SDRP CPIOZ *Defining the Boundaries*

BOUNDARIES

CPIOZ *Description, Process and How it Works*

Community Plan Implementation Overlay Zone (CPIOZ)

Overlay map defines boundaries of two areas:

River Corridor Area – CPIOZ Type B

- Allows for discretionary review
- Intent and Development Standards

River Influence Area – CPIOZ Type A

- Ministerial review
- Intent and Development Standards

River Corridor Area *Type B, Discretionary*

Intent

Provide a continuous corridor that varies in width, provides a diversity of native vegetation, views and access to the river, and increase river length and recharge area by separating it from ponds and creating meander and braiding

Goals

Natural River Environment
Passive Recreation
Walking, cycling, sitting, observation

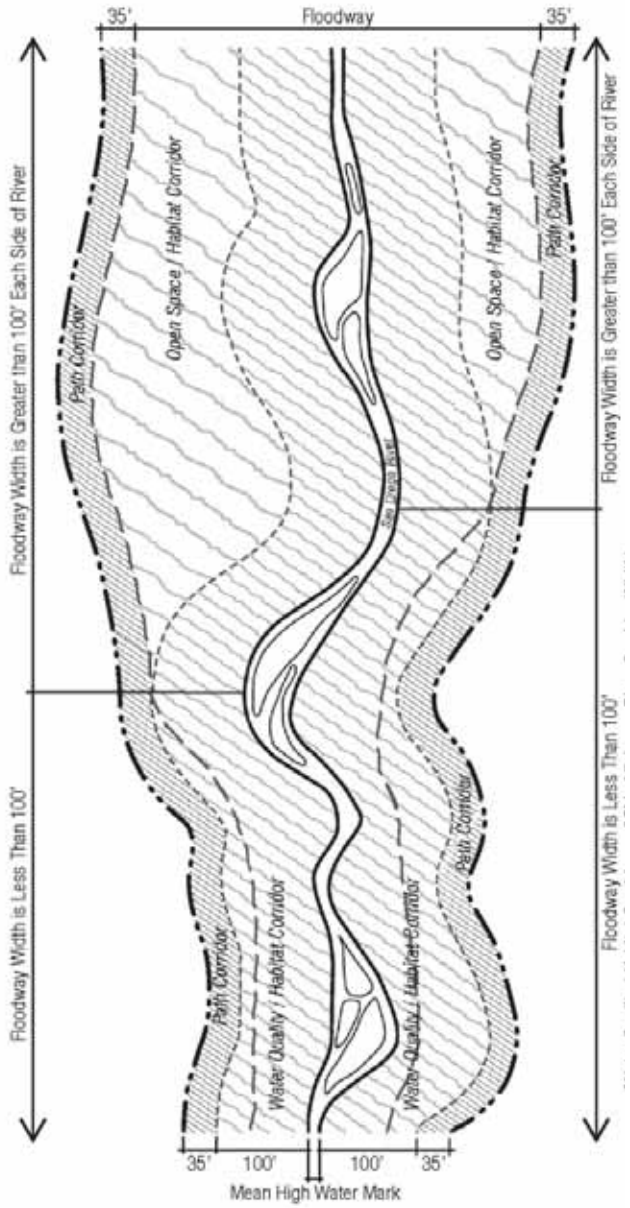
Wildlife Habitat

Eliminate exotic vegetation species and create habitat and movement areas for birds, reptiles and amphibians, small mammals

Water Quality

Expand riparian area, filtration of surface runoff prior to its reaching the river, increase groundwater infiltration, and a zone for constructing a meandering and potentially braided stream

River Corridor Area *Type B, Discretionary*



The River Corridor Area is generally defined as the existing 100-year Floodway as mapped by FEMA plus 35 feet on each side of the Floodway OR 135 feet on each side of the river as measured from the mean high water line, whichever is greater on each side of the river. West of Morena Boulevard, it is defined by the top of the levee plus 35 feet.

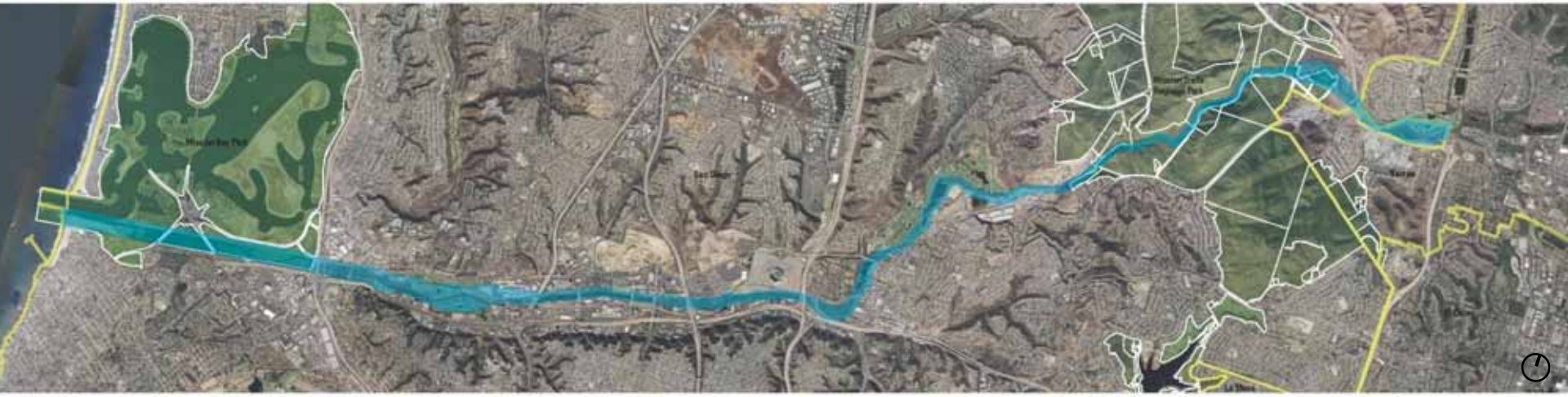
THREE SUB-CORRIDORS:

Water Quality / Habitat Corridor
100 feet on each side of the mean high water level. The intent of this corridor is to provide a zone of filtration and meander adjacent to the river.

Open Space / Habitat Corridor
The area between the Water Quality / Habitat Corridor and the 100 year Floodway. The intent of this corridor is to provide space for passive recreation and expanded wildlife habitat.

Path Corridor
35 feet beyond either the Water Quality / Habitat Corridor or the 100 year Floodway, whichever is greater on each side of the river. The intent of this corridor is to provide space for passive recreation and a hard surface path.

River Corridor Area *Type B, Discretionary*



River Influence Area *Type A, Ministerial*

Intent

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

Goals

Compatible Development
Active and Passive Recreation
Walking, cycling, athletic fields, parks

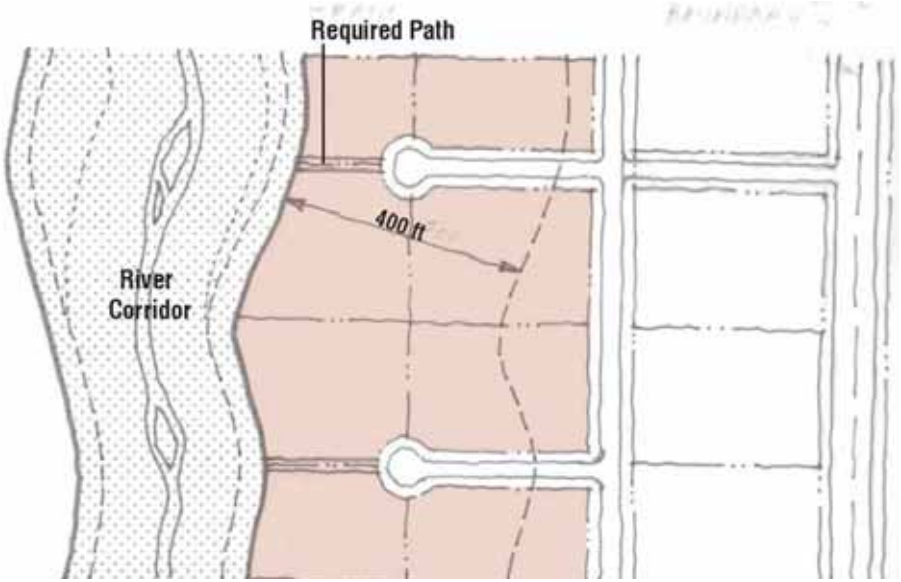
Quality Development

Encourage architectural massing that protects views to and from the river, lighting that protects the night sky and wildlife habitat

River Orientation

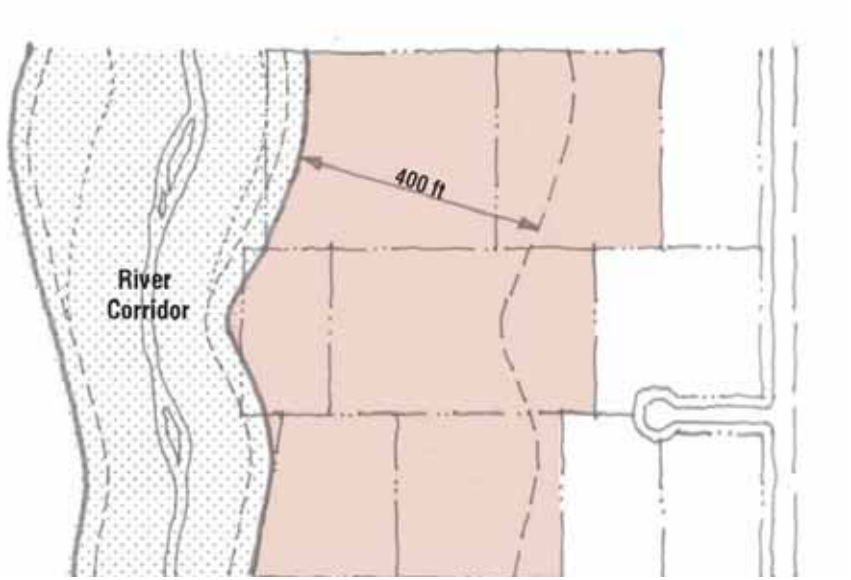
Encourage reorientation of development to the river corridor area and create access points in coordination with River Corridor Area

River Influence Area *Type A, Ministerial*

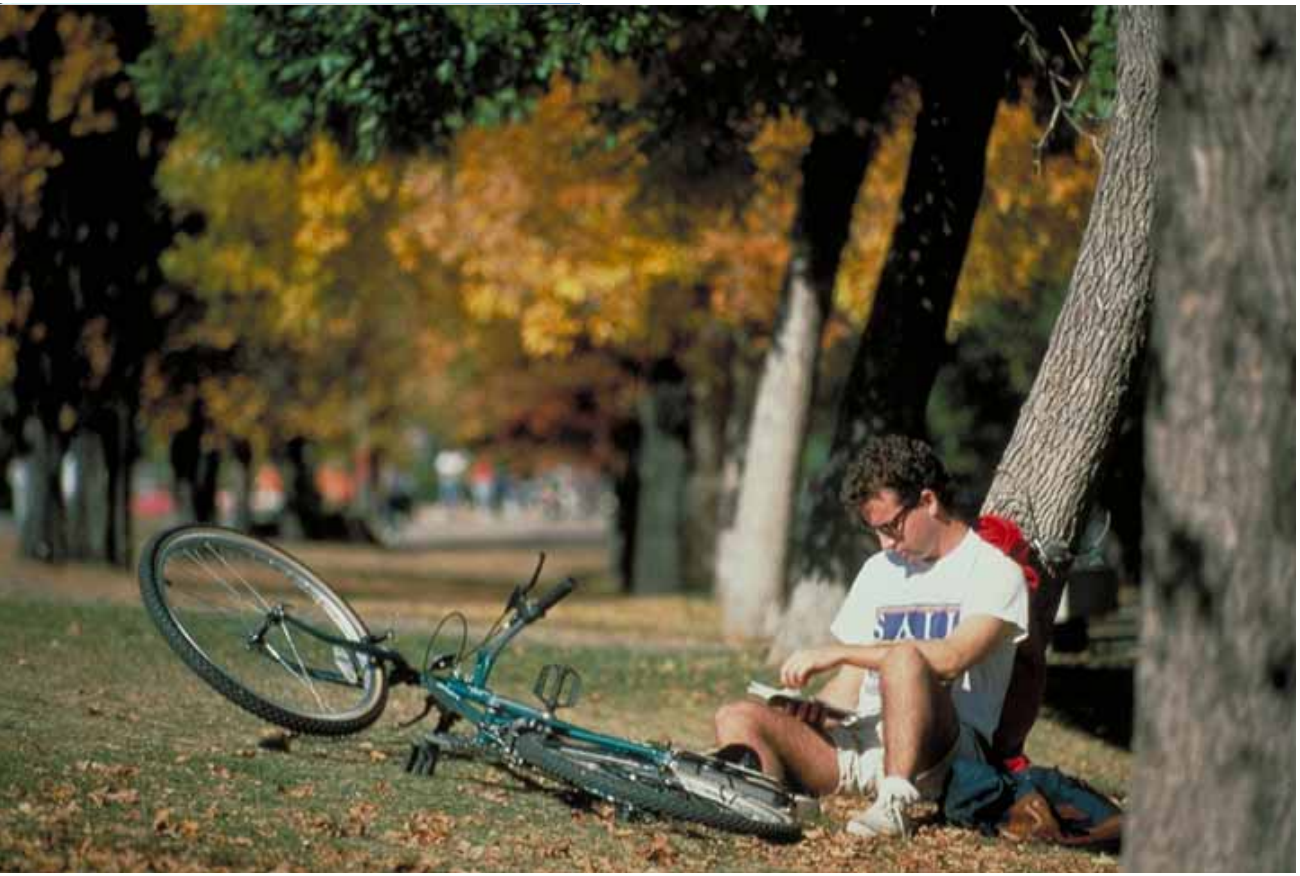


The River Influence Area is generally defined as private or public properties that are completely or partially within 400 feet (the average distance of 1 city block) of the River Corridor, excluding properties south of I-8.

The River Influence Area does not extend through Mission Bay Park or Mission Trails Regional Park, however. Existing development standards within each Park Plan shall apply.

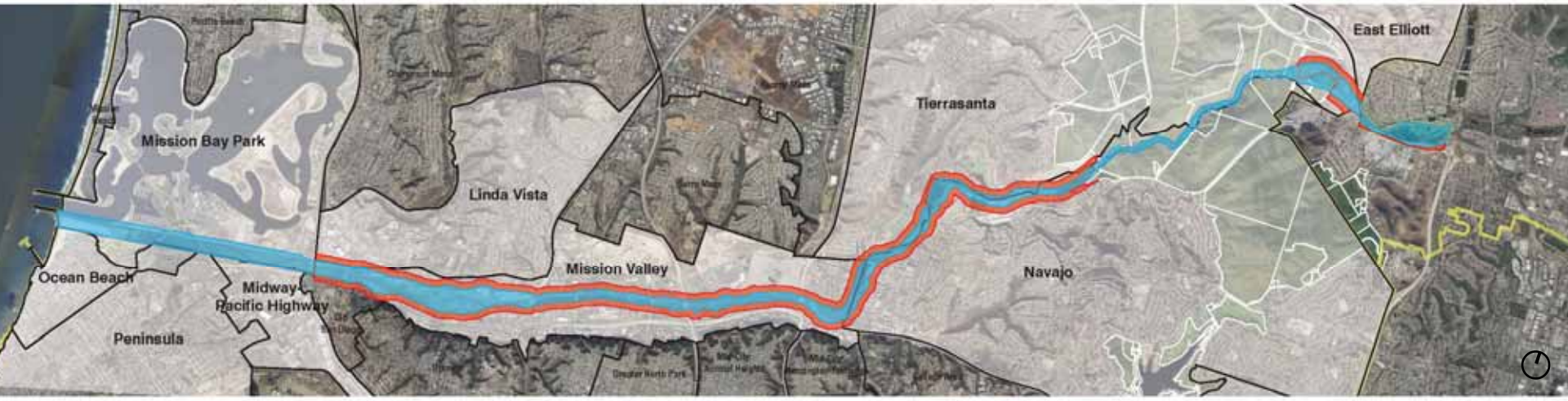


River Influence Area *Type A, Ministerial*



DEVELOPMENT STANDARDS

Standards and Guidelines *Existing*



9 Communities: *Ocean Beach, Peninsula, Midway, Mission Bay Park, Linda Vista, Mission Valley, Tierrasanta, Navajo and East Elliot.* *4 Specific Plans:* *Atlas, First San Diego River Improvement Project, Levi-Cushman and Mission City.* *3 Other Plans or Design Guidelines:* *Mission Bay Park Design Guidelines, Mission Valley PDO and Mission Trails Design District Design Manual.*

Standards and Guidelines *Existing*

Planning Document	Community Plan Policies/Development Guidelines Addressing River	Page
Atlas Specific Plan	**Key Terms:** *Floodplain* – refers to the land surface which is inundated by the 100-year flood (49,000 cfs). *Floodway* – refers to the channel of a river and the adjacent land areas that must be reserved in order to convey the 100-year flood without increasing the water surface elevation by more than one (1) foot. *Floodplain Fringe* – refers to an area within the floodplain, but outside the floodway, which may be developed by raising the ground level by at least two (2) feet above the water surface elevation of the design flood, in the case the 100-year flood (49,000 cfs).	4-2
	Open space uses of the river corridor will consist primarily of opportunities for walking and riding bicycles along the river. The pedestrian plazas will offer opportunities for sitting and enjoying views of the river.	4-46
	Design Concepts and Criteria: • Developments along the river corridor have at least two (2) orientations; one to the river, and the other to the freeway and hotel circle. Improvements within those parcels shall be site-planned to respect both these important orientations. Service access and utility areas are not appropriate uses for either frontage. • In general, the area should be considered an urban area and not a suburban area. This creates, however, some difficulty in integrating a highly urban situation with a highly natural one, the river. Improvements within those parcels adjacent to the river shall, at least symbolically, reflect as much of the river environment as possible within the interior of the site. In this way, a sensitive and subtle transition will occur between the river, structure, and freeway corridor. For example, utilizing riparian trees and water elements around a central courtyard or plaza could be one way to reflect a site's proximity to the river.	5-8
	• Access to the [LRT] station shall be provided by a pedestrian/bicycle bridge extending from the Town and Country site across the river. The bridge will be elevated above the 100-year floodplain with a minimum of two (2) feet of free board.	5-10
	• Major linkages and plazas shall reflect the urban character of the site while providing a transition with the riparian elements of the nearby river. • Pedestrian access shall be provided along the entire length of the river corridor at the Town and Country and Hanalei sites.	5-16
	The San Diego River should play a vital role in the urban design process for the Atlas Specific Plan area. In addition to physically crossing the Town and Country, Hanalei Hotel, and the Hanalei Tower	5-42

River Corridor Standards

Community Plan Implementation Overlay Zone (CPIOZ-Type B) for the Corridor - Discretionary Review - Permit Type B

RIVER CORRIDOR STANDARDS

River Corridor *Vision*

Park, Natural River Environment, Some Passive Recreation, Accessible River Bank, Continuous Multi-Use Path

River Corridor *Site Planning*

RIVER AND RIVER BANKS

Standards Approach

- Natural appearing waterway
- Meandering, Braiding
- Re-vegetation of Native Wetland Habitats

WATER QUALITY/ STORMWATER MANAGEMENT

Standards Approach

- Best Management Practices for:
  Biofilters, Detention Basins, Infiltration, Constructed Wetlands, Drainage Inserts, Pervious Paving
- Maintain at least a 100’ Corridor next to the river

VIEWS OF THE RIVER

Standards Approach

- Preserve and create views to the river
- Remove invasive vegetation (such as Arrundo Donax)
- Carefully specify and locate trees

River Corridor *Site Planning*

PASSIVE RECREATION

Standards Approach

- Locate passive recreation within the floodway or path corridor, at least 100’ from the river

PATHS AND TRAILS

Standards Approach

- Continuous, paved multi-use path throughout San Diego River Park
- Pedestrian trails connecting to river and passive recreation

BRIDGES AND BOARDWALKS

Standards Approach

- Limit vehicular bridges to major streets
- Design bridges to allow habitat movement
- Use boardwalks to avoid erosion, damage to wetlands

River Corridor *Site Planning*

STREET LOCATION

Standards Approach

- Avoid new streets in the River Corridor

PUBLIC SIGNS/INFORMATION SYSTEMS

Standards Approach

- Consistent graphics, color, materials
- Provide kiosks at key entry points

UTILITIES

Standards Approach

- Minimize utility intrusion in the River Corridor

River Corridor *Architecture*

PATH CORRIDOR STRUCTURES

Standards Approach

- Only Structure Types Allowed in Path Corridor:
  - Park Shelters
  - Shade Structures
  - Minor Ancillary Structures: Bathrooms, Maintenance Equipment Storage

STRUCTURE CHARACTER

Standards Approach

- Traditional stone and wood structures
- Contemporary stone and wood structures
- ‘Californio’ style stone and wood structures

Traditional

Contemporary

‘Californio’

River Corridor *Landscape Architecture*

PLANT MATERIAL

Standards Approach

- Three planting groups appropriate for the open space functions in the River Corridor
  - Native Habitat Species for Water Quality/Habitat Areas
  - Native/Hybrid Species for the Path Corridor
  - Urban Species for Recreation Areas

HABITAT RESTORATION

Standards Approach

- Provide a Restoration Plan
- Remove exotic and invasive vegetation; particularly *Arrundo donax*

SOFT SURFACE TRAILS

Standards Approach

- Gravel fines, minimum 5’ wide
- Access to the river bank but not continuous

River Corridor *Landscape Architecture*

SITE ELEMENTS

Standards Approach

- Benches, Picnic Tables, Trash Receptacles, Bicycle Racks, Drinking Fountains
- Consistent in appearance, durable, and in character with park structures

LIGHTING

Standards Approach

- Minimize lighting within the River Corridor
- Consistent in character with other park furniture
- Full Cut-Off Lighting, White Light, maximum height of 12 feet

River Influence Standards

Community Plan Implementation Overlay Zone (CPIOZ-Type A) for the River Influence - Ministerial Review - Permit Type A

RIVER INFLUENCE STANDARDS

River Influence *Vision*

- *To transition from the open space of the river to urban development away from the river.*
- *To avoid overshadowing the river with high or massive buildings.*
- *To provide good pedestrian and bike connections to the river.*
- *To improve the quality of development next to the river.*

River Influence *Site Planning*

BUILDING ORIENTATION

Standards Approach

- Orient front entries and primary facades toward the river or toward streets that join or lead to the river

BUILDING HEIGHT AND STEPBACKS

Standards Approach

- Lower height limits of buildings closer to the river, higher the further from the river
- Upper level stepbacks for the top floors or higher buildings

SETBACKS

Standards Approach

- Minimum Setback 20 Feet
- Setbacks increase with building height

River Influence *Site Planning*

VIEWS TO THE RIVER

Standards Approach

- Greater side-yard setback to allow views between buildings
- Reduced site coverage for buildings

LOCATION OF PARKING LOTS

Standards Approach

- Buffer parking lots next to the river with increased setbacks and planting
- Limit the amount of parking lots and vehicular drop-offs, along the river

LOCATION OF SERVICE AREAS

Standards Approach

- Not allow service areas or refuse collection areas, to face the river
- Require substantial screening if seen from the river

River Influence *Site Planning*

ACCESS TO THE RIVER

Standards Approach

- Require public pedestrian/ bike paths across private property to the river in certain circumstances: from dead end streets, between large parking lots, etc.

DRAINAGE AND GRADING

Standards Approach

- Prohibit draining directly into the river

PUBLIC STREETS

Standards Approach

- Provide on-street bike lanes at minimum intervals
- Minimize street widths

River Influence *Site Planning*

PUBLIC PARKS

Standards Approach

- Incorporate natural areas similar to the River Corridor natural areas
- No lighted active recreation areas within River Influence Area
- Park structures of the same character as in the River Corridor

River Influence *Architecture*

MASSING FORM, VARIETY

Standards Approach

- Minimum variation of Wall Planes, Angled Wall Planes, or Measureable Skyline Variation, etc.

VARIETY AND SCALE

Standards Approach

- Recessed windows and doors, recessed or projected balconies, projected bays, shading devices, etc
- Rear elevations that face the river designed to same level of quality and material as the primary facade

TRANSPARENCY AND REFLECTIVITY

Standards Approach

- Set a minimum percent for ground floor transparency for street facing and river facing facades
- Set minimum transparency coefficients
- Set maximum reflectivity coefficients

River Influence *Architecture*

MATERIALS

Standards Approach

- Limit the materials pallet to masonry, glass, non-glare metal, and treated wood to blend with the river character

ROOF DESIGN

Standards Approach

- Organize, cluster and screen mechanical equipment
- No rooftop storage

BUILDING LIGHTING

Standards Approach

- For buildings that adjoin the River Corridor only: limit building lighting to downcast fixtures, primarily at entries

River Influence *Architecture*

SPECIFIC BUILDING TYPES

Standards Approach

- Specify façade criteria for parking garages that face the river
- Specify internal lighting standards for parking garages that adjoin the river

SIGNS

Standards Approach

- Reduce number and size of sign
- Require shielded sign lighting
- Limit the heights of signs

River Influence *Landscape Architecture*

SITE LANDSCAPING

Standards Approach

- Front setbacks for properties that face the river include native plant material that extend the River Corridor landscape character
- Minimize the use of turf

PARKING LOT LANDSCAPING

Standards Approach

- Increase perimeter screening landscape
- Increase internal landscaping

SITE AND PARKING LOT LIGHTING

Standards Approach

- Require full cut-off, downcast lighting
- Limited height of parking lot and site light poles

River Influence *Landscape Architecture*

SCREENING, FENCING, GATE AND WALLS

Standards Approach

- Use quality materials consistent with River Corridor
- Noise screening where necessary

PUBLIC STREETS

Standards Approach

- Detached sidewalks separated from curb by a landscaped park strip or long cut-out, with street trees at a regular spacing

PUBLIC PARKS

Standards Approach

- Park landscaping to include a minimum percentage of native plant material used in the River Corridor

Breakout Groups

BREAKOUT GROUPS

Next Steps

Next Workshop Dates

- November 1
- November 3

Sign-In Sheets

- Remember to sign-in!

Adjournment

- Thanks for your valuable input!