

La Jolla Streetscape Improvements

Development Permit
Review Committee

December 14, 2021



The La Jolla
Community Foundation
A proud affiliate of The San Diego Foundation

M.W. STEELE GROUP
ARCHITECTURE | PLANNING



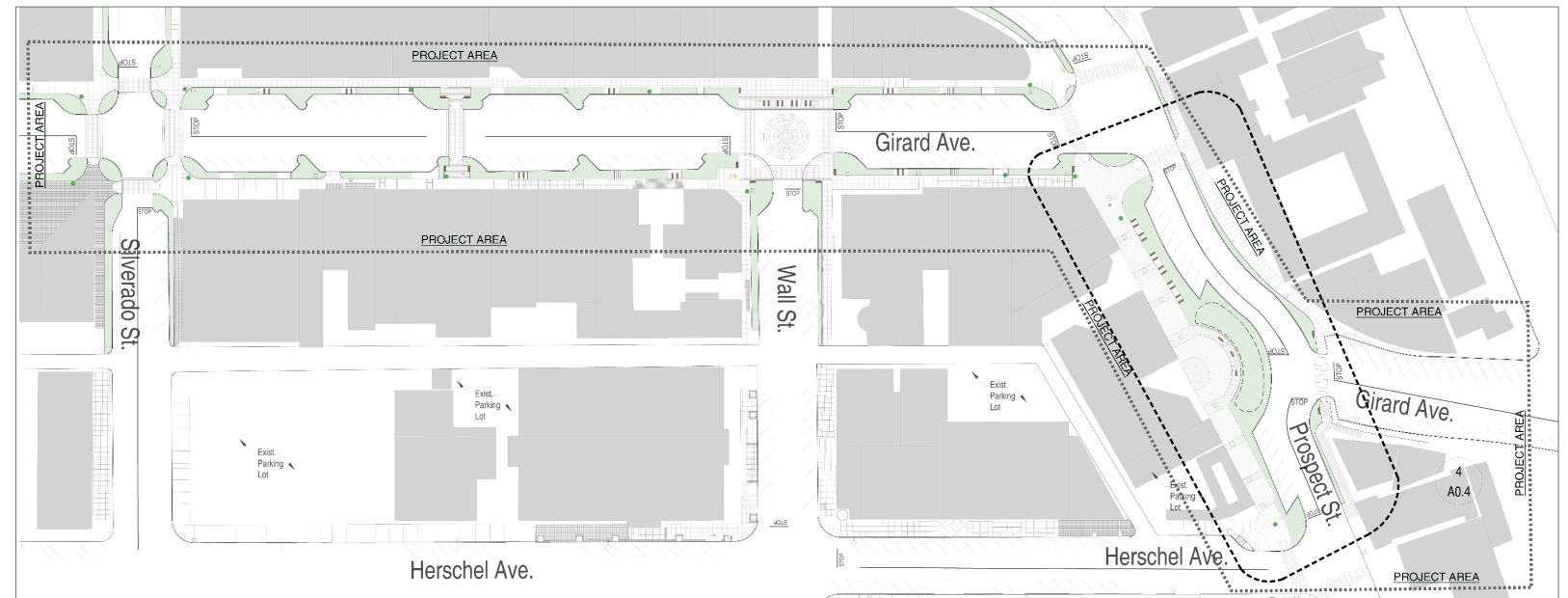
La Jolla Streetscape Improvements

Existing

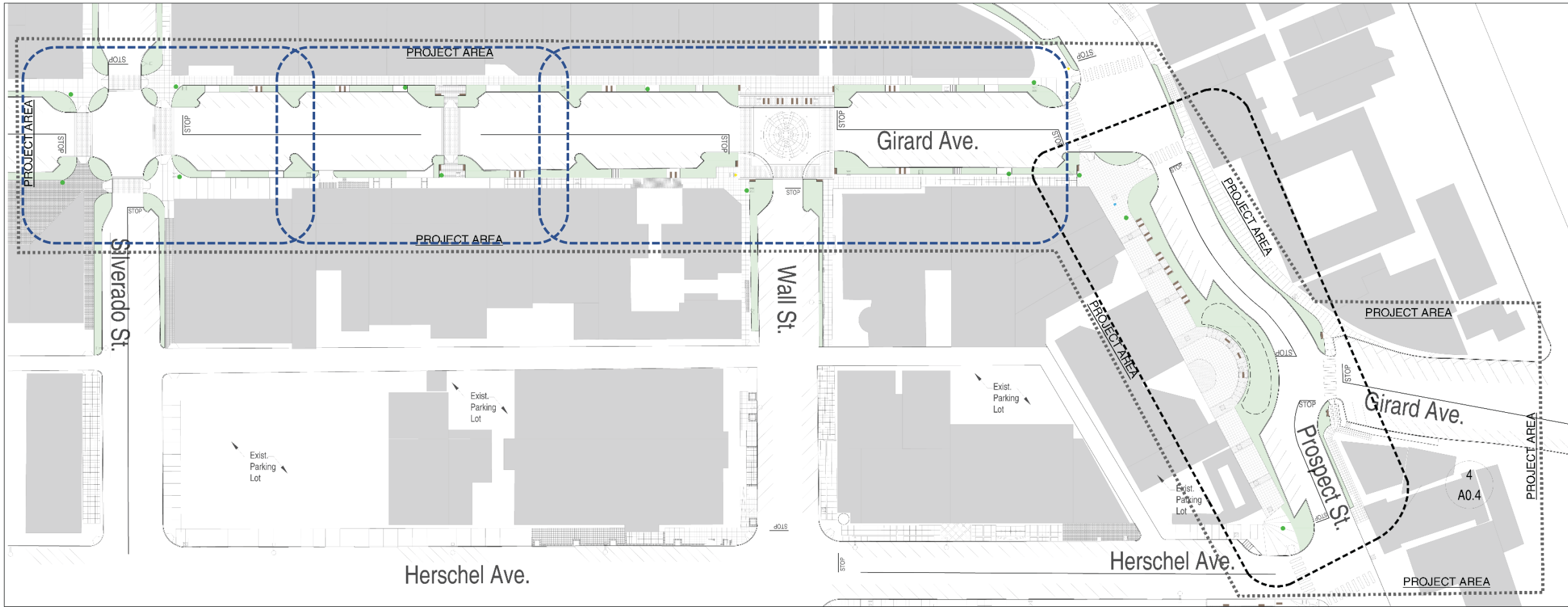


1 Existing Site Plan
scale: 1"=40'-0"

Proposed



1 Proposed Site Plan
scale: 1"=40'-0"



1 Proposed Site Plan
scale: 1"= 40'-0"

Focus Areas

Girard Ave. & Silverado St.:

- Create a sense of place and character through landscape.

Midblock Crossing:

- Increase pedestrian visibility safety, and access.

Girard Ave. & Wall St.:

- Improve pedestrian mobility.
- Develop a space that can act as a plaza during special events.

The Dip:

- Expand the public realm with added landscape, seating and community gathering space.



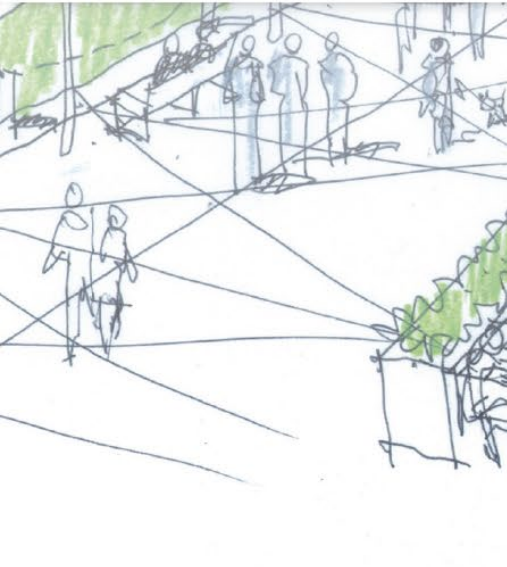
Jennifer Luce



Paul Buss



Alcorn & Benton
Architects



M.W. Steele Group



Todd Fry & Jennifer
Phelps Landscape
Architects



Community Gathering Space:

- Reclaim space for pedestrians
- Energize surrounding streets and public spaces
- Flexible use

Curb Extensions:

- Create safer and shorter crossings for pedestrians
- Increase the available space for street furniture and landscape
- Slow Traffic

Crosswalks:

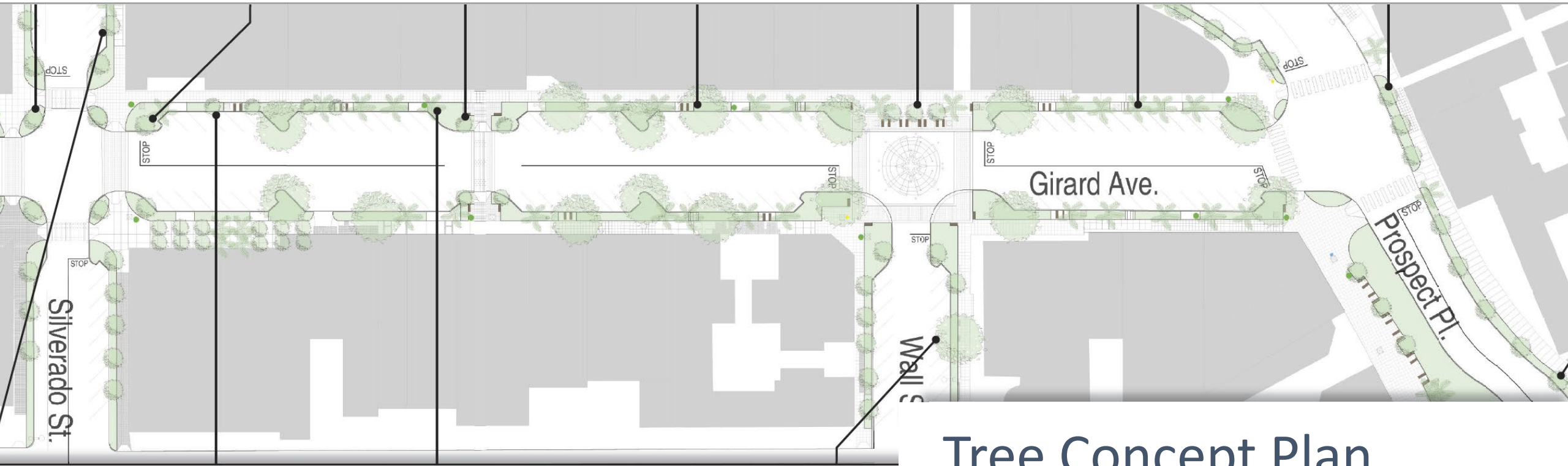
- Improve yielding behavior with more visible pavement markings
- Provide additional street lighting at all intersections, and crosswalks

Midblock Crosswalks:

- Identify with vertical elements such as trees, landscape, and overhead signs
- Foster a safer and more accessible pedestrian environment

Project Design Elements





Tree Concept Plan

Jacaranda mimosifolia
Jacaranda



Metrosideros excelsa
New Zealand Christmas Tree



Cassia leptophylla
Gold Medallion Tree



Eucalyptus nicholii
Willow Leafed Peppermint



Brahea edulis
Guadalupe Fan Palm



- Provide shade
- Slow traffic
- Create safer streets
- Gives a sense of comfort



The Dip at Prospect Pl

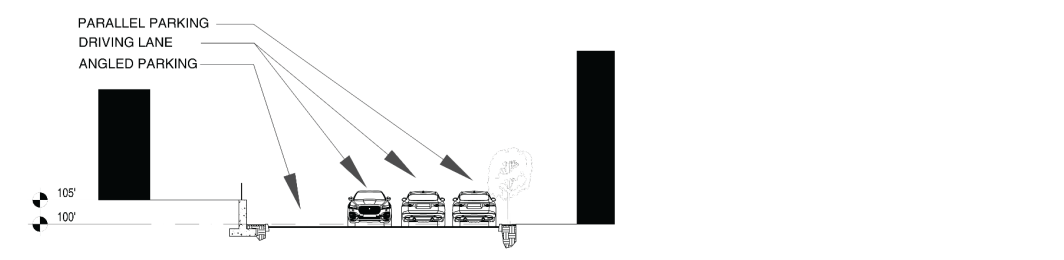
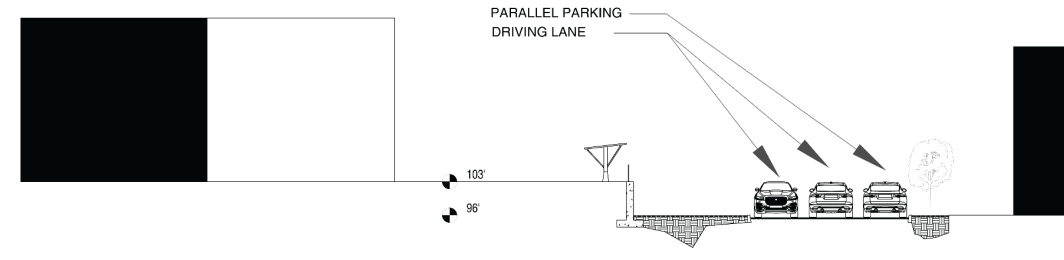
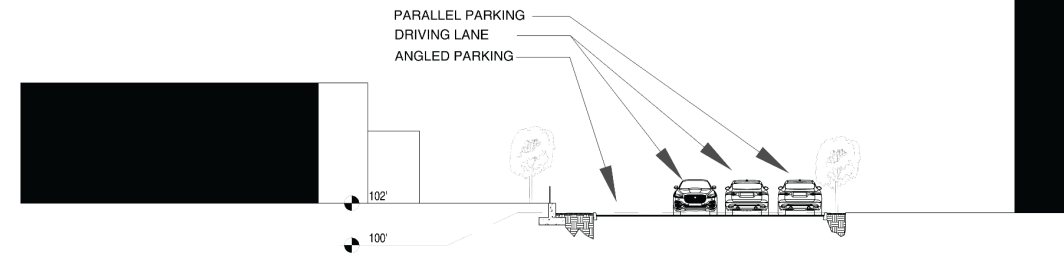
The Dip at Prospect Pl

- A new plaza will be a catalyst for business and socializing.
- It will become a prominent face of the Village that residents can take pride in.
- A flexible space will allow for programming throughout the year.
- Seating areas will give users the ability to spend time and partake in the activities of the space.



The Dip at Prospect Pl

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- It will become a prominent face of the Village that residents can take pride in.
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Girard Ave & Wall St

Girard Ave & Wall St

- Buffer between vehicles and pedestrians.
- Seahorse benches will provide seating opportunities.
- Mix of tree types will offer shade throughout the day.
- Lighting fixtures will bring new life at night.
- Develop a sense of safety for Village residents.



Girard Ave & Wall St

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Girard Ave Mid-block Crosswalk

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- Facilitate crossings to places that people want to go.
- Vertical elements such as trees, landscape, and overhead signs help to identify crosswalks.



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Girard Ave and Silverado St Intersection

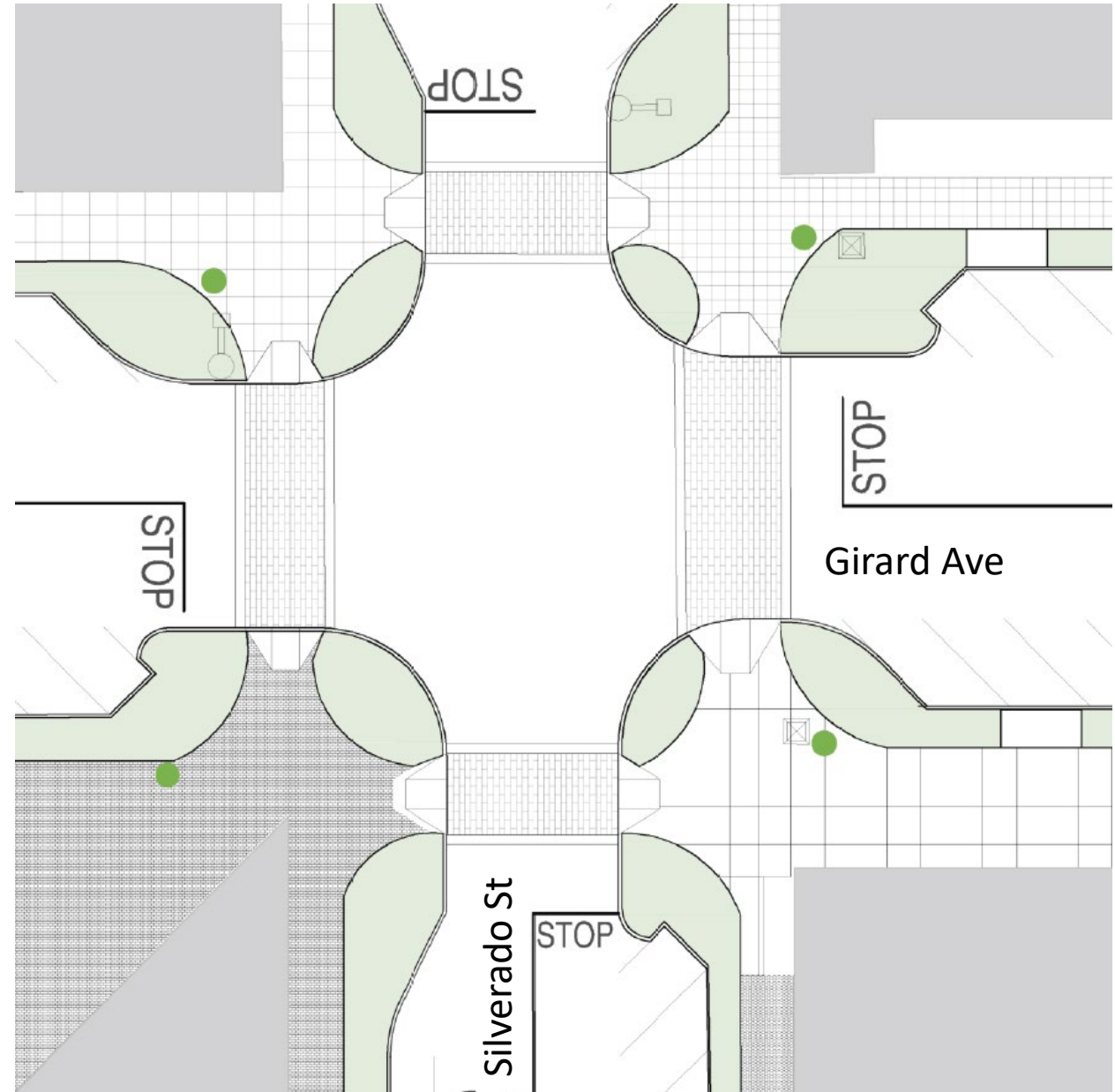
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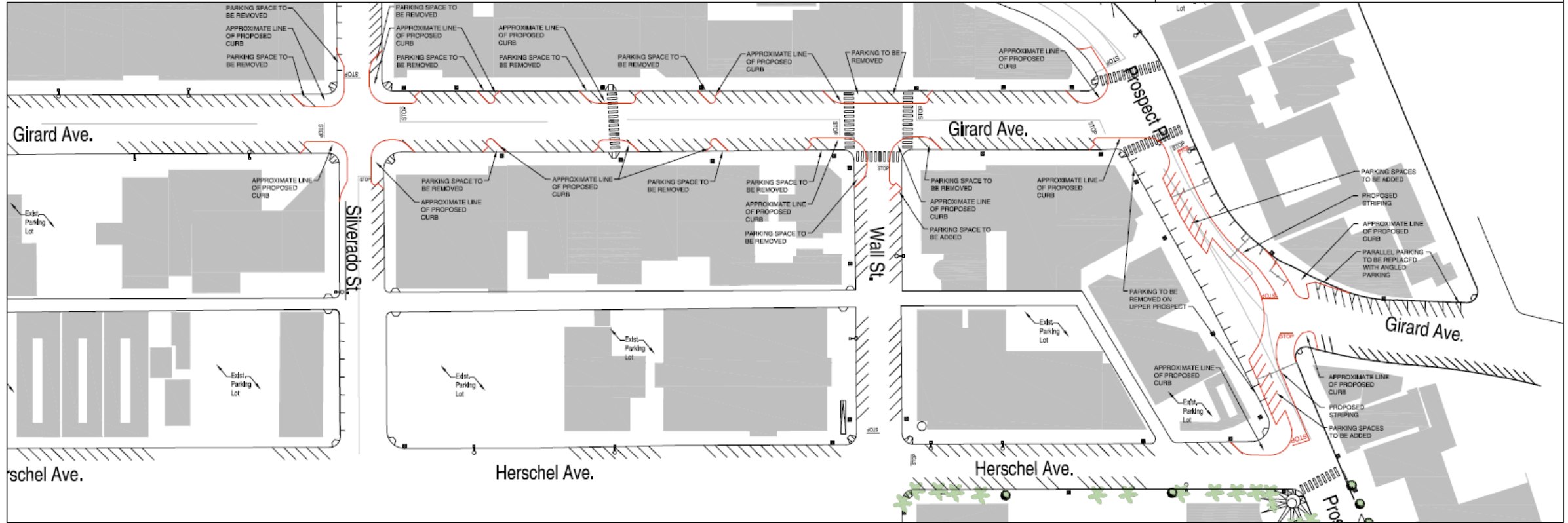
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Parking

NOTE:
 PARKING SPACES TO BE REMOVED ON PROSPECT: 17
 PARKING SPACES TO BE REMOVED ON WALL ST: 1
 PARKING SPACES TO BE REMOVED ON UPPER GIRARD: 10
 PARKING SPACES TO BE REMOVED ON SILVERADO: 1
 PARKING SPACES TO BE REMOVED ON LOWER GIRARD: 8

PARKING SPACES TO BE ADDED ON WALL ST: 1
 PARKING SPACES TO BE ADDED ON LOWER GIRARD: 16
 PARKING SPACES TO BE ADDED ON PROSPECT: 17
 OVERALL CHANGE IN PARKING: -3



1 Parking Diagram
 scale: 1" = 50'-0"



La Jolla Streetscape Improvements

La Jolla Traffic and
Transportation Board

November 17, 2021



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