Mid-City Communities Plan Update

PLAN MID-CITY
Communities Plan Update

City Planning Department

Mid-City CPU Working Group – September 11, 2024

The City of SAN DIEGO

ARRIVAL & CONNECTION

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. It's the end of summer and the start of the fall season. Share what this time of year is like for you. What do you enjoy about Mid-City in the fall?

What's been on your mind since our learning and discussion in the last meeting?

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AGENDA

1. Welcome & Introductions (10 min)
2. Draft Mid-City Atlas: Existing Conditions Report
   - Presentation Land Use & Development; Mobility; Public Facilities, Parks & Open Space (20 min)
   - Working Group Discussion (20 min)
3. Draft Public Engagement Summary
   - Presentation (20 min)
   - Working Group Discussion (20 min)
4. Public Comments (20 min, approximately 7:40-8:00)
5. Conclusion & Next Steps (5 min, aiming to be done 8:05)

Introductions and Meeting Logistics

ROLE OF WORKING GROUP

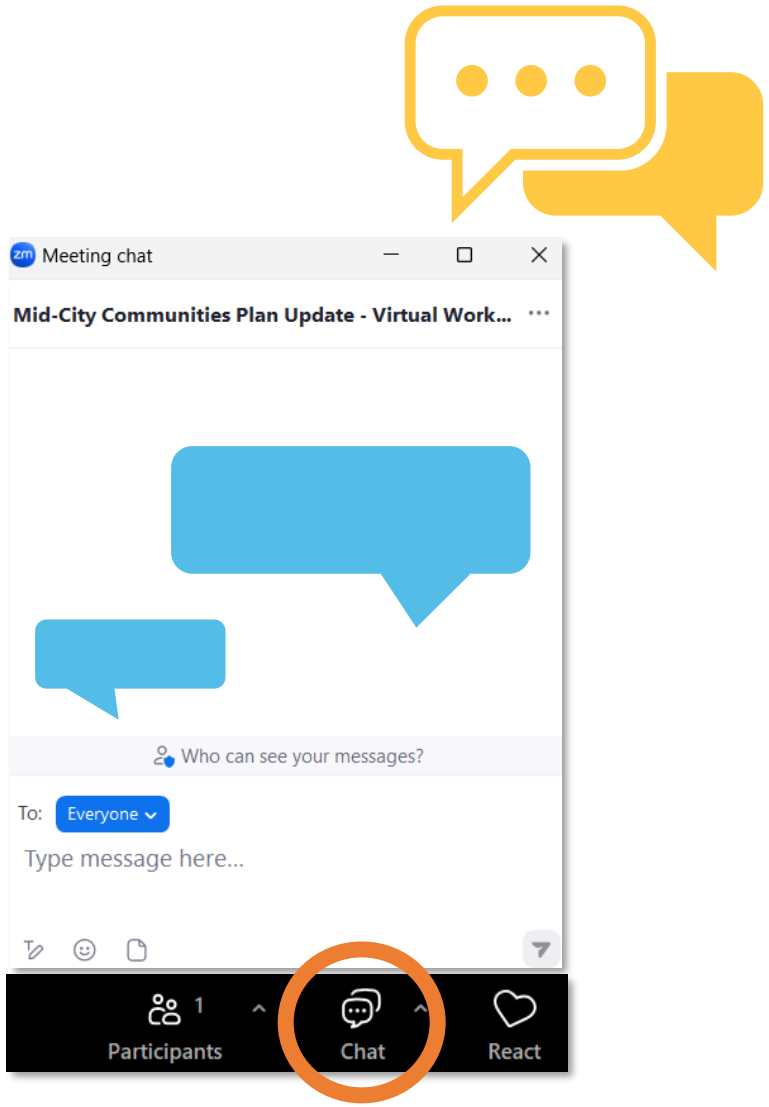
- Be involved in the plan update from start to finish.
- Review project materials related to public engagement, research, and technical studies.
- Suggest ideas that could be included in the plan update.
- Provide feedback on proposals related to the plan update.

LOGISTICS

- Meeting is being 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.



MEETING AGREEMENTS

- Interact respectfully with project staff, Working Group members and members of the community.
- Stay concise to create time for as many voices in the room to contribute.
- Consider the diverse needs and goals of the Mid-City communities and work to provide inclusive input and resources.
- Share relevant, on-topic perspectives and information.
- Help maintain a welcoming and inclusive environment that values all perspectives.

City Planning Department

Draft Mid-City Atlas: Existing Conditions Report

sandiego.gov

MID-CITY PLANNING AREA & NEIGHBORHOODS

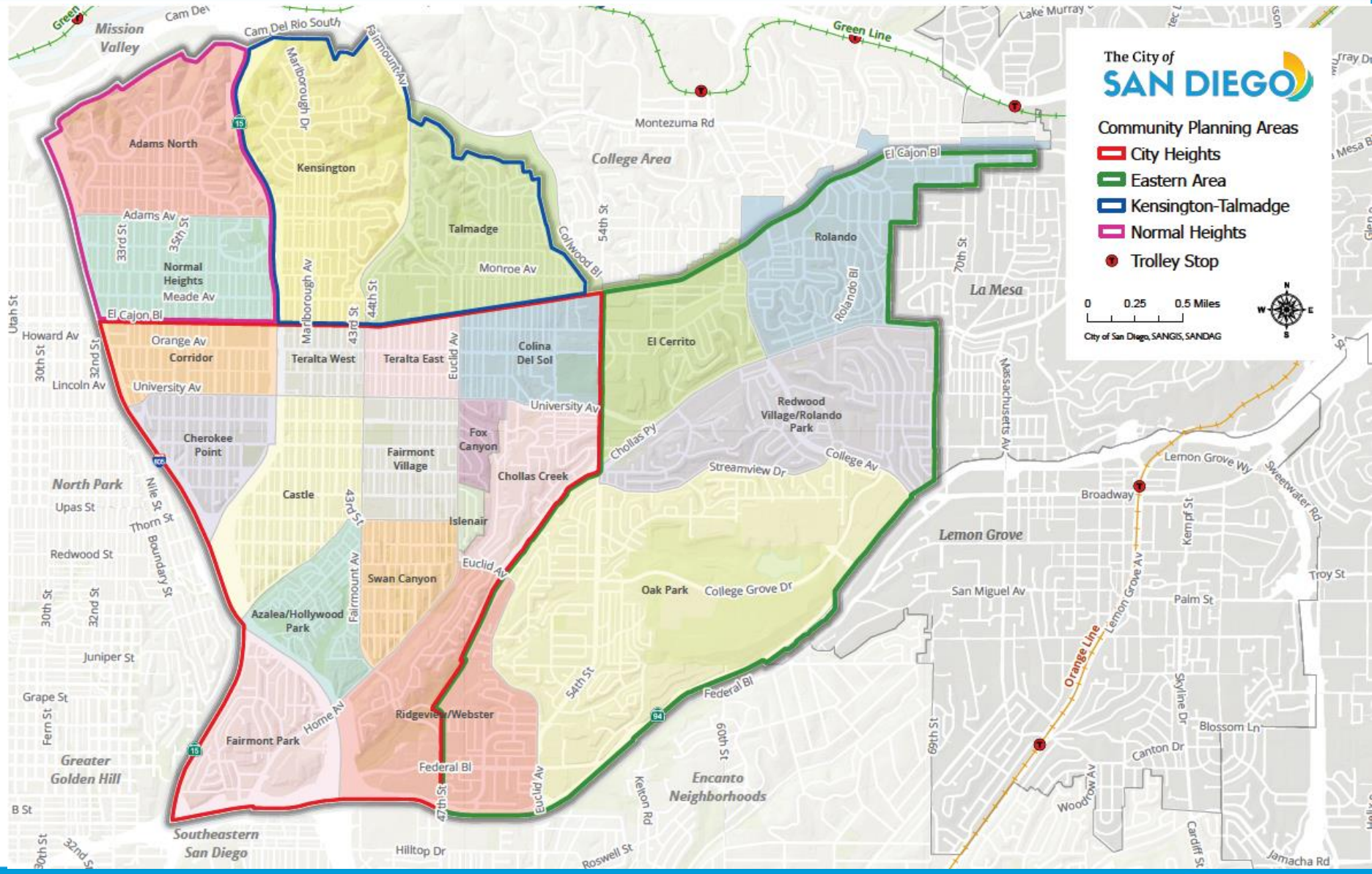
Mid-City Communities

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

Mid-City Snapshot*

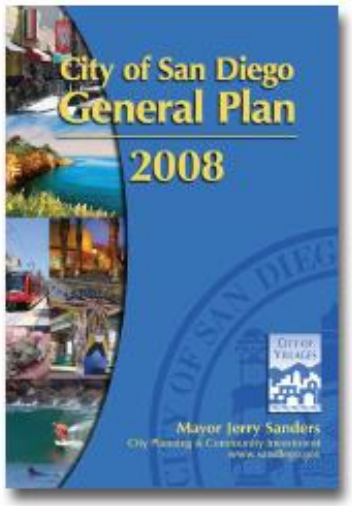
- 8,052 acres
- 133,267 people
- 52,300 homes
- 20,000 jobs
- 24,500 parcels
- 10% of the city population resides in Mid-City

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



UPDATE TO THE MID-CITY COMMUNITIES PLAN

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.

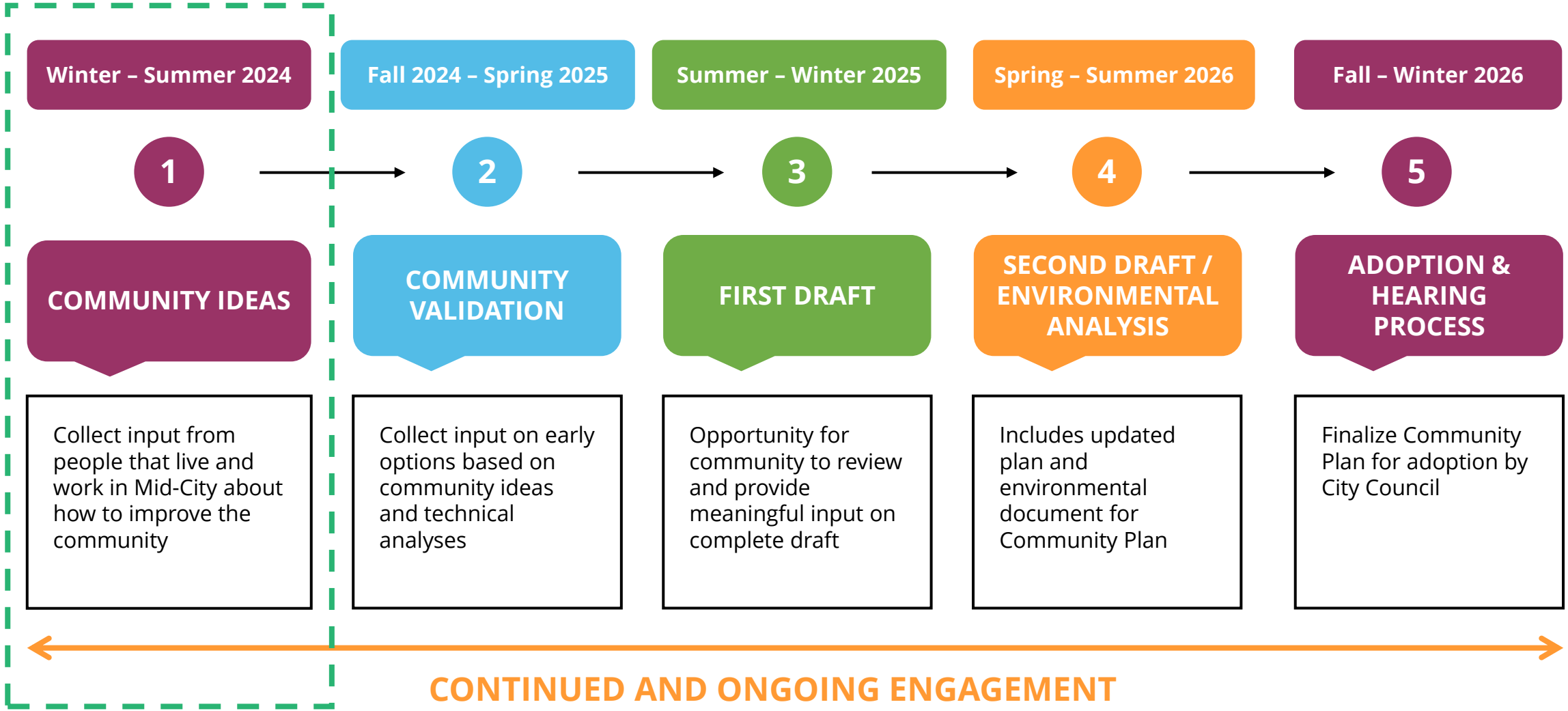


The update to the plan will serve as the 30-year vision for land use, mobility, urban design, public facilities and services, natural resources, historic and cultural resources and economic development.

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

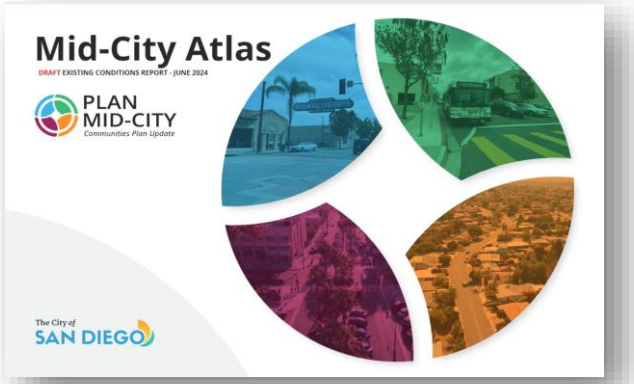
*The City Planning Dept. was awarded SANDAG's TransNet Smart Growth Incentive Program (SGIP) planning grant in 2022.

PROCESS & TIMELINE



MID-CITY ATLAS: EXISTING CONDITIONS REPORT

Draft Report



Community Snapshot:

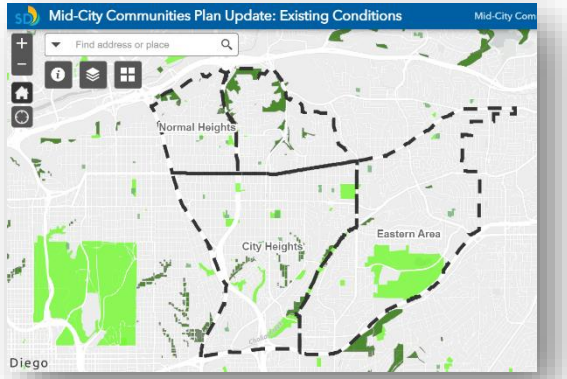
- History & Place
- Sustainability, Equity & Climate Resilience
- Land Use & Development
- Mobility
- Parks, Public Facilities & Open Space

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

MID-CITY ATLAS: EXISTING CONDITIONS REPORT

Released June 14

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

Introduction

History & Place

Sustainability, Equity & Climate Resilience

Land Use & Development

Mobility

Parks, Public Facilities & Open Space

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

San Diego Electric Railway

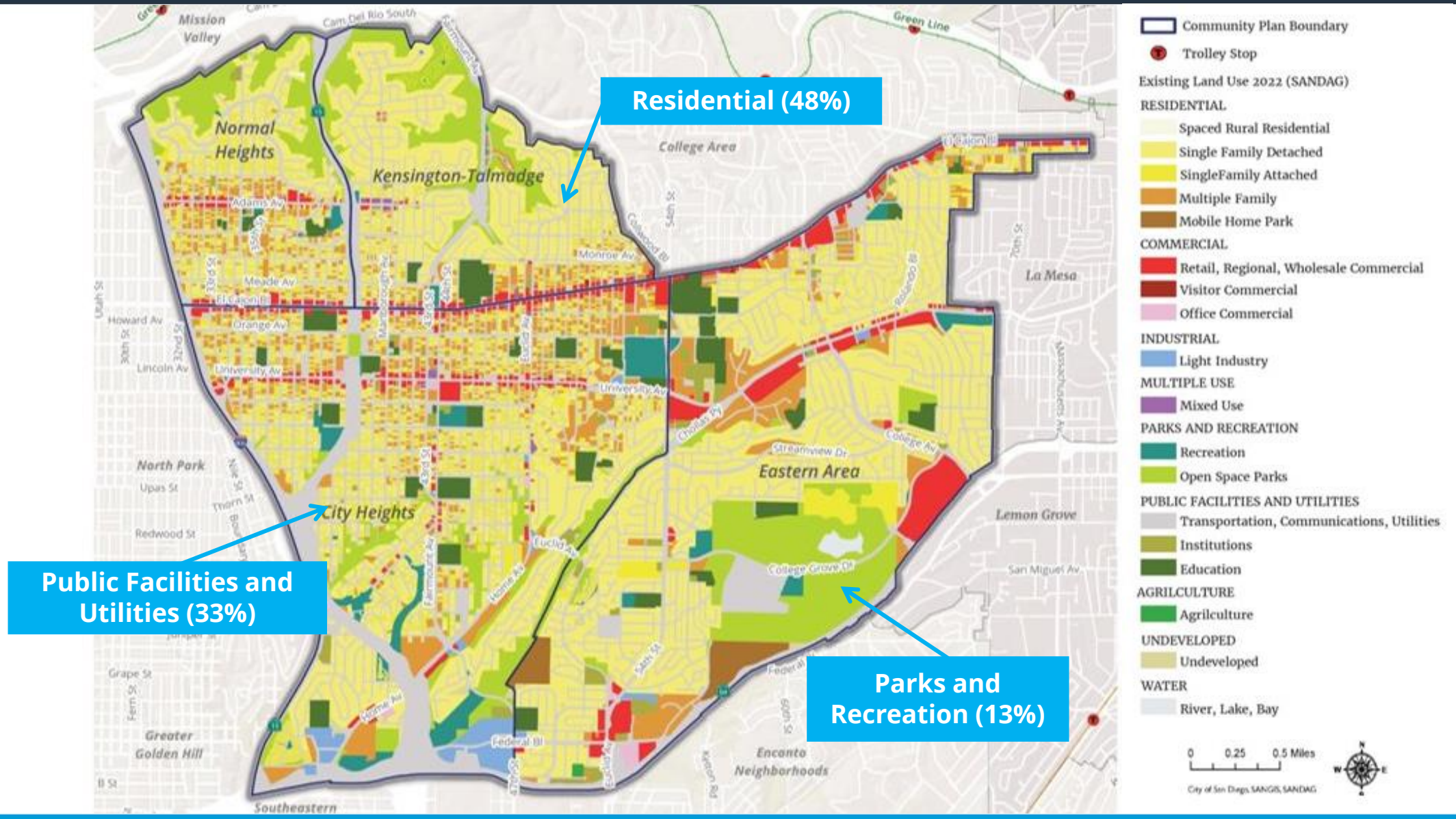
Kensington in 1927

Looking West on El Cajon

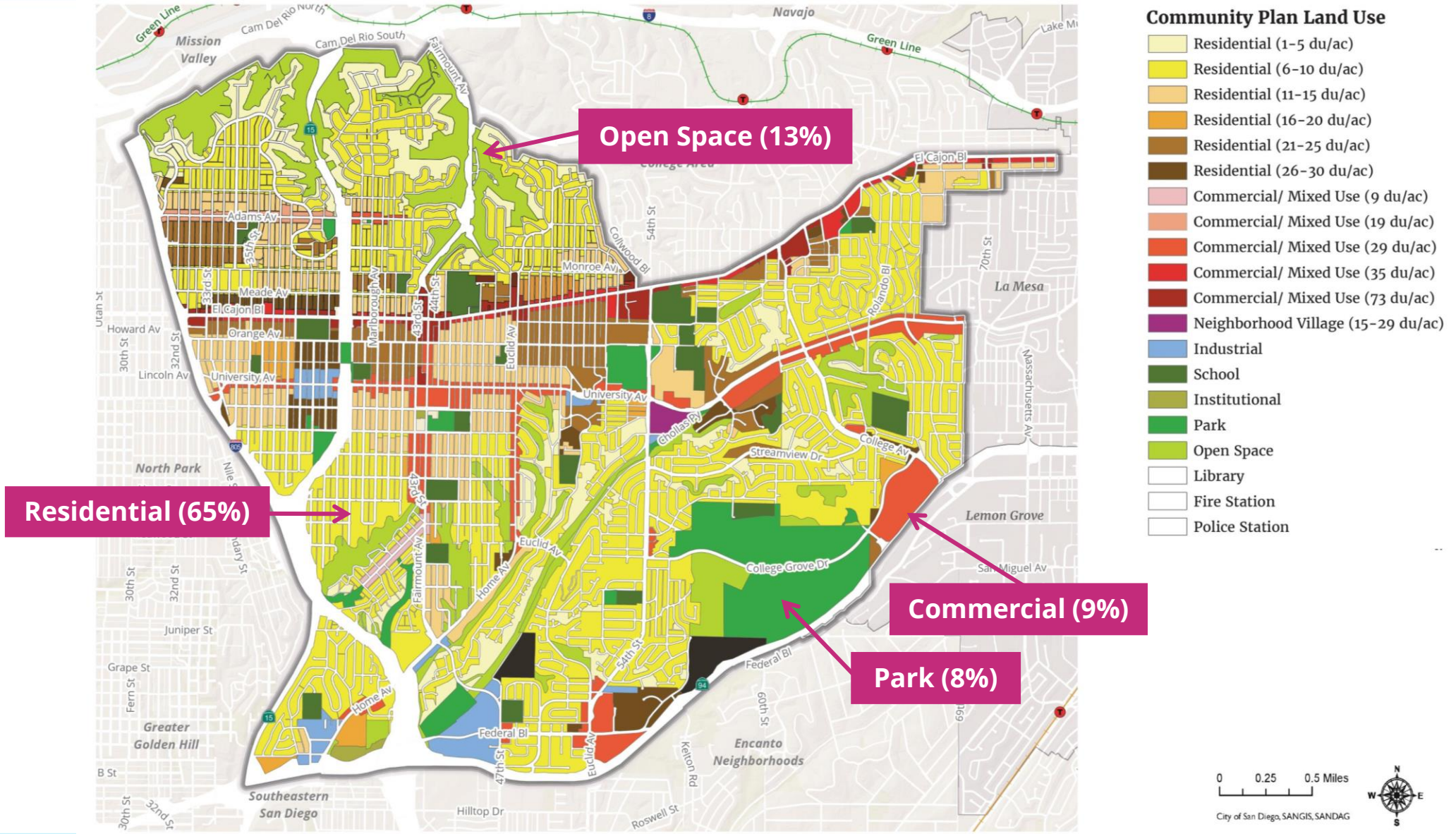
Historic Redlining

Land Use & Development

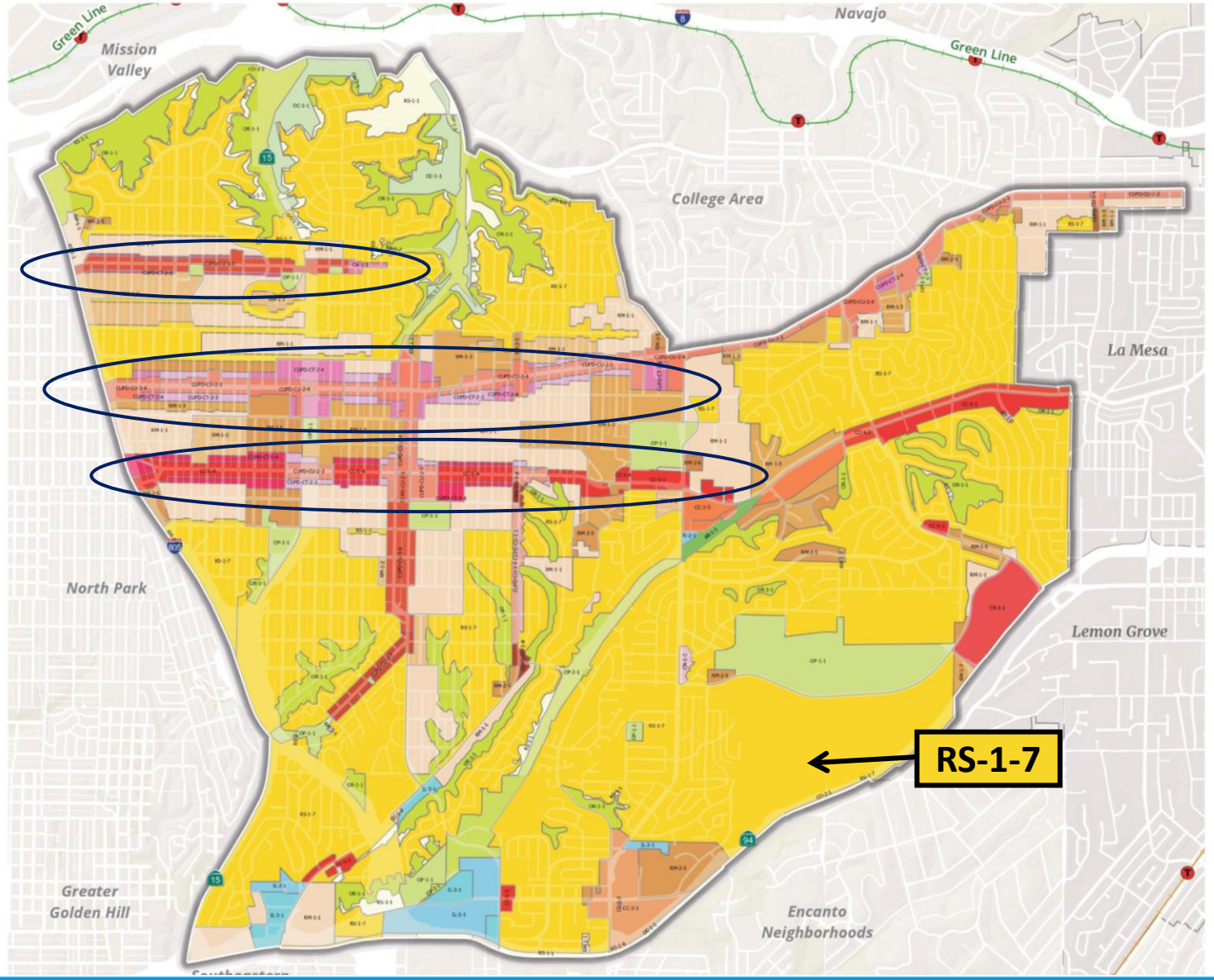
EXISTING LAND USE



ADOPTED COMMUNITY PLAN LAND USE



CURRENT ZONING



Current Zoning

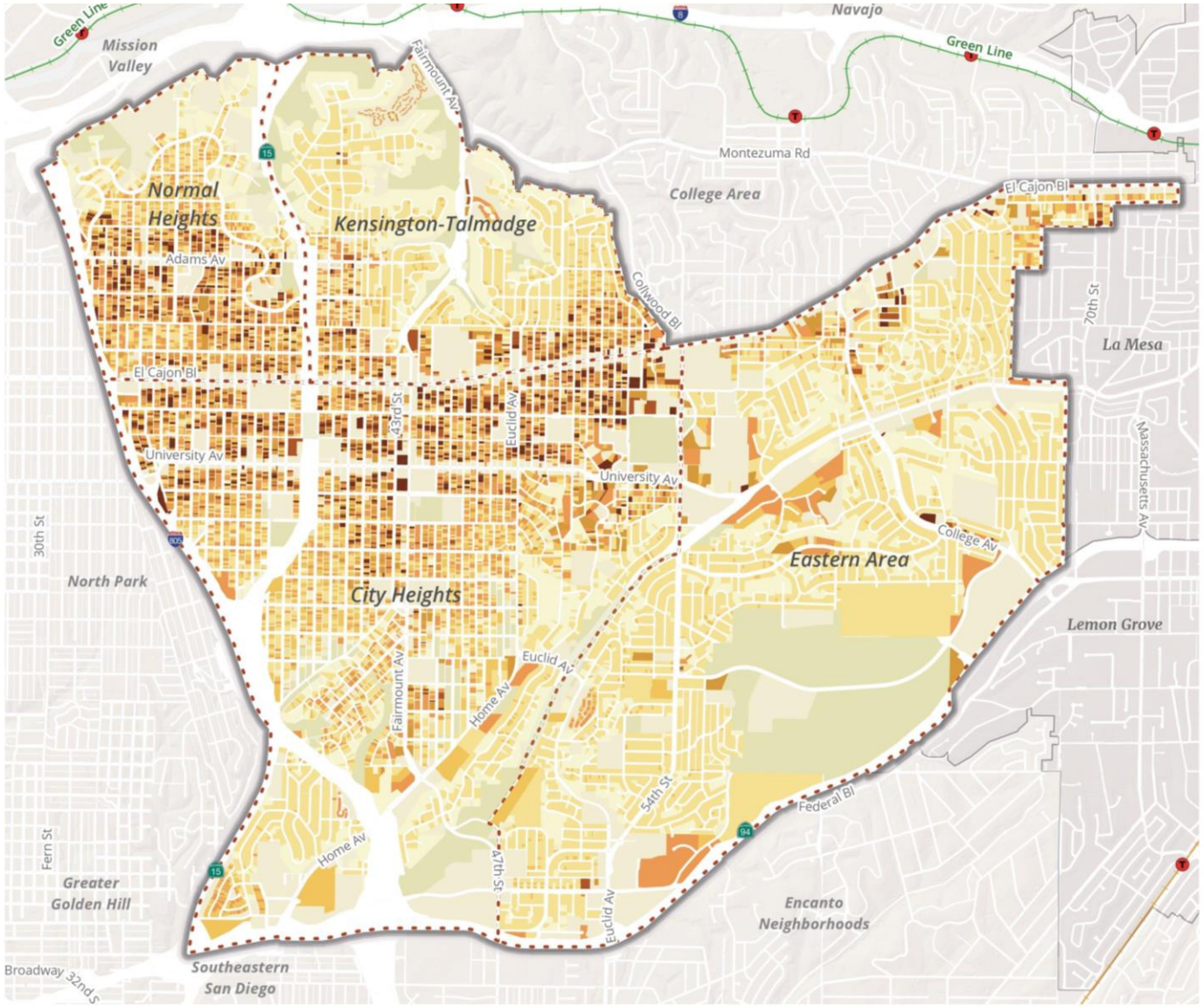
- AR-1-1
- CC-1-3
- CC-2-3
- CC-3-5
- CC-3-9
- CC-4-3
- CC-5-3
- CC-5-4
- CN-1-2
- CN-1-3
- CN-1-5
- CR-1-1
- CUPD-CT-2-3
- CUPD-CT-2-4
- CUPD-CT-3-3
- CUPD-CT-5-4
- CUPD-CU-1-1
- CUPD-CU-1-2
- CUPD-CU-2-3
- CUPD-CU-2-4
- CUPD-CU-2-4
- Road ROW
- CUPD-CU-3-3
- CUPD-CU-3-6
- CUPD-CU-3-7
- CUPD-CU-3-8
- IL-2-1
- IL-3-1
- OC-1-1
- OP-1-1
- OP-2-1
- OR-1-1
- RM-1-1
- RM-1-2
- RM-1-3
- RM-2-5
- RM-2-6
- RM-3-7
- RM-3-8
- RM-3-9
- RS-1-1
- RS-1-2
- RS-1-6
- RS-1-7

CUPD: Centralized Urban Planned Districts

0 0.25 0.5 Miles

City of San Diego, SANGIS, SANDAG

EXISTING RESIDENTIAL DENSITY



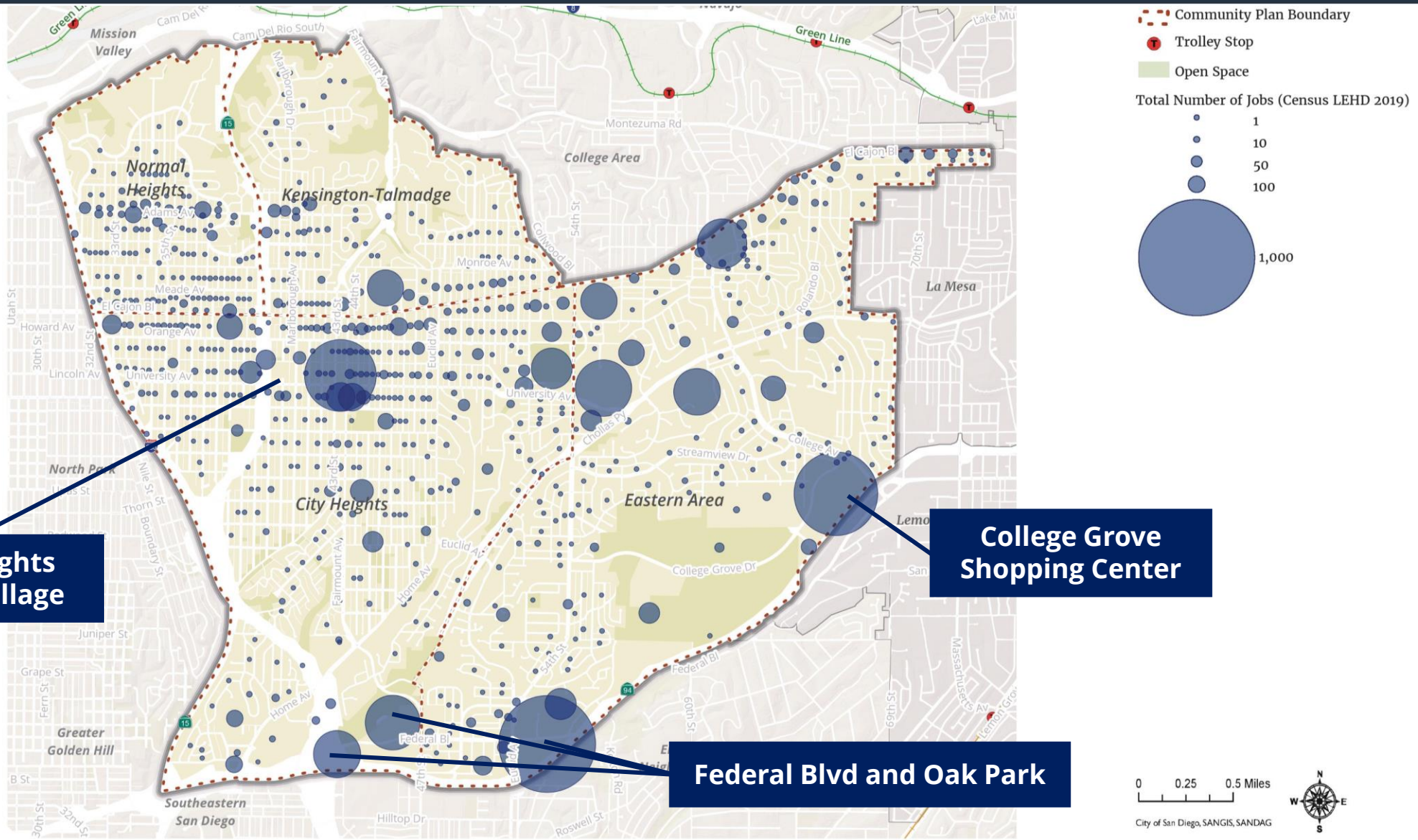
Residential Density (%)

Up to 5 units per acre	(14%)
6-9 units per acre	(47%)
10-14 units per acre	(15%)
15-29 units per acre	(15%)
30-44 units per acre	(4%)
45-54 units per acre	(3%)
Over 55 units per acre	(3%)
Community Plan Boundary	
Park and Open Space	

0 0.25 0.5 Miles

City of San Diego, SANGIS, SANDAG

TOTAL NUMBER OF JOBS



City Heights Urban Village

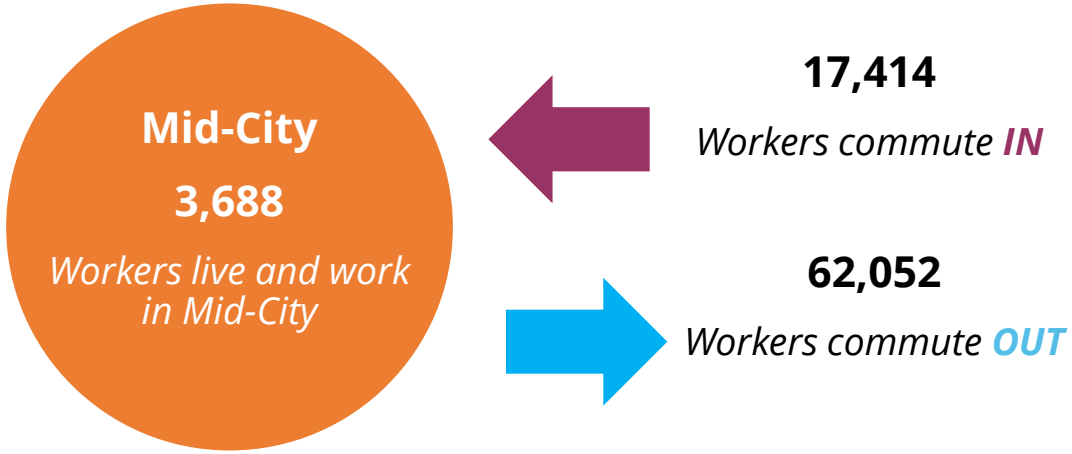
College Grove Shopping Center

Federal Blvd and Oak Park

BUSINESS AND EMPLOYMENT

Commute Inflow/Outflow Analysis

Source: 2019 LEHD

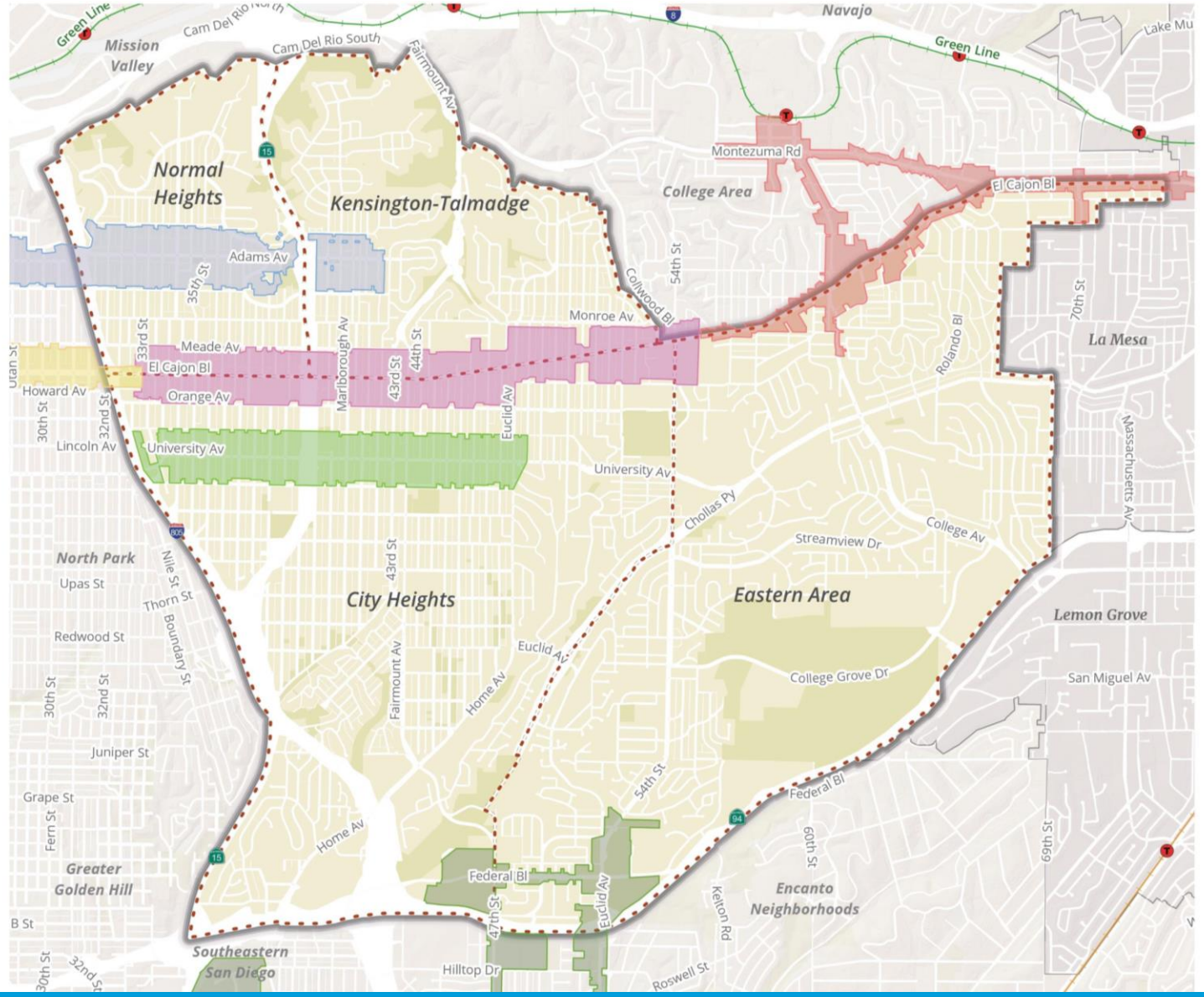


- 82.5% of the total jobs in Mid-City are held by workers who commute into Mid-City
- 17.5% of the total jobs in Mid-City are held by workers who live in Mid-City

Employment Profile

NAICS Industry Sector	Count	Share
Construction	532	3%
Education and Health Care	9,032	43%
Finance and Real Estate	639	3%
Manufacturing, Transportation and Warehousing	842	4%
Accommodation and Food Services	2,419	11%
Retail and Wholesale Trade	3,374	16%
Professional, Scientific, Information, and Technical Services	1,976	9%
Administration & Support, Waste Management and Remediation	461	2%
All Other	1,827	9%

BUSINESS IMPROVEMENT DISTRICTS



- Community Plan Boundary
- Open Space
- Trolley Stop

Business Improvements Districts in Mid-City

- Adams Avenue
- City Heights
- College Area
- Diamond
- El Cajon Boulevard Central
- El Cajon Boulevard Gateway

0 0.25 0.5 Miles

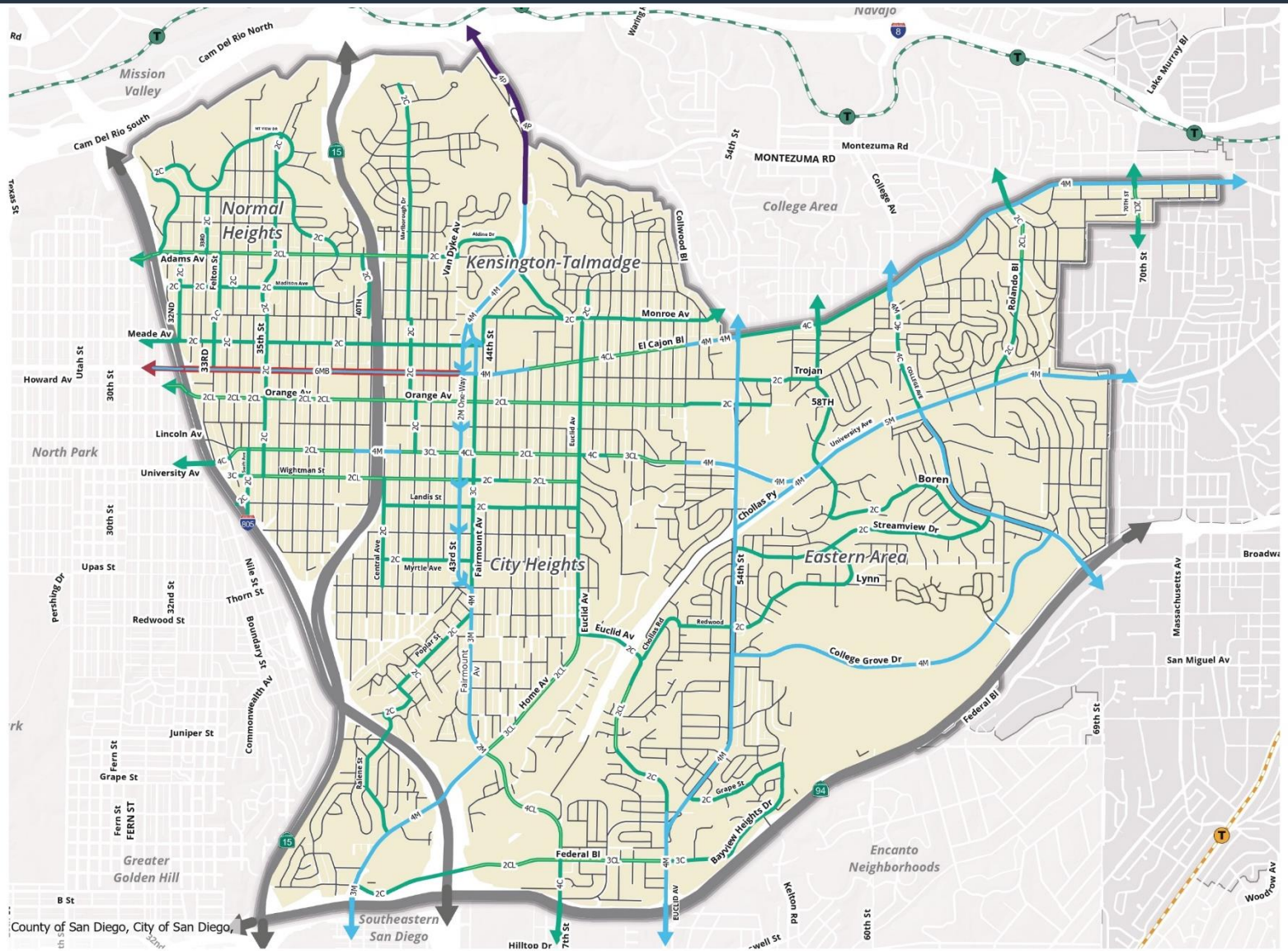
City of San Diego, SANGIS, SANDAG

LAND USE & DEVELOPMENT SUMMARY

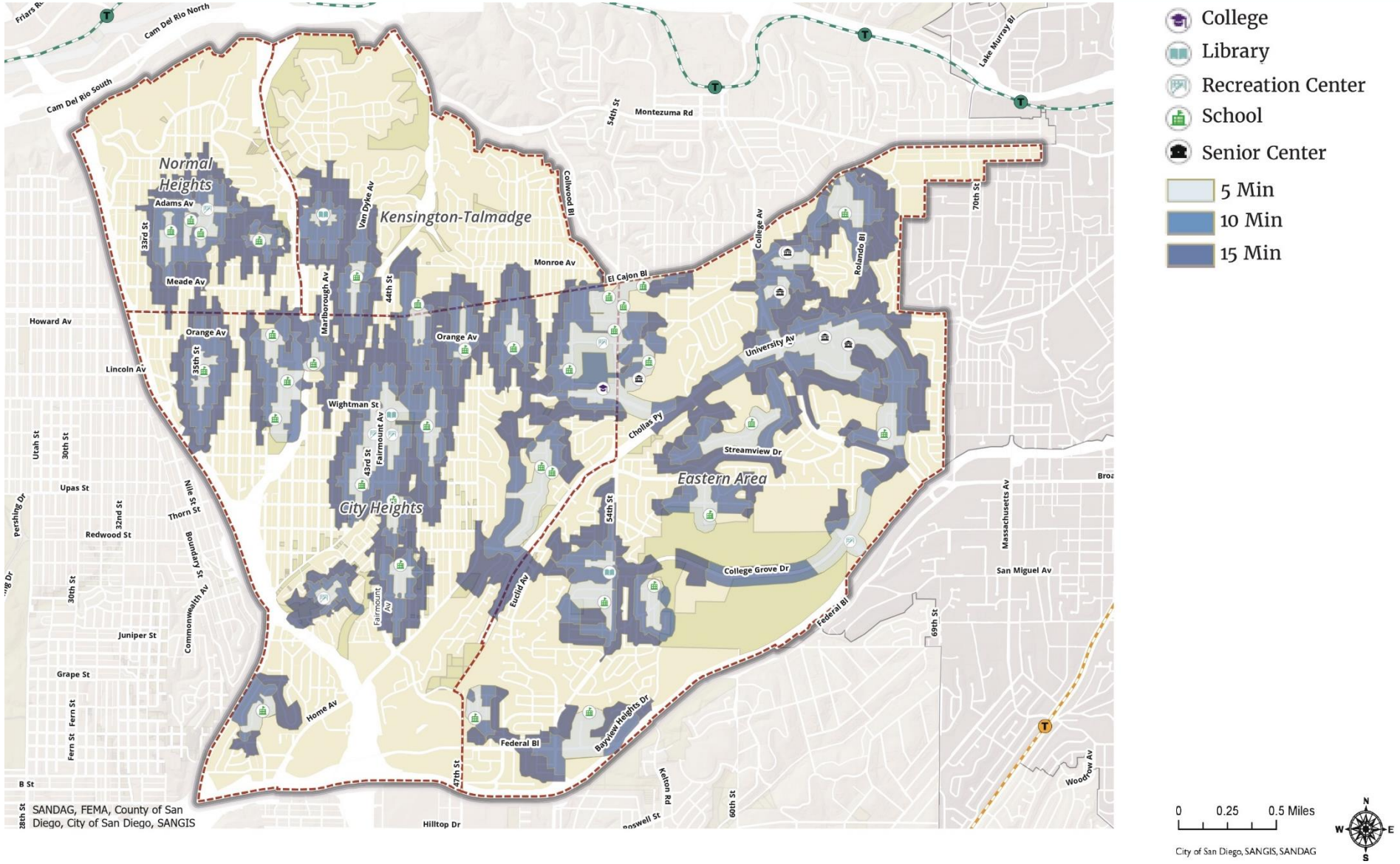
- **Residential use is the most prominent existing land use** in Mid-City, occupying 3,895 acres.
- Around **58 acres of land is undeveloped** in Mid-City.
- **Significant portions** of the Community Planning Areas are designated as **Residential (65.0%), Commercial (9%), and Open Space (13%).**
- Most of the **high-density housing is clustered around Adams Avenue, El Cajon Boulevard, and University Avenue**, demonstrating the relatively compact building patterns that predominate along major commercial and transportation corridors.
- 43% of jobs within Mid- City are in **education and healthcare.**
- **82.5% of the total jobs** in Mid-City are **held by workers who commute into** Mid-City while 62,052 workers commute out of Mid-City.

Mobility

EXISTING FUNCTIONAL ROADWAY CLASSIFICATIONS



WALKABILITY TO COMMUNITY FACILITIES



EXISTING AND PLANNED BIKEWAY NETWORK

Planned Bike Routes

Bike Boulevard	(Class III)
Bike Boulevard	(Class II)
Bike Route	(Class III)
Multi-Use Path	(Class IV)
Seperated Bikeway	(Class IV)

Existing Bike Routes

Bike Boulevard	(Class III)
Bike Lane	(Class II)
Bike Route	(Class III)
Multi-Use Path	(Class IV)
Seperated Bikeway	(Class IV)

0 0.25 0.5 Miles

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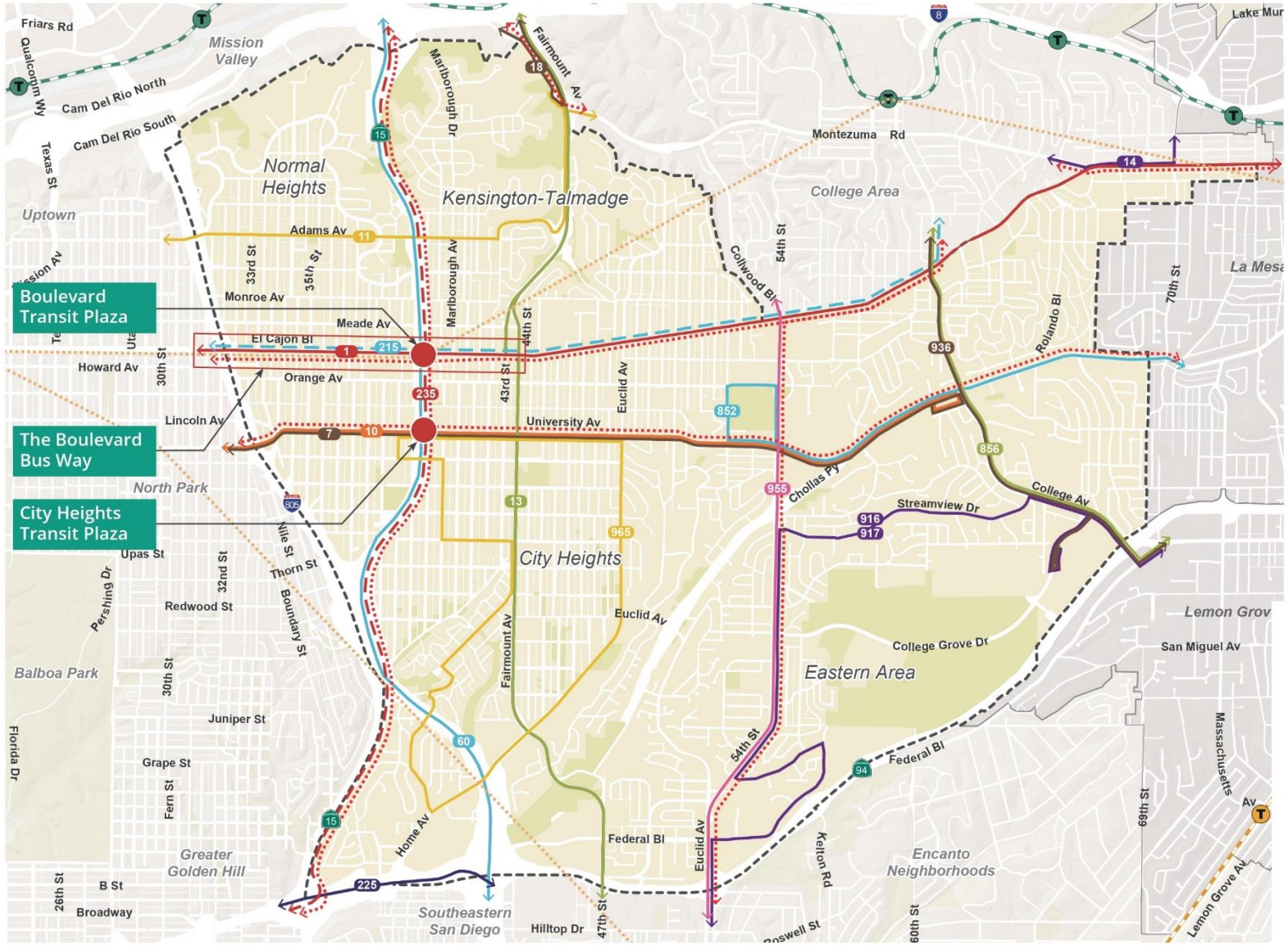
EXISTING AND PLANNED TRANSIT NETWORK



Existing Transit Service

- Local Bus Service (###)
- Rapid Bus Service (235, 215)

Trolley Routes

- Green Line
- Orange Line

Trolley Stops

- Green Line
- Orange Line

Existing Transit Hubs

- Green Line

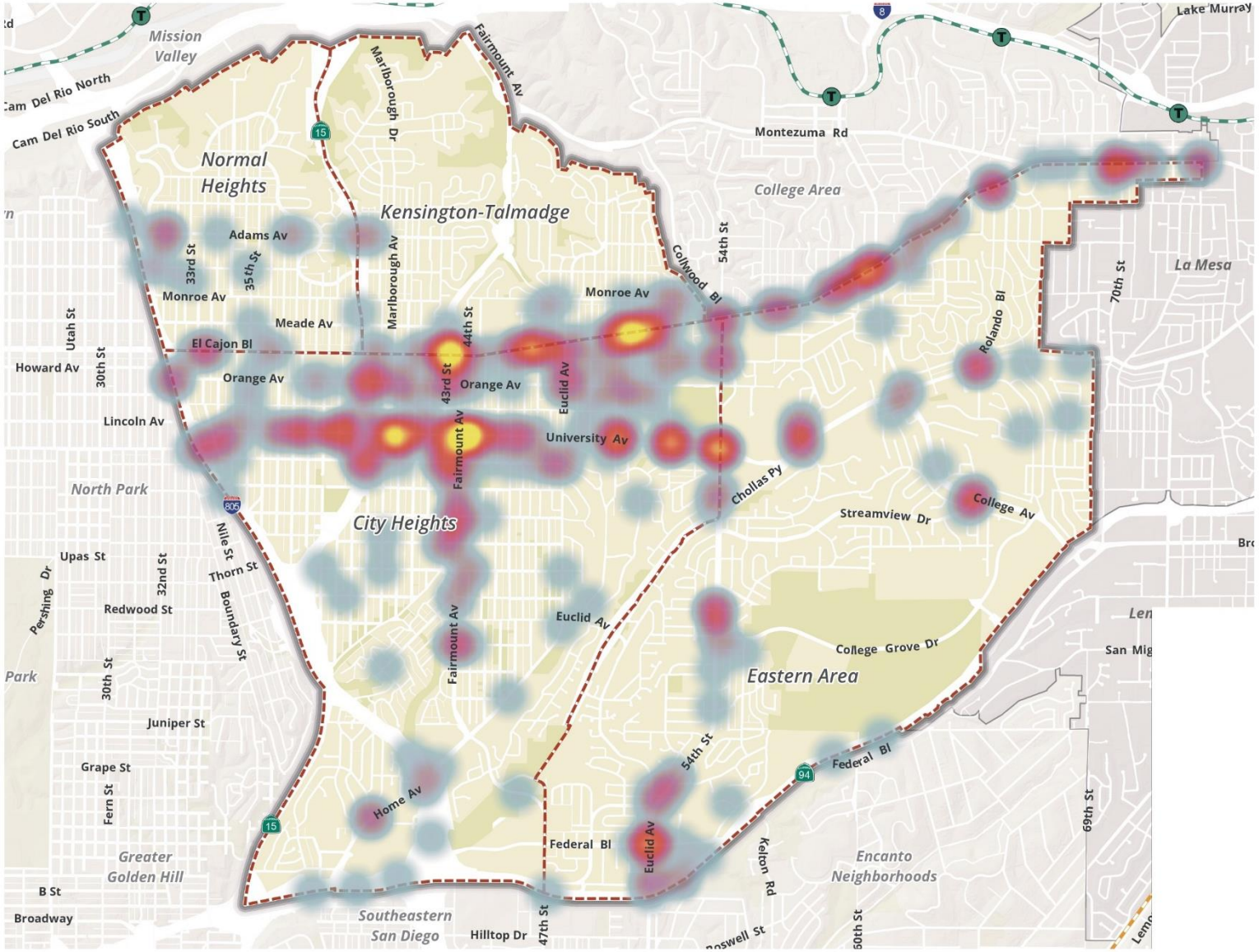
Planned Transit Service

- Commuter Rail
- Next Gen Rapid

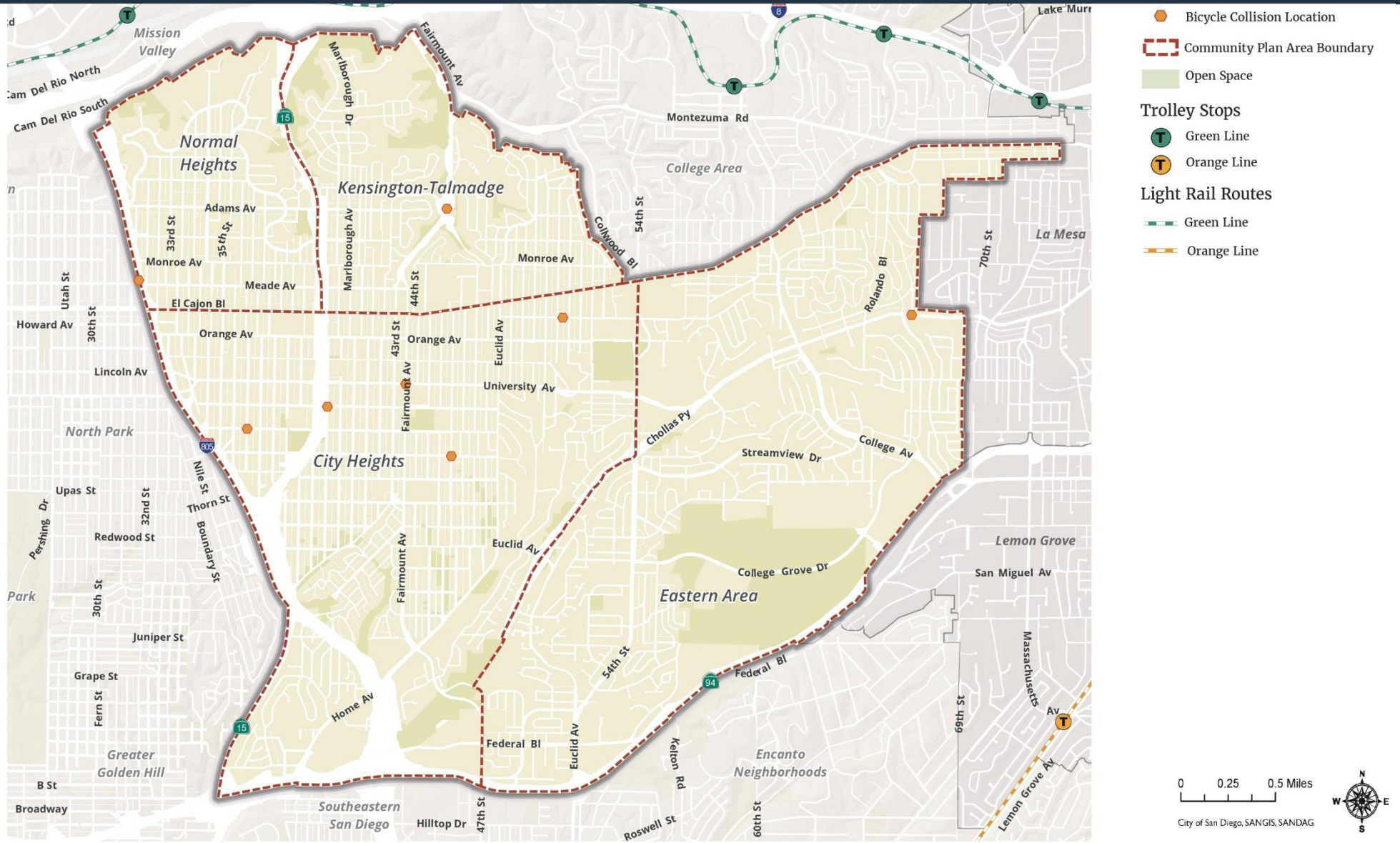
0 0.25 0.5 Miles

City of San Diego, SANGIS, SANDAG

PEDESTRIAN COLLISION HEATMAP (ALL COLLISIONS)



SERIOUS BIKE COLLISIONS

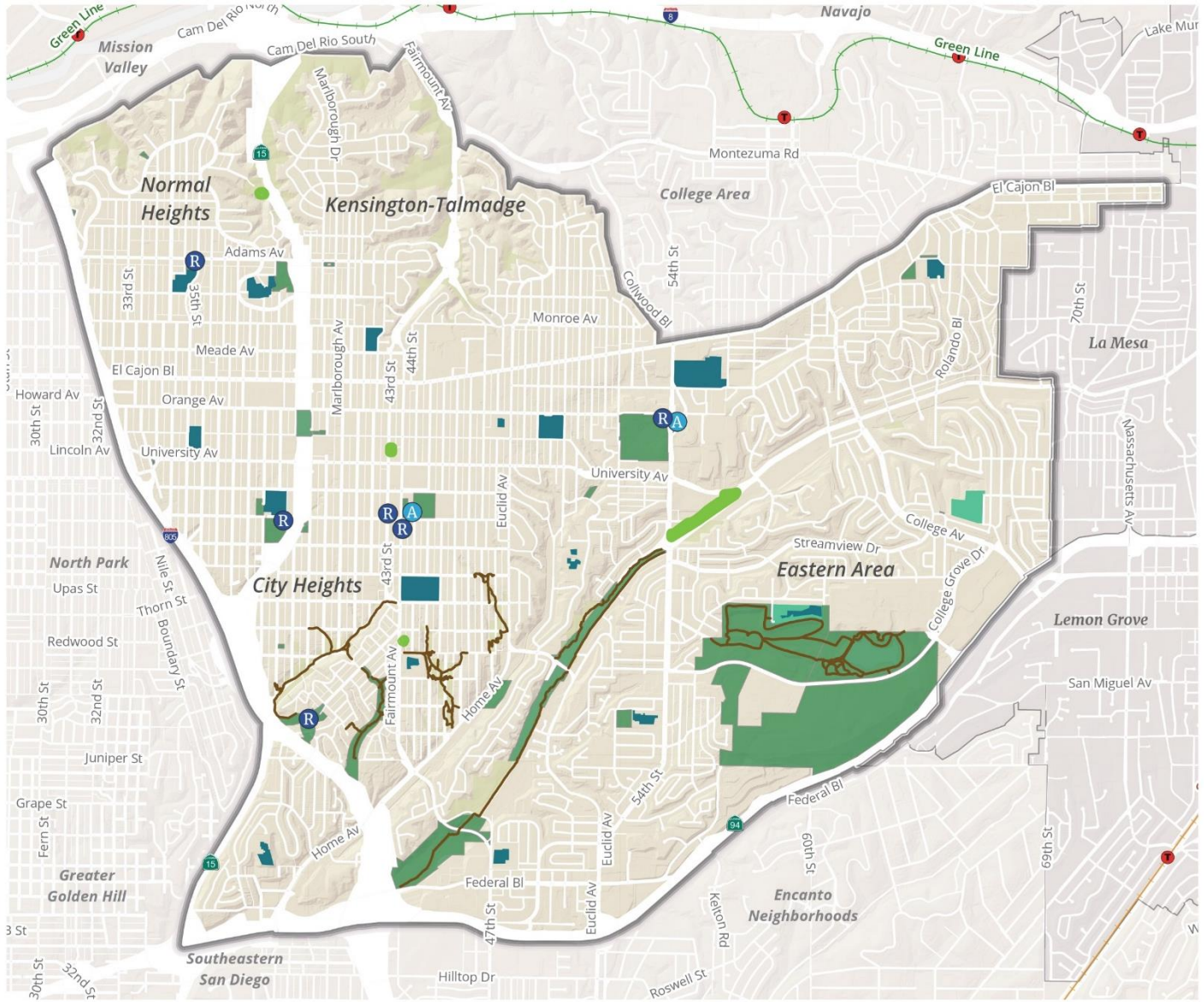


MOBILITY SUMMARY

- The **freeway and street network** form the basis of mobility within Mid-City.
- Existing **canyons and freeways provide the biggest barrier** to pedestrian walkability in Mid-City.
- Mid-City is a **medium to high bicycle trip generator area.**
- The intersections with the **most pedestrian collisions** were concentrated along **El Cajon Boulevard, University Avenue, Fairmount Avenue and Euclid Ave/54th Street.**
- Serious pedestrian injuries or fatalities are also clustered along the corridors listed above as well as at the **entrances and exits to freeways** in Mid-City.
- Around **20 percent of Mid-City workers** either **commute by walking, bicycling, public transit, or work from home.**

Public Facilities, Parks & Open Space

EXISTING AND PLANNED PARKS, RECREATION, AND OPEN SPACE



- Recreation Center
- Aquatic Complex
- Existing Trails
- City Open Space
- Existing Parks
- Planned Parks
- Existing Joint Use Parks
- Proposed Joint Use Parks

Mid-City's system of parks and recreational facilities is vast, ranging from community and neighborhood parks to mini parks, sports fields, and aquatic centers, some of which are shared with neighboring communities.

0 0.25 0.5 Miles

City of San Diego, SANGIS, SANDAG

RECREATION VALUE POINTS

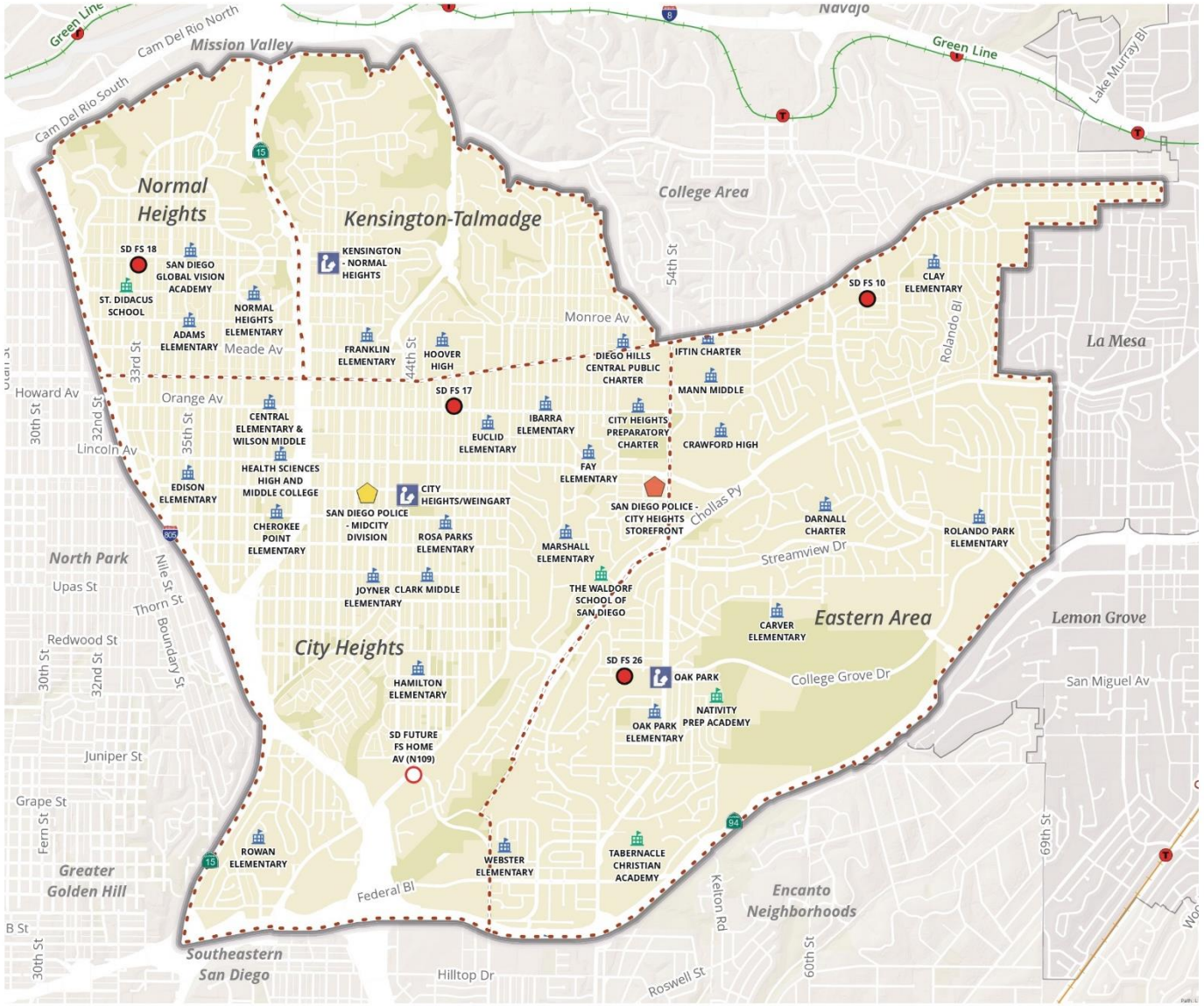
Existing Park Standard

Mid-City Existing Parks and Recreation Facilities Summary	
Total Population (2022)	133,267
Recreation Value Points Goal, 100 points per thousand	13,327
Current Recreation Value Points	7,020
Recreation Center Requirement – 17,000 SF per 25,000 people	90,622
Current Recreation Center square footage	49,672
Aquatic Complex Requirement – 1 complex per 50,000 people	2.6
Current number of Aquatic Complex	2

53%

This table has been slightly updated since the release of the Draft Mid-City Atlas: Existing Conditions Report

EXISTING AND PLANNED PUBLIC SERVICES AND FACILITIES



- Community Plan Boundary
- Libraries

Schools
- Public
- Private

Police Facilities
- Police Station
- Community Relations Storefront

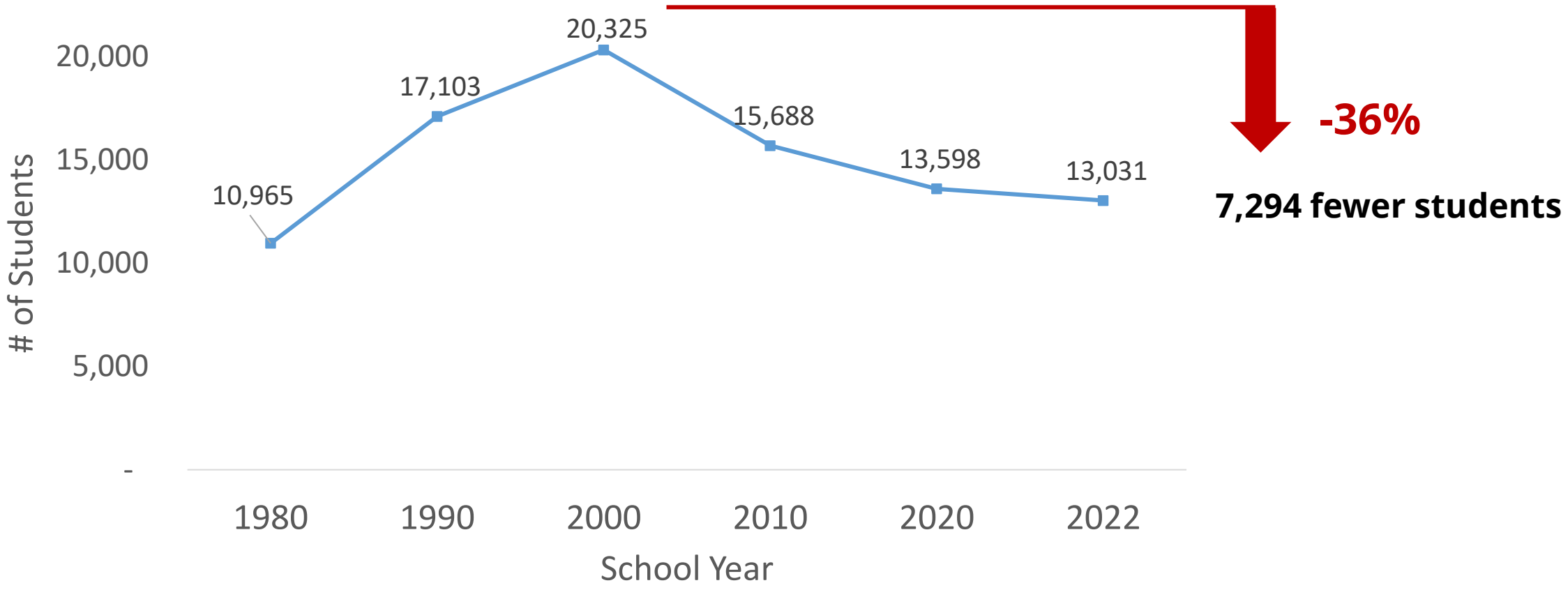
City of San Diego Fire Stations
- Existing
- Proposed

Mid-City planning area has three libraries, four fire stations, thirty public schools, four private schools,
and the SD Police Dept. Mid-City Division and Community Relations Storefront.

0 0.25 0.5 Miles

City of San Diego, SANGIS, SANDAG

MID-CITY SDUSD ENROLLMENT 1980 - 2022



MULTI-HABITAT PLANNING AREA AND VEGETATIONS

Multi-Habitat Planning Area
Open Space

Vegetation
- Chaparral
- Forest/Woodland
- Grass/Herb
- Nonnative Vegetation
- Riparan Forest
- Riparan Scrub
- Scrub

Mid-City's undisturbed vegetation is in San Diego's MHPA, the City's planned habitat preserve. Within MHPA, development is limited to protect and ensure the viability of "covered" species and preserve a network of open space and habitat in San Diego.

0 0.25 0.5 Miles

City of San Diego, SANGIS, SANDAG

PUBLIC FACILITIES, PARKS AND OPEN SPACE SUMMARY

- Mid-City's system of parks and recreational facilities is vast, ranging from **community and neighborhood parks to mini parks, sports fields, and aquatic centers,** some of which are shared with neighboring communities.
- Using the 2022 population, Mid-City **does not meet the current recreational value-based standard**, Recreation Center square footage required, and aquatic complexes required.
- Through the Chollas Creek Master Plan, Mid-City can expect **more outdoor recreation opportunities** while the natural qualities and habitats within the watershed continue to be preserved.
- Planned public facilities currently encompass a **proposed fire station** at the intersection of Fairmount Avenue and 47th Street in City Heights, along with suggested enhancements for all three libraries in the Mid-City area.
- Although most of the planning area has been extensively developed, the remaining undisturbed areas, mostly along the **canyons, are protected under our City's planned habitat preserve,** the Multi-Habitat Planning Area.

WORKING GROUP DISCUSSION

Discussion Questions: Answer one of the below

- Anything that stands out to you?
- Any ideas on how to improve this section of the report?
- Is there anything missing that we should explore further?

**Option to offer your comments on the above in writing*

Provide in Writing on Comment Card or via Email

- Any clarifications or questions?
- Accuracy of text, charts, names, maps, etc.
- Detailed comments, especially if related to specific locations

Take a breather…

Back in 5

Draft Public Engagement Summary

PUBLIC ENGAGEMENT DOCUMENTS

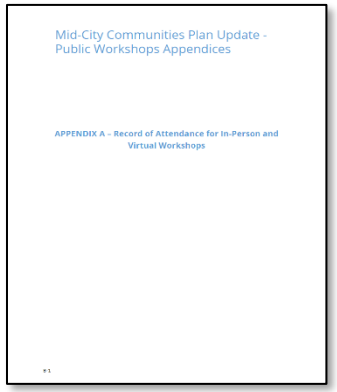
Summer

Key Engagement Efforts:

1. Online Survey & Pop-Ups
2. Workshops
3. Office Hours, Community Interviews & Emails
4. Youth Engagement

Released Sept. 4

Summer



Appendices - Workshops:

A. Record of Attendance
B. Comments on Boards
C. Comment Cards Received
D. Slido Poll Results
E. Zoom Chat
F. Discussion Group Notes – In-Person
G. Discussion Group Notes – Virtual

Fall

Engagement Summary:

1. Online Survey & Pop-Ups
2. Workshops
3. Office Hours, Community Interviews & Emails
4. Youth Engagement
5. City Heights CDC led activity
6. Cal Poly SLO led activity
7. Interactive Survey
8. Community Meetings

KEY COMMUNITY ENGAGEMENT EFFORTS

1

Online Survey, Pop-Ups & Other Activities

2

Public Workshops (In-person & virtual)

3

Office Hours, Community Interviews & Emails

4

Youth Engagement – Hoover & Crawford High Schools

ONLINE SURVEY & POP-UPS

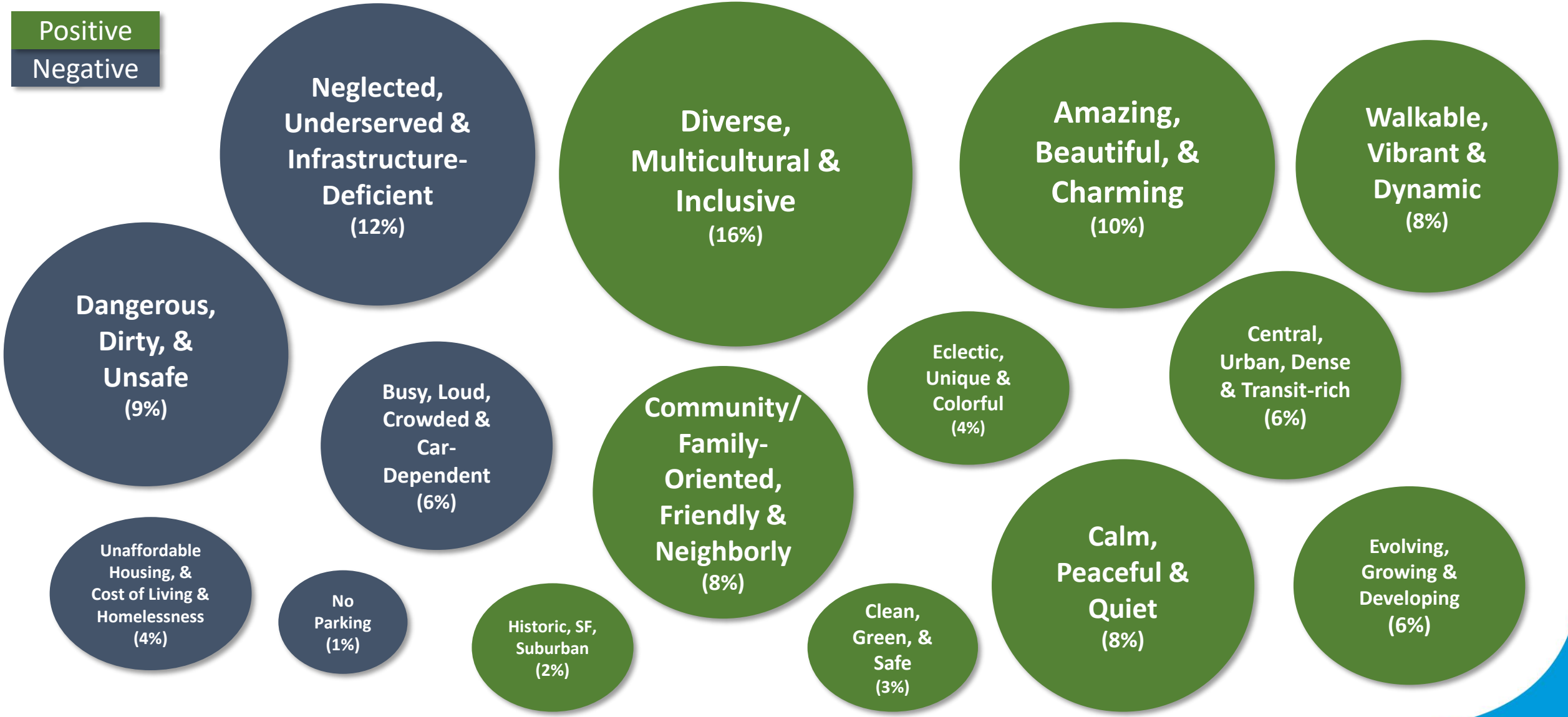
Overview

- Over 3,000 comments were generated from 1,275 participants
- Three questions asked:
  - What word(s) would you use to describe Mid-City (your neighborhood) today?
  - What word(s) would you use to describe the ideal future vision for Mid-City (your neighborhood)?
  - What is your ZIP code?

1

Online Survey, Pop-Ups & Other Activities

WHAT WORD(S) WOULD YOU USE TO DESCRIBE MID-CITY TODAY?

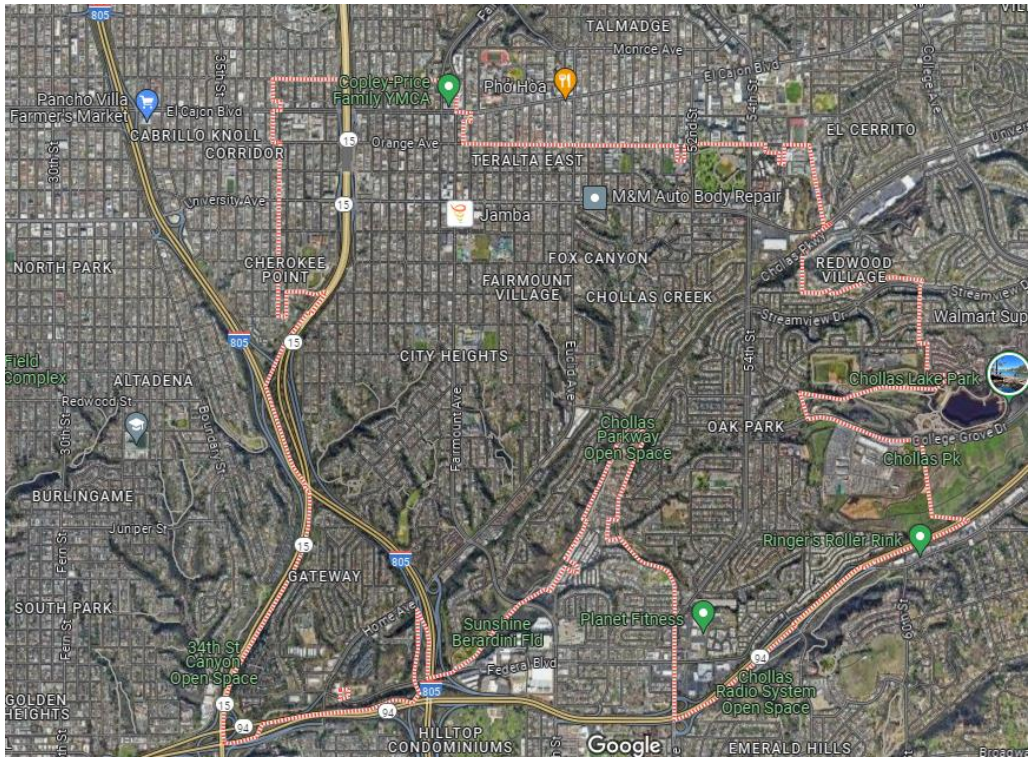


N = 1,472

WHAT WORD(S) WOULD YOU USE TO DESCRIBE MID-CITY TODAY?

Top 5 by ZIP code

92105



Positive

Negative

Diverse, Multicultural & Inclusive (19%)

Dangerous, Dirty, & Unsafe (12%)

Calm, Peaceful & Quiet (7%)

Amazing, Beautiful, & Charming (10%)

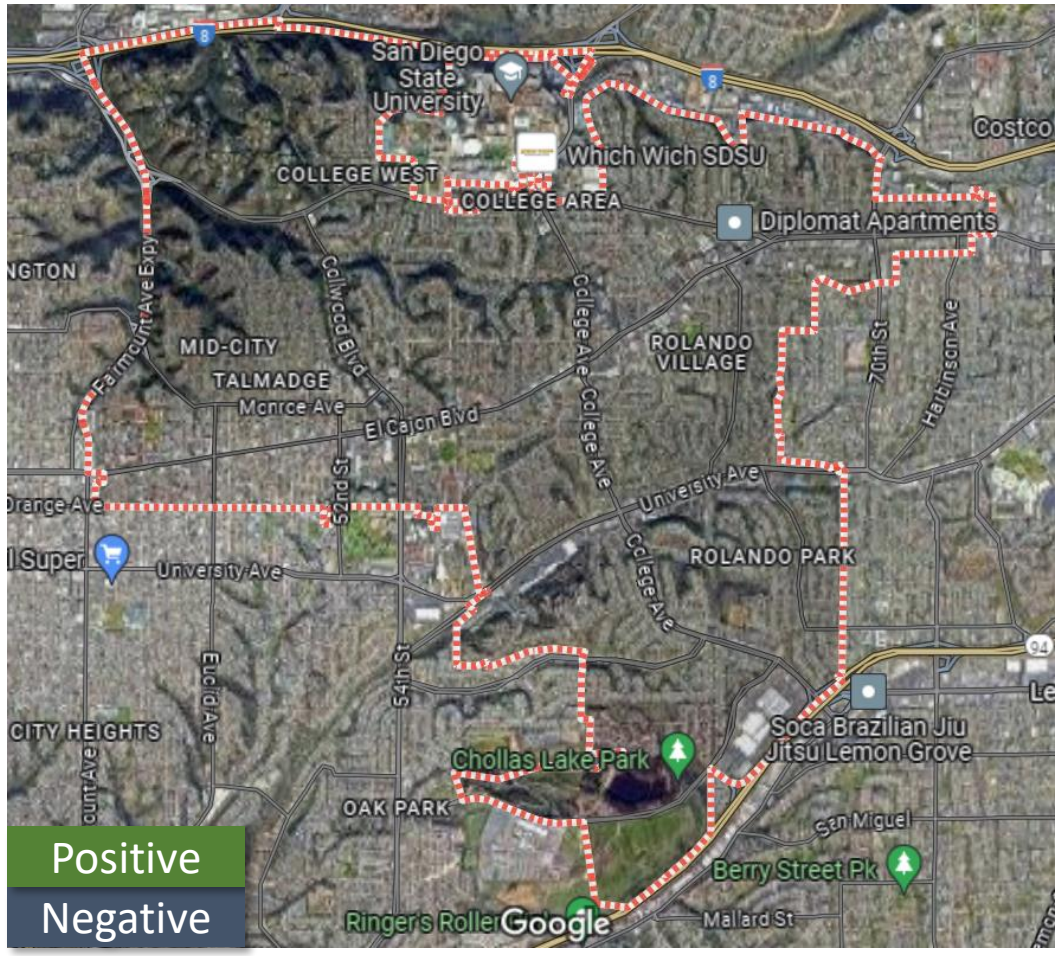
Neglected, Underserved & Infrastructure-Deficient (10%)

N = 639

WHAT WORD(S) WOULD YOU USE TO DESCRIBE MID-CITY TODAY?

Top 5 by ZIP code

92115



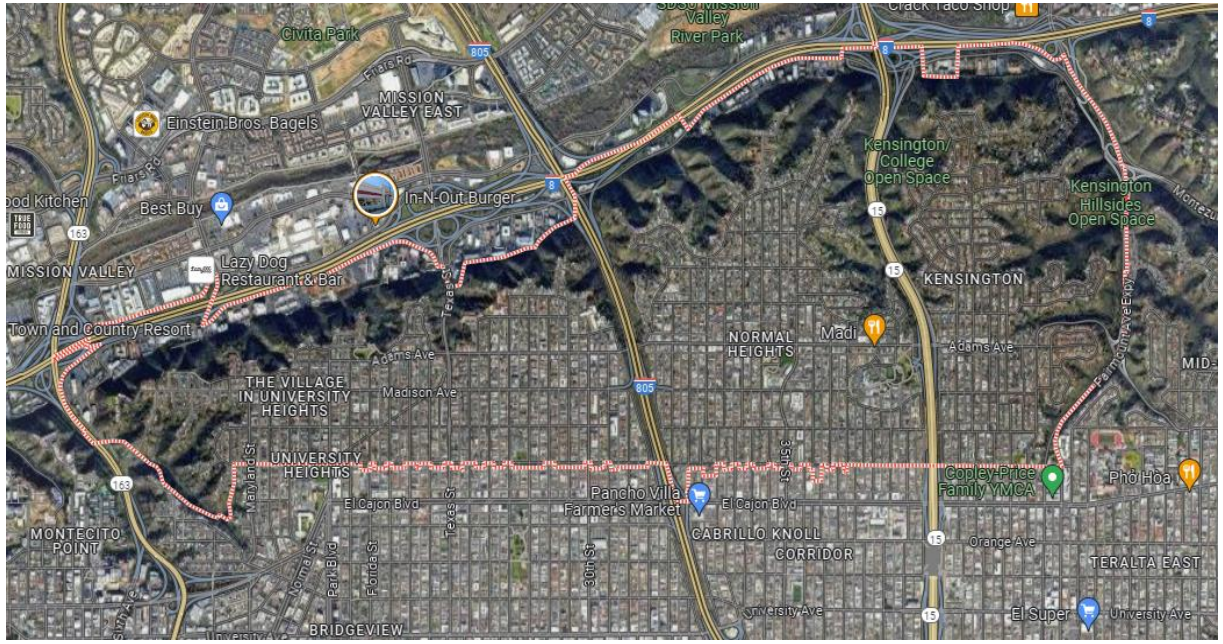
- **Diverse, Multicultural & Inclusive** (16%)
- **Neglected, Underserved & Infrastructure-Deficient** (15%)
- **Amazing, Beautiful & Charming** (9%)
- **Community & Family-Oriented, Friendly & Neighborly** (13%)
- **Dangerous, Dirty, & Unsafe** (10%)

N = 292

WHAT WORD(S) WOULD YOU USE TO DESCRIBE MID-CITY TODAY?

Top 5 by ZIP code

92116



Positive

Negative

Walkable, Vibrant & Dynamic (15%)

Community & Family- Oriented, Friendly & Neighborly (14%)

Central, Urban, Dense & Transit-rich (10%)

Diverse, Multicultural & Inclusive (11%)

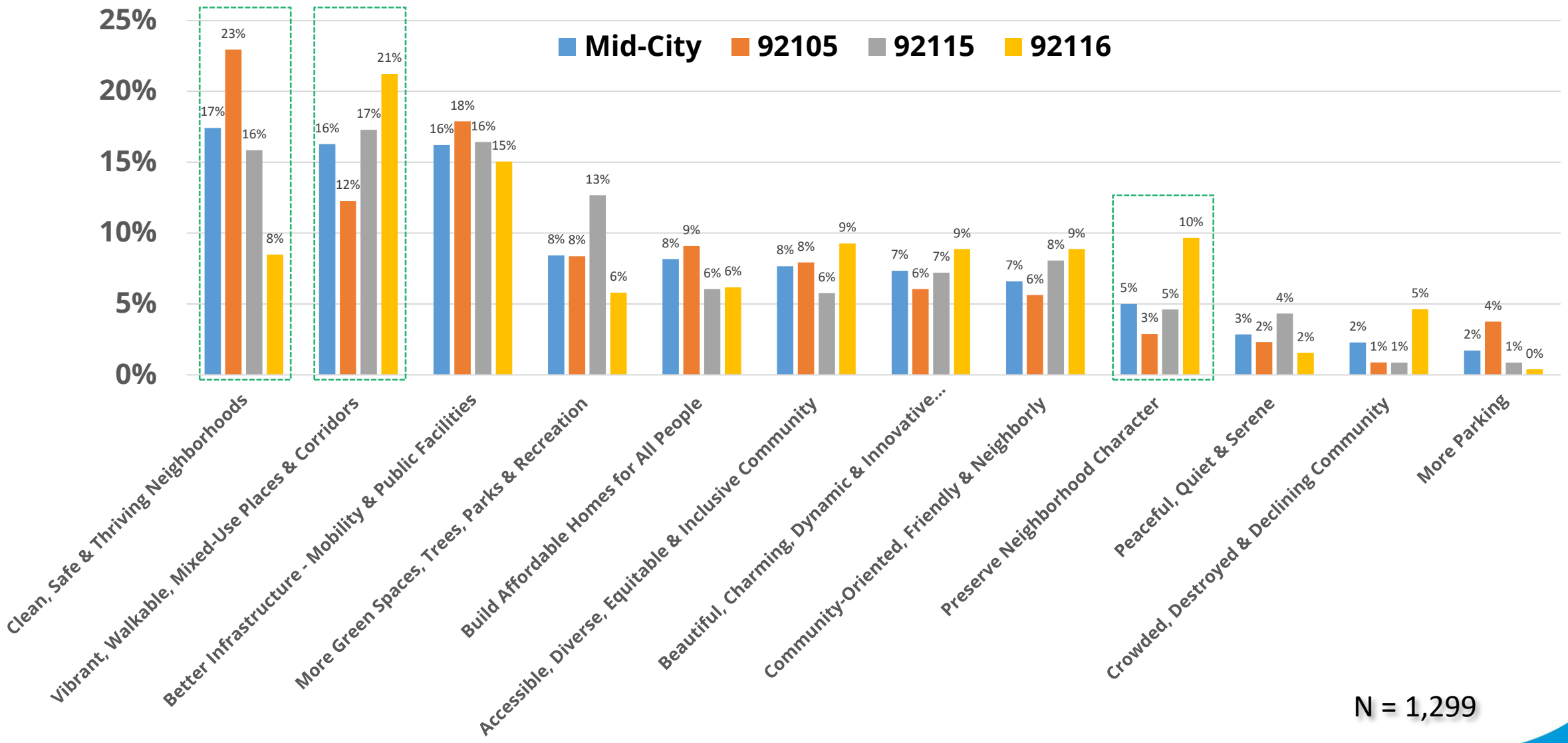
Evolving, Growing & Developing (8%)

N = 278

WHAT WORD(S) WOULD YOU USE TO DESCRIBE YOUR IDEAL VISION OF MID-CITY?

N = 1,578

ANALYSIS BY ZIP CODE: WHAT WORD(S) WOULD YOU USE TO DESCRIBE YOUR IDEAL VISION OF MID-CITY?



N = 1,299

PUBLIC WORKSHOPS

Overview

- 74 participants

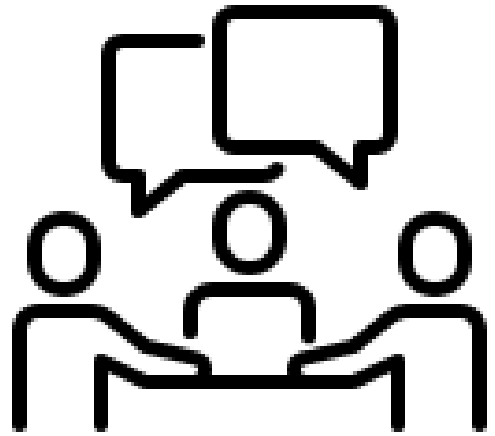
In-Person Workshop

- Stations
  1. Welcome & Registration
  2. About the Mid-City Communities Plan Update
  3. What We've Heard So Far
  4. Our Mid-City
  5. My Community
  6. Provide Input and Next Steps
- Discussion Groups

Virtual Workshop

- Presentation
- Interactive Survey
- Discussion Groups

2



Public Workshops (In-person & Virtual)

PUBLIC WORKSHOPS SUMMARY

Key ideas and prevalent public comments:

- Provide **more opportunities for homes** for a **variety of incomes and household types**.
- Need for **safe streets** and **mobility options for all**.
- Maintain and **enhance existing parks** and create a **new network of open spaces and trails**.
- **Expand tree canopy**, **improve landscaping**, and add other types of **shade**.
- Create new and **improved social hearts and commercial hubs** that provide new opportunities for community.

OFFICE HOURS & COMMUNTIY INTERVIEWS

Overview

- Office Hours
  - Adams Recreation Center x 2
  - City Heights Library x 2
  - College/ Rolando Library x 2
  - 9 participants
- Community Interviews
  - 42 invitations sent to community-based organizations (CBOs)
  - 1 in-person & 10 virtual interviews
  - 23 participants
- Emails
  - 13 emails received

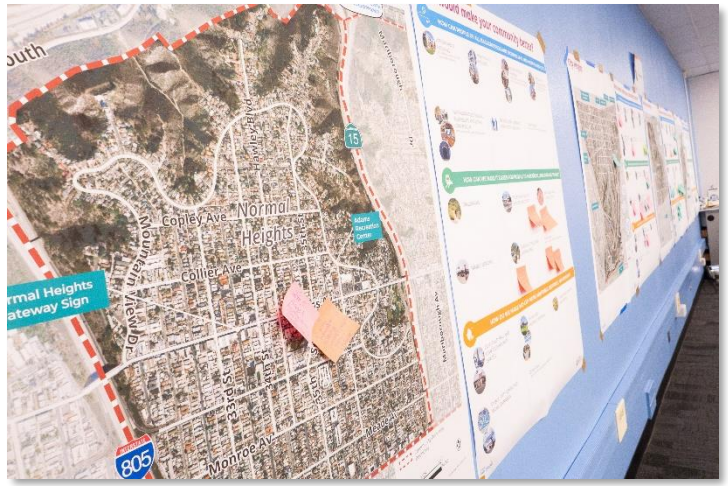
3

Office Hours, Community Interviews & Emails

OFFICE HOURS & COMMUNITY INTERVIEWS SUMMARY

Key ideas and prevalent public comments:

- Focus on **equitable community outreach & distribution** of resources
- Fair **distribution of new homes** across Mid-City
- Provision of more **diverse housing** options, greater **density & ownership** opportunities
- Identify strategies for future development that **minimizes displacement**
- Preservation of **community character, diversity, and history**
- Revitalization of **declining business areas** & expansion of **Business Improvement District(s)** to better support **small businesses**
- Support the **local food economy**, small farmers, & food businesses



OFFICE HOURS & COMMUNITY INTERVIEWS SUMMARY

Key ideas and prevalent public comments:

- New **investments** in **transit,** such as continuous dedicated bus only lanes on El Cajon Blvd, and **biking & pedestrian facilities**
- Identification of more **traffic calming measures & roundabouts** to support **safer streets** for all ages & abilities
- Expansion of **urban trails** that connect Mid-City
- Provision of new **fire safety requirements & emergency access**
- **Environmental concern** about the **location** of the **proposed fire station** on Fairmount Avenue

YOUTH ENGAGEMENT

Overview

- Approximately 300 participants
  - 155 students & 145 community members
- A total of 21 sessions with students from:
  - Hoover High School
  - Crawford High School
- Engagement format:
  - Creative writing assignment
  - Community interview
  - Photography
  - Final Survey

4

Youth Engagement – Hoover & Crawford High Schools

YOUTH ENGAGEMENT SUMMARY

Key ideas and prevalent comments:

- Preservation of **cultural diversity** and the **inclusive atmosphere** of Mid-City, by protecting **key cultural sites**.
- More **cafes, diverse restaurants, small local shops**, and a nearby **mall**.
- Strong support for **affordable housing** and **improved housing conditions**.
- Common concerns include potential **housing cost increases and potential displacement,** and the impact on **homeless individuals**.
- **Economic disparities** were highlighted with wealthier areas having better infrastructure and resources compared to poorer neighborhoods.

YOUTH ENGAGEMENT SUMMARY

Key ideas and prevalent comments:

- **Desire for jobs** to be created so people can continue to live in Mid-City.
- Call for additional **street lighting** to improve visibility and safety, **better-maintained sidewalks**, and roads with **fewer potholes**.
- Due to safety concerns, **driving is the preferred mode** of transportation for students, who desire **safer and cleaner streets** where they can feel **secure and comfortable.**
- **Libraries, parks, and community centers** like the YMCA are important places to spend time with family and friends.
- There is support for **additional hang out spots. Skateparks** were mentioned numerous times by the students.
- **More trees** in their neighborhoods for improved air quality, beauty and shade.

WORKING GROUP DISCUSSION

Discussion Questions: Answer one of the below

- What is most significant to you from the public engagement summaries?
- What resonates most for you as it pertains to your community's experiences?
- Are there any surprises?

**Option to offer your comments on the above in writing*

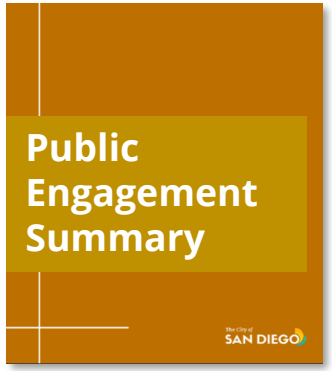
Provide in Writing on Comment Card or via Email

- Any clarifications or questions?

Upcoming Activities

UPCOMING REPORTS & STUDIES

Fall

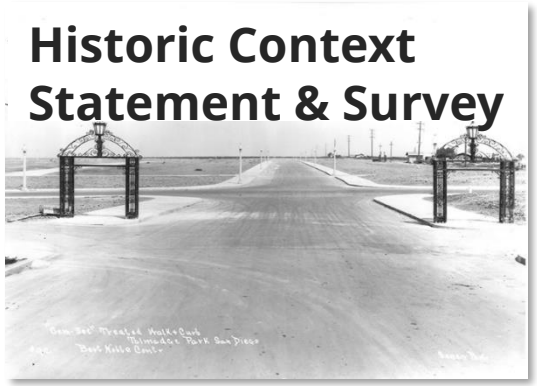


Engagement Summary

Fall

Multi-Modal Mobility Assessment

Fall/Winter



A Guide for Evaluating Historical Resources

Spring

Draft Framework, Vision & Concepts

FURTHER OPPORTUNITY TO PROVIDE INPUT

UPCOMING EVENTS & HOW TO STAY INVOLVED

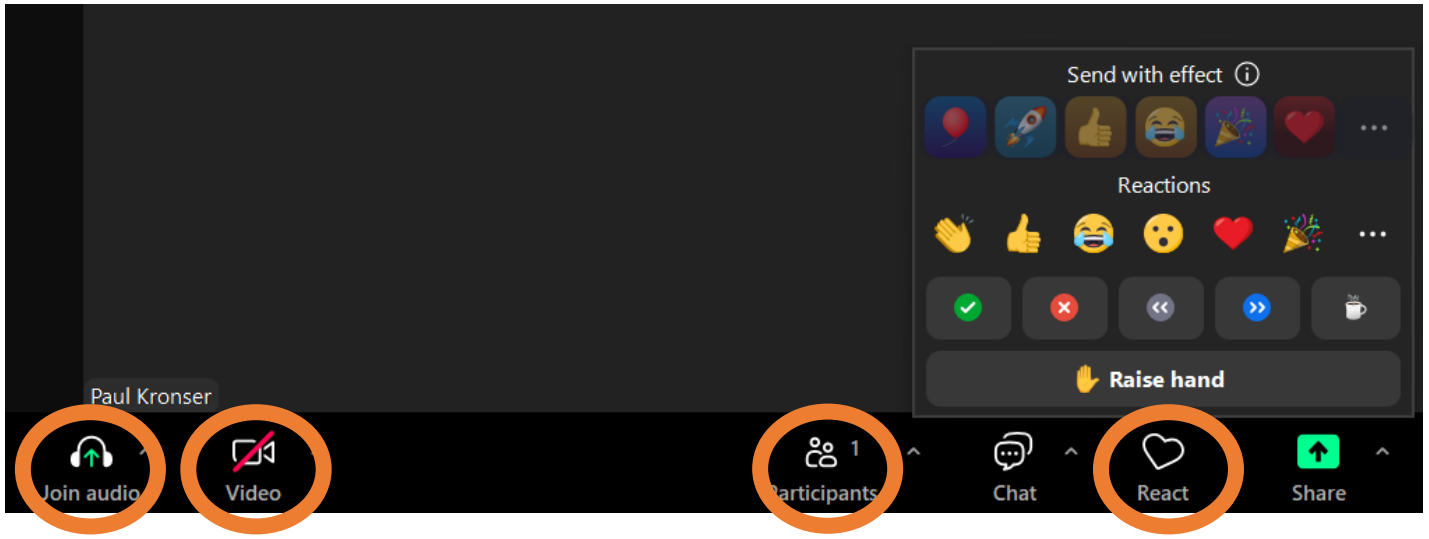
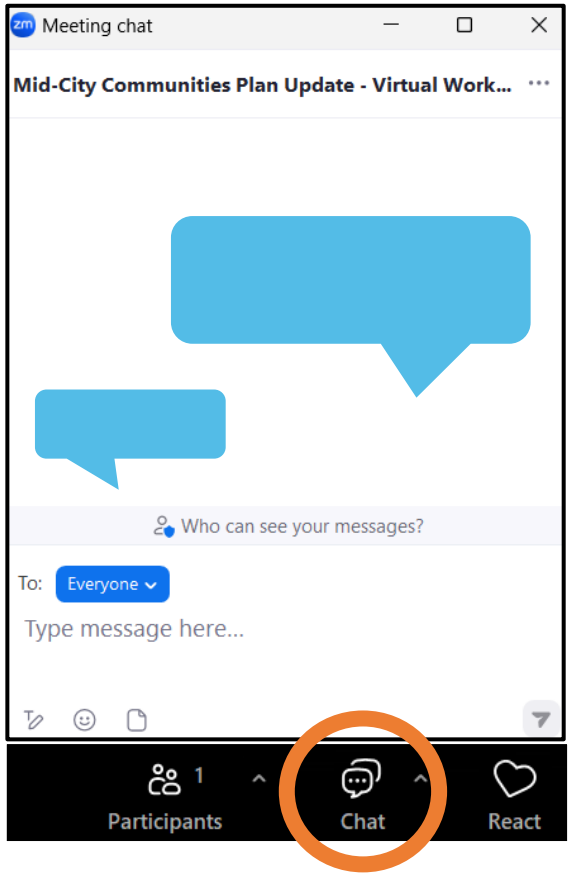
- **Visit the Project Website & Sign-Up for Updates @ www.PlanMidCity.org**
- **Participate in the Upcoming Community Forums:**
  - Ken-Tal CPG – Sept. 30 – 7 to 9 pm
  - City Heights CPG - TBD
- **Attend Planning Commission Workshop (Informational Item)**
  - Existing conditions & engagement summary - October 24, 2024
- **Attend Future Mid-City CPU Working Group Meetings**
  - Draft Multi-Modal Mobility Assessment & Historic Context Statement (Tentative – December)

Email Us
Send additional comments, suggestions or questions to PlanMidCity@SanDiego.gov and a Community Planner will get back to you.

Public Comment

PUBLIC COMMENT – IN-PERSON

- Fill out a comment card and it will be recorded as input.
- Add your name to the speaker interest list.
- You'll have one- minute to speak.

PUBLIC COMMENT - VIRTUAL

1. Write you 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.