

# Mid-City Communities Plan Update



**PLAN  
MID-CITY**  
*Communities Plan Update*

**City Planning Department**

Mid-City CPU Working Group - June 26, 2024

The City of  
**SAN  
DIEGO**

**Welcome!** Grab some food and connect with someone you haven't had much time getting to know yet.

Have a conversation.

**Let's start with relationship.**  
What are some of the existing conditions of these summer months for you?



What stood out to you about the report?

What questions or concerns are on your mind?

What resonated with you?

1. Introductions
  - Name
  - Community
  - One Sentence: What brought you to the working group?
2. Welcome New Members
3. Recap April Orientation
4. Update on Follow-up & Next steps from Orientation
5. Clarifications before official meeting start



# Mid-City Communities Plan Update



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MID-CITY**  
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1. Introductions & Logistics
2. Presentation Part 1: Draft Mid-City Atlas: Existing Conditions Report
  - Introduction
  - History & Place
  - Sustainability, Equity & Climate Resilience
3. Discussion & Questions
4. Public Comments
5. Conclusion & Next Steps







# Introductions and Meeting Logistics

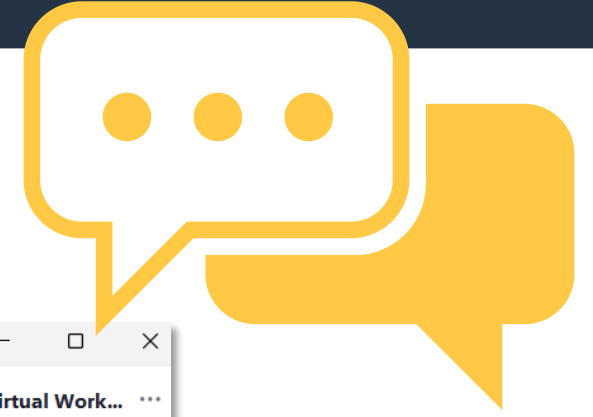
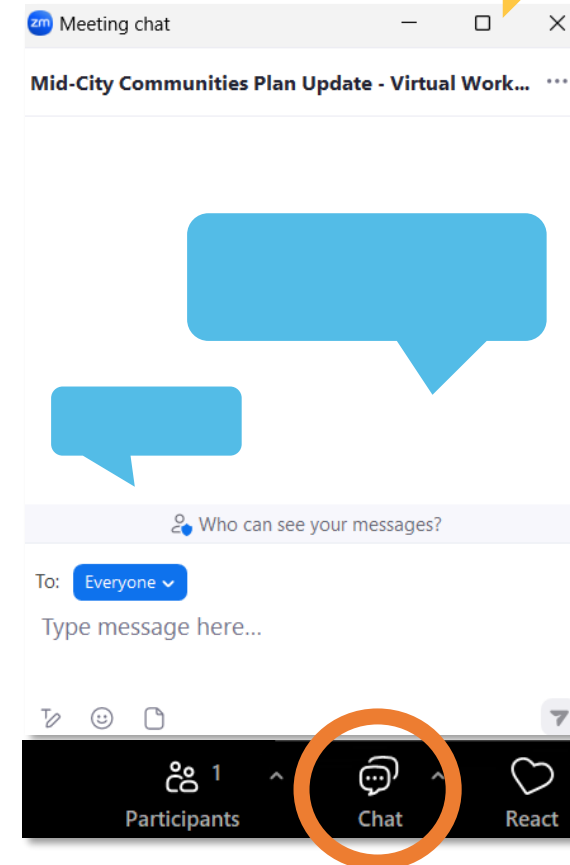
- Be involved in the plan update from start to finish.
- Review project materials related to public engagement, research, and technical studies.
- Suggest ideas that could be included in the plan update.
- Provide feedback on proposals related to the plan update.



- Meeting will be recorded.
- Public Comment Period at the end for in-person and online attendees.

## During the Presentation

- In-person: Provide written questions or comments on comment cards.
- Online: Use the Chat to share written questions or comments.



- Interact respectfully with project staff and all other members, valuing all perspectives.
- Participate in an active and focused manner.
- Stay concise when contributing input to optimize time for everyone to contribute.
- Help involve all participants and create space/time for others to provide input.
- Focus on providing input and resources that help to address diverse needs and goals of the Mid-City communities.
- Share relevant, on-topic perspectives and information.
- Attend all meetings and start on time.
- Help maintain a welcoming and inclusive environment



# Draft Mid-City Atlas: Existing Conditions Report





# MID-CITY PLANNING AREA & NEIGHBORHOODS

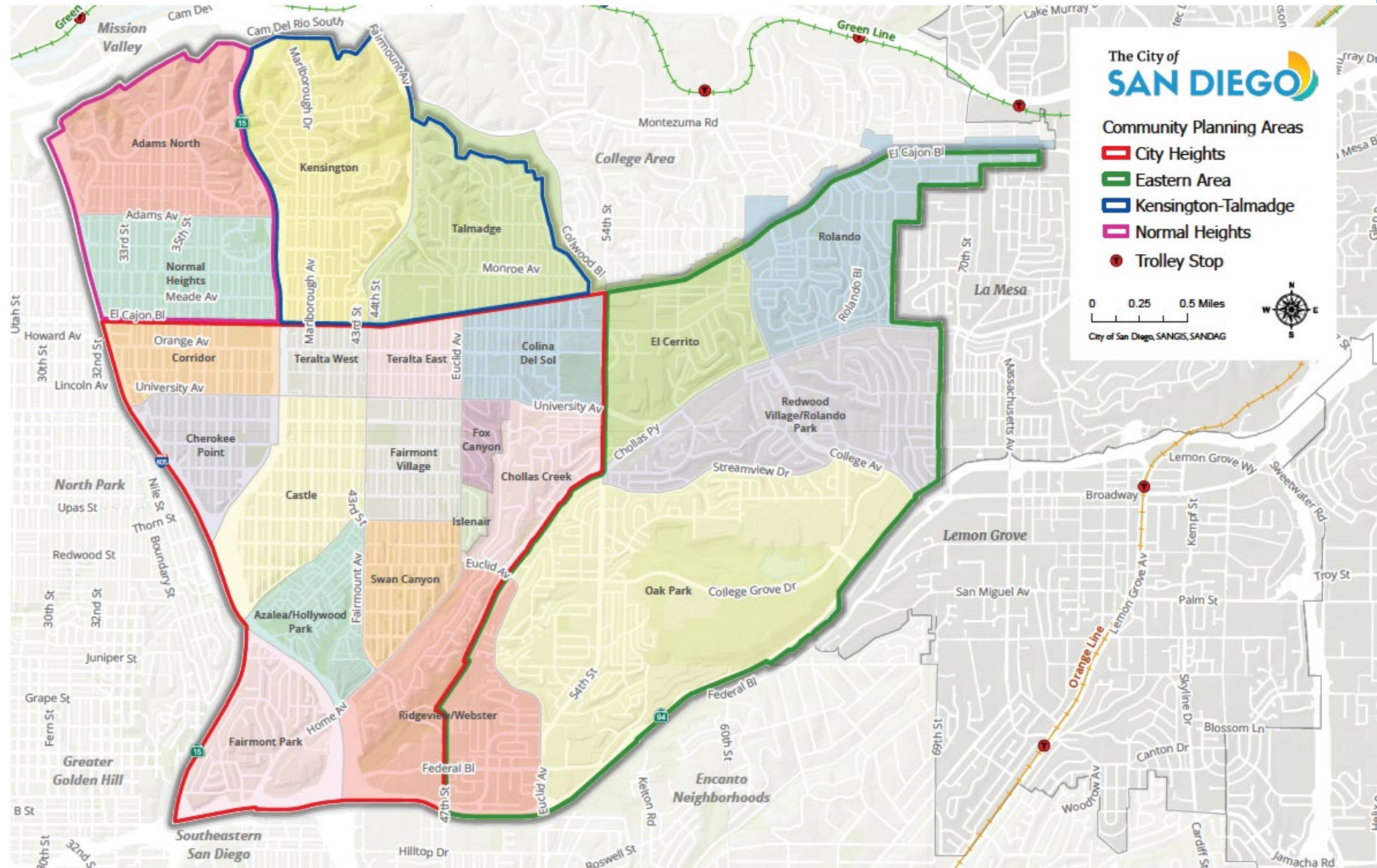
## Mid-City Communities

- City Heights
- Eastern Area
- Kensington-Talmadge
- Normal Heights

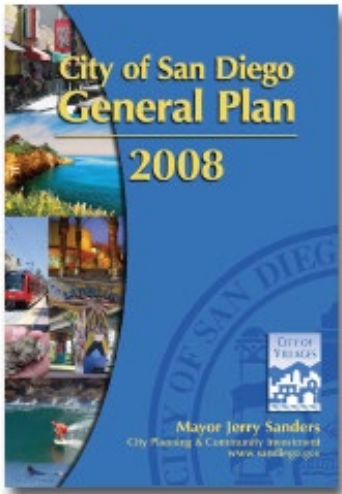
## Mid-City Snapshot\*

- 8,052 acres
- 133,267 people
- 52,300 homes
- 20,000 jobs
- 24,500 parcels
- 10% of the city population resides in Mid-City

\*SANDAG Estimate 2022; LEHD 2019; City of San Diego



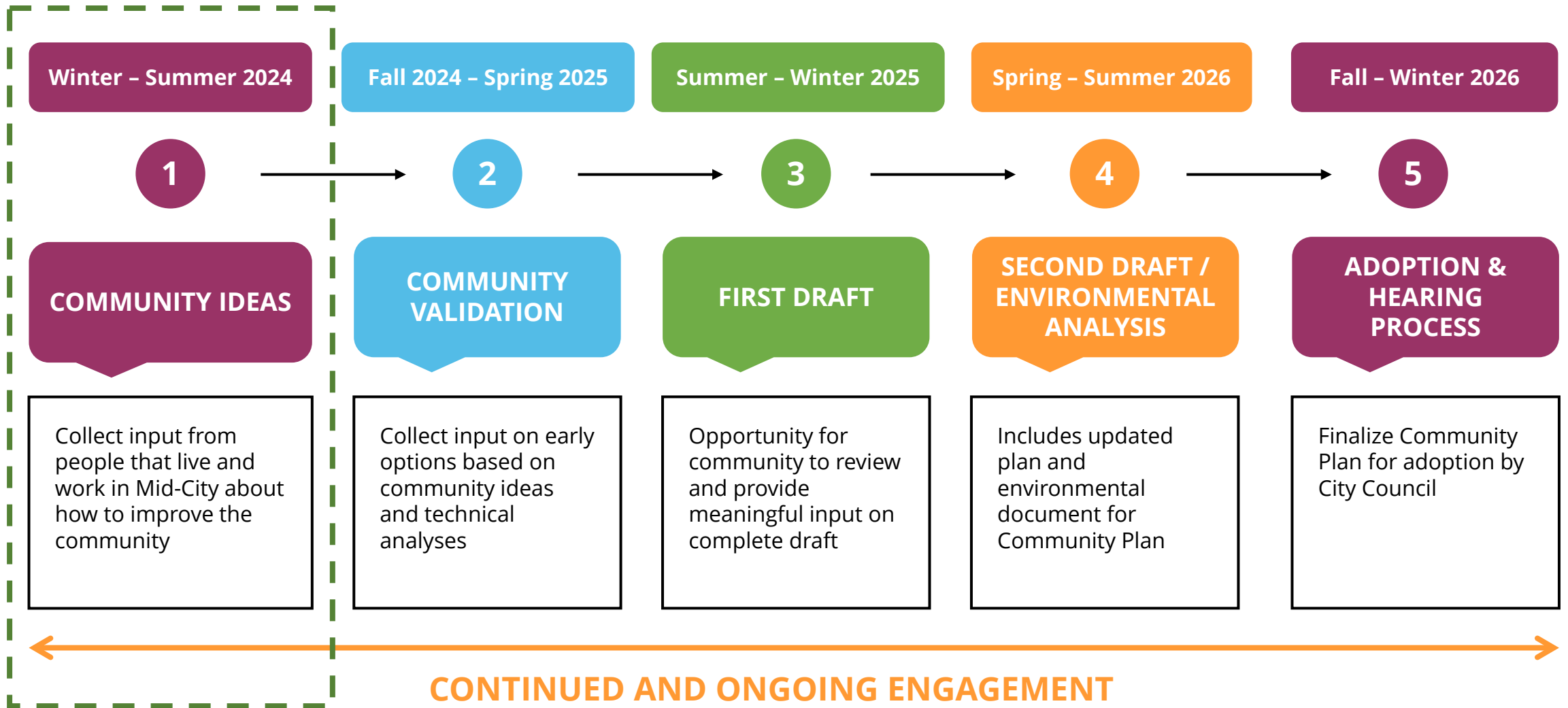
The City is updating the Community Plan to help shape the future of Mid-City area for the next 20 to 30 years. The current plan was last adopted in 1998.



The update to the plan will serve as the 30-year vision for land use, mobility, urban design, public facilities and services, natural resources, historic and cultural resources and economic development.

- 1 Address Regional Growth & Housing Needs
- 2 Understand Community Needs & Enhance Quality of Life
- 3 Evaluate Infrastructure Demand
- 4 Reduce Environmental Impact

# PROCESS & TIMELINE





# PHASE ONE ENGAGEMENT ACTIVITIES



Website, Videos & Factsheet (En/Es/Viet)



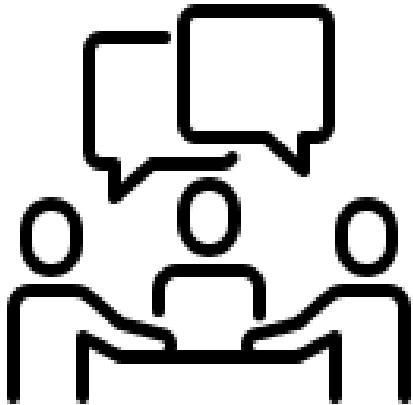
Pop-Ups



1<sup>st</sup> Survey (En/Es)



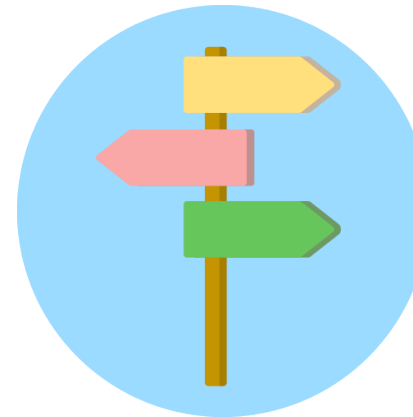
Joint Mid-City CPU Working Group



Community Office Hours & Workshops



Youth Engagement



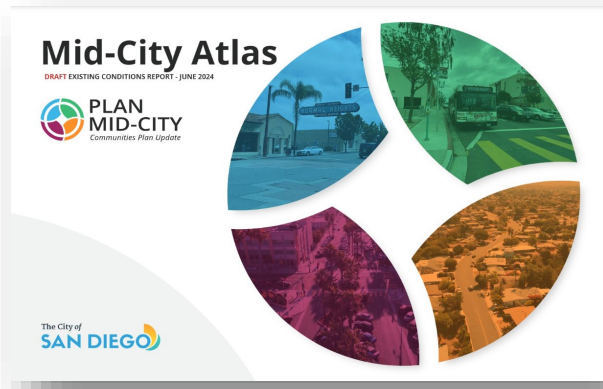
CBO\* Meetings & Partnership



Text-Based Input (En/Es/Viet)

\*Community-Based Organization

## Draft Report



### Community Snapshot:

- History & Place
- Sustainability, Equity & Climate Resilience
- Land Use & Development
- Mobility
- Parks, Public Facilities & Open Space

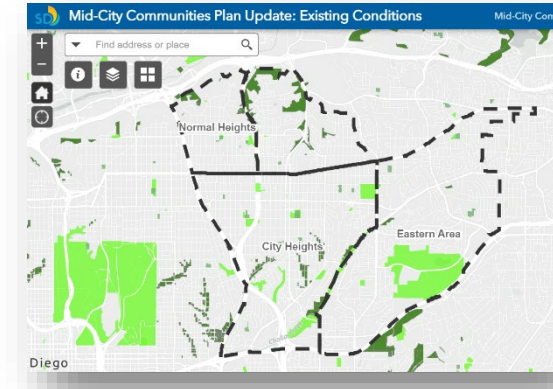
## Appendices



### Supporting Data by CPA:

- Previous Plans & Studies
- Parks and Recreation Facilities
- Demographics
- SDUSD Historical Enrollment
- CIP Projects

## Web Map



### Land Use Layers:

- Neighborhoods, Community Planning Areas, Adopted & Existing Community Plan Land Uses, & Zoning
- Public Facilities, Parks, Open Spaces, & Historic Sites

**FURTHER OPPORTUNITY TO PROVIDE INPUT**

The Mid-City Atlas: Existing Conditions provides a snapshot of existing conditions, challenges and opportunities.

The report includes history of Mid-City development and other existing conditions



Introduction



History & Place



Sustainability, Equity & Climate Resilience



Land Use & Development



Mobility



Parks, Public Facilities & Open Space



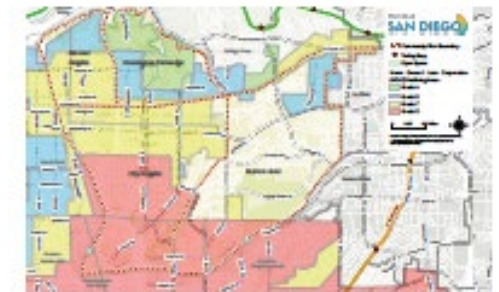
San Diego Electric Railway



Kensington in 1927



Looking West on El Cajon



Historic Redlining





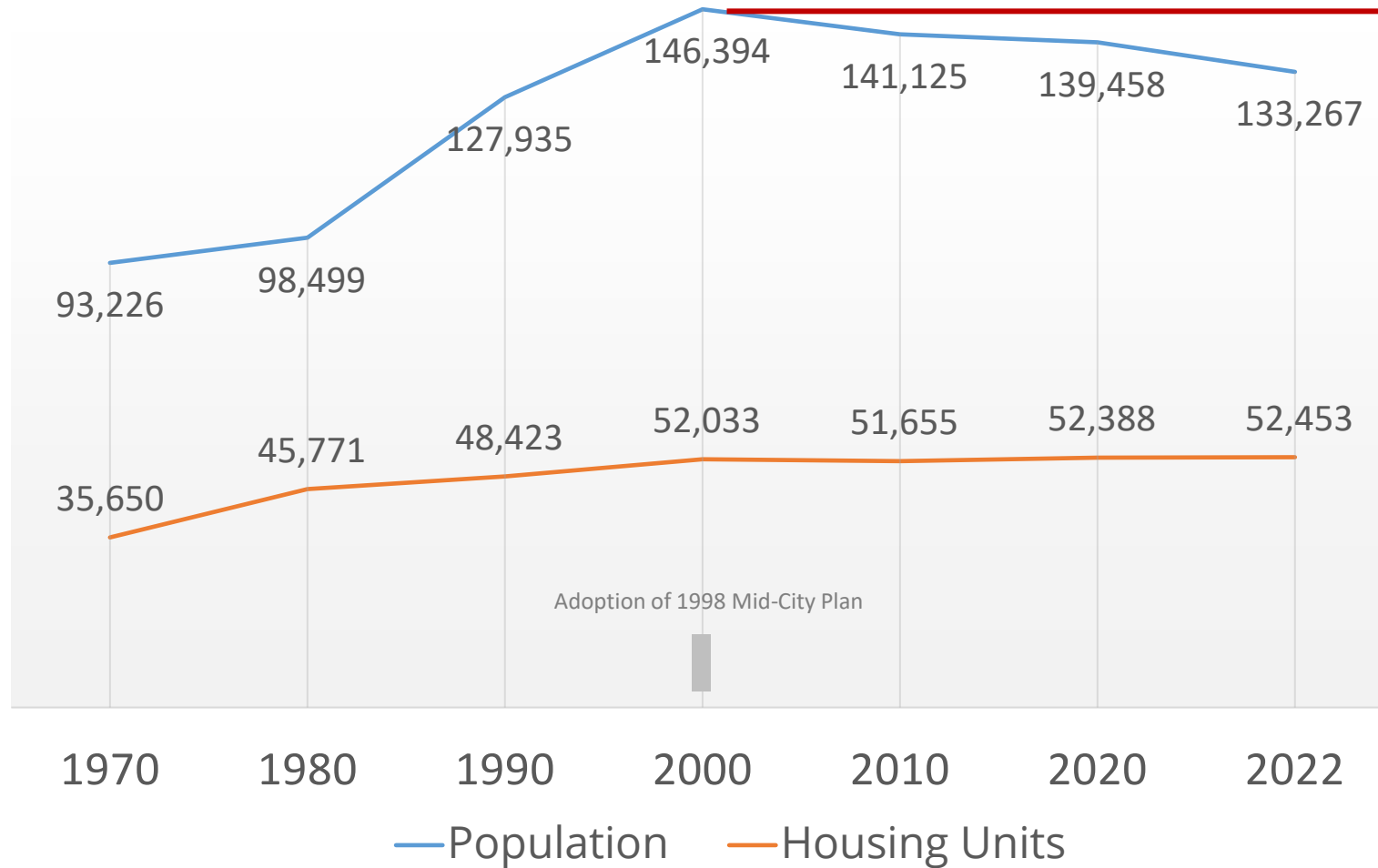
Mid-City Atlas: Existing Conditions

Mid-City Atlas: Existing Conditions

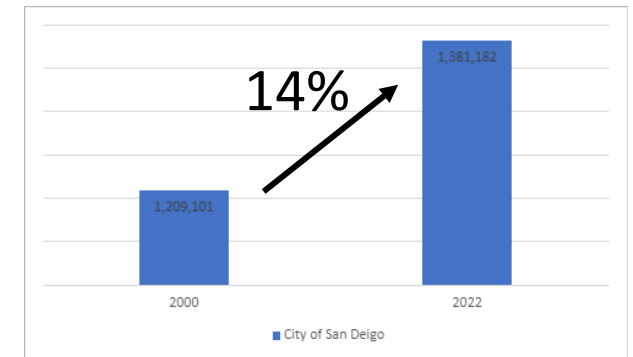
# Introduction (Progress and Trends)



# MID-CITY POPULATION & HOUSING GROWTH 1970 - 2022



**-9%**  
**13,127 fewer people**

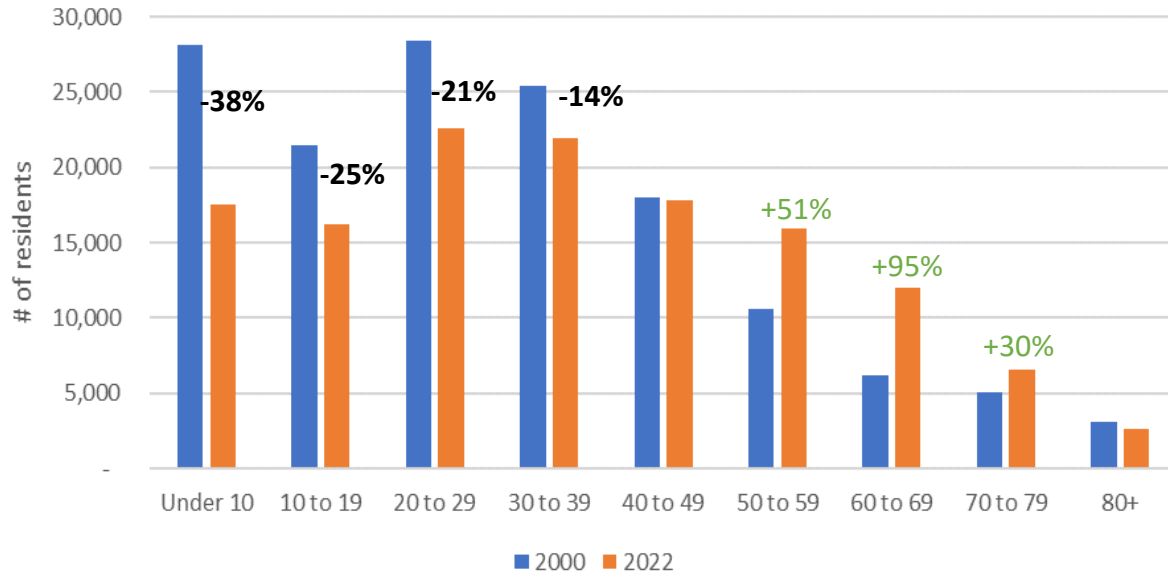


City of San Diego population **grew by 14%** between 2000 to 2022 while Mid-City population declined by 9%



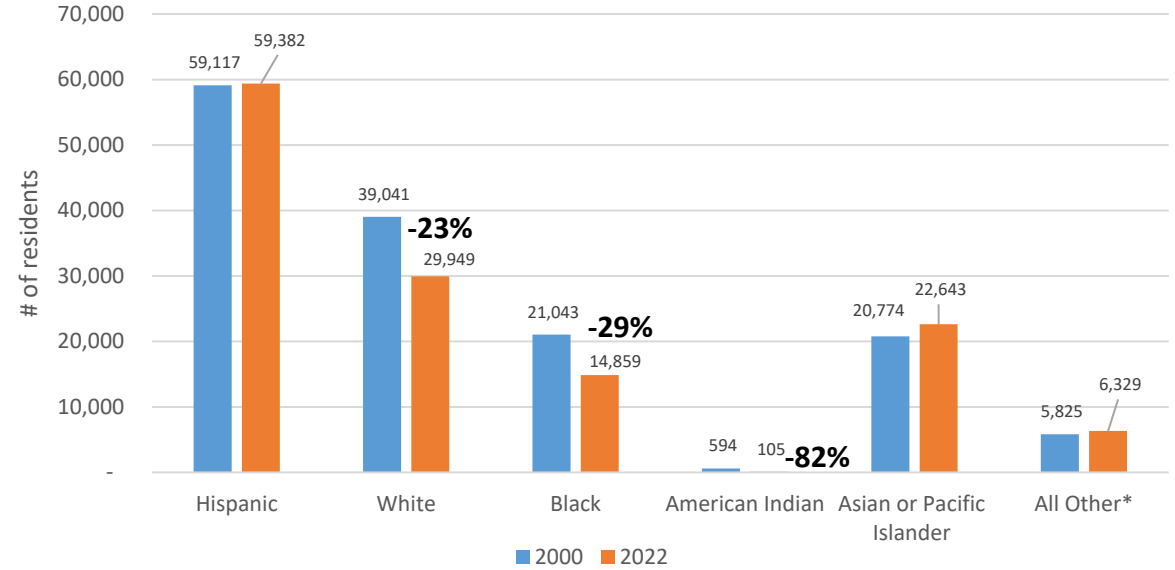
# POPULATION CHANGE BY AGE & RACE/ETHNICITIES

### Mid-City Population Change by Age Group: 2000 to 2022



**Fewer Young People (<40),  
More Old People (>50)**

### Mid-City Population Change by Race/Ethnicities: 2000 to 2022



**Fewer White, Black &  
American Indian People**





# MID-CITY MEDIAN HOME VALUE & HOUSEHOLD INCOME

## Mid-City Median Home Value and Median Household Income: 2000 to 2022

Median	2000	2022	% Change
Median Home Value	\$149,448	\$722,833	384%
Median Income	\$31,851	\$77,063	142%

**Median home value has grown by 2.7 times more than the median household income in Mid-City.**

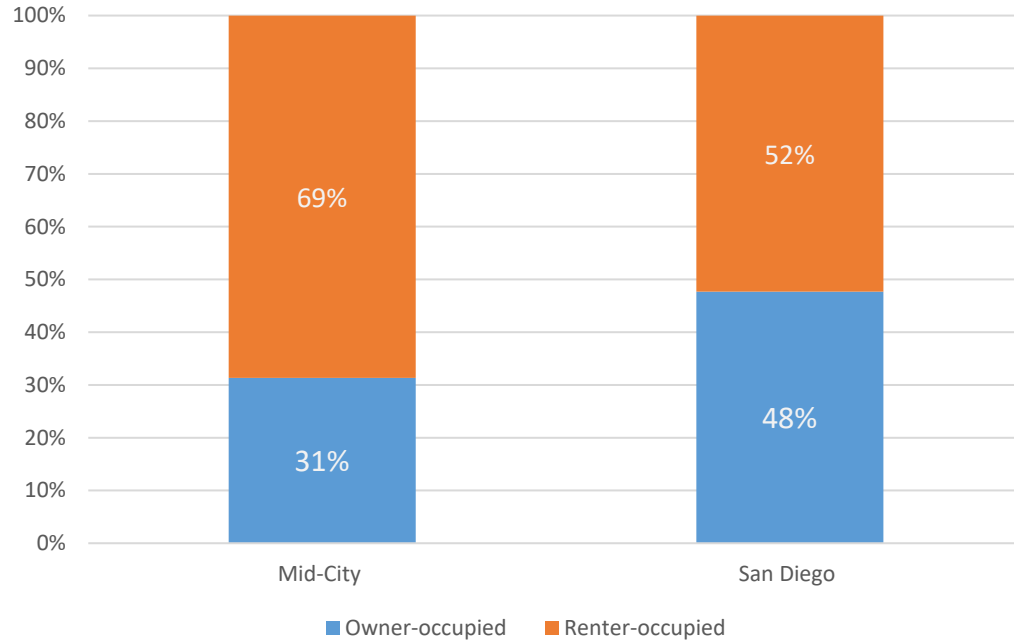
## Change in Mid-City Population Household Income: 2000 to 2022

Household Income	2000	2022	% Change
< \$30,000	25,609	13,131	-49%
\$30k to \$59.9k	15,711	13,957	-12%
\$60k to \$74.9k	3,255	5,229	61%
\$75k to \$99.9k	2,677	7,160	167%
\$100k to \$149.9k	1,810	5,842	223%
\$150k or more	1,140	5,559	388%

**Since 2000, the number of households making more than \$100k have increase substantially.**

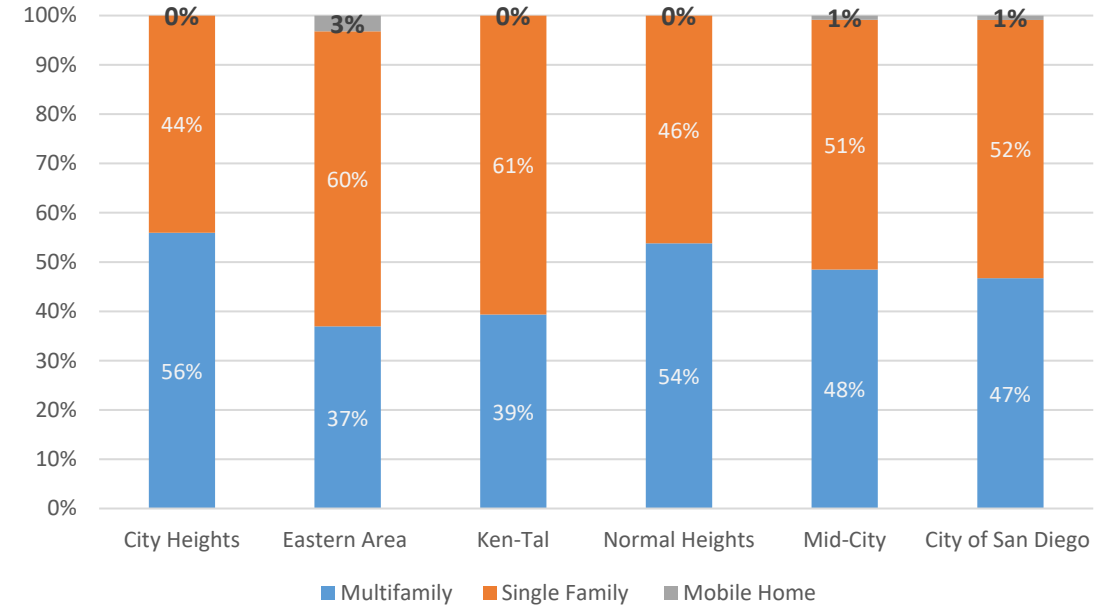
# HOUSING OCCUPANCY AND TYPES

Occupancy Status (%), Mid-City & City of San Diego (2019)



**In Mid-City, 69% of Homes are Renter-Occupied**

Housing Type (%), Mid-City Communities & San Diego (2022)



**Majority of Homes in City Heights (56%) & Normal Heights (54%) are Multifamily**



- **City Heights Initiatives** – the Price Philanthropies Foundation has directly invested or leveraged over **\$212 million** to support community revitalization such as City Heights Urban Village
- **\$265 million+** in **bike and transit infrastructures**:
  - Mid-City Centerline Rapid Transit (\$65 mil) & Bikeway Investment (\$200 mil)
- **\$614+ million invested** in Mid-City to **modernize school facilities**
- **\$1+ billion in capital improvement projects (current/recent)**:
  - streets, water, sewer, stormwater, parks, and other facilities



Mid-City has also witnessed the opening of two state-of-the-art community facilities since 2000:

- Kroc Community Center & Copley-Price YMCA

- After the downzoning action from the 1998 community plan, the **population peaked in 2000**, and growth stabilized from 2000 to 2022.
- Compared to 2000, there are **fewer young people** (under 40) and **fewer Black, White and American Indian** people living in Mid-City today
- The share of **households making more than \$100k** has **increase substantially**, compared to 2000, in Mid-City today.
- The increase in **median household income** has **not kept pace with the increase in median home value** in Mid-City.
- Since 1998, Mid-City has seen over **\$2 billion in community investments** and the opening of two state-of-the-art community facilities.



**Work Group First Round:** Answer one of the below

- Anything that stands out to you?
- What resonates with you?
- Any surprises?
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*\*Accuracy of text, charts, names, maps, etc.*

**Working Group Second Round (time permitting):**

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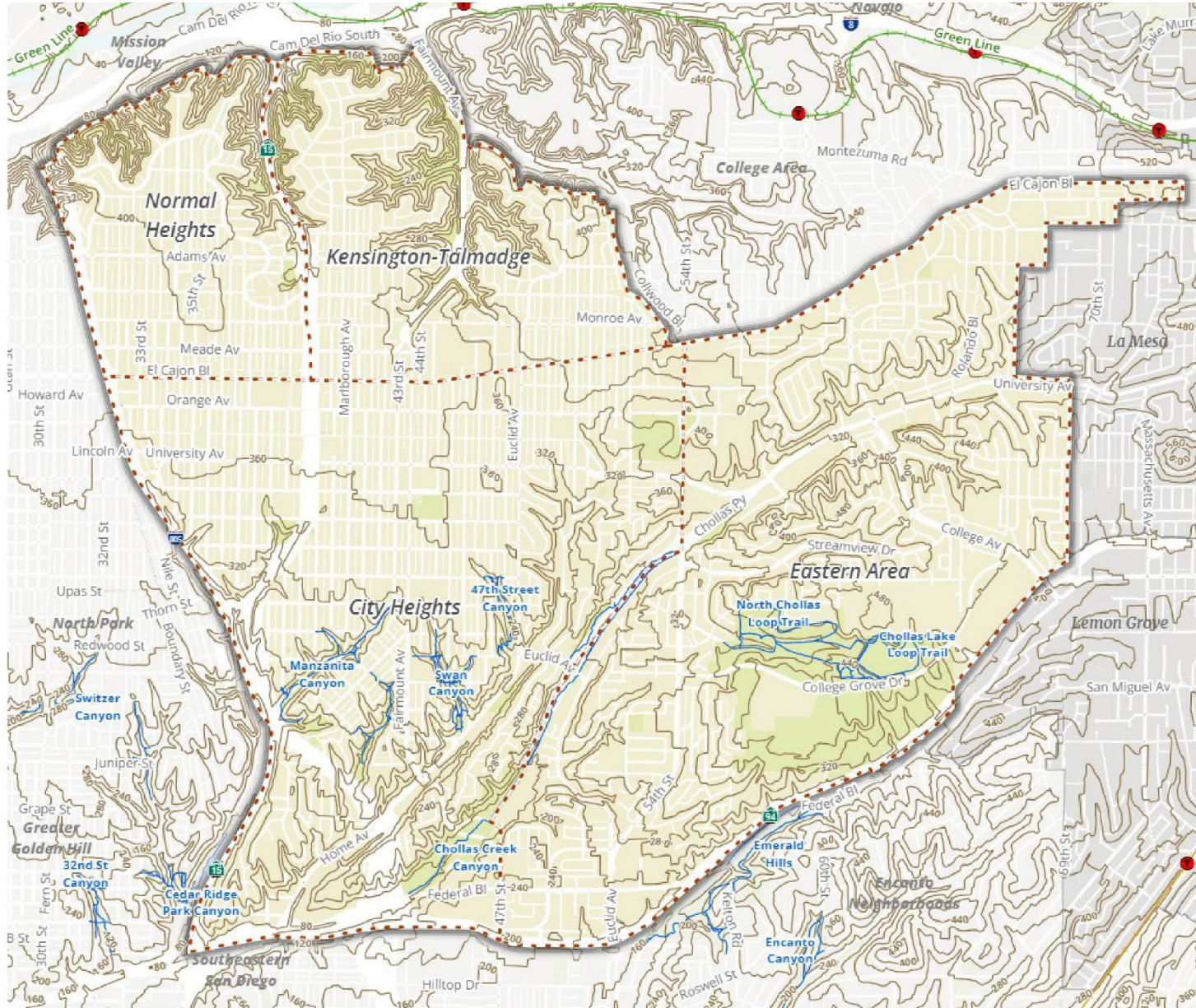




# History and Place

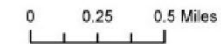


# Topography and Natural Features



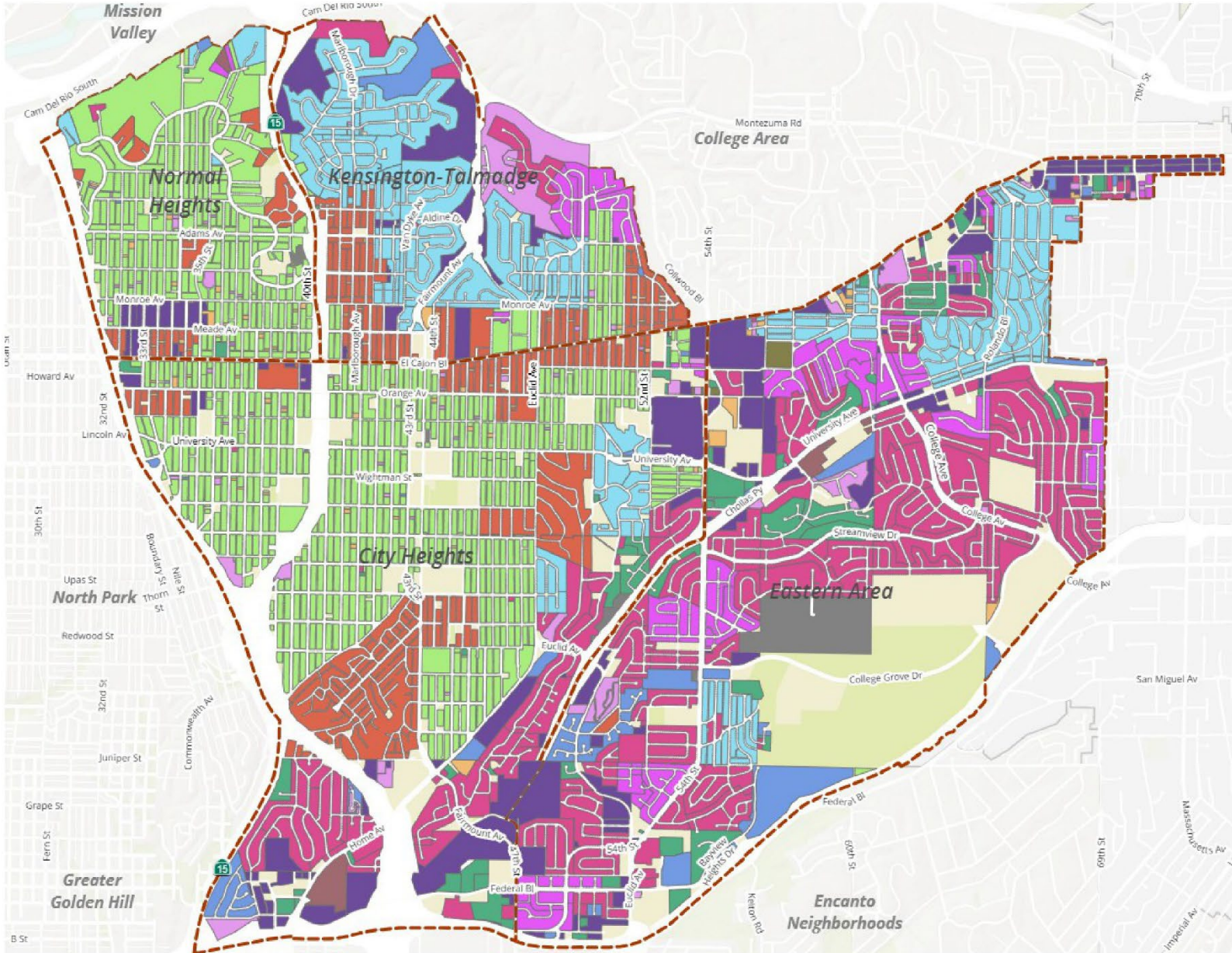
- 40' Topo
- Trails
- - - Community Planning Boundary
- Ⓣ Trolley Stop
- Open Space

The canyon system contribute significantly to the sense of place and forms a backdrop of open space to Mid-City





# Historic Subdivision



## Subdivisions

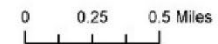
### Development Era

- 1872-1899
- 1900-1909
- 1910-1919
- 1920-1929
- 1930-1939
- 1940-1949
- 1950-1959
- 1960-1969
- 1970-1979
- 1980-1989
- 1990-1999
- 2000-2010
- UNKNOWN

Community Planning Boundary

City of San Diego

Municipal Boundaries







Urban Grid



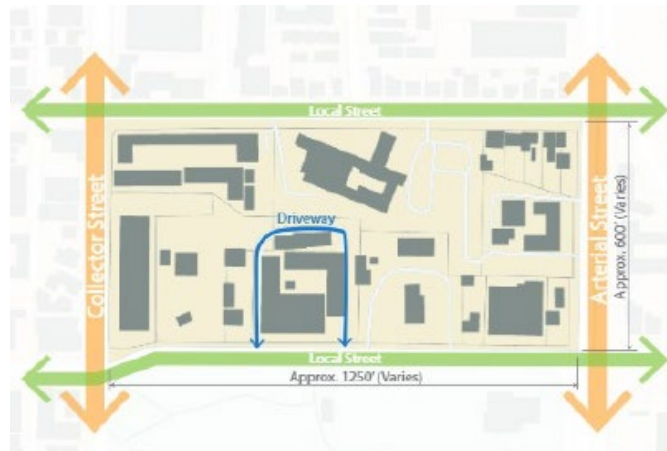
Urban Grid at Canyon Ridge



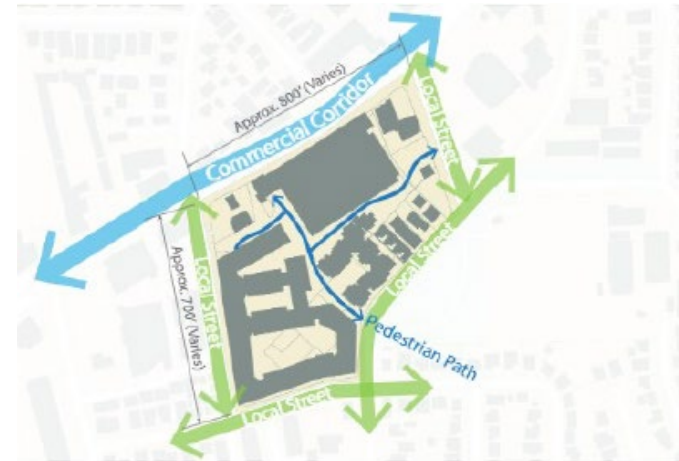
Suburban



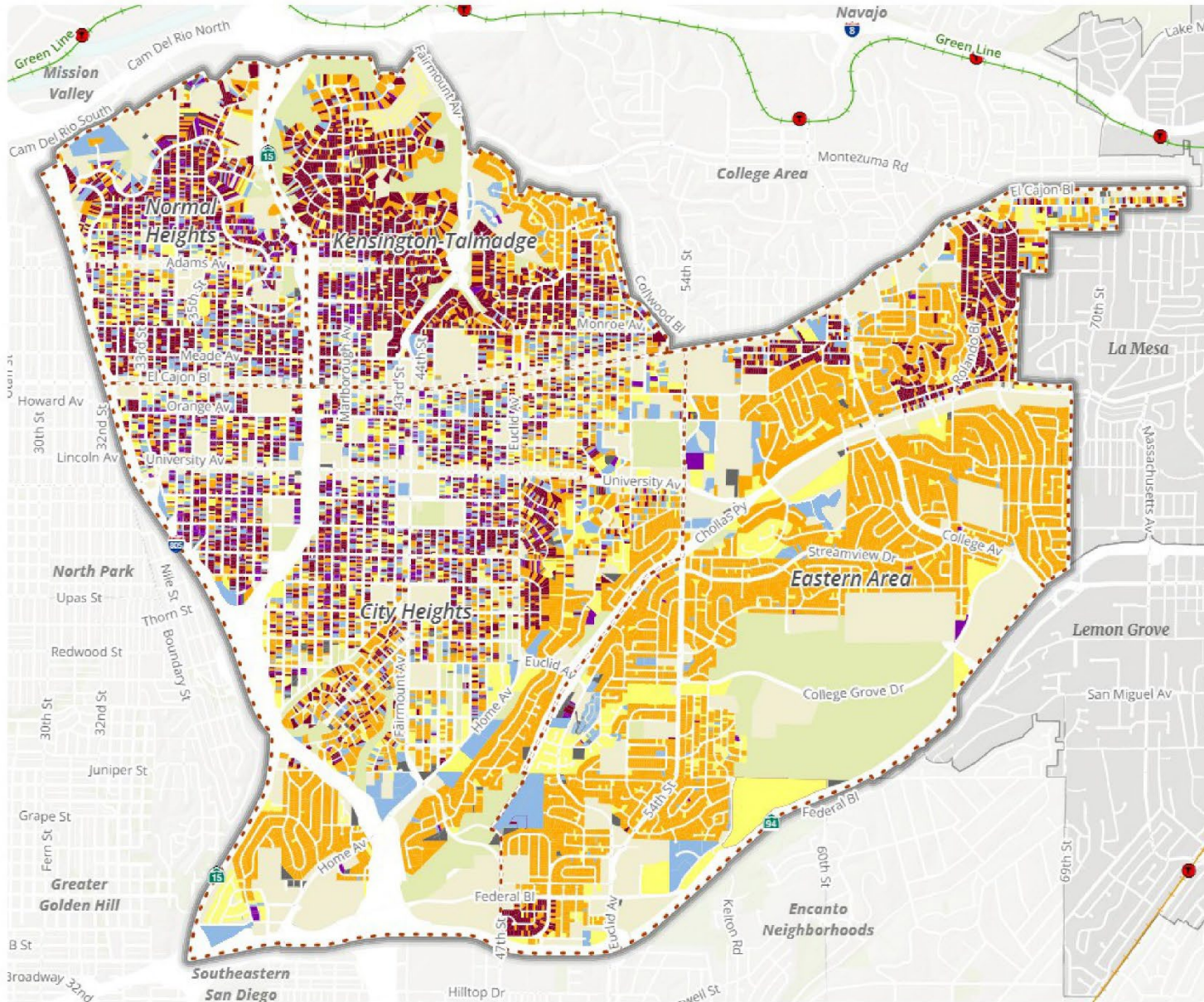
Superblock Type 1



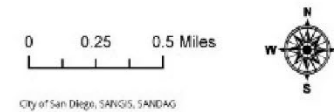
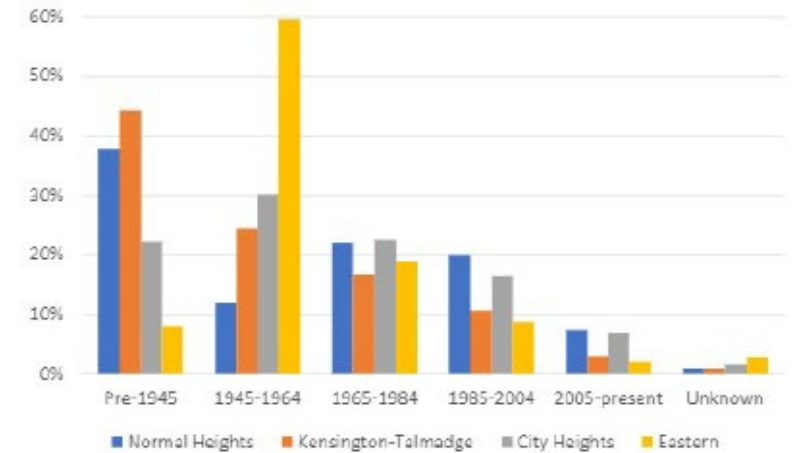
Superblock Type 2



# Residential Building Age

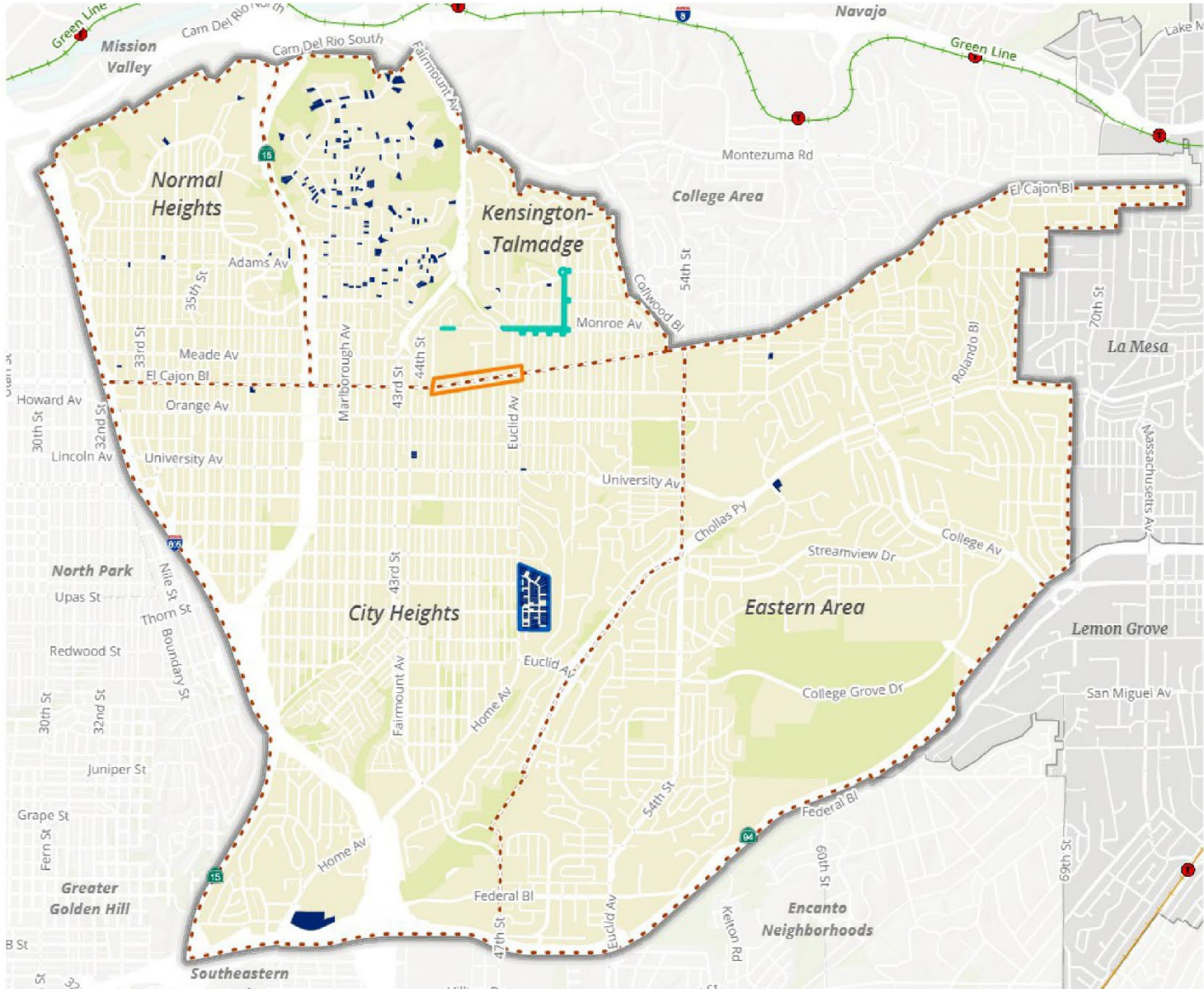


**Residential Building Age**

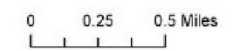




# Historic Sites and Districts



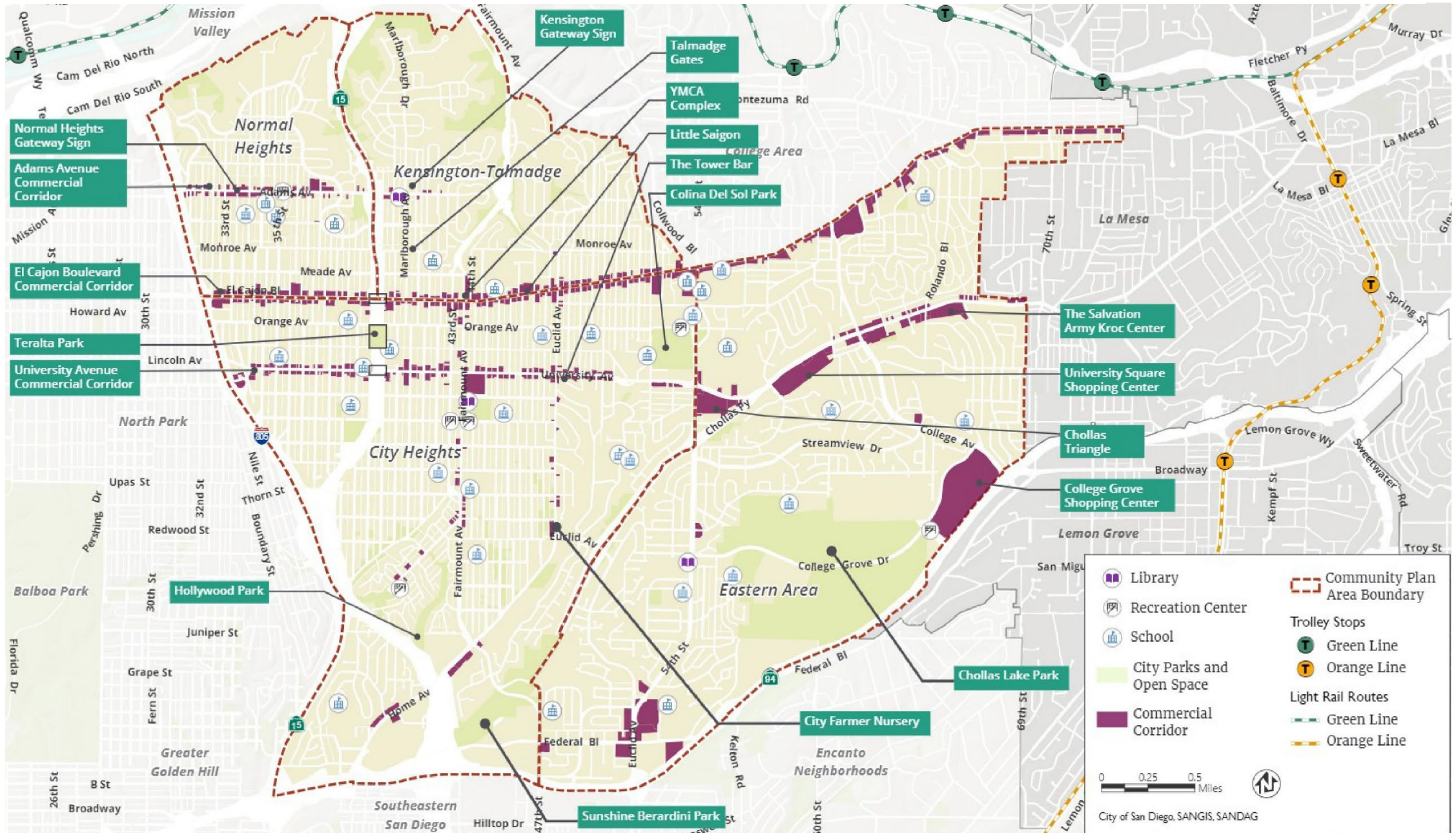
- Community Plan Boundary
- Open Space
- HRB Designated Sites
- Historic Districts**
- Islenair
- Talmadge Gates
- Cultural District**
- Little Saigon



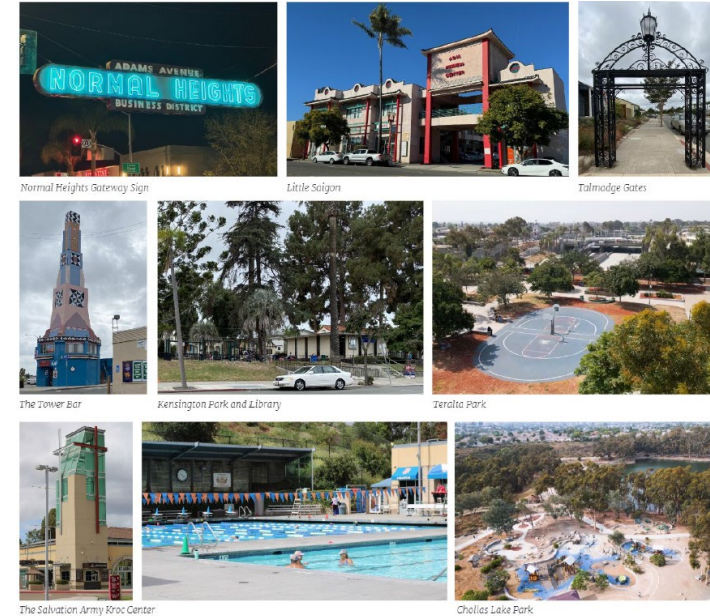
City of San Diego, SANDAG, SANDAG



# Important Places and Neighborhood Centers



- The **canyon** system **contribute significantly to the sense of place** and forms a backdrop of open space to Mid-City
- The block development patterns mirror the historical development of the city, with older neighborhoods displaying an **urban grid typology** and newer neighborhoods, a **suburban typology**.
- Approximately half of the residential buildings in Mid-City were constructed prior to 1964. **Very little construction has occurred after 2005.**
- There are **many important places** and neighborhood centers throughout the planning area where the communities come together.





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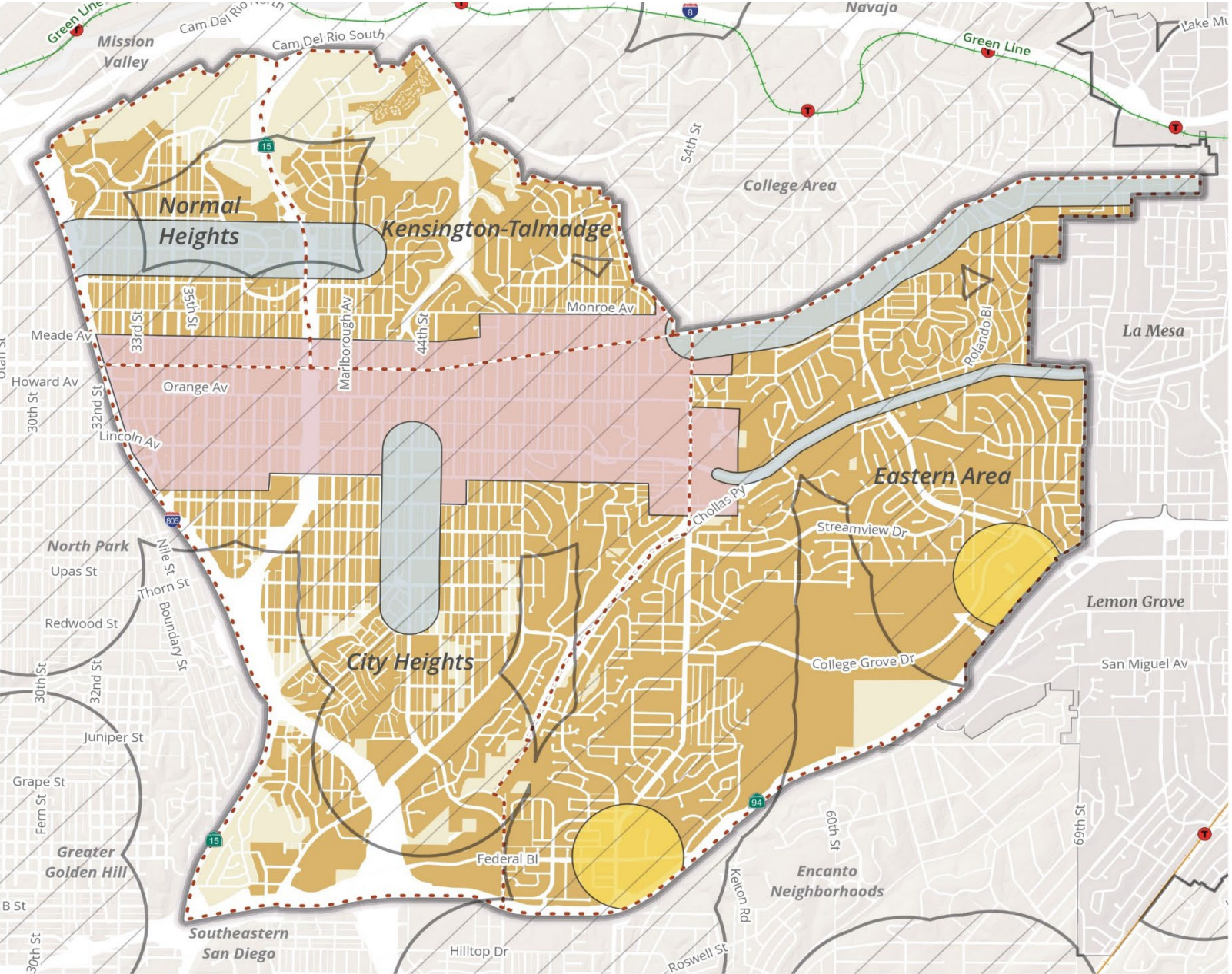




# Sustainability, Equity and Climate Resilience

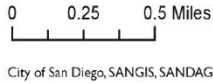


# Sustainable Development, Smart Growth and Transit Priority Areas



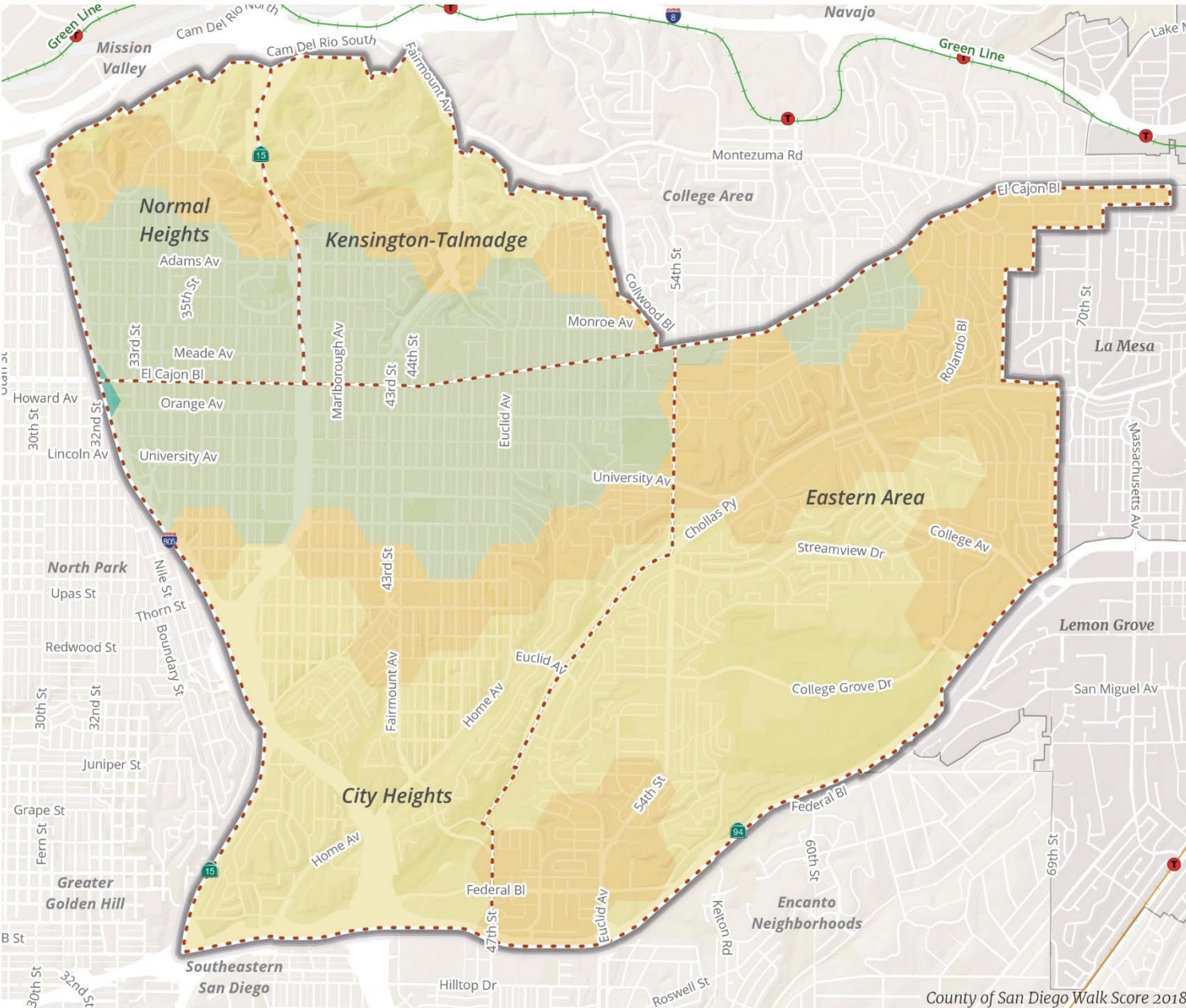
-  Community Plan Area Boundary
  -  Transit Priority Areas (TPA)
  -  Sustainable Development Area
- SANDAG Smart Growth Areas (2021)
-  Town Center, Existing/Planned
  -  Community Center, Existing/Planned
  -  Mixed-Use Transit Corridor, Existing/Planned

The majority of the planning area is within the Transit Priority and Sustainable Development Areas and features several designated smart growth areas.





# Mid-City Walk Score



## Walk Score

- Walker's Paradise | Daily errands do not require a car
- Very Walkable | Most errands can be accomplished on foot
- Somewhat Walkable | Some errands can be accomplished on foot
- Car-Dependent | Most errands require a car

58% of Mid-City is considered Very Walkable or Somewhat Walkable, compared to 17% in the City of San Diego.

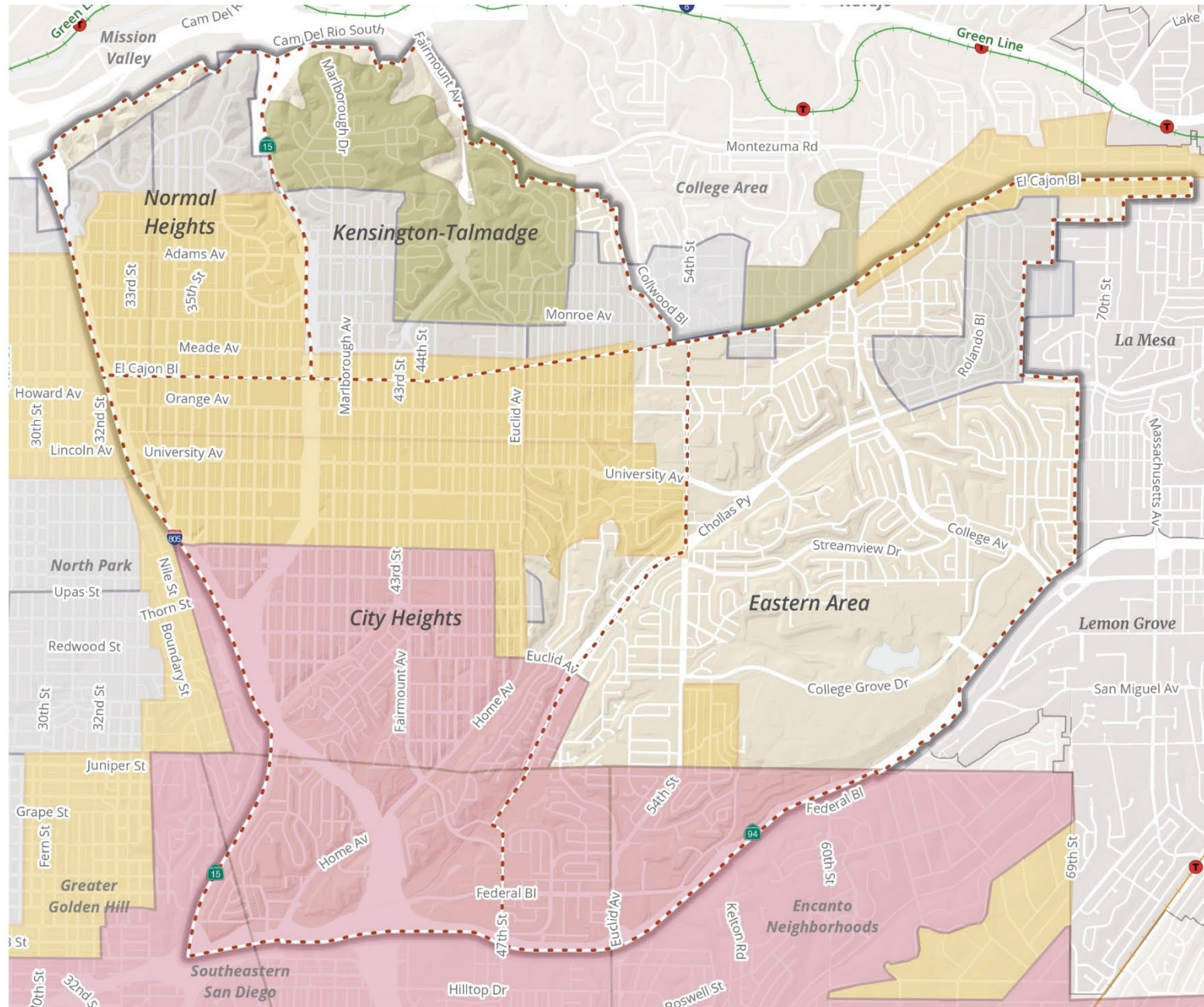
0 0.25 0.5 Miles

City of San Diego, SANGIS, SANDAG





# Federal Home Owner's Loan Corporation (HOLC) Graded Area Map 1935



Community Plan Boundary

Trolley Stop

Home Owners Loan Corporation (HOLC)  
Redlining Areas

Grade A

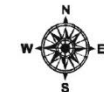
Grade B

Grade C

Grade D

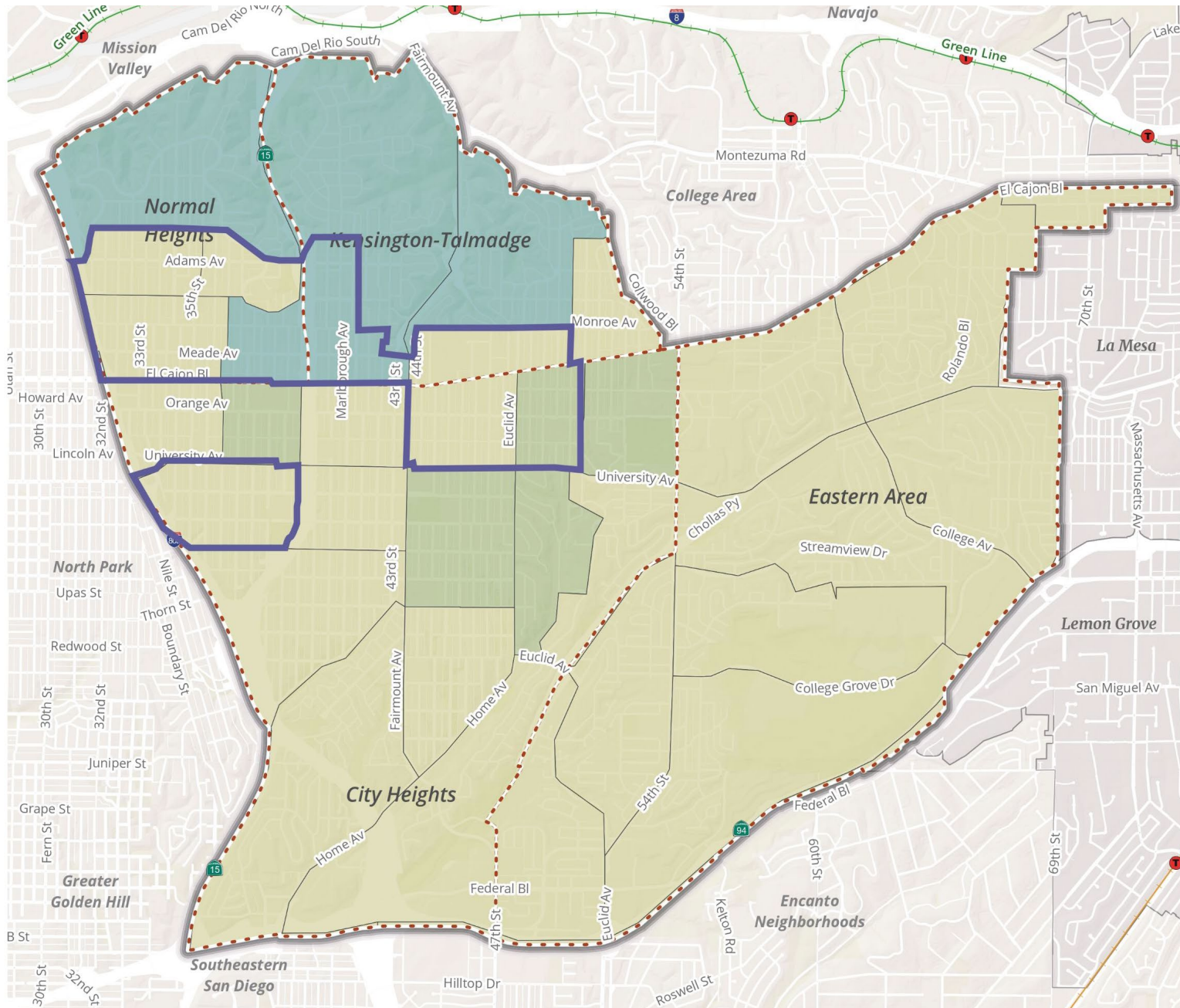
Redlining impacted many neighborhoods in Mid-City, occupied by lower-income residents and people of color, which prevented them from securing mortgages, purchasing or improving property, and building generational wealth.

0 0.25 0.5 Miles





# California Tax Credit Allocation Committee (CTAC) Opportunity Map (2024)



 Community Plan Boundary

TCAC/HCD Opportunity Areas

 Moderate Resource

 Low Resource/High Segregation and Poverty

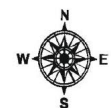
 Low Resource

 Neighborhood Change

Eight census tracts are experiencing significant Neighborhood Change in Mid-City, particularly in Normal Heights, Kensington-Talmadge, and City Heights, which have experienced significant demographic and economic shifts, including an increase in high-income households and rising median rents.

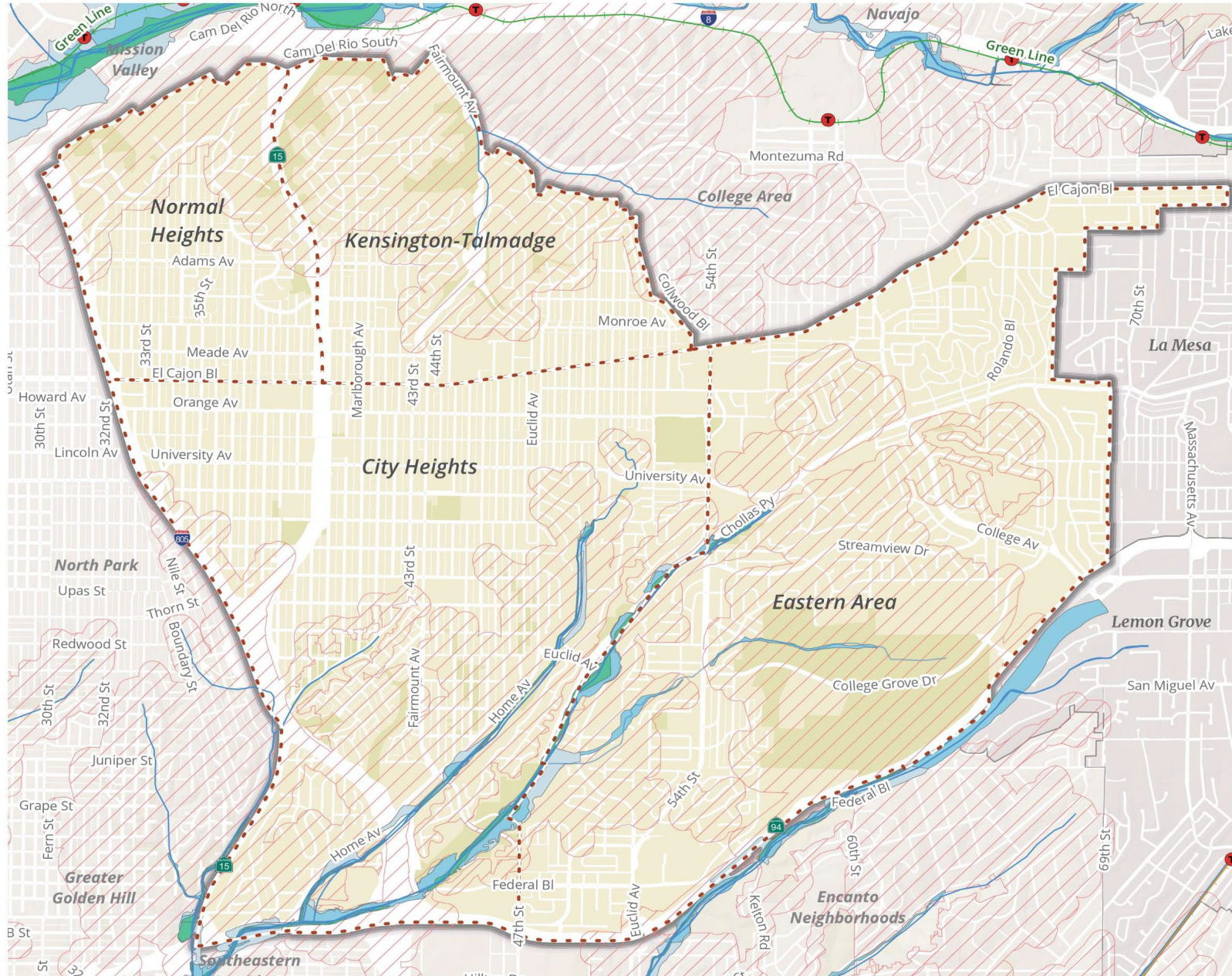
0 0.25 0.5 Miles

City of San Diego, SANGIS, SANDAG





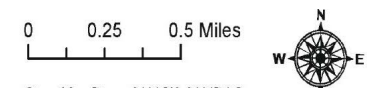
# Hydrology, Flooding and Wildfire



## Flood and Fire Zones

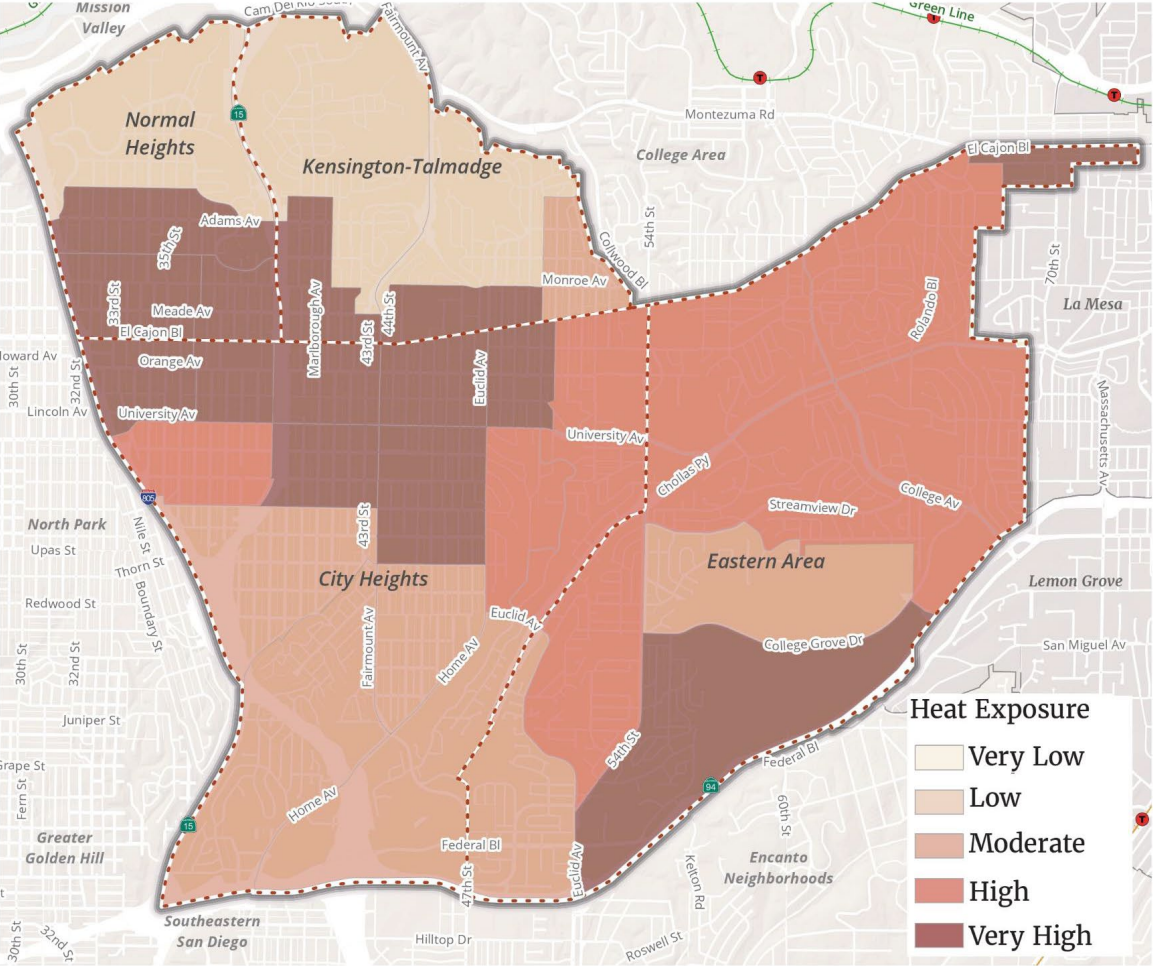
- 100 Year Floodway
- 100 Year Flood Plain
- 500 Year Flood Plain
- Rivers/Streams
- Very High Fire Hazard Severity Zones

Canyons and canyon-adjacent lands in Mid-City are identified as areas of highest risk for flooding and wildfire.

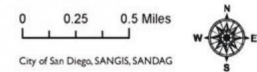
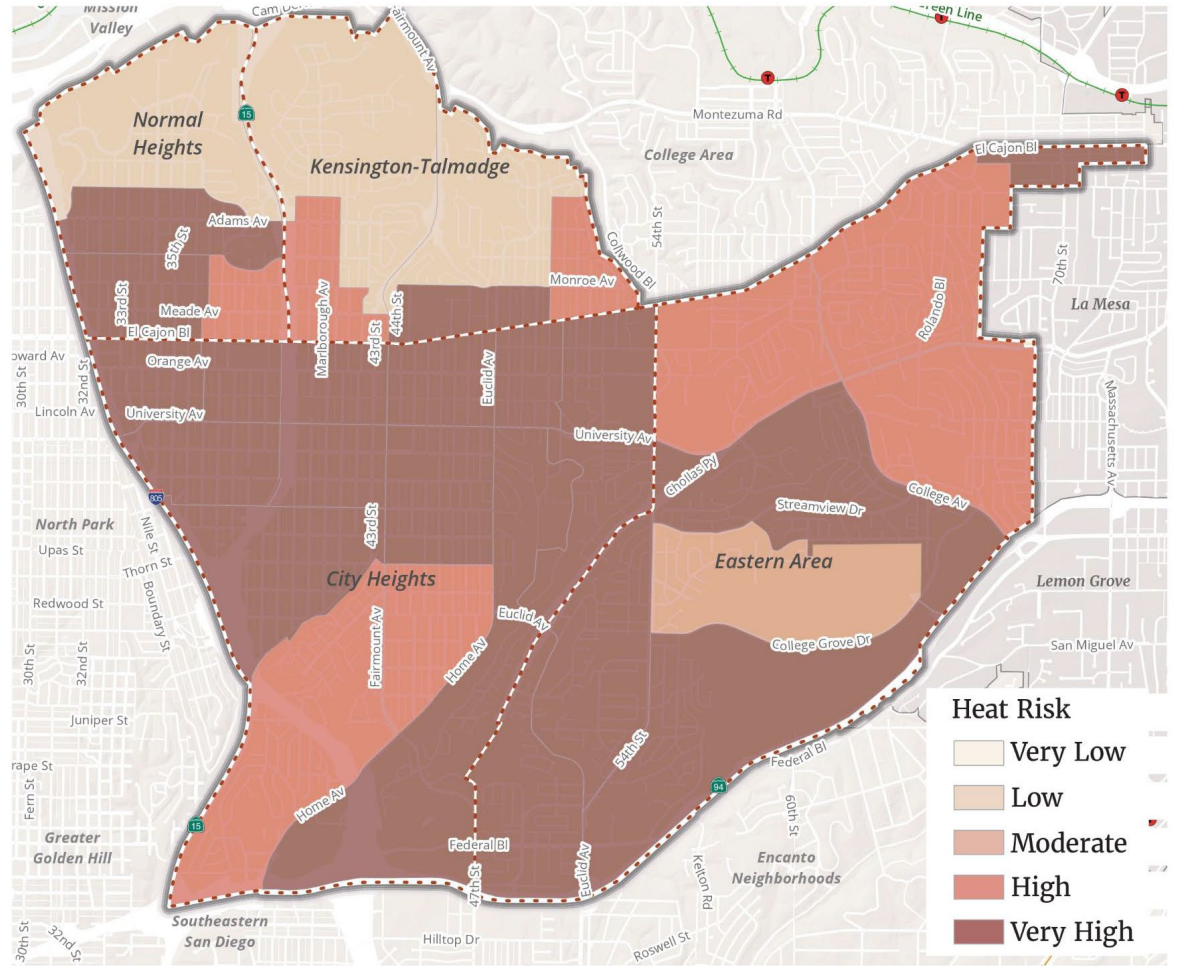




# Urban Heat Vulnerability Index - Heat Exposure



# Urban Heat Vulnerability Index - Heat Risk



Neighborhoods in Mid-City face a greater risk of extreme heat events, such as heat waves, than other areas of the city.



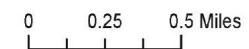


# Tree Canopy Coverage



- Tree Canopy
- Community Plan Area Boundary
- Open Space
- Trolley Stops
  - T Green Line
  - T Orange Line
- Light Rail Routes
  - Green Line
  - Orange Line

Tree canopy varies across neighborhoods such as Kensington-Talmadge, boasting over 21% coverage, while City Heights and Eastern Area have notably lower percentages.



City of San Diego, SANGIS, SANDAG







- Due to a centrally located transit-rich environment and diverse housing types, **Mid-City residents consume fewer resources, engage in less driving, and incur lower expenses** for both autos and utilities than the regional average.
- Compared to the rest of the City, Mid-City has **better pedestrian, bicycle, and transit scores. 58% of Mid-City is considered Very Walkable or Somewhat Walkable**, compared to 17% in the City of San Diego.
- Redlining **systematically marginalized lower-income residents and people of color** in the Mid-City planning area, compounding with other past discriminatory practices and policies to reinforce racial and economic segregation that still lingers today.
- The majority of neighborhoods are categorized as **Low Resource** compared to the region, with some areas in Normal Heights and Kensington-Talmadge classified as Moderate Resource. Additionally, City Heights has 5 census tracts that are **classified as high-poverty and racially segregated areas**.
- Meanwhile, eight census tracts are experiencing significant Neighborhood Change in Mid-City, particularly in Normal Heights, Kensington-Talmadge, and City Heights, which have **experienced significant demographic and economic shifts**, including an increase in high-income households and rising median rents.

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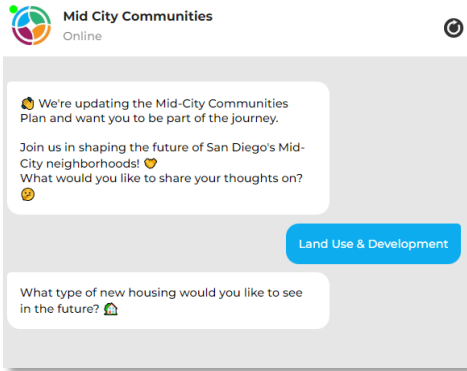
- Any ideas on how to improve this section of the report?
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# Upcoming Activities

## Summer



### Hello Lamp Post:

- Interactive platform
- Two-way communication
- Online or via text
- English, Spanish & Vietnamese

## Summer



### Outreach Summary:

- Online Survey
- Pop-Ups
- Office Hours
- Youth Engagement
- Workshops
- Community Meetings
- Hello Lamp Post

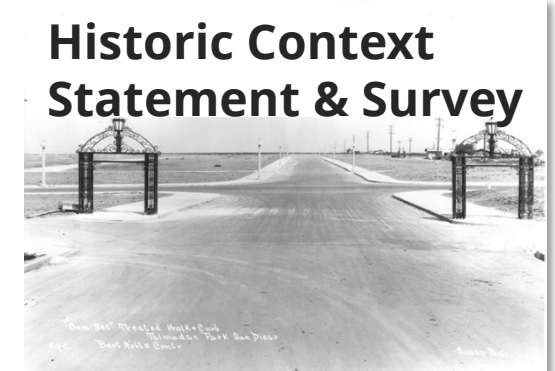
## Fall



### Detailed Multi-Modal Mobility Assessment:

- Pedestrian, Bike & Transit Facilities
- Traffic Circulation & Count

## Winter



### A Guide for Evaluating Historical Resources:

- History of Built Environment
- Themes
- Property Types

**FURTHER OPPORTUNITY TO PROVIDE INPUT**



- **Visit the Project Website & Sign-Up for Updates @ [www.PlanMidCity.org](http://www.PlanMidCity.org)**
- **Attend the 2nd Mid-City CPU Working Group Meeting – Sept. 11**
  - Topic – Public Engagement Summary
  - Location – TBD or via Zoom
- **Pop-Ups & Mini-Workshops – Summer 2024**
- **Hello Lamp Post – Summer 2024**
  - Look out for public prompts around your community & project website

### Email Us

Send additional comments, suggestions or questions to [PlanMidCity@SanDiego.gov](mailto:PlanMidCity@SanDiego.gov) and a Community Planner will get back to you.





# Public Comment



1. Write your comment in the **chat** and it will be recorded/documented
2. Raise hand virtually and we'll put you in the cue to take your comment in the room. **"Raise Hand"** may be under **'React'** or **'Participants'** window.
3. Turn on Video when speaking.

