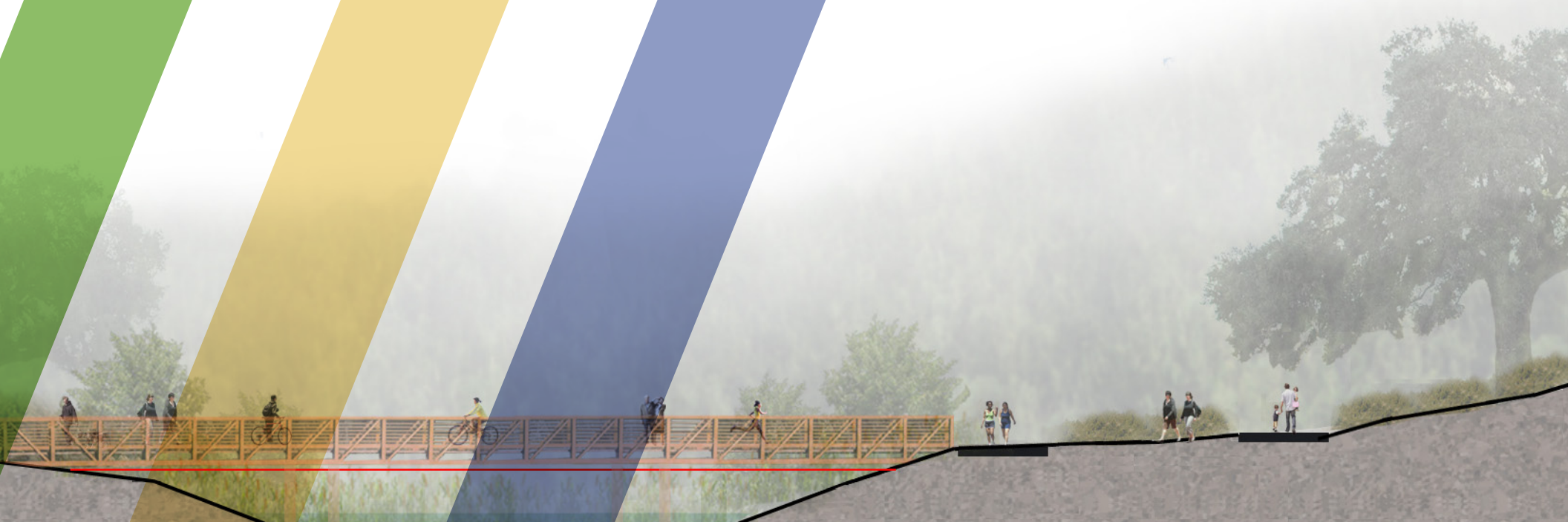


July 19, 2012

chollas creek
**Creekside Pathway & Open
Space Concept Plan**

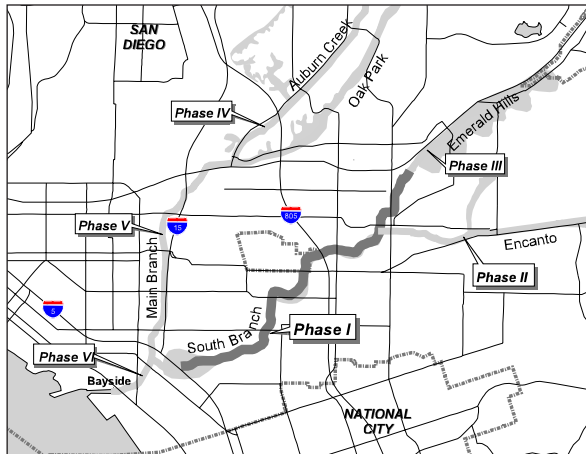


Overview

Chollas Creek has long been recognized as an important natural resource to be protected and enhanced for the benefit of City residents, especially the Southeastern community. Since the 1970s, community stakeholders have been advocating for the completion of a continuous trail network and recreation amenities along the Creek to enhance its value as a recreational resource. Such improvements would expand recreational opportunities, enhance pedestrian and bicycle circulation by providing linkages to adjacent neighborhoods, preserve and enhance the natural environment and ecological function, and create an attractive central feature that serves as a unifying element for the community and contributes to community identity.

Chollas Creek Planning History

The landmark document in the history of Chollas Creek's preservation is the Chollas Creek Enhancement Plan, completed in 2002. The Enhancement Plan incorporates years of community input and establishes an overall vision and guidelines for creek improvement. The document also lays out a clear path for implementation with improvements



Chollas Creek Enhancement Plan Phases (2002)

identified by phase and segment. It encouraged passive recreation and trails to facilitate viewing of the creek setting, as well as providing crossings and connections to other destinations.

The Chollas Creek South Branch Implementation Plan, also completed in 2002, provides further guidance relating to the improvement of Chollas Creek. The plan includes concept designs, recommendations for design interventions, and possible funding sources for eight segments of the Creek. Since 2002, the community, together with public and private sector partners, has been moving forward with implementation of the plan concepts. Due to funding and ownership challenges, the vision is being realized incrementally, but the original goals identified in the two Chollas Creek plans remain the same.

Euclid & Market Land Use and Mobility Plan (EMLUMP)

The purpose of the present plan, the Euclid & Market Land Use and Mobility Plan (EMLUMP), is to recommend physical and policy actions related to land use and transportation that will promote improved mobility, encourage economic development, and enhance the quality of life in the 227-acre planning area in the vicinity of the Village at Market Creek and the 47th Street and Euclid Avenue Trolley Stations. Given that Chollas Creek is a central element that transects the plan area (see Figure 1), a key strategy that addresses all three of these goals is to provide conceptual plans for trail and open space improvements along Chollas Creek that will provide safe pedestrian and bicycle connections to the two trolley station and the numerous schools, community facilities, open space resources and retail destinations in the area and improved parkland.

Since the completion of the two Chollas Creek plans in 2002, three segments of the creek within the EMLUMP area have been improved. In 2002, the Jacob's Center

for Neighborhood Improvement was responsible for improvements to the creek adjacent to the Village at Market Creek, the Jacob's Center building, and the Euclid Trolley Station. The improvements included creek restoration, paved multi-use trails and fencing along the creek channel, a pedestrian bridge, an amphitheater/park space, and lighting. Subsequently, the Southeastern Economic Development Corporation (SEDC) installed the North Market Street Pathway, which extends east from Euclid Avenue along the north side of the creek. Improvements included a compacted earth trail, benches, interpretive signage, and upland plantings (i.e., no creek restoration). SEDC also installed trail improvements and upland planting along the southern edge of the Valencia Business Park property from 54th Street to Stevens Way (see Figure 3). None of these three improvements are contiguous, so while providing local enhancement, there continue to significant gaps in the creekside trail system within the EMLUMP area.

In addition to these physical improvements, in the years since 2002 Groundworks San Diego has been a consistent and tireless advocate for implementing planned creek improvements and maintaining and cleaning-up the Creek.

The recommendations of the EMLUMP are intended to illustrate how to design creekside improvements within the plan area that will implement the vision set forth in the two Chollas Creek plans while also supporting the land use and mobility concepts being put forward by this plan. The recommendations illustrate how gaps in the trail network can be filled (see Figure 5) and how new parklands adjoining the creek can be added to address some of the community's recreational needs (see Figure 6). The plan for Chollas Creek detailed in the following pages integrates existing completed creek improvements with improvements proposed in conjunction with new development projects and concepts that are newly created as part of this plan.



LEGEND

- Project Area
- Chollas Creek
- Community Facilities
- T Trolley Stops
- Open Space

Figure 1: Chollas Creek in the Community Context



Existing Conditions of Chollas Creek within Plan Area



1

Creek condition alongside 47th St.



2

Open space opportunity between Chollas Creek and Castaña St.



3

View of potential open space alongside Chollas Creek from 49th St.



4

Existing Creekside Path at Jacobs Center



5

Existing Unity Bridge at Jacobs Center



6

Creek crossing between Jacobs Center and Village at Market Creek



7

Unimproved Chollas Creek area between Market and Guymon Sts.



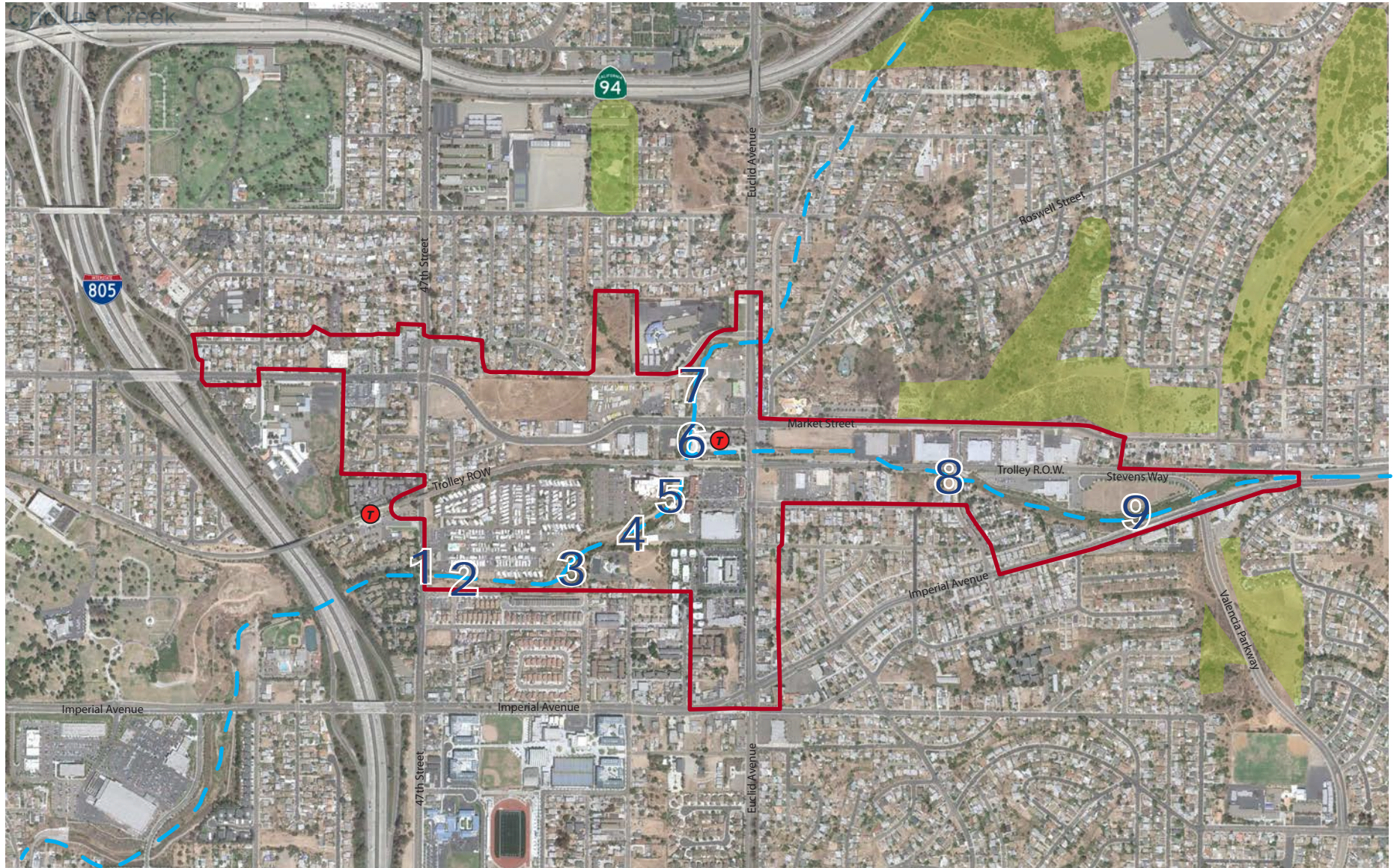
8

Channelized portion of Chollas Creek at 54th St.



9

Existing Creekside pathways in Valencia Business Park



LEGEND

- Project Area
- Chollas Creek
- Existing Condition Photo Location
- Open Space
- Trolley Stops

Figure 2: Existing Conditions Key Map

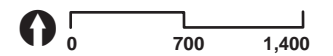
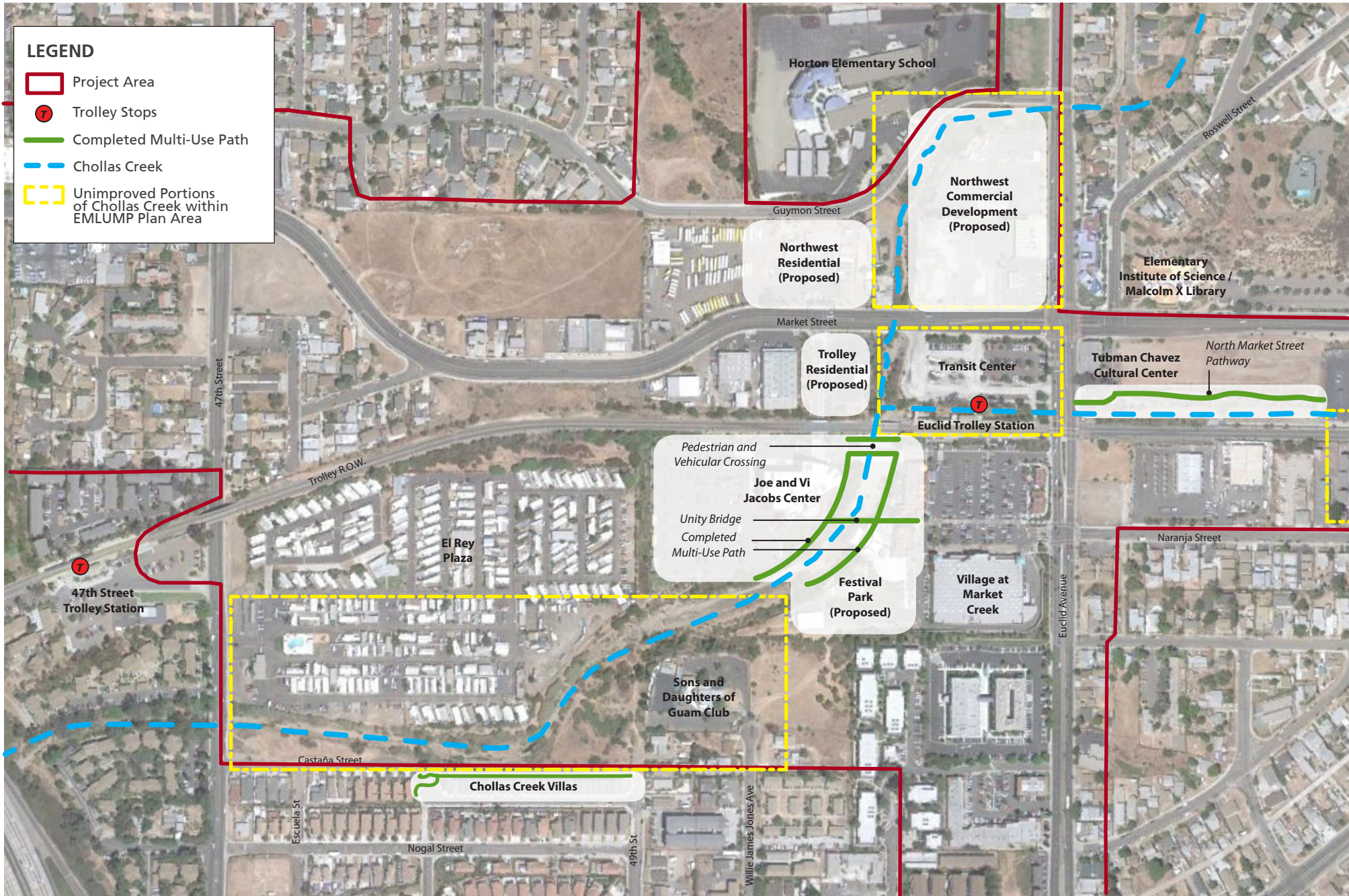
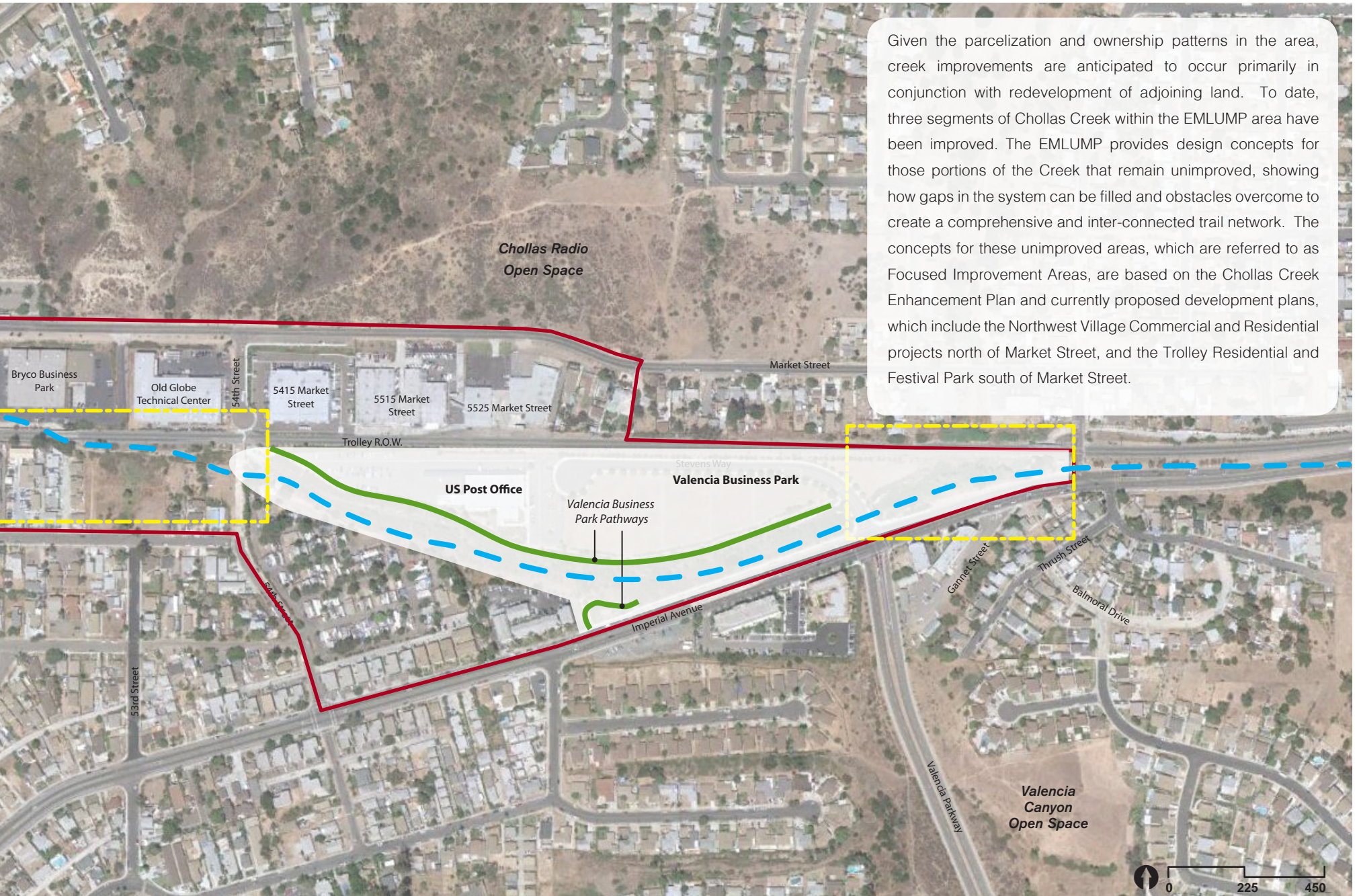
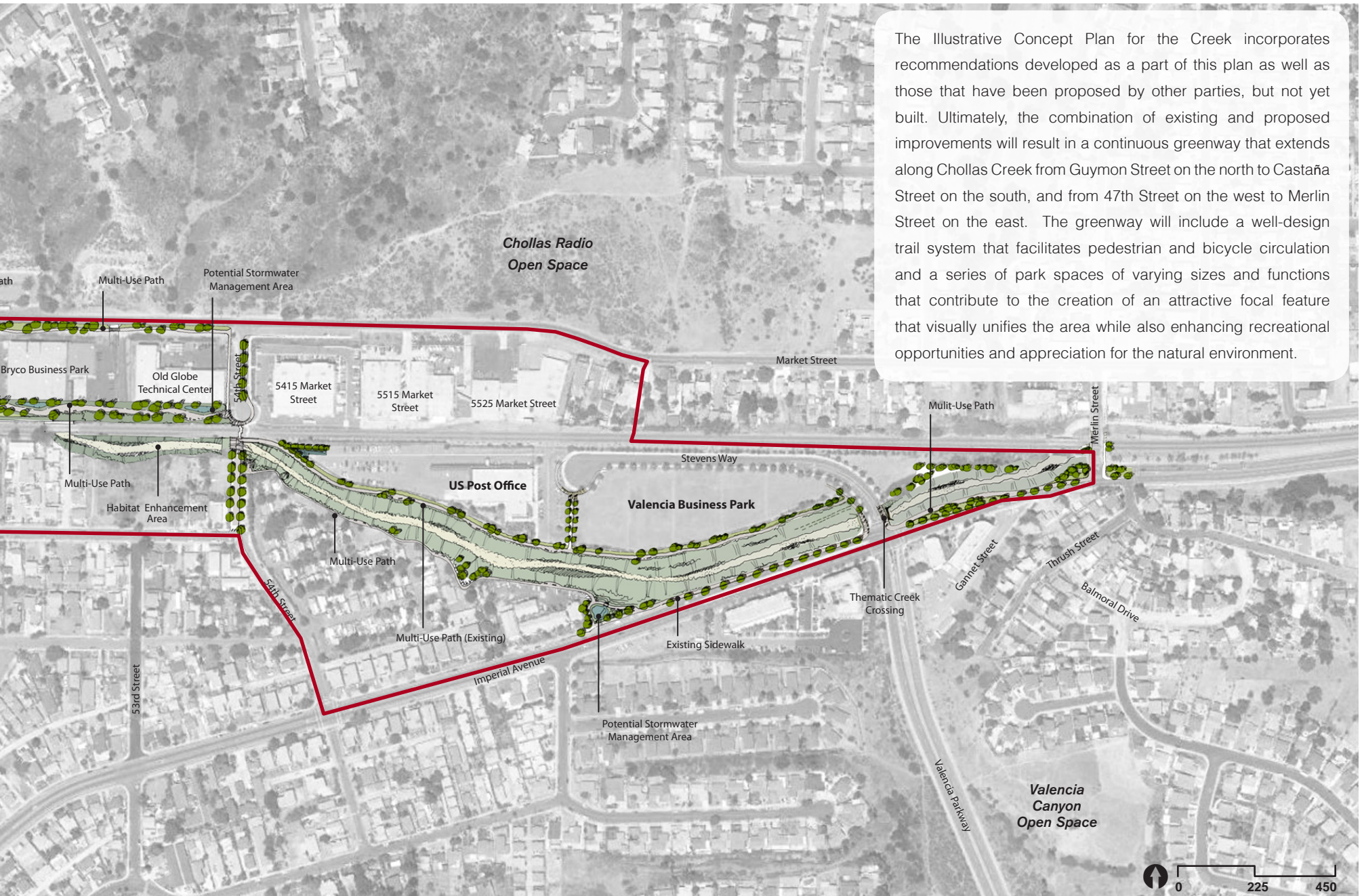


Figure 3: Completed and Proposed Developments within Plan Area





Given the parcelization and ownership patterns in the area, creek improvements are anticipated to occur primarily in conjunction with redevelopment of adjoining land. To date, three segments of Chollas Creek within the EMLUMP area have been improved. The EMLUMP provides design concepts for those portions of the Creek that remain unimproved, showing how gaps in the system can be filled and obstacles overcome to create a comprehensive and inter-connected trail network. The concepts for these unimproved areas, which are referred to as Focused Improvement Areas, are based on the Chollas Creek Enhancement Plan and currently proposed development plans, which include the Northwest Village Commercial and Residential projects north of Market Street, and the Trolley Residential and Festival Park south of Market Street.



The Illustrative Concept Plan for the Creek incorporates recommendations developed as a part of this plan as well as those that have been proposed by other parties, but not yet built. Ultimately, the combination of existing and proposed improvements will result in a continuous greenway that extends along Chollas Creek from Guymon Street on the north to Castaña Street on the south, and from 47th Street on the west to Merlin Street on the east. The greenway will include a well-design trail system that facilitates pedestrian and bicycle circulation and a series of park spaces of varying sizes and functions that contribute to the creation of an attractive focal feature that visually unifies the area while also enhancing recreational opportunities and appreciation for the natural environment.



Proposed Elements

As illustrated on Figure 5, the concept for Chollas Creek within the EMLUMP area includes improved trail connections and a series of park and open space destinations and interpretative features that are intended to enhance enjoyment of the outdoors and appreciation of the natural environment. These elements are described generally below and with more specificity in the Focused Improvement Areas discussion.

Connections

Given the area's varied topography and irregular development pattern, the trails plan for the area includes a variety of trail types to provide the desired connectivity. Overall, three types of trails are proposed in this plan:

Multi-Use Paths

Multi-use paths allow for a mix of users, including pedestrians, skaters, bicyclists and parents with strollers. Typically they are paved and designed for universal accessibility. Multi-use paths usually are between 8-10 feet in width to accommodate mixed flow of pedestrian and bicycle traffic, and are recommended in areas with level or gentle slopes (e.g., less than 5%).

Pedestrian Trails

Pedestrian trails are best suited to those walking or hiking and are designed to encourage exploration and viewing of the natural areas along the creek. They may also serve routes that may not be ideal for a multi-use path due to steeper grades. Pedestrian trails are generally between 4-6 feet in width and typically are unpaved (e.g., compacted earth, decomposed granite, etc.). They can occur on moderate to steep slopes, and may include stairs or other features that constrain accessibility.

Other Pedestrian Facilities

Other pedestrian facilities refer to facilities such as sidewalks or walkways through existing areas and future developments that may be public or private in nature. Although not technically part of the

Chollas Creek network of trails and paths, they are important because they represent the larger mobility system into which the creek trails connect. Streetscape recommendations contained within the Mobility recommendations will address the design of these facilities.

Destinations

Key recreational and improvement features of the proposed Chollas Creek trail and park system include:

Neighborhood Park

The most prominent feature of the proposed Chollas Creek improvements within the plan area is the Neighborhood Park located north of Castaña Street, east of 47th Street extending to meet the Jacobs Center and proposed Festival Park. This park includes several recreational features that are linked by multi-use paths, pedestrian trails, and a pedestrian bridge. The Neighborhood Park includes open turf areas for potential non-regulation sporting events and pick-up games, playgrounds, a community garden, pocket parks, Passive Recreation, habitat restoration, and creek overlook areas.

Passive Recreation Areas

Throughout the proposed Chollas Creek trail system, opportunities for passive recreation may be located adjacent to the trail corridor. Smaller or linear in shape, these areas are not adequately sized to accommodate playgrounds or recreational fields, but may include seating or planting areas, or room to walk a dog, have a picnic, or play a game of catch. Some areas may be developed into pocket or linear parks.

Overlook Areas

Several opportunities for creek overlook areas occur alongside the length of the proposed Chollas Creek trail system. Due to grade changes that occur along creek edges, many of the trails are positioned at higher elevations to the creek bed. Where adequate space exists within the trail right-of-way, overlook features such as benches and interpretive signage can be installed to provide to opportunity for people to linger and enjoy views of the creek and the associated vegetation and wildlife.

Pedestrian Bridges

Pedestrian bridges are proposed for three locations along the Creek to ensure that the creek is not a barrier to pedestrian circulation. One is located just north of 49th Street, connecting the pedestrian trail from 49th Street to the multi-use path and parklands along the north side of the creek. The second bridge crossing is located north of Market Street, connecting Guymon Street and the neighborhoods to the north to the Northwest Village Commercial center. The third is located at 54th Street connecting to the existing Valencia Business Park trail. All bridges will provide important connections, but also afford unique viewing opportunities of the creek.

Thematic Creek Crossing

Thematic Creek Crossings are proposed in areas where major vehicular corridors cross over the creek. These features are shown in three locations: 47th Street, Market Street, and Imperial Avenue. The intent is to mark these locations with improvements that will announce and celebrate the presence of the creek and contribute to community identity. Improvements at these crossings may include decorative railings, signage, banners, public art, overlook areas, or special plantings to signify the presence of the creek.

Entry Point Gateways

Entry point gateways are proposed to mark key pedestrian entrances into the Chollas Creek trail system. In addition to features such as monuments, signage, and plantings, these gateways can use special paving and lighting treatments to announce the gateway.

Stormwater Management Features

An underlying theme of the Chollas Creek enhancement is to restore the creek channel to its natural state, allowing it to function in natural stormwater management. Opportunities for using vegetation for store stormwater and slow runoff occur throughout the park areas. With further study, they may take the form of larger features such as retention area, or linear bioswales along trails or roadways.



Multi-Use Path



Passive Recreation Area



Entry Point Gateway



Pedestrian Trail



Natural Area Overlook with Interpretive Signage



Thematic Creek Crossing Concept



Other Pedestrian Facilities

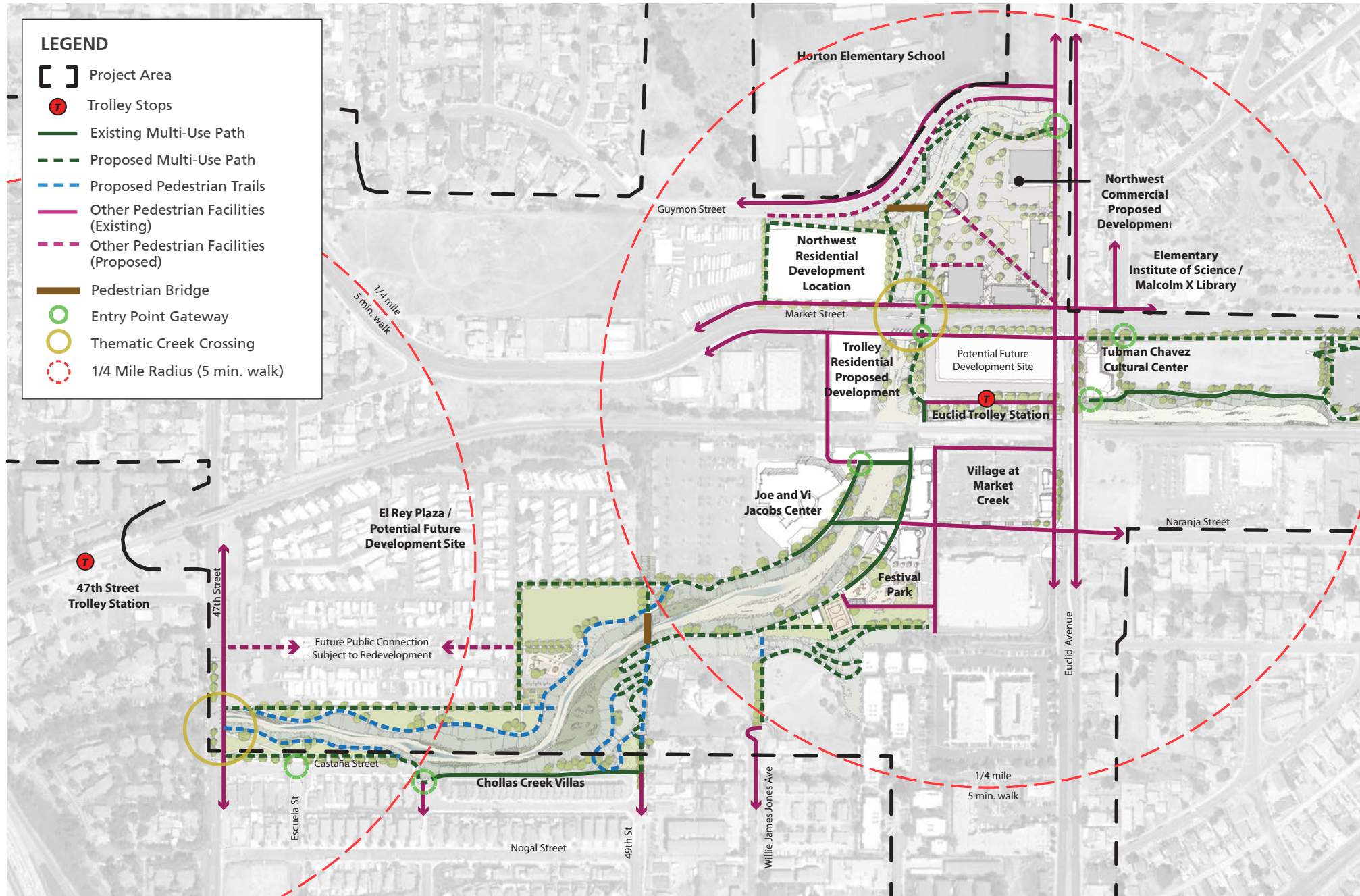


Pedestrian Bridge



Stormwater Management Feature

Figure 5: Existing and Proposed Path Network and Destinations



A primary objective of the Chollas Creek improvements is to create a continuous and inter-connected network of paths and trails that provides safe, convenient, and attractive routes for pedestrians and bicyclists to move to and from their homes and places of work to major destinations within the community, including the 47th Street and Euclid trolley stations, but also schools, cultural facilities, and shopping areas. The majority of the plan area is located within a quarter mile of the two trolley stations, so the creation of safe convenient routes is intended to promote use of existing transit facilities and decrease the frequency of automobile use. In addition to creating a continuous trail along the creek, the plan proposes key linkages that connect the creek trail to the surrounding neighborhoods as well as bridge locations and street crossings that provide connectivity between different parts of the area. The trail network is further highlighted with features such as Entry Point Gateways and Thematic Creek Crossings that celebrate the creek and contribute definition and identity to the network.

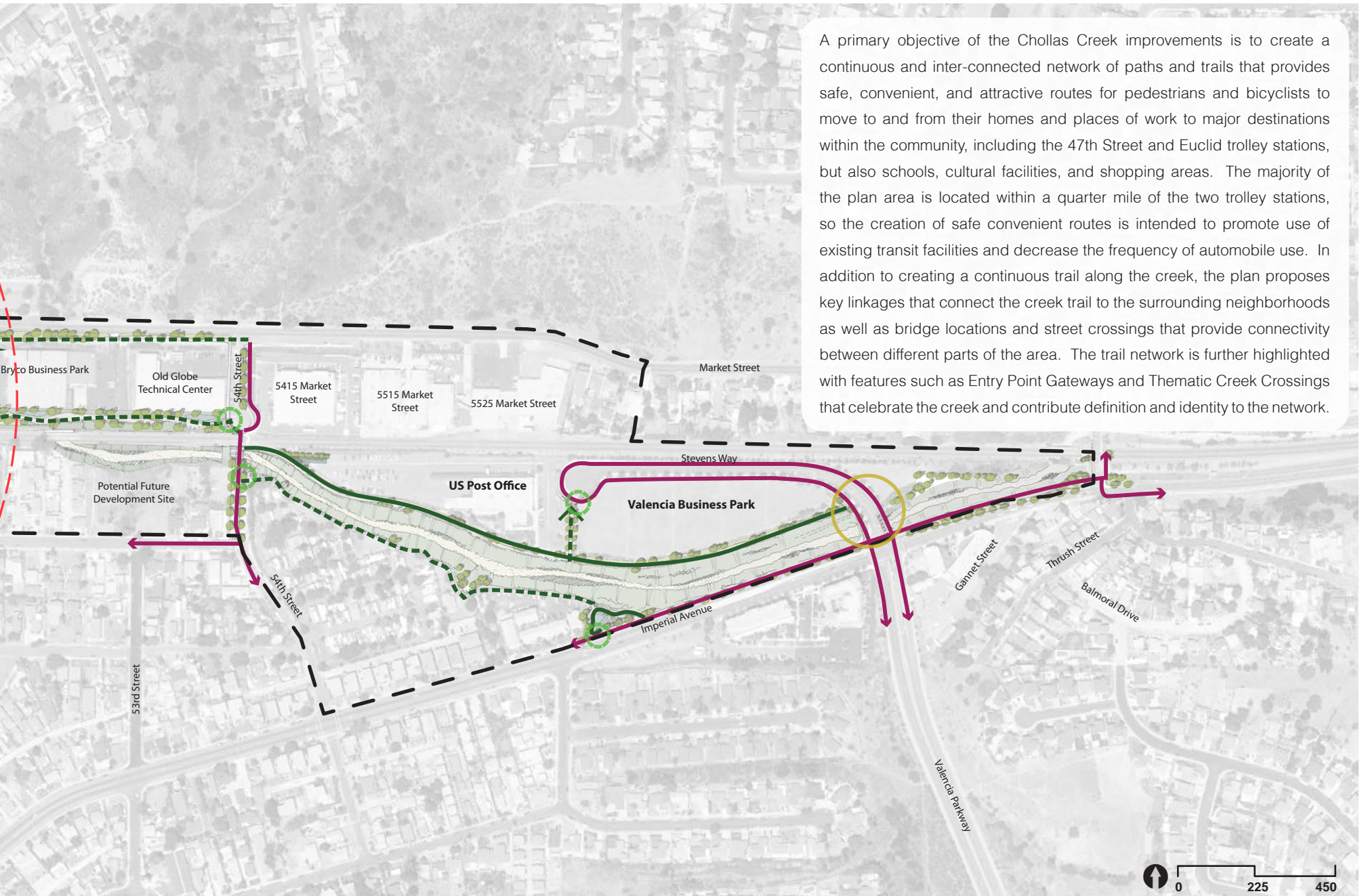
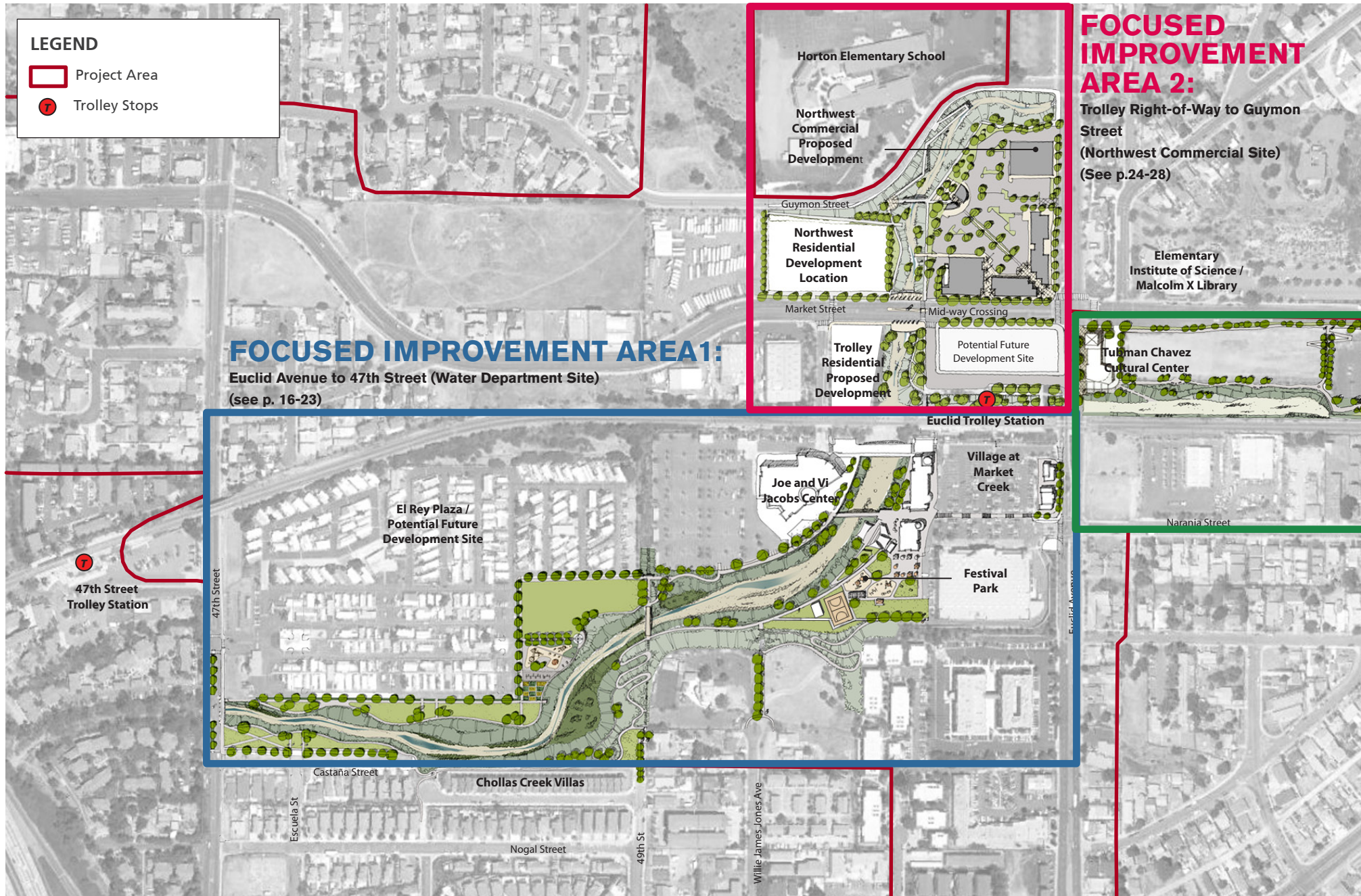


Figure 5: Chollas Creek Focused Improvement Areas

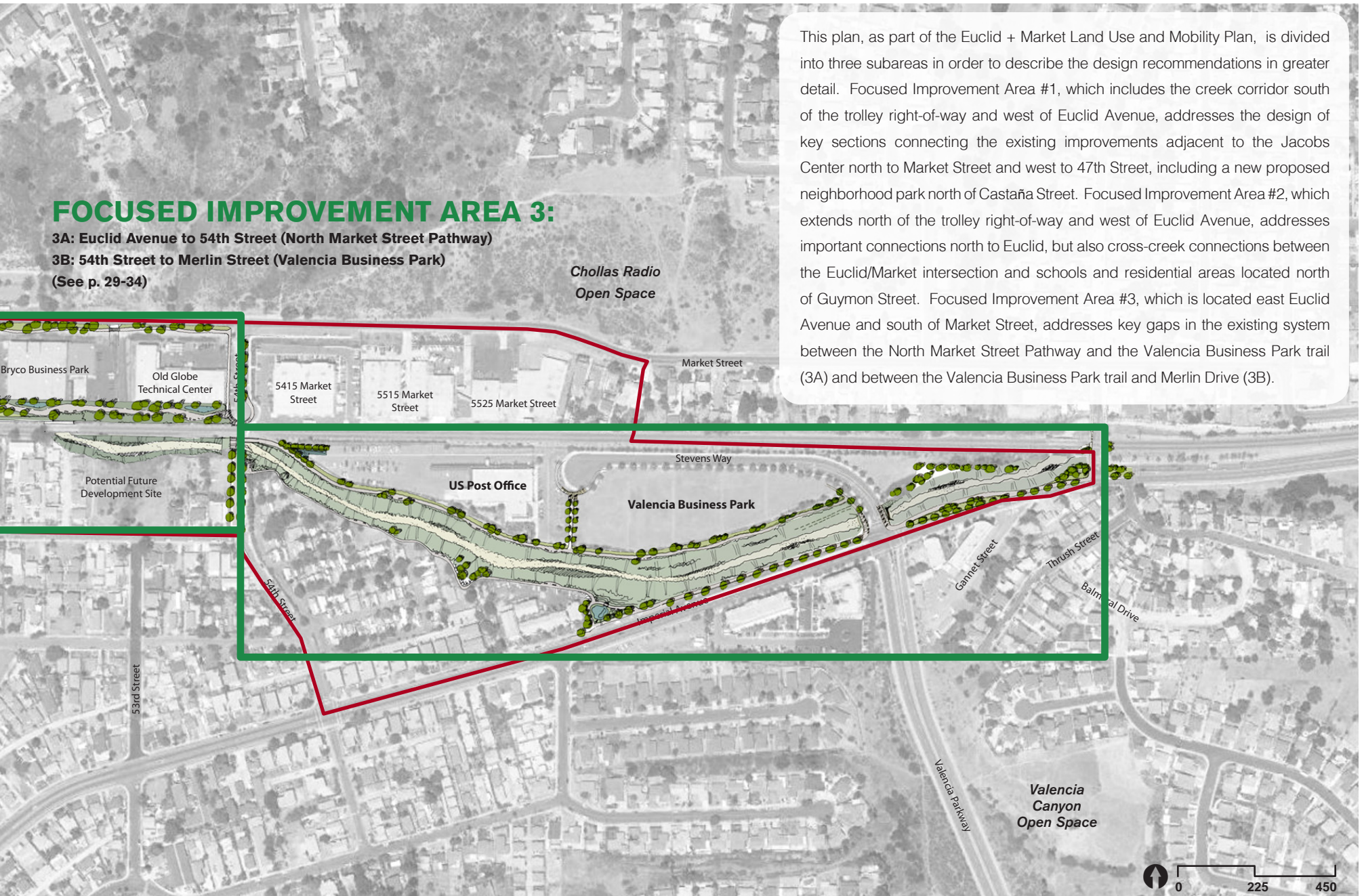


FOCUSED IMPROVEMENT AREA 3:

3A: Euclid Avenue to 54th Street (North Market Street Pathway)

3B: 54th Street to Merlin Street (Valencia Business Park)

(See p. 29-34)



This plan, as part of the Euclid + Market Land Use and Mobility Plan, is divided into three subareas in order to describe the design recommendations in greater detail. Focused Improvement Area #1, which includes the creek corridor south of the trolley right-of-way and west of Euclid Avenue, addresses the design of key sections connecting the existing improvements adjacent to the Jacobs Center north to Market Street and west to 47th Street, including a new proposed neighborhood park north of Castaña Street. Focused Improvement Area #2, which extends north of the trolley right-of-way and west of Euclid Avenue, addresses important connections north to Euclid, but also cross-creek connections between the Euclid/Market intersection and schools and residential areas located north of Guymon Street. Focused Improvement Area #3, which is located east Euclid Avenue and south of Market Street, addresses key gaps in the existing system between the North Market Street Pathway and the Valencia Business Park trail (3A) and between the Valencia Business Park trail and Merlin Drive (3B).

FOCUSED IMPROVEMENT AREA 1:

Euclid Avenue to 47th Street (Water Department Site)

Focused Improvement Area #1 is located east of 47th Street, north of Castaña Street, west of Euclid Avenue and south of the trolley right-of-way. The area, which is generally located to the south and west of the Village at Market Creek and the Jacobs Center for Neighborhood Innovation (JCNI), offers the greatest opportunity for larger creek-oriented park features given its relatively level topography, including the area known as the “Water Department Site,” a name given to the area in the Chollas Creek Implementation Plan in 2002. Ownership issues have prevented improvement of the area in the past decade, but the availability of undeveloped land and a section of natural creek channel offers a significant opportunity for open space and recreational improvements.



Current view of proposed park area from Castaña Street

Conceptual Plan

The Conceptual Plan for this area includes park and trail improvements along both sides of the creek—a proposed neighborhood park on the north side of the creek, the Jacobs Center’s plans for a Festival Park on the east side, and a network of paths and trails that links the two areas

to each other and to the surrounding neighborhoods. Together these amenities connect to and extend the open space improvements that have already been completed at the Jacobs Center and Market Creek Plaza to the neighborhoods to the south and west. Ultimately, the proposed open space improvements will provide a focal feature and recreational amenity that adds value and identity to future development within the EMLUMP area.

Festival Park is a 0.87 acre park planned for the area south of the Market Creek Plaza adjacent to Chollas Creek. The park plan incorporates the existing cultural huts at Market Creek Plaza and provides expanded recreational amenities including basketball courts, playgrounds, restrooms, and seating. New pathways proposed as part of the EMLUMP will improve access to this park from adjacent neighborhoods to the south and west.

On the opposite side of the creek from the proposed Festival Park, a new 3.7 acre neighborhood park is proposed that would extend along the creek to 47th Street. On the north side of the creek, the park includes 1.1 acres of turf area for informal recreation and pick-up games, a 0.4-acre playground area, a 0.1-acre community garden, and 1.0 acres of Passive Recreation. The south side of the creek, which is more constrained by topography and development, includes two distinctly different treatments. At the west end, along Castaña Street, 0.8 acres of Passive Recreation allows for a combination of lawn areas, native plantings, and habitat restoration. Improvements would include trails, seating areas, interpretive signage, safety lighting, and accent planting. At the east end, where the topography is not suitable for recreation, the majority of the area is reserved for habitat restoration with a small 0.3-acre pocket park at the top of the hill, adjacent to the northern terminus of 49th Street. A multi-use path provides

Figure 7: Focused Improvement Area 1 Concept Plan





FOCUSED IMPROVEMENT AREA 1: Euclid Avenue to 47th Street (Water Department Site)

connection from 49th Street down to the creekside trail via a series of switchbacks down the steep slope. The 49th Street multi-use path would be augmented with stairs to provide a more direct, north/ south route between the hilltop neighborhood and the creekside parks. A pedestrian bridge is proposed at the northern terminus to the 49th Street path to provide access across the creek.

Section 1A: Multi-Use Path and Passive Recreation at Castaña Street

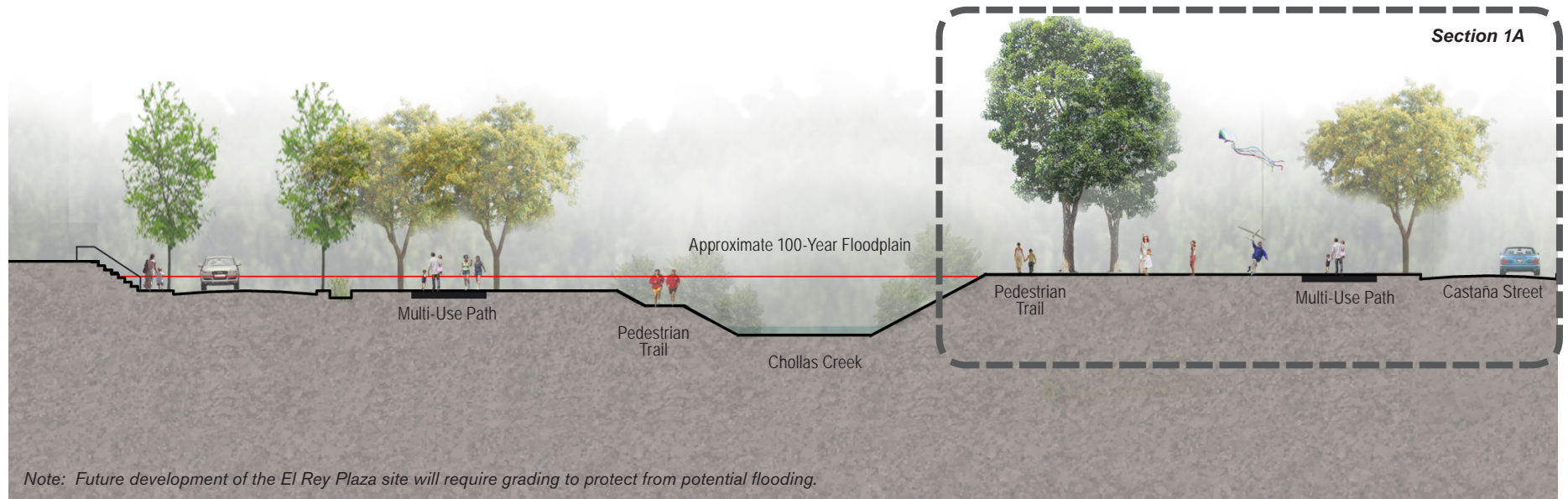


Example of an active recreation area in a neighborhood park



Example of a Playground in a Neighborhood Park

Section 1B: Neighborhood Park at Castaña Street



Example of a paved and accessible Multi-Use Path



Example of a soft surface Pedestrian Trail



Example of natural park setting with pedestrian bridge

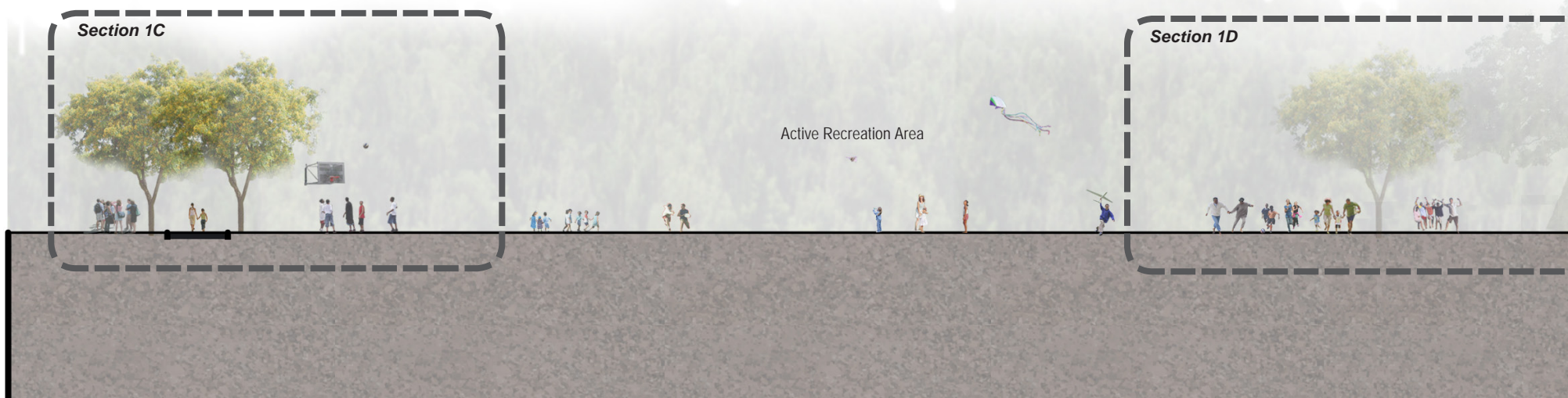
FOCUSED IMPROVEMENT AREA 1: Euclid Avenue to 47th Street (Water Department Site)

Section 1C: Neighborhood Park Multi-Use Path Enlargement

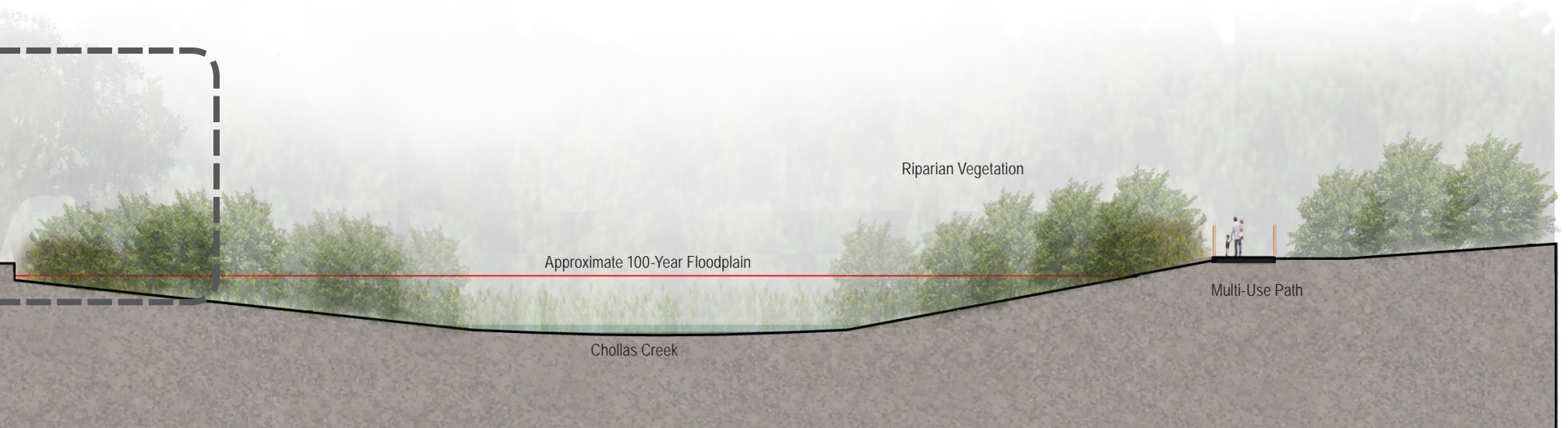


Example of Proposed Passive Use Open Space Area

Section 1E: Neighborhood Park with Active Recreation Area

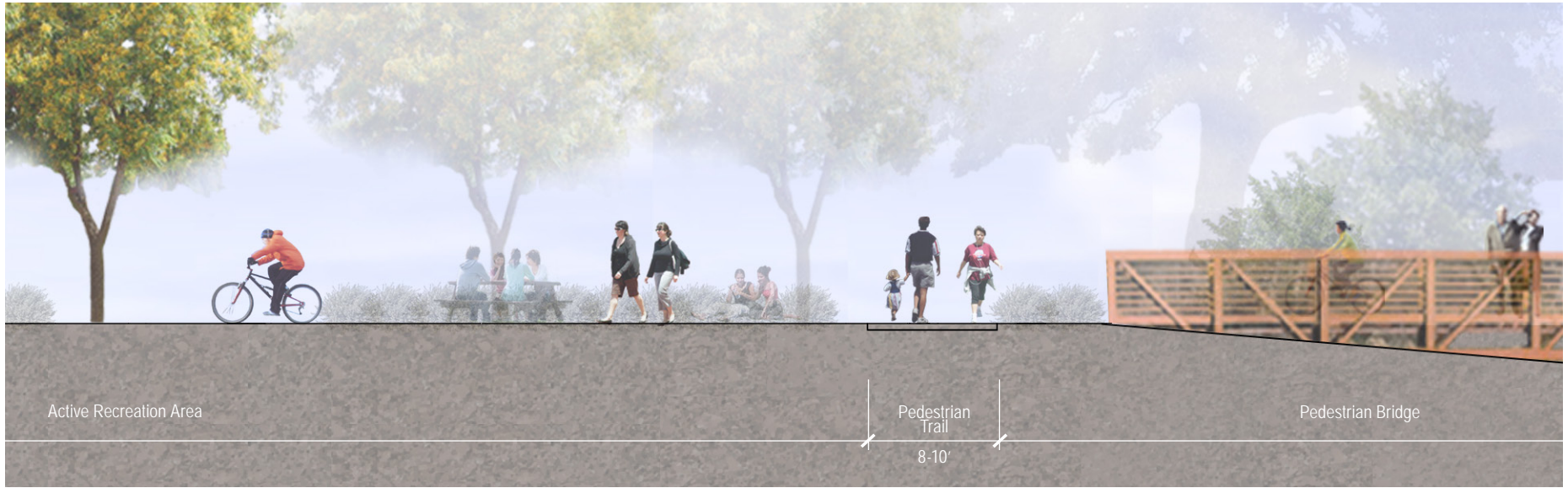


Section 1D: Neighborhood Park Multi-Use Path, Creekside

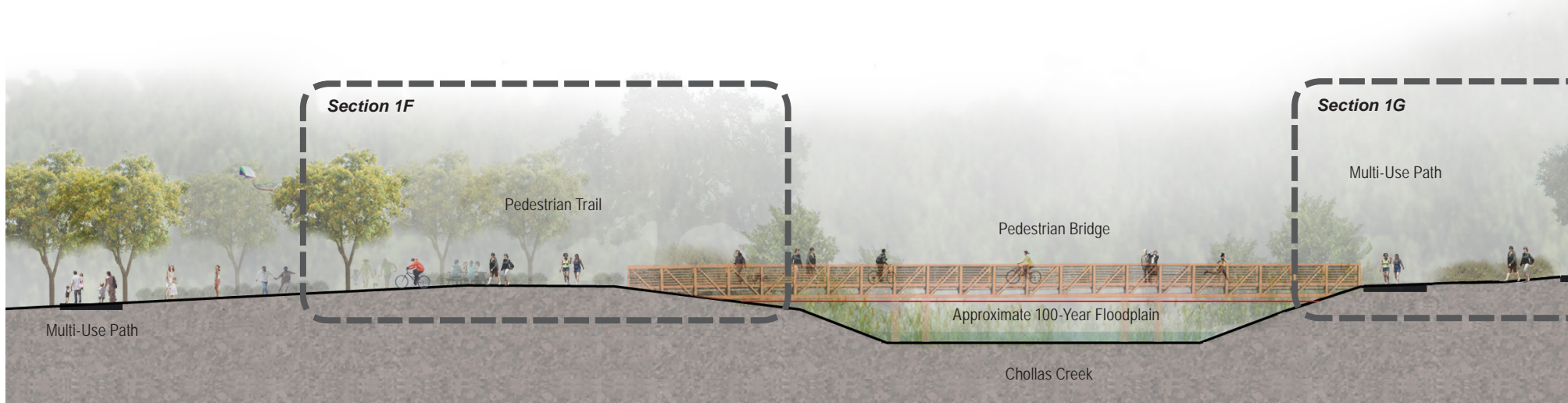


FOCUSED IMPROVEMENT AREA 1: Eucild Avenue to 47th Street (Water Department Site)

Section 1F: Pedestrian Trail



Section 1H: Neighborhood Park with Multi-Use Fields



Section 1G: Multi-Use Path



Example of pedestrian trail stairs connecting between multi-use trail switchbacks made of recycled concrete



FOCUSED IMPROVEMENT AREA 2: Trolley Right-of-Way to Guymon Street (Northwest Commercial Site)

Focused Improvement Area #2 is located north of the Trolley right-of-way, west of Euclid Avenue, and south of Guymon Street. The trail and open space design is derived from the concept developed by the Jacobs Center for the Northwest Village Commercial development, a retail project whose major tenant will be a Walgreens Drug Store, with additional recommendations for connections to the south across Market Street, and to Guymon Street and Horton Elementary school to the north.

Conceptual Plan

Chollas Creek Path Network and Enhancements

The current Northwest Village Commercial plan includes a Walgreens Drug Store and site for future commercial development. The site plan locates buildings at the street edge, both to engage the public street, but also to create as much space as possible for open space improvements adjacent to the creek. A multi-use path extends along the east side of the creek between Market and Euclid. Loading areas and parking areas adjoin the creek corridor, but have been designed to minimize impact on the creek corridor. To further enhance connections to the creek, the plan includes a diagonal pedestrian connection from the corner of Market and Euclid through the development and terminating in a pedestrian plaza/overlook adjacent to the creek and the multi-use path. This plaza provides access to a pedestrian bridge that will connect the retail center to Guymon Street, Horton Elementary School, and the existing neighborhood to the north. Given the steep slope that separates Guymon Street from the creek, some combination of elevated ramps or stairs will be needed to make the trail connection.

The current path network depicts this plan, augmented by further enhancements, including multi-use paths on either side

of the creek north and south of Market Street, a pedestrian bridge, and Passive Recreation areas of varying widths woven throughout the trail network. The plan places great emphasis on retaining and enhancing the creek through these paths and trails, overlook areas, and the pedestrian bridge, which will

The network will further provide a connection between the Jacobs Center, Village at Market Creek, and potential future redevelopment of the Euclid Trolley Station, with the areas north of Market Street, including the proposed location for the Northwest Residential development (unplanned). This connection is essential for completing a contiguous creek network, and connecting all surrounding uses and community facilities to one another and to transit access. The creekside path between the Euclid Trolley station and Horton Elementary School will especially encourage young children traveling through the area to walk and take the trolley.

South of Market Street, a multi-use path is proposed on the eastern side of the Creek that will connect the path north of Market to the Jacobs Center pathways and the Village at Market Creek commercial area. As shown, this trail can be completed with or without the redevelopment of the Transit Center.

Market Street Crossing

Providing a safe crossing across Market Street is also an important element in completing this contiguous, safe, network. This, however, will be designed as part of the Mobility recommendations of this plan, pending traffic studies. As shown, a Market Street crossing would connect the multi-use paths included both north and south of Market Street and would include a Thematic Creek Crossing treatment, which would mark the crossing of pedestrians and vehicles



View of Focused Improvement Area 2 from Guymon Street



The trail network should be safe and encourage active use by young children



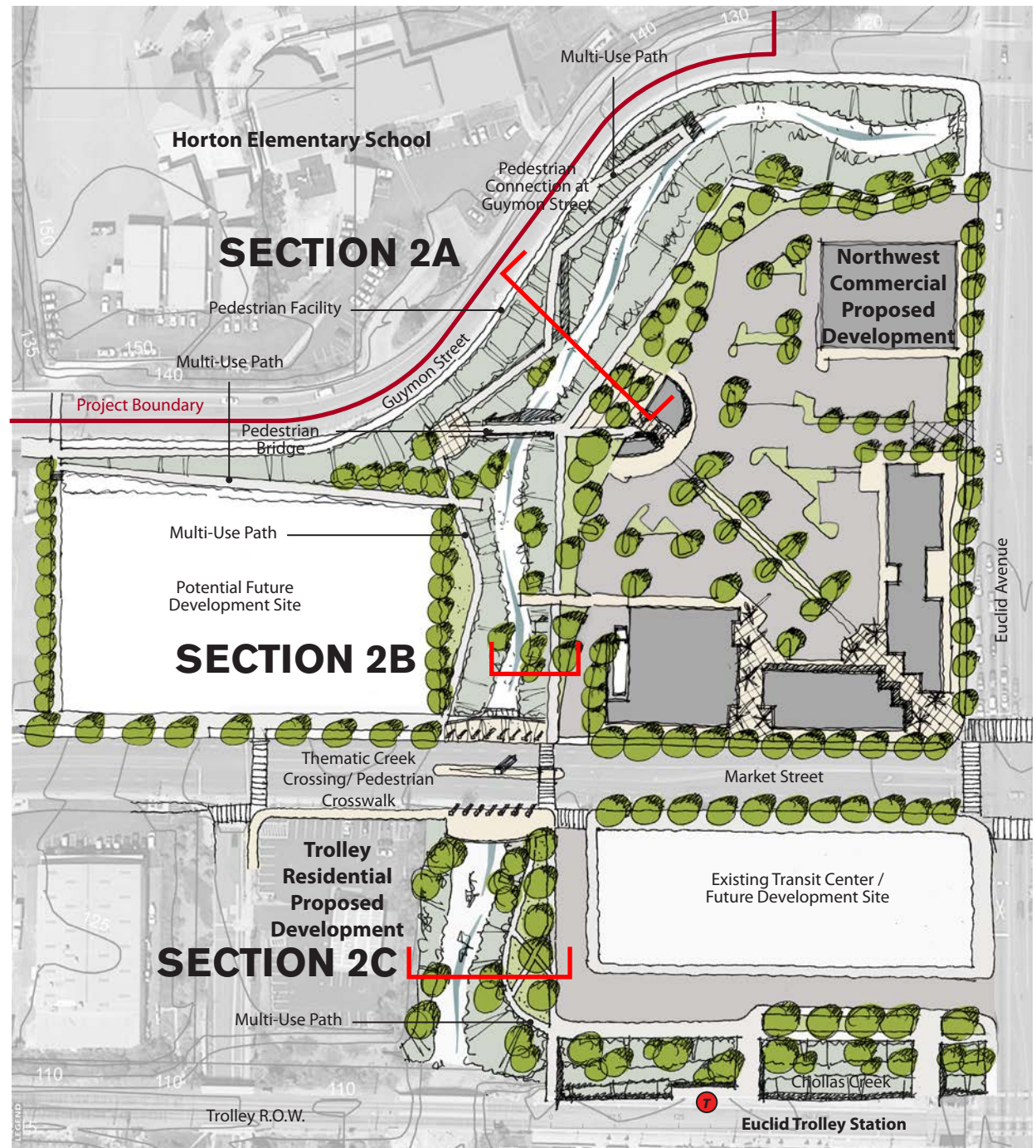
Example of potential combined thematic creek crossing and crosswalk at Market Street.

Figure 8: Focused Improvement Area 2 Concept Plan

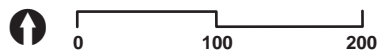
over Chollas Creek through the use of decorative signage, plantings, and public art. A safe crossing for pedestrians would also be recommended.

Creek Orientation

Beyond accomplishing circulation goals, improvements in this area is based on the recommendation that all future development should be oriented to the creek. Future commercial buildings in the Northwest Commercial site should be oriented to the creek and potentially may include plazas or outdoor seating that can be focused towards the creek



Note: Figure will be revised and incorporated with the proposed plans for the Northwest Commercial Site, as directed.



FOCUSED IMPROVEMENT AREA 2: Trolley Right-of-Way to Guymon Street



Example of a pedestrian bridge accommodating pedestrians and bicyclists



Example of a multi-use trail through a natural park setting

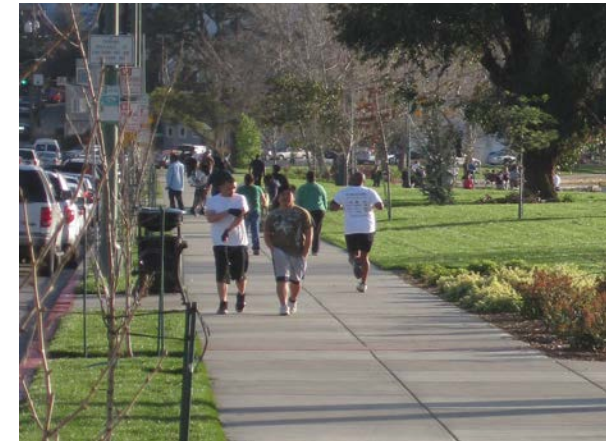


Future development should be oriented to the creek and associated open space amenities

Section 2A: Northwest Commercial Creekside Development (North)



Section 2B: Northwest Commercial Creekside Development (South)



Example of multi-use path adjacent to planting area and roadway

Section 2C: South of Market Street Future Development Site/ Existing Transit Center



FOCUSED IMPROVEMENT AREA 3A:

A: Euclid Avenue to 54th Street (North Market Street Pathway)

B: 54th Street to Merlin Street (Valencia Business Park)

Focused Improvement Area #3 is located south of Market Street and north of Imperial Avenue, between Euclid Avenue and Merlin Drive. The design concept for this area incorporates the existing improvements previously implemented by SEDC with new design solutions to eliminate existing gaps in the creekside trail in this area.

The two existing trail segments east of Euclid Avenue exemplify the hard work of the community and property owners to implement the vision for a creekside trail along Chollas Creek. Existing trail segments implemented by SEDC include the improvements known as the North Market Street Pathway that extends east from Euclid Avenue along the north side of the creek (Focused Improvement Area 3A), and along the south edge of the Valencia Business Park between 54th Street and Stevens Way (Focused Improvement Area 3B). In addition to these trail improvements, Area 3B also has improved sidewalks, a uniquely designed transit shelter, and attractive fencing along the creek corridor.

The unimproved portions that remain in Focused Improvement Area 3A include the segment that is located east of the North Market Street Pathway, behind the Bryco Business Center and the Old Globe Technical Center. In Area 3B, pedestrian improvements are yet to be completed between Stevens Way and Merlin Drive. Furthermore, only a single side (the north side) of Chollas Creek south of the Valencia Business Park has been developed with a pathway and opportunity exists for an additional pathway along the southern edge.

Conceptual Plan

North Market Street Pathway

The plan shows two alternatives to bridge the gap between the North Market Street Pathway and the at grade crossing of the trolley tracks at 54th Street. This will require developing a trail segment that extends behind the existing Bryco Business Park and the Old Globe Technical Center, where the creek travels through a culvert (3A) on the north side of the tracks and then switches to the south side. Both alternatives assume the extension of a multi-use path along the north side of the trolley tracks that connects to the current terminus of the improved pathway to 54th Street where pedestrians and bicyclists will be able use the existing at-grade crossing of the trolley tracks to connect to the Valencia Business Park pathway (3B).

The preferred alternative assumes creation of a wider open space/trail corridor that would be dependent on the redevelopment of the Bryco Business Park and the Old Globe Technical Center sites. The proposed multi-use path will have a 20-foot wide right-of-way parallel to the north side of the tracks with variable width of planting occurring between the path and private development to the north (Section 3B). Ideally, new buildings would be designed to orient to the creek, and could include outdoor seating areas overlooking the open space corridor. Due to the parking, access and service needs of the businesses that currently operate onsite, the area between the existing buildings and the creek channel are currently inaccessible.



Existing multi-use paths through Valencia Business Park

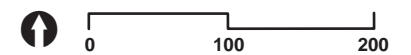
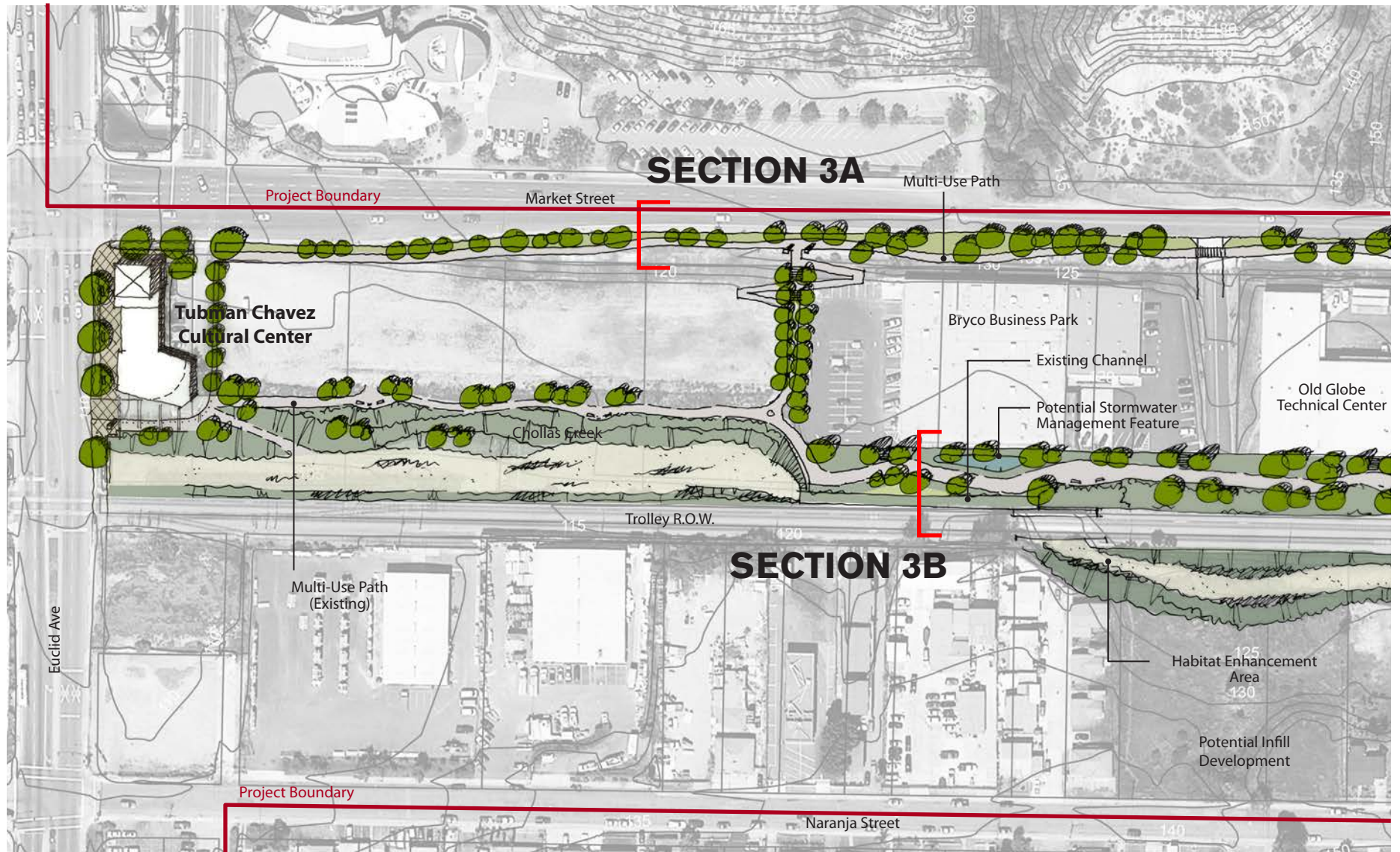


Example of a multi-use path that meanders through park planting

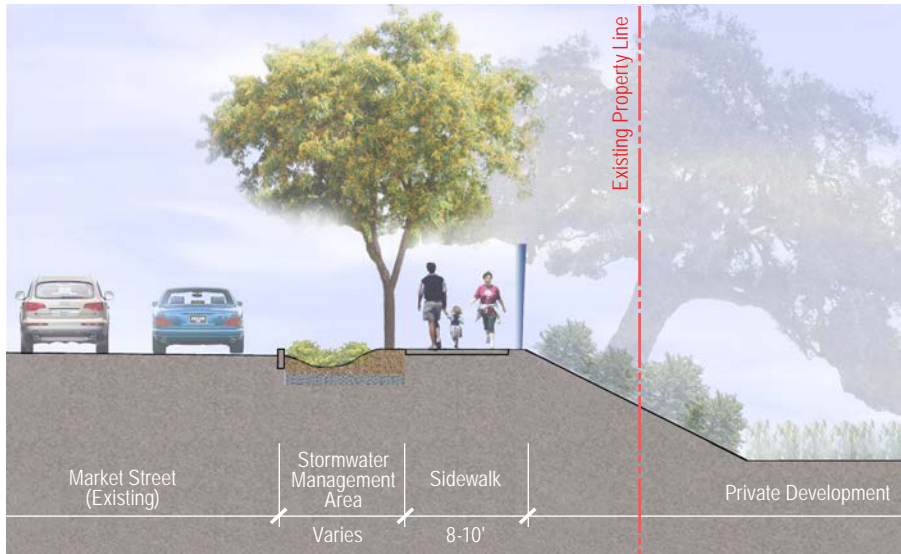


Example of a multi-use path with a creek overlook feature

Figure 9: Focused Improvement Area 3a Concept Plan

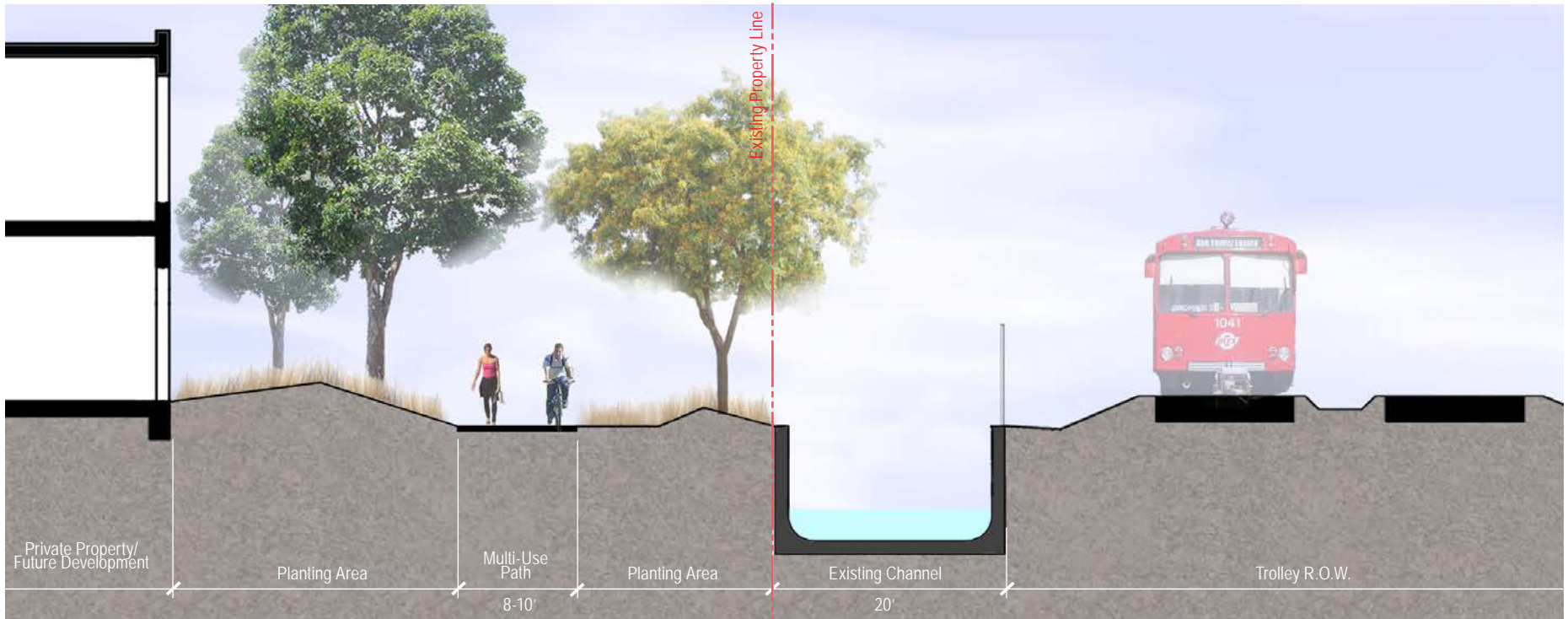


Section 3A: Market Street Sidewalk Improvements



A lid over the existing channel is proposed as an alternative to accommodate the multi-use trail within the public right-of-way.

Section 3B: Multi-Use Path Adjacent to Trolley



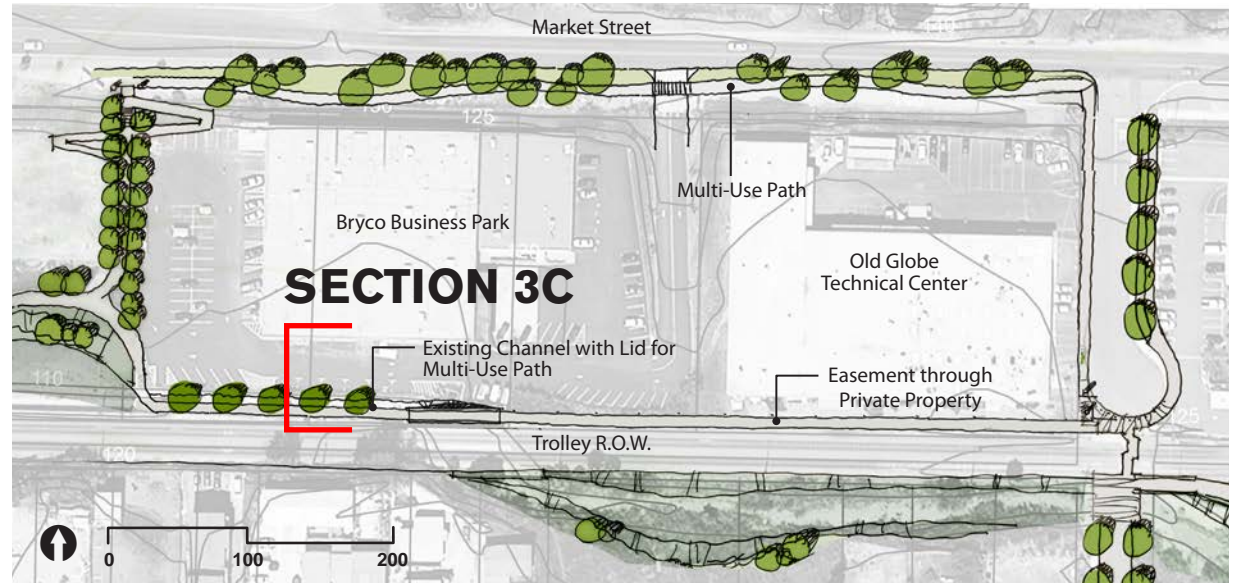
North Market Street Pathway Easement Alternative

In the event that the redevelopment of existing buildings seems improbable in the foreseeable future, and a nearer term solution is needed to complete the trail network, a more modest trail easement between the existing buildings and the trolley tracks would allow for direct access between existing trail segments. This scenario would require a minimum width of 10-12 feet to allow the current businesses and buildings to continue their uses, although with a slight adjustment to their service practices using the rear of the buildings. This alternative assumes that the open channel at the eastern end of the trail (i.e., behind Bryco Business Park) would be capped to provide a broad multi-use path on top of the channel (Section 3C).

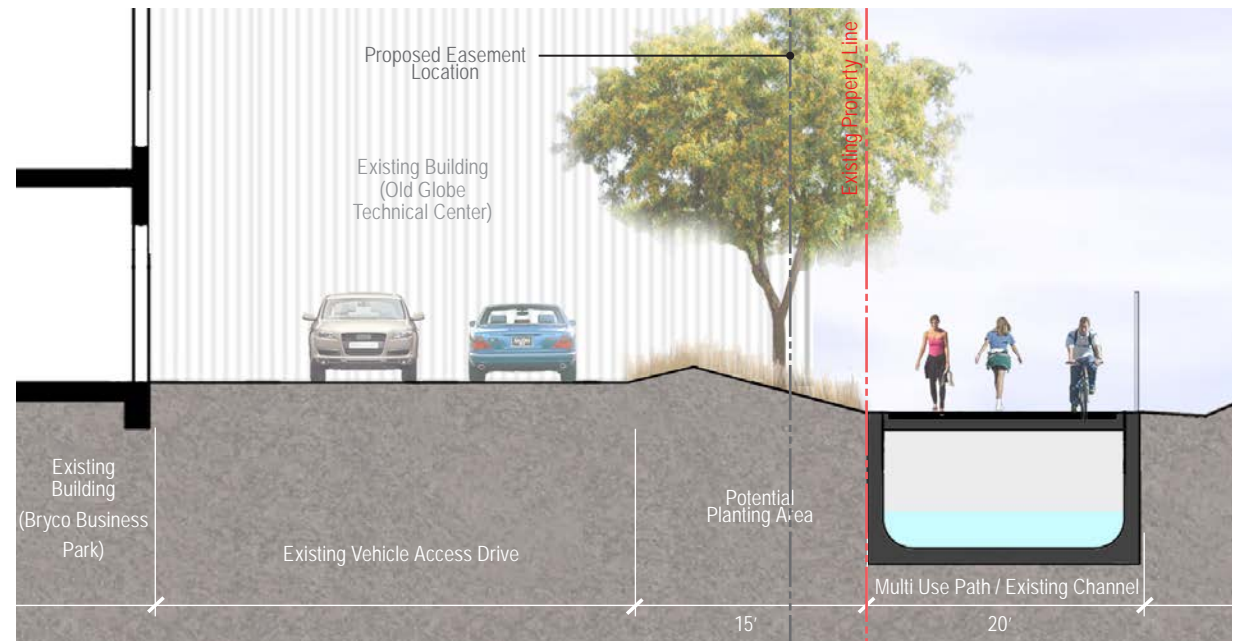
Interim Market Street Pedestrian Improvements

Recognizing the need for a near term solution to bridge the gap in the trail network, an improved sidewalk on Market Street, north of the Valencia Business Park will function both as an interim solution to bypass existing constrained areas, as well as an additional circulation connection once the preferred concept may be achieved. These improvements could be completed in the near term, and remain in place after other trail alignments are completed. The streetscape improvements may be implemented with either of the North Market Street Pathway Alternatives and will feature stormwater management/ treatment areas to visually enhance the street and provide plantings for infiltration (Section 3A).

Figure 10: Focused Improvement Area 3a Concept Plan Easement Alternative



Section 3C: Multi-Use Path (Constrained) with Existing Buildings

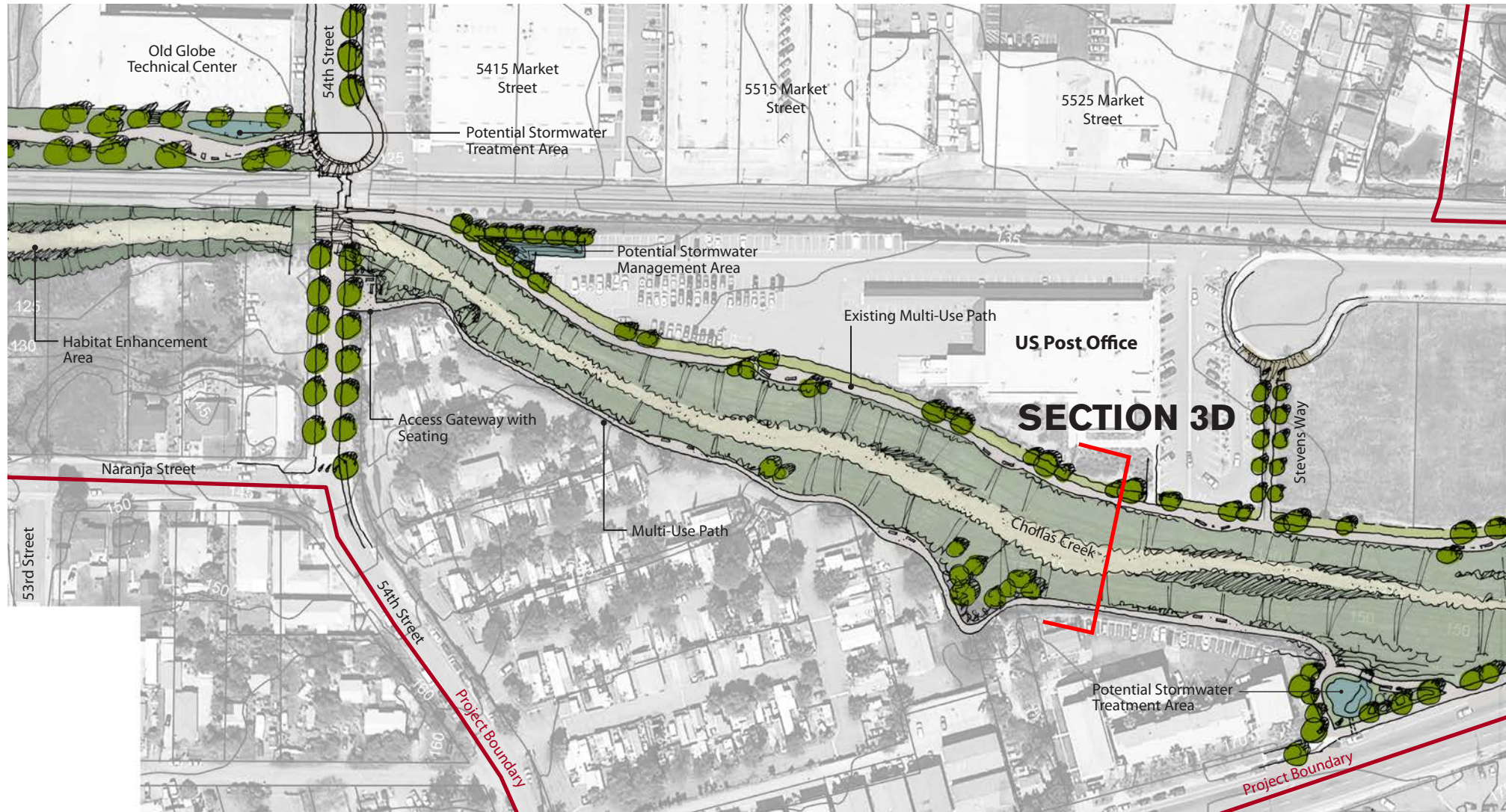


FOCUSED IMPROVEMENT AREA 3B:

A: Euclid Avenue to 54th Street (North Market Street Pathway)

B: 54th Street to Merlin Street (Valencia Business Park)

Figure 11: Focused Improvement Area 3B Concept Plan





Valencia Business Park

In order to augment the existing multi-use path along the northern edge of Chollas Creek between 54th Street and Stevens Way, the design concept calls for a second multi-use path to be added along the south side of Chollas Creek between 54th Street and Stevens Way. This would be located adjacent to current residences, and would benefit current and future residents of the area. The path would

be 8-10' as other multi-use paths within the area (Section 3D).

In addition, a multi-use path is proposed along the northern edge of Imperial Avenue east of Stevens Way, extending to Merlin Drive. This would replace the existing partial sidewalk improvements that have been completed and instead provide a more recreational type path, oriented to the adjacent open space and acknowledging the presence of the creek. At the intersection of Merlin Drive, the existing utility building would be screened with appropriate planting to correspond to path the improvements.

Section 3D: Creekside Pathways at Valencia Parkway



A multi-use path is proposed on both sides of Chollas Creek within the Valencia Business Park



Furnishings

Where necessary and appropriate, furnishings should be provided within proposed open space areas to enhance the user experience, ensure public safety and security, and facilitate operations and maintenance. Furnishings should be chosen to reflect the natural and cultural identity of the area, while not overwhelming the natural environment. A consistent palette of furnishings should be developed that contributes to the area's identity. Furnishings should be durable and vandal resistant to ensure that they convey an image of quality and that they endure. Potential furnishings may include benches, trash receptacles, bollards, drinking fountains, lighting and signage. Signage will include both directional (i.e., wayfinding) and educational (interpretive) information.

Enhanced Security and Lighting

Lighting is especially important for the Southeastern Community. Appropriate lighting will be provided to address safety concerns, as well as limit light pollution into habitat areas and the night sky. The adjacent graphics demonstrate preferred lighting methods for the areas around Chollas Creek improvements.



Signage can be used to provide education about the area



Furnishings should complement the natural environment



Benches should be located at key locations for open space enjoyment



Natural materials are encouraged for play areas and seating

Figure 11: Encouraged and Discouraged Lighting at Sensitive Natural Areas



Encouraged



Discouraged



Encouraged



Discouraged

Next Steps

The purpose of this plan is to provide conceptual guidance to ensure the implementation of the Chollas Creek trail and open space improvements consistent with the direction of the EMLUMP and the desires of the local community. It is also intended to assist eligible parties to seek funding for improvement projects by demonstrating that such projects are consistent with a comprehensive and integrated enhancement strategy.

Next steps include further feasibility analyses based on the recommendations of this plan and more detailed design. These will include hydrologic studies to ensure that proposed improvements will not exacerbate flood or erosion potential, analyses to understand the need for bank stabilization, and assessment and design of creek and habitat restoration opportunities.

The intent is that the recommendations for park, path, and trail designs shall be incorporated along with the EMLUMP land use and mobility concepts into the updated Southeast Community Plan. All future development adjacent to the creek will be expected to incorporate the concepts and features identified in this plan into their projects. It is anticipated that most of the future creek improvements will happen in conjunction with future development. The final design and feasibility will need to be determined at that time.

In the absence of private development, the City of San Diego may work with landowners and advocacy groups to advance the concepts set forth, by pursuing grant funding to implement improvements, acquiring access easements to accommodate trails, purchasing creek right-of-way to accommodate public improvements, etc.

Finally, all future plans for Chollas Creek should involve community of Southeastern San Diego to ensure that their goals for the creek and all safety concerns and key open space priorities have been addressed.



Example of multi-use path within natural area