

Pedestrian and Open Space System

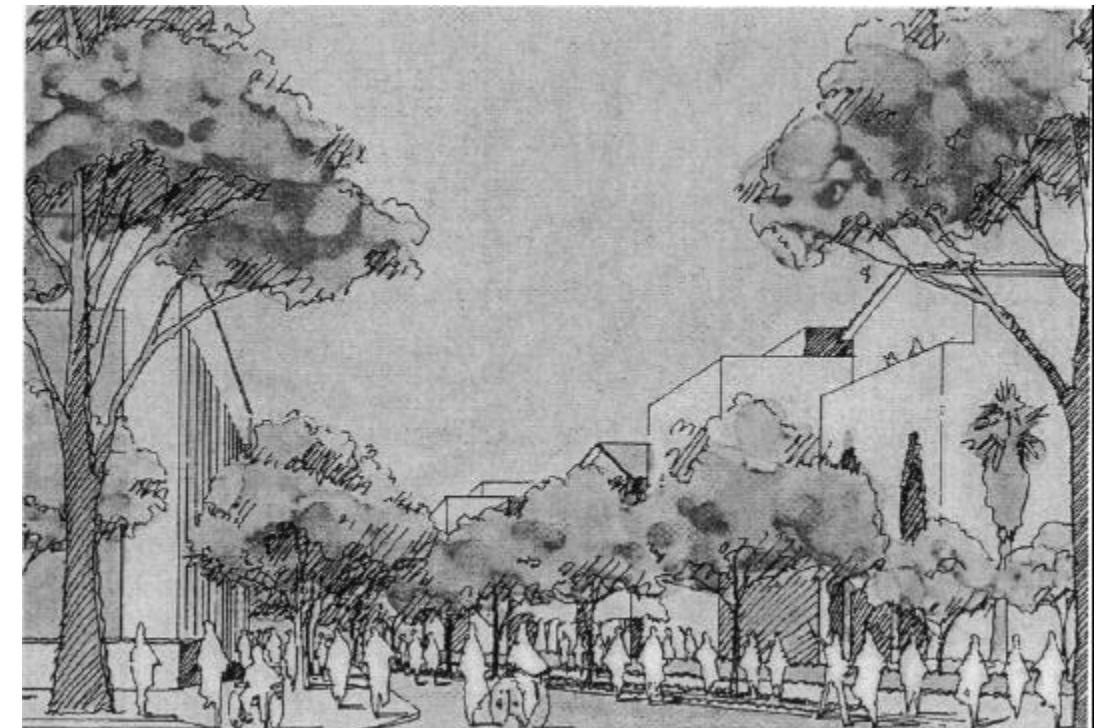
A neighborhood is remembered for its character and image. The intent of this Urban Design Plan is to create an image for the Core Sub-Area that is a bridge between the campus environs and the surrounding community. A primary way this can be accomplished is through a clear, hierarchical system of pedestrian routes that are inviting, safe and comfortable; and a system of usable open space that provides places for public gathering and respite from the built environment. Both are highly dependent on San Diego's desirable climate, as the sun, shade and cool ocean breezes in these pedestrian zones contribute to the comfort and character.

Pedestrian System

Much like the vehicular circulation is organized in a hierarchy, so is the system for pedestrian flow. One of the primary goals of this Urban Design Plan is to create a pedestrian friendly and inviting neighborhood, one that discourages the use of automobiles and one that promotes lively interaction in its public domain. A coordinated and integrated pedestrian system will mitigate traffic and neighborhood scale impacts by potentially reducing local automobile trips, and their associated pollution and pavement requirements. Pedestrian activity also encourages small business development and reinforces the neighborhood unit and its scale. In addition, a well designed pedestrian system will present a coherent connection with the University's pedestrian routes and connect to the neighborhood's sidewalk system. Likewise a coherent system is also easily recognizable and maneuverable for persons with disabilities and memorable for all who traverse it.

sunny options for walking.

- ? Signage should clearly regulate what (if any) vehicles are permissible and enforcement should reinforce these regulations.
- ? Benches and other street furniture should be clustered along the pedestrian malls where they will not interfere with pedestrian movement.
- ? Design of Plaza Mall should consider the future LRT station and current Transit Center so that pedestrian destinations such as the Cox Arena at Aztec Bowl or other campus facilities.
- ? Pedestrian malls are appropriate locations for public art.
- ? Consistent with University lighting standards, lighting fixtures should be pedestrian in scale and illumination levels should be a minimum 1 foot-candle.



There are three levels of pedestrian routes within the Core Sub-Area:

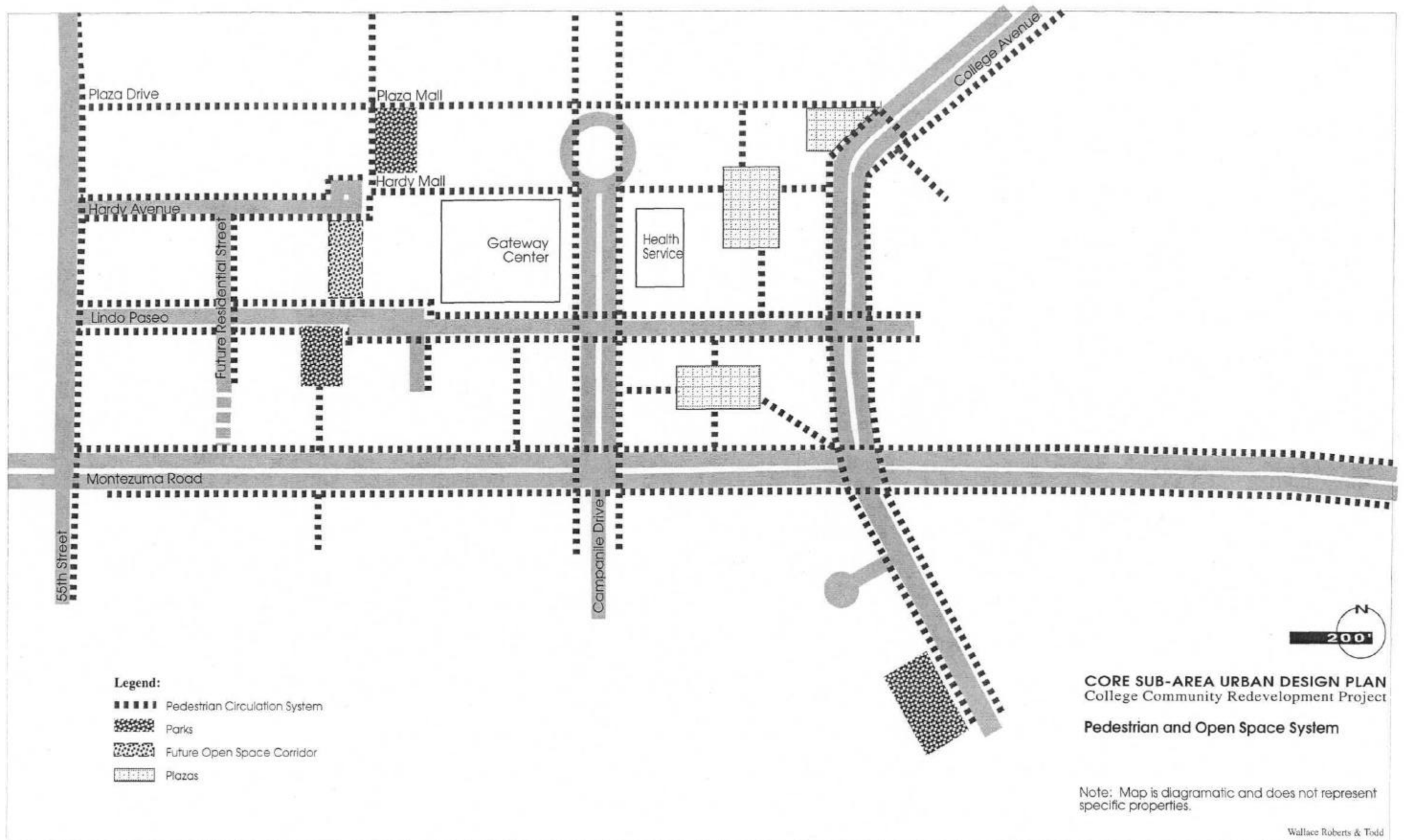
- Pedestrian Malls;
- Pedestrian Passageways or exclusive pedestrian rights of way; and
- Sidewalks.

Pedestrian Malls:

Two Pedestrian Malls are to be developed within the public right of way: West Plaza Mall and portions of East Plaza Mall at the boundary of the campus, and Hardy Mall, one block south. Both these malls western limits would be mid-block (at the location of the University's "J" Parking Lot) between 55th and Campanile Avenues. The intent is that these areas be primarily dedicated to the pedestrian, but still be shared with necessary emergency vehicles or occasional service vehicles.

- Pedestrian paving should cover the entire right of way, and if possible, the curb should be removed.
- Paving should be enhanced, decorative paving and not asphalt.
- Paving sections should be designed to accommodate emergency vehicles with the required specifications. Necessary clear zones should also be kept so that emergency vehicles may access the buildings.
- Loading dock entries should not face onto pedestrian malls.
- Street trees should be planted, preferably in double rows to offer shaded and

Hardy Avenue, at the Gateway Center, could be a lively mall, linking the residential area with the campus.





Pedestrian passageways connect outdoor activities and plazas.



Paving shall be accessible to the disabled.

Pedestrian Passageways :

Pedestrian Passageways are those walkways within the parcels, developed as part of the plaza or development open space system. These primarily occur *internal* to the parcels within the Mixed-Use District and connect the central plazas with the street sidewalks.

- Dimensions should vary along the passageways and relate to the type of adjacent uses and programmatic outdoor activities. A preferred minimum horizontal dimension should be 1/2 of the building height of the adjacent building (up to 4 stories).
- Materials should relate to the architectural theme of the surrounding building, reflecting the texture, richness and patterns of detail in the architecture.
- In all cases, passageways should be designed with minimal obstructions for clear, direct movement. They should not create entrapment zones that would effect personal safety.
- Passageways should be well filled with street furnishings to match the character of the architecture and the specific development.
- Passageways should be the direct access to parking structures.
- Passageways are appropriate locations for public art.
- Signage should direct pedestrians to landmarks and destinations.
- Passageways should be open 24 hours a day, and be well lit during the evening hours.
- Vehicles, including service vehicles, are prohibited from the pedestrian passageways.

Sidewalks:

Sidewalks are the third level of pedestrian circulation within the Core Sub-Area. They may vary in width based upon the street right of way dimension; and their location, based upon street activity, but in all cases must comply with the minimum standards:

- Sidewalks should be primarily concrete, with a simple gridded scoring pattern. Enhancements are appropriate in the Mixed-Use and Campus Districts.
- Sidewalks should be at a minimum 6 feet wide, preferably 8 feet.
- The minimum clear dimension along any point of the sidewalk should be 5 feet. This includes clearances around any obstructions, such as hydrants, sign posts, etc. Tree grates, if they comply with ADA standards, may be included within that clearance dimension.
- Sidewalks should run along the curb if on street parking is provided.
- If no on street parking is allowed, sidewalks may be separated from the curb by a planted parkway strip.
- Sidewalks must be designed to the current ADA standards with appropriate gradients, slip coefficients, curb cuts, warning bands and clearances.
- A pedestrian bridge could be considered at the intersection of College and Montezuma. Its design should strive to connect the upper level mixed use development.

Open Space System

In dense urban environments, it is the open space system that brings relief and image to the area. The image of the College Area residential neighborhoods is of mature landscaped yards; the image of the University is of plazas and landscaped malls. Bridging these two will be the image of the Core Sub-Area, with residential scale parks much like the front yards of the neighborhoods, and active plazas much like the campus. Depending upon the district in which they lie, two types of open spaces will be found: the Plaza and the Park.

Plazas:

The core of the original campus is a clustering of buildings around an open plaza. Much like its Latin American heritage, these plazas typically relate to the surrounding buildings, and have controlled entries, arcades and defined "walls." They may be predominantly paved, if heavily used, or a combination of soft and hardscape if more passive in nature. Much of campus life can be found in these plazas - dining, studying, conversing, relaxing or reflecting.

Plazas will be the predominant open space within the Mixed-Use District and the Campus District. They will be connected by passageways to the surrounding streets or malls; serve as extensions of the adjacent land uses, such as for outdoor dining; bring light and air into the central portions of the block, and be dedicated to the pedestrian. Plaza design should include the following controls:

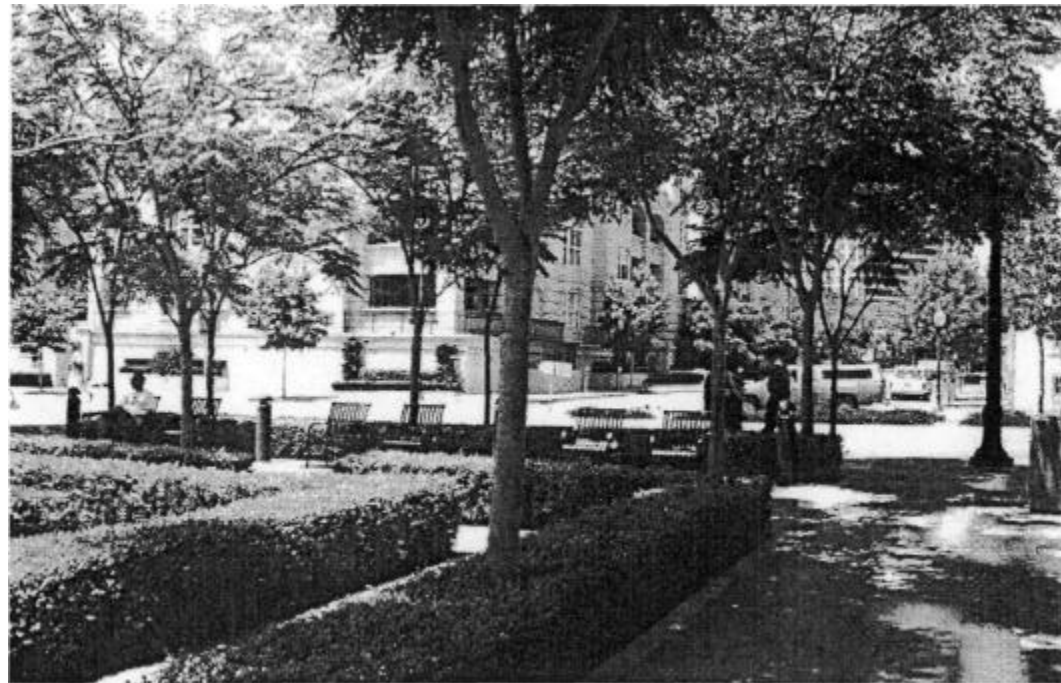
- ‡ Plazas should be designed large enough to accommodate the intended uses and meet the building controls;
- Arcades or covered walkways may surround the plazas and provide enclosure.
- ‡ Paving should be primarily of a hardscape material.
- Paving should be enhanced beyond plain concrete and match the character of the passageways and the architecture.
- ‡ Ample furniture should be provided to encourage seating and gathering.
- Plazas are excellent opportunities for the placement of public art. A comprehensive program that defines both temporal and permanent collections should be considered for the plazas.
- ‡ Opportunities should exist for gathering in sun and shade during various times of the year.
- ‡ Plazas should be the front door to many of the retail establishments in the Mixed-Use District.
- ‡ Planting should refer to the Landscape Guidelines.

Parks:

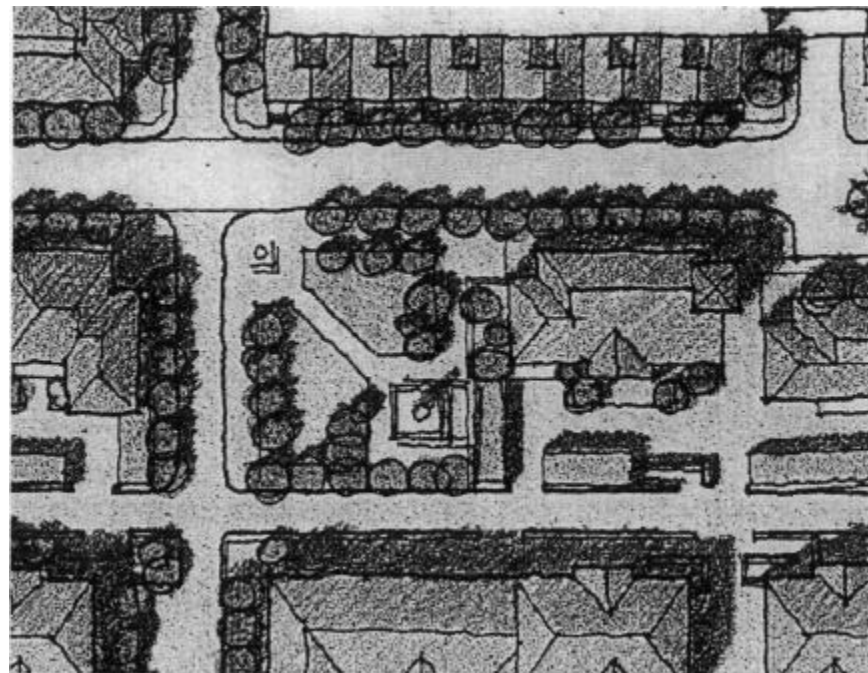
The character of the residential area will be shaped by the front yards and parks, much like it is in the surrounding neighborhoods. Parks will be the predominant open space within the Residential District. They should be heavily landscaped, and present a green respite from the urban area. Their purpose is to provide recreational and psychological escapes from the built areas and relief from the pavement and "heat islands" of the street.

Parks should serve the residential community that lives in the district and be distributed throughout the area so there is approximately one per block. They should be designed with the users in mind, providing for social, athletic and active recreation of the residents. They may include amenities such as a basketball hoop or sand volleyball court, barbecue facilities, or exercise stations.

- ‡ A park's minimum size should be 5,000 square feet.
- ‡ Materials should be primarily soft, with turf and shade trees encouraged.
- ‡ Parks should be located along the pedestrian system of sidewalks or offer connections between blocks, or between streets and malls.
- ‡ Planting should refer to the Landscape Guidelines.
- ‡ The responsibility of parks maintenance must be determined as part of the park implementation program.
- Street furniture, especially benches are encouraged.
- Parks, as are plazas, are excellent opportunities for the placement of public art. A comprehensive program that defines both temporal and permanent collections should be considered for the parks as well.
- Parks are encouraged to be large enough to contain recreational uses that will be enjoyed by the adjacent residents.



Parks may be quiet, contemplative spaces or provide neighborhood recreation and social gathering.



Parks are suggested within the Residential area along pedestrian sidewalks,