

Midway Drive- Rosecrans to W. Point Loma Blvd.

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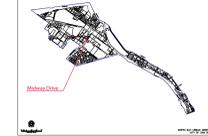
Midway Drive

Midway Drive is envisioned to have a 'Main Street' 12' wide joint use trail located on the west side of the street that makes the connection to the Bay to Bay trail on the south end, the La Playa Trail and the Bay to Bay trail at the north end connecting to the San Diego River and Mission Bay beyond.

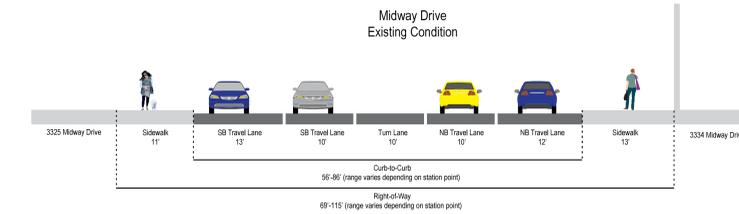
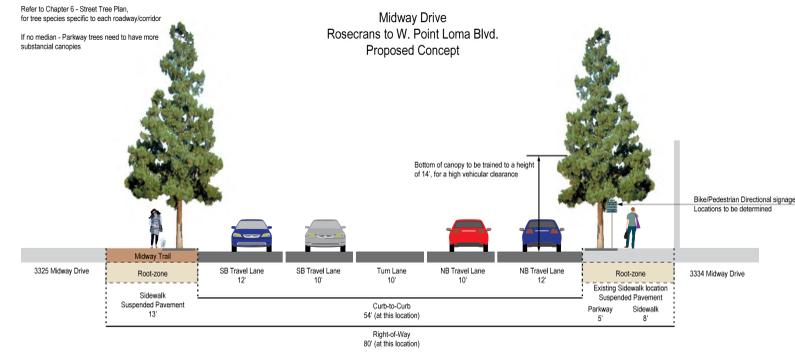
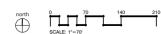
Midway Drive has varying Right of Way conditions. Between Rosecrans to West Point Loma Blvd., Right of Way widths vary from 69' - 115'. There is a variety of road widths and land uses that has evolved over the decades. Older buildings and narrow road widths are combined with wider road sections and newer development conditions. Due to restricted right of way widths, the concept for this stretch is expanded sidewalk with street trees and bike lanes only.

Concept
To create a community main street similar to Garnet Ave. in Pacific Beach.

Context Map



DRAFT
Environ - 9.14.2015



DRAFT
Scale: 1:10
Environ - 9.14.2015
Note:
Sidewalks, Lanes, Medians and Right of Way measured in Google Earth and City Right-of-Way Survey

Plant Palette

Thematic



Pinus canariensis
Canary Island Pine



Koelreuteria bipinnata
Chinese Flame Tree

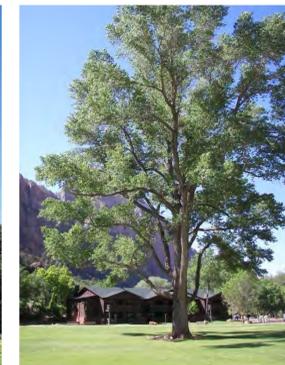


Metrosideros excelsa
New Zealand Christmas Tree

Bio-swale



Platanus racemosa
California Sycamore



Populus fremontii
Fremont Cottonwood



Cercis occidentalis
Western Red Bud

Existing



Jacaranda acutifolia
Jacaranda



Phoenix dactylifera
Date Palm



Pistache chinensis
Chinese Pistache



Pyrus kawakamii
Evergreen Pear



Washingtonia filifera
California Fan Palm



Washingtonia robusta
Mexican Fan Palm

Pinus Canariensis
Canary Island Pine

Platanus racemosa
California Sycamore