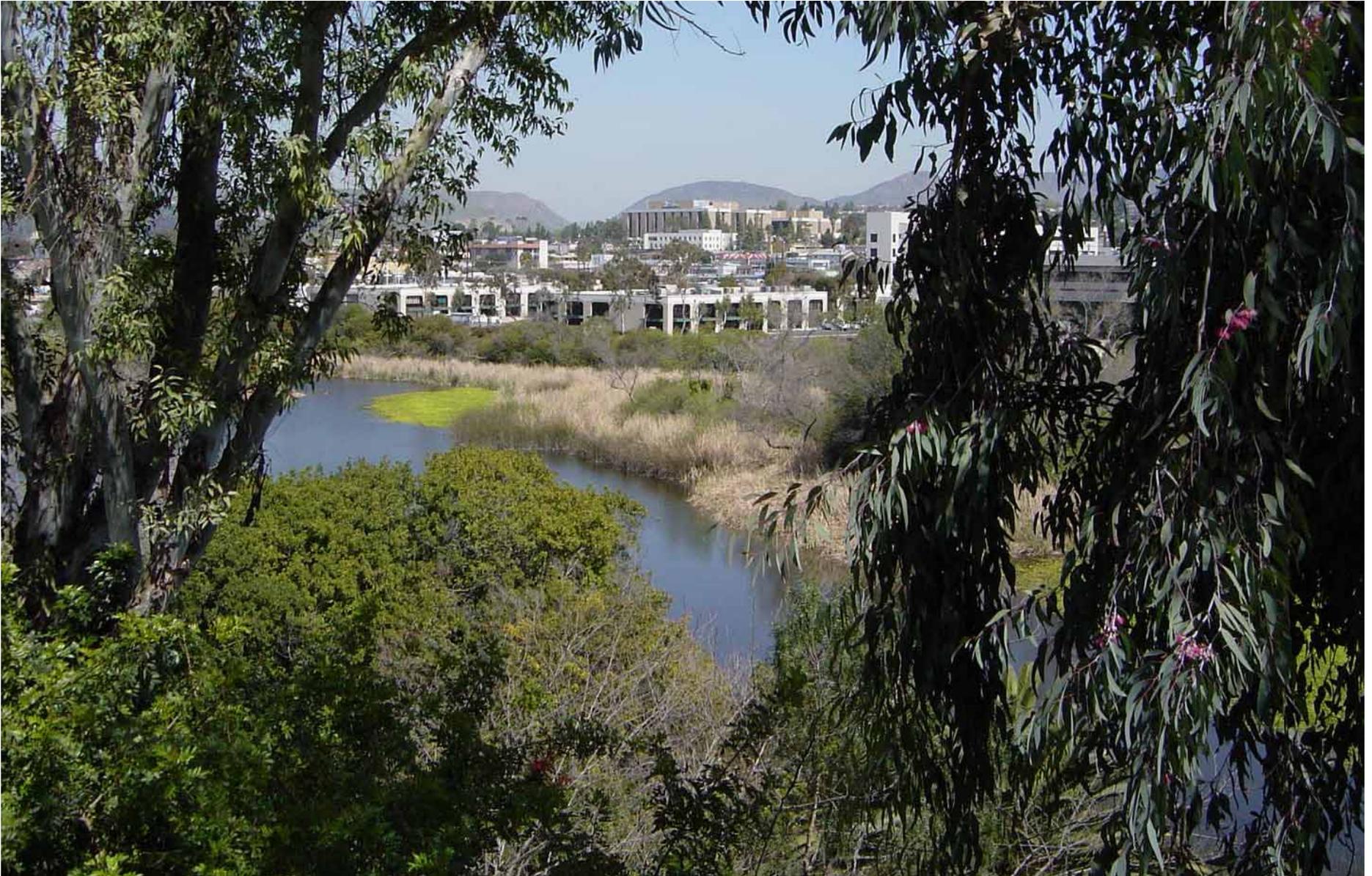


relationship to the
san diego river

-5 -4 -3 -2 -1 0 1 2 3 4 5

Relationship to the San Diego River

Average Score: .1



existing development along the san diego river

image #69

Comments:

Desirable

- Usually can't see river - where was this taken?
- Needs to be developed. A valuable asset to Grantville area.

Undesirable

- Development does not really relate to the river
- Hodge podge!
- A redo is a must
- Isn't photography wonderful? Thank god it's from a distance.
- Not a good interface to river. Development ignores river. Height hard to tell but nothing more than 3 stories close to river with setback. Small retail should face river.

Relationship to the San Diego River **Average Score: -1.1**



existing buffer to the san diego river

image #70

Relationship to the San Diego River **Average Score: -1.1**

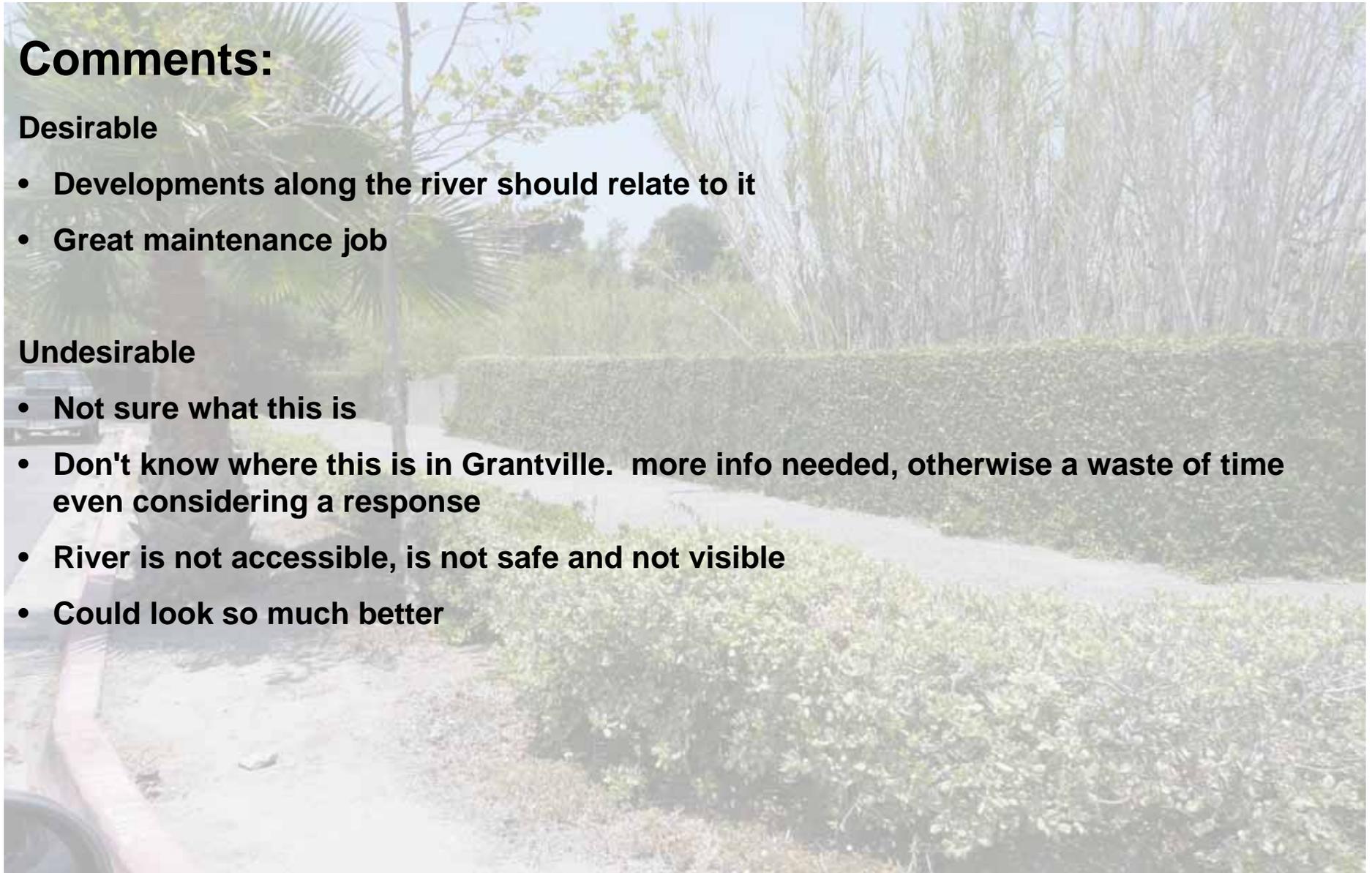
Comments:

Desirable

- Developments along the river should relate to it
- Great maintenance job

Undesirable

- Not sure what this is
- Don't know where this is in Grantville. more info needed, otherwise a waste of time even considering a response
- River is not accessible, is not safe and not visible
- Could look so much better



existing buffer to the san diego river

image #70

Relationship to the San Diego River

Average Score: 2.8



natural buffer between river and development

image #71

Relationship to the San Diego River

Average Score: 2.8

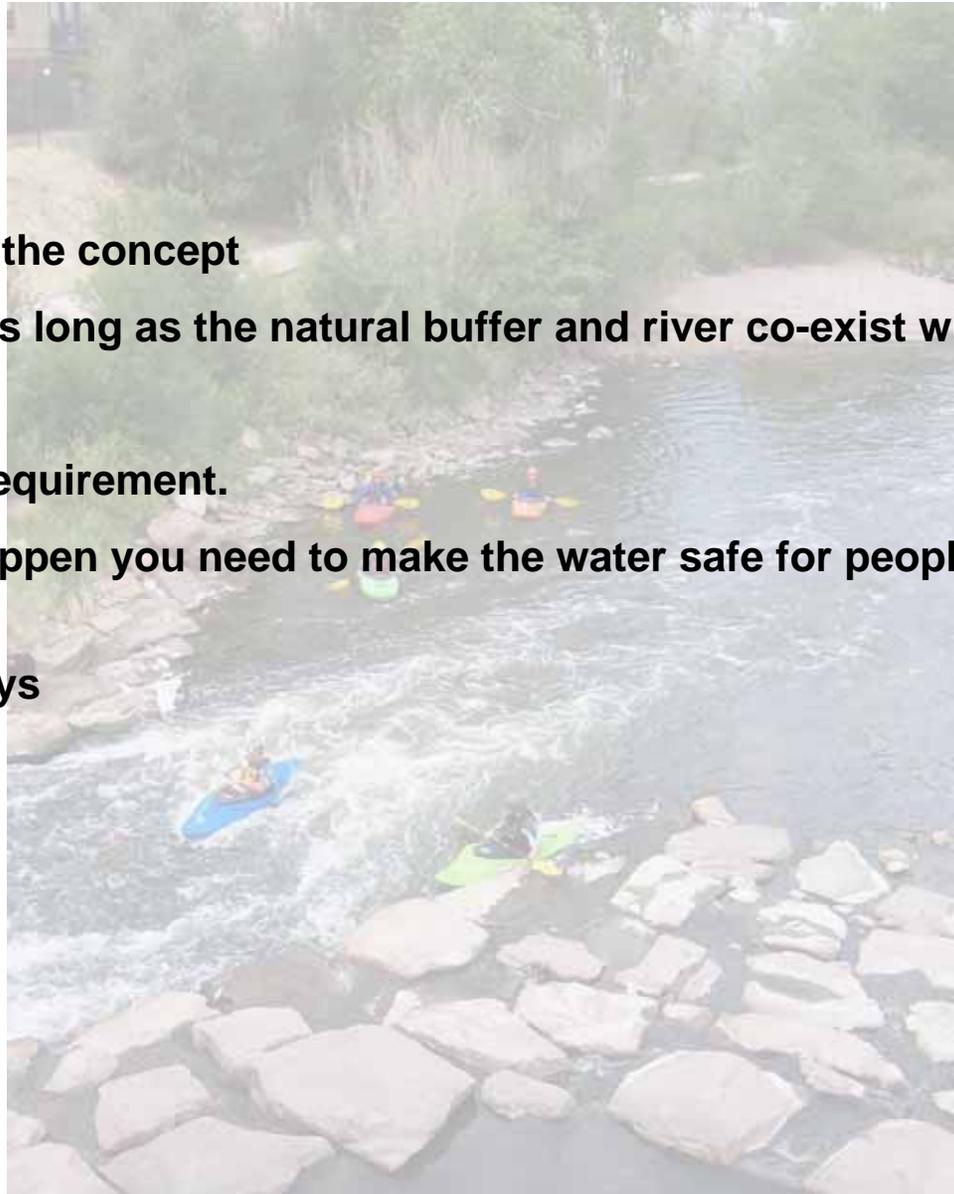
Comments:

Desirable

- Love the look and the concept
- This is desirable as long as the natural buffer and river co-exist with the development.
- Love the rocks.
- This is already a requirement.
- Before this can happen you need to make the water safe for people to go into it. Take out the pollutants
- Excellent in all ways

Undesirable

- Could be better.



natural buffer between river and development

image #71

Relationship to the San Diego River

Average Score: 1.6



development buffered with park

image #72

Relationship to the San Diego River

Average Score: 1.6

Comments:

Desirable

- It is a great idea, but not economically sound.
- Could work in some areas. Not my favorite look

Undesirable

- Too much space.
- Not sure where this would fit in
- Good buffer. Good setback. Development ignores river
- Development too far from water.

development buffered with park

image #72

Relationship to the San Diego River

Average Score: 1.5



development with setback

image #73

Relationship to the San Diego River

Average Score: 1.5

Comments:

Desirable

- Better
- Good set-back
- Okay look, and I like buildings facing the river

Undesirable

- Looks like mission valley without the overgrowth, transients and crime
- Restrictions are being developed
- Buildings too tall. They detract from the River
- Buildings too high - form a canyon wall. Vegetation too high for good view access.
- Great place for hundreds of homeless to live

Relationship to the San Diego River

Average Score: .8



development abutting river

image #74

Relationship to the San Diego River

Average Score: .8

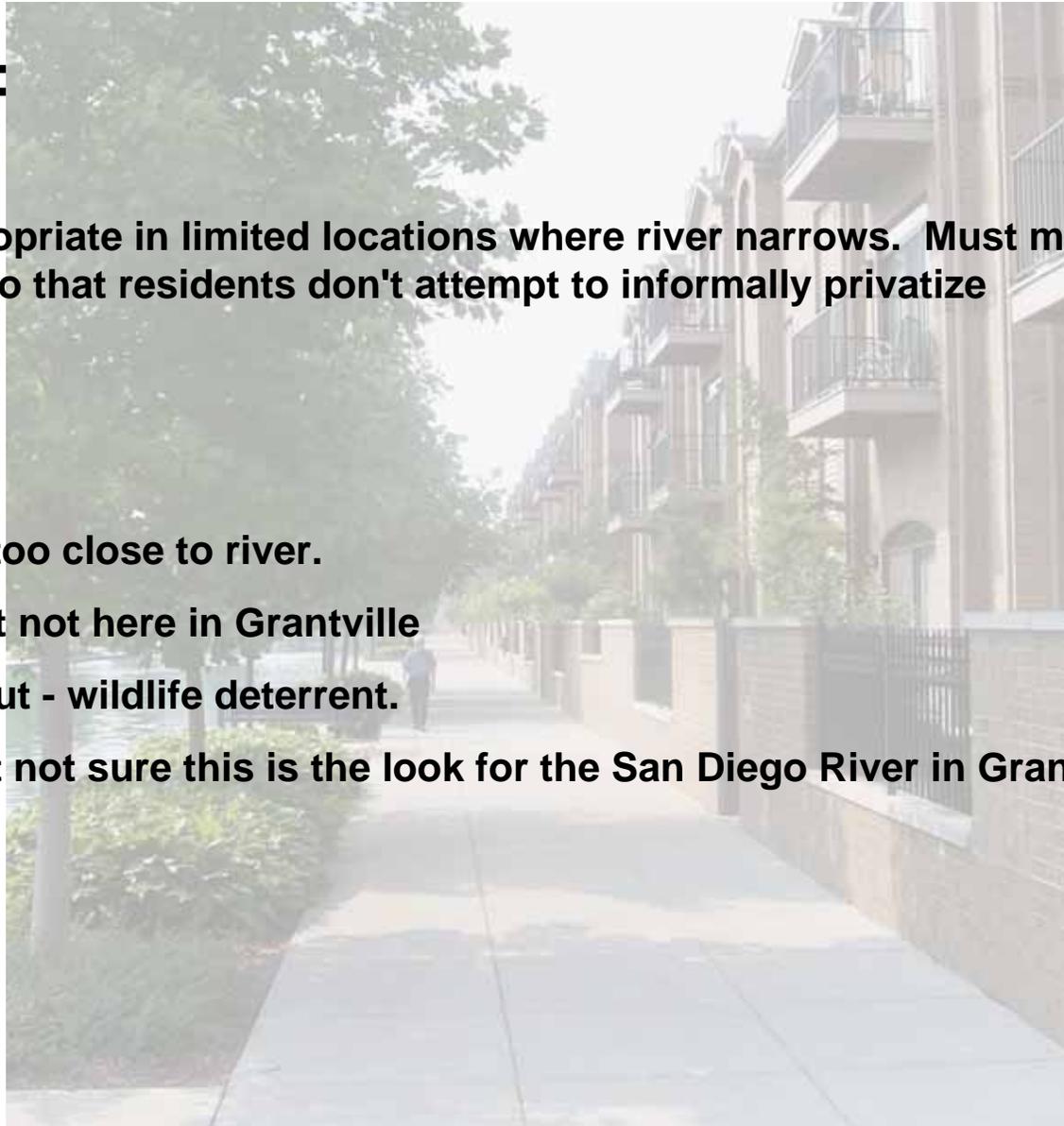
Comments:

Desirable

- **Might be appropriate in limited locations where river narrows. Must make public access clear so that residents don't attempt to informally privatize**
- **5 stars!!!**

Undesirable

- **Development too close to river.**
- **Great idea, but not here in Grantville**
- **Should not abut - wildlife deterrent.**
- **Okay look, but not sure this is the look for the San Diego River in Grantville.**



development abutting river

image #74

Relationship to the San Diego River

Average Score: .1



hardscape along river

image #75

Relationship to the San Diego River

Average Score: .1

Comments:

Desirable

Undesirable

- What is this??
- Don't like the look
- Too much exposed concrete
- Forms a trough
- Not an exciting look



hardscape along river

image #75

Relationship to the San Diego River

Average Score: .4



low-rise residential along river

image #76

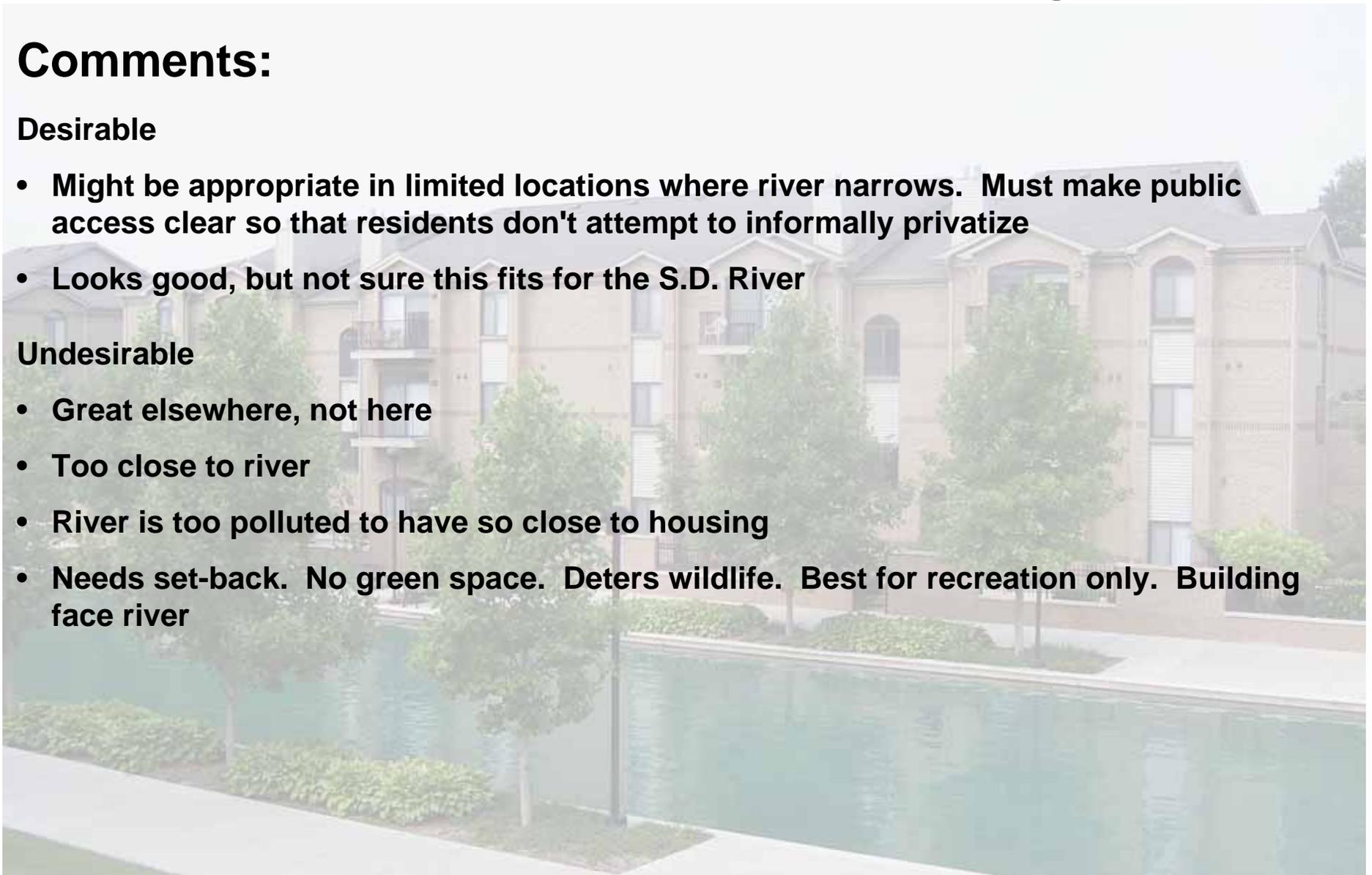
Comments:

Desirable

- Might be appropriate in limited locations where river narrows. Must make public access clear so that residents don't attempt to informally privatize
- Looks good, but not sure this fits for the S.D. River

Undesirable

- Great elsewhere, not here
- Too close to river
- River is too polluted to have so close to housing
- Needs set-back. No green space. Deters wildlife. Best for recreation only. Building face river



Relationship to the San Diego River

Average Score: 0.0



mid-rise residential along river

image #77

Relationship to the San Diego River

Average Score: 0.0

Comments:

Desirable

- Like this concept, especially if it can happen in Grantville
- might be appropriate in limited locations where river narrows. Must make public access clear so that residents don't attempt to informally privatize
- Okay, could be a nice look.

Unesirable

- These help but still too close
- Not like this. We need softscape, public access and bikeways
- Buildings too high.
- No setback. Buildings too high. Riverscape good. Wildlife deterrent. Building face river.

mid-rise residential along river

image #77

Relationship to the San Diego River *Average Score: -1.7*



high-rise residential along river

image #78

Relationship to the San Diego River **Average Score: -1.7**

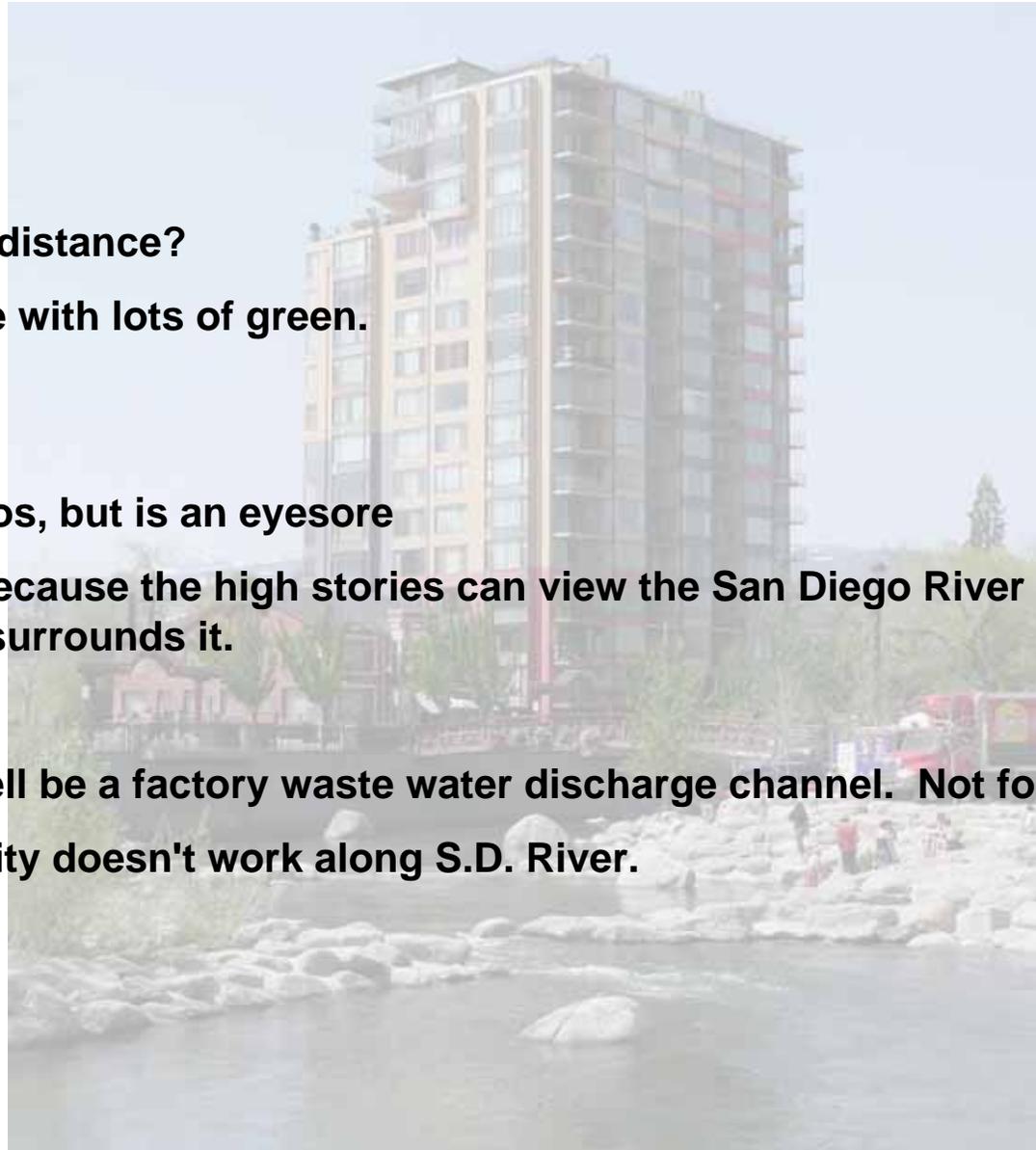
Comments:

Desirable

- But within what distance?
- Very cool, dense with lots of green.

Undesirable

- It may sell condos, but is an eyesore
- This can work because the high stories can view the San Diego River over the vegetation that surrounds it.
- Too high
- No! Might as well be a factory waste water discharge channel. Not for San Diego River.
- I think this density doesn't work along S.D. River.



Relationship to the San Diego River

Average Score: 1.2



retail along river

image #79

Relationship to the San Diego River

Average Score: 1.2

Comments:

Desirable

- If it works
- Like this idea, hope it can work here
- Nice idea but would be difficult with the vegetation
- Looks nice, but don't think the S.D. River will look like this. Maybe.

Undesirable

- Pleasant but needs more setback with green area between retail and river. Deterrent to wildlife. Nor for San Diego River.
- Needs more plants and trees
- Too close. Adjacent to river is okay, but it has to meet required setback.
- Not friendly looking

retail along river

image #79

Relationship to the San Diego River

Average Score: 1.0



mixed-use retail / office along river

image #80

Relationship to the San Diego River

Average Score: 1.0

Comments:

Desirable

- Sure
- Love this, but it can't happen here due to restrictions on development adjacent to the river
- Nice idea but would be difficult with the vegetation.
- Looks good but a bit massive.

Undesirable

- Wasn't this the Santee fantasy?
- Too close to the river as shown. Not softscape/public access visible.
- Very enclosed feel.
- Overwhelms the river aspect. Not a natural looking interface.

mixed-use retail / office along river

image #80

Relationship to the San Diego River

Average Score: 1.6



views to river, space and access between buildings

image #81

Relationship to the San Diego River

Average Score: 1.6

Comments:

Desirable

- Sure
- Great concept for a waterway such as Alvarado creek. could this work for the SD river?
Never according to Allied Gardens Representatives
- Very good balance.
- Very good for access - fair setback
- Looks good and fun for the near by residents

Undesirable

- Really bad. No trees. Limited pathways. Very good balance.

views to river, space and access between buildings

image #81

Relationship to the San Diego River **Average Score: -2.3**



contiguous development along river

image #82

Relationship to the San Diego River **Average Score: -2.3**

Comments:

Desirable

- Very good balance
- A must!
- Very good for access - fair setback.
- Looks good and fun for the near by residents.

Undesirable

- Too close or poor example
- Overwhelms the river. Looks more like a flood channel than a river.
- No. We do not want a canal. This is a river.
- Too close and doesn't work.
- Really bad. No trees. Limited pathways.
- Not sure if this can occur or if it's desirable
- This effectively privatizes river
- Institutional looking

contiguous development along river

image #82

Relationship to the San Diego River

Average Score: .2



street between river and development

image #83

Relationship to the San Diego River

Average Score: .2

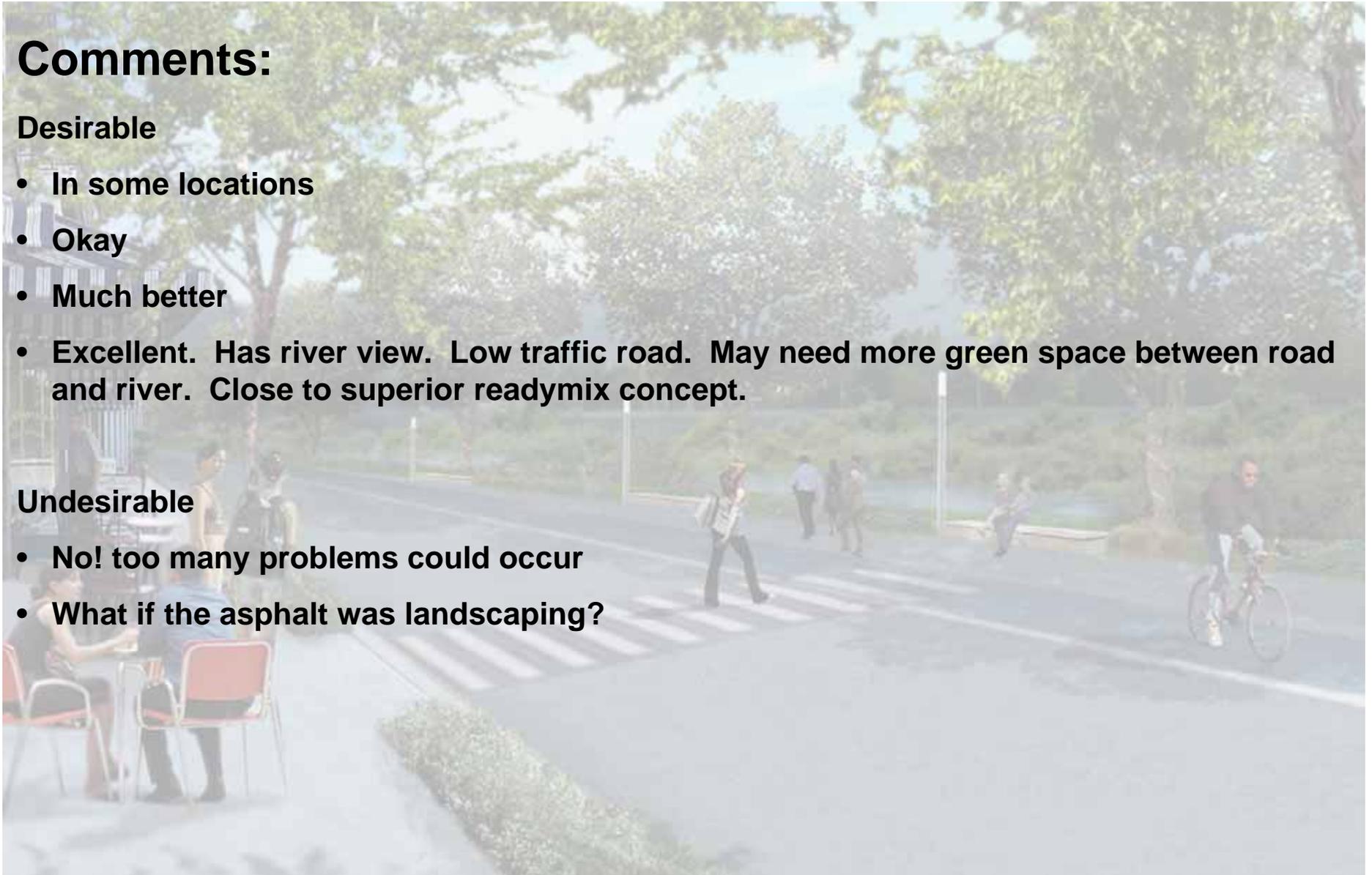
Comments:

Desirable

- In some locations
- Okay
- Much better
- Excellent. Has river view. Low traffic road. May need more green space between road and river. Close to superior readymix concept.

Undesirable

- No! too many problems could occur
- What if the asphalt was landscaping?



street between river and development

image #83

connections

-5 -4 -3 -2 -1 0 1 2 3 4 5

Connections

Average Score: .6



bike lanes connected to roads

image #84

Connections

Average Score: .6

Comments:

Desirable

- Yes!
- Sounds like a good idea
- Great bike lane

Undesirable

- Is this safe?
- Example looks dangerous
- Must be European. Bikes are a major source of transportation. They are not here.
- Bicycles in Grantville should be separated from roads



bike lanes connected to roads

image #84

Connections

Average Score: .9



bike lanes separate from roads

image #85

Connections

Average Score: .9

Comments:

Desirable

- Even better
- Where appropriate
- Safety
- Good if it does not take away from needed roadway

Undesirable

- Can't happen, due to space constraints



bike lanes separate from roads

image #85

Connections

Average Score: 2.7



multi-use paths along road

image #86

Connections

Average Score: 2.7

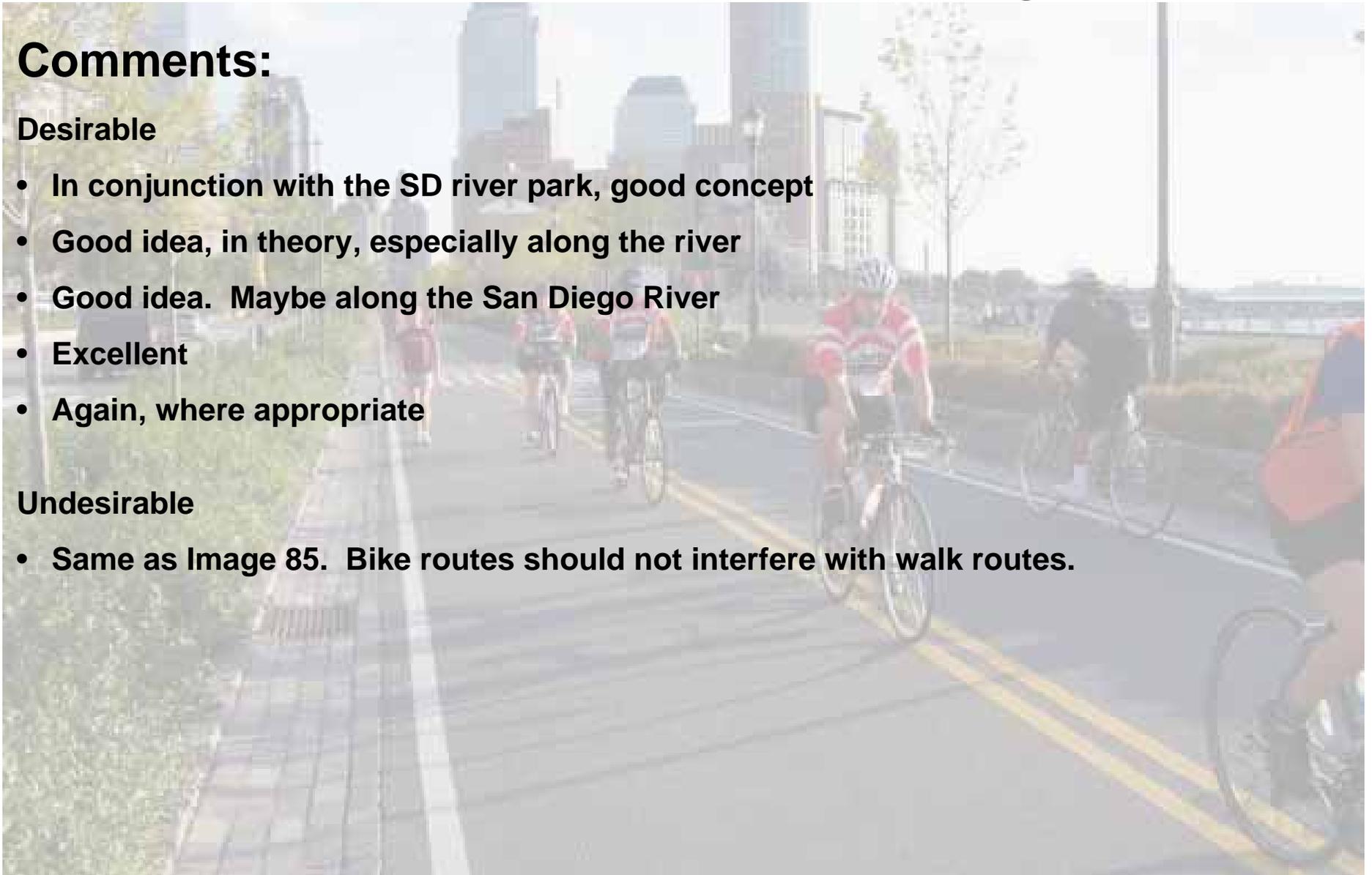
Comments:

Desirable

- In conjunction with the SD river park, good concept
- Good idea, in theory, especially along the river
- Good idea. Maybe along the San Diego River
- Excellent
- Again, where appropriate

Undesirable

- Same as Image 85. Bike routes should not interfere with walk routes.



multi-use paths along road

image #86

Connections

Average Score: 2.7



multi-use paths separate from road

image #87

Connections

Average Score: 2.7

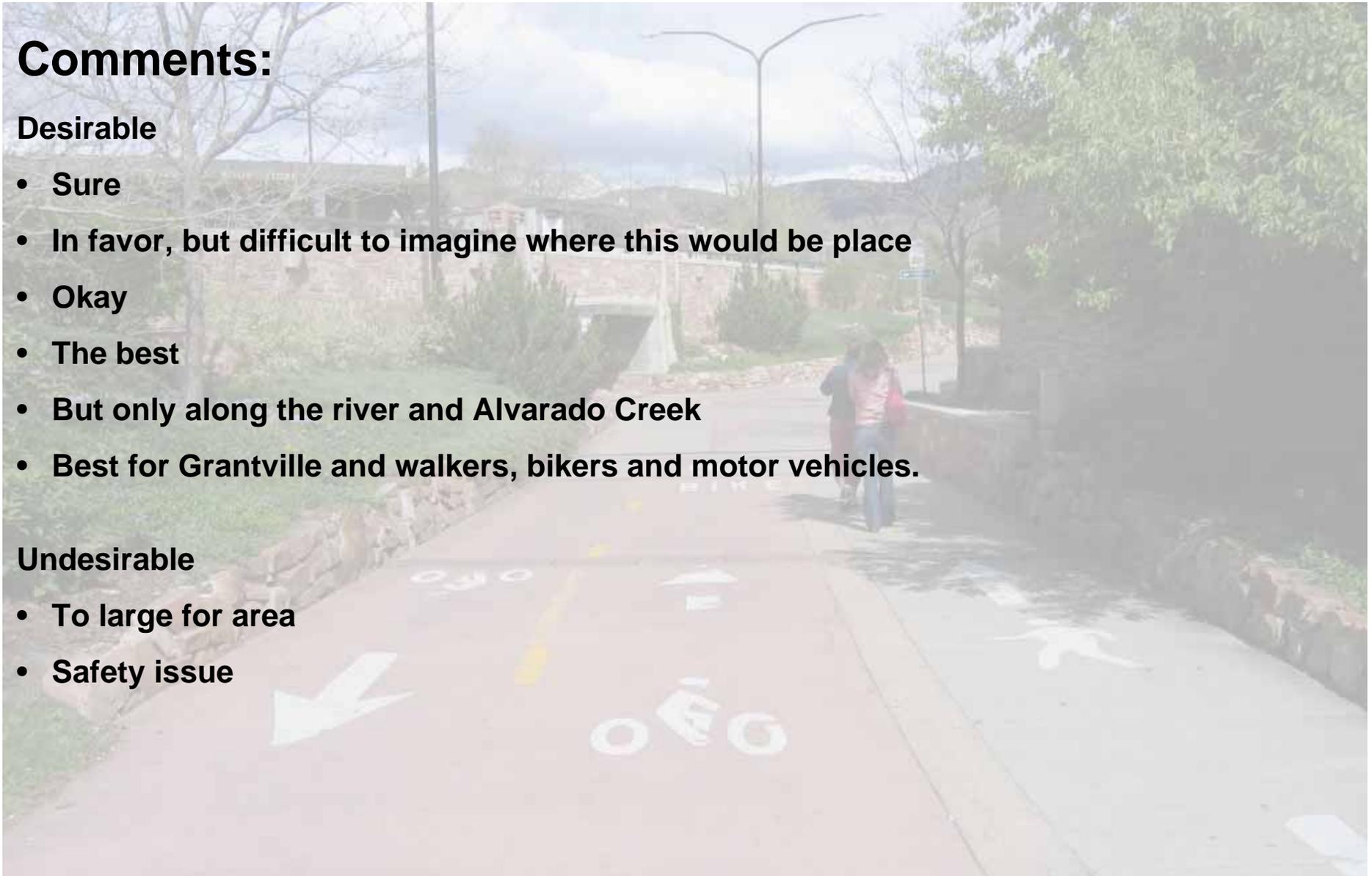
Comments:

Desirable

- Sure
- In favor, but difficult to imagine where this would be place
- Okay
- The best
- But only along the river and Alvarado Creek
- Best for Grantville and walkers, bikers and motor vehicles.

Undesirable

- To large for area
- Safety issue



multi-use paths separate from road

image #87

Connections

Average Score: 3.7



shuttles

image #88

Connections

Average Score: 3.7

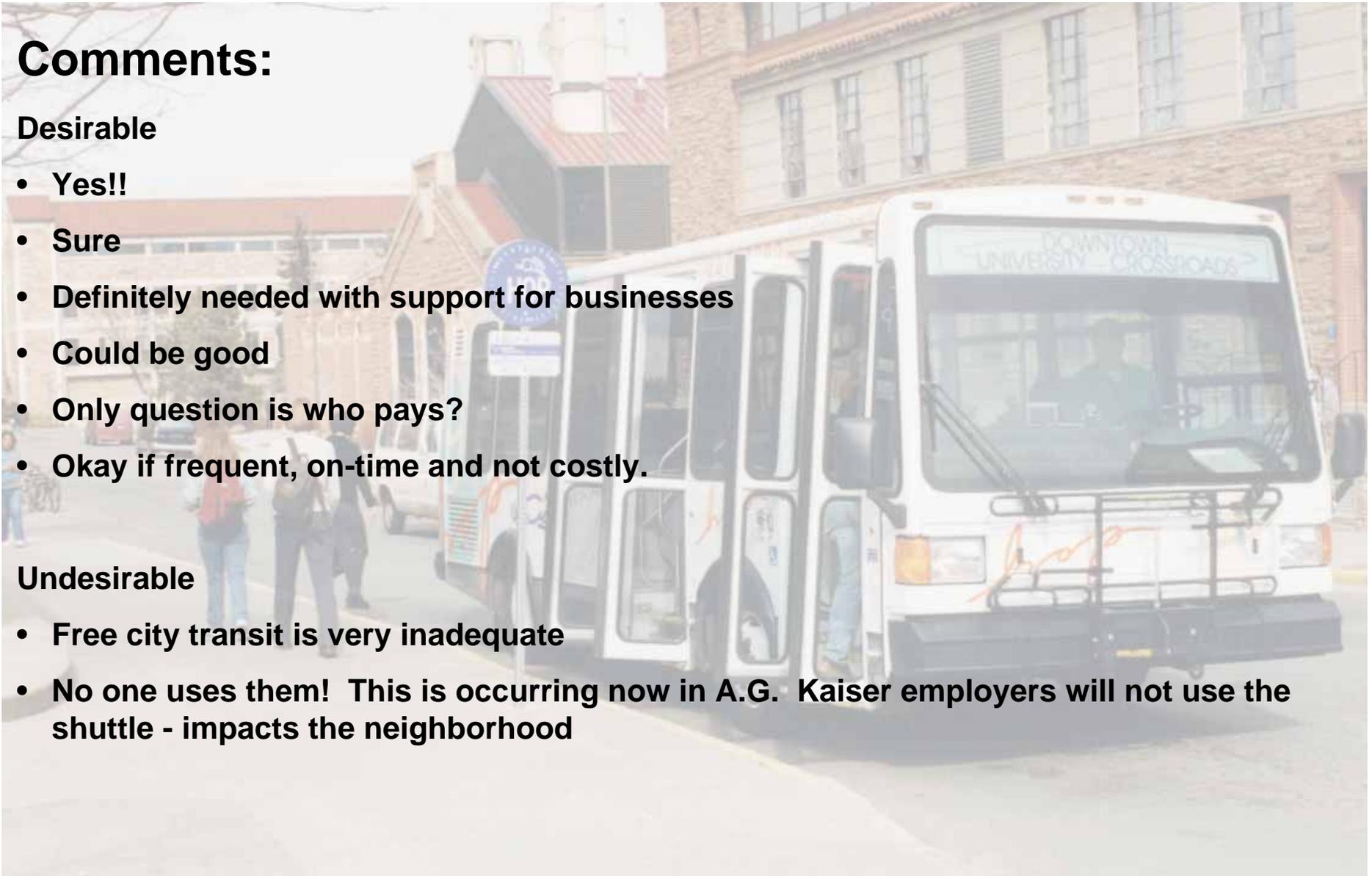
Comments:

Desirable

- Yes!!
- Sure
- Definitely needed with support for businesses
- Could be good
- Only question is who pays?
- Okay if frequent, on-time and not costly.

Undesirable

- Free city transit is very inadequate
- No one uses them! This is occurring now in A.G. Kaiser employers will not use the shuttle - impacts the neighborhood



Connections

Average Score: 4.4



buses

image #89

Connections

Average Score: 4.4

Comments:

Desirable

- We need them
- Improve the service and schedules that support trolley & bus interaction
- Transportation is definitely needed in the area
- Would you ride this bus? Metropolitan Transit System
- Must be direct routes with no transfers to connect to major destinations.

Undesirable

- Routes have been terminated through the city including the entire Navajo area. There is no public transportation to Mission Trails Park.