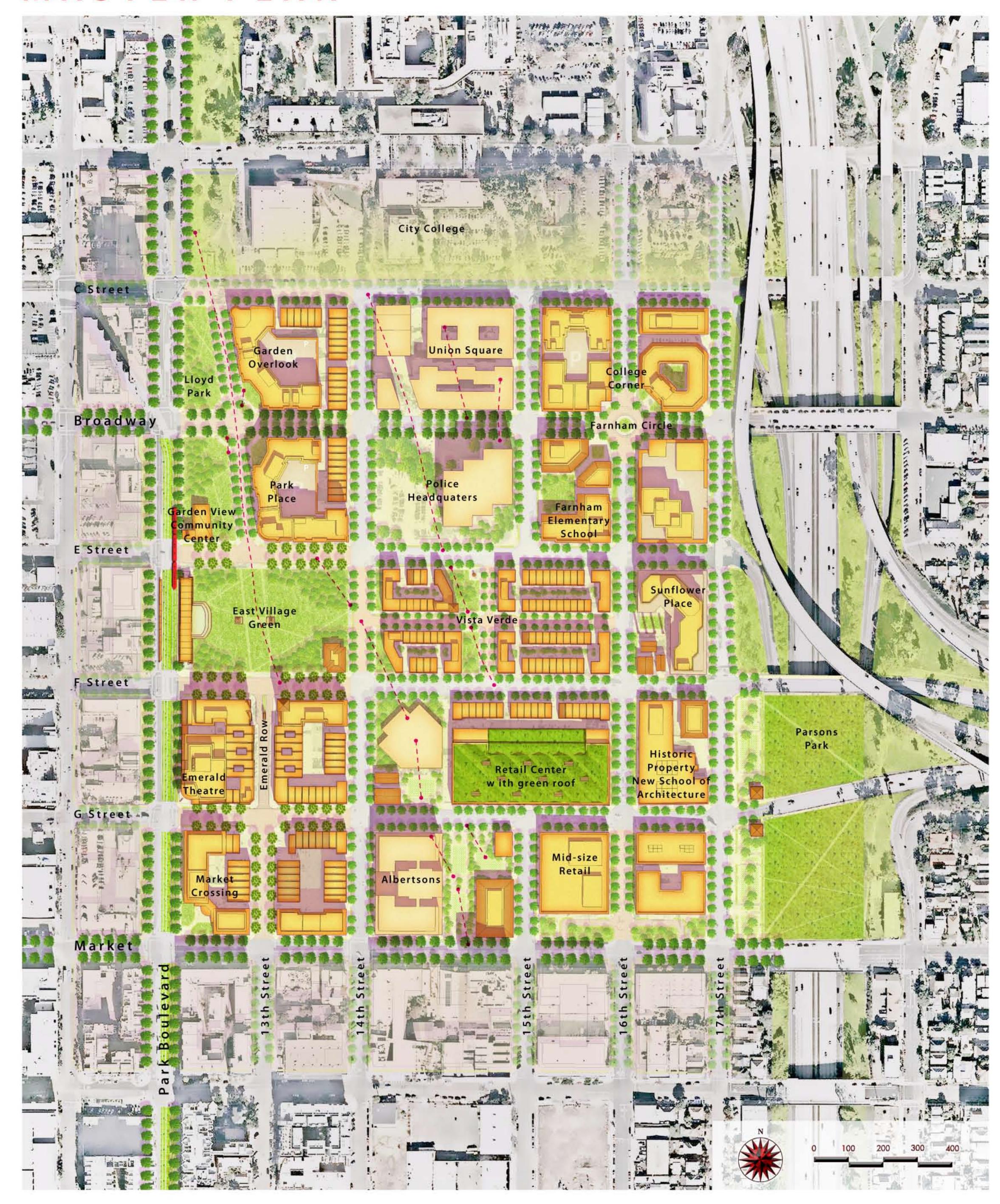
MASTER PLAN



IDENTITY



GOALS

Establish a sense of PLACE via relocation of The East Village Green

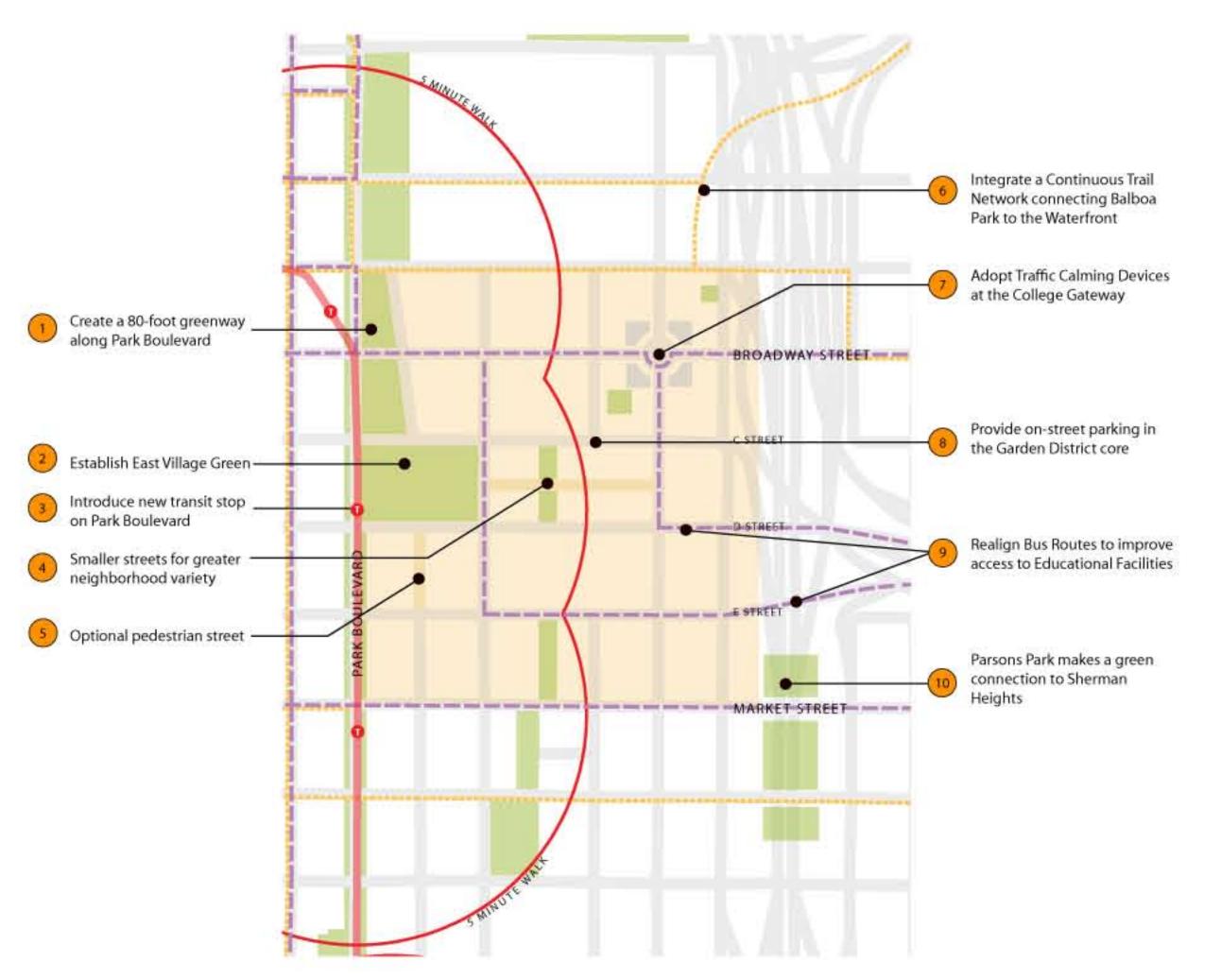
Anchor the GREEN LINK running from Balboa Park to the bay

Create a GREEN GATEWAY connecting downtown to eastern neighborhoods

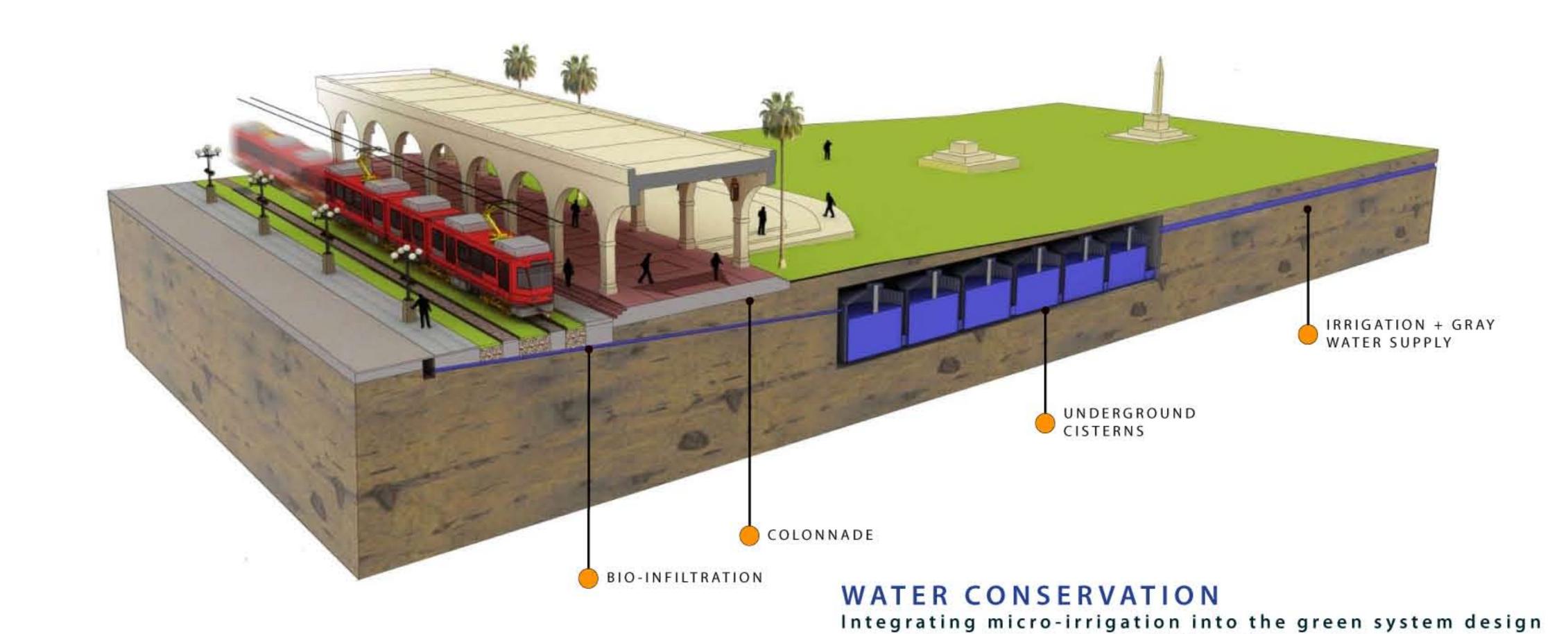
Build a strong COMMUNITY with a diverse economic base Promote environmental STEWARDSHIP



CIRCULATION



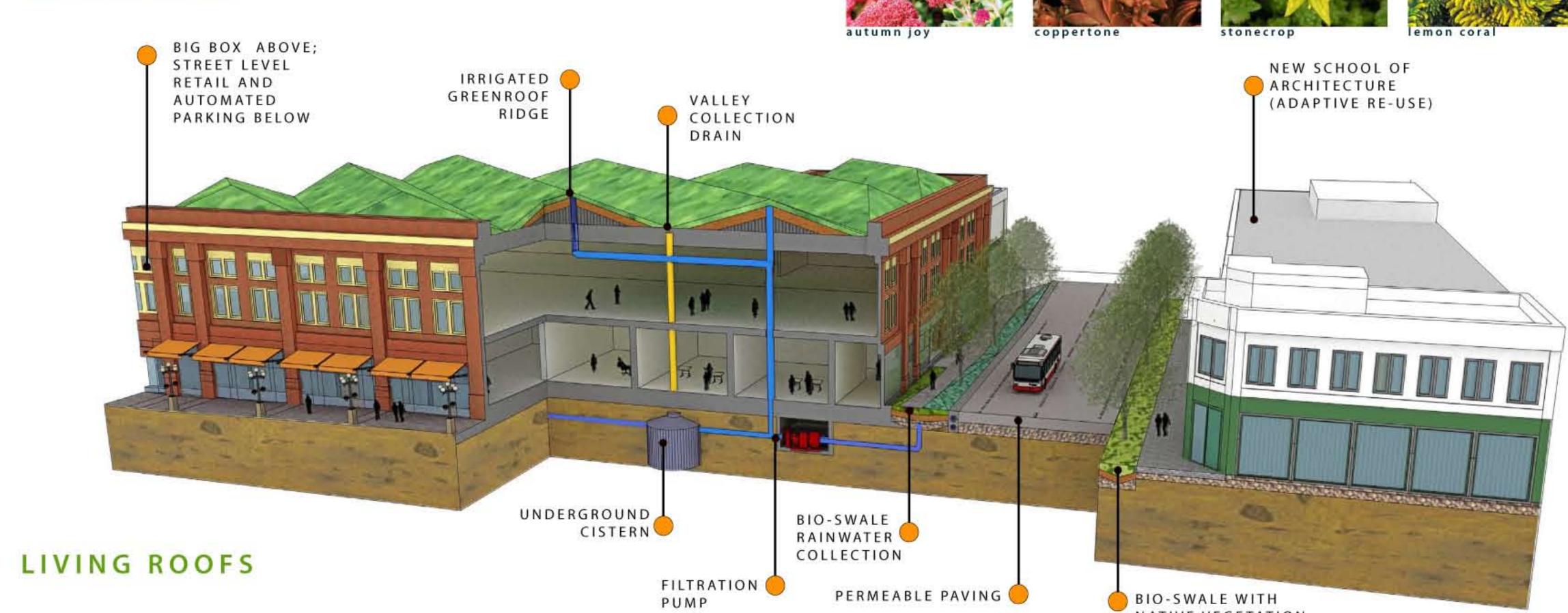
CONNECTION + STEWARDSHIP



GREENING THE LIGHT RAIL

Combinations of irrigation and increased pervious surfaces reduce the heat island effect generated in the semi-arid climate.

Sedum-filled bioswales receive soil moisture irrigation from cisterns under The East Village Green. During rainfall events, these green links serve as pretreatment before collection.



COMMUNITY





Village, where there is always green space within a 5-MINUTE WALK.

MEMORABLE PLACES



OPEN SPACE ACCESS An additional 6 ACRES of PARK SPACE will energize pedestrian activity in the East

counts from the Route 94 terminus while maintaining Village Green echoes Spanish Mission styles prevalent in the city and improves pedestrian accessibility.

84,000sf of historic office renovation 189,400sf retail and entertainmen

2012 PHASE ONE HIGHLIGHTS INCLUDES:

Restaurant Row, which acts as the center of A variety of retail mixing large national The Emerald Theatre, a 7-screen art-house Relocation of the New School of Architectur

to a rehabilitated historic building. A 120-room limited-service hotel facing The East Village Green.

Park front apartments and affordable live/

into the Garden District while increasing open space.

2015 PHASE TWO HIGHLIGHTS INCLUDES:

Harold Lloyd Park: completion of the "Green Link" between Balboa Park and the Farnham Elementary School, a 30 multiple Sunflower Place; tower condominiums with sensational views of downtown and the Vista Verde, a low rise residential community with multiple walking gardens.
Completion of the F Street retail corridor, merging downtown activity with busy Rt. 94. Expansion of the New School of Architecture.

supports year-round plant life with almost no energy

as a model for urban conservation techniques.

footprint. Recycled storm water retained in cisterns serves

of the East Village.

with retail and affordable housing along 16th Street, where bioswales filter

Greening of the trolley line reduces impervious surface area and assists water A gateway entrance to downtown via Farnham Circle on Broadway.

Market Crossing adds additional retail and residential units on the corner of Market and

between urban and suburban communities.

across the East Village Green and the that are designed to be energy efficient and provide

second freeway lid reunites The Garden District with Golden Hill and Sherman Heights, enticing interaction

423 residential units (10% affordable)

The Garden View Community Center, which throughout The Garden District. The freeway lid between Market and F Streets completes Samuel Parsons Gardens and is used as a Farmer's Market.