Tonight’s Team

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

Gabriella Folino
Senior Urban Designer
Dyett and Bhatia

Diego Velasco
Principal
Citythinkers
Feedback

Share thoughts with everyone

Q&A

Presentation and Q & A will be uploaded
https://www.planhillcrest.org/meetingsandupdates
Subcommittee Agenda

1. Where we’ve been
2. Building Typologies
3. Land Use Concepts
4. Subcommittee Discussion and Public Comment
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)

Data Source: SANDAG
Community Plan Update did not increase housing capacity

Established discretionary review for buildings above 65 feet
Demographics – Plan Hillcrest Area

~ 6,000 Residents

~ 4,600 Housing Units

Data Source: City of San Diego, Urban Footprint
Worker Commute

- Regional Healthcare Employment Area

- Opportunities to improve housing and transit access to reduce VMT

21,800
Workers commute IN

3,700
Workers commute OUT

Hillcrest
330
Workers Live AND Work in Plan Hillcrest Area

Data Source: US Census LEHD, 2017
SANDAG Transit Network
Adopted Land Use – Housing Capacity

Housing is identified and allowed in **72%** of the amendment area*

Amendment area has capacity of ~14,000 dwelling units

*Excluding Institutional Land
Existing Housing

Housing is currently located in **44%** of the Plan area.

There are currently ~4,600 existing units.
Existing Residential Density

- Over 100 units/acre, 18%
- 31-60 units/acre, 21%
- 60-100 units/acre, 50%
- 17-30 units/acre, 8%
- Less than 16 units/acre, 2%
Areas Unlikely to Change
Plan Hillcrest Area

- Amend the Uptown Community Plan
- Address the broader Hillcrest Neighborhood
- Identify mobility and public space enhancements that connect the community
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
Where We’ve Been

- Public Realm & Public Spaces
- Urban Design
- Mobility
- Historic

PlanHillcrest.org
Development Summary

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area</td>
<td>0.26 acres</td>
</tr>
<tr>
<td>Retail</td>
<td>10-20% site</td>
</tr>
<tr>
<td>Residential</td>
<td>10-30 units</td>
</tr>
<tr>
<td>Parking</td>
<td>25 spaces</td>
</tr>
<tr>
<td># Floors</td>
<td>2 to 4</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>1 - 3</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

Development Summary

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area</td>
<td>0.62 acres</td>
</tr>
<tr>
<td>Retail</td>
<td>10-20% site</td>
</tr>
<tr>
<td>Residential</td>
<td>68 - 135 units</td>
</tr>
<tr>
<td>Parking</td>
<td>40 - 150 spaces</td>
</tr>
<tr>
<td># Floors</td>
<td>5 to 7</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>3 - 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.
Midrise - High Rise

Development Summary

- Site Area: 1 acre
- Retail: 30-50% site
- Residential: 200-300+ units
- Parking: 110 – 300+ spaces
- # Floors: 12 to 20
- Floor Area Ratio: 5 - 7

DRAFT – All Images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal
Draft Scenario 1:
Focused Density in the Core

Compact Infill
Podium Midrise
Midrise - High Rise
Draft Scenario 2:
Core + University Ave

Compact Infill
Podium Midrise
Midrise - High Rise
Draft Scenario 3:

Districts + Corridors

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

Areas unlikely to change
Draft Scenario 1:
**Focused Density in the Core**

- **Podium Midrise**
- **Compact Infill**

*DRAFT – All Images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal*
Draft Scenario 2:
Core + University Ave
Draft Scenario 3:

Districts + Corridors

- Compact Infill
- Midrise - High Rise

DRAFT – All Images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal.
Standard Sidewalk
Widened Sidewalk with Double Row of Trees

DRAFT – All Images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal
Widened Sidewalk with Double Row of Trees

Corner Plazas

Pocket Parks, Paseos, Courtyards

Corner Plazas

DRAFT – All Images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal.
1. How do you feel about the various alternatives? What are the pros and cons?
2. What trade-offs should we consider with increased density?