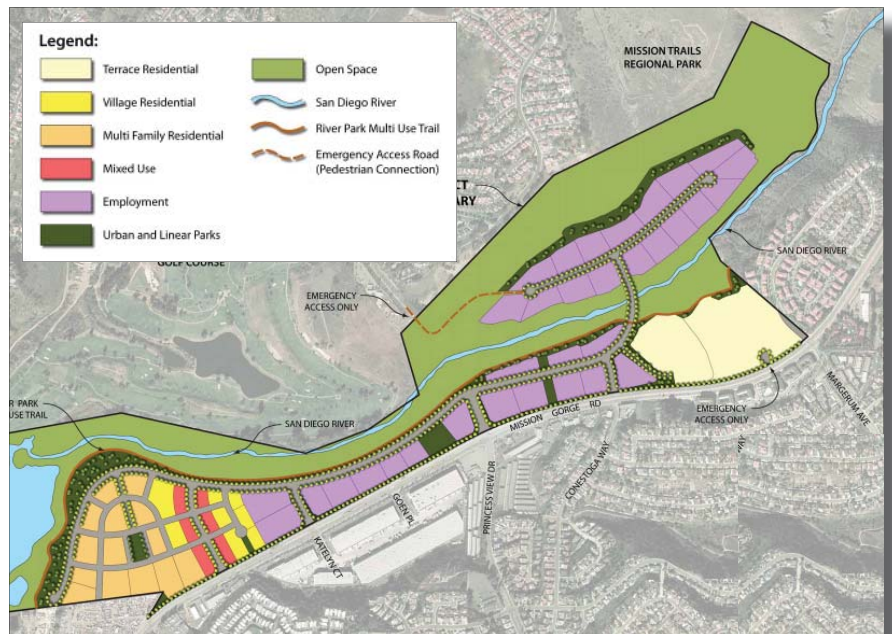




► **A Return to the River**

The San Diego River is a treasured and precious asset, a literal fountain of life in the desert that is San Diego. The river courses through Mission Trails Regional Park and then largely disappears from public view as it flows through the project site. RiverPark at Mission Gorge restores the San Diego River watercourse to its proper place of prominence and importance by removing inappropriate uses, stabilizing its flow during storm events, and adding over 180 acres of open space on both banks finally opening the enjoyment of the river to the public - a benefit that has been denied the residents of the community for over 80 years.

RiverPark is a proposed mixed use, full-service community centered on the San Diego River. RiverPark places particular emphasis on opening up the San Diego River to unprecedented visual and physical access. For the first time, local residents will be invited to cross Mission Gorge Road and enjoy walking to, cycling past, picnicking next to, and driving along, the San Diego River. Located immediately adjacent to the river in the community of Grantville, RiverPark takes advantage of its surroundings by celebrating the river watercourse as a focal point and embracing public access to this regional asset as a design directive. RiverPark includes a range of compatible land uses, linked together with a network of comprehensive pedestrian-friendly attributes. The result will be a vibrant community that will provide new opportunities as a place to live, work and interact in harmony with the river.



► **A New Regional Park**

RiverPark includes nearly 200 acres new open spaces for the enjoyment of all citizens. RiverPark includes over four miles of 12-foot wide paved pathway adjacent to the colors, aromas, wildlife, sounds and sights of the San Diego River. The new parks along the river's edge will allow residents and neighbors to enjoy picnics and other passive recreational activities.

Visual access will be provided as new streets and open space "View Corridors" throughout RiverPark will invite Mission Gorge Road motorists and pedestrians to take in the broad sweep of the San Diego River valley, framed by contemporary development that replaces the clutter of impound lots and storage yards there today with modern new offices and vivid open spaces. A new "River Road" along the southern edge of the San Diego River creates direct public access and parking for neighbors and visitors, and allows everyone a chance to enjoy a welcome respite from their daily routine as they motor along the riverside.

▶ **A Center of Commerce**

Along with the open spaces, RiverPark includes homes, jobs, shopping and public spaces to create a complete vibrant, walkable community. RiverPark includes approximately one million square feet of business park/office/research and development floor space - a job generating district to help attract new investment and create desirable employment options for the San Diego region.

▶ **A New Neighborhood**

New residences are included to meet San Diego's growing housing needs. The plan includes a diverse mix of housing, and will provide opportunities for people to live close to jobs. The plan also includes an opportunity for senior housing.

▶ **An Attractive Center of the Community**

RiverPark Place will be a neighborhood cafe and dining destination. RiverPark will also include convenient services - a place to meet for residents and neighbors near the banks of the San Diego River. Residences will be incorporated into the shopping district to ensure that it becomes a vibrant and unique community asset rich in texture and experience.

▶ **The Process**

Approval of this plan will require an amendment to both the Navajo and Tierrasanta Community Plans. An Environmental Impact Report will be prepared that assesses potential impacts that could result from development, as well as proposed mitigation measures including a Public facilities Financing Plan or similar financing methods to address these impacts. The final decision rests with San Diego City Council.

We commit to work in harmony with neighbors and community groups throughout this process to ensure that RiverPark at Mission Gorge is a positive and welcome new chapter in the rich history of this area.

- Please contact: Kristen Byrne (619) 682-3841 kristen@mjemarketing.com

► **RiverPark reveals and celebrates the valley history:**

- Identifying the “historic flume” and protecting it for future research.
- Interpretive displays that tell the San Diego River story.

► **RiverPark reorients development toward the river:**

- Design takes cues from the forms and materials lining the river, scaling and orienting new buildings to complement, not compete with, the San Diego River.
- View corridors and graduated height restrictions and setbacks that help frame and protect viewsheds to the valleys and mountains beyond.
- Service areas, delivery, parking, and mechanical devices, will be screened from view and/or located away from the river side of a building or complex.
- Currently the river watercourse is hidden from public view, ignored by existing adjacent enterprises. RiverPark will remove the current patchwork of businesses and replace them with a unified master-planned community where the river is a focus, a point-of-emphasis and a matter-of-pride.
- RiverPark celebrates the river by restoring the river corridor and orienting occupied offices of businesses and the living spaces of residences toward the river, programming, through the adoption of Design Standards, building placement and exterior treatment that places plazas, patios, lawns, entrances, balconies and windows toward the river.
- The installation of River Road will afford all citizens of the region an unprecedented opportunity to drive along, park next to, and get out and experience, the river.
- The public will be entreated to a continuous set of trails through 180-acres of open spaces that shield the river from intrusions and flank the watercourse with natural vegetation.

► **RiverPark exceeds the “Superior Mine Development” recommendations.**

- RiverPark will eliminate a wide range of inappropriate uses, devote half of its acreage to open space, create physical and visual links to the San Diego River and Mission Trails Regional Park, restore habitat, remove invasive species, and provide opportunities for citizens to live and work next to the San Diego River.
- RiverPark includes an open space and park amenity that is accessible and usable by the public and provides access, both physically and visually, to the river; RiverPark proposes over 180 acres to be so designated.

SANDAG, the regional planning agency for San Diego County, has developed a “Smart Growth Score Card” that assesses how well proposed projects embrace the principles of smart growth. RiverPark at Mission Gorge will create a community that integrates housing, employment, retail, recreation and open space. More than half of its land will be open space and parkland and RiverPark will restore nearly two miles of the San Diego River. RiverPark will encourage residents to drive less and walk more.

▶ **SANDAG Smart Growth Guideline 1 - Does the project provide a mix of land uses?**

RiverPark at Mission Gorge proposes a mix of integrated land uses, including multi-family housing, employment, neighborhood shopping and dining, recreational parks, trails and natural open space.

▶ **SANDAG Smart Growth Guideline 2 - Are everyday destinations, such as grocery stores, restaurants and schools, located within 1/2 mile of the proposed project?**

RiverPark at Mission Gorge is located close to many existing restaurants, shops and grocery stores within 1/2 mile. RiverPark will also include shops and restaurants “on-site” as part of RiverPark Place, the mixed-use town center.

▶ **SANDAG Smart Growth Guideline 3 - Does the plan establish a consistent street edge?**

RiverPark at Mission Gorge Design Standards includes requirements for uniform setbacks to establish a consistent street edge and an attractive pedestrian environment.

▶ **SANDAG Smart Growth Guideline 4 - Do the proposed buildings present visually interesting street frontages?**

RiverPark at Mission Gorge Design Standards will guide development that fits the setting and respects the human scale. Variations in building elevations, wall transparency (use of windows and arcades), and design elements are called for to make street frontages visually interesting and attractive to pedestrians.

▶ **SANDAG Smart Growth Guideline 5 - Does the project respect the site’s original topography and highlight natural features in the existing landscape?**

RiverPark at Mission Gorge will restore nearly two miles of the San Diego River and will orient development toward the river to highlight this natural resource.

▶ **SANDAG Smart Growth Guideline 6 - Does the project use “green building” design techniques for construction and operation practices, energy and water use efficiency, and the provision of healthy building spaces?**

- RiverPark at Mission Gorge will use a number of “green building” techniques to achieve a sustainable design:
- Design standards will encourage building practices that adhere to LEED certification and Green Practices.
- At least 70 percent of construction waste will be reused or recycled.
- Most of the landscaping will be drought resistant to minimize the use of water.
- At least 5 percent of the materials used in the project will be salvaged, refurbished or reused.
- Buildings will be designed to maximize natural daylight.
- Trees and shade structures will provide shade for buildings and paved areas.
- The use of swales and pervious paving will naturally detain and filter stormwater runoff to improve water quality. Permeable surfaces will be used wherever possible, and are proposed for use in public rights-of-way.

▶ **SANDAG Smart Growth Guideline 7 - Does the project provide access for all people, regardless of their level of mobility?**

RiverPark at Mission Gorge will provide access for people of all levels of mobility throughout the site and buildings:

- Parking spaces for people with disabilities will be located as close as possible to accessible building entrances.
- On-street parking spaces for people with disabilities will be provided in locations where off-street spaces are not available.
- Pedestrian-activated signals will include buttons accessible to people with disabilities
- Sufficient crossing time will be programmed into signalized intersections.

▶ **SANDAG Smart Growth Guideline 8 - Does the project provide street connectivity for vehicles, bicyclists, and pedestrians?**

RiverPark at Mission Gorge was designed to enhance connectivity within the project and with adjacent properties:

- The internal street network will connect with Mission Gorge Road at several locations.
- Roads will connect with adjacent properties to the south and trail connections.
- “River Road” connects land uses within the project and provides enhanced physical and visual access to the river.
- All streets within the project are designed for vehicle speeds of 25 miles per hour or less.
- Bicycle parking will be provided in many locations throughout RiverPark.

▶ **SANDAG Smart Growth Guideline 9 - Does the project provide adequate sidewalks, pedestrian-friendly streetscapes and a safe environment for pedestrians?**

RiverPark at Mission Gorge was designed with pedestrians in mind:

- Every street will have a sidewalk and/or trail on both sides of the San Diego River.
- Free standing trails have a width of at least 12 feet to allow comfortable simultaneous two-way use.
- Wide sidewalks, shade-trees and street furniture will be incorporated into every street in the project to provide an inviting pedestrian environment.
- Several improved signalized intersections with medians and crosswalks will help the pedestrian cross Mission Gorge Road.
- Attractive street furniture, such as benches and trash cans, will be located within sidewalk areas.
- Trails, bike lanes, paseos and paths throughout the project will encourage residents to walk and ride bicycles.
- Outdoor dining and shops in the mixed-use village will provide an interesting, socially interactive environment.
- A trail network will provide direct pedestrian access to the San Diego River within over 180 acres of open space.

▶ **SANDAG Smart Growth Guideline 10 - Will the majority of the residents or employees in the proposed project be able to safely reach existing or planned public transit stops?**

RiverPark at Mission Gorge will coordinate with transit providers to provide high-quality passenger amenities.

▶ **SANDAG Smart Growth Guideline 11 - Does the project provide easy pedestrian access to nearby parks, public open spaces and civic buildings?**

RiverPark at Mission Gorge community will be within a safe ¼-mile walk to a park, or a ½-mile walk to multiple parks. Three intersections at Mission Gorge Road will be redesigned to create pedestrian-oriented signalized crossings.

▶ **SANDAG Smart Growth Guideline 12 - Will the project create plazas, seating areas or other spaces?**

Plazas will also be integrated with surrounding buildings, and many will include opportunities for special design features such as public art, high-quality furniture and attractive paving.

▶ **SANDAG Smart Growth Guideline 13 - Is off-street parking within the project designed and located to maintain pedestrian friendly environments?**

Parking will be designed and located to maintain safe, pedestrian- and bicycle-friendly streets and to avoid conflicts between pedestrians, bicycles and vehicles. Most surface parking lots will be located behind buildings or will be screened from public view with a landscaped buffer or an attractive low wall.

▶ **SANDAG Smart Growth Guideline 14 - Does the project incorporate strategies to reduce parking demand, such as shared parking, car-sharing pods and unbundled parking?**

Some parking areas are located for shared use between daytime, evening and weekend activities. The mixed-use RiverPark Place neighborhood will reduce parking demand with its pedestrian-oriented design that reduces vehicle trips.