



PARKS AND RECREATION BOARD

January 19, 2017



Town and Country

PARK DESIGN PROCESS

FEB 24: Project Program Meeting
APR 6: Ad Hoc Parks Subcommittee as Advisory Committee

APR 28: Community Workshop #1

JUN 6: Community Workshop #2

JUL 21: Ad Hoc Parks Subcommittee Recommendation

On July 21, 2016, the Mission Valley Community Planning Group (MVCPG) Parks Ad Hoc Subcommittee made a formal recommendation to recommend approval of the GDP to the Mission Valley Community Planning Group (MVCPG).

AUG 3: Mission Valley Community Planning Group Recommendation

On August 3, 2016, the MVCPG voted (14-0-0) to recommend approval of the GDP for the T+C Public Park.



COMMUNITY OUTREACH

Outreach:

Public Notice

Mailed Notices

Mission Valley News Announcement

Mission Valley Community Planning Group E-blast

Mission Valley Community Plan Update Interest List E-blast

Invitation to the San Diego River Park Foundation and members

Invitation to the Audubon Society and members



PUBLIC MEETINGS AND UPDATES

City of San Diego + State and Federal Resource Agency Meetings

Nov 15, 2015

Jan 27, 2016

March 18, 2016

April 15 , 2016

Jul 11 , 2016

Jul 25 , 2016

Sept 22 , 2016

Sept 27, 2016

MV Parks Subcommittee (Advisory Committee)

Apr 20

Jul 21

Mission Valley CPG

Dec 2, 2015

Jan 6, 2016

April 6, 2016

Sept 7, 2016

Design Advisory Board (DAB)

Nov 30

Sept 6



GUIDING FRAMEWORK

Multiple Species Conservation Program (MSCP) Subarea Plan

- Ensure minimal impacts to the Multi-Habitat Planning Area (MHPA)

San Diego River Park Master Plan

- San Diego River Path

Municipal Code

- 131.0205 Purpose of the OF Zone
- 143.0101 Purpose of ESL Regulations

San Diego Municipal Code
(7-2014)

Chapter 15: Planned Districts

Article 14: Mission Valley Planned District

(“Mission Valley Planned District” added 3-27-2007 by O-19601 N.S.)

Division 3: Zoning and Subdistricts

(“Zoning and Subdistricts” added 3-27-2007 by O-19601 N.S.)

§1514.0301 Development Intensity Overlay District

(a) Purpose

It is the purpose of this overlay district to limit development intensity to the levels allowed under the adopted community plan.

(b) Boundaries

The Development Intensity Overlay District covers the entire Mission Valley community planning area and that portion of the Linda Vista community adjacent to Friars Road (see map, Appendix D). This overlay district is composed of three traffic areas (Area 1, Area 2, and Area 3) and thirteen traffic districts (DIDs A-M).



City of San Diego

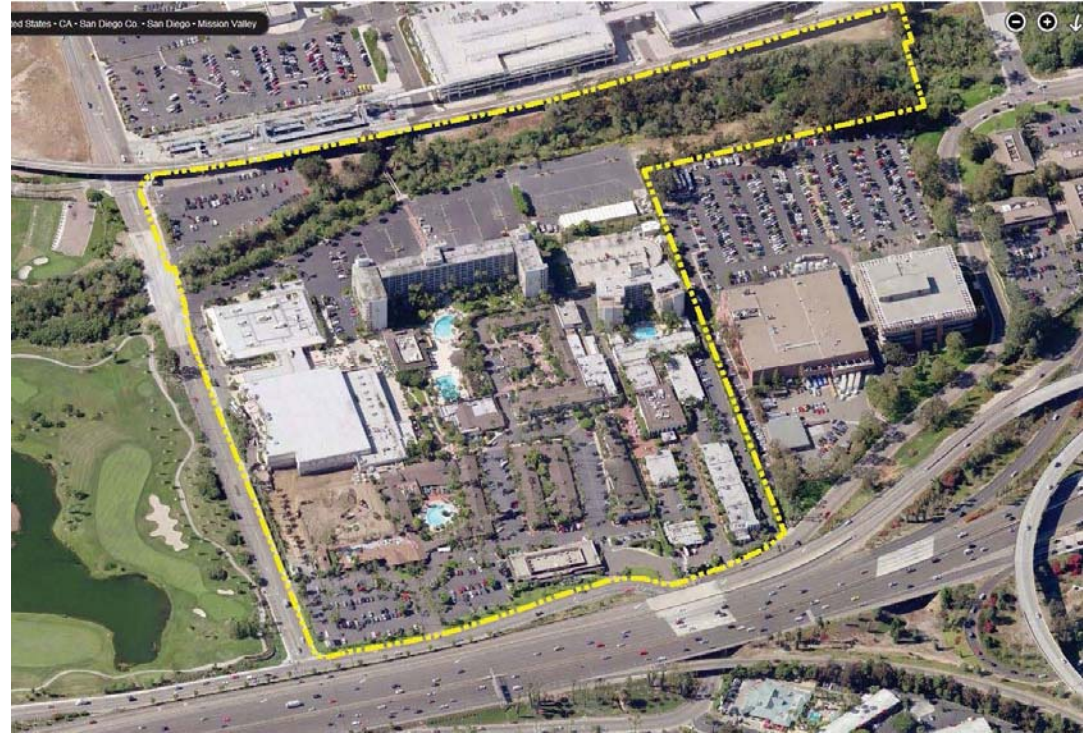


Prepared by the City of San Diego
Community and Economic Development Department



COMMUNITY PLAN UPDATE PRIORITIES

- Create a “front door” at the river
- Restore the river with trails
- Enhance community bicycle and pedestrian connections
- Enhance trolley access
- Design walkable environments
- Incorporate mixed use development
- Balance the needs of current residents and new development



PARK DESIGN OBJECTIVES

Vision and Goals from the San Diego River Park Master Plan

1. Restore and maintain a healthy river system
2. Unify fragmented habitats areas
3. Create a connected sequence of unique places and experiences
4. Reveal the river valley and Mission Valley history
5. Reorient development toward the river
6. Create value and opportunities for people to embrace the river



DESIGNING WITH THE COMMUNITY

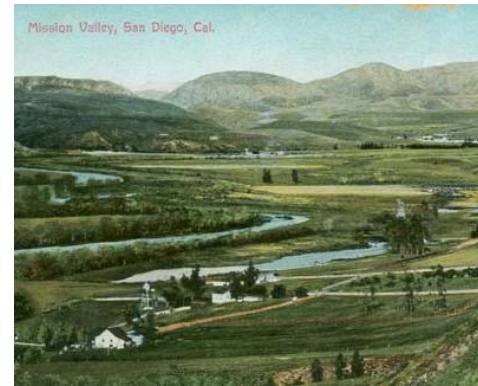
1. Provide a variety of pathways in proximity to the river.
2. Create different treatments of paths based on how close they occur to the river.
3. Utilize arbors and gateways within the landscape.
4. Provide family-child focused play areas.
5. Support the water flow at the pedestrian bridge.
6. Celebrate the pedestrian bridge.
7. Incorporate low emitting lighting for safety at night.
8. Provide opportunities for shade in open areas.
9. Strengthen North-South views and connections.
10. Use natural elements and materials.
11. Provide signage and wayfinding elements that reflect Mission Valley.



DESIGN NARRATIVE



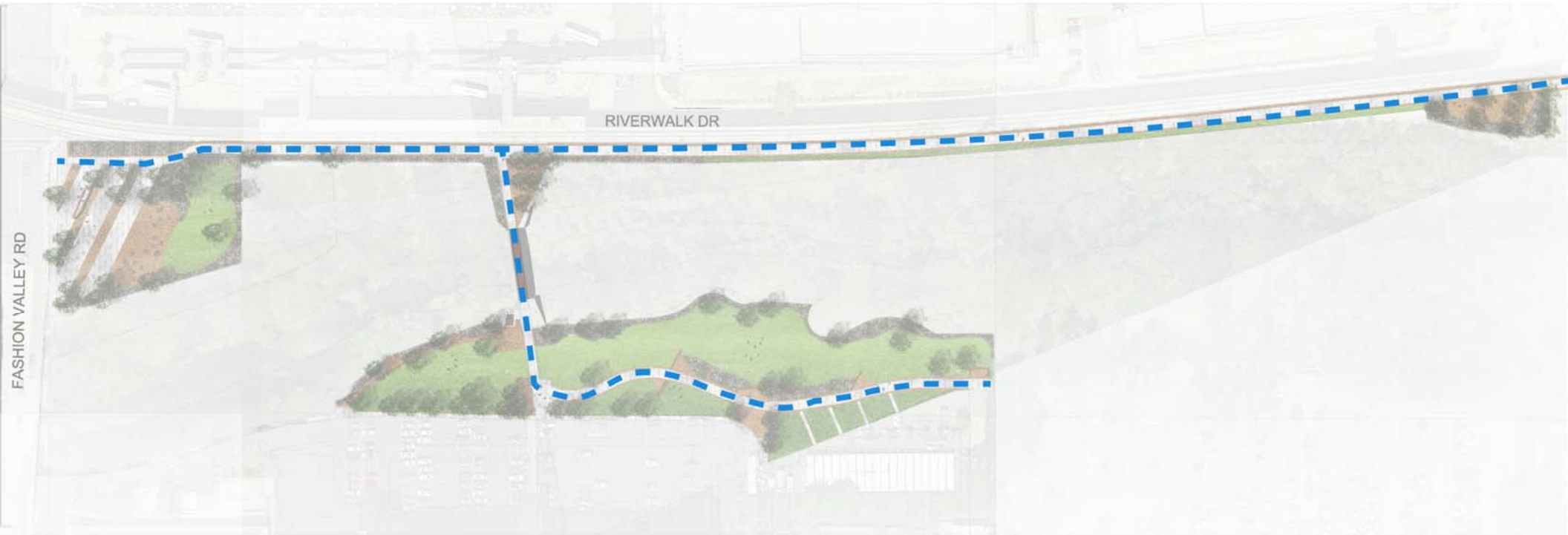
Provide signage and wayfinding elements that reflect Mission Valley.



T+C PUBLIC PARK



SAN DIEGO RIVER PATHWAY



PEDESTRIAN CONNECTIONS



Provide a variety of pathways in proximity to the river.



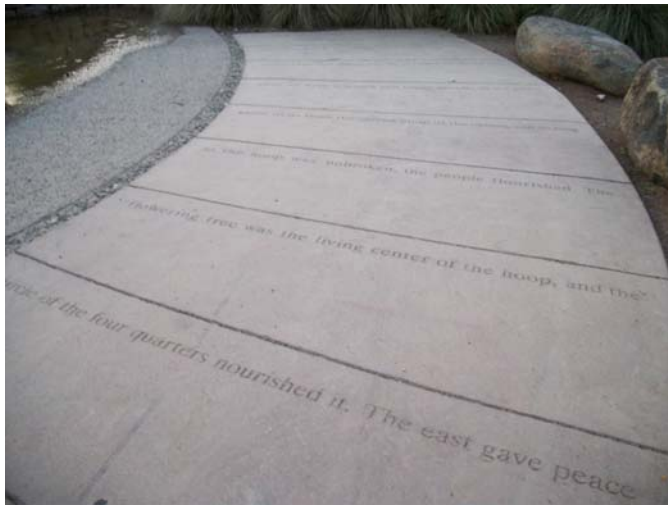
BEFORE: BIRDS EYE VIEW



AFTER: BIRDS EYE VIEW



RIVER PARK - SOUTH



Celebrate the pedestrian bridge.



Support the water flow at the pedestrian bridge.



RIVER PARK - SOUTH



EXISTING VIEW TO RIVER BRIDGE



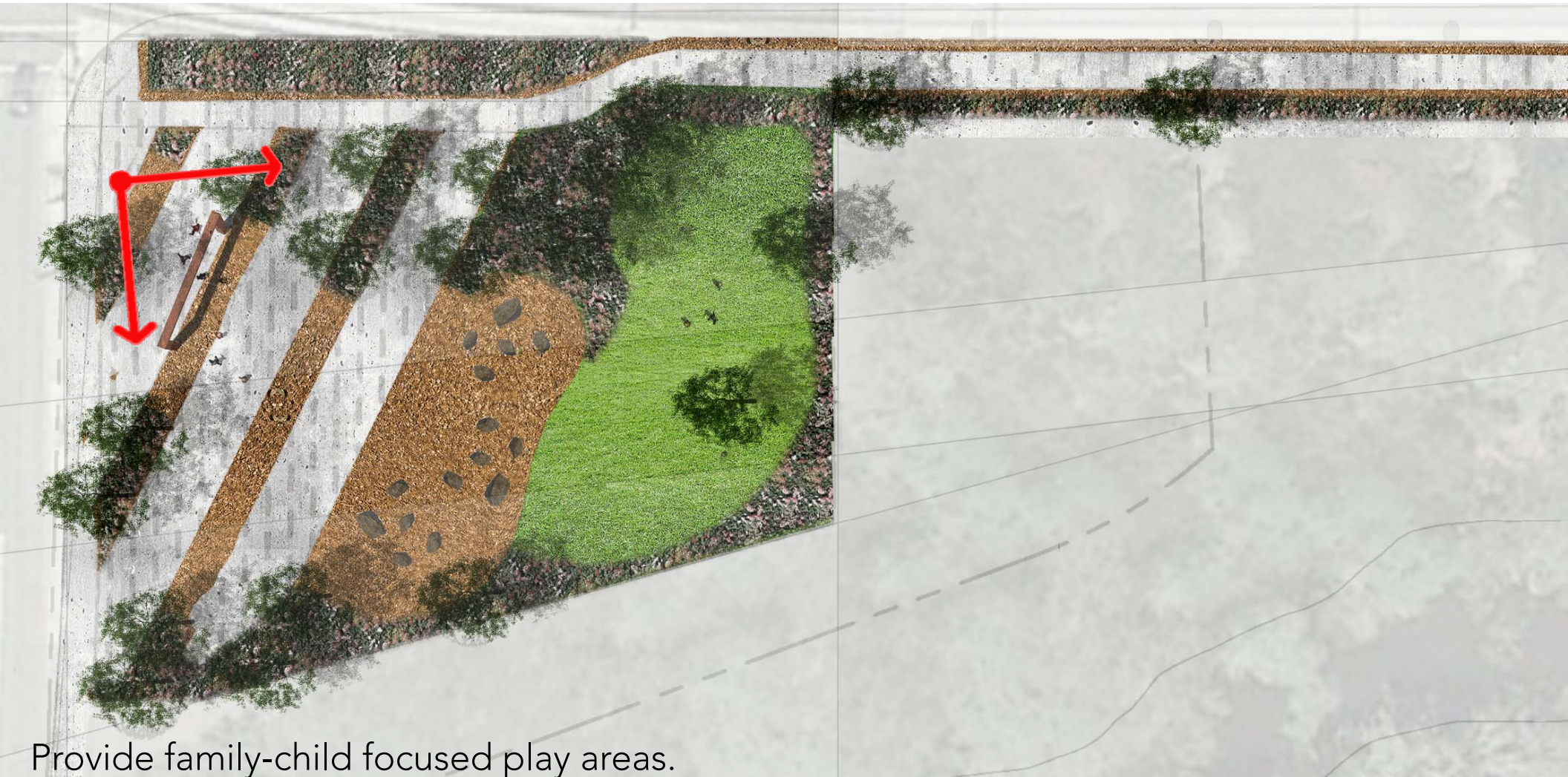
CONCEPT SKETCH: RIVER PATHWAY



RIVER PARK - GATEWAY PLAZA



RIVER PARK - GATEWAY PLAZA



Provide family-child focused play areas.



EXISTING VIEW FROM NW PARKING LOT



CONCEPT SKETCH: GATEWAY PLAZA



Utilize arbors and gateways within the landscape.



RIVER PARK - SOUTH



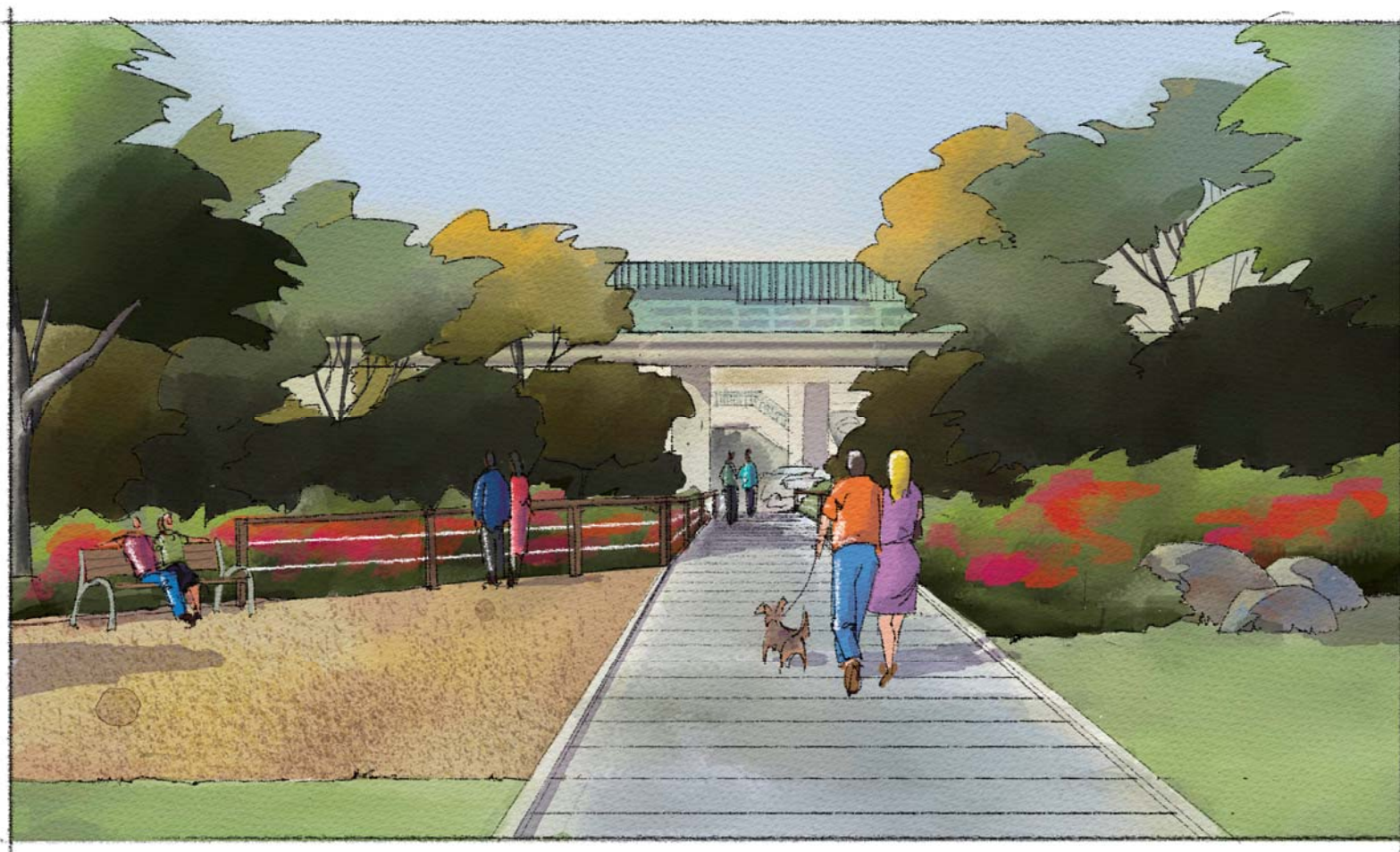
Strengthen North-South views and connections.



EXISTING VIEW SOUTH TO RIVER BRIDGE



CONCEPT SKETCH: PEDESTRIAN BRIDGE



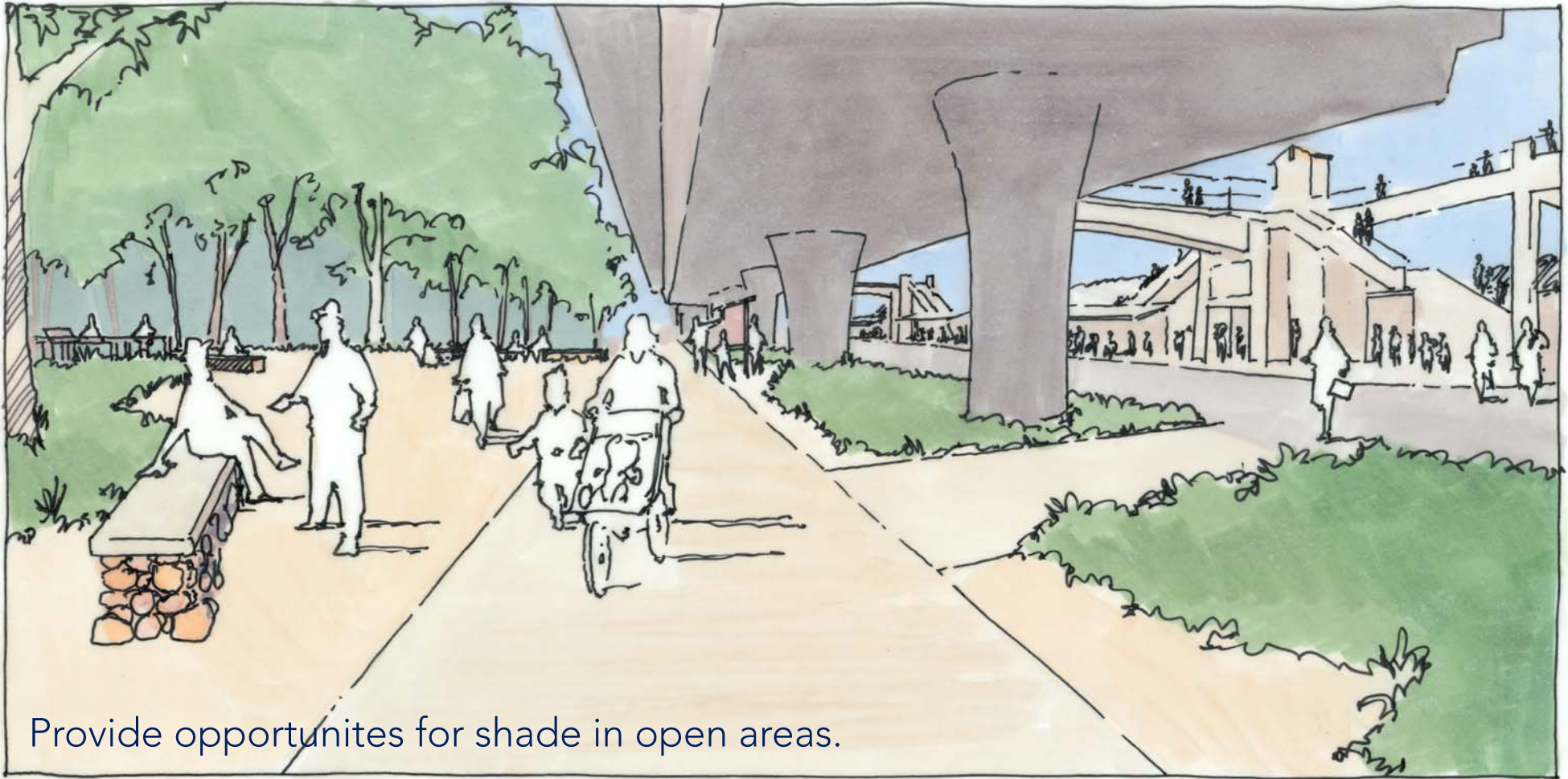
Create different treatments of paths based on how close they occur to the river.



RIVER PARK - NORTH EAST PLAZA



RIVER PARK - NORTH EAST PLAZA



Provide opportunities for shade in open areas.



RIVER PARK - NORTH EAST PLAZA



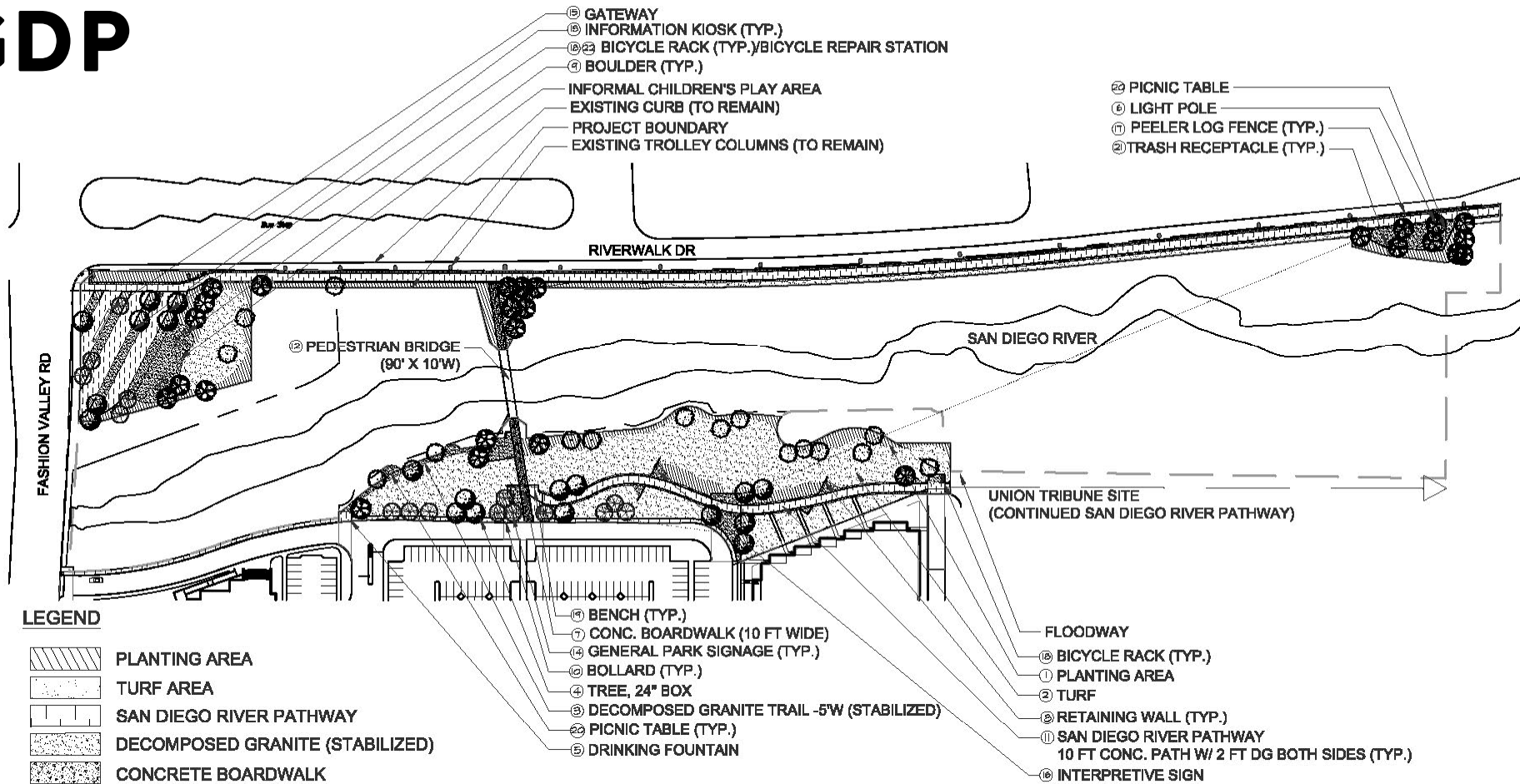
Use natural elements and materials.



T+C PARK



GDP



The design of the T + C Public Park reflects and interprets the story of the San Diego River and historical development of Mission Valley. The T + C Public Park balances the need to preserve and protect the San Diego River with opportunities for residents and the Mission Valley community to experience the San Diego River.

The themes center around the San Diego River as a water resource that has historically had more water flowing below the surface than what is visible. This ties into Mission Valley's history as an agricultural valley and the fact that the San Diego River was an important natural resource for early settlers. Over time, the San Diego River has been changed and shaped by development and changes in how the River has been addressed. The T+C Public

Park takes inspiration from the San Diego River as an vital community asset and celebrates the River as a key part of the public park through signage, wayfinding, and an educational program.

The park has been designed to celebrate the River through several different overlooks and through the materials selection for the overall park. One of the design objectives, affirmed through the community design process, is to create a seamlessness from the River's edge to the park edge. The overall design of the landscaped areas, materials and furnishing selection focus on telling the story of the park and creating moments for people to pause, reflect, and experience the San Diego River.

APPENDICES SUMMARY

DEC 9, 2016



RECOMMENDATIONS FROM ADVISORY GROUPS

- On July 21, 2016, the Mission Valley Community Planning Group (MVCPG) Parks Ad Hoc Subcommittee made a formal recommendation to recommend approval of the GDP to the Mission Valley Community Planning Group (MVCPG).
- On August 3, 2016, the MVCPG voted (14-0-0) to recommend approval of the GDP for the T+C Public Park.



Final Recommendation:

Recommend approval of the General Development Plan (GDP)
for the T+C Public Park
in the Mission Valley Community.

Recommend approval of the name T+C Public Park.

Town and Country

