



Draft San Diego River Park MASTER PLAN

Grantville

CIVITAS

ICF
INTERNATIONAL

Meeting Goals and Outline

- Meeting Goals/Introductions
- Overview of the Master Plan's History
- Overview of 2010 draft Master Plan's six sections
- Overview of the Amendments to the Navajo CPIOZ Code and the Navajo Community 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**



2010 SDRP Master Plan – Six Major Sections

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



Section 2.0 - Vision

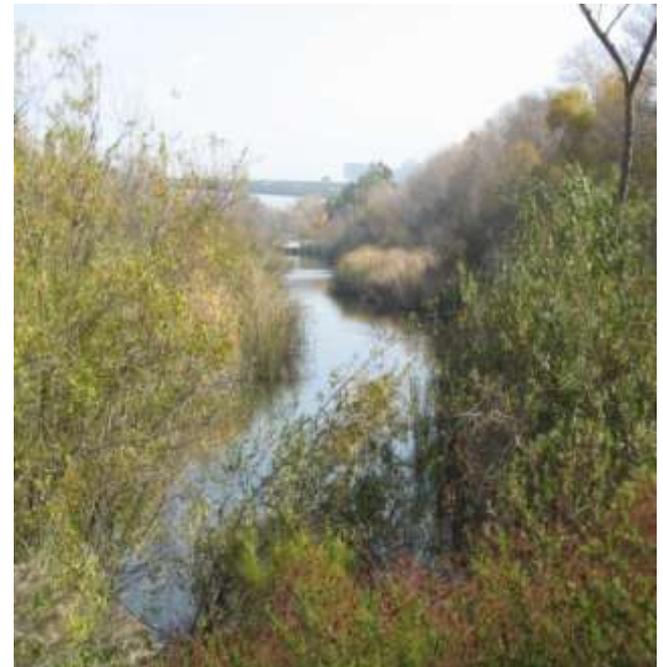
Vision: *Reclaim the Valley as a
Common: a synergy of water,
wildlife and people*



Section 2.0 - Principles

Principle 1: Restore and maintain a healthy river system

Principle 2: Unify fragmented lands and habitats



Section 2.0 - Principles

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

Principle 4: Reveal the river valley history



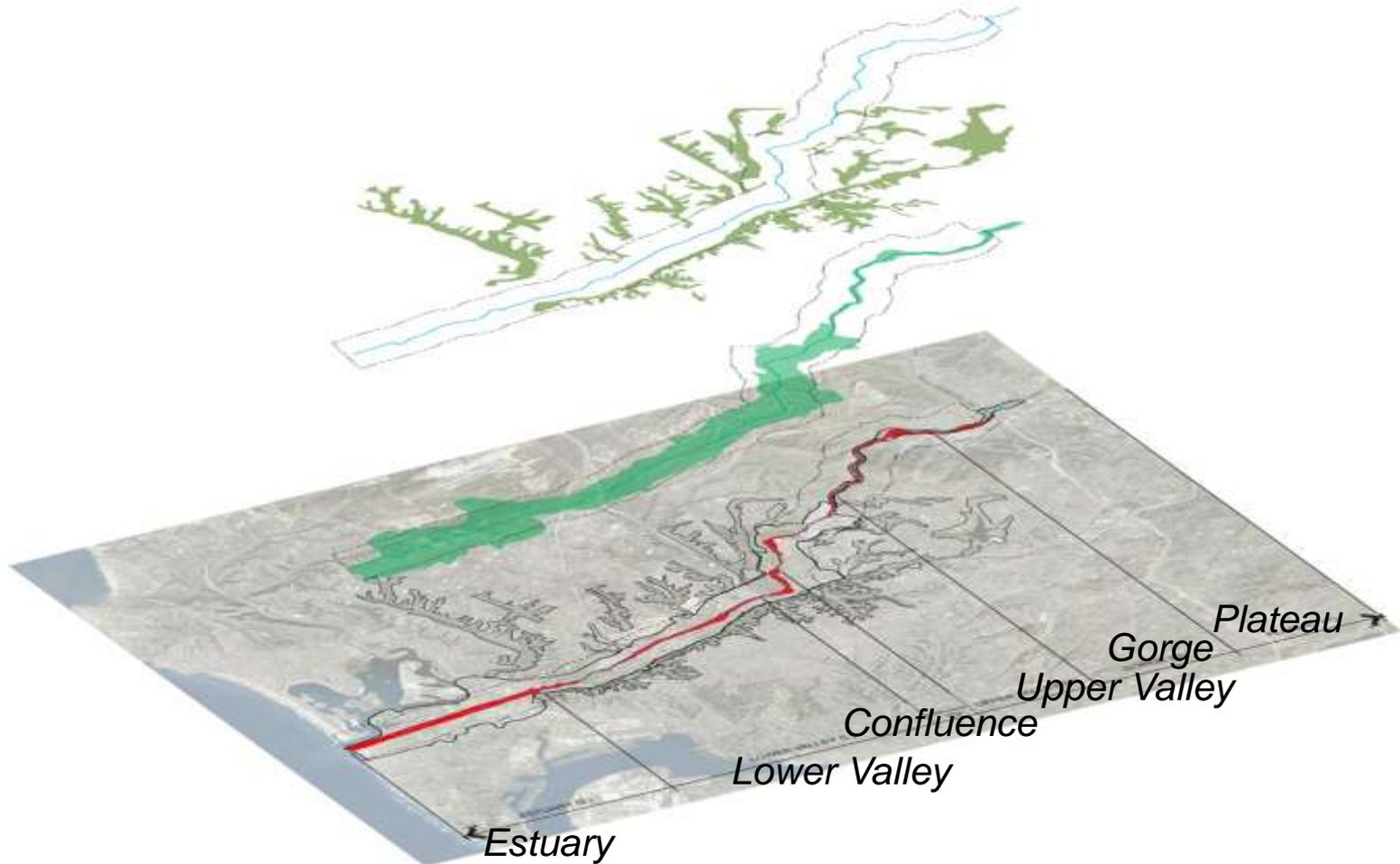
Section 2.0 - Principles

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



Section 3.0 Recommendations

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



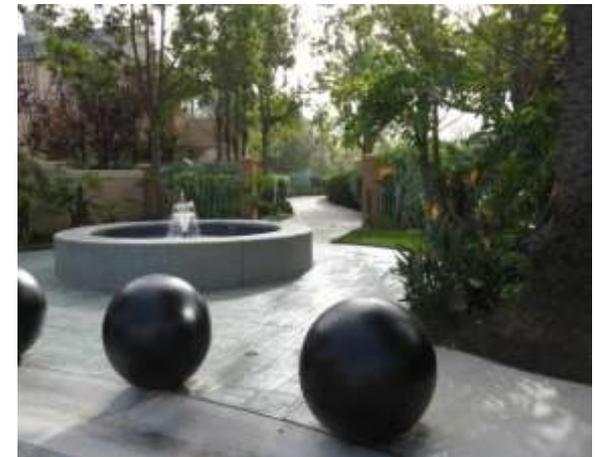
Section 4 – Design Guidelines

RIVER CORRIDOR AND RIVER INFLUENCE AREAS DEFINITIONS:

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

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

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



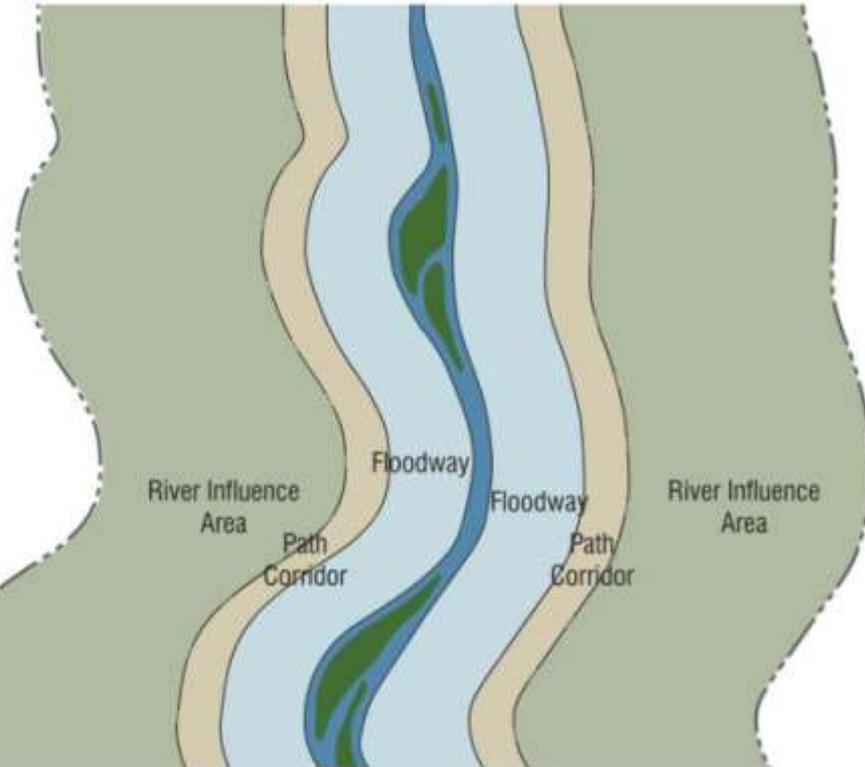
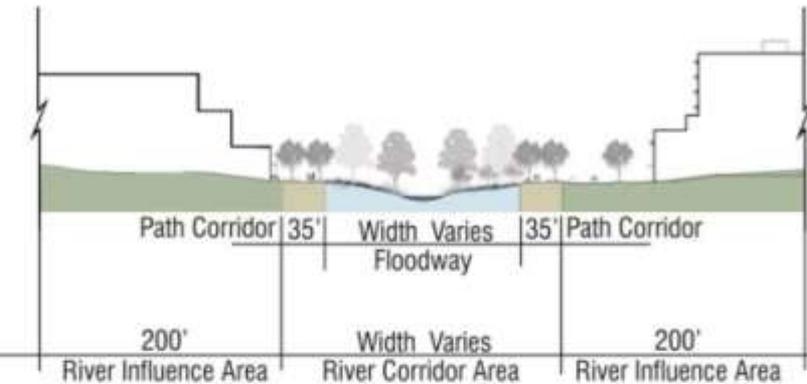
SECTION 4 – DESIGN GUIDELINES RIVER CORRIDOR

PERMITTED USES

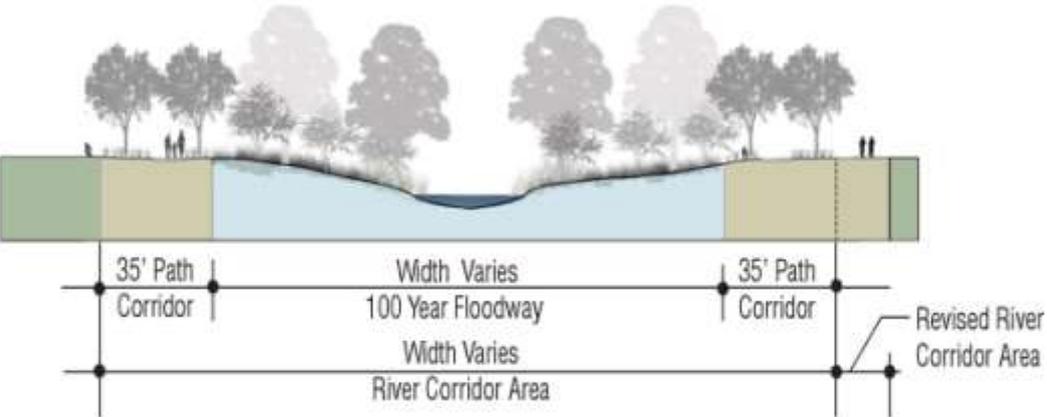
- Passive recreation (i.e. hiking and bicycle paths)
- Picnic areas, seating areas, overlooks and fitness stations
- Educational exhibit areas

DESIGN GUIDELINES

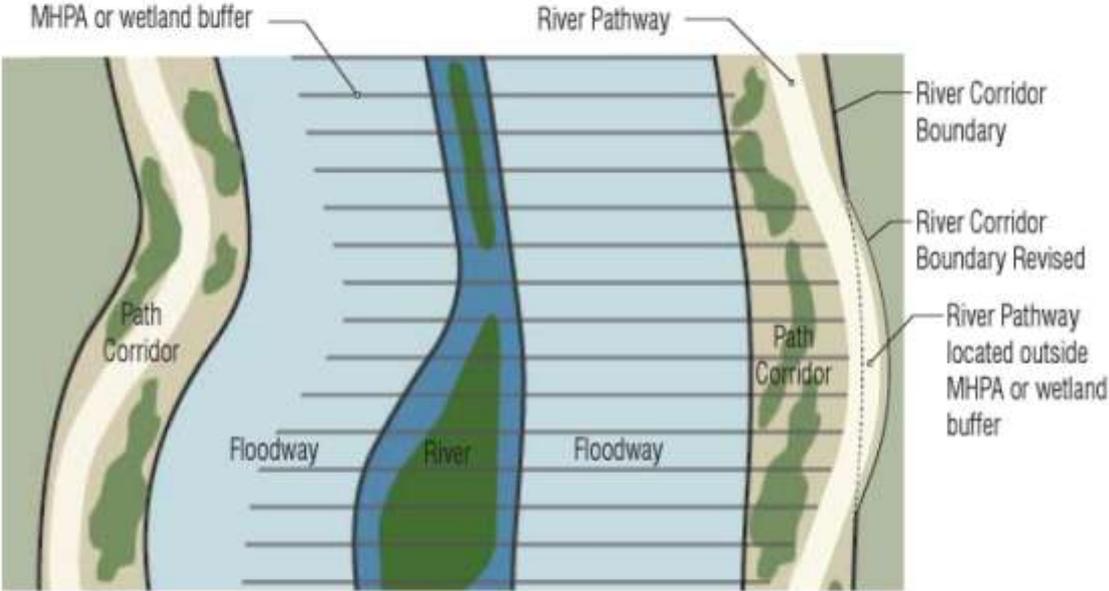
- Site Planning includes a 14' multi-use pathway (10' of hard material with 2' of soft material) on both sides of the river where possible.
- Guidelines for picnic areas and viewpoints, lighting, fences, site furniture, and signs
- Guidelines for plant material types and tree placement



River Corridor, MHPA and Wetland Buffer



The MHPA area is a hard line mapped area. The Wetland Buffer will be determined on a project by 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.

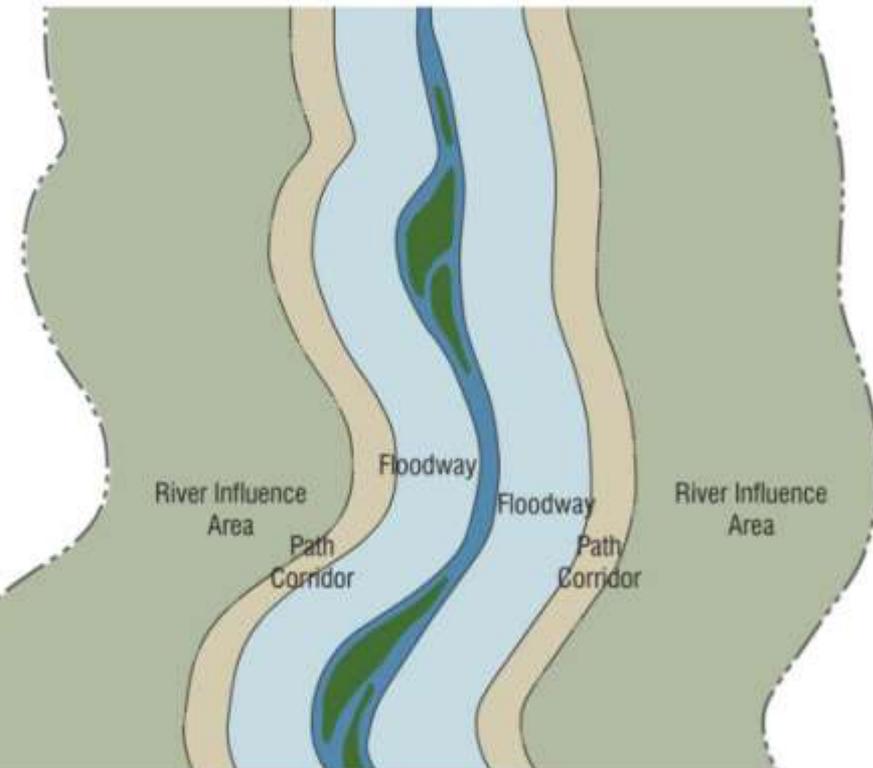
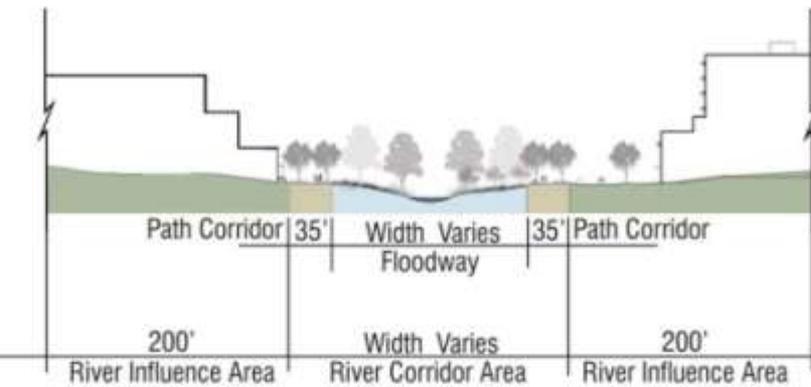
SECTION 4 - DESIGN GUIDELINES RIVER INFLUENCE

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:

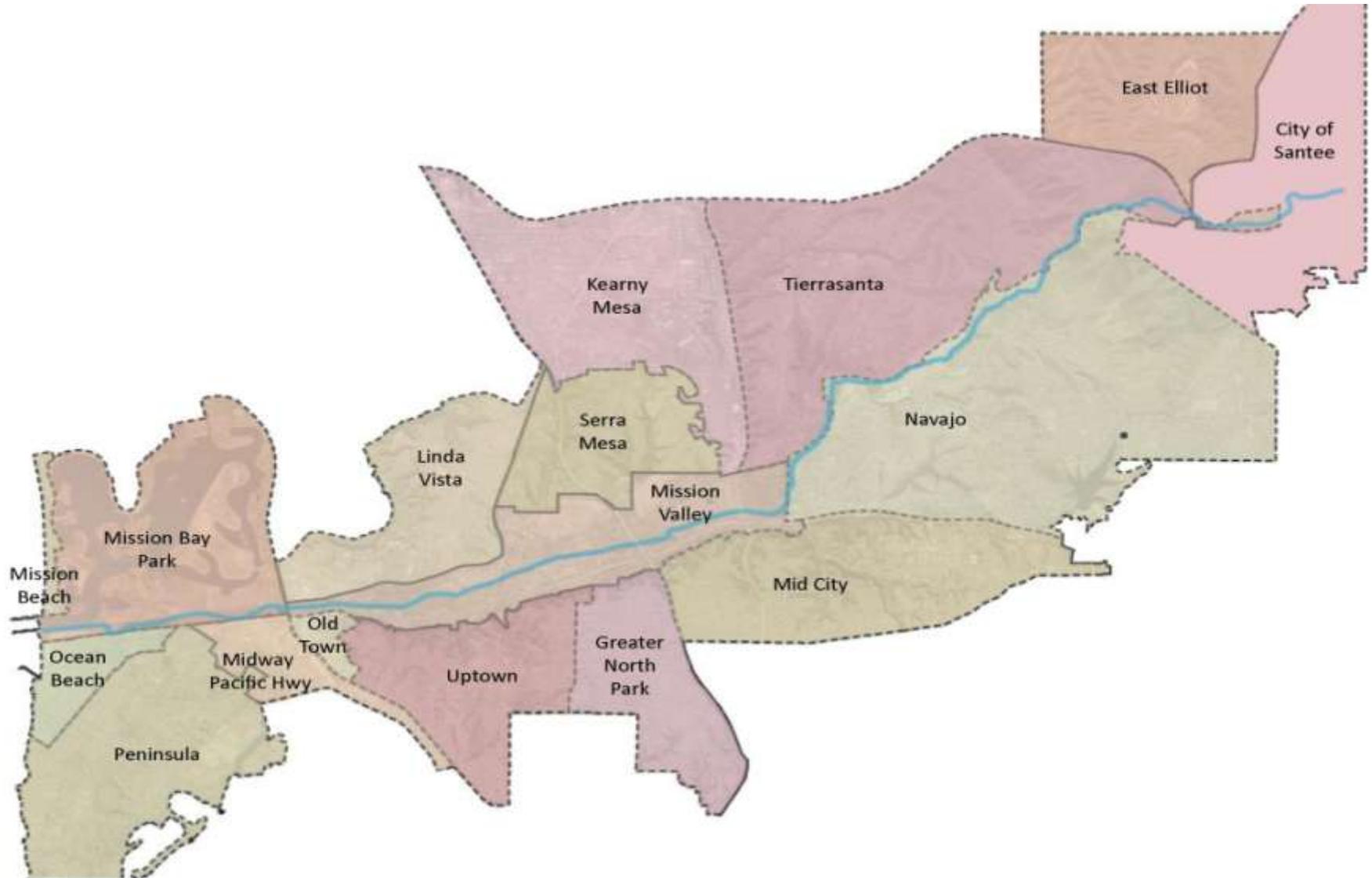
- General Plan
- Community Plans
- Park Master Plans
- Multiple Species Conservation Program Subarea Plan
- San Diego River Watershed Urban Runoff Management Plan
- Bicycle Master Plan
- San Diego Pedestrian Master Plan

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

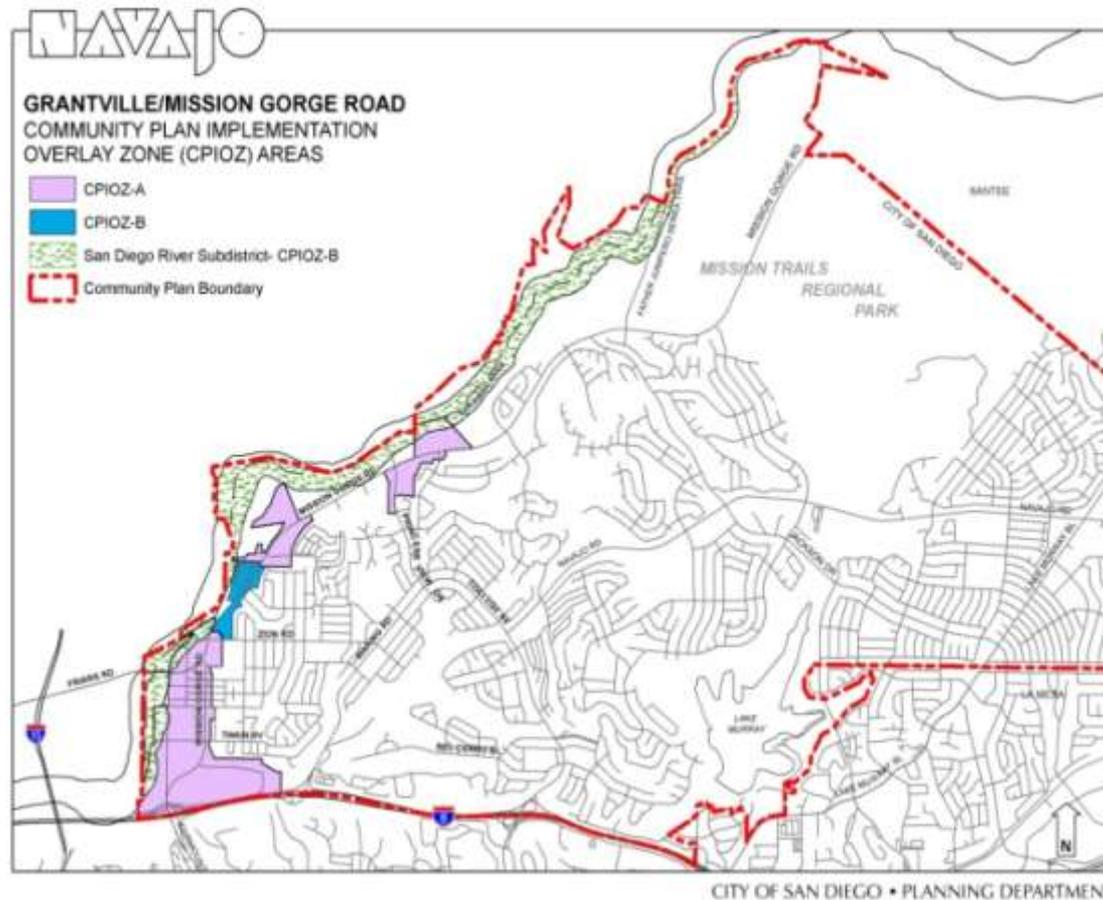


Overview of Proposed Amendments to the Land Development Code and Navajo Community Plan



Amendments to Land Development Code – Community Plan Implementation Overlay Zone (CPIOZ) M.C. 132.1401

Revise CPIOZ Map to show new San Diego River Sub district CPIOZ Type B



Amendments to Navajo Community Plan

Amended Plan Elements

- Residential
- Commercial
- Industrial
- Mixed Use
- **(New) San Diego River Park Sub district/CPIOZ**
- **Open Space**
- **Parks and Recreation**
- Circulation
- Implementation

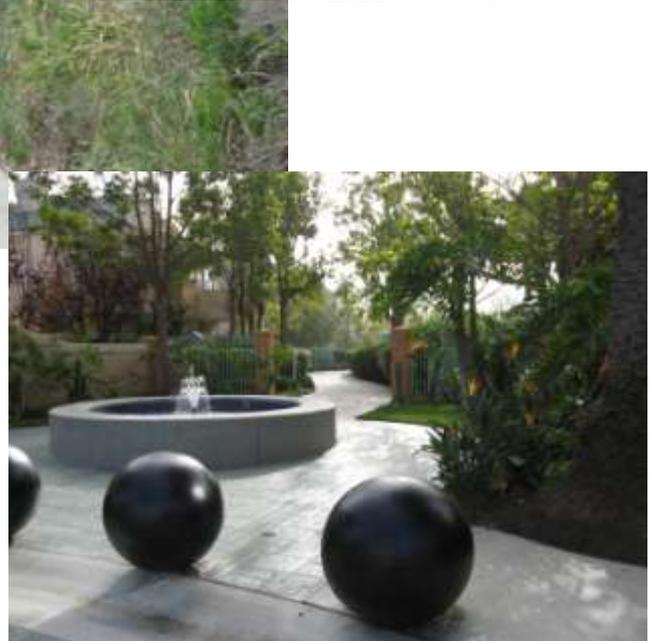


Amendments to Navajo Community Plan

New Element:

San Diego River Park Sub district

- Introduction
- Existing Conditions
- Objectives
- **Proposals**
- **CPIOZ Supplemental
Development
Regulations**

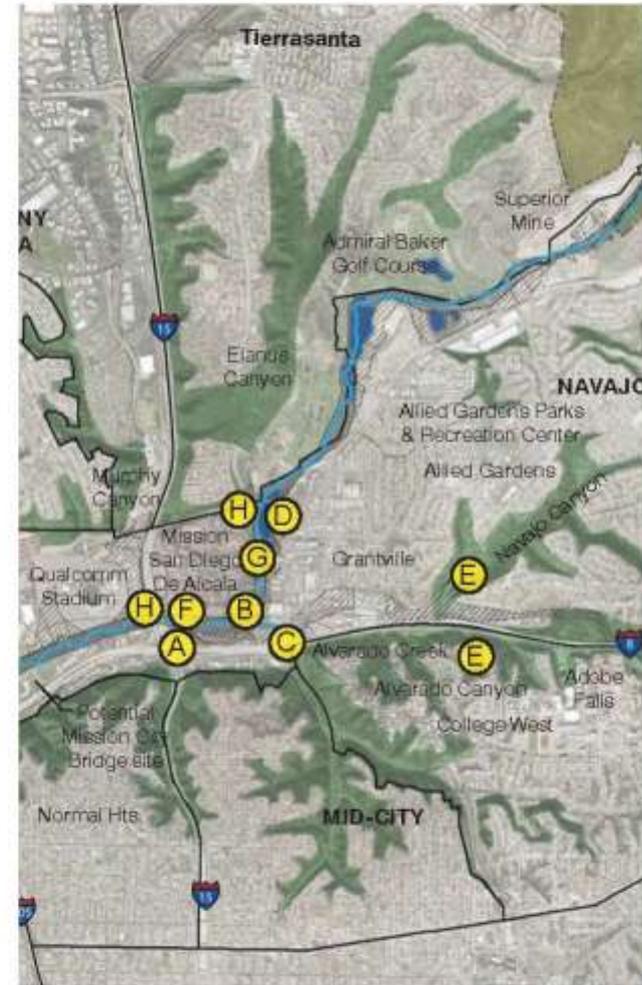


Amendments to Navajo Community Plan

San Diego River Park

Sub district **Proposals**

- Study alternatives to improve the hydrology of the river where the river corridor is narrow and constrained by ponds that were created by past sand and gravel mining operations.
- Coordinate with the Grantville Redevelopment Master Plan to identify potential land for public parks and open space.
- Improve water flow under the bridge at Mission Gorge/Fairmont Avenue for the Alvarado Creek to connect to the San Diego River. Provide a pedestrian connection under or over the bridge for access to the river pathway from Alvarado Creek.
- Improve open space and trail connections with Alvarado Canyon and Navajo Canyon.



Amendments to Navajo Community Plan

San Diego River Park Sub district **Proposals**

- Provide interpretive signage all along the river pathway about the history of the river.
- Coordinate with Grantville Redevelopment Subarea B to improve the hydrology of the river, establish open spaces and parks.
- Create a continuous San Diego River Pathway along the river with a series of overlooks, picnic areas and interpretive signs.

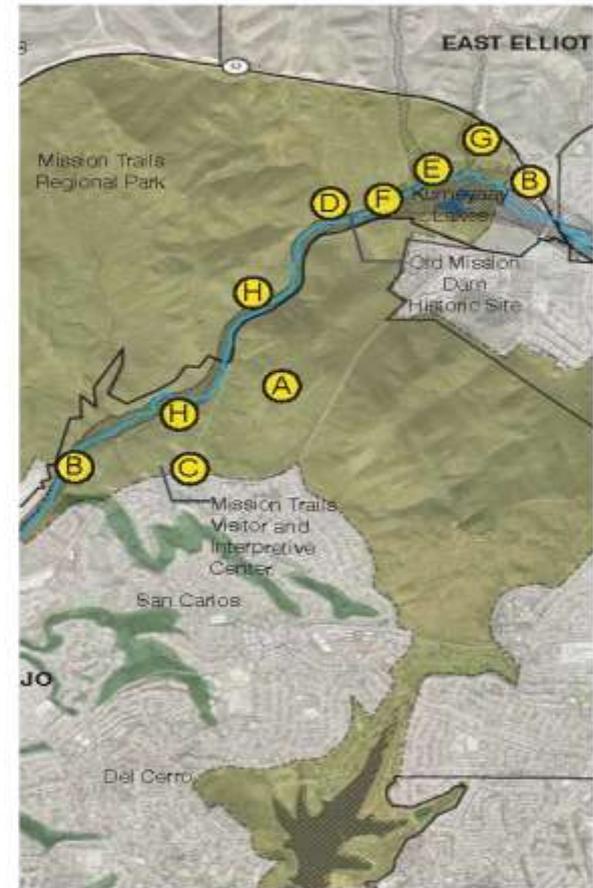


Amendments to Navajo Community Plan

San Diego River Park

Sub district **Proposals**

- Support the goals and recommendations of the Mission Trails Regional Park.
- Create a continuous San Diego River Pathway along the river with a series of overlooks, picnic areas and interpretive signs.
- Provide a trail kiosk at the west entry to Mission Trails Regional Park to provide information on the river pathway.



Amendments to Navajo Community Plan

**San Diego River Park
Sub district**

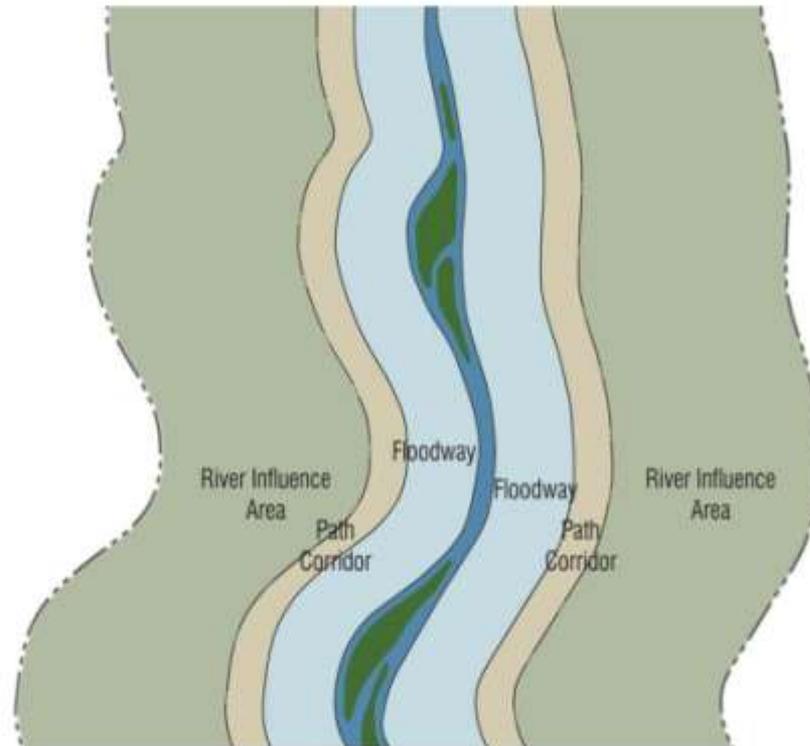
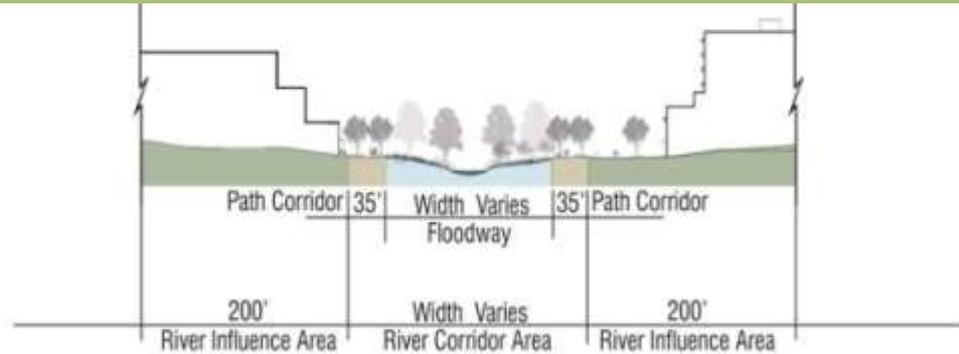
CPIOZ Supplemental Development Regulations

The River Corridor Area

100 Year Floodway (mapped by FEMA) + 35' on either side of the Floodway.

The River Influence Area

The first 200' from the River Corridor on either side of the Floodway.



Amendments to Navajo Community Plan

River Corridor Design Guidelines:

- Uses
- Grading
- River Pathway
- Trails
- Picnic Areas and Overlooks
- Lighting
- Fences
- Site Furniture
- Signs
- Logo
- Plant Materials



Amendments to Navajo Community Plan

River Influence Design Guidelines

Building Setbacks/Heights

Massing

Building Façade and Entry

Transparency/Reflectivity

Exterior Equipment Areas

Off Street Parking

Parking Structures

On Street Parking

Building Access to the River

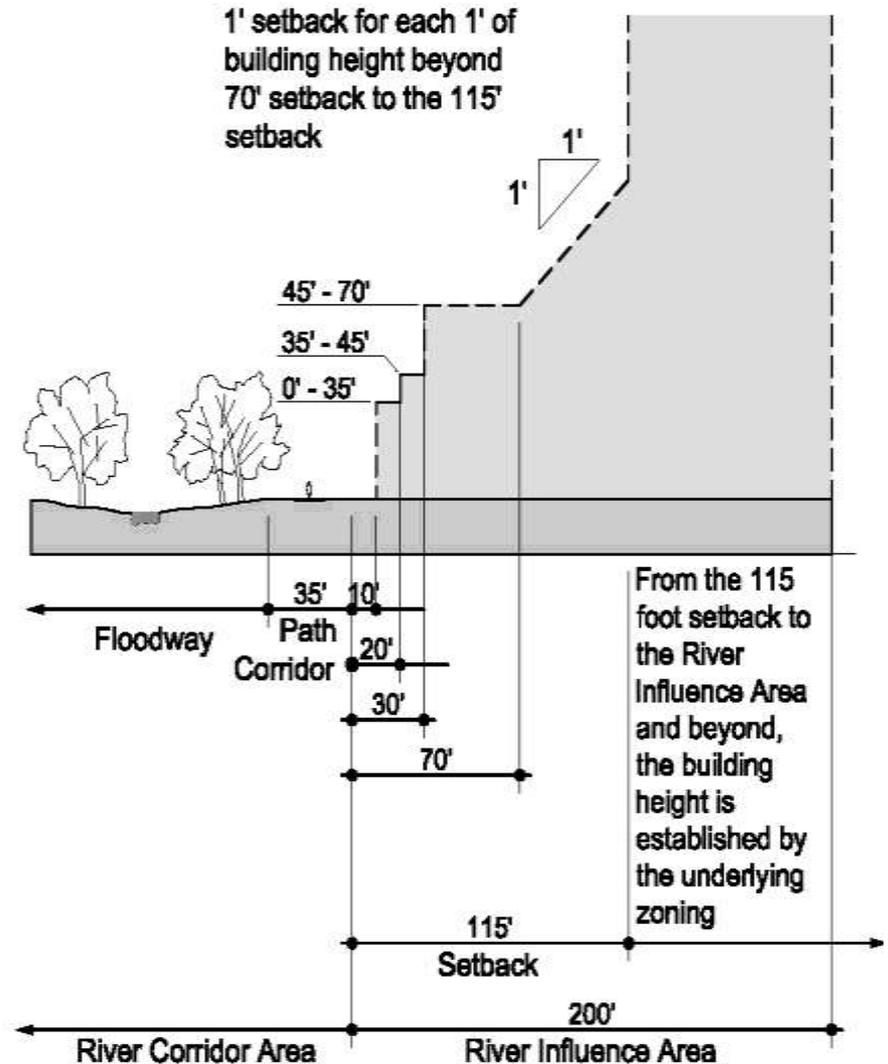
Public Access to the River

Lighting

Fences/Walls

Signs

Plant Material



Amendments to Navajo Community Plan

Open Space Element

- Added language on how the San Diego River Park is consistent with the MSCP.



Parks and Recreation Element

- Added language on how the San Diego River Park is part of the overall park system.



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/Summer 2011	Draft CEQA document (Program EIR) out for public review and comment
Spring/Summer 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