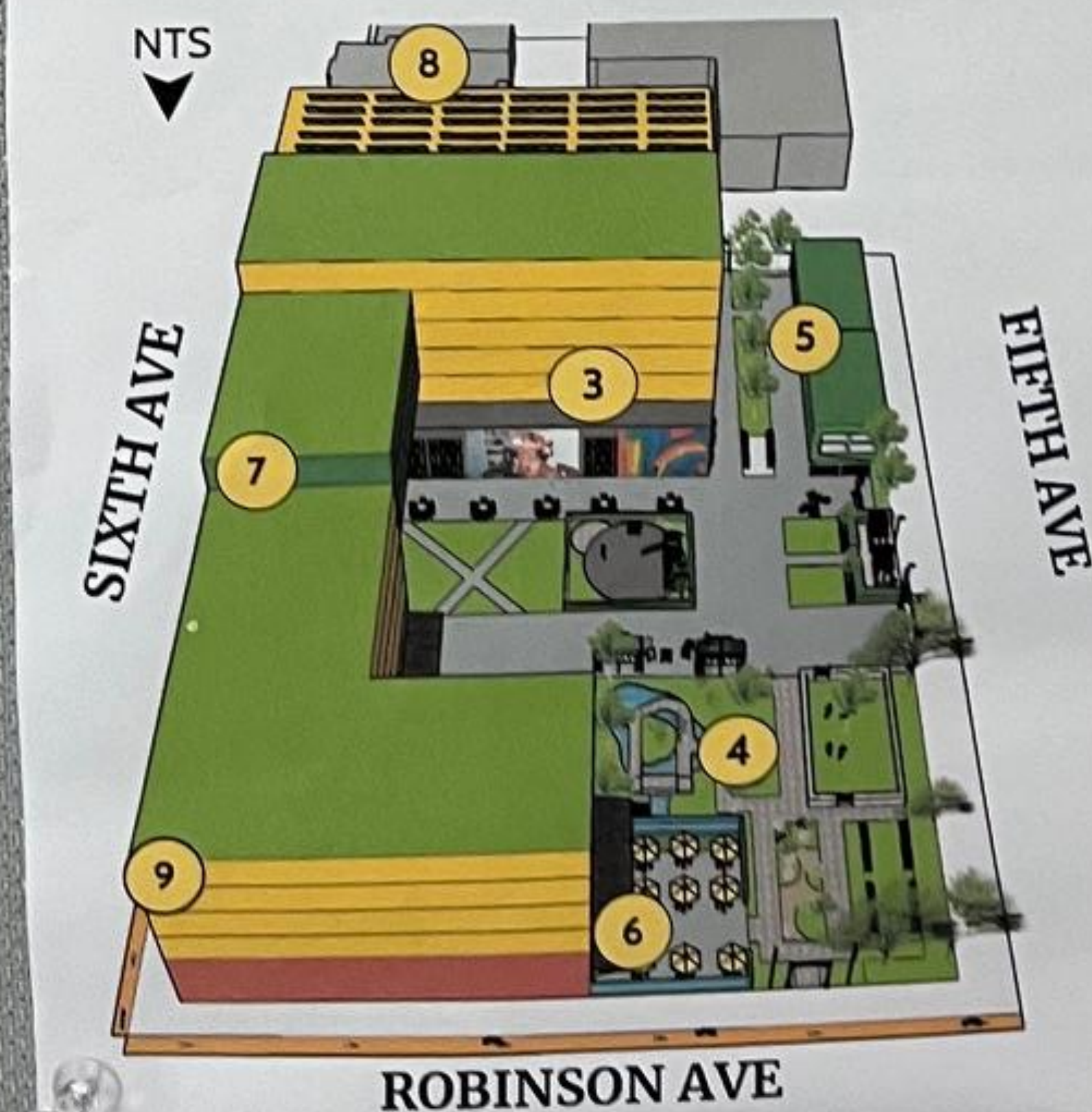
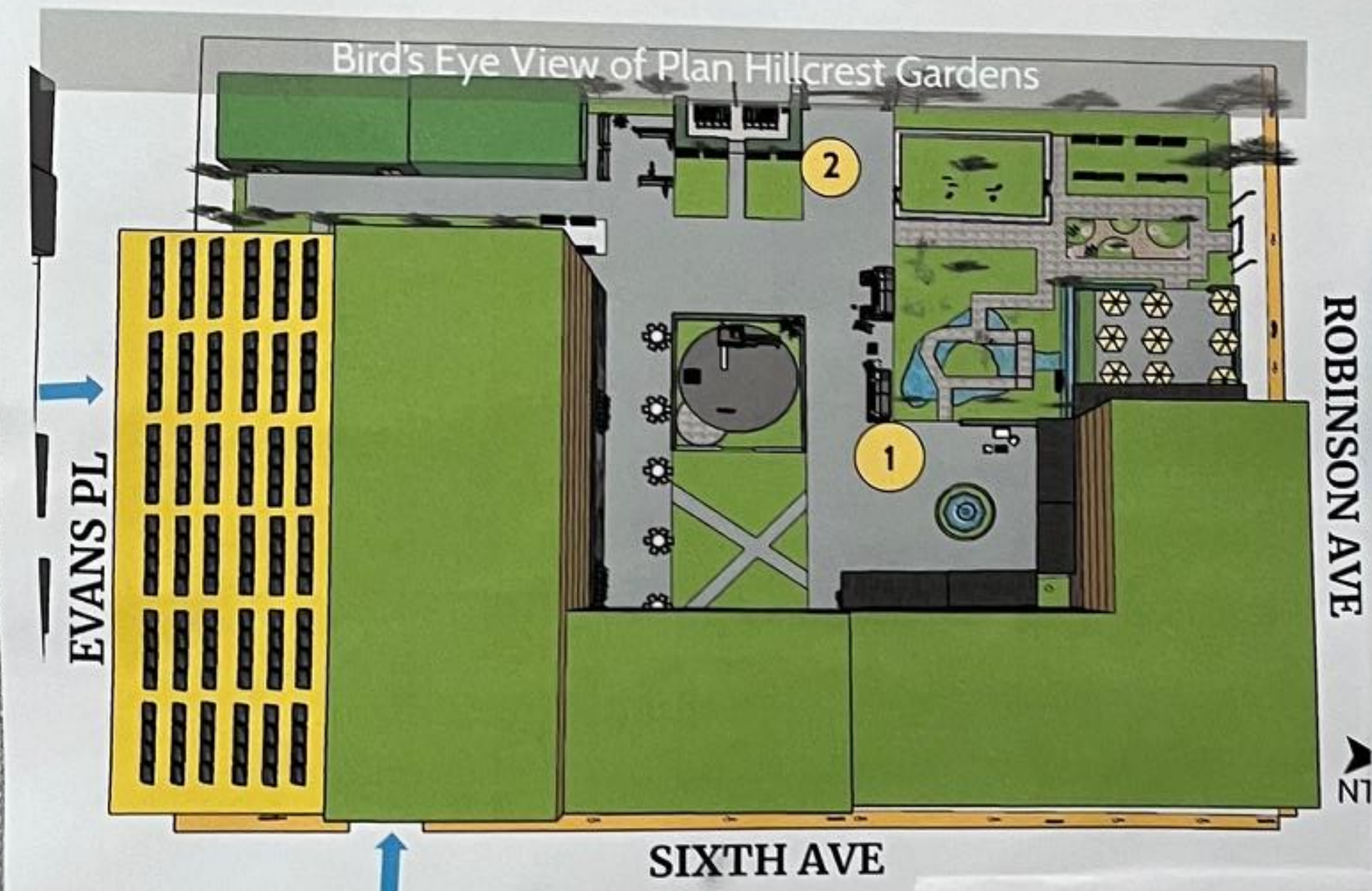




# HILLCREST GARDENS

## A Refreshing Transformation

535 Robinson Ave, San Diego, CA 92103 | Hillcrest Gardens | Aerial View from 5th Ave.



### VISION

Hillcrest Gardens—a refreshing and efficient redesign that will support the Hillcrest community. Hillcrest Gardens will be a relaxing multi-use establishment that will tie into Plan Hillcrest and the Green New Deal through housing, sustainability, affordability, equity, and by preserving the legacy of the LGBTQ+ community.

#### GREEN SPACE

- Rooftop Gardens
- Linear Parks & Sidewalk Cafes
- Lawns for sunbathing, yoga
- Playground and Dog-Park Use

#### AMENITIES | 12,350 SF

- 2 Story Fitness Center
- Public Restroom on Ground Level
- Bus Mobility Hub Building

#### RESIDENTIAL | 125 Units | 93,300 SF

- (17) Micro-Units & (44) Studio Rms.
- (28) One-Bed Style Rooms
- (36) Two-Bed Style Rooms

#### PARKING | 105 Spaces | 37,000 SF

- 2 Bay Type
- Electric Vehicle Charging
- Micro-mobility Storage

#### COMMERCIAL | 8,600 SF

- 1 Restaurant & 2 Small Service OR
- 1 Restaurant & 1 Large Service

#### PROTECTED BIKE LN. (3' BUFFER & 4' LANE)

#### VEHICLE ACCESS





# HILLCREST GARDENS

## A Refreshing Transformation

535 Robinson Ave, San Diego, CA 92103 | Hillcrest Gardens | Aerial View from 5th Ave.



V  
I  
S  
I  
O  
N

Hillcrest Gardens will support will be a relaxing Plan Hillcrest sustainability the

### GREEN SPACE

- Rooftop Gardens
- Linear Parks
- Lawns for
- Playgrounds

### AMENITIES | 1

- 2 Story Fit
- Public Res
- Bus Mobil

### RESIDENTIAL

- (17) Micro-
- (28) One-
- (36) Two-E

### PARKING | 10

- 2 Bay Type
- Electric Veh
- Micro-mob

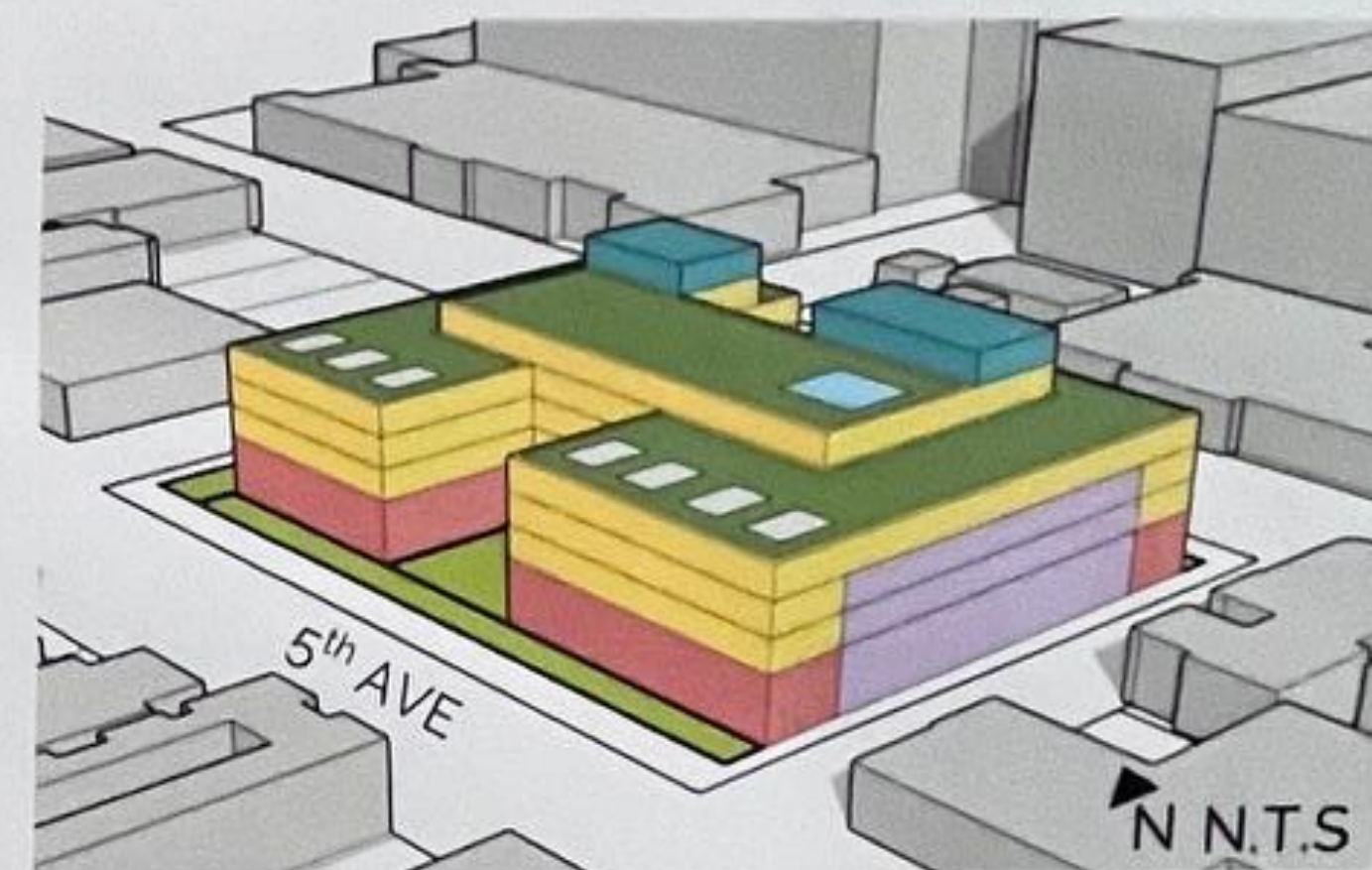
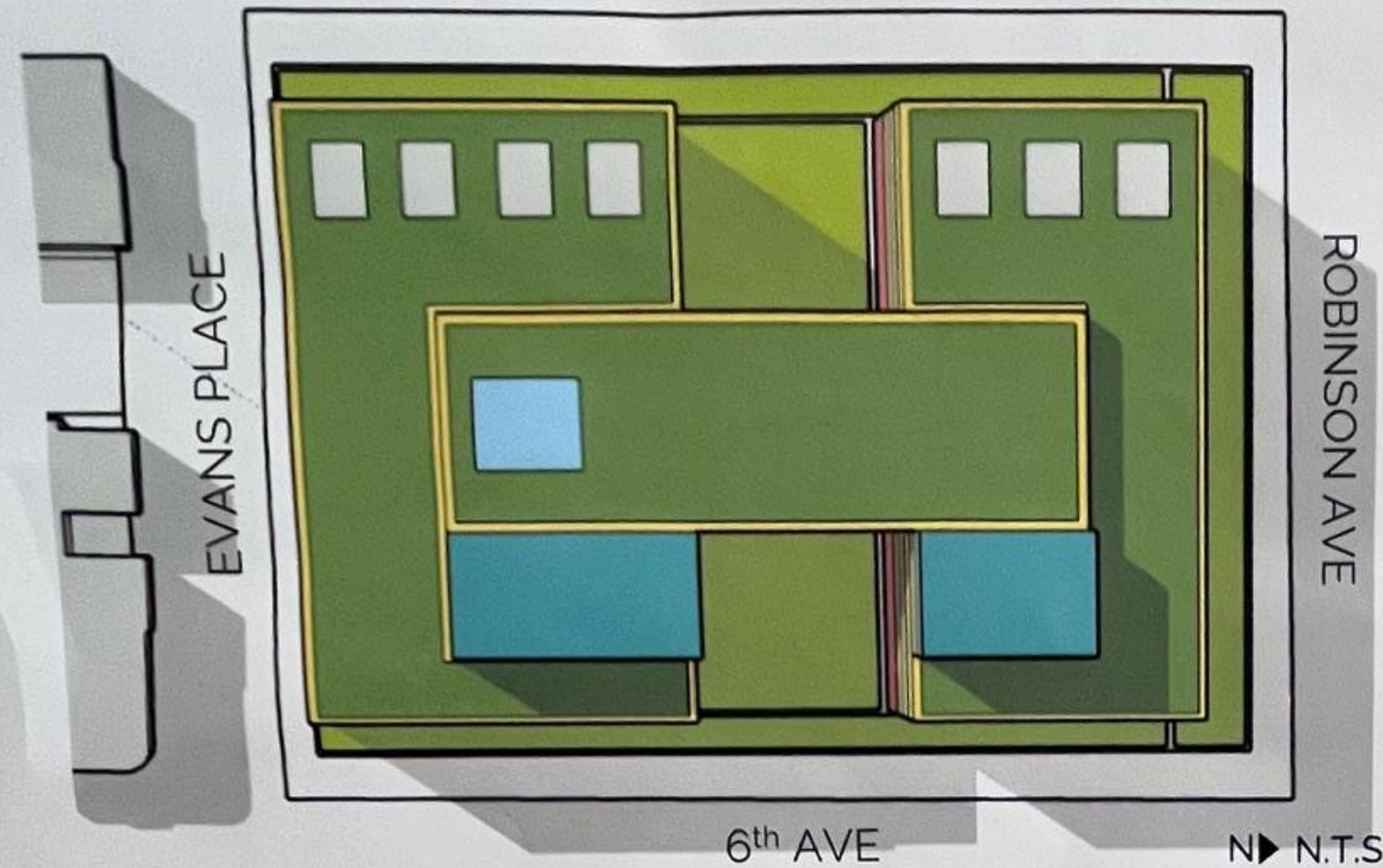
Bird's Eye View of Plan Hillcrest Gardens



535 Robinson Avenue will transform into an urban mixed-use development with strong focuses on affordable housing, cultural & LGBTQ+ inclusivity, and sustainability.

# THE PARK AT ROBINSON

## SITE PLAN 5<sup>th</sup> AVE



|  |   |   |   |  |  |
|--|---|---|---|--|--|
| <b>COMMERCIAL</b><br>16,600 sf<br>Restaurant/café<br>Indoor cycling<br>Quick mart<br>Bookstore<br>Community center<br>Personal services<br>Professional office | <b>PUBLIC SPACE</b><br>6,210 sf<br>Linear park<br>Paseo<br>Outdoor dining<br>Seating<br>Art installations | <b>PRIVATE SPACE</b><br>4,140 sf<br>Terrace lounge<br>Green roof<br>Rooftop garden<br>Rain harvest system | <b>RESIDENTIAL</b><br>92,400 sf<br>137 total units<br>116 market rate<br>21 affordable<br>15 microunits<br>40 studios<br>48 1 bedroom<br>34 2 bedroom | <b>RESIDENTIAL AMENITIES</b><br>4,200 sf<br>Fitness center<br>Clubhouse<br>Spa & sauna | <b>PARKING</b><br>40,250 sf<br>115 spaces<br>2 bay<br>3 story<br>Podium<br>EV charging<br>Bike racks |
|  | <b>GREEN WALL</b>   | <b>SOLAR PANELS</b>   |   | <b>POOL</b><br>15'x30'   |  |

## VISION

The Park at Robinson aims to work in accordance with the Green New Deal and Plan Hillcrest. The development will create outdoor, inclusive spaces for all community members as well as address housing needs and sustainable urbanism design.





