

RESIDENTIAL AND MIXED-USE TYPOLOGIES



Existing Project Densities

The following slides depict development projects with their associated residential densities.

Density

Residential density is dwelling units per acre. It is determined by dividing the number of dwelling units (DU's) by the total area of a project site in acres (AC):

$$\frac{\text{Number of Dwelling Units (DU's)}}{\text{Site Area (AC)}} = \text{DU/AC}$$

Building materials, Floor Area Ratio, and applicable building height, setbacks, design guidelines are other factors that will influence how a development project will look.

North Park Community Plan Proposed Land Use Density Ranges

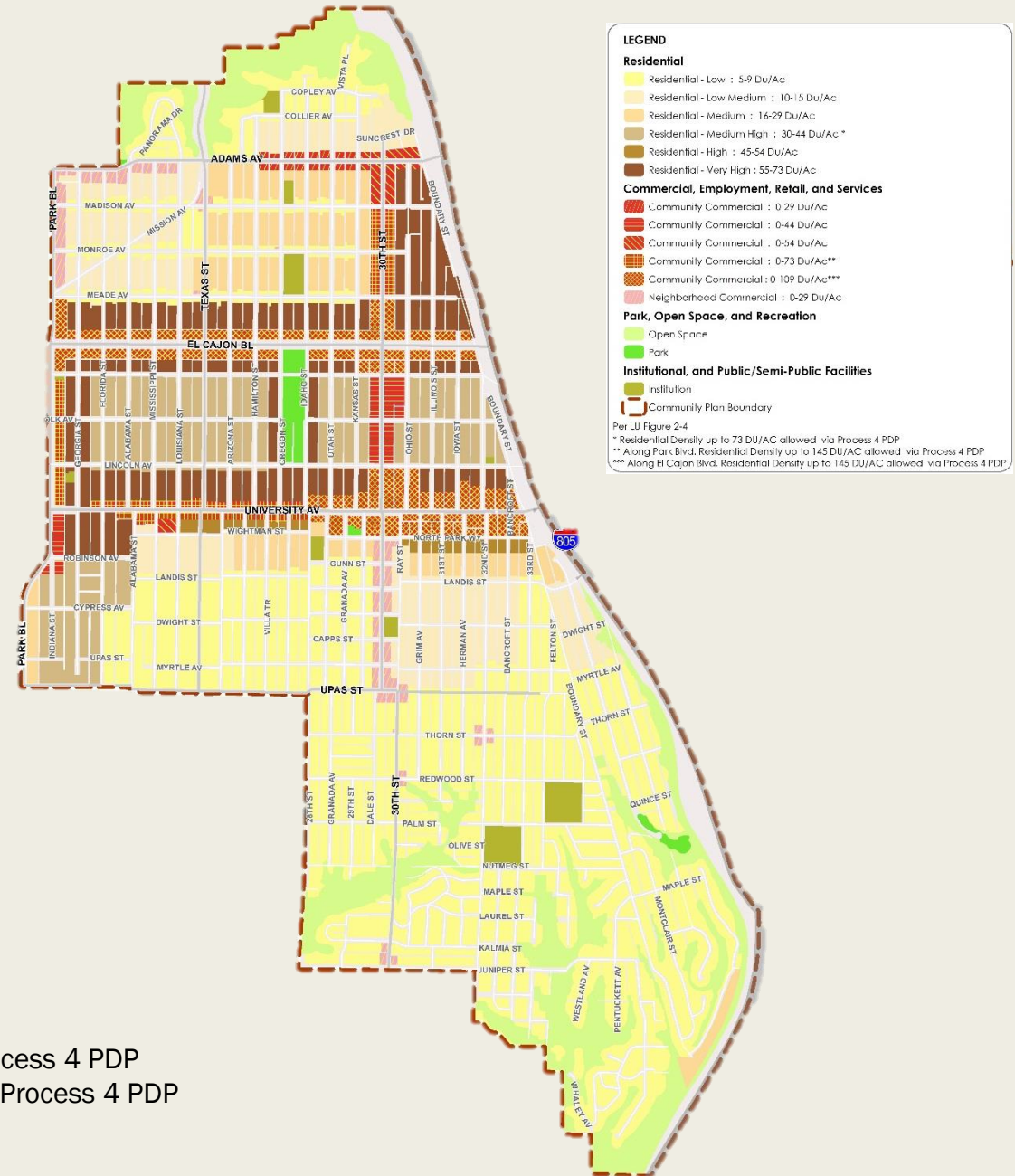
| Land Use Designation | Density Range |
|-------------------------|-------------------|
| Residential Low | 5 – 9 DU/AC |
| Residential Low Medium | 10 – 15 DU/AC |
| Residential Medium | 16 – 29 DU/AC |
| Residential Medium High | 30 – 44 DU/AC * |
| Residential High | 45 – 54 DU/AC |
| Residential Very High | 55 – 73 DU/AC |
| Community Commercial | 0 – 29 DU/AC |
| Community Commercial | 0 – 44 DU/AC |
| Community Commercial | 0 – 55 DU/AC |
| Community Commercial | 0 – 73 DU/AC ** |
| Community Commercial | 0 – 109 DU/AC *** |
| Neighborhood Commercial | 0 – 29 DU/AC |

* Residential density up to 73 DU/AC is allowed via Process 4 PDP

** Along Park Boulevard, residential density up to 145 DU/AC is allowed via Process 4 PDP

*** Along El Cajon Boulevard, residential density up to 145 DU/AC is allowed via Process 4 PDP

Note: Please refer to the Community Plan Land Use Element for specific location



Examples in North Park

The following slides include
developments in North Park that
exemplify different density ranges.



33 DU/AC



Photo courtesy of: Allard Jansen Architects, Inc.

Hamilton Row

Hamilton St. and Lincoln Ave.

16 dwelling units

0.48 acres

3 stories

38 DU/AC



Photo courtesy of: Vickie White

Streetcar Rowhomes

Adams Ave. and Idaho St.

12 dwelling units

0.32 acres

2-3 stories

39 DU/AC



Photo credit: © Matthew Segal

The North Parker
30th Street and Upas St.

27 dwelling units
0.68 acres
3 stories

68 DU/AC



Photo courtesy of: Lara Gates

Arbor Terrace

3701 Florida St.

82 dwelling units

1.21 acres

2-3 stories

83 DU/AC



Photo courtesy of: Mark Davidson Photography, CHW

Kalos

3795 Florida Street

83 dwelling units

1 acre

3 stories

110 DU/AC



Photo courtesy of: Lara Gates

La Boheme
30th Street

224 dwelling units
2.04 acres
3-5 stories

Examples in Other Communities

The following slides include developments in other communities in San Diego that exemplify different density ranges.



28 DU/AC



Photo courtesy of: Friends of San Diego Architecture

Kensington Park Plaza
Adams Ave. & Marlborough Dr.

11 dwelling units
0.40 acres
2 stories

47 DU/AC



Photo courtesy of: Coldwell Banker Residential Brokerage

One Mission
845 Fort Stockton

65 dwelling units
1.38 acres
5 stories

49 DU/AC



Photo courtesy of: Mayfair Communities

Wellington Square

4045 First Avenue

30 dwelling units

0.61 acres

4 stories

49 DU/AC



Photo courtesy of: M.W. Steele Group

Cambridge Square

4th Ave. and Nutmeg St.

34 dwelling units

0.69 acres

4 stories

55 DU/AC



Photo courtesy of: San Diego Architectural Foundation

Centre Street Lofts

Centre St. between
University and Robertson

55 dwelling units

0.40 acres

3 stories

58 DU/AC



Photo courtesy of: Bridge Housing

Paseo at COMM 22
2325 Commercial Street

272 dwelling units
4.65 acres
4 stories

60 DU/AC



Photo courtesy of: Merrill Gardens at Bankers Hill

Merrill Gardens

2nd Ave. and Maple St.

84 dwelling units

1.38 acres

5 stories

60 DU/AC



Photo courtesy of: League of California Cities

Metro Villas

39th St. and University Ave.

120 dwelling units

2 acres

4 stories

90 DU/AC



Photo courtesy of: Atlas on 5th

Atlas on 5th
5th Ave. and Pennsylvania Ave.

140 dwelling units
1.55 acres
5-6 stories

91 DU/AC



Photo courtesy of: Doma Condos

Doma

Kettner Blvd. & Date St.

124 dwelling units

1.35 acres

9 stories

99 DU/AC



Photo courtesy of: Kensington Commons

Kensington Commons
Adams Ave. & Marlborough Dr.

34 dwelling units
0.344 acres
3 stories

109 DU/AC



Google Street View

5th and Laurel St.

150 dwelling units
1.38 acres
4-5 stories

Density over 145 DU/AC

The following slides include developments that exemplify densities from 145 DU/AC up to 200 DU/AC.

These density ranges would only be available to applicants that apply for the Discretionary Planned Development Permit as well as the Affordable Housing Density Bonus.



152 DU/AC



Photo courtesy of: Loopnet

Broadstone

Kettner Blvd. and Fir St.

199 dwelling units

1.31 acres

6-7 stories

166 DU/AC



Photo courtesy of: Market Street Village Apartments

Market Street Village

Market St and 14th Ave.

229 dwelling units

1.38 acres

5 stories

200 DU/AC



Photo courtesy of: Greater Realty

Aloft on Cortez Hill

Date St. and 9th Ave.

168 dwelling units

0.84 acres

5 stories