Mid-City Communities Plan Update

PLAN MID-CITY
Communities Plan Update

City Planning Department

Mid-City CPU Working Group – December 11, 2024

The City of SAN DIEGO

AGENDA

1. Introduction (10 min)
2. Draft Existing Conditions Mobility Assessment Presentation (15 min)
   - WG Discussion & Questions (20 min)
3. Historic Preservation Presentation (15 min)
   - WG Discussion & Questions (20 min)
4. Public Comment (20 min, approximately 7:40-8:00)
5. Conclusion & Next Steps (5 min)

Introduction

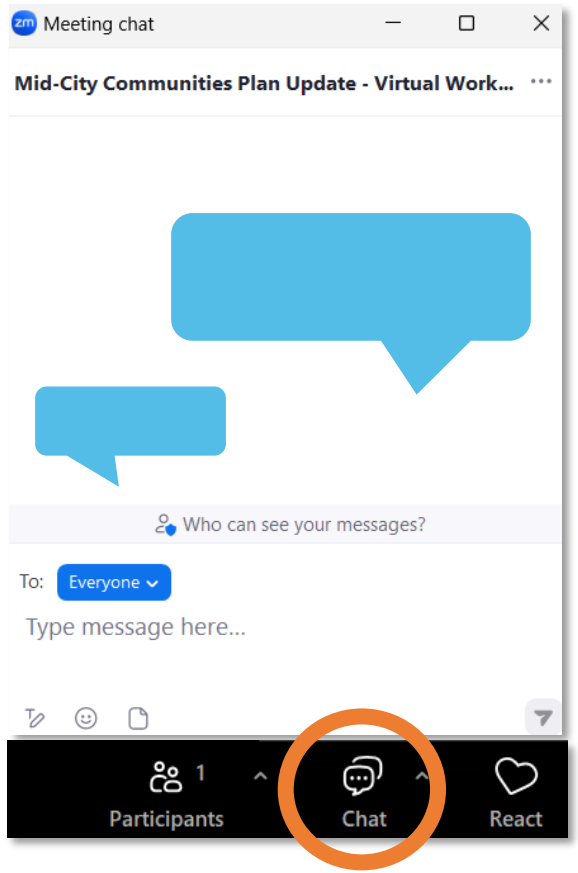
ROLE OF WORKING GROUP

- 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

Webinar

- Meeting is being recorded.
- Use the Chat to share written questions or comments during presentation.
- During the WG discussion please raise your hand virtually using the **“Raise Hand”** function.
- Public Comment Period at the end. Please raise your hand virtually using the **“Raise Hand”** function.



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.

MID-CITY PLANNING AREA & NEIGHBORHOODS

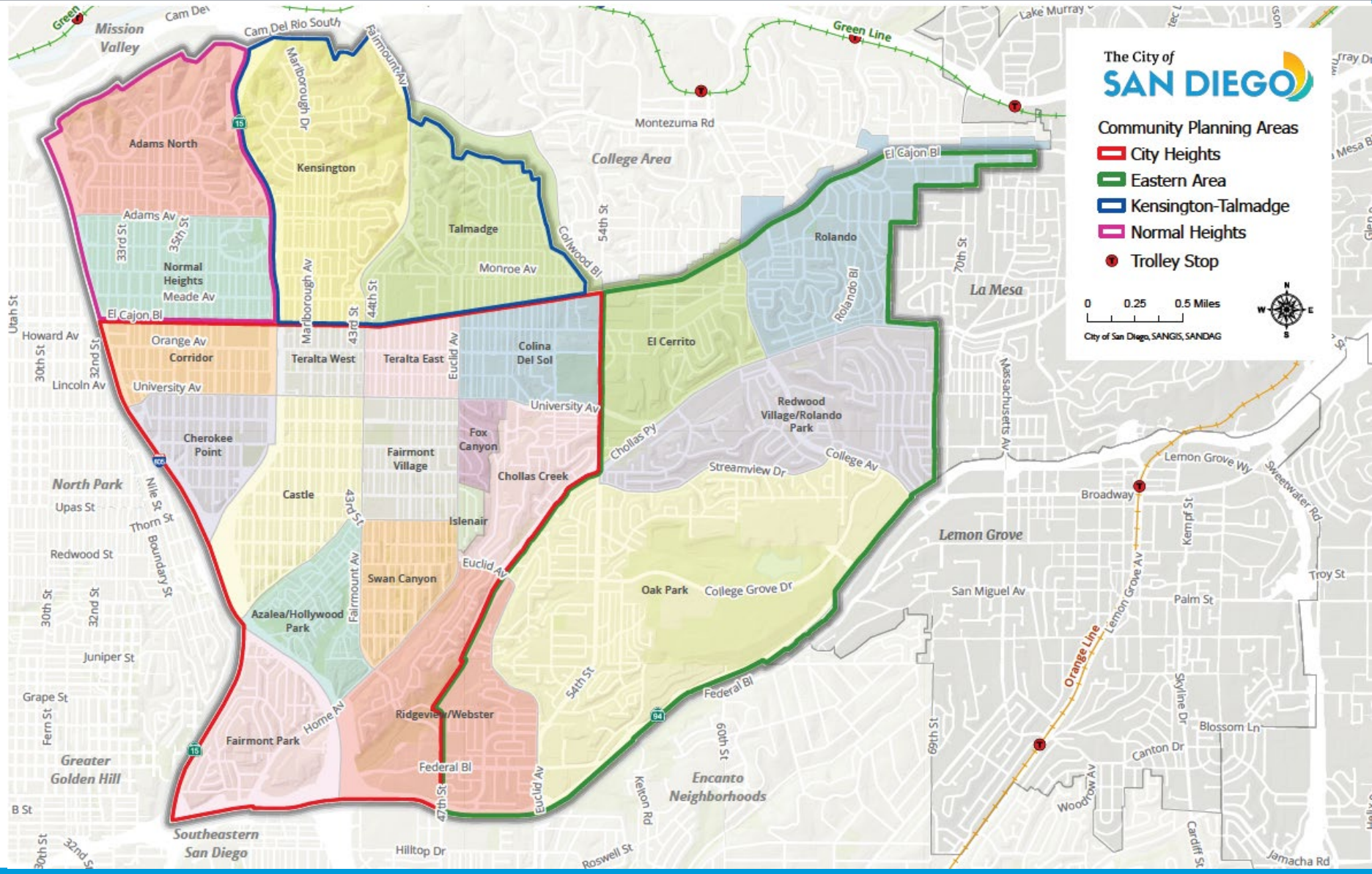
Mid-City Communities

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

Mid-City Snapshot*

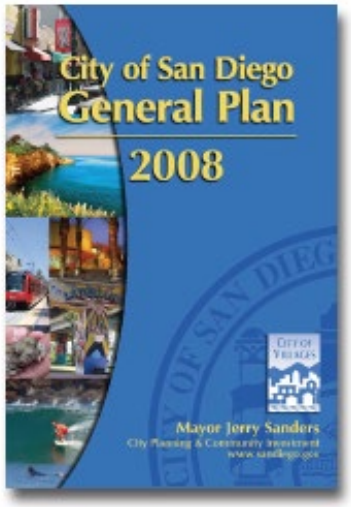
- 8,052 acres
- 133,267 people
- 52,300 homes
- 20,000 jobs
- 24,500 parcels
- 10% of the city population resides in Mid-City

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



UPDATE TO THE MID-CITY COMMUNITIES PLAN

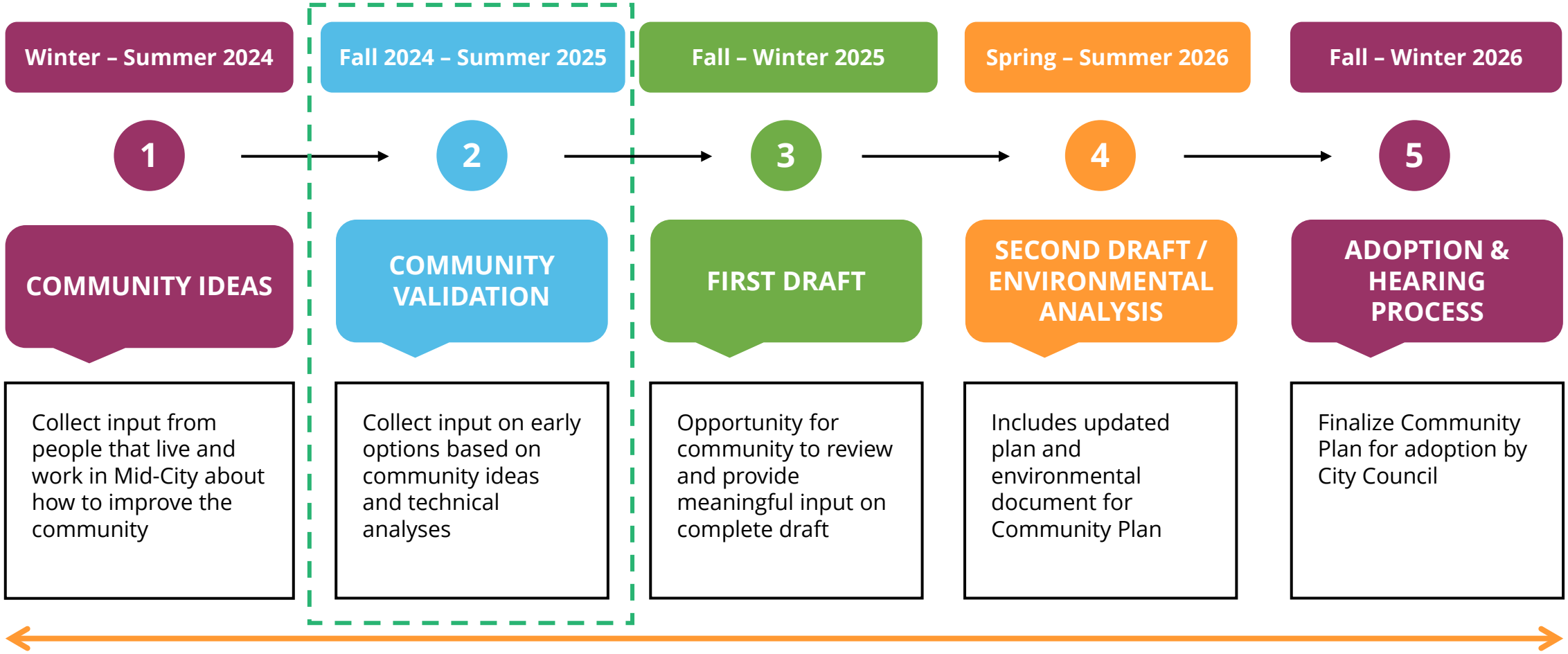
The City is updating the Community Plan to help shape the future of Mid-City area for the next 20 to 30 years. The current plan was last adopted in 1998.



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

PROCESS & TIMELINE



GENERAL UPDATE

New Documents @ www.PlanMidCity.org

- Sept. 11th WG* Meeting Summary - includes detailed answers to questions from the last meeting
- Draft Existing Conditions Mobility Assessment & Appendices
- Draft Response to Community Feedback - Mid-City Atlas: EC* Report

Upcoming Reports & PC Workshop

- Draft Historic Context Statement – Dec. 13th
- Draft Engagement Summary – Late Dec.
- Mid-City CPU Planning Commission Workshop – Jan. 9th (Info Item)
- Final Draft Mid-City Atlas: Existing Conditions Report – Early Feb.

New Working Group Member

- Angelica Rocha (Eastern Area) has moved to San Francisco, so she is no longer available to serve in the Working Group
- Paul Smith (Eastern Area) has agreed to fill her spot

**WG = Working Group; EC = Existing Conditions*

PRESENTERS

Emanuel Alforja
Associate Traffic Engineer
Sustainability and
Mobility Department

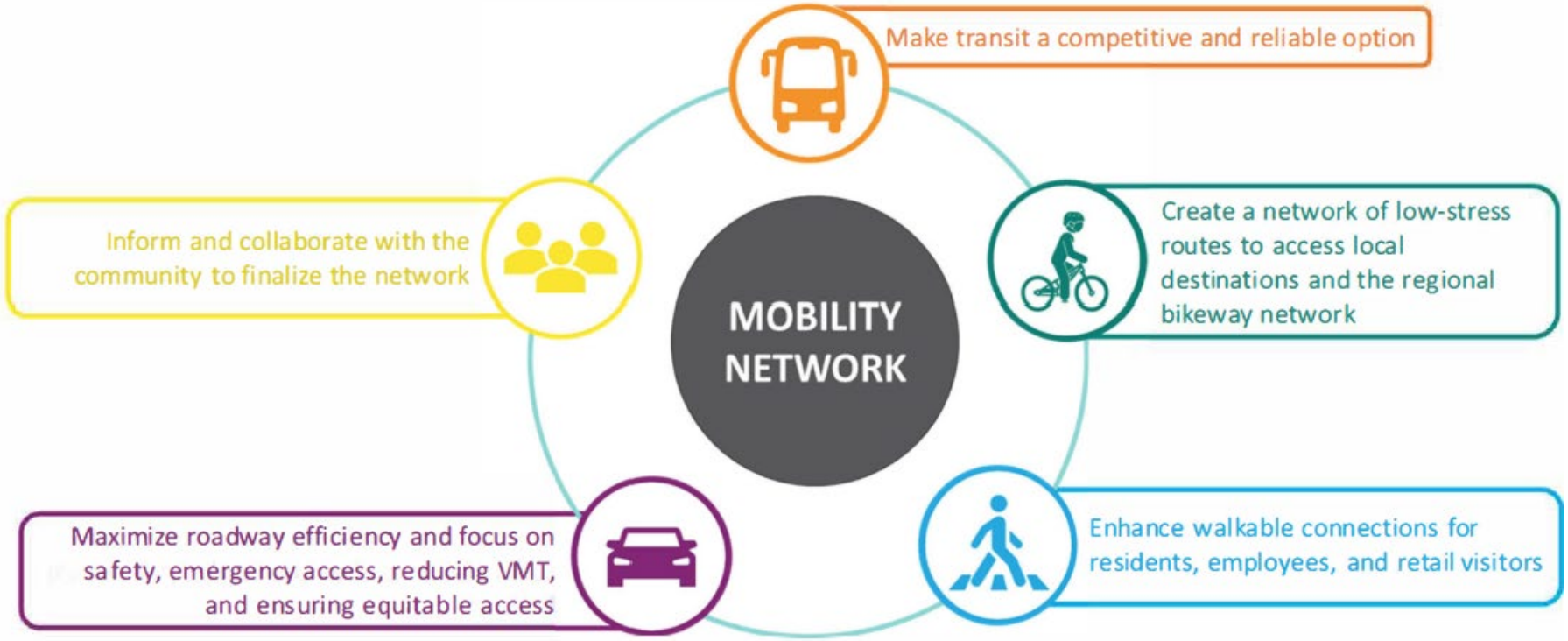
Phil Trom
Program Manager
Sustainability and
Mobility Department

Bernie Turgeon
Senior Planner
Heritage Preservation
City Planning
Department

Kelsey Kaline
Associate Planner
Heritage Preservation
City Planning
Department

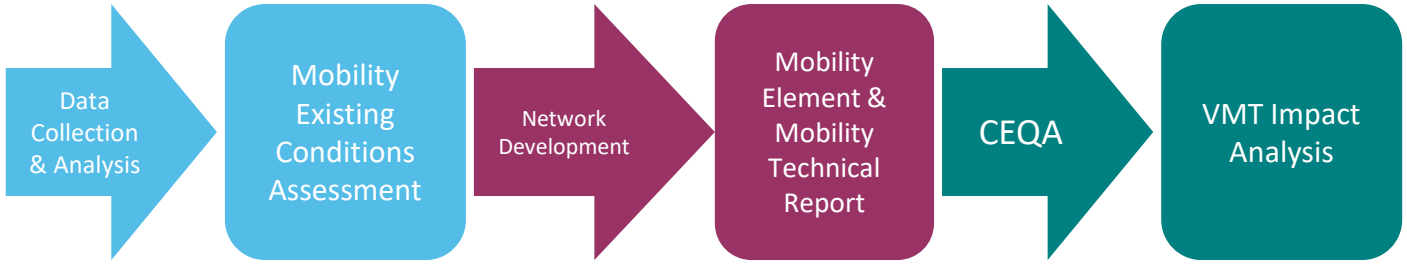
Draft Existing Conditions Mobility Assessment

MOBILITY PLANNING PROCESS



PURPOSE OF E.C. MOBILITY ASSESSMENT

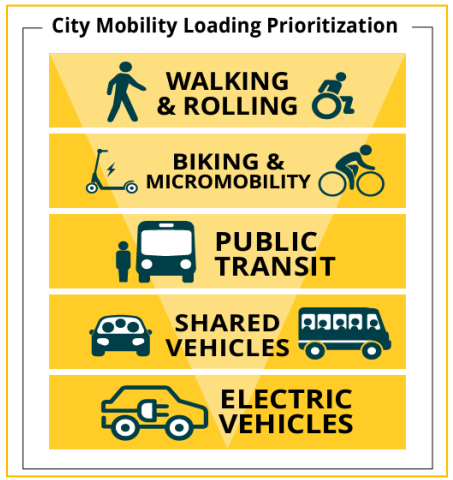
- Describes current state of mobility
- Quantitative and qualitative analyses by mode
- Understand opportunities and constraints
- Identify mobility needs by mode



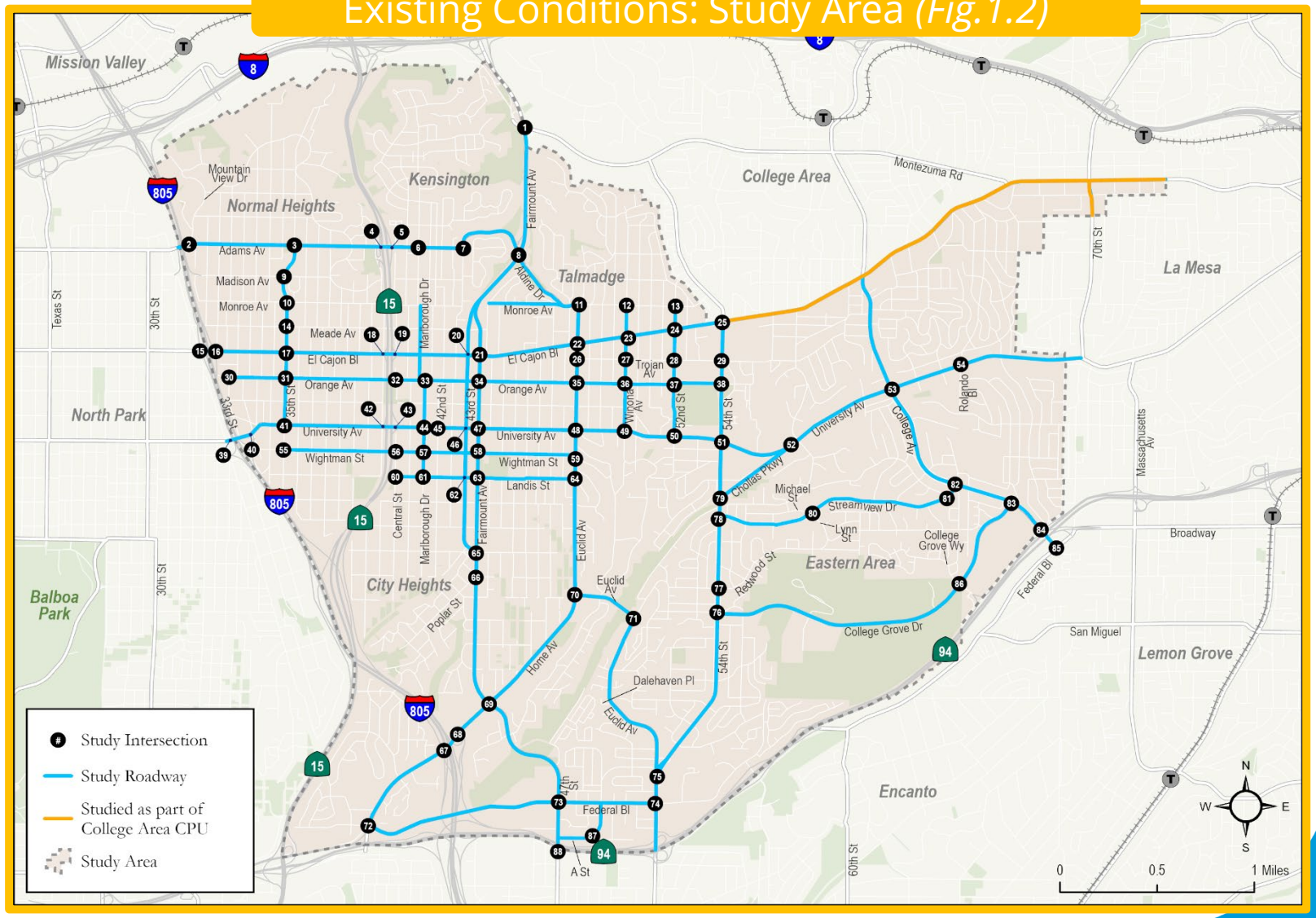
METHODOLOGY OF E.C. MOBILITY ASSESSMENT

Evaluation Categories

- Demand/Priority
- Quality
- Connectivity
- Safety



Existing Conditions: Study Area *(Fig.1.2)*

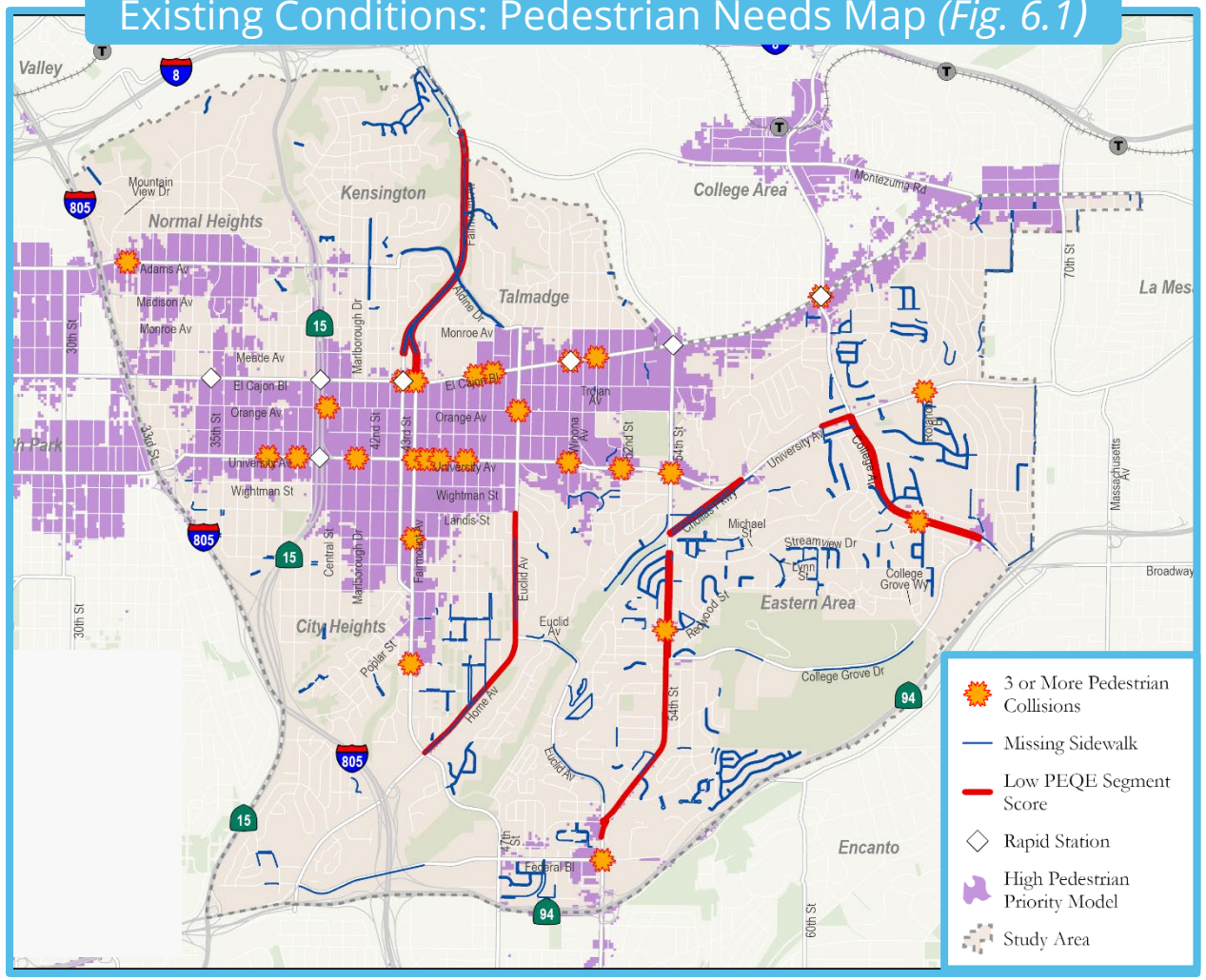


E.C. MOBILITY ASSESSMENT – PEDESTRIAN NEEDS

Data & Analysis

- Intersection Counts
- 5 –Year Collision History
- Missing Sidewalks
- Pedestrian Priority Model
- Pedestrian Connectivity
- Pedestrian Environment Quality Evaluation (PEQE)

Existing Conditions: Pedestrian Needs Map *(Fig. 6.1)*

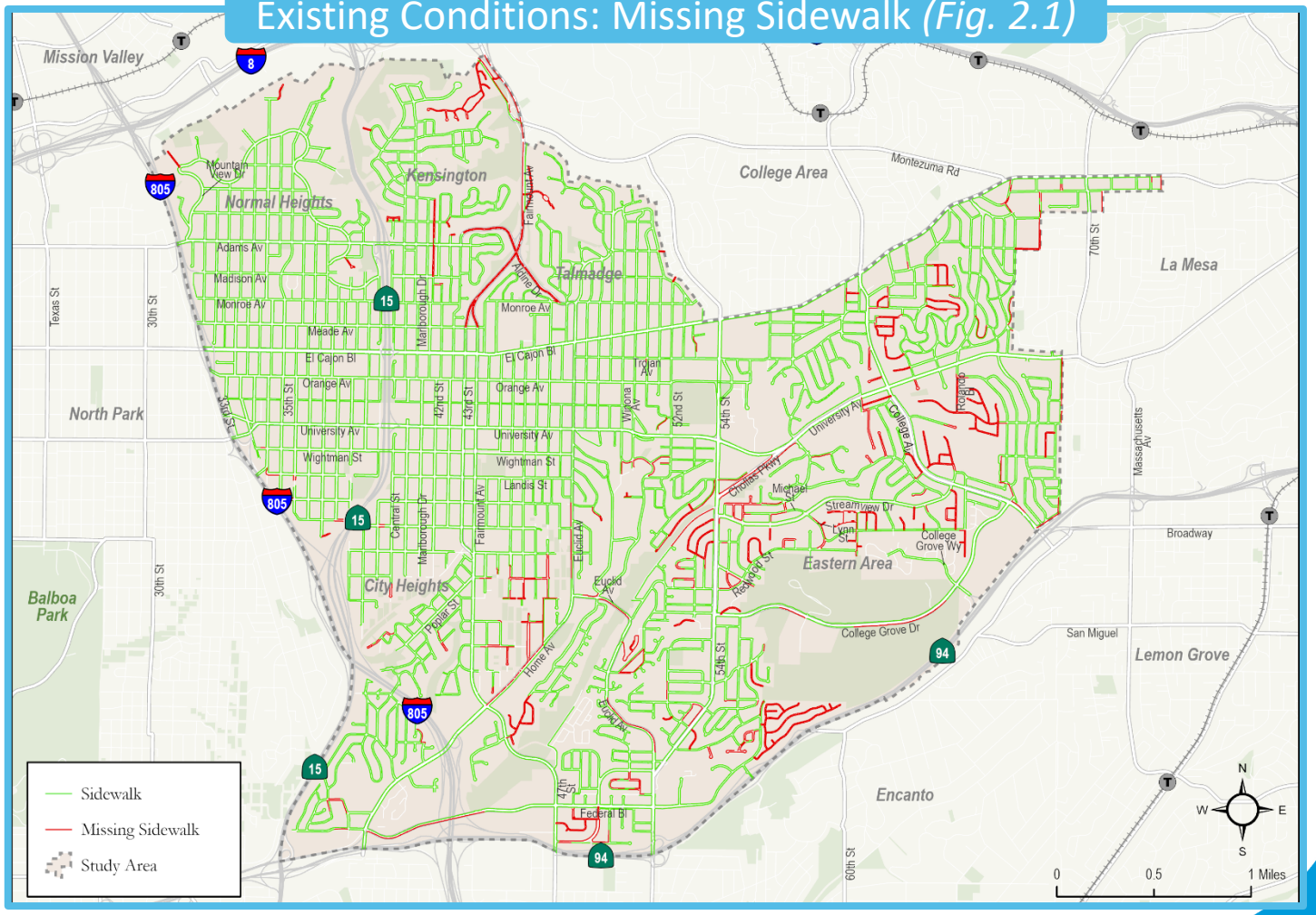


E.C. MOBILITY ASSESSMENT – PEDESTRIAN NEEDS

Data & Analysis

- Intersection Counts
- 5 –Year Collision History
- **Missing Sidewalks**
- Pedestrian Priority Model
- Pedestrian Connectivity
- Pedestrian Environment Quality Evaluation (PEQE)

Existing Conditions: Missing Sidewalk *(Fig. 2.1)*

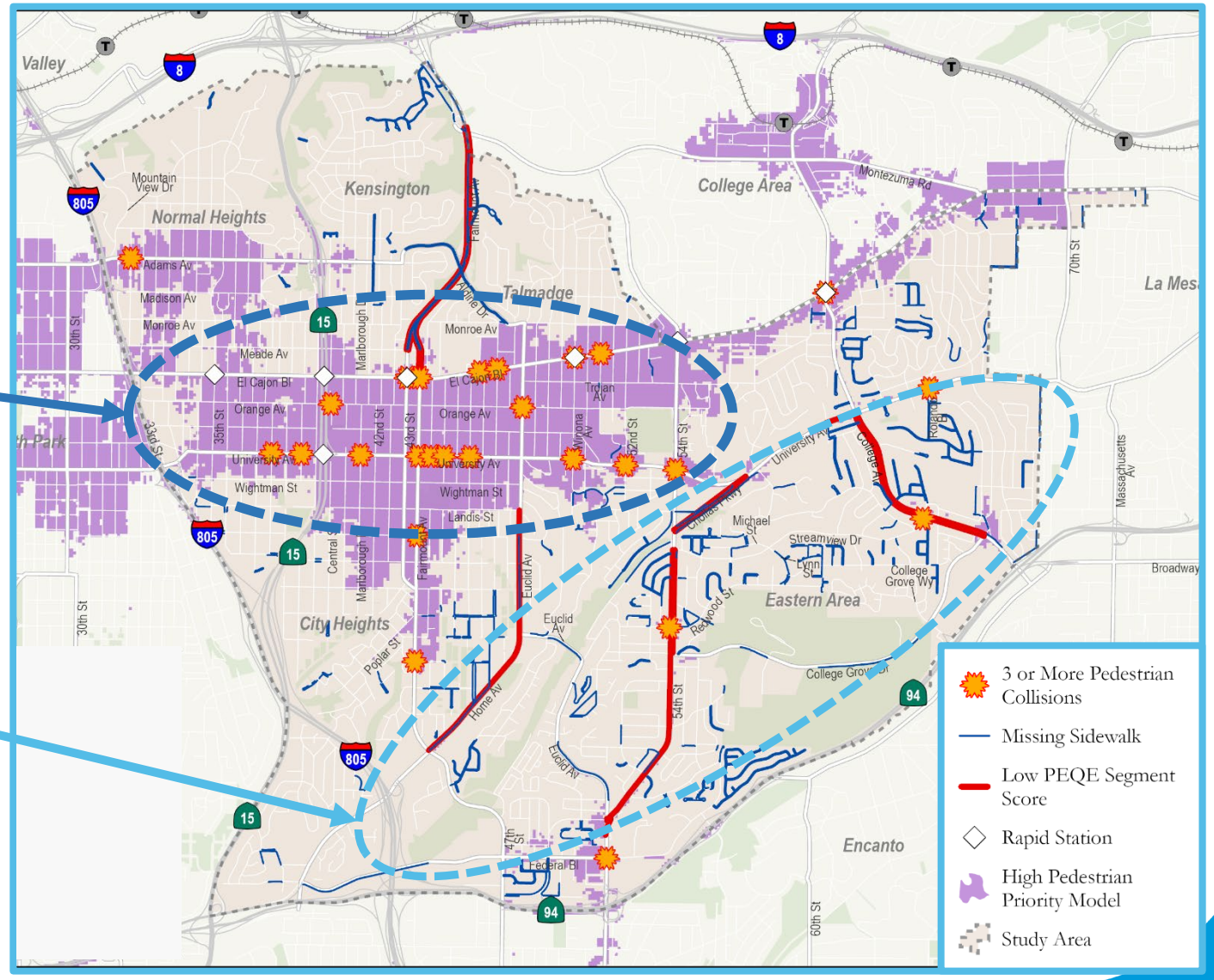


E.C. MOBILITY ASSESSMENT – PEDESTRIAN NEEDS

Existing Conditions: Pedestrian Needs Map *(Fig. 6.1)*

High Priority/Demand with 3 or more pedestrian involved collisions in a 5-year period.

Missing sidewalks and low scoring PEQE* pedestrian facilities.



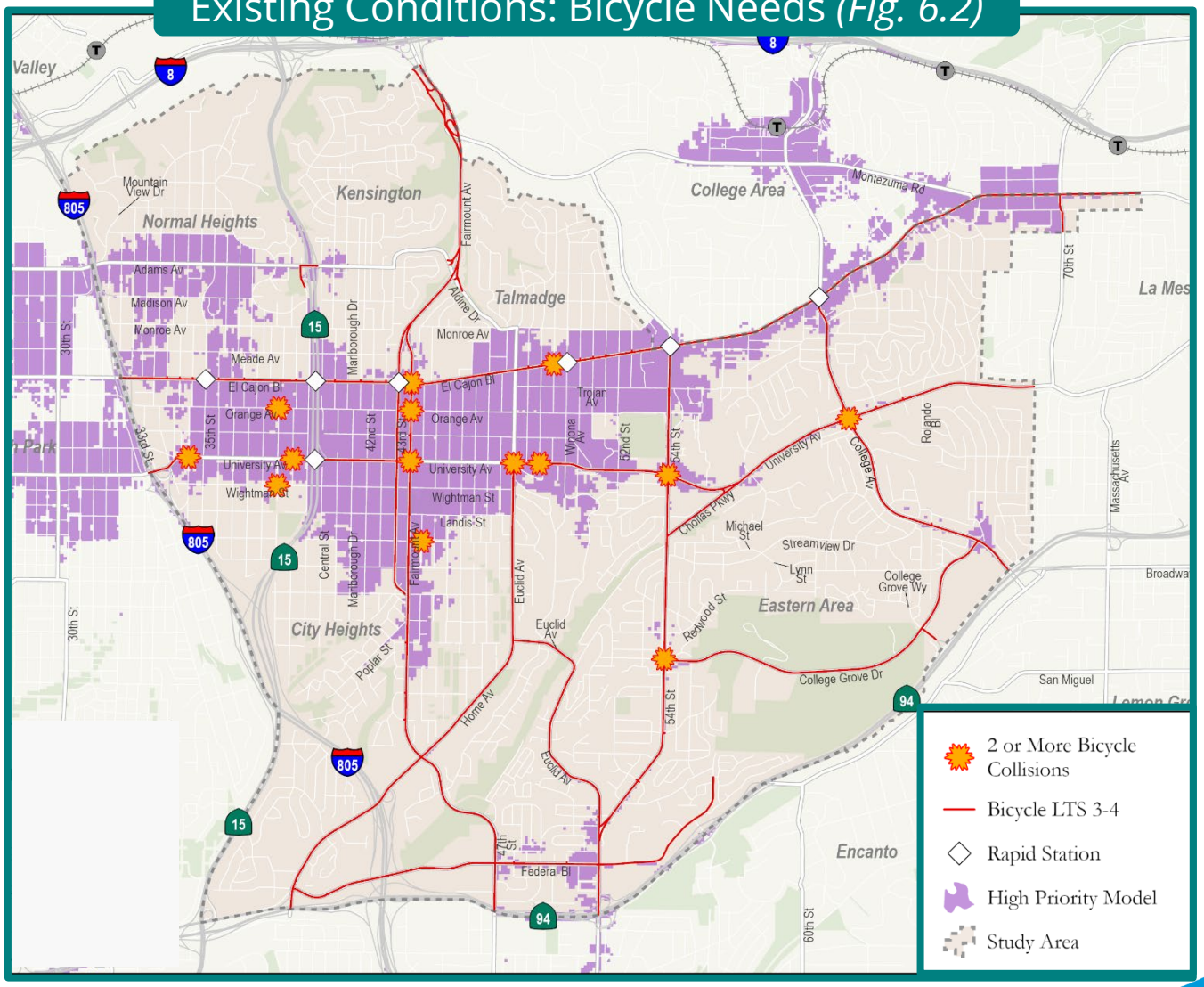
*PEQE = Pedestrian Environment Quality Evaluation

E.C. MOBILITY ASSESSMENT – BICYCLE NEEDS

Data & Analysis

- Intersection Counts
- 5 –Year Collision History
- Existing Facilities Inventory
- Bicycle Demand Model
- Bicycle Connectivity
- Bicycle Level of Traffic Stress

Existing Conditions: Bicycle Needs *(Fig. 6.2)*

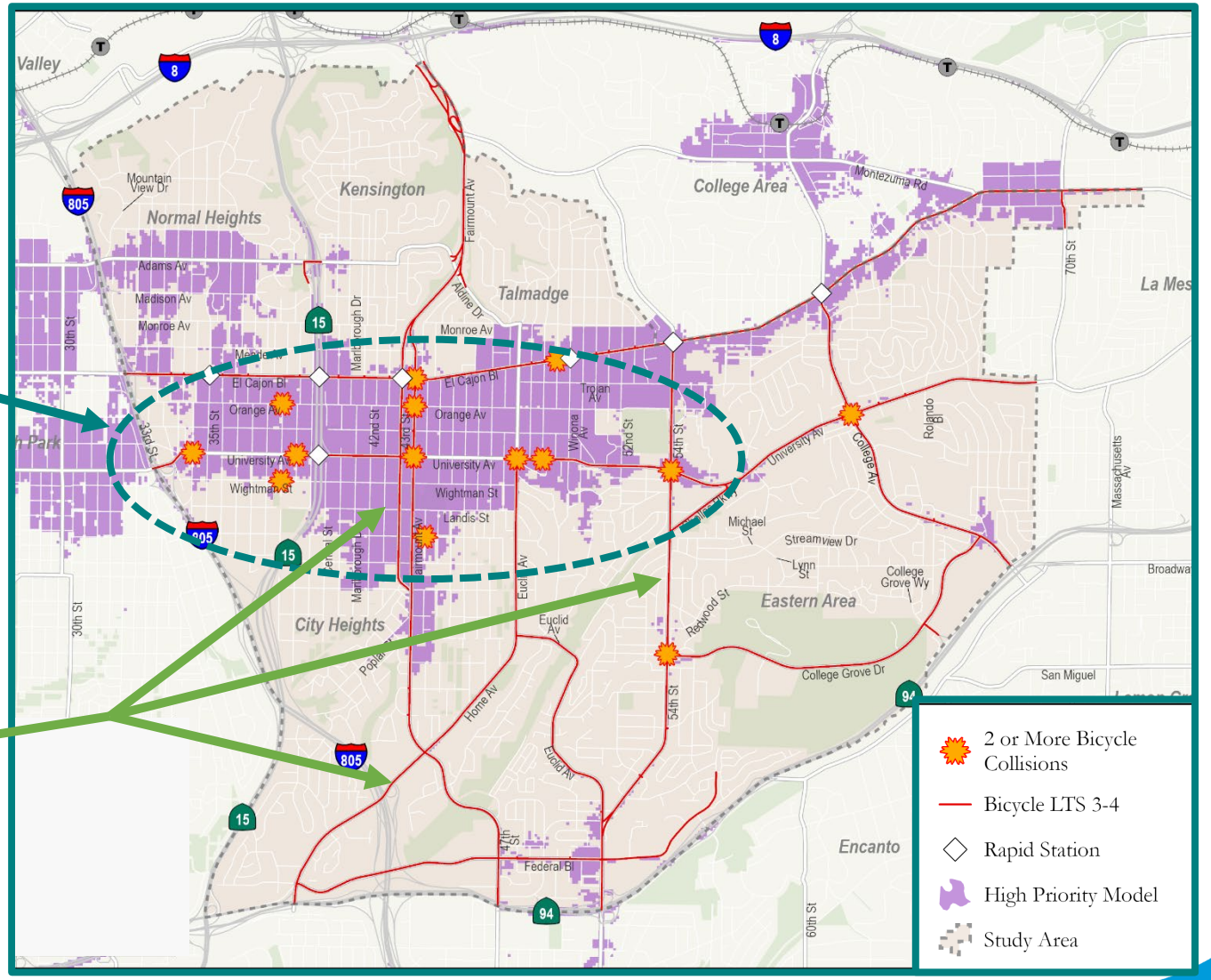


E.C. MOBILITY ASSESSMENT – BICYCLE NEEDS

Existing Conditions: Bicycle Needs *(Fig. 6.2)*

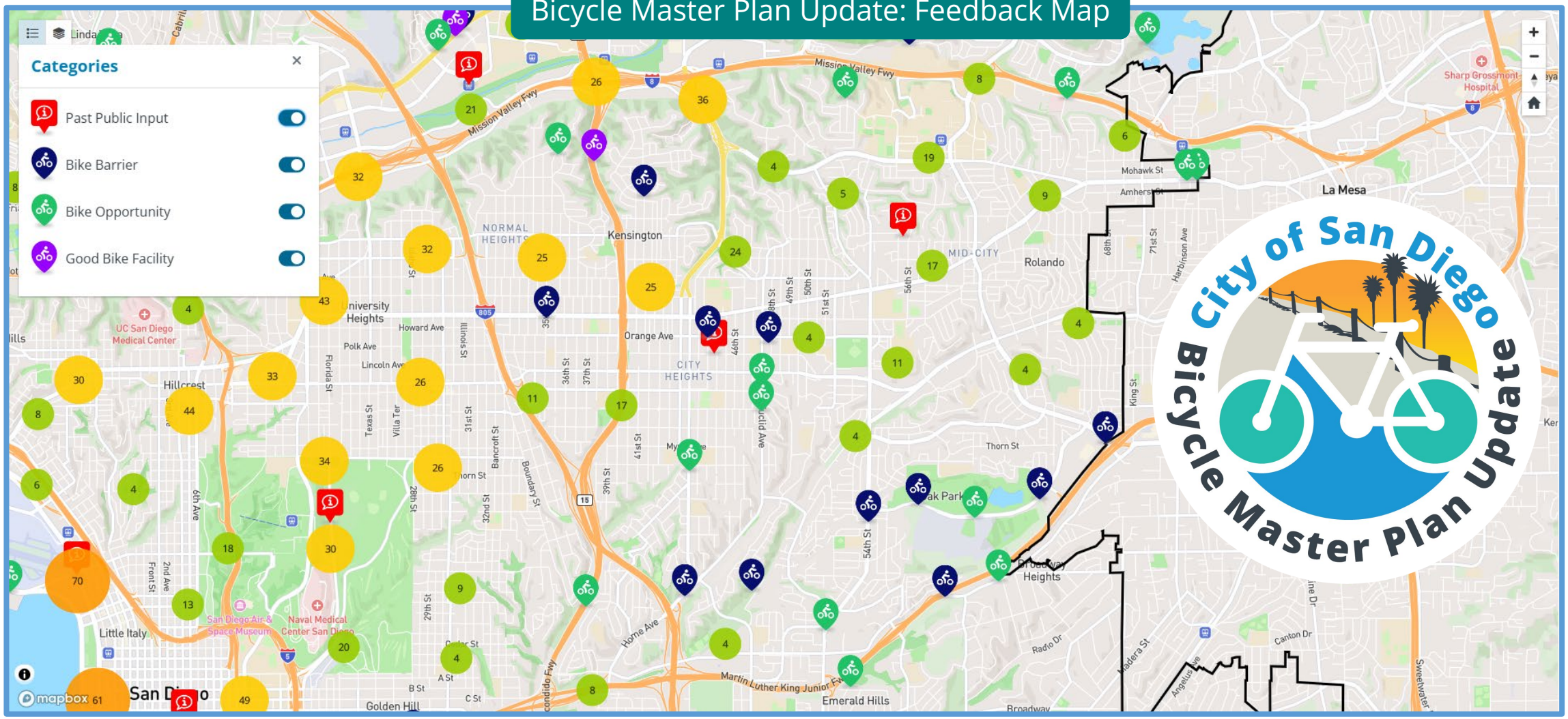
High demand/priority with 2 or more cyclist involved collisions over a 5-year period.

High Bicycle Level of Traffic Stress (LTS) on most major corridors throughout the Mid-City Communities.



E.C. MOBILITY ASSESSMENT – BICYCLE NEEDS

Bicycle Master Plan Update: Feedback Map

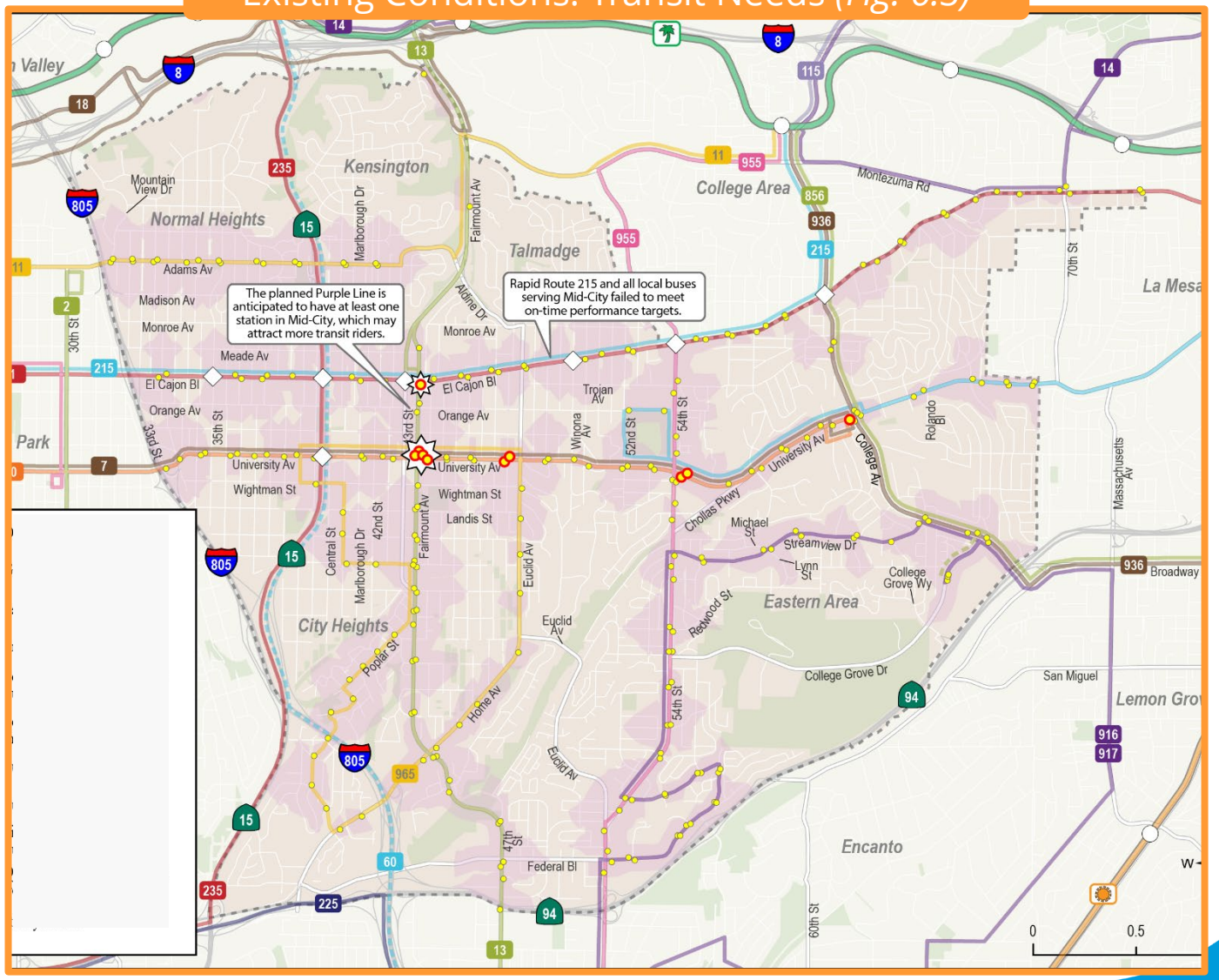


E.C. MOBILITY ASSESSMENT – TRANSIT NEEDS

Data & Analysis

- Intersection Counts
- Roadway Segment Counts
- 5 –Year Collision History
- Travel Time/Performance
- MTS Ridership Data
- Travel Speed Ratio

Existing Conditions: Transit Needs *(Fig. 6.3)*

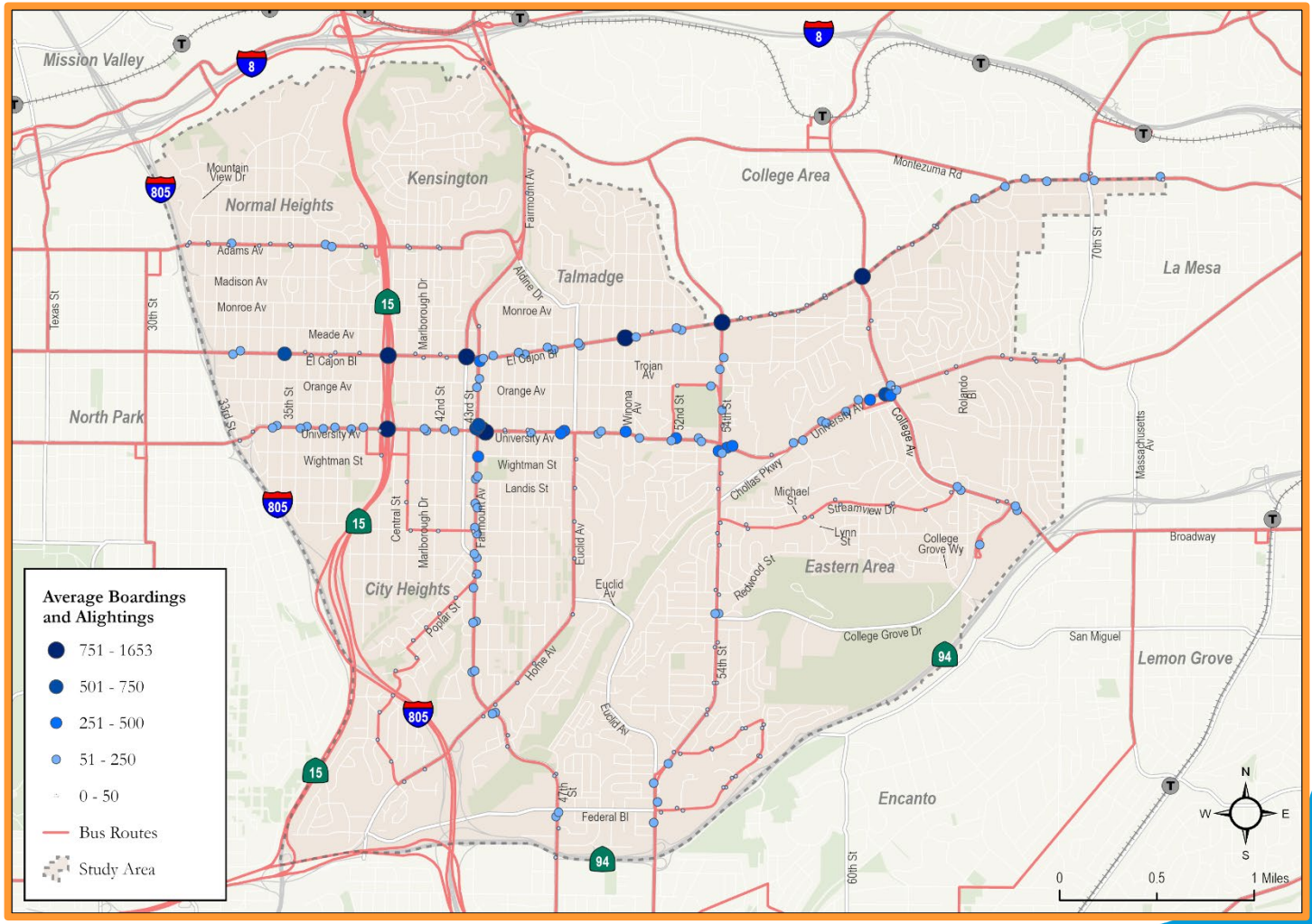


E.C. MOBILITY ASSESSMENT – TRANSIT NEEDS

Data & Analysis

- Intersection Counts
- Roadway Segment Counts
- 5 –Year Collision History
- Travel Time/Performance
- **MTS Ridership Data**
- Travel Speed Ratio

Existing Conditions: 2023 Boardings and Alightings *(Fig. 4.3)*



E.C. MOBILITY ASSESSMENT – TRANSIT NEEDS

Existing Conditions: Transit Needs *(Fig. 6.3)*

Highest ridership along ECB and University Avenue

Served by 14 MTS routes that share same infrastructure as general vehicle traffic

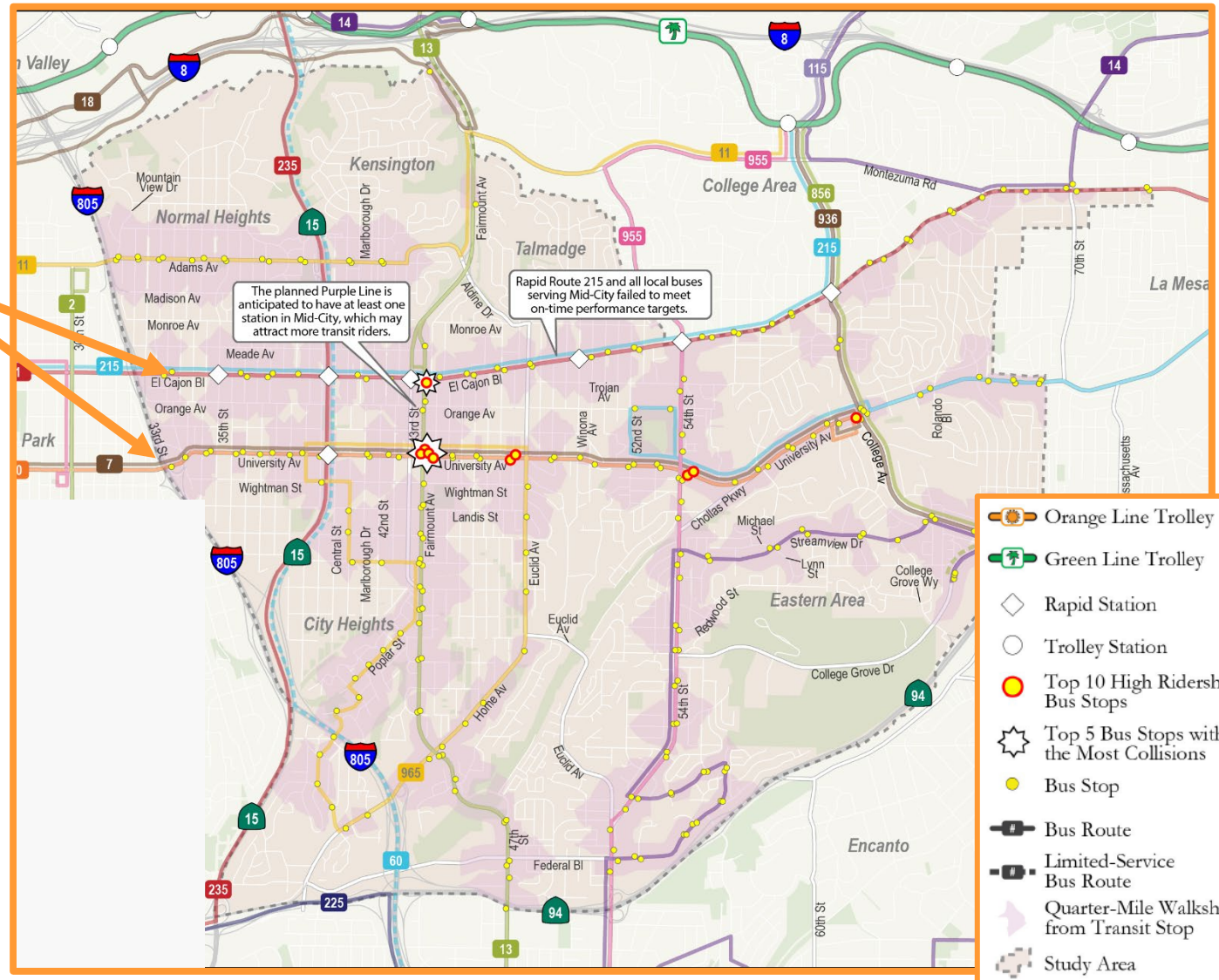


Table 4.2 - Public Transportation Commute Mode Share Comparison

	Mid-City	City of San Diego	San Diego County
Total Public Transportation Commuters	4,247	23,773	36,235
Total Workers	89,818	791,874	1,622,954
Public Transportation Commute Mode Share	4.7%	3.0%	2.2%

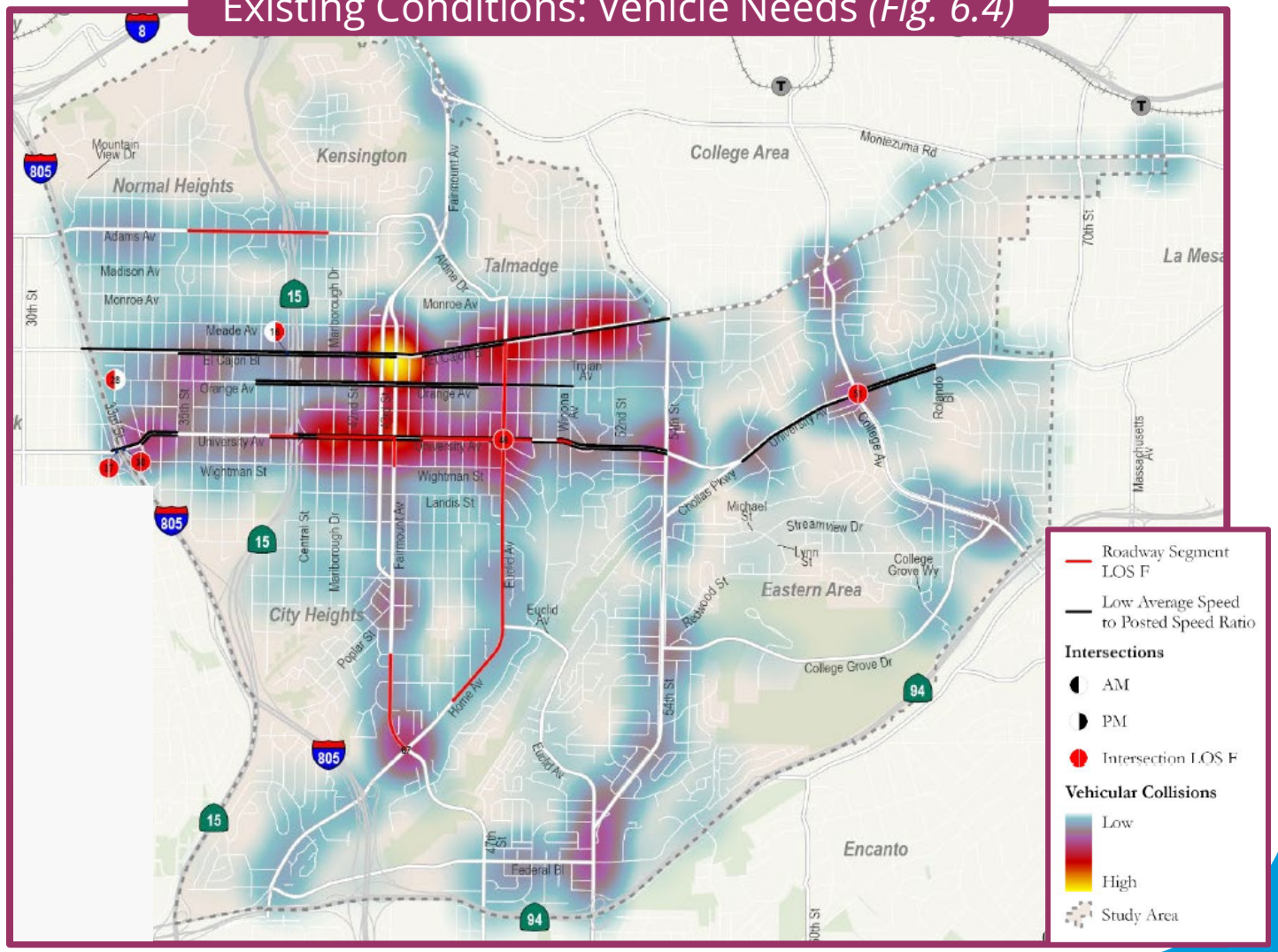
Source: US Census, 2022 American Community Survey 5-Year Estimates (2024)

E.C. MOBILITY ASSESSMENT – VEHICULAR NEEDS

Data & Analysis

- Intersection Counts
- Average Daily Traffic
- 5 –Year Collision History
- Travel Time
- Travel Speed Ratio

Existing Conditions: Vehicle Needs *(Fig. 6.4)*



E.C. MOBILITY ASSESSMENT – VEHICULAR NEEDS

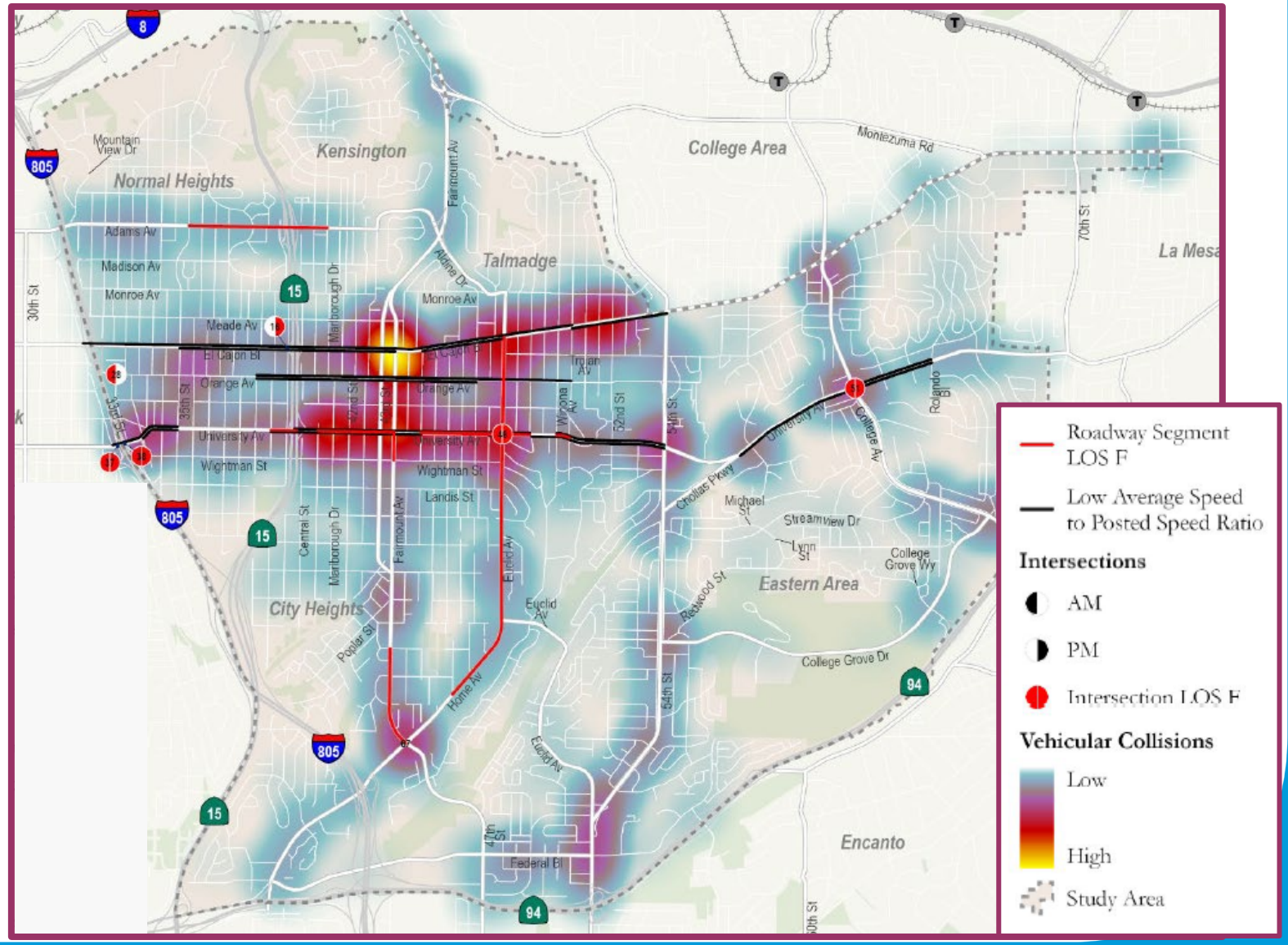
Existing Conditions: Vehicle Needs *(Fig. 6.4)*

Vehicular collisions concentrated along ECB, University and Fairmount

Low ratio of average travel speed to posted speed limit along major E-W corridors.

27 Study segments at LOS* E or F. 24 serve transit routes.

11 Study intersections at LOS* E or F.



*LOS = Level of Service

E.C. MOBILITY ASSESSMENT – NEXT STEPS

- Draft available at www.PlanMidCity.org
- Comments requested by February 28, 2025
- Final Draft Spring 2025

WORKING GROUP DISCUSSION

Discussion Questions: Answer one of the below

- Any clarifications or questions?
- Anything that stands out to you?
- Are there any mobility needs not showcased or explored in this analysis?

Provide in Writing via Chat

- Accuracy of text, charts, names, maps, etc.
- Detailed comments, especially if related to specific locations

E.C. MOBILITY ASSESSMENT – OTHER MOBILITY ISSUES

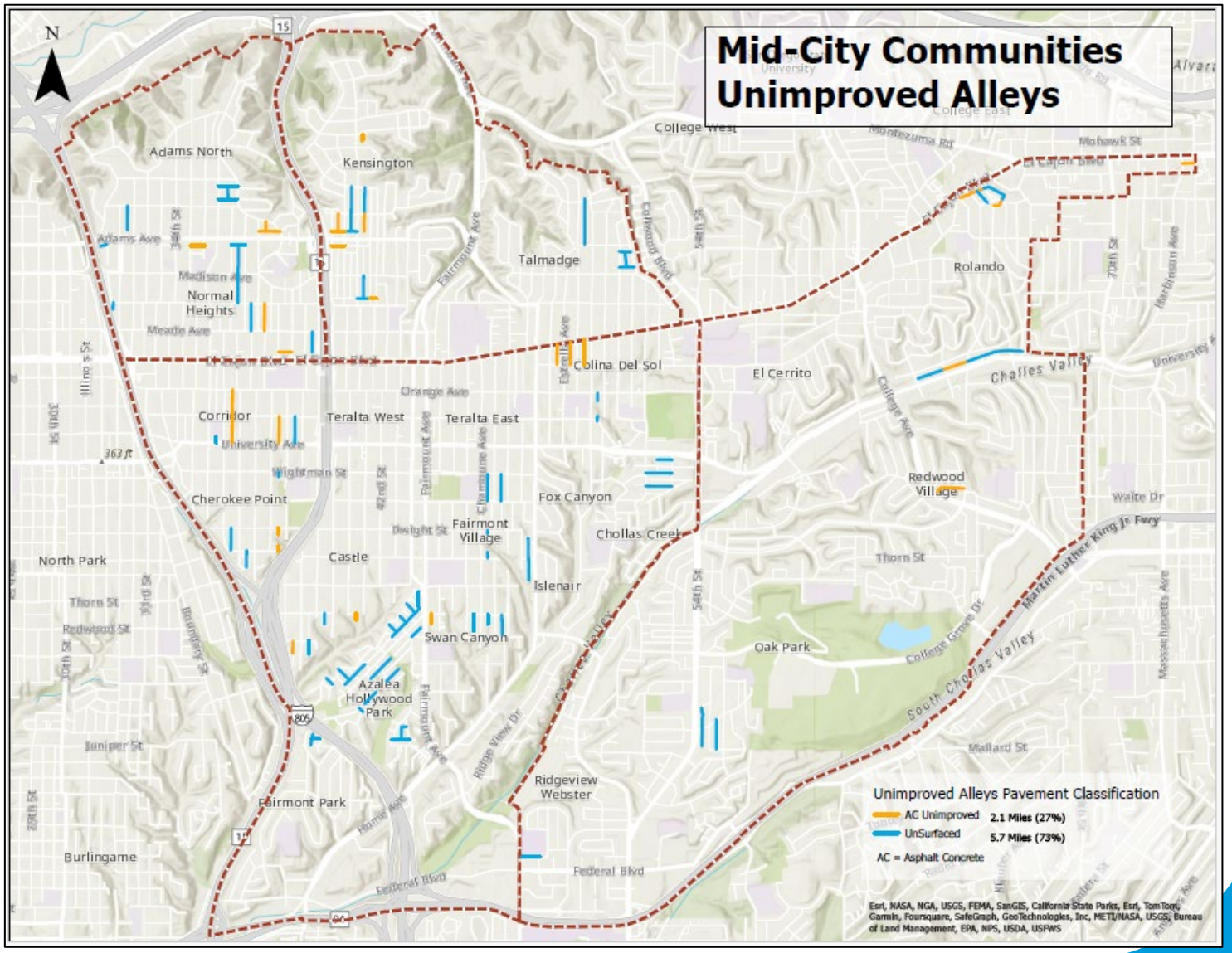
UNIMPROVED ALLEYS

- Unimproved Alleys – Council Policy 200-01:

https://docs.sandiego.gov/councilpolicies/cpd_200-01.pdf

- City's Pavement Management Plan Report:

https://www.sandiego.gov/transportation/programs/pavement-management-plan



Street Lighting

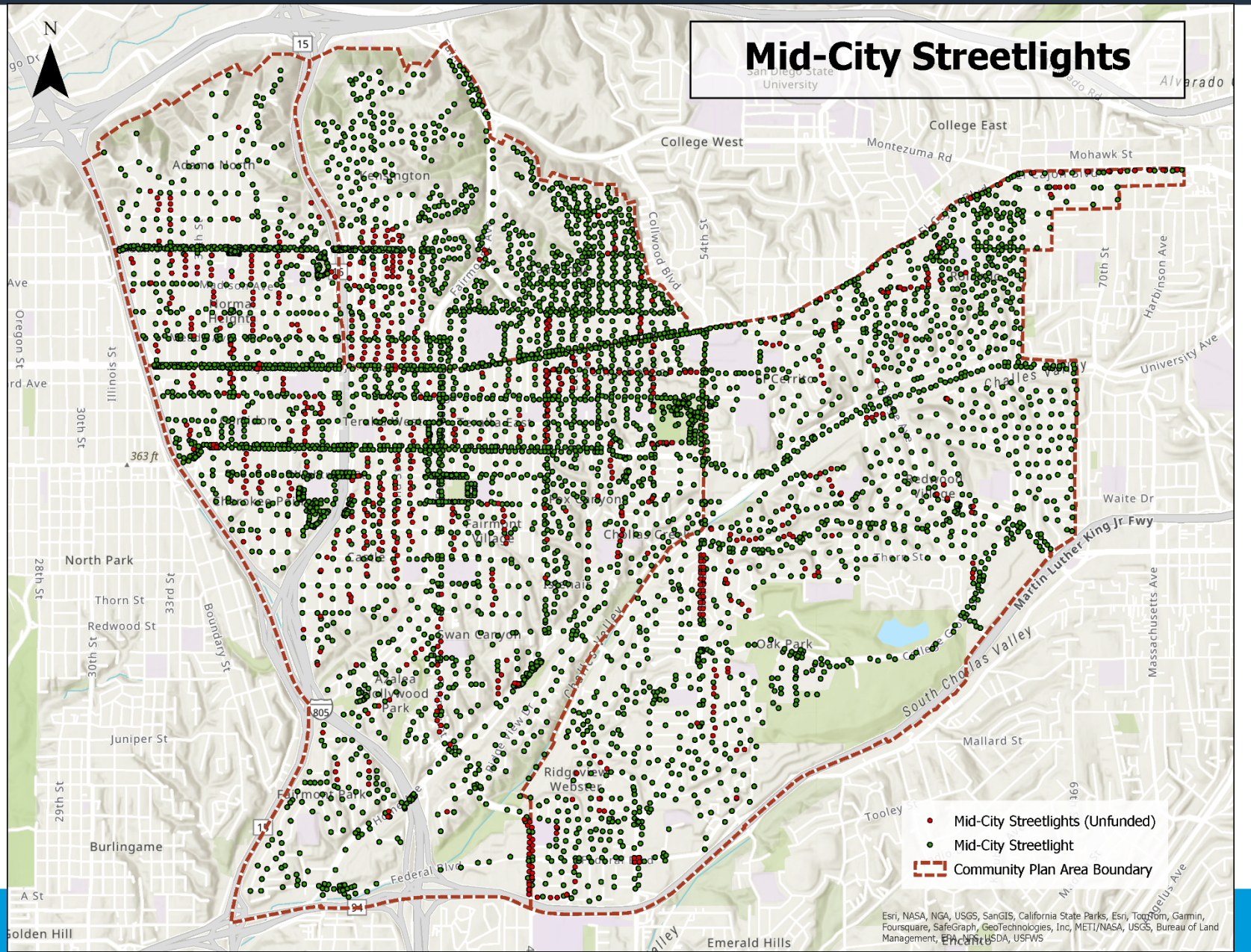
Standards and Guidance

- Street Design Manual (2017)
  - Currently undergoing an update
- Midblock Street Light Policy 200-18: https://docs.sandiego.gov/councilpolicies/cpd_200-18.pdf

Mechanisms of Implementation

- Redevelopment Projects (DSD)
  - Project Frontage
- Capital Improvement Projects
- Undergrounding Program: https://www.sandiego.gov/undergrounding
- Transportation Department

E.C. MOBILITY ASSESSMENT – OTHER MOBILITY ISSUES



City Planning Department

Historic Preservation

sandiego.gov

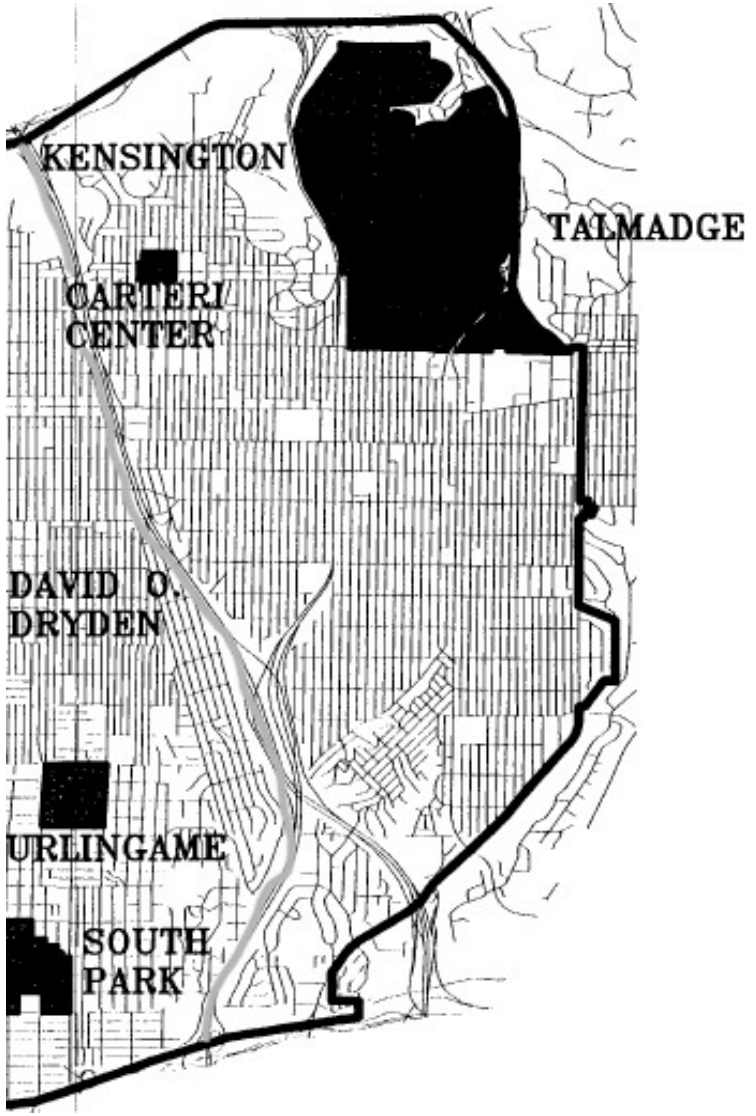
HISTORIC & CULTURAL RESOURCES COMPONENT

- Historic Context Statement
- Focused Reconnaissance Survey
- Code Amendment to the Historical Resources Guidelines to exempt specified areas from historic review (aka 45-year review process).
- Community Plan Historic Preservation Element
- Historical, Archaeological, and Tribal Cultural Resources Sections of the Program Environmental Impact Report.

RESOURCES PREVIOUSLY IDENTIFIED

The Greater Mid-City Historic Preservation Survey (1996)

Adams Avenue and 33rd Street, Normal Heights



RESOURCES PREVIOUSLY IDENTIFIED

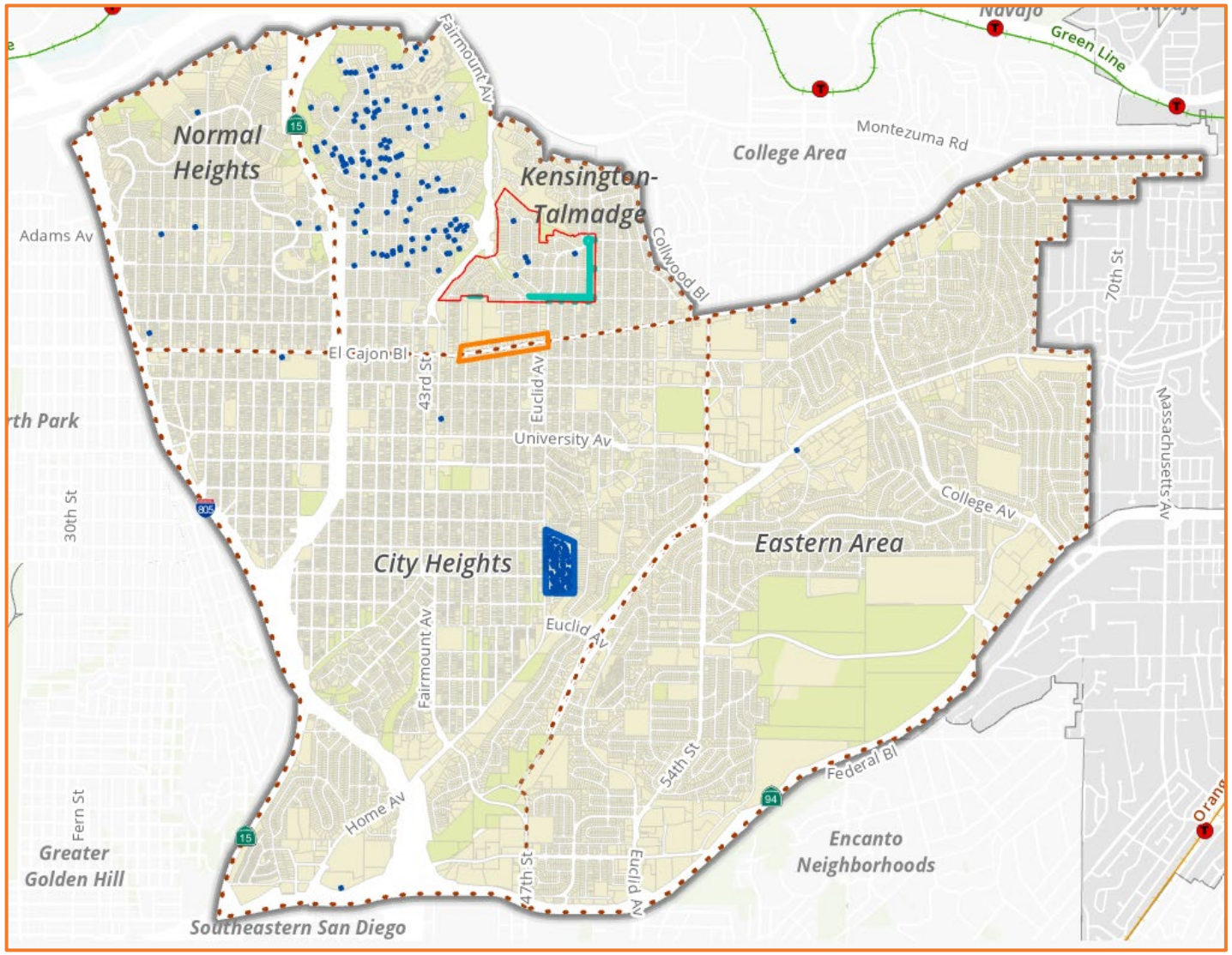
- Historic Designated Sites

Historic Districts

- Islenair
- Talmadge Gates
- Talmadge Park Estates (NR District)

Cultural District

- Little Saigon



RESOURCES PREVIOUSLY IDENTIFIED

HISTORIC CONTEXT STATEMENT

- Describes the significant historic themes and patterns that have contributed to the community's physical development
- Provides a foundation for identifying and evaluating historical resources within the plan area
- Guides future surveys and property-specific evaluations
- Facilitates preparation of the Historic Preservation Element of the CPU and the historical resource analysis of the Environmental Impact Report
- Does not result in the designation or regulation or properties

HISTORIC CONTEXT STATEMENT THEMES

- Early Development of Streetcar Suburbs (1885-1915)
- The Independent City of East San Diego (1912-1923)
- Residence Parks & Speculative Residential Development (1915-1945)
- Early Commercial & Transportation Development (1915-1945)
- Post-World War II Commercial & Automobile-Related Development (1945-1984)
- Post-World War II Residential Development (1945-1984)
- Civic & Institutional Development (1900-1984)
- Immigration to Mid-City (1975-1990)

FOCUSED RECONNAISSANCE SURVEY

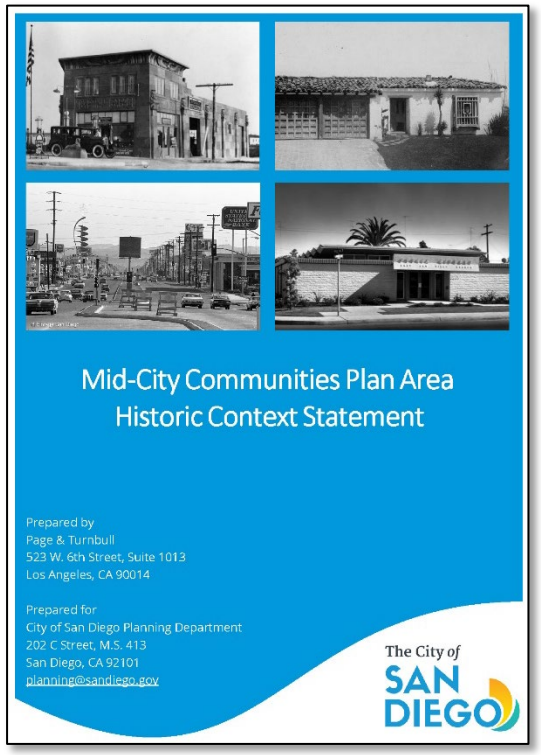
- Baseline Data: Historic Context Statement, Previous 1996 Mid-City Survey, designated resources, subdivision research etc.
- High-level field work (“windshield survey”)
- Identifies areas of shared development history
- Looks at these areas for their potential historic significance
- Potential historic districts are identified for further survey
- Post WWII tracts are evaluated for exemption from historical review
- All other areas remain subject to the potential historical resource review

HISTORIC DISTRICTS

- Areas with collective historic significance such as historic development, architecture, culture etc.
- Identify and protect historic features and elements that tell the story of why the district is significant
- Allow for new construction that complies with zoning and historic design standards
- Preservation and Progress initiative is underway with goal of providing objective design guidelines

Islenair Historic District

NEXT STEPS



- Draft Historic Context Statement
  Friday December 13th

- Draft Reconnaissance Survey
  February 2025

Project Webpage: https://www.sandiego.gov/planning/mid-city-communities-plan-update

CHRID: https://sandiego.cfwebtools.com/

WORKING GROUP DISCUSSION

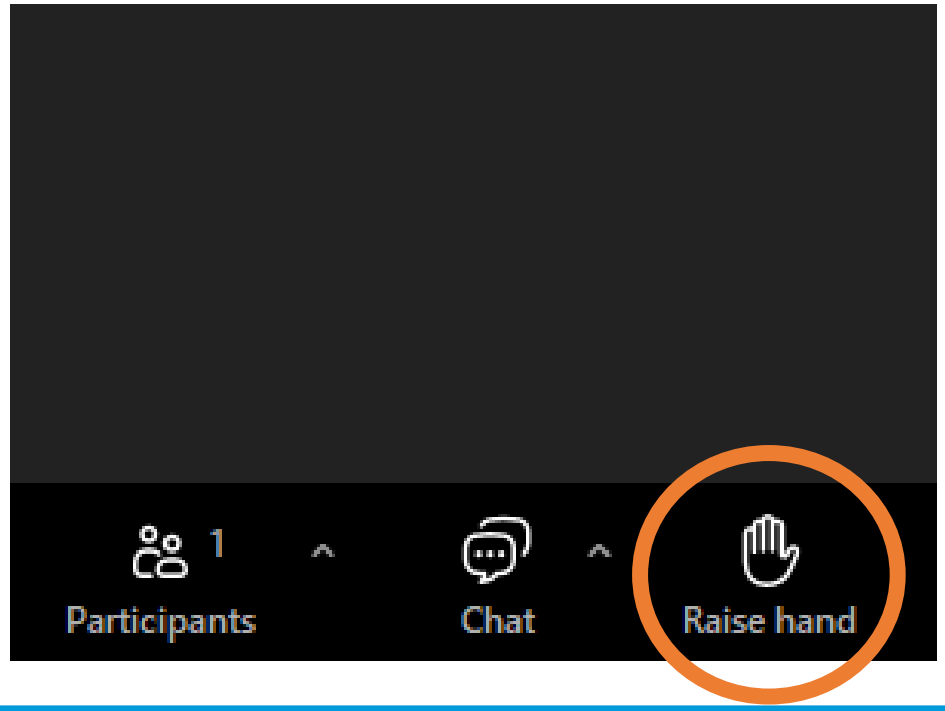
Discussion Questions: Answer one of the below

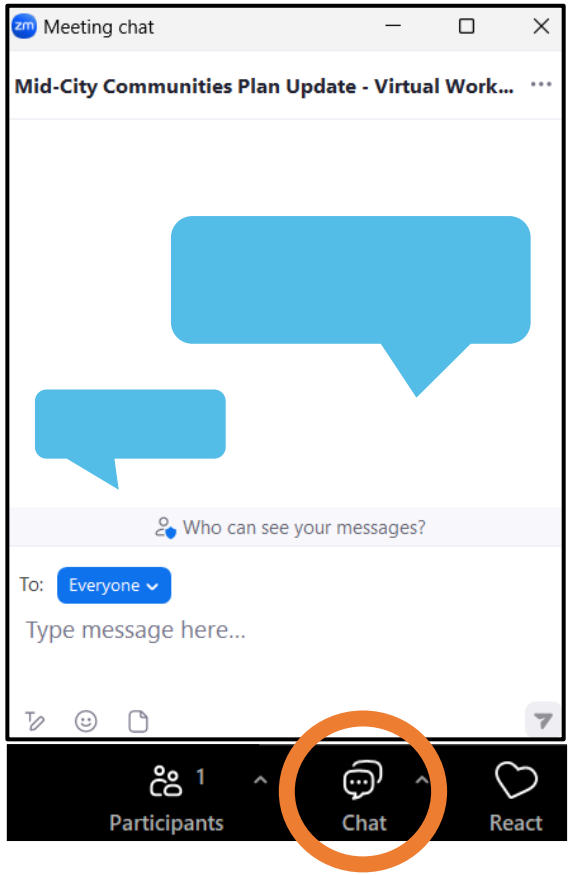
- Any clarifications or questions?
- Sites and resources that are important to you?
- What's important in social and cultural history of the Mid-City communities that we should be aware of?

Public Comment

PUBLIC COMMENT

1. Write you comment in the **chat** and it will be recorded/documented
2. Raise hand virtually using the **“Raise Hand”** function.
3. When it’s your turn we will unmute you





Conclusion & Next Steps

RECENT & UPCOMING PUBLIC ENGAGEMENT DOCUMENTS

Summer

Mid-City Communities Plan Update

Overview of Key Community Engagement Efforts

OVERVIEW

Between the winter and summer of 2024, engagement with a wide variety of community members in various formats helped gain meaningful input toward the Mid-City Communities Plan Update. Over 1,470 people participated in these activities, including an online survey, pop up events, workshops, office hours, community interviews, email submissions, and youth engagement.

This draft report provides an initial overview of these engagement activities and summarizes the key feedback heard so far. The final Public Engagement Summary, which will be available in fall 2024, will serve as a valuable reference to guide the formation of concepts for the Mid-City Communities Plan Update.

ATTACHMENTS

Detailed information about the feedback received from the various engagement activities is available in the following attachments.

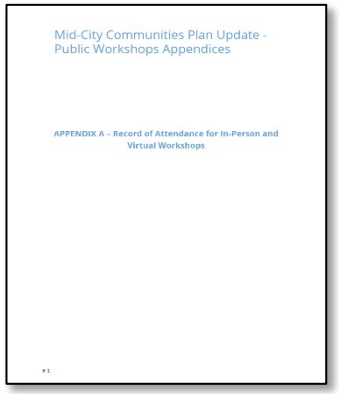
Attachment 1: Summary of Online Survey, Pop-Ups & Other Activities

Attachment 2: Summary of Public Workshops

Attachment 3: Summary of Office Hours, Community Interviews, & Emails

Attachment 4: Summary of Youth Engagement

Please note that the city's project team is continuing to summarize outputs from recent mini workshops and pop ups led by City Heights Community Development Corporation, various outreach activities led by Cal Poly San Luis Obispo (SLO), and results from the second interactive survey, which closed on August 30, 2024. The summary of these activities and additional analysis will be incorporated in the final Public Engagement Summary, which will be available in fall 2024.


Mid-City Communities Plan Update - Public Workshops Appendices

APPENDIX A - Record of Attendance for In-Person and Virtual Workshops

Key Engagement Efforts & Appendices:

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

Released Sept. 4, 2024

Fall/Winter

Mid-City Communities Plan Update

Overview of Key Community Engagement Efforts

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Draft Engagement Summary & Appendices:

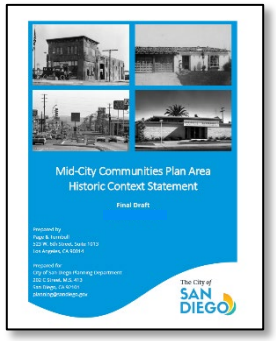
1. Online Survey & Pop-Ups
2. Workshops
3. Office Hours, Community Interviews & Emails
4. Youth Engagement
5. City Heights CDC led activity
6. Cal Poly SLO led activity
7. Interactive Survey
8. Community Forums

5,500+ Comments from 2,500+ ppl via 2 surveys & 83 events

UPCOMING REPORTS & STUDIES

Fall

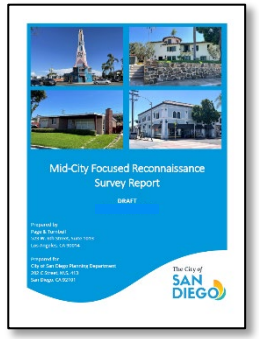
Historic Context Statement



A Guide for Evaluating Historical Resources

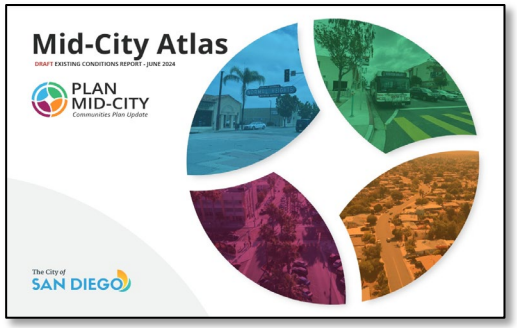
Winter

Focused Historic Reconnaissance Survey



Winter

Final Draft Mid-City Atlas: Existing Conditions Report



Baseline

Spring

Ideas Report

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**
- **Provide Public Comment to:**
  - Draft Mid-City Atlas: Existing Conditions Report by Jan. 15, 2025
  - Draft Existing Conditions Mobility Assessment by Feb. 28, 2025
  - Draft Historic Context Statement by Feb. 28, 2025
- **Attend the Planning Commission Workshop (Informational Item)**
  - Existing conditions & engagement summary – January 9, 2025
- **Attend the Next Working Group Meeting – mid to late Feb (TBD)**
  - Hybrid meeting - engagement summary and historic context & survey

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

HAPPY HOLIDAYS!

Mid-City Communities Plan Update

PLAN MID-CITY
Communities Plan Update

City Planning Department

Mid-City CPU Working Group – Dec. 11, 2024

The City of SAN DIEGO

City Planning Department

Historic Preservation

sandiego.gov