



**DRAFT - For Discussion Purposes Only**

Placetypes

1. Center
2. Node
3. Corridor

Diego Velasco

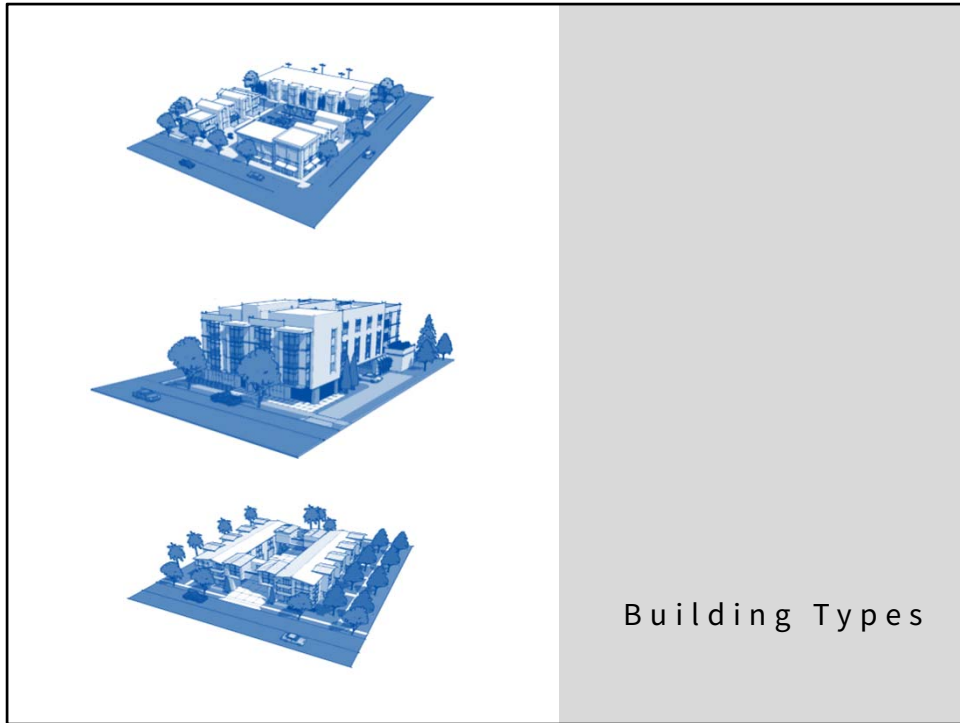
M.W. STEELE GROUP  
ARCHITECTURE | PLANNING

Clairemont CPU Ad-Hoc Subcommittee | 6/12/2018

Today I will talk about 3 key types of places that Clairemont has the opportunity to develop in the coming decades



Recap of Topic 1: Public Realm



Recap of Topic 2: Building Types and Design

## Building Types



Rowhome



Motorcourt



Stacked Flats



Wrap



Podium



Business Park

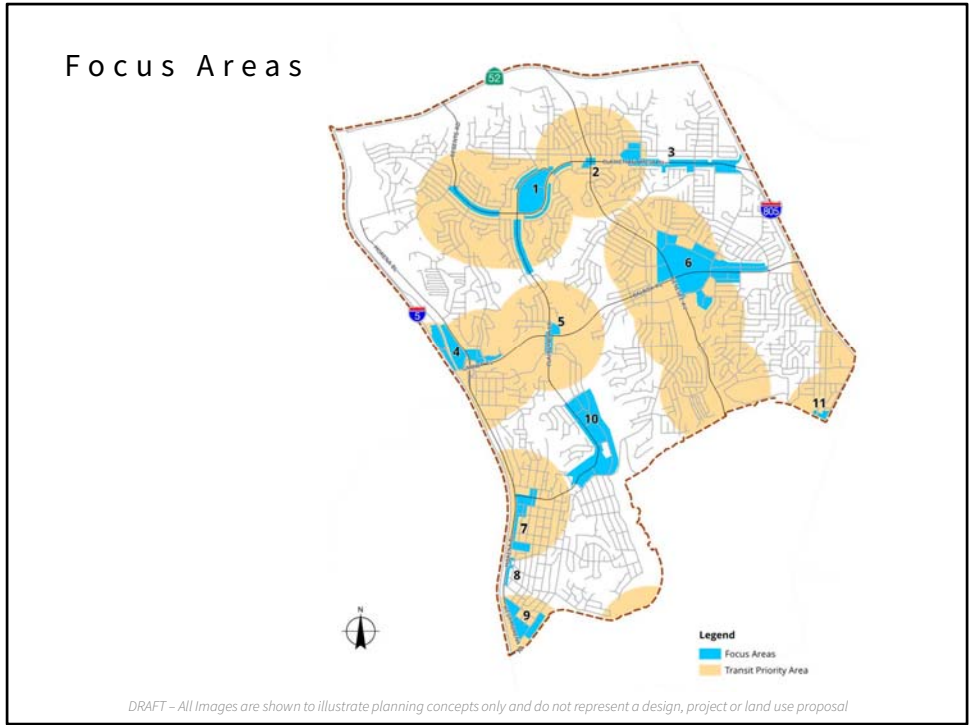
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Mention feedback received: e.g. live/work shopkeeper units

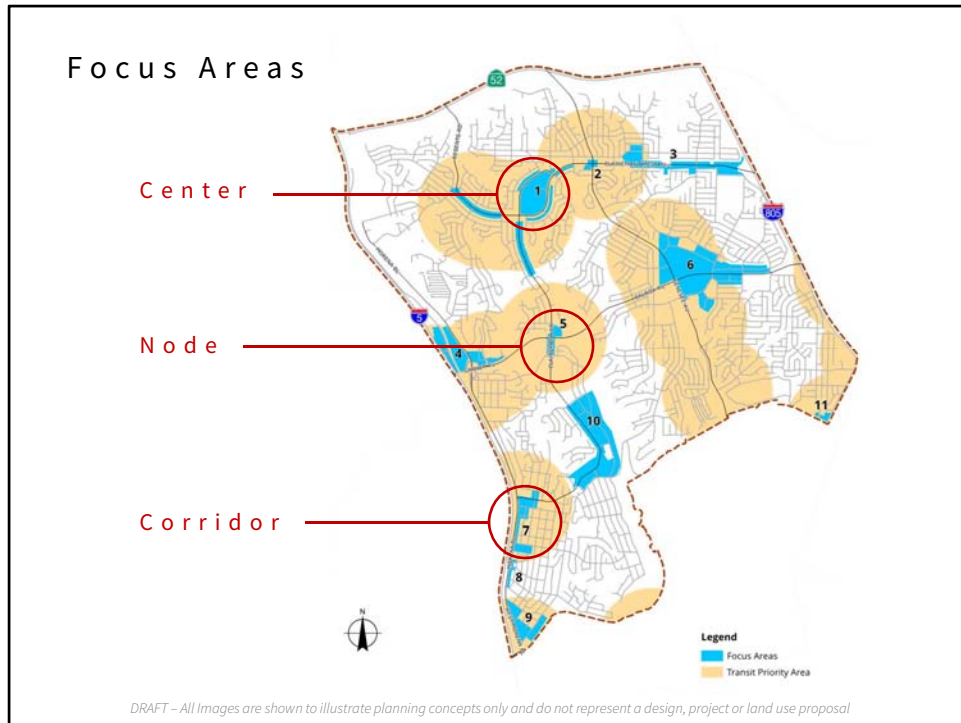
1. Building Orientation & Placement
2. Access & “Eyes on the Street”
3. Scale, Massing, Form & Articulation
4. Transitions & Step Backs
5. Roofline Variation
6. Corners
7. Materials, Colors & Details

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These are the elements of building design we reviewed last month, I will do my best to demonstrate how each of these 7 elements may be implemented in three sites across Clairemont



First, a reminder that we are only looking at the sites outlined on this map in blue – explain the map

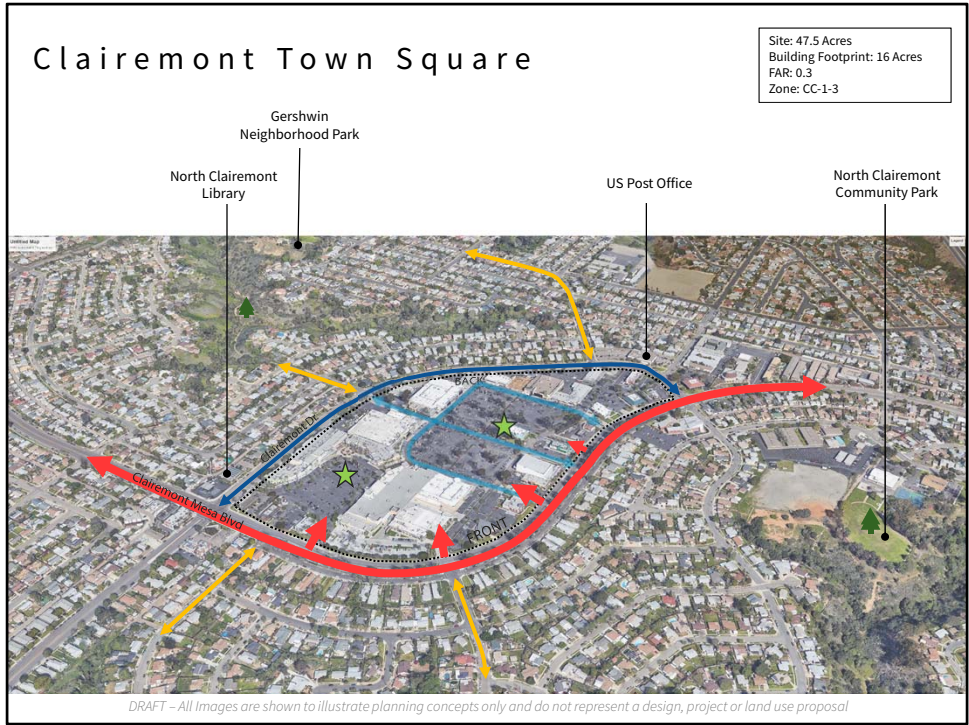


Of all the blue sites, we see a pattern of site characteristics: most sites can be described as located in a center, a node or a corridor (these are generalized descriptions, but they help us make sense of what we have to work with). Let’s look at each of these categories, picking 3 representative sites to demonstrate how design can be implemented in your community. The sites we selected are a test or exercise for us and NOT specific development proposals (we just don’t know what developers will propose, but this helps us get a sense for what is possible. With your help and knowing what is possible, hopefully we can ask developers to do what we think is going to be best for Clairemont).

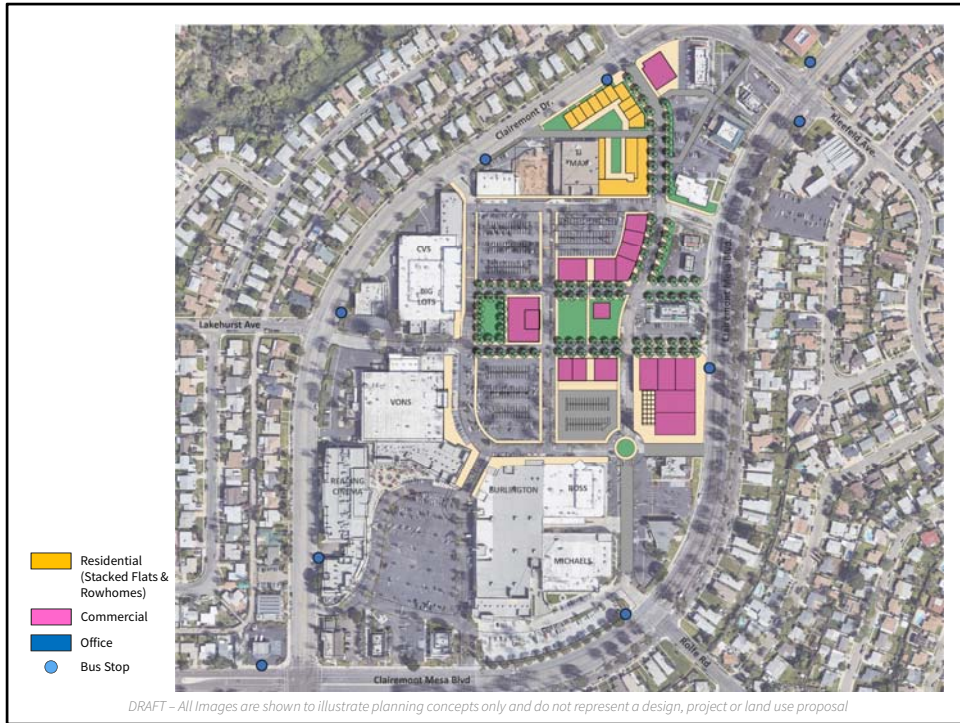




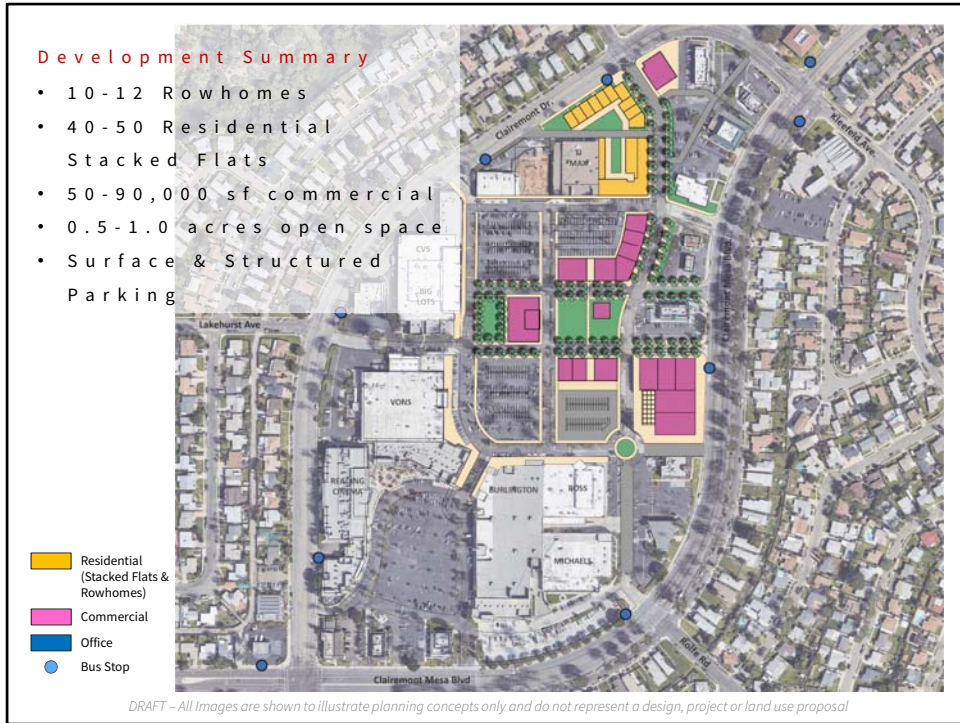
Intro to the next session and what we will be covering



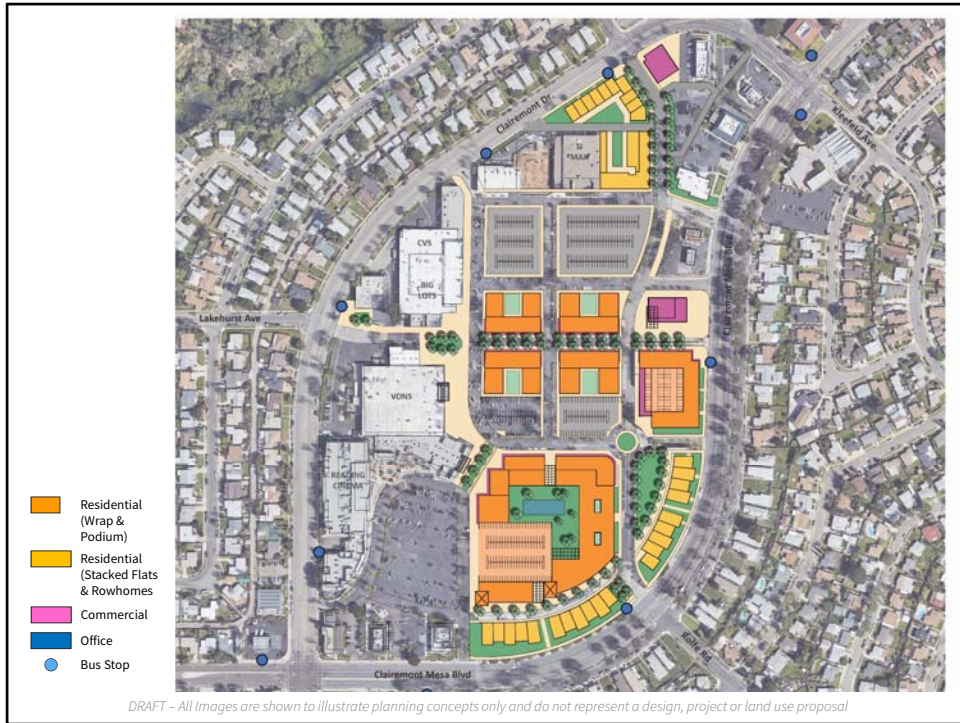
Key Elements of the Site



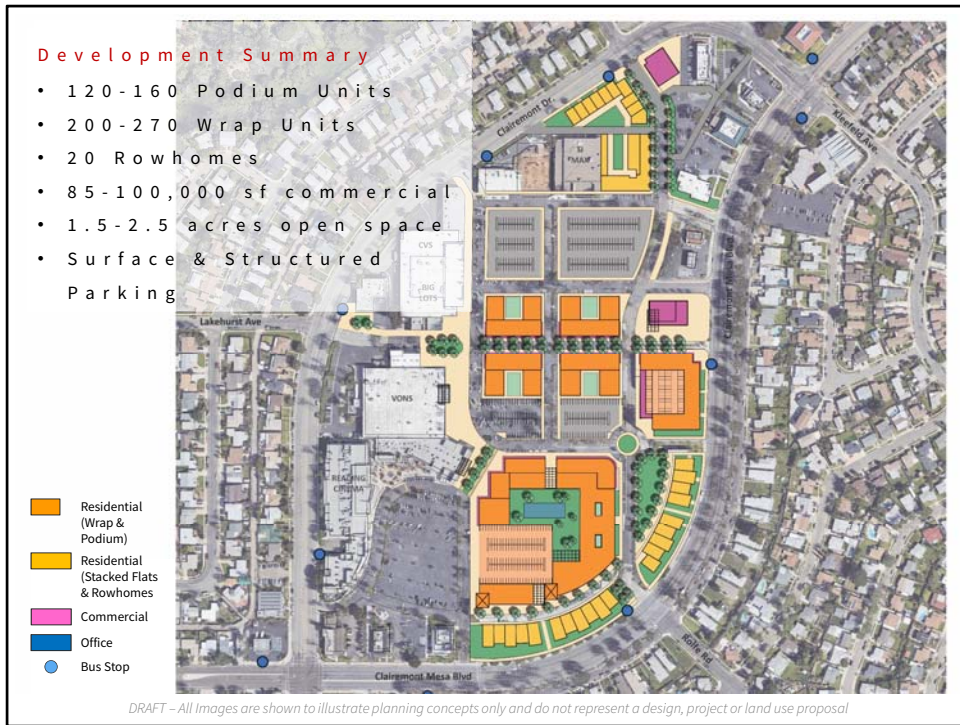
Center at a neighborhood scale: Organized around a park/plaza and with added retail experience and gathering areas, small amount of housing in horizontal mixed-use format (stacked flats)



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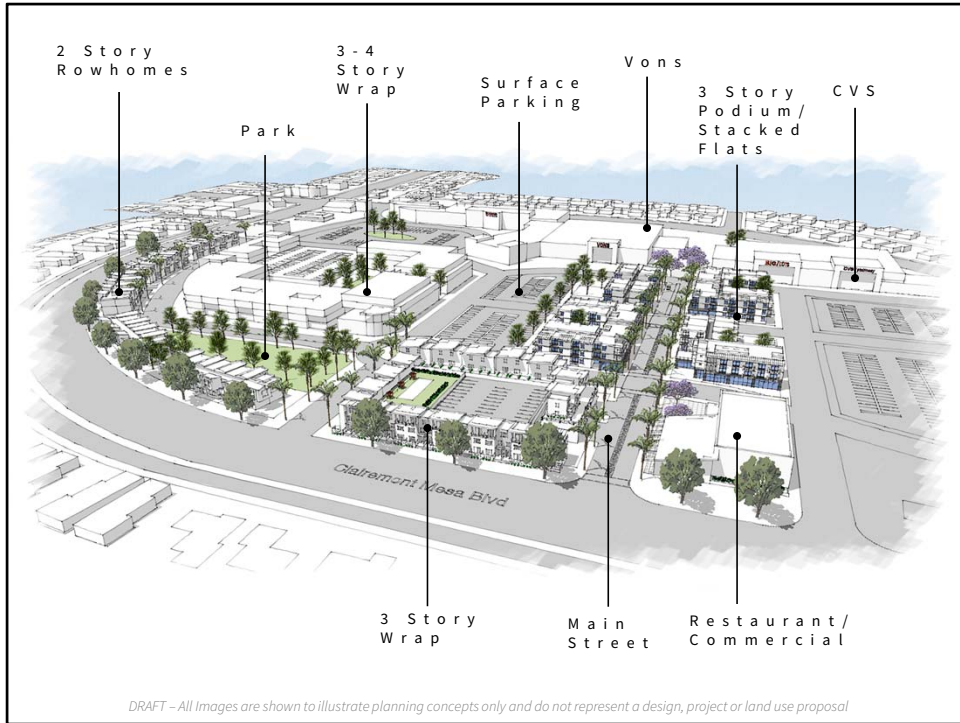
Center at village scale: organized around a “main street” and with a greater density and optimal use of site for housing of all types and in vertical mixed-use format (podium, stacked flats, rowhomes and wrap)



Center at village scale: organized around a “main street” and with a greater density and optimal use of site for housing of all types and in vertical mixed-use format (podium, stacked flats, rowhomes and wrap)



View of village center “main street” – notice parking lots for Vons and CVS are preserved while new development is parked in structures



View of village center “main street” – notice parking lots for Vons and CVS are preserved while new development is parked in structures





View of Main Street



View of park surrounded by housing

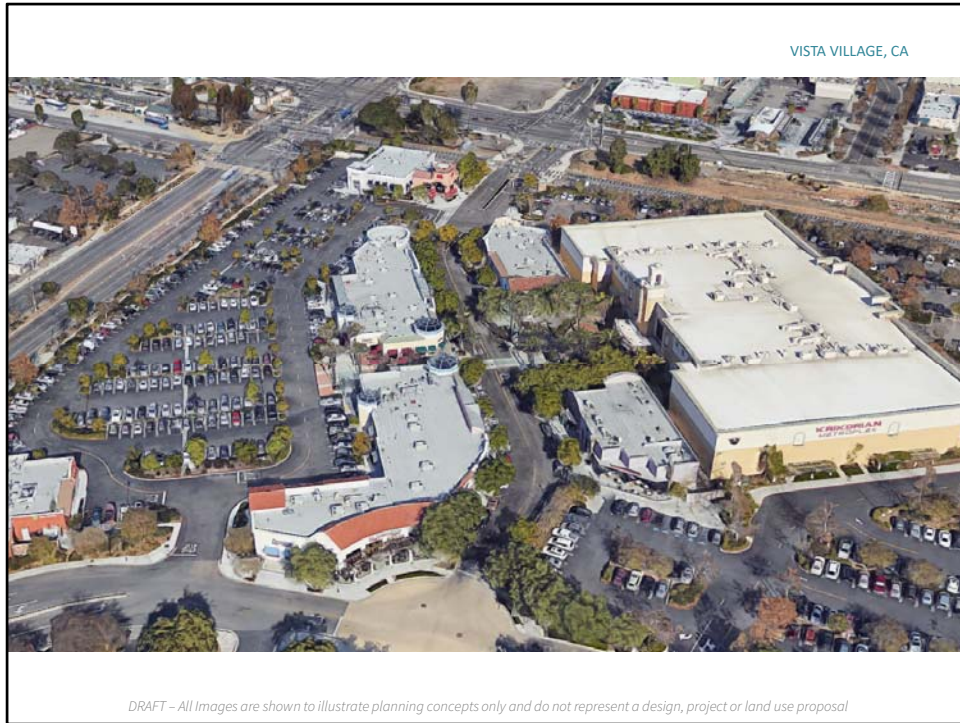


ALPHARETTA, GA

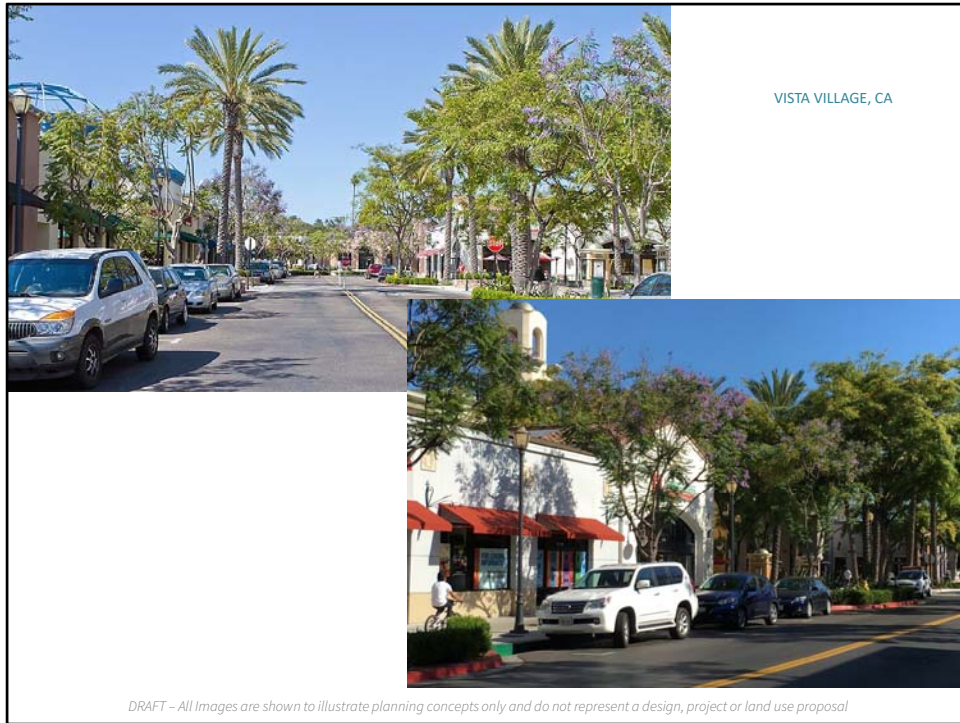


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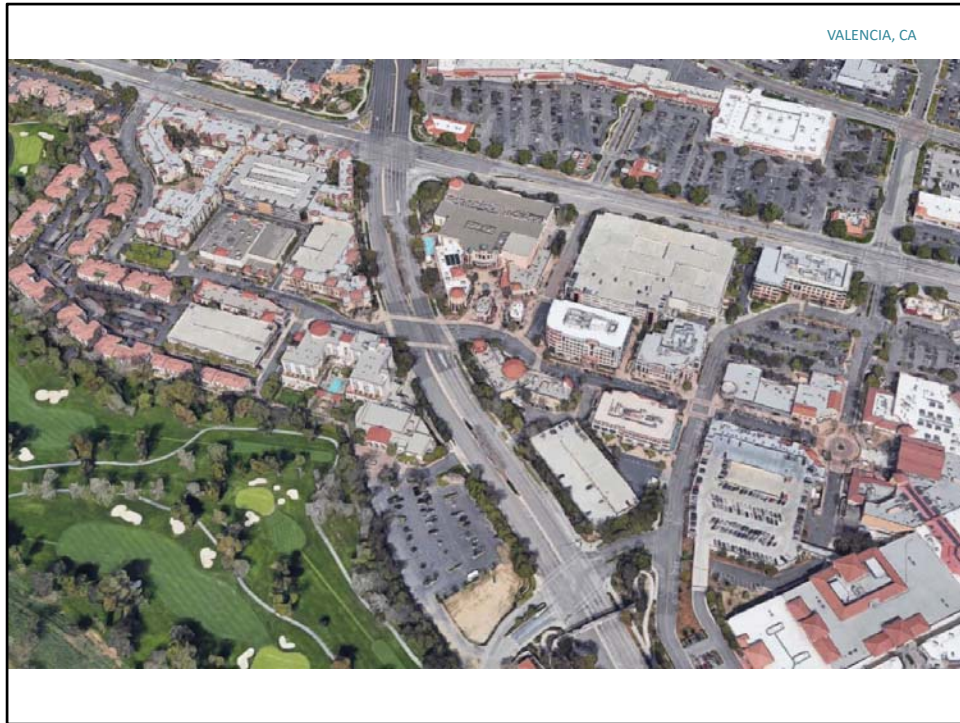
## Example of a Village Center



Vista Village example



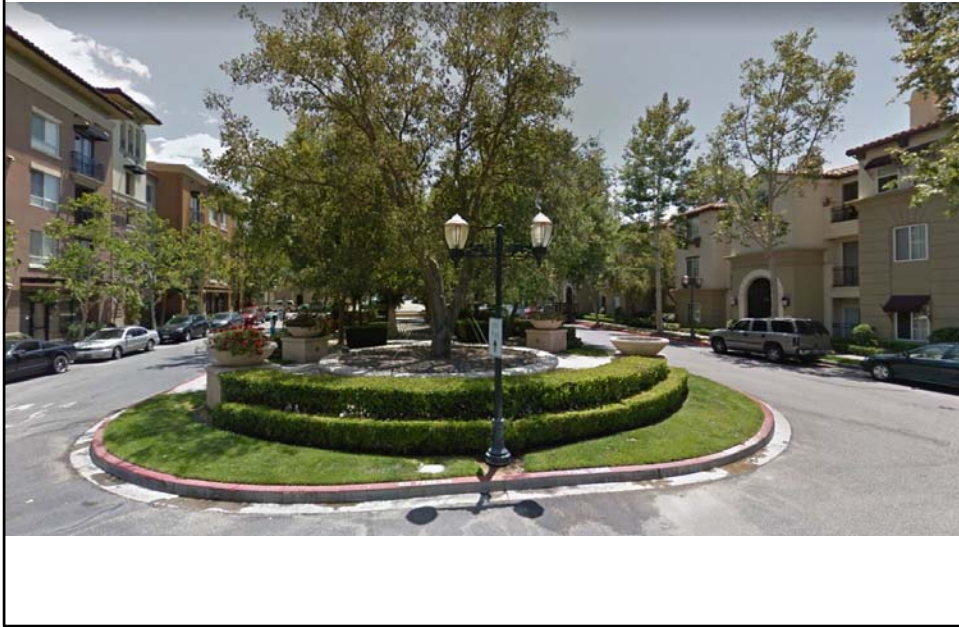
“Main Street” retail



Valencia Town Center Example

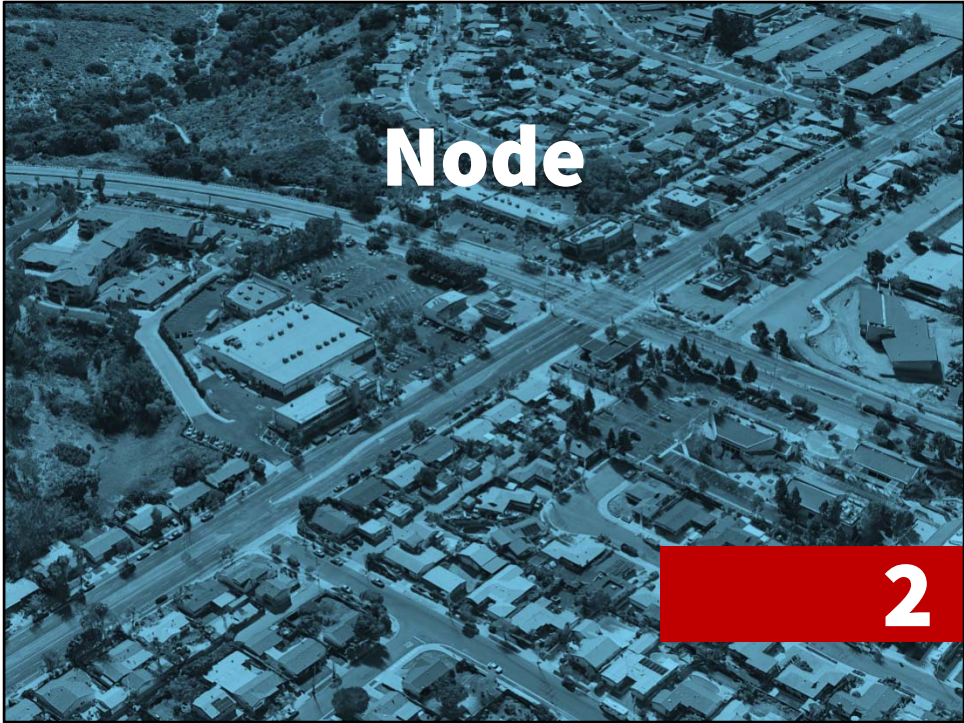


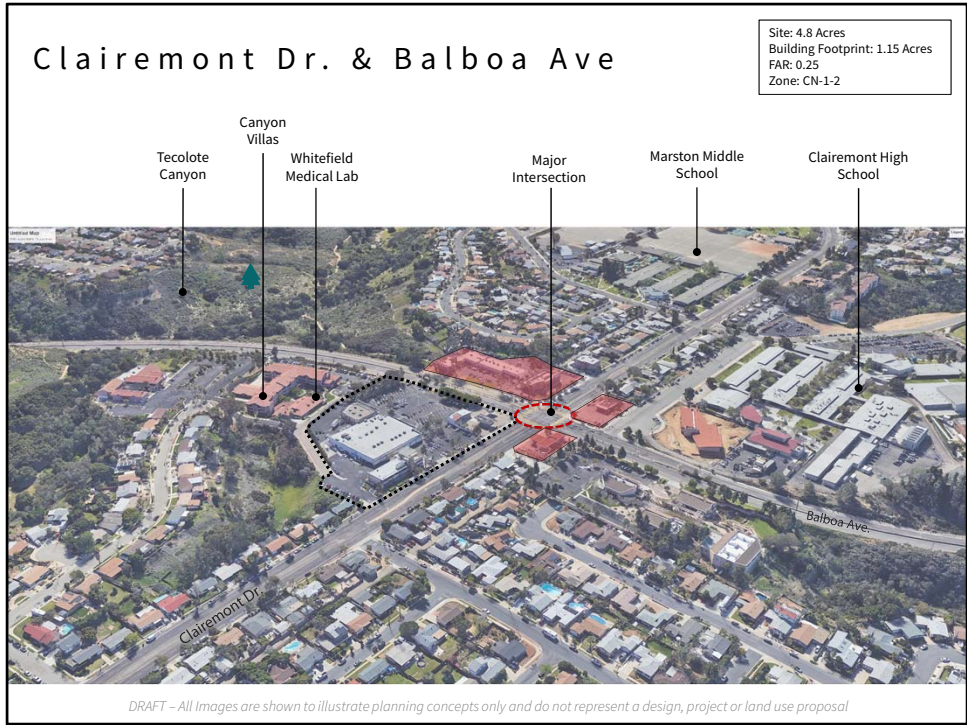
VALENCIA, CA



3 and 4 story buildings at similar scale







### Key Elements of the Site



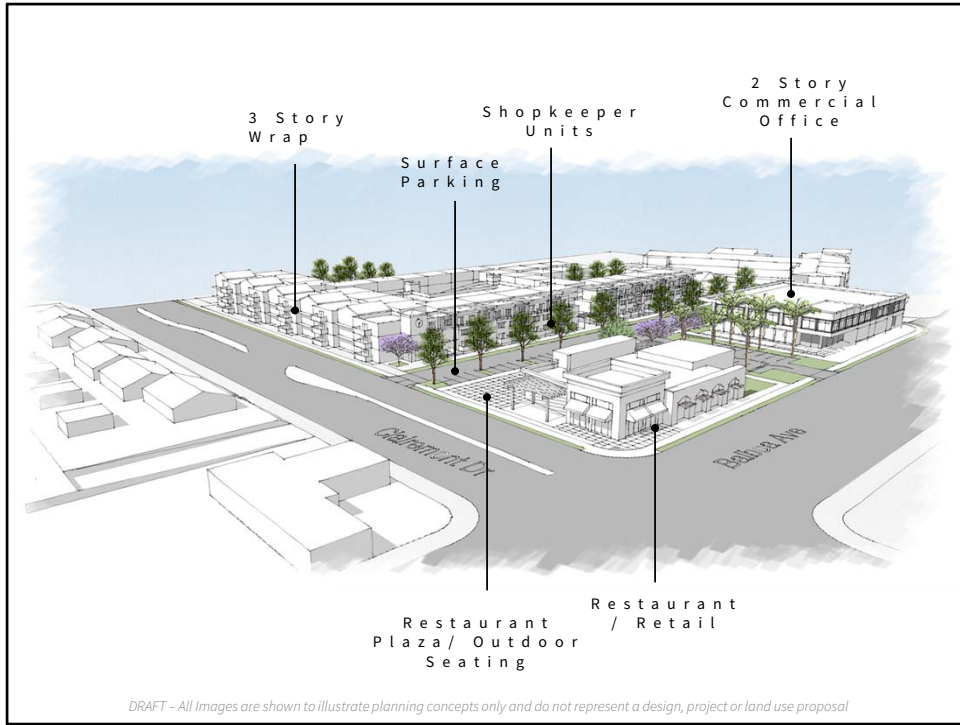
Retail/ restaurant anchors the corner, office to the east and 120 du wrap building to the north with possible “mom and pop” style retail stores on the ground floor – the commercial and residential uses are separated by a new internal tree-lined street



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View of restaurant and development beyond



View of restaurant and development beyond



View of internal street and restaurant patio/ outdoor cafe



View of entrance drive and office





HILLCREST, CA

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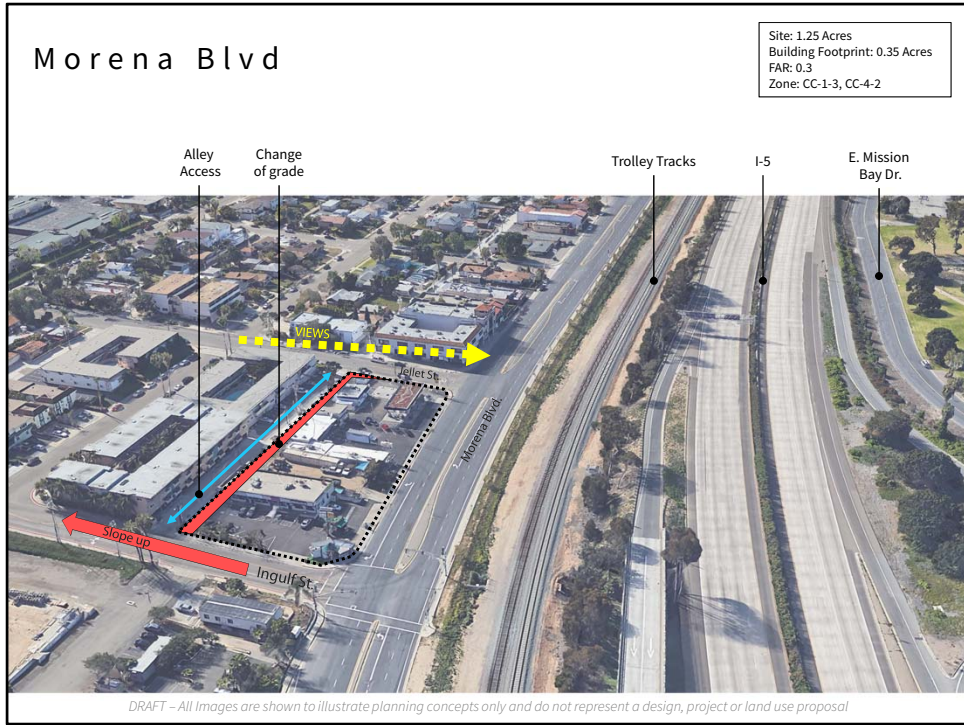
Example: Uptown Center in Hillcrest



Retail on the corners and the street



Intro to the next session and what we will be covering



Key Elements of the Site



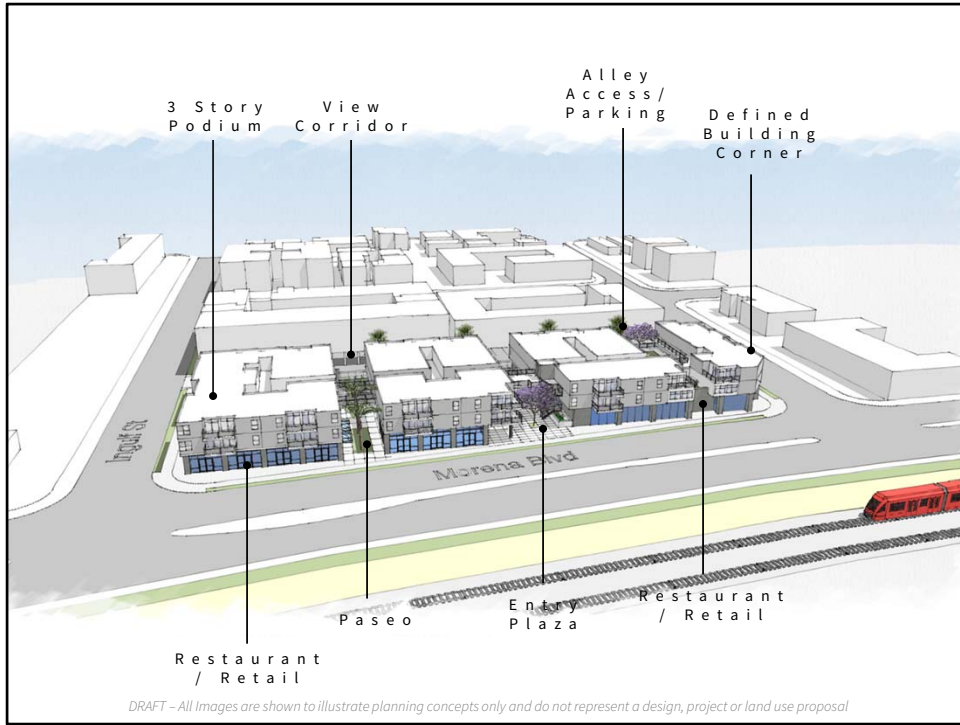
Most sites along corridors can be organized with commercial wrapping at-grade or partially below-grade parking structures. This site has a change in topography of approximately 10 feet from Morena Blvd. to the alley. We use that change in grade to position a 2-level garage that provides enough parking for approximately 42 units (close to 44 du/ac).



Building is designed to be broken up into three masses with courtyards that provide access between the street and the project and serve as view corridors between the building.



View from above Morena Blvd. (view will be revised to show trolley)



View from above Morena Blvd. (view will be revised to show trolley)





View of entry plaza / view corridor through middle of building – this court provides access back to the parking



View from alley side (approx. 2<sup>nd</sup> floor of the adjacent apartment building across the alley)



Next sequence of slides describes potential opportunities for roofline variation with changes to the height restrictions to allow roof, penthouse and tower projections above 30'





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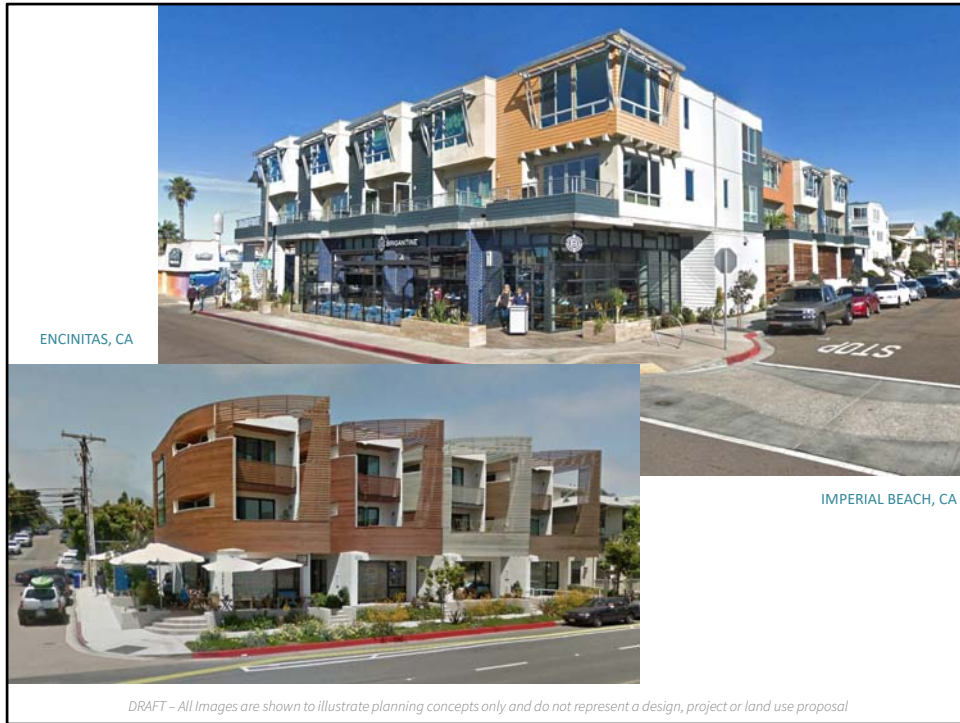


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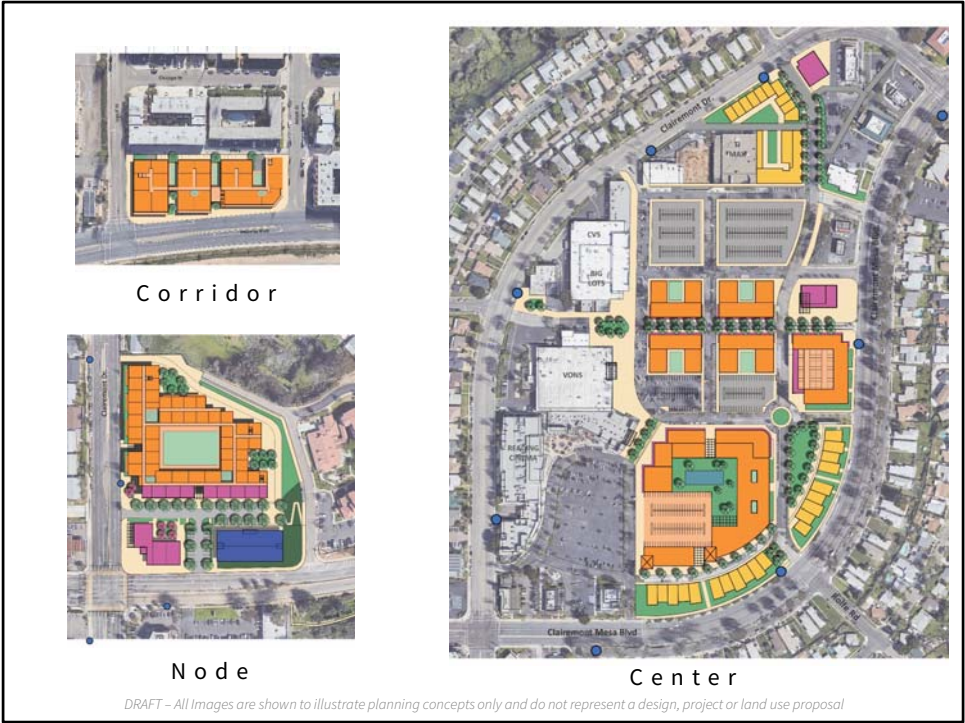


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Example: Imperial Beach and Encinitas mixed-use projects



4 Place Types for the Clairemont Community

Questions

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