

Existing Conditions

Analysis and Key Issues



Led by:
SAN MARCOS
DISCOVER LIFE'S POSSIBILITIES

Funding Support:
SANDAG

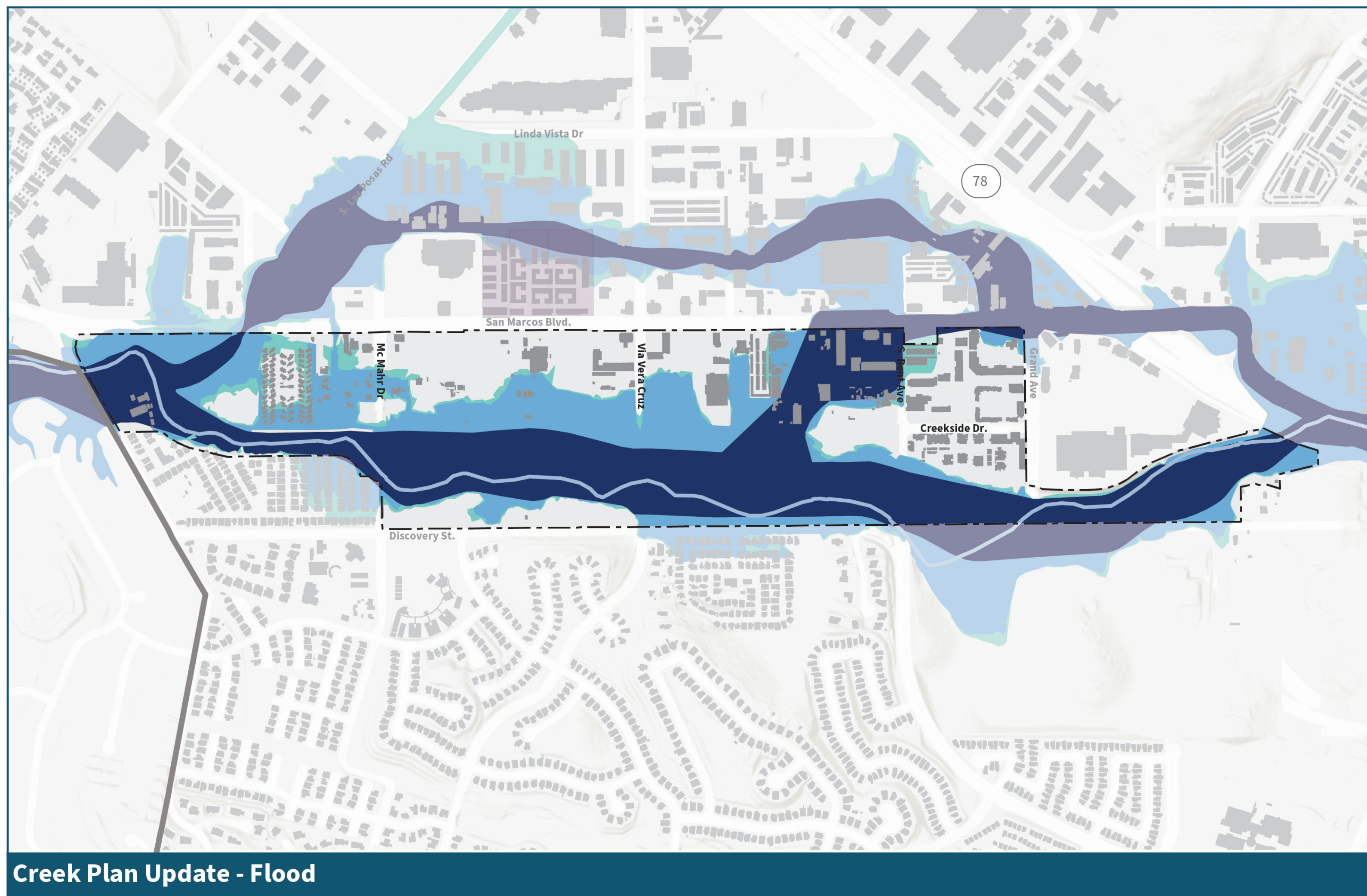
Technical Development:
M I G

Place one sticker dot in the box that you think deserves the highest priority:

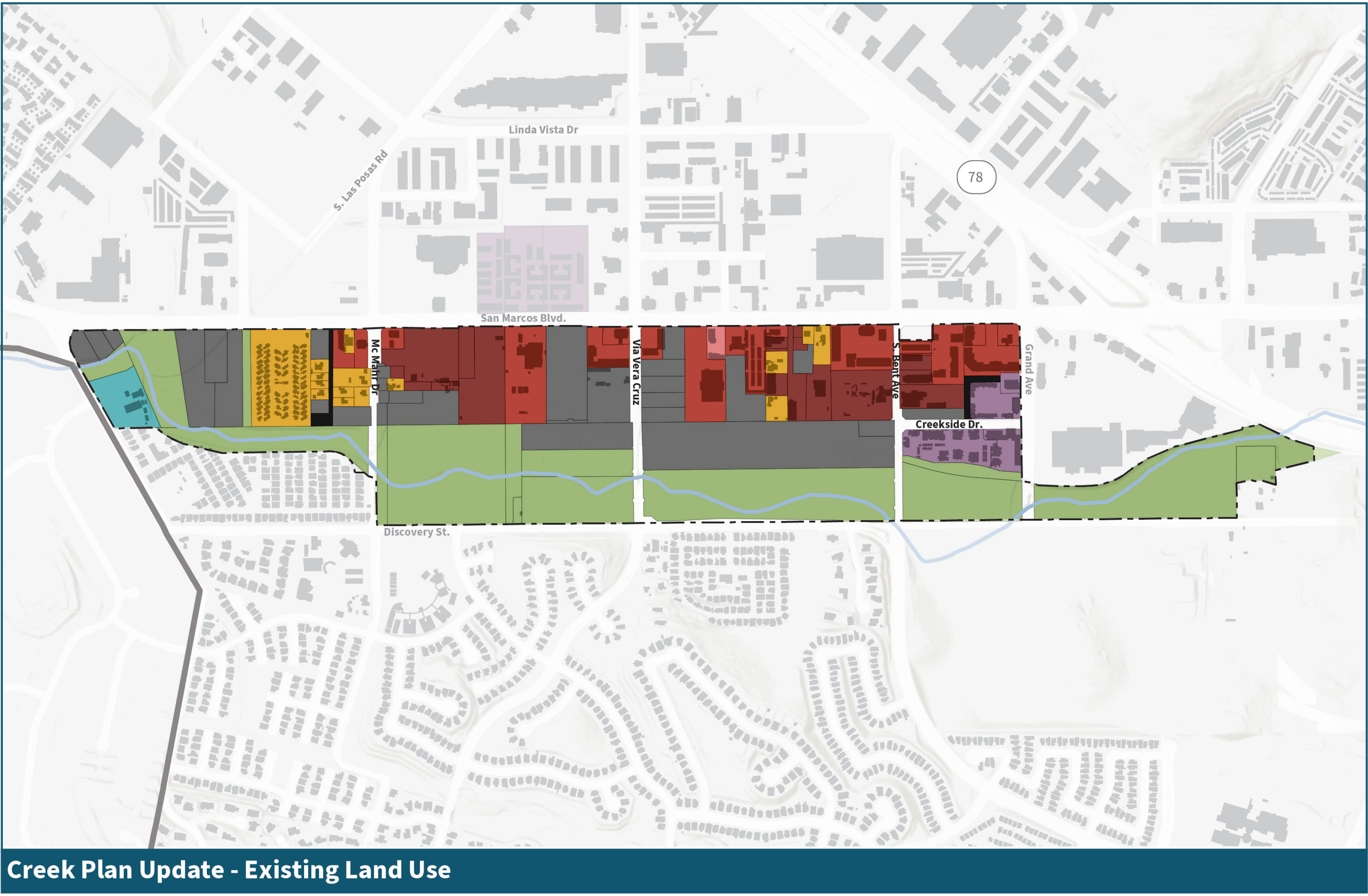
Prioritize housing development if it was affordable for first-time home buyers.

Prioritize development of entertainment uses that attract visitors.

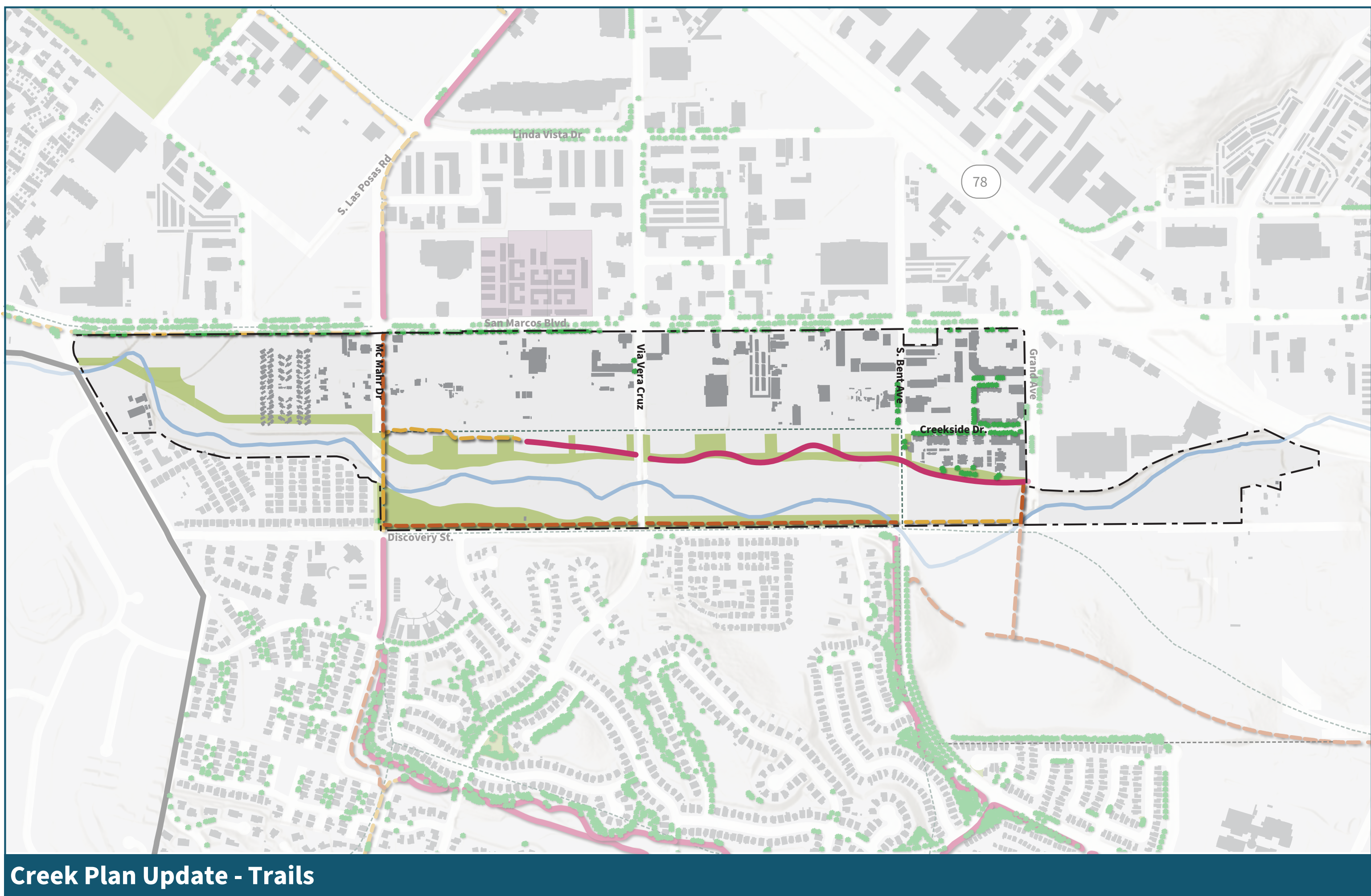
Prioritize development of open space, walking, and bicycle facilities.



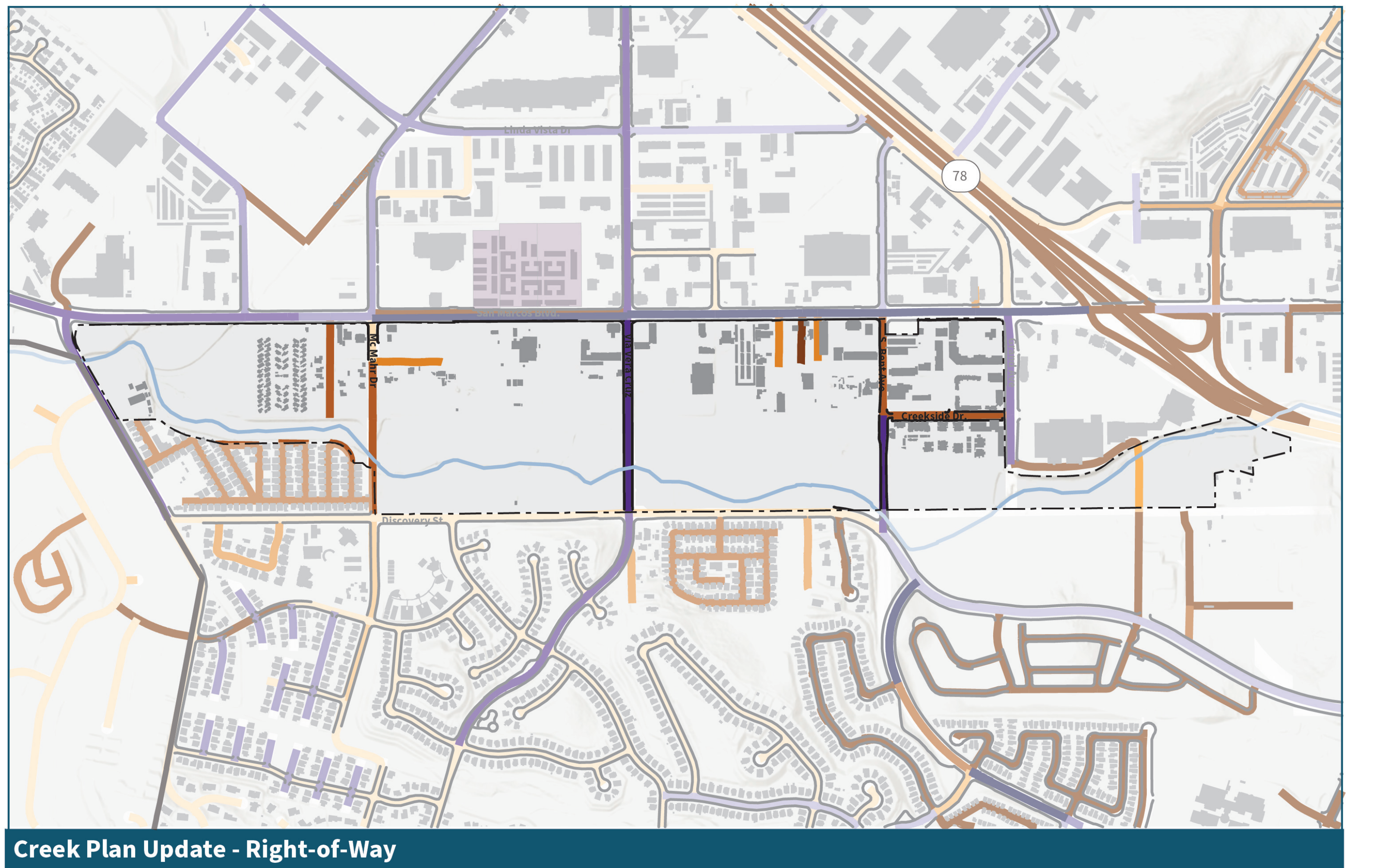
Flooding impacts a majority of the Creek District.



More than half of all land in the Creek District is open space areas containing or adjacent within San Marcos Creek.



A 1.2-mile loop trail and new park (Paseo del Arroyo) were recently created as part of the Creek Project.



In 2024, the City of San Marcos constructed Pia Harris-Ebert Bridge at Via Vera Cruz and Lionel “Doc” Burton Bridge at Bent Avenue.

Inspirational Places & Focus Area



Our Neighborhood. Our Creek.

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1. Examples for Overall Character

*Place a dot on your **top two places** that represent good inspiration for the future of the Creek District.*

San Elijo Town Center | San Marcos, CA

Fox Point Farms | Encinitas, CA

One Paseo | La Jolla, CA

Cedros Avenue Design District | Solana Beach, CA

Playa Vista | Los Angeles, CA

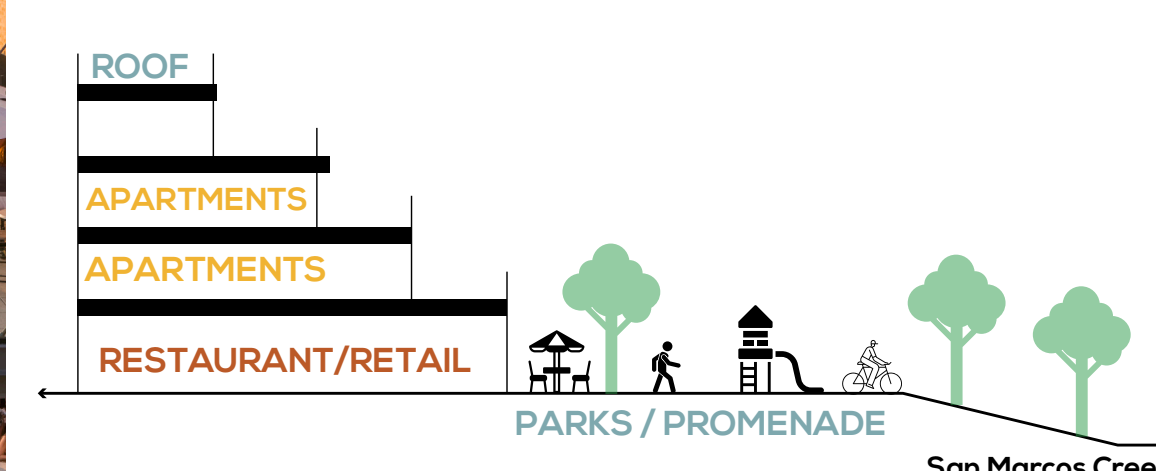
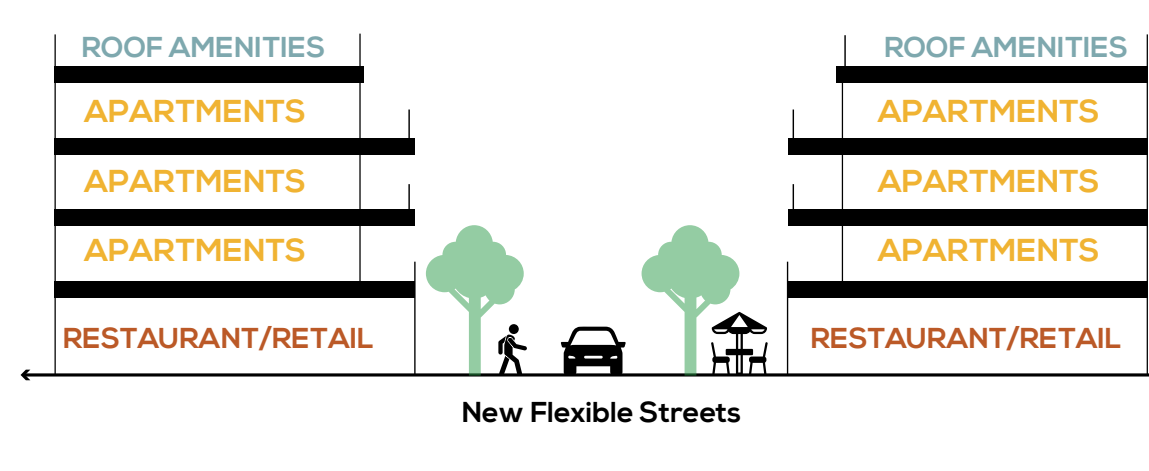
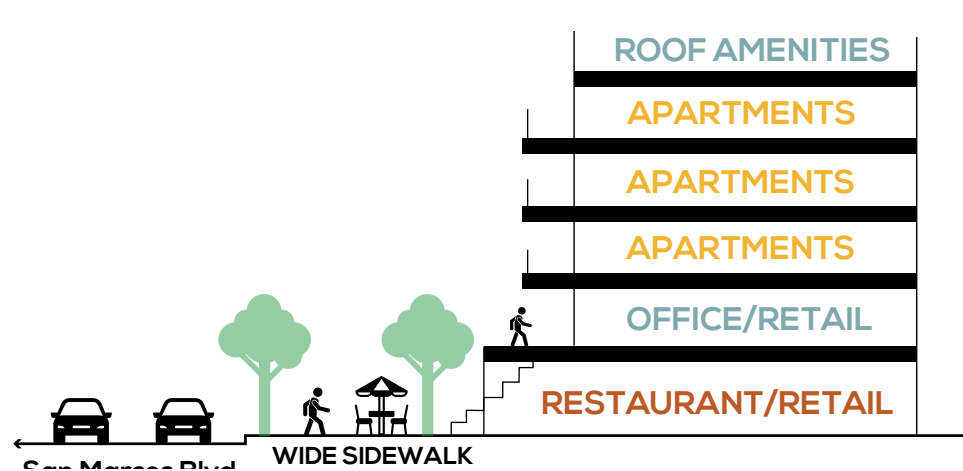
Pearl District | Portland, OR

Funk Zone | Santa Barbara, CA

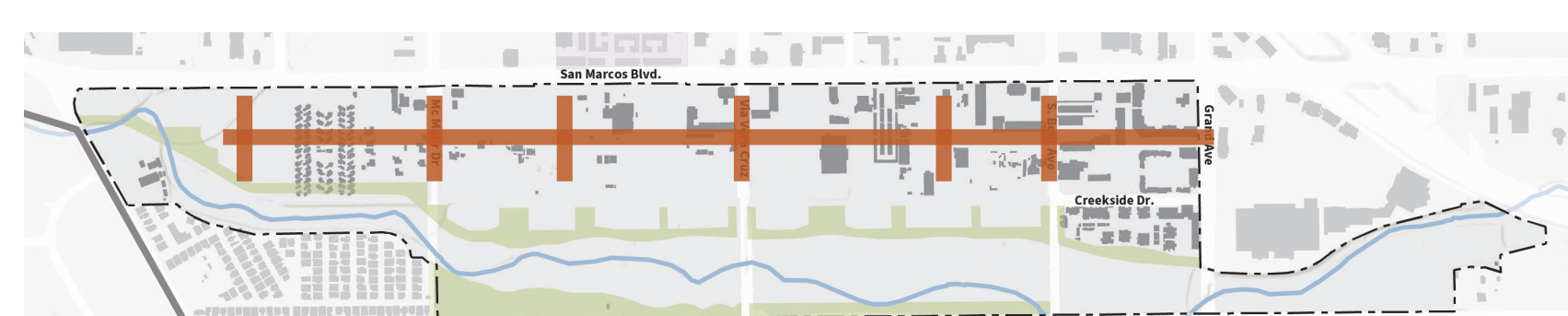
Santana Row | San Jose, CA

Arts District | Los Angeles, CA

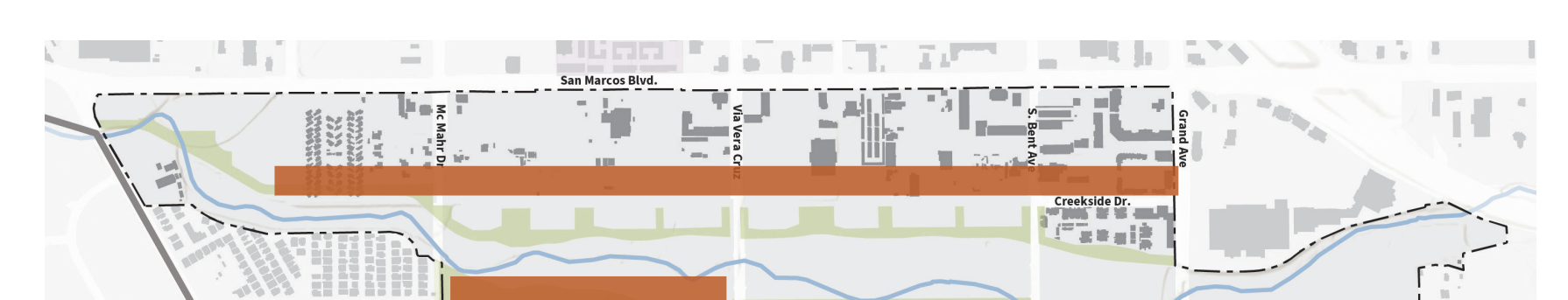
2. Which location and approach below do you prefer for retail/restaurants?



Along San Marcos Boulevard



Interior Streets (Existing or New)



Along San Marcos Creek