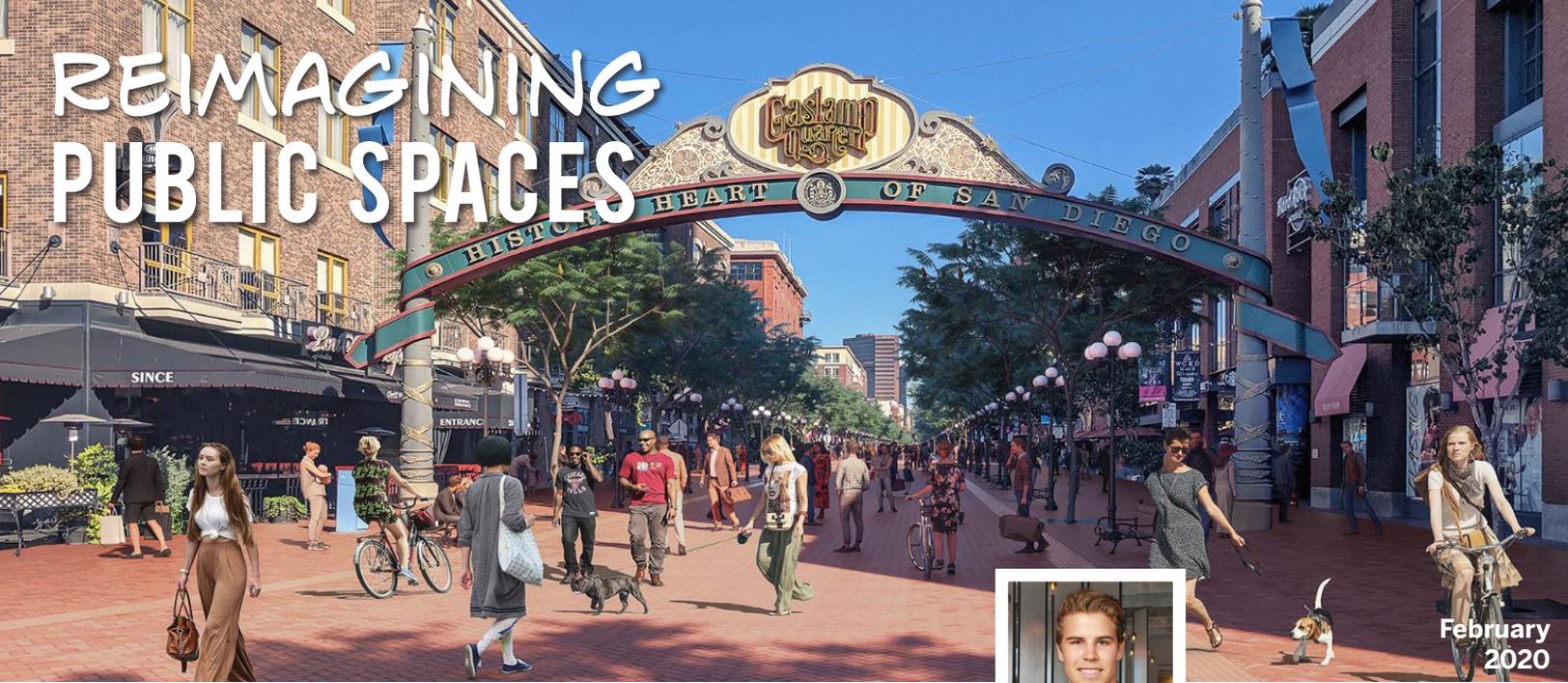


REIMAGINING PUBLIC SPACES



Rendering: Proposed Gaslamp Promenade



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Closing out the decade and leaping into what many are hoping to be another exciting and prosperous one, we are seeing downtown San Diego continuing its path toward pedestrian friendly walkable infrastructure and open spaces. The city is no stranger to this having completed projects like Little Italy's Piazza della Familia, which is a 10,000 SF European style piazza on W. Date Street, connecting India and Columbia Streets, Waterfront Park, located along the Embarcadero and Faultline Park in East Village. Now with the new decade upon us, San Diego is pushing even further to create a sense of space for it's downtown communities through similar projects that will change the dynamics of the Gaslamp district, East Village and yes even Harbor Island.

In a recent announcement, the City of San Diego in partnership with The Gaslamp Quarter Association, Carrier Johnson + CULTURE and San Diego Partnership have re envisioned 5th Avenue into "The Gaslamp Promenade". They have grand plans to take what once was the heart of dining, entertainment and nightlife of downtown with the emergence of vibrant neighborhoods, nation chains and lower end retail attracting tourist and turn it into a care free, pedestrian centered promenade.

It is easy to see where the inspiration might have come from with the success of Santa Monica's 3rd Street Promenade and the long standing popularity of Santa Barbara's promenade Paseo Nuevo and State Street. The Gaslamp Promenade project looks to close off the historical 5th Avenue to cars in favor of installing eight different plazas along the street that would include pedestrian seating, art installation and lots of landscaping. The hope is that this would transform the street into a community oasis that would increase the foot traffic of not only tourists, but locals as well, while also sparking an influx of new dining options and retailers to the promenade. Executive Director of the Gaslamp Quarter Association, Michael Trimble believes this project would be "fostering community by building a place for social connections, conversations, dining and entertainment" and would "be a vital part of what makes San Diego's future great."

Another area that has big plans for its public spaces is East Village. With the recent announcement of the first phase of the 14th Street Promenade to be completed by this summer and more to come after that, we are seeing this rejuvenation beginning to take shape. This



Rendering: Santa Monica's 3rd Street Promenade



Rendering: East Village 14th Street Promenade



project will create small urban sidewalk parks for the East Village community by transforming 14th Street with “a row of trees, a decomposed granite path for pedestrians and additional landscaping that will take the place of one travel lane and a row of street parking spots, converting a standard 14ft sidewalk into a 30ft urban oasis”- Jennifer Van Grove, SDUT. By basically reclaiming underutilized public space along these streets, the project will create pedestrian promenades that encourage more walking, cycling and overall community for the area. In regards to the retail along these promenades, this can only be seen as a positive with the beautification, increased foot traffic and sense of place the project will create. Hopefully leading to more tenants coming into the area and increasing the overall value of the retail in the area.

much needed touch of green to the neighborhood that has been absent for so long. So much value is created for the surrounding businesses, whether that is the park patrons shopping on their way to the Greens or grabbing a bite to eat at one of the local restaurants, by creating this sense of place with the park, the surrounding community as a whole will certainly see a boost in value.



Rendering: East Green's West Block



Top Golf (Phoenix)

Another BIG transformational project making headway is the East Village Greens. This is a 4.1- acre park bound by 13th, 15th, F and G streets in the core of this growing neighborhood. According to a recent article by Delle Willett, SD Downtown News, this project recently received “the green light to break ground in the summer of 2020, with the first phase ready by summer of 2022.” Some of the features East Village Greens will incorporate are a community center with meeting rooms and basketball half-court, two-level underground parking structure, 11,000-square foot event lawn, performance pavilion, children’s play area, dog parks, outdoor dining, pedestrian walkways and an abundance of landscaping that will bring the

Furthermore, Topgolf recently announced its proposed plans to build one of its modern driving range facilities and entertainment centers on the highly underutilized Harbor Island, which used to be home to airport rental car lots. After a November vote in favor of moving forward in negotiations with Topgolf, the Port officials now look to secure a deal with Topgolf in order to develop the land into something that will create value and entice other developers for future project on the land. If in fact this deal does come to fruition, it would create yet another dynamic community gathering spot that epitomizes San Diego culture, bring economic value to the land and hopefully reshape the way people view Harbor Island into a true entertainment destination.

As we head into this exciting new decade, the reimagining and transformation of public spaces and land into pedestrian friendly dynamic projects should become a huge part of the urban fiber moving forward. Hopefully we will see only positive impacts from these projects and many more of these progressive developments in the future.



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