

4.0 DESIGN GUIDELINES

4.1 PURPOSE

The purpose of the Master Plan design guidelines is to provide written and graphic information to support the Master Plan vision, principles and recommendations, for development areas within or directly adjacent to the river within the Mission Valley, Navajo, Tierrasanta and East Elliot community plans, and the following Development Regulations in the City of San Diego Land Development Code:

- Mission Valley Planned District Ordinance (Chapter 15, Article 14, Division 1-4),
- Community Plan Implementation Overlay Zone (Chapter 13, Article 2, Division 14, Navajo)
- Mission Trails Design District (Chapter 13, Article 2, Division 12)

All City of San Diego public projects that do work in the river area and have an approved permit from the city prior to the adoption of this Master Plan, are exempt from the requirements of the San Diego River Park Master Plan Design Guidelines until such time the Master Permit is amended, canceled or expired. However, the Master Permit projects are encouraged to comply where possible. All future private or public projects that propose to or modify public utilities within the River Corridor or River Influence Areas must meet the requirements of the most current version of the City's Water and Sewer Design Guide.

4.2 RELATIONSHIP TO MULTIPLE SPECIES CONSERVATION PROGRAM SUBAREA PLAN AND ENVIRONMENTALLY SENSITIVE LANDS REGULATIONS

In addition to supporting the Master Plan's vision, principles, and recommendations, the Master Plan's design guidelines must be consistent with the Multiple Species Conservation Program Subarea Plan (MSCP) and the Environmentally Sensitive Lands (ESL) Regulations (Chapter 14, Article 3, and Division 1).

The MSCP is a comprehensive habitat conservation planning program that addresses multiple species habitat needs and the preservation of native vegetation communities. See Section 6.1.5 for a full description of the MSCP. The San Diego River and a majority of the area adjacent to the river are mapped per the MSCP as Multi-Habitat Planning Area (MHPA) and subject to the MSCP Subarea Plan “Land Use Considerations”. These Land Use Considerations are implemented through the ESL regulations and the City’s Biology Guidelines during project proposal, review and approval.

The ESL Regulations for Wetland Buffers apply to all land along the river that contains wetlands. These regulations require a wetland buffer to be provided and maintained around all wetlands, as appropriate, to protect the functions and values of the existing wetland area. In the Coastal Overlay Zone, the wetland buffer is a standard 100 feet minimum. Outside the Coastal Overlay Zone, the wetland buffer is determined by the recommendations of the Biology Report. Site specific evaluation of onsite wetland’s functions and values, at the time of a project proposal, is recorded in the Biology Report and these conditions form the basis for the wetland buffer width. Proposed wetland buffers may require consultation with the wildlife agencies (U.S. Fish & Wildlife Service and California Department of Fish and Game) before any public hearing for a development proposal. The wetland buffer can be the same footprint as the MHPA, or in some cases, the buffer will be larger than the MHPA boundary due to the functions and values of the existing wetland. Therefore, all development proposals in and adjacent to the San Diego River must map the following three areas:

1. The River Corridor and River Influence Areas of the San Diego River Park Master Plan (this can be determined by applying the Master Plan design guidelines).
2. The MHPA area (this area has been mapped and can be accessed from SANGIS mapping systems).
3. The Wetland Buffer area (this area will be determined based on the biological resource present at the time of project submittal).

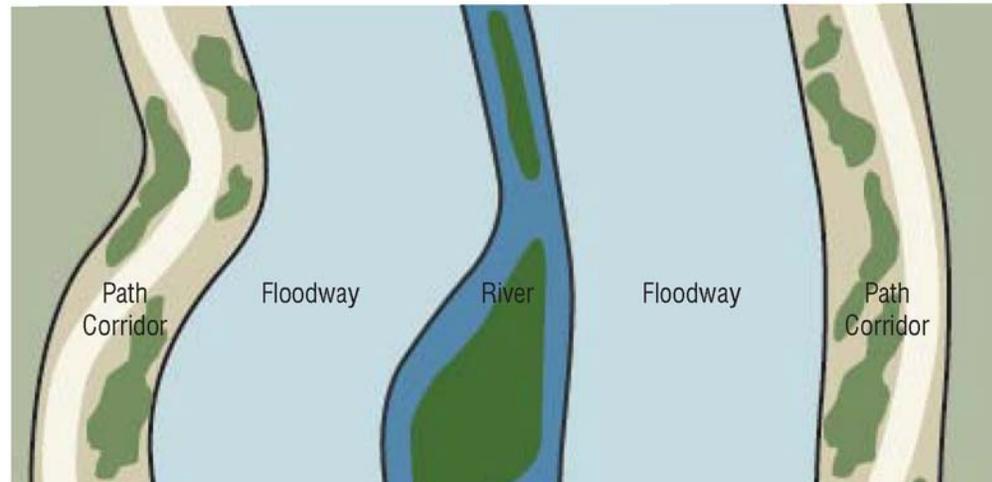
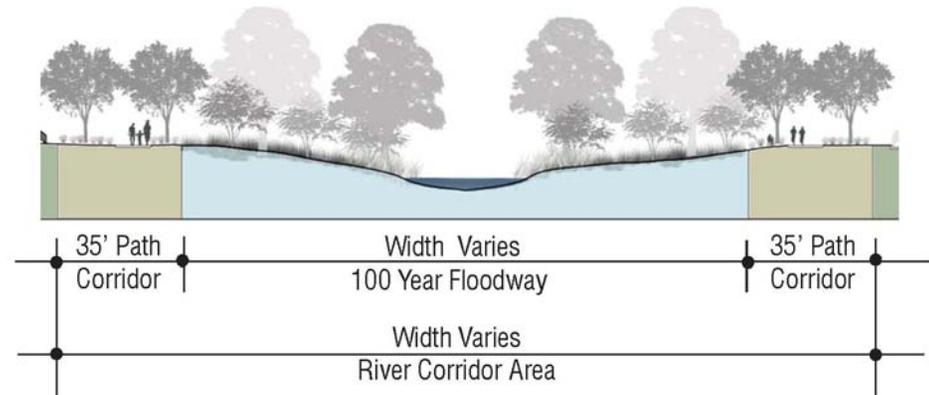
Once the areas are mapped, the largest mapped area will prevail. In some areas where the MHPA and the Wetland Buffer are larger than the San Diego River Corridor Area, then the San Diego River Park pathway (river pathway) will be required to be outside the MHPA and the wetland buffer. In some areas a MHPA boundary adjustment may be requested for the river pathway location.

4.3 RIVER CORRIDOR AREA

4.3.1 PURPOSE AND DEFINITIONS

4.3.1.1 Purpose

The purpose of the River Corridor Area is to restore the health of the San Diego River by cleaning the river, improving its hydrologic function, increasing its length and recharge area, separating it from ponds, and creating opportunities for braiding and meandering. It will also enhance wildlife habitat by providing a continuous movement corridor that varies in width and provides diversity of habitat and native vegetation. The River Corridor Area will also serve as a natural open space and a recreation system for the surrounding communities by providing a river pathway, a trail network and other park amenities. Its purpose is also to establish the valley as a common gathering place for all San Diego citizens, unify fragmented land of the river valley, emphasize a continuum of experience from the ocean to the mountains, and reveal the history of the river valley and its significance to the San Diego Region.



Plan and Section of River Corridor Area

4.3.1.2 Definitions and Boundaries

The River Corridor Area is defined as the 100-year Floodway and the Path Corridor:

- 100-year Floodway: The current Federal Emergency Management Agency (FEMA) mapped area for the 100-year floodway (floodway) and this area will vary in width depending on the location along the river. This area provides for: a filtration zone adjacent to the river; an opportunity for the river to meander; places for wildlife habitat and, where possible, pedestrian trails. Recreation uses within the floodway to comply with the Land Development Code and may require approval from local, state and federal resource agencies.
- Path Corridor: The 35-foot area beyond the floodway on both sides of the river. This area provides for a wildlife habitat zone, native vegetation, a multi-use river pathway, picnic areas, scenic/interpretive overlooks, fitness stations, seating and educational exhibit areas. The only type of motorized vehicles would be those used by disabled people per the American Disabilities Act and public safety and maintenance vehicles. In locations that do not contain sensitive habitat additional recreational amenities such as children's play areas, multi-purpose courts or multi-purpose turf areas can be considered. All areas that are mapped MHPA or within a wetland buffer or adjacent to these areas have restricted uses as defined in the MSCP and the ESL regulations.

4.3.2 SITE PLANNING FOR THE RIVER CORRIDOR AREA

4.3.2.1 100-Year Floodway

- A. Development in the floodway should be in accordance with Land Development Code Section 143.0145 (Development Regulations for Special Flood Hazard Areas), the Environmentally Sensitive Lands Regulations in Chapter 14, Article 3, Division 1 of the Land Development Code and the Multiple Species Conservation Program (MSCP) Subarea Plan 'Land Use Considerations for Flood Control' where the floodway is mapped MHPA.
- B. The river bottom and sides should be natural or designed with natural materials and sized to accommodate a 100-year flood as well as provide for groundwater recharge capability.
- C. The use of gabions and native stone on river sides to dissipate flows should include design features to provide for or preserve wildlife habitats and wildlife movement corridors.
- D. Where floodway width permits, the bottom of the floodway should be a maximum of 5 percent cross slope to encourage river braiding and meander.



Rehabilitated Platte River in Colorado designed to be natural in appearance by utilizing native materials and gentle slopes



Example of natural stone used to dissipate flows and allow for wildlife movement



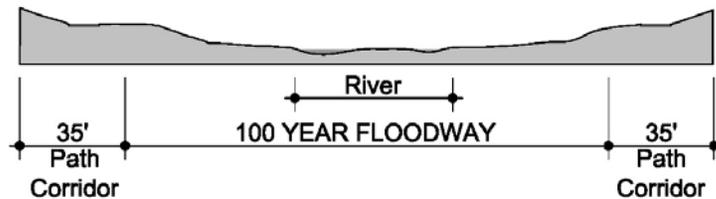
Natural river bank in Southern California with gently sloping edges and native plant materials



Concrete or other man made materials should not be used to stabilize channel banks

4.3.2.2 Path Corridor

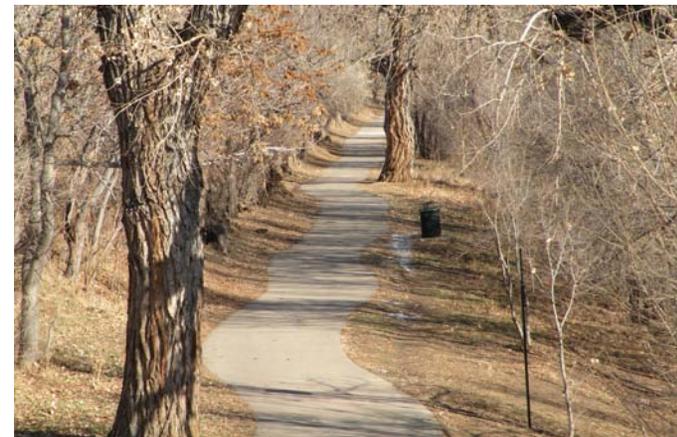
- A. Manufactured slopes within the Path Corridor should preserve the natural character of the floodway; protect the function and values of ground water recharge, the water quality and wildlife movement and habitat. Avoid long, continuous manufactured slopes with hard edges and provide smooth transitions. All slopes to be appropriately stabilized and re-vegetated with native plants.
- B. Energy dissipation devices, such as rock rip-rap or gabions, should be native stone or similar to the natural soil color and provide for or preserve wildlife habitats and wildlife movement corridors.
- C. All drain pipes in this area should not be visible from the river pathway.
- D. Headwalls should be as small as possible and match existing soil color.
- E. If the Path Corridor area is to serve as a population-based park for residential development, then the area should meet the Guidelines of the Park and Recreation Element of the City's General Plan (Table RE-2-3)



Section of River Corridor Area



Example of manufactured slope and native planting between path and river



Example of a smooth transition at top of slope

4.3.2.3 Storm Water Drainage and Water Quality Design

Development within the River Corridor Area should comply with the Land Development Code, Chapter 14, Article 2, Division 2, (Storm Water Runoff and Drainage Regulations) and should implement the requirements of the City's Storm Water Standards Manual and the San Diego River Watershed Management Plan. In addition, all projects should include innovative approaches to storm water drainage and water quality management that incorporates the design principles of sustainable development. These design principles include the following best management practices:

- A. "Source control" to reduce the initial contribution of pollutants into a water way, such as implementing educational programs on source control, maintenance practices on source control, and/or integrated pest control management.
- B. "Site design" to reduce runoff and pollutants through the use of permeable surfaces, low water use landscaping, and open spaces which facilitate the reduction of runoff, pollutants and litter.
- C. "Treatment control" to maximize pollutant removal from runoff flows in creative systems which provide multiple functions, such as incorporating landscaping filters (bioswales and detention basins) to reduce flow velocities, to filtering runoff to control erosive processes.

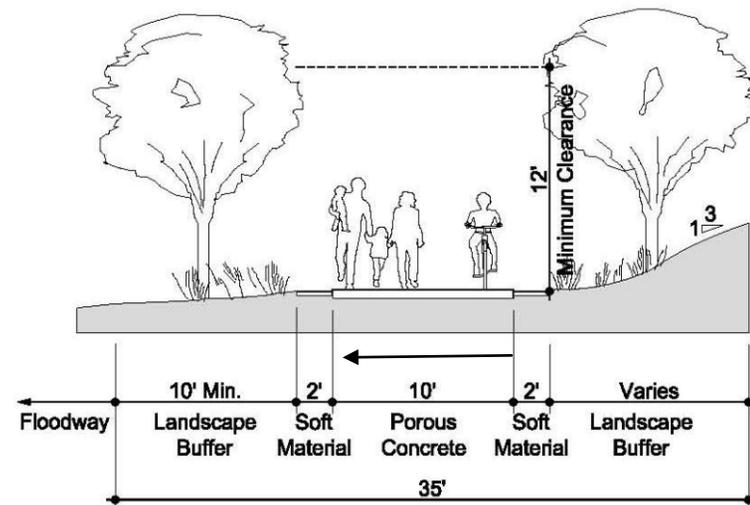
4.3.2.4 San Diego River Pathway

The San Diego River Pathway, a multi-use pathway for bicycle and pedestrian use, to be located within the 35-foot Path Corridor and is considered the primary pathway for the entire 17.5 mile river park from the Pacific Ocean to the City of Santee. Where possible, the river pathway should occur on both sides of the river. In cases where site conditions, or topography, do not allow for the river pathway, a narrower pedestrian trail should be provided. The river pathway to include design treatments of all intersections with pedestrian sidewalks and vehicular travel paths (e.g. bike lanes, bike paths, streets), that appropriately address safety and access of all users, using current City of San Diego and Caltrans standards (i.e. Street Design Manual, Council Policy 200-07 and Caltrans Chapter 1000 Bikeway Planning and Design). If any part of the River Corridor Area is mapped MHPA, or determined to be within a wetland buffer area, the river pathway should be moved just outside of these areas. In these situations, the outer edge of the river pathway will be the new boundary for the River Corridor. The river pathway will connect to the existing Mission Trails Regional Park (MTRP) trail system on the west and east boundaries of the park. At this point the river pathway will collocate on a MTRP trail and be identified through signage. All trails within MTRP will be designed to the MTRP Park Master Plan requirements.

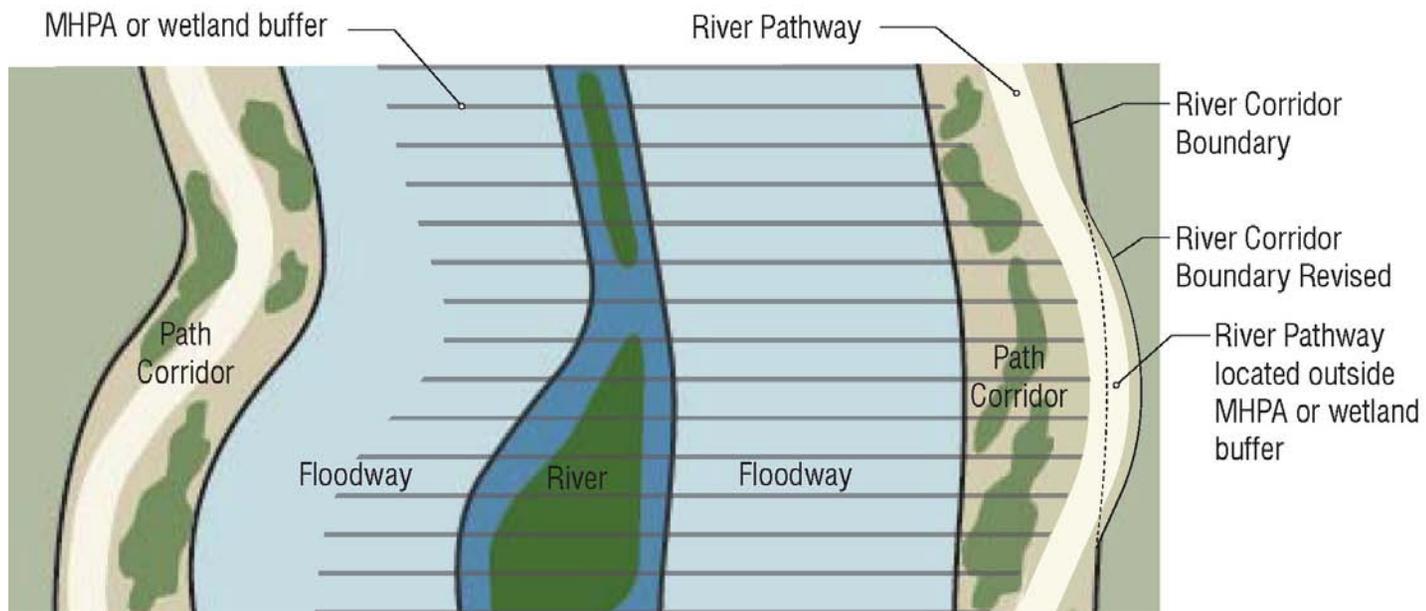
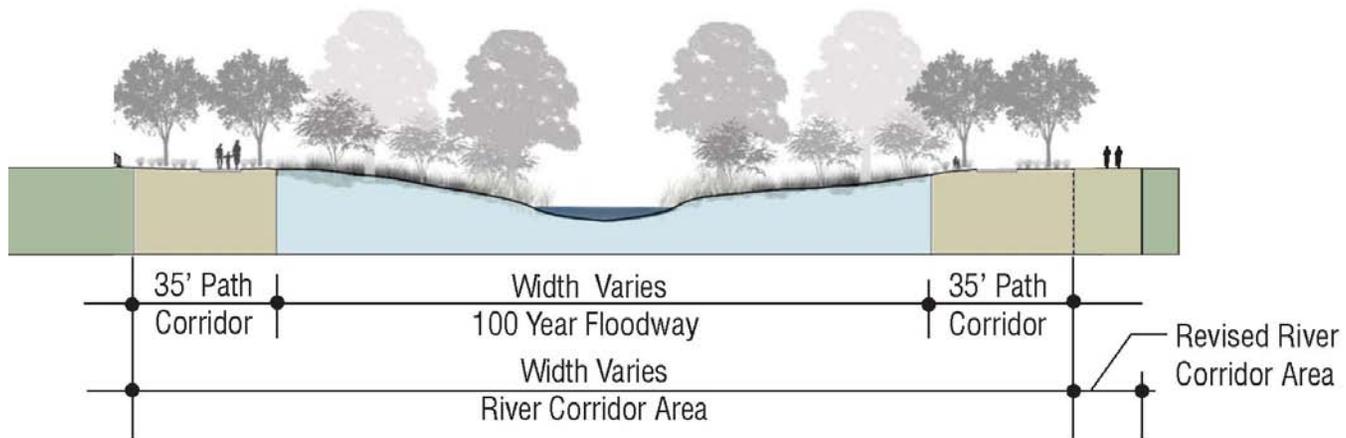
- A. The river pathway to be a minimum 14-foot wide and consist of a minimum 10-foot wide concrete surface (porous concrete material preferred where feasible), with a minimum 2- foot wide shoulder area of decomposed granite, Class II recycled base or similar soft material, to be similar in color to the river pathway, along each side of the 10-foot wide river pathway. A 12-foot vertical clearance to be provided over the 14-foot wide river pathway. The river pathway surfaces should have a cross slope no greater than 2 percent.
- B. The concrete material to be a color that blends with the surrounding native soil with a texture appropriate for bicycle and pedestrian uses.
- C. The river pathway to meander, where possible, within the 35-foot Path Corridor. A 10-foot wide minimum landscape area between the edge of the 100-year floodway and the edge of the river pathway should be provided.
- D. Creative elements such as leaf or animal imprints appropriate to each reach may be included in the river pathway paving material.
- E. The river pathway to meet ADA standards and guidelines and California Title 24 regulations for accessibility, unless impracticable because of existing site conditions and terrain that would prevent the incorporation of accessibility features.



Typical River Pathway with soft surface on both sides



River Pathway Section



Plan and Section of River Corridor with mapped MHPA and/or Wetland Buffer Area

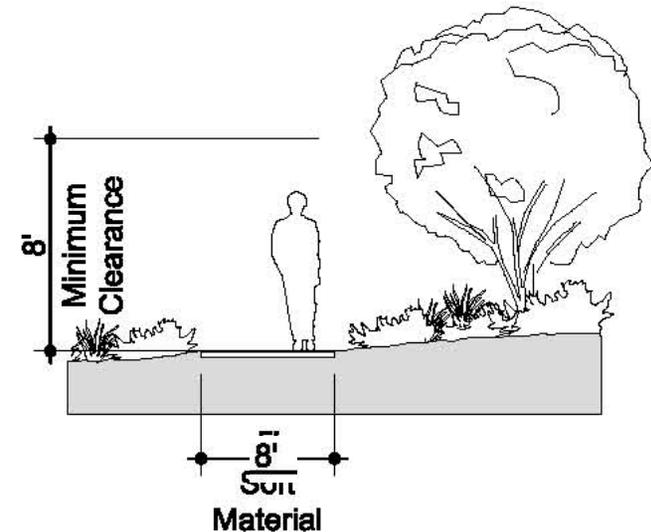
4.3.2.5 Trails

Trails proposed within the River Corridor Area provide a secondary path system for pedestrians to experience the river valley native landscape and habitat. In some areas, trails will provide a connection where physical constraints do not permit the river pathway to occur. Typically, trails should be confined to existing trail locations to provide the least amount of impact to the wildlife habitat.

- A. Trails should be a maximum of 8 feet wide and have a minimum vertical clearance of 8 feet. Trails within the MHPA, or a wetland buffer, to be a maximum of 4 feet wide and meet the requirements of the MSCP Subarea Plan, 'Land Use Considerations'.
- B. Trails should be a continuous loop, connecting to the river pathway. Dead-end trails should be avoided where possible for safety reasons.
- C. Trails should be soft-surface materials, such as decomposed granite (color to blend with the surrounding native soil) or suitable native soil with a maximum cross slope of 2 percent with appropriate sediment and erosion control devices.
- D. Trails should have an alignment that responds to natural conditions with minimal grading and disturbance to existing vegetation.
- E. Trails should meander, where possible.



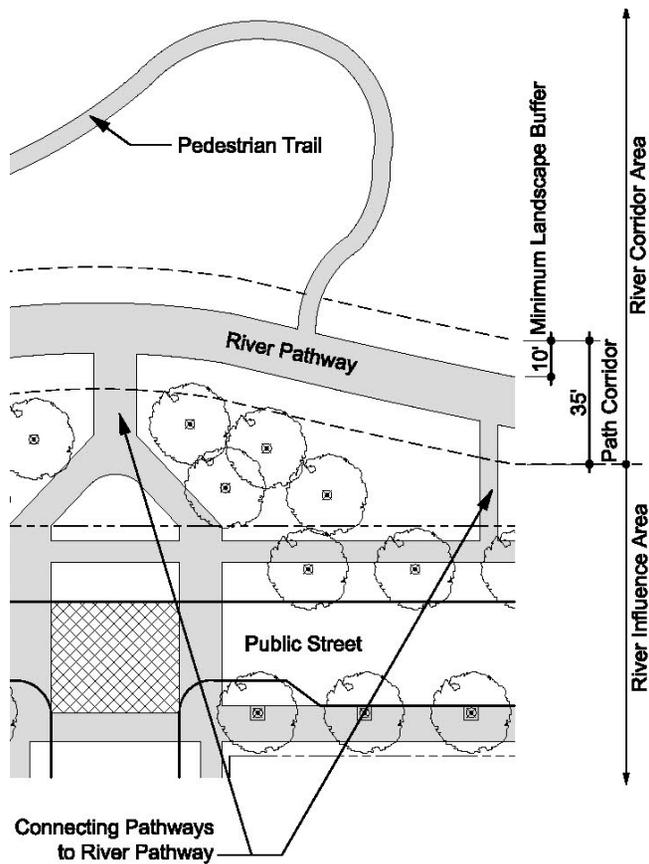
Example of a natural Trail



Pedestrian Trail Section

4.3.2.6 Connecting Pathways

The river pathway and trail system should connect to existing regional trails and public sidewalks on adjacent properties and/or parks. Connecting pathways and trails to the river pathway should meet the design guidelines noted in section 4.3.2.4, 4.3.2.5 and 4.4.2.8 through 4.4.2.11.



Connecting Pathways Diagram



Example of Connecting Pathway

4.3.2.7 Bridges

All new or redeveloped bridges should be specially designed to acknowledge and announce the crossing of the San Diego River. Signs should be included to highlight the pedestrian crossings, as well as the San Diego River Park.

- A. Pedestrian/bicycle-only bridges should be at locations of steep grade crossings, streambeds and in other areas where protection of the water quality and wildlife habitat is needed. The width of bridges should be determined by anticipated use, but should provide a minimum of 10-foot wide area for pedestrians and bicyclists.
- B. Pedestrian/bicycle-only bridges should be designed to blend into the natural landscape character of the River Corridor Area through the use of natural materials or material that reflects the natural colors of the river valley. Bridges that cross significant habitat, or historic view sheds, should include a platform to allow for pedestrian viewing without obstructing mobility.
- C. Vehicular/pedestrian/bicyclist bridges should include a sidewalk for pedestrians and where possible a Class 1 bike route in each direction or, at a minimum, on one side of the bridge.
- D. Bridges crossing the River Corridor Area should be designed, where possible, to accommodate the river pathway passing beneath the bridge during typically low water conditions (minimum of 12 feet vertical clearance) with a ramping connection to at-grade crossings to accommodate high water conditions.
- E. Bridge spans should provide adequate space for both the river and dry land area to accommodate wildlife movement, where possible.



Example of a Pedestrian / Bicycle Bridge



Example of a grade separated high and low water level street crossing

4.3.2.8 Boardwalks

Boardwalks provide a stable and creative approach to accessing river shorelines and wetland features for park users of all abilities. Boardwalks can be constructed in several different ways depending upon the site conditions. The boardwalk structure is typically supported on piers which can be used in wet conditions, or even submerged areas. Boardwalks could be installed in lieu of surface paths within sensitive habitat areas; however, no boardwalk elements may be installed in areas which would impede or obstruct the 100-year floodway.

4.3.2.9 Picnic Areas and Overlooks

Picnic areas and overlooks to be provided along the river pathway, within the 35-foot Path Corridor, at locations where habitat or historic views are available, where connections to adjacent communities are accessible, and at a minimum provided at intervals of one-half mile. These places will function as destinations, rest areas, and places of education and orientation. Interpretive information should be integrated into overlooks and picnic areas.

Picnic areas and overlooks could include a combination of the following:

- Picnic tables on concrete material
- Trash and recycling receptacles
- Bicycle racks
- Shade structure and/or shade trees
- Benches and/or seat walls
- Interpretive signs
- Drinking fountains
- Elevated Decks



Example of pedestrian boardwalk within a sensitive habitat



Example of a bench and a picnic table at elevated overlook

4.3.3 ARCHITECTURE FOR THE RIVER CORRIDOR AREA

Permanent structures are not allowed in the 100-year Floodway in accordance with the Land Development Code Section 143.0145 (Development Regulations for Special Flood Hazard Areas). Within the 35-foot Path Corridor the following permanent structures could be located to provide the following and should be designed to provide safety through visual access to the spaces and reduce vandalism and graffiti:

- A. Shade structures
- B. Picnic shelters
- C. Interpretive and/or scenic overlooks

4.3.3.1 General Architecture Material for Structures

The San Diego River Park Master Plan identifies six reaches within the river valley based on topographic characteristics and river condition. The six reaches comprise four distinct architectural zones, as follows:

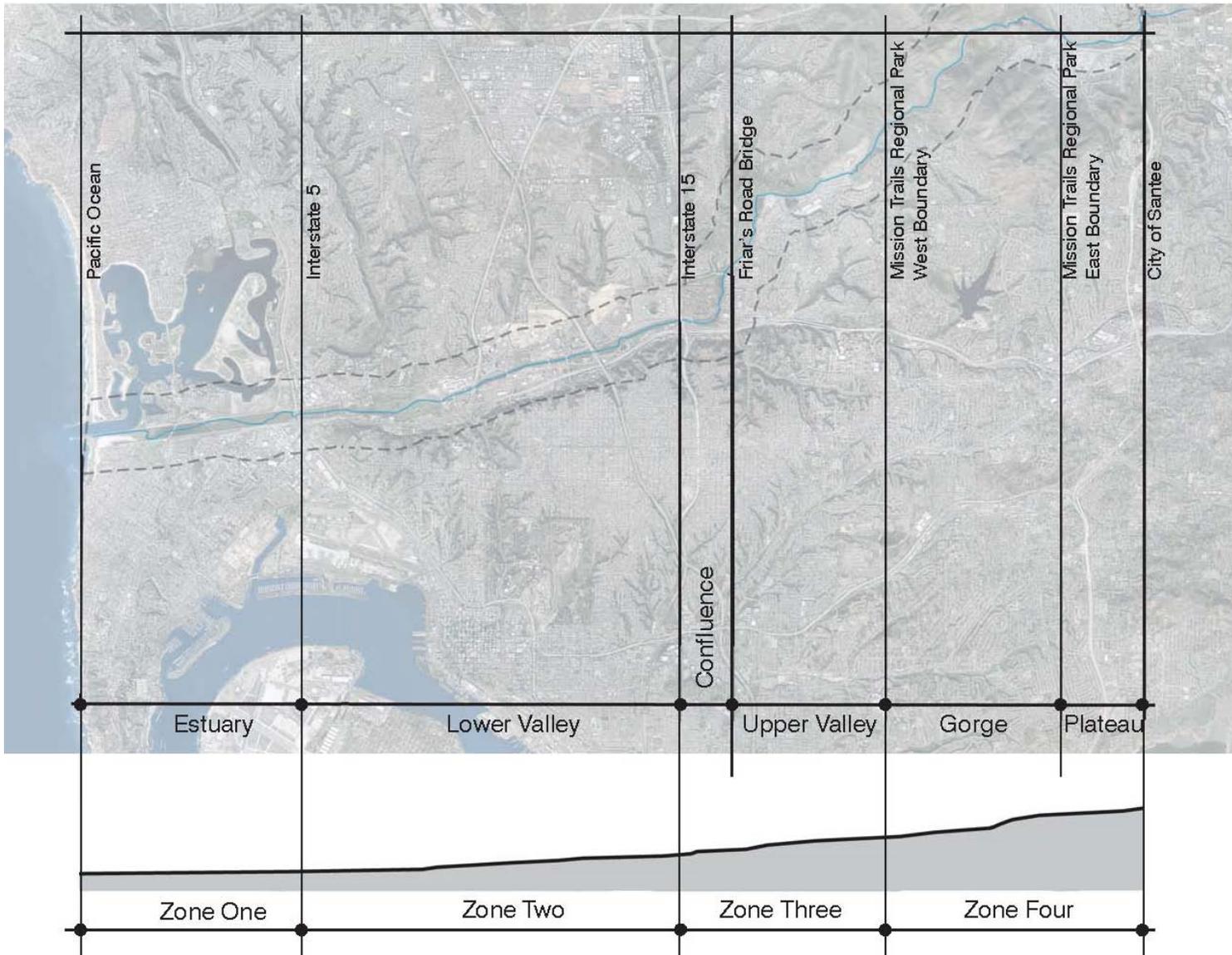
Architectural Zone 1: Estuary

Architectural Zone 2: Lower Valley

Architectural Zone 3: Confluence and Upper Valley

Architectural Zone 4: Gorge and Plateau

General architectural material for structures should reflect the local context and be consistent within each reach. Low maintenance, recyclability, hazardous materials content, and carbon footprints should be considered in material choices. The following descriptions establish the basic approach for each architectural zone. All architecture within Mission Bay Park or Mission Trails Regional Park to meet the design standards contained in the Park Master Plans for each parks respectively.



Architectural Zones for the River Corridor Area

Architectural Zone 1:

Estuary (Pacific Ocean to Interstate 5)

Influenced by the sea and ocean, shade structures, picnic and overlook shelters should be composed of:

- Columns - Metal tensile technology (preferably stainless steel)
- Shade Structures or Roofs - Fabric panels stretched for shade canopies and roofing

Other materials such as glass, sand, shells and native grasses should be integrated as complementary materials. Walls that are part of shade structures, picnic and overlook shelters should be constructed from precast concrete, or cast-in-place concrete walls with integral color that reflects the sand found in the estuary.



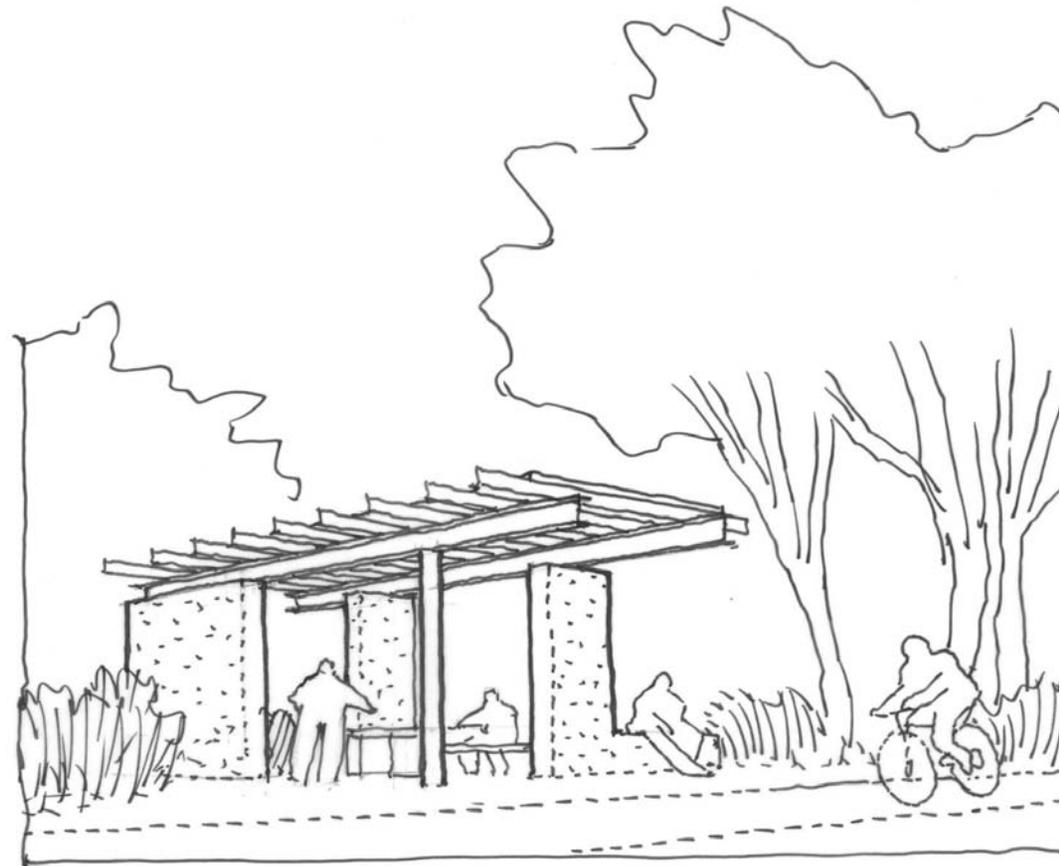
Example of tensile fabric shade structure for Estuary Reach

**Architectural Zone 2:
Lower Valley (Interstate 5 through Mission
Valley to Interstate 15)**

Influenced by the adobe walls and post and beam structure and expressive of traditional regional architecture, shade structures, shelters and pergolas for picnic areas, and interpretive and scenic overlooks should be composed of:

- Columns – Wood, steel, concrete and/or adobe
- Shade Structures or Pergolas - Metal and/or wood lattice
- Walls – Cast in place concrete, cement stucco finish over concrete masonry units.
- Roofs - Metal or terra cotta tile on flat or sloped roofs

Other materials, such as terra cotta tile and cobblestones should be integrated as complementary materials. Walls that are part of shade structures, picnic and overlook shelters should be clad in hard coat cement stucco over precast concrete, cast-in-place concrete or concrete block. The stucco should be colored in warm ‘whites’ or adobe colors that are similar to the regional architecture.



Example of Lower Valley shade structure composed of metal lattice over concrete supports

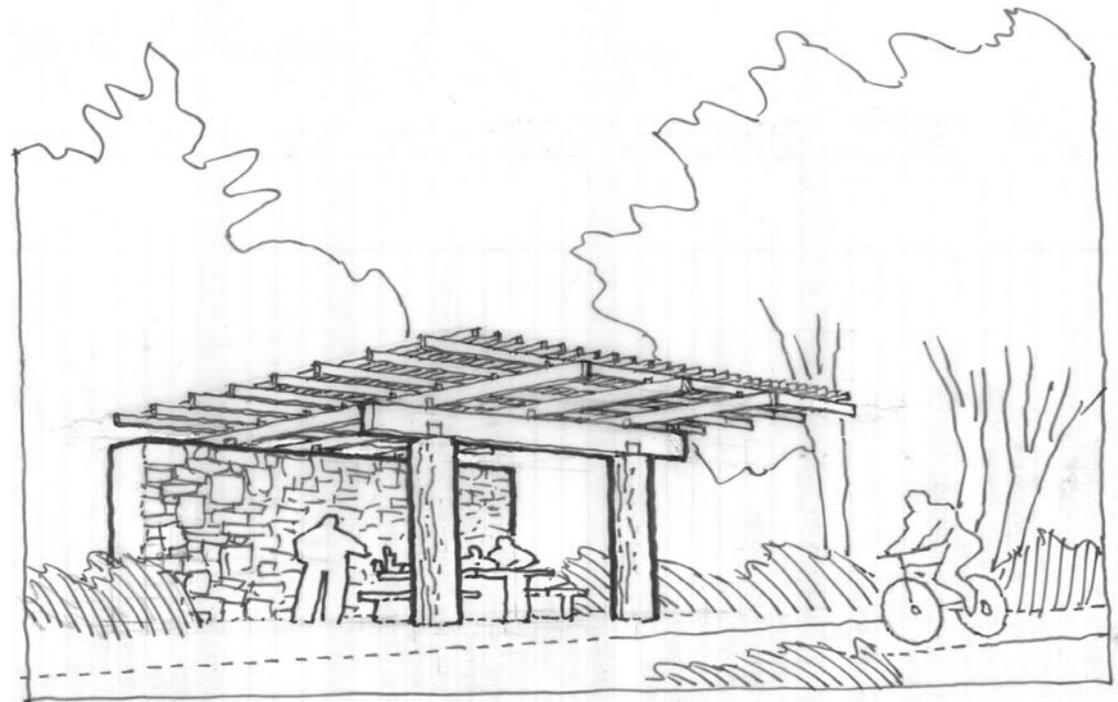
Architectural Zone 3:

Confluence and Upper Valley (Interstate 15 to Mission Trails Regional Park)

Influenced by the cobblestone walls and dam found in the Mission Trails Regional Park, shade structures, shelters and pergolas for picnic areas, and interpretive and scenic overlooks should be composed of: :

- Columns - Native stone and/or wood.
- Shade Structures or Pergolas – Metal or wood lattice
- Walls - Native stone or stone veneer (over precast concrete, cast-in-place concrete, or concrete block colored to match natural colors of the river environment)

Other materials, such as metal and concrete imprinted with upland plants and animals should be integrated as complementary materials.



Example of Confluence/Upper Valley shade structure featuring wood lattice supported by a stone wall and wood columns

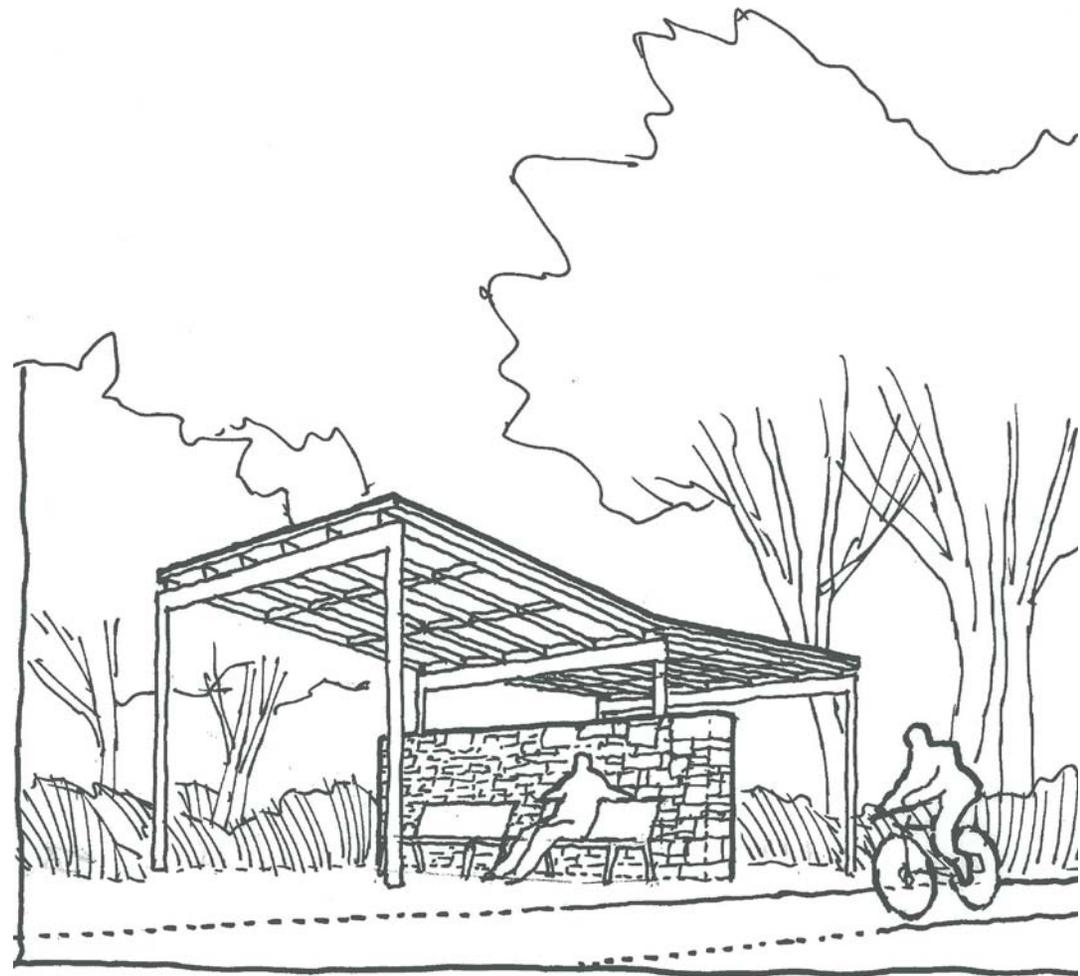
Architectural Zone 4:

Gorge and Plateau (East of Mission Trails Regional Park to City of Santee)

Influenced by the expansive views, rolling hills and grasslands of Mission Trails Regional Park, structures should be generally low and horizontal, reflecting the character of ranch architecture. Shade structures, shelters and pergolas for picnic areas, and interpretive and scenic overlooks should be composed of:

- Columns - Naturally finished metal and/or wood
- Shade Structures or Pergolas - Galvanized and/or corrugated metal on wood beams and/or wood lattice
- Roofs - Metal or wood flat roofs over wood structure
- Walls - Adobe, stone or concrete block for walls (concrete block walls should have the color and texture of adobe or faced with stone)

Other materials such as cobblestones and concrete imprinted with native grasses should be integrated as complementary materials. Note: All structures in Mission Trails Regional Park to meet Mission Trails Regional Park Master Plan design guidelines.



Example of Gorge/Plateau shade structure featuring low, horizontal wood roof with metal columns

4.3.3.2 Placement of Structures

Site structures should be placed at intervals throughout the River Corridor Area and at locations that offer views, shade or historic interpretation. Locate structures to avoid over-use and crowding in constrained or densely-populated areas. Structures should also be placed near points of access to the San Diego River, such as connections to off-site paths, public sidewalks, and parking areas, in order to more easily serve larger groups of people, as well as people with disabilities.

- A. Place structures so as not to interrupt the flow of users of the river pathway.
- B. Locate structures at views of the river and valley walls, and take advantage of interesting topographic, historic or scenic conditions.
- C. Some structures should be located near public access points, paths and parking areas.
- D. Locate structures for visibility from public streets or the river pathway.
- E. Structures to be accessible to persons with disabilities in accordance with Americans with Disabilities Act (ADA) Guidelines and California Title 24 regulations.



Example of structure appropriate for Estuary or Lower Valley



Example of a structure at Mission Trails Regional Park

4.3.3.3 Lighting of Structures

Design lights into the architecture of the structure and discourage use of decorative lights. A balance must be achieved between lighting to provide security and the absence of lighting necessary for a functional wildlife habitat. In general, structures should be evenly under-lit rather than over-lit.

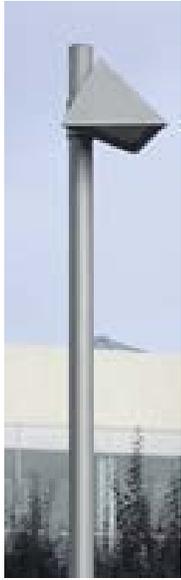
- A. Utilize shielded lights.
- B. Solar powered lighting should be used as a sustainable alternative.
- C. Lighting should be vandal-proof and easy to maintain.
- D. Lights on structures that are located adjacent or in the MHPA to meet the requirements of the MSCP Land Use Adjacency Guidelines.
- E. Lighting should provide true color rendering and be energy efficient.

4.3.4 LANDSCAPE ARCHITECTURE FOR THE RIVER CORRIDOR AREA

4.3.4.1 River Pathway Lighting

Lighting of the river pathway may be necessary in some areas for safety and security. Any lighting located within the River Corridor Area should meet or exceed the City of San Diego Park and Recreation Consultant's Guide to Park Design and be shielded and directed away from sensitive areas to ensure compliance with the MSCP Subarea Plan, 'Land Use Adjacency Guidelines' and to be in accordance with Land Development Code Section 142.0740, (Outdoor Lighting Regulations).

The overall conceptual approach to illuminating the River Corridor Area should be to balance safety and security with nighttime visibility and function through light color selection and reduction of glare. The approach should minimize light pollution ("sky-glow") and light trespass ("spillage"), particularly into adjacent habitat and residential areas. Where lighting is appropriate, it should be treated consistently throughout the River Corridor Area, in terms of light source, fixture type, and fixture finish and color.



Examples of angular, cut-off down-cast lighting

Examples of solar powered lighting

Color of the Light Source

Light color should provide true color rendering and be energy efficient.

Standards and Fixtures

A fixture palette that allows lighting to respond to adjacent conditions (urban and naturalized) should be selected for each application. Fixtures should create an unobtrusive appearance that allows the focus to remain on the river, rather than the fixture. Fixtures may be placed on standards designed for each architectural zone, but should coordinate with each other.

Lighting elements:

- A. Metal or concrete round poles of natural sand or warm grey/brown color
- B. Triangular style fixtures of natural sand or warm grey/brown color
- C. Light poles to not exceed 12 feet in height.
- D. Lights to be directional and have shields to avoid spilling into the native habitat
- E. Solar powered lighting should be used as a sustainable alternative

Bollard-type light fixtures can present significant problems of glare, lack of cut-off ability, are more susceptible to vandalism, and are strongly discouraged.

4.3.4.2 Site Furnishings

All site furnishings to meet accessibility guidelines and regulations. Site furniture should be durable, comfortable, and attractive. Securely anchored in place and should have the river park logo placed appropriately on the furnishing. Site furniture should be located along the River Pathway at picnic areas, overlooks and other areas that compliment the use of the River Pathway. Lots that do not have picnic areas or overlooks to provide a minimum of one type of site furniture for every 200 linear feet of the River Pathway. Site furniture selected can be placed individually or in groups to compliment the River Pathway. Maintenance of the site furnishings, including trash and recycling receptacles, will be the responsibility of the property owner or a special assessment district. The following pictures are examples of durable and anti-graffiti furnishings and actual site furnishings will be determined on a project by project basis.

Benches

- A. Location: At overlooks, areas of shade, under shade structures, etc.
- B. Design: Should be simple in form, but designed to discourage extended periods of use or lodging. Offset benches a minimum of 2 feet from the edge of the river pathway, including its shoulders. The offset area may vary in surface materials, but should coordinate with the materials used around it. Where appropriate, low walls of concrete or stone could be provided at seat height and width in lieu of, or in addition to, benches.
- C. Materials: Concrete or stone that have a natural earth brown or tan color of the river valley.



Example of concrete bench without back



Example of concrete seat walls located adjacent to multi-use path



Example of low stone wall used as seating



Example of bench with back

Picnic Tables

- A. Location: Along the river pathway and place perpendicular to the river pathway to reduce vandalism.
- B. Design: Offset a minimum of 4 feet from the edge of the river pathway, including its shoulders. The offset area may vary in surface materials, but should coordinate with the materials used around it.
- C. Materials: Picnic tables should be concrete and have a natural earth brown or tan color.

Drinking Fountains

- A. Location: In close proximity to picnic areas or at an entrance to the river pathway from an adjacent public street.
- B. Design: Should be simple in form.
- C. Materials: Picnic tables should be concrete and have a natural earth brown or tan color.



Example of accessible (high/low) concrete drinking fountain



Example of concrete picnic table



Example of picnic table placed perpendicular to a pathway

Trash and Recycling Receptacles

- A. Location: In close proximity to picnic areas, overlooks, seating areas, path intersections and access points to the river and must be accessible to maintenance vehicles.
- B. Design: Receptacles should contain hood covers to prevent rummaging by animals. Trash and recycling receptacles should be located side-by-side.
- C. Materials: Receptacles should be concrete and have a natural earth brown or tan color.

Bicycle Racks

- A. Location: In close proximity to picnic areas, shade structures, overlooks and pedestrian intersections.
- B. Design: Simple in design.
- C. Materials: Galvanized metal.

4.3.4.3 Signs

Three categories of signs have been identified for the River Corridor Area: Information kiosks, Interpretive Signs and Identification/Directional Signs. Information kiosks provide location maps and the rules and regulations. Interpretive signs provide educational information about history and the environment. Directional signs provide a location, direction and distances.

All signs should be designed to withstand vandalism and damage from graffiti, knife gouging, scratching and acid etching.



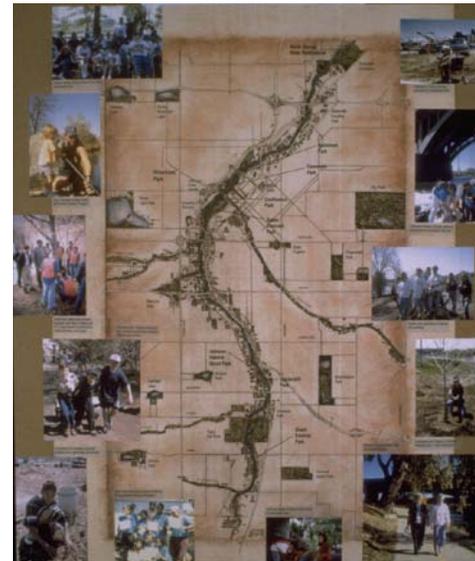
Example of galvanized bicycle racks

Information Kiosks

- A. Location: At all river pathway entrances from a public street right-of-way.
- B. Design: Consistent with City of San Diego standard design as used in regional parks and open space areas (contact the City of San Diego Park and Recreation Department for the current standard detail).
- C. Materials: Treated Wood.
- D. Information:
 - River park map indicating precise location of kiosk within the park
 - Detailed local area map, depicting precise location of kiosk, location of parking areas, shade shelters, drinking fountains, interpretive and scenic overlook areas, and all other kiosk locations in either direction, with associated distances shown in miles
 - Emergency contact numbers
 - River park logo
 - Any other pertinent information, such as seasonal fire warnings, community events that focus on the river, etc.



Information kiosk



Example of area map

Interpretive Signs

- A. Location: Along the river pathway at strategic locations to educate users on significant river park features.
- B. Design: Durable and artistically unique to convey the information. Sign frames should be simple in design to not distract from the significant features being interpreted. Include river park logo.
- C. Materials: Should include galvanized metal posts with durable panels that will not sun-fade.
- D. Information:
 - Geography and Geology
 - Cultural and Historical Resources
 - Ecology
 - Restoration
 - Native Plant and Wildlife



Examples of interpretive signs at scenic overlooks

Identification/Directional Signs

- A. Location: At all points of access and decision, including intersections, street crossings, canyon and tributary creeks that intersect the river and open space areas that are connected to the river corridor.
- B. Design: Use readable font, graphics, symbols on the sign face. Use consistent mounting height.
- C. Materials: Should include galvanized metal posts with durable panels that will not sun-fade.
- D. Information:
 - River Park logo
 - Name of canyon or open space



Examples of San Diego River Park bike path directional sign



Example of San Diego River Park identification sign

4.3.4.4 San Diego River Park Logo

The San Diego River Park logo is consistent with the river graphic established by the San Diego River Park Foundation and is to be used with the permission of the San Diego River Park Foundation. It should not be modified in form, but may be modified in material and size. It should not be used for commercial purposes without written permission from the San Diego River Park Foundation. Artwork for the logo can be obtained from the City of San Diego Park and Recreation Department.

All signs in the River Corridor Area should contain the river park logo (refer to image). Large signs, such as information kiosks and interpretive signs should provide the full spelling of “San Diego River Park”. Smaller signs, such as directional signs, should use the logo and the abbreviated spelling of the River Park as “SDRP”. Within Mission Trails Regional Park, the size and placement of the river park logo on signs to be approved by the Mission Trails Regional Park staff.

All site furniture in the River Corridor Area, except those in Mission Trails Regional Park, should contain the river park logo. The river park logo should be stamped into concrete benches, picnic tables, drinking fountains, and trash and recycling receptacles.



San Diego River Park Logo

4.3.4.5 Vandalism Prevention

All structures, furnishings, signs, lighting, and fencing within the River Corridor Area should be designed or selected to be resistant to vandalism and easy to repair, refinish, or replace if vandalism or malicious mischief occurs. For graffiti, treat all building walls, site walls, concrete site furnishings, and light standards with a 'non-sacrificial' (products that do not wash off when maintained) anti-graffiti material and apply per the manufacturer's specifications.

Various design measures can be employed to discourage vandalism, including the following:

- Roughen pavement surfaces in front of benches, low walls, steps and railings.
- Add vines and shrubs to cover walls and other areas that might be vandalized.
- Use pavement cut-outs instead of low planter walls for trees or provide walls with varying height differentials.
- Provide a rough shape to the edges of bench tops, low walls and planter walls for trees.
- Design benches and seating walls with height differentials, arm rests, or seat dividers on the top surface.
- Install circular picnic tables and curved benches instead of rectangular or straight tables or benches.

4.3.4.6 Fences

Use fences in locations to protect sensitive habitat and historic resources. When fences are required, place on the 100-year Floodway boundary or a minimum 5 feet from the river pathway or trail where feasible. Fences should preserve views, but discourage passage.

Use natural peeler log fencing for all fences within the River Corridor Area to allow for wildlife movement. Fencing should follow grades along the river pathway and a maximum of 4 feet in height.



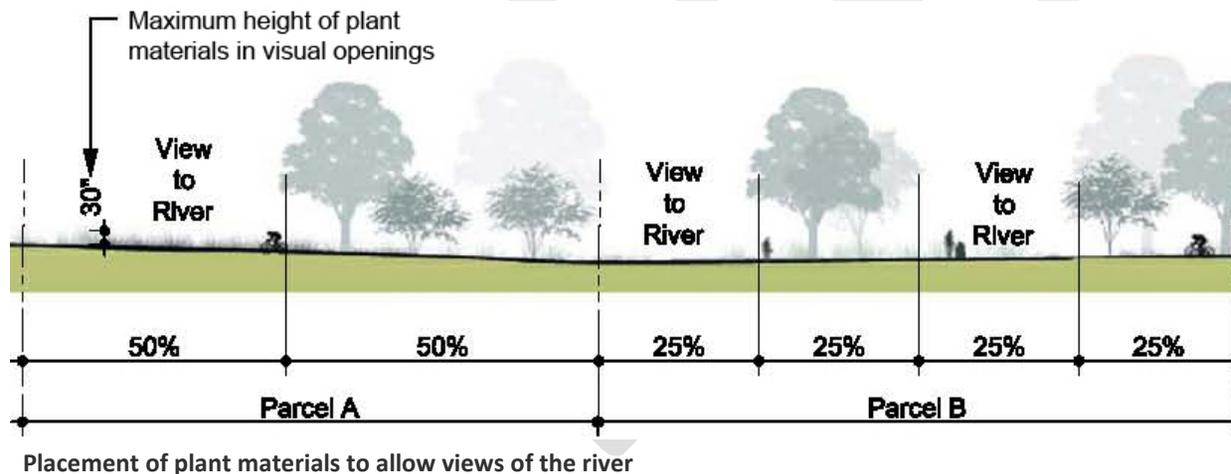
Example of Peeler Log wood fence

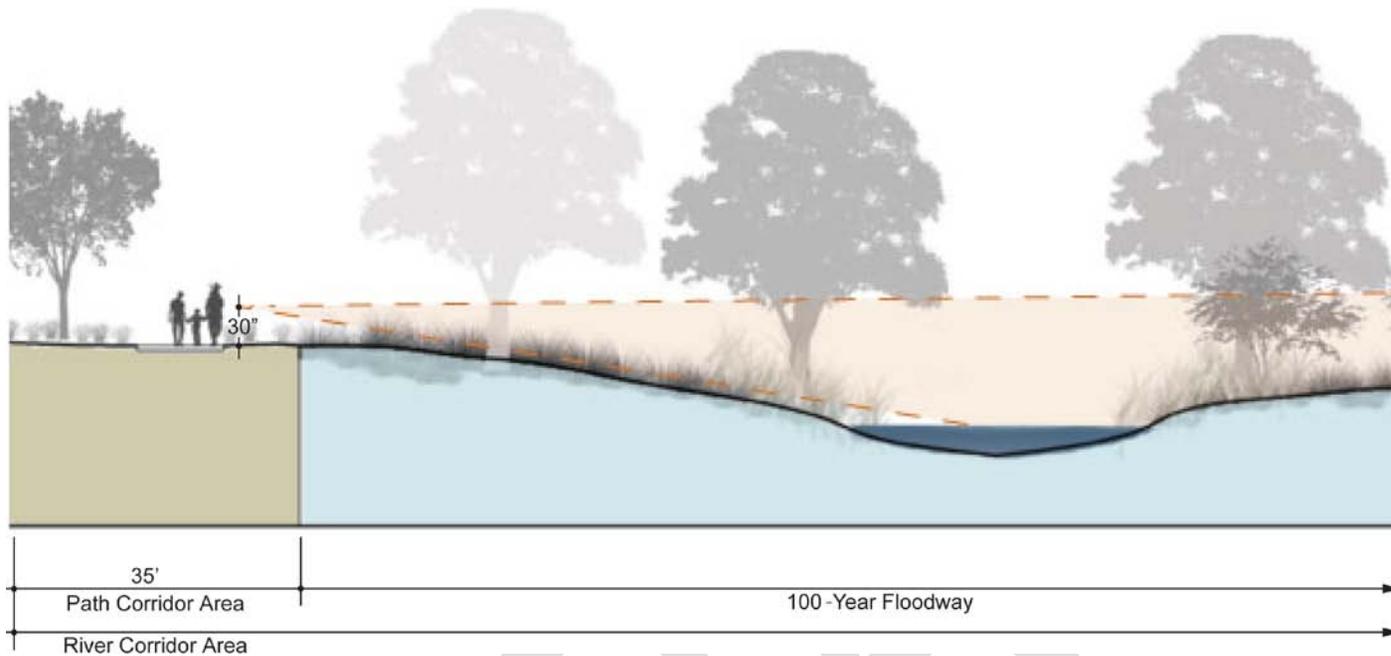
4.3.4.7 Plant Material

Use native trees, shrubs, grasses and perennial plants appropriate to the specific microclimatic, soil and moisture conditions of each river reach within the River Corridor Area. Group plant species according to plant communities appropriate to the location. Remove all invasive, non-native species and replace with native plant materials. See Appendix “A”, Recommended Plant Species, for a list of recommended plant materials for the River Corridor Area. This list is not a mandate and should be used as a guide only.

Plant Placement and Visual Openings to the River

Place plants within the River Corridor Area to preserve and enhance views of the river and the river pathway. In addition, locate plants that preserve and enhance views from public streets or recreation areas. Plant placement should not compromise the safety and security of the river pathway users. To enhance visibility at pedestrian levels along the river pathway, plant materials in the river corridor areas to consist primarily of tall canopy trees and low growing shrubs, with limited use of smaller multi-stem tree species on the non-river side of the pathway. Plant materials selected to be located so that visual openings with views to the river are provided along at least 50 percent of the river frontage on each lot. Trees to have a canopy clearance of 8 feet above finished grade of the river pathway and all other plant material to not exceed a maximum height of 30 inches above the finished grade of the river pathway.





Section at River Corridor Area depicting views to the river

Plant Material Adjacent to the River Pathway

Plant material located within 10 feet of either side of the river pathway to be consistent with the following: Trees should have a canopy clearance of 8 feet above finished grade of the river pathway; and all other plant materials should not exceed a maximum mature height of 30 inches above finished grade of the river pathway.

Plant Transition and Pattern

Plant species selection, variety and pattern should establish a transition in character from the naturalistic quality of the floodway through the Path Corridor to the adjacent River Influence Area. Within the 100-year Floodway, locate canopy trees to provide some shade to the river. Plant patterns should be naturalistic and informal. Within the 35 foot Path Corridor, plants patterns should support views, uses, provide shade and define spaces. Visibility and safety should also be primary concerns.

Non-native turf grasses should not be used in the River Corridor Area except where community or neighborhood public parks occur. Public parks may use non-native turf areas within the River Corridor as long as these areas are outside the MHPA and the wetland buffer areas.

4.3.4.8 Public Art Opportunities

Public art has a role in bringing life and identity to the River Corridor Area. The diversity of culture, history and biology in the San Diego Region and, specifically along the San Diego River, offers the opportunity to engage the public to celebrate and experience the river through artistic expression.

Integrate public art into the local cultural and natural systems. Public art should interpret the river and its ecosystems along the length of the river. Also integrate public art into functional elements within the River Corridor Area, such as site furnishings, structures and signage, consistent with the criteria in these design guidelines. Design public art to be resistant to vandalism and easy to repair if it is damaged.



Examples of parks extending non-native turf to non-river side of multi-use path Denver, CO

4.3.4.9 River Pathway and Trail Safety

The river pathway and pedestrian trail development in the River Corridor Area should specifically address issues of safety and crime prevention through the following design considerations:

- A. Place removable bollards at strategic access points along the river pathway to prevent vehicular access and yet allow access for emergency and maintenance vehicles.
- B. Locate safety call boxes where appropriate. The San Diego Police and Fire-Rescue Departments should be consulted on the locations of these boxes.
- C. Locate safety sign posts where appropriate. One possibility would involve the following: Install sign posts every fifth (or some other appropriate fraction) of a mile along the pathway giving the distance from its east or west end. Install signs at all path entrances giving people the mile location of the nearest safety call box for use in an emergency, and telling them that if they cannot reach a call box to call 9-1-1 and give the dispatcher the name of the pathway, which would be on the sign, and the mile on the closest signpost. Whatever emergency communications are provided they will need to be implemented with the Public Safety Geofile Coordinator in the San Diego Fire Department's Communication Response Planning Division.
- D. Install information kiosks at each entrance or street crossing showing users where they are in the river valley.
- E. Directional signs, such as trail markers, should be provided along the river pathway to direct users, especially in areas where following the trail may be difficult.
- F. Lighting should be provided at appropriate areas to provide for surveillance of river pathway access points and picnic areas.
- G. Other river pathway and trail safety should be considered early in the planning process of any development through consultation with the San Diego Police Department and/or City Park Rangers for the Mission Valley Preserve or Mission Trails Regional Park.

Crime Prevention through Environmental Design

Crime Prevention through Environmental Design (CPTED) is the practice of designing sites, buildings and public spaces with the goal of reducing crime, alleviating the fear of crime and improving quality of life. CPTED is based upon the concept of defensible space, developed by the architect Oscar Newman. According to this concept, all space is defended by the people who use it. If a space is defended by legitimate users, it is protected against crime; if a space is defended by illegitimate users, it cannot be used for its intended purpose. The premise of CPTED is that crime and misbehavior can be controlled by designing a space to encourage legitimate use, and discourage illegitimate use. Today, CPTED principles are employed by planners, designers and law enforcement officers to prevent crime. Designers can consider the following guiding principles to incorporate CPTED into a site design:

- A. Natural surveillance - encourages legitimate activity and provides visual access to spaces, in order to increase the number of people using, watching and caring about the place.
- B. Territory reinforcement - ensure that the transitions between private and public space are visible, so that people have an appropriate perception of how spaces are meant to be used.
- C. Access control - clearly communicate where people are allowed and not allowed to be to prevent illegitimate use of space.
- D. Maintenance - ensure that development is designed in a way that reduces maintenance needs after construction. Poorly maintained spaces send a signal that the community is willing to tolerate negative activities in these spaces.
- E. Appropriate use - utilize design rails and decorative ledges to discourage skateboard use of seating walls. Avoid blank walls that can provide a blank surface for graffiti.

4.3.4.9 Brush Management

Brush management is required in all base zones on publicly or privately owned premises that are within 100 feet of a structure and contain native or naturalized vegetation and regulated by the Land Development Code (LDC), Section 142.0412, "Brush Management". Brush management activity is permitted within environmentally sensitive lands (except for wetlands) that are located within 100 feet of an existing structure in accordance with LDC, Section 143.0110(c)(7). Brush management in wetlands may be requested with a development permit in accordance with LDC, Section 143.0110 where the Fire Chief deems brush management necessary in accordance with LDC, Section 142.0412(i). Where brush management in wetlands is deemed necessary by the Fire Chief, that brush management shall not qualify for an exemption under the Environmentally Sensitive Lands Regulations, Section 143.0110(c)(7).

4.4 RIVER INFLUENCE AREA

4.4.1 PURPOSE AND DEFINITIONS

4.4.1.1 Purpose

The purpose of the River Influence Area is to create a quality backdrop to the River Corridor Area through design that treats the river as an amenity; orients development toward the river; encourages active uses adjacent to the River Corridor and public access to the river pathway.

4.4.1.2 Definition and Boundaries

The River Influence Area is defined as the 200 feet wide area abutting the River Corridor Area on both sides of the river.

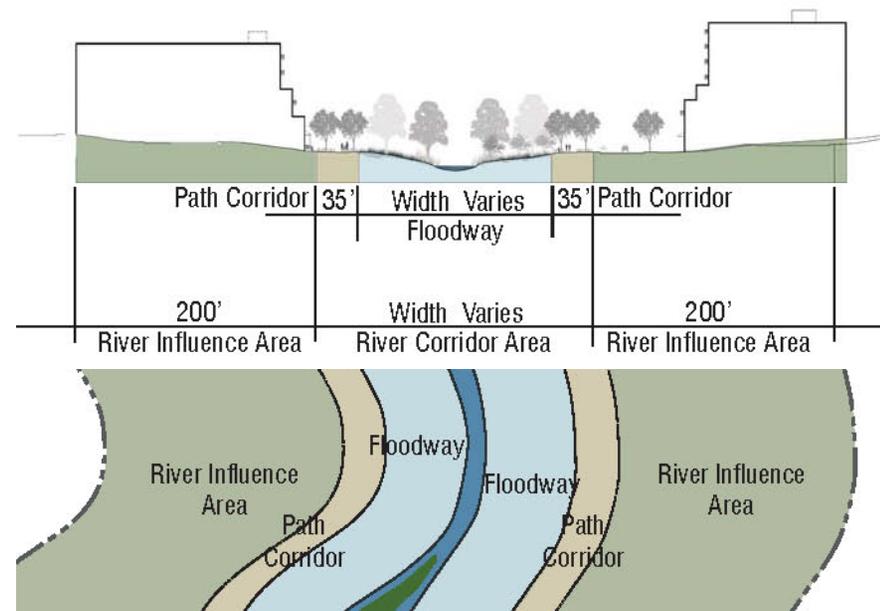


Figure 8. Plan and Section of River Corridor and River Influence Areas

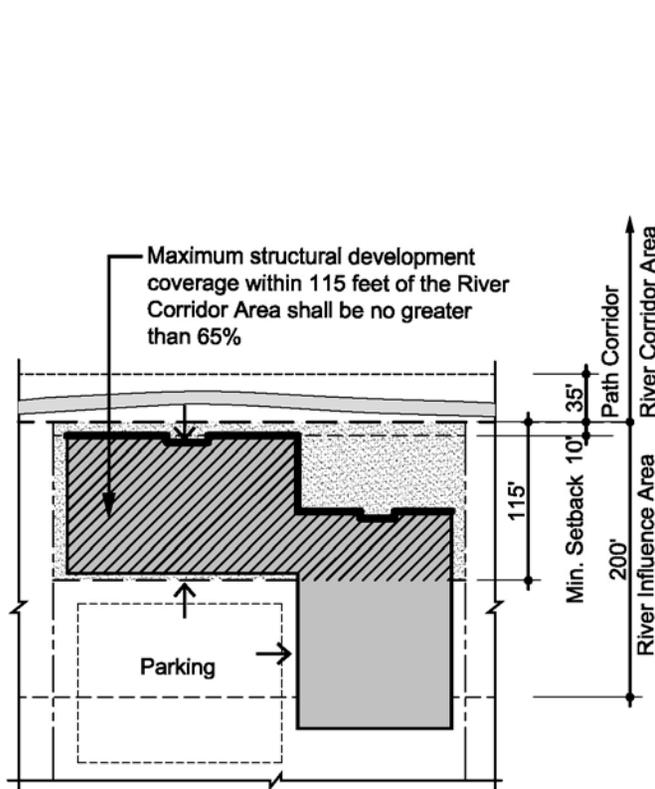
4.4.2 SITE PLANNING FOR THE RIVER INFLUENCE AREA

Development within the River Influence Area should be oriented to engage the river, taking advantage of the river environment as a park amenity while simultaneously providing informal oversight of the river park. In addition, development should define the edge and boundary of the River Corridor Area to reinforce and/or establish the corridor identity and image. Structures should be located and shaped in a manner that opens up views to the river from nearby districts, neighborhoods and hillsides and a structure's location and shape on the site should create a spatial transition to the river. The active uses of a structure should be focused toward the river and inactive uses should be directed away from the river.

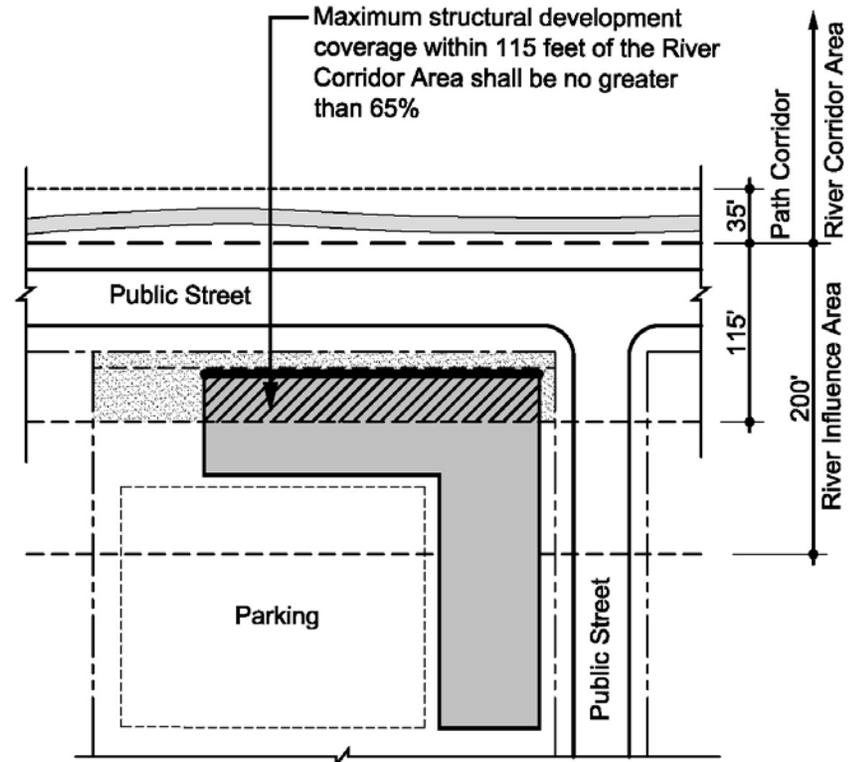
4.4.2.1 Maximum Structural Development Coverage

(For Mission Valley Planned District Ordinance Area only)

The maximum structural development coverage of a parcel within 115 feet of the River Corridor Area in Mission Valley Planned District Ordinance area to be 65 percent, all other areas along the river are per the community plan or the underlying zone.



Maximum structural development coverage depicting property adjacent to the River Corridor with open space/or plaza adjacent to the river pathway within Mission Valley Community Plan area

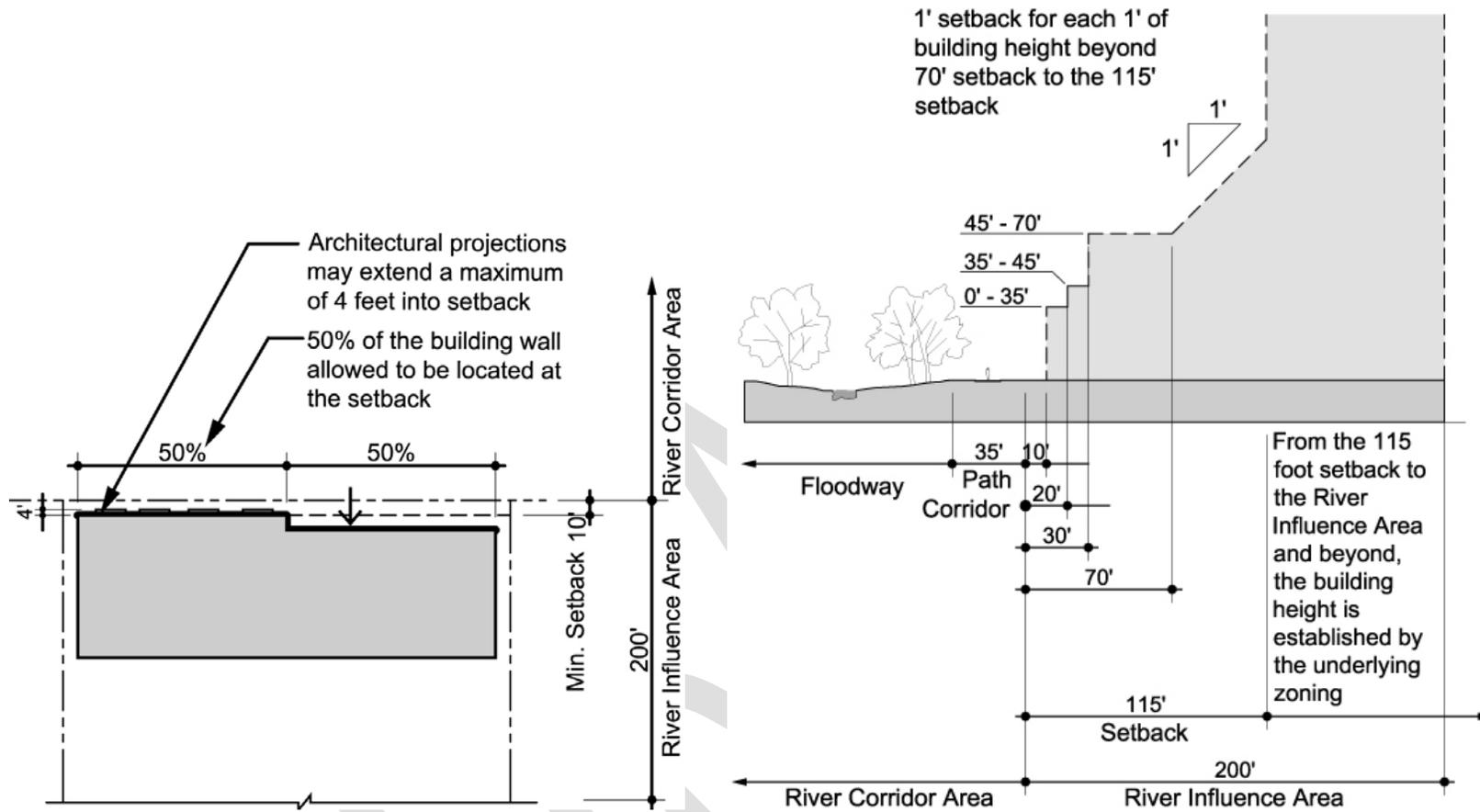


Maximum structural development coverage depicting property located at street adjacent to the River Corridor Area within Mission Valley Community Plan area

4.4.2.2 Building Height and Setbacks

In all areas along the River, buildings on lots adjacent to the River Corridor Area to adhere to the following setbacks or the base zone, whichever is more restrictive. Building height to be measured in accordance with the Land Development Code.

- A. A minimum 10-foot setback is required for buildings up to 35 feet in height. A maximum of 50 percent of the building wall may be located at the setback. The remaining building wall to be per the existing Offsetting Planes and Façade Variation Requirements of the Land Development Code. Architectural projections such as eaves, cornices, eyebrows, trellises, bay windows, fireplaces, entry roofs, entry arbors, balconies, and bay windows may extend a maximum of 4 feet into the 10-foot setback and should not be closer than 6 feet to the River Corridor Area.
- B. A minimum 20-foot setback is required for buildings between 35 feet to 45 feet in height.
- C. A minimum 30-foot setback is required for buildings between 45 feet to 70 feet in height. (Note: Buildings within the Mission Trails Design District Regulations, Land Development Code, Chapter 13, Article 2, Division 12, are restricted to a building height of 50 feet)
- D. At 70-foot setback, the maximum building height allowed to not exceed 1-foot of setback per each 1-foot of building height (45 degrees).
- E. At the 115-foot setback, building height to be determined by the underlying zone.
- F. Where the River Influence Area and street setbacks overlap, the setback requirements of the River Influence Area to apply.



Building height and setbacks diagram

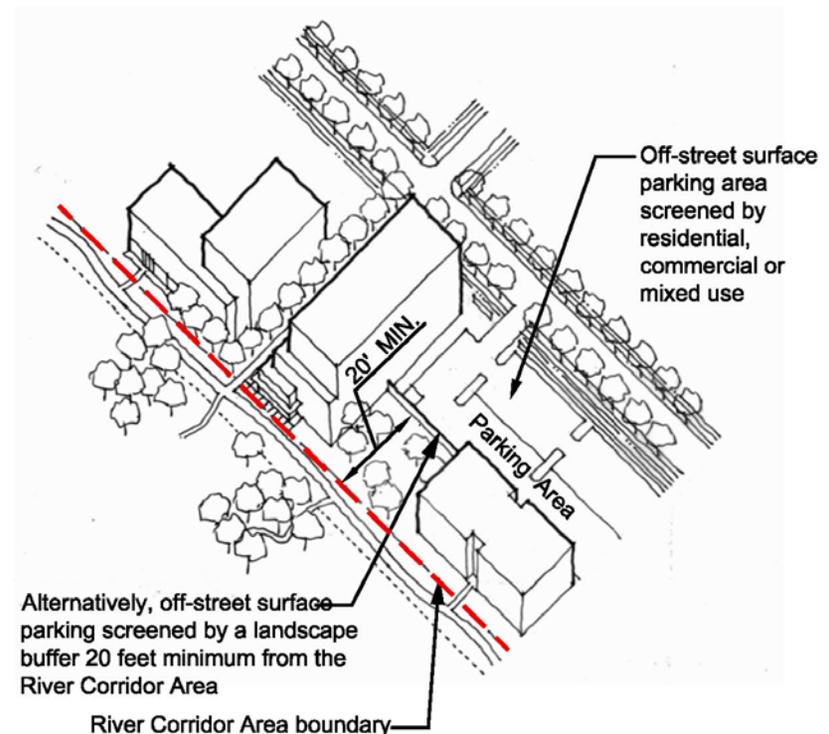
(Note: Buildings within the Mission Trails Design District Regulations, Land Development Code, Chapter 13, Article 2, Division 12, restricted to a building height of 50 feet)

4.4.2.3 Exterior Equipment Enclosures, Outdoor Storage, Loading Areas and Refuse Collection Areas

Such areas and enclosures, including utility and mechanical equipment, to be located a minimum of 100 feet from the River Corridor Area and screened by landscaping and an opaque wall at least 6 feet high, or 1 foot higher than the item to be screened if item exceeds 6 feet in height. Opaque walls should be designed and constructed of the same quality of materials as the primary building façade. Enclosures should be paved and sufficiently impervious to contain leaks and spills, and have a roof or awning to minimize direct precipitation within the secondary containment area.

4.4.2.4 Off-Street Surface Parking

Off-street surface parking to be screened for the full length of the surface parking area with residential, commercial, industrial and/or mixed use development. Alternatively, off-street surface parking can be located a minimum of 20 feet from the River Corridor Area and screened by a landscape buffer. Within the landscape buffer plant material should be provided that achieve a minimum height of 30 inches along 80 percent of the length of the parking area along the River Corridor frontage within a two year period, except that screening is not required at pedestrian access points. Trees to be provided at a rate of one 24 inch box tree for every 30 feet of frontage along the River Corridor. Trees can be spaced apart, or provided in naturalized groupings. Parking areas that are screened by a landscape buffer should not exceed 30 percent of the length of the lot frontage cumulatively along the River Corridor or a maximum of 120 feet of the lot frontage along the River Corridor, whichever is less. Off-street surface parking should be designed to implement the City's Storm Water Standards Manual.



Off-street surface parking screened from River Corridor Area

4.4.2.5 Parking Structures

Facades of parking structures facing the river to be screened from the River Corridor Area by permitted uses or a landscape buffer. Parking structures screened with permitted uses include residential, commercial, industrial and/or mixed use development and to be for the full height and width of the parking structure. Alternatively, parking structures could be located a minimum of 30 feet from the River Corridor Area and screened by a landscape buffer in accordance with the landscape buffer requirements described in Section 4.4.2.4 Off-Street Surface Parking. Parking structures that are screened by a landscape buffer should not exceed 50 percent of the length of the lot frontage cumulatively along the River Corridor.

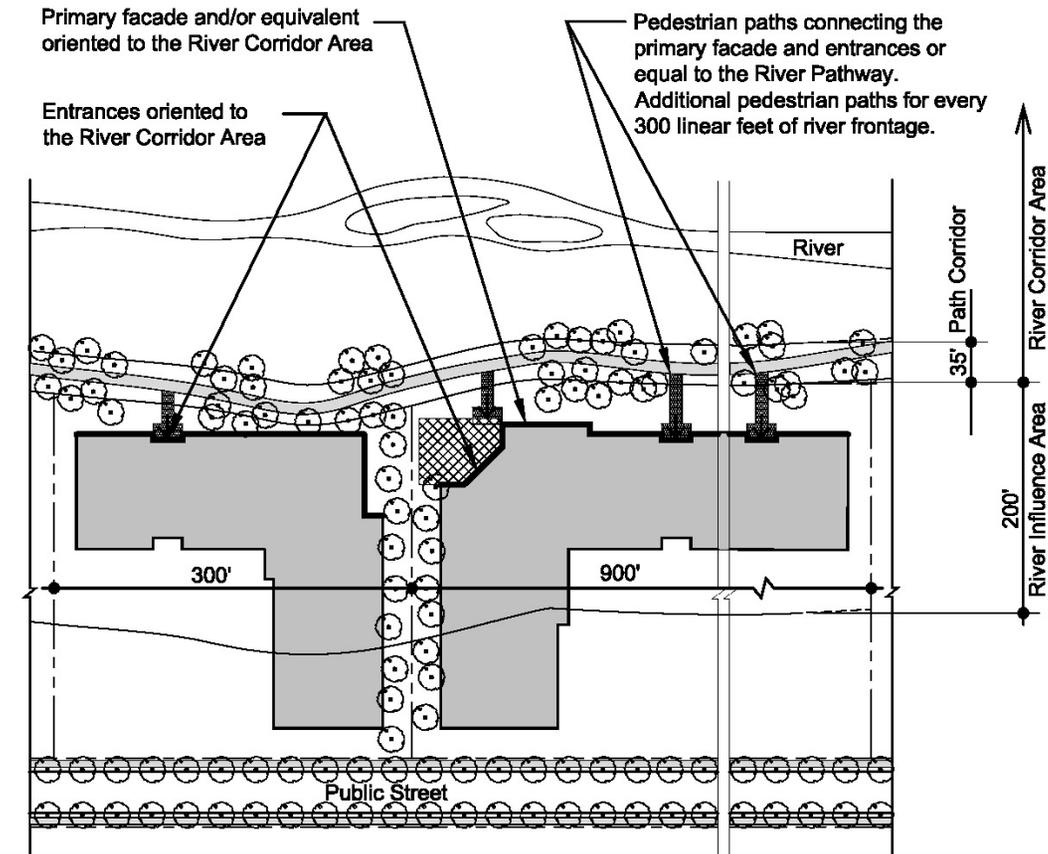
4.4.2.6 Site and Parking Lot Lighting

Site and parking lot lighting within 100 feet of the River Corridor Area should be designed to incorporate elements to reduce glare such as translucent, obscure or refracting lenses, low wattage light sources or shielding devices. Through the use of lighting design and shielding devices internal to the luminaire, there should be no light spillage into the River Corridor Area and lighting should be directed away from sensitive areas to ensure compliance with the MSCP's Land Use Adjacency Guidelines and to be in accordance with the Land Development Code Section 142.0740 (Outdoor Lighting Regulations).

4.4.2.7 Building Access to the River Corridor Area

Development that abuts the River Corridor Area to provide the following:

- A. Buildings facades to orient a primary facade and entrance, or its equal in design and materials to the River Corridor Area.
- B. A pedestrian path from the river side of the building to the river pathway to be provided. Additional pedestrian paths to be provided for every additional 300 linear feet (minimum) of river frontage measured along the property line.
- C. The pedestrian path to be designed utilizing the same materials as the primary entrance.

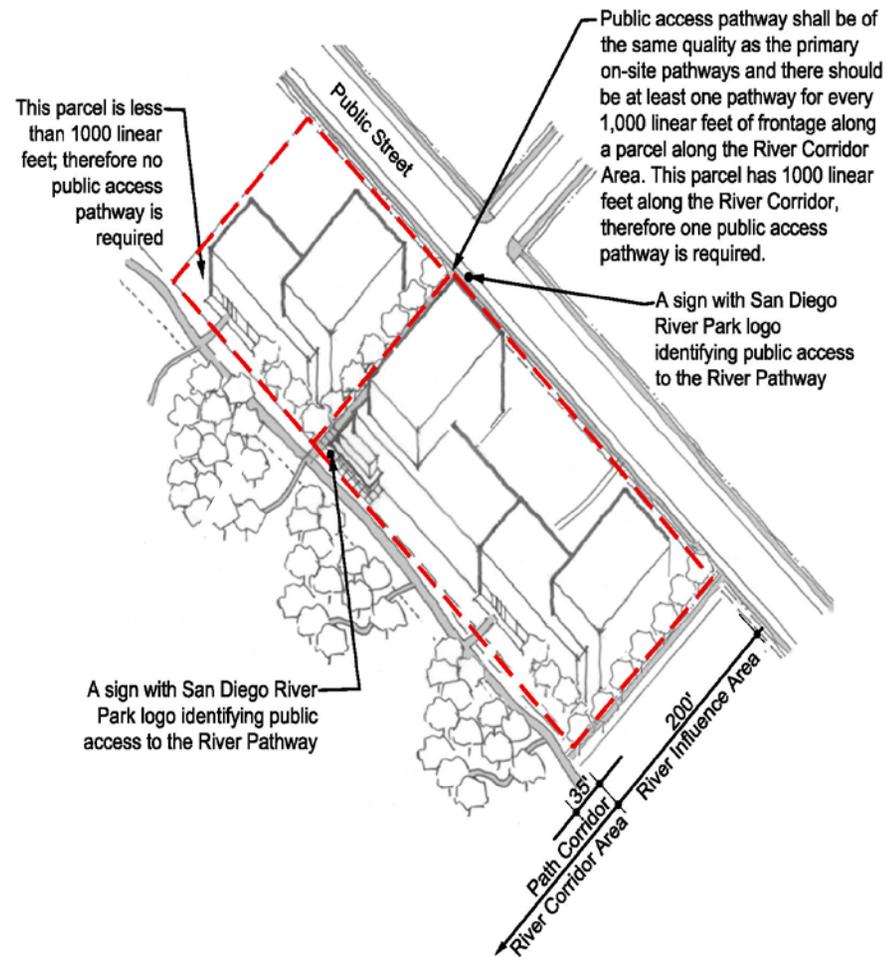


Building Façades entrances and access adjacent to the River Corridor Area

4.4.2.8 Public Access Pathway Across Development

Development that abuts the River Corridor Area to provide public pedestrian access pathways connecting the public street and the river pathway consistent with the following:

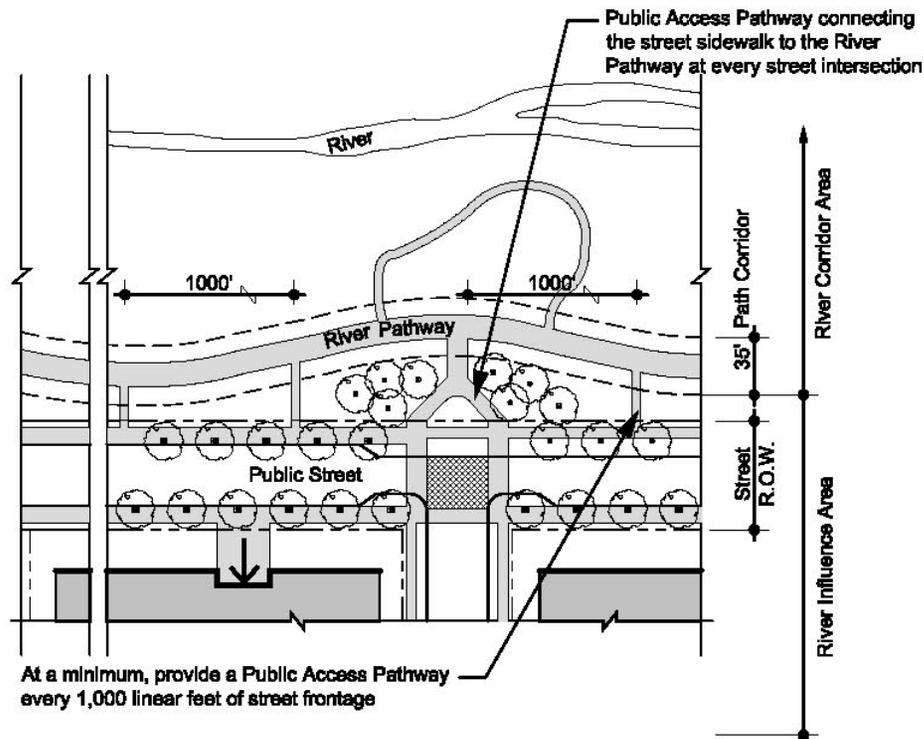
- A. At least one public pedestrian pathway for every 1,000 linear feet of frontage along the River Corridor Area per lot.
- B. The public access pathway should be part of the overall design of the site and a feature within the landscape design. This pathway should be the same design and materials as the primary on-site pathways.
- C. Directional signage, identifying public access to the River Pathway to be located at the intersections of the public access pathway and the street, and the public access pathway and the River Pathway. At a minimum the sign post to be on a galvanized mounted break-away post and the bottom of the sign to be 7 feet above finish grade. The sign face to be constructed of a minimum 1/16 inches thick aluminum, sized no smaller than 18 inches wide by 24 inches tall. Sign to include the San Diego River Park logo and these words: "Public Access Pathway to the San Diego River". Lettering to be a minimum 1 inch wide and 3 inches in height.



Public access pathway across development

4.4.2.9 Public Access Pathway from Streets that Abut and Parallel the River Corridor Area

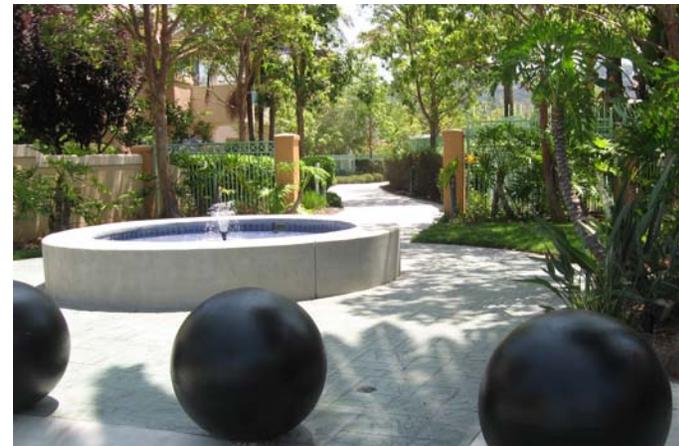
Public access pathways to connect the street right-of-way to the river pathway at every street intersection and, at a minimum, provide a connection for every 1,000 linear feet of frontage along the River Corridor Area.



Public access pathway to the river from streets that abut and/or parallel the River Corridor Area



Public access pathway across development

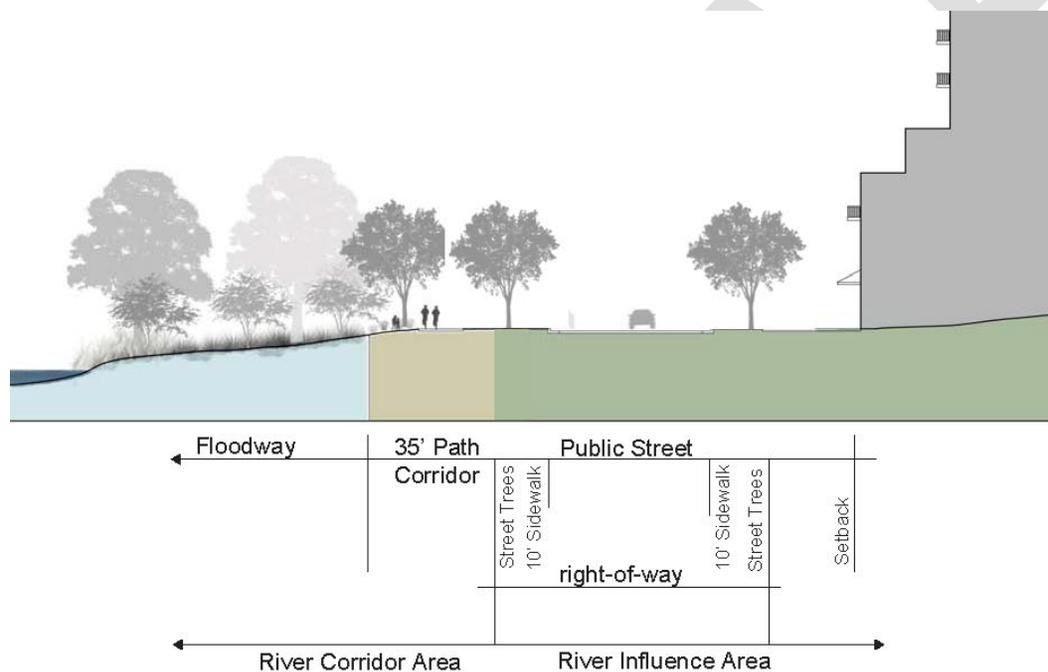


Public access pathway across development designed with elements to encourage pedestrian use and discourage unauthorized vehicles

4.4.2.10 Streets that Abut and Parallel the River Corridor Area

Where appropriate along the river, public streets should be located adjacent to the river corridor area. This allows building activities and main entrances to naturally orient themselves towards the river. The street creates ample public access points and views to the River Corridor Area and eliminates the necessity for long lengths of fencing along private property.

- A. Streets should be no wider than necessary to provide for auto, fire and police vehicle access to the River Corridor Area and adjacent development per the Land Development Code “Street Design Manual”.
- B. The number of curb cuts and driveways should be minimized.
- C. The use of common and joint use driveways should be considered, where possible.
- D. Where on-street parking is allowed along the river side of the street, parking to be provided in parking bays or clusters to allow for views of the river.

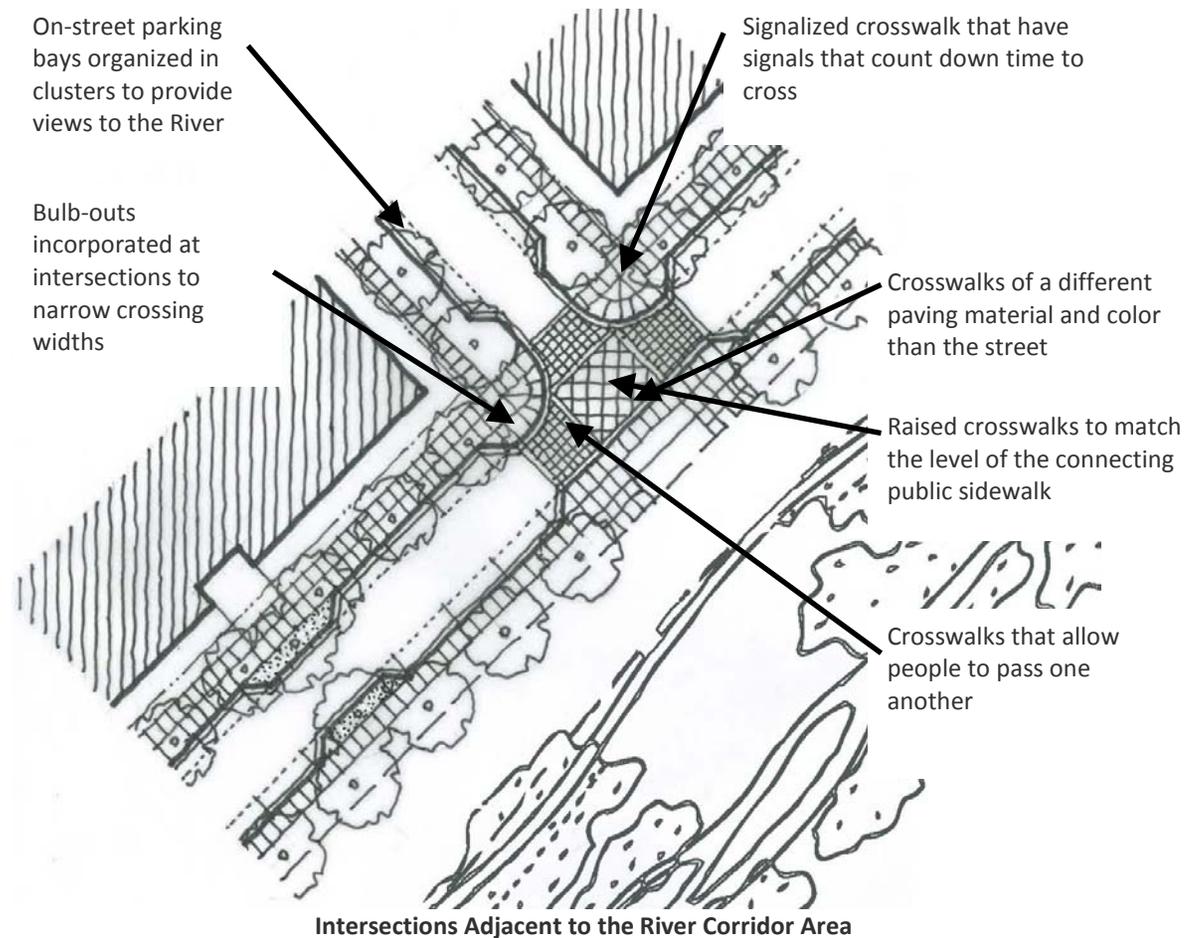


Street section parallel to the River Corridor Area

4.4.2.11 Street Intersections Adjacent to the River Corridor Area

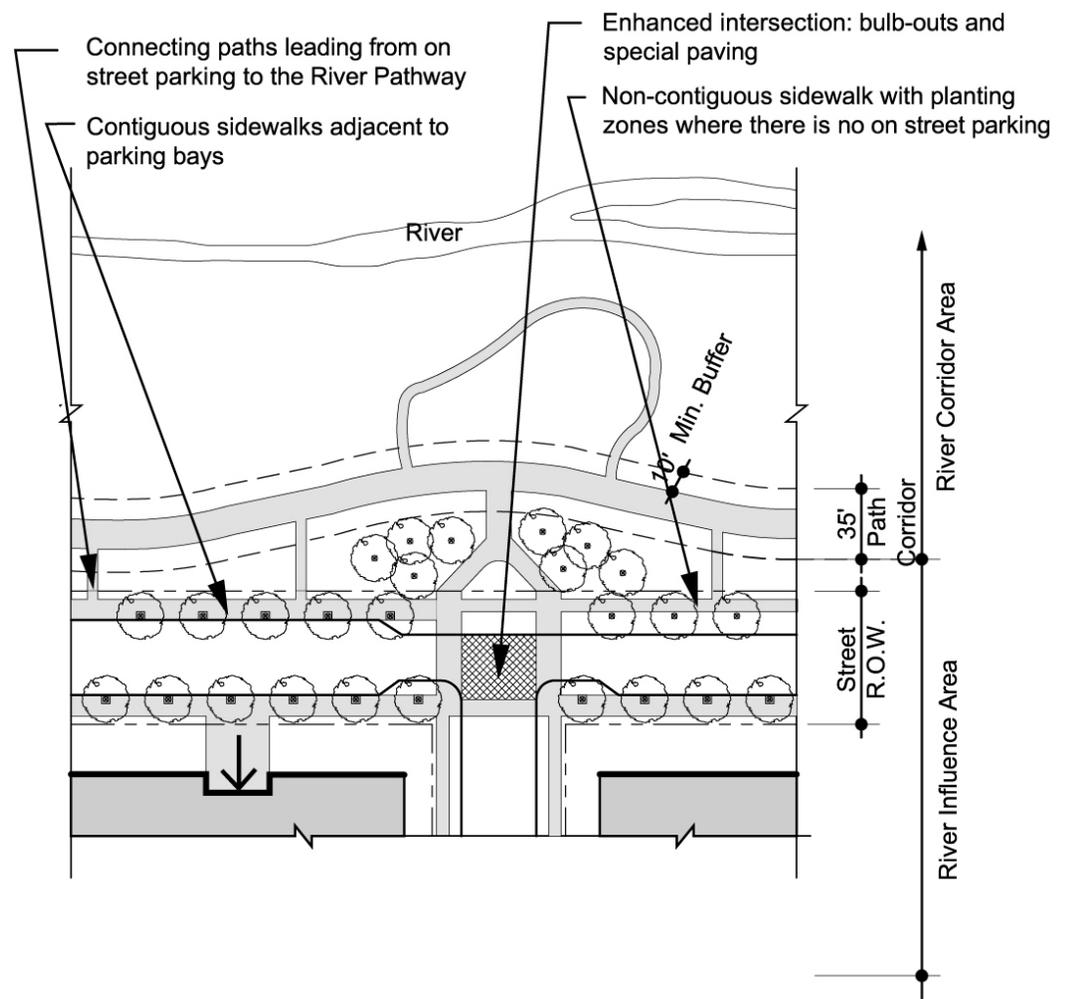
Street intersections adjacent to the River Corridor Area should be designed in a pedestrian friendly manner. The following could be considered:

- A. Crosswalks of a different paving material and color than the street.
- B. Bulb-outs incorporated at intersections to narrow crossing width and to provide traffic calming.
- C. Crosswalks that have signals that count down time to cross.
- D. Raised crosswalks to match the level of the connecting public sidewalk and to provide traffic calming.



4.4.2.12 Location of Public Sidewalks Parallel to River Corridor Area

- A. Streets with on-street parking or parking bays should have non-contiguous public sidewalks with some public sidewalk areas that connect to the street parking to function as an access point to the river pathway.
- B. Streets without on-street parking should have non-contiguous sidewalks in the parkway.



Location of public sidewalks parallel to the River Corridor Area

4.4.3 ARCHITECTURE FOR THE RIVER INFLUENCE AREA

The purpose of the architectural guidelines is to reinforce the vision of the river park as a community amenity by promoting quality architectural design, detailing and building materials within the River Influence Area.

4.4.3.1 Building Massing

Building massing to create visual interest by varying form and façade and avoiding repetition and monotonous, block-like visual impact. Building levels and planes should vary to create visual interest and to help define view corridors. To maximize view corridors to the river, the upper levels of the structure to diminish in size to create a slimmer silhouette than the lower levels of the structure. Above 70 feet in height above finish grade the building width fronting the river to be reduced by a minimum of 30 percent of the width of the building at the ground floor fronting the river.

4.4.3.2 Variety and Human Scale

Interest, variety and human scale should be exhibited on building façades that face the River Corridor Area. Such variety is achieved by changes in building or roof form, recesses or extensions of the façade form, window and curtain wall patterns, shading devices, balconies, material changes, color variation, and surface pattern and texture changes.



Examples of variety and human scales



Example of varying building form, massing and façade treatment

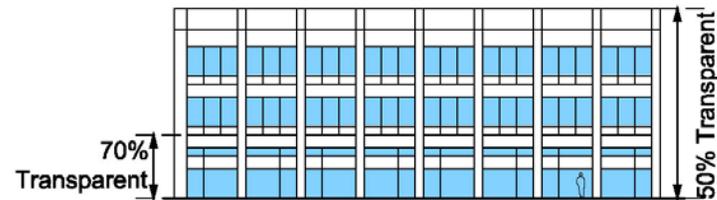
4.4.3.3 Building Transparency

Building transparency applies to all commercial, mixed use or industrial building façades that face the River Corridor Area or that face a street abutting and/or parallel to the River Corridor Area, as follows:

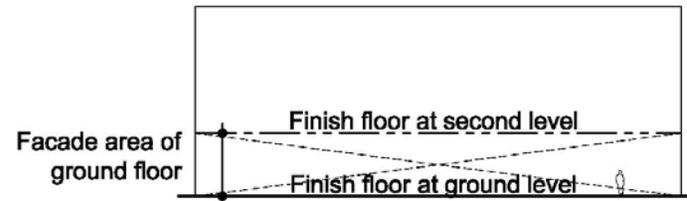
- A. Commercial and Mixed Use Zones: At least 50 percent of the total façade must be devoted to transparency such as: glass windows, or windows affording views into retail, customer services, office, gallery, cafes, lobby space or pedestrian entrances. At the ground floor, measured from finish floor of ground floor to finish floor at second floor, at least 70 percent of the total façade must be transparent.
- B. Industrial Zones: At least 25 percent of the total façade must be devoted to transparency such as: glass windows, display windows, or windows affording views into customer services, office, gallery, cafes, lobby space or pedestrian entrances.

At least 70% of the ground floor facade must be transparent.

At least 50% of the total facade must be transparent.



Height of ground floor facade measured from finish floor of ground floor to finish floor at second floor



Transparency diagrams for commercial and mixed use zones

4.4.3.4 Building Reflectivity

All building façades that face the River Corridor Area or face a street that is parallel to the River Corridor Area to be limited to glass and other materials with a visible light reflectivity of no greater than 10 percent.

4.4.3.5 Building Lighting

All lighting within 100 feet of the River Corridor Area to be shielded and directed away from the River Corridor Area and to be in accordance with Land Development Code Section 142.0740, (Outdoor Lighting Regulations).

4.4.3.6 Building Signs

- A. Signs to be accordance with Land Development Code, Chapter 12, Article 9, Division 8 (Sign Permit Procedures) and Chapter 14, Article 2, Division 12 (Sign Regulations).
- B. Within 100 feet of the River Corridor Area building signs to not exceed a height of 15 feet above finish grade. Signs on building facades front the River Corridor Area to be face lighted or internally lighted.
- C. Ground signs between the building and the River Corridor Area should be monument signs not to exceed 5 feet in height and located within a landscaped area at least equivalent to the square feet of the sign face.



Examples of monument signs not exceeding 5 feet in height

4.4.4 LANDSCAPE ARCHITECTURE FOR THE RIVER INFLUENCE AREA

The purpose of landscape architecture guidelines is to integrate the landscape of the River Influence Area with the landscape character and materials of the River Corridor Area. All landscape areas within the River Influence Area to be in conformance with Land Development Code, Chapter 14, Article 2, Division 4 (Landscape Regulations). Landscape materials including but not limited to fencing, trellises, hardscape should include sustainably grown wood products and 'green' materials with post-consumer recycled content.

4.4.4.1 Public Art for Private Development

Art within the River Influence Area should be designed to celebrate and enhance the river experience, as well as to complement the natural colors and textures of the river valley where it is located. The placement of public art is encouraged to be viewed not only from the River Influence Area, but also from the river pathway in the River Corridor Area. Art opportunities proposed for private property are encouraged, but will remain at the discretion of the private property owner. The City of San Diego Arts Commission can provide assistance for the selection process of artists on projects. Public art should be integrated into functional elements, such as site furnishings and signage, to engage and educate the public about the river park and its environs.

4.4.4.2 Fences and Walls

Fences and walls should provide screening without visually walling-off the River Corridor Area. Within the 10-foot building setback from the River Corridor Area, the following fences and walls are allowed:

- A. Solid fences or walls not exceeding 3 feet in height.
- B. Fences or walls of 6 feet in height that are 75 percent open/transparent.
- C. A combination of a 3 feet solid fence or wall topped with a 3 foot fence or wall that is 75 percent open/transparent.
- D. For purposed of this section chain link fencing does not qualify as a 75 percent open fence.

Chain link fencing should not be used in the 10-foot building setback and used only within landscape areas where plant material can screen the chain link and the chain link fence should have a green or black vinyl covering.

4.4.4.3 Plant Material

Plant materials within 15 feet of the River Corridor Area plant to be non-invasive low water use species and selected to complement the native plants in the River Corridor through color, texture and forms. Plant materials within the River Influence Area should frame and enhance views of the River Corridor Area. See Appendix “A” Recommended Plant Species, for a list of recommended plant materials for the River Influence Area. This list is not a mandate and should be used as a guide only.



6-foot fence with 75 percent open/transparent



3-foot wall, with 3-foot high, 75 percent open/transparent fence attached