



2

LAND USE

- 2.1 LAND USE CONTEXT
- 2.2 LAND USE FRAMEWORK
- 2.3 VILLAGES

INTRODUCTION

The Land Use Element guides the future growth and development of Uptown through the distribution of land uses and the application of a range of land use designations. The community has an established land use pattern that is expected to remain, with some refinements that will continue to evolve incrementally. The community has a unique level of complexity due to its long-standing and diverse development history, varied geography, and proximity to prominent regional destinations such as Balboa Park, Downtown, and the San Diego International Airport (SDIA).

The land use framework is a function of long-standing development patterns, previous planning efforts to redistribute density in order to protect the character of certain single-family and lower density neighborhoods, as well as the need to preserve open space canyon areas. The multiple land use and density components established by the 1988 Community Plan (often with subtle variations) reflect the community’s complexity. Generally, higher intensity development is located along main transit corridors, providing opportunities for mixed-use commercial and employment districts.

Lower residential densities are located within single-family neighborhoods near the system of canyons intended for open space preservation. This land use

plan was considered innovative at the time the 1988 community plan was adopted and is still largely, relevant today. The opportunity for the community to continue to grow within this existing planning framework is considered “smart growth” by promoting compact development within walkable areas served by transit. The 1988 Community Plan proposed some of the highest development intensities in the City outside of Downtown within commercial corridors that today still have many low-scale older buildings. However, the rate of new development since 1988 has been modest and uneven so that a grander vision of unified, prominent buildings along major corridors has oftentimes resulted in a mosaic of awkward scale transitions (a key issue of this plan).

GENERAL PLAN CROSS-REFERENCE

The General Plan establishes citywide policies to be cited in conjunction with a community plan. Policies may also be further referenced, emphasized or detailed in a community plan to provide community-specific direction. General Plan Land Use Element policies particularly significant to Uptown Land Use Element are listed by topic in the cross reference table below and should be referenced in conjunction with the land use policies in the community plan.

TABLE 2-1: GENERAL PLAN - RELATED LAND USE TOPICS AND POLICIES

GENERAL PLAN-RELATED TOPICS	POLICIES
Community Planning	LU-C.4
Airport Compatibility	LU-G.1 – LU-G.10
Balanced Communities	LU-H.1 – LU-H.7
Environmental Justice	LU-I.1 – LU-I.16
Mixed-Use and Commercial Areas	LU-C.1 – UD-C.8
Office and Business Park Development	UD-D.1 – UD-D.3
Public Spaces and Civic Architecture	UD-E.1 – UD-E.2
Non-Base Sector Employment Uses	EP-A.6 – EP-A.11
Commercial Land Use	EP-B.1 – EP-B.16
Business Development	EP-E.1 – EP-E.4, EP-I.1 – EP-I.5
Visitor Industries	EP-I.1 – EP-I.7
Land Use Noise Attenuation	ALL NOISE ELEMENT POLICIES IN SECTIONS A THROUGH I

LAND USE ELEMENT GOALS

The Land Use Element Goals developed during the community plan update process were formed with the community and stakeholders through a process of re-evaluating and refining goals from the 1988 community plan and creating new goals to address desired land use conditions in Uptown.

- A distribution of land uses that provides for a range of goods and services, facilities, and activities that meets the needs of the community
- Residential densities appropriate to each Uptown neighborhood
- A variety of housing types for all age, income, and social groups
- Multifamily development that does not detract from its surrounding neighborhood
- Opportunities for new medical and professional office development
- Active commercial districts that benefit from a sustainable level of residential density and multiple mobility options
- Adequate transitions between new and existing development
- Preservation of natural hillsides and canyons as open space
- Compatibility of uses within established neighborhoods
- Preservation of structures with potential historic significance
- Continued revitalization of commercial districts
- Active pedestrian-oriented commercial areas
- Retention of residential neighborhood character



A key characteristic of walkable communities is the availability of a mix of land uses that bring more residents in proximity of goods, services, and employment.



Land use and transit are linked. The distribution and types of land uses can have a direct influence on community travel patterns and the placement of transit facilities.



Active commercial business are encouraged on the ground floor level in the Hillcrest Core.

TABLE 2-2: UPTOWN EXISTING LAND USE

GENERAL PLAN LAND USE CATEGORY	ACRES*	% OF TOTAL ACREAGE*
Single-family Residential	852	32%
Roads	761	28%
Open Space, Recreational & Parks	441	16%
Multifamily Residential	277	10%
Office, Retail & Visitor Commercial	172	6%
Education & Institutional	127	5%
Vacant	26	1%
Industrial	1	1%
Agriculture	0.5	1%
Total Acreage	2,658	100%

* Rounded to the nearest whole number or percentage



Uptown's proximity to Downtown and the prevalence of canyons and open space areas lend to its diverse land use patterns.



Canyons and open spaces within Uptown include Maple Canyon in the Bankers Hill/Park West neighborhood.

2.1 LAND USE CONTEXT

EXISTING LAND USE

Uptown contains a balance of residential, commercial and employment uses. While residential is the predominant land use, there are also several large concentrations of retail, medical office, and mixed use—which includes retail, residential, and office uses. These generally are located along the major transportation corridors where convenient access better supports commercial uses. The additional emphasis of retail and employment uses in a predominantly residential community also provides a land use balance not often found in other communities. Planning for residential growth while preserving the existing land use balance is fundamentally important as most of the residential growth opportunities are within the mixed-use commercial corridors.

The largest retail concentration is in the Hillcrest core where several major corridors intersect. Retail also extends in a more linear orientation along Washington Street west of the core, and University Avenue east of the core. Smaller, neighborhood-scale retail nodes also exist in Uptown's residential neighborhoods, such as on Park Boulevard in University Heights and on West Lewis Street in Mission Hills. Within these mixed use areas, pedestrian-oriented streets and building frontages create a vibrant public realm.

The concentration of hospitals and medical support uses in the Medical Complex neighborhood have their own distinct physical form, and the distribution of office uses along Fourth and Fifth Avenues contributes a distinct individuality to these north-south corridors. Office uses also serve as transition to residential uses to the west.

The negative effects on existing urban neighborhoods from the mid-twentieth century federal and state freeway construction era have also factored into the land use and social evolution of Uptown. Interstate 5 separates the community from Downtown as well as dividing the historic Five Points neighborhood. State Route 163 (SR 163) separates the core of Hillcrest from the eastern portions. While the community has evolved around these effects, the freeways will continue to

function as fixed barriers with limited permeability. The freeways are also a source of air and noise pollution that are diminished with distance from the source. Portions of the community are also affected by noise from aircraft arriving at and departing from San Diego International Airport.

LAND USE DISTRIBUTION

The overall land use distribution within the community consists of community-commercial, neighborhood-commercial, and office-commercial with medium to high residential density located along the major commercial corridors such as Washington Street, University Avenue, Park Boulevard, Fourth Avenue, Fifth Avenue, and India Street. Multifamily residential uses are generally distributed throughout the community adjacent to the commercial land uses along the major corridors. Single-family land uses are focused around the central, eastern and western ends of the community and to the north where they are adjacent to open space. Institutional uses consisting of schools, hospitals and government institutions are also located in the northern end of the community.

The land uses and residential intensities in the Uptown Community Plan are summarized and illustrated on the Community Plan Land Use Map (Figure 2-1) and separated into three sectors for more detail (Figures 2-2, 2-3 and 2-4). The Community Plan Land Use Map is intended to guide development and represent a diagrammatic illustration of land use policies.



Typical areas of higher density development include the 5th Avenue commercial corridor that runs through Bankers Hill/Park West to Hillcrest.

POLICIES

- LU-1.1** Provide a variety of land use types to accommodate both affordable and market rate housing and commercial opportunities.
- LU-1.2** Encourage mixed-use infill development along commercial corridors and in the core village centers.
- LU-1.3** Protect public health by evaluating the effects of noise and air pollution from airport operations and freeway traffic on community land uses and reduce, or eliminate where feasible, negative effects on sensitive land uses (including housing, schools and outdoor athletic areas) through appropriate buffers, barriers and construction measures.

LAND USE INTENSITY

Land use intensity is related to the extent of which land is developed in accordance with adopted policies and regulations. Designation of a site for a certain use and intensity does not necessarily mean that the site will be built out within the horizon of this plan. A generalized description of land use categories is provided in Table 2-3 which indicates allowable dwelling units per acre (du/ac) and standards for development associated with zoning.

FIGURE 2-1: COMMUNITY PLAN LAND USE MAP

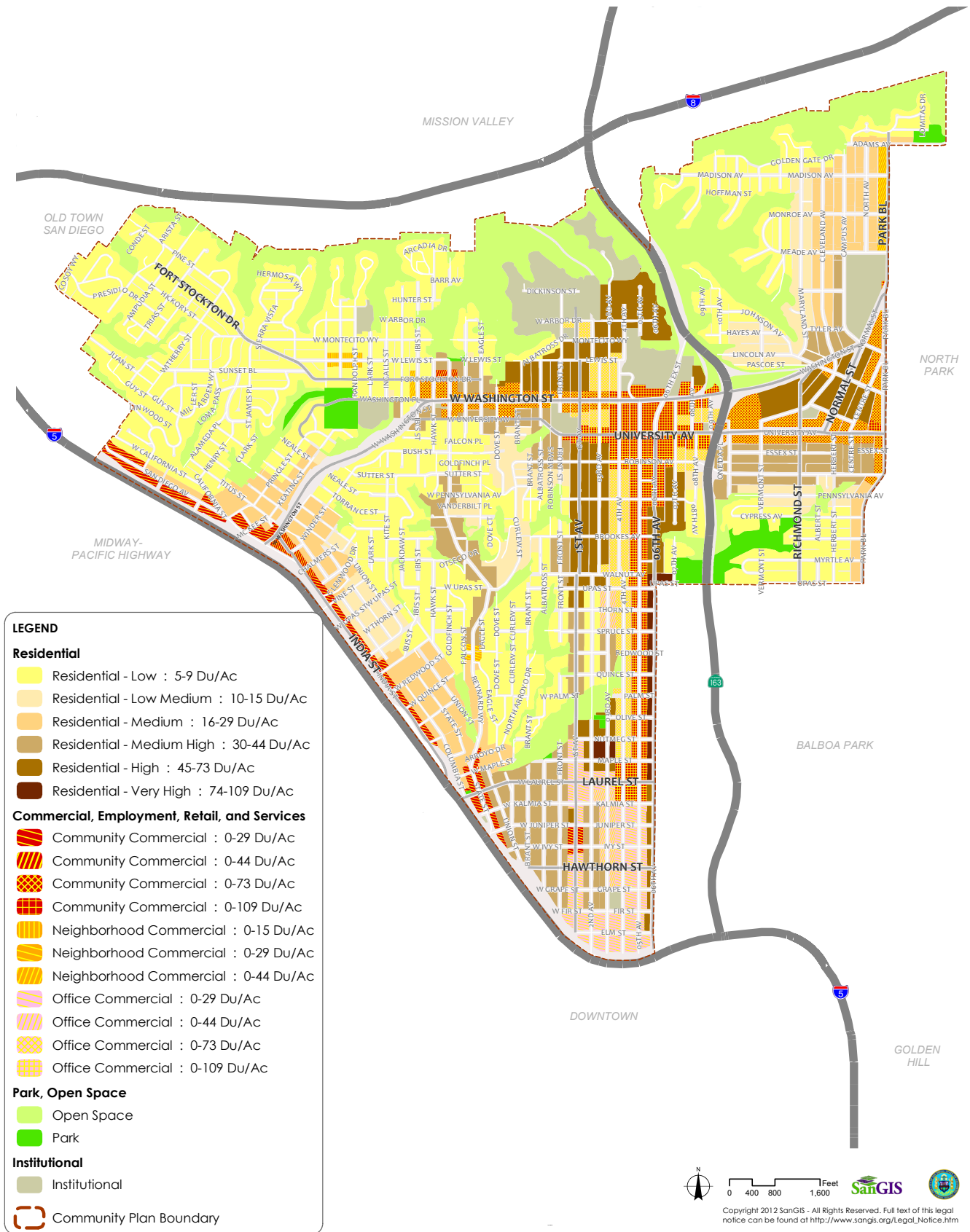


FIGURE 2-2: COMMUNITY PLAN LAND USE MAP - WEST

LEGEND

Residential	Commercial, Employment, Retail, and Services	Park, Open Space
Residential - Low : 5-9 Du/Ac	Community Commercial : 0-29 Du/Ac	Open Space
Residential - Low Medium : 10-15 Du/Ac	Community Commercial : 0-44 Du/Ac	Park
Residential - Medium : 16-29 Du/Ac	Community Commercial : 0-73 Du/Ac	Institutional
Residential - Medium High : 30-44 Du/Ac	Neighborhood Commercial : 0-15 Du/Ac	Institutional
Residential - High : 45-73 Du/Ac	Neighborhood Commercial : 0-29 Du/Ac	Community Plan Boundary
	Neighborhood Commercial : 0-44 Du/Ac	

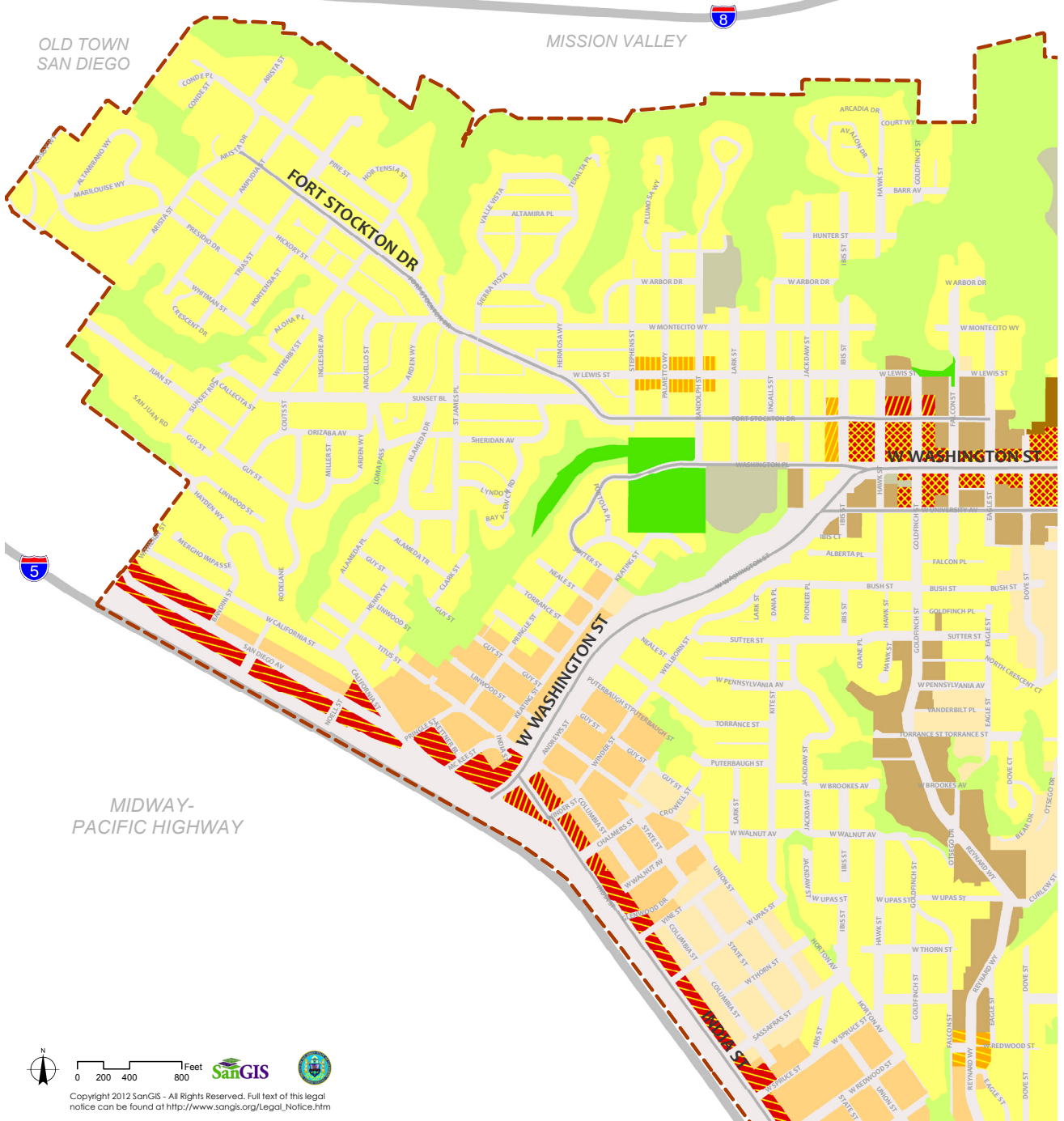


FIGURE 2-3: COMMUNITY PLAN LAND USE MAP - EAST

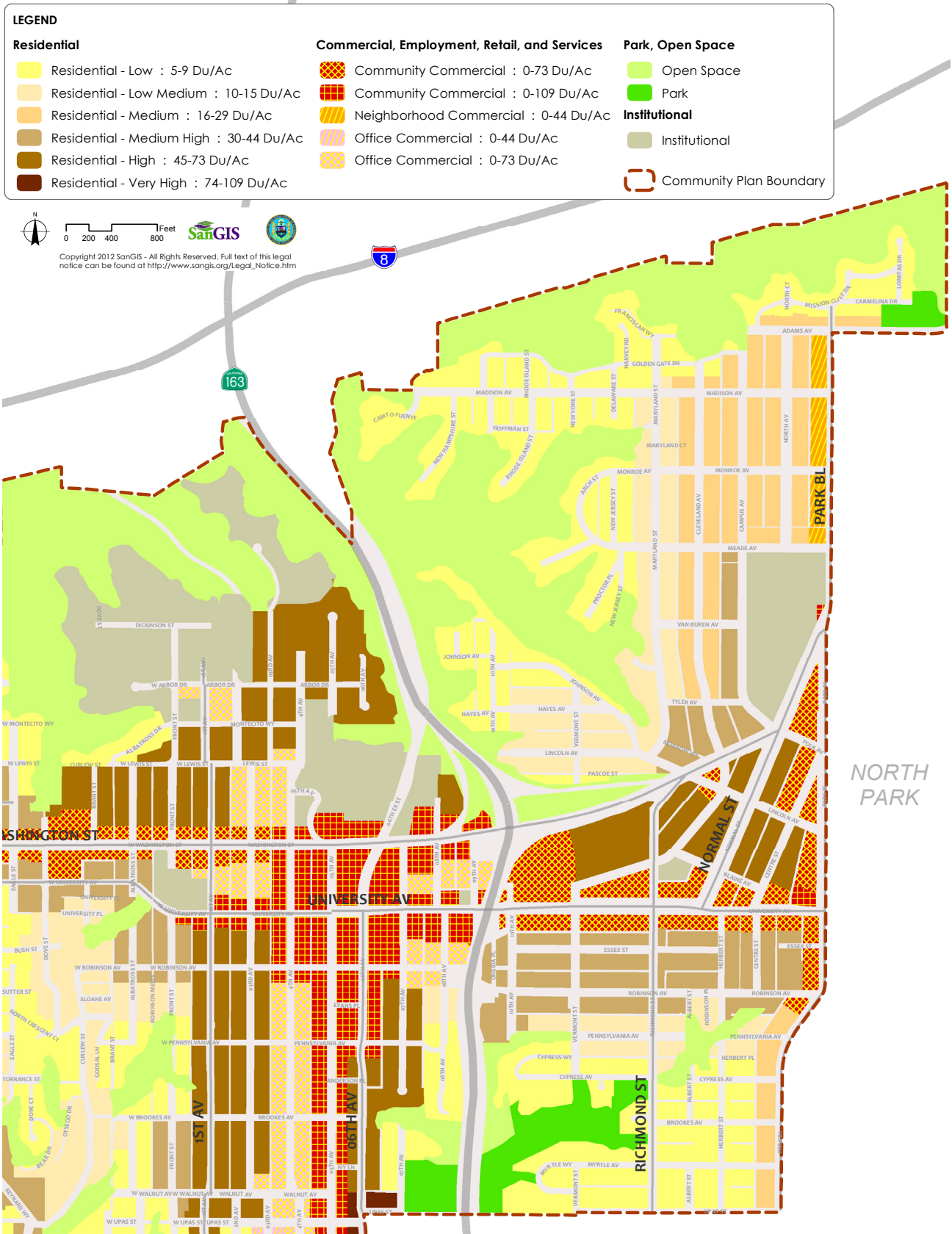


FIGURE 2-4: COMMUNITY PLAN LAND USE MAP - SOUTH

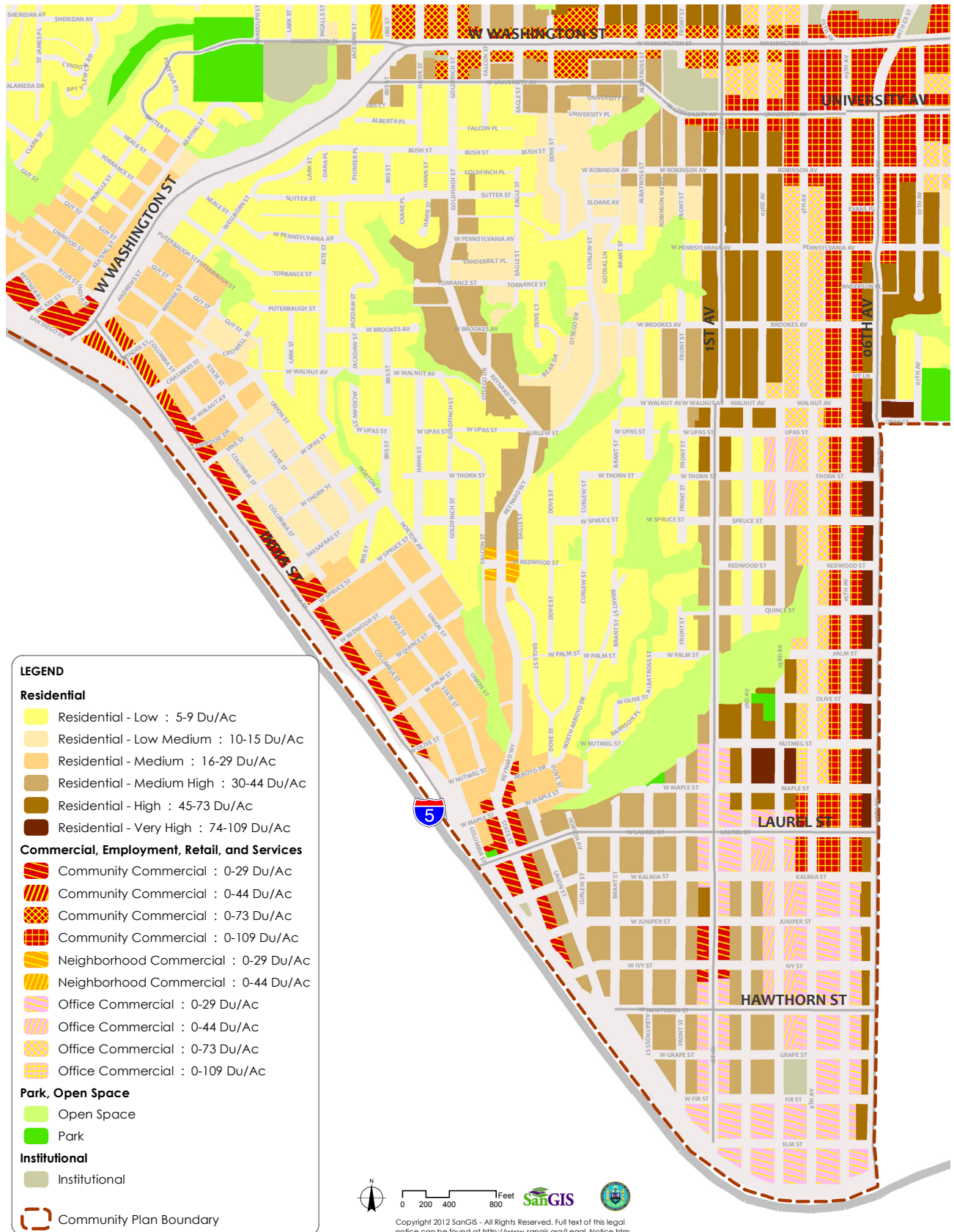


TABLE 2-3: UPTOWN COMMUNITY PLAN LAND USE DESIGNATIONS

GENERAL PLAN LAND USE	COMMUNITY PLAN DESIGNATION	SPECIFIC USE CONSIDERATIONS	DESCRIPTION	INTENSITY	
				RESIDENTIAL DENSITY (DWELLING UNITS/ACRE)	DEVELOPMENT INTENSITY ¹
Parks, Open Space, and Recreation	Open Space	None	Provides for the preservation of land that has distinctive scenic, natural or cultural features; that contributes to community character and form; or that contains environmentally sensitive resources. Applies to land or water areas that are undeveloped, generally free from development, or developed with very low-intensity uses that respect natural environmental characteristics and are compatible with the open space use. Open Space may have utility for: primarily passive park and recreation use; conservation of land, water, or other natural resources; historic or scenic purposes; visual relief; or landform preservation.	1	OR-1-1 zone 0.45 FAR
	Population-based Parks	None	Provides for areas designated for passive and/or active recreational uses, such as community parks and neighborhood parks. It will allow for facilities and services to meet the recreational needs of the community as defined by the community plan.	N/A	OP-1-1 zone OP-2-1 zone
Residential	Residential - Low	None	Provides for single-family housing within a low residential density range and limited accessory uses.	5-9	RS-1-7 zone FAR Varies
	Residential - Low Medium	None	Provides for both single-family and multifamily housing within a low-medium residential density range.	10-15	RM 1-1 zone 0.75 FAR
	Residential - Medium	None	Provides for both single-family and multifamily housing within a medium residential density range.	16-29	RM-2-5 zones 1.35 FAR
	Residential - Medium High	None	Provides for multifamily housing within a medium-high residential density range.	30-44	RM-3-7 zone 1.80 FAR
	Residential - High	None	Provides for multifamily housing with a high density range.	45-73	RM-3-9 zone 2.70 FAR
	Residential - Very High	None	Provides for multifamily housing with a very high density range.	74-109	RM-4-10 zone 3.60 FAR

TABLE 2-3: UPTOWN COMMUNITY PLAN LAND USE DESIGNATIONS (CONTINUED)

GENERAL PLAN LAND USE	COMMUNITY PLAN DESIGNATION	SPECIFIC USE CONSIDERATIONS	DESCRIPTION	INTENSITY	
				RESIDENTIAL DENSITY (DWELLING UNITS/ACRE)	DEVELOPMENT INTENSITY ¹
Commercial Employment, Retail & Services	Office - Commercial	Residential Permitted	Provides local convenience shopping, civic uses, and services serving an approximate three mile radius. Permits office uses. Housing may be allowed up to a medium residential density as part of a mixed-use development.	0-29	CC-1-3 zone 0.75/0.75 ¹ FAR
			Provides local convenience shopping, civic uses, and services serving an approximate three mile radius. Permits office uses. Housing may be allowed up to a medium-high residential density as part of a mixed-use development.	0-44	CC-3-6 zone 2.0/2.0 ¹ FAR
			Provides local convenience shopping, civic uses, and services serving an approximate three mile radius. Permits office uses. Housing may be allowed up to a high residential density as part of a mixed-use development.	0-73	CC-3-8 zone 2.0/2.5 ¹ FAR
			Provides local convenience shopping, civic uses, and services serving an approximate three mile radius. Permits office uses. Housing may be allowed up to a very high residential density as part of a mixed-use development.	0-109	CC-3-9 zone 2.0/3.0 ¹ FAR
	Neighborhood Commercial	Residential Permitted	Provides for local convenience shopping, civic uses, and services serving an approximate three mile radius. Housing may be allowed up to a low-medium residential density as part of a mixed-use development.	0-15	CN-1-1 zone 1.0/1.5 ¹ FAR
			Provides local convenience shopping, civic uses, and services serving an approximate three mile radius. Housing may be allowed up to a medium residential density as part of a mixed-use development.	0-29	CN-1-3 zone 1.0/0.75 ¹ FAR
			Provides local convenience shopping, civic uses, and services serving an approximate three mile radius. Housing may be allowed up to a medium-high residential density as part of a mixed-use development.	0-44	CN-1-4 zone 1.0/1.2 ¹ FAR CC-3-6 zone 2.0/2.0 ¹ FAR

¹ Where residential is permitted a Floor Area Ratio bonus is provided per the zone to encourage residential mixed-use development.

TABLE 2-3: UPTOWN COMMUNITY PLAN LAND USE DESIGNATIONS (CONTINUED)

GENERAL PLAN LAND USE	COMMUNITY PLAN DESIGNATION	SPECIFIC USE CONSIDERATIONS	DESCRIPTION	INTENSITY	
				RESIDENTIAL DENSITY (DWELLING UNITS/ACRE)	DEVELOPMENT INTENSITY ¹
Commercial Employment, Retail & Services	Community Commercial	Residential Permitted	Provides for shopping areas with retail, service, civic, and office uses for the community at-large within three to six miles. Housing may be allowed up to a medium density as part of a mixed-use development.	0-29	CC-3-4 zone 1.0/ 0.5 ¹ CC-3-5 zone 2.0/2.0 ¹ FAR
			Provides for shopping areas with retail, service, civic, and office uses for the community at-large within three to six miles. Housing may be allowed up to a medium-high density as part of a mixed-use development.	0-44	CC-3-6 zone 2.0/2.0 ¹ FAR
			Provides for shopping areas with retail, service, civic, and office uses for the community at-large within three to six miles. Housing may be allowed up to a high residential density as part of a mixed-use development.	0-73	CC-3-8 zone 2.0/2.5 ¹ FAR
			Provides for shopping areas with retail, service, civic, and office uses for the community at-large within three to six miles. Housing may be allowed up to a very high residential density as part of a mixed-use development.	0-109	CC-3-9 zone 2.0/3.0 ¹ FAR
Institutional, Public and Semi-Public Facilities	Institutional	None	Provides a designation for uses that are identified as public or semi-public facilities in the community plan and which offer public and semi-public services to the community. Uses may include but are not limited to: military facilities, community colleges, communication and utilities, transit centers, schools, libraries, police and fire facilities, post offices, hospitals, park-and-ride lots, government offices and civic centers.	N/A	To be determined based on abutting zones.

¹ Where residential is permitted a Floor Area Ratio bonus is provided per the zone to encourage residential mixed-use development.

2.2 LAND USE FRAMEWORK

1988 UPTOWN COMMUNITY PLAN

The previous community plan provided various land use recommendations that are carried forward with this plan with added refinement or emphasis. Several of these recommendations relate specifically to residential neighborhoods such as preserving and enhancing the special character of well-defined neighborhoods; providing adequate housing for a broad spectrum of housing opportunities, promoting mixed-use development along transit corridors as well as higher density residential development to activate commercial centers and districts, and ensuring adequate transitions and buffering between potentially incompatible uses. Recommendations for the viability of commercial centers and districts included enhancing pedestrian orientation and walkability, and the preserving and encouraging pedestrian-oriented businesses, especially those that would generate pedestrian activity after typical business hours.

The overall distribution of land uses generally follows that of the 1988 Community Plan with several revisions. These primarily fall into three categories: land use refinements that reflect existing conditions, conversions to General Plan land uses, and input from the community. These also include various changes that have resulted in a reduction in residential densities to address preservation of neighborhood character within older, historic neighborhoods, a lack of public facilities, and changes in the development vision for certain neighborhoods within the community. During this process areas that could support increased residential density were also identified. These areas were primarily located adjacent to already existing very-high density, mixed-use corridors in the Bankers Hill/Park West neighborhood and along University Avenue in the Hillcrest neighborhood where high residential density could support the business core and taller buildings in proportion to the wide nature of the street could be accepted.

RESIDENTIAL

The age, type and tenure of the community's housing stock allows for a wide range of income and housing choices. There is a wide variety of housing types largely due to the relatively long pre-World War II building period as well as a sustained period of apartment construction during the latter half of the 20th century. This is reflected through the various trends in building densities, unit configurations and provision of amenities. Pre-war housing often features a higher level of craftsmanship and includes single-family homes with a broad range of sizes, and duplexes and apartments at an appropriate scale for their neighborhood. Post-war housing is largely multifamily and reflects modernist principles of efficient use of space, minimal ornamentation, and greater accommodation of the automobile. Versions that did not involve lot assembly give an illusory sense of single-family scale although this is often overshadowed by the loss of landscaping and sidewalk comfort due to wide driveways and parking previously allowed within front yards. More recent post-modern style buildings often use ornamentation and design features to better establish neighborhood context.

Uptown contains a variety of residential forms and neighborhoods based upon historical development patterns as well as community plan land use typologies. These include neighborhoods where single-family housing predominates such as in Mission Hills, neighborhoods with a mix of single-family and multifamily housing such as in University Heights, and those with a mix of commercial and residential uses such as in Park West/Bankers Hill.

Each of the six Uptown neighborhoods contains a variety of residential forms. These can range from low-scale single-family homes to mid and high-rise multifamily buildings. The intensity and mix of uses allowed within the commercial designations along the major corridors can also result in a broad range of building types and sizes. This can often create the need for scale transitions between residential and commercial or mixed uses.

Uptown has been an attractive area for senior housing given the availability of transit service, neighborhood markets, and shopping. Medical offices and facilities in the Bankers Hill/Park West and the presence of UCSD Medical Center and Scripps-Mercy Hospital provide essential medical services in close proximity and create an ideal and convenient draw for senior housing development. Multifamily housing as part of mixed-use developments will continue to provide opportunities for senior housing in the community.



Multifamily rowhome development along San Diego Avenue in the Middletown neighborhood.



Apartment lofts along Centre Street in Hillcrest.

POLICIES

- LU-2.1 Provide a diverse mix of housing types consistent with allowable densities.
- LU-2.2 Enable rental and ownership opportunities in all types of housing including alternative housing units such as companion units, live/work studios, and shopkeeper units.
- LU-2.3 Develop adequate housing for those with special needs such as the elderly, disabled persons, low income, and those who need nursing care. Consideration should be given to accessibility and proximity to transit stops, public facilities, public spaces, and safe and pedestrian-oriented streets.
- LU-2.4 Preserve existing single-family homes as a distinct housing choice as well as for their contribution to the historic character of the community.
- LU-2.5 Preserve and enhance the special character of specific, well-defined, low-density neighborhoods from encroachment by incompatible, higher density residential or commercial development.
- LU-2.6 Locate medium and high density residential development in selected areas with adequate design controls provided to ensure compatibility with existing lower density development.
- LU-2.7 Concentrate medium and high density housing:
 - On upper floors as part of mixed use development in commercial areas;
 - Adjacent to commercial areas;
 - Near transit and higher volume traffic corridors.
- LU-2.8 Preserve and provide incentives for mixed residential/commercial development at appropriate locations.
- LU-2.9 Locate higher density residential development in appropriate areas that are situated to promote safer and livelier commercial districts.

- LU-2.10** Ensure adequate transition between commercial/mixed-use and residential uses.
- LU-2.11** Design and enforce stricter controls and location criteria on Conditional Use Permits in residential neighborhoods to minimize nuisances generated by nonresidential uses.
- LU-2.12** Maintain the low scale intensity of multifamily residential designations for parcels and the end of blocks facing the east-west running streets such as Meade Avenue, Monroe Avenue, and Madison Avenue to maintain the traditional development pattern.

COMMERCIAL AND EMPLOYMENT

Uptown consists of a variety of commercial uses ranging from neighborhood commercial facilities, community shopping facilities, specialized commercial centers, and medical facilities. Generally, existing commercial development within the community is distributed along major transit corridors, commercial nodes, and the community's urban villages. Commercial land uses support residential and other land uses by providing needed or desired goods and services, or functioning independently as employment generators. Uptown's commercial land is unique as employment is a relatively large contributor, including three major hospitals and small-scale professional offices.

It is anticipated that the community will see an increase in medical office use as most of the substantial growth in jobs in Uptown is expected to be in health services which also includes professional and business services, and personal services (see discussion in the Economic Prosperity Element). These uses over time have located along the north-south running streets, within commercial areas or have adaptively reused residential structures, in Bankers Hill/Park West, Hillcrest, and in the Medical Complex neighborhood which are anchored by UCSD Medical Center and Scripps-Mercy Hospital to the north and Sharp Rees-Stealy Urgent Care Center to the south.

NEIGHBORHOOD COMMERCIAL DISTRICTS

Neighborhood commercial districts typically provide nearby residential areas with access to a limited number of convenient retail and personal services uses. They are characterized by pedestrian friendly, small-scale, low intensity commercial, office, and mixed-use development served by local transit that are compatible with surrounding residential areas.

There are five neighborhood-oriented commercial areas in Uptown:

- 1. Mission Hills Business Area.** This area provides a variety of convenience goods and services to meet the daily needs of the adjacent residential neighborhood.
- 2. Reynard Way.** This area provides convenience goods and services that are conveniently located and easily reached by the residents along Reynard Way.
- 3. University Heights.** This area has a cluster of services on Park Boulevard south of Adams Avenue.
- 4. Bankers Hill/Park West.** Consists of readily identifiable shopping areas providing goods and services to nearby residents and workers.
- 5. Five Points Area.** The western gateway into Uptown, this area also provides a mixture of goods and services primarily focusing on local restaurants and eating establishments.



Commercial uses along India Street emphasize walkability and pedestrian orientation.

COMMUNITY COMMERCIAL DISTRICTS

Community commercial districts accommodate community-wide serving commercial services and retail uses. Commercial, office, institutional, and mixed-use development within community commercial districts range from small- to large-scale development served by transit. They provide a range of development patterns from pedestrian-friendly commercial streets to shopping centers and auto-oriented strip commercial streets.

The Hillcrest Business District is the primary community commercial district for Uptown and the community's major entertainment center that attracts visitors citywide. The Hillcrest Business District provides shopping, dining, convenience and specialized retail goods including personal, professional, repair, business, and financial services. The Hillcrest Business District contains the Uptown District shopping center.

The commercial core at Fifth and University Avenues has served as the heart of Hillcrest. The east end of Hillcrest along University Avenue, between SR 163 and Park Boulevard has grown as another commercial center and is considered the "second core" of Hillcrest. The presence of the Uptown District shopping center, the LGBT Community Center, the Hillcrest Farmers Market, the Hillcrest Pride Flag, and many new businesses have made the east end of this area another focal point of the Hillcrest neighborhood.



Specialized commercial areas along India Street in Middletown, offer a number of locally run, neighborhood business establishments.

LU-34

SPECIALIZED COMMERCIAL

Specialized commercial areas in Uptown offer retail activity such as locally-run and freestanding stores not typically found in shopping centers. These uses include photography studios, furniture stores, bicycle shops, automobile repair stores, secondhand merchandise stores, local food markets, boutiques, restaurants, bars, etc.

There are five primary areas in Uptown that provide specialized commercial uses:

1. **University Avenue.** This area east of SR 163 and west of Park Boulevard is primarily an entertainment-artisan district consisting of entertainment establishments such as restaurants and bars.
2. **India Street.** This area is primarily a specialized commercial center with a focus on restaurants which make up the International Restaurant Row.
3. **State Street.** This commercial area south of Laurel Street includes a variety of small scale offices and other specialized commercial uses.
4. **Washington Street.** This area offers a range of goods and services across multiple neighborhoods.
5. **West Lewis Street.** This 2.5 block area caters to the needs of nearby residents and contains specialty shops and offices.

POLICIES

LU-2.13 Encourage new mixed-use development and pedestrian-oriented commercial uses on Fourth and Fifth Avenues, especially south of Fir Street to create pedestrian activity along these corridors and establish connections between Uptown and Downtown.

LU-2.14 Incorporate office uses as part of mixed-use developments. Locate them to create a buffer between single-family neighborhoods and active evening uses such as bars, restaurants, and breweries.

LU-2.15 Support the intensification of existing hospital uses on institutionally-designated areas rather than expanding into residential or commercial areas.

INSTITUTIONAL

Institutional uses provide either public or private facilities that serve a public benefit. These uses may serve the community or a broader area. The larger or more significant public uses such as schools and fire stations are identified on the land use map. However, the policies in this element also apply to institutional uses as a category, including religious facilities, charter schools, and social service providers. In addition to municipal services, a range of institutional uses including state, federal, and private facilities are located in Uptown.

MEDICAL FACILITIES

There are three major hospitals and various medical offices located in Uptown offering urgent care and a wide range of medical services. These two main hospitals are primarily located at the northern portion of the community, located primarily in the Medical Complex neighborhood. Other medical facilities extend south from the Medical Center Complex neighborhood through Hillcrest and to the southern end of Bankers Hill/Park West, anchored by the Sharp Rees-Stealy Urgent Care Center.



Scripps-Mercy Hospital and UCSD Medical Center are major employers within the Uptown community.

- 1. Scripps-Mercy Hospital.** This facility is located in the southeast quadrant of the medical complex areas just north of the Washington Street and just west of Sixth Avenue.
- 2. UCSD Medical Center.** This facility is located in the northwest portion of the medical complex area at Dickinson Street and Front Street
- 3. Sharp Rees-Stealy Medical Center.** This facility and associated medical offices occupies over two city blocks located at Fourth Avenue and Grape Street.

POLICIES

- LU-2.16** Evaluate proposed institutional uses for appropriate development intensity and effects on visual quality and neighborhood character. Additional factors, such as those related to mobility, noise, and parking demand should also be evaluated as needed.
- LU-2.17** Consider the reuse of the San Diego Unified School District Education Center at Park Boulevard and Normal Street which could include medium-high residential development, the potential for mixed-use development, public space, and/or the rehabilitation and reuse of buildings such as the Teachers Training Annex.
- LU-2.18** Ensure that new office development with the Medical Complex neighborhood is evaluated for design compatibility (building height, architectural detailing, setbacks, access, lot configuration, and views), relationship to residential development and open space, and potential traffic circulation impacts.

PARKS

Parks and open space fulfill a variety of important purposes in the community including active and passive recreation, conservation of resources, and protection of views and visual relief from urbanization. Designated open space within Uptown consists of natural open space areas concentrated in undeveloped canyon areas interspersed throughout the community. Policies pertaining to parks are located in the Recreation Element.

OPEN SPACE

Open space is generally free from development or may be developed with limited, low-intensity uses in a manner that respects the natural environment and conserves sensitive environmental resources. The planned land use map identifies the open space system recommended for conservation. The description of the purpose and attributes for the preservation of Parks and Open Space is shown in Table 2-3.

Protection of resources within lands designated as Open Space affects multiple property owners (including the City of San Diego) and is accomplished primarily through application of various development regulations of the Municipal Code, particularly the Environmentally Sensitive Lands Regulations. The City also pursues acquisition of private parcels or acquisition of easements as a means of conserving open space resources and protecting property from development.

Policies for the protection and conservation of environmentally sensitive resources within open space lands are also contained within the Conservation Element; policies related to views and hillside development are contained in the Urban Design Element.

Quince Street Bridge



First Avenue Bridge

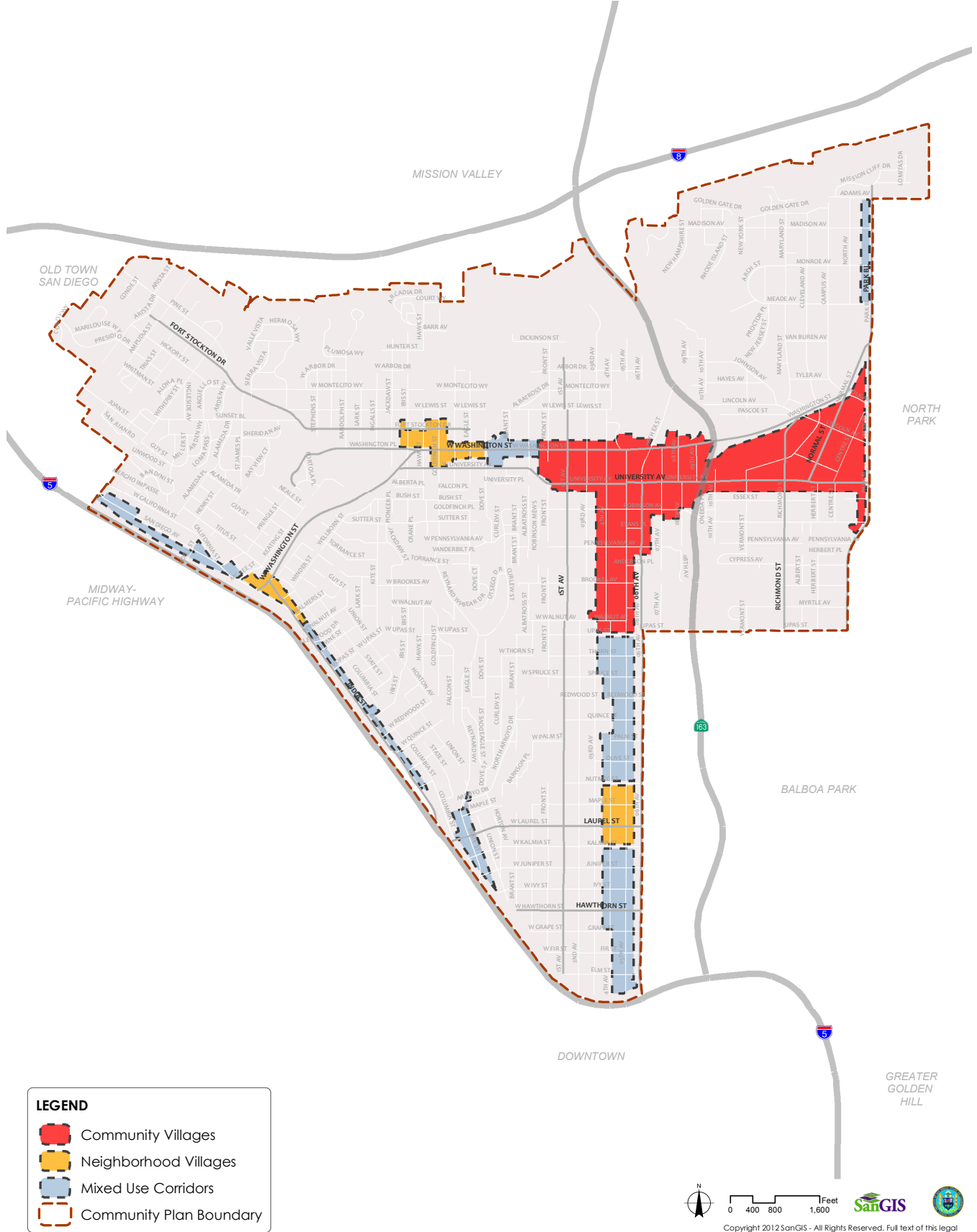


Spruce Street Suspension Bridge



Bridges such as those that allow access over Maple Canyon provide an opportunity to appreciate the open space resources that existing in the community.

FIGURE 2-5: UPTOWN VILLAGE LOCATIONS AND MIXED-USE CORRIDORS



LEGEND

- Community Villages
- Neighborhood Villages
- Mixed Use Corridors
- Community Plan Boundary

0 400 800 1,600 Feet

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2.3 VILLAGES

VILLAGE/MIXED-USE TRANSIT CORRIDORS

The General Plan City of Villages strategy calls for focusing growth into mixed-use activity centers that are pedestrian-friendly, centers of community life, and linked to the regional transit system. The community plan supports “village-like” development, with medium-high to very-high residential densities along major commercial transit corridors and nodes. The plan focuses on improving the pedestrian environment by enhancing pedestrian activity in the business districts and neighborhoods. Uptown’s neighborhoods are urban, dynamic, and attractive areas full of unique character and village characteristics. Uptown represents the City of Villages Strategy by focusing growth into its pedestrian-oriented, mixed-use commercial areas that are served by transit. Growth and development in Uptown has taken place within these areas, primarily in Hillcrest and Bankers Hill/Park West, and along the commercial corridors of University Heights and Mission Hills. The areas have been the focus of new development and revitalization in the community. This has been supplemented by the growing concentration retail and entertainment uses, coupled with the access offered by the community’s transportation corridors and grid network of streets.



Villages in Uptown come in varying scales, but all enjoy a high level of walkability and pedestrian orientation.



The Hillcrest commercial core serves as the community’s major business district with regional attraction.

Villages within Uptown have established themselves as community and neighborhood-oriented areas with local commercial, office, and multifamily residential uses, including some structures with office or residential space above commercial space. Within these neighborhood and community village areas, horizontal mixed-use developments along with stand-alone office and village supportive commercial uses contribute to the overall “village characteristics” already exemplified in Uptown. The Community Village areas in Uptown are located in the Hillcrest neighborhood, focused around two commercial cores linked by Washington Street and University Avenue: Hillcrest Core-West located west of SR 163 to Front Street, and Hillcrest Core-East located east of SR 163 along Washington Street and University Avenue to Park Boulevard. Neighborhood Villages within the community are located in the Mission Hills neighborhood centered at Goldfinch Street and Washington Street, within the Middletown neighborhood at India Street and Washington Street, and in the Bankers Hill/Park West neighborhood at Laurel Street and Fifth Avenue. Mixed-use corridors within Uptown, which are multiple-use linear commercial areas, are located along arterial and collector streets that connect to Commercial and Neighborhood Villages. These corridors include Park Boulevard, Washington Street, Fourth and Fifth Avenues, India Street, and State Street. Community Village, Neighborhood Village, and Mixed-Use Corridor locations are shown on Figure 2-5.

Improving walkability and providing public space opportunities within village areas will be major keys to strengthening their viability and desirability within the community. The implementation of the City of Villages strategy is dependent on the close coordination of land use and transportation planning. The Community Plan focuses on improved level of walkability, bicycling, and transit use through the implementation of future transportation-related projects and infrastructure improvements that are focused within the Villages and along transit corridors. It is within these areas where transportation and land use planning complement each other and have the potential of being highly-effective in bringing residents closer to local and regional destinations in a manner that is safe, efficient, convenient, and healthy for residents and employees while also being beneficial to the environment.

POLICIES

- LU-3.1** Expand mixed-use and commercial development at the Neighborhood Village at Washington and Goldfinch Streets.
- LU-3.2** Encourage high intensity pedestrian-oriented commercial and mixed-use development in the Community Village - Hillcrest Core West surrounding University and Fifth Avenues.
- LU-3.3** Encourage “active” commercial business uses on the ground floor level in the Community Village areas, especially those that generate pedestrian-oriented activity into the evening.
- LU-3.4** Consider mixed-use options for the redevelopment of the Department of Motor Vehicles (DMV) site.
- LU-3.5** Encourage new development in the vicinity of the North Park/Hillcrest gateway on University Avenue and Park Boulevard to incorporate neighborhood identity signs, public space, distinctive architecture, public art, right-of-way improvements that signify entry into the neighborhood.

- LU-3.6** Concentrate office uses on Fourth Avenue north of Maple Street, Third Avenue south of Laurel Street, and First Avenue in the vicinity of Laurel Street. Encourage re-use of historically-oriented residential structures for office use.
- LU-3.7** Identify, prioritize, and implement future park sites and public space within and in close proximity to village areas with input from the public.



The Hillcrest neighborhood features Uptown's premier, walkable community village.

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