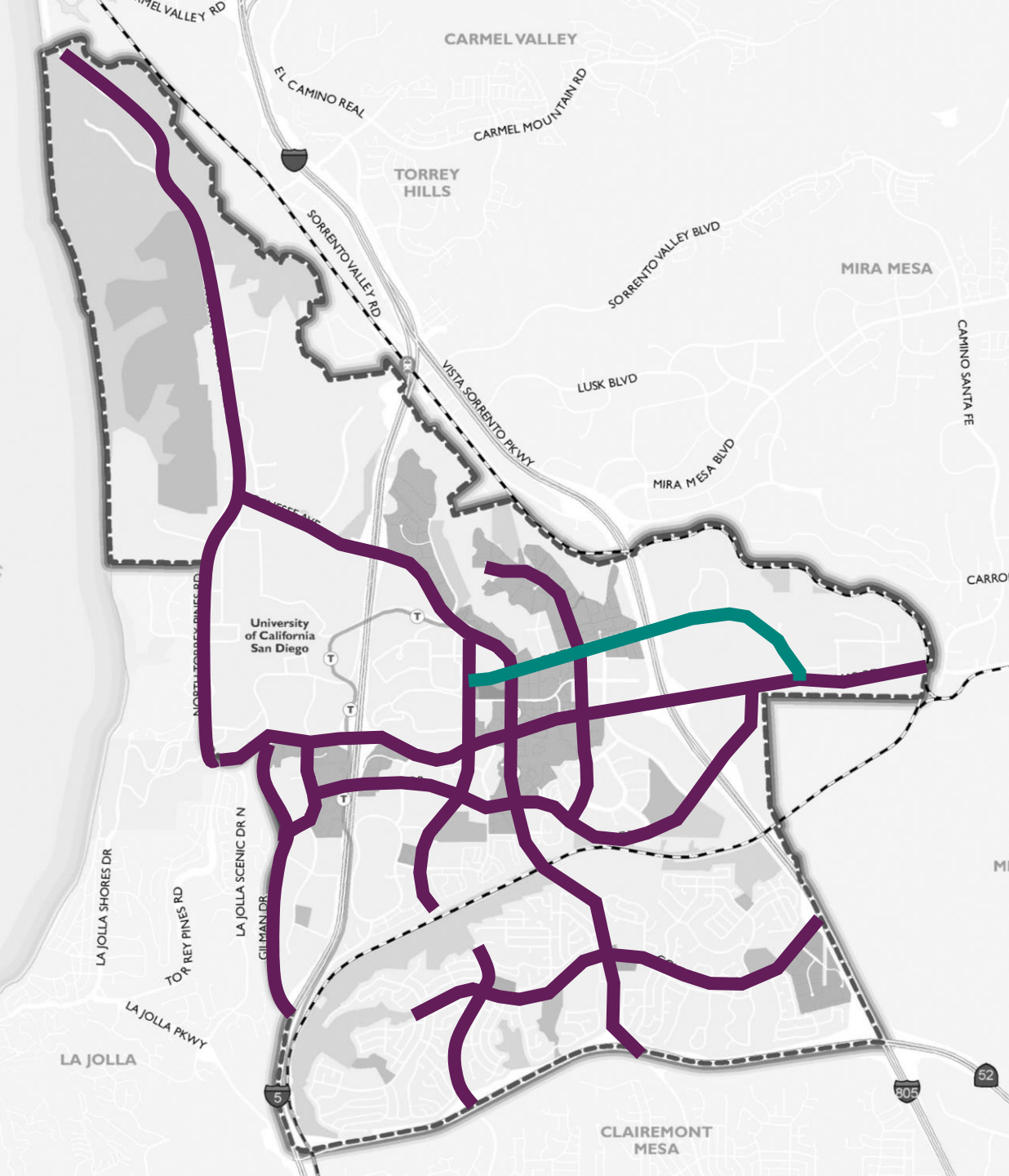
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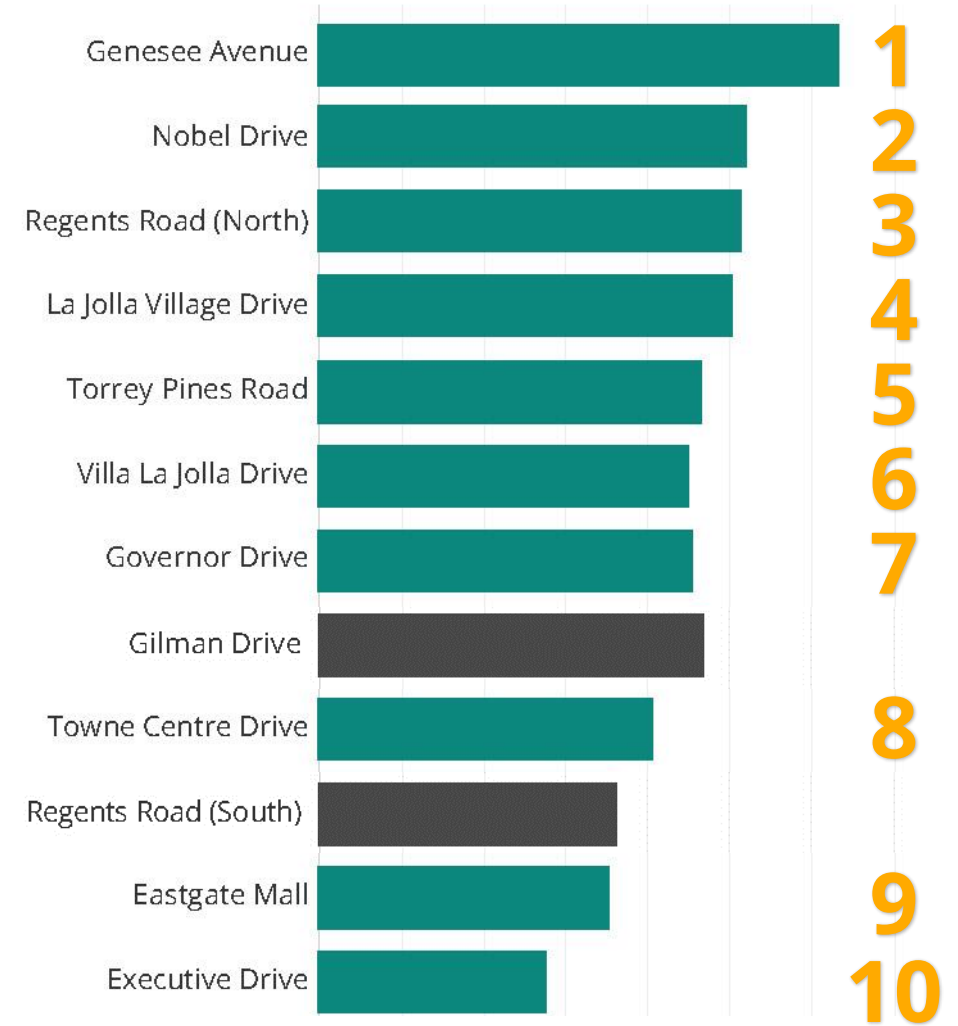
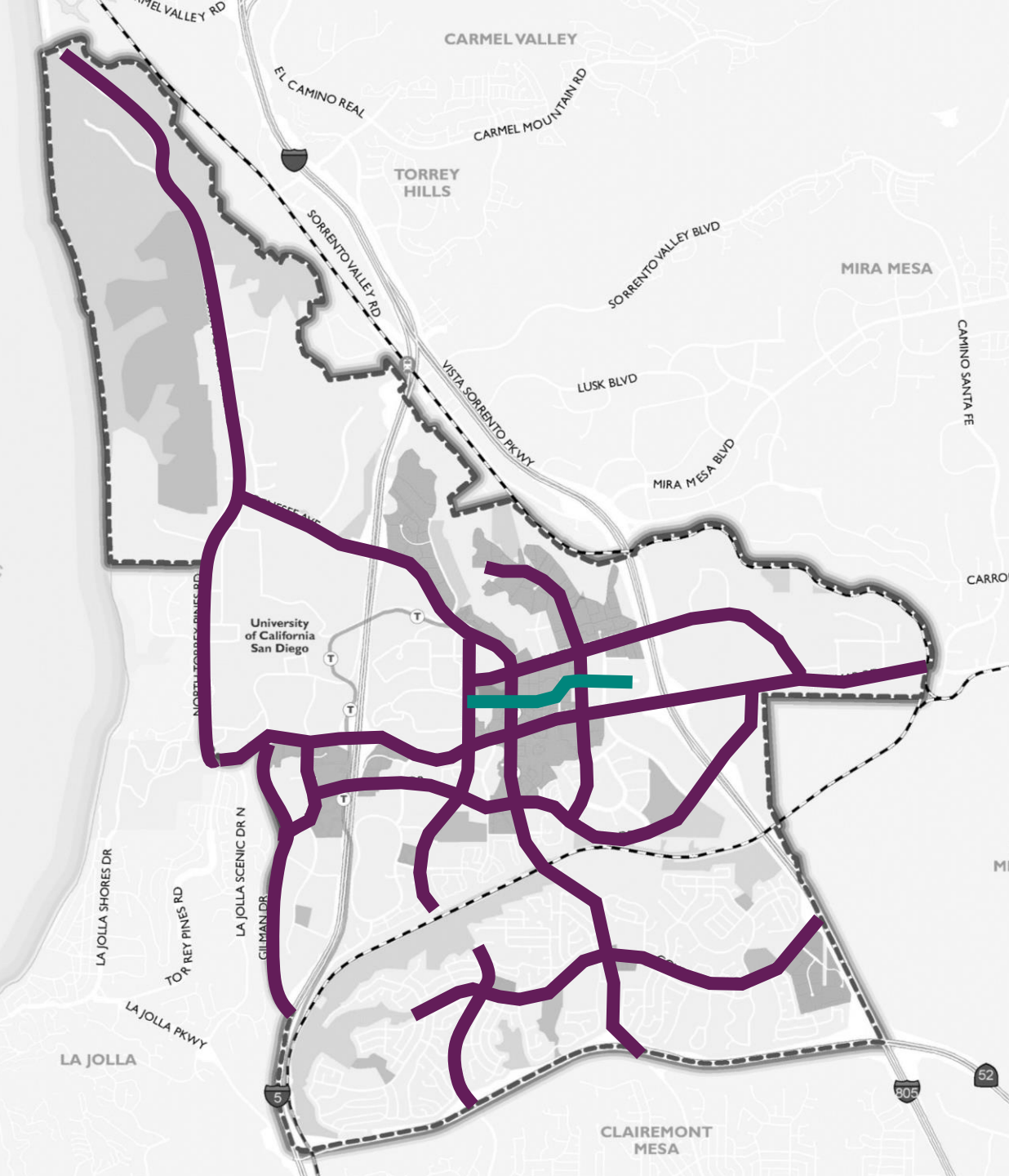


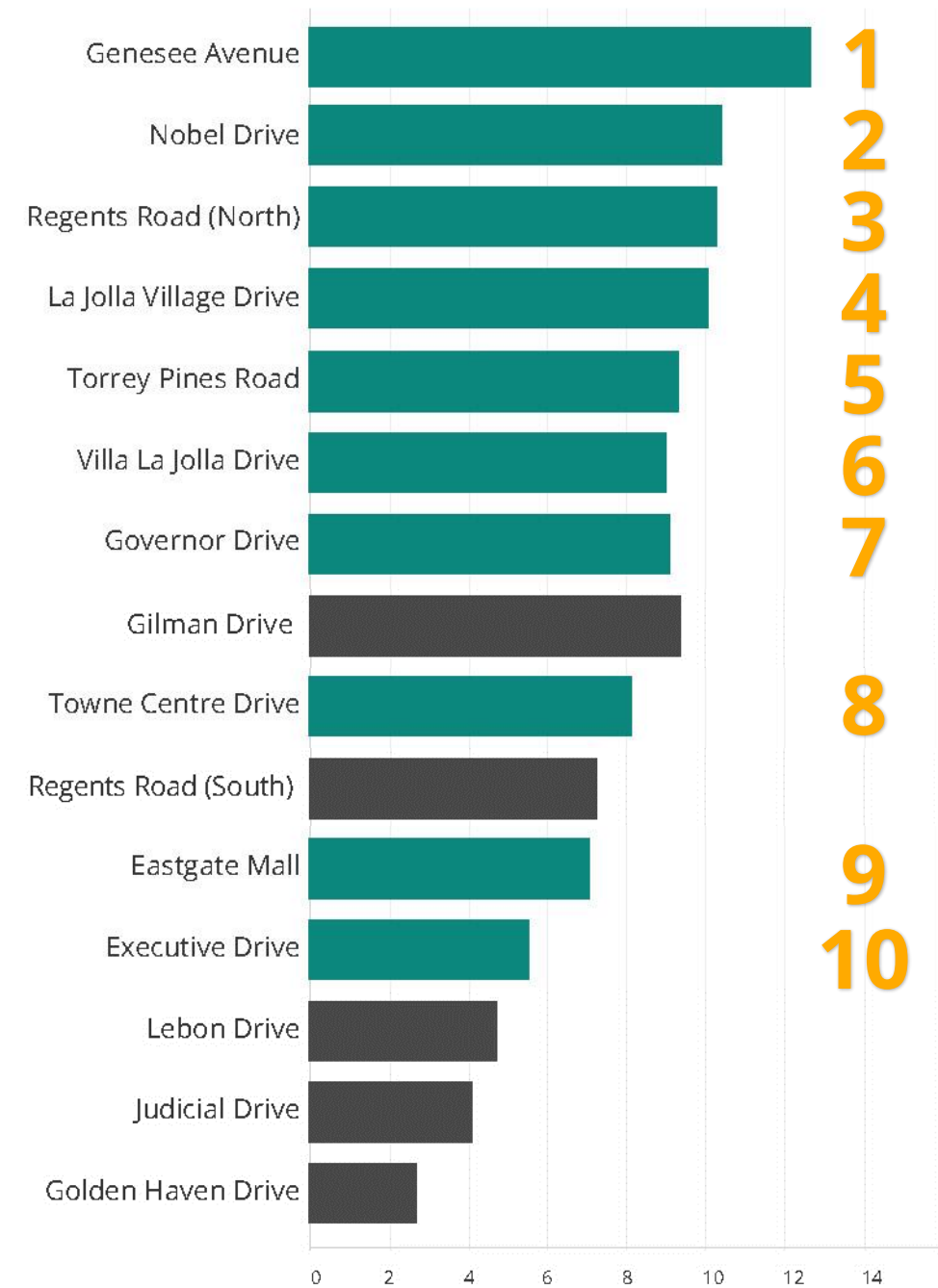
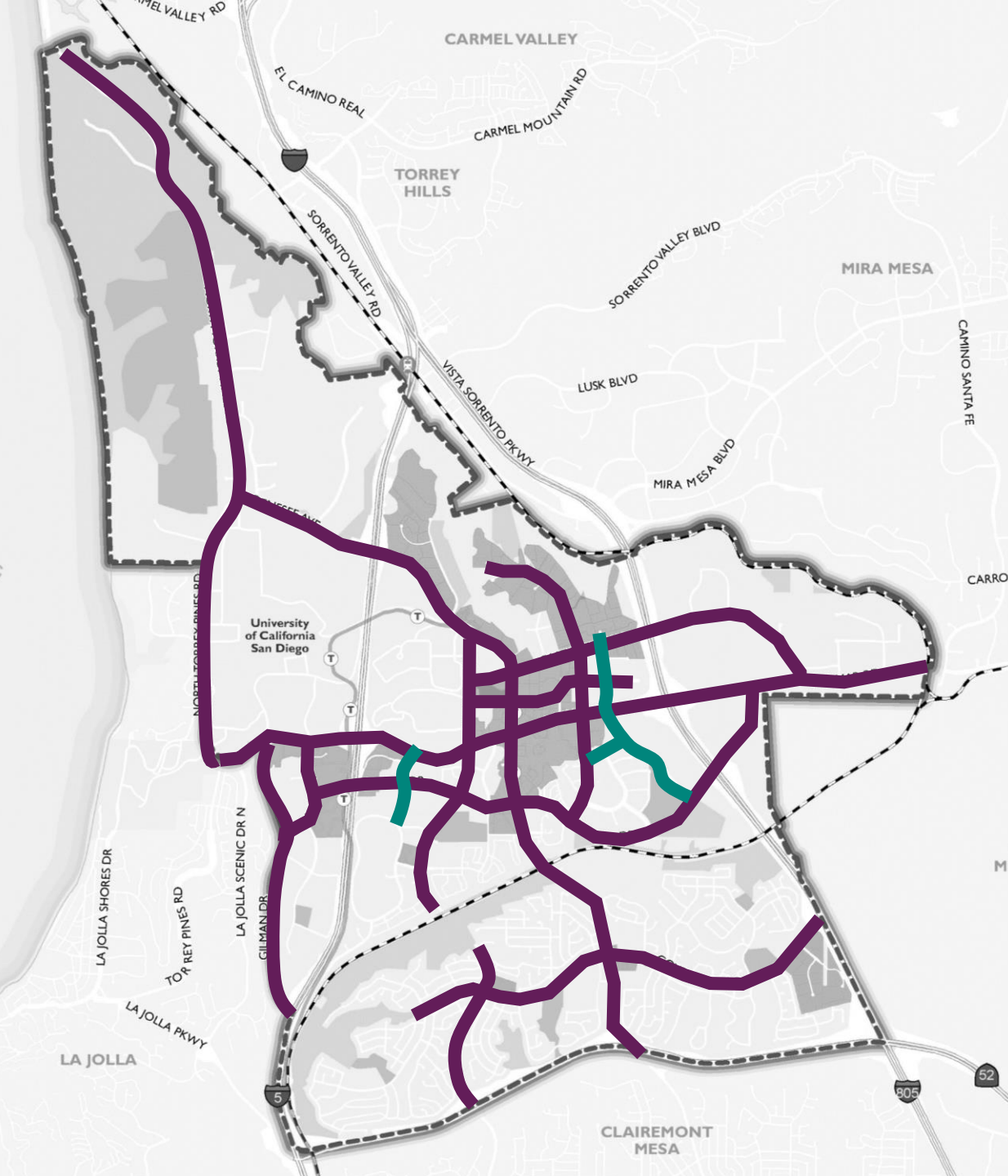
Street	Rank
Genesee Avenue	1
Nobel Drive	2
Regents Road (North)	3
La Jolla Village Drive	4
Torrey Pines Road	5
Villa La Jolla Drive	6
Governor Drive	7
Gilman Drive	8
Towne Centre Drive	8

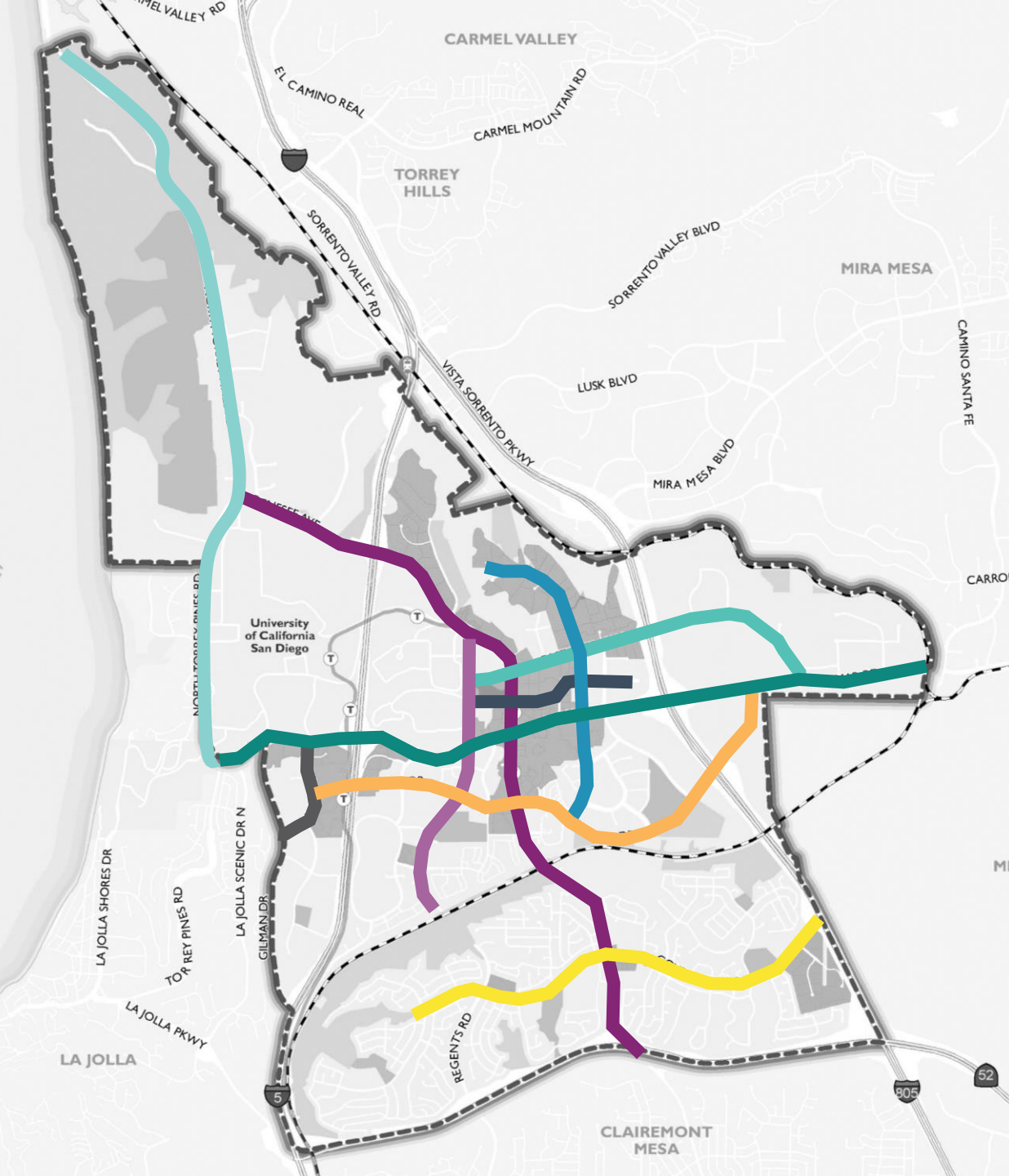












- Torrey Pines Road
- Genesee Avenue
- Regents Road North
- Towne Centre Drive
- Villa La Jolla Road
- La Jolla Village Drive
- Governor Drive
- Nobel Drive
- Eastgate Mall
- Executive Drive

NEXT STEPS

Development of the Corridor Concept Planning Sheets which will:

1. Detail the existing roadway network
2. Outline recommendations
3. Provide an overview of potential corridor improvements

The background image shows a city skyline, likely San Diego, with various high-rise buildings and a construction crane visible against a blue sky with light clouds. In the foreground, there is a field of dry, brownish grass. A semi-transparent white rectangular box is overlaid on the middle of the image, containing the title and presenter information. On the left side of the image, there is a large orange triangle pointing towards the center.

Item 4 – Urban Design – Context & Building Typologies

Diego Velasco, AICP



Architecture
Master planning
Urban design
Streetscape design
Visioning
Site evaluation
Feasibility studies
Interior design
Graphic design
Community outreach

Agenda

What is Urban Design?

Patterns and History of Development

Building Design '101'

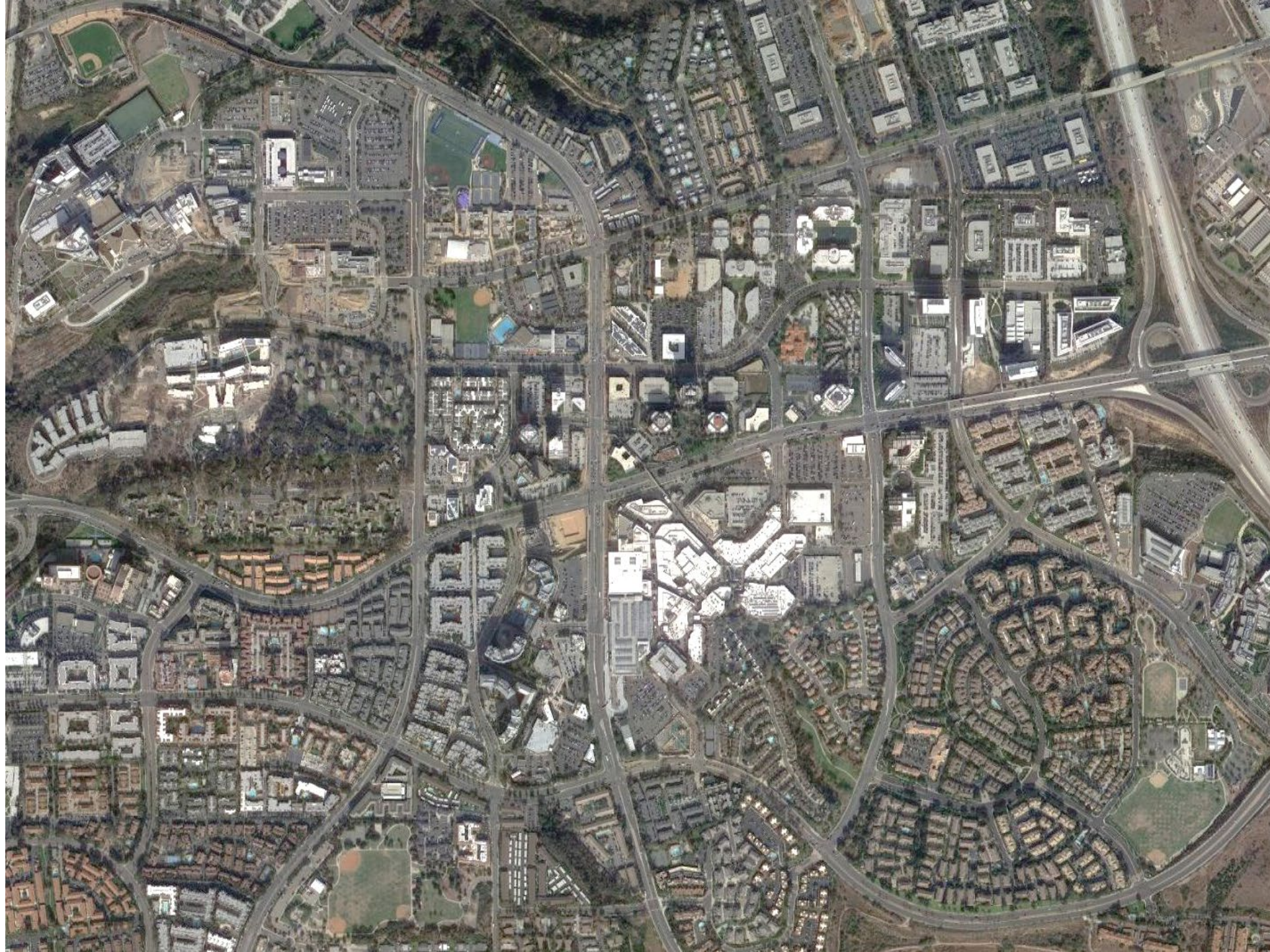
Opportunities in University

What is Urban Design?



Shaping Places

1



Isolated Projects

- Fragmented
- Privatized
- Car-Dependent
- Superblocks



Scale Comparison





Office Park and Fast Food



Riverfront Esplanade



Office Park and Big Box



Tech Campus







Transit Station

*Plaza – Farmers
Market*

*River Front
Park and Plaza*

*Active Ground
Floor by the River*





Embracing Streets

2

The Primary Open Space of our Cities

“If we can develop and design streets so that they are wonderful, fulfilling places to be . . . then we will have successfully designed about one-third of the city directly and will have had an immense impact on the rest ”

Alan Jacobs, Great Streets





Sidewalk 'Zones'



Sidewalk 'Zones'

Clear
Pedestrian
Throughway
Zone



Sidewalk 'Zones'

Street Furnishings Zone



Sidewalk 'Zones'

Frontage Zone



Sidewalk 'Zones'

Street
Furnishings
Zone

Clear
Pedestrian
Throughway
Zone

Frontage Zone





Human Comfort

3













SOURCE: sdgrantmakers.org

SOURCE: McCullough Landscape Architecture

Understanding Context

4



Image of the Community

- **Urban Silhouette/ Skyline**
- Relationship to Open Space
- Relationship to Immediate Surroundings



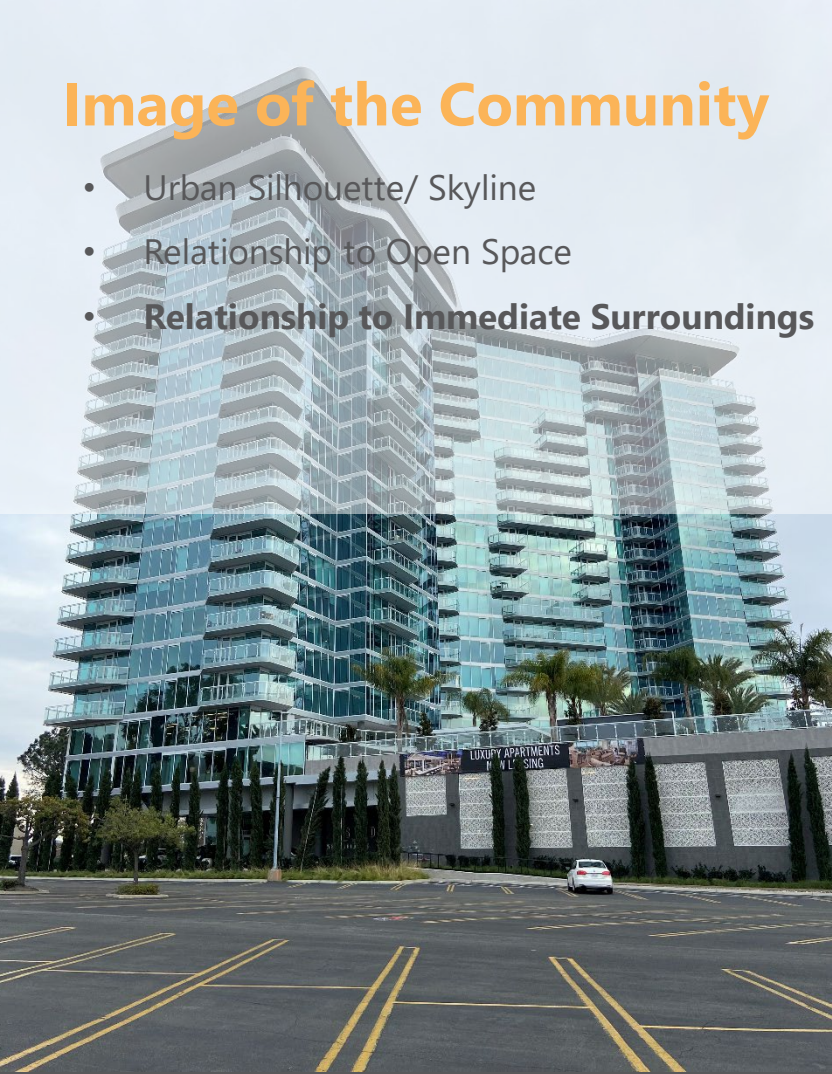
Image of the Community

- Urban Silhouette/ Skyline
- **Relationship to Open Space**
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Image of the Community

- Urban Silhouette/ Skyline
- Relationship to Open Space
- **Relationship to Immediate Surroundings**



Making Better Connections

5



Better Connections

- To Residential Neighborhoods
- To Commercial & Employment Centers
- To Open Space
- To Transit



Better Connections

- To Residential Neighborhoods
- **To Commercial & Employment Centers**
- To Open Space
- To Transit



Better Connections

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Better Connections

- To Residential Neighborhoods
- To Commercial & Employment Centers
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- **To Transit**









Shaping Places

Embracing Streets

Human Comfort

Understanding Context

Making Connections

Discussion

• ...

What are urban design patterns in University?

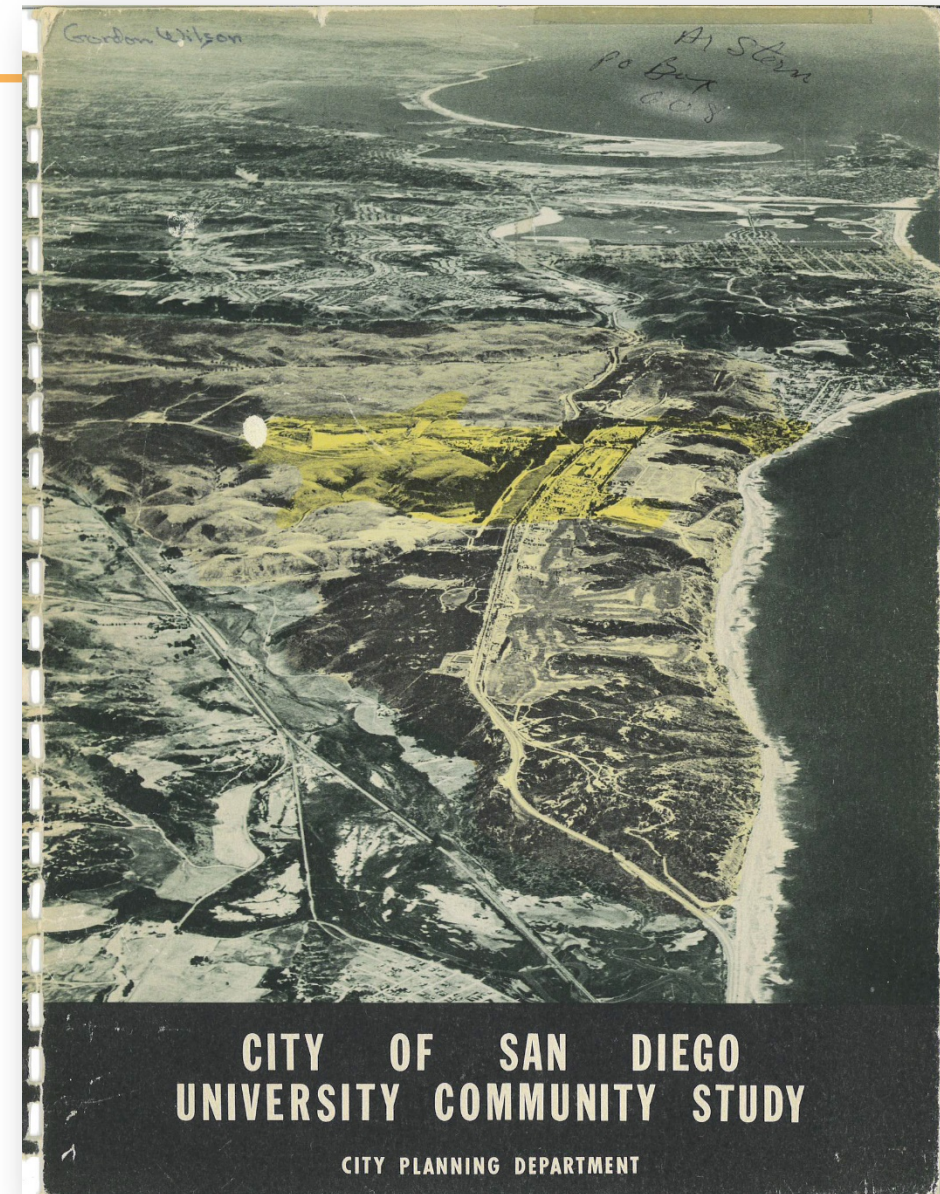
History of Development Patterns in University

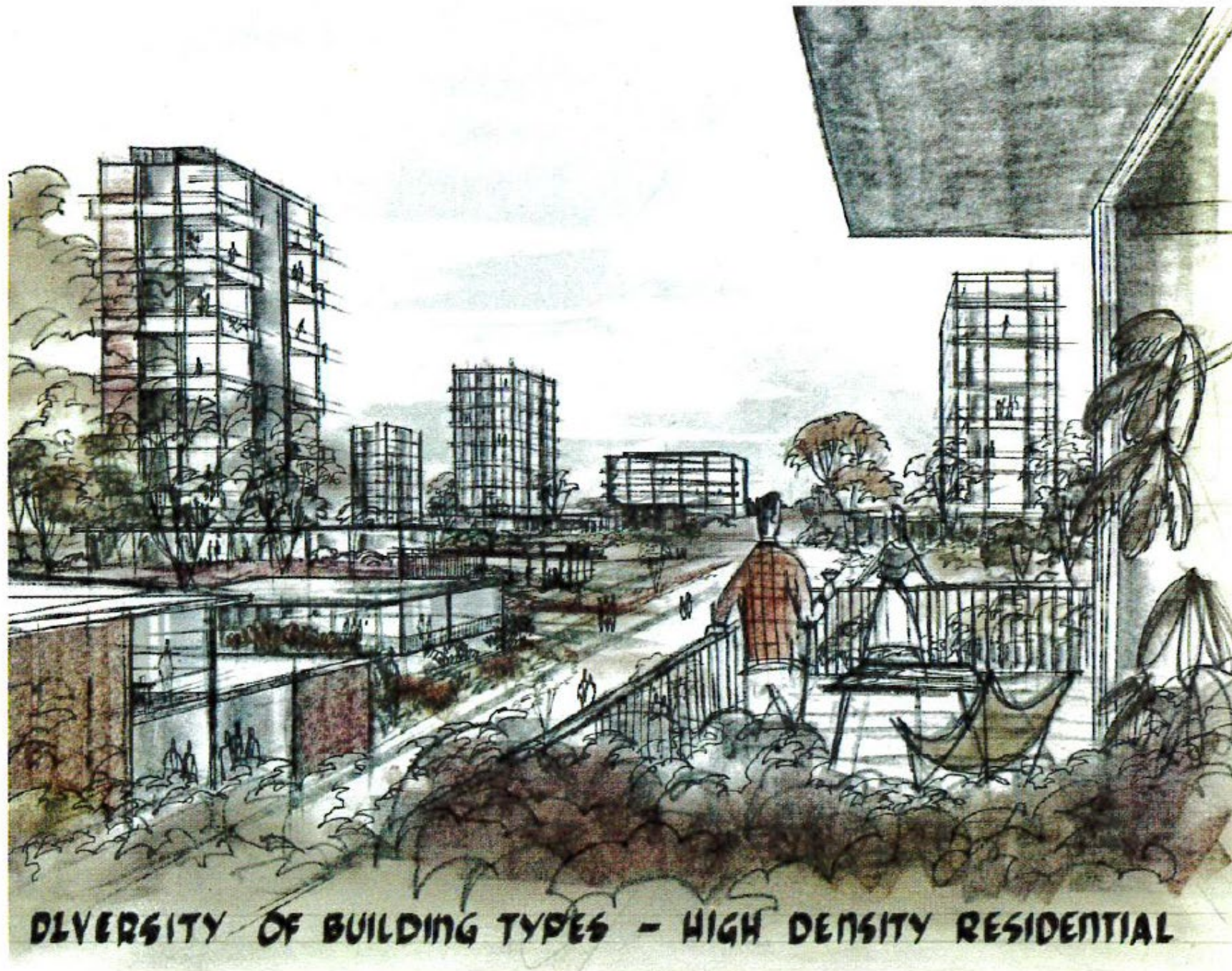
- **(1960's) Formation of the UCSD Campus and UC Community**

"Housing should be designed so that street patterns, homes, landscaped areas and group facilities form a harmonious whole. Every effort should be made to take advantage of natural topography and vegetation, to bring green areas into the communities and provide pattern of walks, parks, playgrounds and open spaces..."

"First of these is the physical relationship between the university and the center of commercial and cultural activity of the town. The focal point... should be at the place where the functions of university and community join."

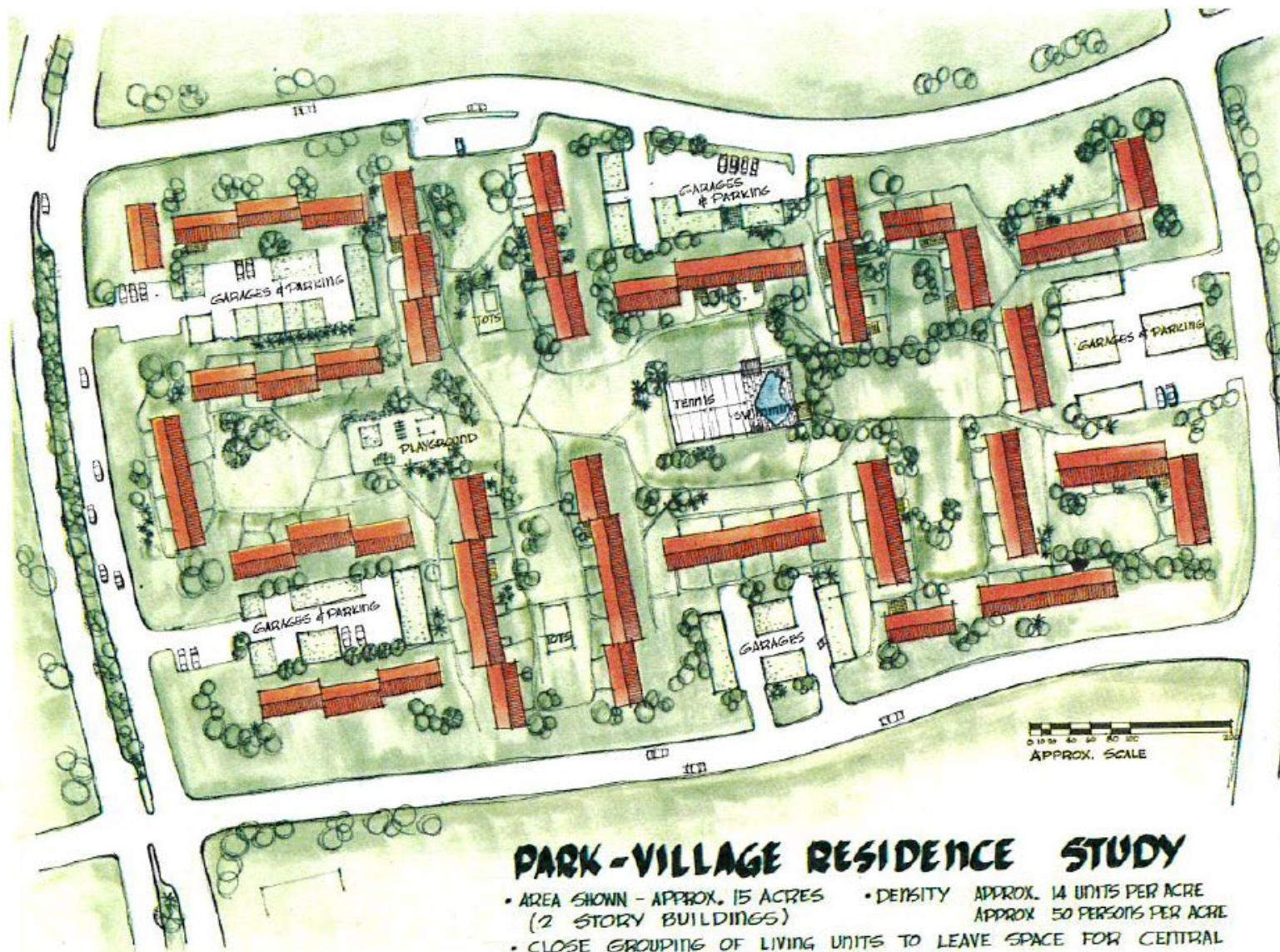
1959 Community Plan





DIVERSITY OF BUILDING TYPES - HIGH DENSITY RESIDENTIAL

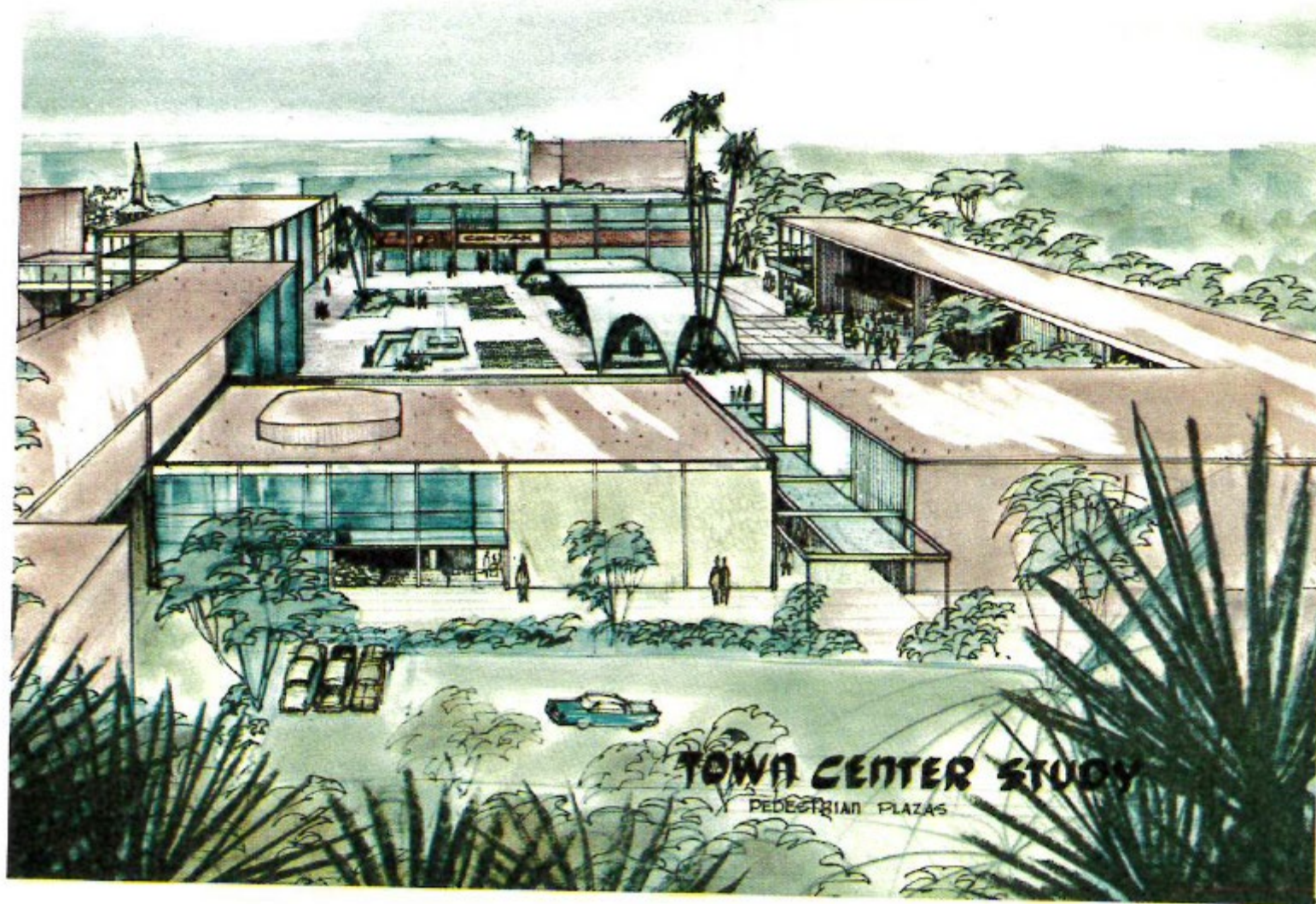




PARK-VILLAGE RESIDENCE STUDY

- AREA SHOWN - APPROX. 15 ACRES (2 STORY BUILDINGS)
- DENSITY APPROX. 14 UNITS PER ACRE
APPROX. 50 PERSONS PER ACRE
- CLOSE GROUPING OF LIVING UNITS TO LEAVE SPACE FOR CENTRAL GREEN AND COMMONS FACILITIES.









UNIVERSITY HILLS

THE CARMEL - PLAN NO. 8:

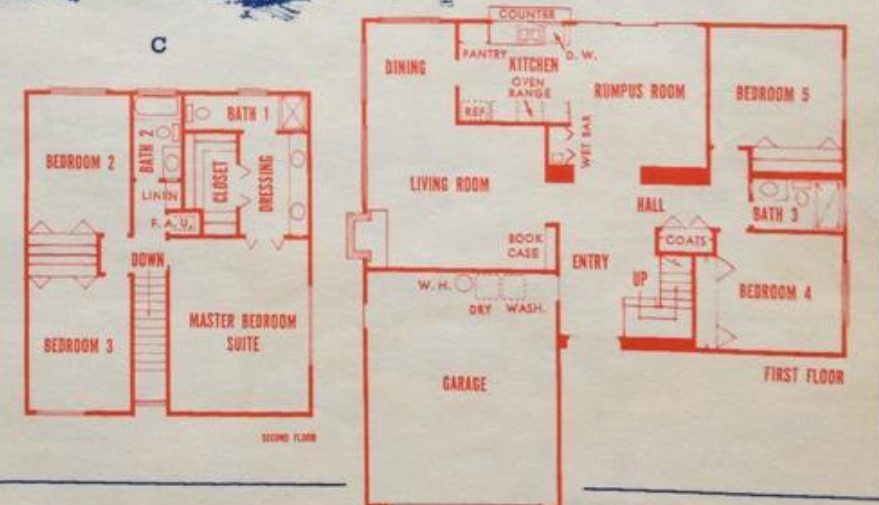
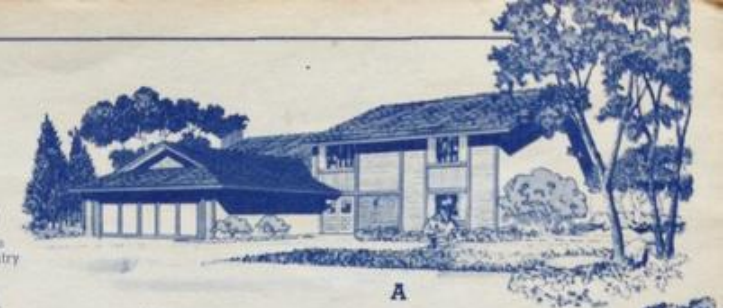
Five bedrooms with three baths offer 2,306 square feet of family enjoyment. Double doors lead to a grand entry and spacious gallery.

The fireplace and cathedral ceiling of the living room are accented by the clerestory windows of Elevations B and C. The dining room, wet bar and sliding glass patio door of the family room, oversized entry closet and larger bedrooms make this house the ultimate in family living.

All upstairs bedrooms except Bedroom #2, Elevation B, are cathedral.

The extra large master suite with spacious double lavatories dressing room, roomy walk-in closet and cathedral ceiling is truly fit for a royal couple.

The cedar wood shakes on Elevations A and B accent the design while the cedar wood shingles on Elevation C enhance the roof sweep.



When you buy a home by Ray Homes, you gain the assurance of owning a home of enduring beauty and timeless design . . . solidly constructed of top-grade materials by master craftsmen. Architect Leonard Brunswick has incorporated into the University Hills residences the "custom feeling" inherent in the homes he has so successfully designed for internationally famous entertainment stars and business executives.

Titles insured by Title Insurance and Trust Company







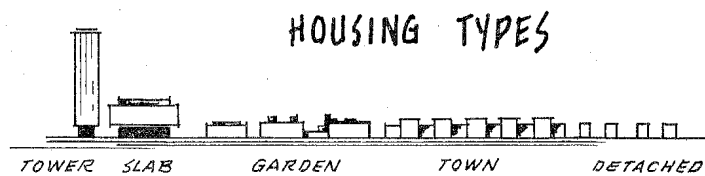
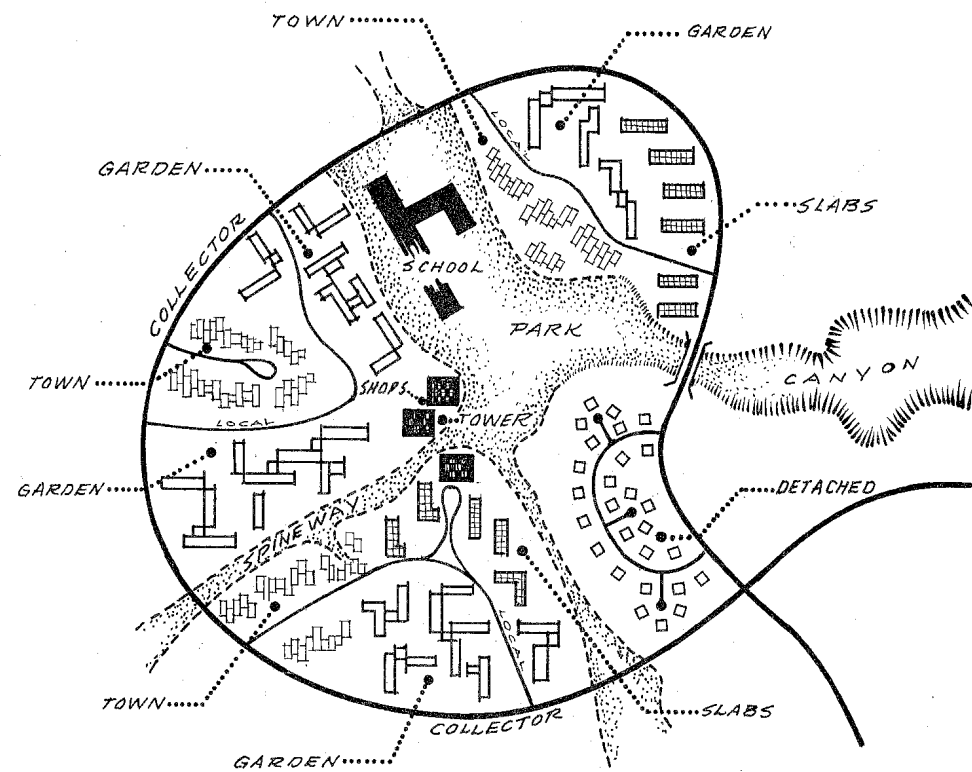
History of Development Patterns in University

- (1960's) Formation of the UCSD Campus and UC Community
- **(1970's-1990's) Building Boom:** University Towne Centre and Rise of Office Park and Multi-Family Residential Enclaves



SOURCE: Google Earth 1994

NEIGHBORHOOD PARK-SCHOOL CONCEPT







History of Development Patterns in University

- (1960's) Formation of the UCSD Campus and UC Community
- (1970's-1990's) Building Boom: University Towne Centre and Rise of Office Park and Multi-Family Residential Enclaves
- **(1990's to 2000's) High-Tech and Bio-Tech Boom**
- (2020 -) Transit-Oriented and Mixed-Use Community







LUXURY APARTMENTS
NOW LIVING



History of Development Patterns in University

- (1960's) Formation of the UCSD Campus and UC Community
- (1970's-1990's) Building Boom: University Towne Centre and Rise of Office Park and Multi-Family Residential Enclaves
- (1990's to 2000's) High-Tech and Bio-Tech Boom
- **(2020 -) Transit-Oriented and Mixed-Use Community???**





SOURCE: UCSD; designlab.ucsd.edu

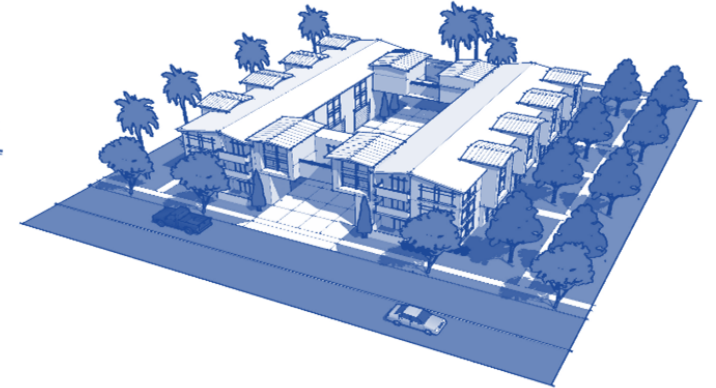
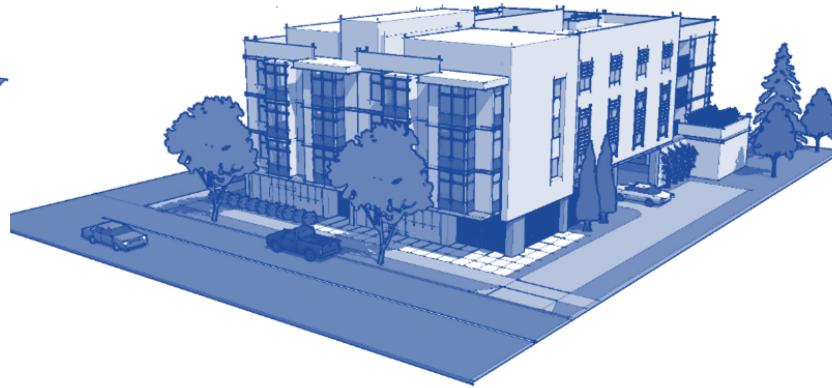
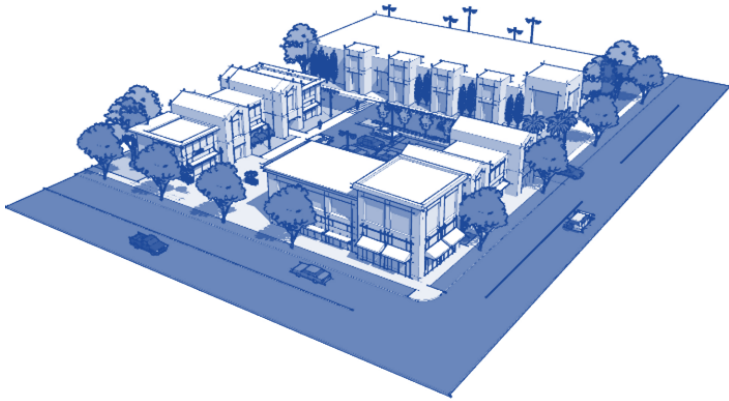


SOURCE: Carrier Johnson; sandiegodowntownnews.com/uc-san-diego-a-vision-for-east-village/

Discussion

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Building Types



LOW DENSITY

Single-Family



4-12 DU/Acre
1 to 2 stories
Garage Parking

Motorcourt



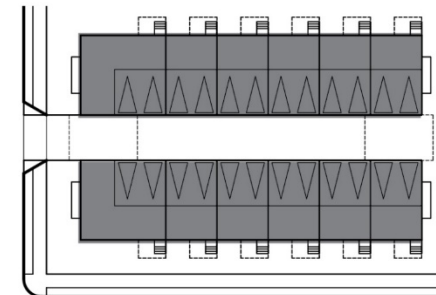
10-20 DU/Acre
2 stories
Garage Parking



Rowhomes/Townhomes



10-25 DU/Acre
2 stories
Garage Parking

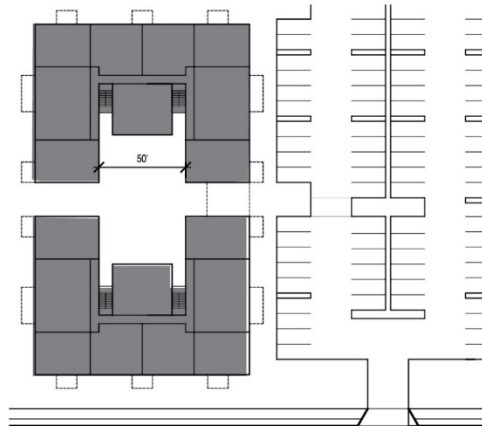


MEDIUM DENSITY

Garden Apartments



15-25 DU/Acre
2 to 3 stories
Surface & Garage Parking



Stacked Flats



15-44 DU/Acre
2 to 3 stories
Tuck-Under/ Garage Parking

Partial Podium



44-54 DU/Acre
3 to 4 stories
Structured Parking - Partial
Above Ground

HIGH DENSITY

Wrap Building



50-70 DU/Acre
4 to 8 stories
Structured Parking - Above-Ground

Podium

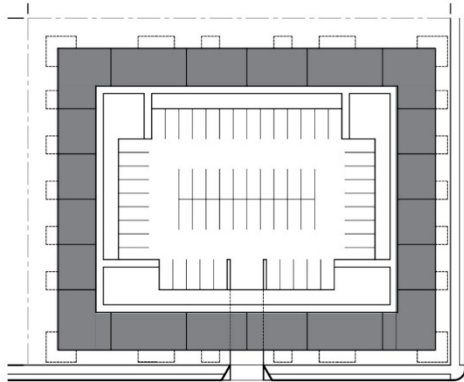


70-100 DU/Acre
4 to 7 stories
Structured Parking - Below Ground

Tower



100+ DU/Acre
Above 10 stories
Structured Parking - Below Ground



Residential



RETAIL

Strip Center



1-2 Stories
Structured/Surface Parking

Mall/ Lifestyle Center



1-5 Stories
Structured/ Surface Parking

"Big Box"



1-2 Stories
Structured/Surface Parking

OFFICE

Office Tower



6+ Stories
Structured Parking

Business Park



1 to 4 Stories
Structured/Surface Parking

Tech Campus



1 to 6+ Stories
Structured/Surface Parking

LODGING

Leisure Hotel



2 to 8 Stories
Structured/Surface Parking

Executive Hotel



2 to 6 Stories
Structured/Surface Parking

High Rise Hotel



10+ stories
Structured Parking

Commercial



Discussion

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How does Building Design Make an Impact?

Active Street Frontage

Building Facades encourage and contribute to an active street environment and a pedestrian friendly street edge with many “eyes on the street”





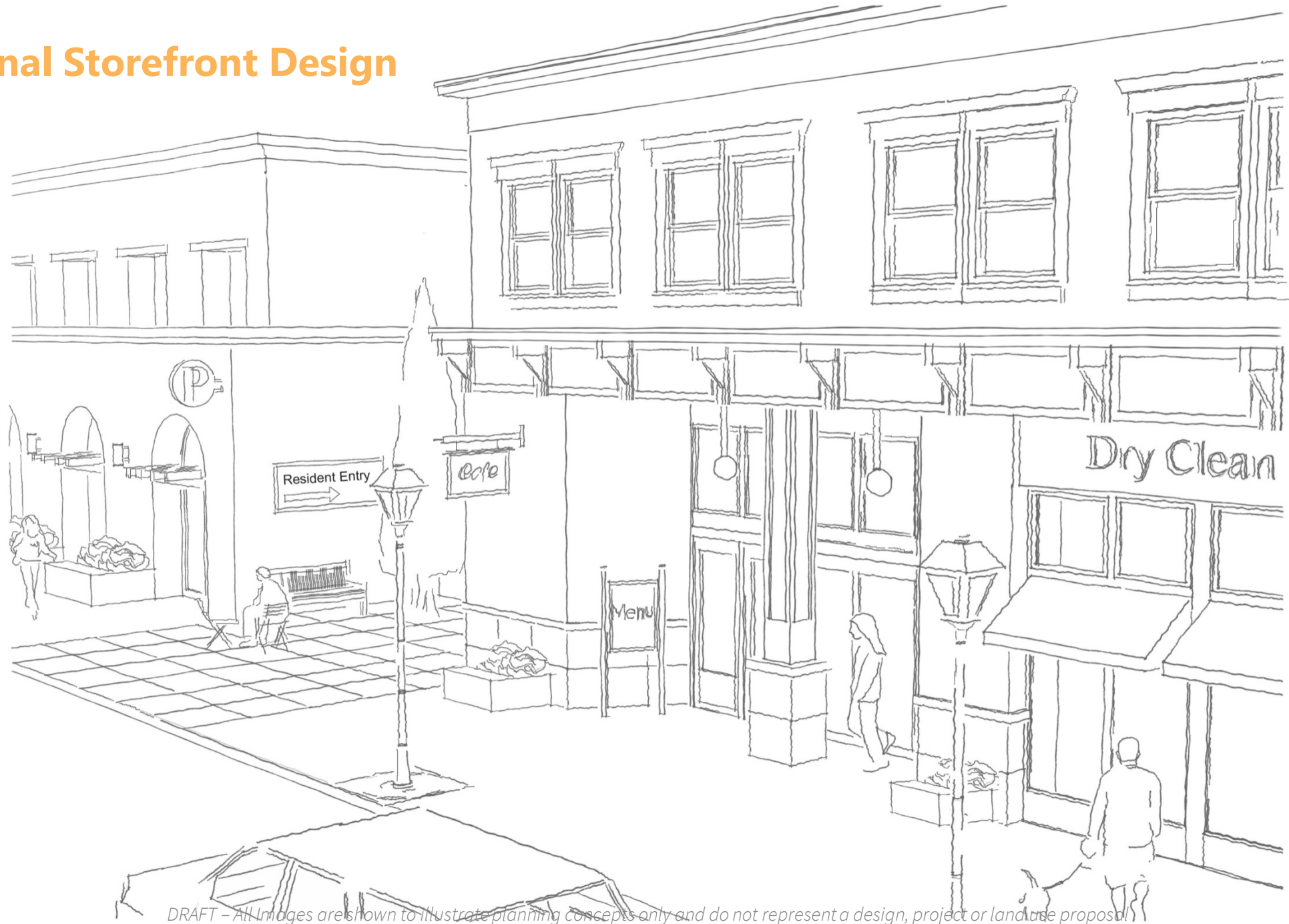
DRAFT – All Images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal







Traditional Storefront Design



DRAFT - All Images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal.

Transparency



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Transparency



DRAFT - All Images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal.

Defined Entrance



DRAFT - All Images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal.

Defined Ground Floor



DRAFT - All images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal.

Defined Base



Human-Scale



DRAFT - All Images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal.

Clear Paths



Clear Signage



DRAFT - All Images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal.

Good Lighting



DRAFT - All Images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal.

Landscape Features



DRAFT - All images are shown to illustrate planning concepts only and do not represent a design, project or landscape proposal.

1. Building Orientation & Placement
2. Access & "Eyes on the Street"
3. Scale, Massing, Form & Articulation
4. Transitions & Step Backs
5. Roofline Variation
6. Corners
7. Materials, Colors & Details



TOWNE CENTER DR

LAJOLLA GATEWAY

LAJOLLA GATEWAY

905
SOUTH
RIGHT
LANE

THRU
TRAFFIC
MERGE
LEFT

LEASING
CALL 877-776-7766







Discussion

• ...

What are some Urban Design Opportunities in University?

Better Connectivity?



Better Connectivity?



Mixed-Use?



Mixed-Use?

A. VERTICAL MIXED-USE: HOUSING EMPHASIS

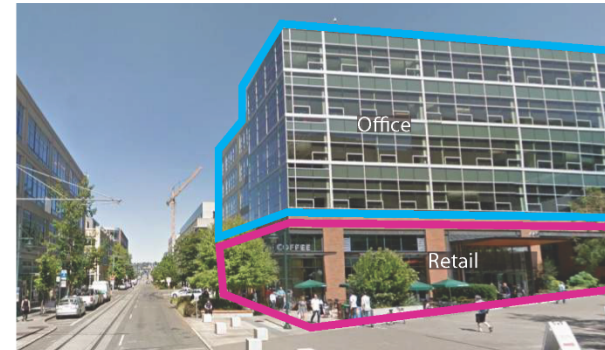


EV - Downtown, San Diego

DEFINING CHARACTERISTICS

- + Multiple scales & densities - from townhome to high-rise (30-100+ du/ac)
- + 1 to multiple floors of residential multi-family, stacked over 1 to 2 floors of retail on the ground level
- + Parking formats may vary from surface parking to garages and structured parking, with below-grade and above-grade concrete podium parking structures typical for high-density development
- + Retail is street fronting and primarily accessible from storefronts
- + Public Open Space or POPOS primarily serves the residential use
- + Most land uses are contained in one building
- + Type V&III-wood and Type I&II-concrete are typical construction types; with mixed wood (residential) and concrete (retail/garage) construction as most common format

B. VERTICAL MIXED-USE: EMPLOYMENT EMPHASIS



Amazon Campus - South Lake Union, Seattle

DEFINING CHARACTERISTICS

- + Multiple scales & densities - from walk-up business park to high-rise tower
- + 1 to multiple floors of office, stacked over 1 to 2 floors of retail on the ground level
- + Parking formats may vary from surface parking to structured parking, with below-grade and above-grade concrete podium parking structures typical for high-density development
- + Retail is street fronting and primarily accessible from storefronts, with few exceptions where retail opens internally to the office
- + Public Open Space or POPOS primarily serve as retail spill-out space or as entry features to the office
- + Most land uses are contained in one building
- + Type I&II-concrete and steel are typical construction types

Mixed-Use?

C. HORIZONTAL MIXED-USE: HOUSING EMPHASIS



1 Mission & Mission Hills Commons - Uptown, San Diego

DEFINING CHARACTERISTICS

- + Multiple scales & densities - from townhome to mid-rise (30-70 du/ac)
- + 1 to multiple floors of residential multi-family, adjacent to 1 to 2 floors of retail/ office (the two uses sometimes "wrap" each other)
- + Parking formats may vary from surface parking to garages and structured parking, with parking often placed between the commercial and residential uses
- + Retail fronts on the street and/or toward open space areas
- + Public Open Space or POPOS primarily serves the residential use and may act as a buffer between uses
- + Most land uses are spread across various buildings on one site
- + Type V&III-wood and Type I&II-concrete are typical construction types; with mixed wood (residential) and concrete (retail/garage) construction as most common format

D. HORIZONTAL MIXED-USE: EMPLOYMENT EMPHASIS



The Source - Buena Park, Orange County

DEFINING CHARACTERISTICS

- + Multiple scales & densities - from walk-up business park to high-rise tower
- + 1 to multiple floors of office/hotel, adjacent to 1 to 2 floors of retail connected by parking and open space amenity area
- + Parking formats may vary from surface parking to structured parking. Typical formats for higher density include standalone above-grade parking structures and below-grade parking structures with a shared podium deck
- + Retail is primarily inward facing with a small amount of street fronting retail
- + Public Open Space or POPOS is centrally located and a focal point of the development, tying the different land uses together
- + Most land uses are spread across various buildings on one site and sometimes over a shared podium deck
- + Type I&II-concrete and steel are typical construction types

E. CAMPUS MIXED-USE/"LIFESTYLE CENTER"



Kirkland Urban - Kirkland Washington

DEFINING CHARACTERISTICS

- + Typically associated with a large master plan / development
- + Medium to high densities and scales (70-100+ du/ac)
- + Mix of Retail with Office and Housing (Office above Retail; Residential adjacent to Retail)
- + Typical parking formats include standalone above-grade parking structures and below-grade parking structures with a shared podium deck
- + Retail is both inward-facing and street-facing and sometimes on more than one level
- + Public Open Space or POPOS is centrally located and a focal point of the development, tying the different land uses together
- + Most land uses are mixed in both vertical and horizontal formats and spread across various buildings on one site and sometimes over a shared podium deck
- + Type I&II-concrete and steel are typical construction types for commercial uses; Type V&III-wood are typical for residential construction

Placemaking?



Placemaking?



Placemaking?

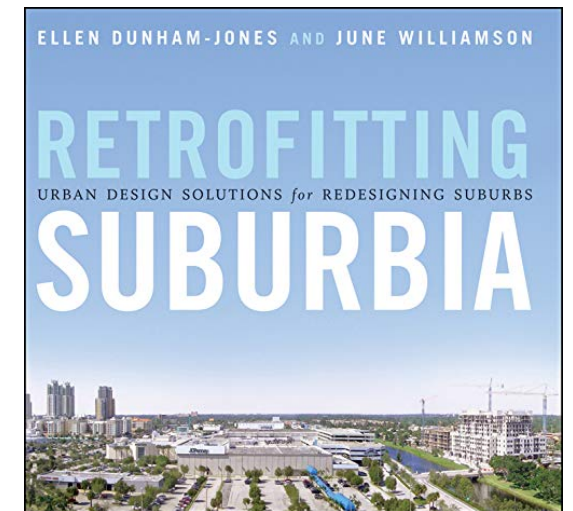
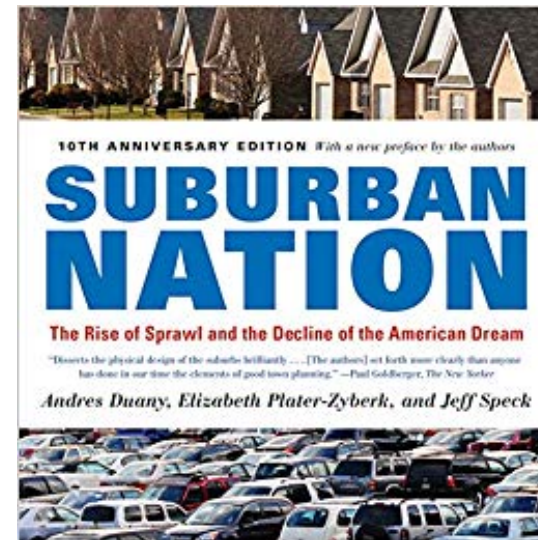
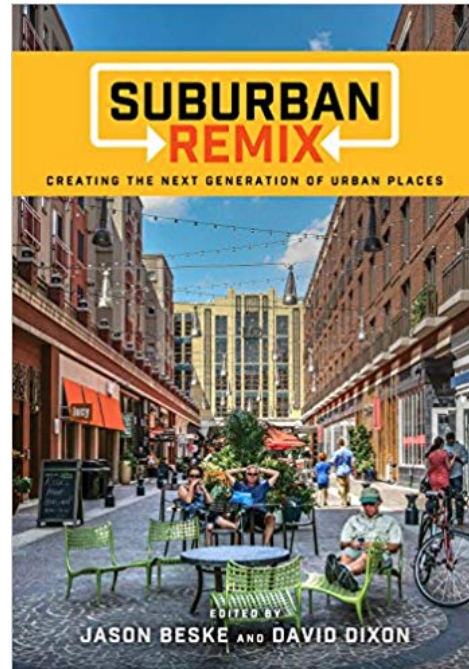


SOURCE: Palisade UTC: palisadeutc.com



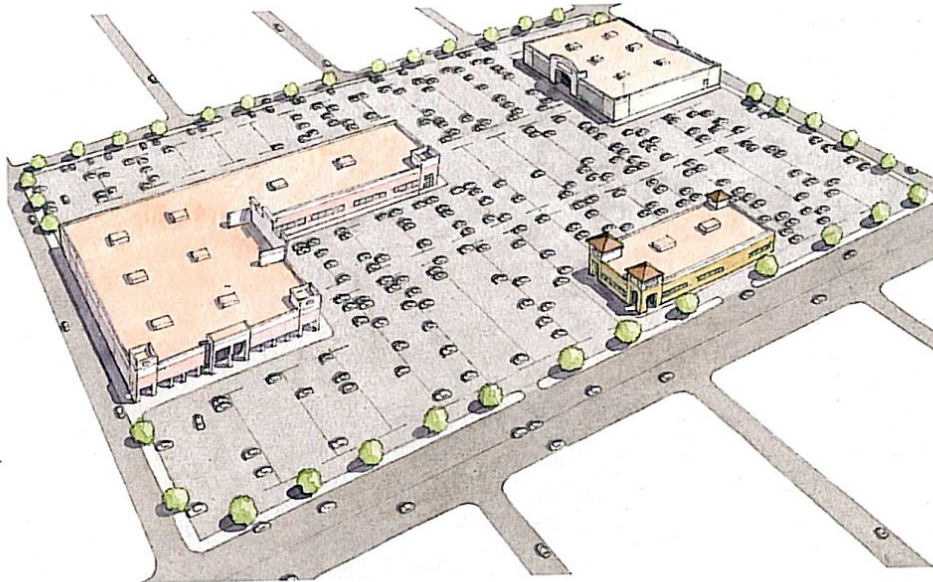
Suburban Retrofitting

Across the country, suburban communities are working with what they have instead of spreading out further. This is about making existing spaces better, more active, and compatible with the community



BEFORE

- Surface Parking Lots
- Large-format, Single-story Buildings
- Superblocks
- Automobile Centered
- Single Use/ "Chain" Stores



6-1. Existing commercial megablock

AFTER

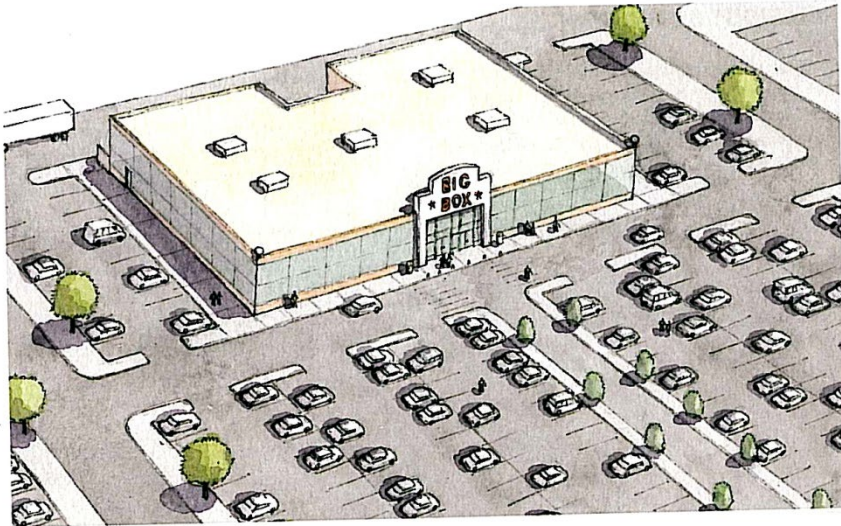
- Structured Parking
- Multi-story buildings
- Smaller, Walkable Blocks
- Pedestrian Centered
- Mixed-Use
- Open Space Amenities



6-2. Repaired urban fabric with mix of uses and civic spaces

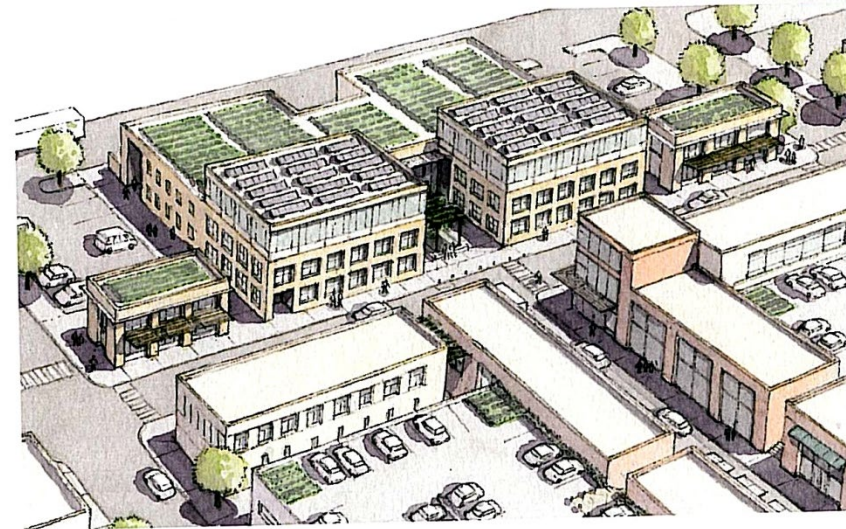
BEFORE

- Surface Parking Lots
- Large-format, Single-story Buildings
- Superblocks
- Automobile Centered
- Single Use/ "Chain" Stores



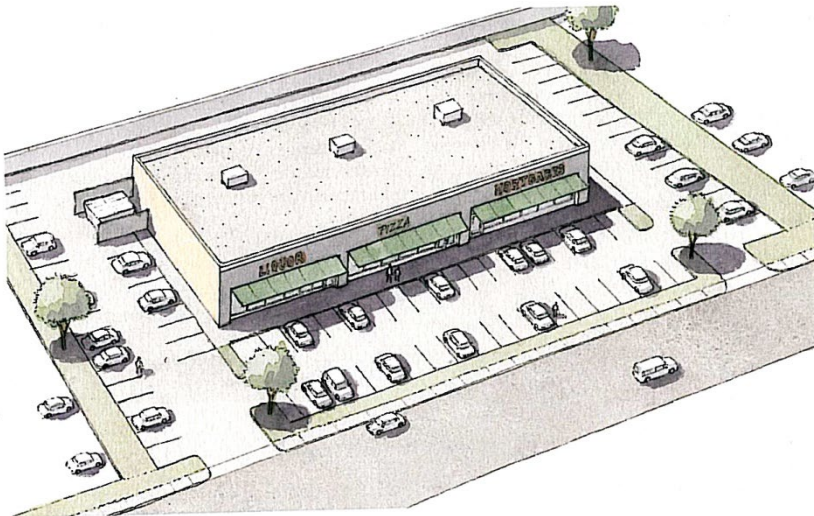
AFTER

- Structured & Surface Parking
- Multi-story buildings
- Smaller, Walkable Blocks
- Pedestrian Centered
- Mixed-Use
- Open Space Amenities



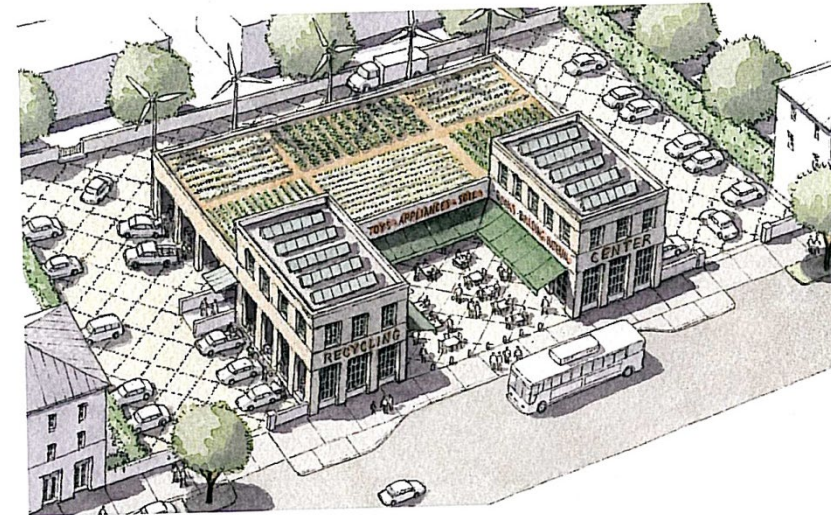
BEFORE

- Surface Parking Lots
- Large-format, Single-story Buildings
- Superblocks
- Automobile Centered



AFTER

- Structured & Surface Parking
- Multi-story buildings
- Campus-like Setting
- Pedestrian Centered
- Open Space & F&B Amenities



1



4-153. Existing office buildings and parking lots

2



4-154. Office buildings converted into lofts

3



Discussion

• ...

Comments?

What is Urban Design?

Patterns and History of Development

Building Design '101'

Opportunities in University