

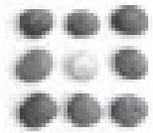
Engineering & Capital Projects

# Mission Bay Traffic Island Beautification Design Guidelines

Mission Bay Park Committee Meeting  
Date: Tuesday February 3, 2026



# INTRODUCTIONS



SCHMIDT DESIGN GROUP

- Introductions
- Project Background & Schedule
- Mission Bay Traffic Island Beautification Guidelines Presentation
- Feedback & Input





# Background and Schedule

## Project Schedule:





SCHMIDT  
DESIGN  
GROUP

# MISSION BAY PARK

## MISSION BAY TRAFFIC ISLAND BEAUTIFICATION DESIGN GUIDELINES

CITY OF SAN DIEGO  
FEBRUARY 3, 2026

# MISSION BAY TRAFFIC ISLAND BEAUTIFICATION

## CLIENT

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## DESIGN CONSULTANT TEAM



**Landscape Architecture**  
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**Electrical Engineering**  
BSE Engineering



**Civil Engineering**  
CR Associates



**Environmental Planning**  
Dudek

# MISSION BAY TRAFFIC ISLAND BEAUTIFICATION

## MISSION BAY DISTRICTS

### DE ANZA

- 1 **AREA 1**  
MISSION BAY DRIVE @  
DE ANZA COVE

### EAST MISSION BAY

- 2 **AREA 2**  
EAST MISSION BAY DRIVE @  
CLAIREMONT DRIVE
- 3 **AREA 3**  
EAST MISSION BAY DRIVE @  
TECOLOTE SHORES

### SOUTH SHORES

- 4 **AREA 4**  
SEAWORLD DRIVE CORRIDOR

### QUIVIRA BASIN

- 5 **AREA 5**  
WEST MISSION BAY DRIVE @ SUNSET  
CLIFFS BOULEVARD INTERCHANGE
- 6 **AREA 6**  
SUNSET CLIFFS BLVD. BRIDGE
- 7 **AREA 7**  
WEST SEAWORLD DRIVE
- 8 **AREA 8**  
MARINA VILLAGE AND QUIVIRA WAY

### WEST MISSION BAY

- 9 **AREA 9**  
WEST MISSION BAY DRIVE

### VACATION ISLAND

- 10 **AREA 10**  
INGRAHAM STREET

### CROWN POINT

- 11 **AREA 11**  
CROWN POINT DRIVE

Full Design Guidelines include Appendixes with  
Plants, Lighting, and Maintenance Guidelines



Note: Dashed outlines reflect the contextual  
study areas within each District.

SCALE: NTS  
↑  
N

# MISSION BAY TRAFFIC ISLAND BEAUTIFICATION



KEY MAP

## VISION

- Celebrate Mission Bay's history as a regional destination.
- Liven up Mission Beach with durable, colorful, and beautiful plant communities.
- Resort style planting themes mixed with climate appropriate coastal planting.
- Use of Mediterranean and local native plants to promote habitat, pollinator pathways, and biodiversity within the corridors.
- Provide a green belt corridor throughout Mission Bay.

## MISSION BAY PARK GUIDELINES

- Planting
- Irrigation
- Lighting
- Hardscape
- Grading & Drainage
- Signage
- Visibility & Safety



**COASTAL WAVES**

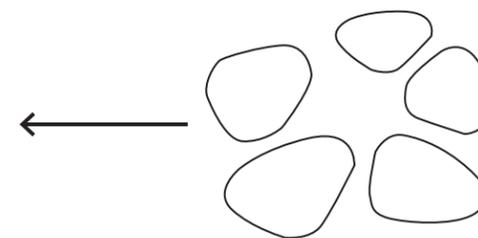
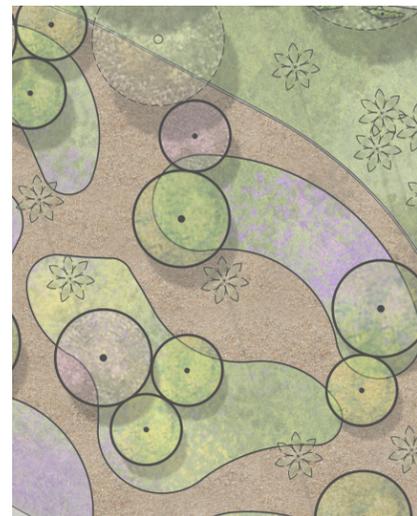


**SAND DUNE PLANTING DRIFTS**



**OTHER CONSIDERATIONS:**

- **High impact planting near key stakeholders**
- **Pedestrian experience vs. vehicular experience**
- **CPTED (crime prevention through environmental design)**
- **Overall beautification**



# MATERIAL PALETTE

Hardscape Material such as:



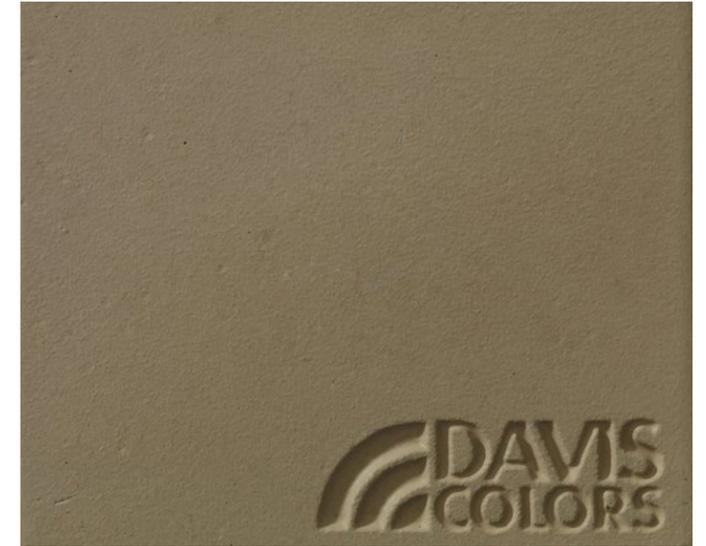
Hardwood Mulch



Stabilized Decomposed Granite  
"California Gold"



Standard Concrete Paving



Concrete Paving Color  
San Diego Buff



Concrete Paving Texture  
Grace Top Cast #5



Concrete Paving Texture  
Grace Top Cast #100

Lighting Fixtures such as:



Light Pole  
Per City of San Diego Streets Division



Historical Lantern  
Repair or Remove with Replicate

# DISTRICT GUIDELINES

# PLANTING PALETTE

**Existing Trees:** Existing Trees are a sample through out Mission Bay Park.



Strawberry Tree | *Arbutus sp.*



Orchid Tree | *Bauhinia sp.*



California Palm | *Washingtonia filifera*

# DISTRICT GUIDELINES

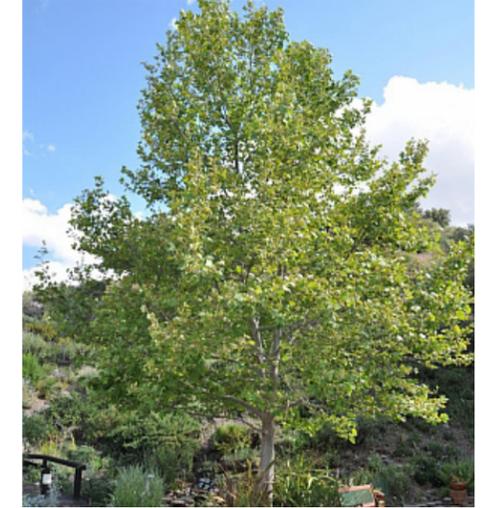
**Proposed Trees:** Proposed Trees are recommendations.



Gold Medallion | *Cassia leptophylla*



Torrey Pine | *Pinus torreyana*



California Sycamore | *Platanus racemosa*



Senegal Date Palm | *Phoenix reclinata*



Coast Coral tree | *Erythrina caffra*



Eucalyptus | *Eucalyptus sp.*



Silk Floss Tree | *Ceiba speciosa*



Bismark Palm | *Bismarckia nobilis*



Eastern Redbud | *Cercis canadensis*



Ficus | *Ficus sp.*



Yellow African Tulip Tree | *Spathodea campanulata*



Chilean Wine Palm | *Jubaea chilensis*



Jacaranda | *Jacaranda mimosifolia*



Coast Live Oak | *Quercus agrifolia*



Tipu Tree | *Tipuana tipu*

# PLANTING PALETTE

Shrubs such as:



Bougainvillea | *Bougainvillea* 'Barbara Karst'



Giant Bird of Paradise | *Strelitzia nicolai*



Cape Honeysuckle | *Tecoma capensis*



Yellow Bells | *Tecoma stans*



Purple-Flowered Rock Rose | *Cistus purpureus*



Deer Muhly | *Muhlenbergia rigens*



Agave sp.



Orange Clock Vine | *Thunbergia gregorii*



Aloe sp.

# DISTRICT GUIDELINES

Ground Covers such as:



Coyote Brush | *Baccharis pilularis* 'Pigeon Point'



Carpet Rose | *Rosa x 'Morpapplay'*



Prostrate Rosemary | *Rosmarinus officinalis* 'Prostratus'



African Daisy | *Gazania rigens*



Purple Trailing Lantana | *Lantana montevidensis*



Latin American Fleabane | *Erigeron karvickianus*



Natal Plum | *Carissa macrocarpa*



Blue Fingers | *Senecio mandraliscae*



Festuca sp.

# DE ANZA DISTRICT

## AREA 1 : MISSION BAY DRIVE AT DE ANZA COVE

# EXISTING CONDITIONS



KEY MAP

NTS



# DE ANZA DISTRICT

## AREA 1 : MISSION BAY DRIVE AT DE ANZA COVE

# DISTRICT GUIDELINES



### SITE IMPROVEMENT RECOMMENDATIONS:

- Repair and replace existing AC paving in median with enhanced paving.
- Add shade canopy and accent trees.
- Remove underutilized turf areas and replace with accent shrubs and groundcover.
- Screen Caltrans fence with trees, shrubs, and vines.

### GRAPHIC LEGEND:

-  Cal trans fence
-  Planting area
-  Class III bike route
-  Enhanced medians
-  Limit of study

SITE MAP



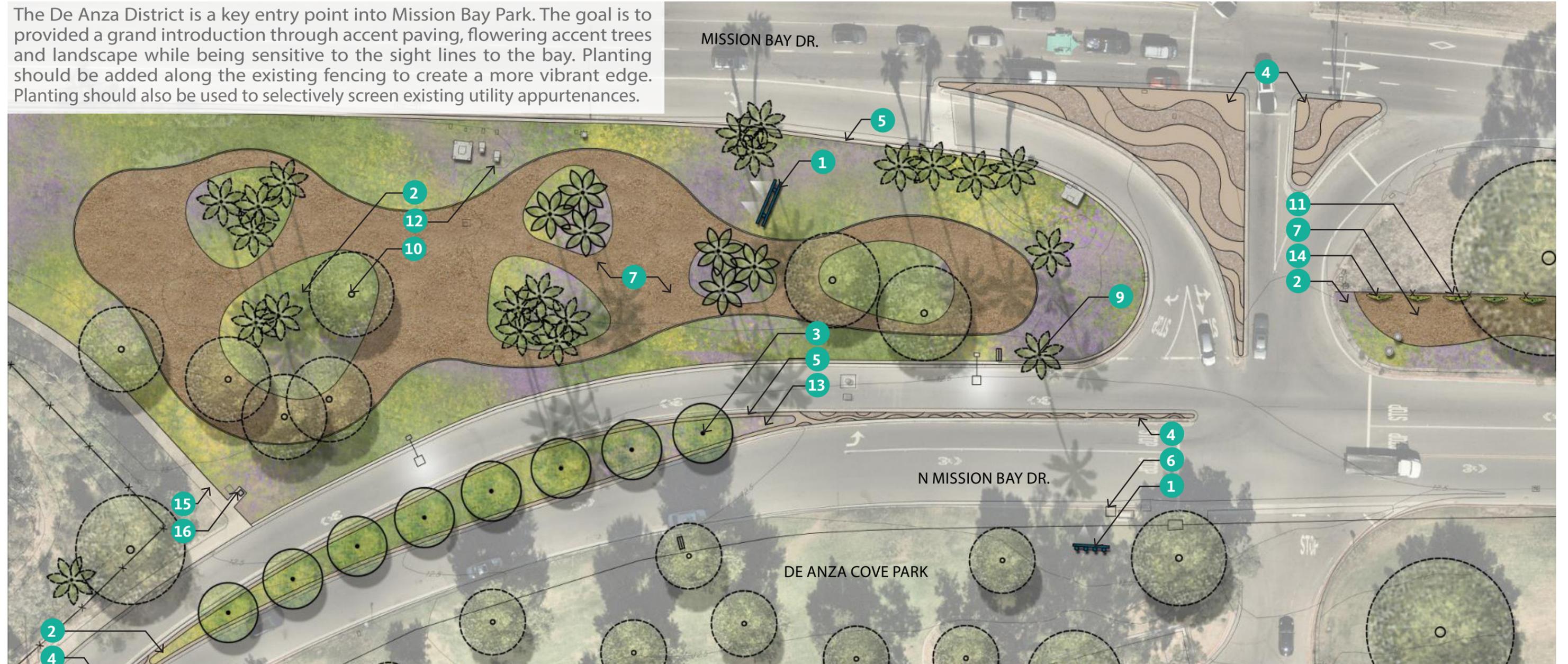
# DE ANZA DISTRICT

## AREA 1 : MISSION BAY DRIVE AT DE ANZA COVE

### DESIGN STATEMENT

The De Anza District is a key entry point into Mission Bay Park. The goal is to provide a grand introduction through accent paving, flowering accent trees and landscape while being sensitive to the sight lines to the bay. Planting should be added along the existing fencing to create a more vibrant edge. Planting should also be used to selectively screen existing utility appurtenances.

# DISTRICT GUIDELINES



#### LEGEND:

- |  |   |  |  |
|--|---|--|--|
| <b>1</b> New roadway directional signage per Mission Bay Park PEIR | <b>5</b> Proposed 18" enhanced concrete paving maintenance band | <b>9</b> Existing palm trees to remain, typ.   | <b>13</b> Proposed 24" hardwood mulch maintenance path, typ. |
| <b>2</b> Proposed accent planting, typ.                            | <b>6</b> Recommended location for proprietary BMP               | <b>10</b> Existing shade trees to remain, typ. | <b>14</b> Proposed screening vine planting, typ.             |
| <b>3</b> Proposed accent trees, typ.                               | <b>7</b> Proposed hardwood mulch                                | <b>11</b> Existing Cal trans fence to remain   | <b>15</b> Existing sidewalk to remain                        |
| <b>4</b> Proposed enhanced concrete paving in medians, typ.        | <b>8</b> Proposed streetlight, typ.                             | <b>12</b> Existing utilities to remain, typ.   | <b>16</b> Existing irrigation controller                     |



KEY MAP

NTS

# EAST MISSION BAY DISTRICT

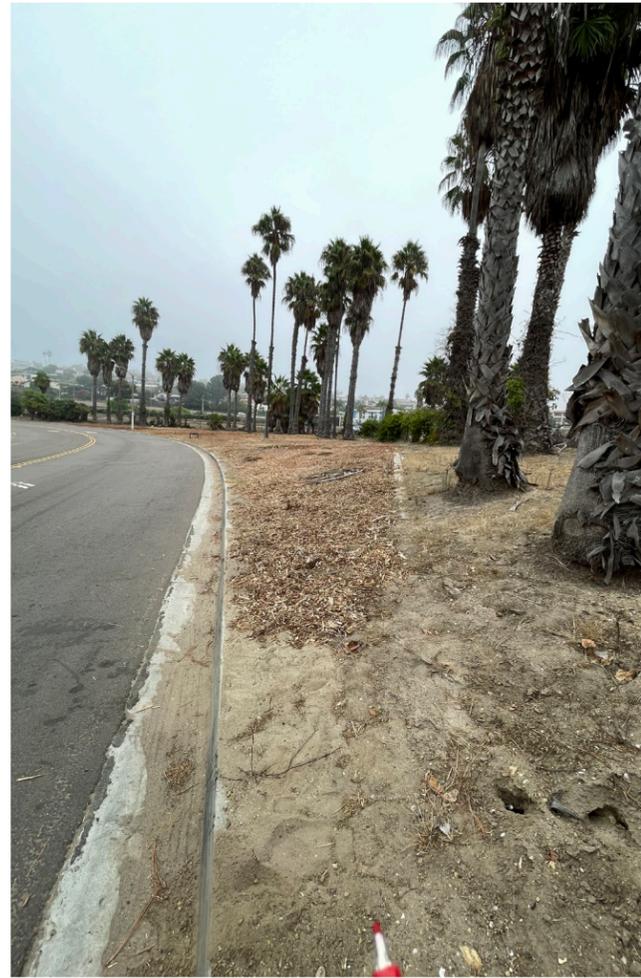
## AREA 2 : EAST MISSION BAY DRIVE AT CLAIREMONT DRIVE

# EXISTING CONDITIONS



KEY MAP

NTS



# EAST MISSION BAY DISTRICT

## AREA 2 : EAST MISSION BAY DRIVE AT CLAIREMONT DRIVE

# DISTRICT GUIDELINES



### SITE IMPROVEMENT RECOMMENDATIONS:

- Add accent trees and planting in existing median.
- Screen Caltrans fence with trees, shrubs, and vines.
- Expand existing tree groves with low maintenance accent planting.

### GRAPHIC LEGEND:

- x- Caltrans fence
- Planting area
- Class III bike route
- - - Limit of study

SITE MAP



# EAST MISSION BAY DISTRICT

## AREA 2 : EAST MISSION BAY DRIVE AT CLAIREMONT DRIVE

# DISTRICT GUIDELINES



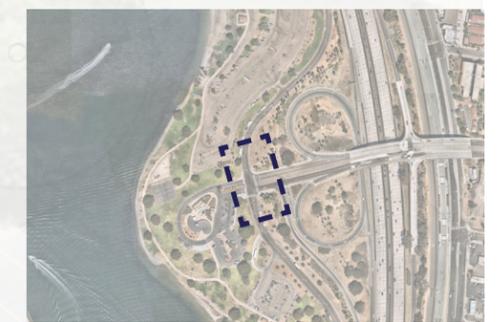
### DESIGN STATEMENT

The landscape vision for Area 2 of the East Mission Bay District is a continuation of De Anza District. In addition, the intersection of Mission Bay Drive and Clairemont Drive is a main point of entry in the Mission bay area and should have a more enhanced aesthetic with plants clustered in drifts as shown in the plan enlargement. Climate appropriate trees should be planted to succeed the existing exotic eucalyptus and palm species as they degrade overtime.



### LEGEND:

- |   |  |  |  |  |
|---|--|--|--|--|
| <b>1</b> Existing sidewalk to remain, typ.                          | <b>5</b> Existing turf grass at park to remain | <b>9</b> Proposed screening planting, typ.               | <b>13</b> Proposed 18" enhanced concrete paving maintenance band | <b>17</b> Proposed hardwood mulch, typ.    |
| <b>2</b> Existing curb ramp and accessible crossing to remain, typ. | <b>6</b> Existing mow curb to remain           | <b>10</b> Proposed accent planting, typ.                 | <b>14</b> Proposed accent trees, typ.                            | <b>18</b> Boulders, to be exposed 30" max. |
| <b>3</b> Existing palm trees to remain, typ.                        | <b>7</b> Existing shade tree to remain, typ.   | <b>11</b> Proposed hardwood mulch maintenance path, typ. | <b>15</b> Proposed canopy trees, typ.                            |  |
| <b>4</b> Existing Cal trans fence to remain, typ.                   | <b>8</b> Existing LED streetlight, typ.        | <b>12</b> Proposed screening vines, typ.                 | <b>16</b> Proposed planting areas                                |  |



KEY MAP

NTS

# EAST MISSION BAY DISTRICT

## AREA 3 : EAST MISSION BAY DRIVE AT TECOLOTE SHORES

# EXISTING CONDITIONS



KEY MAP

NTS



# EAST MISSION BAY DISTRICT

## AREA 3 : EAST MISSION BAY DRIVE AT TECOLOTE SHORES

# DISTRICT GUIDELINES



SITE MAP

### SITE IMPROVEMENT RECOMMENDATIONS:

- Provide sidewalk along east side of Mission Bay Drive at street parking.
- Expand existing tree groves with accent planting.
- Accent planting at resorts complement adjacent landscaping.
- Screen Caltrans fence with trees, shrubs, and vines.

### GRAPHIC LEGEND:

-  Caltrans fence
-  Planting area
-  Class III bike route
-  Limit of study
-  Concrete sidewalk

# EAST MISSION BAY DISTRICT

## AREA 3 : EAST MISSION BAY DRIVE AT TECOLOTE SHORES

# DISTRICT GUIDELINES

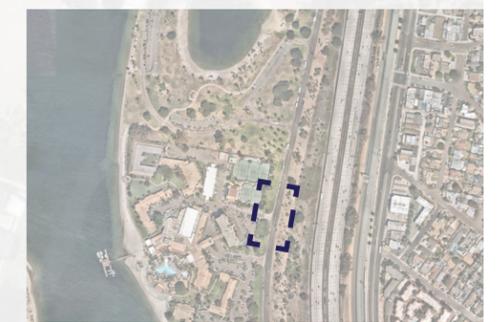
### DESIGN STATEMENT

The landscape vision for Area 3 is a continuation of Area 2 of the East Mission Bay District and Area 4 of the South Shore District. Planting should be designed to have a more enhanced aesthetic adjacent to the resorts. The freeway should be screened with flowering vines and large shrubs for year round interest. Trees should be planted to succeed the existing exotic eucalyptus and palm species as they degrade overtime.



#### LEGEND:

- |  |   |   |  |
|--|---|---|--|
| <b>1</b> Proposed 5'-0" concrete sidewalk      | <b>5</b> Proposed planting along E. Mission Bay Drive         | <b>9</b> Drift style accent planting outside of resort entrance, typ. | <b>13</b> Existing electrical pull box           |
| <b>2</b> Existing Cal trans fence to remain    | <b>6</b> Proposed shade trees, typ.                           | <b>10</b> Proposed hardwood mulch, typ.                               | <b>14</b> Proposed screening vine planting, typ. |
| <b>3</b> Existing canopy trees to remain, typ. | <b>7</b> Proposed accent trees, typ.                          | <b>11</b> New roadway directional signage per Mission Bay Park PEIR   |  |
| <b>4</b> Existing palms to remain, typ.        | <b>8</b> Proposed accent lighting at select tree groves, typ. | <b>12</b> Existing LED streetlight, typ.                              |  |



KEY MAP

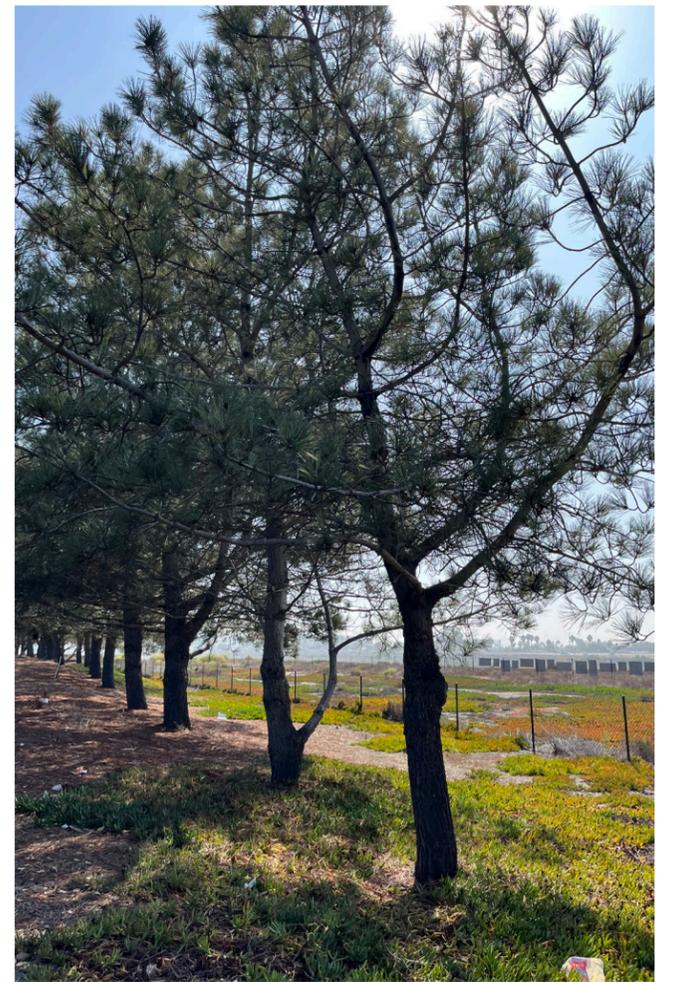
# SOUTH SHORES DISTRICT AREA 4: SEAWORLD DRIVE CORRIDOR

# EXISTING CONDITIONS



KEY MAP

NTS



# SOUTH SHORES DISTRICT

## AREA 4 : SEAWORLD DRIVE CORRIDOR

# DISTRICT GUIDELINES



### SITE IMPROVEMENT RECOMMENDATIONS:

- Connect pathway along Sea World Drive to South Shores Park and Fiesta Island.
- Preserve existing palm trees.
- Add accent trees and planting in existing median.
- Maintain view corridors.

### GRAPHIC LEGEND:

- Class I bike path
- Class II bike lane
- Class III bike route
- Concrete pedestrian access
- Planting area
- Enhanced medians
- Connect pathway
- Limit of study



SITE MAP

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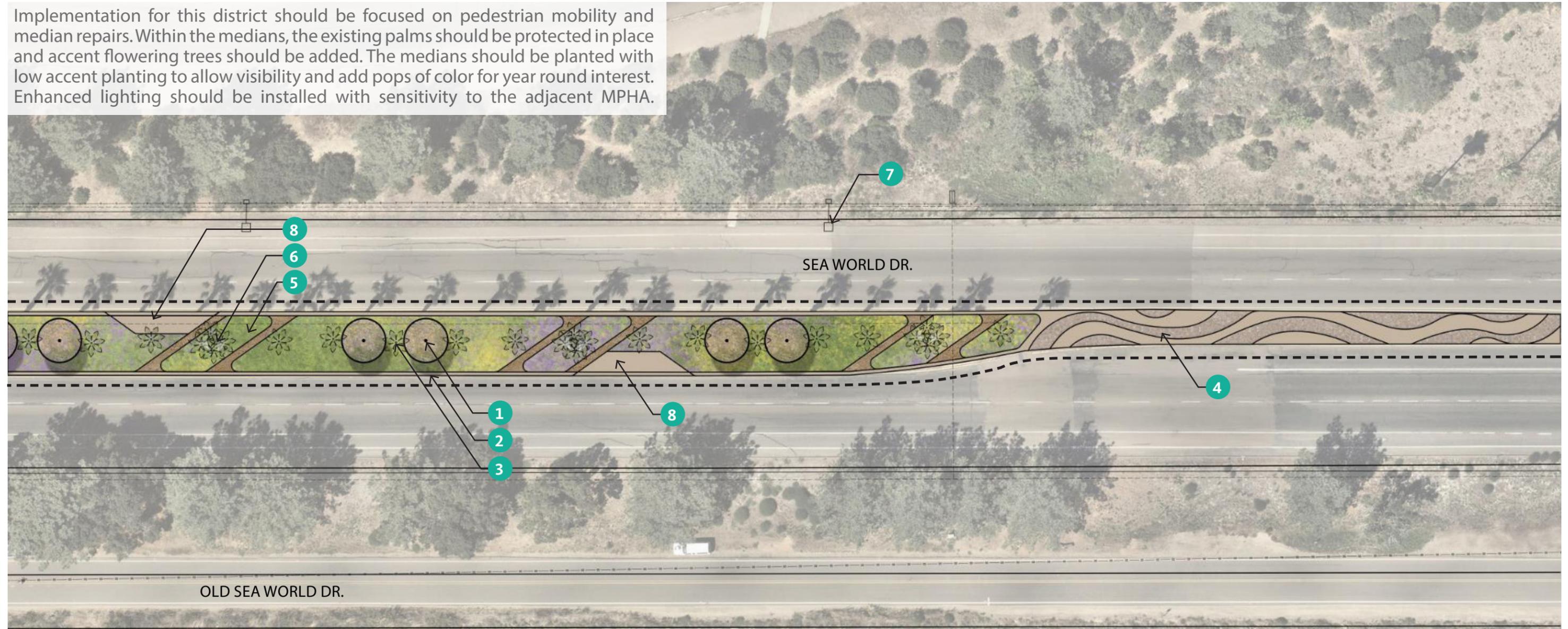
# SOUTH SHORES DISTRICT

## AREA 4 : SEAWORLD DRIVE CORRIDOR

### DESIGN STATEMENT

Implementation for this district should be focused on pedestrian mobility and median repairs. Within the medians, the existing palms should be protected in place and accent flowering trees should be added. The medians should be planted with low accent planting to allow visibility and add pops of color for year round interest. Enhanced lighting should be installed with sensitivity to the adjacent MPHA.

# DISTRICT GUIDELINES



OLD SEA WORLD DR.

SEA WORLD DR.

#### LEGEND:

- 1** Proposed flowering accent trees in median
- 2** Proposed 18" enhanced concrete maintenance curb
- 3** Existing palm trees to remain, typ.
- 4** Proposed enhanced concrete paving in medians
- 5** Proposed planting areas
- 6** Add (2) accent uplights at each palm tree cluster, typ.
- 7** Proposed LED streetlight, typ.
- 8** Proposed concrete pad with rolled curb for maintenance vehicle parking. Located every 250'.



KEY MAP

NTS

# QUIVIRA BASIN

## AREA 5 : WEST MISSION BAY DRIVE AT SUNSET CLIFFS BOULEVARD

# EXISTING CONDITIONS



KEY MAP

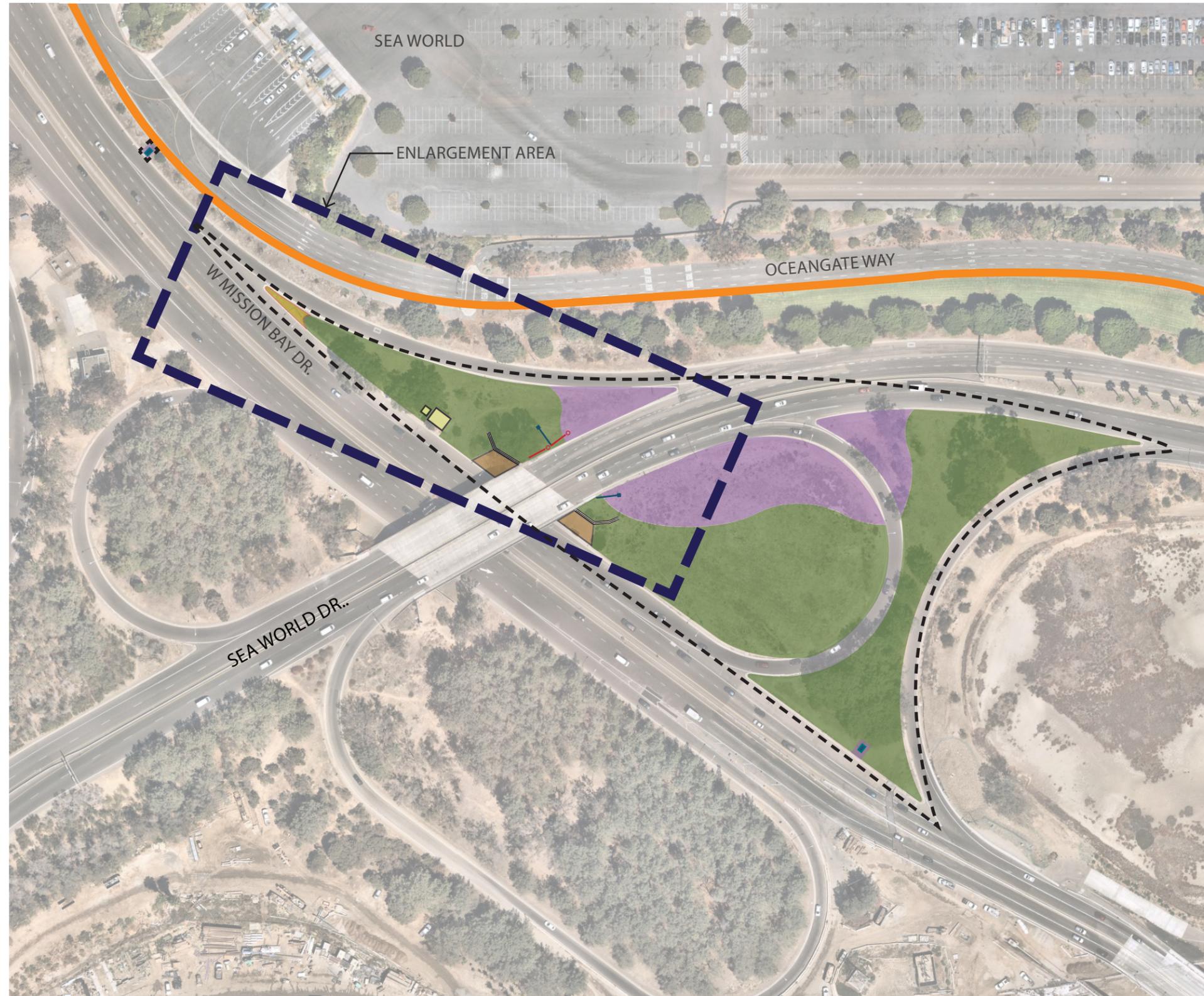
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# QUIVIRA BASIN

## AREA 5 : WEST MISSION BAY DRIVE AT SUNSET CLIFFS BOULEVARD

# DISTRICT GUIDELINES



SITE MAP

### SITE IMPROVEMENT RECOMMENDATIONS:

- Add accent landscaping at key intersections.
- Expand existing pine grove.

### GRAPHIC LEGEND:

-  Class I bike path
-  Guardrail
-  Limit of study
-  Pine grove with mulch understory
-  Enhanced medians
-  Accent landscape

# QUIVIRA BASIN

## AREA 5 : WEST MISSION BAY DRIVE AT SUNSET CLIFFS BOULEVARD

# DISTRICT GUIDELINES

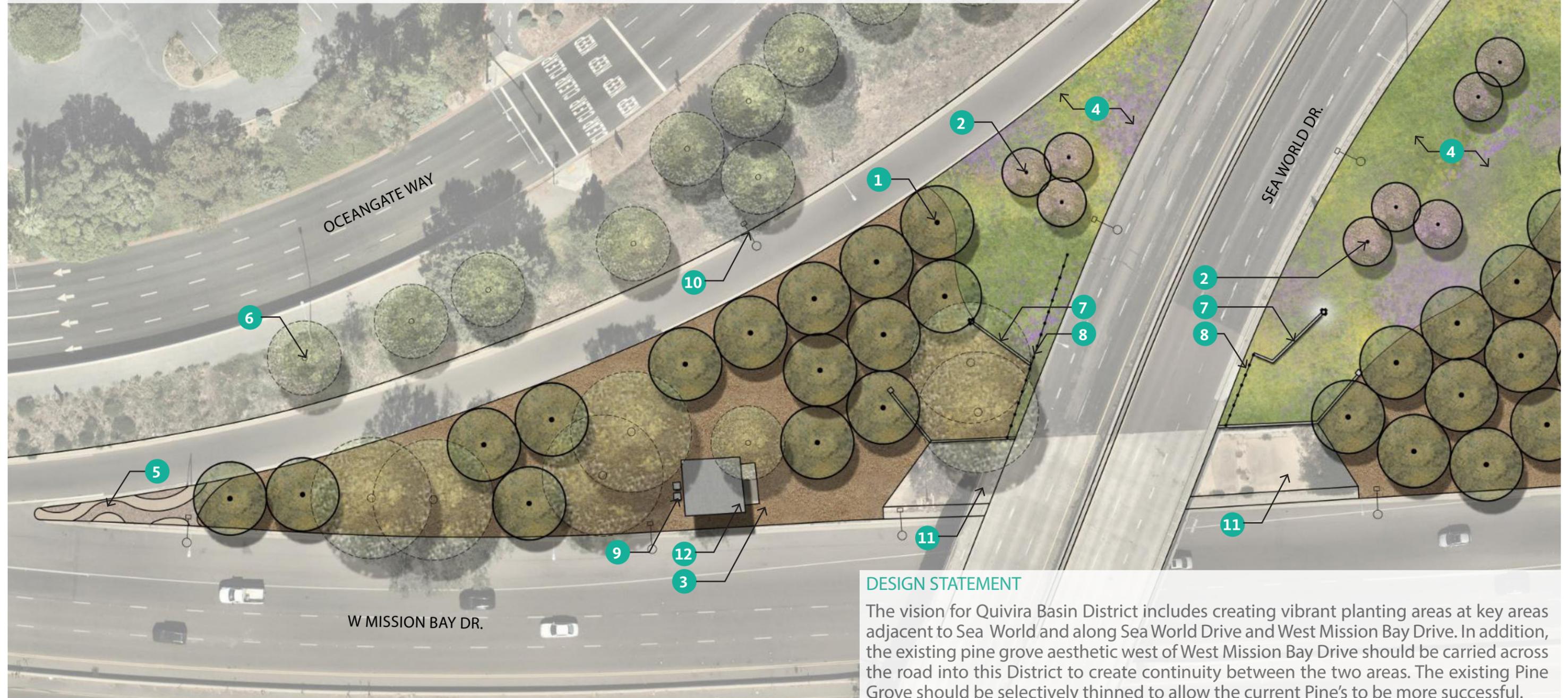
### LEGEND:

- |  |   |   |
|--|---|---|
| <b>1</b> Proposed pine tree grove, typ.                                  | <b>5</b> Proposed enhanced concrete paving          | <b>9</b> Existing utilities to remain         |
| <b>2</b> Proposed accent trees, typ.                                     | <b>6</b> Existing shade canopy tree to remain, typ. | <b>10</b> Existing led streetlight, typ.      |
| <b>3</b> Proposed hardwood mulch, typ.                                   | <b>7</b> Existing decorative wall and lantern       | <b>11</b> Bridge abutment                     |
| <b>4</b> Proposed accent planting area with shrubs and groundcover, typ. | <b>8</b> Existing guardrail to remain               | <b>12</b> Existing utility building to remain |



KEY MAP

NTS



### DESIGN STATEMENT

The vision for Quivira Basin District includes creating vibrant planting areas at key areas adjacent to Sea World and along Sea World Drive and West Mission Bay Drive. In addition, the existing pine grove aesthetic west of West Mission Bay Drive should be carried across the road into this District to create continuity between the two areas. The existing Pine Grove should be selectively thinned to allow the current Pine's to be more successful.

# QUIVIRA BASIN

## AREA 6 : SUNSET CLIFFS BOULEVARD BRIDGE

# EXISTING CONDITIONS



KEY MAP

NTS

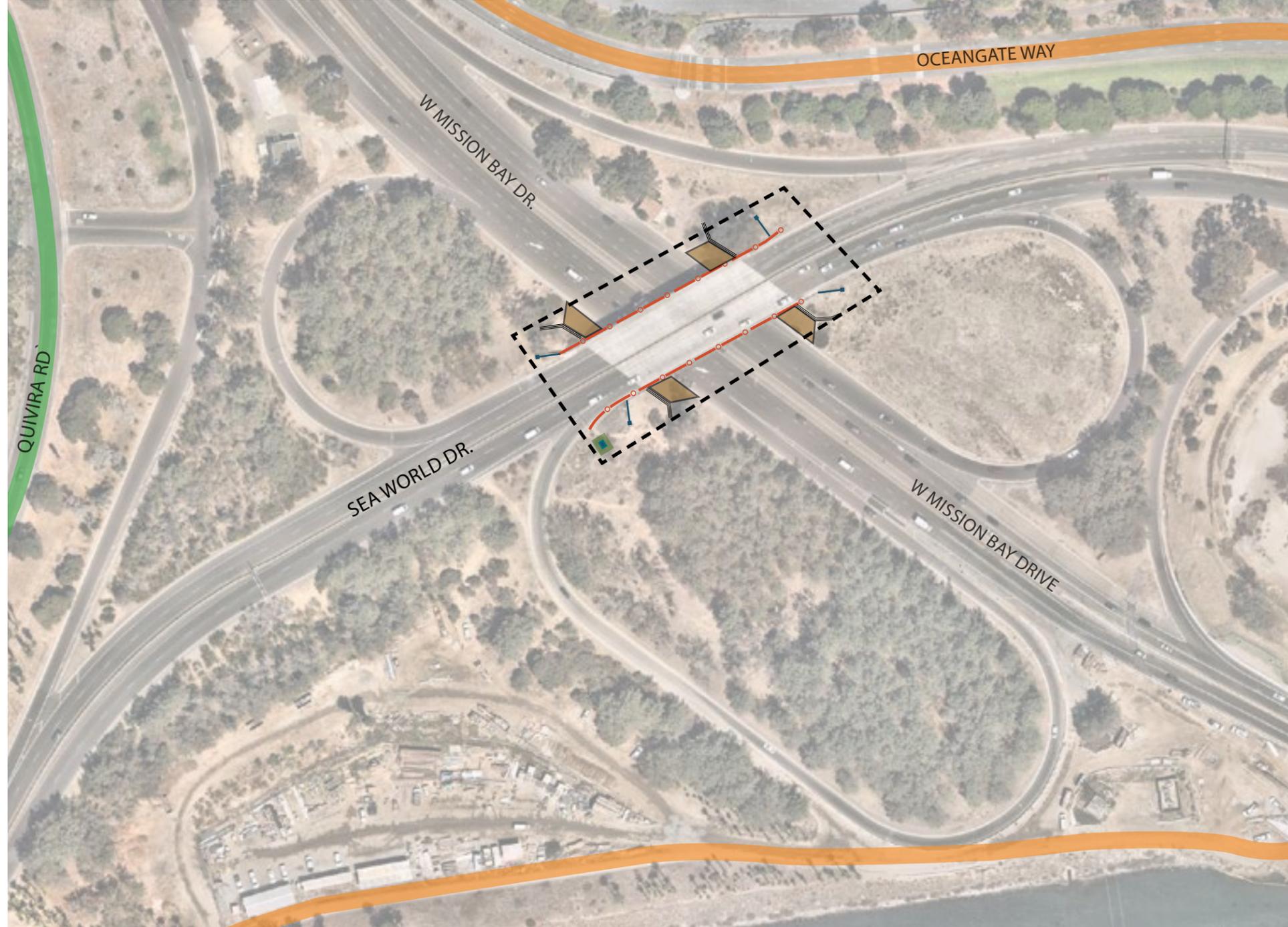


# QUIVIRA BASIN

## AREA 6 : SUNSET CLIFFS BOULEVARD BRIDGE

### DESIGN STATEMENT

This area is focused on repairing and restoring the historical lanterns of the bridge. Surrounding planting and irrigation will be per Area 5.



SITE MAP



# DISTRICT GUIDELINES

### SITE IMPROVEMENT RECOMMENDATIONS:

- Replace historical lanterns.

### GRAPHIC LEGEND:

-  Class I bike path
-  Class III bike route
-  Limit of study
-  Planting area
-  Guardrail
-  Decorative wall with lanterns

# QUIVIRA BASIN

## AREA 7 : WEST SEAWORLD DRIVE & SUNSET CLIFFS DRIVE

# EXISTING CONDITIONS



KEY MAP

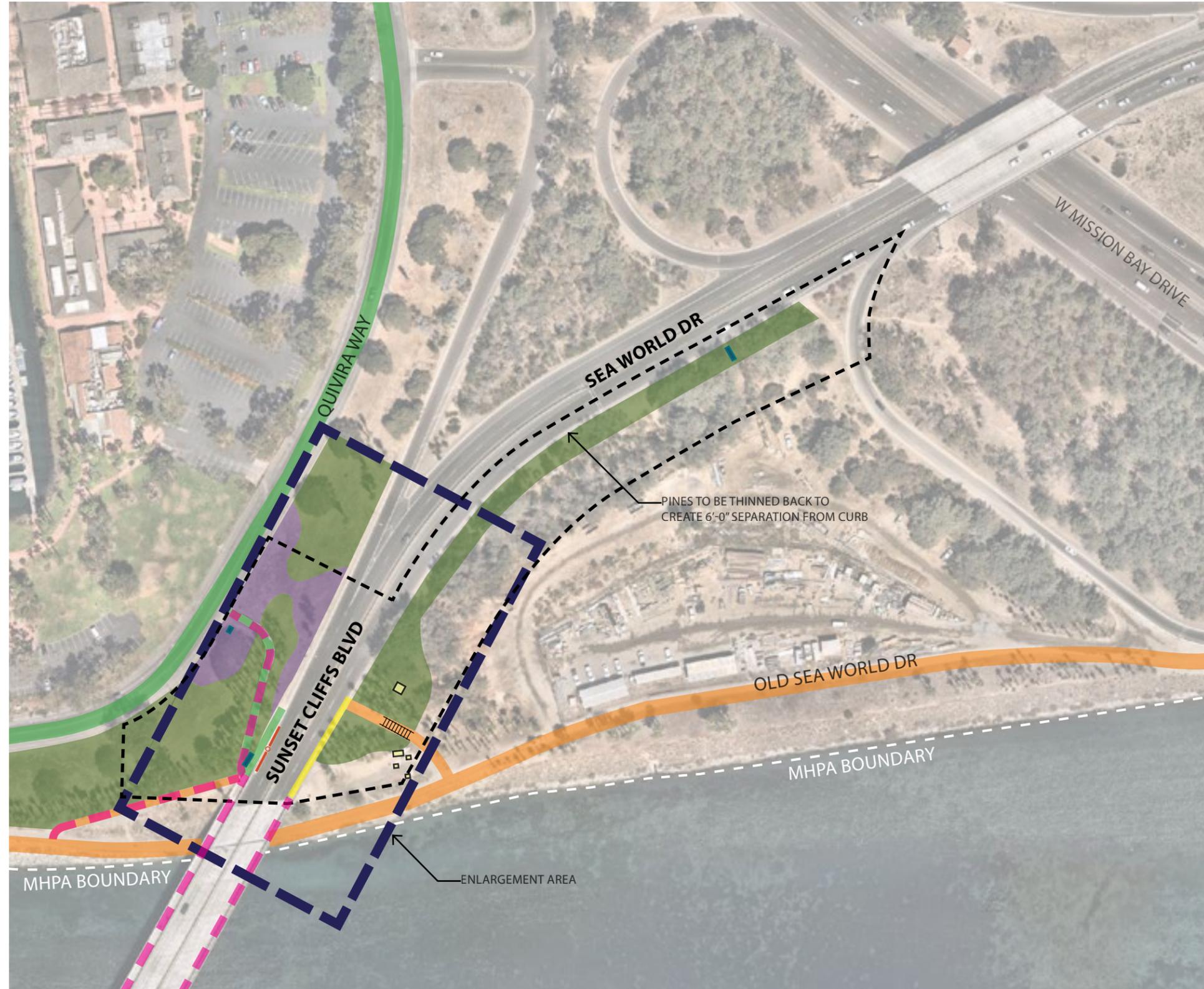
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# QUIVIRA BASIN

## AREA 7 : WEST SEAWORLD DRIVE & SUNSET CLIFFS DRIVE

# DISTRICT GUIDELINES



SITE MAP

### SITE IMPROVEMENT RECOMMENDATIONS:

- Remove areas of underutilized areas of turf and add accent shrubs and groundcover.
- View corridors to San Diego River should be maintained.

### GRAPHIC LEGEND:

- |  |   |
|--|---|
|  Class I bike path          |  Tree groves with mulch understory                   |
|  Class III bike route       |  Accent planting                                     |
|  Concrete pedestrian access |  Proposed concrete pathway along Sunset Cliffs Blvd. |
|  Limit of study             |  Guardrail   |

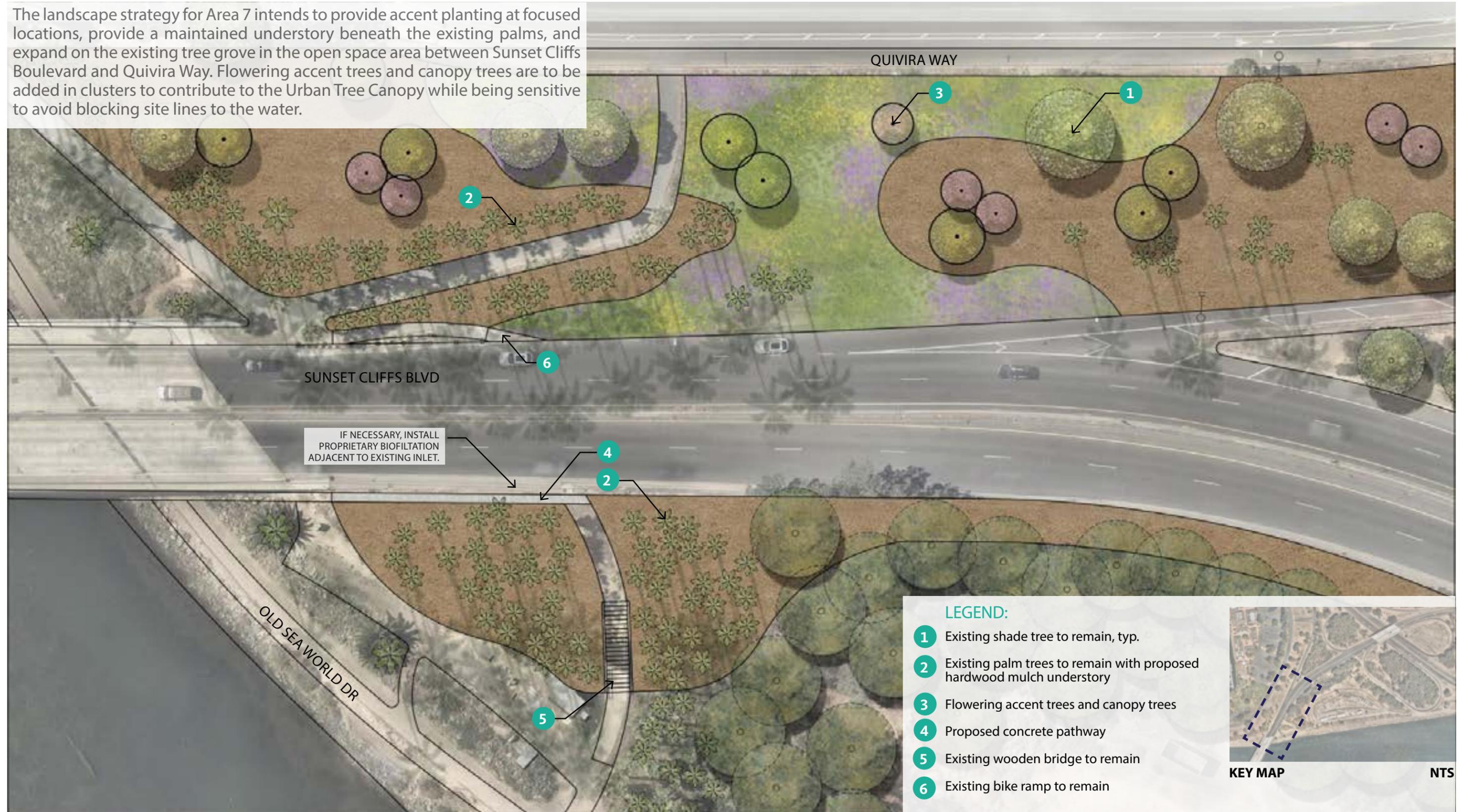
# QUIVIRA BASIN

## AREA 7 : WEST SEAWORLD DRIVE & SUNSET CLIFFS DRIVE

### DESIGN STATEMENT

The landscape strategy for Area 7 intends to provide accent planting at focused locations, provide a maintained understory beneath the existing palms, and expand on the existing tree grove in the open space area between Sunset Cliffs Boulevard and Quivira Way. Flowering accent trees and canopy trees are to be added in clusters to contribute to the Urban Tree Canopy while being sensitive to avoid blocking site lines to the water.

# DISTRICT GUIDELINES



# QUIVIRA BASIN

## AREA 8 : MARINA VILLAGE & QUIVIRA WAY

# EXISTING CONDITIONS



KEY MAP

NTS



# QUIVIRA BASIN

## AREA 8 : MARINA VILLAGE & QUIVIRA WAY

# DISTRICT GUIDELINES



SITE MAP

### SITE IMPROVEMENT RECOMMENDATIONS:

- Expand existing tree groves.
- Low maintenance accent planting at intersection.
- View corridors to San Diego River should be maintained.

### GRAPHIC LEGEND:

- |   |                            |   |                                   |
|---|----------------------------|---|-----------------------------------|
|  | Class I bike path          |  | Tree groves with mulch understory |
|  | Class III bike route       |  | Accent planting                   |
|  | Concrete pedestrian access |  | Limit of study                    |



# QUIVIRA BASIN

## AREA 8 : MARINA VILLAGE & QUIVIRA WAY

### DESIGN STATEMENT

The vision for Area 8 is focused on creating a more vibrant aesthetic at the Marina District along Quivira Way. Existing tree groves are to be pruned and maintained while adding complimentary flowering accent and canopy trees. A mix of evergreen and deciduous trees will provide seasonal beauty and natural mulch. Accent planting should be designed at key points of entry or intersections in drifts of low growing species.

# DISTRICT GUIDELINES



**LEGEND:**

<b>1</b> Proposed canopy shade tree, typ.	<b>6</b> Existing tree to remain, typ.
<b>2</b> Proposed flowering accent tree, typ.	<b>7</b> Existing utilities to remain
<b>3</b> Proposed accent planting, typ.	<b>8</b> Existing utilities
<b>4</b> Proposed hardwood mulch, typ.	<b>9</b> Existing light pole
<b>5</b> Existing wayfinding sign with accent lighting	



**KEY MAP** **NTS**

# WEST MISSION BAY DISTRICT

## AREA 9 - EAST MISSION BAY DRIVE

# EXISTING CONDITIONS



KEY MAP

NTS



# WEST MISSION BAY DISTRICT

## AREA 9 - WEST MISSION BAY DRIVE

# EXISTING CONDITIONS



KEY MAP

NTS



# WEST MISSION BAY DISTRICT

## AREA 9 - WEST MISSION BAY DRIVE

# DISTRICT GUIDELINES



SITE MAP

### SITE IMPROVEMENT RECOMMENDATIONS:

- Repair and replace existing AC paving in median with enhanced paving.
- Add accent trees and planting in existing median.
- View corridors should be maintained.

### GRAPHIC LEGEND:

-  Class II bike lane
-  Planting area
-  Limit of study
-  Enhanced medians



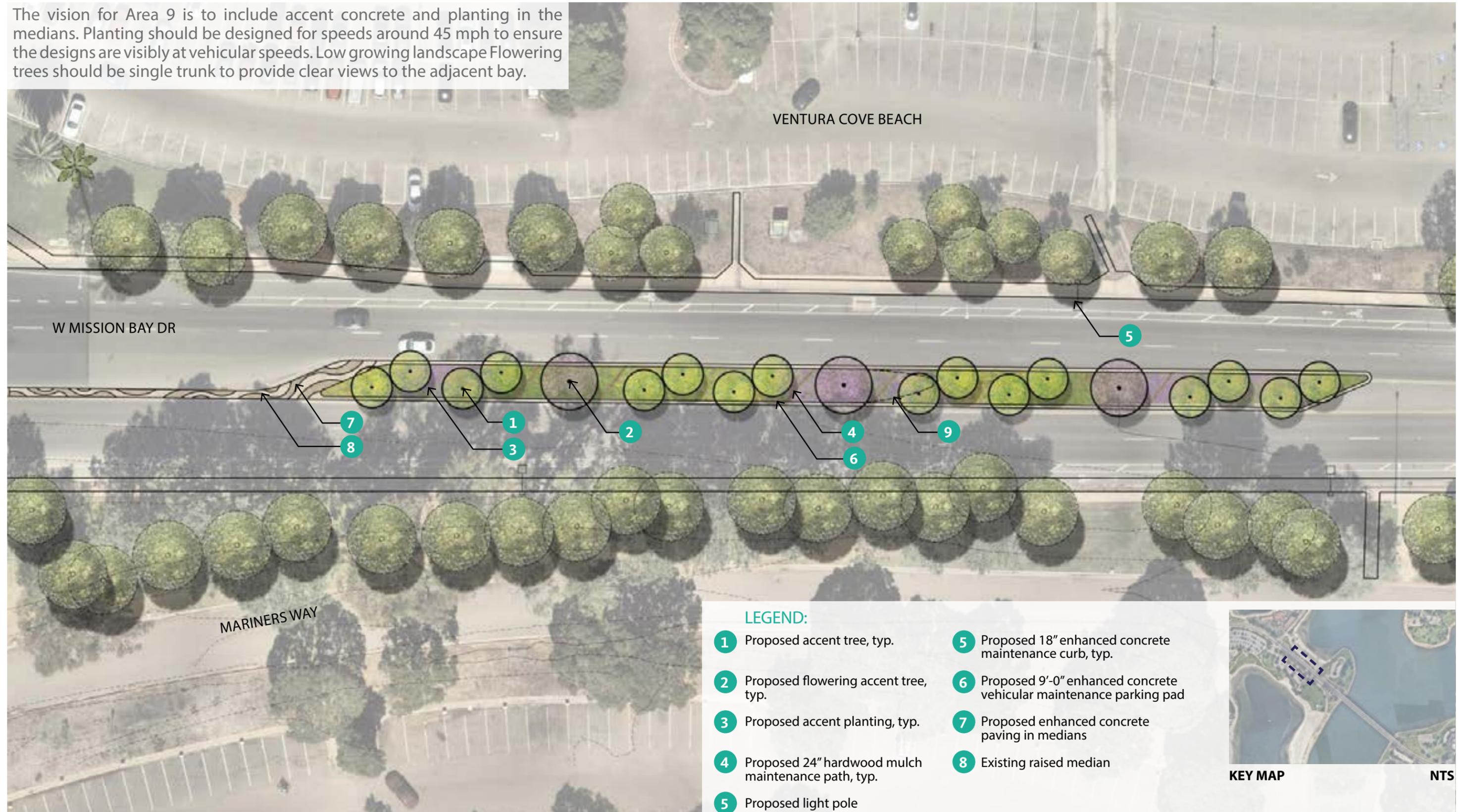
# WEST MISSION BAY DISTRICT

## AREA 9 : EAST & WEST MISSION BAY DRIVE

### DESIGN STATEMENT

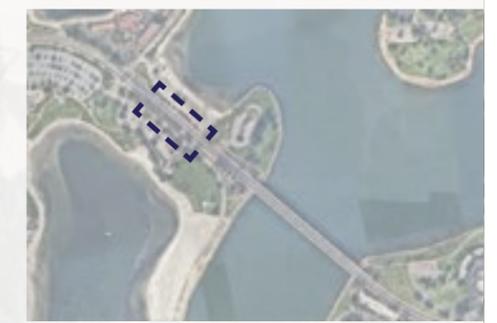
The vision for Area 9 is to include accent concrete and planting in the medians. Planting should be designed for speeds around 45 mph to ensure the designs are visibly at vehicular speeds. Low growing landscape Flowering trees should be single trunk to provide clear views to the adjacent bay.

# DISTRICT GUIDELINES



#### LEGEND:

- |   |   |
|---|---|
| <b>1</b> Proposed accent tree, typ.                         | <b>5</b> Proposed 18" enhanced concrete maintenance curb, typ.              |
| <b>2</b> Proposed flowering accent tree, typ.               | <b>6</b> Proposed 9'-0" enhanced concrete vehicular maintenance parking pad |
| <b>3</b> Proposed accent planting, typ.                     | <b>7</b> Proposed enhanced concrete paving in medians                       |
| <b>4</b> Proposed 24" hardwood mulch maintenance path, typ. | <b>8</b> Existing raised median   |
| <b>5</b> Proposed light pole                                |   |



KEY MAP

NTS

# VACATION ISLAND DISTRICT AREA 10: INGRAHAM STREET

# EXISTING CONDITIONS



KEY MAP

NTS



# VACATION ISLAND DISTRICT

## AREA 10 : INGRAHAM STREET

# DISTRICT GUIDELINES



SITE MAP

### SITE IMPROVEMENT RECOMMENDATIONS:

- Repair and replace existing AC paving in median with enhanced paving.
- Add accent trees and planting in existing median.
- View corridors should be maintained.

### GRAPHIC LEGEND:

 Class I bike path	 Planting area
 Class II bike lane	 Enhanced medians
 Class III bike route	 Guardrail
 Limit of study	 Retaining wall



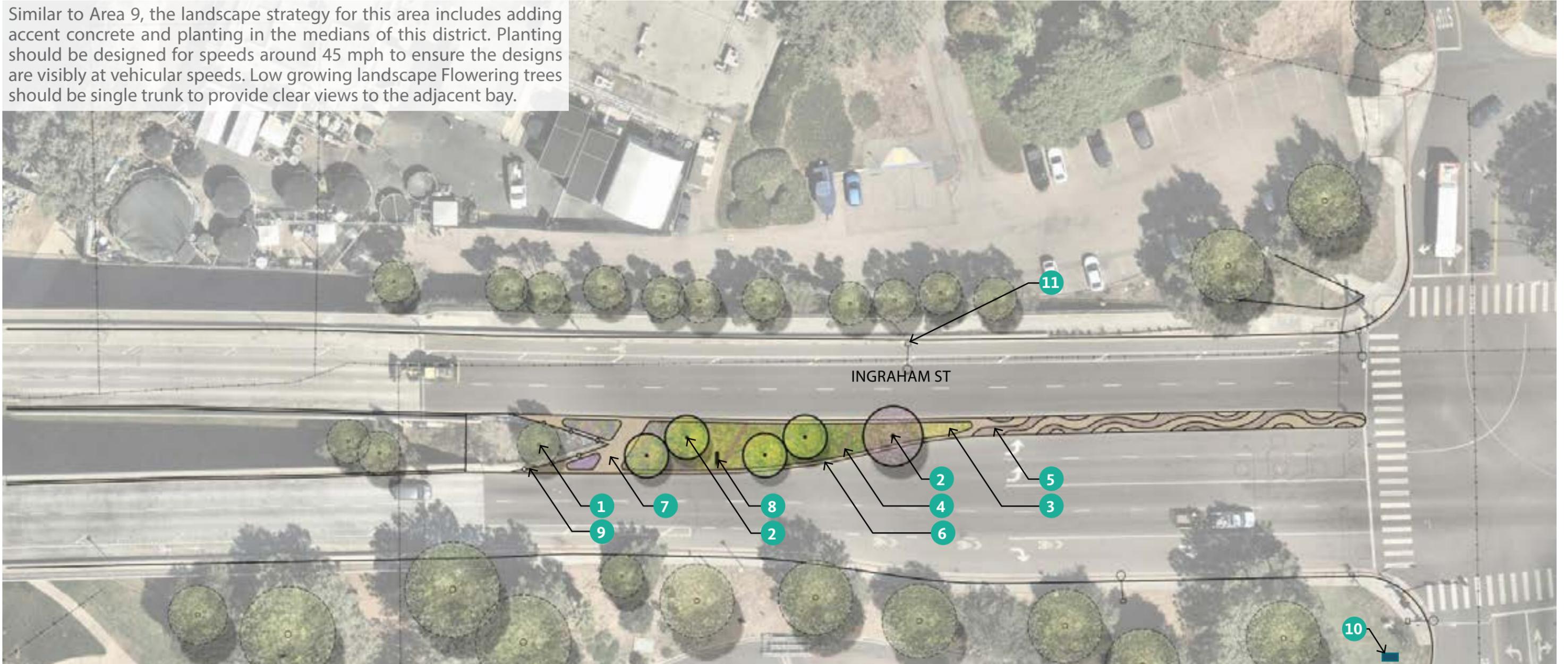
# VACATION ISLAND DISTRICT

## AREA 10: INGRAHAM STREET

### DESIGN STATEMENT

Similar to Area 9, the landscape strategy for this area includes adding accent concrete and planting in the medians of this district. Planting should be designed for speeds around 45 mph to ensure the designs are visibly at vehicular speeds. Low growing landscape Flowering trees should be single trunk to provide clear views to the adjacent bay.

# DISTRICT GUIDELINES



#### LEGEND:

- |   |   |   |
|---|---|---|
| <b>1</b> Existing tree to remain, typ.                      | <b>5</b> Proposed enhanced concrete paving in medians                 | <b>9</b> Existing guardrail                                       |
| <b>2</b> Proposed flowering accent tree, typ.               | <b>6</b> Proposed 18" enhanced concrete maintenance curb, typ.        | <b>10</b> New roadway direction signage per Mission Bay Park PEIR |
| <b>3</b> Proposed accent planting, typ.                     | <b>7</b> Proposed 9'-0" enhanced concrete vehicular maintenance route | <b>11</b> Light poles   |
| <b>4</b> Proposed 24" hardwood mulch maintenance path, typ. | <b>8</b> Existing road sign to remain                                 |   |



KEY MAP

NTS

**CROWN POINT DISTRICT**  
**AREA 11 : CROWN POINT DRIVE**

**EXISTING CONDITIONS** 



KEY MAP

NTS





**SITE MAP**

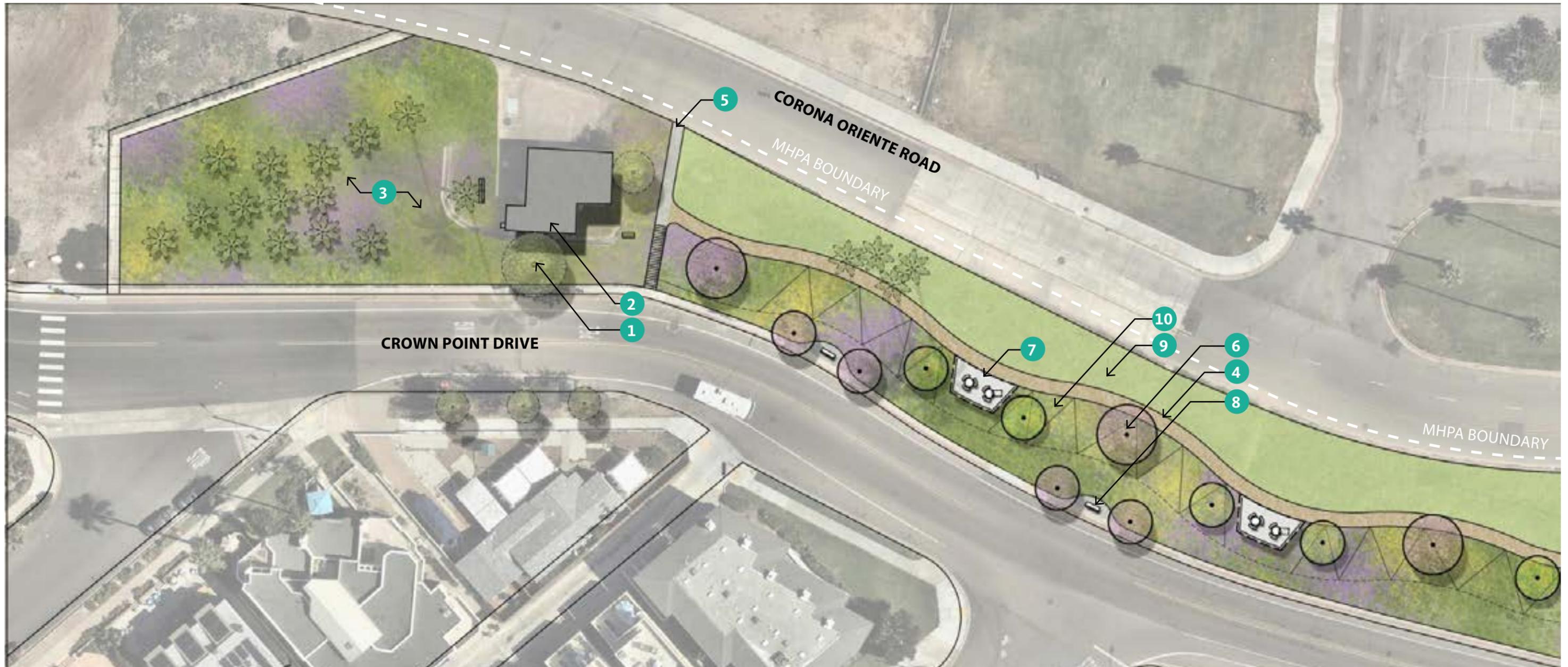
**SITE IMPROVEMENT RECOMMENDATIONS:**

- Expand landscape shoulder for pedestrian safety.
- Reshape slope to provide an upper and lower walkway.
- Provide seated overlook areas at Crown Point Drive.

**GRAPHIC LEGEND:**

- |  |  |  |                            |
|--|--|--|----------------------------|
|   | Class I bike path                      |   | Existing pedestrian access |
|   | Class II bike lane                     |   | Planting area              |
|   | Decomposed granite pathway             |   | Turf repair and seed       |
|  | Proposed sidewalk to Crown Point Drive |  | Limit of study             |





**DESIGN STATEMENT**

The vision for Area 11 is to provide a safe pedestrian edge along Crown Point Drive by utilizing dredged spoils to regrade the slope and take this as an opportunity to enhance the existing community park open space along the bay. To stabilize the slope, we recommend utilizing dredged bay material to extend and reshape the slope as shown in the enlargement. New slopes will provide an accessible pathway with shade structures and seating to connect the park and provide additional gathering areas. The new amenity space will be framed with flexible turf grass and native planting to blend with the wildlife preserve on the north of Crown Point Park.

**LEGEND:**

- 1** Existing tree to remain, typ.
- 2** Existing building to remain
- 3** Existing succulent garden to remain and be supplemented with additional plant material
- 4** Proposed stabilized decomposed granite pathway with mow curb
- 5** Proposed concrete pathway
- 6** Proposed flowering accent tree, typ.
- 7** Proposed shade structure with seating, typ.
- 8** Proposed overlook with benches, typ.
- 9** Proposed natural turf
- 10** Proposed accent planting, typ.



**KEY MAP**

**NTS**

# Feedback



Mission Bay Traffic Islands  
Beautification Guideline Survey

Available until **Feb. 24, 2026**

