

E STREET GREENWAY MASTER PLAN

E Street | San Diego • CA
July 9, 2021

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Prepared by:



ACKNOWLEDGEMENTS

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And a special thanks to all of the community members who were involved in the process and preparation of the E Street Greenway Master Plan



BACKGROUND

Downtown San Diego has always been a living, dynamic collective of vibrant neighborhoods; each with its own unique history and personality. The E Street Greenway unites two of these neighborhoods, the Gaslamp Quarter and East Village. The E Street Greenway will serve as the connective thread stitching together these two historic and unique neighborhoods.



The historic Gaslamp Quarter District was established by Alonzo Horton who purchased the land with the ambition of creating a new gathering place near the bay. In the 20th century this neighborhood underwent an urban renaissance guided by civic leadership to restore its Victorian architecture. These efforts, paired with the construction of Horton Plaza, resulted in significant economic viability transforming the Gaslamp Quarter into a premier destination. Extending from 4th Avenue east to 6th Avenue, and from Broadway south to Harbor Drive, the Gaslamp Quarter still retains its historic character while providing a vibrant atmosphere to live, work, entertain, and play.



The roots of East Village are firmly grounded in industry, serving the City's manufacturing and warehousing needs. It too has experienced numerous rebirths as a neighborhood. Through the 20th century, East Village was a place where social services were provided to the greater San Diego community. Recently, it has experienced tremendous growth with the construction of several residential developments, bringing a renewed energy to East Village. Starting at 6th Avenue and terminating at 16th Street, the East Village offers a unique tapestry of historic warehouses, homes, education, mixed-use developments, and modern high-rises, also housing the Petco Park. The Greenway will play a critical role in shaping the overall East Village experience as the neighborhood continues to evolve.



Through a strategic reduction of parallel parking on E Street and expansion of the pedestrian realm, the E Street Greenway will provide a living corridor that will strengthen pedestrian connections to open space and promote exploration, connecting two of Downtown's quintessential neighborhoods.

E STREET MASTER PLAN

To further improve pedestrian safety and comfort in the Downtown area, the Downtown Mobility Plan proposed a system of Greenways along select corridors, linking existing and planned parks and improving connections to adjacent communities.

Greenways

Greenways are sidewalks that can serve as linear parks, providing needed open space. They help create streets that are more pedestrian oriented with prominent landscaping and expanded sidewalk widths. A uniform set of street furnishing (benches, trash cans, street lighting, tree grates, and signage) should be present along these pedestrian corridors to differentiate them from other streets.

The E Street Greenway connects Horton Plaza Park in the Gaslamp Quarter with the northeast quadrant of East Village and will provide a respite between the auto and transit corridors of Broadway and F and G Streets. Similar to the 14th Street Greenway Master Plan, there are opportunities for phased construction with new development, grants and capital improvement projects through the northeast East Village.

Currently a mix of one-way and two-way configurations, the street will be converted to one travel lane in each direction with the removal of the parking lane along the north side to maximize sun exposure along a landscaped corridor. The lane configuration change gives the corridor space to extend the northern curb out into the street to enhance the pedestrian realm.

The Greenway will accommodate a variety of activities and spaces for kids play, adult play, seating, dog runs, and interpretive signage. It will play a critical role in shaping the overall experience for residents and visitors as the Gaslamp Quarter and East Village continue to evolve. Lastly, the E Street Greenway will provide a living corridor connecting two of Downtown's quintessential neighborhoods.



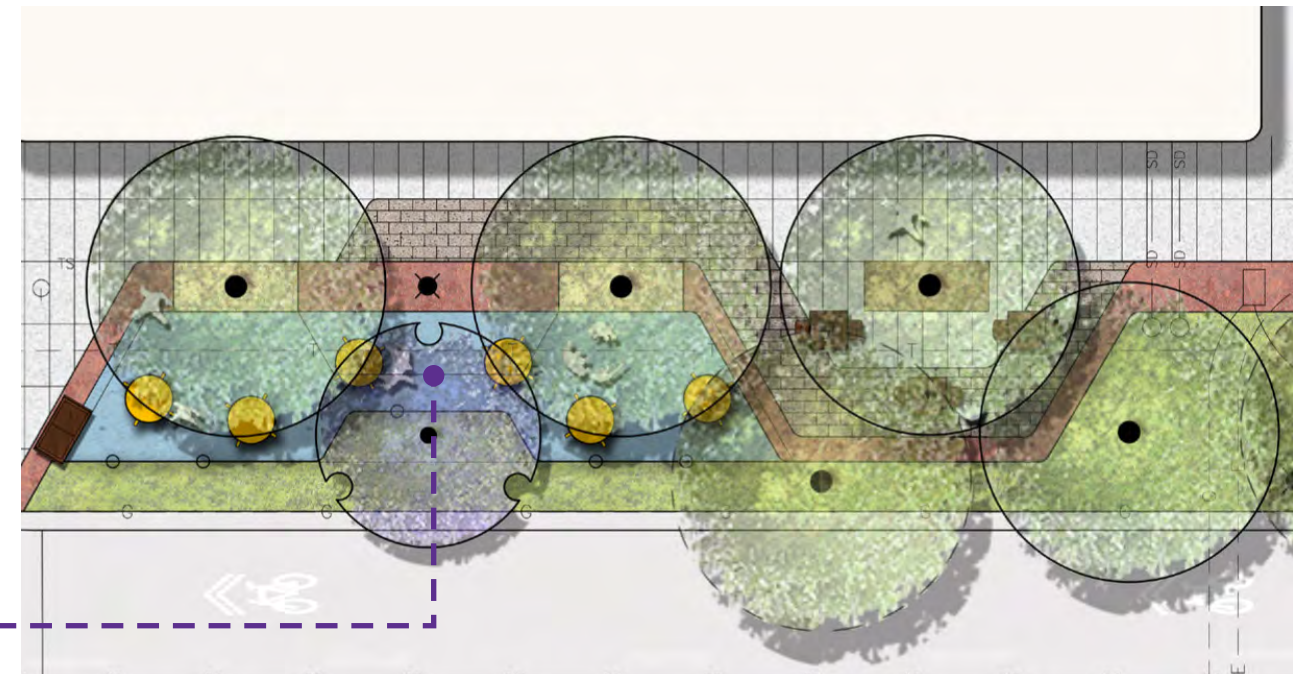
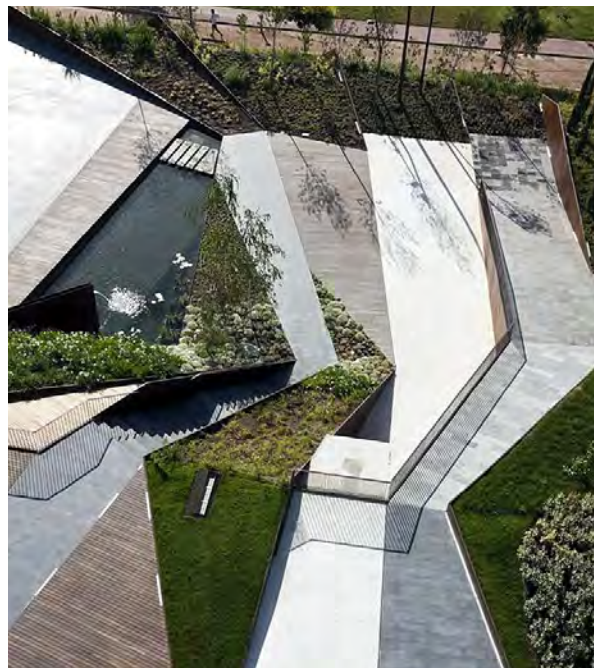
PURPOSE

This Master Plan establishes a framework for cohesive improvement recommendations to the E Street Greenway; providing guidelines on form, amenities, materiality, and landscape. The Master Plan can be utilized by the City to facilitate the construction of the corridor on a block-by-block basis as development and funding opportunities arise. Each block should be designed in response to its adjacent land use to include outdoor gathering and dining responding to the evolving nature of urban redevelopment.

The E Street Greenway Master Plan serves to enhance the pedestrian experience through the removal of on-street parking, traffic calming measures, programmed amenities and enhanced plantings. It is a guide to strengthen linkages between pedestrian and transit planning, develop flexible street designs and functionality, and support each district's uniqueness through streetscape and urban design.

The Master Plan incorporates the following:

- Reduce E Street to a two-way, 2-lane road and widen the northern sidewalk to expand the public realm.
- Create social and experiential spaces throughout the Greenway.
- Provide consistent landscape treatments suited for existing and planned urban conditions.
- Add a double row of street trees to provide shade and reduce the urban heat island effect.
- Encourage the use of low-impact development (LID) features that provide water quality and stormwater treatment.
- Encourage local and regional material use with recycled content and energy-efficient lighting.



SCOPE

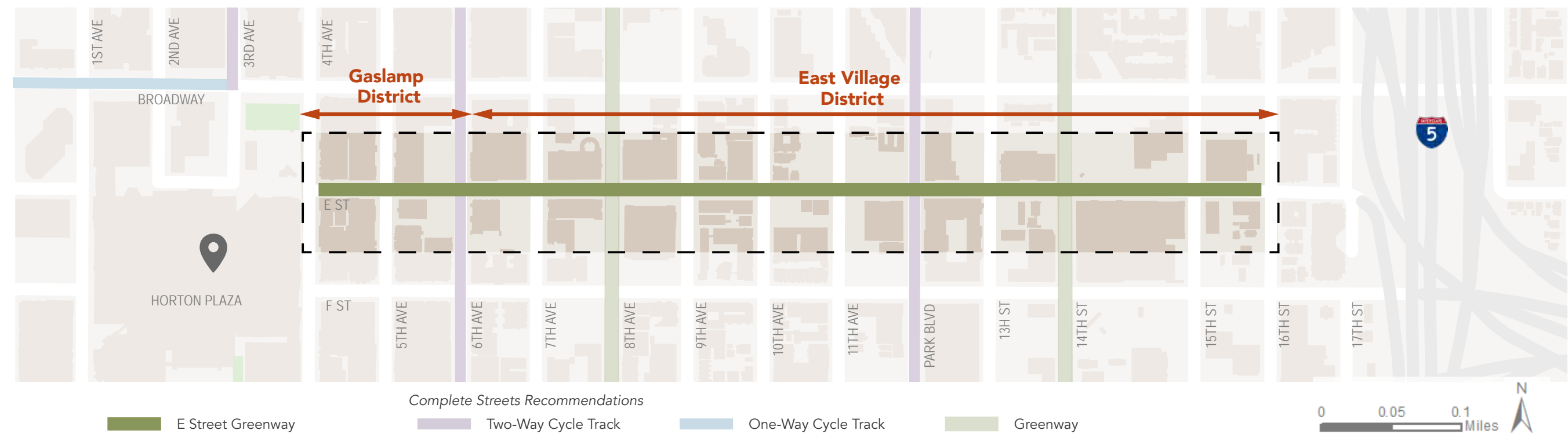
The E Street Greenway is located between Horton Plaza and the Interstate 5 Freeway, starting on 4th Avenue and ending on 16th Street. Other recommended greenways and cycletracks can also be identified in the area. The E Street Greenway intersects the Eight Avenue Greenway, the 14th Street Greenway, and two-way cycle tracks along 6th Avenue and Park Boulevard. Together, these will help to create a strong network for active transportation.

Gaslamp District

The western two blocks of E Street (between 4th Avenue and 6th Avenue) celebrate the history of the Gaslamp Quarter while providing expanded hardscape to accommodate nightlife crowds. This section of the Greenway includes programmed spaces for seating, interactive dance steps etched into the paving, urban rockers, and dog runs. Flexible space incorporates existing sidewalk cafes and pedestrians accessing nearby restaurants and shops.

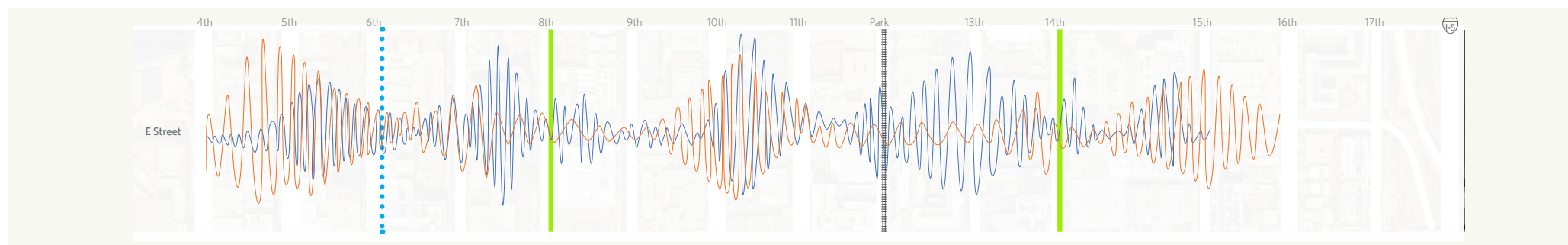
East Village District

The remaining nine blocks along E Street (between 6th Avenue and 16th Street) alternate between social spaces and park spaces as the Greenway traverses East Village. The Greenway increases the space for seating, play, discovery, dog runs, and landscape. This portion of the Greenway emphasizes adult and children’s play with nodes appearing on nearly every block. The East Village segment also showcases secondary garden trails and interactive sculptural elements.



VIBRATIONS

Downtown San Diego is an evolving, dynamic environment reverberating with the energy found in its urban core. This energy is expressed as a vibration, or wavelength, echoing the people, geology and history of Downtown. With this concept, pedestrians experience moments of compression and expansion as they navigate the corridor. Areas of compression offer expanded landscape areas; creating green oases within the rigidity of an urban setting. Moments of expansion frame a series of pause points; each programmed to encourage play, socialization, and discovery.

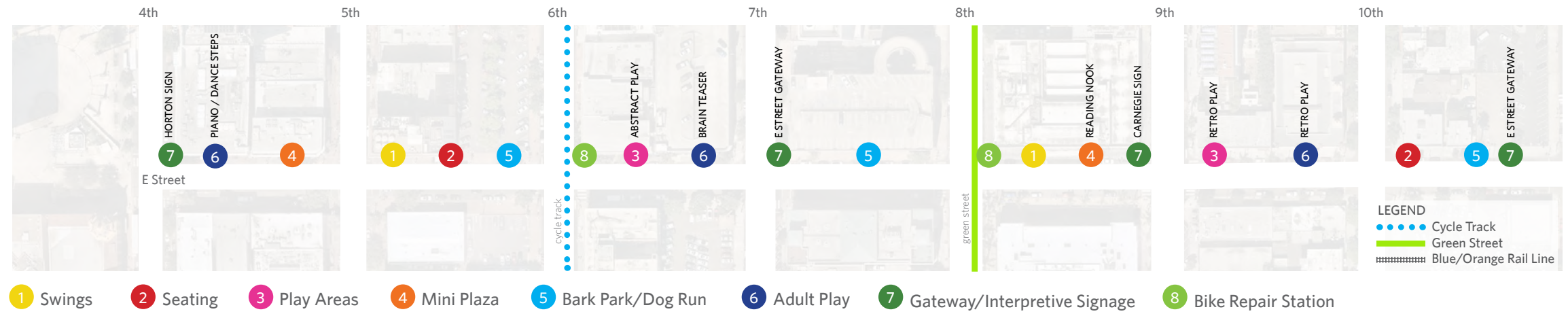


A CONTINUUM OF PLAY

The concept of play is integral to the overall Greenway experience. The Greenway functions as a truly democratic environment; offering robust play opportunities that reflect the diversity of the city's residents and visitors. These spaces have been thoughtfully distributed throughout the Greenway to create a continuum of play. They range in type, activity level, scale, function, and aesthetic. This rhythmic composition encourages users to navigate the entirety of the Greenway and discover all it has to offer.



PROJECT INSPIRATION



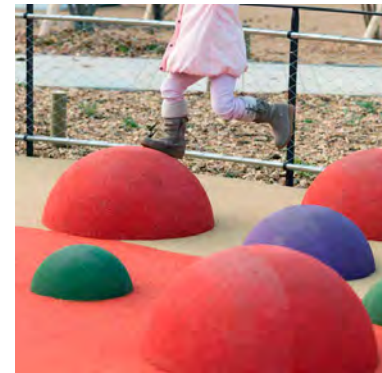
Proposed Amenities



1 Swings



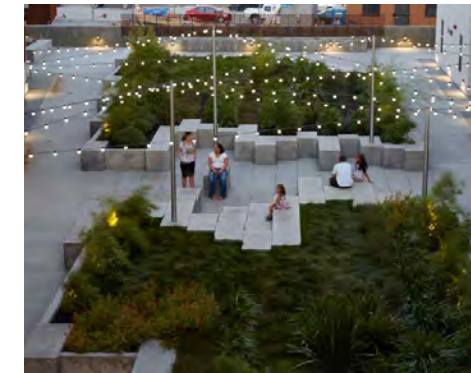
2 Seating



3 Children's Play- Abstract



3 Children's Play



4 Mini Plaza



5 Bark Park/Dog Run



6 Adult Play - Abstract



6 Adult Play - Brain Teaser



6 Adult Play - Retro



6 Adult Play - Dance

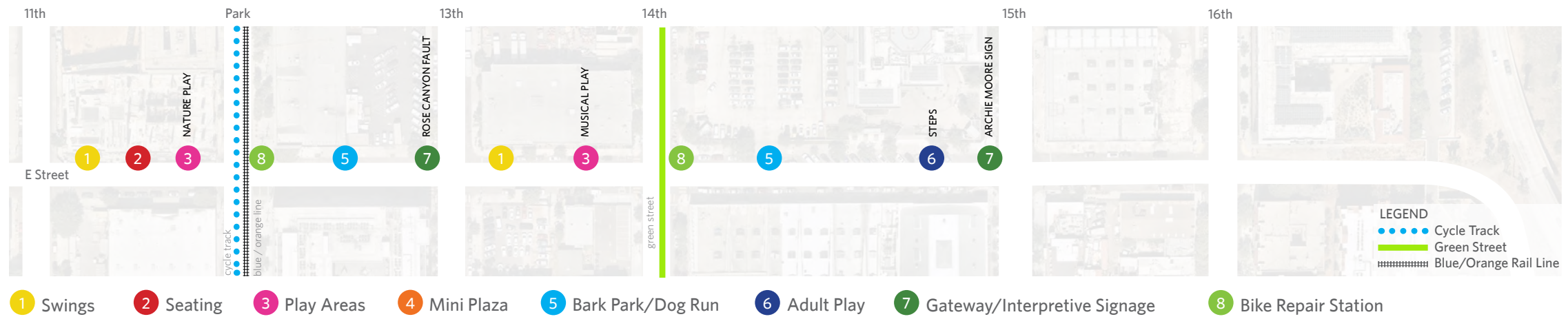


7 Gateway Signage



8 Bike Repair Station

PROJECT INSPIRATION



Proposed Amenities



1 Swings



2 Seating



3 Children's Play - Nature



3 Children's Play - Music



4 Mini Plaza



5 Bark Park/Dog Run



6 Adult Play



7 Interpretive Signage



8 Bike Repair Station

MATERIALS PALETTE

a. Hardscape

The Greenway’s hardscape treatments reflect the movement of the vibrations concept; undulating through the corridor. Two primary materials of brick and concrete are incorporated; weaving together the predominant hardscapes of the Gaslamp Quarter and East Village. An integrally colored concrete ribbon expresses a new linear treatment connecting the greenway from end to end. The hardscape materials and finishes shall be as described below and installed per the approved San Diego Centre City Streetscape Manual.

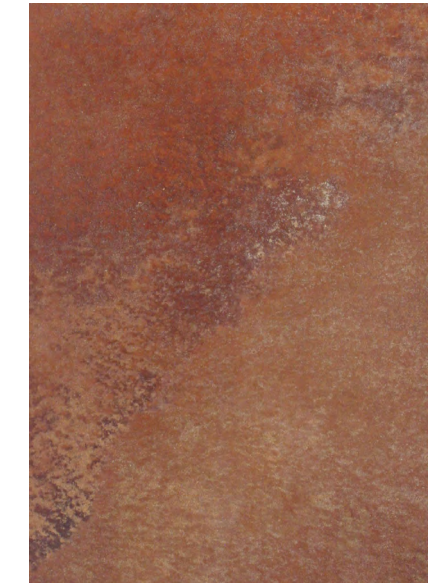
- i. **Concrete Paving** shall be natural gray with a light acid finish. Scoring in a geometric, rectangular pattern evoking San Diego’s urban grid.
- ii. **Brick Pavers** shall be consistent with the Gaslamp Quarter guidelines.
- iii. **Colored Concrete Ribbon** shall be an integral color with a heavy exposed aggregate finish.
- iv. **Decomposed Granite (DG)** shall be used on secondary trails and within tree wells. Trail paving shall be integrally stabilized, color California Gold or equal. Decomposed granite within the tree wells shall be non-stabilized and of a color matching the adjoining integrally colored concrete.
- v. **Resilient Surfacing** shall be used under designated play areas. Surfacing shall be installed to meet the requirements of the City of San Diego’s Consultant Guide to Park Design and Development. Colors shall be vibrant, primary colors in a pattern emulating the movement of the surrounding hardscape.
- vi. **Synthetic Turf** shall be installed in dog run areas and graded to provide filtration prior to entering the storm drain.



E Street Furnishings Color



Decomposed Granite



Powdercoated Accent Ribbon



Gaslamp District Brick Paving



E Street Paving



E Street Seating



E Street Seating (concrete or steel only)

b. Furnishings

Primary furnishings shall be consistent throughout the Greenway; however, opportunities exist to introduce focused, distinctive pieces. This may include concrete “sofas and armchairs” in the reading nooks adjacent to the former library. Furnishing shall consist of the following:

- i. **Benches** shall be organic in form and include intermittent armrests. They shall be constructed of concrete or powder coated steel.
- ii. **Moveable Seating** is encouraged to be bistro style; provided and maintained by adjacent businesses.
- iii. **Urban Rockers** shall be constructed of powder coated plate steel with no overhead structure. Rockers shall utilize internal mechanisms to limit the range of motion to 30 degrees.
- iv. **Bike Racks and Repair Stations** shall be located on blocks adjacent to existing and proposed cycle tracks and transit stops. Bike racks shall be the type listed in the Streetscape Manual, and bike repair stations shall be of complementary design.
- v. **Play Components** can be incorporated as creative and unique elements and shall be located where noted on plans. Examples may include:
 - Resilient Surfacing Mounds
 - Retro Table Games / Brain Teasers
 - Musical / Sensory Play
 - Dance Steps Etched into Paving
 - Hopscotch and Maze Patterns Etched into Paving
- vi. **Trash Receptacles** shall conform to the color and type listed in the San Diego Centre City Streetscape Manual and located per the Master Plan.
- vii. **Raised Planters** shall be rectangular prefabricated planters and dark brown in color. Each planter shall have a modular container irrigation system and maintained by adjacent businesses.
- viii. **Gateways and Signage** shall be provided along the Greenway and shall be designed to emerge from the concrete ribbon. Gateway and interpretive signage shall be powder coated steel with a corten aesthetic. Lettering/iconography to be stainless steel. Signage shall include:
 - Gateway Elements – E Street Greenway entry branding signage/iconography.
 - Interpretive Signage – Educational signage referencing the history and geology throughout the Greenway. Signage topics may include, but are not limited to, D.R. Horton, Archie Moore, the original Carnegie Library, and the Rose Canyon Fault.

c. Railings and Fencing

Provide a visual and safety barrier from traffic along E Street. Fencing shall be used at dog run areas, while railings shall be used in areas where planting space does not provide a safety barrier from the street. Railings and fences shall be steel and reflect the geometric patterning of the overriding vibrations concept.

d. Lighting

Shall be a double row, triangulated on every block and be consistent with CCSM Downtown acorn light standards. Quantity and locations shall be reviewed on a block-by-block basis to ensure sufficient light levels achieved.

e. Artwork

Shall be incorporated throughout, including permanent and temporary public art installations. These works shall be implemented by or in association with the City of San Diego’s Commission for Arts and Culture as funding becomes available.

f. Infrastructure

- i. **Storm Water Treatment** - shall occur on every block where storm drain infrastructure is available.
- ii. **Dry Utilities** - where possible, dry utilities shall be relocated to promote additional planting space for trees.



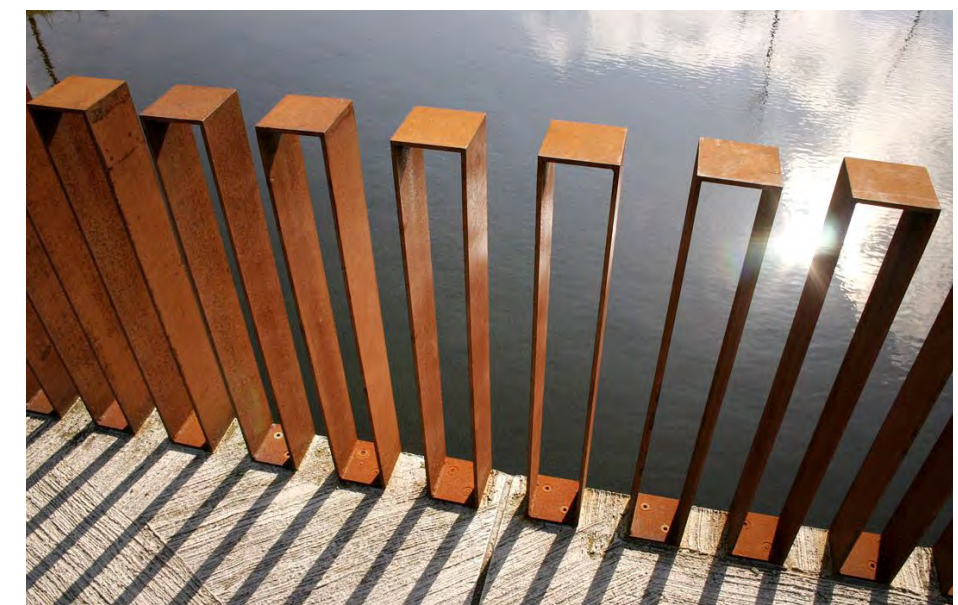
Gaslamp District Lighting



Plant Railing



E Street Lighting



Guardrail

PLANT PALETTE

Plants play an important role in the overall experience of the Greenway. They provide natural landscape areas that serve as a buffer between the street and sidewalk, increasing pedestrian safety; provide shade; help improve air quality; and increase the aesthetic value.

a. Intent

- i. The Greenway plant palette provides a unified thematic through the entirety of the corridor.
- ii. A combination of shade and accent trees are specified to offer seasonal interest and variation in scale.
- iii. The shrub and groundcover palette includes drought tolerant species having a range of scale, texture, and flower.
- iv. All materials shall be durable and selected to withstand the rigors of an urban environment.
- v. Landscape areas shall be irrigated with drip or bubbler irrigation. Trees shall be independently irrigated with deep root bubblers.
- vi. Weather-based automatic irrigation controllers shall be used per Park & Recreation standards.
- vii. Tree wells shall be a minimum of 4' x 10' or 40 square feet per the San Diego Consultant's Guide to Park Design and Development.
- viii. Subsurface CU structural soil shall be utilized for all street trees. Structural soil zones shall be ten feet by ten feet by five feet deep.

b. Preliminary Plant Palette



Cercis canadensis



Arbutus unedo



Zelkova serrata



Cistus x pulverulentus



Tagetes lemmonii 'Compacta'



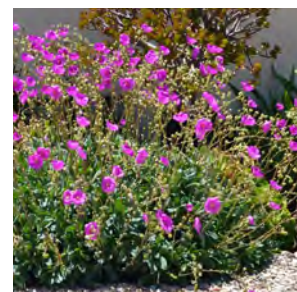
Sesleria autumnalis



Dianella 'Little Rev'



Muhlenbergia dubia



Calandrinia spectabilis



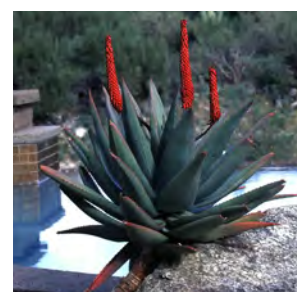
Lomandra longifolia 'Breeze'



Muhlenbergia capillaris



Juncus patens



Aloe ferox



Grevillea lanigera 'prostrate'



Ulmus parviflora



Koelreuteria bipinnata

OPERATIONS & INFRASTRUCTURE

TWO-WAY CONVERSION

The three eastbound travel lanes along the Greenway segment of E Street will be modified to a single lane in each direction, to be consistent with the alignment east of 13th Street. With the removal of the parking lane along the north side, the modification will provide additional right-of-way by extending the curb into the street to implement enhanced Greenway features, such as expanded sidewalk widths, increased landscaping and maximized sun exposure.

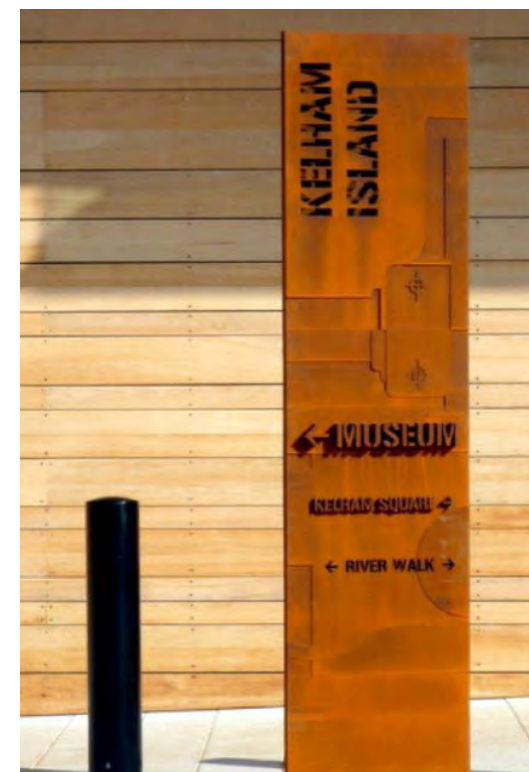


WAYFINDING AND GATEWAY ELEMENTS

Interpretative signage shall be provided throughout the Greenway and may include:

Wayfinding – a means of informing pedestrians the location of other points of interest in the vicinity, such as parks and recreation facilities. It serves as a guide for people through the physical environment, enhancing their understanding and experience of the space.

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 with that tradition by adding unique gateway elements that will define the two individual districts.

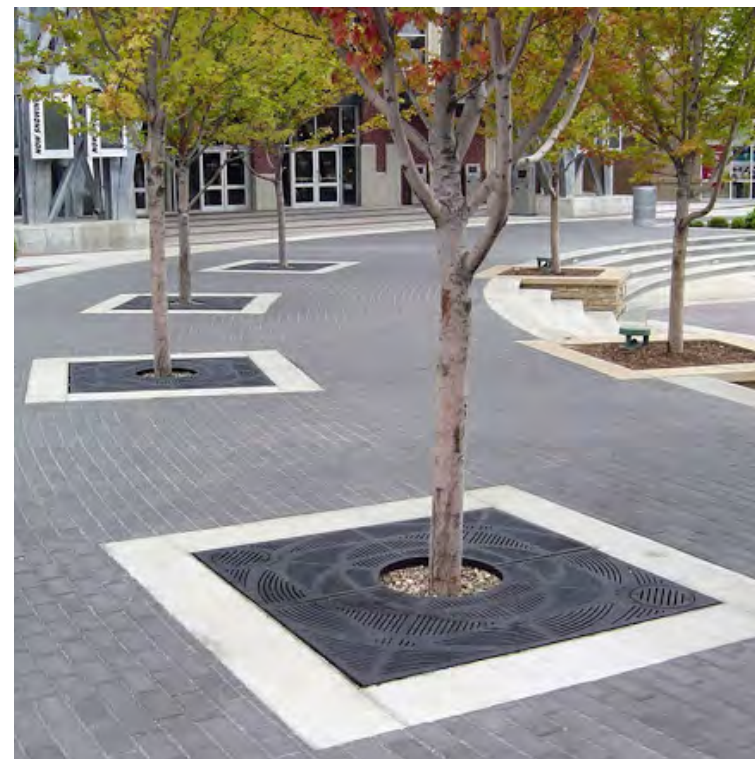


OPERATIONS & INFRASTRUCTURE



STREET CROSSINGS AND PEDESTRIAN SAFETY

The design of 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 Centre City Streetscape Manual. Intersections shall have continental crosswalks to help define the pedestrian crossing.



STORMWATER MANAGEMENT AND DRY UTILITIES

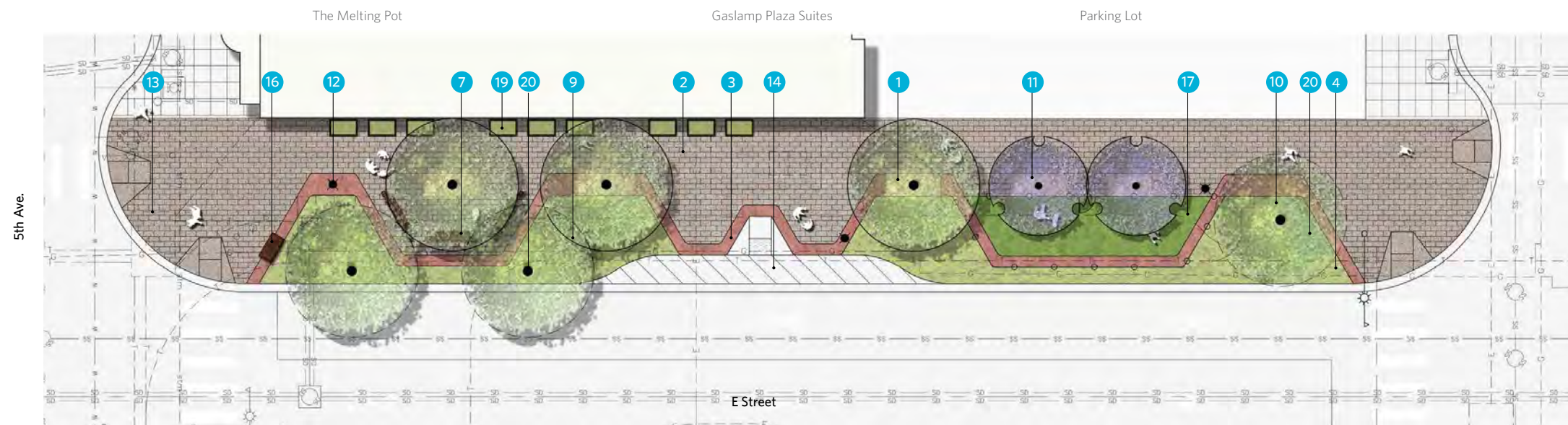
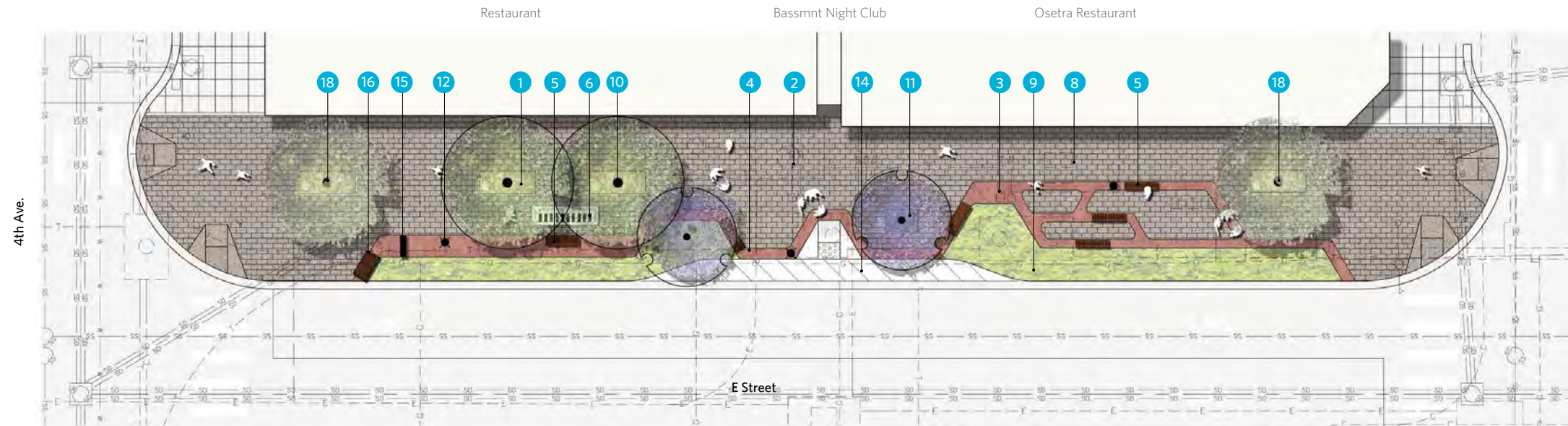
Storm water treatment shall occur on every block where storm drain infrastructure is available. All BMP locations shall be installed to be consistent with the City of San Diego Draft Storm Water Standard Drawings.

Storm drain main line infrastructure is proposed for 5 blocks: 4 blocks beginning east of 11th Avenue (upstream), connecting to existing facilities at 7th Avenue (downstream), and 1 block beginning at 14th Street (upstream), connecting to existing facilities at 15th Street (downstream).

Where possible, dry utilities shall be relocated to promote additional planting space for trees.

CONCEPT PLAN VIEW - 4TH AVE TO 6TH AVE

BLOCK BY BLOCK



Legend:

- 1 Decomposed Granite Tree Well
- 2 Brick Paving
- 3 Integral Color Concrete Band
- 4 Bioswale (where appropriate)
- 5 Bench Seating
- 6 Dancing Piano
- 7 Bench Swings
- 8 Mini Plaza
- 9 Planting Area
- 10 Shade Tree
- 11 Accent Tree
- 12 Lightpost
- 13 Existing Utilities
- 14 Loading Zone
- 15 Interpretative Signage (Horton)
- 16 Trash and Recycling Receptacles
- 17 Fenced Synthetic Turf Dog Run
- 18 Existing Trees
- 19 Raised Planters
- 20 Relocate Utilities for Shade Tree

Location Map

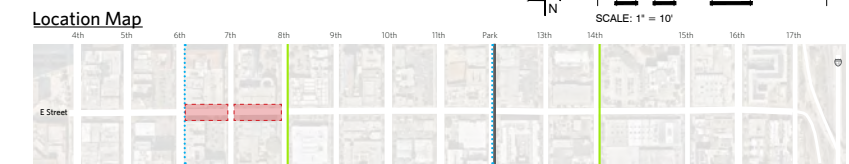
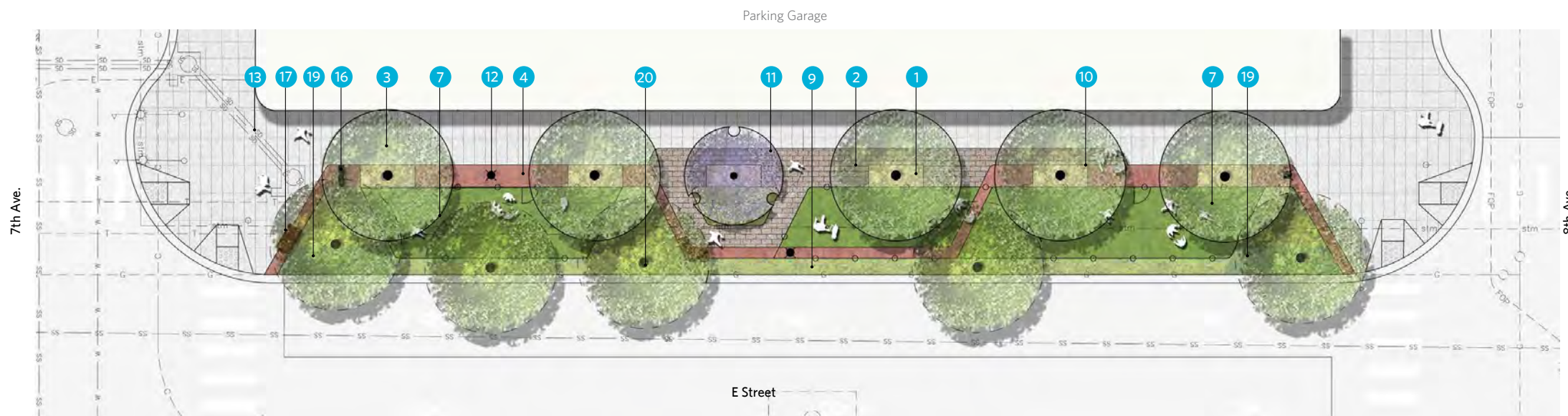
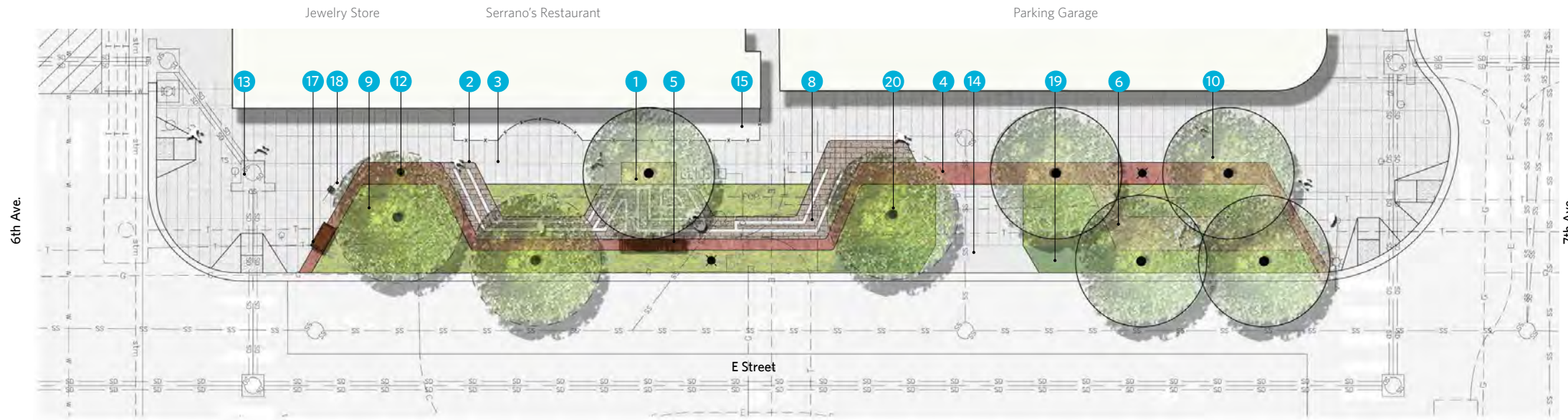


CONCEPT PLAN VIEW - 6TH AVE TO 8TH AVE

BLOCK BY BLOCK

Legend:

- 1 Decomposed Granite Tree Well
- 2 Brick Paving
- 3 Concrete Paving
- 4 Integral Color Concrete Band
- 5 Bench Seating
- 6 Decomposed Granite
- 7 Fenced Synthetic Turf Dog Run
- 8 Play Maze With Concrete Path
- 9 Planting Area
- 10 Shade Tree
- 11 Accent Tree
- 12 Lightpost
- 13 Existing Utilities
- 14 Existing Driveway
- 15 Existing Building Patio
- 16 Gateway Signage
- 17 Trash and Recycling Receptacles
- 18 Bike Repair Station
- 19 Bioswale (where appropriate)
- 20 Relocate Utilities for Shade Tree



CONCEPT PLAN VIEW - 8TH AVE TO 10TH AVE

BLOCK BY BLOCK

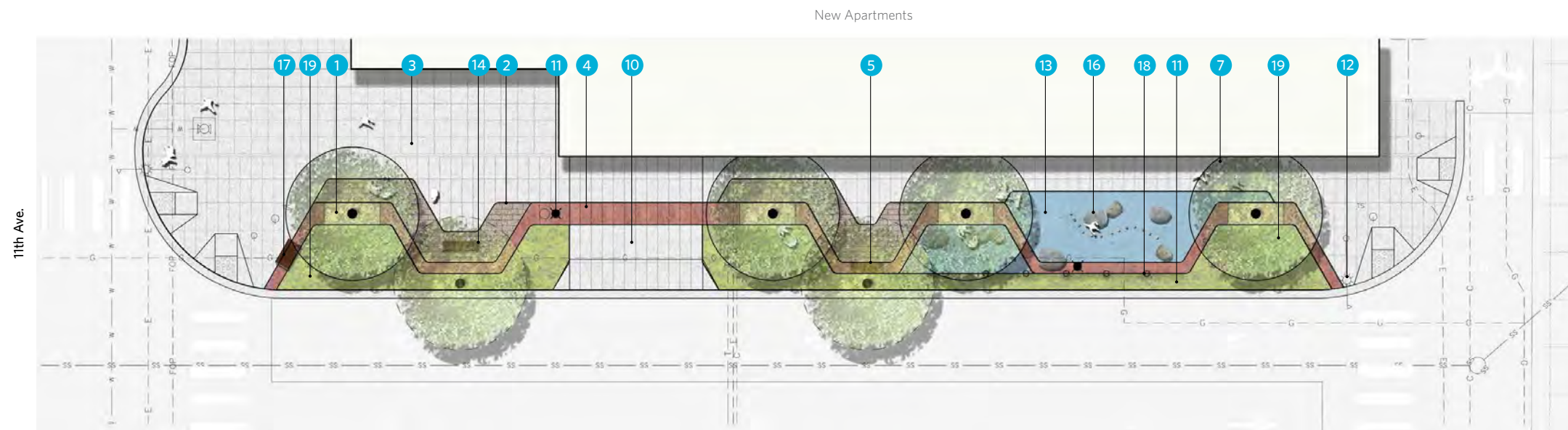
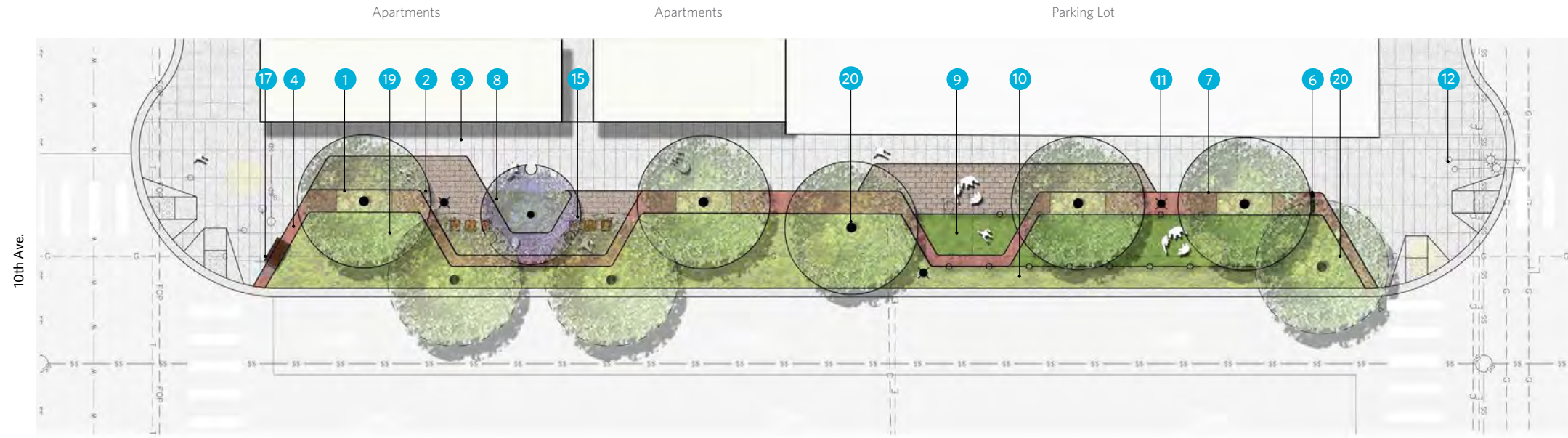
Legend:

- 1 Decomposed Granite Tree Well
- 2 Brick Paving
- 3 Concrete Paving
- 4 Integral Color Concrete Band
- 5 Decomposed Granite
- 6 Bench Seating
- 7 Bench Swings
- 8 Bike Repair Station
- 9 Planting Area
- 10 Shade Tree
- 11 Accent Tree
- 12 Lightpost
- 13 Concrete Table and Chairs
- 14 Resilient Surfacing
- 15 Children's Play Area
- 16 Retro Play Area / Rubik's Cube
- 17 Existing Utilities
- 18 Trash and Recycling Receptacles
- 19 Safety Railing
- 20 Bioswale (where appropriate)
- 21 Relocate Utilities for Shade Tree
- 22 Interpretive Signage (Carnegie)



CONCEPT PLAN VIEW - 10TH AVE TO PARK BLVD

BLOCK BY BLOCK



Legend:

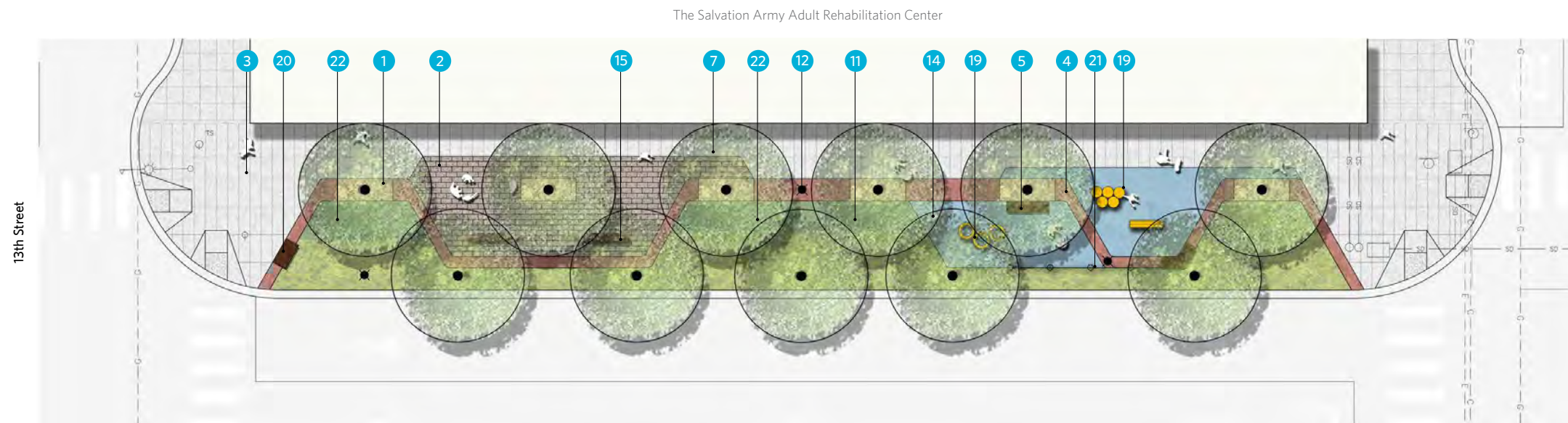
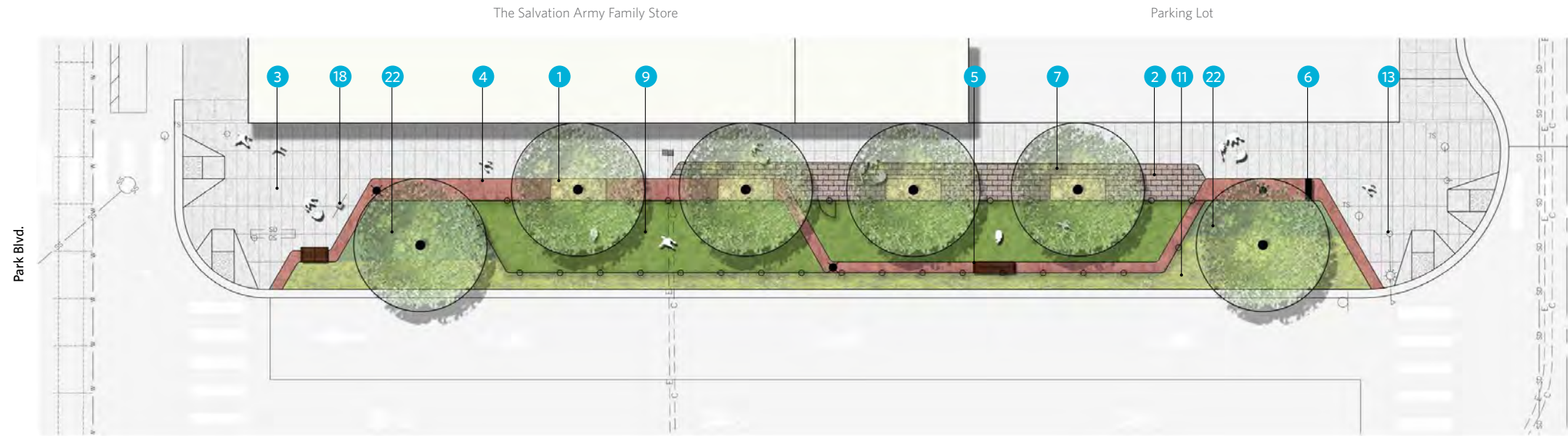
- 1 Decomposed Granite Tree Well
- 2 Brick Paving
- 3 Concrete Paving
- 4 Integral Color Concrete Band
- 5 Bench Seating
- 6 Gateway Signage
- 7 Shade Tree
- 8 Accent Tree
- 9 Fenced Synthetic Turf Dog Run
- 10 Planting Area
- 11 Lightpost
- 12 Existing Utilities
- 13 Resilient Surfacing
- 14 Bench Swings
- 15 Concrete Table and Chairs
- 16 Boulders
- 17 Trash and Recycling Receptacles
- 18 Safety Railing
- 19 Bioswale (where appropriate)
- 20 Relocate Utilities for Shade Tree

Location Map

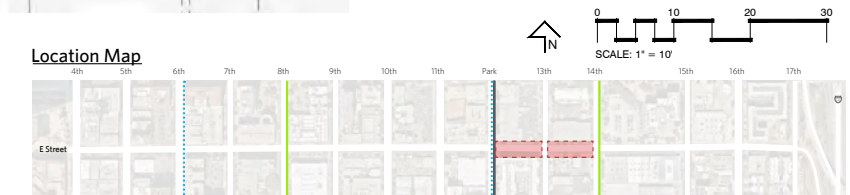


CONCEPT PLAN VIEW - PARK BLVD TO 14TH ST

BLOCK BY BLOCK

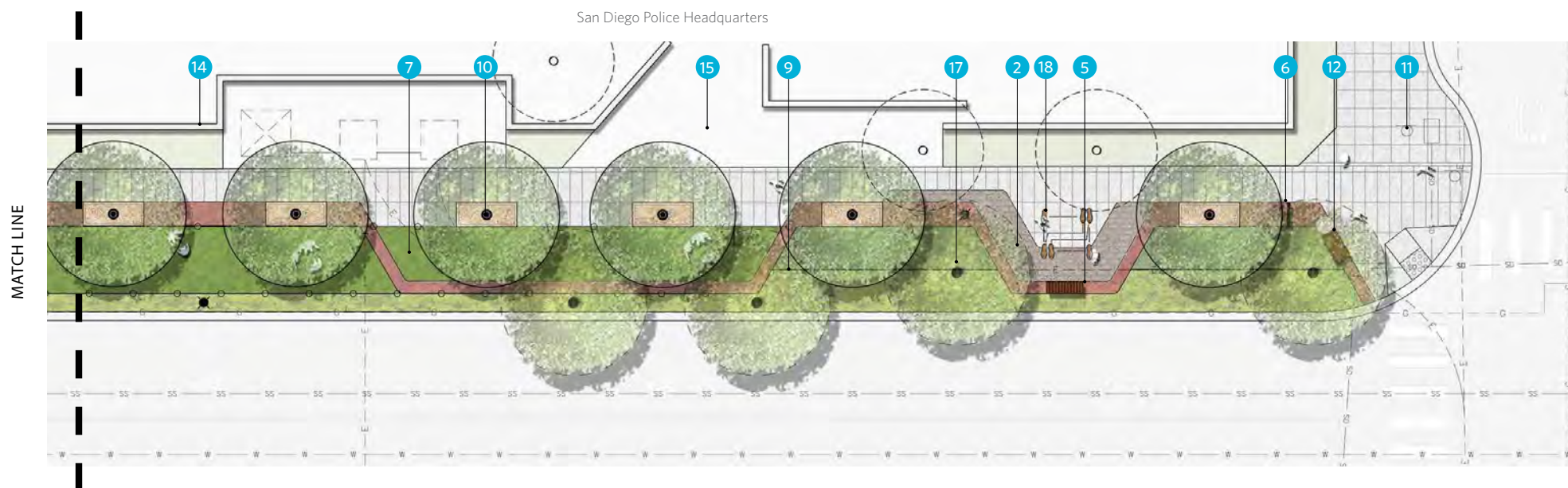
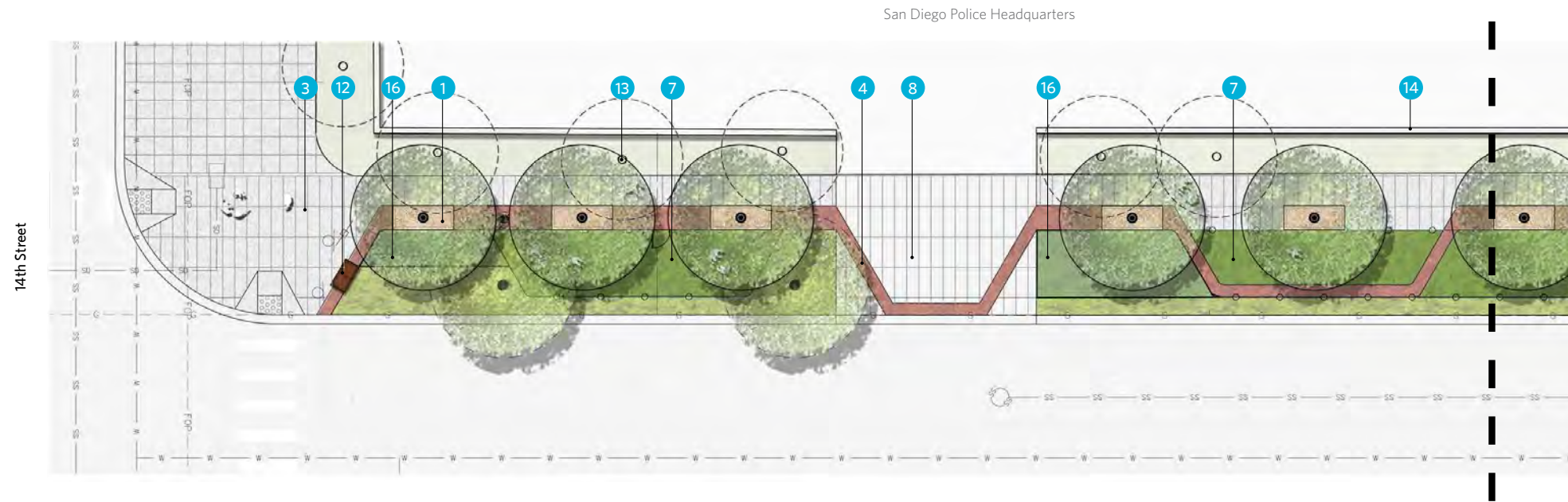


- Legend:**
- 1 Decomposed Granite Tree Well
 - 2 Brick Paving
 - 3 Concrete Paving
 - 4 Integral Color Concrete Band
 - 5 Bench Seating
 - 6 Interpretive Signage (Fault Line)
 - 7 Shade Tree
 - 8 Accent Tree
 - 9 Fenced Synthetic Turf Dog Run
 - 10 Existing Driveway
 - 11 Planting Area
 - 12 Lightpost
 - 13 Existing Utilities
 - 14 Resilient Surfacing
 - 15 Bench Swings
 - 16 Concrete Table and Chairs
 - 17 Boulders
 - 18 Bike Repair Station
 - 19 Children's Musical Play Area
 - 20 Trash and Recycling Receptacles
 - 21 Safety Railing
 - 22 Bioswale (where appropriate)



CONCEPT PLAN VIEW - 14TH ST TO 15TH ST

BLOCK BY BLOCK



Legend:

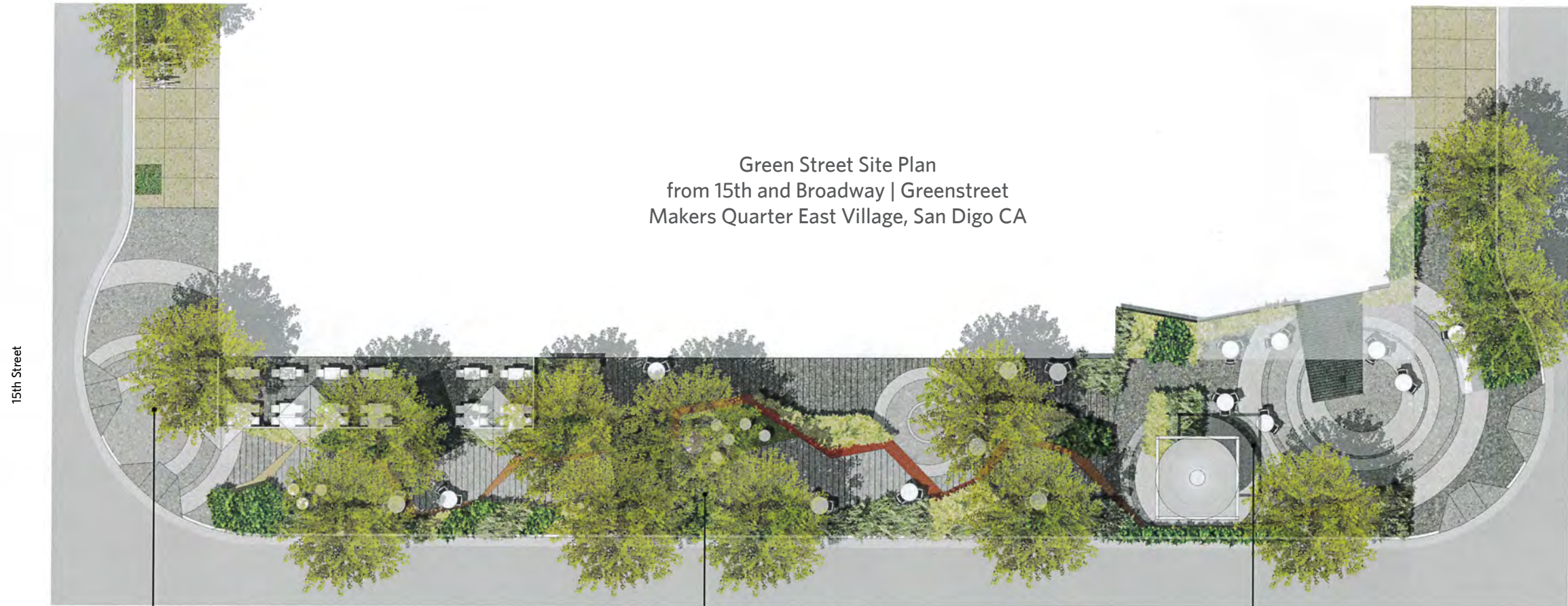
- 1 Decomposed Granite Tree Well
- 2 Brick Paving
- 3 Concrete Paving
- 4 Integral Color Concrete Band
- 5 Bench Seating
- 6 Interpretive Signage (Archie Moore)
- 7 Fenced Synthetic Turf Dog Run
- 8 Existing Driveway
- 9 Planting Area
- 10 Shade Tree
- 11 Existing Utilities
- 12 Trash and Recycling Receptacles
- 13 Existing Trees
- 14 Existing Wall
- 15 Existing Entry Plaza
- 16 Bioswale (where appropriate)
- 17 Relocate Utilities for Shade Tree
- 18 Adult Play - Boxing Movements

Location Map



CONCEPT PLAN VIEW - 15TH ST TO 16TH ST

BLOCK BY BLOCK

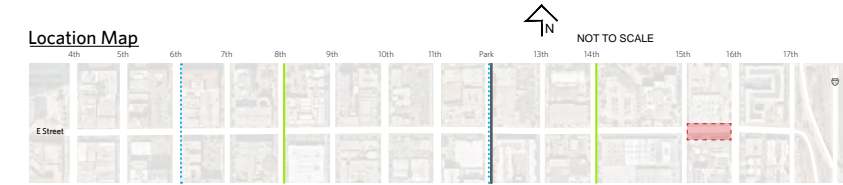


Green Street Site Plan
from 15th and Broadway | Greenstreet
Makers Quarter East Village, San Digo CA

SW CORNER PLAZA
SPECIAL PAVING
BIKE RACKS
SCOOTER DROP

E STREET PROMENADE
GREENSPACE WITH ARTISTIC FEATURE
FLEXIBLE FURNITURE
RETAIL PATIOS
URBAN TRAIL

SE CORNER PLAZA
20-50 GATHERING SPACE
SPECIAL PAVING
MOBILE FOOD FACILITY
SILO
FLEXIBLE FURNITURE
FAMILY FRIENDLY



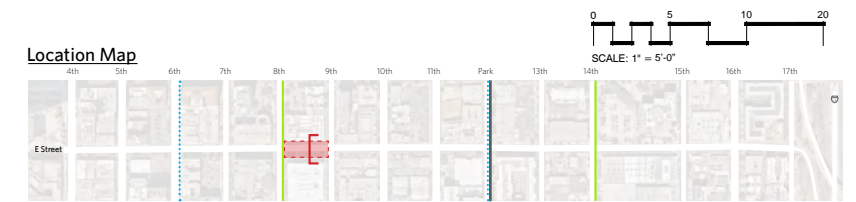
BLOCK 8TH AVE TO 9TH AVE

SECTIONS



Section A: Block 8th to 9th

- Existing Building
- 8'-0" Min. Walkway
- Integral Colored Concrete
- Planting Area
- Garden Trail
- Planting Buffer



BLOCK 10TH AVE TO 11TH AVE

SECTIONS



Section A: Block 10th to 11th

Existing Building

8'-0" Min. Walkway

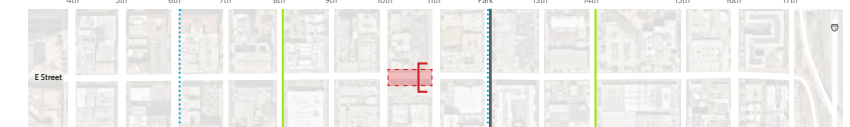
DG Tree Well

Decorative Fence

Dog Run

Planting Buffer

Location Map



BLOCK 5TH AVE TO 6TH AVE

RENDERINGS



5th Avenue looking east.



BLOCK 9TH AVE TO 10TH AVE

RENDERINGS



9th Avenue looking east.



BLOCK 13TH ST TO 14TH ST

RENDERINGS



13th Street looking east.



E STREET GREENWAY MASTER PLAN

E Street | San Diego • CA
July 9, 2021

Prepared by:

