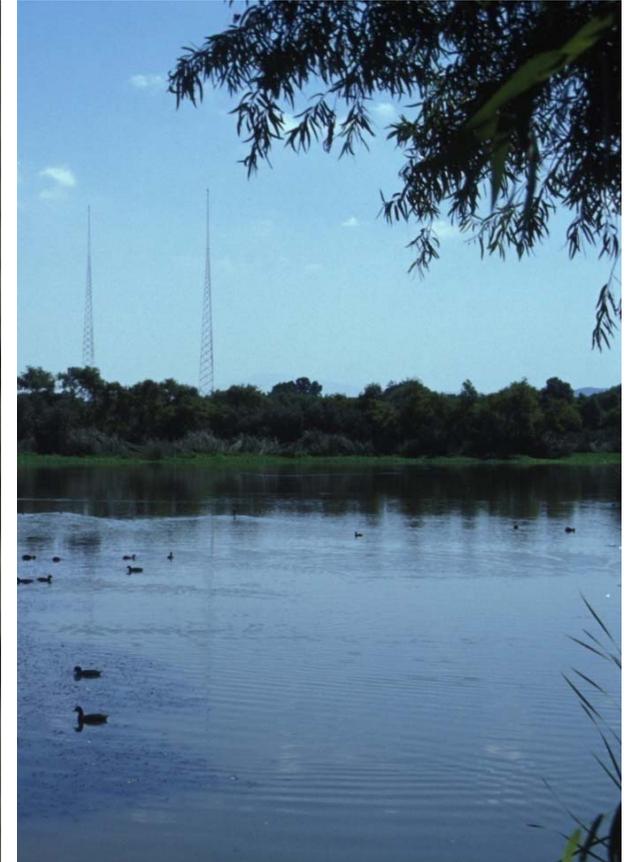
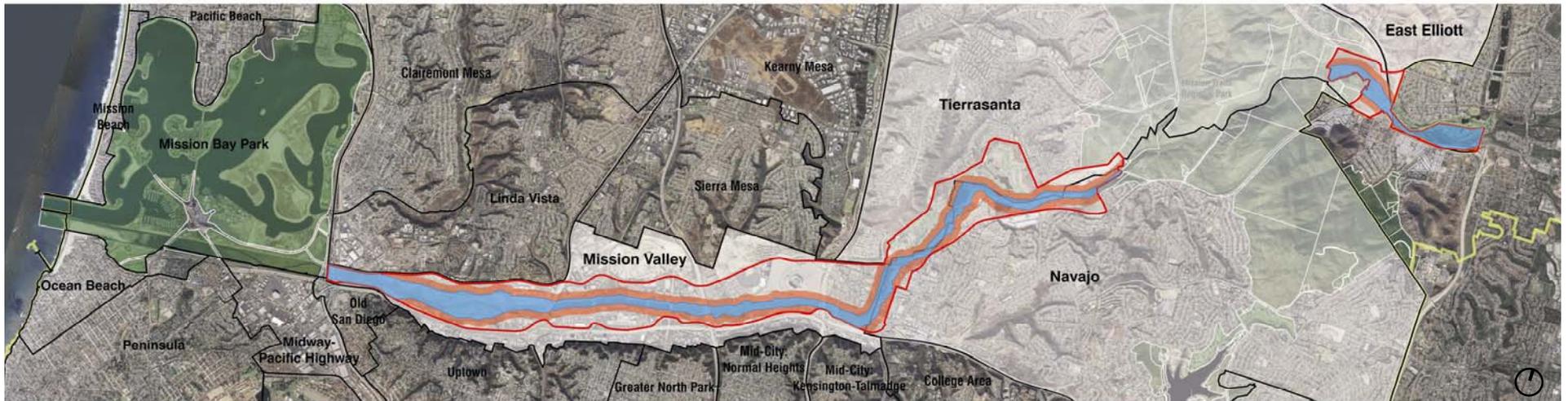


San Diego River Park Master Plan *Implementation*



DEVELOPMENT
REGULATIONS

Regulations *Existing*



4 Communities: Mission Valley, Tierrasanta, Navajo and East Elliott. 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.

Regulations *Existing*

Planning Document	Community Plan Policies/Development Guidelines Addressing River	Page
Atlas Specific Plan	<p>Key Terms:</p> <p><i>Floodplain</i> – refers to the land surface which is inundated by the 100-year flood (49,000 cfs).</p> <p><i>Floodway</i> – 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.</p> <p><i>Floodplain Fringe</i> – 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).</p>	4-2
	<p>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.</p>	4-46
	<p>Design Concepts and Criteria:</p> <ul style="list-style-type: none"> • 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
	<ul style="list-style-type: none"> • 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
	<ul style="list-style-type: none"> • 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
	<p>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</p>	5-42

River Corridor Regulations

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



RIVER CORRIDOR
REGULATIONS

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

- Create opportunities for meander, braiding and separation from ponds.
- Unlined, soft bottomed with gently sloping edges.
- No berming, channelization or man-made constraints or barriers.
- No rip rap, concrete or other unnatural material should be used for stabilization.



STORM WATER MANAGEMENT

- Maintain at least a 100' Water Quality Corridor next to the river.
- Abide by the City of San Diego's Land Development Code Storm Water Runoff and Drainage Regulations.
- Abide by the San Diego River Watershed Urban Runoff Management Plan.



VIEWS TO THE RIVER

- Preserve and create views to the river from streets crossing the river and from passive recreation areas.

River Corridor *Site Planning*



PATHS AND TRAILS

- Continuous, paved multi-use path throughout San Diego River Park, except within Mission Trails Regional Park.
- Pedestrian trails should connect to river and passive recreation.
- Soft surface hike/bike trails should be provided through Mission Trails Regional Park.



ACCESS TO THE RIVER CORRIDOR

- The San Diego River Park path and trail system should connect to regional and local path and trail systems.

River Corridor *Architecture*



STRUCTURES TYPES

Structure Types Allowed in the Path Corridor:

- Park Shelters
- Shade Structures
- Restrooms
- Maintenance Equipment Sheds
- Other Similar Park Related Structures



STRUCTURE CHARACTER

- Estuary Reach structures should be contemporary, with metal columns and fabric in tension.
- Lower Valley, Confluence and Upper Valley Reach structures should be California style.
- Gorge and Plateau Reach structures should be rustic, using stone and wood, and consistent with structures in Mission Trails Regional Park.



Contemporary



California



Rustic

River Corridor *Architecture*



Bridges

- Pedestrian/Bicyclist only bridges should be located at steep grade crossings, streambeds and in other areas where protection of water quality and habitat is needed
- Pedestrian/Bicyclist only bridges should blend into the natural landscape.
- Vehicle/Pedestrian/Bicyclist bridges should include a minimum of a 10 feet clear sidewalk for pedestrians and bicyclist in each direction.
- The multi-use path should tie into every street/bridge that crosses the River Corridor.

River Corridor *Landscape Architecture*



PLANT MATERIALS

- Two planting groups are appropriate for the functions of the River Corridor:
 - Native Habitat Species List for Water Quality/Habitat and Open Space/Habitat areas.
 - Path Corridor Species List for the Path Corridor.



SITE ELEMENTS

- Benches, Drinking Fountains, Bicycles Racks, Trash and Recycling Receptacles, and Picnic Tables.
- Should be metal.
- Should have a natural metal finish (stainless or galvanized) or painted warm grey.
- No Barbeques or Hot Coal Receptacles.



LIGHTING

- The River Corridor should not be lighted, except where required for public safety.
- Full cut-off lighting, white light, maximum height of 12 feet.
- Should have a natural metal finish (stainless or galvanized) or painted warm grey.

River Corridor *Landscape Architecture*



PUBLIC SIGN TYPES AND CHARACTER

- Signs should have consistent graphics, color, material, type styles, size and mounting height.
- Signs should also meet the City of San Diego Park and Recreation sign standards.



SECURITY CALL BOXES

- Security call boxes may be installed in the Path Corridor if warranted for public safety.