

## 3.3 MULTI-HABITAT PLANNING AREA WITHIN RIVERWALK

The Multi-Habitat Planning Area (MHPA) was developed by the City in cooperation with the U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, property owners, developers, and environmental groups using the Preserve Design Criteria contained in the Multiple Species Conservation Program (MSCP) Plan, and the City Council-adopted criteria for the creation of the MHPA.

MHPA lands are large blocks of native habitat that have the ability to support a diversity of plant and animal life and, therefore, have been included within the City's Subarea Plan for conservation. The MHPA also delineates core biological resource areas and corridors targeted for conservation as these lands have been determined to provide the necessary habitat quality, quantity, and connectivity to sustain the unique biodiversity of the San Diego region. While MHPA lands are considered by the City to be a sensitive biological resource and intended to be mostly void of development activities, development is allowed in the MHPA subject to the requirements of the MSCP Plan. MHPA land occurs within the Riverwalk project site (Figure 3-9, *MHPA Within Riverwalk*). The MHPA incudes the following specific guideline (B-15): "Native vegetation shall be restored as a condition of future development proposals along this portion of the San Diego River." Riverwalk includes grading within the MHPA to restore the form and function of the San Diego River, as well as revegetate the area with native plant materials through establishment of a Mitigation Bank.

Existing golf cart bridges, which are to be repurposed for pedestrian and bicycle use and cross the San Diego River, are located within the MHPA. These existing bridges will be utilized and maintained by the Riverwalk project. With the exception of necessary direct connections to these existing bridges, no new trails will be created within the MHPA, as a 50-foot "no use" buffer will be implemented on either side of the MHPA. Per the Subarea Plan, passive recreation in the form of these existing bridges and connections is compatible with the biological objectives of the MSCP and is, therefore, allowed in the MHPA.



Figure 3-9. MHPA Within Riverwalk





## 3.4 SAN DIEGO RIVER PARK MASTER PLAN AREA WITHIN RIVERWALK

## 3.4.1 River Corridor Area

In accordance with the San Diego River Park Master Plan, a minimum 35-foot wide area, referred to as the Path Corridor, will be created along the north side of the San Diego River floodway, outside the floodway, except in locations where this is not feasible due to site constraints. A wetland buffer will vary in width and includes a vegetative barrier to limit human physical access; a minimum 14-foot-wide San Diego River Pathway; additional trails connecting to the San Diego River Pathway; landscaped areas; and/or passive recreational areas, such as picnic areas, scenic and interpretive overlooks, fitness stations, seating, and educational exhibit areas.

Relative to the San Diego River, the existing river channel and MHPA will be preserved and restored with native vegetation as part of the River Corridor Area. The Riverwalk Restoration Plan provides details on plant species and methods of revegetation. The managed Riverwalk River Park occurs between the development areas of Riverwalk and the restored river habitat. The Riverwalk River Park includes native plantings and sites passive uses adjacent to the San Diego River and MHPA. MHPA land use adjacency guidelines are

incorporated into project design to protect the river habitat area, including fencing and signage.

## 3.4.2 River Influence Area

In accordance with the San Diego River Park Master Plan, the River Influence Area is defined as the 200-foot-wide area extending outward from the River Corridor Area on each side of the river. The purpose of the River Influence



San Diego River Park River Pathway within Mission

Area is to create a quality backdrop to the River Corridor Area through design that treats the San Diego River as an amenity, orients development toward the San Diego River, encourages active uses adjacent to the River Corridor Area, and provides public access to the San Diego River Pathway.

Development within the River Influence Area should be oriented to engage the San Diego River, taking advantage of the river environment as a park amenity while simultaneously providing passive crime prevention within the River Influence Area. In addition, development should define the edge and boundary of the River Corridor Area to reinforce and/or establish the corridor identity and image. Structures should be located and shaped in a manner that opens up views to the San Diego River from surrounding Districts, and a structure's location and shape on the site should create a spatial transition to the San Diego River. The active uses of a structure should be focused toward the San Diego River and inactive uses should be directed away from the San Diego River.

Figure 6-6, San Diego River Park Master Plan Area Within Riverwalk, illustrates the River Corridor Area and River Influence Area of the San Diego River, as

they relate to the Riverwalk Specific Plan area. Development regulations of the River Corridor Area are included in Section 6.5.15, *River Corridor Area*. Development regulations for the River Influence Area are included in Section 6.5.16, *River Influence Area*.



3.5

## SITE PLANNING AND VIEW CORRIDORS

In site planning for Riverwalk, considerable emphasis is placed on establishing tree-framed view corridors both within the Specific Plan area and also into the site from adjacent roadways (Figure 3-10, *Riverwalk View Corridors*). These are views as seen by pedestrians, from automobiles and transit, and other individuals passing by the property at the street level. The non-motorized view corridors are the most critical due to the pedestrian orientation of the site. Most of the views from I-8 are obscured by existing development. Chapter 6, *Land Uses, Development Standards, and Design Guidelines,* of this Specific Plan provides criteria for addressing views from I-8 toward the river through the development parcels of the South District. Riverwalk will additionally afford views from the north into the Riverwalk River Park and other elements of Riverwalk's open space system, with a specific emphasis on view corridors from Friars Road through the development parcels of the North District and Central District toward the San Diego River.

## 3.5.1 Site Planning

Large plazas and courts within Riverwalk are expected to have visual "terminations" such as landscape forms, fixed furnishings, and special buildings. The potential addition of water features such as pools, fountains, and artificial streams can also be utilized to provide visual focal points. These water features are subject to the City's water restriction and should be designed to serve aesthetically while accommodating periodic drought conditions. In addition, water features that accommodate storm water conveyance can be used to integrate the San Diego River with the proposed development by carrying the river corridor feeling into the development.



Large plaza with sculptures and water feature as visual terminations



Figure 3-10. View Corridors





## 3.5.2 Views and View Corridors

The placement and orientation of buildings should reflect the visual corridor objectives by organizing in a pattern which emphasizes these focal points. Providing interior view opportunities defines the urban character of Riverwalk through a variety of spaces linked by walkways and plazas, and articulated by overhead structures that frame views and create a changing spatial experience for pedestrians. Tree-framed view corridors are encouraged.





View corridors may be framed by natural elements, such as park spaces and trees, or urban elements, such as buildings and streetscapes



## 3.6 LANDSCAPE DESIGN

Landscaping assists with establishing the design character of Riverwalk and promotes continuity and compatibility throughout the neighborhood. At the pedestrian level, landscaping provides a sense of arrival into a new environment. Landscape design for Riverwalk provides for a well-maintained and organized appearance in areas not covered by buildings or parking, enhancement and preservation of existing site character, minimization of adverse visual and environmental affects, and promotion of water conservation. Additionally, the provision of tree-lined streets, parks, and other public areas allows the Riverwalk landscape plan to contribute to the City's Climate Action Plan and urban forestry goals, reducing urban heat island effect and aiding in carbon sequestration. The Conceptual Landscape Plan (Figure 3-11) illustrates the recommendations for the most visible areas of Riverwalk. Street trees, shrubs, and ground covers for public rights-of-way and theme entrances are to be selected from the Streetscape Plant Matrix (see Appendix B). Plants should be suited to the actual site conditions, with a preference for drought-tolerant and native/native-friendly plant materials. Further, plants should be selected to satisfy performance requirements and should be easily maintained. Invasive plant materials shall not be utilized. All other trees, shrubs, and ground covers are to be selected from the *Recommended Plant Materials* list (Section 3.6.9, *Recommended Plant Materials*), including plants for private development areas. All landscape design must meet the requirements of the Landscape Regulations of Chapter 14, Article 2, Division 4 in the Land Development Code.



Figure 3-11. Conceptual Landscape Plan





## 3.6.1 Streetscape

General design criteria pertaining to streetscape character within Riverwalk will be found in the Chapter 6, *Land Uses, Development Standards, and Design Guidelines.* The information within this section is specific to landscape design of the streetscape. Private drives and public rights-of-way shall be landscaped in accordance with the City's Landscape Regulations, the Riverwalk Specific Plan, and the Vesting Tentative Map and development permits.

Streetscapes are the blending of various elements such as the architecture of buildings, landscaping, street furniture, street and sidewalk materials, lighting, and other structures (Figure 3-12, *Streetscape Vignette*). The streetscapes should be appealing to pedestrians and motorist and engage with the built environment. All street trees will be derived from the *Recommended Plant Materials* (Section 3.6.9) and must be used in accordance with Figure 3-11, *Conceptual Landscape Plan.* Street tree theme locations are shown on Figure 3-13, *Greenbelt and Street Trees.* Any trees shall be planted outside of Water and Sewer Easements. Street trees shall be standard trunk.



#### Figure 3-12. Streetscape Vignette

For illustrative concept purposes only.

The plant use and selection matrix have been prepared for inclusion into the Riverwalk streetscape scene. The variety of tree materials has purposefully been kept short to maintain continuity throughout the project. In order to promote a healthy tree canopy and avoid potential disease issues that may affect a single species, at least two tree species will be chosen for each street that can be alternated. To provide visual continuity, selected trees may be of a similar shape.

Existing on-site tree specimens will be analyzed on an individual basis for preservation in their present or in a new location to the greatest extent feasible. All efforts will be made to preserve mature trees where possible. Existing trees will be analyzed and assessed in accordance with Council Policy 900-19 and the Conserve-A-Tree Program.

## 3.6.2 Street Yard Landscaping

The area between the property line and the street wall line shall be landscaped in accordance with the street yard requirements of the Landscape Regulations of Chapter 14, Article 2, Division 4 in the Land Development Code.



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Figure 3-13. Greenbelt and Street Trees



Note: Trees shall be planted outside of the sewer and water easement.



## 3.6.3 Remaining Yard Landscaping

Remaining yard means the portion of the yards on a premises that is not within the street yard. Remaining yard landscaping for residential purposes may be achieved through any of the following options:

- (A) Residential development with four dwelling units or less shall be subject to a minimum of 60 points per residential structure. Planting shall be distributed within a 10-foot offset from the structural envelope or within the remaining yard setbacks of the premises.
- (B) A minimum of 30 percent of the area within a 10-foot offset from the structural envelope of each residential structure shall be provided in landscape area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.
- (C) A minimum of 20 percent of the provided common open space area shall be provided in landscape area and shall be planted at a rate of 0.05 points per square foot of the total open space area. Common open space area may include plazas, courtyards, or paseos developed at grade or on structural podiums.

Commercial development shall be in accordance with Chapter 14, Article 2, Division 4 of the LDC.

## 3.6.4 Vehicular Use Area

Each parking area is to be separated by landscape buffers and provide all required landscaping area, points, and trees in accordance with the Vehicular Use Area requirements of the Landscape Regulations of Chapter 14, Article 2, Division 4 in the Land Development Code. Where shade structures are incorporated into surface parking lots, the ends shall be screened with a combination of trees and shrubs.

Private drives and interior drive aisles shall be calculated as Vehicular Use Area per LDC 142.0407(b). Per LDC Section 142.0407(b), where vehicular use areas equal to or greater than 6,000 square feet are of a linear configuration made up primarily of drive aisles, the required planting area and plant points may be provided within five feet of the edge of the vehicular use area.

## 3.6.5 Open Areas

A major objective of the landscape development should be to frame view corridors while providing the necessary erosion control and visual requirements. In order to allow visibility at pedestrian levels, view corridors shall be framed with tree species that, at maturity, are tall with broad canopies, rather than short, dense trees. To screen unsightly or undesirable views near a slope area, large, dense shrubs shall be massed near the top of the slope, not the toe.



## 3.6.6 Bioswales

Riverwalk shall comply with the State Regional Water Quality Control Board's San Diego regional requirements and City of San Diego storm water design standards through the use of bioswales to treat run-off. The swales will become part of the open space system and will be designed into the landscape with the intent of being usable outside of storm events. Further, the swales can provide a symbolic connection between the developed areas and the San Diego River.



Bioswale within a park

## 3.6.7 Erosion Control

Landscaping for erosion control shall be in accordance with the City's landscape regulations, as detailed in Land Development Code Section 142.0411.

## 3.6.8 Culturally Significant Species and Interpretive Signage

As mentioned previously, before the arrival of the Spanish, the San Diego River valley was dominated by local tribes who relied upon local plant materials in their daily lives. Since the arrival of the Spanish, the local vegetation of the Riverwalk site has been largely replaced by agriculture, then the golf course. The Riverwalk Specific Plan includes native and historical landscape materials and signage articulating their historical uses and important.

Riverwalk incorporates special features to reflect the project site's prominent location within the prehistory of San Diego. A plant palette that incorporates species traditionally utilized by the Kumeyaay people, which includes mugwort (*Artemisia douglasiana*), mulefat (*Baccharis salicifolia*), western ragweed (*Ambrosia psilostachya*), California deergrass (*Muhlenbergia rigens*), red willow (*Salix laevigata*), arroyo willow (*Salix lasiolepis*), black willow, (*Salix exigua*), elderberry (*Sambucus nigra*), and Freemont's cottonwood (*Populus fremontili*), will be a part of the landscape plan for the Riverwalk River Park. Additionally, interpretive signage will include identification signs along the San Diego River Pathway with plants traditionally utilized by the Kumeyaay people identified by a symbol. A storyboard sign will also be provided that describes the native plants identified along the San Diego River Pathway and their relationship to the Kumeyaay people's ability to thrive in the region.

# RIVERWALK

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## 3.6.9 Recommended Plant Materials

The planting concepts as described and illustrated within the Riverwalk Specific Plan depict a number of planting concepts for parkways, medians, parks, and open space. The desired plant materials sorted by location and plant type, are provided below. Substitutions of plant materials are allowed; however, the function and purpose of the overall landscape plan shall be maintained. Plant substitutions shall be approved by the City's landscape review staff through the ministerial process, and does not require an amendment to this Specific Plan. Barrier planting species may be altered or expanded from the list included within this section. Please see also the *Riverwalk Project Habitat Restoration Plan* for specific species to be utilized in restoration planting along San Diego River, as the approved species may be modified prior to issuance of construction permits. Note: Planting inside the MHPA and 50 foot no use buffer is identified in the Riverwalk Habitat Restoration Plan. Plant lists for public parks will be approved as part of the General Development Plan for those parks.

#### TREES

### Primary Street Trees/Entry Drive Trees – Evergreen

Acacia baileyana / Bailey Acacia Callistemon citrinus / Lemon Bottlebrush Geijera parviflora / Australian Willow Lophostemon confertus / Brisbane Box Melaleuca quinquenervia / Cajeput Tree Metrosideros excelsa / New Zealand Christmas Tree Pittosporum undulatum / Victorian Box Multi-Trunk Stenocarpus sinuatus / Firewheel Tree Tristania laurina / Water Gum



Bailey Acacia

New Zealand Christmas Tree

Water Gum



#### Primary Street Trees/Entry Drive Trees – Deciduous

Fraxinus latifolia / Oregon Ash Jacaranda mimosifolia / Jacaranda Multi-Trunk Koelreuteria bipinnata / Chinese Flame Tree Pistacia chinensis / Chinese Pistache Platanus racemosa / California Sycamore Platanus x acerifolia / London Plane Tree Tabebuia ipe / Pink Trumpet Tree Tipuana tipu / Tipu Tree Ulmus crassifolia / Cedar Elm



Cedar Elm

#### Friars Road/Fashion Valley Road Street Trees

Araucaria heterophylla / Norfolk Island Pine Fraxinus latifolia / Oregon Ash Koelreuteria bipinnata / Chinese Flame Tree Koelreuteria paniculata / Golden Rain Tree Pinus canariensis / Canary Island Pine Pinus torreyana / Torrey Pine Pistacia chinensis / Chinese Pistache Platanus racemosa / California Sycamore Platanus x acerifolia `Bloodgood` / London Plane Tree Quercus agrifolia / Coast Live Oak Multi-Trunk Tipuana tipu / Tipu Tree



Golden Rain Tree



Tipu Tree

Chinese Pistache



## PARKS, OPEN SPACE, AND THE PEDESTRIAN REALM



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#### Paseo and Greenbelt Trees

Agonis flexuosa / Peppermint Tree Arbutus x 'Marina' / Arbutus Standard Jacaranda mimosifolia / Jacaranda Multi-Trunk Lagerstroemia indica / Crape Myrtle Pinus canariensis / Canary Island Pine Pinus torreyana / Torrey Pine Pistacia chinensis / Chinese Pistache Platanus racemosa / California Sycamore Platanus x acerifolia 'Bloodgood' / London Plane Tree Quercus agrifolia / Coast Live Oak



### Plaza Accent Trees

Cassia leptophylla / Gold Medallion Tree Cercis occidentalis / Western Redbud Jacaranda mimosifolia / Jacaranda Lagerstroemia indica / Crape Myrtle x Chitalpa tashkentensis / Chitalpa



Jacaranda Multi-Trunk



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### Specimen Accent Trees

Cinnamomum camphora / Camphor Tree Cinnamomum camphora / Camphor Tree Multi-trunk Pinus torreyana / Torrey Pine Platanus racemosa / California Sycamore Multi-Trunk Platanus x acerifolia 'Bloodgood' / London Plane Tree Multi-Trunk Quercus agrifolia / Coast Live Oak Multi-Trunk Quercus suber / Cork Oak Tipuana tipu / Tipu Tree



Camphor Tree

#### Shade Trees

*Cinnamomum camphora / Camphor Tree Koelreuteria bipinnata / Chinese Flame Tree Koelreuteria paniculata / Golden Rain Tree Metrosideros excelsa / New Zealand Christmas Tree Pinus canariensis / Canary Island Pine Pinus pinea / Italian Stone Pine Pinus torreyana / Torrey Pine Quercus agrifolia / Coast Live Oak Quercus suber / Cork Oak Tipuana tipu / Tipu Tree* 



Italian Stone Pine



Cork Oak



## PARKS, OPEN SPACE, AND THE PEDESTRIAN REALM



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#### SHRUBS AND GROUNDCOVERS

### Community Landscape Shrubs and Groundcover/Private Building Street Yard, Remaining Yard, and Vehicular Use Areas/ Plaza Landscape

Abutilon palmeri / Indian Mallow Agave spp. / Agave species Aloe SPP. / Aloe Arctostaphylos edmundsii 'Carmel Sur' / Carmel Sur Manzanita Baccharis pilularis 'Pigeon Point' / Coyote Brush Bouteloua gracilis / Blue Grama Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush Carex spp. / Sedge Carissa grandiflora 'Green Carpet' / Natal Plum Cistus x purpureus / Orchid Rockrose Coleonema pulchrum / Pink Breath Of Heaven Coleonema pulchrum 'Compacta' / Compact Breath Of Heaven Dietes vegeta / African Iris Dodonaea viscosa 'Purpurea' / Purple Leafed Hopseed Bush Furcraea foetida 'Mediopicta' / Mauritius Hemp Galvezia speciosa / Island Bush Snapdragon Grevillea x 'Long John' / Long John Grevillea Juncus spp. / Rush species Lantana spp. / Lantana Species Lavandula spp. / Lavender Leonotis leonurus / Lion's Tail Leymus condensatus 'Canyon Prince' / Native Blue Rye Macfadyena unguis-cati / Yellow Trumpet Vine Miscanthus spp. / Silvergrass Muhlenbergia spp. / Muhly Grass Phormium spp. Pittosporum spp. / Pittosporum Species Rosmarinus spp. / Rosemary Species

Salvia spp. / Sage Sesleria autumnalis / Autumn Moor Grass Tagetes lemmonii / Copper Canyon Daisy Teucrium chamaedrys / Germander Westringia dampieri / Coast Rosemary



Indian Mallow

Agave





📓 Lion's Tail



## PARKS, OPEN SPACE, AND THE PEDESTRIAN REALM

#### Private Interior Courtyard Shrubs and Groundcover/Park Amenity Area

(design per future building permit) Acanthus mollis / Bear's Breech Asparagus meyeri / Foxtail Fern Carex spp. / Sedge Dianella spp. / Dianella Dietes vegeta / African Iris Hebe x 'Coed' / Hebe Heuchera maxima / Island Alum Root Liriope spp. / Lily Turf Species Mahonia repens / Creeping Mahonia Philodendron xanadu / Xanadu Philodendron Phormium spp. / Phormium Pittosporum spp. / Pittosporum Podocarpus spp. / Podocarpus Rhamnus californica 'Mound San Bruno' / California Coffeeberry Woodwardia fimbriata / Giant Chain Fern





Phormium





Dianella



Hebe

## PARKS, OPEN SPACE, AND THE PEDESTRIAN REALM

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#### BARRIER PLANTING

Ambrosia psilostachya / Western ragweed\* Anemopsis californica / Yerba mansa Artemisia douglasiana / Mugwort\* Artemisia dracunculus / Tarragon Artemisia palmeri / San Diego sagewort Baccharis salicifolia / Mulefat\* Eleocharis macrostachya / Pale spikerush

Juncus acutus / Spiny rush

Leymus triticoides / Creeping wild rye Muhlenbergia rigens / California deergrass\* Pluchea odorata / Saltmarsh fleabane Salix laevigata / Red willow\* Salix lasiolepis / Arroyo willow\* Sambucus nigra / Elderberry\* Stipa pulchra / Purple needlegrass Populus fremontii / Freemont's cottonwood\* Salix exigua / Black willow\*



Mulefat

California deergrass

Yerba mansa







Spiny rush

\*plant species traditionally used by Native American tribes



Saltmarsh fleabane

Elderberry

**RIVERWALK SPECIFIC PLAN**