

# Grantville Master Plan

## Agenda

SD River Park Master Plan/Grantville Design Guidelines 6:25

Recap Visual Preference Survey Results 6:40

Urban Design Workshop – Breakout Groups 6:50

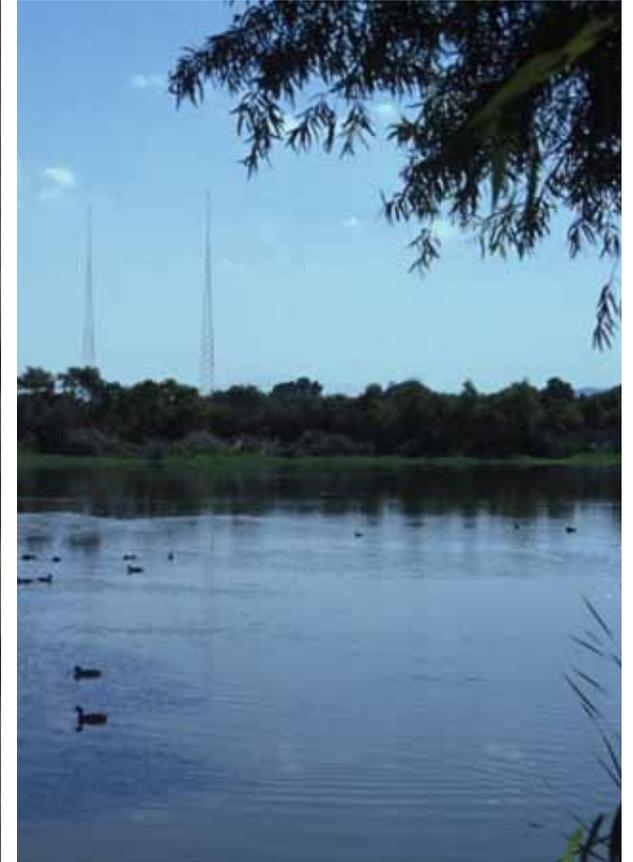
Adjournment 9:00

Next GSC Meeting: July 13



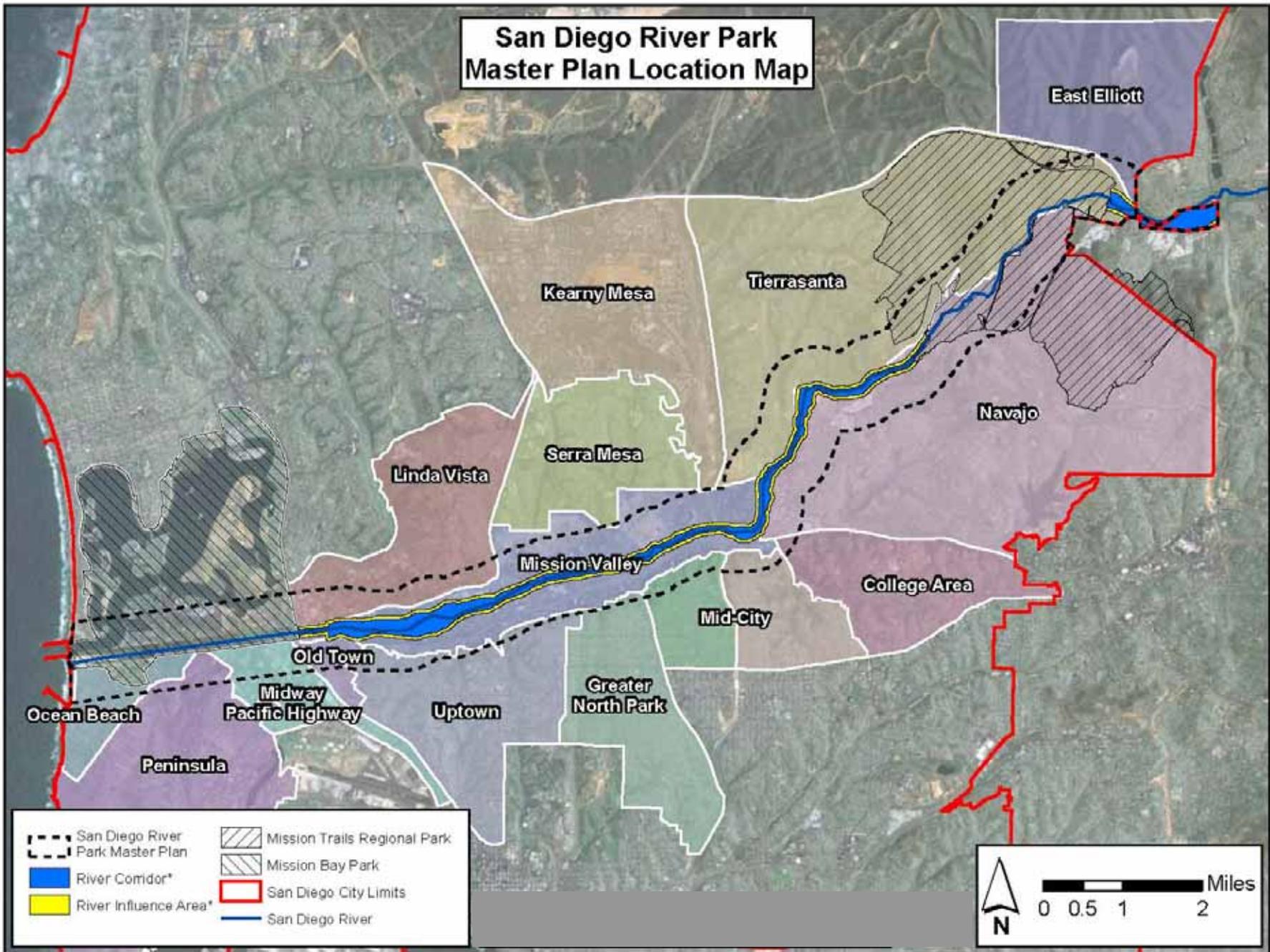
# San Diego River Park Master Plan *Implementation*

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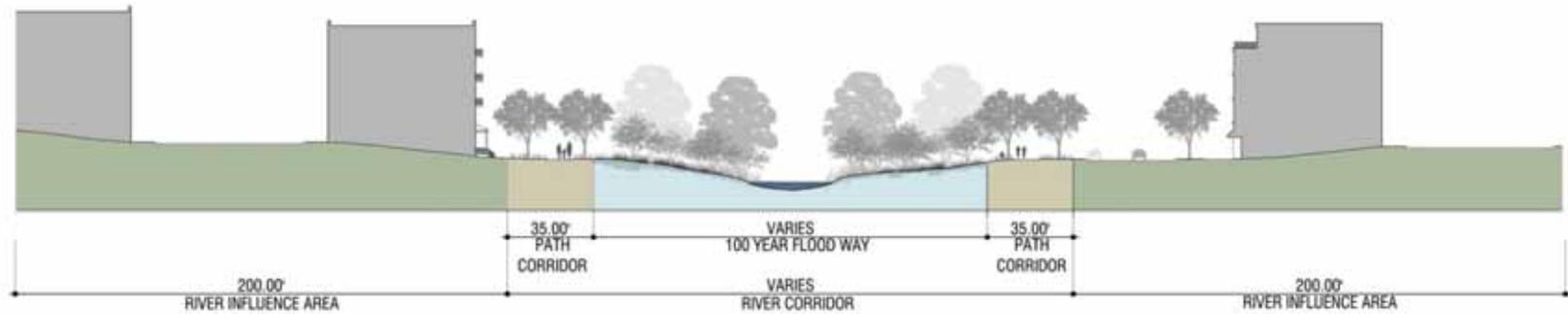


DEVELOPMENT  
REGULATIONS

# San Diego River Park Master Plan Location Map



# San Diego River Park Master Plan *Overview*



SAN DIEGO RIVER CORRIDOR DIAGRAM

SCALE 1:20



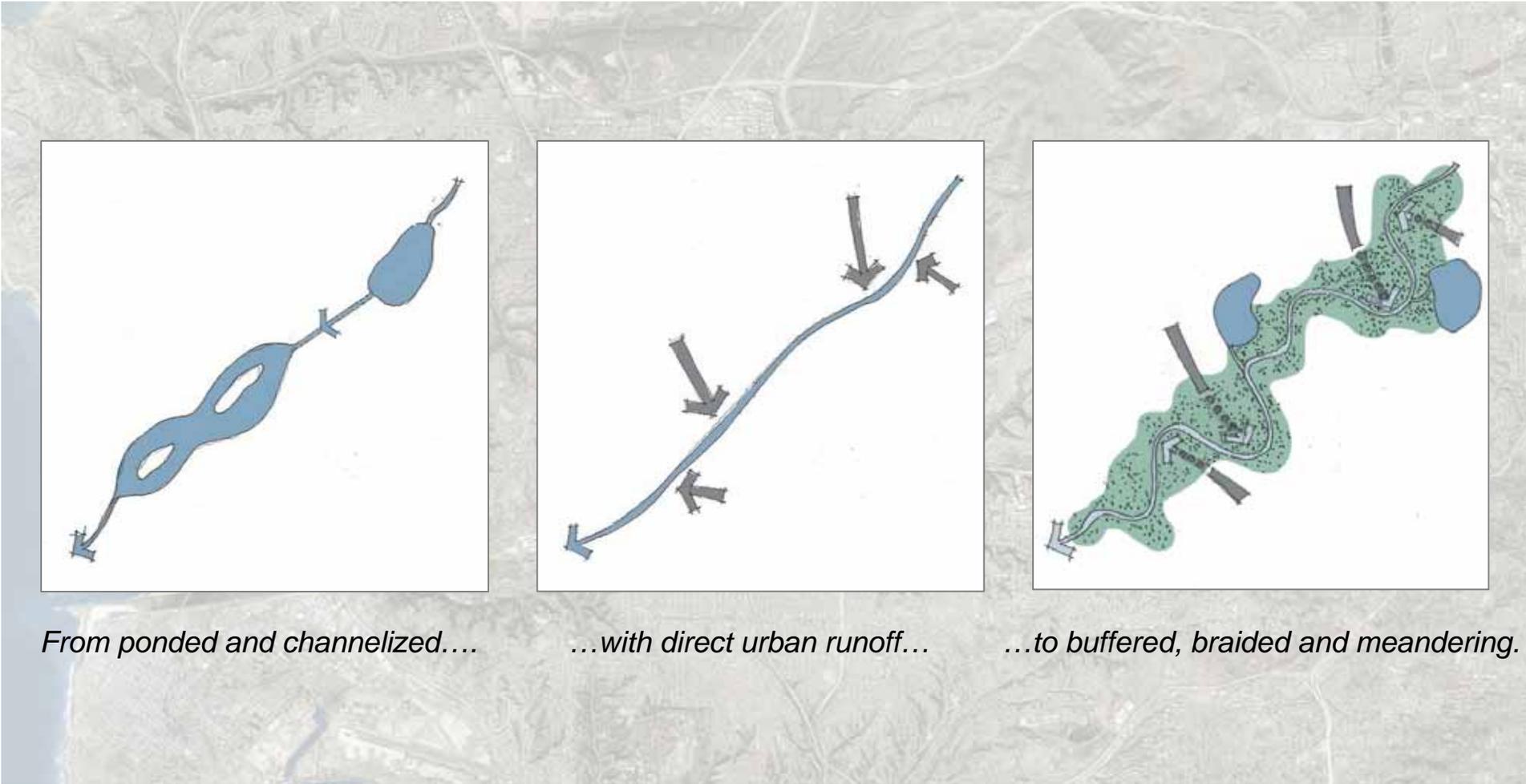
## Principles *Seven Guiding Ideas*

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*Clean up and restore hydrologic function to the River. Reclaim the valley as a common  
Unify fragmented lands. Emphasize a continuum of experience. Reveal the history of the valley  
Refocus development to the River. Create a synergy of People, Water and Wildlife.*

**Principles** *Clean up and restore hydrologic function to the River*



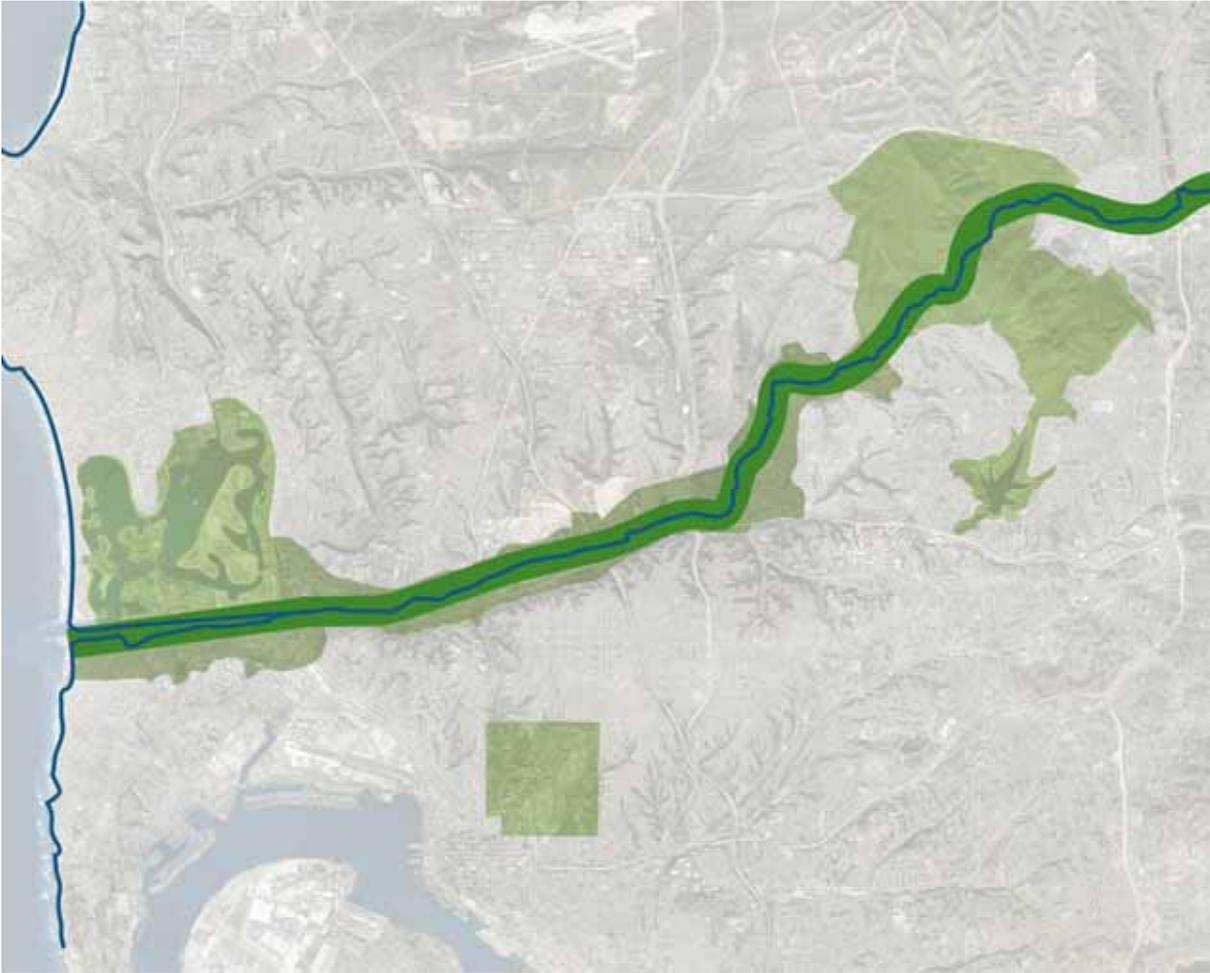
*From ponded and channelized....*

*...with direct urban runoff...*

*...to buffered, braided and meandering.*

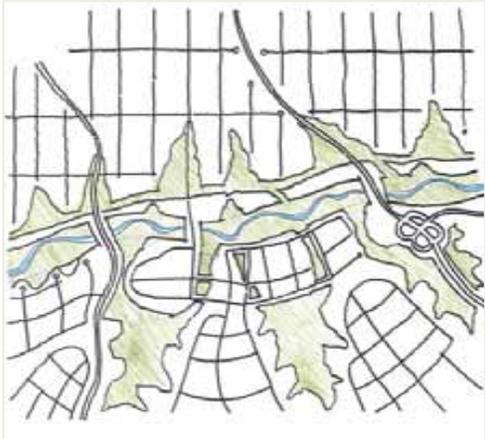
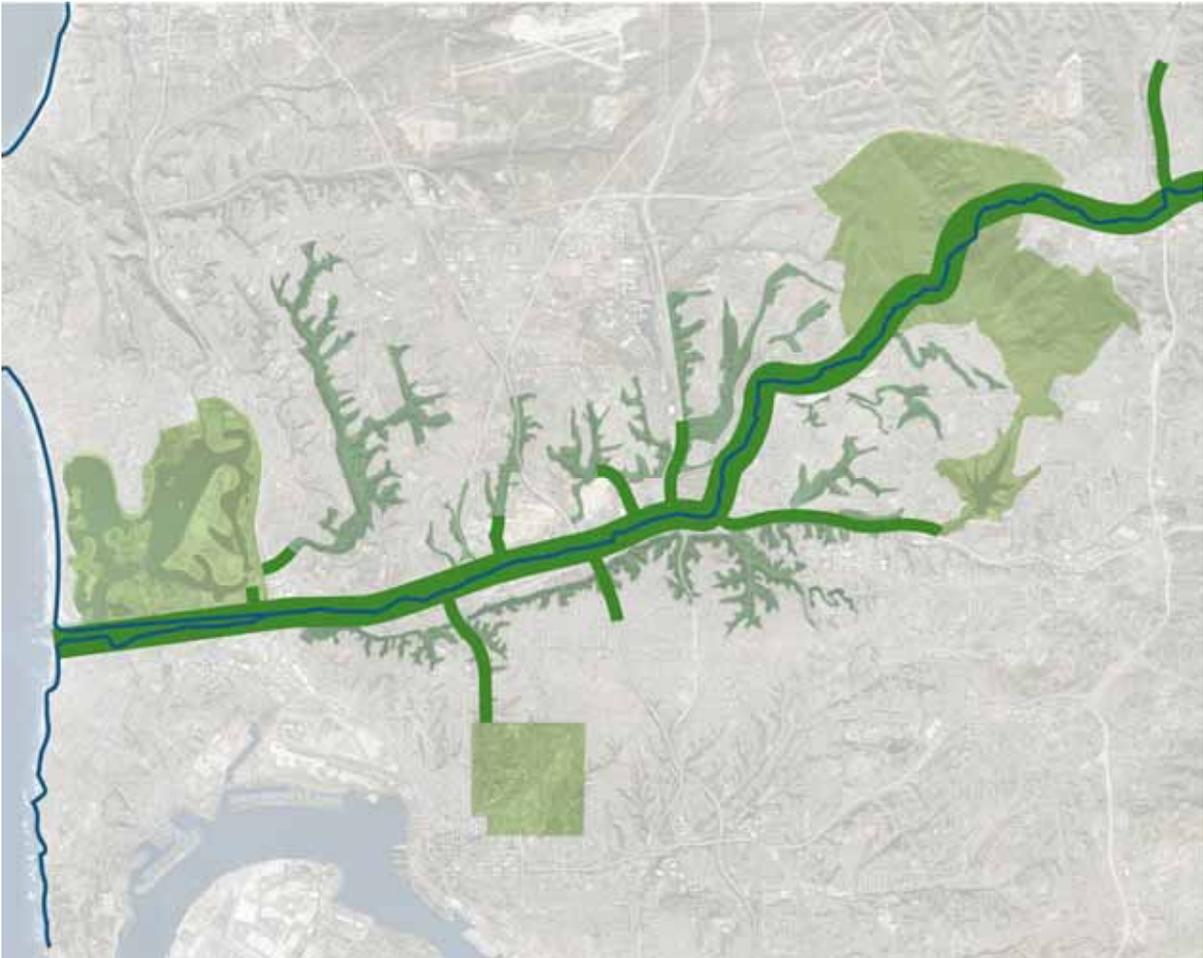
*Clean up and restore hydrologic function to the River. Reclaim the valley as a common  
Unify fragmented lands. Emphasize a continuum of experience. Reveal the history of the valley  
Refocus development to the River. Create a synergy of People, Water and Wildlife.*

**Principles** *Reclaim the valley as a common*



*Clean up and restore hydrologic function to the River. Reclaim the valley as a common  
Unify fragmented lands. Emphasize a continuum of experience. Reveal the history of the valley  
Refocus development to the River. Create a synergy of People, Water and Wildlife.*

**Principles** *Unify fragmented lands*



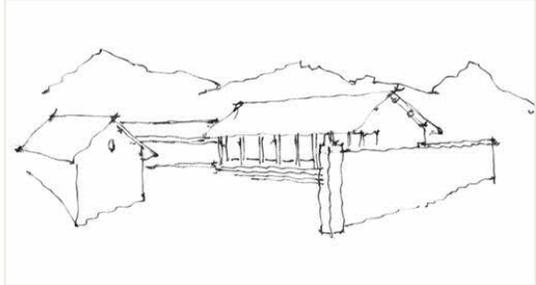
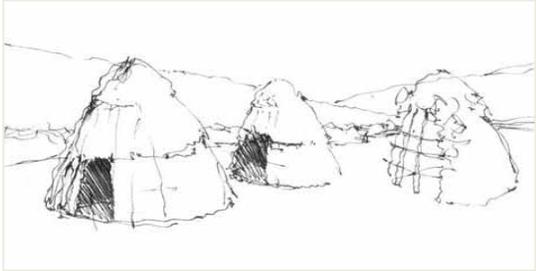
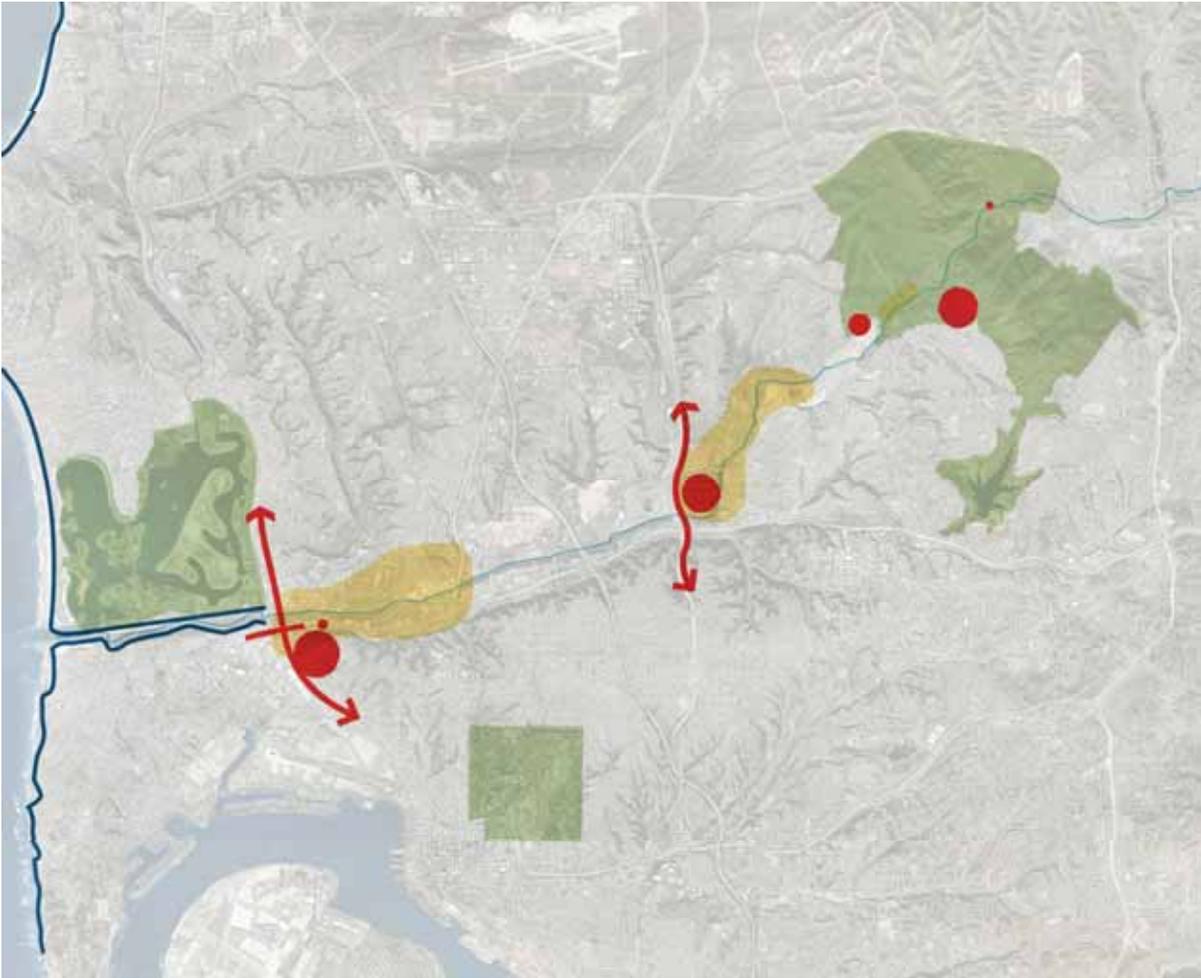
*Clean up and restore hydrologic function to the River. Reclaim the valley as a common*  
***Unify fragmented lands.*** *Emphasize a continuum of experience. Reveal the history of the valley*  
*Refocus development to the River. Create a synergy of People, Water and Wildlife.*

**Principles** *Emphasize a continuum of experience*



*Clean up and restore hydrologic function to the River. Reclaim the valley as a common  
Unify fragmented lands. **Emphasize a continuum of experience.** Reveal the history of the valley  
Refocus development to the River. Create a synergy of People, Water and Wildlife.*

**Principles** *Reveal the history of the valley*



*Clean up and restore hydrologic function to the River. Reclaim the valley as a common  
Unify fragmented lands. Emphasize a continuum of experience. **Reveal the history of the valley**  
Refocus development to the River. Create a synergy of People, Water and Wildlife.*

**Principles** *Refocus development to the River*



An urban façade to the river...



...that reaches into adjacent development.

*Clean up and restore hydrologic function to the River. Reclaim the valley as a common  
Unify fragmented lands. Emphasize a continuum of experience. Reveal the history of the valley  
Refocus development to the River. Create a synergy of People, Water and Wildlife.*

**Principles** *Create a synergy of people, water and wildlife*



Clean up and restore hydrologic function to the River.

Reclaim the valley as a common.

Unify fragmented lands.

Emphasize a continuum of experience.

Reveal the history of the valley.

Refocus development to the River.

Create a synergy of People, Water and Wildlife.

## San Diego River Park



### River Corridor Boundary/Purpose:

**Boundary:** The River Corridor is defined by the 100-year floodway (as mapped by FEMA) plus 35 feet on both sides of the river.

**Purpose:** To provide a continuous corridor that varies in width, provides a diversity of passive recreation and native vegetation, views to the river, and increase river length and recharge area by separating it from ponds and creating meander and braiding.

### River Influence Area Boundary/Purpose:

**Boundary:** The River Influence Area includes all areas within 200 feet of the River Corridor.

**Purpose:** Influence development character in the river valley such that it acknowledges and relates to the river, treats the river as an amenity and allows for visual and physical access.

# River Corridor *Development Standards*

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## **RIVER CORRIDOR DEVELOPMENT STANDARDS**

- Maintain a natural floodway through naturalistic grading and native plant materials
- Preserve and create views to the river
- Provide the San Diego River Park Path, a 10-foot wide hard paved surface for biking and hiking
- Provide smaller river trails in non-sensitive areas
- Provide picnic areas, overlooks, and bench areas
- Provide native landscaping while maintaining views

# River Influence Area *Development Standards*

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## **BUILDING ORIENTATION**

To create slim forms or building orientations that afford views of the river, orient the short side of the building parallel to the river and the long side perpendicular to the river.

## **BUILDING HEIGHT/SETBACKS ADJACENT TO THE RIVER CORRIDOR**

- Buildings within 10-20 feet of the River Corridor shall not exceed 25 feet in height;
- Buildings within 20-30 feet of the River Corridor shall not exceed 40 feet in height;
- Buildings within 30-70 feet of the River Corridor shall not exceed 70 feet in height;
- Buildings beyond 70 feet from the River Corridor shall adhere to the height restrictions of the underlying zone.



## River Influence *Development Standards*

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### **BUILDING HEIGHT/SETBACKS ADJACENT TO PUBLIC STREETS THAT CROSS THE RIVER CORRIDOR**

- Buildings shall be set back at least 10 feet from the property line and no more than half of the building wall may be located along the setback.
- Buildings over 35 feet in height shall be set back or stepped back an additional one foot for each foot of building height over 35 feet up to a maximum height of 50 feet.
- In the event of a conflict or overlap of these building height/setback requirements, the requirements for buildings adjacent to the River Corridor shall apply.



### **ACCESS TO THE RIVER CORRIDOR**

- Each parcel adjacent to the River Corridor shall provide at least one pedestrian entrance from the structure to the River Corridor pathway and at least one pedestrian path that connects from a public street to the River Corridor pathway.
- Parcels that exceed 1,000 feet along the River Corridor shall provide at least two separate pedestrian paths, each connecting from a public street to the River Corridor pathway.

# River Influence *Development Standards*

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## LOCATION OF SERVICE AREAS

- No outdoor storage, equipment enclosure, loading and refuse collection areas are permitted adjacent to the River Corridor or between the building and the River Corridor.

## TRANSPARENCY AND REFLECTIVITY

- Building facades facing the River Corridor shall make 40% of the total façade area transparent and devoted to active uses at grade (i.e. pedestrian entrances, lobbies).
- No more than 30% of any single elevation of a building's exterior shall be constructed of a material with a light reflectivity factor greater than 25%.



## PARKING LOTS AND STRUCTURES

- No surface parking areas shall be adjacent to the River Corridor or between the building wall and the River Corridor.
- If parking structures are located below the building they will be screened by active uses of the building (i.e., retail, café, gym, residential).

## River Influence *Development Standards*

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### **BUILDING LIGHTING**

- Exterior façade lighting and security lighting on buildings shall be full-cut-off, down cast lighting.

### **BUILDING SIGNS**

- Ground signs adjacent to the River Corridor shall not exceed 5 feet in height and shall be within a landscaped area equal or greater to the face of the sign.



### **SITE LANDSCAPING**

- Landscaping within the River Influence Area shall comply with the Citywide Landscape Ordinance.
- Plant material adjacent to the River Corridor shall consist of native plants or non-invasive drought tolerant plants that are found in a Mediterranean climate.



# **Grantville Master Plan**

*Visual Preference Survey*

## ***Most Positive Survey Results***

***41 surveys submitted***

***January 27, 2009***

11 May 2009

**CIVITAS** **ICF** Jones & Stokes  
an ICF International Company



## Streets - Arterial

**Average Score: 1.4**



**arterial with median**

*image #3*

## Streets - Arterial

**Average Score: 1.3**



**arterial with median and strong building edge**

*image #4*

## Streets – Collector

**Average Score: 1.0**



**2 lanes, detached sidewalks, strong building edge**

*image #6*

## Streets – Collector

**Average Score: 1.2**



**2 lanes, wide sidewalks, tree lawns, mid-rise scale**

*image #7*

## Streets – Collector

**Average Score: 1.3**



**2 lanes, on street parking**

*image #9*

## Streets – Local

**Average Score: 2.2**



**local street with tree lawns and street parking**

*image #13*

## Streets – Pedestrian Street

**Average Score: 3.4**



pedestrian mall

image #15

## Streets – Pedestrian Street

**Average Score: 2.8**



retail paseo

image #16

## Streets – Pedestrian Street

**Average Score: 1.0**



residential alley

*image #17*

## Streets – Sustainable Features

**Average Score: 2.3**



open channelized creek

*image #20*

## Streets – Sustainable Features

***Average Score: 2.3***



**open natural flowing creek**

*image #21*

## Streets – Sustainable Features

**Average Score: 1.4**



bike lanes

*image #24*

## Streetscapes

**Average Score: 1.9**



**detached sidewalks**

*image #26*

# Streetscapes

**Average Score: 2.4**



**street trees and plantings**

*image #27*

## Streetscapes

**Average Score: 2.5**



**specialty paving for districts and crossings**

*image #29*

## Parks and Open Space

**Average Score: 4.0**



**existing park**

*image #30*

## Parks and Open Space

**Average Score: 1.9**



**urban plaza**

*image #32*

## Parks and Open Space

**Average Score: 2.5**



**pocket park**

*image #33*

## Parks and Open Space

*Average Score: 3.5*



**playground**

*image #34*

## Parks and Open Space

**Average Score: 3.1**



**passive park**

*image #35*

## Parks and Open Space

**Average Score: 1.6**



**natural open space**

*image #36*

## Parks and Open Space

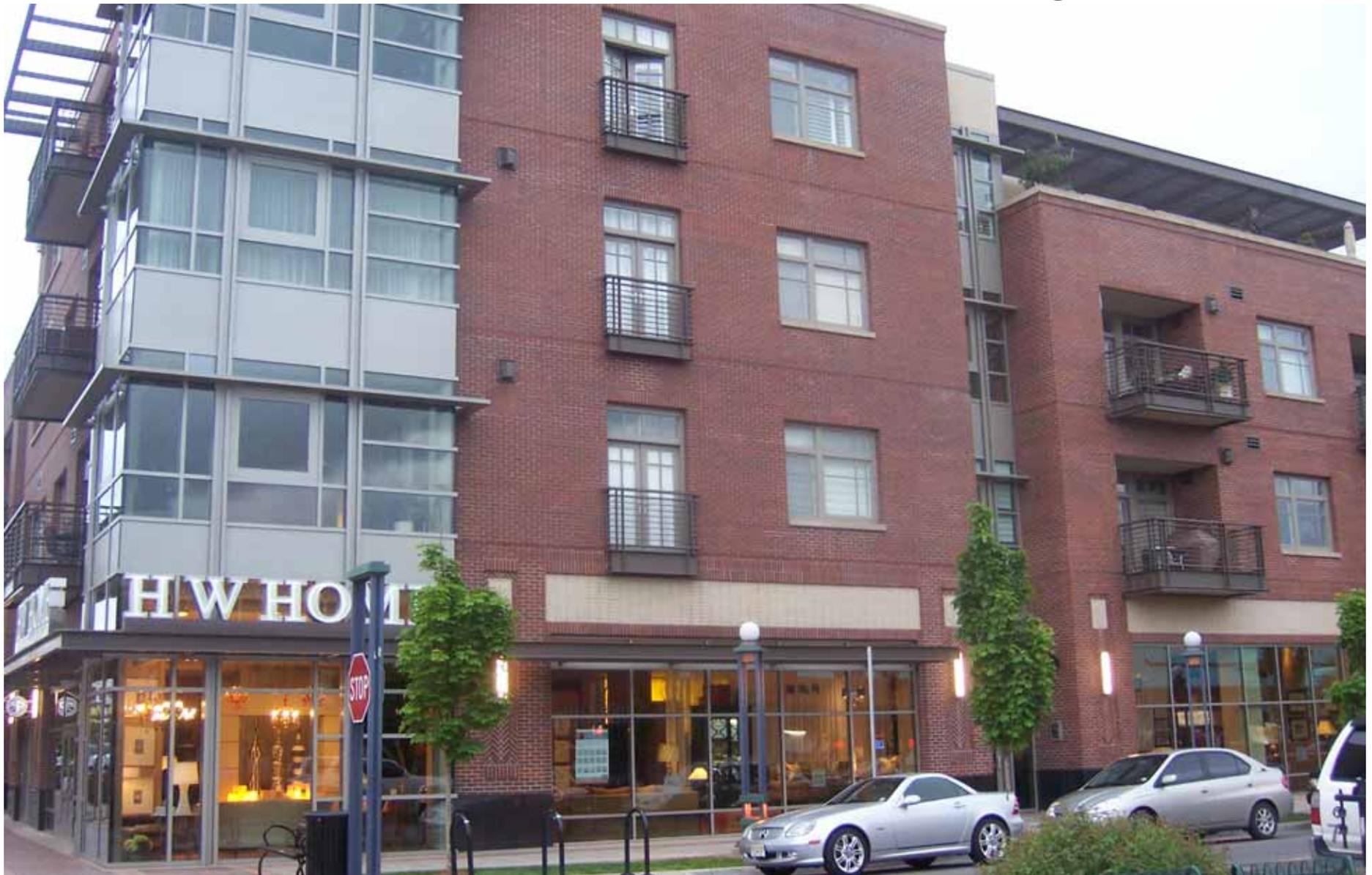
**Average Score: 1.5**



**community garden**

*image #37*

**Building Types, Density and Massing** *Average Score: .4*



**mixed-use residential / retail**

*image #43*

# Building Types, Density and Massing *Average Score: 1.9*



**single story retail**

*image #47*

# Building Types, Density and Massing *Average Score: 1.5*



entertainment / movie theater

*image #51*

# Building Types, Density and Massing *Average Score: 1.3*



**existing office**

*image #52*

# Building Types, Density and Massing **Average Score: 1.4**



**low-rise office**

*image #53*

## Building Types, Density and Massing *Average Score: 1.5*



small scale mixed-use retail / office

*image #56*

## Building Types, Density and Massing *Average Score: 2.2*



**existing grantville trolley stop**

*image #58*

## Building Types, Density and Massing *Average Score: 2.5*



**existing san diego TOD, surrounded by retail**

*image #59*

# Building Types, Density and Massing *Average Score: 1.7*



**light rail surrounded by mid-rise mixed use**

*image #60*

# Building Types, Density and Massing **Average Score: 1.5**



**flex space**

*image #64*

## Building Types, Density and Massing **Average Score: 1.6**



LEED Building

*image #65*

## Building Types, Density and Massing **Average Score: 1.2**



green roof on residential buildings

*image #66*

## Building Types, Density and Massing **Average Score: 1.3**



green roof on commercial building

*image #67*

# Building Types, Density and Massing **Average Score: 3.5**



solar panels

*image #68*

## Relationship to the San Diego River

**Average Score: 2.8**



**natural buffer between river and development**

*image #71*

## Relationship to the San Diego River

**Average Score: 1.6**



**development buffered with park**

*image #72*

## Relationship to the San Diego River

**Average Score: 1.5**



**development with setback**

*image #73*

## Relationship to the San Diego River

**Average Score: .8**



**development abutting river**

*image #74*

## Relationship to the San Diego River

**Average Score: 1.2**



retail along river

*image #79*

## Relationship to the San Diego River

**Average Score: 1.0**



**mixed-use retail / office along river**

*image #80*

## Relationship to the San Diego River

**Average Score: 1.6**



**views to river, space and access between buildings**

*image #81*

## Connections

**Average Score: 2.7**



multi-use paths along road

*image #86*

## Connections

**Average Score: 2.7**



multi-use paths separate from road

*image #87*

## Connections

**Average Score: 3.7**



shuttles

image #88

## Connections

**Average Score: 4.4**



buses

*image #89*

## Signage

**Average Score: 3.0**



**auto oriented monument sign**

*image #92*

## Signage

**Average Score: 3.9**



**town center sign**

*image #93*

# Signage

**Average Score: 4.5**

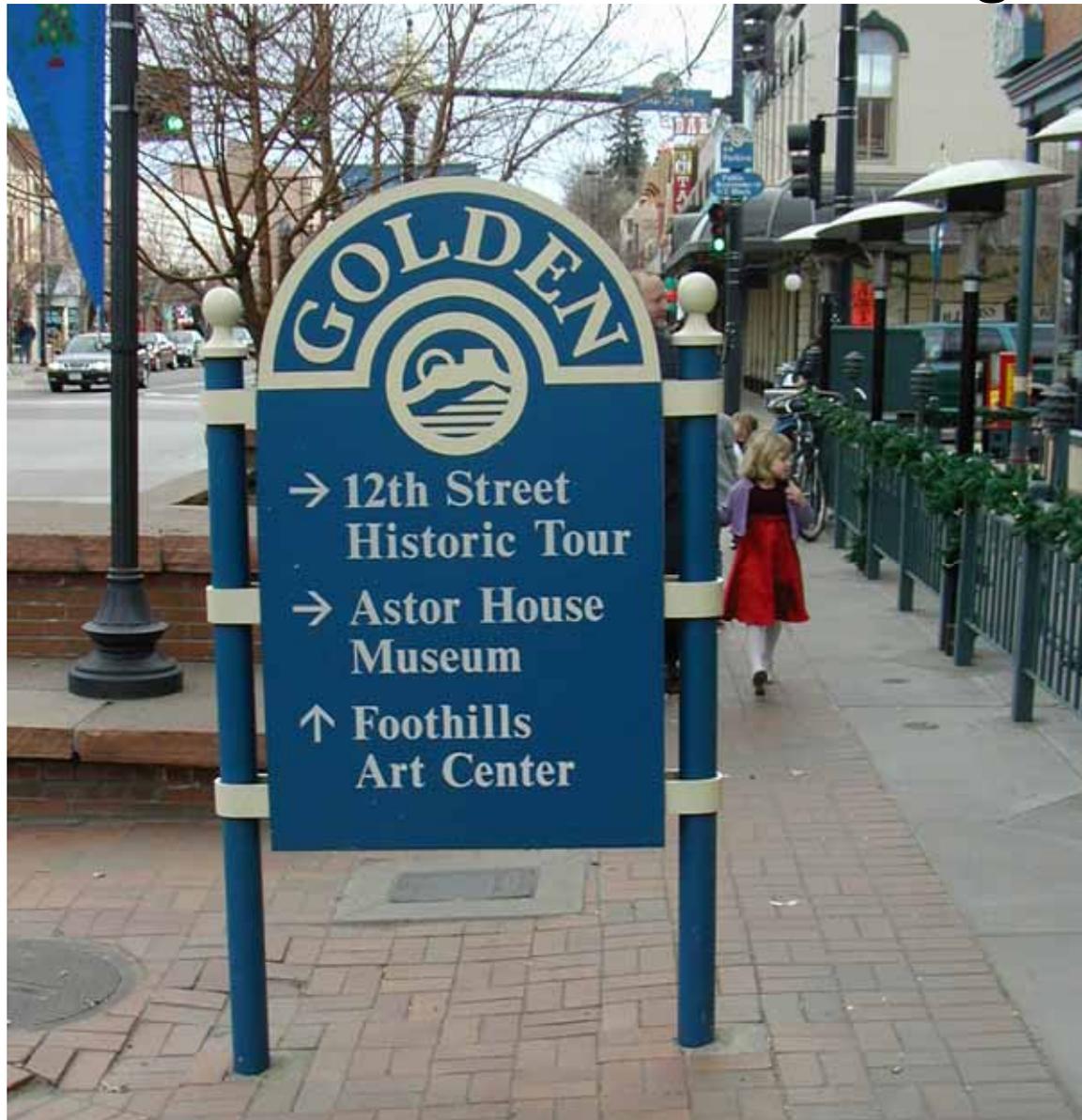


pedestrian oriented directory

*image #94*

## Signage

**Average Score: 3.6**



**pedestrian oriented wayfinding sign**

*image #95*

## Parking

**Average Score: 2.1**



**surface lot screened with planting and fencing**

*image #99*

# Parking

**Average Score: 2.8**



**surface lot behind buildings**

*image #100*

## Parking

***Average Score: 3.1***



**surface lot with solar panels**

*image #101*

# Parking

***Average Score: 2.2***



**on street parallel parking**

*image #102*

# Parking

**Average Score: 2.6**



**on street angled parking**

*image #103*

# Parking

**Average Score: 2.2**



**existing stand alone parking garage**

*image #104*

# Parking

**Average Score: 2.5**



**parking garage wrapped with retail**

*image #105*

## Parking

**Average Score: 1.8**



**parking garages with green roofs**

*image #106*

## Parking

**Average Score: 2.6**



**parking garage with solar panels**

*image #107*

# Parking

**Average Score: 1.2**



**below ground parking**

*image #108*

# General Plan Guiding Principles

1. An **open space network** formed by parks, canyons, river valleys, habitats, beaches and oceans.
2. **Diverse residential communities** formed by the open space network.
3. **Compact and walkable** mixed-use villages of different scales within communities.
4. **Employment centers** for a strong economy.
5. An **integrated regional transportation** network of walkways, bikeways, transit, roadways and freeways that efficiently links communities to each other and to employment centers.
6. High-quality, affordable and well maintained **public facilities** to serve the City's population, workers and visitors.
7. **Historic districts** and sites that respect our heritage.
8. **Balanced communities** that offer opportunities for all SanDiegans and share citywide responsibilities.
9. A clean and **sustainable** environment.
10. A **high aesthetic** standard.

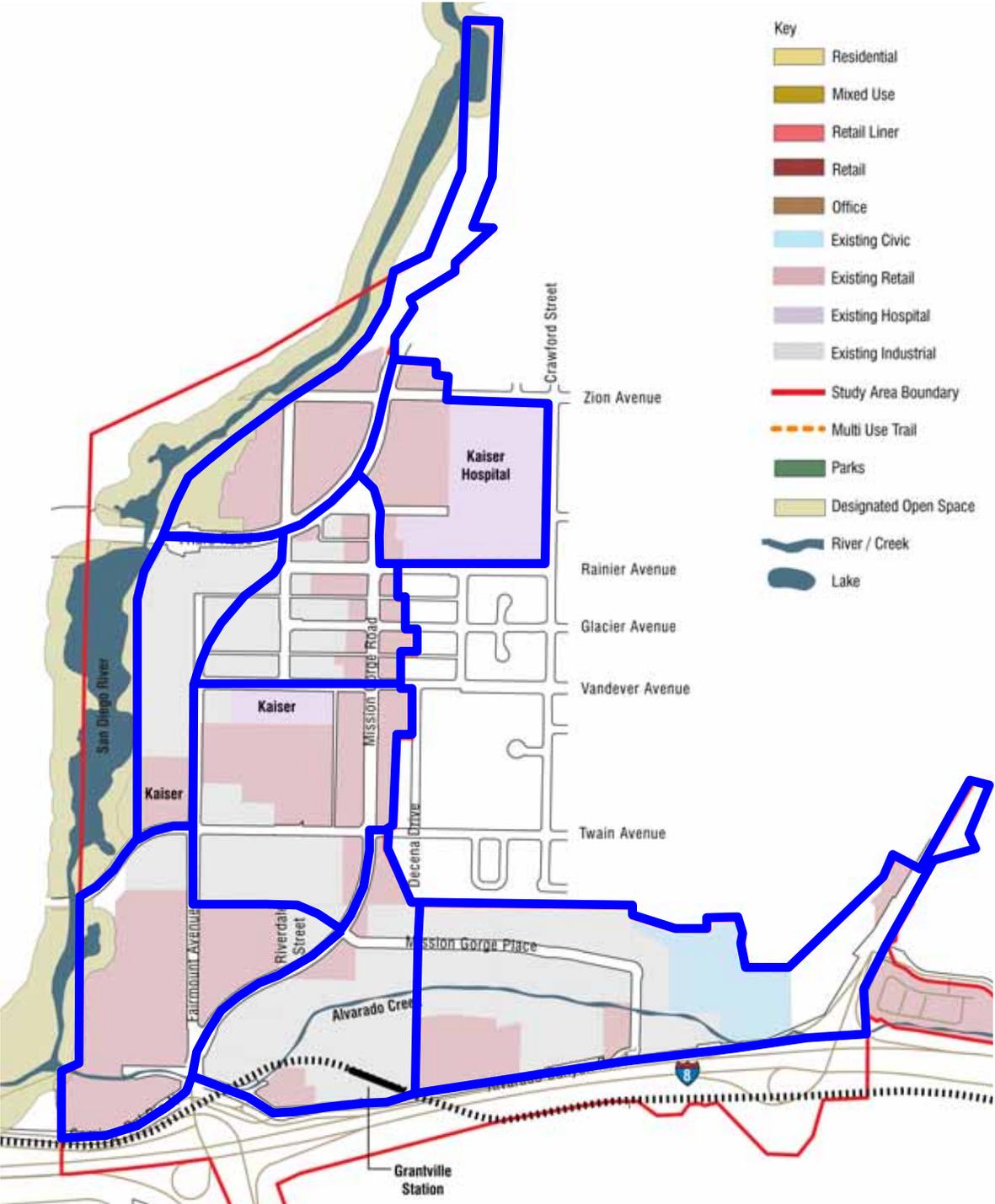
## Breakout Groups

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DISCUSSION

# Proposed Districts



- Key**
- Residential
  - Mixed Use
  - Retail Liner
  - Retail
  - Office
  - Existing Civic
  - Existing Retail
  - Existing Hospital
  - Existing Industrial
  - Study Area Boundary
  - Multi Use Trail
  - Parks
  - Designated Open Space
  - River / Creek
  - Lake