



Draft San Diego River Park MASTER PLAN

CIVITAS

ICF
INTERNATIONAL

Meeting Goals and Outline

- Meeting Goals/Introductions
- Overview of the Master Plan's History
- Changes from the 2005 draft to the 2010 draft
- Overview of 2010 draft Master Plan's six sections
- Overview of the Mission Valley Community Plan and Zoning Code amendments to the Mission Valley Planned District Ordinance that will implement the Master Plan
- Next Steps



Overview/Master Plan History

- **2003- 2005 - Prepared the Draft San Diego River Park Master Plan with community input;**
- 2005 - Presented Draft Master Plan as an information item to City Council;
- **2007 – Researched implementation methods for the San Diego River Park Master Plan;**
- April 2008 – City Council initiated community plan and zoning code amendment studies to implement the Master Plan;
- **2008 - Conducted three (3) Public Workshops to discuss the proposed implementation methods and design guidelines for the San Diego River Park Master Plan;**
- April 2009 - Conducted a Notice of Preparation (NOP) meeting to begin the Draft Program Environmental Impact Report (PEIR); and
- **2010 – Revised Master Plan to be consistent with existing City Policy documents and prepared Community Plan and Zoning Code Amendments to be consistent with the Master Plan.**



Changes from the 2005 Draft to the 2010 Draft

Section	2005 Draft	2010 Draft
Executive Summary	Based on 2005 document	Revised to reflect 2010 document
Introduction	Included project origins, description, process, planning area, benefits, process and city policies	Moved city policies to a new section called Regulatory Framework. Moved public process to Appendix A. Combined project description and planning area.
Principles	Included 7 - Principles	Revised to include a vision statement with 5 Principles
Recommendations	Included 4 – General and 6- Specific Reaches	Revised into 5 – General and 6 - Specific Reaches Recommendations
Design Guidelines	Included 7 categories	Revised into the River Corridor and River Influence Areas. Provided language on relationship with MSCP.
Implementation	Included Phase One, Phase Two and Future Steps	Revised to provide Implementation Framework, Tools, Maintenance, Management and Security, and Public Outreach and Education.
Regulatory Framework	Included in the Introduction	New section with current information on regulatory issues.

2010 SDRP Master Plan – Six Major Sections

- 1. Introduction** Origins, Public Input, Planning Area and Benefits.
- 2. Vision and Principles** Guiding ideas for the River's use and development.
- 3. Recommendations** General and Specific strategies for achieving the principles.
- 4. Design Guidelines** Guidelines to achieve the development regulations of the zoning code.
- 5. Implementation** Framework, Tools, Strategy for Maintenance, Management and Security, and Public Outreach and Education.
- 6. Regulatory Framework** Applicable Planning Process Documents, Agency Jurisdiction and Permits.



Section 2.0 - Vision

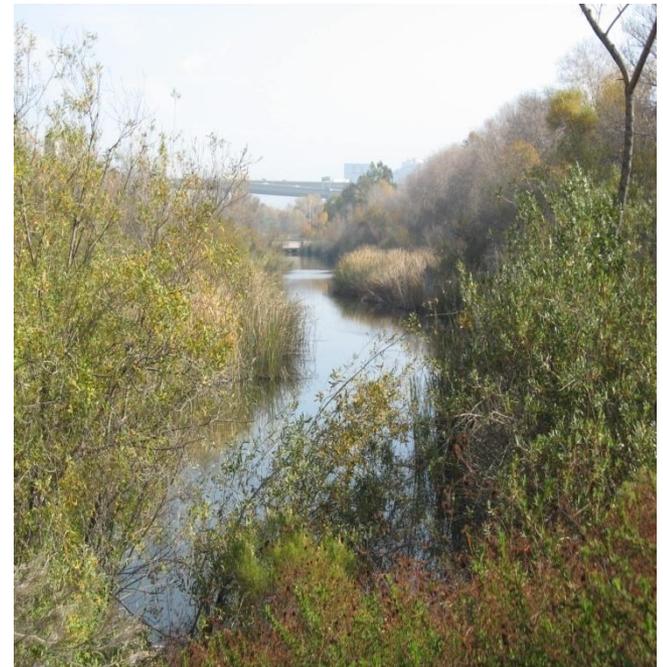
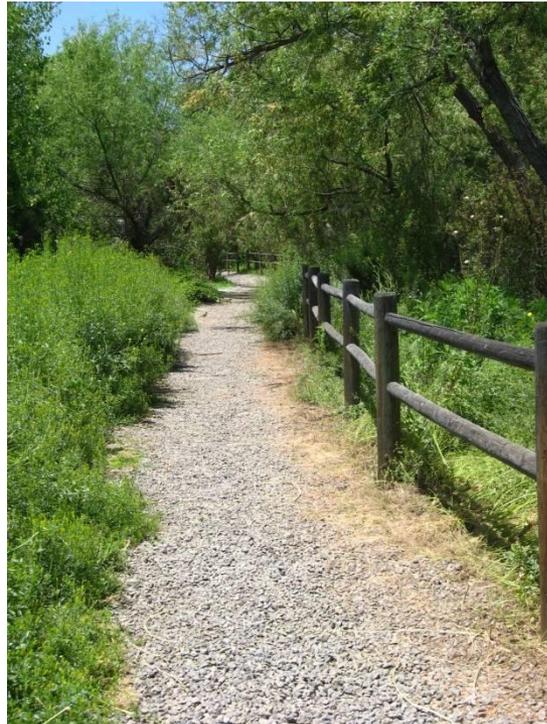
Vision: *Reclaim the Valley as a Common: a synergy of water, wildlife and people.*



Section 2.0 - Principles

Principle 1: Restore and maintain a healthy river system

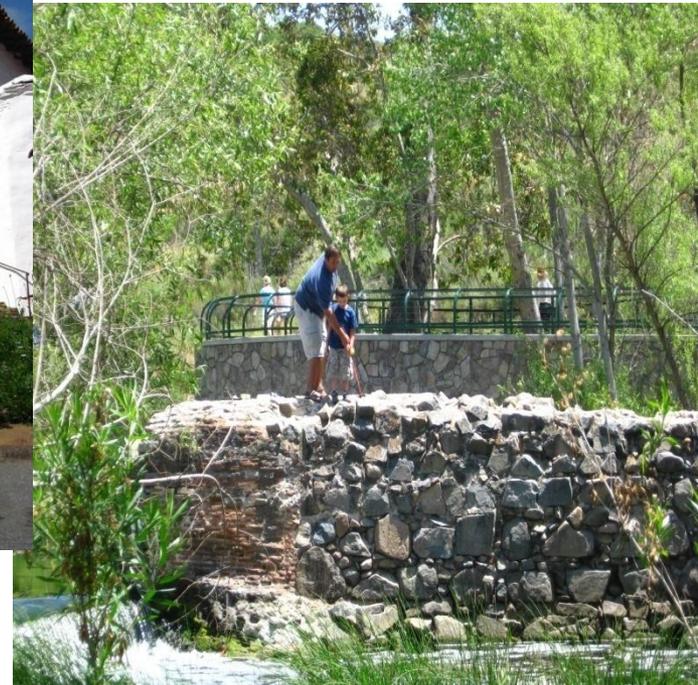
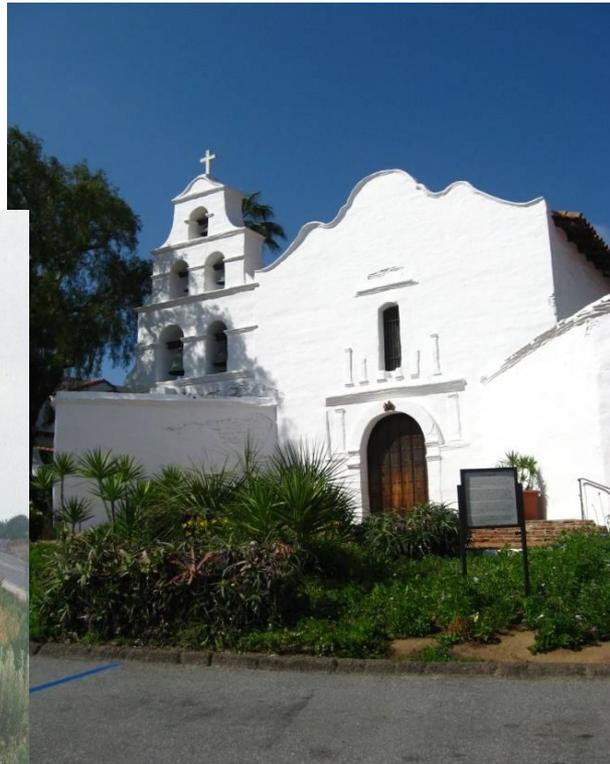
Principle 2: Unify fragmented lands and habitats



Section 2.0 - Principles

Principle 3: Create a connected continuum, with a sequence of unique places and experiences

Principle 4: Reveal the river valley history



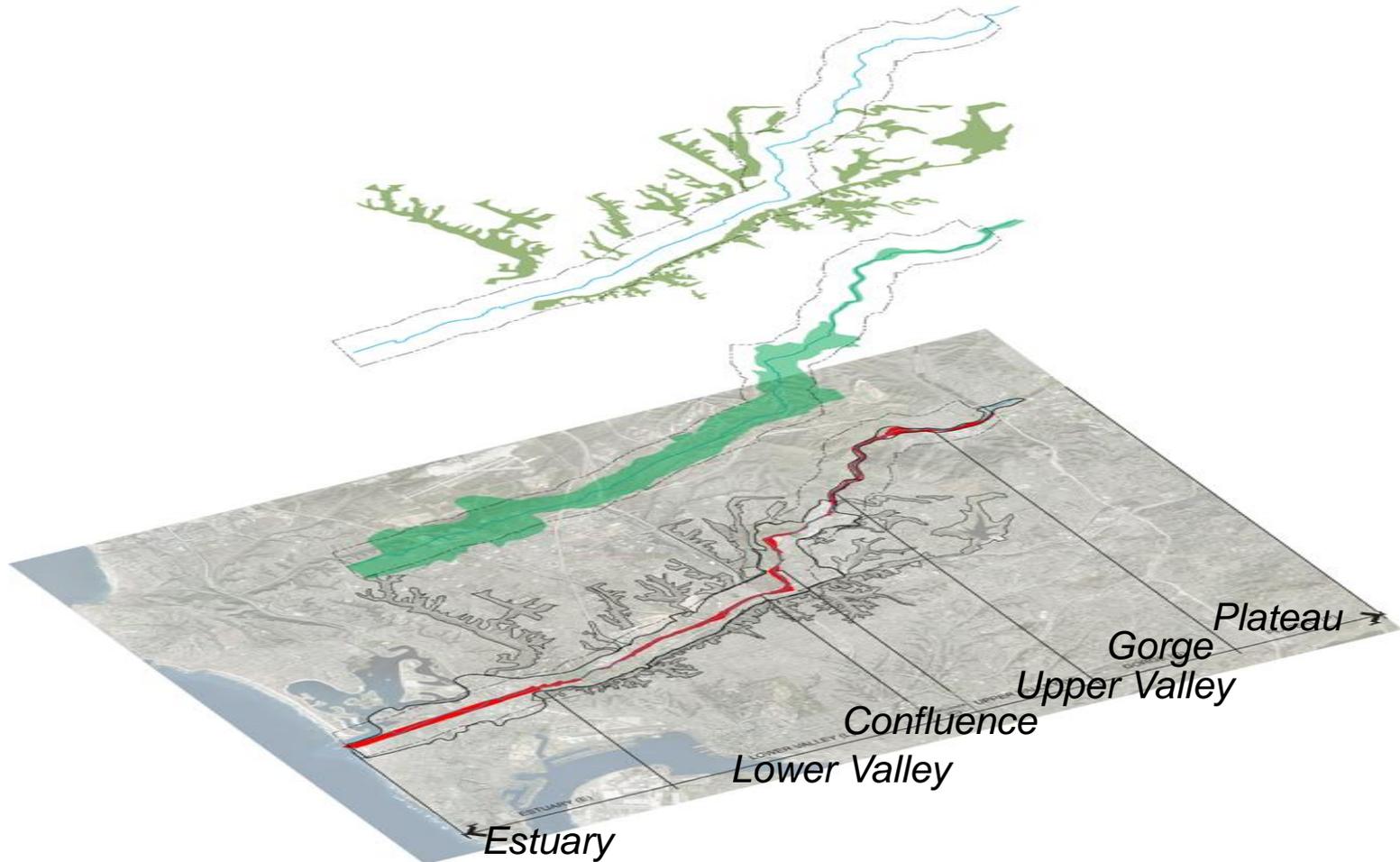
Section 2.0 - Principles

Principle 5: Reorient development toward the river to create value.



Section 3.0 Recommendations

- General Recommendations based on the Five Principles
- Specific Recommendations based on the Six Reaches of the River



Section 4 – Design Guidelines

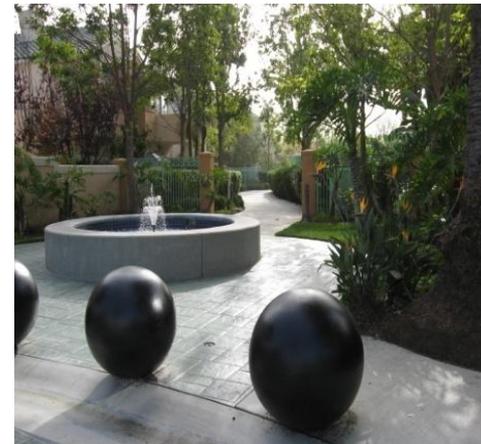
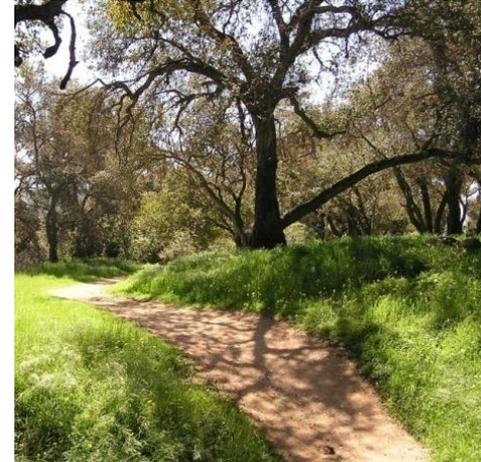
River Corridor and River Influence Areas

DEFINITIONS:

The **River Corridor Area** is defined as the existing 100-year Floodway as currently mapped by FEMA plus 35 feet on each side of the Floodway for a Path Corridor.

The **River Influence Area** is defined as the area that extends 200' from the River Corridor on each side of the river.

The River Corridor Area and River Influence Area do not apply within Mission Trails Regional Park, Mission Bay Park and approved Specific Plan Areas.



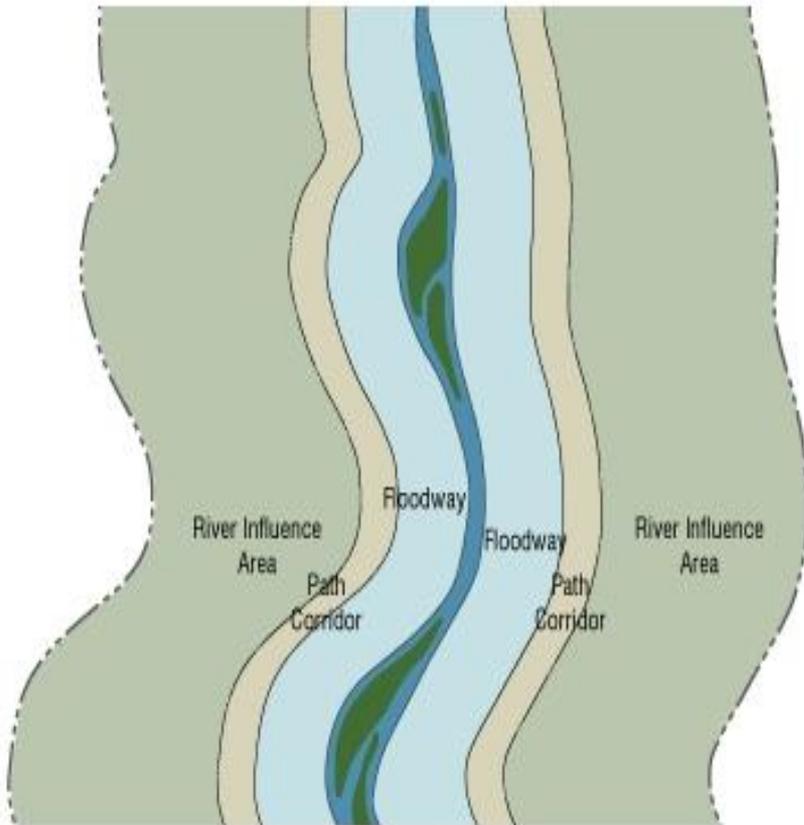
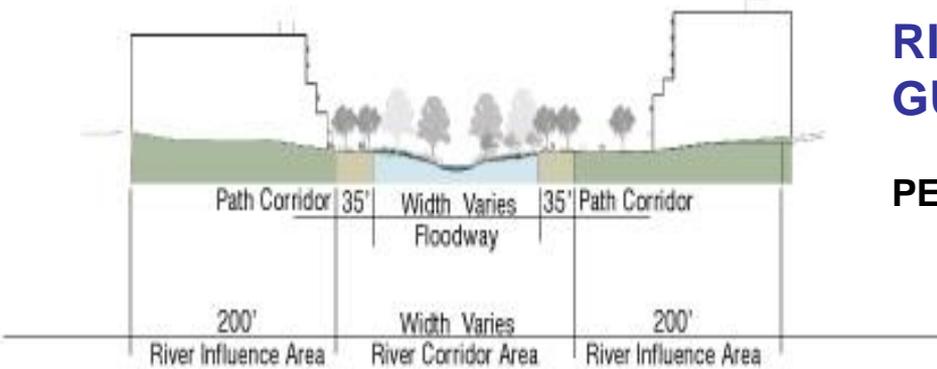
RIVER CORRIDOR DESIGN GUIDELINES

PERMITTED USES

- Passive recreation (i.e. hiking and bicycle paths)
- Picnic areas, seating areas, overlooks and fitness stations
- Educational exhibit areas

DESIGN GUIDELINES

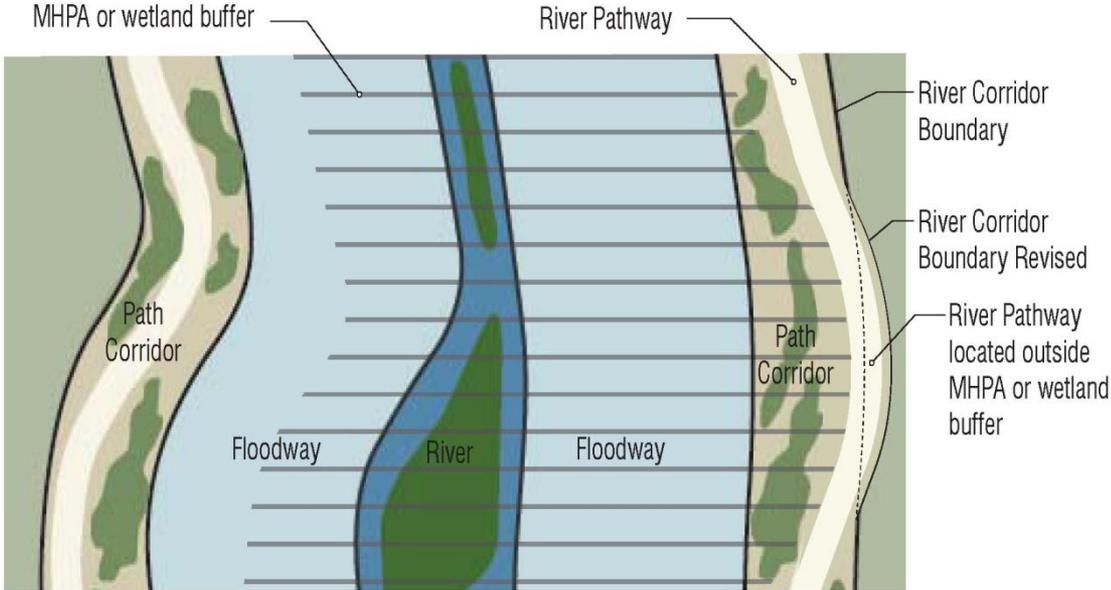
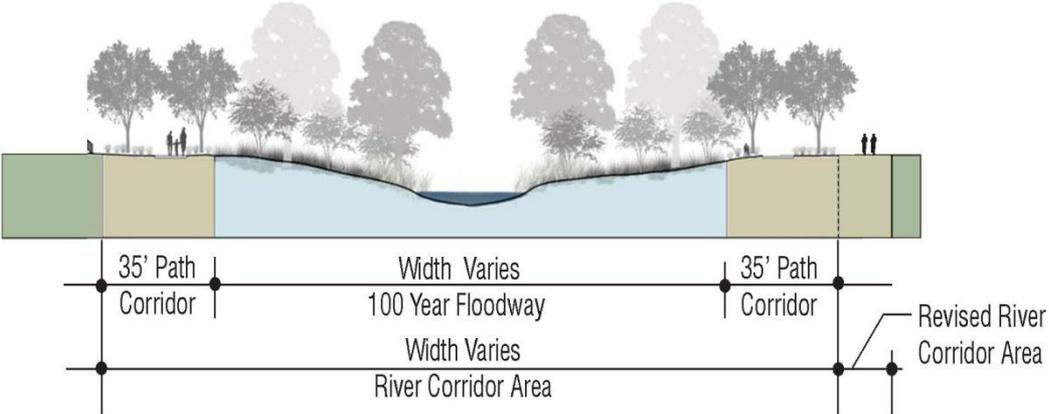
- Site Planning includes a 14' multi-use pathway (10' of hard material with 2' of soft material) on both sides of the river where possible.
- Guidelines for picnic areas and viewpoints, lighting, fences, site furniture, and signs
- Guidelines for plant material types and tree placement



River Corridor, MHPA and Wetland Buffer

The MHPA area is a hard line mapped area. The Wetland Buffer will be determined on a project basis based on functions and values of the existing wetland habitat at the time of project proposal.

Where these two areas occur along the river, the River Corridor Area will expand to provide the river pathway outside of the MHPA and the Wetland Buffer.



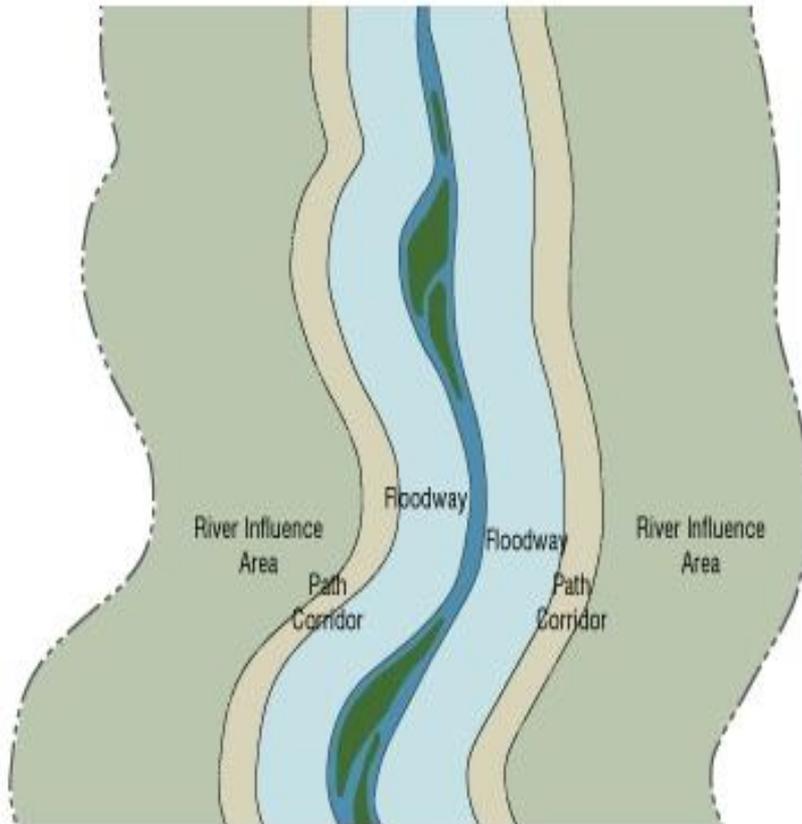
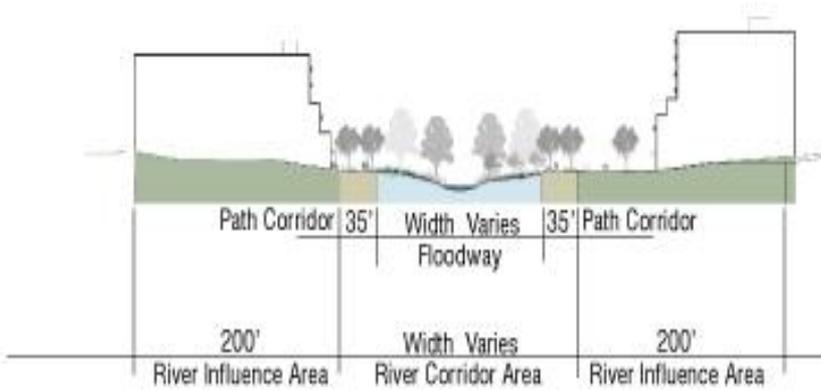
RIVER INFLUENCE DESIGN GUIDELINES

PERMITTED USES

- Uses per the underlying land use and zoning designations.

DESIGN GUIDELINES

- Site Planning includes building envelope standards (i.e., lot coverage, setbacks, height, etc), building transparency, massing, reflectivity, views, and access
- Exterior guidelines include off street parking, fences, lighting, signs, outdoor storage, parking structures and access to the River Corridor Area
- Landscape guidelines include types of plant materials and views



Section 5.0 Implementation

Implementing Framework: Describes how the five principles would be implemented and where future improvements are needed.

Implementation Tools: Identifies Funding Sources, Development Tools, and Government Approvals to create visible change within the river corridor.

Maintenance, Management and Security: Describes Tools and Programs.

Public Outreach and Education: Identifies potential programs that would generate support of the park improvements and maintenance.



Section 6.0 Regulatory Framework

Applicable Citywide Planning Policy Documents:

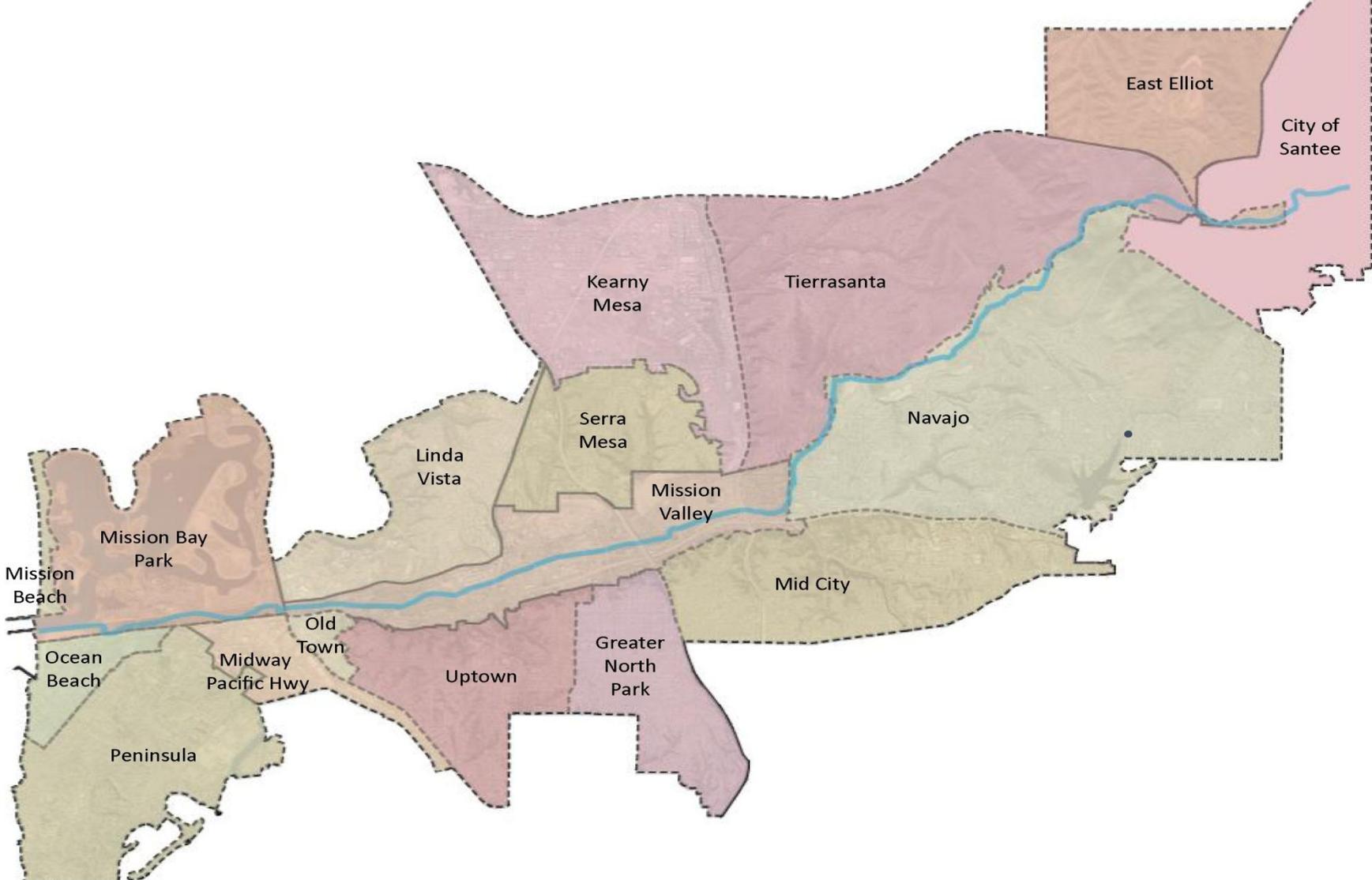
- General Plan
- Community Plans
- Park Master Plans
- Multiple Species Conservation Program Subarea Plan
- San Diego River Watershed Urban Runoff Management Plan
- Bicycle Master Plan
- San Diego Pedestrian Master Plan

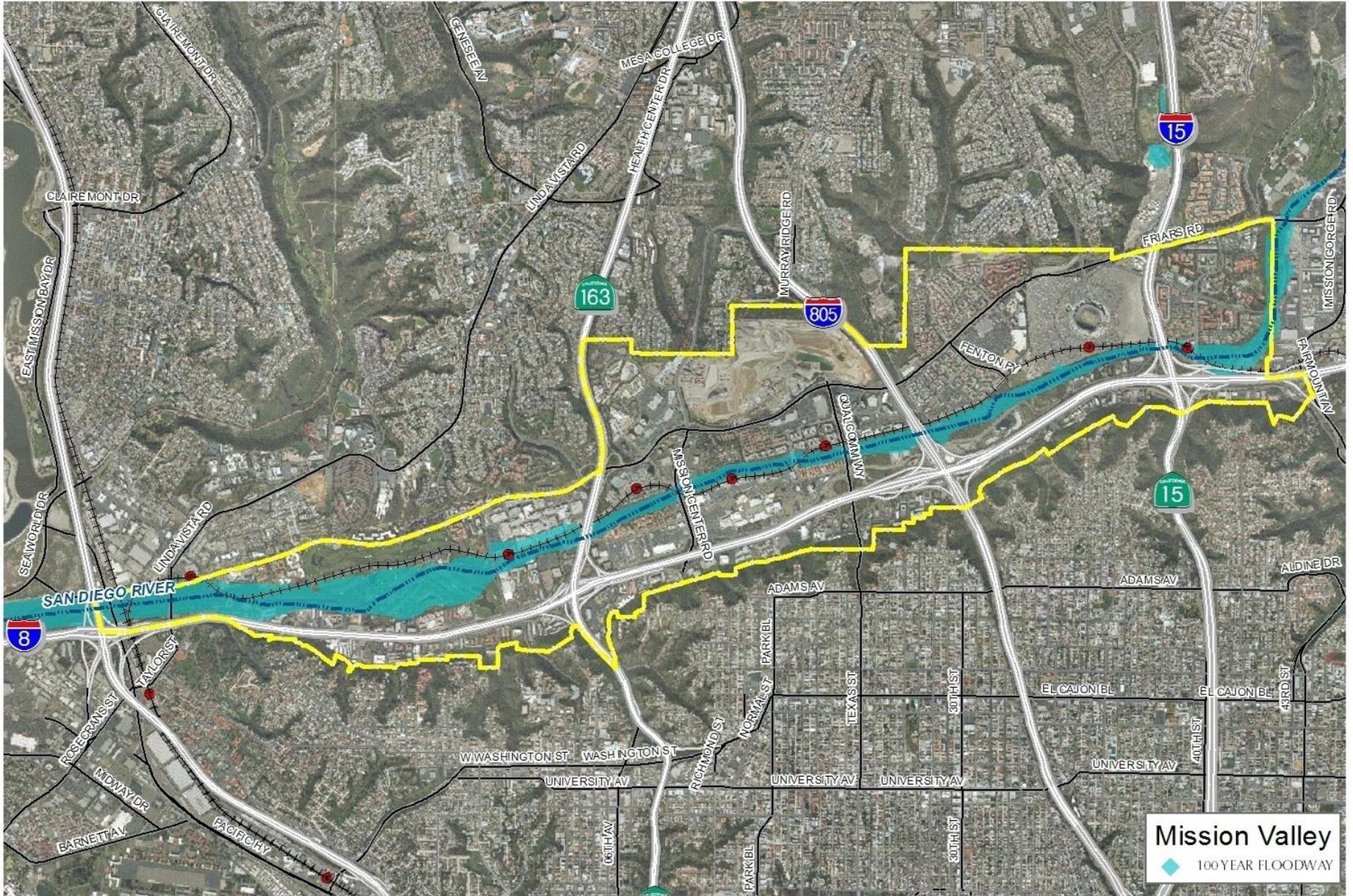
Applicable Agency Jurisdiction and Permits:

- US Army Corps of Engineers
- US Fish and Wildlife Service
- California Coastal Commission
- State Fish and Game
- Regional Water Quality Control Board
- Surface Mining and Reclamation Act
- City's Land Development Code



Overview of Proposed Community Plan and Zoning Code Amendments





Mission Valley Community Plan

Proposed Plan Amendments

- **Background:**

Added San Diego River Park Master Plan

- **Land Use Element:**

Added a reference to the Master Plan.

- **Transportation Element:**

Added a reference to the creation of the River Pathway.

- **Open Space Element:**

Revised San Diego River section to be consistent with the Master Plan.

- **Urban Design Element:**

Revised the urban design element to be consistent with the Master plan.

- **Implementation Element:**

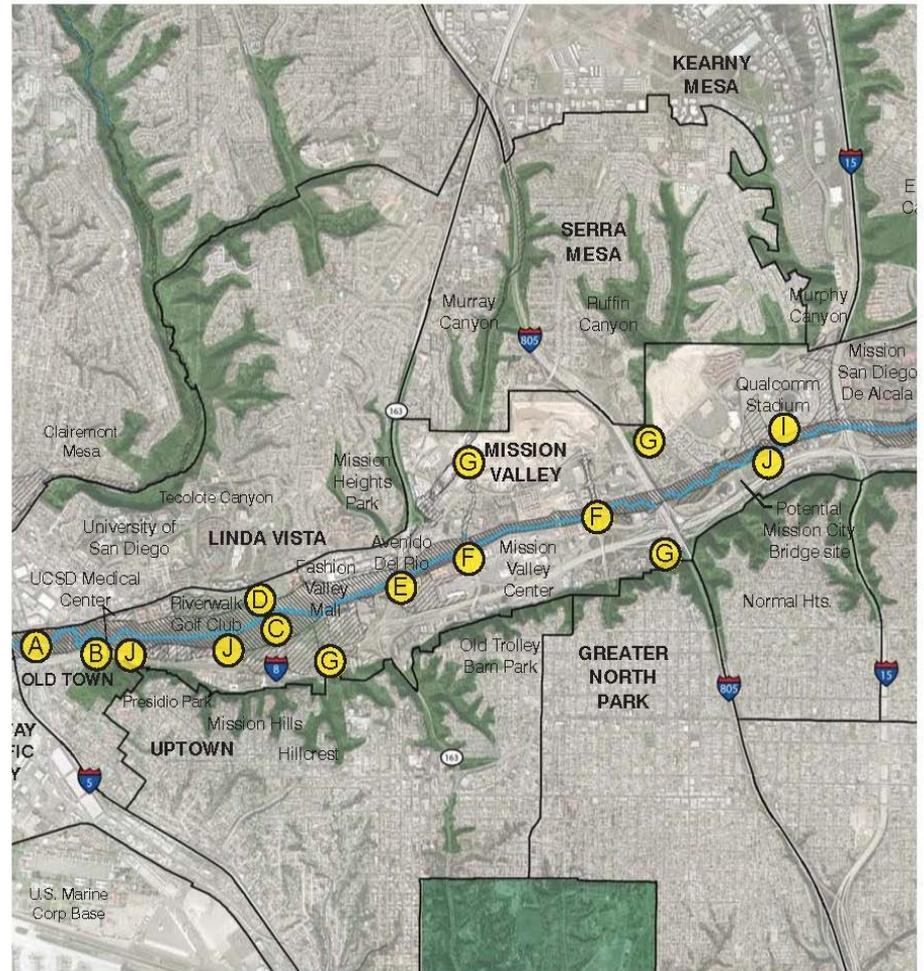
Added implementation of the San Diego River Park Master Plan.



Mission Valley Community Plan

Open Space Element Proposals

- A. Support goals of Mission Valley Preserve.**
- B. Connect River to Presidio Park.**
- C. Explore options at Riverwalk.**
- D. Improve hydrology at Riverwalk.**
- E. Create 'Green Gateways'.**
- F. Create grade-separated crossings at FSDRIP.**
- G. Create trail connections to adjacent canyons.**
- H. Complete the River Pathway.**
- I. When Qualcomm Stadium redevelops include a public park and open space.**
- J. Provide interpretive signs on the rich history of the River Valley.**

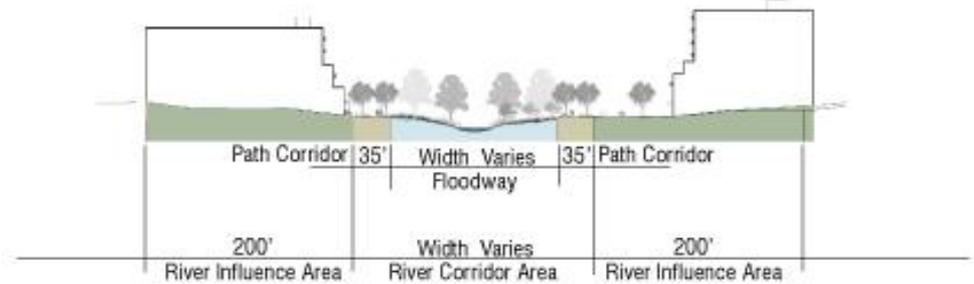


Mission Valley Community Plan

Urban Design Element:

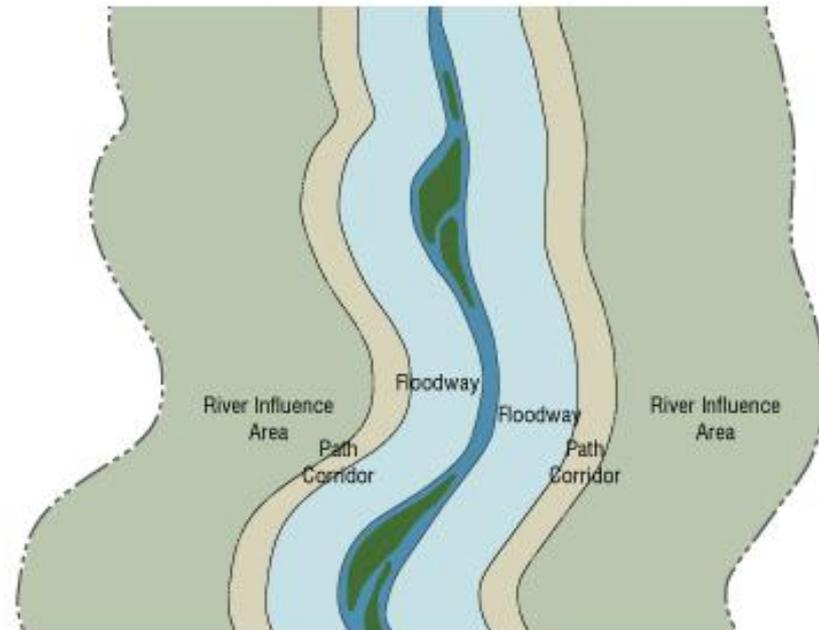
The River Corridor Area

100 year Floodway, the River Path Corridor, Trails, Site Furniture, Structures in this area, Lighting, Fences and Plant Materials.



The River Influence Area

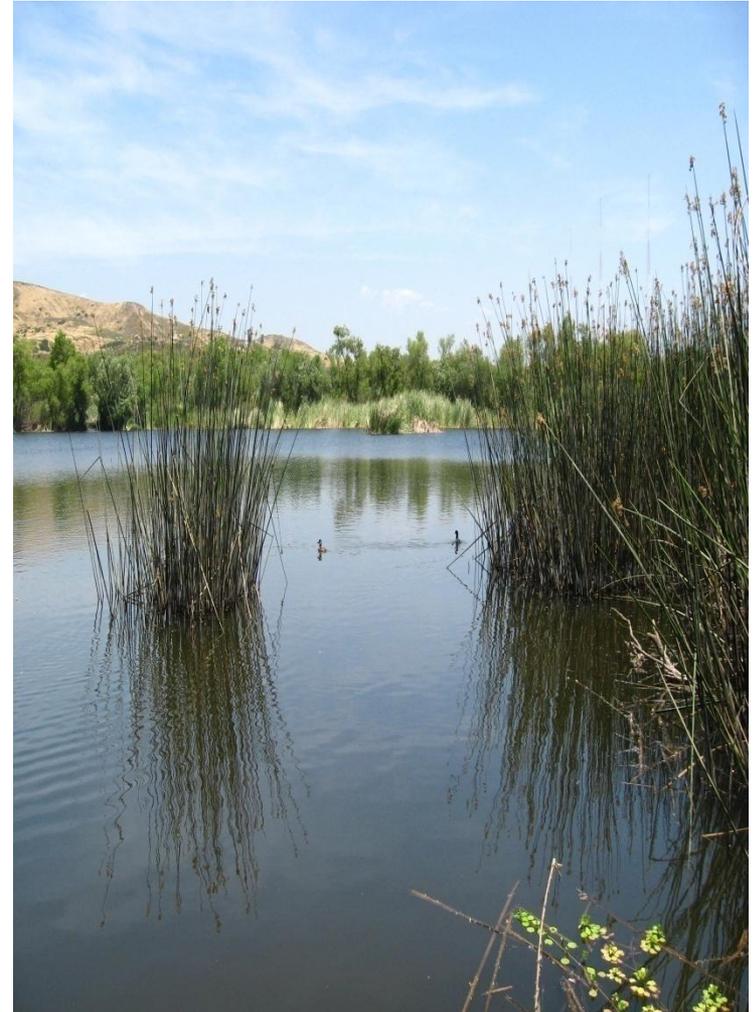
Setbacks, Heights, Off-street parking, Parking structures, Lighting, Architectural materials, Public access, Streets that abut the river, Fences and Plant Materials.



Mission Valley Community Plan

Remove the San Diego River Wetlands Management Plan – Appendix G (1985)

1. The development and mitigation of the wetlands is currently regulated by the **City's Environmentally Sensitive Lands Ordinance** which was adopted in 1997.
2. The majority of the wetland has been mapped as part of the **Multi-Habitat Planning Area (MHPA)** and is regulated by the City's Multiple Species Conservation Program Subarea Plan (1997).
3. The floodway boundaries in the plan are no longer accurate and have been **remapped by FEMA** and recent development.
4. The **wetland boundaries** have changed and are now required to be mapped at time of project proposal, along with appropriate wetland buffer.

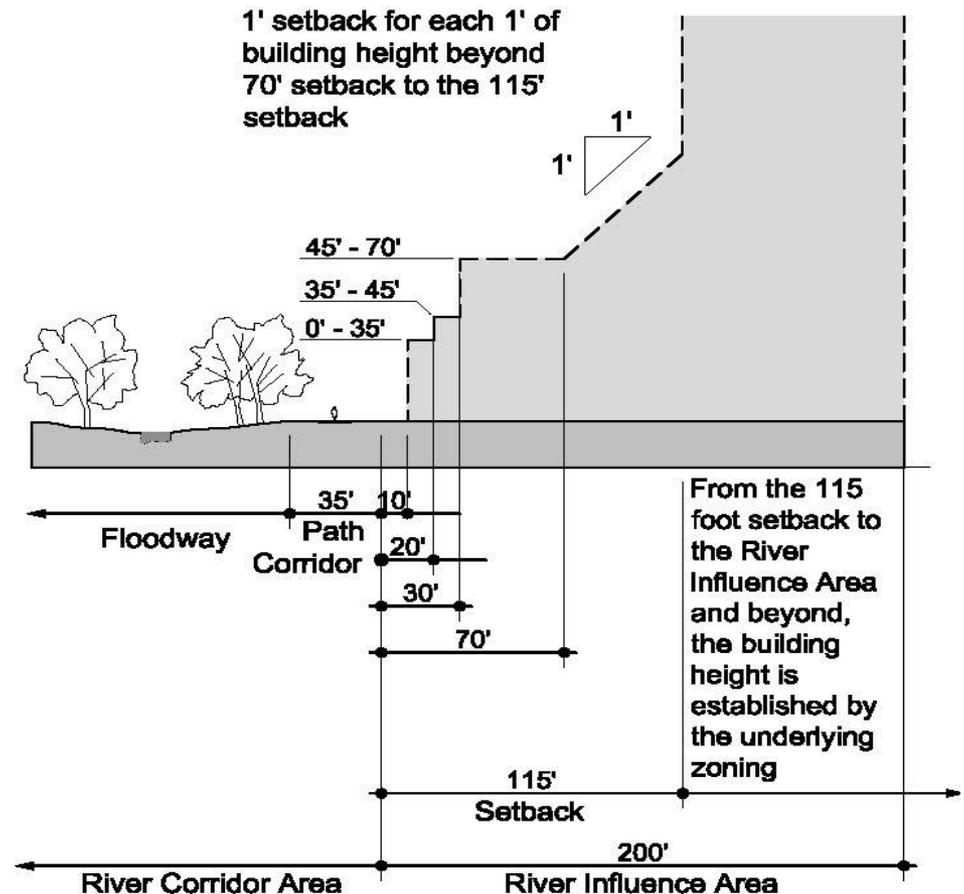


Mission Valley Planned District Ordinance

M.C. 1514.0101 to 1514.0408

Proposed Code Amendments

- Division One: General Rules
- Division Two: Permits and Procedures
- **Division Three: Zoning and Sub-districts**
- Division Four: General and Supplemental Regulations
- Appendix B and E



Mission Valley Planned District Ordinance

Division Three: Zoning and Sub-districts



Amendments to:

1. Boundaries
2. Buffer
3. Wetlands Management
4. River Setback and Yard
5. Reflectivity
6. Pedestrian/River Orientation
7. Signage
8. Lighting
9. Guidelines for Discretionary Review

Next Steps

- | | |
|--------------------|---|
| Fall 2010 | Presentation to Community Planning Groups and the Park Advisory Bodies |
| Fall - Spring 2011 | Planning Groups and Advisory Bodies to review documents and send/email input to staff |
| Spring 2011 | Draft CEQA document (Program EIR) out for public review and comment |
| Spring 2011 | Project team returns to Community Planning Groups and Park Advisory Bodies for recommendation on the San Diego River Park Master Plan and the Community Plan and Zoning Code Amendments |
| Summer 2011 | Final Draft documents to Park and Recreation Board/Planning Commission for recommendation |
| Fall 2011 | Final Draft documents to City Council for adoption |
| Spring 2012 | California Coastal Commission Submittal and Hearing |