Hillcrest FPA
Land Use & Building Form
Tonight’s Team

Shannon Mulderig  
Senior Planner  
City of San Diego  
SLMulderig@sandiego.gov

Claudia Brizuela  
Senior Traffic Engineer  
City of San Diego

Gabriella Folino  
Senior Urban Designer  
Dyett and Bhatia

Diego Velasco  
Principal  
Citythinkers
Feedback

Share thoughts with everyone

Raise Hand Function

Presentation and chat log will be uploaded
https://www.planhillcrest.org/meetingsandupdates
Subcommittee Agenda

1. Background & Recap of October Meeting
2. Mobility Options – Washington Street
3. Building Typologies
4. Medical Complex Focus Area - Land Use and Urban Design Concepts
5. Subcommittee Discussion and Public Comment
6. Preview of Draft Online Community Engagement Platform
7. Subcommittee Discussion and Public Comment
Background – Policy Framework
Recent Population and Housing Growth - Uptown

Between 2010 to 2020

• Population grew 4x faster in Uptown compared with the City

• Housing growth not keeping pace with population growth

761 Deed-Restricted Affordable Units (in 2020)
Worker Commute

- Regional Healthcare Employment Area
- Opportunities to improve housing and transit access to reduce VMT

17,415 Workers commute IN
2,112 Workers commute OUT

Hillcrest
159 Workers live and work in Hillcrest
Plan Hillcrest Objectives

Celebrate the Legacy of the LGBTQ+ Community
- Preserve historical resources and create inclusive spaces

Create Public Spaces & Parks
- Connect people to businesses, services, and places to recreate

Strengthen Connections
- Make it easier to move around and access

Support Local Business
- Ensure a thriving and sustainable business district

Address Housing Needs
- Increase housing opportunities near transit
October Meeting Recap

Draft Scenario #1: Focused Density in the Core

Draft Scenario #2: Core + University Avenue

Draft Scenario #3: Districts + Corridors
Widened Sidewalk with Double Row of Trees

Corner Plazas

Pocket Parks, Paseos, Courtyards

Corner Plazas
October Meeting – Land Use/Building Form Recap

OPEN SPACE

• We need to increase open space.
• Greening is essential. Importance of wider sidewalks.

HOUSING

• We are in a housing crisis, we need more housing.
• Need to provide affordable housing.
• Towers don’t need to harm a neighborhood.

MOBILITY

• Place development along University Avenue and Park Blvd – Transit corridors
• Change of mindset is required to live, work, and play in one neighborhood.

CLIMATE ACTION

• Need to consider how land use relates to the Climate Action Goals
Medical Complex Subarea

UCSD

Scripps Mercy Hospital

Amendment area
Medical Complex Subarea

- UCSD Hillcrest Long Range Development Plan
- Scripps Mercy San Diego Master Plan
Washington Street - Today
Washington Street - Scenarios

Option #1: Prioritize Transit

Option #2: Prioritize Cycling
Podium Midrise – Up to 5 levels

<table>
<thead>
<tr>
<th>Development Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area</td>
</tr>
<tr>
<td>Retail</td>
</tr>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Parking</td>
</tr>
<tr>
<td># Floors</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
</tr>
</tbody>
</table>

DRAFT – All images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal.
Podium Midrise – 5-7 levels

**Development Summary**

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area</td>
<td>0.62 acre</td>
</tr>
<tr>
<td>Retail</td>
<td>10-20% site</td>
</tr>
<tr>
<td>Residential</td>
<td>90 - 150 units</td>
</tr>
<tr>
<td>Parking</td>
<td>40 - 150 spaces</td>
</tr>
<tr>
<td># Floors</td>
<td>Up to 7</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>4 - 5</td>
</tr>
</tbody>
</table>

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

Development Summary

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area</td>
<td>1 acre</td>
</tr>
<tr>
<td>Retail</td>
<td>30-50% site</td>
</tr>
<tr>
<td>Residential</td>
<td>200-300+ units</td>
</tr>
<tr>
<td>Parking</td>
<td>110 – 300+ spaces</td>
</tr>
<tr>
<td># Floors</td>
<td>12 to 20</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>5 - 7</td>
</tr>
</tbody>
</table>

DRAFT – All images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal.
Draft Scenario 1:

Washington Street Corridor

Podium Midrise – up to 5 levels
Podium Midrise 5-7 levels
High Rise

Transit Service (SANDAG 2021 RTP)

- Commuter Rail
- Light Rail
- Next Gen Rapid

UCSD
Scripps Health
Montecito Way
Lewis St
Montecito Way
Arboleda
3rd Ave
5th Ave
6th Ave
8th Ave
9th Ave

Albatross St
Front St
21st Ave
30th Ave
32nd Ave
34th Ave
36th Ave
40th Ave
44th Ave
46th Ave
48th Ave
Washington St. Corridor – View looking East along Washington St. at Brant St.
**Washington St. Corridor** – View looking East along Washington St. at Brant St.

- **Upper Story Stepbacks**
- **Corner Plazas**
- **Corner Retail**
- **Walk-up Residential**
- **Widened Non-Contiguous Sidewalks**
Draft Scenario 2:

4th Avenue Transit Corridor

Podium Midrise 5-7 levels

Podium Midrise - up to 5 levels

High Rise
4th Ave Transit Corridor - View looking South along 4th Ave. at Arbor Dr.
4th Ave Transit Corridor - View looking South along 4th Ave. at Arbor Dr.

- Walk-up Residential
- Corner Plazas
- Corner Retail
- Widened Non-Contiguous Sidewalks

DRAFT – All images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal.
Draft Scenario 3:

Core & Gateway

Podium Midrise – up to 5 levels

Podium Midrise 5-7 levels

High Rise
Core & Gateway - View looking West along Washington St. at 8th Ave.
Core & Gateway – View looking West along Washington St. at 8th Ave.
Feedback

1. How do you envision the future of Washington Street?
2. How do you feel about the various land use scenarios? What are the pros and cons?
3. What trade-offs and Supplemental Development Regulations should we consider?

Draft Scenario #1: Washington Street Corridor
Draft Scenario #2: 4th Avenue Transit Corridor
Draft Scenario #3: Core & Gateway
Online Community Engagement Platform

Hillcrest Focused Plan Amendment Survey

Create Your Community!

Welcome to the Hillcrest Focused Plan Amendment Online Engagement Platform! The City of San Diego has been working closely with community stakeholders to craft the Hillcrest Focused Plan Amendment. The updated Community Plan will provide direction for the long-term development of the community, including concepts for urban design, housing, public spaces and parks, mobility, jobs, and a historical district.
Online Community Engagement Platform
Online Community Engagement Platform
Online Community Engagement Platform
Online Community Engagement Platform

Hillcrest East: Housing

The East Side Focus Area is located east of 40th. The main corridors are University Street, Washington Street, and Park Blvd. The East Side is divided by a north-south split along University, with pedestrian-oriented storefronts to the south and drive-up strip malls and larger buildings to the north. The East Side contains a mix of single family and multi-family homes, with most single family homes south of University.

Option 1: Corridors - University Ave. and Park Blvd.

Option 2: Corridors + District
Online Community Engagement Platform
Welcome to the Hillcrest Focused Plan Amendment Online Engagement Platform! The City of San Diego has been working closely with community stakeholders to create the Hillcrest Focused Plan Amendment. The updated Community Plan will provide direction for the long-term development of the community, including concepts for urban design, housing, public spaces and parks, mobility, jobs, and a historical district.
Next Steps

Uptown Planners Subcommittee
Next Meeting:
February 17, 2022

Topic:
Land Use & Building Form – Hillcrest West Subarea