

# Building Height

Diego Velasco



Streetscapes



First 15'



Gathering Spaces



Placemaking

Public Realm



# Building Types



Rowhome



Motorcourt



Stacked Flats



Wrap



Podium



Business Park

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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





**Center**



**Node**



**Corridor**

Place Types

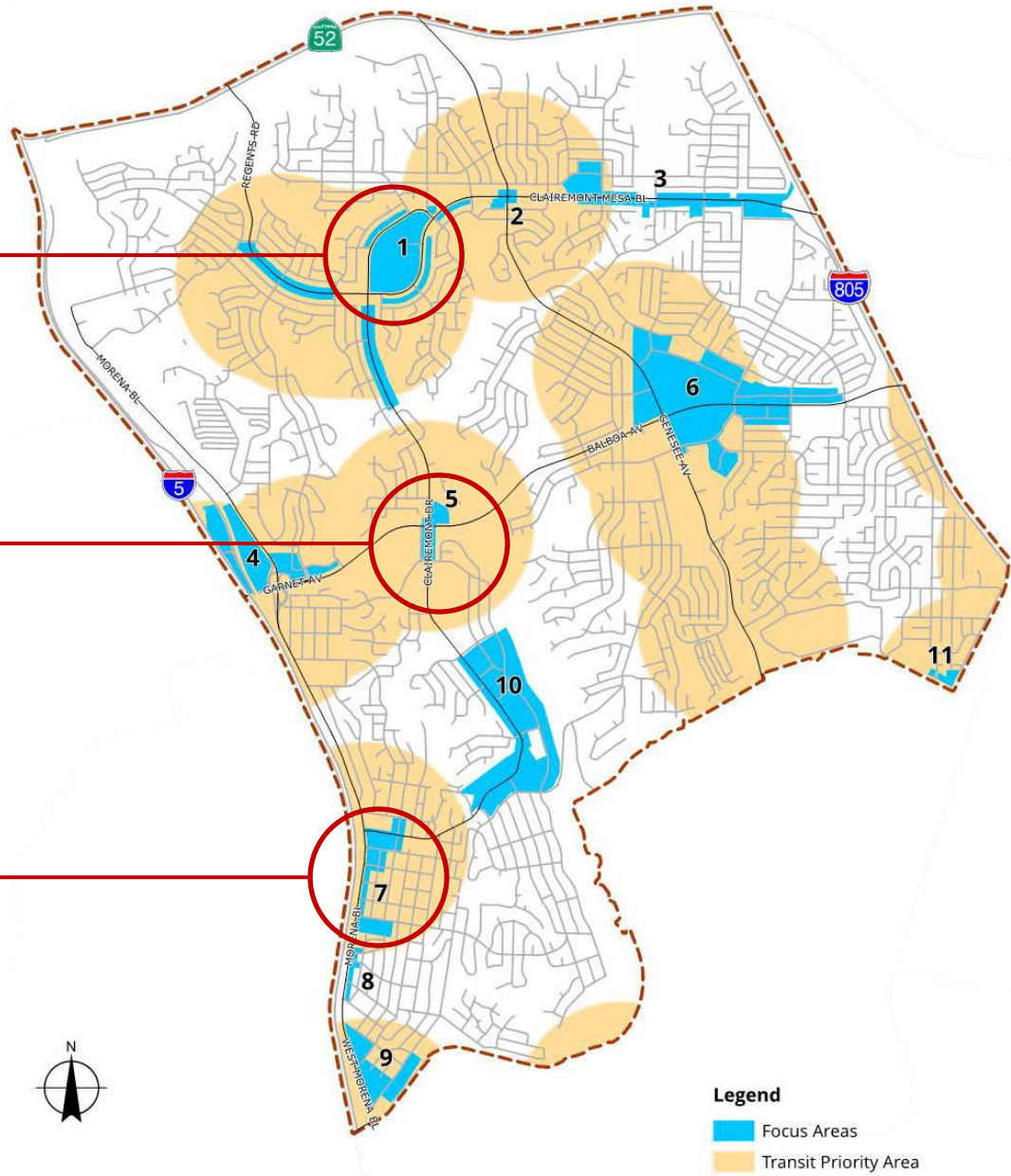


# Focus Areas

Center

Node

Corridor







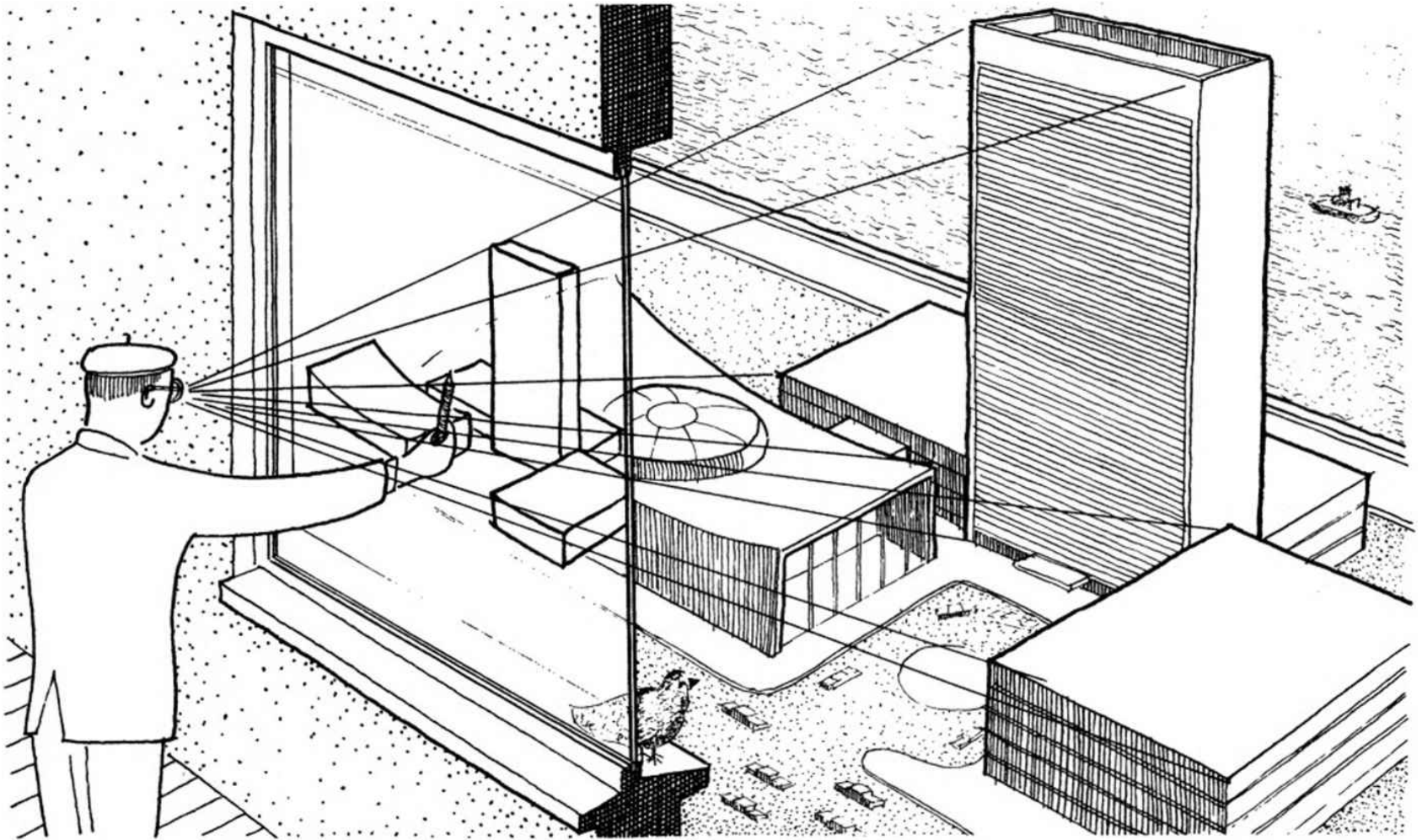


# Building Height

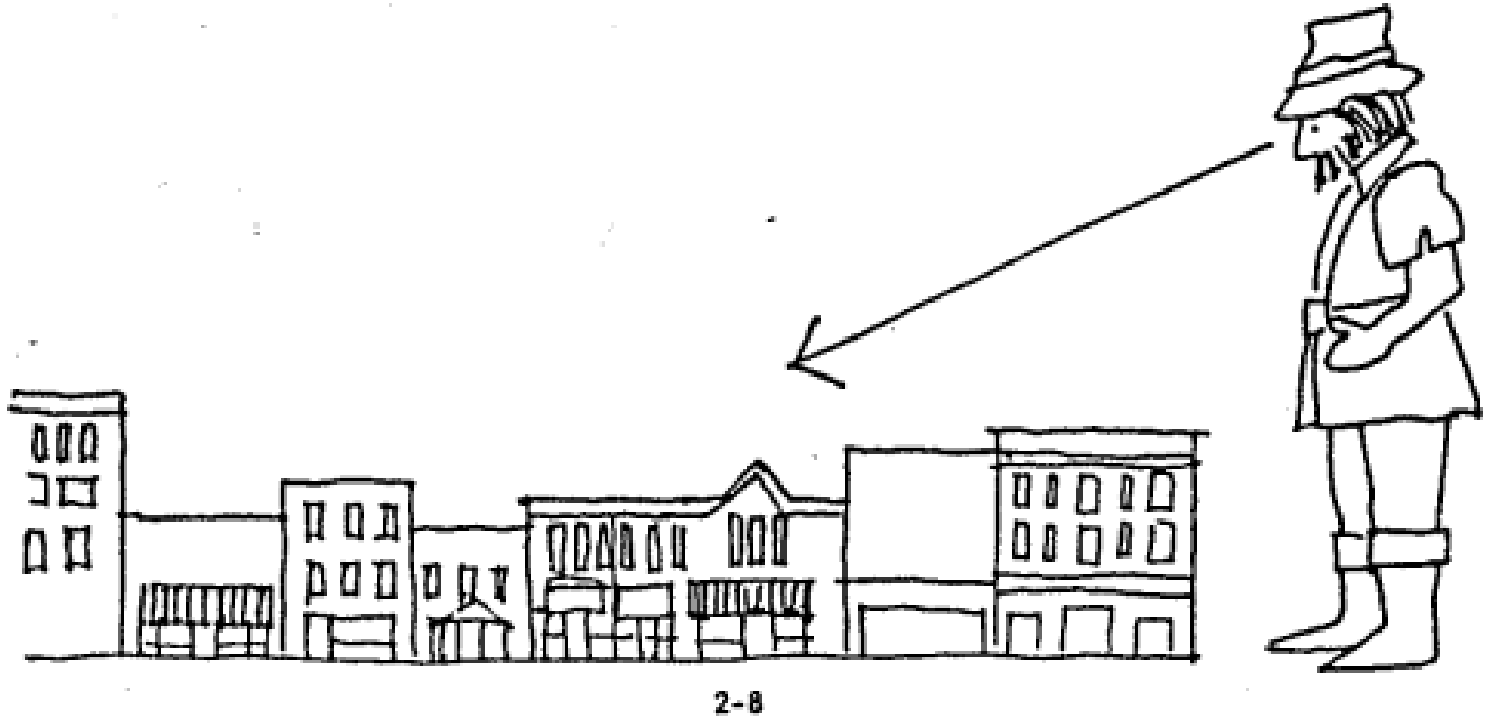
- Why do we regulate building heights?
- What can be gained with a bit of flexibility?
- What are some considerations for Clairemont?

Diego Velasco

# It's a matter of perception



Our view angle is key





We like to show everything from up high



Still too  
High



2-6 Stereotypical.

Closer to  
Reality



2-7 Representative.





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# Views

What if we work with topography?

1



# City Operations Yard: Site Elevations



Road  
Elevation  
230'

Road  
Elevation  
130'

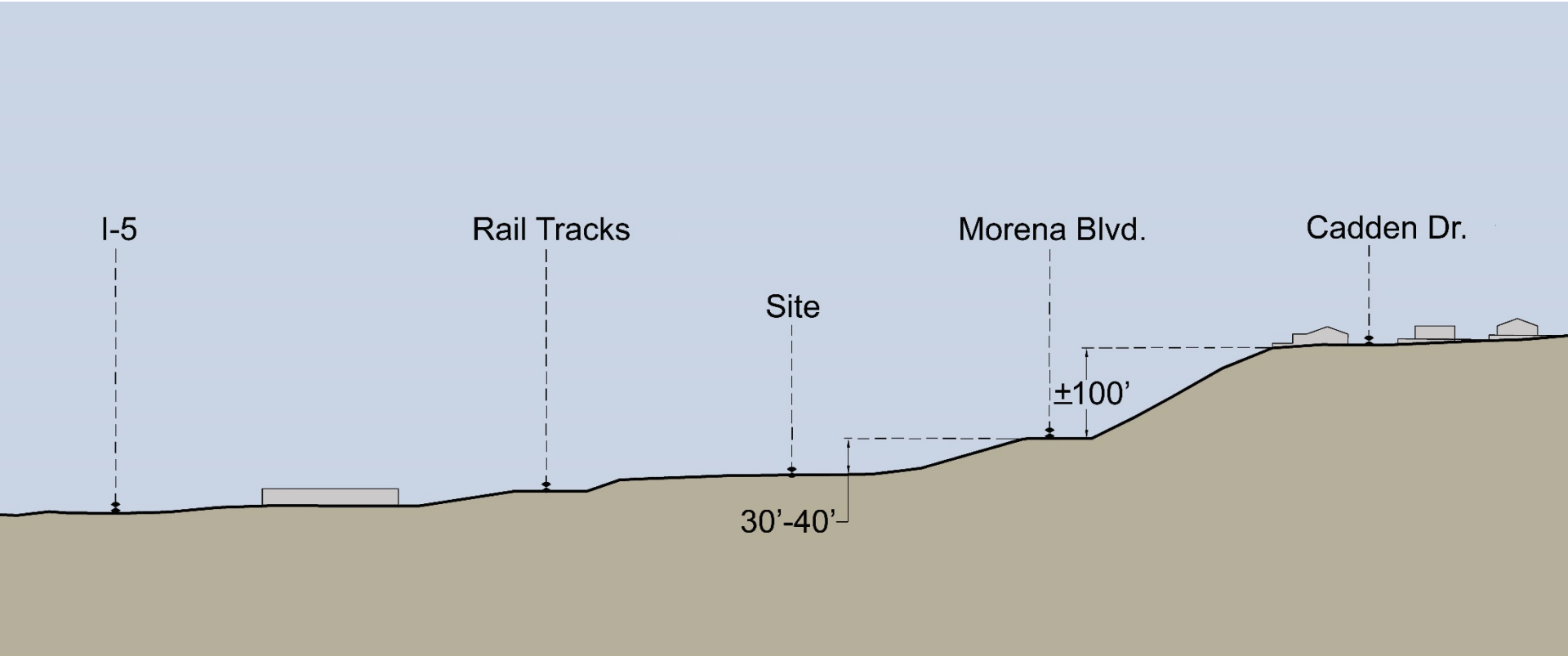
Site  
Elevation  
95'

154 ft

Image Landsat / Copernicus  
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

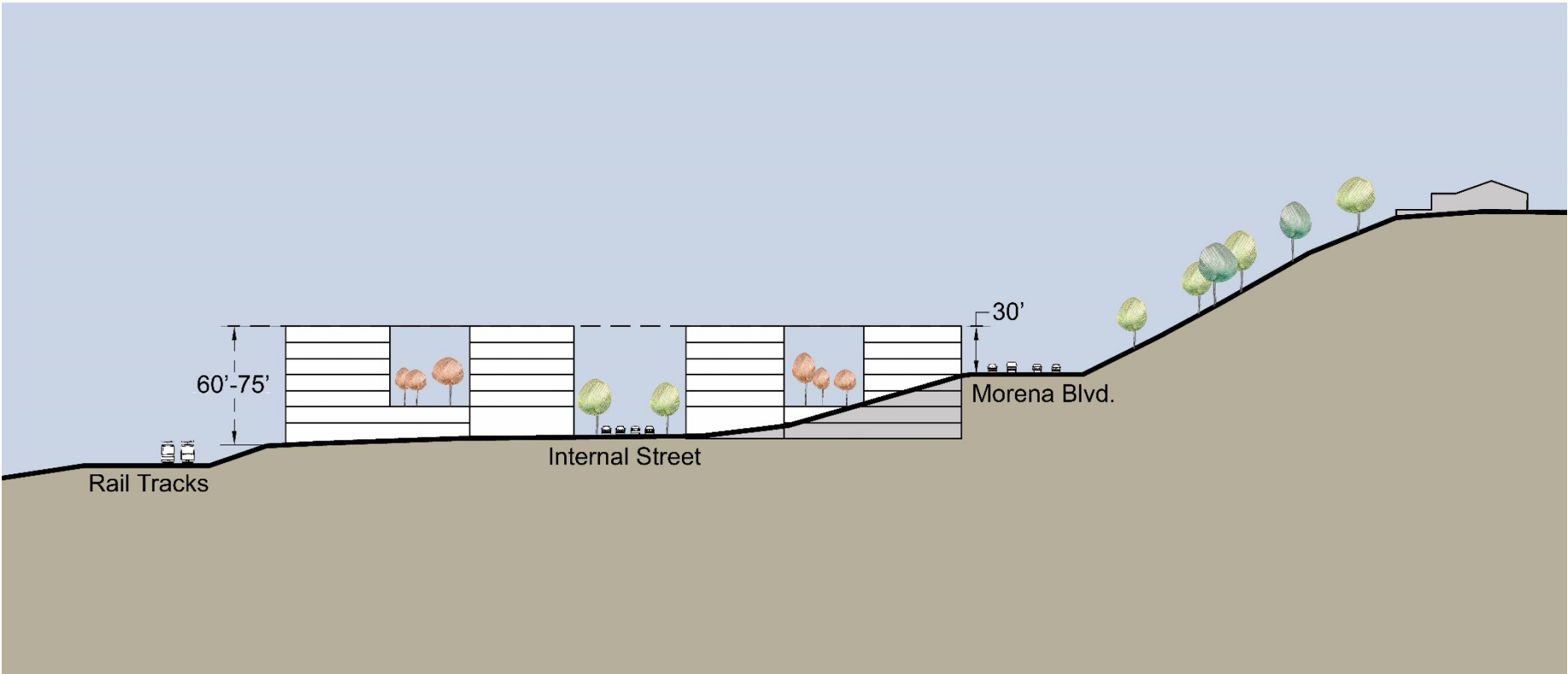
Google

# City Operations Yard: Site Section

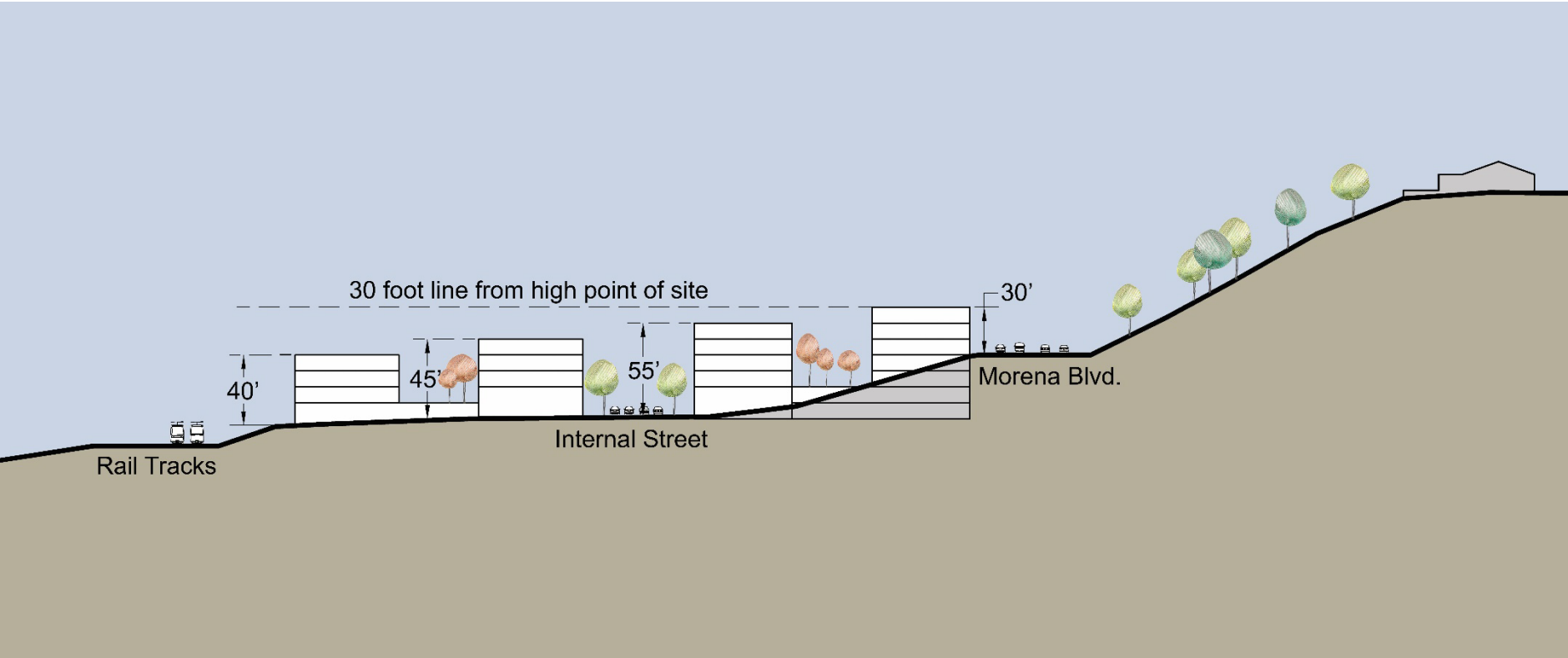




# Option 1: 30' across from high point of grade



# Option 2: Terraced Buildings



# Illustrative Example



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# Illustrative Example



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# Morena Blvd. @ Clairemont Dr: Site Elevations



**Road  
Elevation  
90'**

**Site  
Elevation  
65'**

**Site  
Elevation  
30'**

122 ft

© 2018 Google  
Image Landsat / Copernicus  
© 2018 INEGI

Google



# Option 1: 30' across from high point of grade





# Option 2: Terraced Buildings



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# Option 1: 30' across from high point of grade





# Option 2: Terraced Buildings



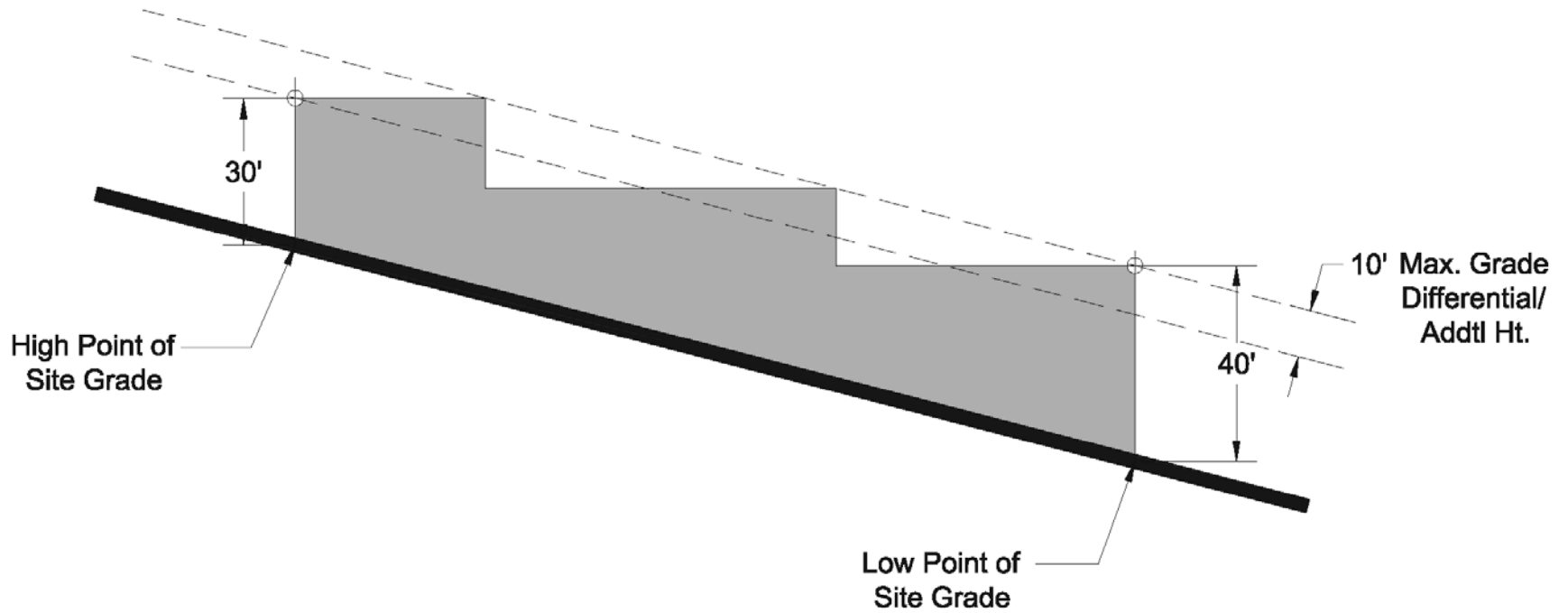
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# Option 2: Terraced Buildings







# Neighborhood Compatibility

What if we create transitions in height  
so that buildings blend in?



# Clairemont Town Square

Site: 47.5 Acres  
Building Footprint: 16 Acres  
FAR: 0.3  
Zone: CC-1-3



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2 - 3 Story  
Rowhomes

3 - 4  
Story  
Wrap

Surface  
Parking

Vons

CVS

Park

3 - 4  
Story  
Podium



Main  
Street

Restaurant/  
Commercial





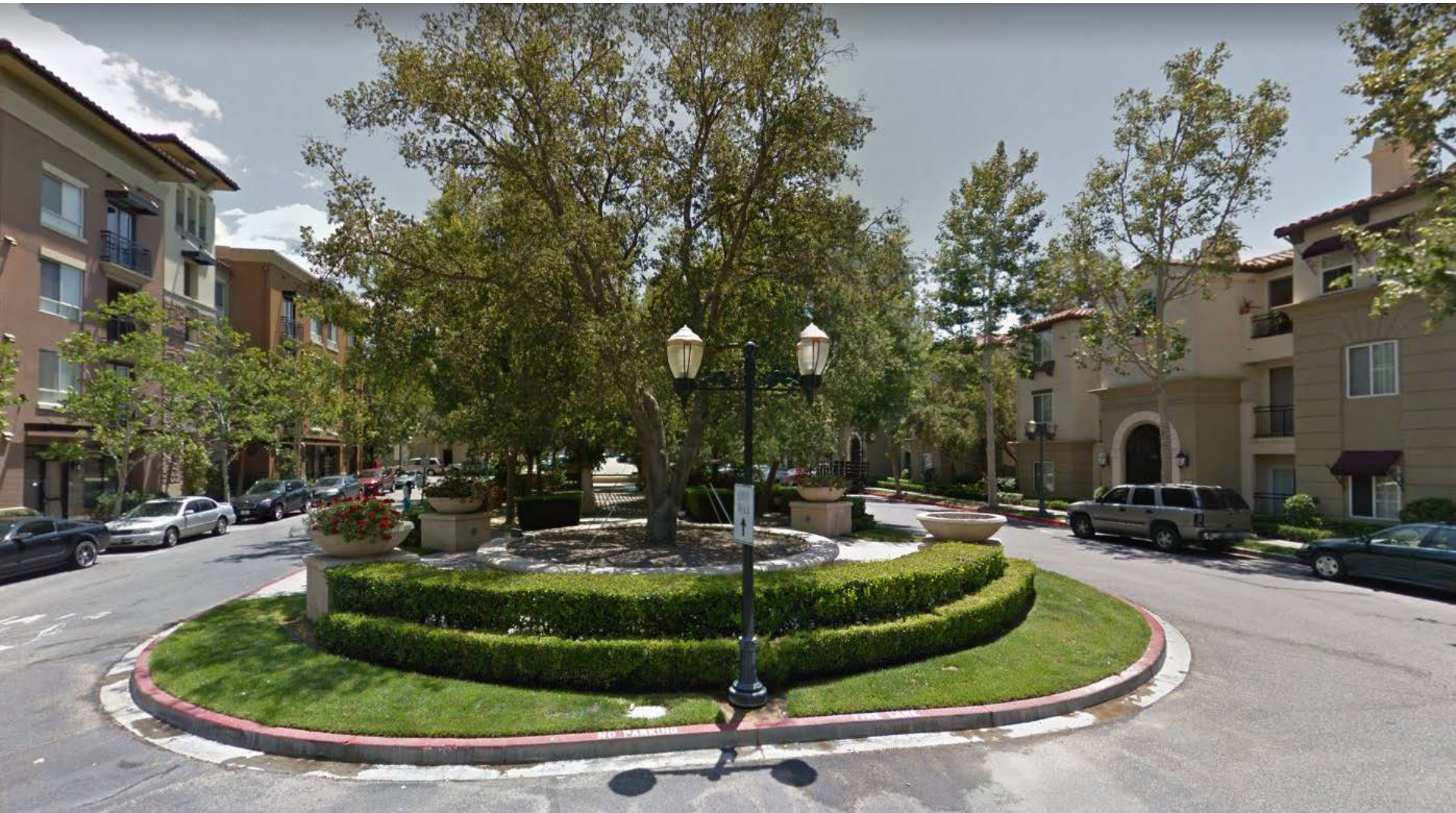
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# Building Height Transitions

3 - 4 Story  
Wrap

3 - Story  
Rowhomes

3 - Story  
Rowhomes

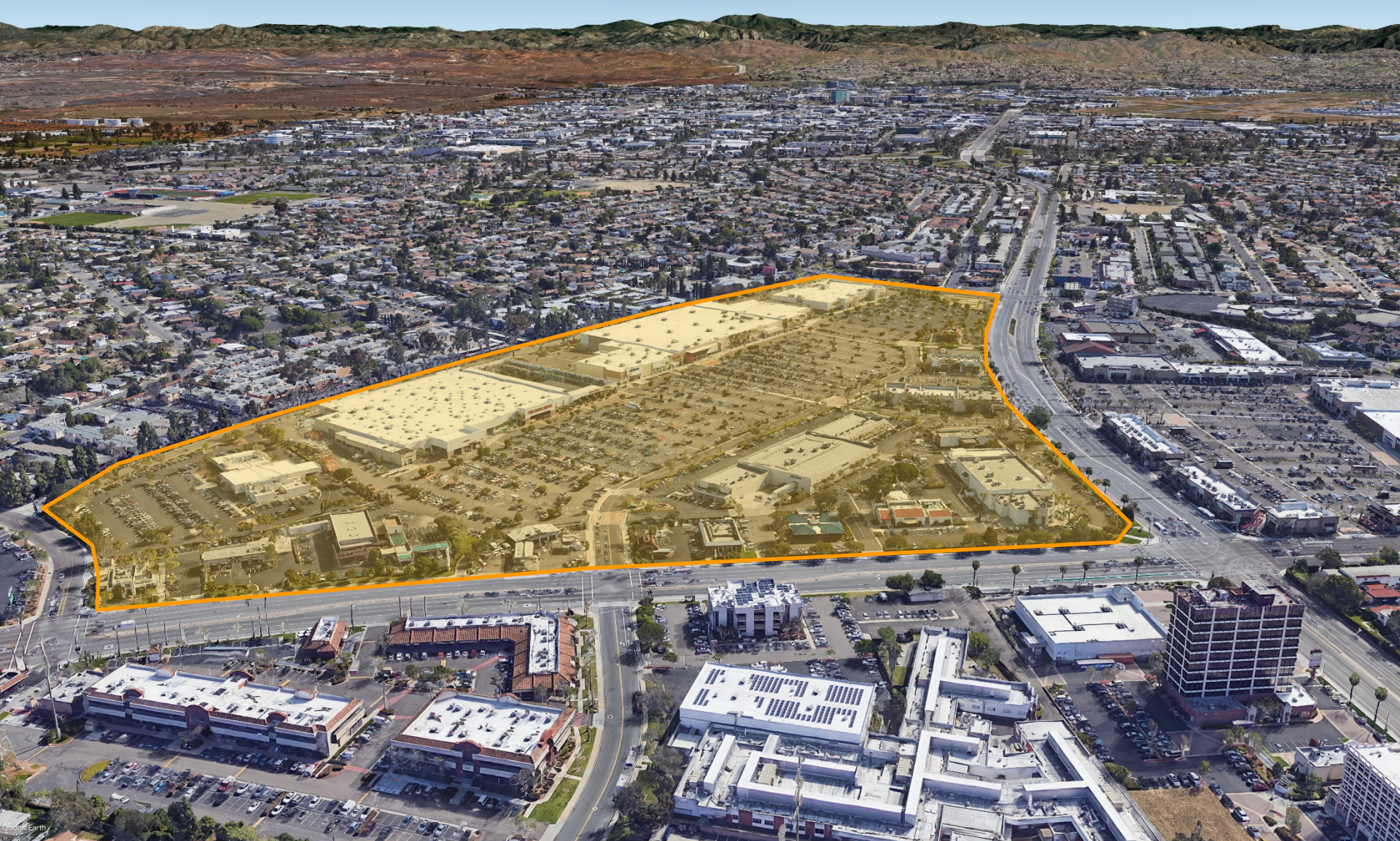
2 Story  
Rowhomes

1 Story  
Single  
Family





# Genesee Plaza



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# Genesee Plaza: Illustrative Example



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# Genesee Plaza: Illustrative Example along Clairemont Mesa Blvd.



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# Architectural Variation & Visual Interest

What if we provide a little flexibility in exchange for better design?





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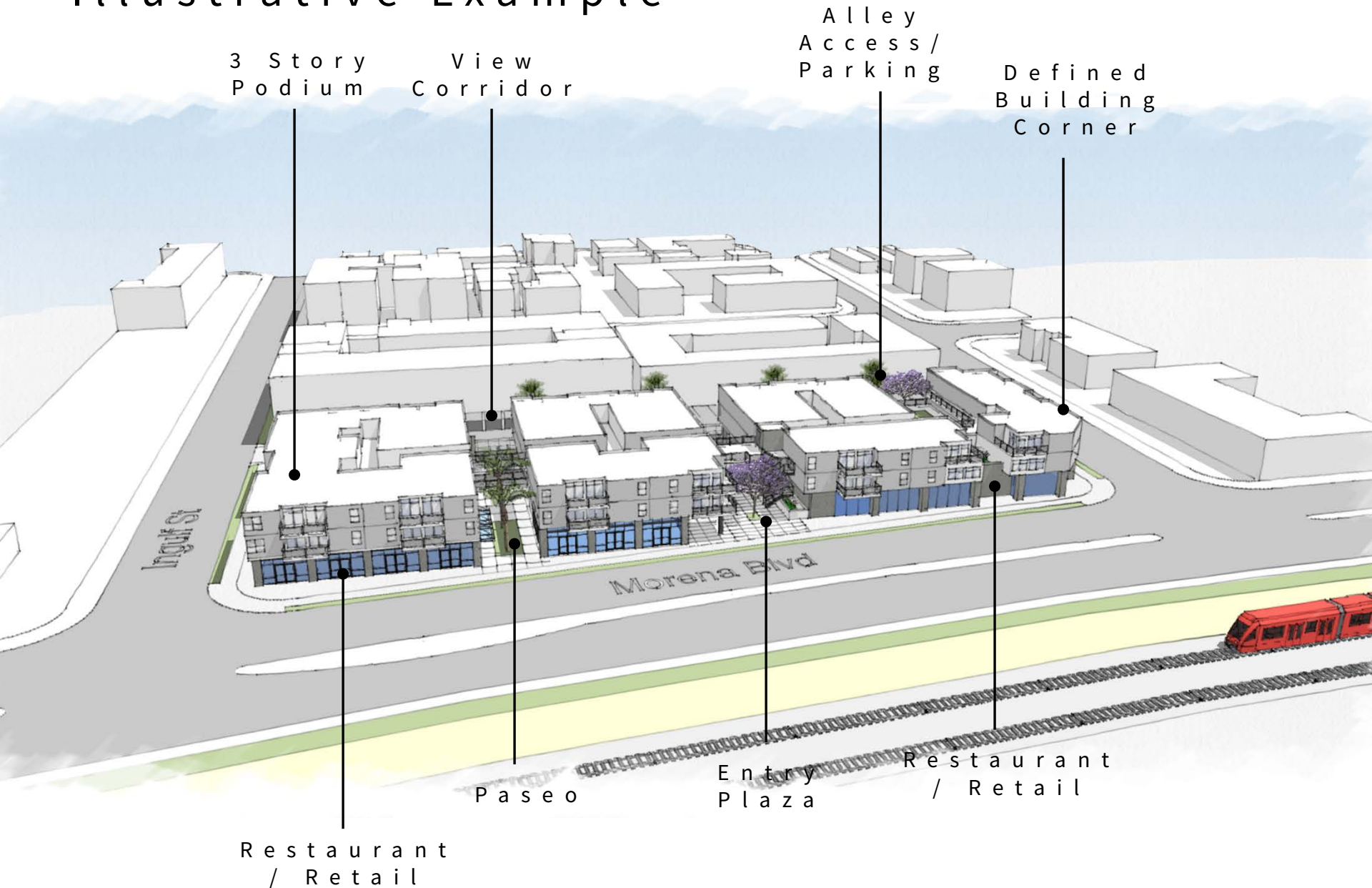
# Morena Blvd @ Ingulf

Site: 1.25 Acres  
Zone: CC-1-3, CC-4-2





# Illustrative Example



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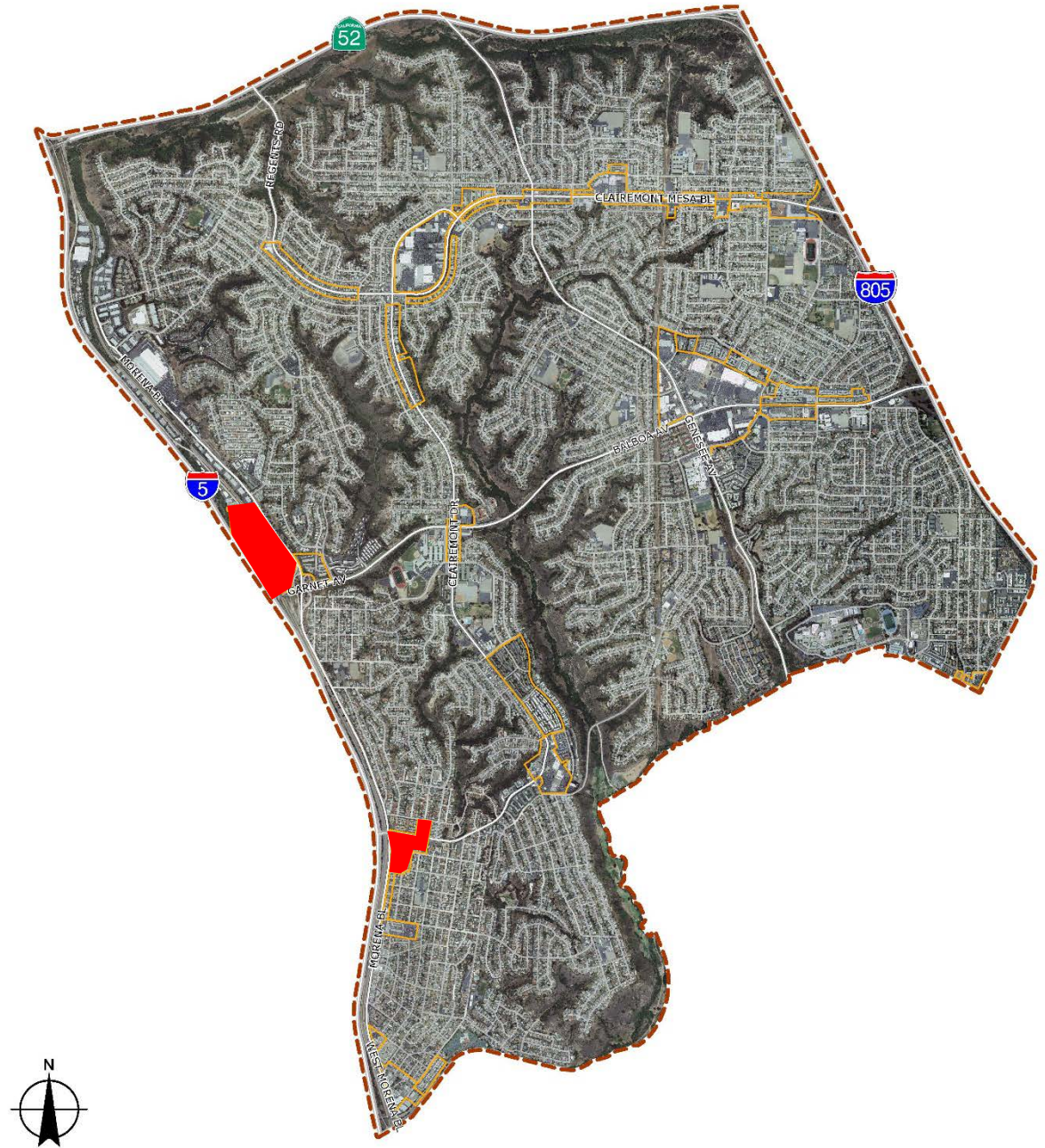
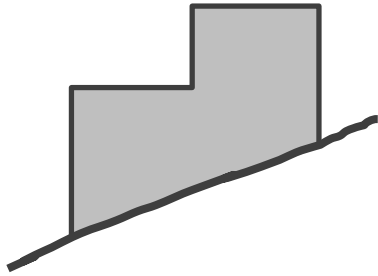




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# Concept 1

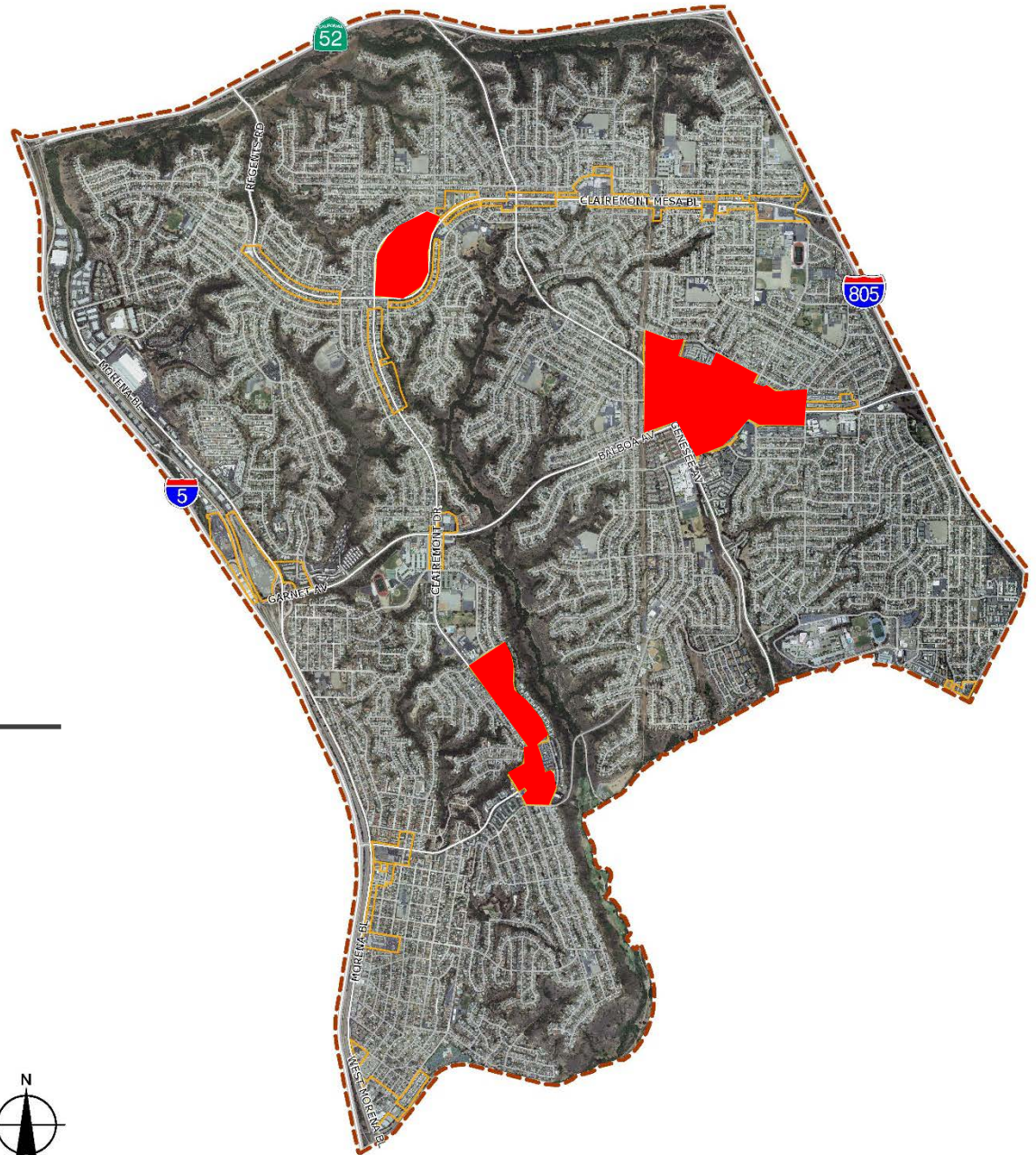
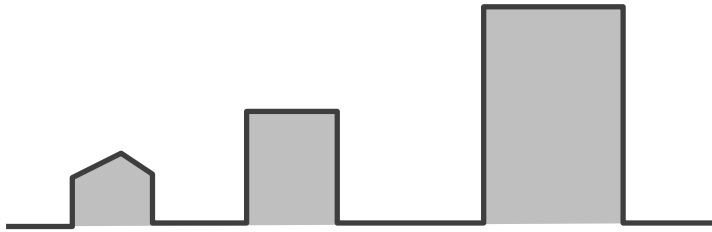
Work with  
Topography





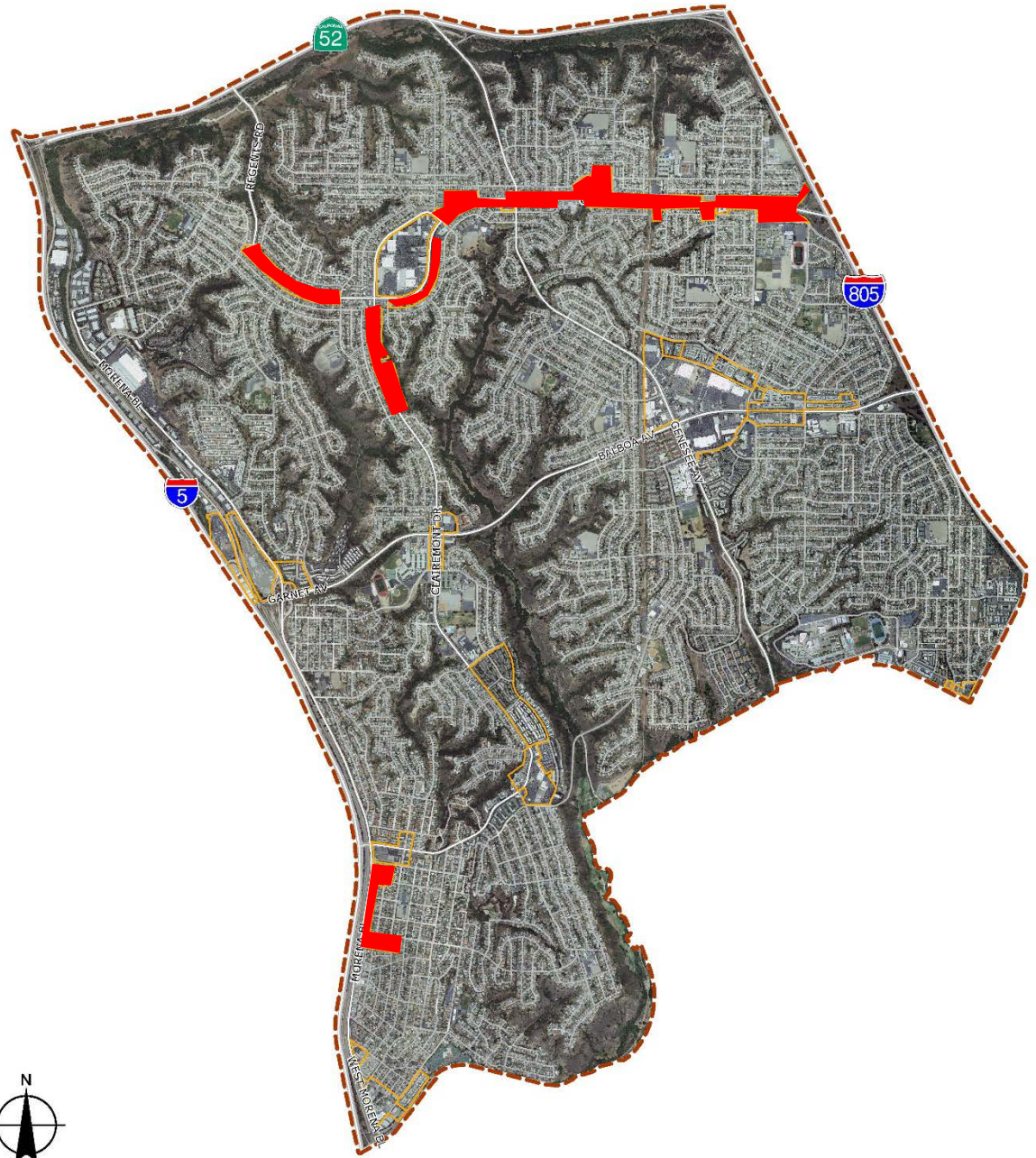
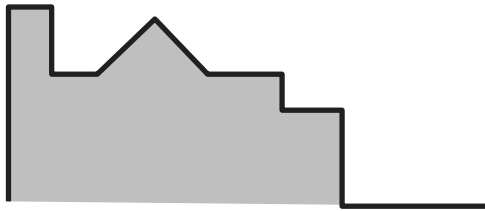
# Concept 2

Transitions in Height from the Center to the Neighborhood

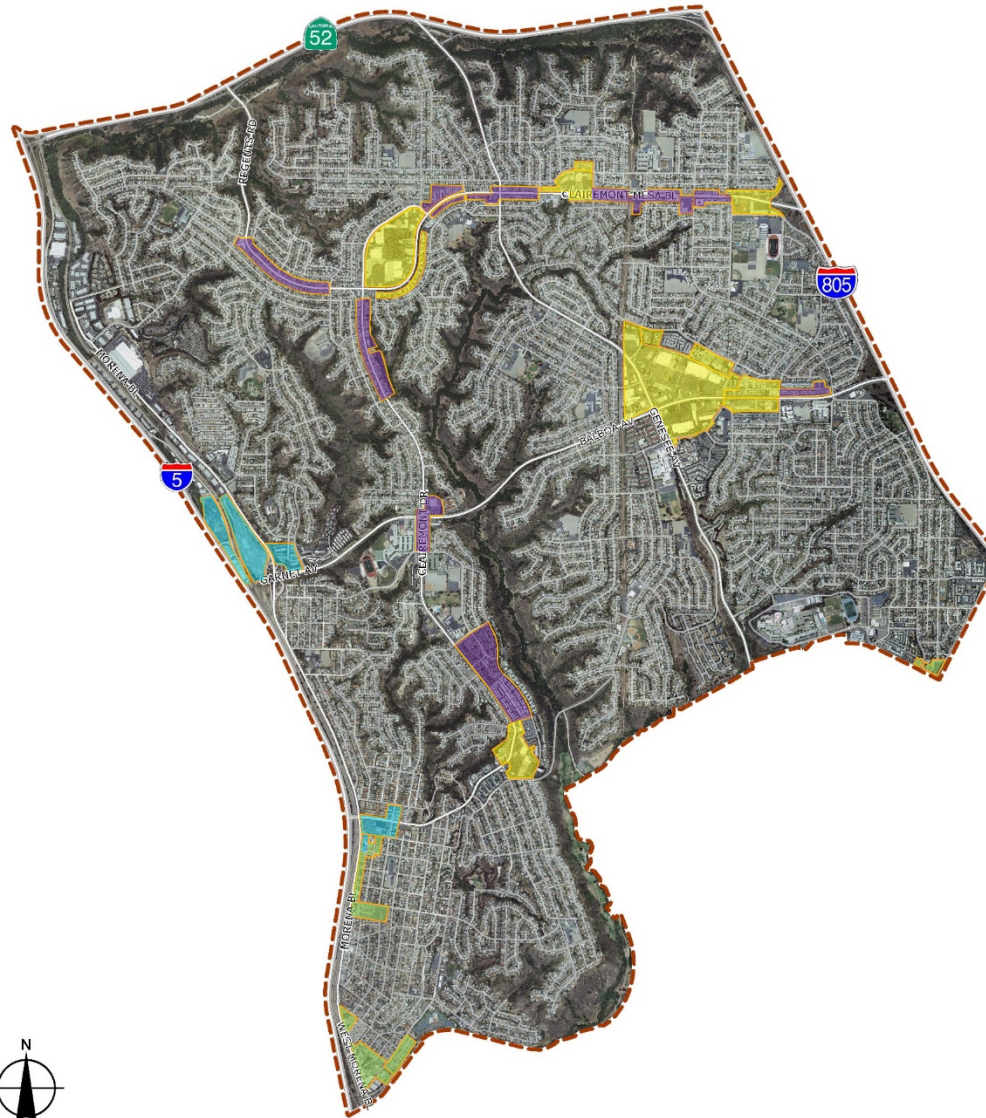


# Concept 3

## Architectural Variation







- Concept 1 - Slope Sites
- Concept 2 – Center Sites
- Concept 3 - Roofline Variation
- Concept 4 - Flat sites



Date: 8/14/2018

Questions?

Diego Velasco