



Draft San Diego River Park MASTER PLAN

November 2010

CIVITAS

ICF
INTERNATIONAL

Meeting Goals and Outline

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



Overview/Master Plan History

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



Changes to the 2005 Draft to the 2010 Draft

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

2010 SDRP Master Plan – Six Major Sections

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



Section 2.0 - Vision

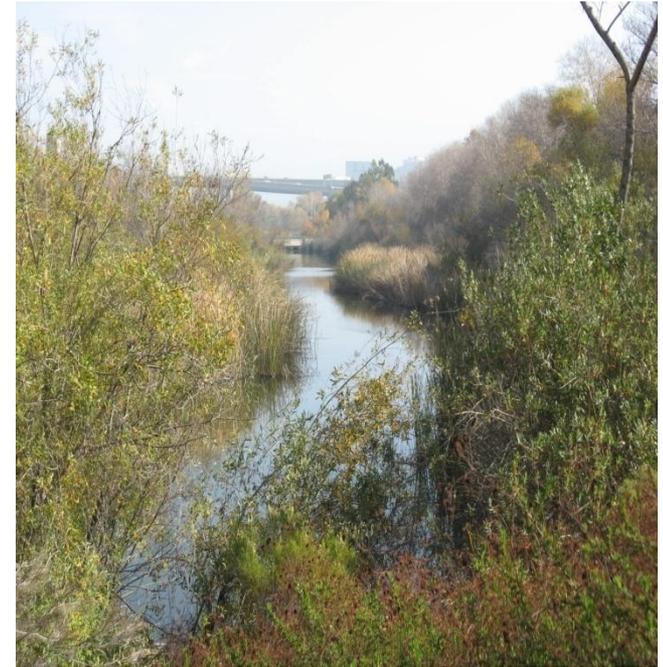
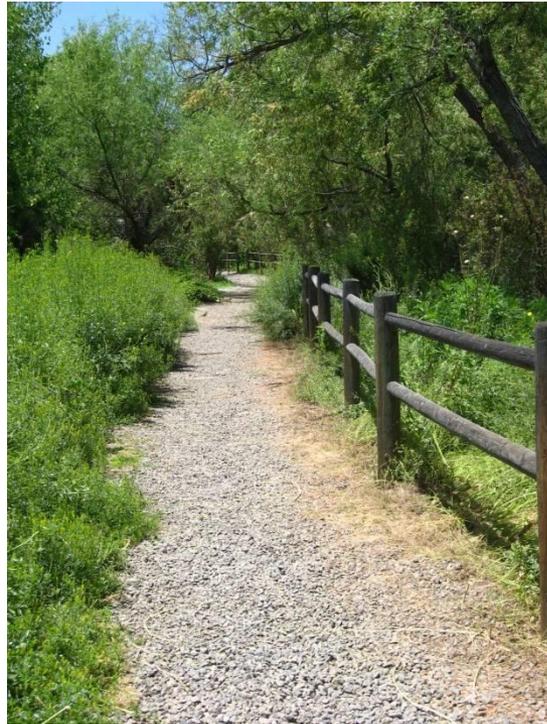
Vision: *Reclaim the Valley as a Common: a synergy of water, wildlife and people*



Section 2.0 - Principles

Principle 1: Restore and maintain a healthy river system

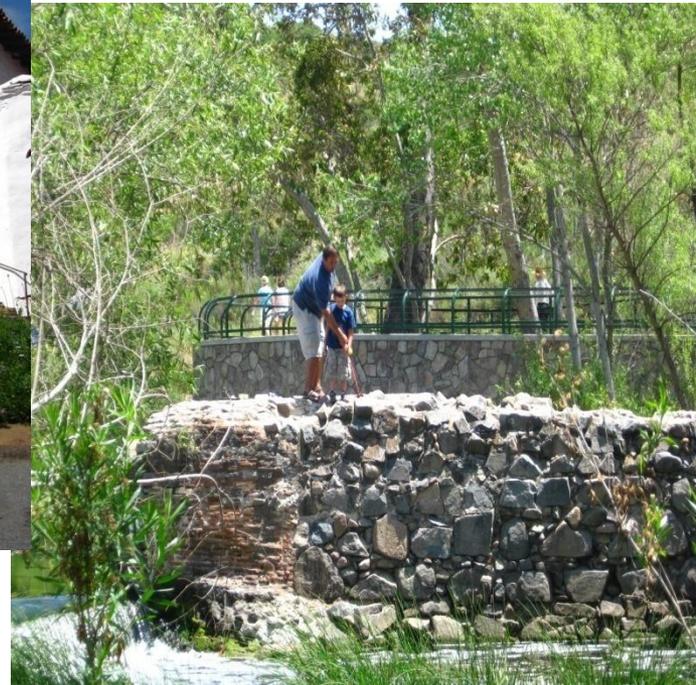
Principle 2: Unify fragmented lands and habitats



Section 2.0 - Principles

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

Principle 4: Reveal the river valley history



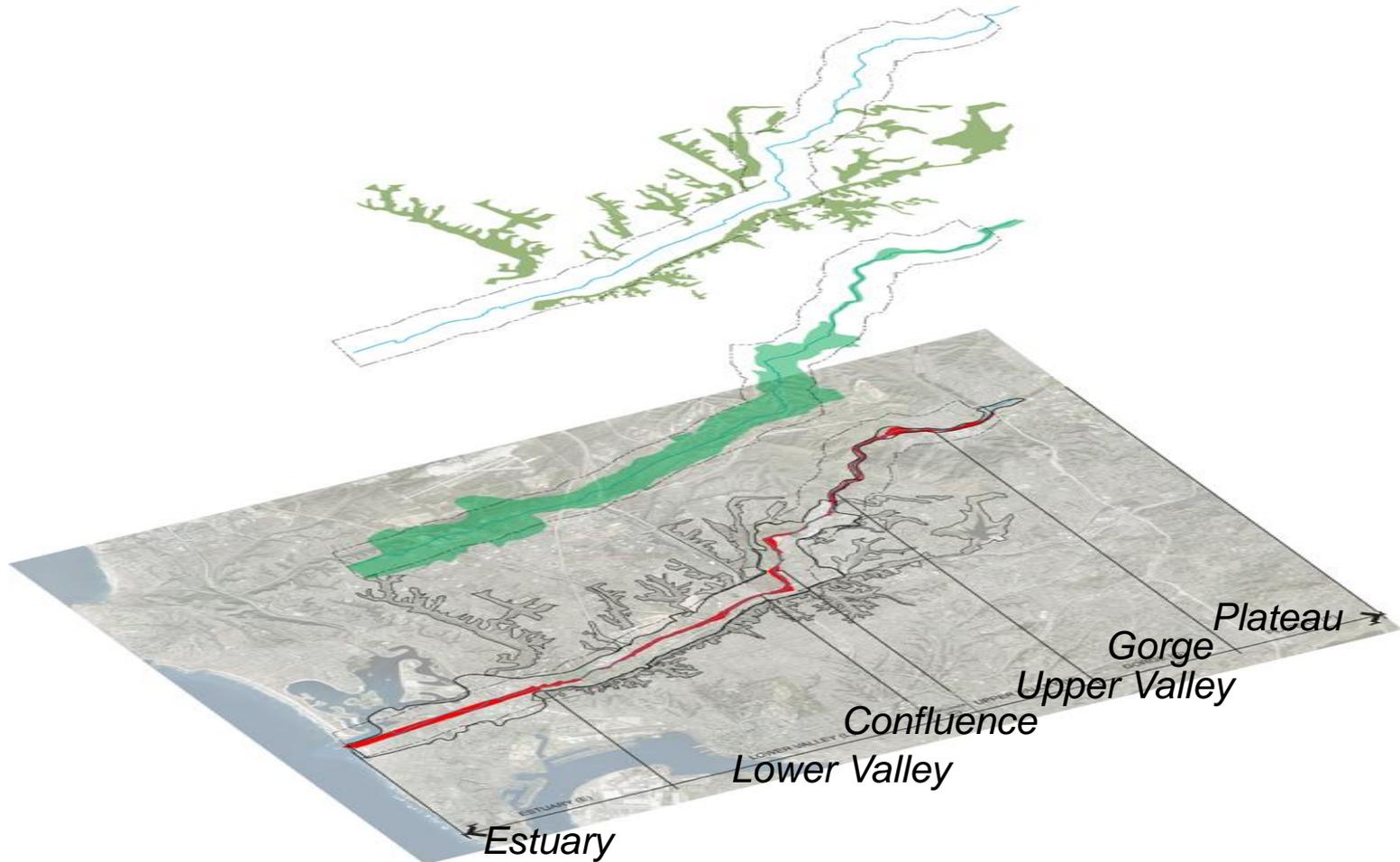
Section 2.0 - Principles

Principle 5: Reorient development toward the river to create value

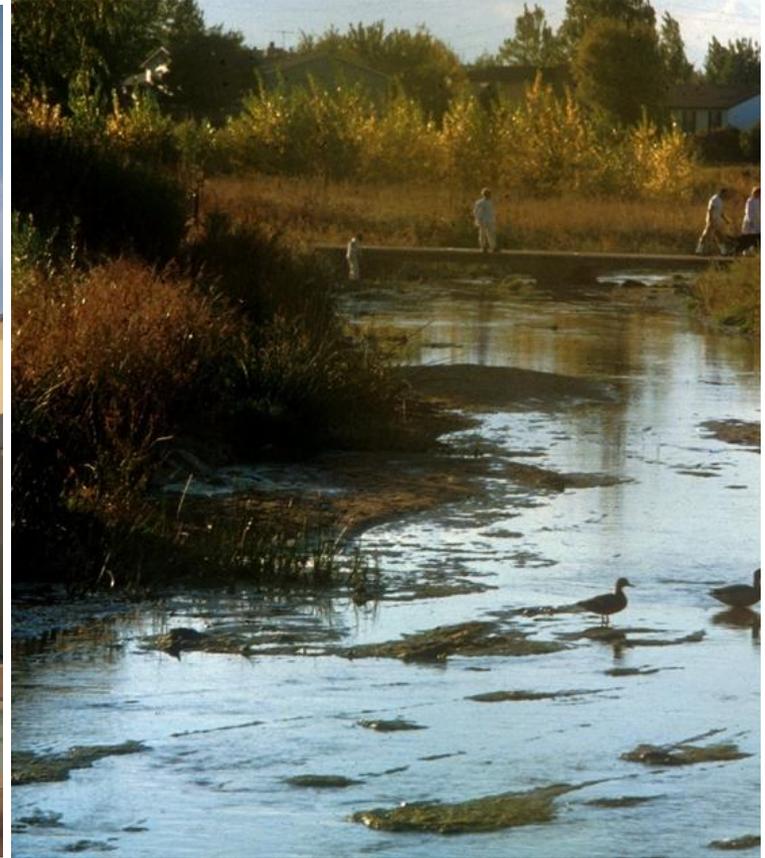


Section 3.0 Recommendations

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



Section 4.0 Design Guidelines: River Corridor Area and River Influence Area



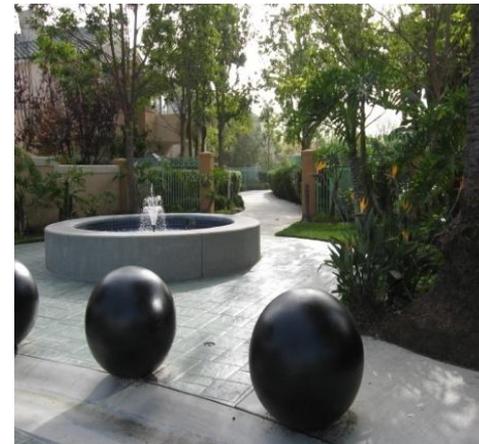
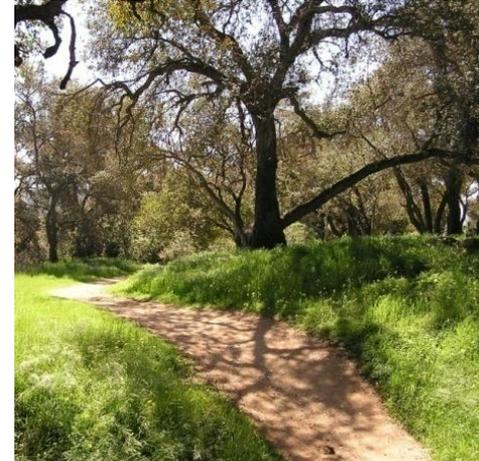
River Corridor and River Influence Areas

DEFINITIONS:

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

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

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



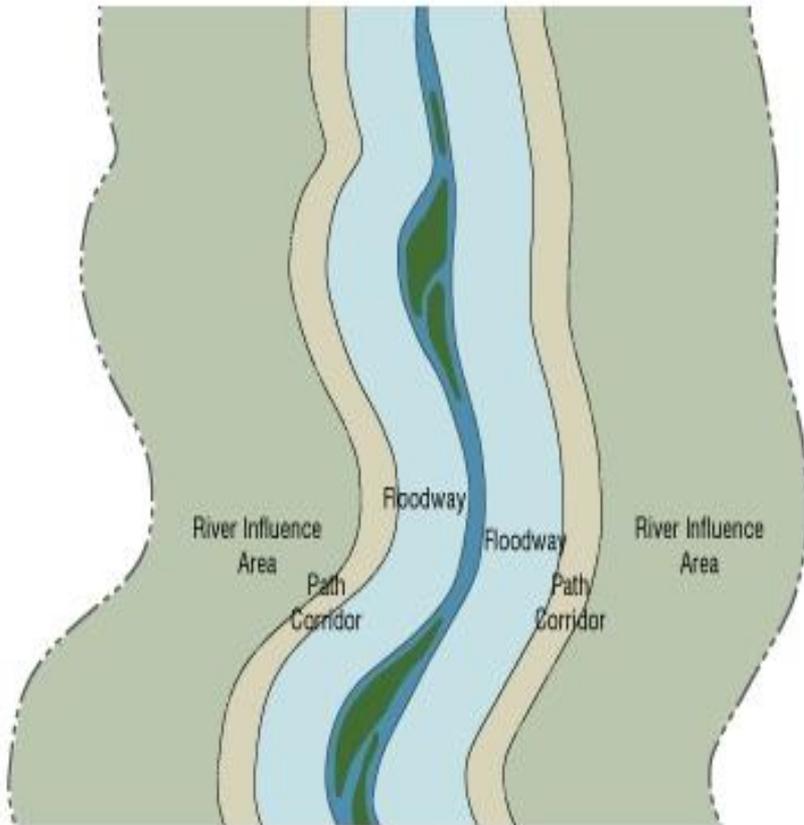
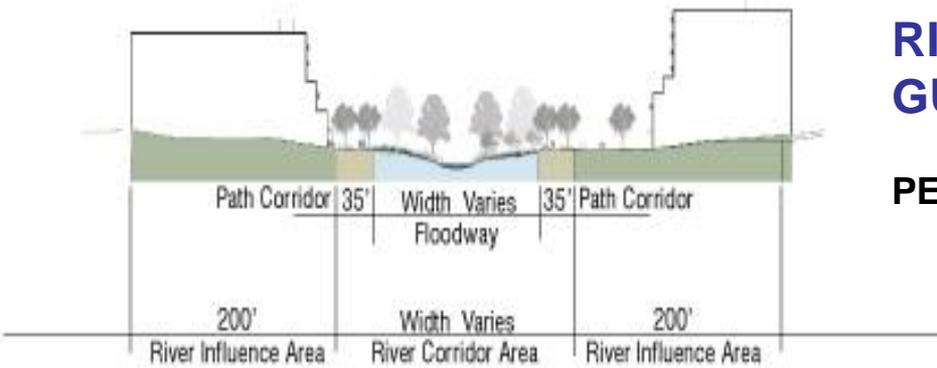
RIVER CORRIDOR DESIGN GUIDELINES

PERMITTED USES

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

DESIGN GUIDELINES

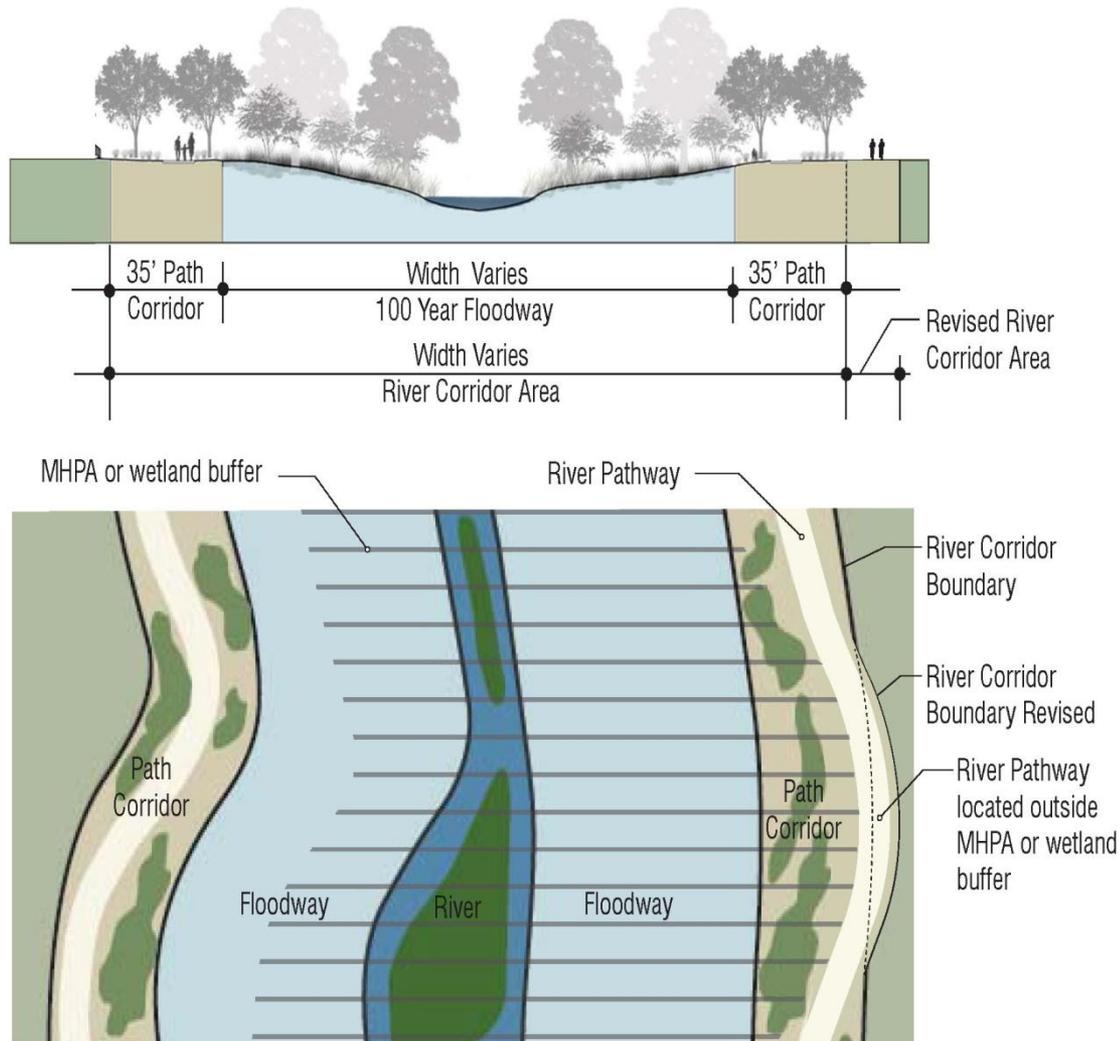
- Site Planning includes a 14' multi-use pathway (10' of hard material with 2' of soft material) on both sides of the river where possible.
- Guidelines for picnic areas and viewpoints, lighting, fences, site furniture, and signs
- Guidelines for plant material types and tree placement



River Corridor, MHPA and Wetland Buffer

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

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



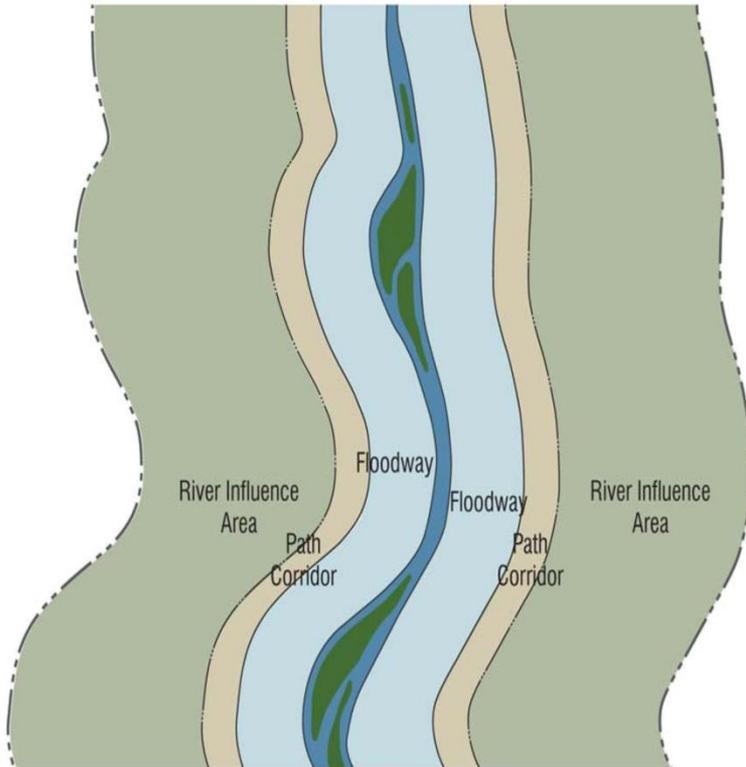
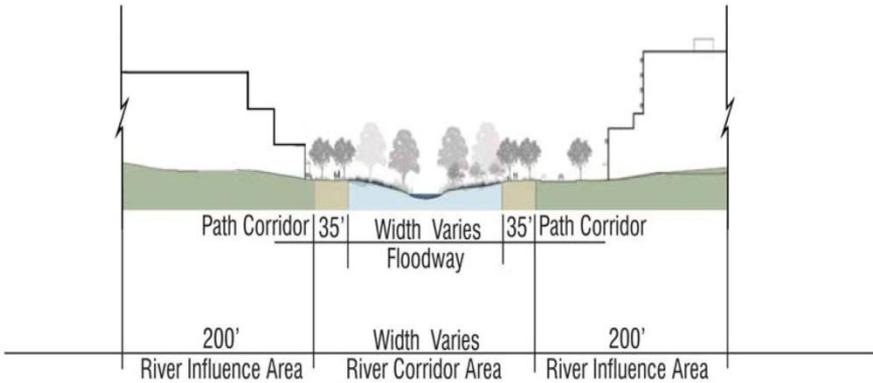
RIVER INFLUENCE DESIGN GUIDELINES

PERMITTED USES

- Uses per the underlying land use and zoning designations.

DESIGN GUIDELINES

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



Section 5.0 Implementation

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

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

Maintenance, Management and Security: Describes Tools and Programs.

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



Section 6.0 Regulatory Framework

Applicable Citywide Planning Policy Documents:

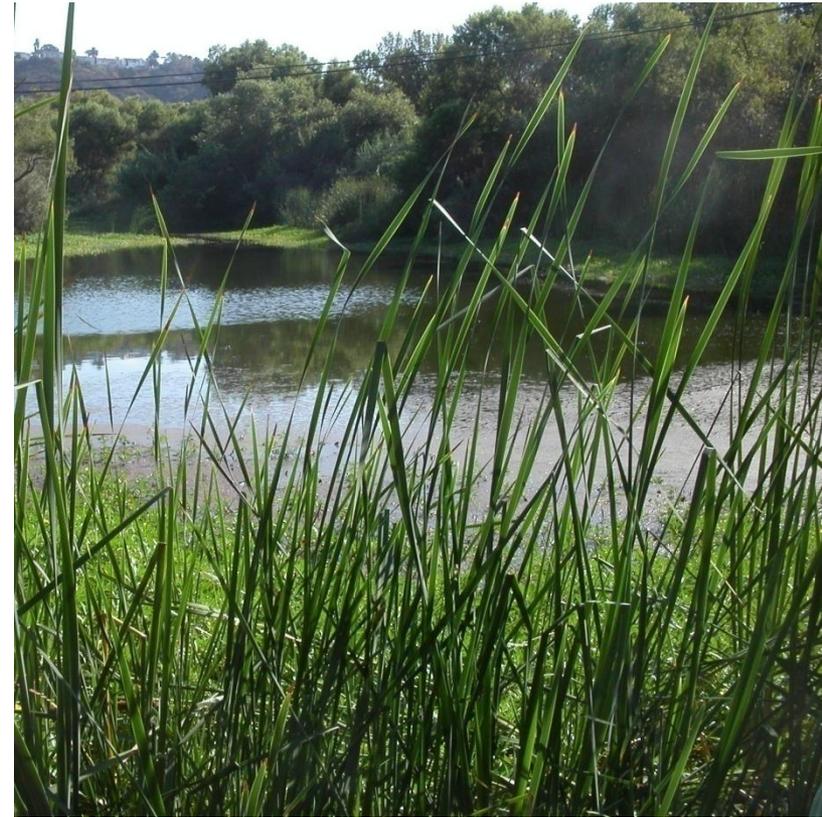
- General Plan
- Community Plans
- Park Master Plans
- Multiple Species Conservation Program Subarea Plan
- San Diego River Watershed Urban Runoff Management Plan
- Bicycle Master Plan
- San Diego Pedestrian Master Plan

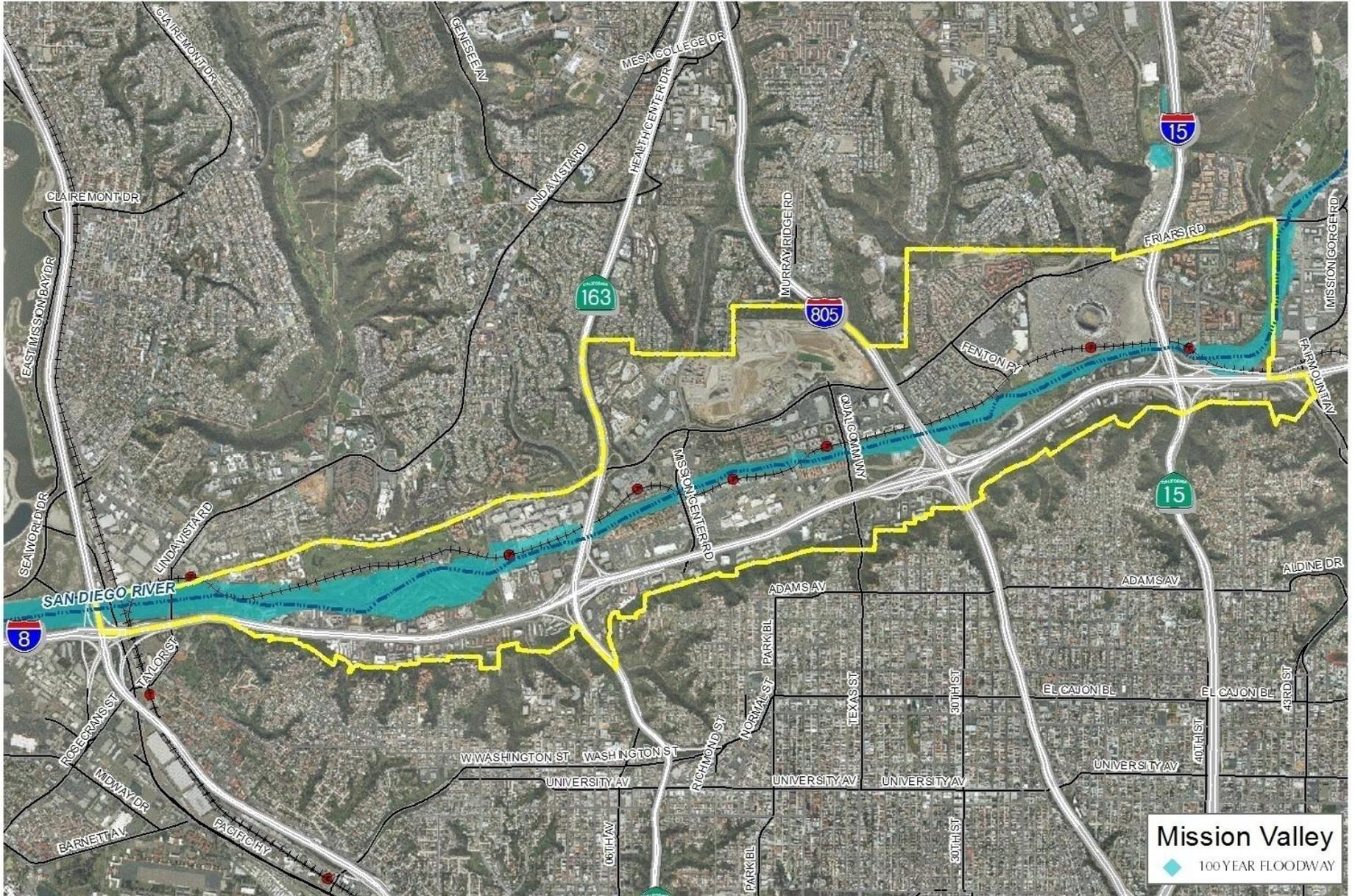
Applicable Agency Jurisdiction and Permits:

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



Overview of Proposed Community Plan and Zoning Code Amendments





Mission Valley
100 YEAR FLOODWAY

Mission Valley

Proposed Mission Valley Community Plan Amendments

- Land Use Element – Added a reference to the Master Plan.
- Transportation Element – Added a reference to the creation of the River Pathway.
- Open Space Element – Revised the San Diego River section to be consistent with the Master Plan.
- Urban Design Element – Revised the urban design language to include the River Corridor and the River Influence Areas.
- Removed the San Diego River Wetland Management Plan, Appendix G (1985).

Proposed Mission Valley Planned District Ordinance Amendments (PDO)

- Amended the River Sub-district to become the ‘San Diego River Park Sub-district’(SDMC §1514.0302).
- Within Division Three: Zoning and Sub-districts amended the language to be consistent with the design guidelines of the Master Plan.
- Inserted references throughout the PDO that the development regulations for the River Park Sub-district would apply in the event of a conflict with underlying zoning or special regulations.



Navajo
◆ 100 YEAR FLOODWAY

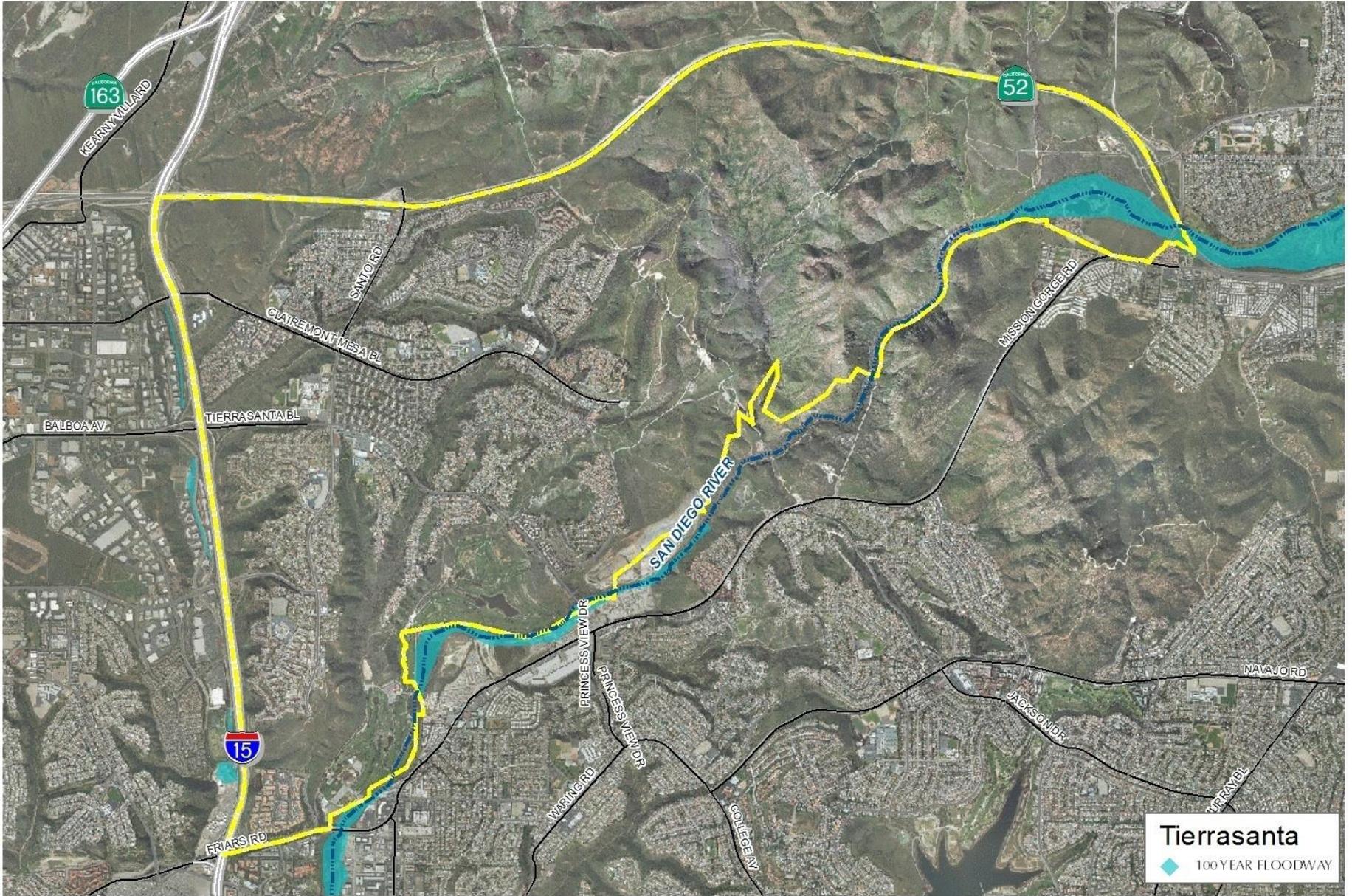
Navajo

Proposed Navajo Community Plan Amendments

- Inserted in each Plan Element (Residential, Commercial, Industrial, and Mixed Use) that all development along the river shall comply with the San Diego River Park Sub-district CPIOZ.
- Created a San Diego River Park Sub-district Element, a Community Plan Implementation Overlay Zone (CPIOZ) and supplemental development regulations.
- Added the San Diego River Park within the Parks and Recreation Element.

Proposed Navajo CPIOZ Amendments

- Added a San Diego River Park Sub-district CPIOZ, Type B.
- Added Supplemental Development Regulations for the San Diego River Park Sub-district CPIOZ. Regulations are for the River Corridor and River Influence Areas.
- Amended the Navajo CPIOZ map to include the San Diego River Park Sub-district CPIOZ boundaries.



Tierrasanta
◆ 100 YEAR FLOODWAY

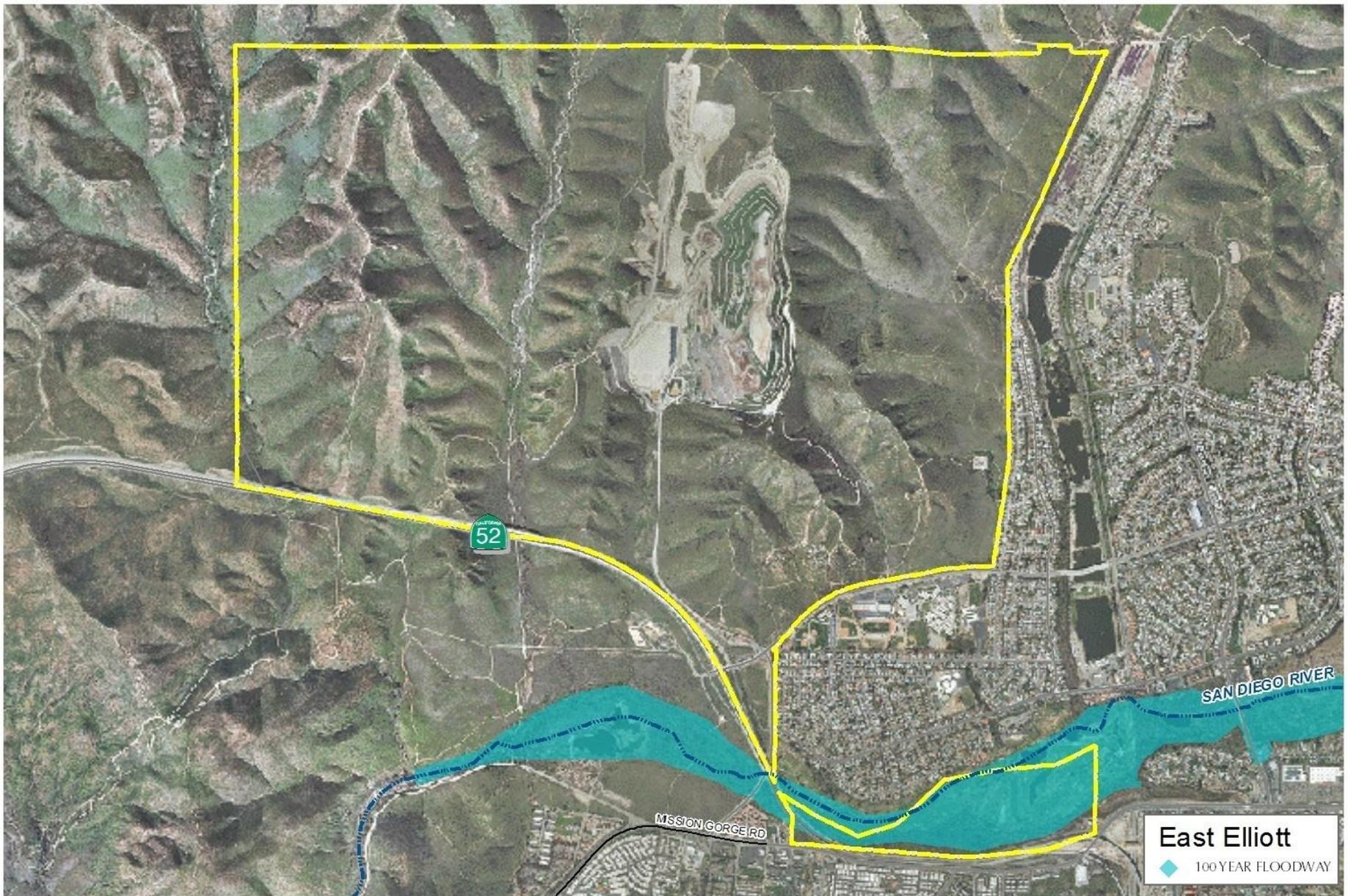
Tierrasanta

Proposed Tierrasanta Community Plan Amendments

- Inserted an overview of the San Diego River Park Master Plan in the Introduction section.
- Added language to the Housing, Commercial and Industrial Elements that development within 235 of the floodway shall meet the design guidelines of the Master Plan.
- Added the San Diego River Park section to the Community Facilities Element.
- Added language to the Urban Design Element that proposed development along the river comply with the Mission Trails Design District Ordinance.

Proposed Amendments to the Mission Trails Design District Ordinance

- Added language that any development within 235' of the Floodway shall refer to the Mission Trails Design District Ordinance.
- Amended Sub Area 3 of the Design Manual to include development regulations for the River Corridor and the River Influence Areas.



East Elliot

Proposed East Elliot Community Plan Amendments

- Added a new section called San Diego River Park.
- Provided a description of the San Diego River Park.
- Inserted goal for the creation of the San Diego River Park.
- Added project proposals for the San Diego River Park.

Proposed Amendments to the Mission Trails Design District Ordinance

- Added language that any development within 235' of the Floodway shall refer to the Mission Trails Design District Ordinance.
- Amended Sub Area 3 of the Design Manual to include development regulations for the River Corridor and the River Influence Areas.

Next Steps

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