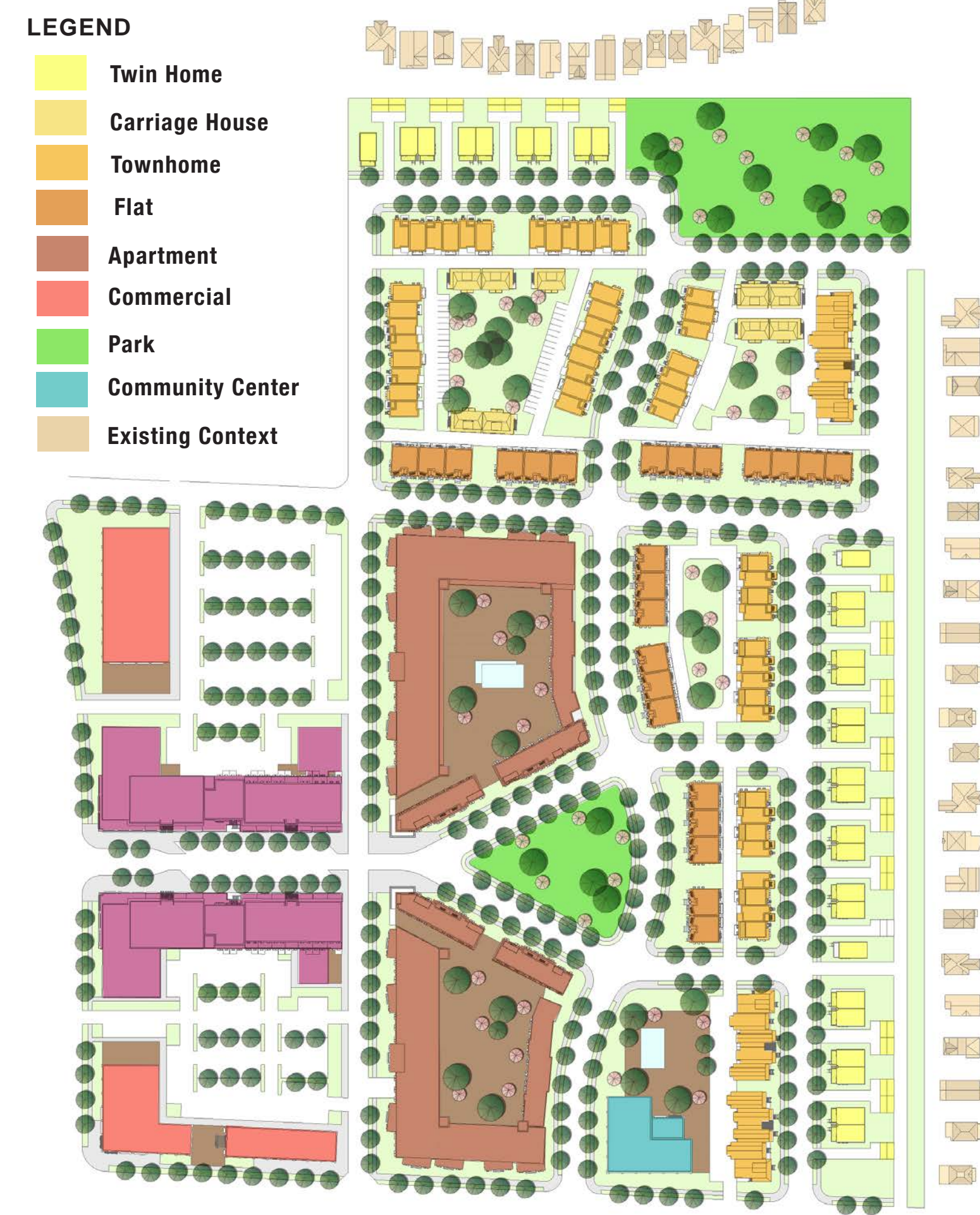## NEIGHBORHOOD CENTER / MIXED USE- LARGE SITE

OVERVIEW: The Neighborhood Center prototype envisions an older strip shopping center redeveloping into smaller blocks, which creates a more walkable, human scale and provides more parking on the street. A new, central street running east-west to the arterial, is designed as a "main street," with buildings located at the sidewalk edge. Ground floor uses along "main street" would include neighborhood serving commercial retail and restaurant space. In each scenario, this street leads to a park, which serves this new development as well as the abutting neighborhood.

OPTION 1: 2-3 STORY DEVELOPMENT

LEGEND
- Twin Home
- Carriage House
- Townhome
- Flat
- Apartment
- Commercial
- Park
- Community Center
- Existing Context

PROGRAM
95,000 SF Commercial
505 Dwelling Units
5 Acres Parks and Plazas
10,000 SF Community Center

DESCRIPTION
- Vertical and horizontal mix of uses.
- One and two-story commercial buildings located on arterials, with new "main street" including 2-story stacked uses.
- Parking is mainly provided via internal surface parking lots, except for a couple apartment blocks adjacent to the mixed use "main street" and park which incorporate underground parking.
- Two-story townhomes and twin homes provide a transition to existing single family neighborhoods.

OPTION 2: 3 STORY DEVELOPMENT

LEGEND
- Twin Home
- Carriage House
- Townhome
- Flat
- Apartment
- Mixed Use
- Commercial
- Park
- Existing Context

PROGRAM
65,000 SF Commercial
780 Dwelling Units
7 Acres Parks and Plazas

DESCRIPTION
- Vertical mix of uses along a "main street" and arterials.
- Parking is provided in structured or podium parking to support the higher densities.
- Three-story townhomes, flats, and carriage houses provide a transition to existing single family neighborhoods that abut this development.

Two-story commercial

Paseo

Public plaza

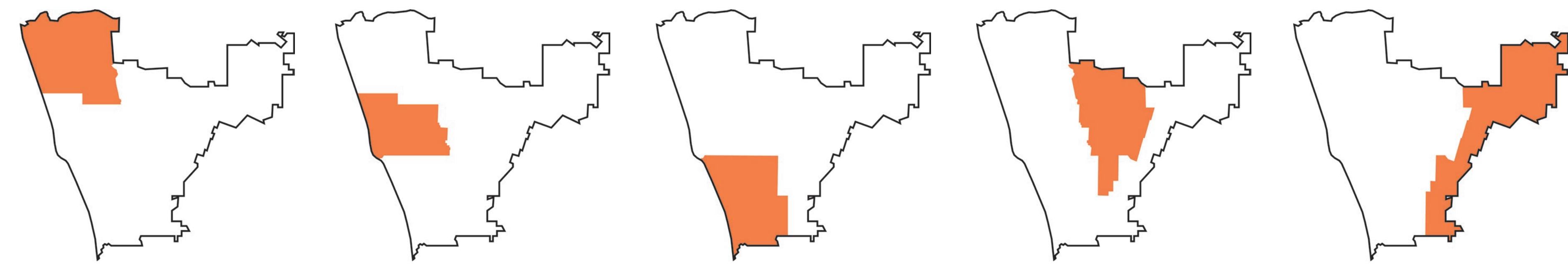Traditional townhomes (pitched roof)

Courtyard amenities

3-story apartments

RESIDENTIAL INFILL - MEDIUM TO LARGE SITE

OVERVIEW: This scenario incorporates multifamily prototypes of larger scale with single family attached prototypes as the site transitions into the existing single family context. This scenario pays homage to the agricultural heritage of Encinitas by providing community gardens or "steward farms" integrated into the housing development. Community gardens could serve this development as well as the surrounding neighborhoods. Each scenario includes reintroduction of the street grid to improve connectivity and to allow for more walkable blocks. A variety of housing prototypes allow for diversity in unit size and income.
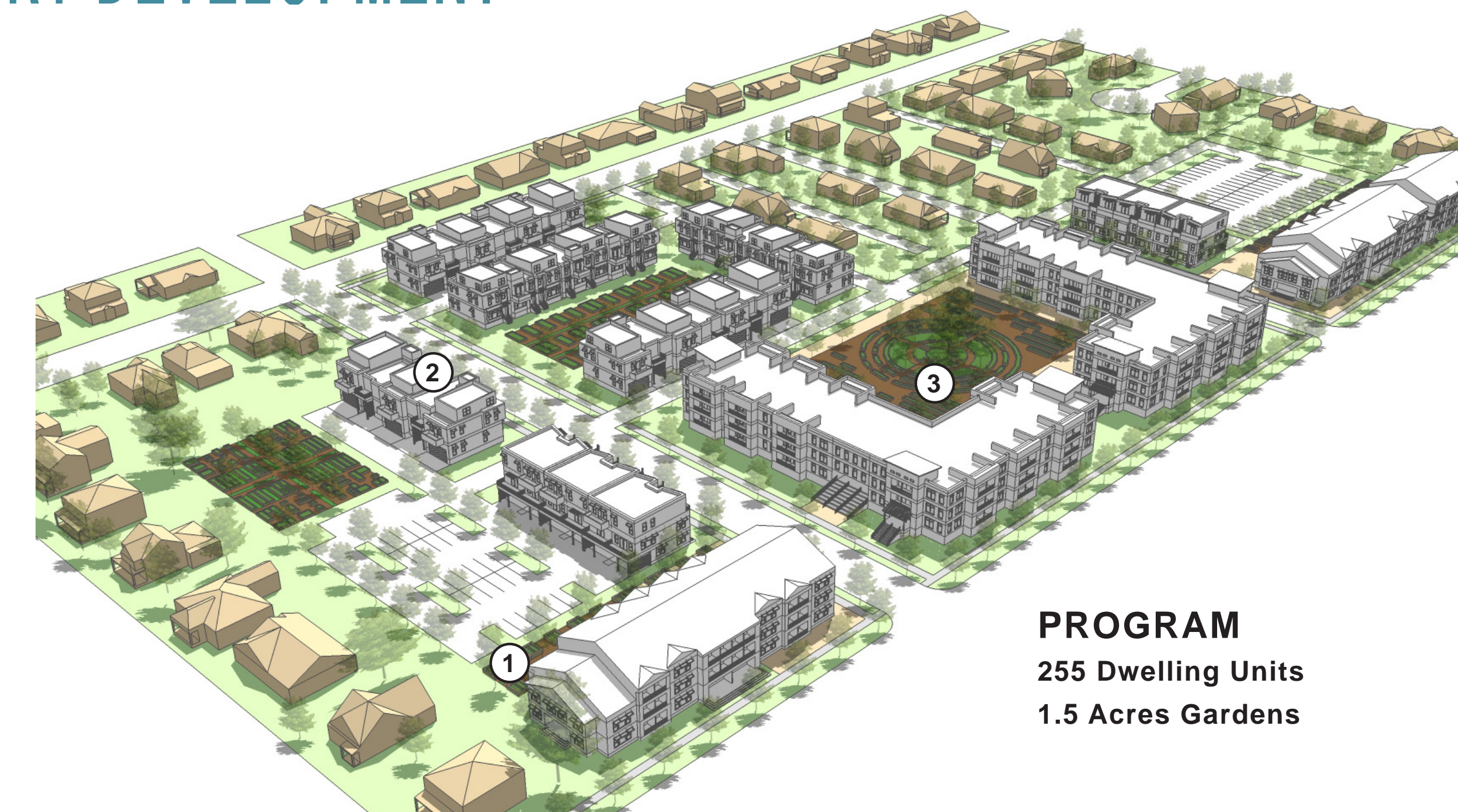
OPTION 1: 2-3 STORY DEVELOPMENT
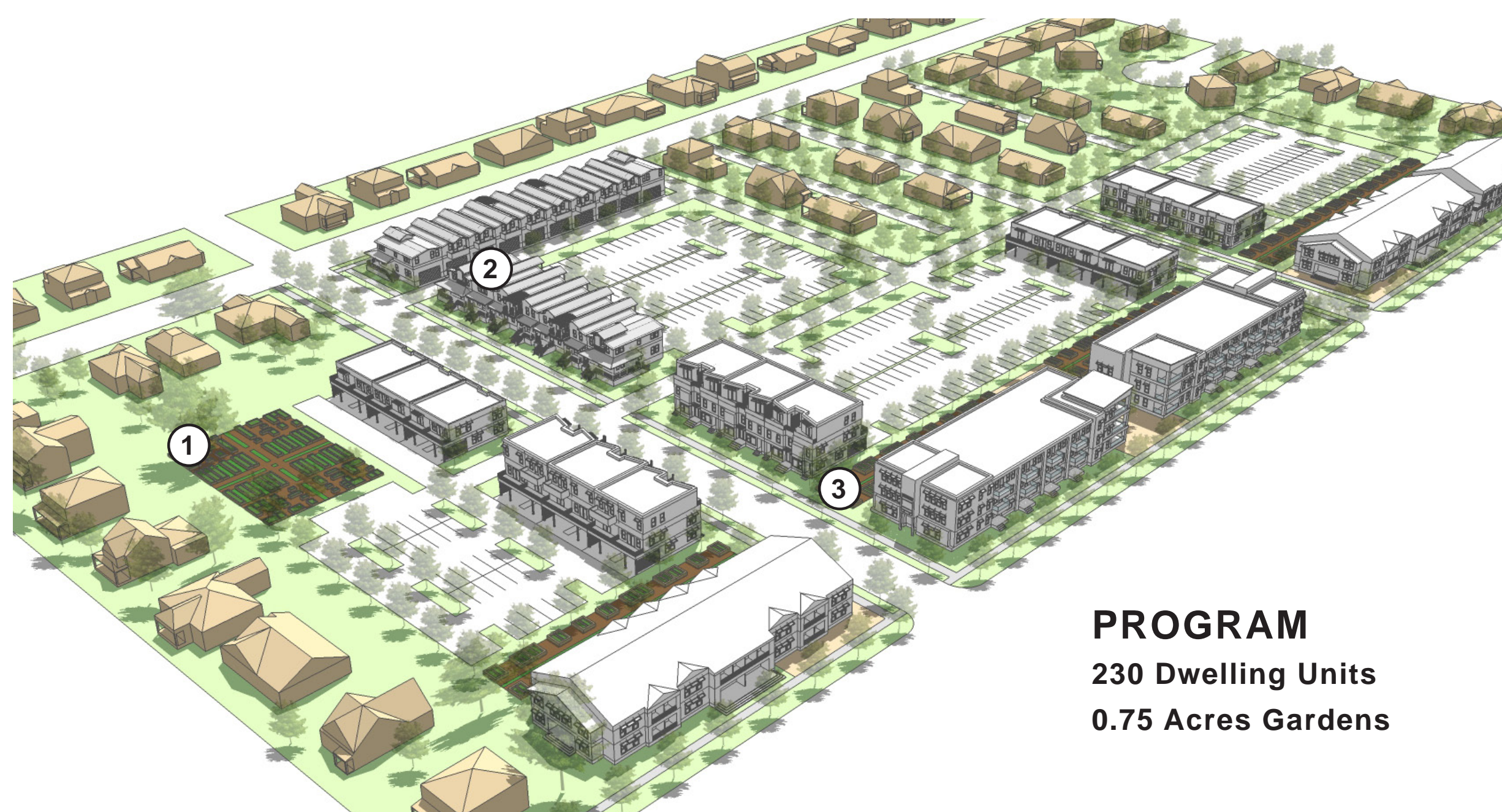
PROGRAM
230 Dwelling Units
0.75 Acres Gardens

DESCRIPTION
- 3-story apartment buildings define the edge of the site along an arterial street.
- Two and three-story story flats are located along new neighborhood streets that connect into the existing neighborhood.
- Two-story townhomes face an existing residential street with surrounding single family homes.
- Apartments are site-parked in surface lots internal to the blocks while flats and townhomes each include integrated "tuck-under" or enclosed garages.
- Gardens are included along the backs of the apartment buildings and behind the flats, adjacent to the single family context.

LEGEND
Townhome Flats Apartments Existing Context

Gardens integrated with housing

Two-story townhomes

Garden entrance

OPTION 2: 3 STORY DEVELOPMENT

PROGRAM
255 Dwelling Units
1.5 Acres Gardens

DESCRIPTION
- 3-story apartment buildings define the edge of the site along an arterial street.
- Three-story story flats are located along new neighborhood streets that connect into the existing neighborhood.
- Three-story townhomes face an existing residential street and surround a new community garden.
- Apartments are site-parked or podium-parked while flats and townhomes each include integrated "tuck-under" or enclosed garages.
- Gardens are integrated into the development, creating community gathering spaces that also serve as gardens.

LEGEND
Townhome Flats Apartments Existing Context

3-story apartments facing gardens

Apartments facing street

Courtyard gardens

COMMUNITY DIALOGUE SESSIONS

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4c NEIGHBORHOOD PROTOTYPES
FUTURE DEVELOPMENT FITS INTO OUR COMMUNITIES
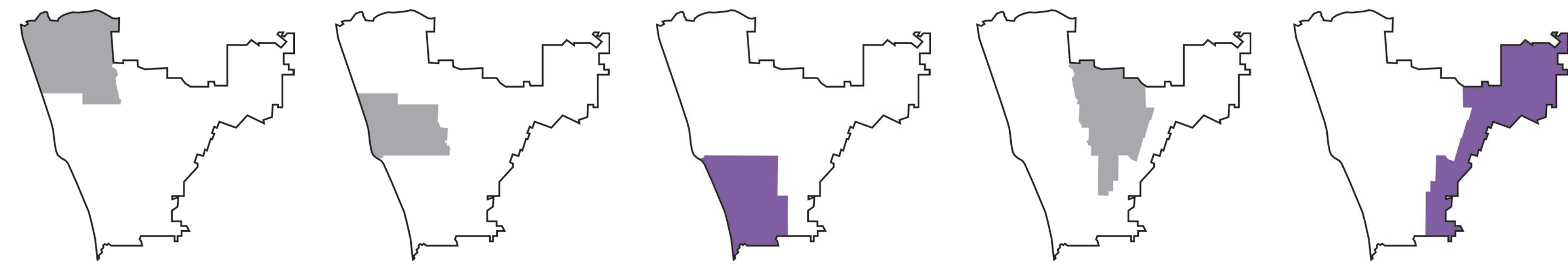
VILLAGE CENTER / MIXED USE - MEDIUM SITE

OVERVIEW: This scenario could occur in an area that already includes a mix of uses, but could benefit from including more housing to help activate the area. The redevelopment of this prototype would incorporate smaller blocks, making the area more pedestrian friendly. It would also complement the surrounding context with similar architectural styles and massing.

OPTION 1: 2-3 STORY DEVELOPMENT

PROGRAM
11,000 SF Commercial
175 Dwelling Units

DESCRIPTION
- 2-story mixed use "liner" buildings frame the main intersection into the "center" and help support the larger existing commercial development behind them.
- 3-story flats along the main street complement the area with new residential types.
- A 3-story apartment cluster with underground parking is located at the edge of the "center."
- 2-story residential prototypes such as flats, townhomes and carriage houses are used as transitions into the existing "center" and surrounding neighborhood.
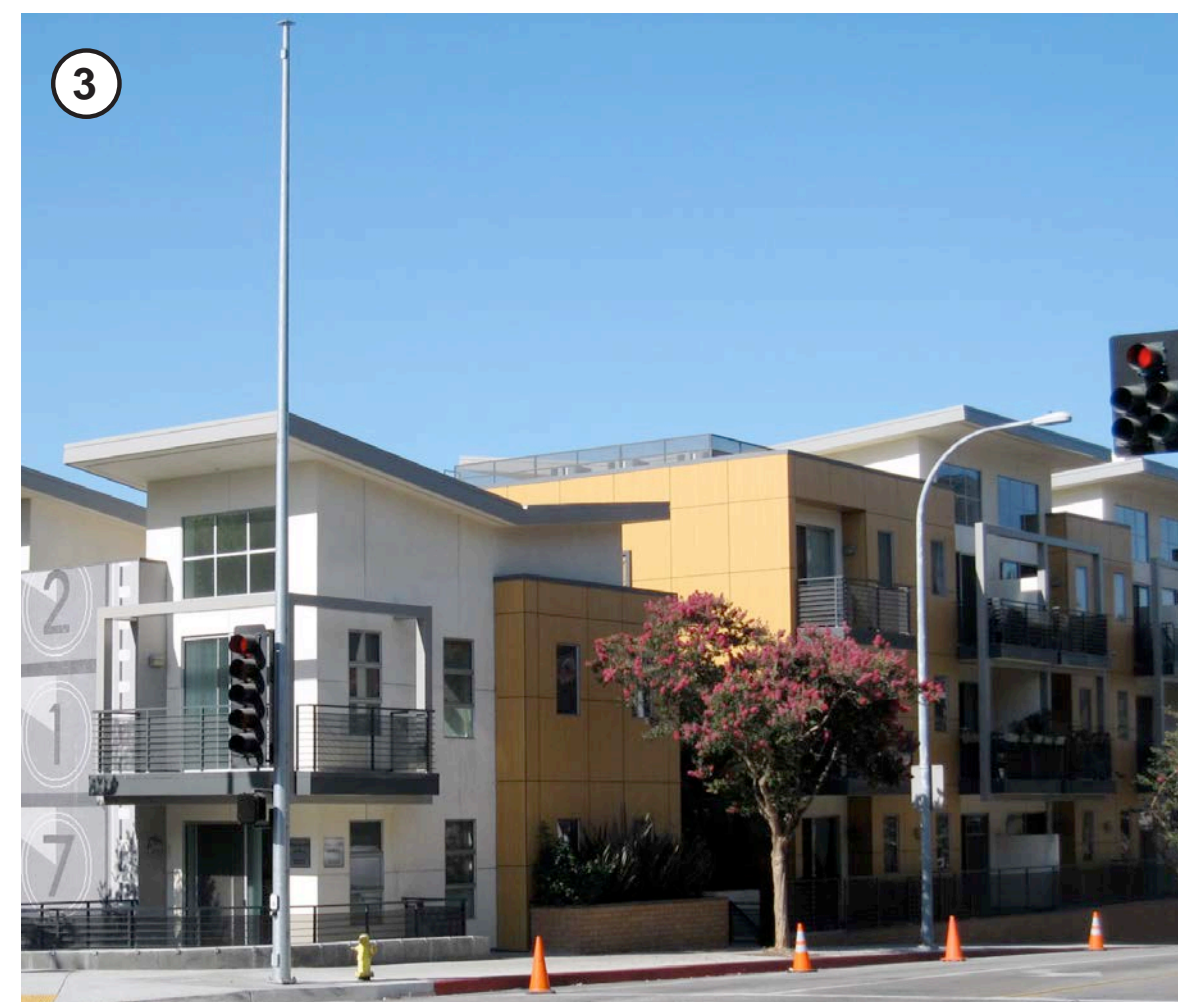
LEGEND
Mixed Use / Carriage House / Townhome / Flats / Apartments / Existing Context

Transition from 2 to 3-story townhomes
2-story carriage house
Two and three-story flats

OPTION 2: 3 STORY DEVELOPMENT

PROGRAM
11,000 SF Commercial
255 Dwelling Units

DESCRIPTION
- 3-story mixed use "liner" buildings frame the main intersection into the "center" and help support the larger existing commercial development behind them.
- 3-story flats along the main street complement the area with new residential types.
- A 3-story apartment cluster with underground parking is located at the edge of the "center."
- 3-story residential prototypes such as flats, townhomes and carriage houses are used as transitions into the existing "center" and surrounding neighborhood.

LEGEND
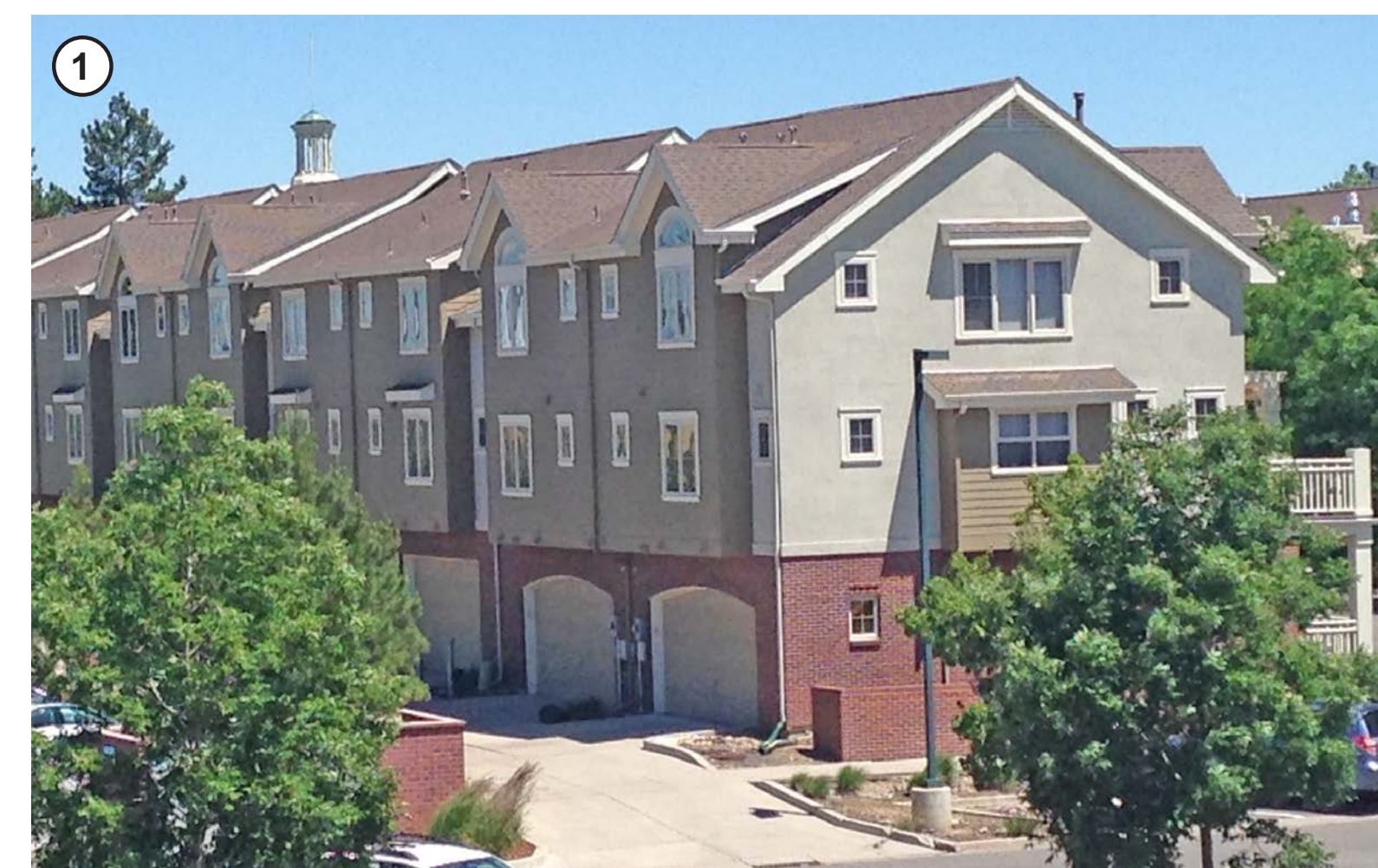Mixed Use / Carriage House / Flats / Apartments / Existing Context

3-story flats with lley-accessed parking in garages
Traditional "village" feel
3-story mixed use with varied facade
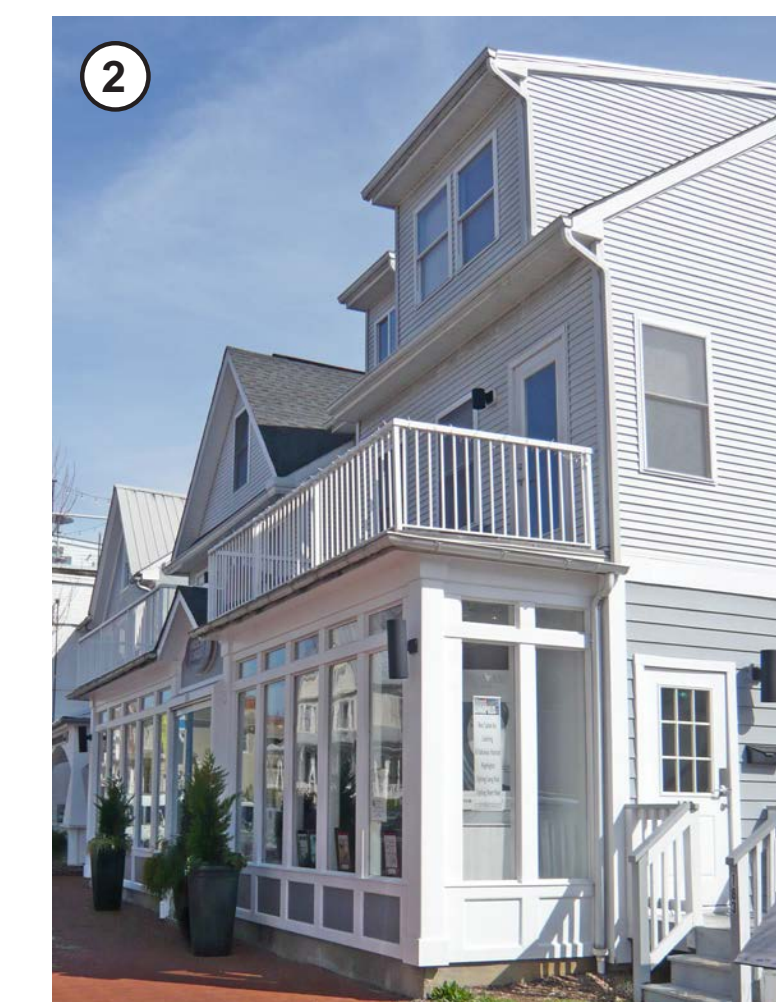
## COMMUNITY DIALOGUE SESSIONS
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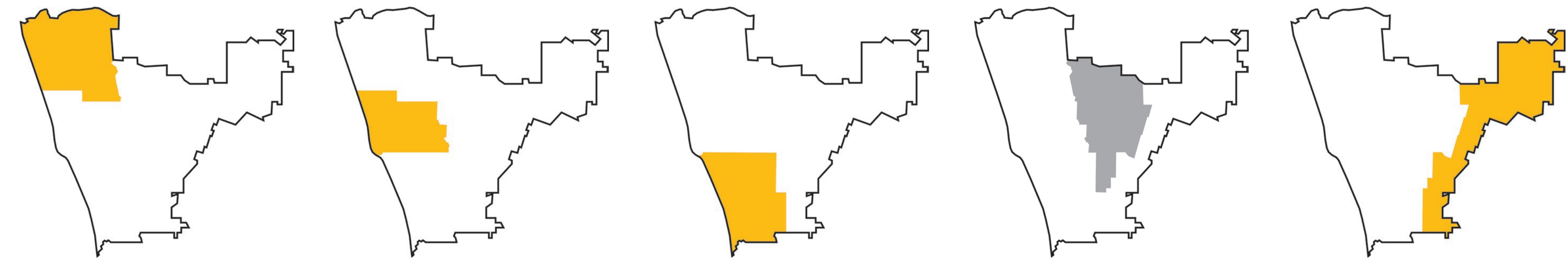
RESIDENTIAL INFILL - SMALL SITE

OVERVIEW: The Residential Infill-Small Site neighborhood prototype is provided as an option for incorporating infill multifamily and attached single family housing into an existing single family neighborhood. In most cases, these infill sites will be rather small, and close to surrounding single family homes. Therefore, considering the context is especially important. This prototype would likely occur at the intersection of two neighborhood streets, but could also occur along a neighborhood or arterial street.
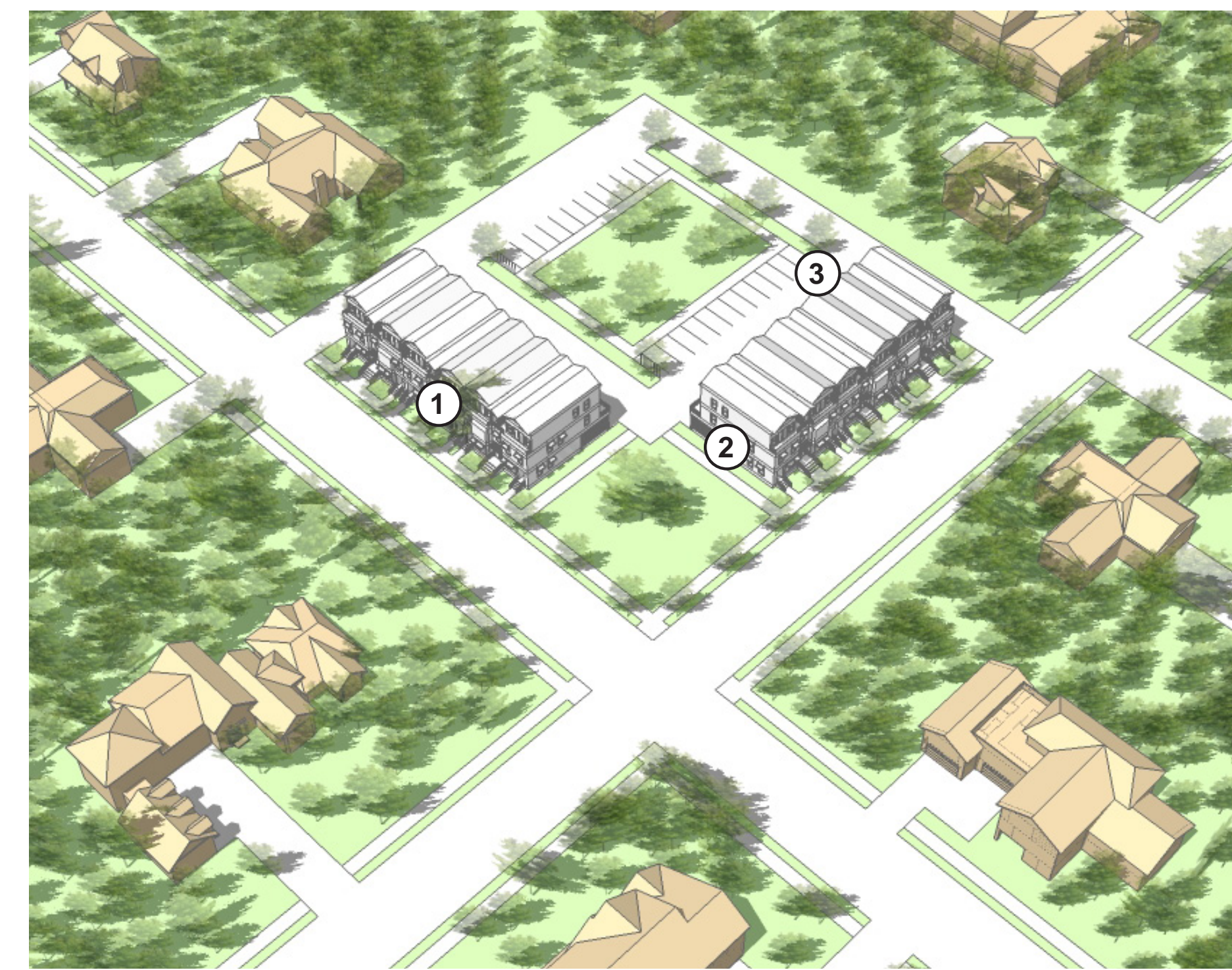
OPTION 1: 2-3 STORY DEVELOPMENT

LEGEND
- Townhome
- Flats
- Existing Context
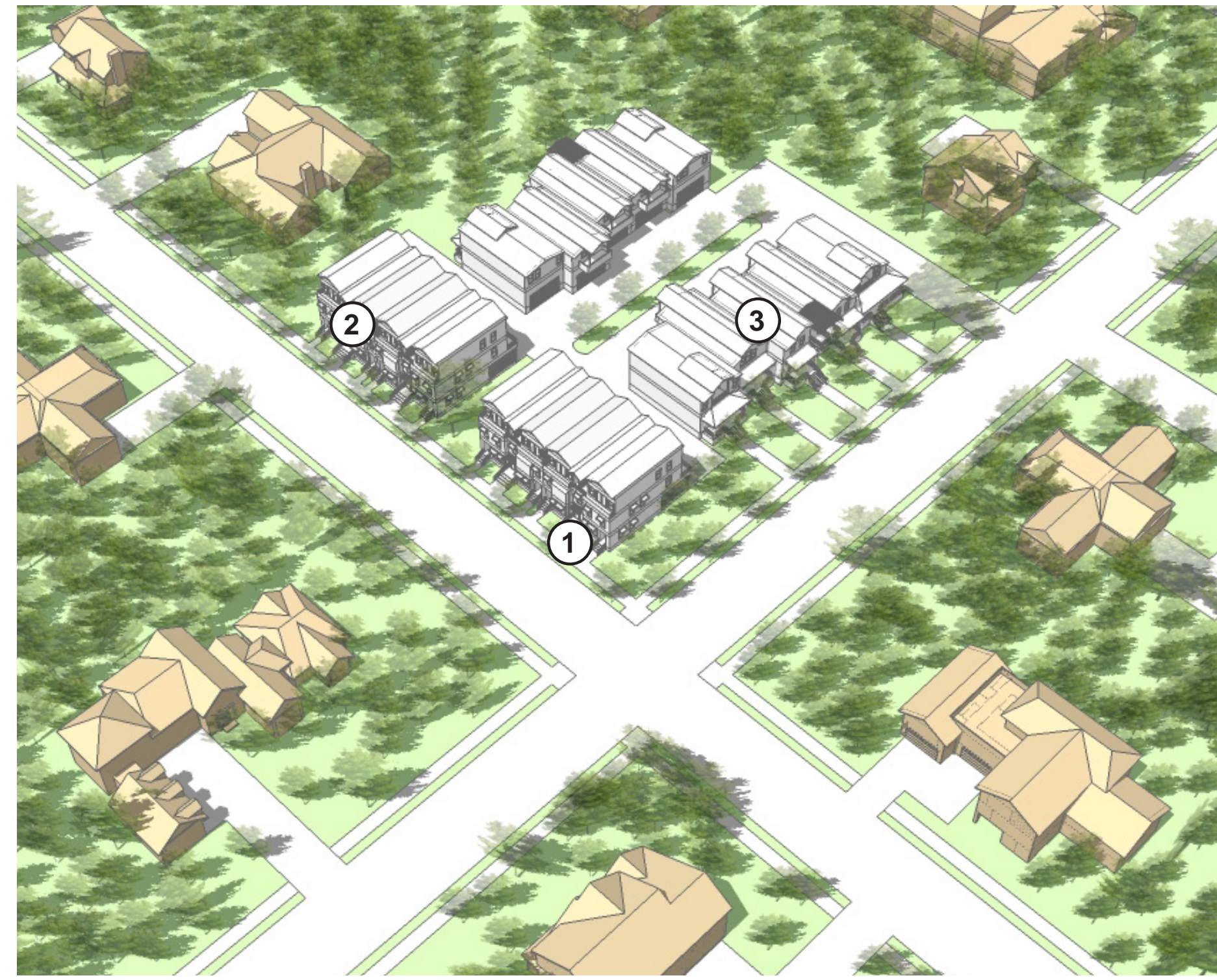
PROGRAM
26 Dwelling Units

DESCRIPTION
- 3-story flats face primary street.
- 2-story townhomes face secondary street.
- Parking is provided in individual ground floor garages or "tuck under" parking areas.
- Buildings are set back from the street edge to respond to the surrounding context.

Front stoops and porches
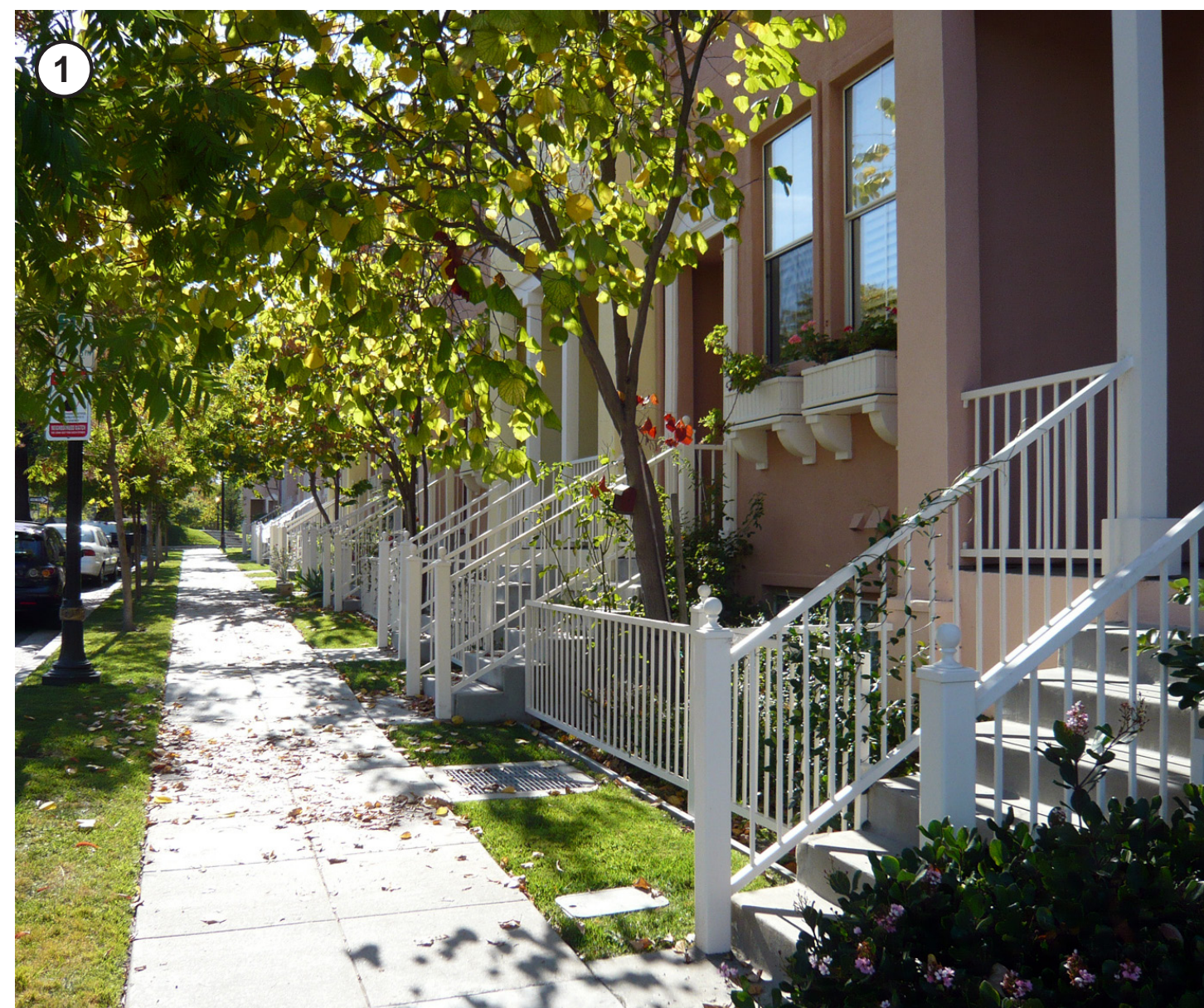
Connections to the outdoors

Cottage architecture

OPTION 2: 3 STORY DEVELOPMENT

LEGEND
- Flats
- Existing Context

PROGRAM
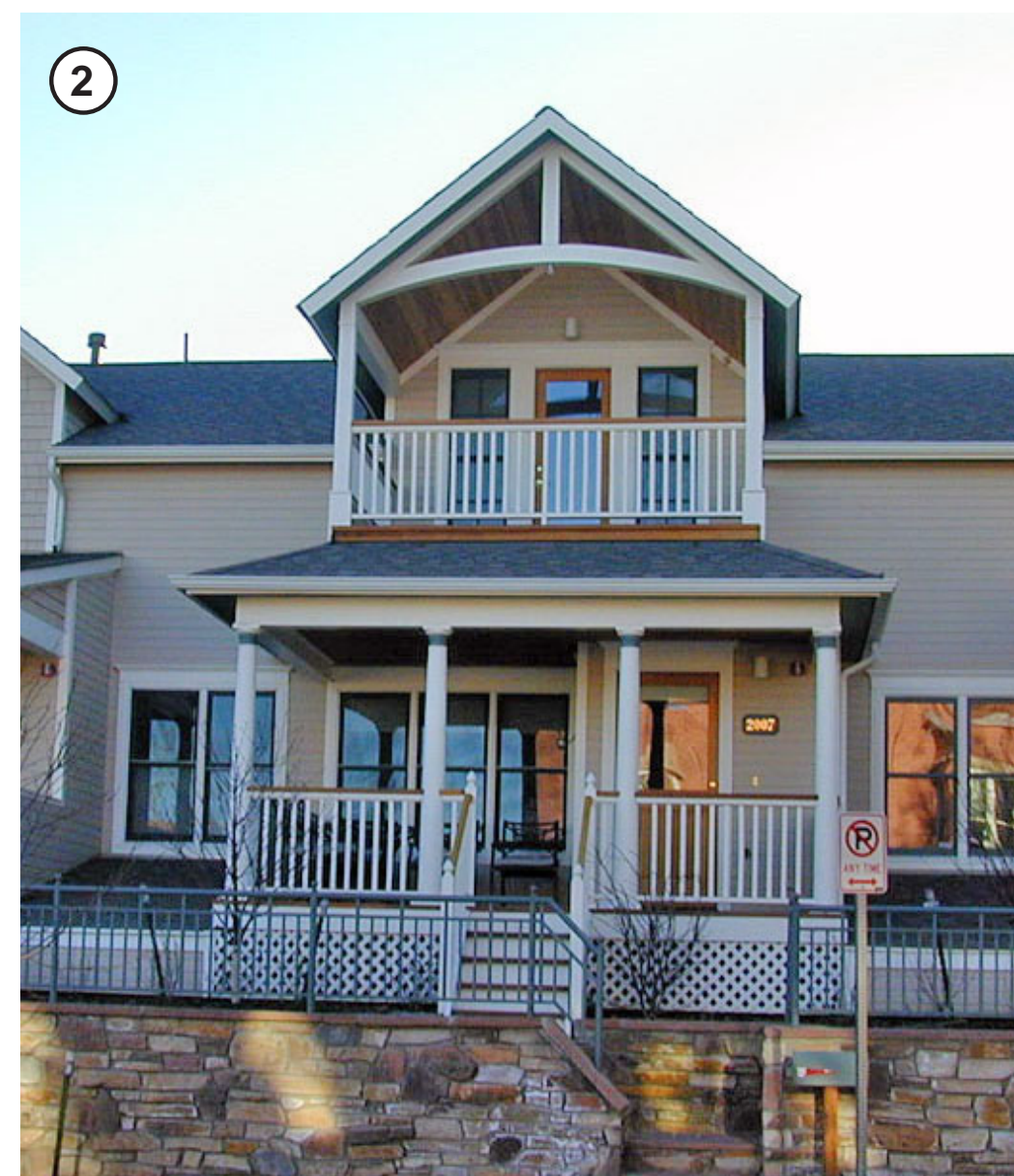36 Dwelling Units

DESCRIPTION
- 3-story flats facing primary and secondary streets.
- Parking is provided in "tuck-under" or garage spaces with additional surface parking provided on-site.
- A central green space provides a park-like setting for residents to enjoy while transitioning to surrounding single
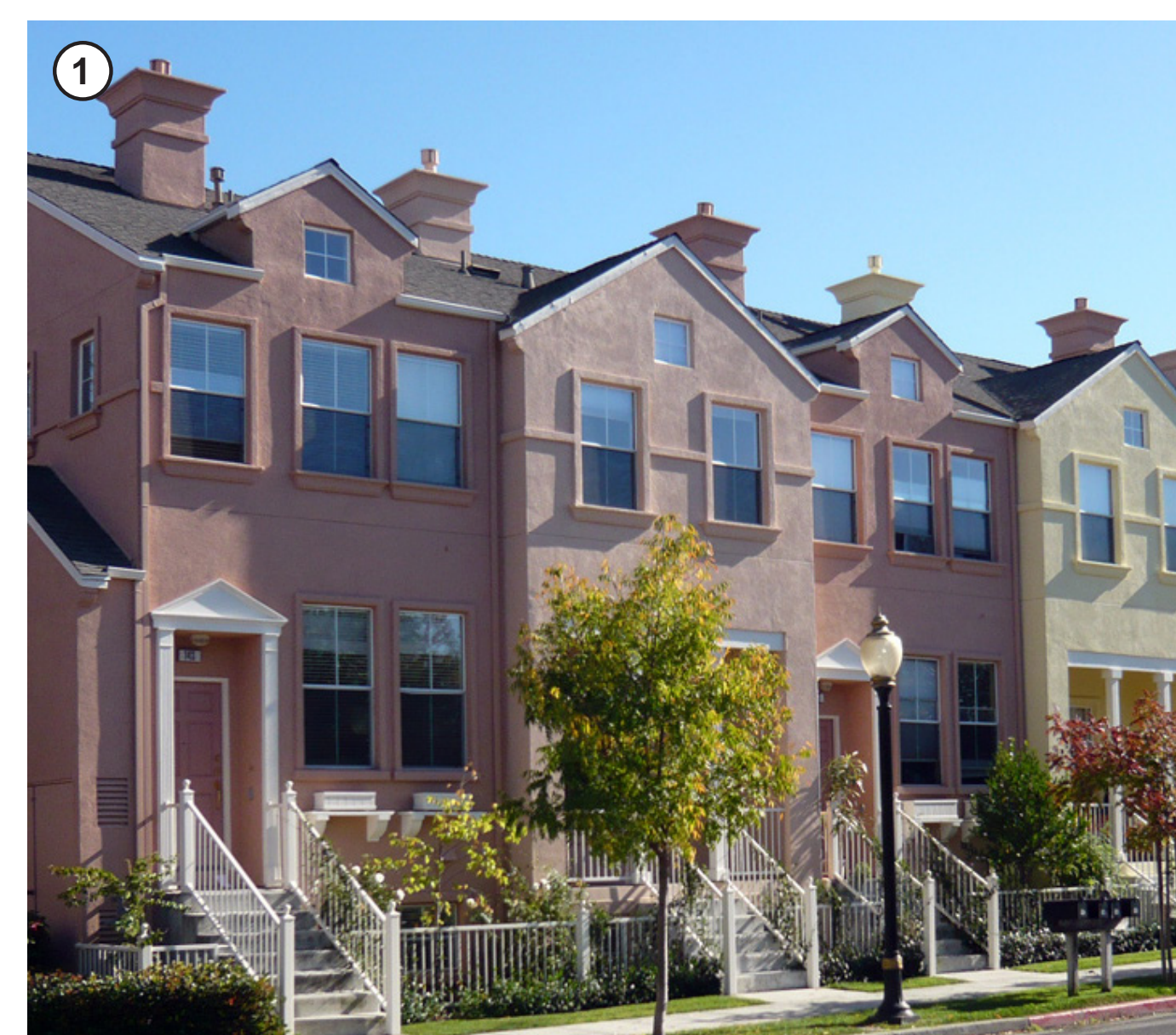

Townhomes greet the sidewalk
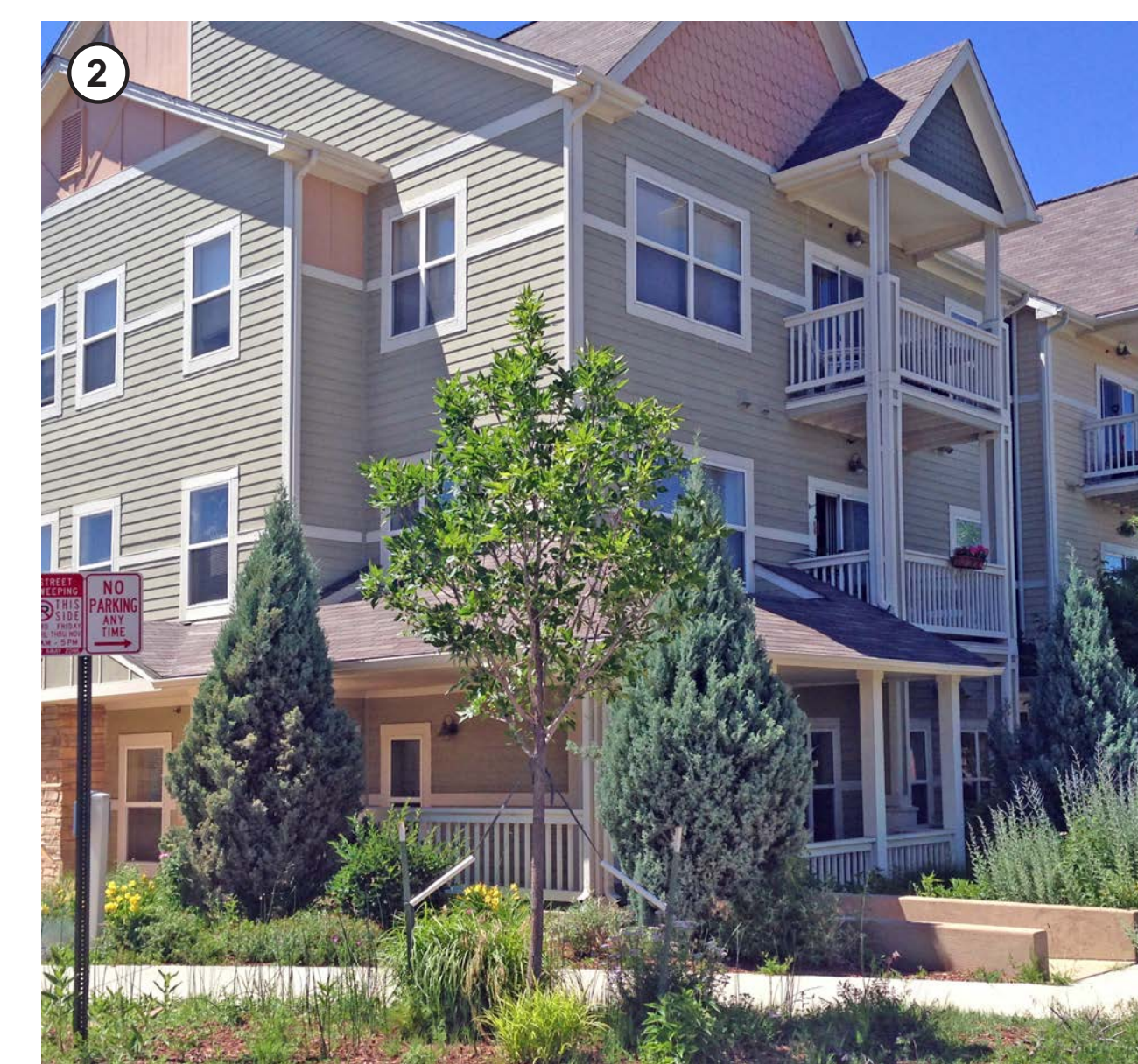
Variation in facade

Garage parking
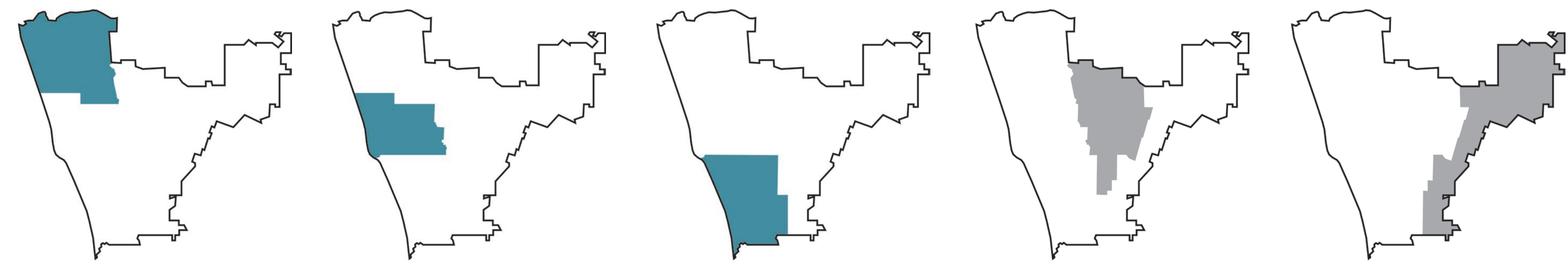
MAIN STREET / MIXED USE - SMALL SITE

OVERVIEW: This neighborhood prototype envisions redevelopment along Highway 101 or other local "main street." New development is "mixed use," including retail or restaurants on the ground floor with housing above. In each option, the building is located at the sidewalk edge to define the street and create a lively sidewalk experience.
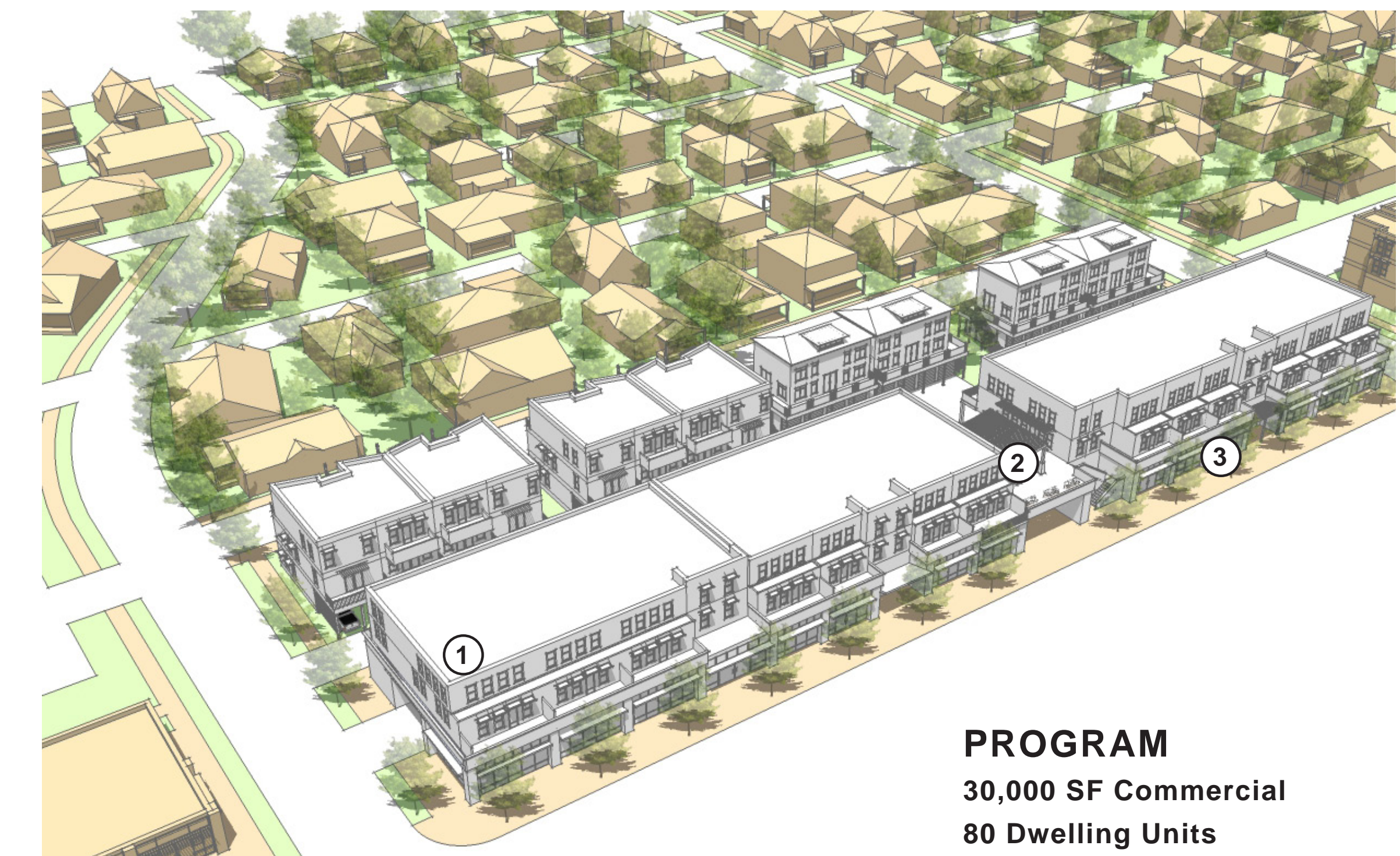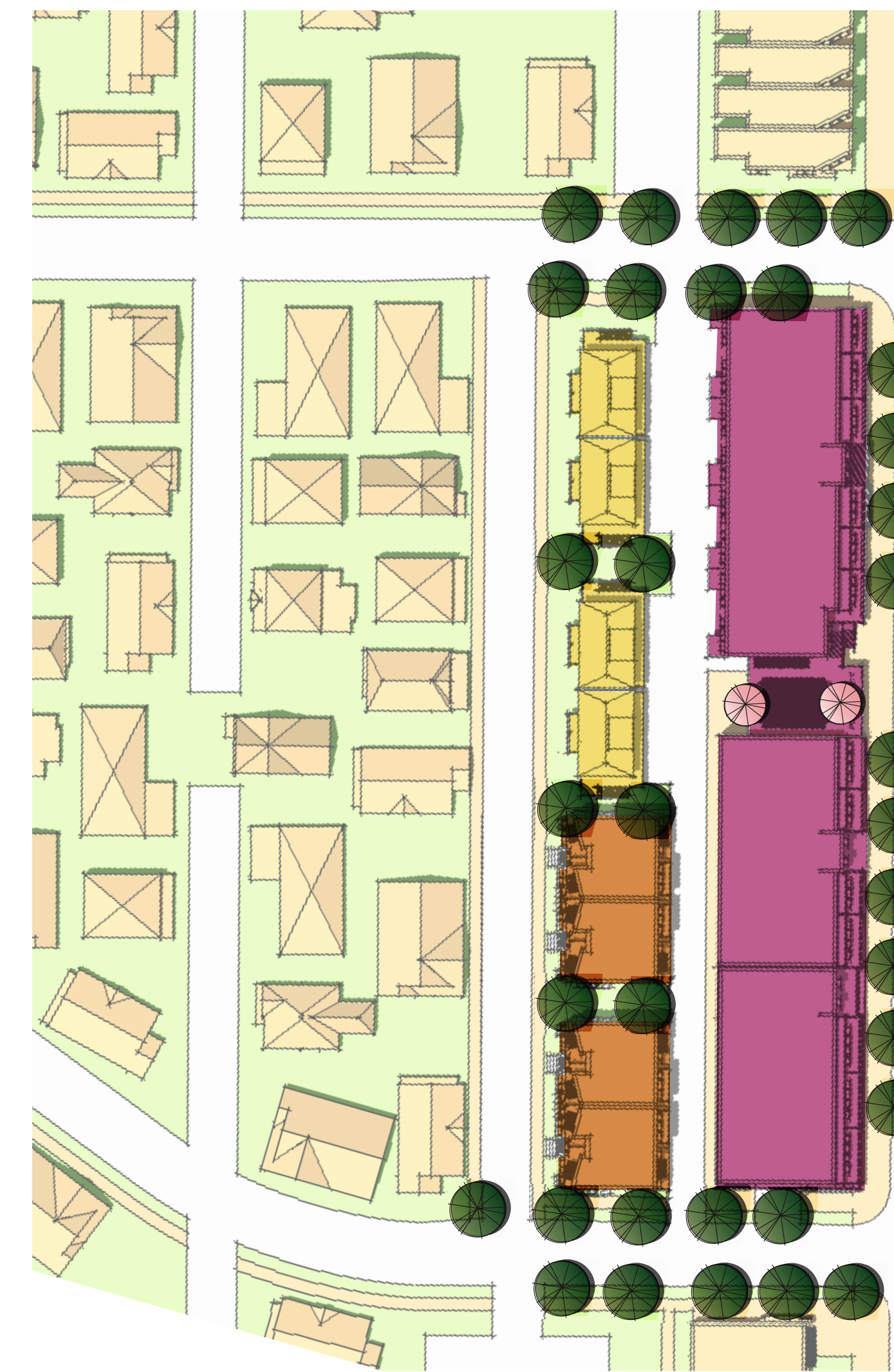
OPTION 1: 2-3 STORY DEVELOPMENT
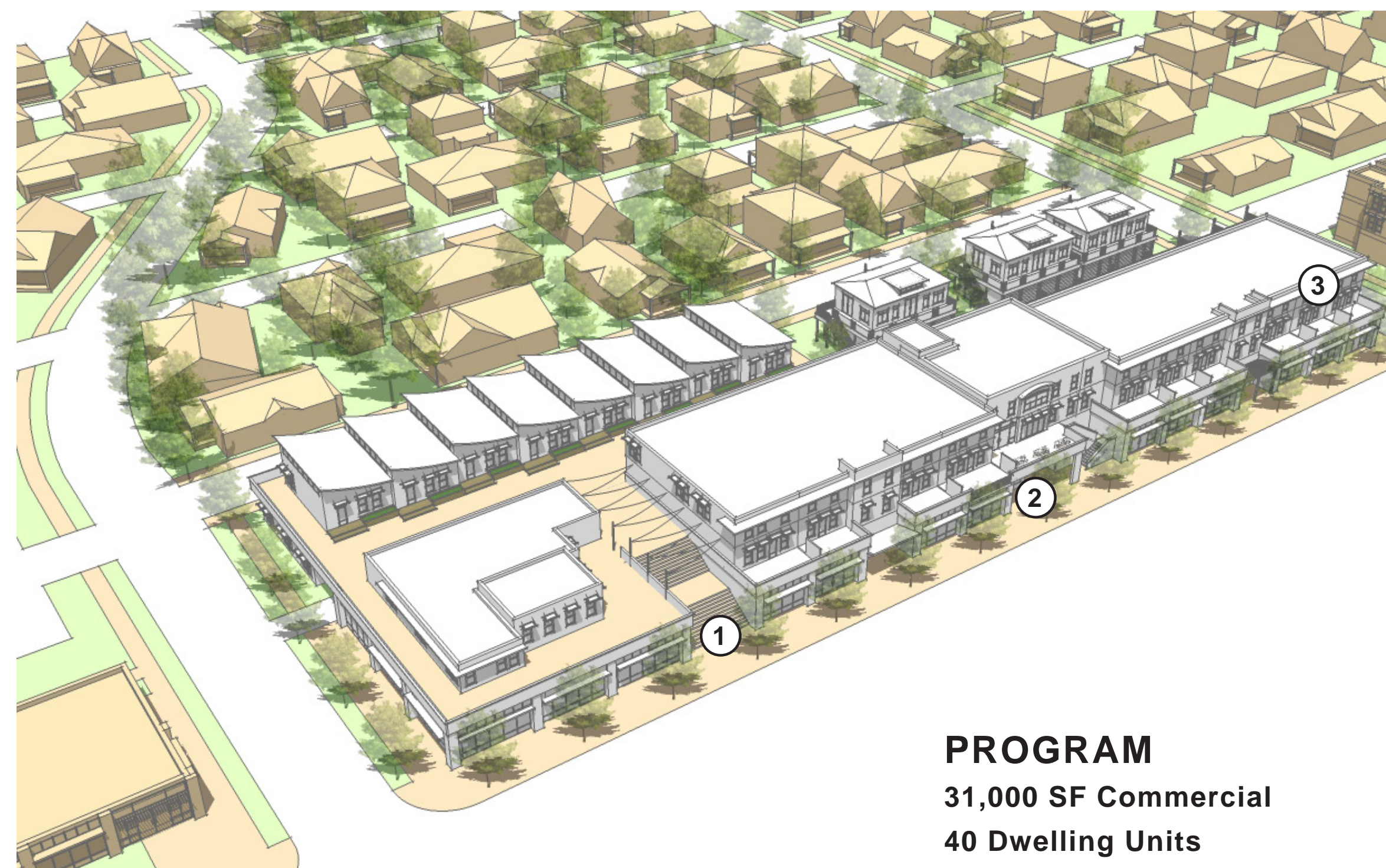
PROGRAM
31,000 SF Commercial
40 Dwelling Units

DESCRIPTION
- A large mixed use building with ground floor commercial and two upper floors of residential along most of the facade.
- A second-level plaza offers access to a restaurant and unique townhomes with stairs leading up from the sidewalk.
- Carriage houses are provided opposite the alley for transitioning into the existing single and multifamily context.
- Parking is provided underground and on the ground floor, accessed from the alley, and on the ground floor of carriage houses.

LEGEND
- Mixed Use
- Carriage House
- Townhome
- Existing Context

Second-level plaza with steps from sidewalk

Outdoor café seating

Traditional context mixed use

OPTION 2: 3 STORY DEVELOPMENT

PROGRAM
30,000 SF Commercial
80 Dwelling Units

DESCRIPTION
- A large mixed use building with ground floor commercial uses and two upper floors of residential is provided along "main street."
- A second-level plaza is provided for residential units and also provides a break in the facade at the street level.
- An alley behind the mixed use building provides access carriage houses and flats to provide a transition to the existing single and multi-family neighborhood with "tuck-under" parking.
- Parking for the mixed use building is provided underground with some spaces provided in the alley.

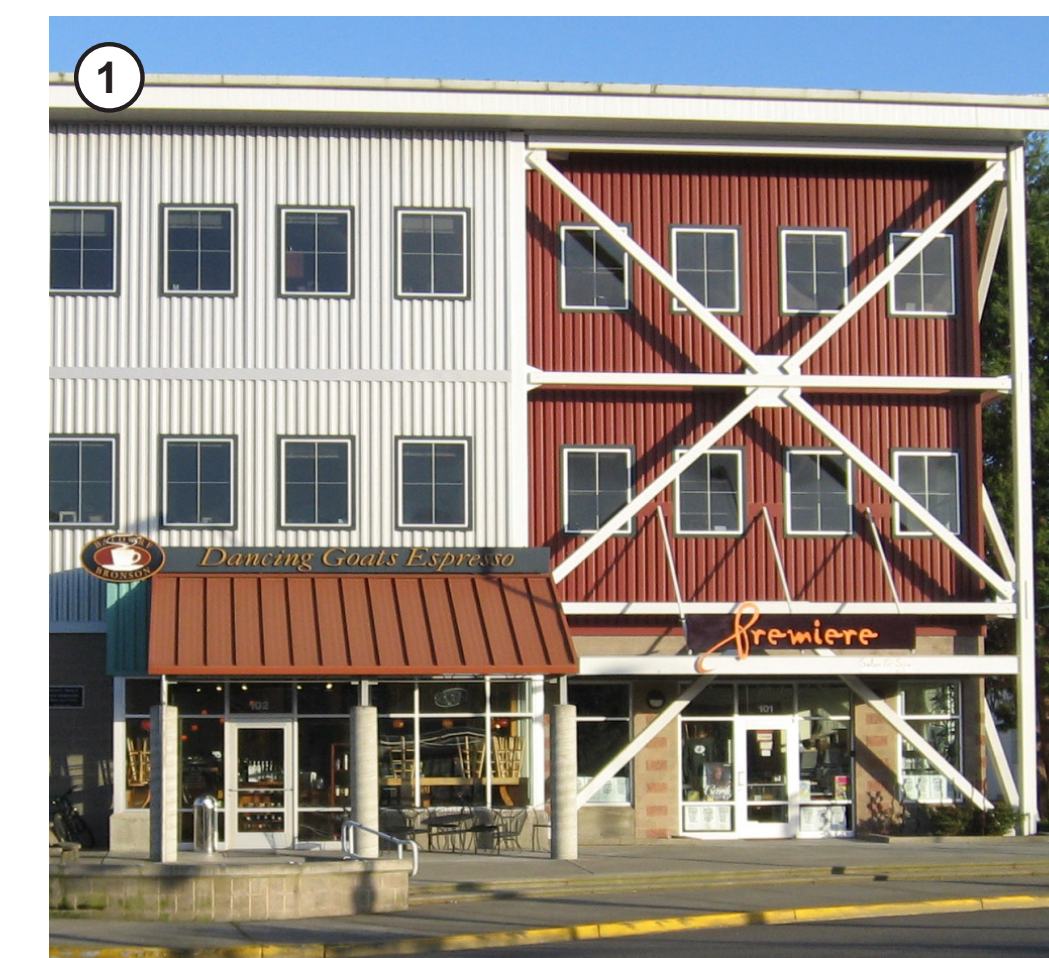**LEGEND**
- Mixed Use
- Carriage House
- Flats
- Existing Context

Industrial context mixed use

Downtown context mixed use

Lively sidewalk environment

COMMUNITY DIALOGUE SESSIONS

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