Engineering & Capital Projects

Mission Bay Traffic Island Beautification Design Guidelines

Mission Bay Park Committee Meeting
Date: Tuesday May 5, 2026

The City of SAN DIEGO

INTRODUCTIONS

The City of SAN DIEGO

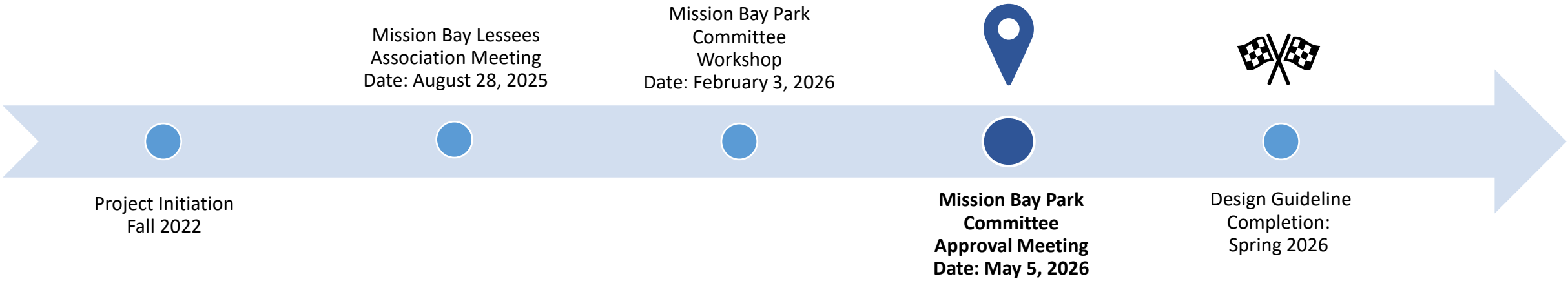
SCHMIDT DESIGN GROUP

AGENDA

- Introductions
- Project Background & Schedule
- Mission Bay Traffic Island Beautification Guidelines Presentation
- Approval of Guidelines

Background and Schedule

Project Schedule:



The City of SAN DIEGO

SCHMIDT DESIGN GROUP

MISSION BAY PARK

MISSION BAY TRAFFIC ISLAND **BEAUTIFICATION**

DESIGN GUIDELINES

CITY OF SAN DIEGO

MAY 5, 2026

CLIENT

City of San Diego
Engineering & Capital Projects

Bryan Salguero
Elizabeth Schroth-Nichols
Jason Grani
Tufan Acar

City of San Diego
Parks & Recreation

Andy Field
Charlie Daniels
Cristobal Amezcua
Frank Huntlee
Karolynn Estrada
Michelle Abella-Shon
Mike Rodriguez
Paul Jacob
Bill Overstreet

DESIGN CONSULTANT TEAM

Landscape Architecture
Schmidt Design Group, Inc.

Electrical Engineering
BSE Engineering

Civil Engineering
CR Associates

Environmental Planning
Dudek

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 Bay with durable, colorful, and beautiful plant communities.**
- **Resort style planting themes mixed with climate appropriate coastal and native 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**

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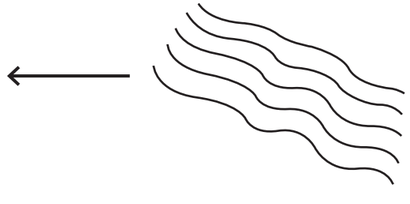
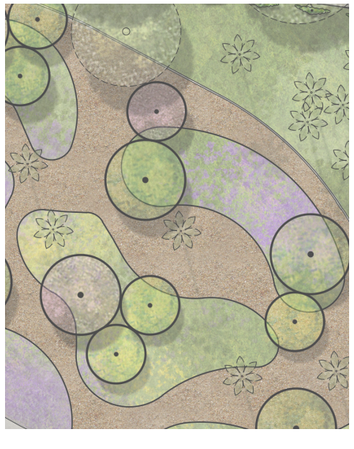
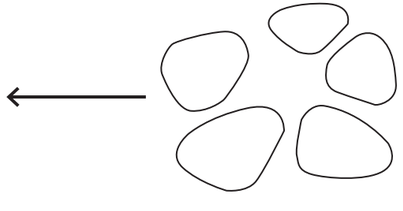
COASTAL WAVES



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
- Capture Native American Heritage where possible

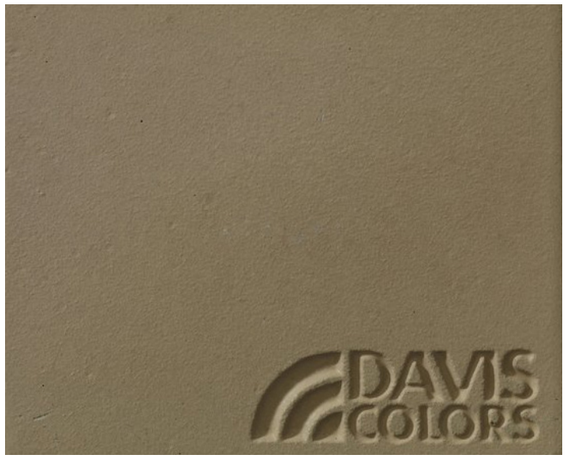
MATERIAL PALETTE

Hardscape Material such as:

Hardwood Mulch

Stabilized Decomposed Granite
“California Gold”

Standard Concrete Paving

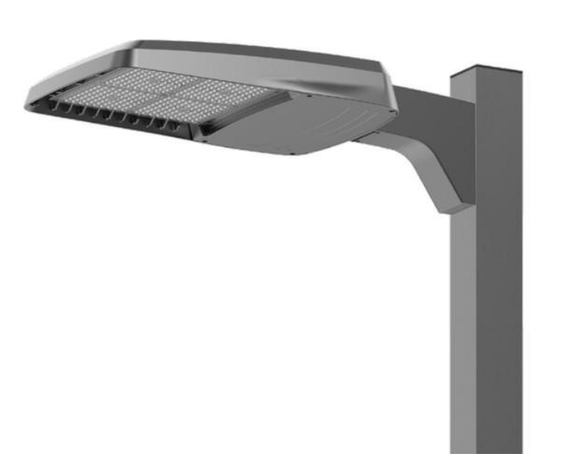


Concrete Paving Color
San Diego Buff

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

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***

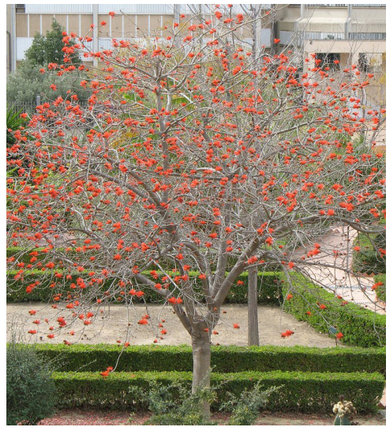
Proposed Trees: Proposed Trees are recommendations.

Gold Medallion| ***Cassia leptophylla***

Torrey Pine| ***Pinus torreyana***

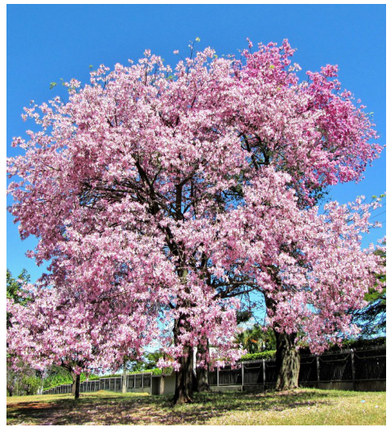
California Sycamore| ***Platanus racemosa***

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***

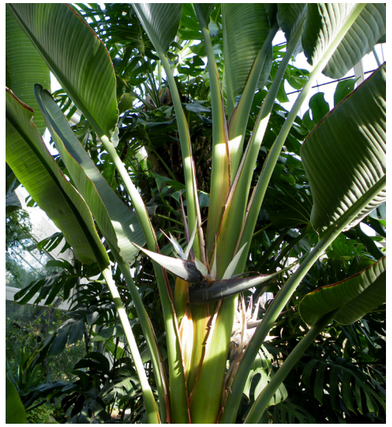
Coast Live Oak| ***Quercus agrifolia***

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

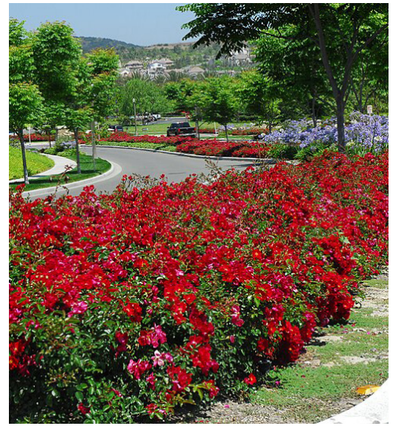
Agave sp.

Orange Clock Vine| *Thunbergia gregorii*

Aloe sp.

Ground Covers such as:

Coyote Brush | *Baccharis pilularis 'Pigeon Point'*

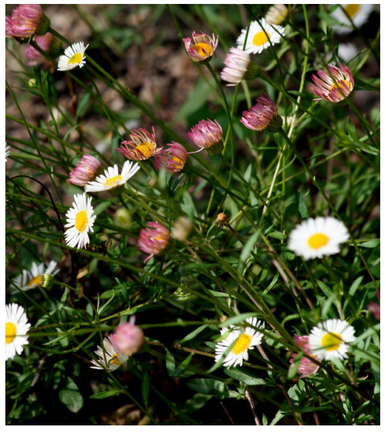


Carpet Rose| *Rosa x 'Morpapplay'*

Prostrate Rosemary| *Rosmarinus officinalis 'Prostratus'*

African Daisy| *Gazania rigens*

Purple Trailing Lantana| *Lantana montevidensis*



Latin American Fleabane |*Erigeron karviskianus*

Natal Plum | *Carissa macrocarpa*

Blue Fingers | *Senecio mandraliscae*

Festuca sp.

What We Heard

1. NATIVE PLANTING - HIGHLIGHT THE PERCENTAGE OF NATIVE PLANTS IDENTIFIED IN THE PLANT LIST TO BE USED ON FUTURE PROJECTS.

- **High Impact Planting - We recommend 15%-25% California natives at high impact planting areas near key stakeholders, and 30%-50% California natives at low impact areas.**

2. VEHICULAR VERSUS PEDESTRIAN EXPERIENCE - UPDATE GUIDELINES TO REFLECT PLANTING APPROACH AT PEDESTRIAN AND VEHICULAR AREAS.

- **Vehicular Versus Pedestrian Experience - The vehicular planting experience results in much grander, larger scale gestures while the pedestrian planting experience is at a much more granular, human scale.**

3. REPRESENT THE CULTURAL HISTORY OF INDIGENOUS COMMUNITIES.

- **Cultural Representation- As projects are developed cultural inspiration and placemaking opportunities should be considered during the design process to pay homage to the local native communities.**

THE VISION OF MISSION BAY PARK

PLANTING

The introduction of the new plant aesthetic indicated in the 'Character' includes planting tree groves as successors to the older Eucalyptus and Melaleuca tree plantings along this corridor. Additionally, there are certain areas that include existing decorative turf that provides minimal or no usable play value. Recommendations will include removal of these underutilized turf areas to be replaced with native tree groves and potentially under story plant materials when appropriate. Thinning of overly dense pine groves in certain locations may provide for better health and longevity of these plantings while generating mulch for under story use. For areas that require a more enhanced aesthetic such as at the Hilton Hotel and Sea World for example, a mix of Mediterranean and succulent plants can be mixed in with the native plantings to provide additional color, texture, and visual interest. Each park district will have a unique experience through accent planting and branding. Planting and lighting will be coordinated with the new park signage.

Key view sheds of the bay should be taken into consideration while implementing this new aesthetic. In high visibility corridors, trees can be clustered in strategic locations instead of being uniformly planted along long stretches of the bay. Where applicable, durable plant material should be used to screen exposed utility appurtenances and pump stations. Plants should be thoughtfully placed to avoid blocking signage.

At enhanced areas, plant communities should include a mix of colorful blooms and textural contrast to create visual interest. Planting types should include a mix of tree species with an emphasis on Coast Live Oaks and Torrey Pines, mid-level under story accent trees, and drought tolerant under story planting where suitable. Existing trees, palms, and under story planting should be pruned and thinned out as necessary. Recommendations will include planting density guidelines based on width of median landscape area. General plant selection and maintenance guidelines for pest control and low water usage will also be included.

15% -20% recommended California natives at high impact planting areas near key stakeholders, and 30% -50% recommended California natives at low impact areas.

The vehicular planting experience results in much grander, larger scale gestures while the pedestrian planting experience is at a much more granular, human scale.

IRRIGATION

The irrigation systems within Mission Bay Park primarily utilize the Calsense Central Control System. All existing Irrigation systems within the Mission Bay Traffic Island Beautification areas will be upgraded to utilize Cal sense controllers compatible with the current Cal sense Central Control hardware. The use of conventional and 2-wire controllers will be evaluated based on the size and need for potential future expansion. Small systems of 15-20 stations should utilize conventional wiring with radio or GPS/Cellular communication and systems with more than 20 stations or may require future expansion should consider the use of a 2-wire control system with radio or GPS/Cellular communications. All systems will utilize electrically operated control valves and water efficient irrigation heads, bubblers, and drip equipment suited to the individual planting area and selected plant material types. All irrigation systems will be designed to avoid runoff, low head drainage, overspray, or other similar conditions where water could flow onto adjacent property, non-irrigated areas, walks, roadways, or structures. All irrigation equipment specified should be in compliance with the City of San Diego Consultants Guide section 2.18 Irrigation, Appendix B, sample Irrigation legend, and Appendix C, Approved Manufacturers and Products List.

HARDSCAPE

The hardscape aesthetic also has the opportunity to reflect the materiality, color, and texture of the Mission Bay Park and traffic corridors. Where medians are less than 3'-0" wide, integral color stamped concrete can be utilized with select patterns inspired by the bay. Decomposed granite

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Plan Project being developed by others for each district. Accent planting should be incorporated around existing and new entry monument signs and wayfinding signs.

CULTURAL REPRESENTATION

As projects are developed, cultural inspiration and placemaking opportunities should be considered during the design process to pay homage to the local native communities.

LIGHTING

The overall lighting aesthetic is to compliment the enhanced planting areas while providing safe light levels for pedestrians and drive areas at key locations. Accent lighting should be implemented at designated canopy trees and existing palm trees. Each improvement area should upgrade existing site lighting fixtures with approved LED fixtures and proper BUG ratings. For future improvement areas, the power supply should be evaluated to ensure new pedestrian lighting and accent lighting can be accommodated. Enhanced lighting should be coordinated at existing and new entry monuments and wayfinding signage locations, and should be coordinated with the signage master plan. The historical light fixtures at the Sunset Cliffs Bridge are to be replicated and replaced to reflect the original lighting design but with LED light technology. Existing lighting will be evaluated to determine re-usability and upgrades for new accent lighting opportunities.

GRADING + DRAINAGE

The general topography of Mission Bay is relatively flat with the exception of areas around some of the roadway interchanges. Improvements should maintain existing drainage patterns and limit additional impervious area to the extent feasible. Existing storm drain infrastructure is generally old, shallow, and subject to tidal influence and sea level rise.

Roadway condition should be a consideration for all median improvements. This general area shows signs of roadway settling and some of the roadways

Priority Development Project thresholds should be designed per Local PDP Exemptions in Section 1.4.3 of Part 1 of the City Stormwater Standards. Proximity to groundwater will likely preclude the use of infiltration Best Management Practices (BMPs) in most locations. The feasibility of connecting subdrain pipes to the existing storm drain will also make traditional biofiltration difficult. Proprietary biofiltration may be the only feasible option for some projects. Such BMPs can be installed relatively easily if they are in close proximity to existing storm drain inlets. If capturing direct runoff from proposed impervious areas is infeasible, equivalent alternative areas could be treated instead.

APPENDIX A
Master Plant List

Trees plants such as:
Aloe thraskii sp. + cvs. / Tree Aloe
Arbutus 'Marina' / Strawberry Tree
Bauhinia purpurea / Purple Orchid Tree
Bismarckia nobilis / Bismark Palm
Brahea armata / Mexican Blue Palm
Cassia leptophylla / Golden Medallion Tree
Ceiba speciosa / Silk Floss Tree
Cercis canadensis/ Eastern Redbud^
Cercis occidentalis/ Western Redbud^
Corymbia ficifolia / Red Flowering Gum Eucalyptus
Erythrina coralloides / Coast Coral Tree
Eucalyptus deglupta / Rainbow Eucalyptus
Handroanthus impetiginosus / Pink Trumpet Tree
Lophostemon confertus / Brisbane Box Tree
Metrosideros excelsa / New Zealand Christmas Tree
Pinus torreyana / Torrey Pine^
Quercus agrifolia / Coast Live Oak^
Quercus ilex/ Holly Oak
Sambucus mexicana / Blue Elderberry^
Washingtonia filifera / California Palm^

Screening plants such as:
Bougainvillea sp. / Bougainvillea
Distictis buccinatoria / Trumpet Vine
Lonicera confusa /Soft Leafed Honeysuckle
Hardenbergia violacea / Purple Vine Lilac
Plumbego auriculata / Cape Plumbago

Basin plants such as:
Carex pansa / Dune Sedge^
Carex praegracilis / California Field Sedge^
Carex spissa / San Diego Sedge^
Iva hayesiana / San Diego Povertyweed^
Juncus effusus/ Soft Rush^
Juncus patens + cvs. / California Gray Rush^
Mulenbergia dubia / Pine Muhly
Muhlenbergia rigens / Deer Grass^
Pulchea odorata / Marsh Fleabane

Shrubs plants such as:
Abutilon palmeri / Indian Mallow^
Agave sp. + cvs. / Agave
Aloe sp. + cvs. / Aloe
Alyogyne huegelii / Blue Hibiscus
Arctostaphylos sp. + cvs. / Manzanita^
Artemisia californica / California Sagebrush^
Bahiposis laciniata / San Diego Sunflower^
Callistemon 'Little John' / Dwarf Bottlebrush
Cistus purpureus + cvs. / Rock Rose
Dianella + cvs./ Flax Lily
Dietes iridoides / Fortnight Lily
Galvezia speciosa / Island Snapdragon^
Encelia californica / Coast Sunflower^
Eriogonum fasciculatum / California Buckwheat^
Furcraea foetida 'Mediopicata' / Mauritis Hemp
Hesperoyucca whipplei / Chaparral Yucca^
Gambelia speciosa 'Firecracker' / Island Snapdragon^
Lomandra longifolia + cvs. / Mat Rush
Hesperoaloe parviflora / Red Yucca
Mulenbergia dubia / Pine Muhly
Muhlenbergia rigens / Deer Grass^
Opuntia littoralis / Coast Prickly Pear^
Phormium tenax / New Zealand Flax
Pittosporum tobira 'Shima' / Cream De Mint Pittosporum
Rhmanus californica 'Eve Case' / California Coffeeberry^
Rhaphiolepis sp. + cvs. / Indian Hawthorn
Rosa floribunda 'Floral Carpet' / Carpet Rose
Rosemarinus officinalis / Rosemary
Salvia clevelandii + cvs. / Cleveland Sage^
Salvia microphylla 'Hot Lips' / Hot Lips Sage
Strelitzia nicolai / Giant Bird of Paradise
Strelitzia reginae / Bird of Paradise
Tecoma capensis / Cape Honeysuckle
Tecoma stans / Yellow Bells
Westringia fruticosa / Coast Rosemary
Verbena lilacina 'De la Mina' / De la Mina Verbena^
Vinca minor / Periwinkle
Yucca pallida / Pale Leaf Yucca

Ground Cover plants such as:
Baccharis pilularis 'Pigeon Point' / Coyote Brush^
Carex pansa / Dune Sedge^
Carex praegracilis / California Field Sedge^
Carissa macrocarpa + cvs. / Natal Plum Groundcover
Dianella sp. + cvs. / Flax Lily
Erigeron karviskianus / Latin American Fleabane
Festuca sp. / Fescue
Lantana sp. + cvs. / Lantana
Arctotis stoechadifolia / South African Daisy
Osteospermum fruticosum / Trailing African Daisy
Rosemarinus officinalis + cvs. / Rosemary
Rosa x 'Morpapplay' / Ralph's Creeper Groundcover Rose
Salvia leucophylla + cvs. / Purple Sage^
Senecio mandraliscae / Blue Finger

Pinus torreyana / Torrey Pine^

^ Native California Plants
Note: Final plant selection will be influenced by community input during future project development

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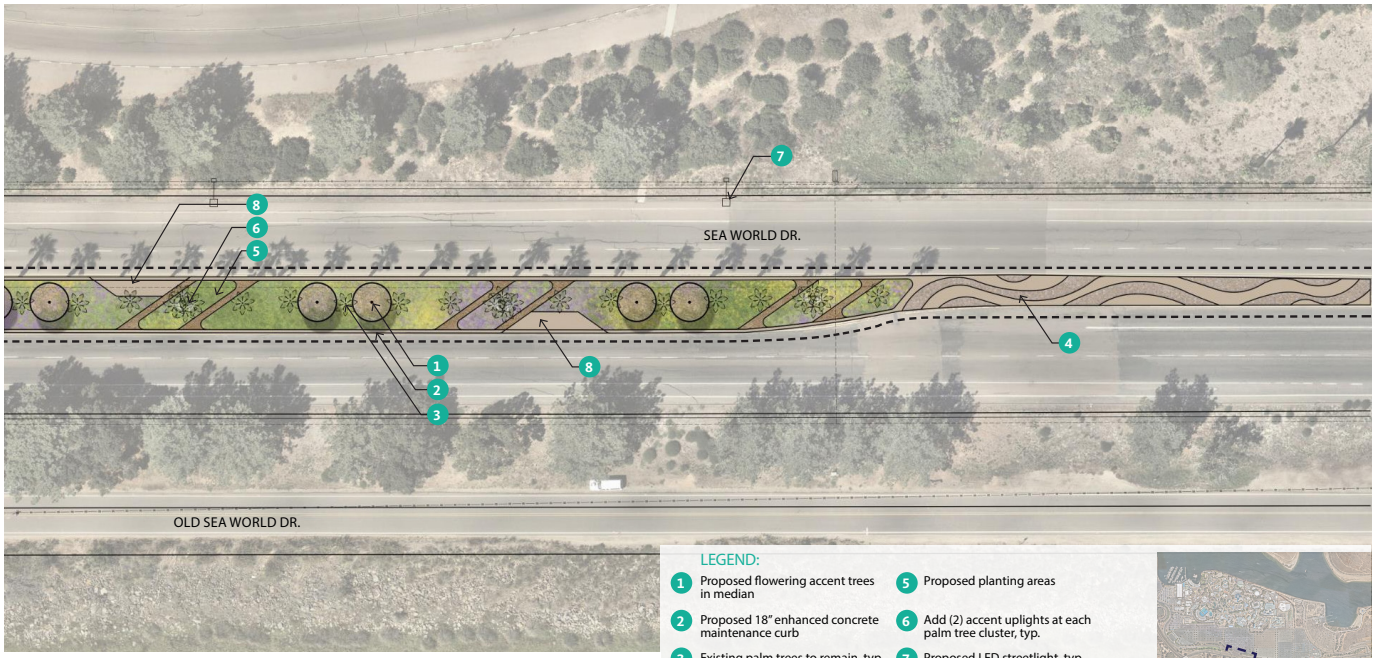
SOUTH SHORES DISTRICT
AREA 4 : SEAWORLD DRIVE CORRIDOR



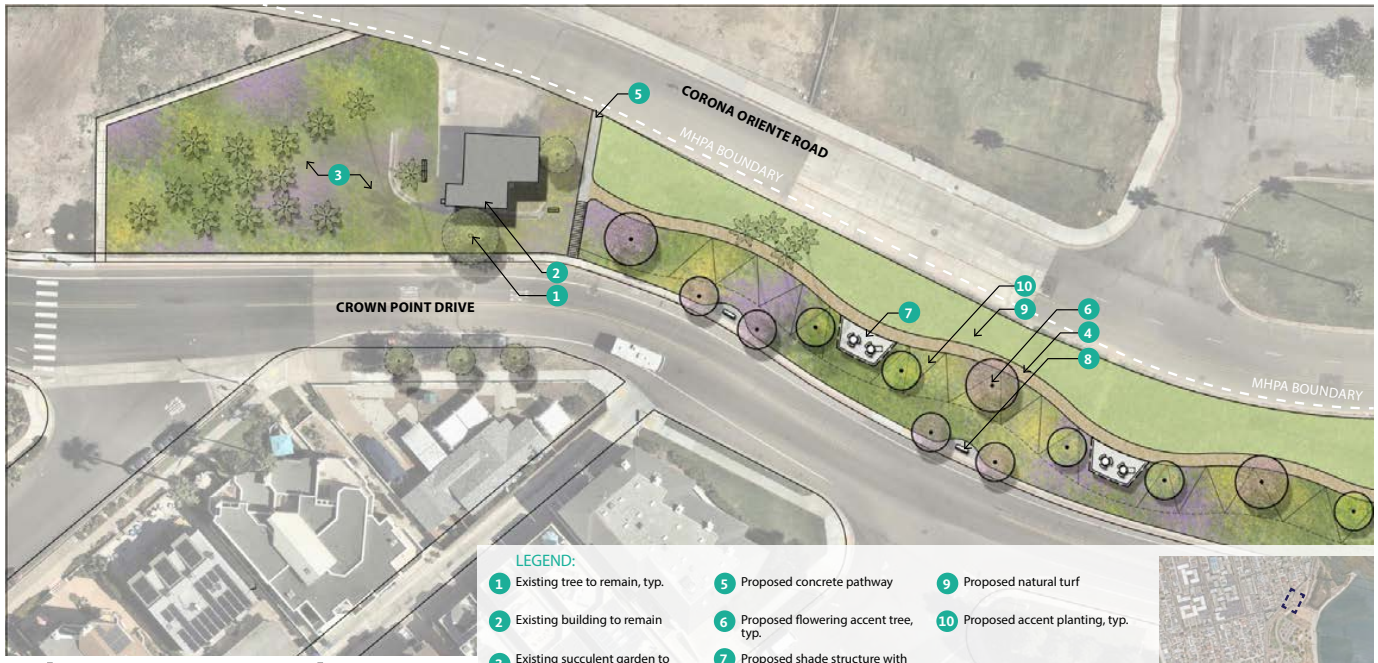
LEGEND:

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

Vehicular Planting Experience

CROWN POINT DISTRICT
AREA 11 : CROWN POINT DRIVE



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

Pedstrian Planting Experience

What We Heard

1. NATIVE PLANTING - HIGHLIGHT THE PERCENTAGE OF NATIVE PLANTS IDENTIFIED IN THE PLANT LIST TO BE USED ON FUTURE PROJECTS.

- **High Impact Planting - We recommend 15%-25% California natives at high impact planting areas near key stakeholders, and 30%-50% California natives at low impact areas.**

2. VEHICULAR VERSUS PEDESTRIAN EXPERIENCE - UPDATE GUIDELINES TO REFLECT PLANTING APPROACH AT PEDESTRIAN AND VEHICULAR AREAS.

- **Vehicular Versus Pedestrian Experience - The vehicular planting experience results in much grander, larger scale gestures while the pedestrian planting experience is at a much more granular, human scale.**

3. REPRESENT THE CULTURAL HISTORY OF INDIGENOUS COMMUNITIES.

- **Cultural Representation- As projects are developed cultural inspiration and placemaking opportunities should be considered during the design process to pay homage to the local native communities.**

THE VISION OF MISSION BAY PARK

PLANTING

The introduction of the new plant aesthetic indicated in the 'Character' includes planting tree groves as successors to the older Eucalyptus and Melaleuca tree plantings along this corridor. Additionally, there are certain areas that include existing decorative turf that provides minimal or no usable play value. Recommendations will include removal of these underutilized turf areas to be replaced with native tree groves and potentially under story plant materials when appropriate. Thinning of overly dense pine groves in certain locations may provide for better health and longevity of these plantings while generating mulch for under story use. For areas that require a more enhanced aesthetic such as at the Hilton Hotel and Sea World for example, a mix of Mediterranean and succulent plants can be mixed in with the native plantings to provide additional color, texture, and visual interest. Each park district will have a unique experience through accent planting and branding. Planting and lighting will be coordinated with the new park signage.

Key view sheds of the bay should be taken into consideration while implementing this new aesthetic. In high visibility corridors, trees can be clustered in strategic locations instead of being uniformly planted along long stretches of the bay. Where applicable, durable plant material should be used to screen exposed utility appurtenances and pump stations. Plants should be thoughtfully placed to avoid blocking signage.

At enhanced areas, plant communities should include a mix of colorful blooms and textural contrast to create visual interest. Planting types should include a mix of tree species with an emphasis on Coast Live Oaks and Torrey Pines, mid-level under story accent trees, and drought tolerant under story planting where suitable. Existing trees, palms, and under story planting should be pruned and thinned out as necessary. Recommendations will include planting density guidelines based on width of median landscape area. General plant selection and maintenance guidelines for pest control and low water usage will also be included.

15% -20% recommended California natives at high impact planting areas near key stakeholders, and 30% -50% recommended California natives at low impact areas.

The vehicular planting experience results in much grander, larger scale gestures while the pedestrian planting experience is at a much more granular, human scale.

IRRIGATION

The irrigation systems within Mission Bay Park primarily utilize the Calsense Central Control System. All existing Irrigation systems within the Mission Bay Traffic Island Beautification areas will be upgraded to utilize Cal sense controllers compatible with the current Cal sense Central Control hardware. The use of conventional and 2-wire controllers will be evaluated based on the size and need for potential future expansion. Small systems of 15-20 stations should utilize conventional wiring with radio or GPS/Cellular communication and systems with more than 20 stations or may require future expansion should consider the use of a 2-wire control system with radio or GPS/Cellular communications. All systems will utilize electrically operated control valves and water efficient irrigation heads, bubblers, and drip equipment suited to the individual planting area and selected plant material types. All irrigation systems will be designed to avoid runoff, low head drainage, overspray, or other similar conditions where water could flow onto adjacent property, non-irrigated areas, walks, roadways, or structures. All irrigation equipment specified should be in compliance with the City of San Diego Consultants Guide section 2.18 Irrigation, Appendix B, sample Irrigation legend, and Appendix C, Approved Manufacturers and

SIGNAGE + WAYFINDING

Signage and wayfinding should be coordinated with the Signage Master Plan Project being developed by others for each district. Accent planting should be incorporated around existing and new entry monument signs and wayfinding signs.

CULTURAL REPRESENTATION

As projects are developed, cultural inspiration and placemaking opportunities should be considered during the design process to pay homage to the local native communities.

LIGHTING

The overall lighting aesthetic is to compliment the enhanced planting areas while providing safe light levels for pedestrians and drive areas at key locations. Accent lighting should be implemented at designated canopy trees and existing palm trees. Each improvement area should upgrade existing site lighting fixtures with approved LED fixtures and proper BUG ratings. For future improvement areas, the power supply should be evaluated to ensure new pedestrian lighting and accent lighting can be accommodated. Enhanced lighting should be coordinated at existing and new entry monuments and wayfinding signage locations, and should be coordinated with the signage master plan. The historical light fixtures at the Sunset Cliffs Bridge are to be replicated and replaced to reflect the original lighting design but with LED light technology. Existing lighting will be evaluated to determine re-usability and upgrades for new accent lighting opportunities.

GRADING + DRAINAGE

The general topography of Mission Bay is relatively flat with the exception

size and nature of the improvements. Limiting the amount of proposed impervious by using alternative materials, such as decomposed granite, can help projects maintain "Standard Project" status. Projects that exceed Priority Development Project thresholds should be designed per Local PDP Exemptions in Section 1.4.3 of Part 1 of the City Stormwater Standards. Proximity to groundwater will likely preclude the use of infiltration Best Management Practices (BMPs) in most locations. The feasibility of connecting subdrain pipes to the existing storm drain will also make traditional biofiltration difficult. Proprietary biofiltration may be the only feasible option for some projects. Such BMPs can be installed relatively easily if they are in close proximity to existing storm drain inlets. If capturing direct runoff from proposed impervious areas is infeasible, equivalent alternative areas could be treated instead.

CULTURAL REPRESENTATION

As projects are developed, cultural inspiration and placemaking opportunities should be considered during the design process to pay homage to the local native communities.

Camino Ruiz Park

Kumeyaay Inspired Solar Clock

Kumeyaay Inspired Bird Nest

Metate at stream crossing

QUESTIONS AND FEED BACK

The City of SAN DIEGO

SCHMIDT DESIGN GROUP

MISSION BAY PARK

MISSION BAY TRAFFIC ISLAND **BEAUTIFICATION**

DESIGN GUIDELINES

CITY OF SAN DIEGO

MAY 5, 2026

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