



Metropolitan Transit System

1255 Imperial Avenue, #1000  
San Diego, CA 92101-7490  
619.231.1466 FAX 619.234.3407

## SPECIAL MEETING

### Agenda

#### MEETING OF THE SAN DIEGO METROPOLITAN TRANSIT SYSTEM EXECUTIVE COMMITTEE

Friday, August 22, 2014  
Executive Conference Room  
9:00 a.m.

#### ACTION RECOMMENDED

- A. ROLL CALL
- B. APPROVAL OF THE MEETING MINUTES OF JULY 10, 2014 Approve
- C. COMMITTEE DISCUSSION ITEMS
  - 1. Riverwalk Mixed-Use Development - Levi-Cushman Specific Plan Possible Action  
Action would receive a report and provide direction to staff.
  - 2. CLOSED SESSION - CONFERENCE WITH REAL PROPERTY NEGOTIATORS Possible Action  
PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 54956.8  
Property: Desert Line Railroad Right-of-Way (United States) and Tijuana & Tecate Railroad Right-of-Way (Mexico)  
Agency Negotiators: Paul Jablonski, Chief Executive Officer; Karen Landers, General Counsel  
Negotiating Parties: Secretariat of Communications and Transportation (Mexico); Government of Baja, California; Admicarga; Baja California Railroad, S.A. DE. C.V.; Pacific Imperial Railroad, Inc.  
Under Negotiation: Price and Terms of Payment
  - 3. CLOSED SESSION - CONFERENCE WITH LEGAL COUNSEL Anticipated Litigation Possible Action  
Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) (One Potential Case)
- D. COMMITTEE MEMBER COMMUNICATIONS AND OTHER BUSINESS
- E. PUBLIC COMMENTS
- F. NEXT MEETING DATE: September 11, 2014
- G. ADJOURNMENT

Please SILENCE electronics  
during the meeting

1255 Imperial Avenue, Suite 1000, San Diego, CA 92101-7490 • (619) 231-1466 • [www.sdmts.com](http://www.sdmts.com)



Metropolitan Transit System (MTS) is a California public agency comprised of San Diego Transit Corp., San Diego Trolley, Inc., San Diego and Arizona Eastern Railway Company (nonprofit public benefit corporations), and San Diego Vintage Trolley, Inc., a 501(c)(3) nonprofit corporation, in cooperation with Chula Vista Transit. MTS is the taxicab administrator for seven cities. MTS member agencies include the cities of Chula Vista, Coronado, El Cajon, Imperial Beach, La Mesa, Lemon Grove, National City, Poway, San Diego, Santee, and the County of San Diego.

# DRAFT

MEETING OF THE SAN DIEGO METROPOLITAN TRANSIT SYSTEM  
EXECUTIVE COMMITTEE  
1255 Imperial Avenue, Suite 1000  
San Diego, CA 92101

July 10, 2014

## MINUTES

### A. ROLL CALL

Chairman Mathis called the Executive Committee meeting to order at 9:00 a.m. A roll call sheet listing Executive Committee member attendance is attached.

### B. APPROVAL OF MINUTES

Mr. Gloria moved for approval of the minutes of the June 10, 2014, MTS Executive Committee meeting. Mr. Ovrom seconded the motion, and the vote was 4 to 0 in favor with Mr. Cunningham absent.

### C. COMMITTEE DISCUSSION ITEMS

#### 1. Trolley Renewal Project Update

Bruce Schmith of SANDAG provided a presentation on the Trolley Renewal Program update. He discussed the Blue Line stations and rail construction including the Barrio Logan Station, Harborside Station, Pacific Fleet Station, 8<sup>th</sup> Street Station, 24<sup>th</sup> Street Station, E Street Station, H Street Station, and Palomar Street Station. Mr. Schmith discussed the other Blue Line projects update including other bid projects, job order contracts and the slope and track reconstruction project. He also reviewed the traction power substation (TPSS) update. Wayne Terry, Chief Operating Officer of Rail, provided an update on the light rail procurement status. Mr. Terry provided an update on the sale of the 24 U2 light rail vehicles (LRVs) to the Government of Mendoza, Argentina (Mendoza). He stated that seven LRVs had recently been shipped to Mendoza. Paul Jablonski, Chief Executive Officer, stated that after the last shipment of the seven LRVs, Mendoza depleted their deposit and MTS would not be sending the remaining LRVs until receipt of the next payment. He said that in the event Mendoza cannot make the payments for the remaining LRVs, MTS will look to other options for the disposal/sale of those LRVs.

#### Action Taken

Informational item only. No action taken.

#### 2. South Bay Maintenance Facility Update

Elliot Hurwitz, MTS Manager of Capital Projects, provided a presentation on the South Bay Maintenance Facility (SBMF) update. He discussed the SBMF facility development and design-build project. Mr. Roberts inquired on the capacity limits of the new bus wash facility. Mr. Hurwitz stated that there is a capacity of 250 buses per night. Mr. Roberts asked if there is a possibility to capitalize on the bus wash during the day by utilizing it

for other organizations or the school district buses. Mr. Hurwitz said that he would follow up on Mr. Roberts' suggestion. Mr. Hurwitz also discussed the SBMF expansion project benefits, administration and operations building, new maintenance building, new bus wash facility and the overall schedule of the project.

Action Taken

Informational item only. No action taken.

3. Enterprise Resource Planning / Transit Asset Management Software Contract Award

Larry Marinesi, Chief Financial Officer, began the presentation by giving a brief overview of the Enterprise Resource Planning (ERP) / Transit Asset Management (TAM) Software contract award and introduced Fred LaCroix, MTS ERP Project Manager. Mr. Marinesi discussed the FTA TAM requirements, project approach, project budget, project goals, project structure, and project scope. He also explained the competitive Request for Proposals (RFP) process for the ERP/TAM Software. Mr. Marinesi stated that SAP America, Inc. (SAP) is the staff recommended solution and reviewed the contract summary.

Mr. Gloria inquired for a further description regarding the differences in the project phases. Mr. LaCroix replied that breaking the project into multiple phases will keep the overall costs down and competitive. Mr. Gloria asked what the anticipated cost will be for implementation. Mr. Marinesi stated that a Request for Information (RFI) was completed to anticipate future costs. He said the total project costs are estimated to be between \$5-6 million. Mr. Gloria asked if MTS will have all the modules needed for successful operation. Mr. LaCroix stated that we will have more modules than actually needed and do not anticipate having to purchase additional modules in the future. Mr. Gloria inquired about the employee training process for the ERP/TAM system. Mr. LaCroix explained the overall employee training process that MTS will conduct. Mr. Gloria asked if the contract summary budget is a definite estimation. Mr. Marinesi stated that the estimation should not rise, except for the possibility of an increase in CPI for software support services.

Mr. Ovrom asked what type of demonstration SAP provided to confirm that their modules will fulfill MTS's requirements. Mr. LaCroix stated that MTS gave SAP 488 requirements to fulfill and SAP was able to successfully demonstrate all requirements.

Action Taken

Mr. Gloria moved to forward a recommendation to the Board of Directors to authorize the Chief Executive Officer to execute MTS Doc. No. G1680.0-14, with SAP America, Inc. for the provision of software, training services, and ten years of software support services for the Enterprise Resource Planning (ERP) / Transit Asset Management (TAM) Project. Mr. Ovrom seconded the motion, and the vote was 4 to 0 in favor with Mr. Cunningham absent.

4. Board Policy 62 – First Amendment Activities on MTS Property

Karen Landers, General Counsel, provided a presentation on the adoption of MTS Board Policy No. 62 on First Amendment activities on MTS property. She discussed the purpose, development and elements of MTS Board Policy No. 62. Ms. Landers described the list of areas where First Amendment activities are prohibited and permitted on MTS property.

Mr. Gloria asked why MTS has not previously had a First Amendment policy in place. Ms. Landers stated that these situations were previously dealt with on a case by case basis, however now the process will be formalized through the adoption of the Board policy.

Mr. Roberts asked if there were pictures of the designated prohibited and permitted list of areas. Ms. Landers provided examples of pictures at various transit stations and other MTS property locations. Mr. Roberts inquired about commercial activities in restrictive MTS areas. Ms. Landers stated that MTS gives right-of-entry permits for commercial activities in restrictive areas. Mr. Roberts asked if there is a limit to the number of people who can participate in First Amendment activities on MTS property. Ms. Landers stated that MTS does not have an exact limit stated in the policy, but those determinations will be made on a case by case basis.

Action Taken

Mr. Roberts moved to forward a recommendation to the Board of Directors to: (1) adopt the proposed San Diego Metropolitan Transit System (MTS) Board Policy 62 governing First Amendment Activities on MTS Property; and (2) authorize the Chief Executive Officer to add, remove or modify MTS Board Policy 62 Exhibits B and C relating to the "Designated Areas" in which First Amendment Activities are permitted as necessary to maintain safe and efficient use of MTS property for transit purposes. Mr. Ovrom seconded the motion, and the vote was 4 to 0 in favor with Mr. Cunningham absent.

D. REVIEW OF DRAFT JULY 17, 2014 BOARD AGENDA

Recommended Consent Items

6. Investment Report – May 2014  
Action would receive a report for information.
7. Increased Authorization for Legal Service Contracts to Pay Projected Expenses in Fiscal Year 2015  
Action would: (1) approve increasing the dollar amount of 13 legal services contracts to cover for fiscal year 2015 expenses; and (2) ratify two legal services contract amendments with approved firms.
8. Calnet Telecommunications Amendment  
Action would authorize the Chief Executive Officer to: (1) authorize funding of up to \$600,000.00 for MTS telecommunications services during the transition period between the State of California's CALNET II and CALNET III telecommunications contracts; and

(2) authorize up to \$4,031,000.00 for MTS telecommunications services using the State of California's CALNET III telecommunications contract from July 1, 2015 through June 30, 2020.

9. MTS LRV Accident and Vandalism Body Repair Services – Contract Award  
Action would authorize the Chief Executive Officer to execute MTS Doc. No. L1193.0-14 with Carlos Guzman, Inc. (CGI) for the provision of LRV accident and vandalism body repair services for a five-year period.
10. Wireless Infrastructure Project – Purchase Order  
Action would authorize the Chief Executive Officer to issue a purchase order to AT&T DataComm, Inc. (AT&T), for the provision of equipment and professional installation services for MTS's Wireless Infrastructure Project.
11. Cisco Core and Intermediate Distribution Frame Network Equipment Five Year Maintenance Renewal  
Action would authorize the Chief Executive Officer to purchase Cisco SMARTNET maintenance through AT&T Datacomm, Inc. (AT&T), and Key Government Finance, Inc. (KEY), for renewal of the maintenance services agreement for MTS's Cisco network equipment. The services will be for five years beginning on July 25, 2014 and ending on July 24, 2019.
12. Leased Bus Tires and Services – Contract Amendment  
Action would authorize the Chief Executive Officer to execute Amendment No. 3 to MTS Doc. No. B0530.0-10 with The Goodyear Tire and Rubber Company (Goodyear) to accommodate additional staffing and unforeseen additional expenditures associated with the recently implemented service level increase and the contract run-out period anticipated at the end of the current agreement.
13. MTS Task Order Contract for Green Line Communication System Upgrades Design – Phase 2  
Action would authorize the Chief Executive Officer to execute Task Order Contract (TOC) MTS Doc. No. G1493.0-13, Work Order 13-05.1 with Kimley-Horn & Associates Inc. to perform Design Engineering for the Green Line Communications System Upgrades Project – Phase 2.
14. Parking Lot Sweeping Services – Contract Award  
Action would authorize the Chief Executive Officer to: (1) execute MTS Doc. No. L1197.0-14 with San Diego Sweeping Services for the provision of parking lot sweeping services for a three (3) year base period and two (2) one-year optional terms exercisable at MTS's sole determination; and (2) exercise each option year at the CEO's discretion.

E. REVIEW OF SANDAG TRANSPORTATION COMMITTEE AGENDA

No discussion for this agenda item.

G. PUBLIC COMMENTS (TAKEN OUT OF ORDER)

Maria Cortez – Ms. Cortez commented on the draft Board of Directors Agenda for July 17, 2014. She requested for the Student Pass Pilot Program agenda item to be moved from an information item to an action item. Chairman Mathis stated that the agenda item will be an information item because the Board will not have an action for the item at that time. Ms. Cooney stated that at the previous Board of Directors meeting, the Board asked for staff to bring back a report on the item as well as a member of the school district to report on the matter.

F. COMMITTEE MEMBER COMMUNICATIONS AND OTHER BUSINESS

Mr. Roberts commented on the San Diego County Board of Supervisors passing the proposal for bringing a sky tram to San Diego. He stated that a feasibility study will be conducted and SANDAG is preparing to select a consultant.

Ms. Landers stated that NBC Universal Media will be back for Comic-Con this July at the Gaslamp Station property.

**The Executive Committee convened to Closed Session at 10:50 a.m.**

5. CLOSED SESSION: CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (SIGNIFICANT EXPOSURE TO LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(d)(2)) (ONE POTENTIAL CASE)

**The Executive Committee reconvened to Open Session at 11:30 a.m.**

Oral Report on Final Actions Taken in Closed Session

Karen Landers, General Counsel, reported the following:

5. The Executive Committee received a report from General Counsel.

H. NEXT MEETING DATE

The next Executive Committee meeting is scheduled for August 7, 2014, at 9:00 a.m. in the Executive Committee Conference Room.

**\*NOTE**

**August 7, 2014, meeting CANCELLED**  
**Special Meeting scheduled for August 22, 2014, at 9:00 a.m.**

I. ADJOURNMENT

Chairman Mathis adjourned the meeting at 11:30 a.m.

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Chairman

Attachment: A. Roll Call Sheet

**EXECUTIVE COMMITTEE  
METROPOLITAN TRANSIT SYSTEM**

**ROLL CALL**

MEETING OF (DATE) July 10, 2014

CALL TO ORDER (TIME) 9:00 a.m.

RECESS N/A

RECONVENE N/A

CLOSED SESSION 10:50 a.m.

RECONVENE 11:30 a.m.

ADJOURN 11:30 a.m.

BOARD MEMBER (Alternate)	PRESENT (TIME ARRIVED)	ABSENT (TIME LEFT)
GLORIA <input checked="" type="checkbox"/> (Emerald) <input type="checkbox"/>	9:00 a.m.	11:30 a.m.
MATHIS <input checked="" type="checkbox"/>	9:00 a.m.	11:30 a.m.
OVROM <input checked="" type="checkbox"/> (Bragg) <input type="checkbox"/>	9:00 a.m.	11:30 a.m.
ROBERTS <input checked="" type="checkbox"/> (Cox) <input type="checkbox"/>	9:00 a.m.	11:30 a.m.
CUNNINGHAM <input type="checkbox"/> (McClellan) <input type="checkbox"/>		
Transportation Committee Rep Slot (Mathis)		

SIGNED BY THE CLERK OF THE BOARD: Julia Sansone

CONFIRMED BY THE GENERAL COUNSEL: [Signature]



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## Agenda Item No. C1

### MEETING OF THE SAN DIEGO METROPOLITAN TRANSIT SYSTEM EXECUTIVE COMMITTEE

August 22, 2014

#### SUBJECT:

RIVERWALK MIXED-USE DEVELOPMENT – LEVI-CUSHMAN SPECIFIC PLAN

#### RECOMMENDATION:

That the Executive Committee receive a report and provide direction to staff.

#### Budget Impact

None at this time.

#### DISCUSSION:

MTS owns several large properties in the western portion of Mission Valley acquired in the mid-1990s for trolley right-of-way and mitigation for the San Diego River north of Interstate 8 and west of the current Riverwalk Golf Course (Attachment A). MTS owns over 45 acres that were acquired from two separate eminent domain actions. The majority of the land was acquired from Warner Ranch to use as a mitigation site. MTS also acquired rights through the 'Stardust' golf course and ancillary property. The golf course related properties were owned by entities of the Levi and Cushman families (Levi-Cushman).

As part of the settlement of the Levi-Cushman eminent domain case, MTS and Levi-Cushman entered into a lease of land to use as part of the Riverwalk Golf Course (Lease Between MTDB and Paseo Del Rio, Ltd. dated July 17, 1997). MTS also entered into an agreement regarding future development of the surrounding properties and the service of the development with a potential new trolley station (Agreement Regarding Construction of Light Rail Transit Station dated July 17, 1997).





In early June 2014, MTS staff was approached by representatives of Related California Urban Housing, LLC (Related), to discuss its plans in conjunction with Levi-Cushman to open up development planning and entitlement for the previously approved Levi-Cushman Specific Plan (LCSP) as part of the Mission Valley Community Plan dated 1997. Attachment B is a cover letter from Related's project architects, Carrier Johnson + Cultur3, to the City for initiation of preliminary review of the area covered by the LCSP (Attachment C).

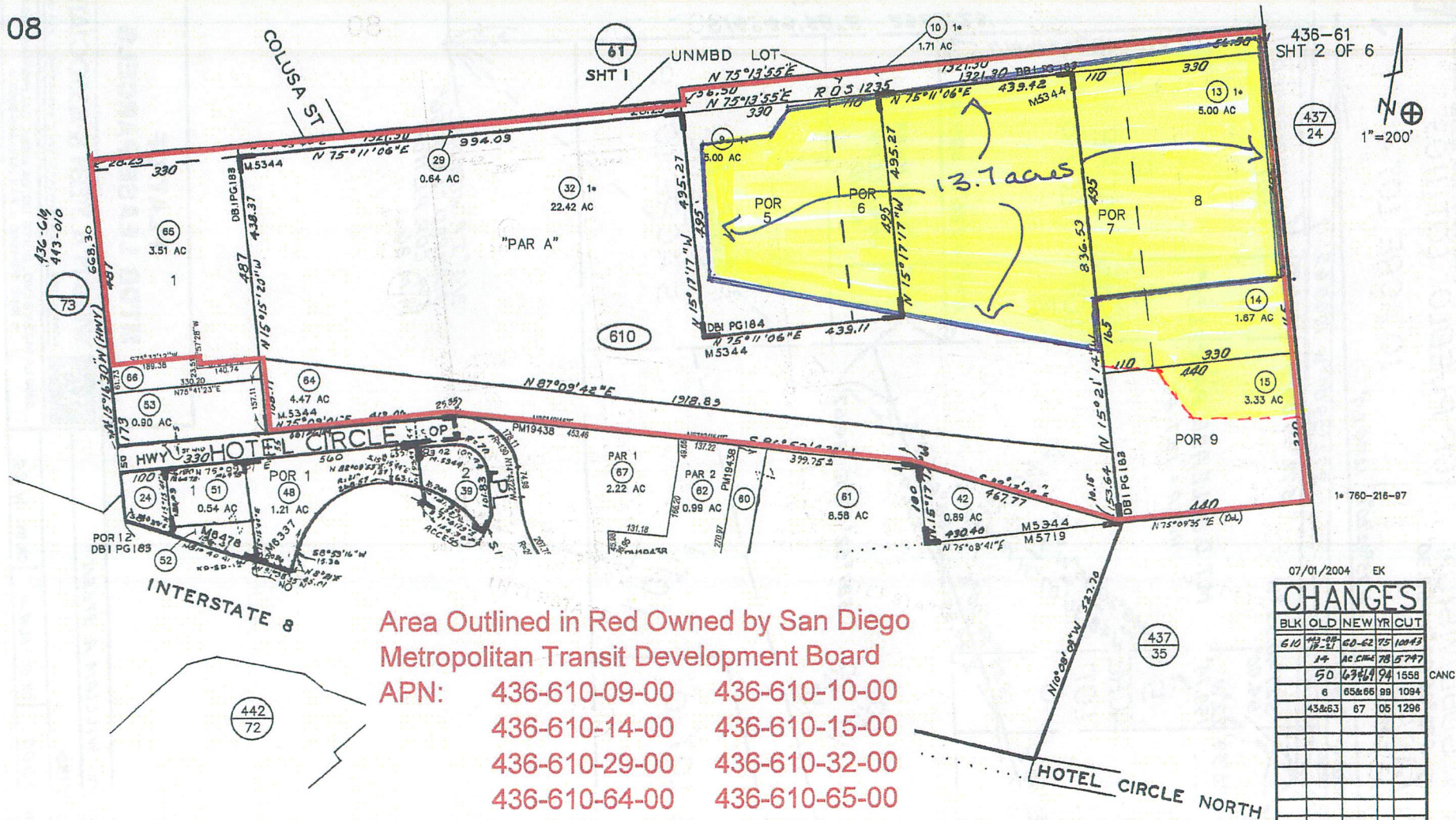
Related has entered into a partnership with Levi-Cushman to update the specific plan and develop the project. Related has indicated that a portion of the property owned by MTS has potential to be incorporated into the development depending on business negotiations that may prove beneficial to MTS. Attachment D includes excerpts from several project informational documents provided by Related that discusses in more detail the potential reconfiguration of the Riverwalk Golf Course property and the potential use of MTS property as an alternative to the current planning.

In September 2014, the City of San Diego Planning Commission is scheduled to review Related's request to initiate an amendment to the LCSP. As part of the effort, Related would like to explore with MTS possibilities to include the MTS parcels in Related's entitlement processing. MTS staff will provide a further briefing of the potential project elements, project processing timelines, and alternatives for the Executive Committee to consider.

  
Paul C. Jablonski  
Chief Executive Officer

Key Staff Contact: Sharon Cooney, 619.557.4513, [Sharon.Cooney@sdmts.com](mailto:Sharon.Cooney@sdmts.com)

Attachments: A. Property Map  
B. Letter to the City of San Diego from Carrier Johnson +Cultur3  
C. LCSP Area Map  
D. Project Study Information



Area Outlined in Blue Subject to Golf Course Lease; MTDB is Lessor

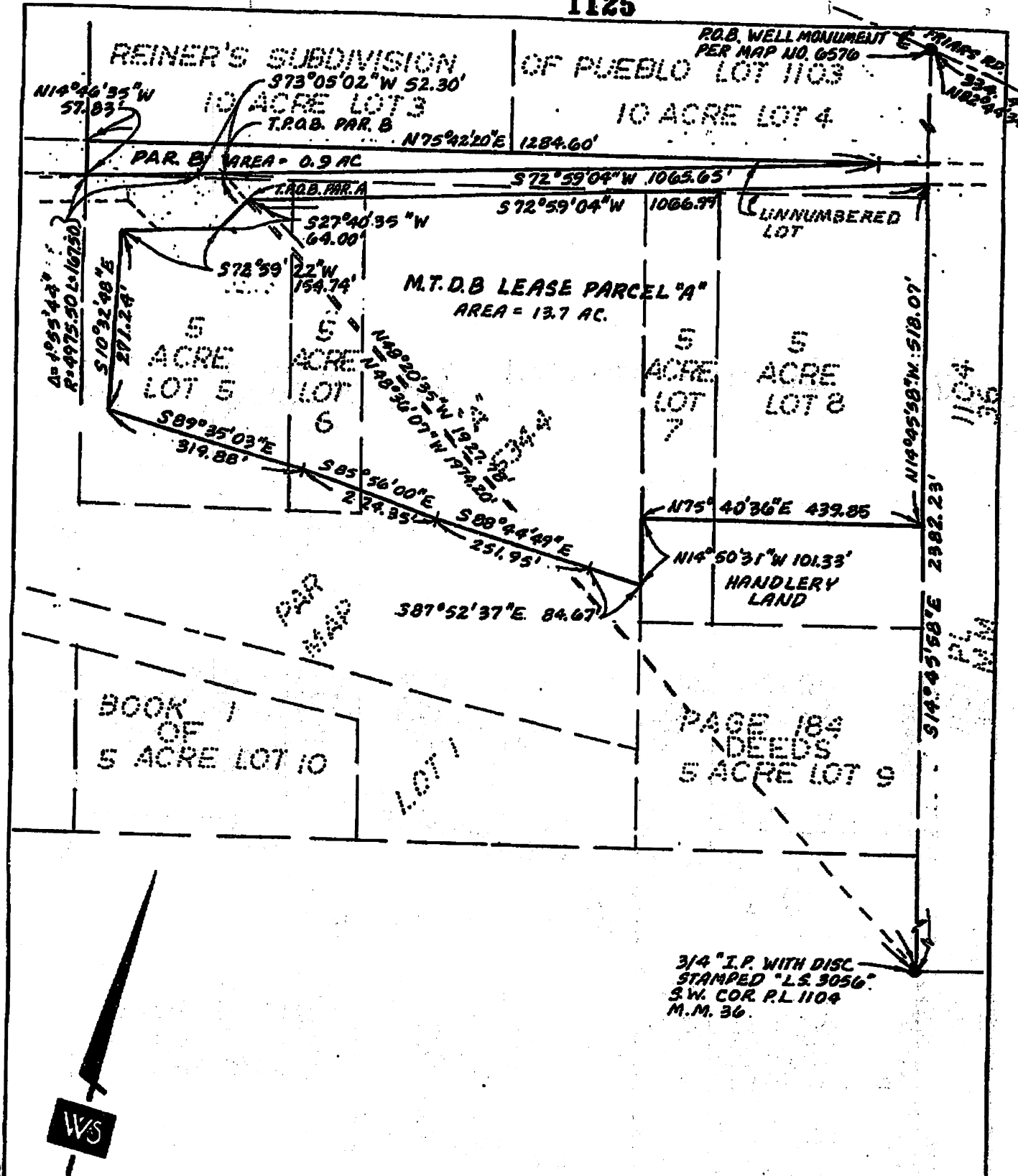
MAP 6478 - FABULOUS INN  
MAP 6337 - FABULOUS 5-7 SUB  
MAP 5719 - HANA LEI  
MAP 5344 - OHMER SUB  
DB 1-PG 183 - REINER'S SUB OF P.L. 1103  
ROS 1235, 16347

SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 436 PAGE 61 SHT 2 OF 6

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

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1125



WS

# PLAT OF MTDB LEASE PARCELS



**WILLIAM A. STEEN & ASSOCIATES**  
CONSULTING CIVIL ENGINEERS LAND SURVEYING & PLANNING

5580 LA MESA BLVD., SUITE 102, LA MESA, CALIFORNIA 91941  
(619) 460-9000 • FAX (619) 460-9005 •

SCALE: NO SCALE	PROJ. ENGR. WILLIAM A. STEEN
DATE 11-27-96	AGE: 18136
SHEET 1 OF 1	JOB NO. 6600
REV. 2-12-97, 5-22-97	DR. BY N.A.M. CK. BY W.A.S.

TIGER REFERENCE: LPHUCS 166178





June 9, 2014

Mr. Michael Westlake  
**City of San Diego**  
**Development Services**  
1222 First Avenue  
San Diego, CA 92101

**RE: Riverwalk Property**  
Levi-Cushman Specific Plan, Mission Valley, Resolution #R269106  
San Diego, California

Dear Mr. Westlake:

We are pleased to present the attached application for a Multidisciplinary Preliminary Review of the Riverwalk Property on behalf of the developer, Related California Urban Housing, LLC. The property is located in the Mission Valley Community Plan area and is the current site of the Riverwalk Golf Club. This property was entitled as the Levi-Cushman Specific Plan in 1987. This application is not associated with any previous plan revisions. This Riverwalk proposal is a transit-oriented design with the appropriate mix of uses and amenities to create a walkable, healthy and sustainable community.

The developer intends to process entitlements under the Sustainable Buildings Expedite Program.

Two site concept options are included in this application for discussion with City Staff. Option A uses a portion of adjacent property owned by the Metropolitan Transit Development Board and currently leased to the Riverwalk Golf Club. Option B is limited to the current property boundaries.

Enclosed are 12 copies of the following documents for your review:

1. Preliminary Review Questionnaire
2. Parcel Information Checklist (DS-302)
3. Deposit Account / Financial Responsible Party (DS-3242)
4. Legal Description
5. Assessor's Parcel Map
6. List of Questions
7. Project Description
8. Vicinity Map
9. Land Use Plan
10. MHPA Overlay
11. Street Vacation Plan
12. Traffic Analysis Scoping Memo
13. Drawing Set (24"x36"):
  - Illustrative Site Plan – Option A
  - Illustrative Site Plan – Option B
  - Site Sections
  - Schematic Grading Plan
  - Schematic Utility Plan

City of San Diego  
**Riverwalk Property**  
June 9, 2014  
Page 2 of 2

**carrierjohnson + CULTURE**  
architecture + environments + brand strategy + graphics

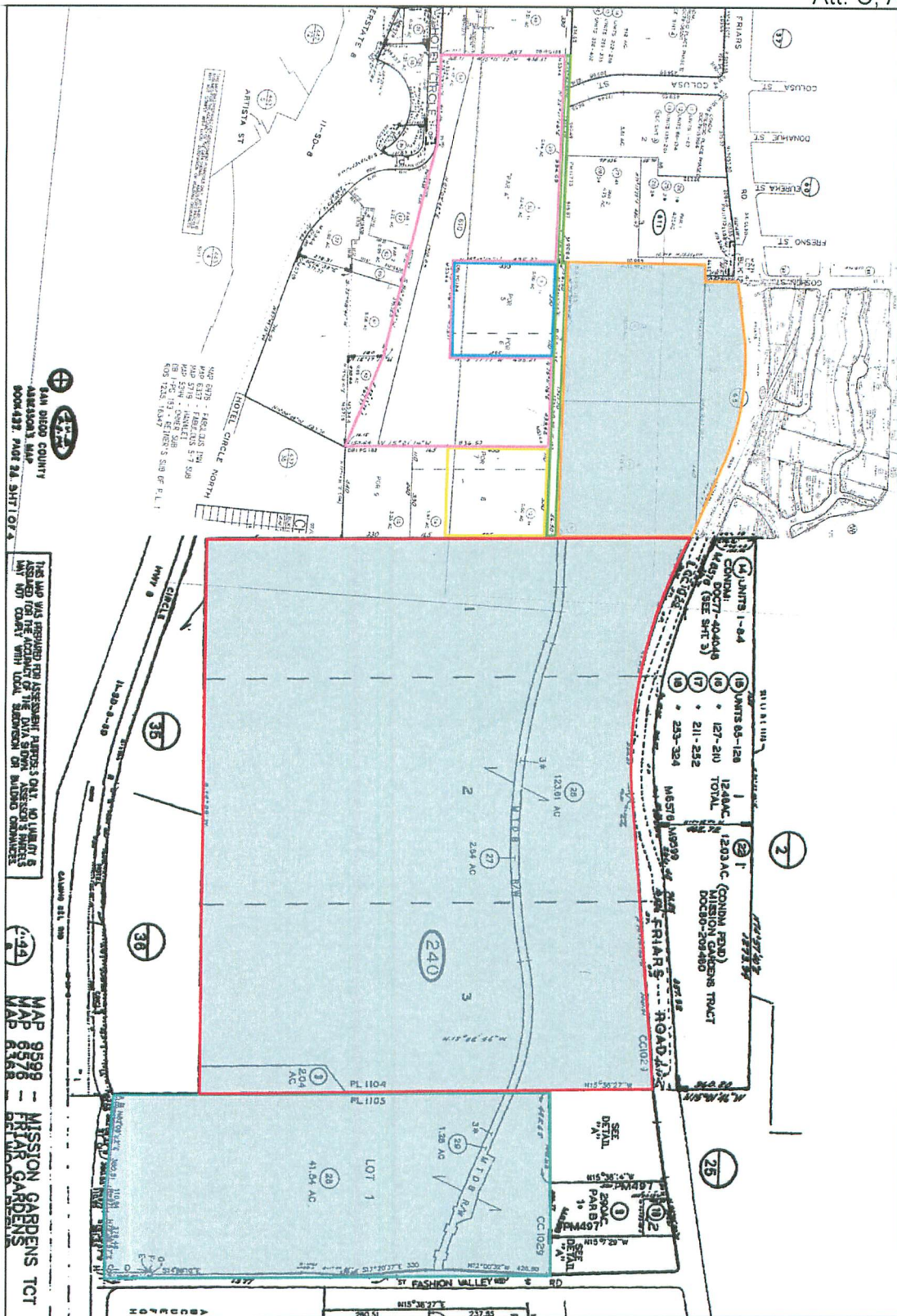
A check made out to the City Treasurer in the amount \$5,070 is also enclosed for the preliminary review deposit account. Three of the large drawing sets are in color. Please distribute these three sets to the LDR Planning, Long-Range Planning and Park & Recreation reviewers. Please send me a list of all reviewers when you have that information.

The project team requests a Preliminary Review meeting to discuss the questions above and any concerns the City may have. Please contact me at your earliest convenience to schedule the meeting and determine who needs to attend.

We look forward to working with City Staff on this exciting project.

Sincerely,

D. Paige George, Associate  
Carrier Johnson + CULTURE  
dpg@carrierjohnson.com



This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon.

**SAN DIEGO COUNTY**  
**ASSessor's MAP**  
**BOOK 432, PAGE 24, SHIF 1 OF 4**

**NOT MAP WAS PREPARED FOR ASSASSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION HEREON. THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.**

**MAP 9998 - MISSION GARDENS TCT**  
**MAP 9978 - FRIAR GARDENS TCT**  
**MAP 9968 - FRIAR GARDENS TCT**





## **Riverwalk San Diego, CA**

### **PROJECT DESCRIPTION**

#### **Overview**

Riverwalk is a planned mixed-use community focused on the San Diego River in the heart of Mission Valley. It is a transit-oriented neighborhood adjacent to the existing Green Line trolley of the San Diego Metropolitan Transit Service. A new trolley station is proposed to serve the project.

#### **Location and History**

Riverwalk encompasses approximately 200 acres west of Fashion Valley Road, south of Friars Road and north of I-8 and Hotel Circle North. In addition to its scale and common ownership of contiguous and generally level parcels, unusual for an urban infill property in the 21<sup>st</sup> century, the site shares two unique attributes around which the new conceptual master plan will be based. The San Diego River, flowing westerly and the San Diego trolley tracks running east-west.

The site is currently entitled for development under the Levi-Cushman Specific Plan, originally approved in 1987. None of the development described in the Specific Plan has been completed. The property is currently used as the 27-hole Riverwalk Golf Club under a conditional use permit.

Mission Valley has evolved as a collection of predominantly smaller individual developments linked by three major east-west spines north of Interstate 8: Friars Road as the vehicular arterial, the Trolley line providing public transit, and the San Diego River. The River is historically the most significant linkage and has become an important City planning initiative with the recent approval of the San Diego River Park Master Plan. While it has been neglected by past development, the River has the opportunity to once again be the natural and symbolic heart of Mission Valley and a true asset to all residents of San Diego.

#### **Design Concept**

Riverwalk celebrates the San Diego River as a nexus for recreation and natural beauty. The design concept is focused on creating a wonderful river experience that not only happens along the banks of the river but also extends the experience to the surrounding community. Greenways are envisioned from rivers' edge to Friars taking the form of pedestrian pathways and view corridors. Greenways and courtyards will become integral to the layout of the site and essential linking elements to the generous park space at river's edge, expanding the "water front" experience to both the public and residents of the project. Some of these greenways will serve as vehicular entries to the project, but they are primarily pedestrian in character. They offer access to and safe crossing of the trolley line. These greenways in combination with an additional new trolley stop and incorporation of the San Diego River Park Master Plan elements will create a distinct neighborhood that is unique, walkable and attractive.

As the design of Riverwalk continues to develop, a commitment to sustainable design features are anticipated.

#### Land Use

Planned as a smart growth community, Riverwalk will integrate residential, commercial retail, office, and hotel uses. Mid-rise, multifamily housing will focus density into walkable blocks, providing for efficient use of the project site, leaving areas structure-free and open for use as a neighborhood amenity.

The project would be phased over a period of 10 to 15 years. As the first phase of development, initial concepts for the project feature a series of residential neighborhoods (approximately 3,000 multi-family units) fronting on Friars Road, with primary access points strategically located to provide efficient ingress/egress while minimizing conflicts with traffic on Friars Road. Neighborhood retail and/or restaurant uses are envisioned along a main internal roadway off Friars Road. Additional retail and/or restaurant space is planned as a neighborhood commercial center along Fashion Valley Road, opposite Fashion Valley Mall. A second phase of development could involve an additional 1,000 multifamily dwelling units situated between the Trolley and the San Diego River corridor. Careful design of the internal roadway network would allow for connections across the Trolley tracks and into development planned for Phase 2. Phase 3 would locate development south of the San Diego River. For this phase, a mix of residential, commercial office, and hotel uses would be provided, separated from the river by an expansive public park. Up to 1,000,000 sf of office space and 700 hotel guestrooms are contemplated along the southern edge of the property with principal access from Fashion Valley Road.





carrierjohnson + CULTURE3

06.09.2014

5474.00

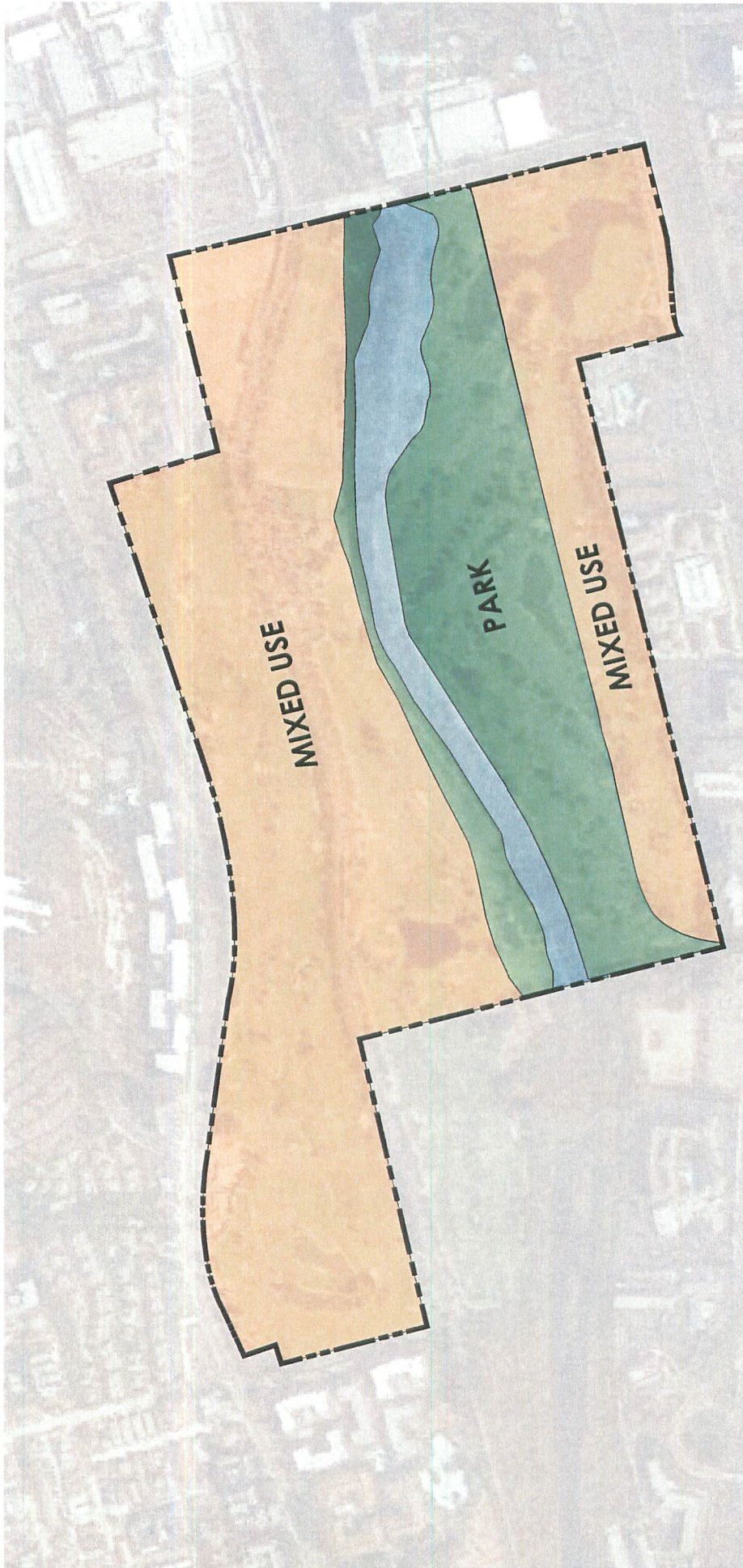
Vicinity Map

San Diego, California

RIVERWALK MASTERPLAN







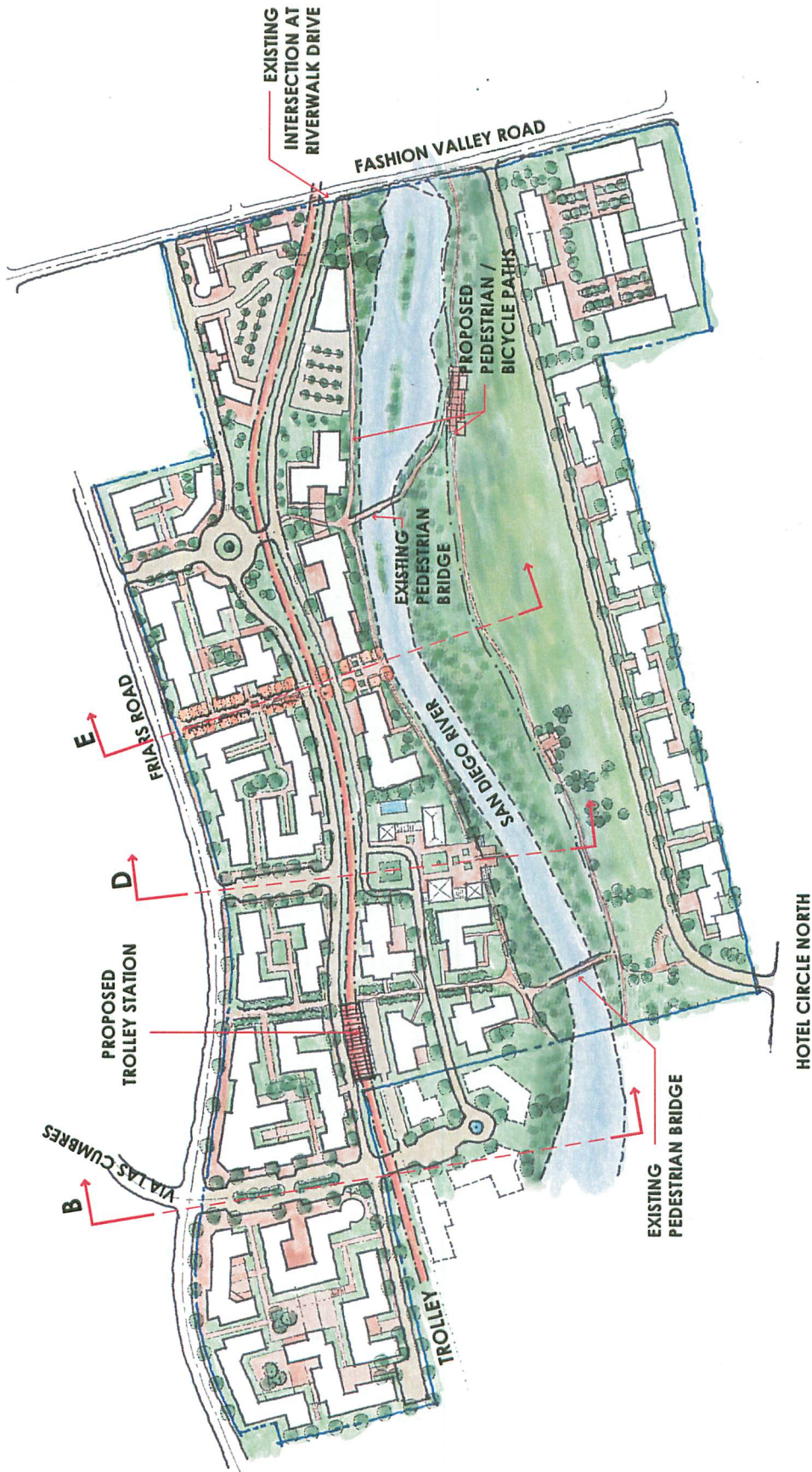


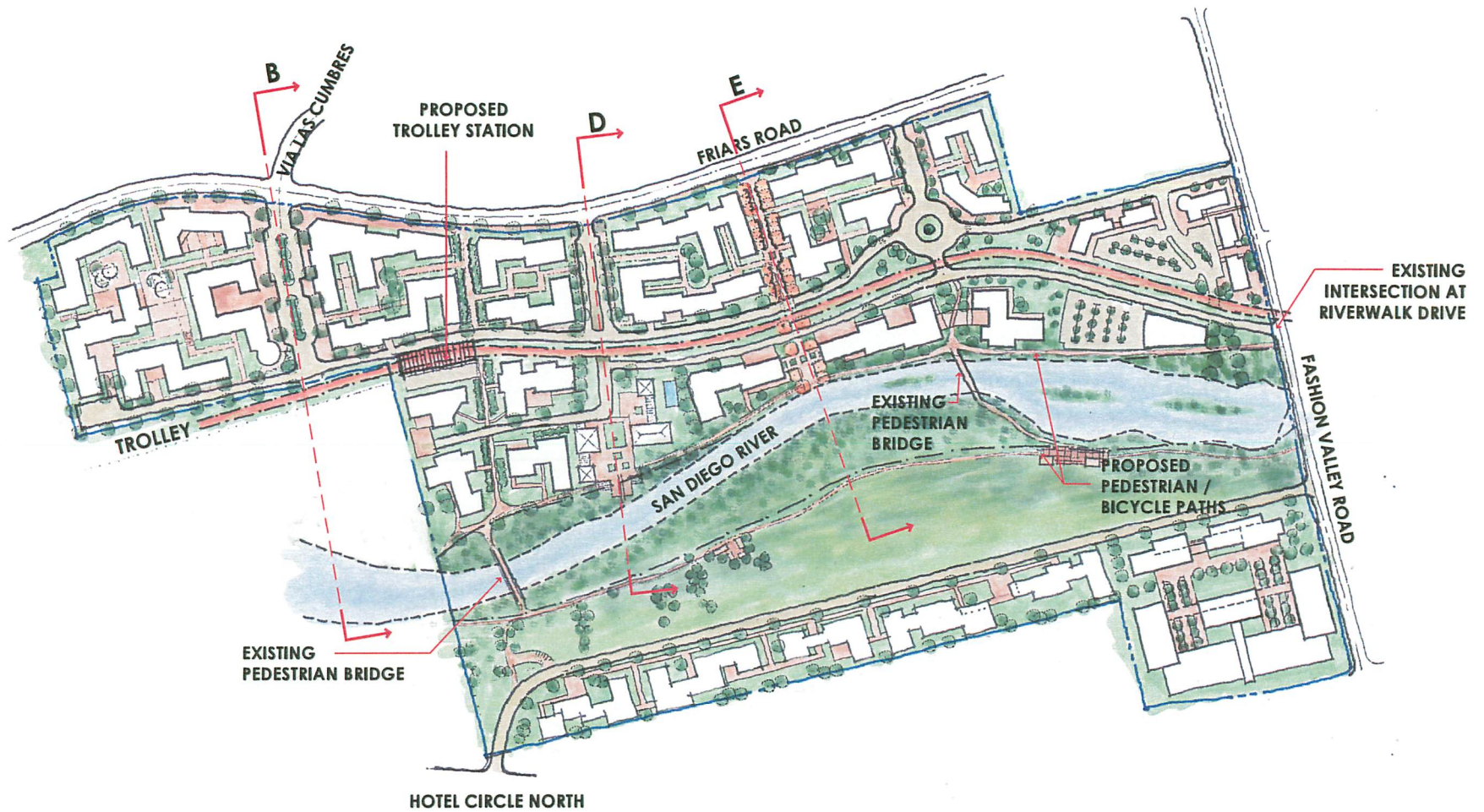


Property Line  
MHPA Line

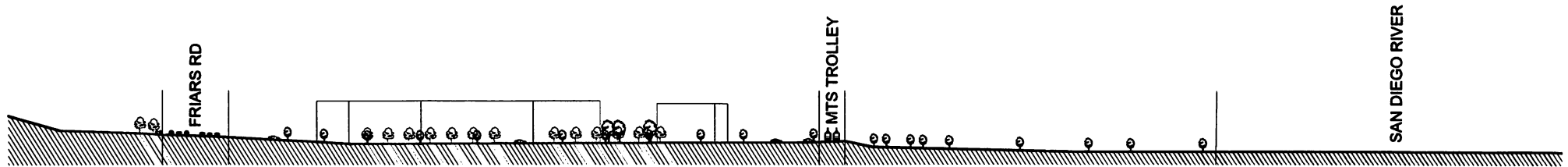
# RIVERWALK - MHPA OVERLAY





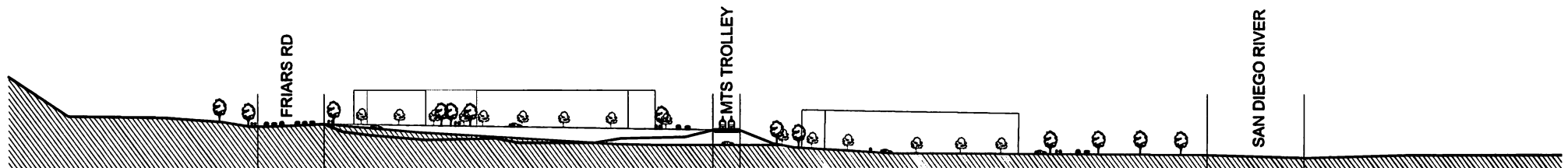






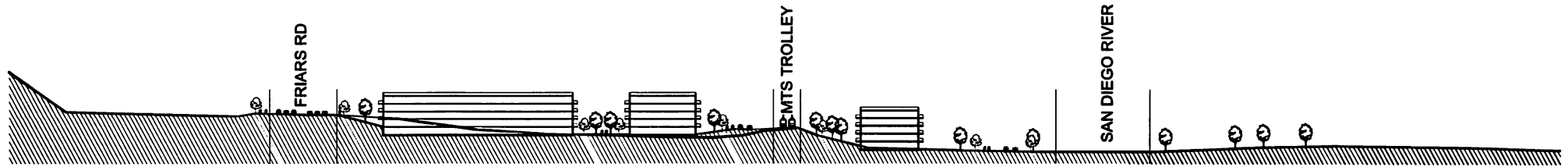
**SITE SECTION 'B'**

SCALE: 1" = 60'



**SITE SECTION 'D'**

SCALE: 1" = 60'



**SITE SECTION 'E'**

SCALE: 1" = 60'



**PARCEL INFORMATION**

PROJECT ADDRESS:  
1150 FASHION VALLEY ROAD  
SAN DIEGO, CA 92108

ASSESSOR'S PARCEL NUMBERS:

## ABBREVIATIONS

TO FINISH GRADE  
FINISH SURFACE (FIRST FLOOR OF BUILDING ABOVE GARAGE)  
POINT OF VERTICAL INTERSECTION  
TYP. TYPICAL



WS	WILLIAM A. STEEN & ASSOCIATES CONSULTING CIVIL ENGINEERS, LAND SURVEYING & PLANNING	
NAME	DR. WILLIAM A. STEEN	RES. 181/136
MAIL BOX		
DATE	10/1/80	10/1/80
TIME	10:10	10:10
DATE	10/1/80	10/1/80
TIME	10:10	10:10

**carrierjohnson + CULTURE**

### Schematic Grading Plan

**San Diego, California**

# RIVERWALK MASTER PLAN

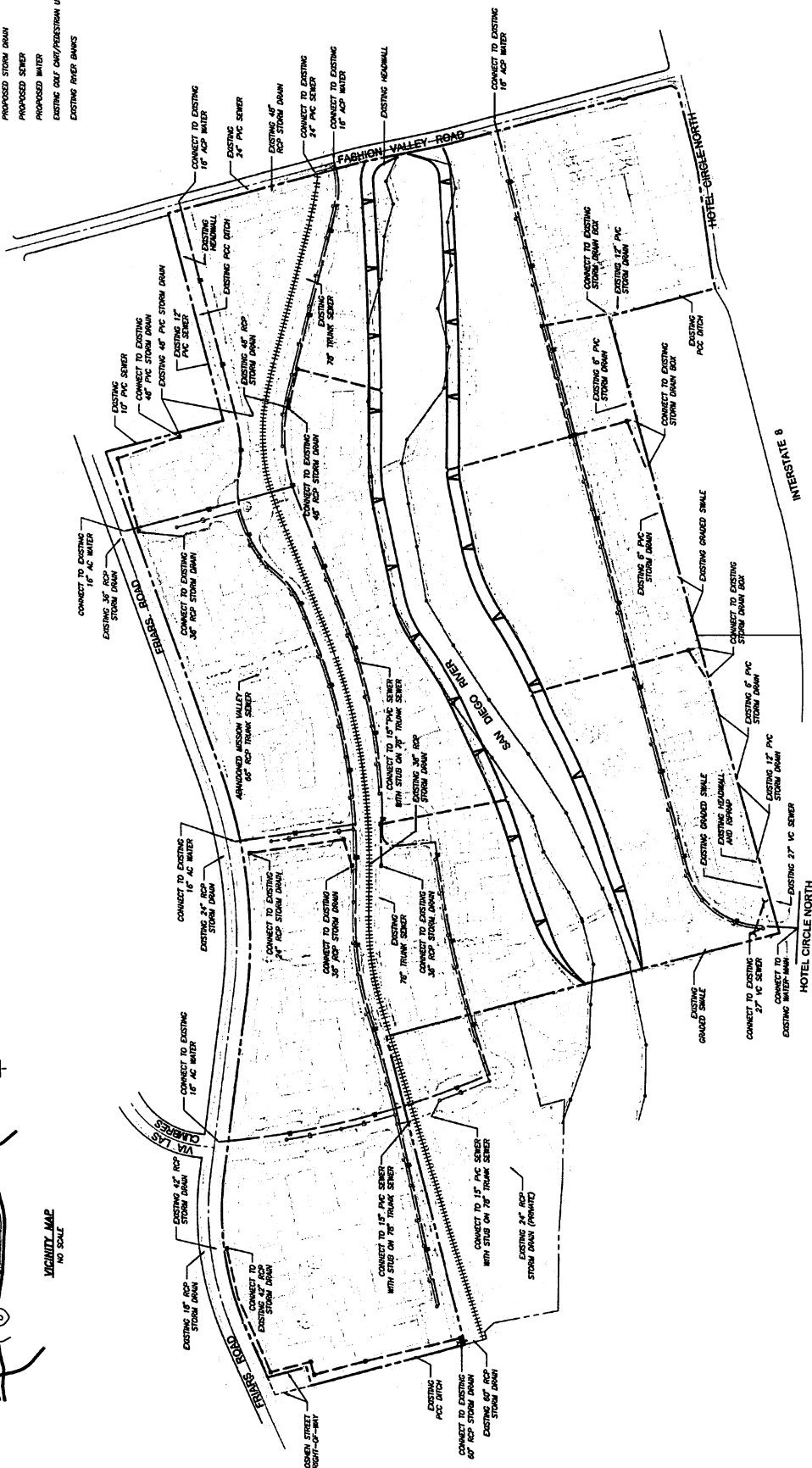
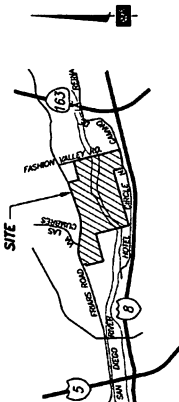
**RELATED**  
CALIFORNIA

**06.05.2014**

5474.00

**06.05.2014**

- LEGEND**
- | ITEM                                    | SYMBOL |
|---|--------|
| PROJECT BOUNDARY                        | ---    |
| STREET CENTERLINE                       | ---    |
| STREET RIGHT-OF-WAY                     | ---    |
| M/S LIFT                                | ---    |
| PROPOSED STORM DRAIN                    | ---    |
| PROPOSED SEWER                          | ---    |
| PROPOSED WATER                          | ---    |
| EXISTING GOLF CART/PEDESTRIAN UNDERPASS | ---    |
| EXISTING RIVER BANKS                    | ---    |



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(619) 445-8000 • FAX (619) 445-8000 •  
WWW.WAS-CA.COM

PROJECT	LA MESA
DATE	06-15-14
BY	WAS
CHECKED	WAS
SCALE	AS SHOWN



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