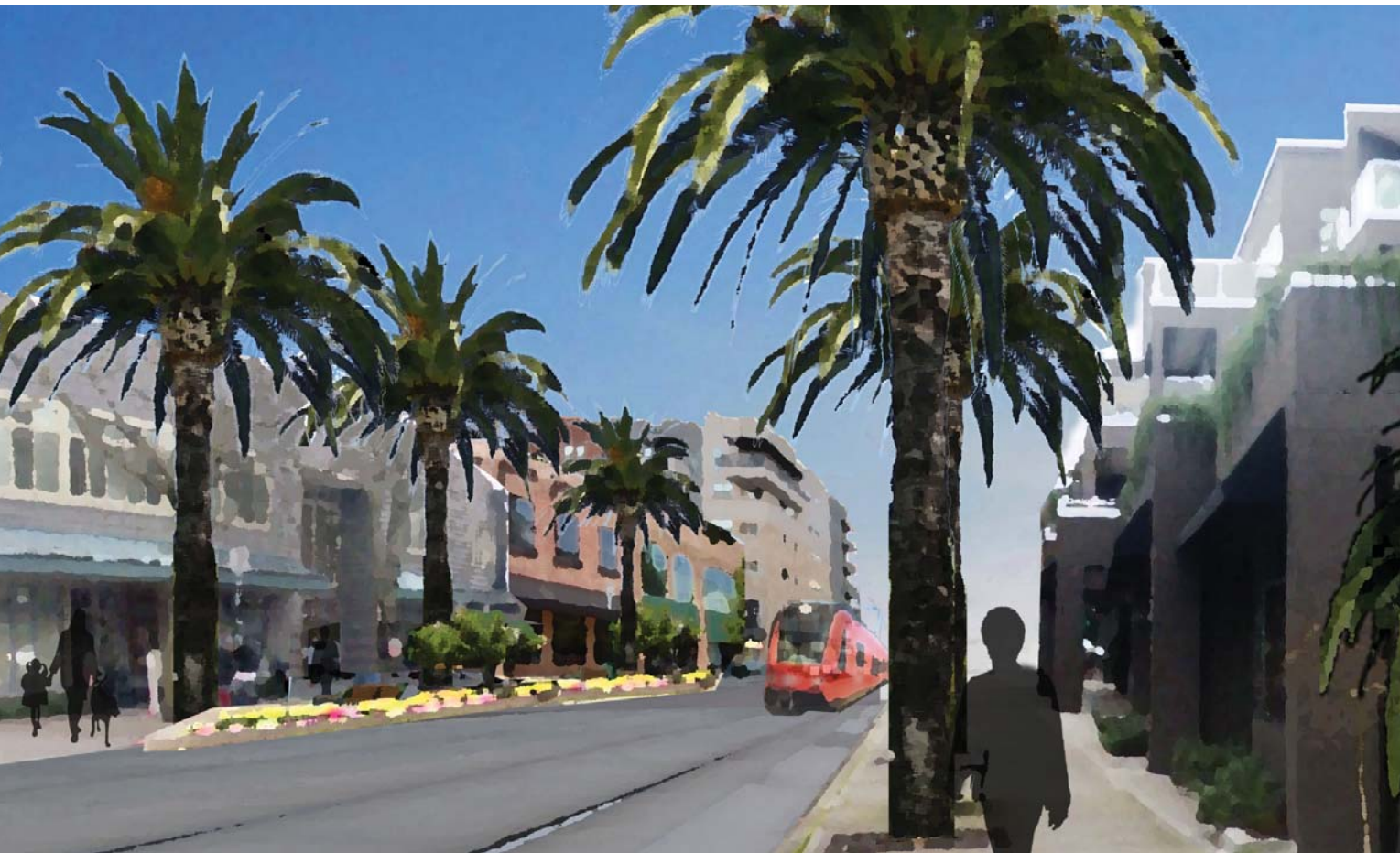




Urban Suture:

- Stitches together ecosystems and urban forms, developing green corridors along fault lines to re-introduce environmentally responsive spaces;
- Reconnects the East Village to surrounding neighborhoods and existing city assets;
- Creates housing opportunities for all ages and income levels;
- Develops healthy economic systems that complement and strengthen existing neighborhood services to catalyze growth into the future.



Transparent building facades provide visual interest, and create a more pedestrian friendly streetscape.

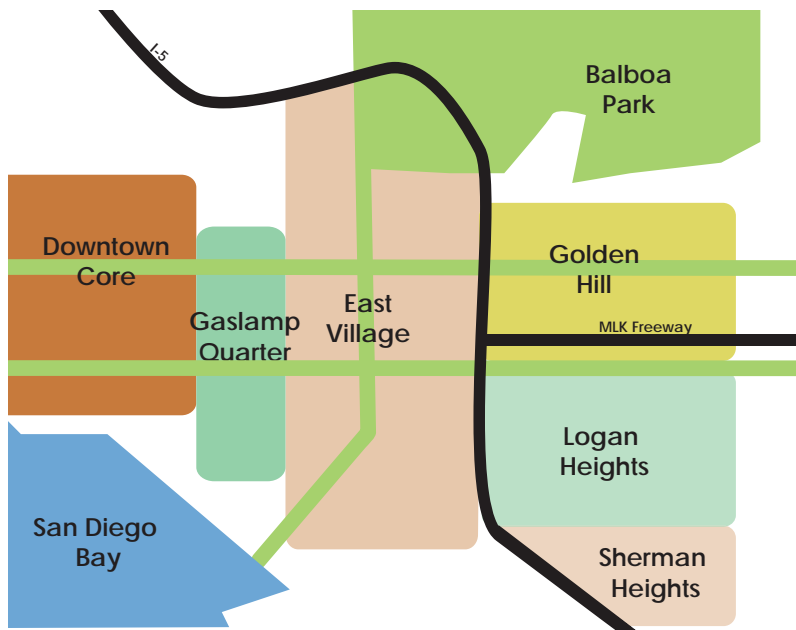


Preservation of Key Assets

Urban Suture preserves and strengthens the existing culture and social service assets in the East Village, retaining its important role as a place that promotes physical and mental well-being.

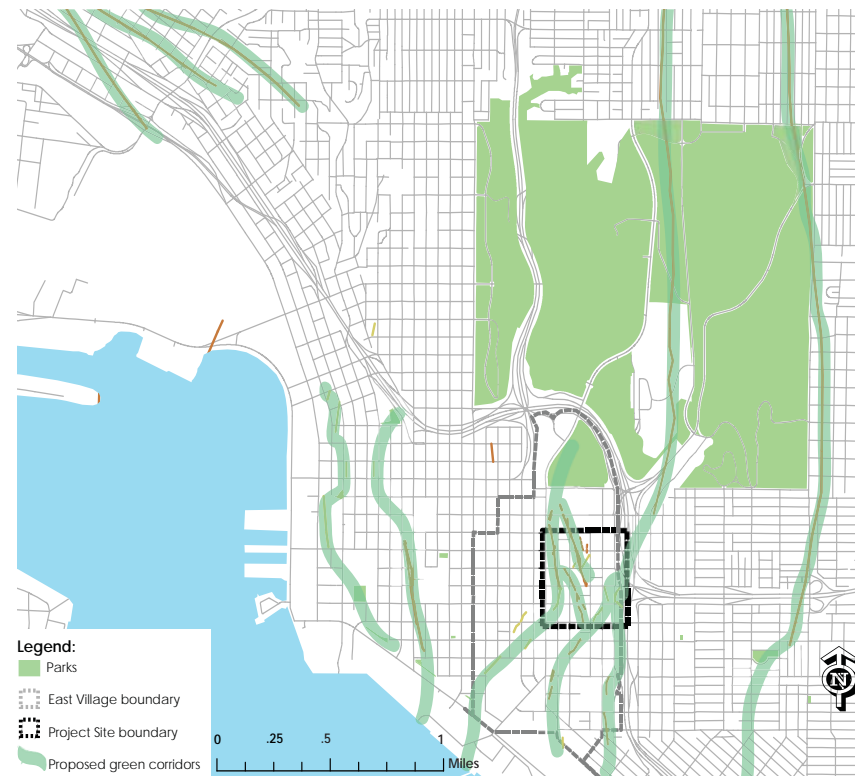
Weaving Existing Assets

Connecting the East Village to local and regional assets to create a vibrant center within the city.



Pedestrian Boulevards

Urban Suture links the East Village to surrounding amenities through a series of pedestrian boulevards.

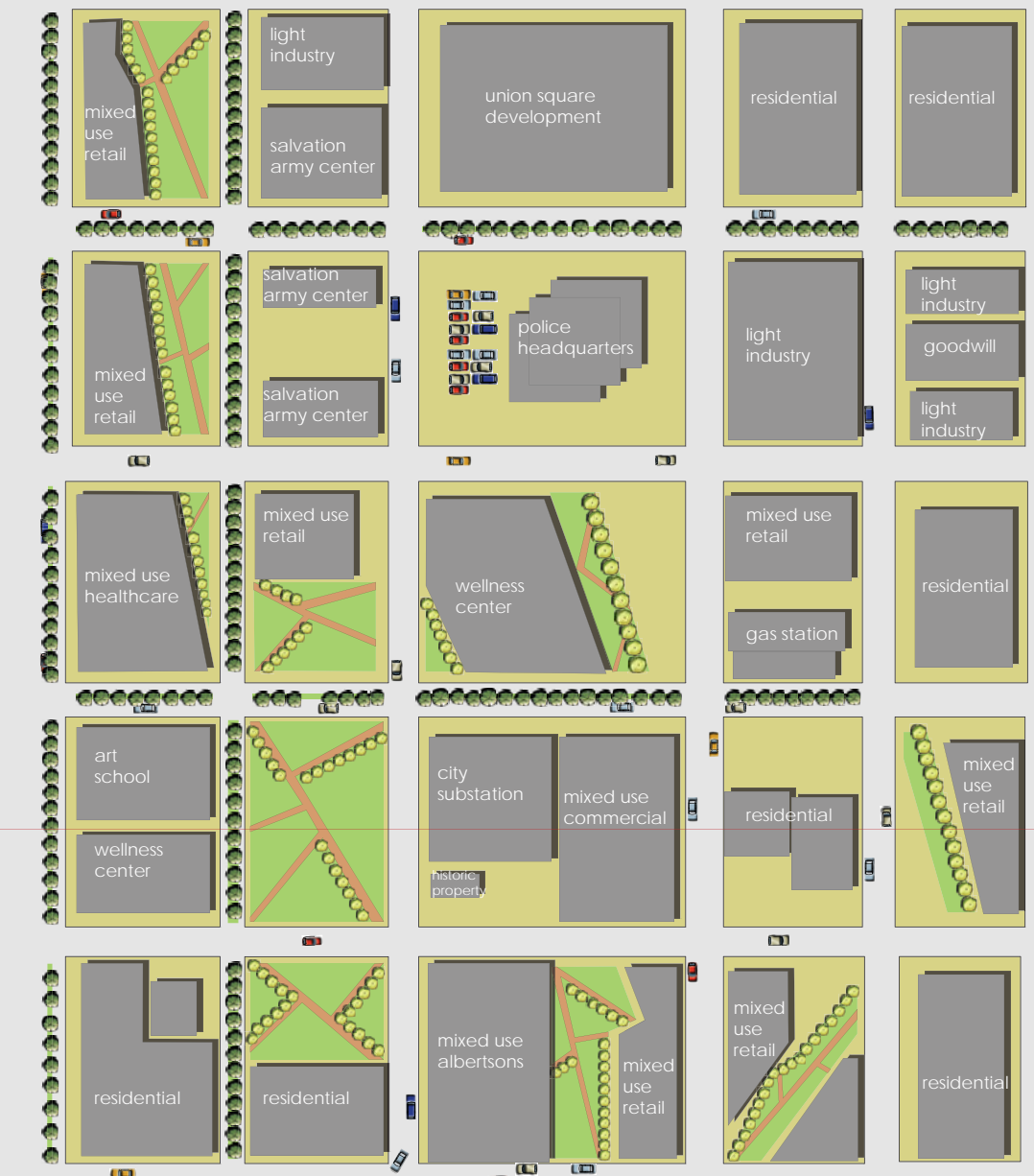


Green Corridors

Urban Suture creates a regional green corridor system along active and potentially active fault lines. Open spaces and green corridors connect the East Village to surrounding ecosystems in places such as Balboa Park and San Diego Bay.



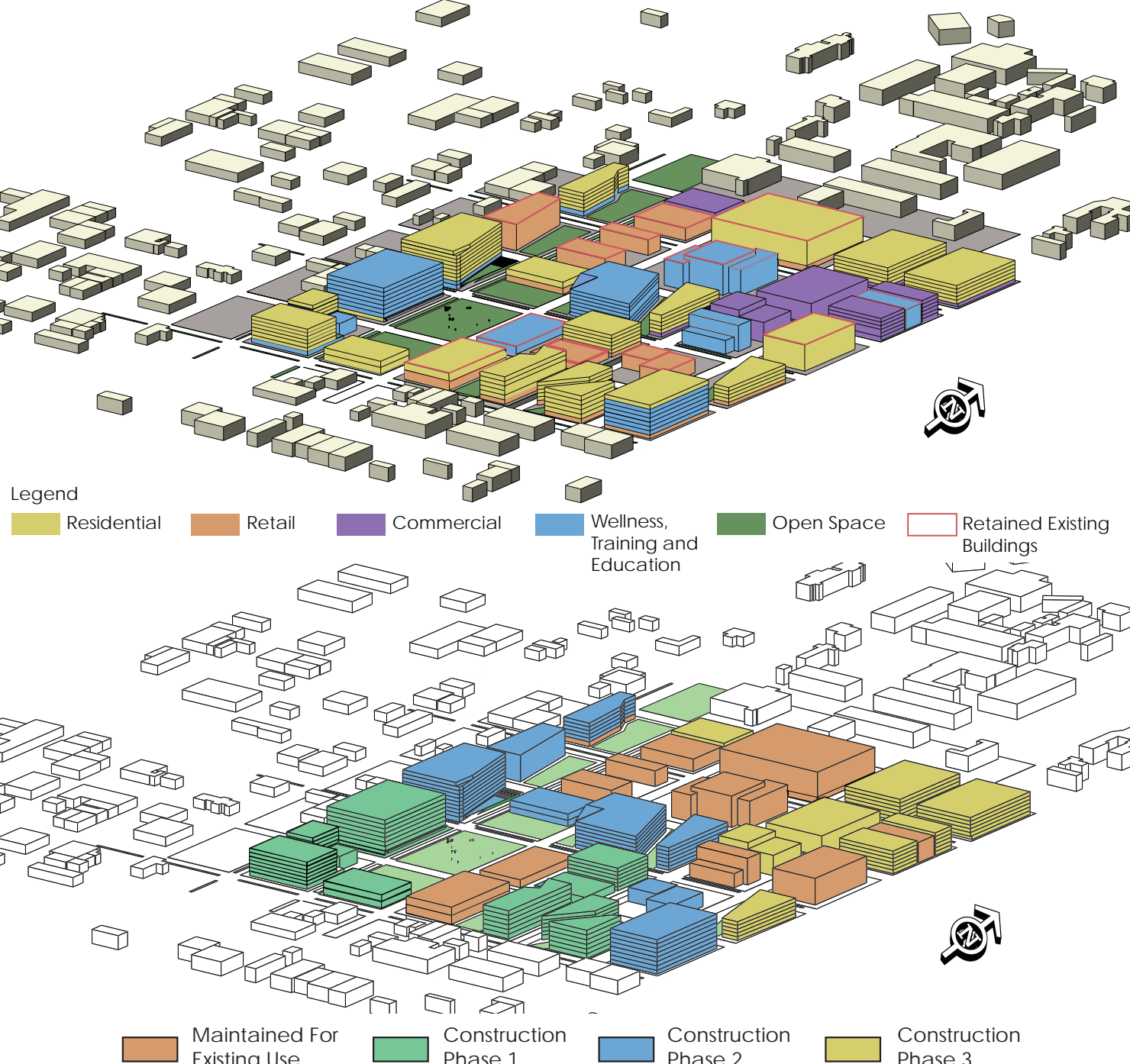
Study site in context of Downtown San Diego



Site figure ground at ten-year build out

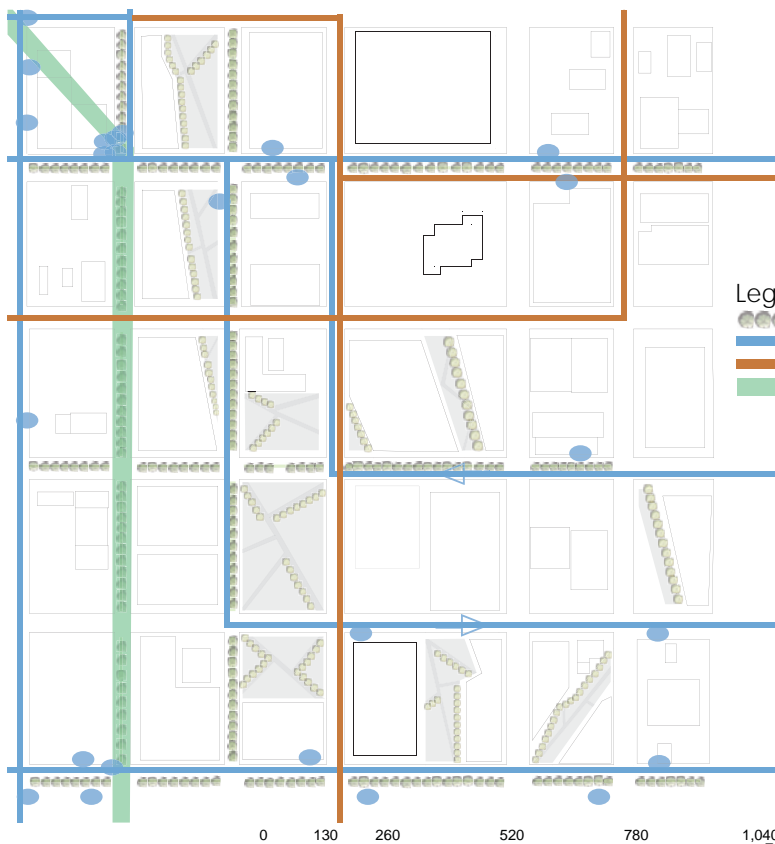
Redefining Community Health

Ensuring that people of all ages, incomes, and cultures are able to live, work, and connect in the East Village.



Phasing Diagram

Urban Suture focuses development around green space and existing social and cultural services. The development plan outlines strong residential growth in the first ten years anchored by a wellness center and existing neighborhood services that stabilize the community. Future use will include light industrial and medical research activities to complement the existing wellness center and drive future economic growth. Construction is amortized evenly throughout the ten-year development period and will facilitate steady progress toward meeting the CDCDC's planning goals for the East Village.



Circulation Diagram

Urban Suture reconnects pedestrian boulevards along Market, Broadway, and Park with wider sidewalks and transparent storefronts that increase neighborhood walkability and increase visual interaction with the streetscape. Circulation patterns promote transit-oriented development around existing trolley and bus routes.

Xeriscape: Use Native and Drought Tolerant Plants to Conserve Water & Celebrate the Desert Environment



Site Section A Looking North Scale: NIS 3.4.0.5.

Rethinking Green

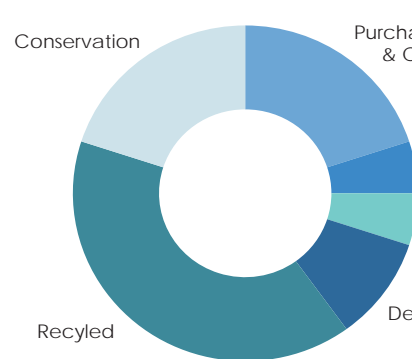
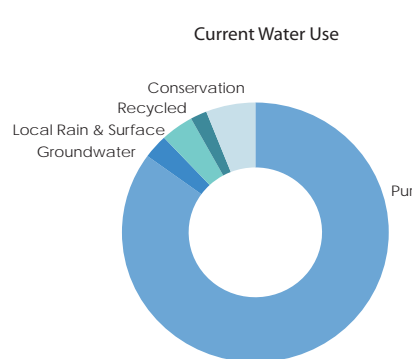
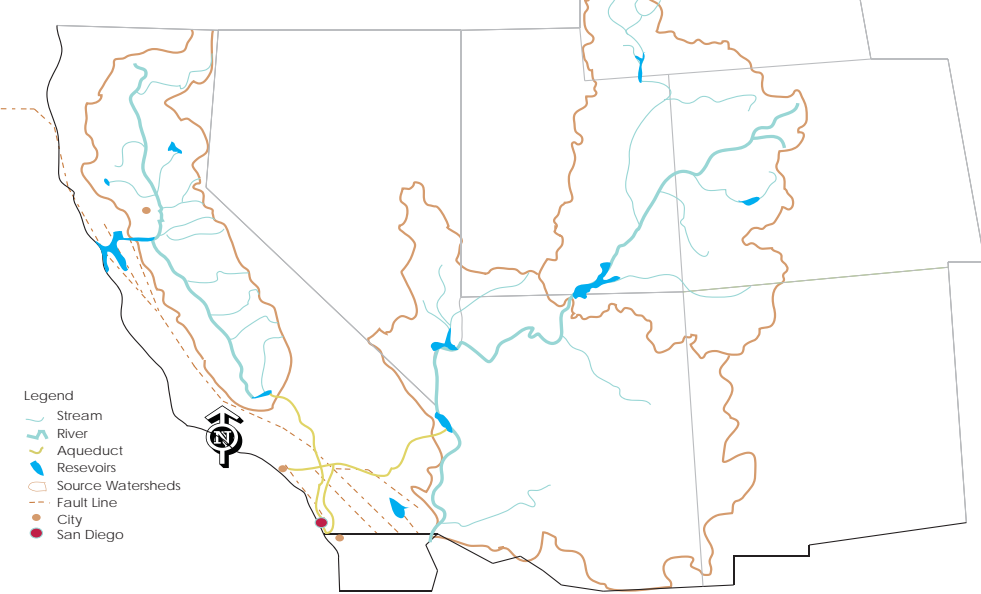
Responding to natural environmental conditions to create a healthy space for both people and the environment.



Mixed use buildings provide gardens for wellness facility visitors and residents, as well as access to local businesses.

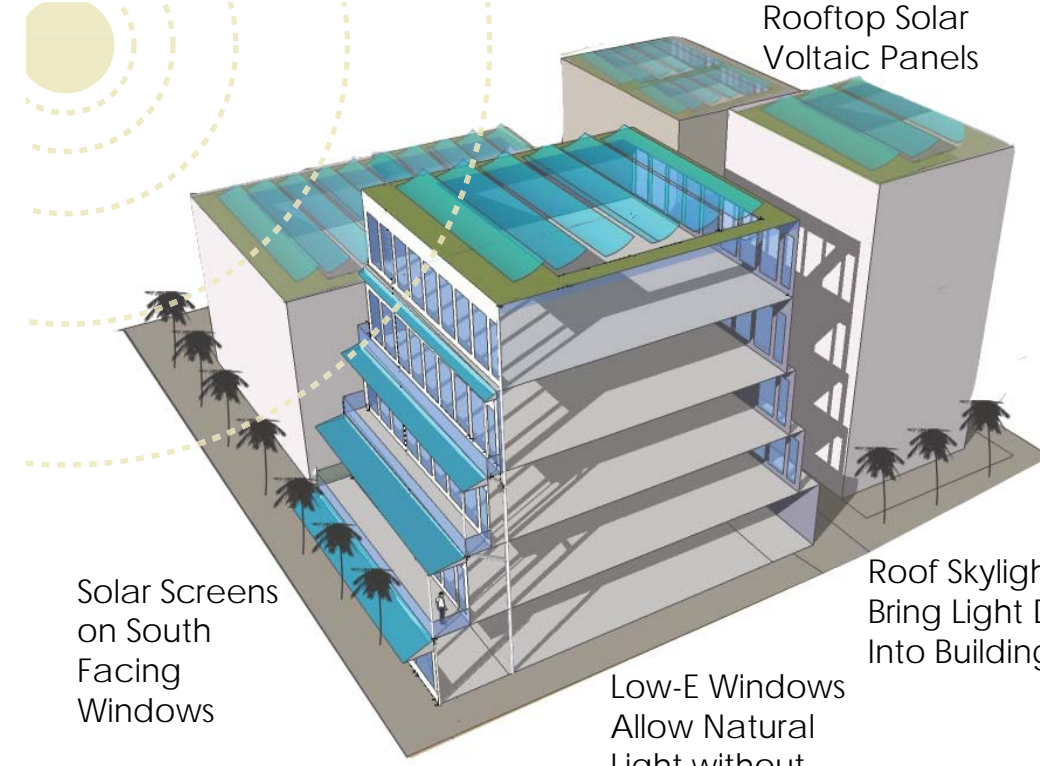
Where does San Diego Get Its Water?

80% of San Diego's water is purchased from the Colorado River and from reservoirs north of Sacramento. Aqueducts transport this precious resource across several fault lines. With a current Level 2 drought, population growth and climate change, San Diego's water supply is both limited and at risk.



Solar Energy for Net Positive Energy

The East Village will expand on the City's goals to increase renewable energy sources by making buildings self sufficient with the capacity to give power back to the grid or adjacent buildings. State and federal incentives will continue to facilitate solar panel installation throughout the neighborhood. North-South oriented buildings facilitate natural daylighting and passive ventilation.



Rooftop Solar Voltaic Panels

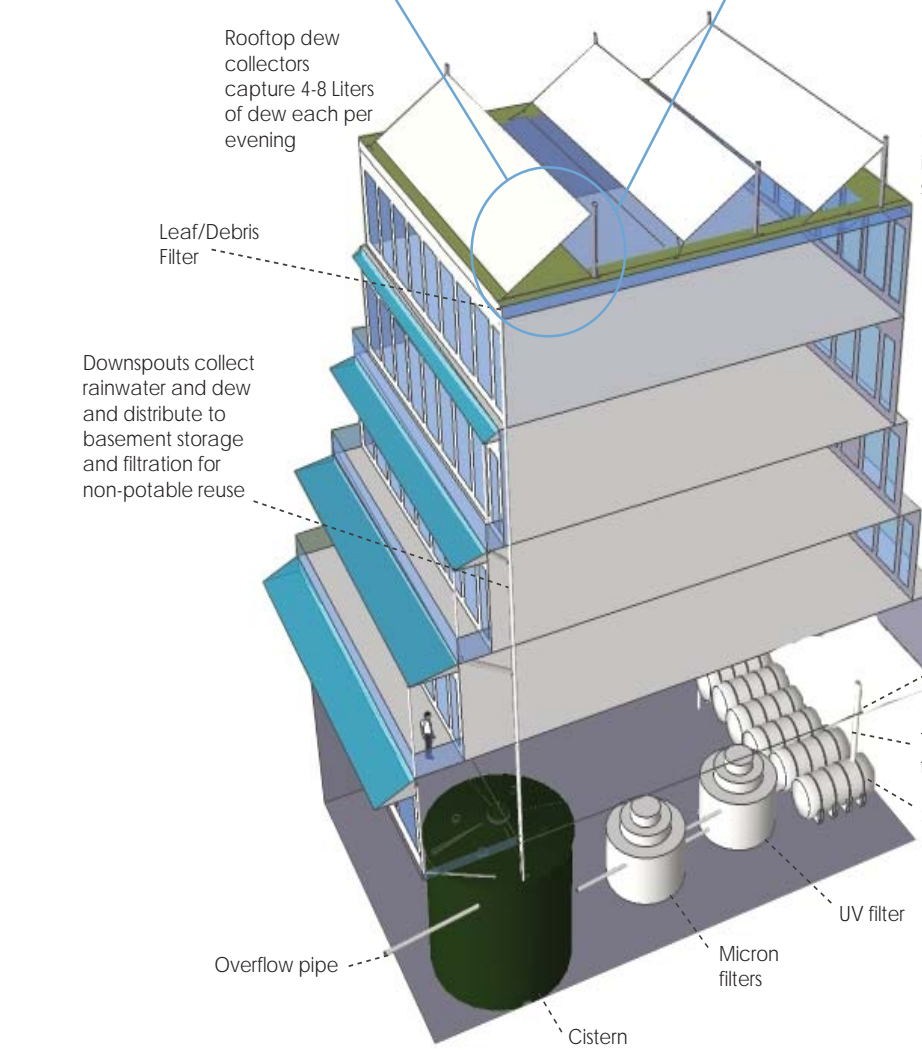
Roof Skylights Bring Light Down Into Building

Low-E Windows Allow Natural Light without Heat Gain

Solar Screens on South Facing Windows

Dew Collection

Dew collection will supplement water demand. Combined with the annual 10" of rainfall, this mechanism will capture 14-15,000 gallons annually.



Aging in Place

Nearly 20% of San Diego residents will be 65 or older by the year 2030. Urban Suture ensures that the East Village is a place where elderly residents thrive by creating housing opportunities, health facilities, and community spaces that meet the varying and changing needs of this population.

East Village Population, 2000:

Target Population for the East Village, 2030:

Legend:

One silhouette = 1,000 people

Sources: United States Census Bureau / Centro City Development Corporation, San Diego Downtown Community Plan

Catalyzing Growth

Creating and promoting local economic anchors to strengthen and support the East Village.



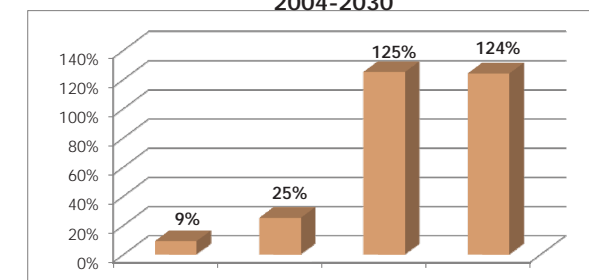
Looking West from F and 14th, along the expanded bicycle route through the study site

Wellness Center as Economic Anchor

Urban Suture directly catalyzes population and job growth in the East Village by creating an economic anchor in the community. Urban Suture:

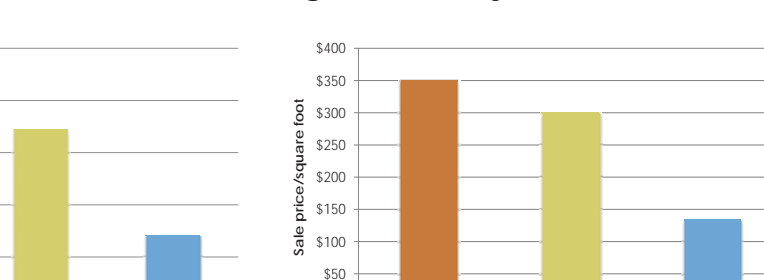
- Fosters the development of a 378,000 s.f. wellness campus targeting growing health care needs, including geriatric care and chronic disease prevention.
- Creates stable jobs and training opportunities in partnership with the San Diego City College, including: home health aides, occupational therapist assistants, and physical therapist assistants.
- Creates 3,500 residential units to propel the City toward its 2030 population target.
- Preserves space for local community agencies, such as the Salvation Army, to continue service provision.

San Diego Projected Population Growth by Age Group 2004-2030



Sources: San Diego Association of Governments, 2030 Regional Growth Forecast Update, July 2008

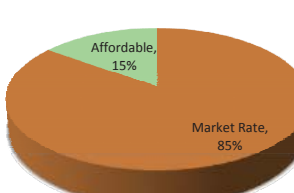
Urban Suture Housing Affordability



Proposed Housing Distribution

Urban Suture is addressing the housing needs of East Village residents by integrating affordable housing units into future development. Fifteen percent of all rental and for-sale housing is dedicated as affordable housing. Forty percent of all affordable housing units are reserved as low-income housing.

Housing Distribution



Affordable, or workforce, housing is designed to meet the needs of individuals making 120% of AMI and less. Low-income housing is designed to meet the needs of individuals making 50% of AMI and less.



Site Section A Looking North Scale: NIS 3.4.0.5.