



SITE DEVELOPMENT CONCEPT STUDY UPDATE NORMAL STREET SCHOOL SITE



AGENDA / OVERVIEW

- **INTRODUCTION**
- **RECAP 9.19.2023 COMMUNITY MEETING #1**
- **SITE CONCEPT DESIGN UPDATE & OPEN SPACE SUMMARY**
- **QUESTIONS & COMMENTS**

GOALS

- **500 AFFORDABLE UNITS FOR SINGLES AND FAMILIES**
- **500 ON-SITE PARKING SPACES**
- **APPROPRIATE OPEN SPACE AND USABLE OUTDOOR AREA**
- **EAST/WEST and NORTH/SOUTH PEDESTRIAN CIRCULATION**
- **PLAN FOR ANNEX 1 & ANNEX 2 REHABILITATION**
- **PRESERVATION OF 2 HERITAGE TREES**

4/19/2019

VISIONING WORKSHOP

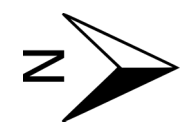
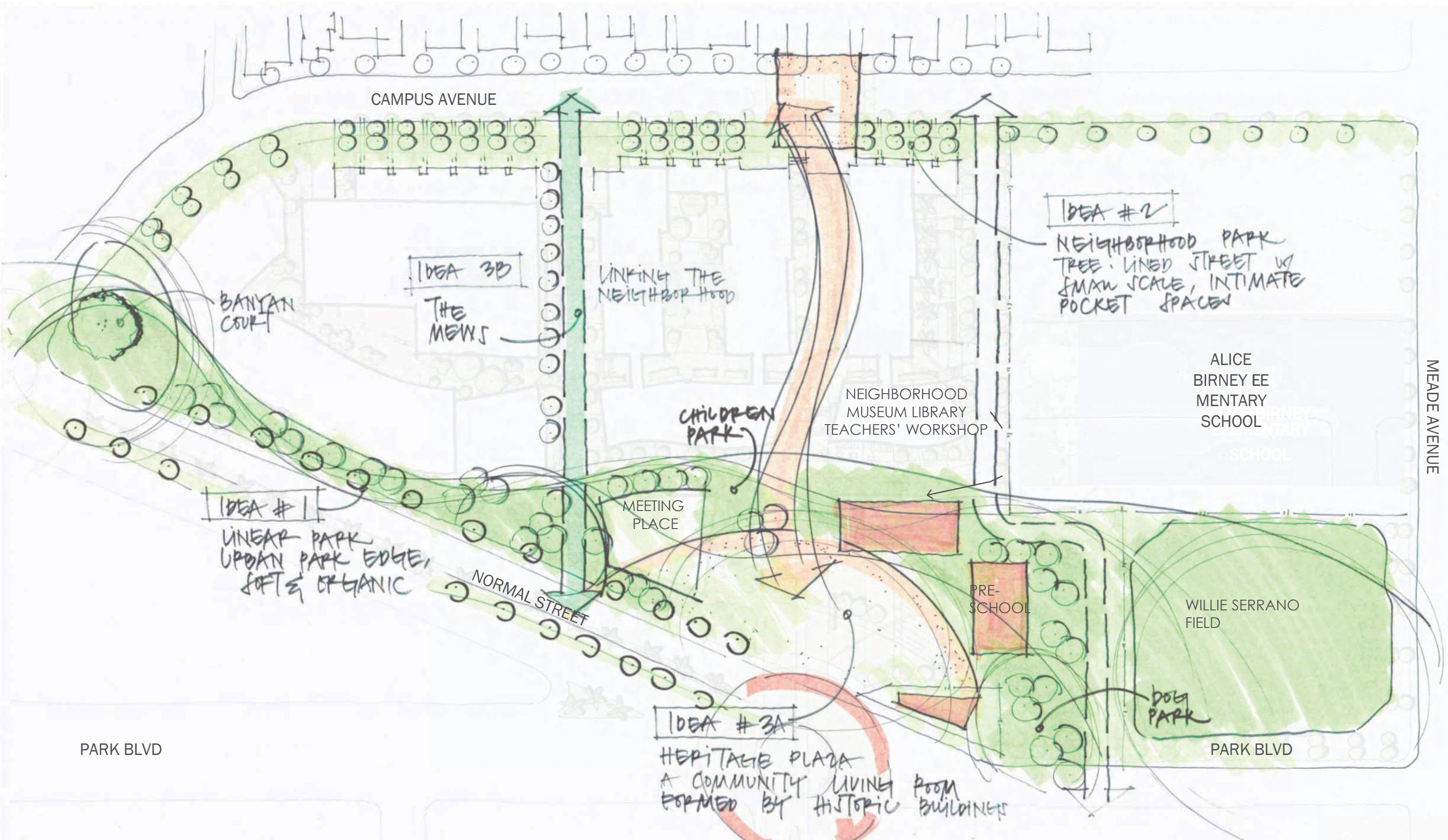
**SDUSD NORMAL SCHOOL SITE
PRIORITIZATION SURVEY RESULTS**

TOP RANKED PRIORITIES:

- 1. New Housing**
- 2. Parks / Open Space**
- 3. Preserve Teacher's Training Annex No. 1**
- 4. Increase Density**
- 5. Dog Park**
- 6. Commercial**
- 7. Public Library**

CATEGORY	TALLY	COMMENTS
PRESERVATION		
Preserve Teacher's Training Annex No. 1 (3)	14	Expensive to fix up Few people care about this
Preserve Heritage Tree	8	
Preserve Horace Mann JHS Band Building - Annex No. 3	5	
Preserve Eugene Brucker Building	5	
Preserve Birney Kindergarten Annex No. 2	4	
Preserve Classroom - Men's Locker Annex No. 4	2	
Preserve Horace Mann JHS Girl's Locker - Annex No. 5	0	
	38	
Amenities / Community Support		
Provide Park / Open Space (2)	16	Community is park deficient (?)
Provide Dog Park (5)	12	Off leash with amenities
Provide Public Library On-Site (6)	10	Community deficient = current library only 3,749 sqft. Birney Library 2,000 sqft. No librarian
Provide Large Community Meeting Venue	5	Does this overlap with community center?
Provide Community Center	5	And meeting space
Provide Public Parking	4	Parking garage available for community after hours
Community Garden	4	
Provide Public Art On-Site	2	
	58	
Alternative / Supplemental Site Use		
Provide Residential Uses On-Site (1)	19	
Provide Commercial Uses On-Site (5)	12	
Tech / Trade Incubator	7	
Teacher's Retreat	4	Asilomar (?) for teachers and other groups
Provide Site Like Liberty Station	1	
Provide Artist Studios	1	
Provide Art School	0	
Provide Museum	0	
	44	
Character		
Increase Density (4)	13	Create space needed for district personell - e.g. tower, office bldg Low income housing Family housing for students Low income housing for new teachers - you need to be able to live where you teach Optimize footprint for open space & future buildings
Maintain Community Character and Scale	9	
Good Architecture	8	Outstanding Architecture! / World Class buildings
Walkable Streets	5	
No High-Density Development	0	
	35	
	175	





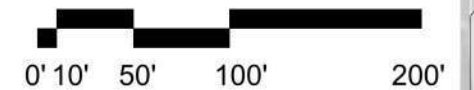
476 AFFORDABLE DISTRICT STAFF
HOUSING UNITS & 500 PARKING

BIRNEY DROP-OFF & 60
SCHOOL PARKING SPACES



LEGEND:

»»»»» PEDESTRIAN CIRCULATION



SITE AREA EXCLUDING BIRNEY SCHOOL	587,250 SF	13.48 ac	
PROPOSED TOTAL BUILDING FOOTPRINT INCLUDING PARKING STRUCTURE, ANNEX 1 & 2	167,300 SF	3.84 ac	28% SITE COVERAGE

GREEN OPEN SPACE:

NORMAL STREET PARKWAY & CENTRAL PARK	146,500 SF	3.36 ac	
CAMPUS AVENUE LINEAR PARK	20,500 SF	0.47 ac	
MEWS, PARKWAYS & COURTYARDS	51,100 SF	1.17 ac	
BIRNEY JOINT USE FIELD	88,500 SF	2.03 ac	
TOTAL	306,600 SF	7.04 ac	52% GREEN OPEN SPACE

CONTINGENT ON CITY COLLABORATION:

DOG PARK	10,200 SF	0.23 ac	
COMMUNITY GARDEN	3,100 SF		

DOG PARKS COMPARED:

DIMENSIONS (FEET):

NORMAL STREET PROPOSED	200 X (AVE) 60
AMICI (LITTLE ITALY)	140 X 90
CIVITA (MISSION VALLEY)	260 X (AVE) 60





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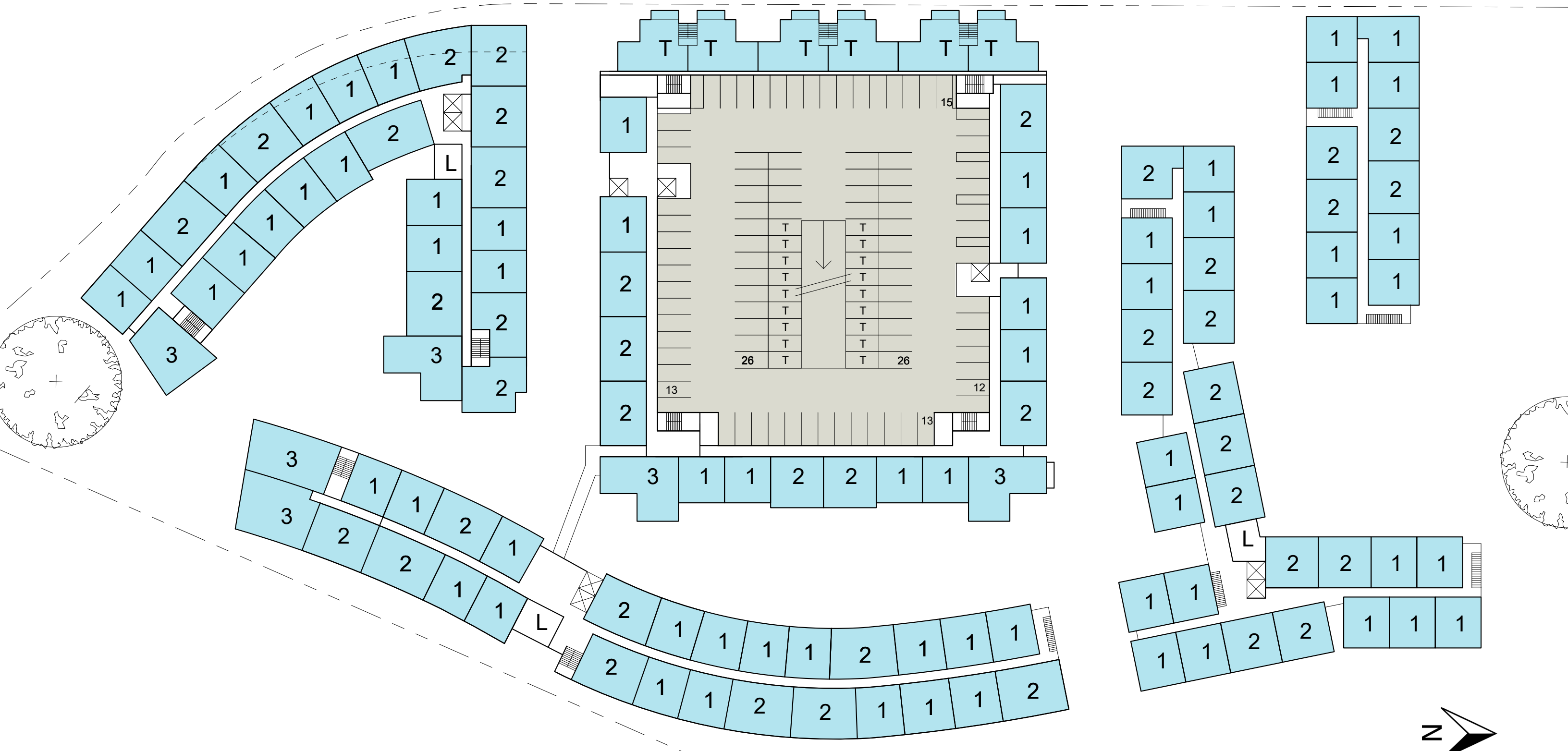
AERIAL VIEW AT NORMAL / PARK / EL CAJON

CAMPUS AVENUE

476 AFFORDABLE DISTRICT STAFF HOUSING UNITS & 500 PARKING



476 AFFORDABLE DISTRICT STAFF
HOUSING UNITS & 500 PARKING









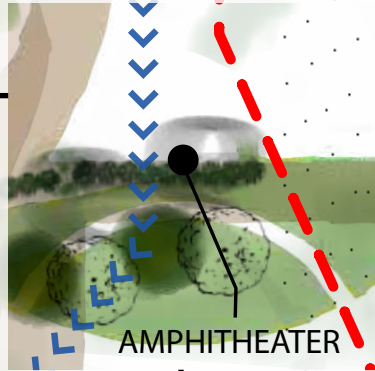








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>>>> PEDESTRIAN CIRCULATION



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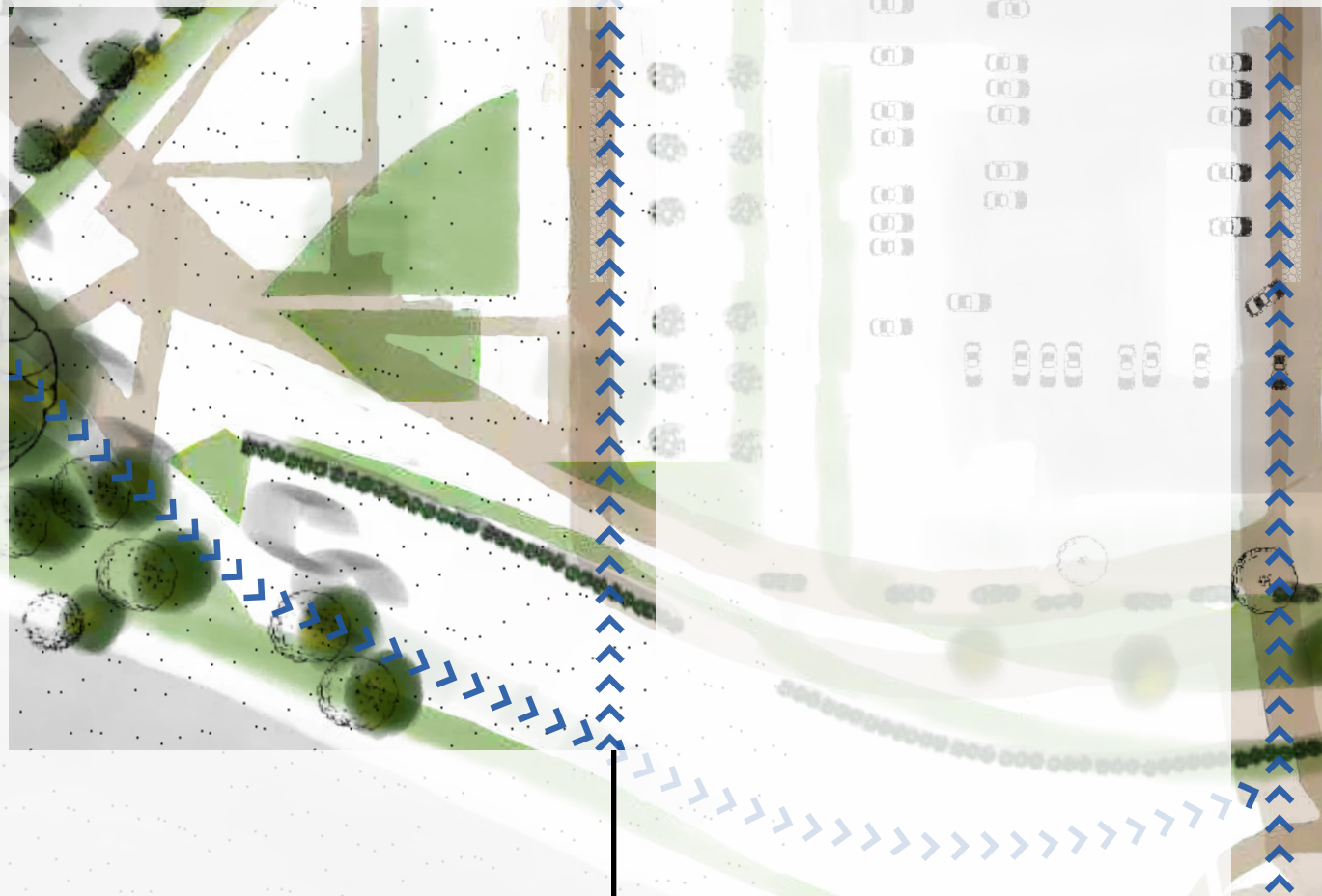
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NORMAL STREET

DOG PARK

ALIC



LEGEND



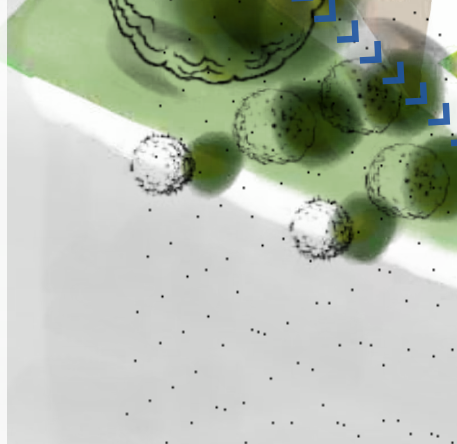
DOG
PARK



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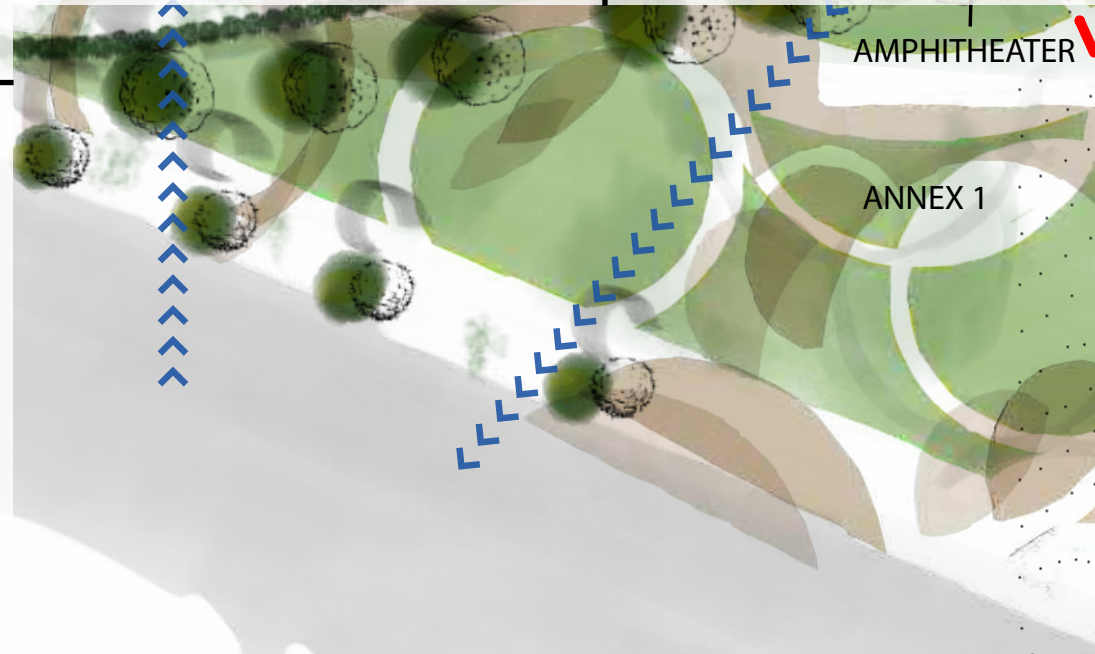
>>>> PEDESTRIAN CIRCULATION

DOG
PARK



LEGEND:
>>>> PEDESTRIAN CIRCULATION

DOG PARK



LEGEND:

>>>> PEDESTRIAN CIRCULATION



LEGEND:

»»»» PEDESTRIAN CIRCULATION

AMPHITHEATER

ANNEX 1

ANNEX 2

DOG PARK



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**PRECEDENTS:
RESIDENTIAL BUILDING TYPES**



FOR UPDATES & UPCOMING MEETINGS ON THIS TOPIC:

Sign In Here



Scan the QR Code with the camera on your smartphone, then follow the link to the sign-in sheet.



THANK YOU!!

QUESTIONS & COMMENTS?