

## **CITY OF ENCINITAS STREETSCAPE IMPROVEMENTS AND PHOTOGRAPHS**

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### **BACKGROUND**

The City of Encinitas incorporated in 1986 and its General Plan was adopted in 1989. Encinitas General Plan contained goals and policies directed to improve and enhance the downtown area. In addition to goals and policies, the General Plan called for the development of a Specific Plan for this area due to its unique conditions. The Downtown Encinitas Specific Plan contains General Commercial Design Guidelines for the downtown area, which is similar to Summerland. The main notable difference is the density and location of existing development within the community. This chapter has been included for your reference. For further information on the Downtown Encinitas Specific Plan you may refer to the following webpage:

<http://www.ci.encinitas.ca.us/Government/PublicD/DowntownE/DowntownESP.htm>

In addition to the adoption of the Downtown Encinitas Specific Plan in 1994, the City of Encinitas began to develop streetscape improvements (1995-2001) for the downtown area. The improvements went through a series of design workshops/public outreach and began construction in to in 2001. A PowerPoint presentation presented by Encinitas City staff has been included for your reference.

### **SUMMARY**

Downtown Encinitas has developed over the years in a very similar manner as Summerland. The Summerland Community Plan and Board of Architectural Review Guidelines were adopted in 1992 and subsequent streetscape plan development and improvements have begun. These materials are provided for informational purposes only, as streetscape improvements will be addressed through a separate process beyond the development of the Draft Commercial Design Guidelines for Summerland. However, SunPAC members may consider elements of the Encinitas Design Guidelines as appropriate for each chapter.



# Design Elements

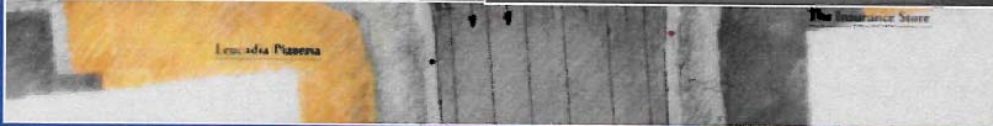
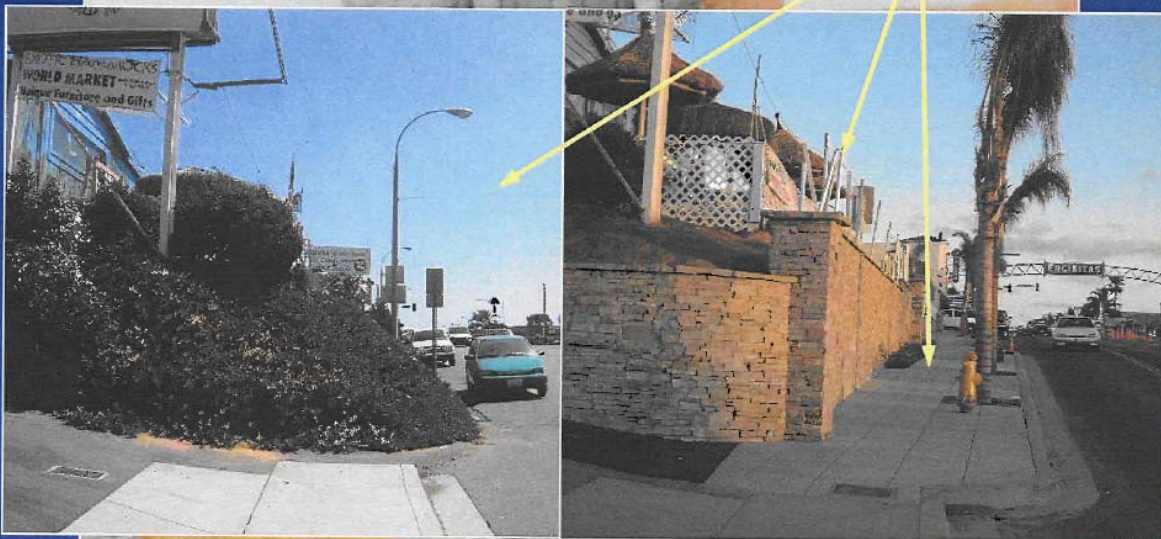
Street trees



Angled parking

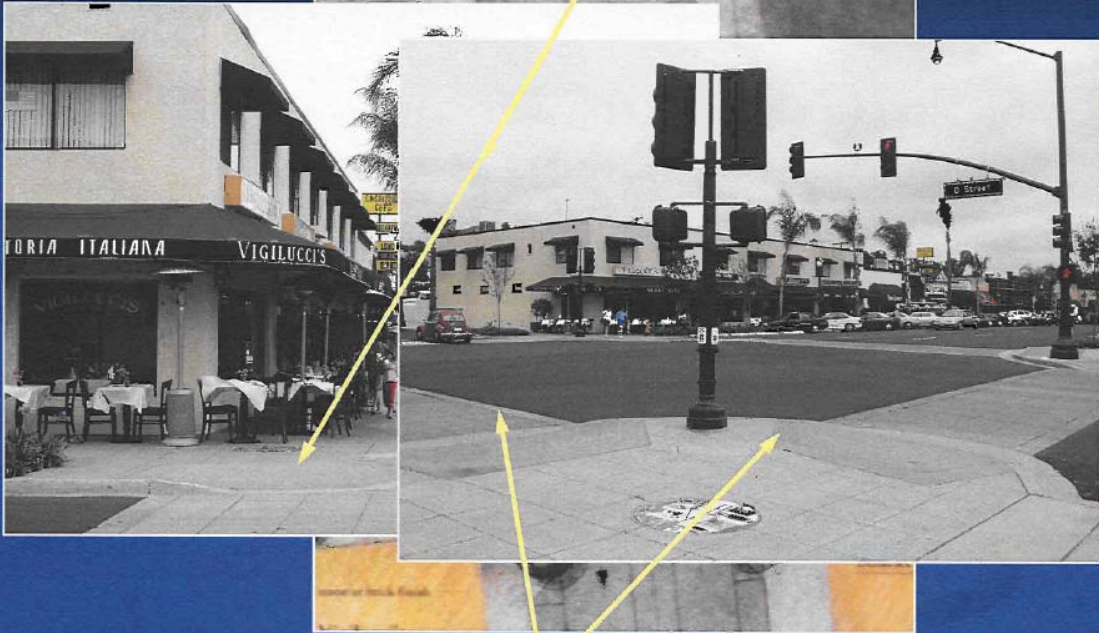
# Design Elements

Complete curb, gutter & sidewalks along project area



# Design Elements

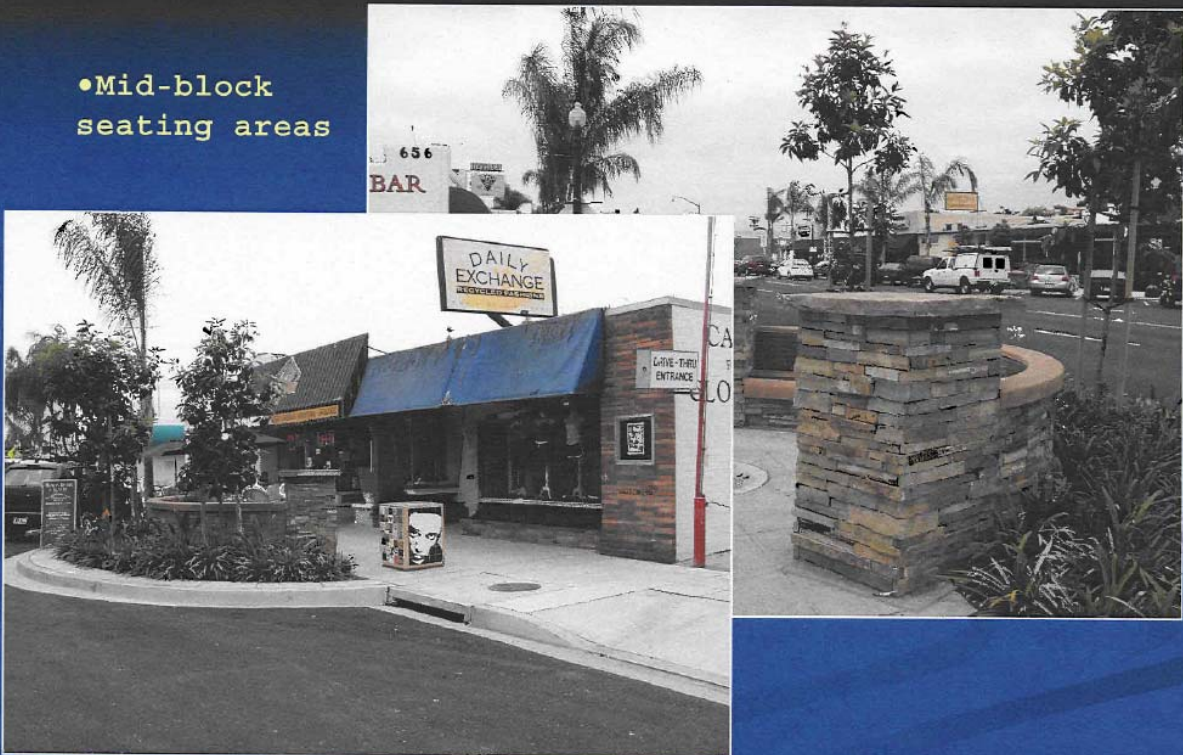
Landscaped corner "pop-outs"



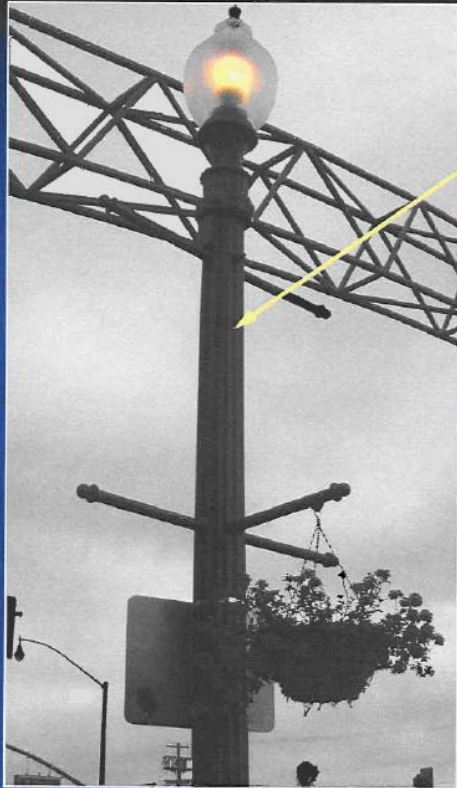
Enhanced crosswalk paving

# Design Elements

•Mid-block seating areas



# Design Elements



# Design Elements

• Art Elements

