

Analysis

Adjacent Development

Vegetation

Parking / Open Space

Pedestrian / Bicycle

Transit

Opportunities / Constraints

View Corridors

Analysis

Adjacent Development

The tremendous growth of residential development (yellow) in downtown San Diego, particularly in the Little Italy neighborhood shown at left, is dramatically transforming the urban core of the city. The rate of residential expansion in the neighborhoods adjacent to the proposed CAC Park reinforces the fact that the park will have to satisfy the individual requirements of adjacent residents as well as larger civic needs.

Current public development, (blue) will be dramatically increased in the waterfront zone around the CAC Park with the advent of the North Embarcadero Project. The public investment embodied within the North Embarcadero Project will in turn encourage a wave of private commercial development within this area.



8. Adjacent Development

Analysis

Opportunities / Constraints

Several important opportunities and constraints have guided the development of this Master Plan. The greatest opportunity on this site is the transformation of the north and south parking lots into park space. 500 parking spaces will be relocated to on-site below-grade parking structures. Another 500 parking spaces will be located within the off-site Cedar/Kettner parking structure. The most significant constraints to the relocation of the required 500 parking spaces on-site below-grade are the relatively high water table, adding to the expense of below-grade parking, and the three utility easements running east-west across the site (orange).

An historic Roland Hoyt landscape surrounds the historic CAC building. Existing significant historic vegetation and elements such as the "Guardian of Water" sculpture is retained and integrated into design proposals. New plantings will be selected with consideration to long-term maintenance and regional water constraints. The requirement to retain runoff on-site will also shape design decisions.

The activation of the park requires that strong connections be made across Harbor Drive to the Bay and the Bayfront Esplanade. This effort will be significantly aided by the transformation of Harbor Drive into a connective element. It will be significantly narrowed into a three-lane, pedestrian-oriented roadway. To the East, Pacific Highway will be transformed into a high traffic volume parkway. These changes were alluded to in the North Embarcadero Alliance Visionary Plan, and will be included within the scope of the North Embarcadero Project.

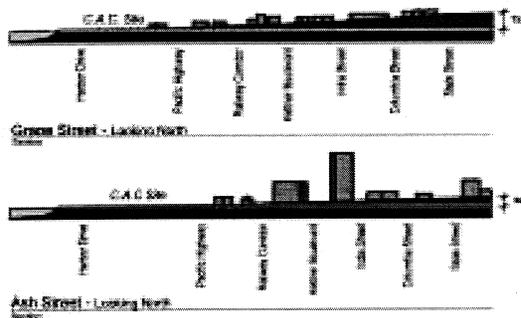


14. Opportunities and Constraints

Analysis

View Corridors

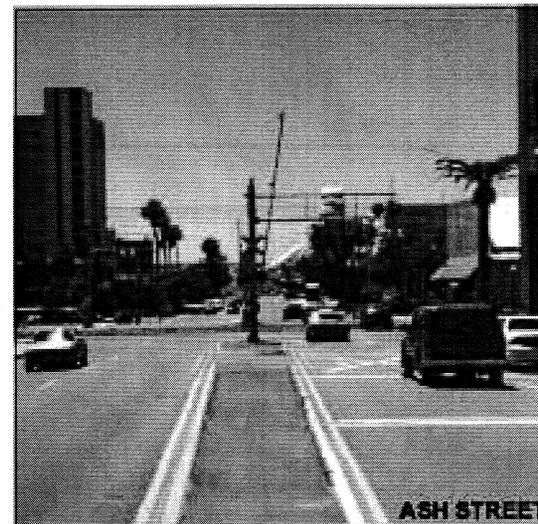
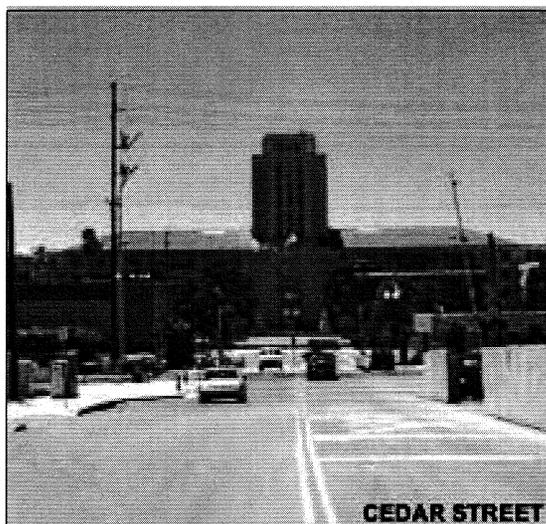
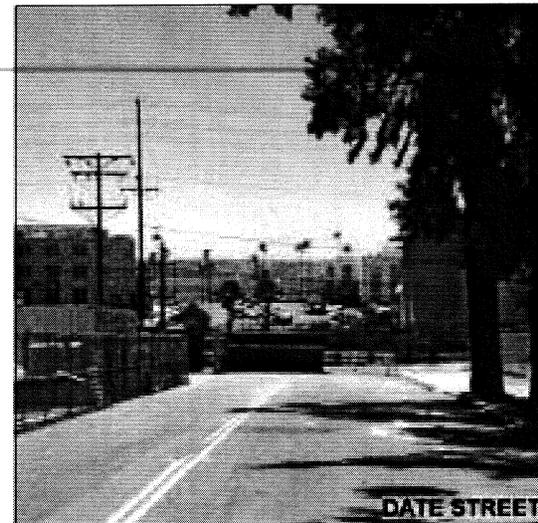
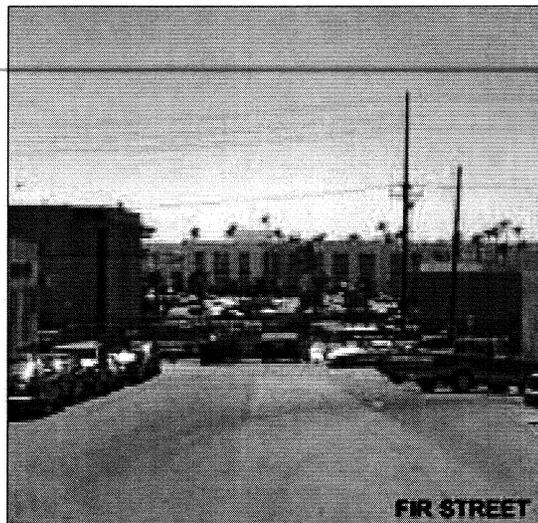
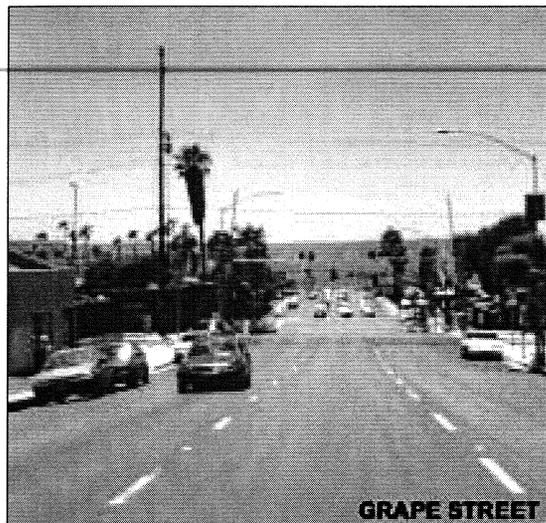
The CAC site is located on fill at the base of a hill rising up to the east. This significant grade change, described in the sections below, yields spectacular views out over the Bay from the street corridors. The preservation of existing view corridors, as well as the new view corridor created by the removal of the Askew Building is an important element of the plan. The Cedar Street view corridor terminating at the ceremonial front facade of the CAC building is particularly important.



15. East West Sections



16. View Corridors



17. Existing Views West from East/ West Streets