

# Existing Conditions

## Analysis and Key Issues



Led by:  
**SAN MARCOS**  
Discover Life's Possibilities

Funding Support:  
**SANDAG**

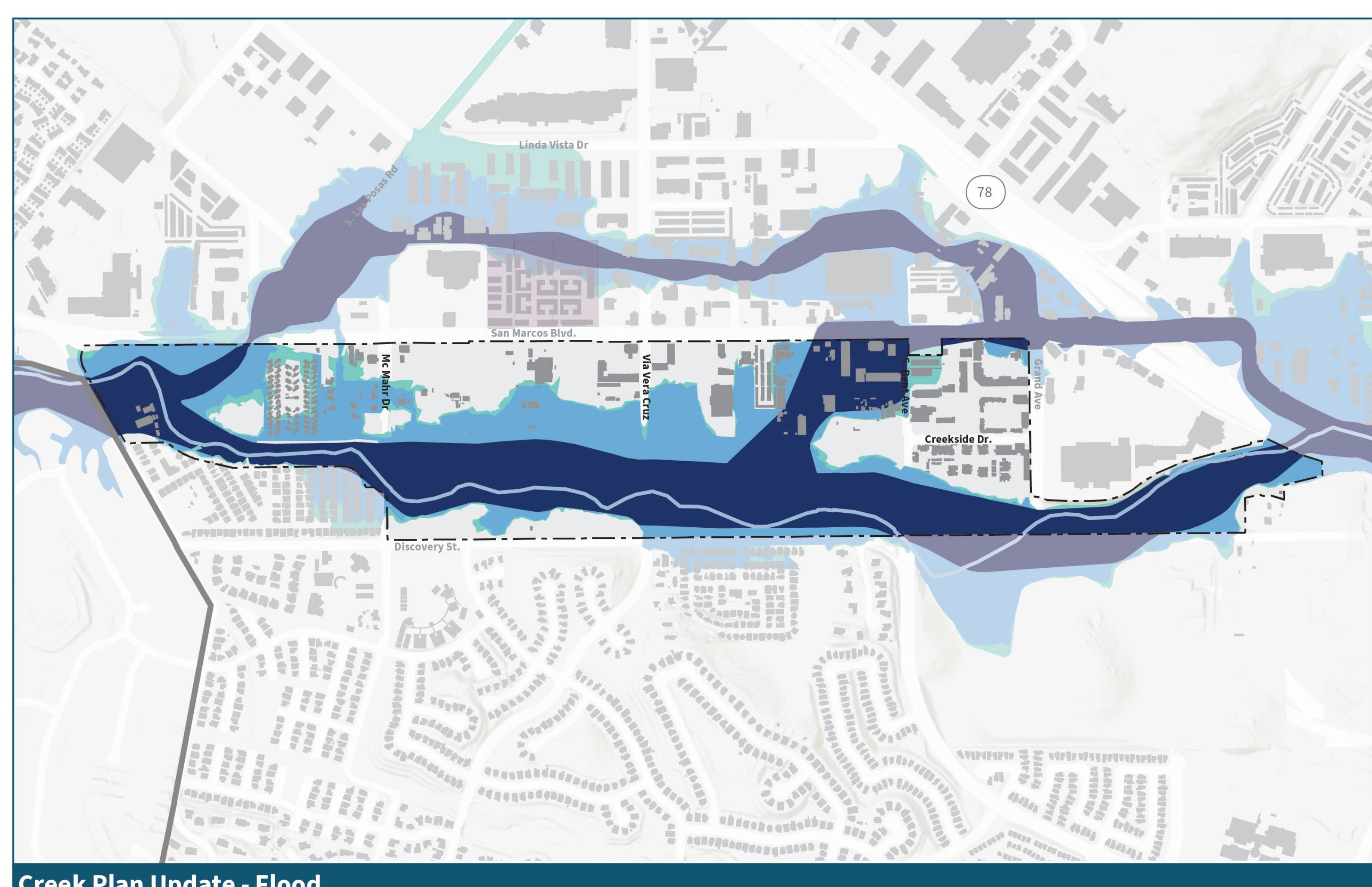
Technical Development:  
**MIG**

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.

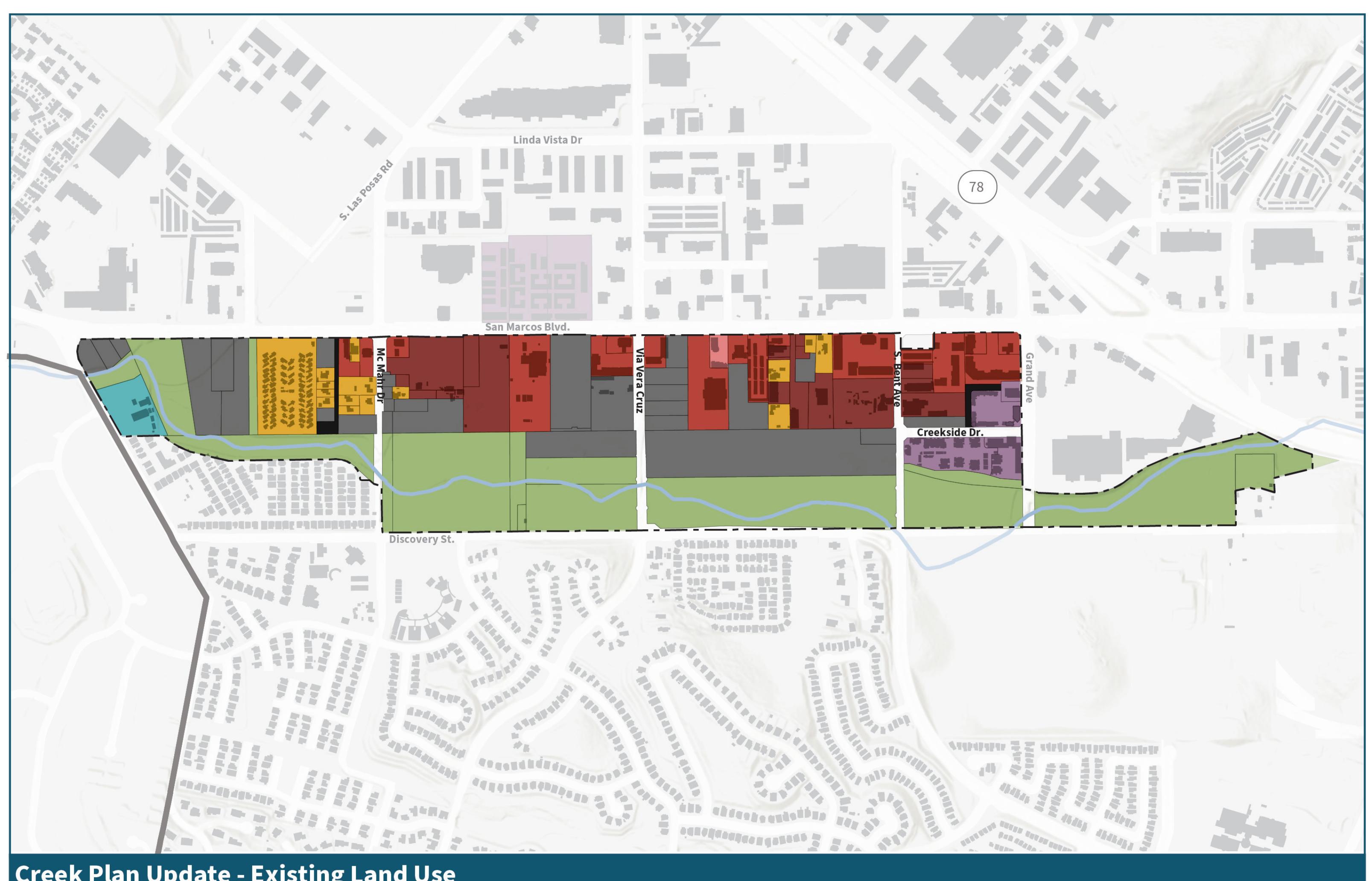
Prioritize development of open space, walking, and bicycle facilities.



Creek Plan Update - Flood

Basemap  
— City Boundary  
- - - Creek Plan Update Boundary  
— Creek  
Flood  
— 100-year Floodway  
— 100-year Floodplain  
— 500-year Floodplain  
Building Outline  
— Under construction

0 500 1,000 Feet



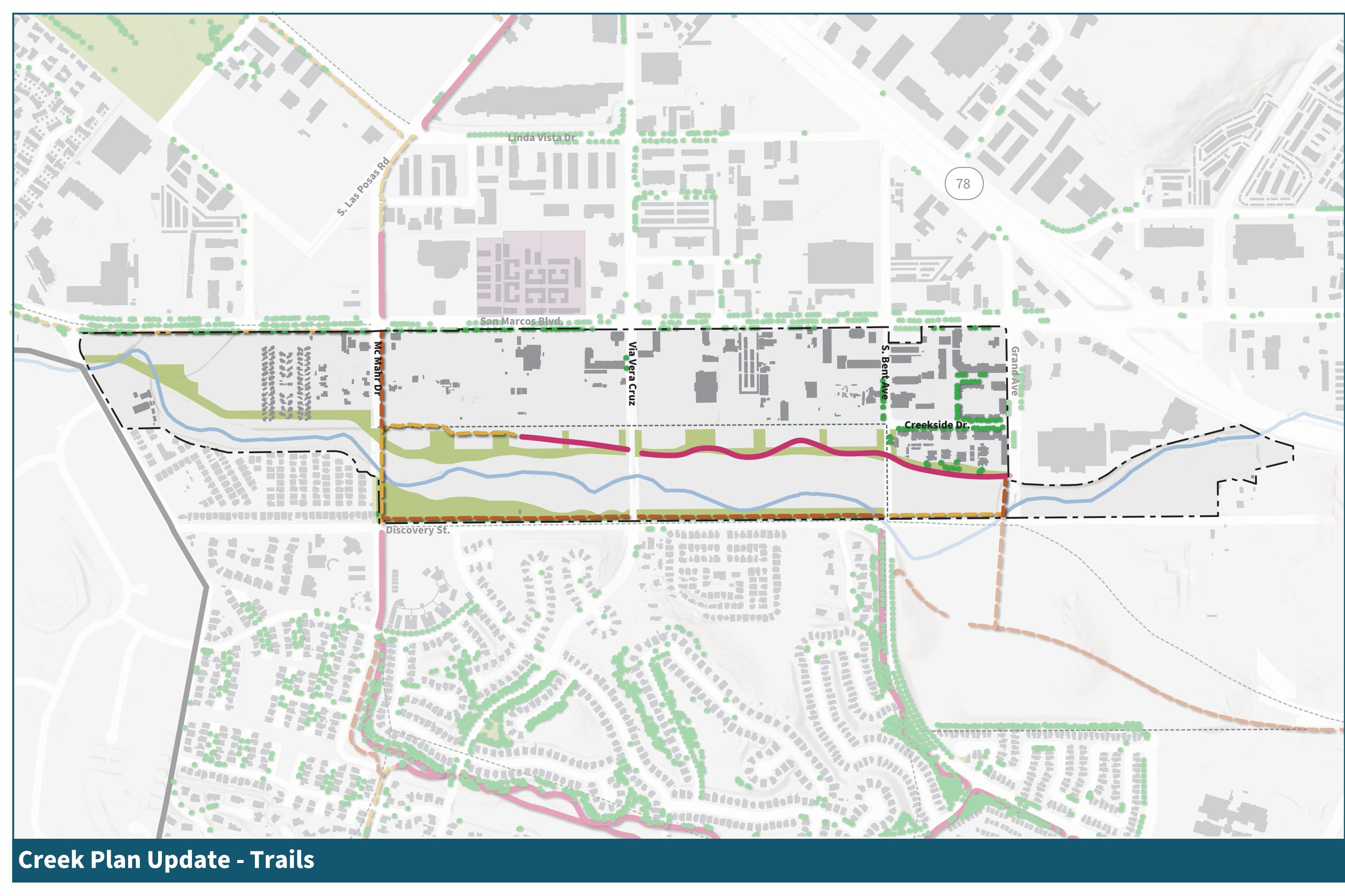
Creek Plan Update - Existing Land Use

Basemap  
— City Boundary  
- - - Creek Plan Update Boundary  
— Creek  
Existing Land Use  
— Residential  
— Mixed-Use  
— Commercial Industrial  
— Commercial Office  
— Vacant  
— Open Space  
— Right-of-Way

0 500 1,000 Feet

Flooding impacts a majority of the Creek District.

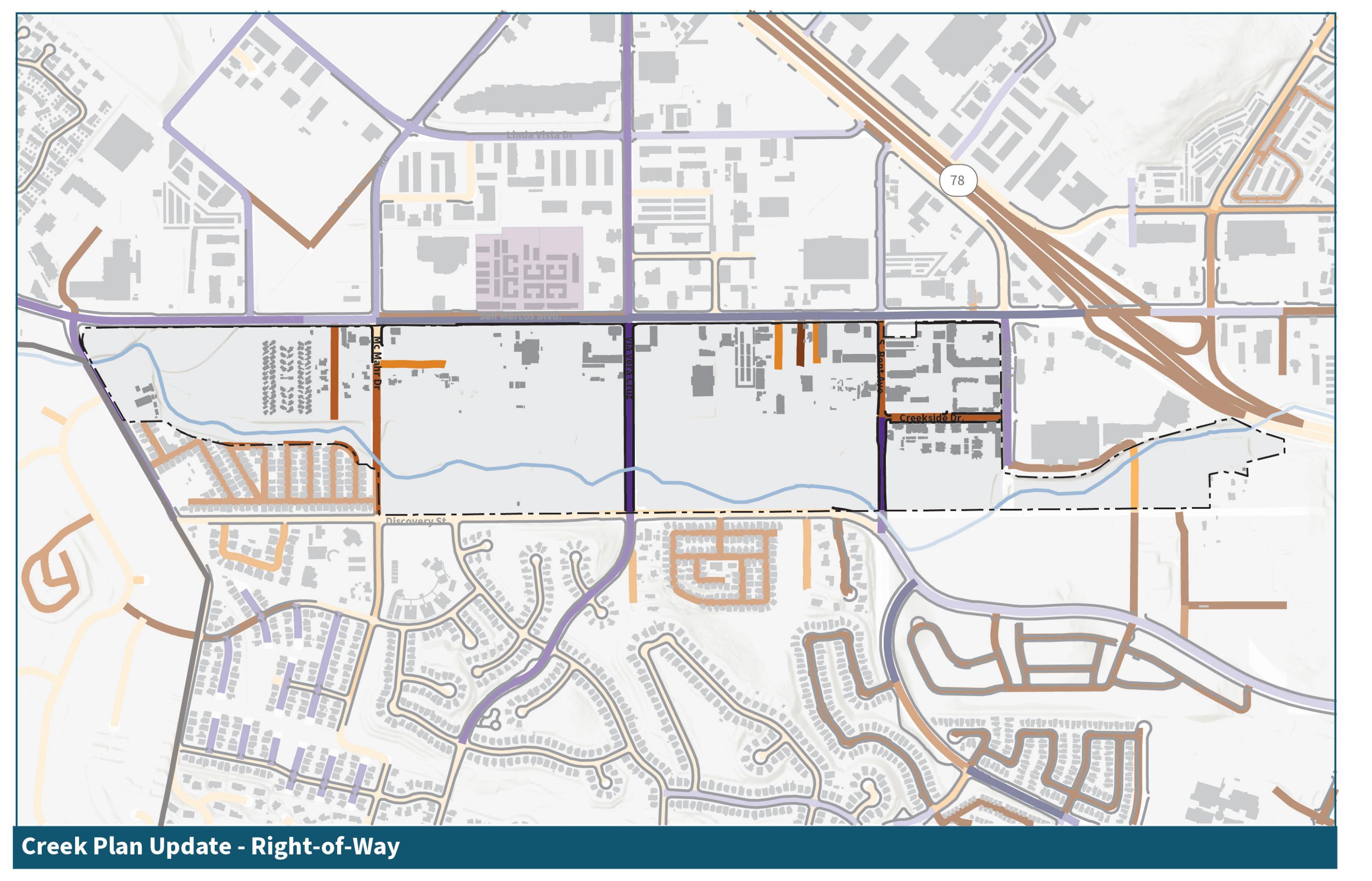
More than half of all land in the Creek District is open space areas containing or adjacent within San Marcos Creek.



Creek Plan Update - Trails

Basemap  
— City Boundary  
- - - Creek Plan Update Boundary  
— Creek  
Trails  
— Existing  
— Future - On Development Plans  
— Future - Not on Development Plans  
— Unconstructed - Community Requested  
— Unconstructed - Planned 1991  
— Trees  
Building Outline  
— Under construction

0 500 1,000 Feet



Creek Plan Update - Right-of-Way

Basemap  
— City Boundary  
- - - Creek Plan Update Boundary  
— Creek  
Right-of-Way  
Road Width (ft)  
— 0 - 10  
— 11 - 20  
— 21 - 30  
— 31 - 40  
— 41 - 50  
— 51 - 60  
— 61 - 70  
— 71 - 80  
— 81 - 90  
— 101 - 110  
Sidewalks  
— Sidewalk present

Road width of 11-20, 91-100, and 110-140 were not present in this area.

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.

# Community Vision

## Inspirational Places & Focus Area



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# CREEK PLAN

Our Neighborhood. Our Creek.

Funding Support:

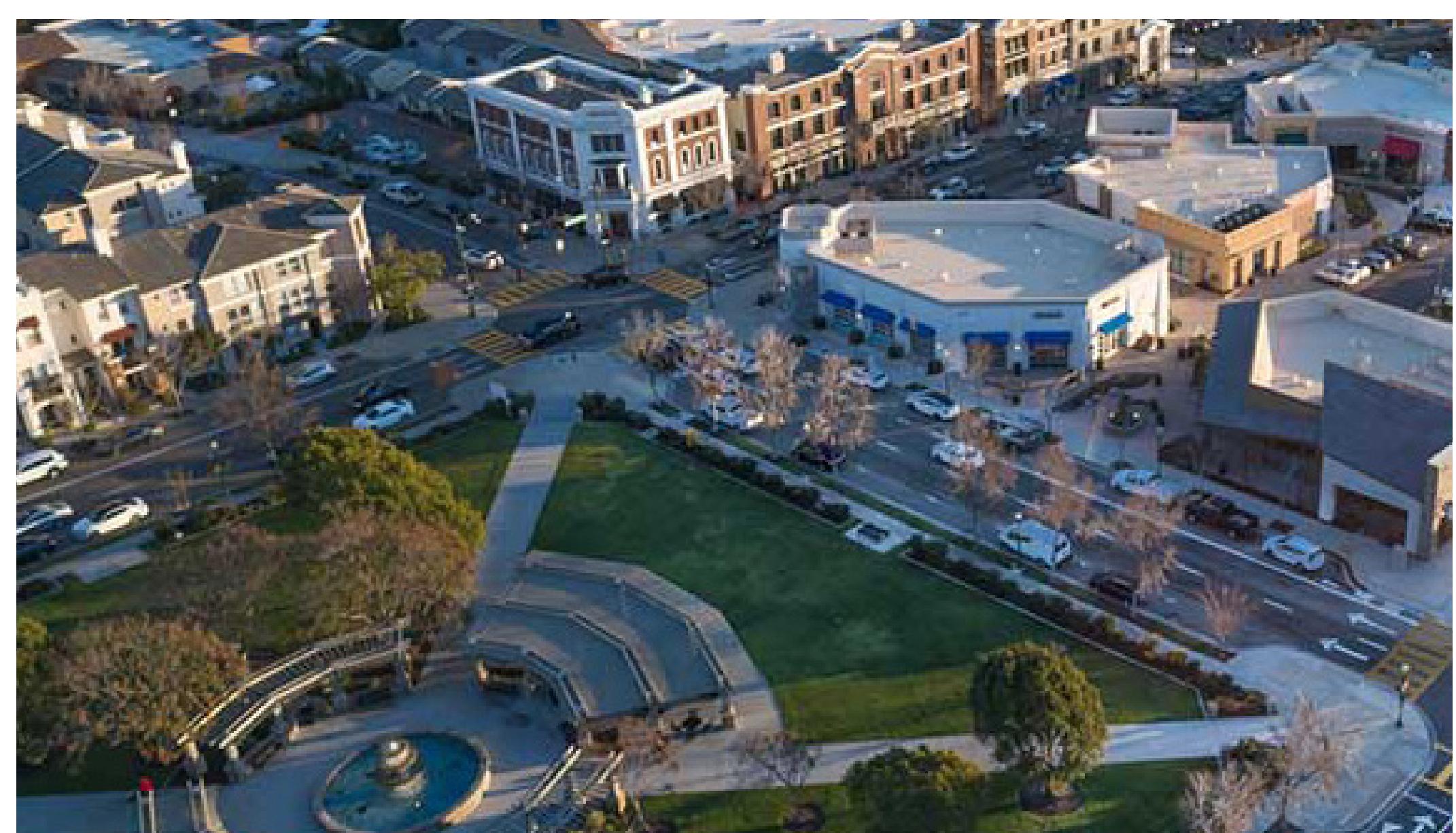
**SANDAG**

Technical Development:

**MIG**

### 1. Examples for Overall Character

San Elijo Town Center | San Marcos, CA



Fox Point Farms | Encinitas, CA



One Paseo | La Jolla, CA



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

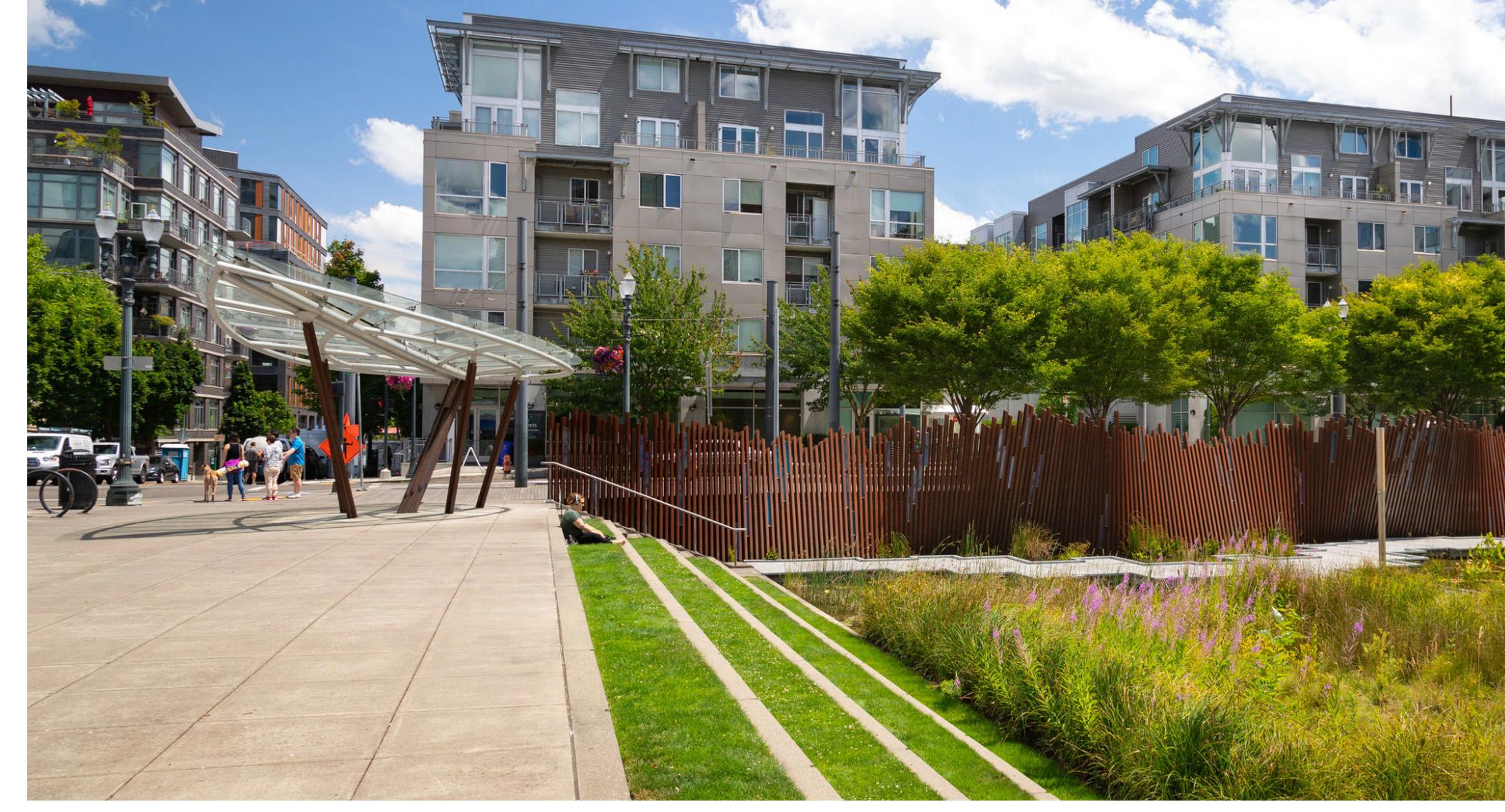
Cedros Avenue Design District | Solana Beach, CA



Playa Vista | Los Angeles, CA



Pearl District | Portland, OR



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

Funk Zone | Santa Barbara, CA



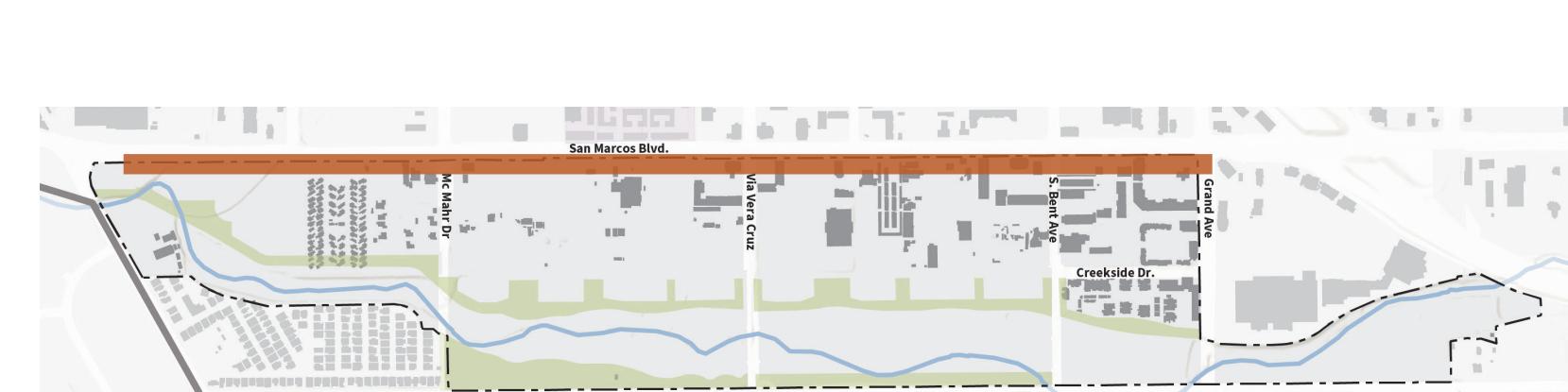
Santana Row | San Jose, CA



Arts District | Los Angeles, CA



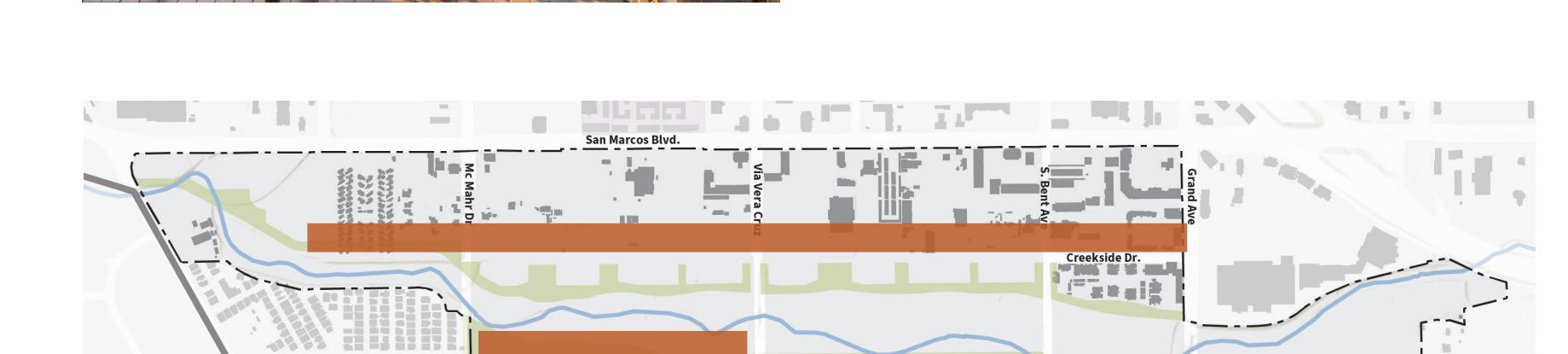
### 2. Which location and approach below do you prefer for retail/restaurants?



Along San Marcos Boulevard



Interior Streets (Existing or New)



Along San Marcos Creek