

14th Street Promenade Master Plan

14th Street Promenade
San Diego, CA

May 31, 2016

Prepared by:



Introduction

East Village from its beginning has continually reinvented itself, but at its roots, it is a community with strong ties to education, innovation and creativity. At the turn of the century, East Village was a warehouse district providing support to the port, consisting of warehouse buildings and switching yards. It was a working class neighborhood, rich with industry. Over the years it evolved into a central provider for social services to all of San Diego. And in the 1980's and 1990's artists flocked to the area to establish opportunities for live- work lofts. This is the place of Bob Sinclair, a local resident, entrepreneur, and collector, who valued the

architecture and history of the neighborhood. He encouraged other entrepreneurs and filled his buildings in East Village with new, creative tenants. With this tie to innovation and history is also East Village's strong connection to education. The urban art trail was a project envisioned by a City College professor wishing to bring art to the community through painting utility boxes and designing murals on building facades and sidewalks. That tie to education continues with the establishment of new schools such as New School Of Architecture, Urban Discovery Academy and the Thomas Jefferson School of Law. The three districts outlined in the Master Plan celebrate the past and bring forward the future of the neighborhood

creating an urban trail that is uniquely East Village. This is where history unites with today's modern working neighborhood and continues to promote innovation, design, education and art. The design of the 14th Street Promenade will accommodate a variety of passive and active recreation activities, ranging from walking and resting to more activated uses such as children's discovery areas, local art displays, sensory play areas, historical artifacts, and other design elements. The Master Plan for the 14th Street Promenade is based on a series of three branded, context-driven districts, focusing on **San Diego and East Village design expression.**

Entertainment and Innovation District

Entertainment and Innovation District – the four blocks at the South end of the 14th Street Promenade (between J Street and National Avenue) will become an Entertainment and Innovation District. Because it is near many waterfront industrial uses, design in this zone will **celebrate the history of industry and innovation in San Diego.** The 14th Street Promenade will include **flexible spaces that can be programmed for varied uses and integrating historical artifacts and interpretive elements.** A variety of seating opportunities are provided and plantings will accent the streetscape with color and shade. The Entertainment and Innovation District will showcase unique artifacts of East Village's history including the display of Bob Sinclair artifacts in creative and functional ways.

Park District

Park District – the central four blocks (between F Street and J Street) are bookended with the future East Village Green and new Fault Line Park, and the two middle blocks consist of residential and commercial uses. This Park District will provide a **green oasis** that connects the two parks. Adjacent to the residential blocks between G Street and Island Avenue are areas designed for a variety of seating opportunities and places for active outdoor exercise. The plant palette emphasizes the tree canopy and understory plants with a range of colors and textures.

Urban Discovery and Play District

Urban Discovery and Play District – the three northern-most blocks (between C Street and F Street) comprise the Urban Discovery and Play District. It is anchored by City College in the north and Urban Discovery Academy in the south. This zone **encourages discovery and creativity**, with opportunities to learn, relax and explore. It is characterized by seating for people to simply **relax and enjoy views** toward the Bay, and interactive elements representing historical information about the history of San Diego and the East Village.

Landscape plantings allow **exploration and discovery**, and include native plants that have been used traditionally in Kumeyaay culture, reflecting that there is a long history to the region.



Continuous Promenade Elements

Uniting the three districts, are features that are continuous throughout the Promenade. These include the following:

Planting – although district plant palettes differ, the 14th Street Promenade will feature additional canopy trees and low growing, low water-use, low maintenance, colorful understory plantings. The planting plan will dominate the corridor creating an inviting space for a variety of uses, yet allowing visual access to the Promenade for policing and easy access for maintenance. Plantings on the east side of the street will occur mostly in the furnishing zone, keeping the thru-way zone clear for pedestrian traffic. Plantings in the frontage zone are encouraged on both sides of the street.

- **Street Trees** - proposed street trees will conform to all requirements in the Streetscape Manual. Additional trees are listed in the individual district plant palettes and will be used as accent to the dominant street tree. Canopy trees will comprise a majority of the Promenade planting, creating shade and a green oasis. Trees will be

- located in the furnishing zone and at specific locations as shown on the plans.
- **Parking Lot Screening** – plants located in the frontage zone will provide a green visual buffer at surface parking lots. Plants should be a combination of canopy trees and low growing shrubs in order to maintain sight lines.
- **Plantings in the Frontage Zone**- opportunities for plantings should be provided, where possible, between the building’s set back and/or entrance and the public right-of-way. These areas provide visual interest, integrate the architecture with the pedestrian zone, may be used for wayfinding, and may also be developed to manage storm water runoff.
- **Hanging Baskets and Planters** - accent plantings in hanging baskets or planters offer an opportunity to incorporate plants in existing right-of-ways where there is limited space for planting. Planters should be located in the frontage zone adjacent to building facades. Hanging baskets may be located on street lights poles in the furnishing zone. Planters in the furnishing zone will be evaluated on a case by case basis.

- **Green Walls**- green walls are a means of adding plants in areas with limited space and can be used to create a dramatic vertical design element.

Paving – concrete walkways and decomposed granite paths will comprise a common ground plane along the 14th Street Promenade. Concrete walkways will be located in the frontage and thru-way zone with the decomposed granite path located in the furnishing zone. Existing improved sidewalks will remain throughout the streetscape. The addition of the Promenade will protect in place these existing sidewalks, and the new trail and amenities, where applicable, will extend from the back of the existing curb into the public right-of-way. In areas where the sidewalk has not been improved, the sidewalk shall follow the guidelines in the Streetscape Manual for color and pattern and the new trail and amenities will become integral to the overall design of the pedestrian realm.

West Side 14th Street Improvements

Proposed West Side Improvements are limited to porous paving for parking stalls, bulb outs at all corners per the Master Plan drawings, and hanging baskets supported from existing light poles.



Plantings - Street Trees



Plantings - Screening



Plantings - Plantings in the frontage zone



Plantings - Hanging Baskets and planters



Plantings - Green Walls



Paving - D.G. Paths



Paving - Concrete Walkways



Paving - Existing Paving

Outdoor furniture – the outdoor furniture shall be consistent throughout the promenade, yet opportunities exist to accent the public space with unique pieces.

- **Benches** – benches shall be designed to discourage lying down. They shall be constructed of metal, concrete or recycled, wood alternative materials.
- **Movable Seating** – café style seating is encouraged and shall be provided and maintained by adjacent businesses.
- **Trash Receptacles** – receptacles shall conform to the color and type listed in the Streetscape Manual and shall be located at the end of each block per the Manual.
- **Bike Racks** – Bike racks shall be located on every block and shall be the type listed in the Streetscape Manual.
- **Recreation Elements** – opportunities to incorporate creative and/or traditional recreation equipment shall be located in every block. Examples may include:
 - Outdoor exercise equipment

- Sensory play equipment
- Individual and group seating

Bollards – bollards define space and create a visual barrier between pedestrian and vehicular traffic.

Railings and Fencing - railings and fencing provide a physical barrier and a visual barrier to elements along the streetscape. Fencing shall be used to screen utilities on adjacent buildings and provide security for private access. Railings may be designed to provide a designation of space for a specific use. All fencing and railings shall conform to the guidelines in the Streetscape Manual and Downtown Design Guidelines. Creative treatments and designs shall be encouraged.

Signage – signage shall be provided throughout the Promenade and may include:

- **Wayfinding** – a means of informing the pedestrian to the location of other park and recreation facilities in the vicinity

- **Gateway Elements** - San Diego has a history of providing unique gateway elements at a pedestrian scale that help to define neighborhoods. This design will continue that with that tradition by adding unique gateway elements that will define the three individual districts.
- **Building Signs** – creative signs on buildings are encouraged to accent the pedestrian zone
- **Banners** - Banners on building facades and light poles can define the Promenade and add visual interest to the corridor

Street Crossings and Pedestrian Safety – The design of the street crossings shall provide the maximum amount of security for the pedestrian. Bulb-outs are located at intersections to narrow the pedestrian crossing and shall be designed per the Streetscape Manual. Intersections shall have continental crosswalks to help define the pedestrian crossing.

Storm Water Treatment – Bioswales will occur at locations throughout the promenade for storm water collection and cleansing.



Furniture - Informal Seating



Furniture - Bench



Furniture - Moveable Cafe Seating



Furniture - Seating Nooks



Furniture - Trash Receptacle



Furniture - Bicycle Rack and Bike Repair Station



Recreation Elements - Game Tables



Recreation Elements - Outdoor Exercise Equipment



Recreation Elements - Sensory Play Equipment | Interpretive Elements



Railings and Fencing



Lighting - Street Lights shall be provided per Streetscape Manual. Additional pedestrian lighting will be provided that complements existing lighting.

Artwork – the 14th Street Promenade will ensure a place for public artwork, incorporating permanent and/or temporary art opportunities, allowing space for innovative; unique art in the public realm. These opportunities will be implemented by and/or in association with the City’s Commission for Arts and Culture, as funding becomes available.

Interpretive Elements - Opportunity exists throughout the corridor to incorporate interpretive elements. They are placemakers, that define the neighborhood and represent the historical and cultural importance of the East Village. The interpretive elements can consist of signage, information panels, or cultural objects, such as the Bob Sinclair artifacts. They can be stand-alone pieces or incorporated in landscape, hardscape, gateway elements or art. The elements will be labeled with signage, to provide interest and value to the promenade.

A SUSTAINABLE GREEN STREET

Consistent with its designation as a Green Street, the 14th Street Promenade is oriented toward pedestrian uses with traffic-calming measures and enhanced planting. The design will further the Centre City Green program, which emphasizes the following:

Transform downtown streets into places for people and not just for cars

- Create healthier outdoor spaces that are more pedestrian- and bike-friendly, add more greenery, accommodate transit, use less energy and water, improve air quality and reduce storm water pollution
- Devote less of the street right-of-way to vehicles and instead widen sidewalks
- Where possible, incorporate low-impact development (LID) features that include storm water management systems
- Use local and regional materials with high recycled content and energy-efficient pedestrian lighting.

In addition, the 14th Street Promenade will utilize bioswales and porous paving to capture storm water from the roadway, sidewalks and rooftops of adjacent buildings. The bioswales will be planted with plant material appropriate for this condition and will be a prominent attractive feature of the 14th Street Promenade. Opportunity also exists for including interpretive elements within the bioswales to help the pedestrians appreciate the importance of stormwater quality.



Signage - Gateways



Signage - Banners



Lighting - Standard Pedestrian



Lighting - Decorative Tree Lights



Artwork - Public Art



Artwork - Furniture



Interpretive - Bioswale



Interpretive - Historical Interpretation



Interpretive - Pavement Markers



Interpretive - Plant Interpretation



Sustainability - Bioswale



DESIGN NARRATIVE - BIOSWALE PLANT PALETTE (ALL DISTRICTS)

SMALL TREES	
Salix lasiolepis	Arroyo Willow
Quercus Tomentella	Channel Island Oak
UNDERSTORY	
Baccharis pilularis 'Pigeon Point'	Pigeon Point Coyote Brush
Calamagrostis foliosa	Mendocino Reed Grass
Carex pansa	California Meadow Sedge
Carex praeegracilis	California Field Sedge
Festuca rubra	Creeping Red Fescue
Helictotrichon sempervirens	Blue Oat Grass
Iva hayesiana	Hayes' Iva
Juncus patens	California Gray Rush
Leymus triticoides 'Grey Dawn'	'Grey Dawn' Creeping Wild Rye
Muhlenbergia Rigens	Deergrass



Baccharis pilularis 'Pigeon Point' - Pigeon Point Coyote Brush



Carex praeegracilis - Western Meadow Sedge



Iva hayesiana - Hayes Iva



Calamagrostis foliosa - Mendocino Reed Grass



Festuca rubra - Creeping Red Fescue



Juncus patens - California Gray Rush



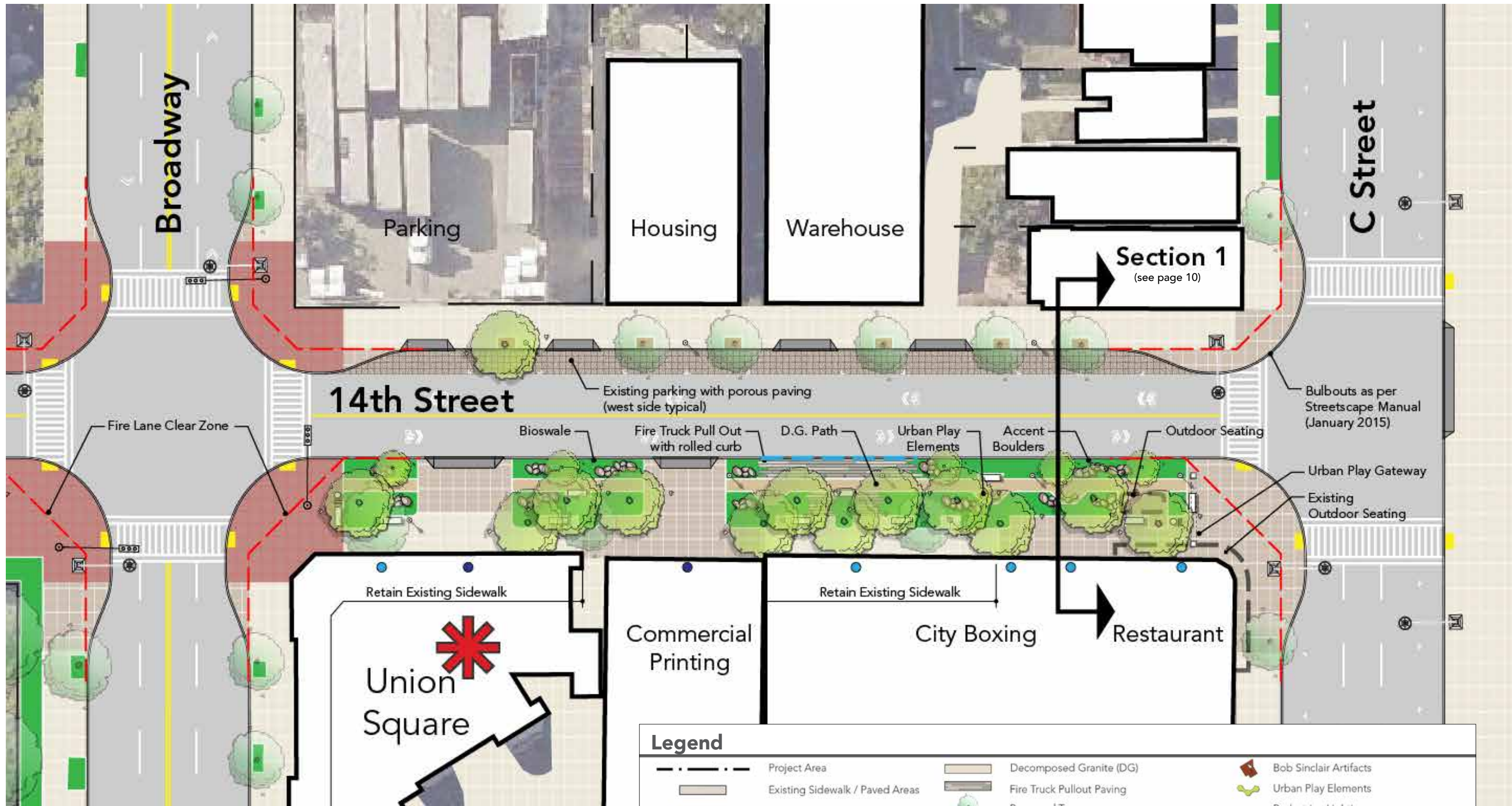
Carex pansa - California Meadow Sedge



Helictotrichon sempervirens - Blue Oat Grass



Leymus triticoides - Creeping Wild Rye



14th Street

Broadway

C Street

Union Square

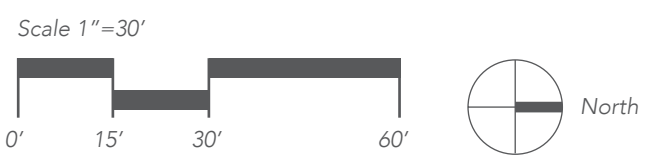
Parking Housing Warehouse

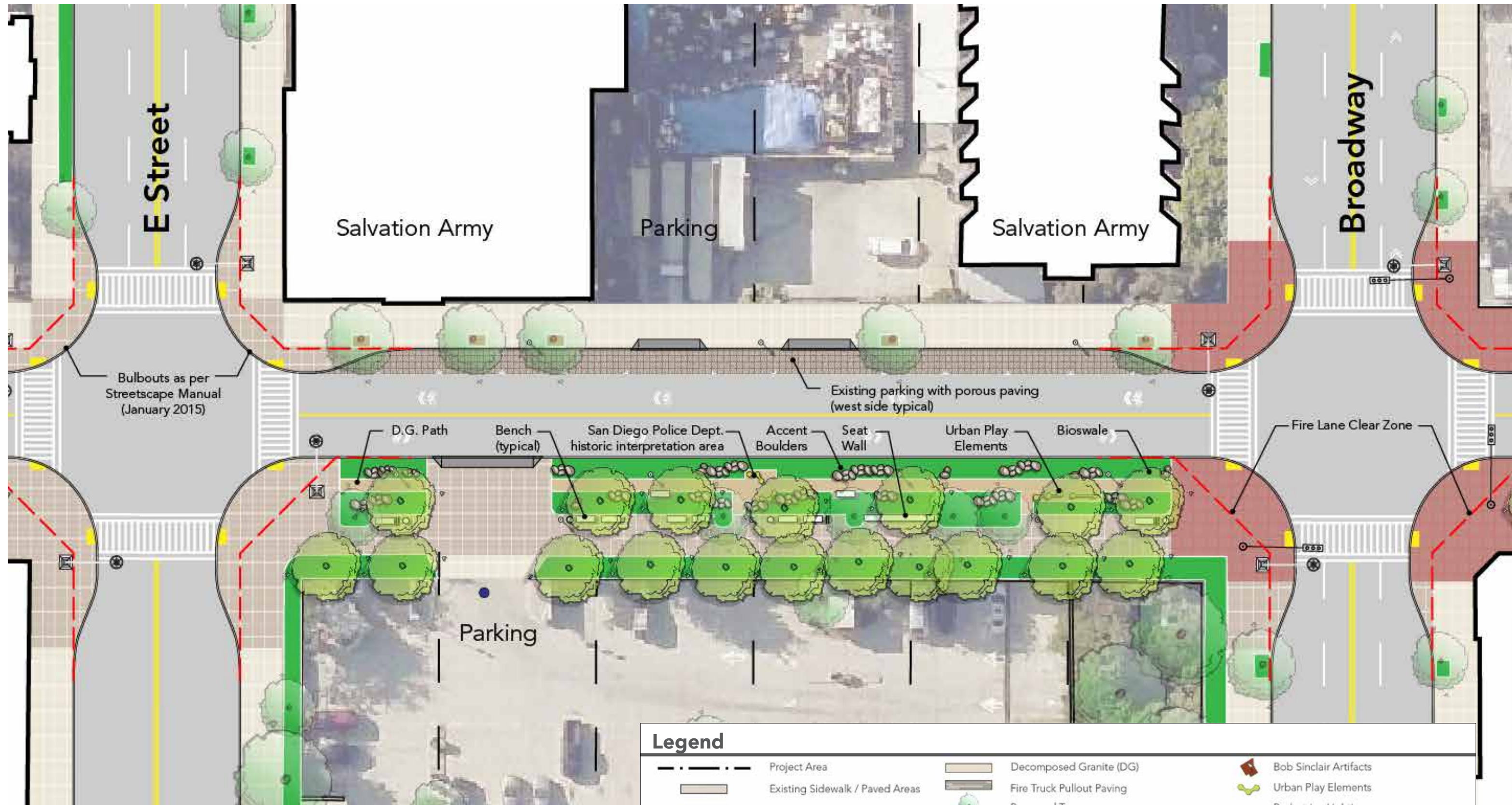
Commercial Printing City Boxing Restaurant

Section 1
(see page 10)

Legend

- | | | | | | |
|--|---------------------------------|--|--------------------------------|--|-------------------------------------|
| | Project Area | | Decomposed Granite (DG) | | Bob Sinclair Artifacts |
| | Existing Sidewalk / Paved Areas | | Fire Truck Pullout Paving | | Urban Play Elements |
| | Proposed Sidewalk / Paved Areas | | Proposed Trees | | Pedestrian Lighting |
| | Existing Brick Paving | | Existing 69 kV electrical line | | Existing 69 kV electrical line |
| | New Brick Paving | | Vehicular Entries | | Rolled Curb for Fire Truck Pull Out |
| | Green / Stormwater Planter | | Pedestrian Entries | | Recent / Prop. Development |





Bulbouts as per Streetscape Manual (January 2015)

Existing parking with porous paving (west side typical)

D.G. Path

Bench (typical)

San Diego Police Dept. historic interpretation area

Accent Boulders

Seat Wall

Urban Play Elements

Bioswale

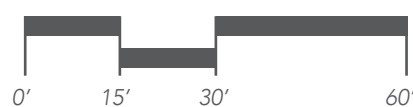
Fire Lane Clear Zone

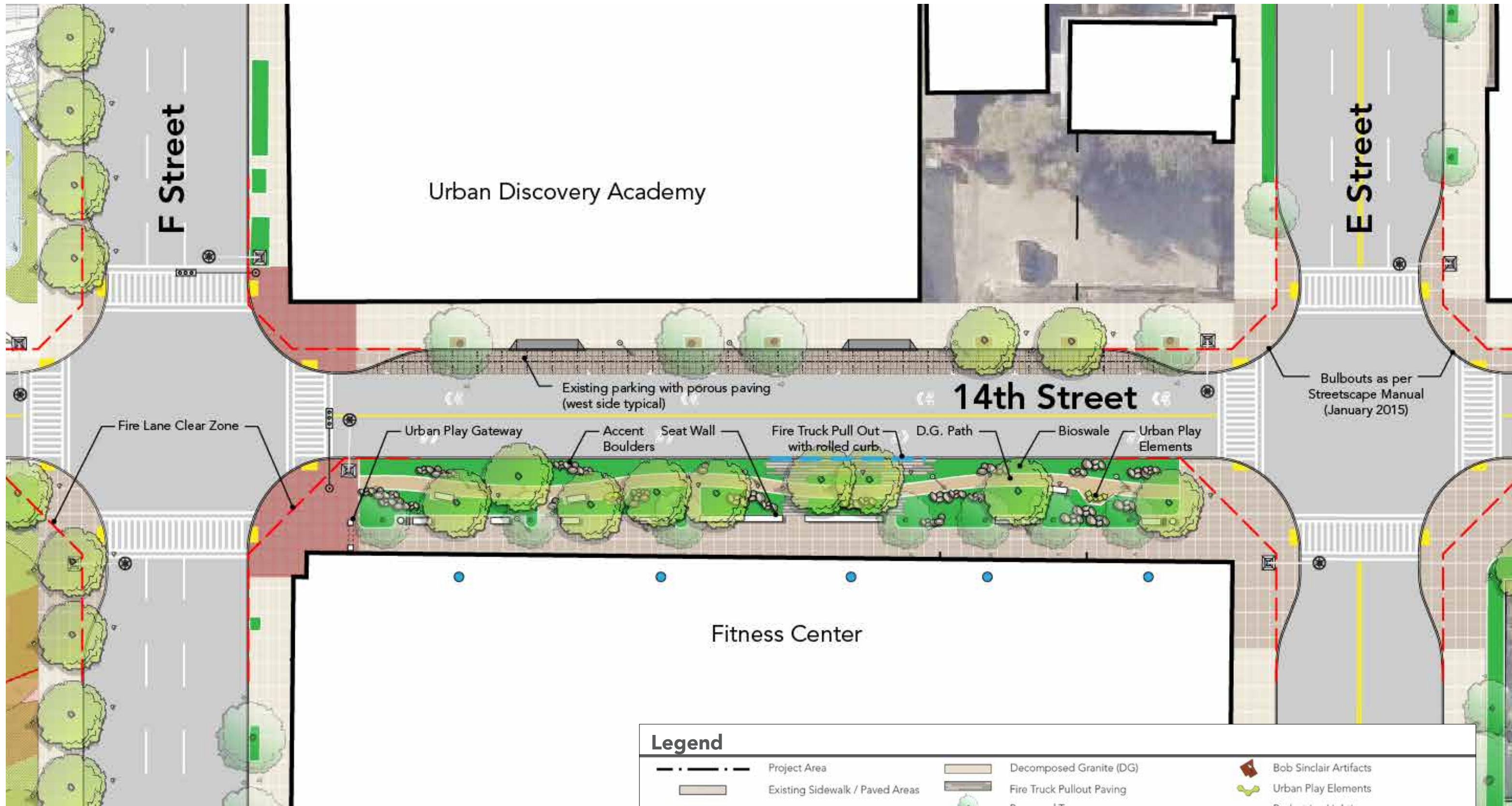
Parking

Legend

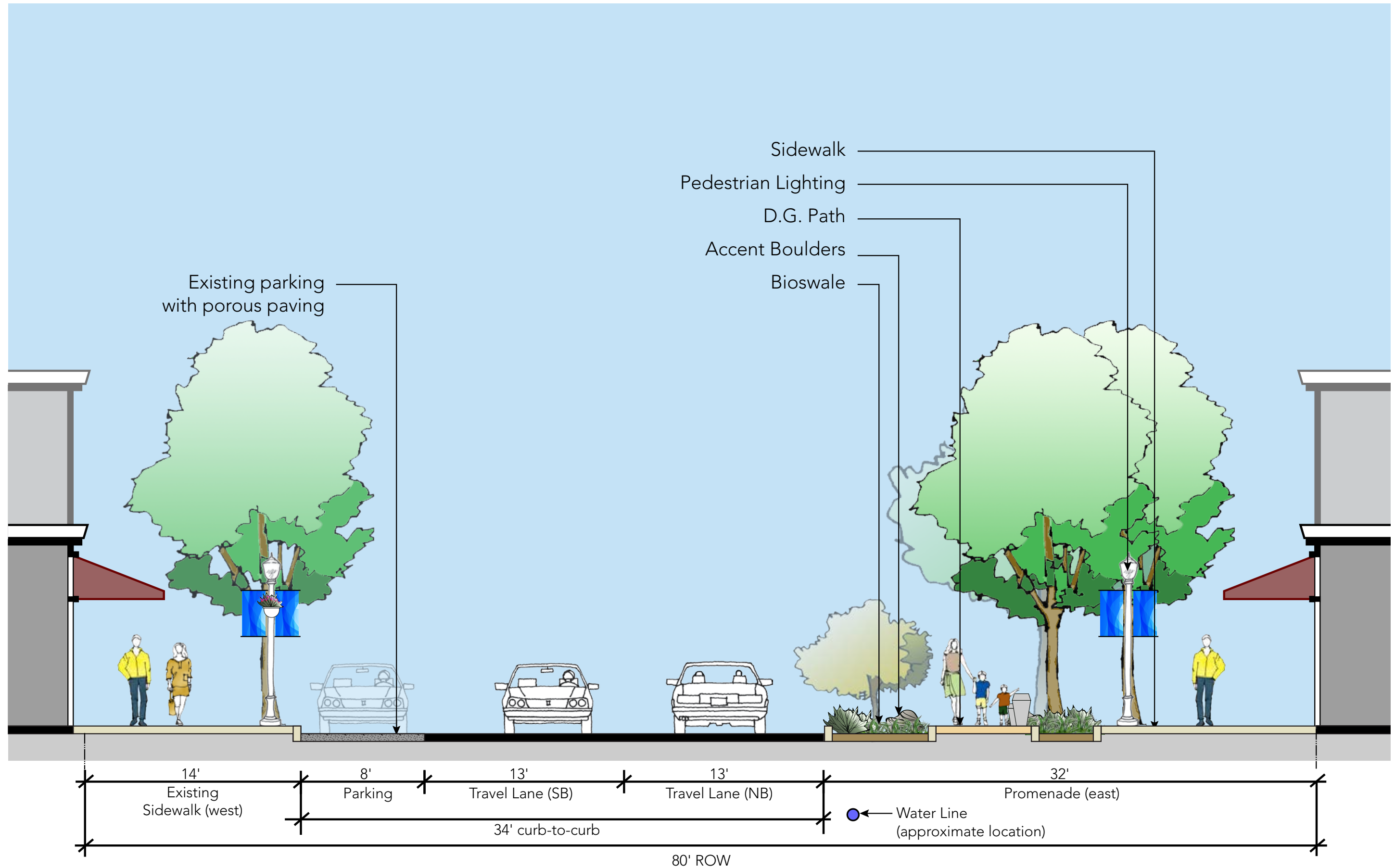
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Scale 1"=30'





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SHADE TREES	
Platanus racemosa	California Sycamore
Ulmus parvifolia	Evergreen Elm
UNDERSTORY	
Aloe 'Johnson's Hybrid'	Johnson's Hybrid Aloe
Arctostaphylos 'John Dourley'	John Dourley Manzanita
Aristida purpurea	Purple Three-awn
Asclepias speciosa	Showy Milkweed
Calamagrostis foliosa	Mendocino Reed Grass
Ceanothus thrysiflorus griseus 'Yankee Point'	Carmel Creeper
Echeveria 'Afterglow'	NCN
Eriogonum fasciculatum 'Dana Point' -	California Buckwheat
Fragaria californica	Woodland Strawberry
Helichrysum petiolare	Licorice Plant
Muhlenbergia rigens	Deer Grass
Myoporum parvifolium	NCN
Rosmarinus officinalis 'Prostrata'	Creeping Rosemary
Salvia apiana	Purple Sage



Helichrysum petiolare - Licorice Plant



Echeveria 'Afterglow'



Aloe 'Johnson's Hybrid' - Johnson's Hybrid Aloe



Platanus racemosa - California Sycamore



Aeonium arboreum 'Zwartkop'



Muhlenbergia rigens - Deer Grass



Ceanothus thrysiflorus griseus 'Yankee Point' - Carmel Creeper



Aristida purpurea - Purple Three-awn

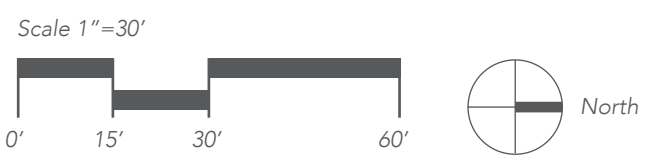
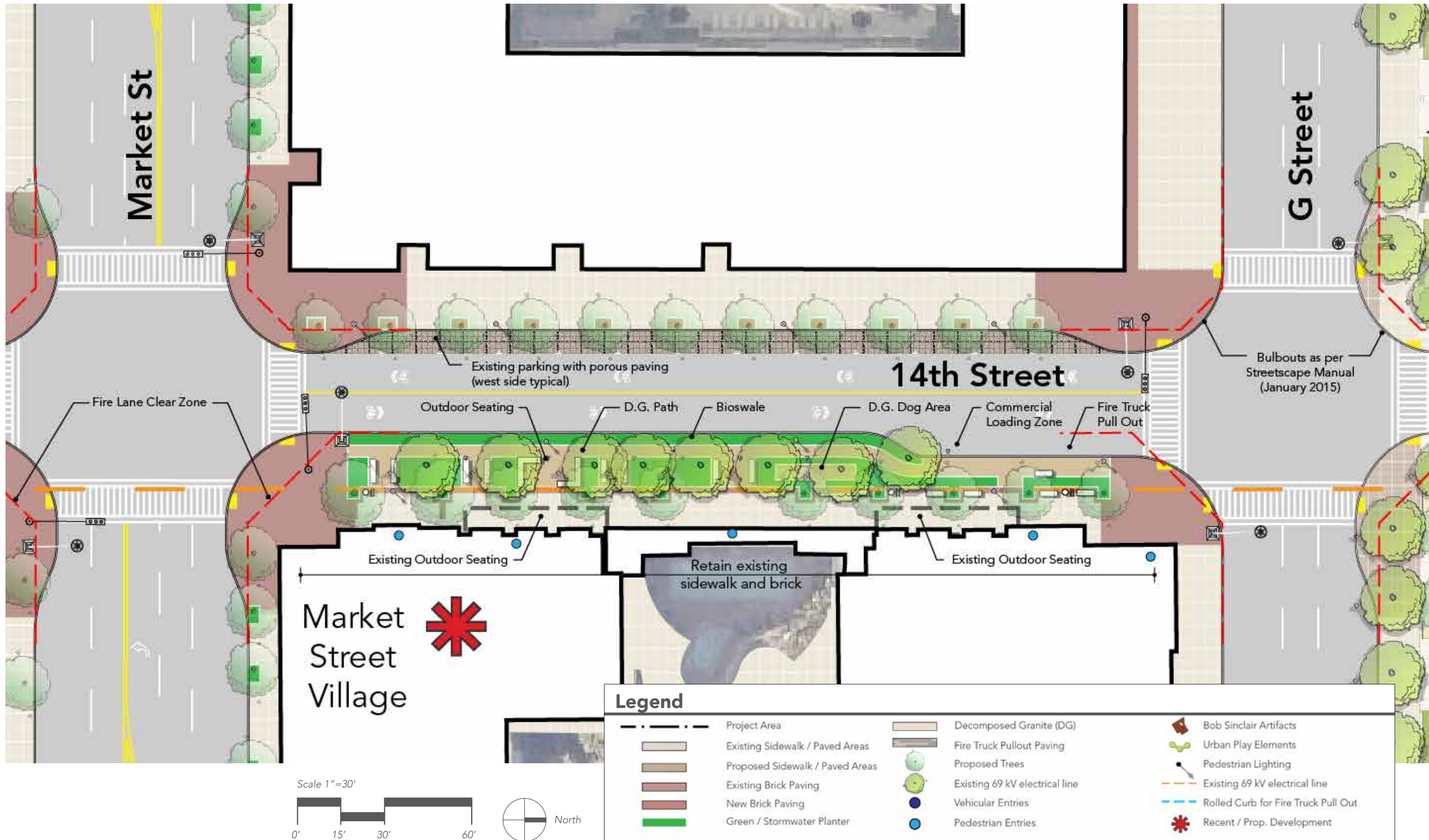


Eriogonum fasciculatum 'Dana Point' - California Buckwheat

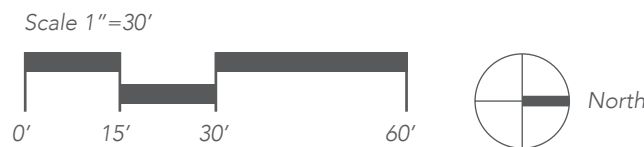
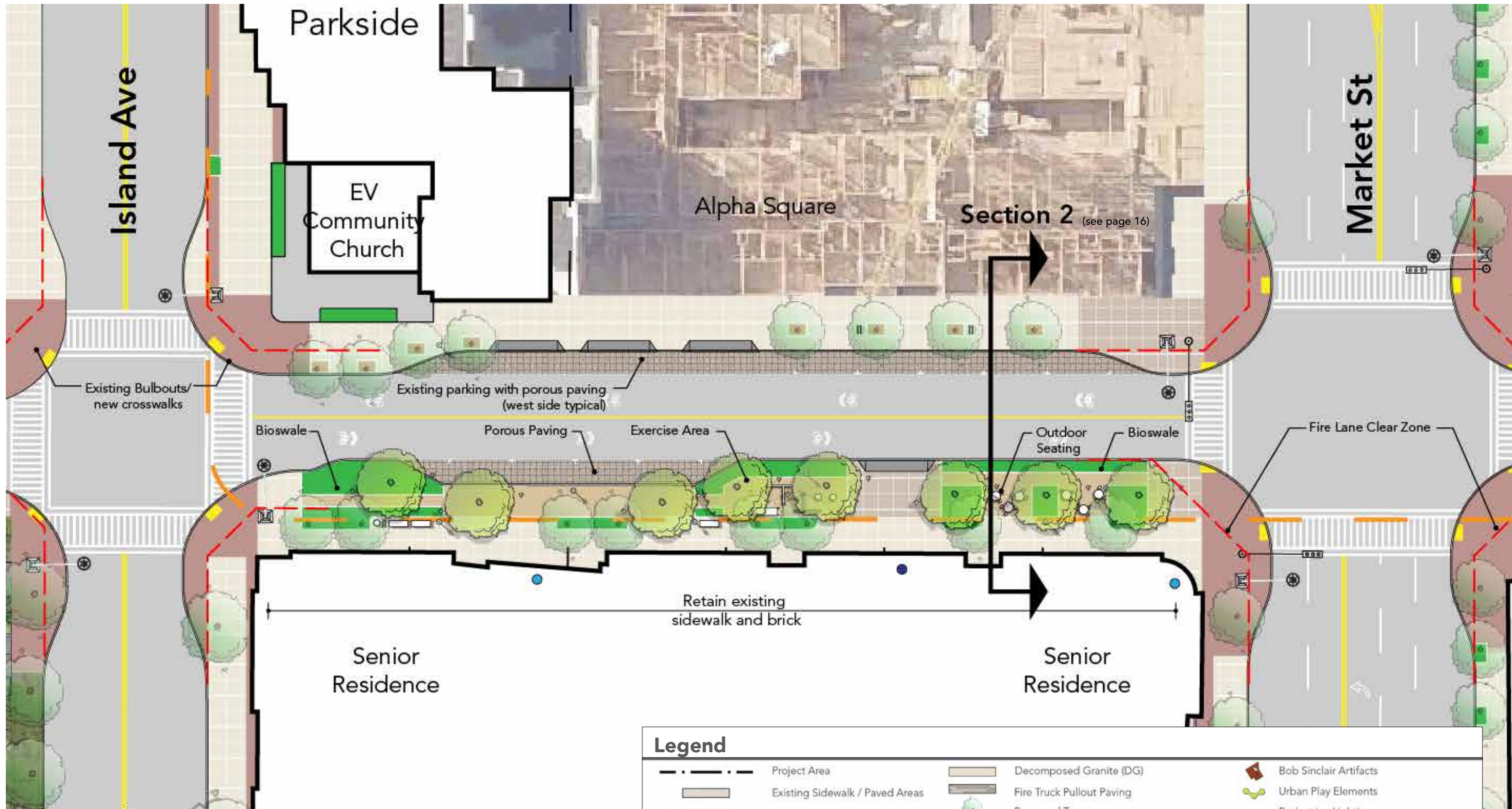


Salvia apiana - Purple Sage

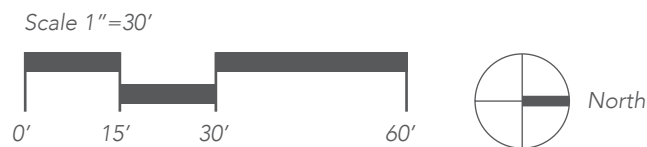




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	Green / Stormwater Planter		Pedestrian Entries		Recent / Prop. Development

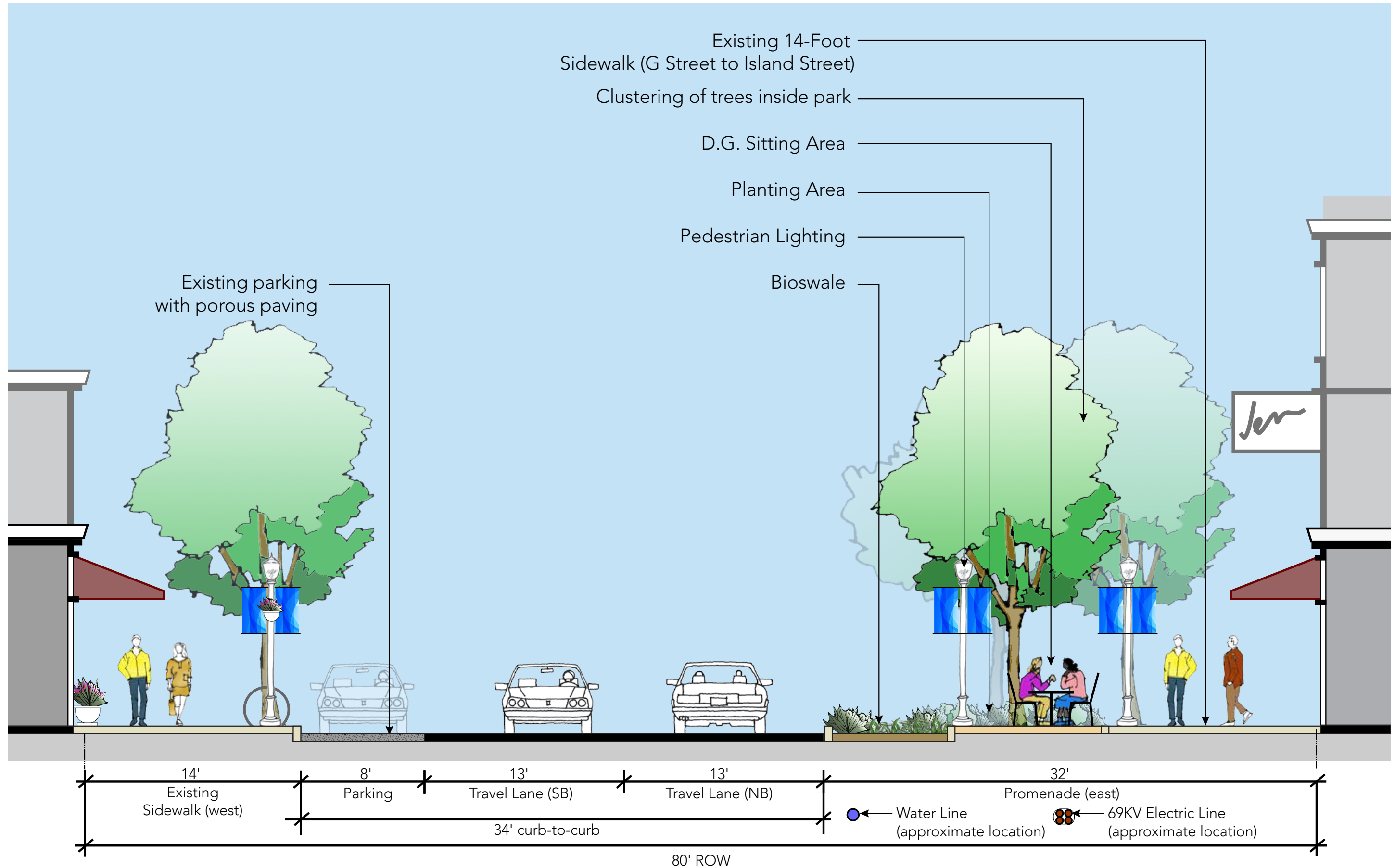


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SHADE TREES	
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Ulmus parvifolia</i>	Evergreen Elm
UNDERSTORY	
<i>Achillea 'Moonshine'</i>	Yellow Yarrow
<i>Aloe 'Johnson's Hybrid'</i>	Johnson's Hybrid Aloe
<i>Arctostaphylos 'John Dourley'</i>	John Dourley Manzanita
<i>Arctostaphylos 'Pacific Mist'</i>	Pacific Mist Manzanita
<i>Aristida purpurea</i>	Purple Three-awn
<i>Ceanothus thyrsiflorus griseus 'Yankee Point'</i>	Carmel Creeper
<i>Cuphea hyssopifolia</i>	False Heather
<i>Echeveria imbricata</i>	Hen and Chicks
<i>Fragaria californica</i>	Woodland Strawberry
<i>Helictotrichon sempervirens</i>	Blue Oat Grass
<i>Kalanchoe pumila</i>	Flower Dust Plant
<i>Lavandula amgustifolia</i>	English Lavender
<i>Phormium tenax + cultivars</i>	New Zealand Flax
<i>Rosmarinus officinalis 'Prostratus'</i>	Creeping Rosemary
<i>Salvia 'Mrs. Beard'</i>	Mrs. Beard Sage
<i>Santolina chamaecyparissus</i>	Lavender Cotton
<i>Sisyrinchium bellum</i>	Blue-eyed Grass



Achillea 'Moonshine' - Yellow Yarrow



Ceanothus 'Yankee Point' - Carmel Creeper



Phormium tenax + cultivars - New Zealand Flax



Pistache chinensis - Chinese Pistache



Aloe 'Johnson's Hybrid' - Johnson's Hybrid Aloe



Cuphea hyssopifolia - False Heather



Salvia 'Mrs. Beard' - Mrs. Beard Sage



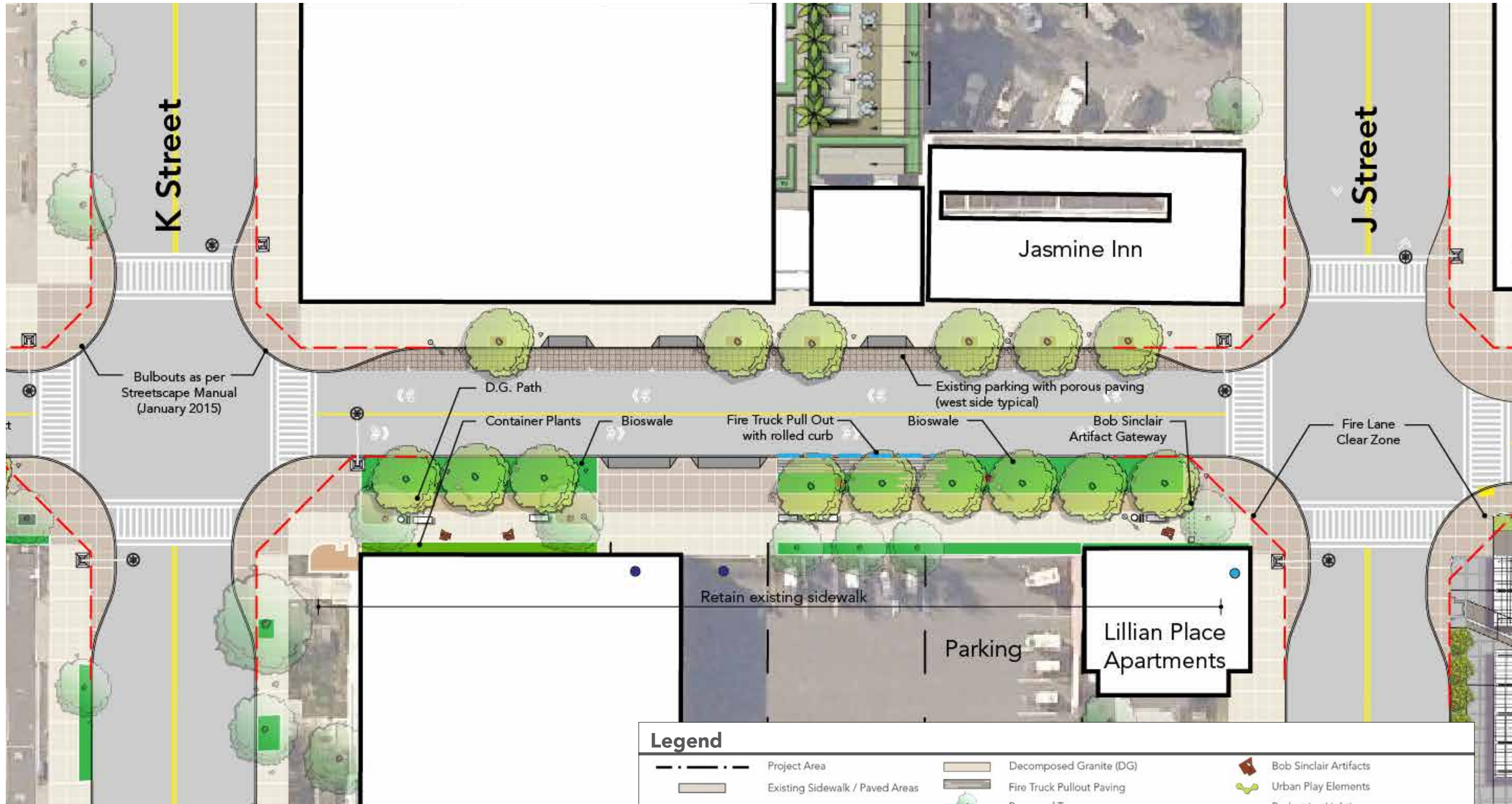
Arctostaphylos 'John Dourley' - John Dourley Manzanita



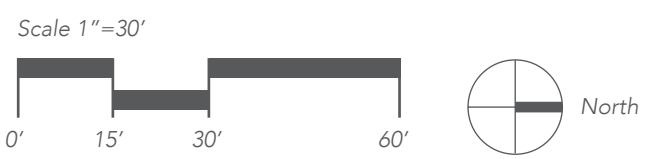
Lavandula amgustifolia - English Lavender



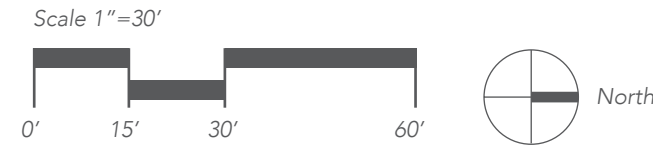
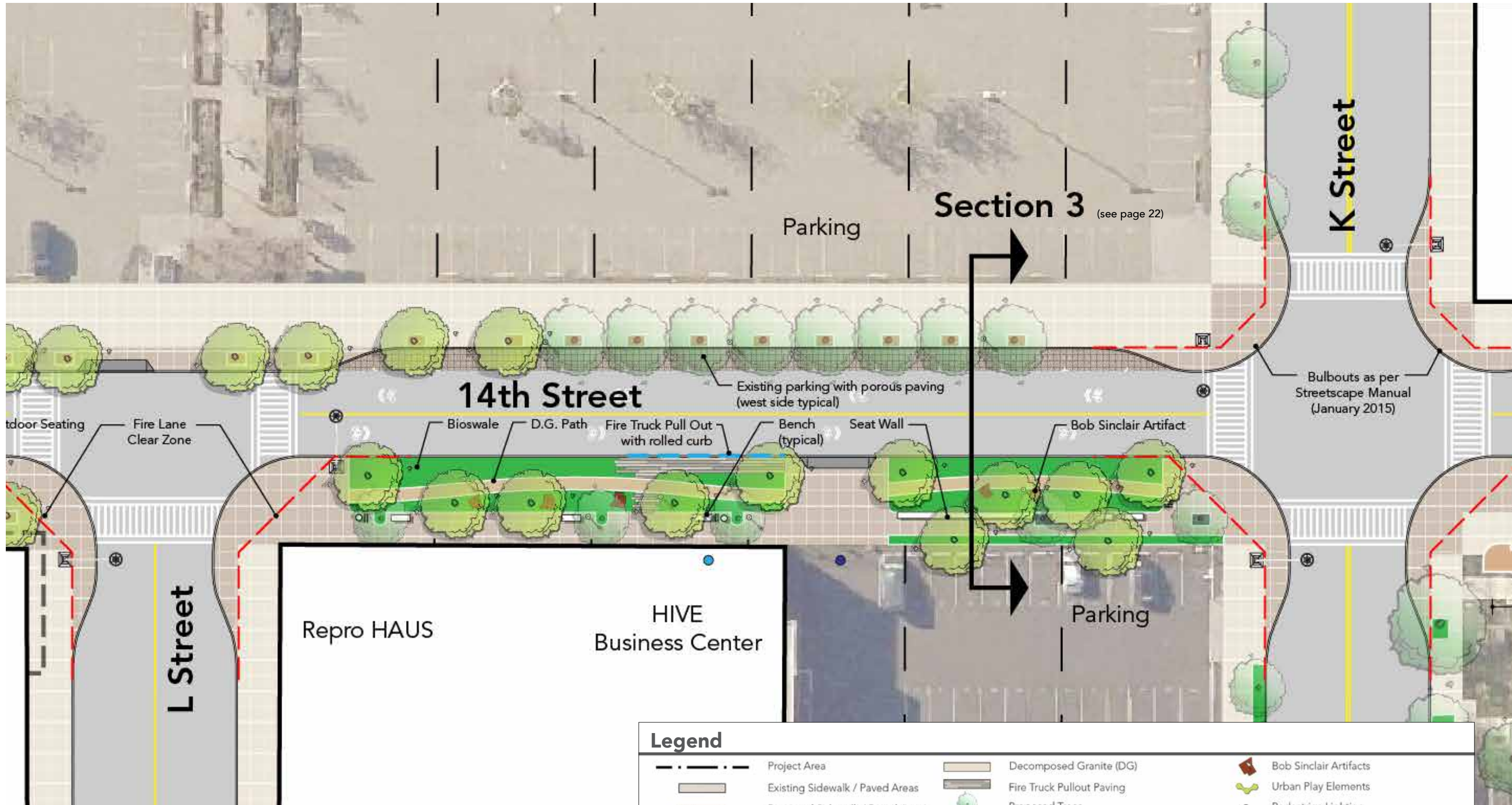
Santolina chamaecyparissus - Lavender Cotton



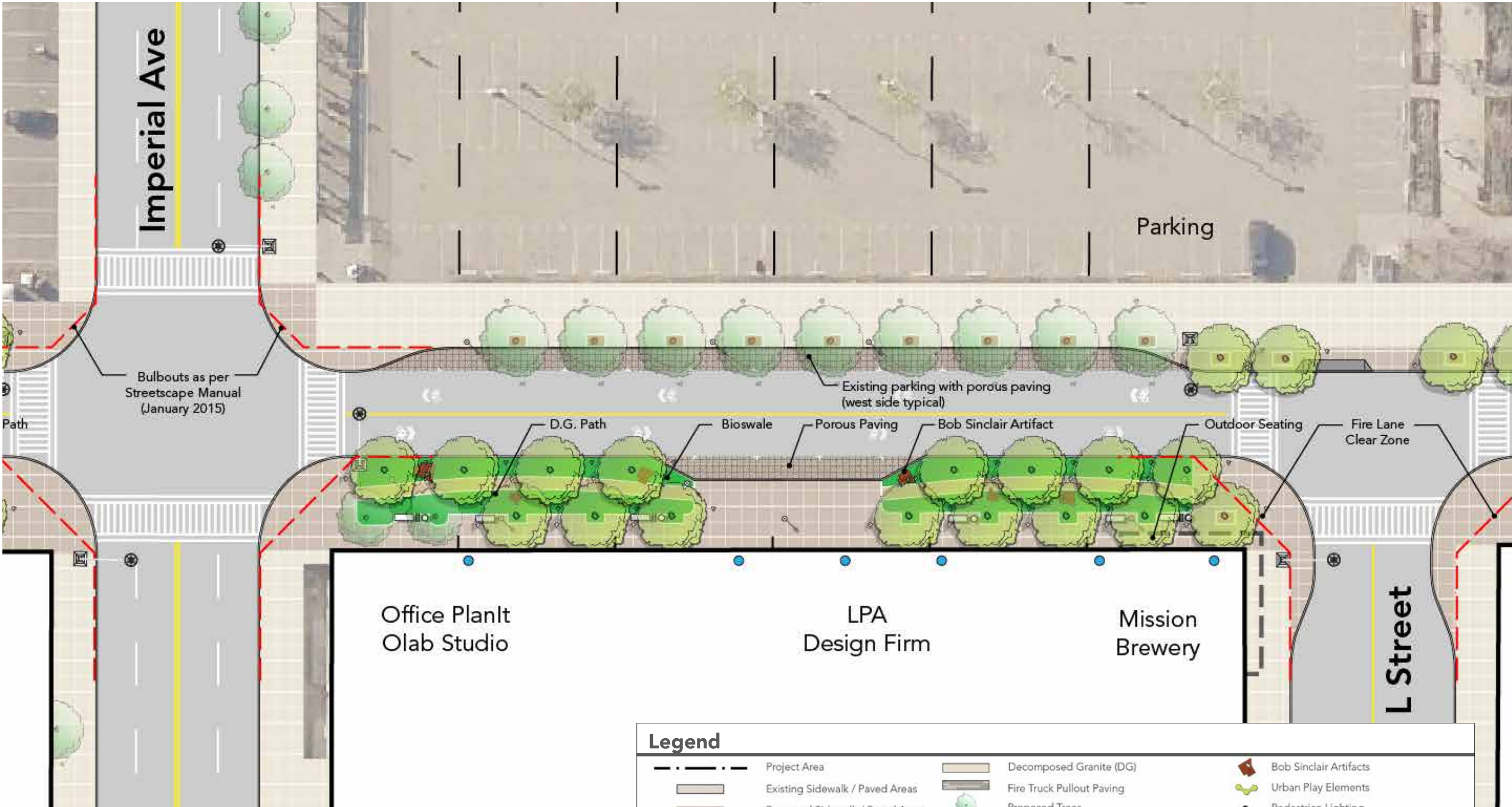
Bulbouts as per Streetscape Manual (January 2015)



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Imperial Ave

Parking

Bulbouts as per Streetscape Manual (January 2015)

Existing parking with porous paving (west side typical)

D.G. Path

Bioswale

Porous Paving

Bob Sinclair Artifact

Outdoor Seating

Fire Lane Clear Zone

Office Plant Olab Studio

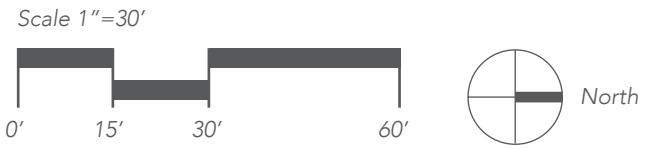
LPA Design Firm

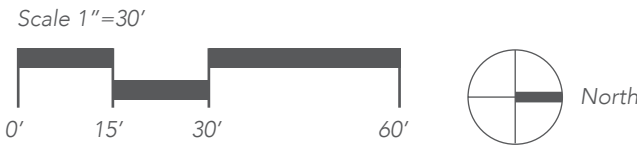
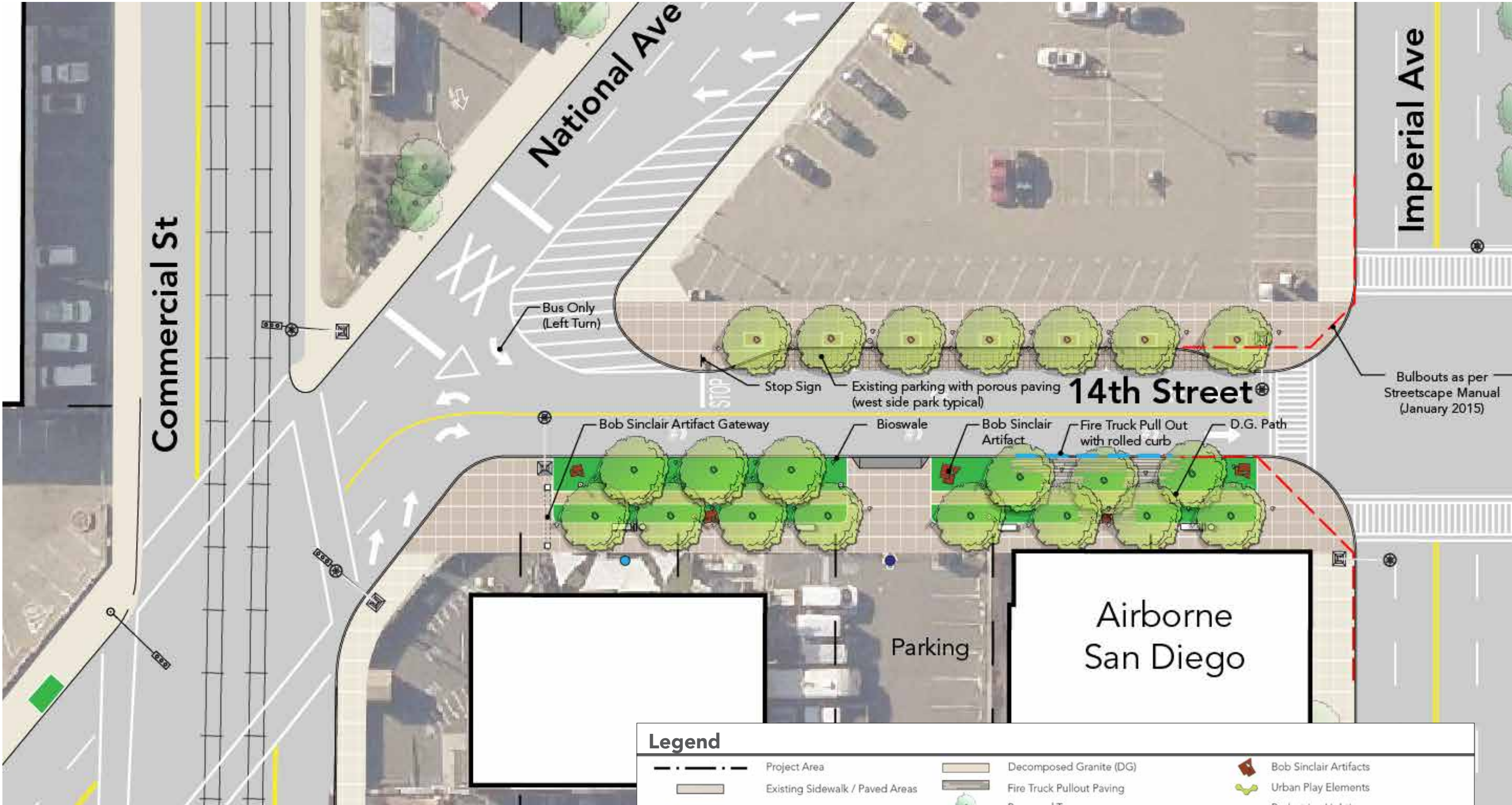
Mission Brewery

L Street

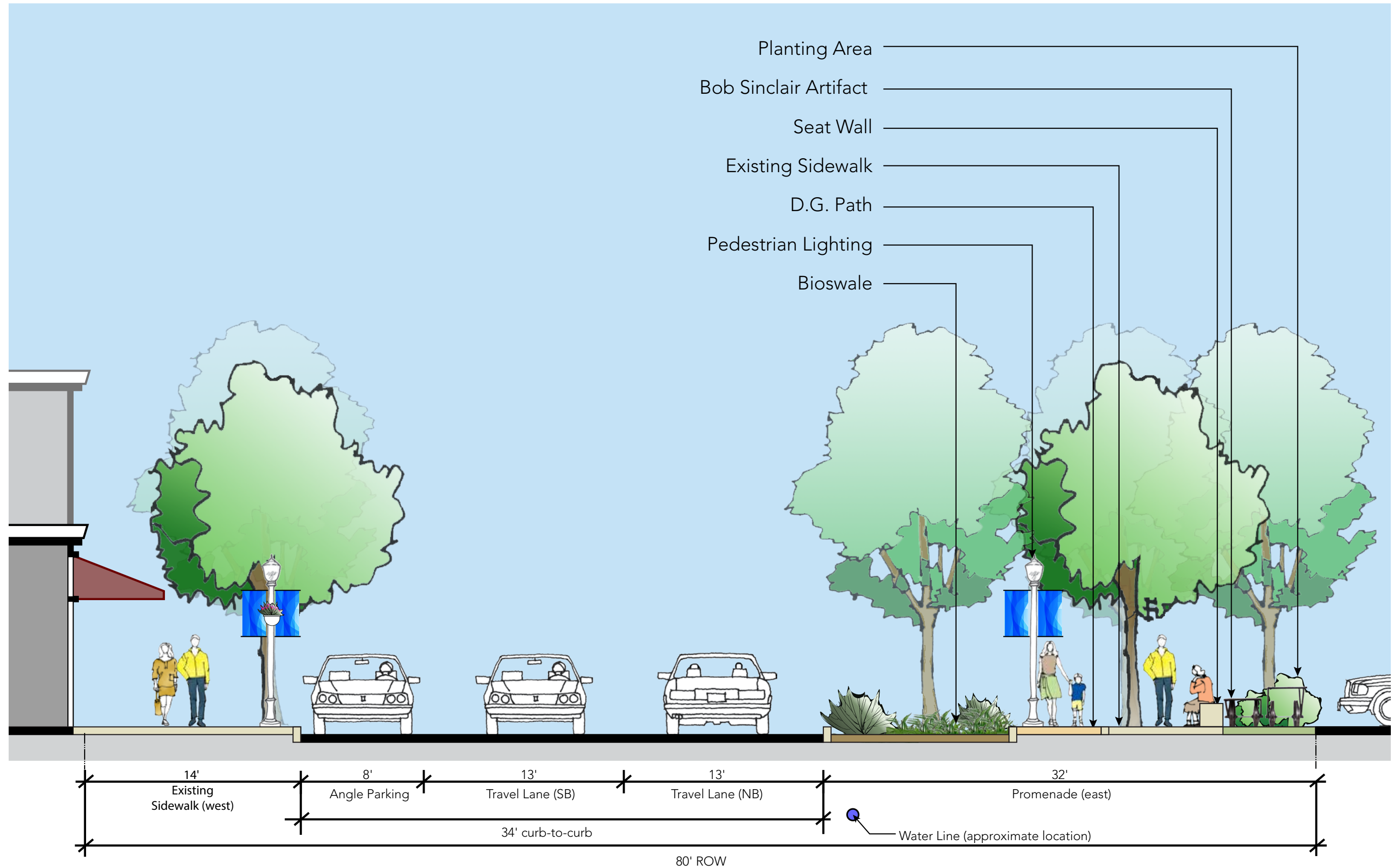
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ENTERTAINMENT AND INNOVATION DISTRICT - PLANT PALETTE

SHADE TREES	
Chitalpa tashkensis	Chitalpa
Fraxinus uhdei	Evergreen Ash
Quercus agrifolia	Coast Live Oak
UNDERSTORY	
Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita
Aristida purpurea	Purple Three-awn
Calamagrostis foliosa	Mendocino Reed Grass
Carissa macrocarpa 'Tuttle'	Tuttle Compact Natal Plum
Ceanothus thyrsiflorus griseus 'Yankee Point'	Carmel Creeper
Cistus x skanbergii	Rockrose
Cuphea ignea	Cigar Plant
Echeveria imbricata	Hen and Chicks
Eriogonum fasciculatum 'Dana Point'	Dana Point California Buckwheat
Galvezia speciosa	Island Bush Snapdragon
Lantana x 'New Gold'	New Gold Lantana
Phormium 'Jack Sprat'	Jack Sprat New Zealand Flax
Salvia mellifera	Black Sage



Arctostaphylos 'Pacific Mist' - Pacific Mist Manzanita



Echeveria imbricata - Hen and Chicks



Lantana x 'New Gold' - New Gold Lantana



Aristida purpurea - Purple Three-awn



Galvezia speciosa - Island Bush Snapdragon



Phormium 'Jack Sprat' - Jack Sprat New Zealand Flax



Chitalpa tashkensis - Chitalpa



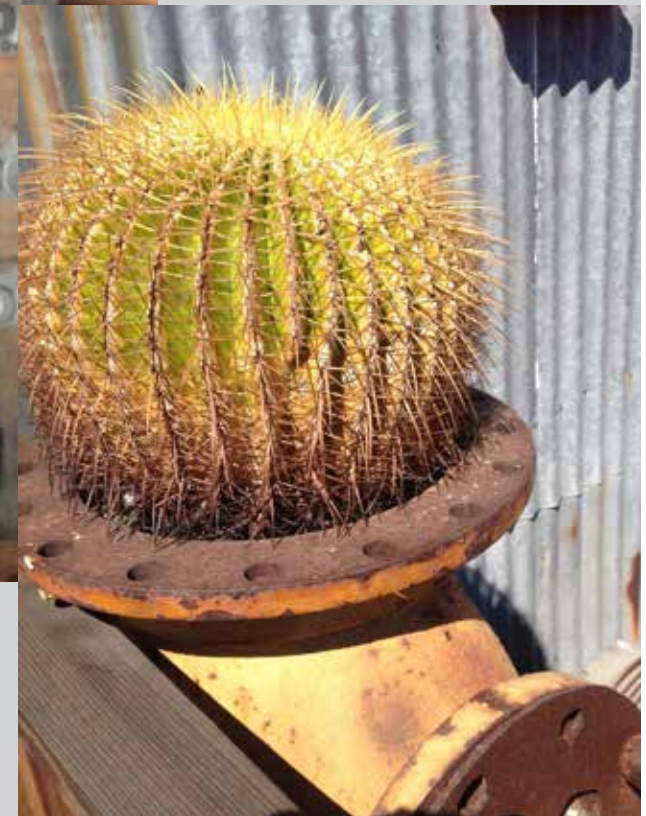
Cistus x skanbergii - Rockrose



Carissa macrocarpa 'Tuttle' - Tuttle Compact Natal Plum

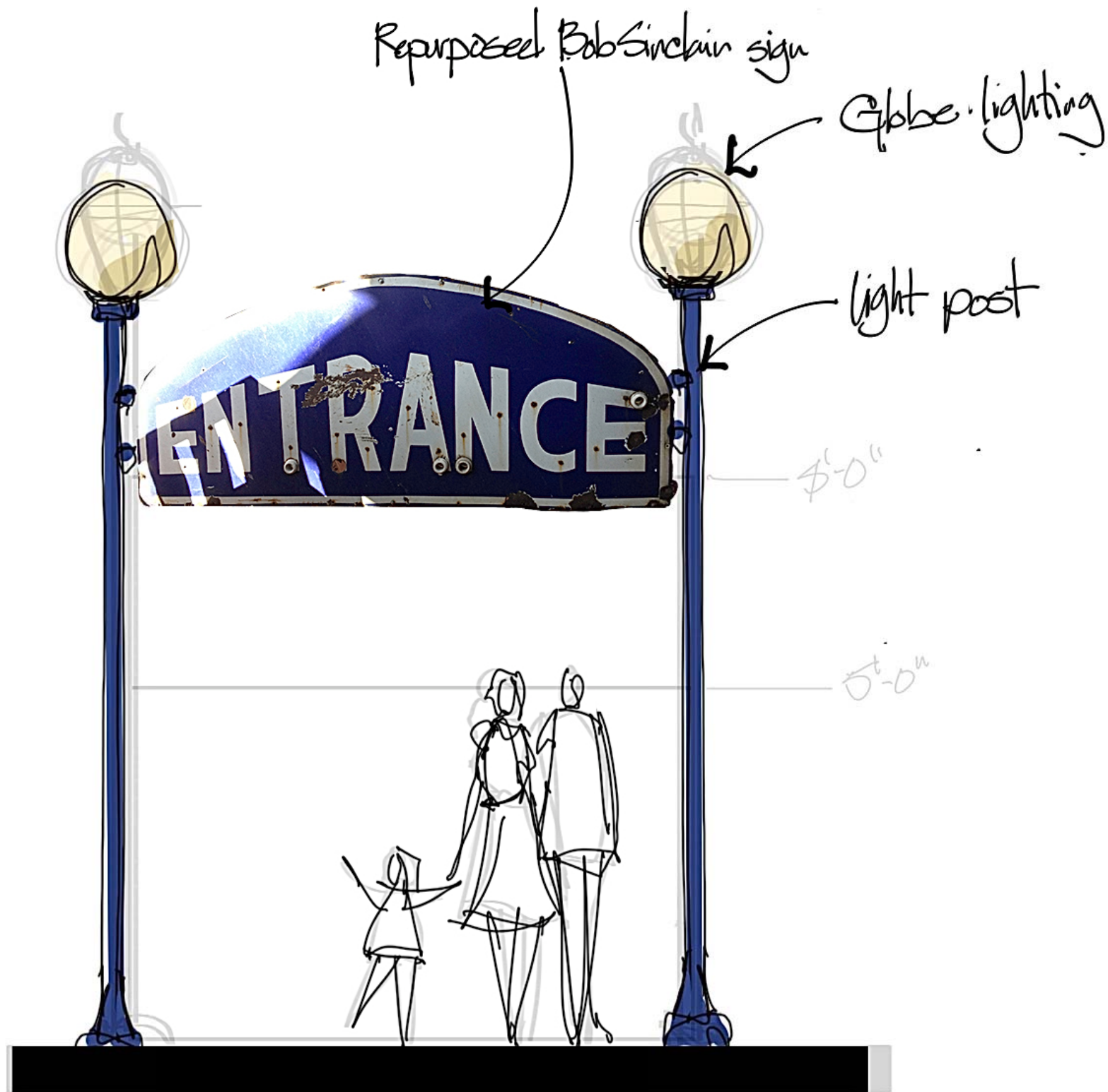


Salvia mellifera - Black Sage

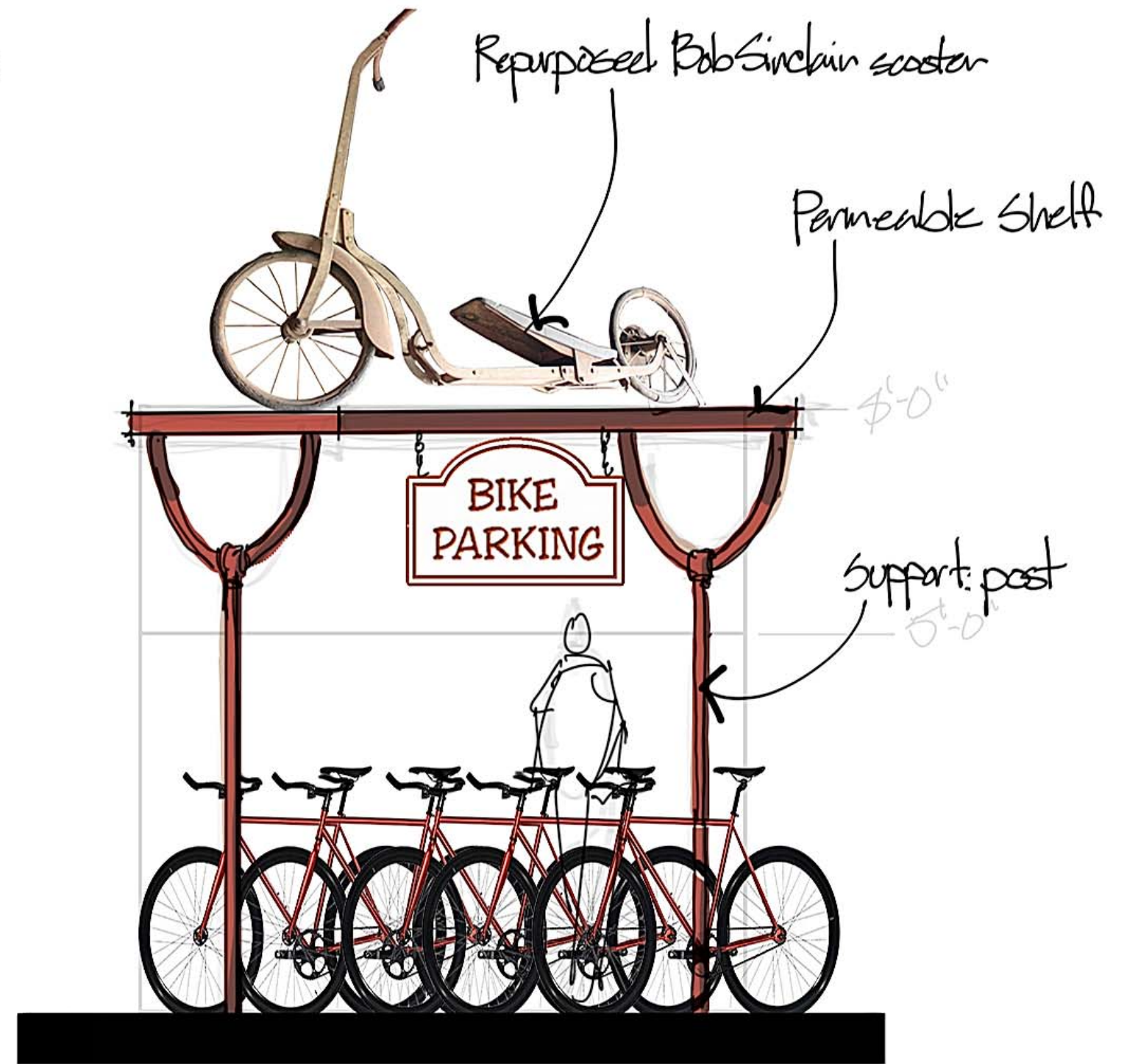


ENTERTAINMENT AND INNOVATION DISTRICT - BOB SINCLAIR INDUSTRIAL ARTIFACTS





Pedestrian Gateway



Thematic Bike Storage