

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO REZONING 49.23 ACRES LOCATED AT 3220, 3240, 3250, 3350, and 3500 SPORTS ARENA BOULEVARD (ASSESSOR PARCEL NUMBERS PORTIONS OF APN 441-590-04), WITHIN THE MIDWAY-PACIFIC HIGHWAY COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE CC-3-6 (COMMUNITY COMMERCIAL) ZONE TO THE RMX-2 AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0703; AND REPEALING ORDINANCE NO. O-20992, ADOPTED OCTOBER 10, 2018 OF THE ORDINANCES OF THE CITY OF SAN DIEGO INsofar AS IT CONFLICTS HERewith.

RECITALS

The Council of the City of San Diego (Council) adopts this Ordinance based on the following:

A. Midway Rising, LLC applied to rezone a 49.23-acre site located at 3220, 3240, 3250, 3350, and 3500 Sports Arena Boulevard, and legally described as: PARCEL 1(Portion of Assessor's Parcel No. (APN) 441-590-04): THOSE PORTIONS OF PUEBLO LOTS 241, 242, 259, 276, 311, 312, 313, 314, 337 AND 338 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, AND KNOWN AS MISCELLANEOUS MAP NO. 36, TOGETHER WITH LOT "A" AND A PORTION OF LOT "B" OF PUEBLO LOT 339, ACCORDING TO PARTITION MAP THEREOF ON FILE IN T PARCEL 1: THOSE PORTIONS OF PUEBLO LOTS 241, 242, 259, 276, 311, 312, 313, 314, 337 AND 338 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE, A COPY OF WHICH SAID

MAP WAS FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, AND KNOWN AS MISCELLANEOUS MAP NO. 36, TOGETHER WITH LOT "A" AND A PORTION OF LOT "B" OF PUEBLO LOT 339, ACCORDING TO PARTITION MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, IN AN ACTION ENTITLED "STEELE VS. STEELE", SUPERIOR COURT, CASE NO. 5620, TOGETHER WITH MAP OF CASS AND MCELWEE SUBDIVISION, ACCORDING TO MAP THEREOF NO. 1581, FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY; PARCEL 2 (Portion of APN 441-590-04): ALL THAT PORTION OF PUEBLO LOTS 242, 243, 259 AND 311 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF MADE BY JAMES PASCOE IN 1870; A COPY OF WHICH MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921; PARCEL 3 (Portion of APN 441-590-04): THAT PORTION OF PUEBLO LOT 259 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AND KNOWN AS MISCELLANEOUS MAP NO. 36; PARCEL 4 (Portion of APN 441-590-04): EXCEPTING THEREFROM A PORTION OF SAID LAND, ALL URANIUM, THORIUM, AND ALL OTHER MATERIALS DETERMINED PURSUANT TO SECTION 5(B) (1) OF THE ATOMIC ENERGY ACT OF 1946 (60 STAT. 761), TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL, CONTAINED IN WHATEVER CONCENTRATION IN DEPOSITS IN THE LANDS COVERED BY THIS INSTRUMENT,

TOGETHER WITH THE RIGHT OF THE UNITED STATES THROUGH ITS AUTHORIZED AGENTS OR REPRESENTATIVES AT ANY TIME TO ENTER UPON THE LAND AND PROSPECT FOR, MINE AND REMOVE THE SAME, AS RESERVED FOR THE USE OF THE UNITED STATES, IN A DEED RECORDED JANUARY 31, 1955 IN BOOK 5514, PAGE 182 OF OFFICIAL RECORDS. Midway Rising, LLC is requesting to rezone the site from CC-3-6, in the Midway-Pacific Highway Community Plan area to RMX-2.

B. Resolution R-_____ (General Plan and Midway-Pacific Highway Community Plan amendment), which was considered along with this Ordinance, proposes an amendment to the Midway Pacific Highway Community Plan to redesignate the 49.23-acre site located at 3220, 3240, 3250, 3350, and 3500 Sports Arena Boulevard, from Community Commercial Residential to Community Village.

C. O-_____ (Midway Rising Specific Plan) was considered along with this Ordinance and adopts a Specific Plan for the Midway Rising Project.

D. On September 25, 2025, the Planning Commission of the City of San Diego considered this rezone and voted to recommend Council approval. The matter was then set for a public hearing to be conducted by the Council.

E. The Office of the City Attorney prepared this Ordinance based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

F. Under San Diego Charter section 280(a)(2), this Ordinance is not subject to veto by the Mayor because this matter requires the Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the

decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented.

ACTION ITEMS

Be it ordained by the Council of the City of San Diego:

Section 1. The 49.23-acre site is located at 3220, 3240, 3250, 3350, and 3500 Sports Arena Boulevard and legally described as PARCEL 1(Portion of Assessor's Parcel No. (APN) 441-590-04): THOSE PORTIONS OF PUEBLO LOTS 241, 242, 259, 276, 311, 312, 313, 314, 337 AND 338 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, AND KNOWN AS MISCELLANEOUS MAP NO. 36, TOGETHER WITH LOT "A" AND A PORTION OF LOT "B" OF PUEBLO LOT 339, ACCORDING TO PARTITION MAP THEREOF ON FILE IN T PARCEL 1: THOSE PORTIONS OF PUEBLO LOTS 241, 242, 259, 276, 311, 312, 313, 314, 337 AND 338 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, AND KNOWN AS MISCELLANEOUS MAP NO. 36, TOGETHER WITH LOT "A" AND A PORTION OF LOT "B" OF PUEBLO LOT 339, ACCORDING TO PARTITION MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, IN AN ACTION ENTITLED "STEELE VS. STEELE", SUPERIOR COURT, CASE NO. 5620, TOGETHER WITH MAP OF CASS AND MCELWEE SUBDIVISION, ACCORDING TO MAP THEREOF NO. 1581,

FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY; PARCEL 2 (Portion of APN 441-590-04): ALL THAT PORTION OF PUEBLO LOTS 242, 243, 259 AND 311 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF MADE BY JAMES PASCOE IN 1870; A COPY OF WHICH MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921; PARCEL 3 (Portion of APN 441-590-04): THAT PORTION OF PUEBLO LOT 259 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AND KNOWN AS MISCELLANEOUS MAP NO. 36; PARCEL 4 (Portion of APN 441-590-04): EXCEPTING THEREFROM A PORTION OF SAID LAND, ALL URANIUM, THORIUM, AND ALL OTHER MATERIALS DETERMINED PURSUANT TO SECTION 5(B) (1) OF THE ATOMIC ENERGY ACT OF 1946 (60 STAT. 761), TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL, CONTAINED IN WHATEVER CONCENTRATION IN DEPOSITS IN THE LANDS COVERED BY THIS INSTRUMENT, TOGETHER WITH THE RIGHT OF THE UNITED STATES THROUGH ITS AUTHORIZED AGENTS OR REPRESENTATIVES AT ANY TIME TO ENTER UPON THE LAND AND PROSPECT FOR, MINE AND REMOVE THE SAME, AS RESERVED FOR THE USE OF THE UNITED STATES, IN A DEED RECORDED JANUARY 31, 1955 IN BOOK 5514, PAGE 182 OF OFFICIAL RECORDS, in the Midway-Pacific Highway Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing No. B-4375 filed in the Office of the

City Clerk as Document No. OO-_____, is rezoned from the CC-3-6 Zone into the RMX-2 Zone as the zone is described and defined by San Diego Municipal Code Chapter 13, Article 1, Division 7. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. Ordinance No O-20992 (New Series), adopted October 10, 2018 of the ordinances of the City of San Diego is repealed insofar as it conflicts with the rezoned uses of the land by this Ordinance.

Section 3. The Council dispenses with a full reading of this Ordinance before its passage because a written copy of this Ordinance was made available to the Council and the public before the date of its passage.

Section 4. Before becoming effective, this Ordinance will be submitted to the San Diego County Regional Airport Authority (SDCRAA) acting as the Airport Land Use Commission (ALUC) for a consistency finding with the Airport Land Use Compatibility Plan (ALUCP) for San Diego International Airport and North Island Naval Air Station. If the ALUC determines this Ordinance is consistent with the ALUCP for San Diego International Airport and/or North Island Naval Air Station, this Ordinance shall take effect and be in force on the date of the finding of consistency, provided that at least 30 days have passed from the date of final passage, or the date that R-_____, adopting amendments to the Midway-Pacific Community Plan becomes effective, or the date that O-_____, adopting the Midway Rising Specific Plan becomes effective, whichever is later.

If the ALUC determines this Ordinance is inconsistent or conditionally consistent, subject to proposed modifications, with the ALUCP, this Ordinance will be submitted to the Council for reconsideration. If the ALUC determines this Ordinance is conditionally consistent with the

ALUCP for San Diego International Airport and/or North Island Naval Air Station, but consistency is subject to the proposed modifications, the Council may amend this Ordinance to accept the proposed modifications, and this Ordinance as amended will take effect and be in force on the thirtieth day from and after its final passage, or the date that R-_____, adopting amendments to the Midway-Pacific Community Plan becomes effective, or the date that O-_____, adopting the Midway Rising Specific Plan becomes effective, whichever is later. A proposed decision by the Council to overrule a determination or inconsistency, or to reject the proposed modifications for a finding of conditional consistency, will include the findings required pursuant to California Public Utilities Code section 21670 and require a two-thirds vote. The proposed decision and findings will be forwarded to the ALUC, the California Department of Transportation, Division of Aeronautics, and the airport operators for the applicable airports; and the Council will hold a second hearing not less than 45 days from the date the proposed decision and findings were provided. At the hearing, any comments submitted by the public agencies will be considered and a final decision to overrule a determination of inconsistency will require a two-thirds vote. If the Council makes a final decision to overrule a determination of inconsistency, this Ordinance will take effect on the thirtieth day after that final decision, or the date that R-_____, adopting amendments to the Midway-Pacific Community Plan becomes effective, or the date that O-_____, adopting the Midway Rising Specific Plan becomes effective, whichever is later..

Section 5. No building permits for development inconsistent with the provisions of this Ordinance will be issued unless the application was made prior to the date of adoption of this Ordinance.

APPROVED: HEATHER FERBERT, City Attorney

By _____
Attorney Name
Deputy City Attorney

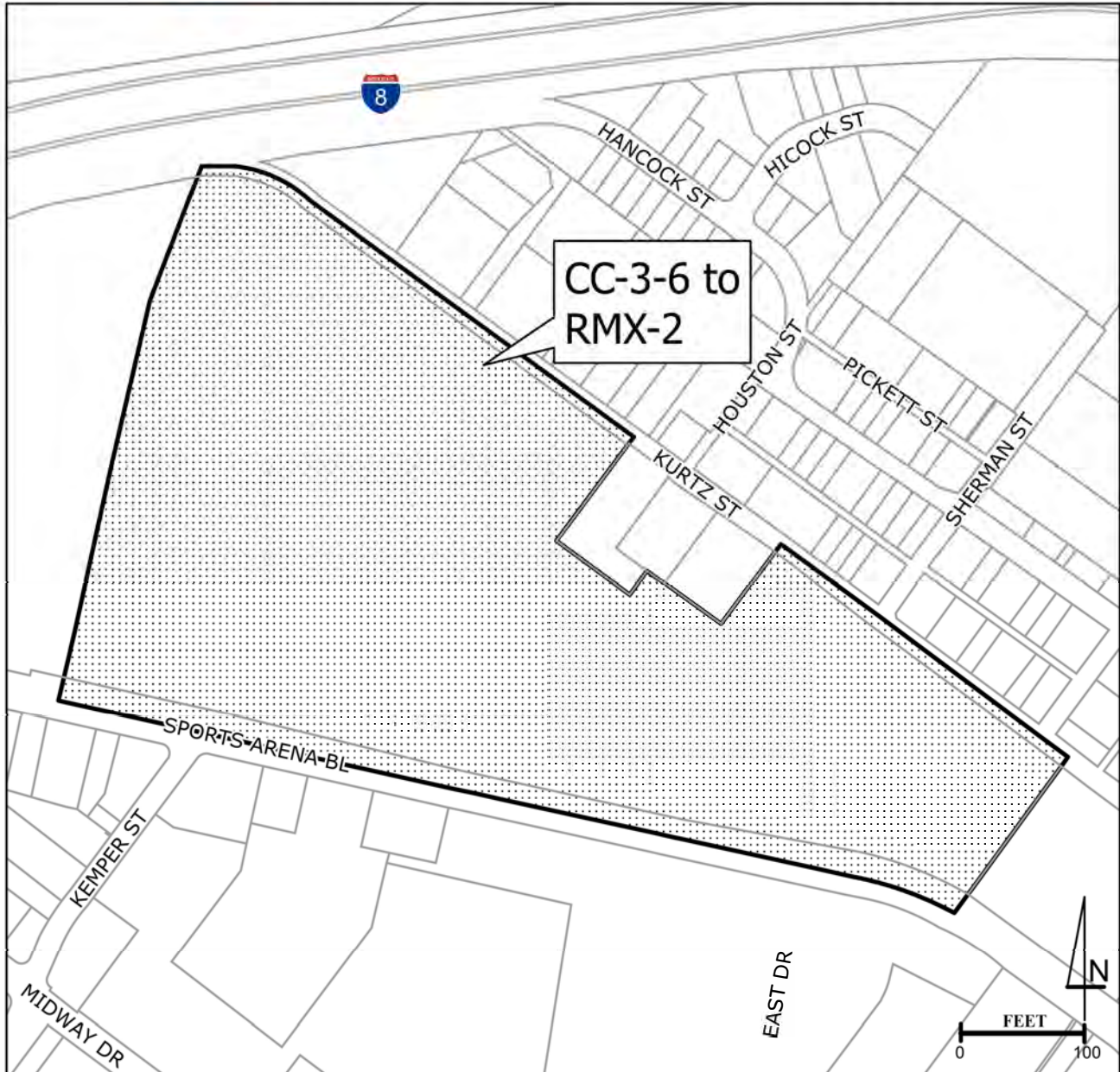
ATTACHMENT(S):
Exhibit A: Rezone Exhibit: B-4375

DRAFT



CITY OF SAN DIEGO • DEVELOPMENT SERVICES

PROPOSED REZONING



		B-4375
ORDINANCE NO. _____	REQUEST CC-3-6 to RMX-2	
EFF. DATE ORD. _____	PLANNING COMM. RECOMMENDATION	DEVELOPMENT SERVICES MANAGER
ZONING SUBJ. TO _____	CITY COUNCIL ACTION	
BEFORE DATE _____		
EFF. DATE ZONING _____		APN(s): 441-590-0400

DRAFT

MIDWAY RISING SPECIFIC PLAN



PLANNING COMMISSION DRAFT
September 18, 2025

ACKNOWLEDGMENTS

Mayor Todd Gloria

CITY COUNCIL

- Council President Joe LaCava (District 1)
- Councilmember Jennifer Campbell (District 2)
- Councilmember Stephen Whitburn (District 3)
- Councilmember Henry Foster III (District 4)
- Councilmember Marni von Wilpert (District 5)
- Council President Pro Tem Kent Lee (District 6)
- Councilmember Raul Campillo (District 7)
- Councilmember Vivian Moreno (District 8)
- Councilmember Sean Elo-Rivera (District 9)

PLANNING COMMISSION

- Kelly Modén (Chairperson)
- Matthew Boomhower (Vice-Chairperson)
- Farah Mahzari
- Ken Malbrough
- Ted Miyahara
- Daniel Reeves
- Jeana Renger

CITY PLANNING DEPARTMENT

- Heidi Vonblum (Director)
- Tait Galloway (Deputy Director)
- Kelly Stanco (Deputy Director)
- Suchitra Lukes (Senior Planner)

DEVELOPMENT SERVICES DEPARTMENT

- Elyse Lowe (Director)
- Gary Geiler (Assistant Director)
- Keely Halsey (Assistant Director)
- Rimah Khouri-Velez (Assistant Director)
- J.C. Thomas (Assistant Director)

PREPARED BY:



IN CONSULTATION WITH:

- Safdie Rabines Architects
- OJB
- PDC/Bowman
- Kimley-Horn
- Sedona Pacific

ADOPTION AND AMENDMENTS TABLE

Description	DATE APPROVED BY PLANNING COMMISSION DATE & REPORT NUMBER	DATE ADOPTED BY CITY COUNCIL DATE & RESOLUTION NUMBER



1.0	Introduction	
	1.1 Overview.....	p7
	1.2 Purpose.....	p7
	1.3 Objectives	p7
	1.4 Organization	p7
2.0	Village Description	
	2.1 Location, Access, and Setting	p9
	2.2 Planning Context.....	p9
	2.3 Relationship to Planning Documents	p9
	2.4 Specific Plan Area	p11
3.0	Village Concept	
	3.1 Overall Concept and Vision.....	p11
	3.2 Guiding Principles.....	p11
	3.3 Key Project Elements.....	p13
	3.4 Sustainability	p15
4.0	Land Use	
	4.1 Land Use Objectives.....	p17
	4.2 Planned Land Uses.....	p17
5.0	Mobility	
	5.1 Introduction.....	p18
	5.2 Mobility Objectives	p18
	5.3 Street Classification	p19
	5.4 Pedestrian Circulation and Promenades.....	p23
	5.5 Bicycle Network.....	p23
	5.6 Event Parking and Access Management	p24
	5.7 Parking for Parks and Public Spaces.....	p24
	5.8 Transit.....	p25
6.0	Open Space Framework	
	6.1 Public Space and Parks	p26
	6.2 Public Space and Parks Objectives	p26
	6.3 Parks Master Plan Value-Based Standards	p26
	6.4 Public Space and Parks Design	p26
7.0	Infrastructure, Safety, and Services	
	7.1 Introduction and Applicability	p40
	7.2 Safety.....	p40
	7.3 Infrastructure.....	p40
	7.4 Services.....	p41
8.0	Implementation / Administration	
	8.1 Authority	p42
	8.2 Severability	p42
	8.3 Development Review	p42
	8.4 Administration	p42
	8.5 Specific Plan Amendments.....	p42
	8.6 Maintenance	p43
	8.7 Zoning.....	p43
	8.8 Phasing	p43
	8.9 Affordable Housing Density Bonus.....	p43
	8.10 Financing	p43
	8.11 Supplemental Development Regulations.....	p44
	APPENDIX	
	Appendix A: Climate Action Plan Consistency	p52
	Appendix B: Signage	p53
	Appendix C: Comprehensive Wall and Fence Plan	p55
	Appendix D: Plant Palette	p56
	Appendix E: Implementation and Tracking Table	p60
	Appendix F: Development Blocks and Lots.....	p61
	Appendix G: Historical Overview	p62



LIST OF FIGURES

List of Figures

Figure 1 - Vicinity Map.....	8
Figure 2 - Regional Map.....	9
Figure 3 - Specific Plan Area.....	10
Figure 4 - Specific Plan Concept Illustrative	12
Figure 5 - Plan Land Use	16
Figure 6 - Street Classifications	19
Figure 7 - Sports Arena Boulevard - Street Section	19
Figure 8 - Sports Arena Boulevard Plan Enlargement	19
Figure 9 - Kurtz Street - Street Section.....	20
Figure 10 - Kurtz Street Plan Enlargement	20
Figure 11 - Kurtz Street - Street Section	20
Figure 12 - Rosecrans Street - Street Section	20
Figure 13 - Kemper Street - Street Section.....	21
Figure 14 - Kemper Street Plan Enlargement.....	21
Figure 15 - Frontier Drive - Street Section	22
Figure 16 - Frontier Drive Plan Enlargement.....	22
Figure 17 - Private Drive - Typical Street Section.....	22
Figure 18 - Private Drive - Fire Lane.....	22
Figure 19 - Roundabout Concept at Hancock Street and Kurtz Street.....	23
Figure 20 - Pedestrian Circulation Concept.....	23
Figure 21 - Bicycle Circulation Concept - Interim Network	24
Figure 22 - Bicycle Circulation Concept - Full Network.....	24
Figure 23 - Bicycle Parking	25
Figure 24 - Parking Structure & Access Diagram	25
Figure 25 - Transit Diagram - Bus Stops.....	25
Figure 26 - Parks and Public Space Framework.....	27
Figure 27 - "The Green" Concept	28
Figure 28 - "The Square" Concept.....	30
Figure 29 - "The Plaza" Concept.....	32

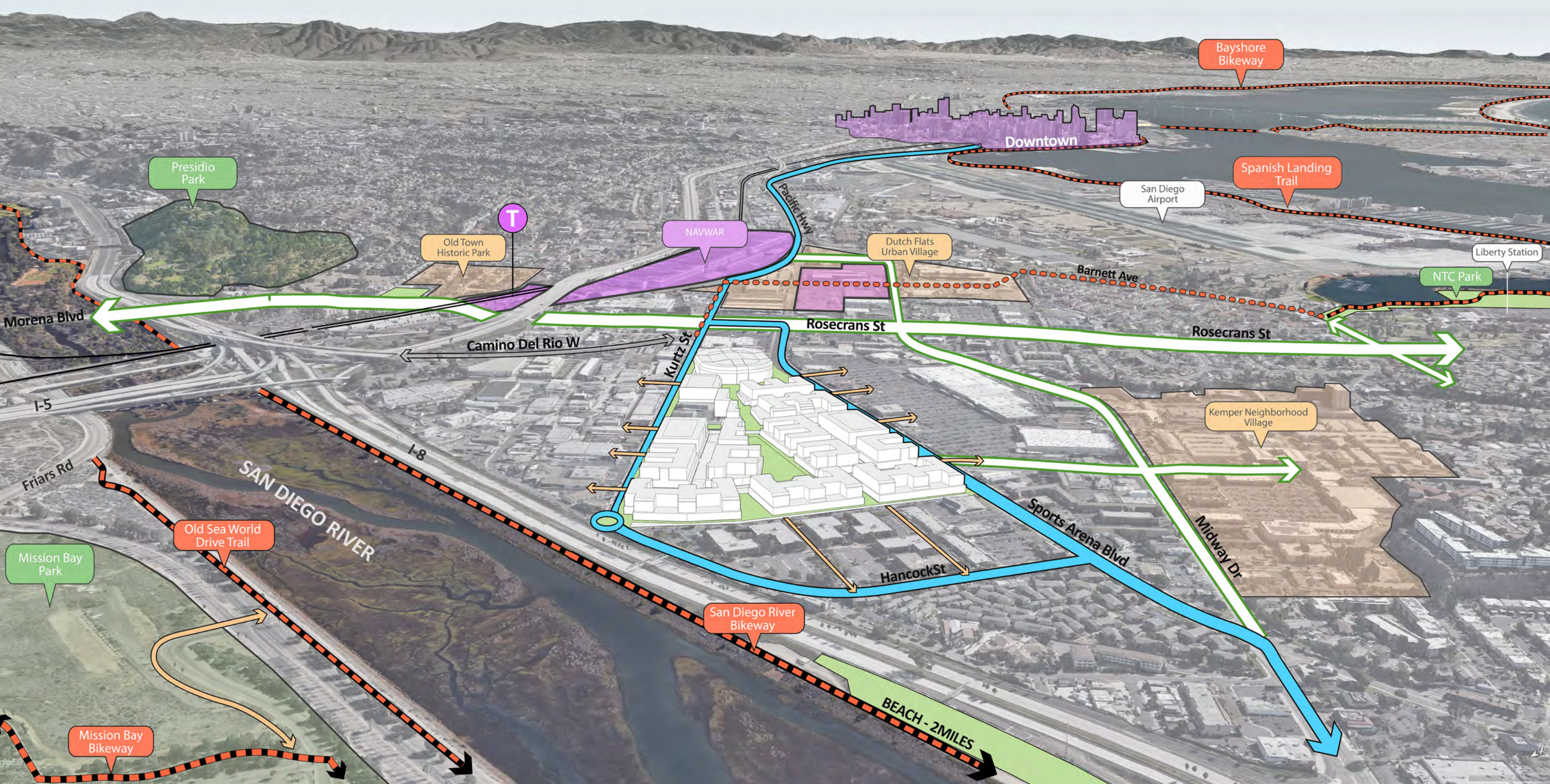
Figure 30 - Promenades Concept	34
Figure 31 - Paseo Green Concept.....	36
Figure 32 - Paseo Greenway Concept	38
Figure 33 - Conceptual Water and Sewer Plan	41
Figure 34 - Conceptual Drainage Plan	41
Figure 35 - Phasing	43
Figure 36 - Upper Story Building Stepbacks.....	46
Figure 37 - Parking Structures	46
Figure 38 - Conceptual Section of "The Green"	48
Figure 39 - Residential Entry Zone.....	48
Figure 40 - Conceptual Section of "The Square"	49
Figure 41 - Conceptual Section of "The Plaza"	50
Figure 42 - Conceptual Section of Paseo Greens	50
Figure 43 - Conceptual Section of Paseo Greenways.....	50
Figure 44 - Conceptual Signage Locations	54
Figure 45 - Site Fences and Walls	55
Figure 46 - Tree Planting Zone Diagram.....	56
Figure 47 - Development Blocks and Lots	61

List of Tables

Table 1 - Land Use Summary	17
Table 2 -Parks and Public Space Acreage Table.....	26
Table 3 - Affordable Housing Density Bonus Calculations Table	45
Table 4 - Parks and Public Space Staging.....	51
Table 5 - Implementation and Tracking Table.....	60

1

INTRODUCTION



View of the site and development concept from the San Diego River and Mission Bay looking South East*

*This image is conceptual and is shown for illustrative purposes only

1.1 Overview

The Midway Rising Specific Plan (Specific Plan) establishes the vision, land use, and mobility for development of approximately 49.23 acres of City-owned property. The Specific Plan envisions a transformation of the area from an auto-oriented arena with ancillary retail and parking into a mixed-use community village with up to 4,254 homes, approximately 8.12 acres of parks, 6.42 acres of public space, a multi-purpose Entertainment Center, and pedestrian-oriented commercial and supporting uses that together will result in a walkable and inclusive urban village consistent with the vision and policies established in the Midway-Pacific Highway Community Plan (Community Plan) and the City of San Diego General Plan (General Plan).

Implementation of the Specific Plan includes a Community Plan Amendment, Rezone, Site Development Permit, and Tentative Map. In connection with the City's approval of the Specific Plan, the City has entered into a long-term ground lease and other contractual arrangements with a master-developer of the Specific Plan area primarily responsible for implementation of the infrastructure, public and private improvements contemplated by the Specific Plan (hereafter, Ground-Lessee).

1.2 Purpose

To ensure that the community village is planned comprehensively, the Community Plan requires that a Specific Plan or Master Plan be prepared for the community village. The purpose of the Specific Plan is to provide guidance and direction on land use, site planning, building, public space, and landscape design to ensure that future development of the community village results in a pedestrian and transit-oriented mixed use entertainment destination. The Specific Plan provides supplemental development regulations that work with the underlying base zones and development regulations in the San Diego Municipal Code (Municipal Code) to ensure the implementation of the vision.

All graphics, drawings and photographs in the Specific Plan are shown for illustrative purposes only and do not reflect a final development, building configuration, public space shape or size, and land use location.

1.3 Objectives

The Specific Plan has the following objectives consistent with the community plan vision for the community village:

1. Provide an increased mix of housing opportunities in the Specific Plan area, including affordable, deed-restricted units, in furtherance of the goals outlined in the Surplus Land Act and to address the City's ongoing housing crisis.
2. Identify a mix of land uses, including entertainment, retail, residential, recreational, and park uses, to activate the site and reinvigorate the Midway-Pacific Highway Community planning area.
3. Establish an on-site pedestrian- and transit-oriented village with multimodal access through a network of streets, pedestrian paths, bicycle facilities, and transit services and amenities that provide for greater and enhanced access to and across the Specific Plan area, as well as improved north-south connections.
4. Provide a fully accessible, modern Entertainment Center and indoor and outdoor venues for entertainment facilities.
5. Allow for multimodal access to and from the Entertainment Center and other uses across the Specific Plan area that encourages the use of transit, bicycles, and micro-mobility devices.

6. Establish a variety of parks and public spaces across the Specific Plan area, including widened, enhanced, and activated sidewalks, a central green, and an urban square that together can serve as a focal point for the community and meet the General Plan and Parks Master Plan requirements.
7. Create promenades along Sports Arena Boulevard, Kurtz Street, Frontier Drive, and the extension of Kemper Street to facilitate non-auto circulation and encourage walking and biking.
8. Provide for active public spaces, retail, and entertainment uses that will create a vibrant public realm along streets, public spaces, and parks in the village and allow for the introduction of a "Main Street" experience with pedestrian-oriented retail uses.
9. Provide development phasing and an implementation program that considers the existing long-term City property leases and addresses the implementation of public facilities, including on-site parks, to serve new and existing residents in the community.
10. Provide an increased urban tree canopy and sustainable landscape that revitalizes the Specific Plan area, introduces shade to the area, and meets the City's Climate Action Plan goals.

1.4 Organization

The Specific Plan is divided into the following eight chapters:

Chapter 1 - Introduction - provides an overview of the Specific Plan purpose, objectives, and scope of work.

Chapter 2 – Village Site Description - provides a description of the Specific Plan area, its existing conditions, the planning context, and the relationship of the Specific Plan to other planning documents.

Chapter 3 - Village Concept - illustrates the overall village concept and vision, the primary development objectives, and the key village elements.

Chapter 4 - Land Use - provides the land use and zoning standards for the site.

Chapter 5 - Mobility - describes the mobility concept for the site, including proposed pedestrian and bicycle facilities, connections to transit, streets, and parking.

Chapter 6 – Public Space & Parks - illustrates concepts for a network of parks, plazas, promenades, and paseos.

Chapter 7 - Infrastructure, Safety, and Services - elaborates on the infrastructure for the village.

Chapter 8 - Implementation - provides a framework for implementation and administration of the Specific Plan and describes process levels for development, submittal review requirements, and tracking.

Appendices

VILLAGE DESCRIPTION

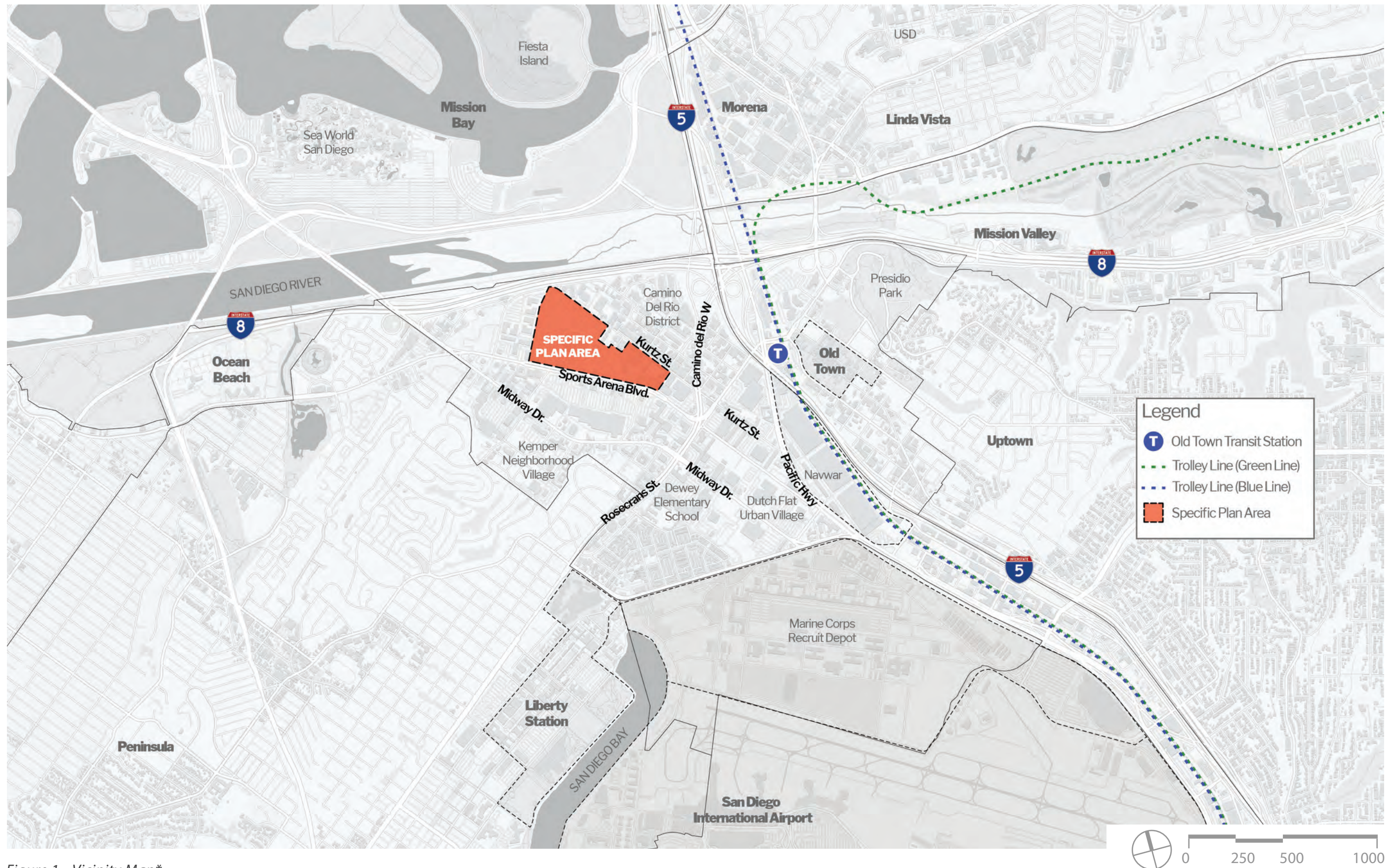


Figure 1 - Vicinity Map*

2.1 Location, Access, and Setting

The Midway Rising Specific Plan area is in the Midway-Pacific Highway Community Plan Area. As shown in Figure 2 - Regional Map, the Specific Plan area is immediately south of Interstate 8, west of Interstate 5, near Mission Bay, Old Town San Diego, Peninsula and Ocean Beach communities, and less than two miles from the San Diego International Airport. Prominent surrounding attractions include Sea World, Old Town State Park, Liberty Station, NTC Park, and Mission Bay Park. The Specific Plan area was originally tidal marshland associated with the outflow of the San Diego River into San Diego Bay and False Bay (now known as Mission Bay). The Kumeyaay passed through the site area to travel between Point Loma and settlements near Old Town San Diego. The area developed in the early 20th century during the rise of the aviation industries and construction of the Naval Training Center and Marine Corps Recruit Depot. During World War II, the site became the Frontier Housing Project, which was one of the largest wartime housing projects with a total of 3,500 temporary homes for defense workers until 1966 when the site was leveled for construction of the San Diego Sports Arena.

2.2 Planning Context

The Specific Plan area is in a central location of the City. As shown on Figure 1 - Vicinity Map, the Specific Plan area is minutes from the San Diego International Airport, within proximity to Interstate 5 and Interstate 8 freeways, within one mile of the Old Town Transit Center, and near major bicycle facilities (such as the San Diego River Trail). Located between San Diego Bay and Mission Bay, the area serves as a gateway to the communities of Midway-Pacific Highway, Peninsula, and Ocean Beach. Immediate surrounding uses include multi-family residential and community commercial uses.

The neighborhood surrounding the site reflects its industrial orientation during the rise of the aviation industry, with large-scale industrial and commercial buildings sited on superblocks and with different scales of uses, which coupled with an auto-oriented land use pattern, has affected the Community's identity and character. The Midway-Pacific Highway Community Plan vision calls for the development of a strong public realm and unique districts and villages connected through a system of landscaped streets to Mission Bay, the San Diego River, and San Diego Bay. This is accomplished through distinctive districts and villages with a range of uses, character, streetscapes, places, urban form and building design. Consistent with this vision, the Specific Plan provides a framework for the transformation of the Sports Arena site from an auto-centric, mostly single-purpose, and isolated use on a large block into a mixed-use, community village with greater connectivity to its surrounding area and regional location. The development of a community village will improve the area by providing public space, parks, greater connectivity, and a diversity of pedestrian oriented uses, including market-rate and affordable homes.

The development of a community village also represents a response to helping to address the City's housing goals, with the provision of up to 4,254 homes of which 2,000 homes will be affordable. In 2021, the City of San Diego issued a Notice of Availability and declared the site surplus land under the Surplus Land Act - California Government Code Sections 54220-54234, making the site available for the development of a community village.

2.3 Relationship to Planning Documents

General Plan

The General Plan provides the Citywide blueprint for growth and a comprehensive policy framework to implement that vision. The General Plan establishes a City of Villages strategy to guide future growth of the City with mixed-use villages connected by high-frequency transit.



View of the site circa 1953 showing Frontier Housing Development

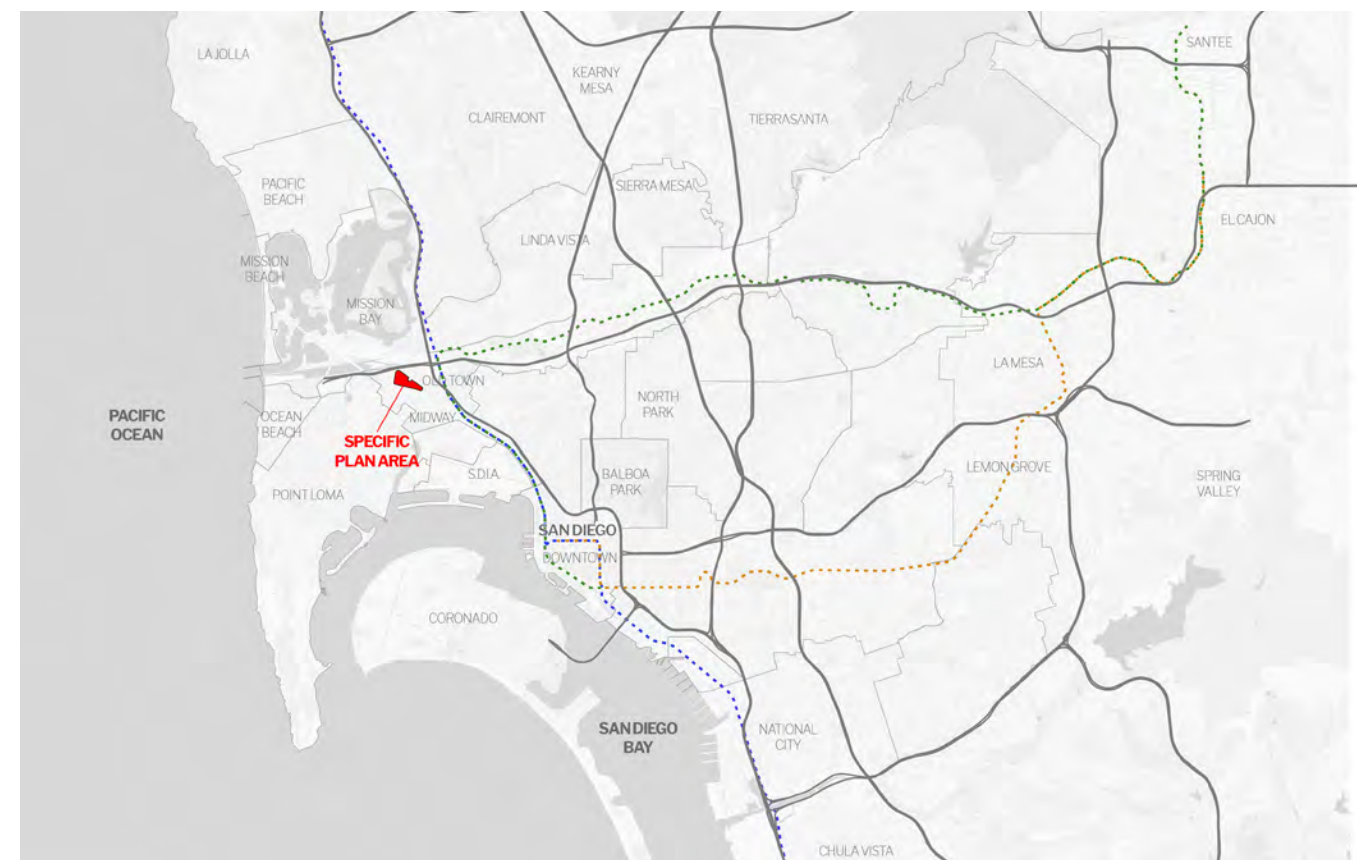


Figure 2 - Regional Map

VILLAGE DESCRIPTION

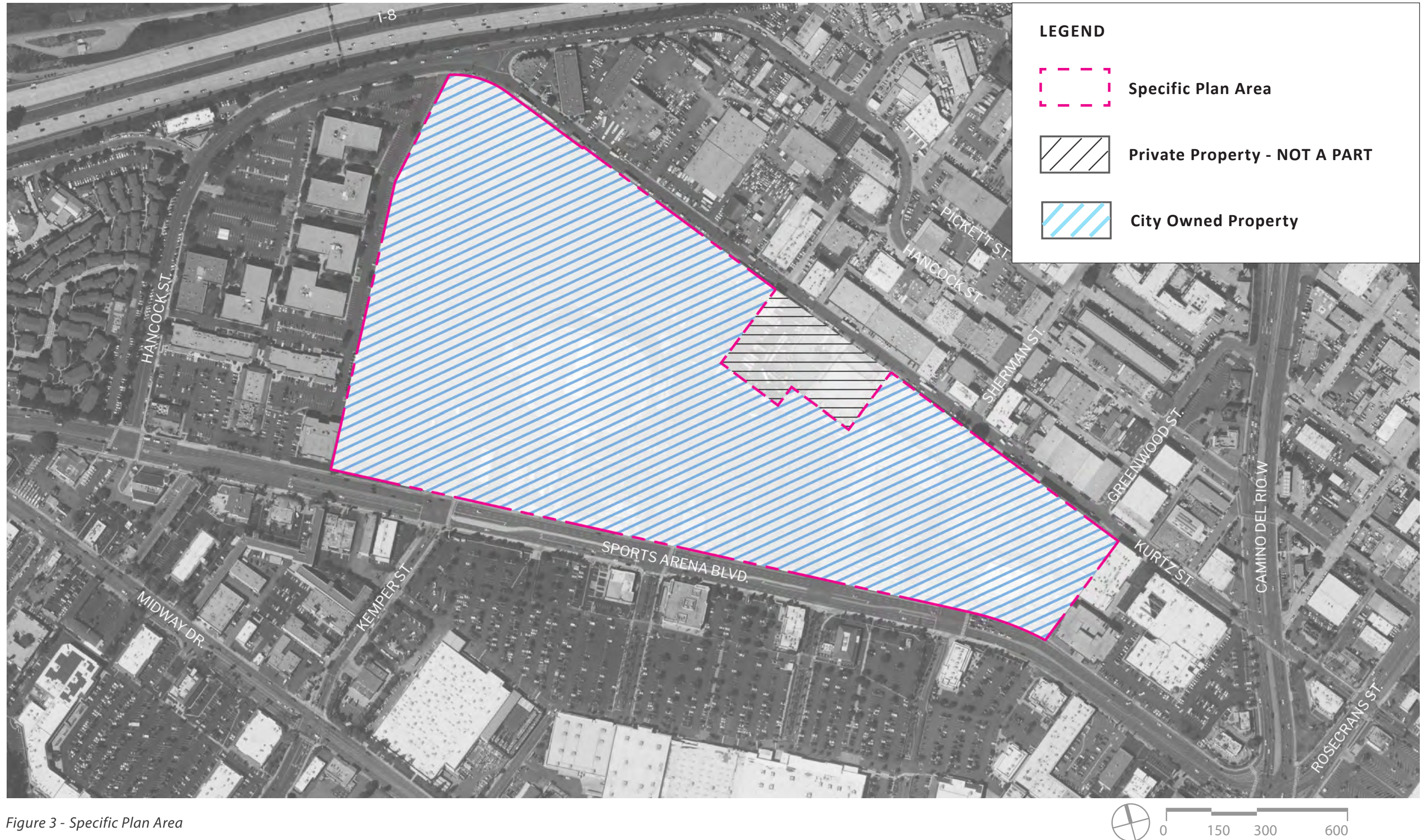


Figure 3 - Specific Plan Area

A Village is a mixed-use activity center where residential, commercial, employment, and civic uses are all present and integrated. Villages are pedestrian-friendly and characterized by inviting, accessible and attractive streets and public spaces. In addition, the General Plan includes the Community Plans which provide community-scale policies and land use direction.

Midway- Pacific Highway Community Plan

Midway - Pacific Highway is an urbanized community that encompasses approximately 1,324 acres, north of Downtown as shown in Figure 1-Vicinity Map. The community is comprised of three areas: Midway area, the Pacific Highway corridor, and the Marine Corps Recruit Depot. The Specific Plan area is located within the Midway Area. The community plan was adopted by the City Council in 2018, and envisions a mix of land uses, organized into districts and villages to create distinct urban activity nodes. The goals and policies for the village areas are guided by the General Plan City of Villages concept. Consistent with this concept, the Community Plan calls for the development of the Sports Arena site into a Sports Arena Community Village, with a mix of entertainment, office, retail, residential, public, and park uses. The Community Plan envisions the Sports Arena Community Village as a vibrant, pedestrian- and transit- oriented entertainment area that is a landmark and attraction for Midway-Pacific Highway and surrounding communities and that also provides a connection to the San Diego River Park and Mission Bay Park.

Midway-Pacific Highway Community Plan PEIR (2018)

The City prepared a Program Environmental Impact Report for the Community Plan Update (SCH #2015111013). This analysis determined that the project could result in significant and unavoidable impacts in the areas of Transportation and Circulation (Traffic Circulation), Historical and Tribal Cultural Resource (Historical, Tribal Cultural, and Archaeological Resources), Noise (Ambient Noise, Vehicular Noise, and Construction-Related Vibration), and Paleontological Resources (Ministerial Projects). All other impacts analyzed were found to be less than significant.

Final Supplemental EIR for Removal of the Midway-Pacific Highway Community Plan Area from the Coastal Height Limit (2022)

In 2022, the City prepared a Supplemental Environmental Impact Report (EIR SCH #2022030324) for the removal of the Midway-Pacific Highway Community Plan Area from the Coastal Height Limit which limited development height in this area to 30 feet. The analysis conducted identified that the proposed project could result in significant and unavoidable impacts in the areas of Visual Effects and Neighborhood Character (Scenic Vistas or Views, and Neighborhood Character). All other impacts analyzed in this Supplemental EIR were found to be less than or not significant. The Subsequent EIR (SCH #2023120451) processed for the Midway Rising Project analyzed potential impacts associated with the proposed height of buildings within the project independently of the 2022 Supplemental EIR's analysis which is the subject of litigation. Consequently, the outcome of the judicial challenge referenced has no effect on environmental analysis for the Midway Rising Project.

Climate Action Plan

The Climate Action Plan (CAP) is intended to ensure the City achieves Greenhouse Gas (GHG) reductions through local action. The CAP identifies six primary strategies implemented by targets and actions, which together are intended to achieve 2050 statewide goals. One of the six primary strategies identified in the CAP is to implement bicycling, walking, transit and land use strategies that promote increased capacity for transit-supportive residential and employment densities and provide more walking and biking opportunities in Sustainable Development Areas (SDA) and Transit Priority Areas (TPA). The Specific Plan provides guidance consistent with CAP land use and mobility strategies and increases the capacity for mixed-use transit-oriented village development within a SDA and TPA. Refer to Appendix A: Climate Action Plan Consistency.

2.4 Specific Plan Area

The Specific Plan area encompasses approximately 49.23 acres of developed land generally bounded by Kurtz St. to the north, Sports Arena Boulevard to the south, Hancock St. to the north and west, and commercial properties to the east (See Figure 3 - Specific Plan Area Map). Adjoining uses include a commercial center directly to the west of the site, light industrial and business park uses in an area directly north of that center, warehouse and office space along Kurtz St., and a parking structure and a commercial center directly to the east of the site. Interstate 8 runs directly to the north of the site, along Hancock St., and separates the site from the San Diego River channel and levee and Mission Bay. The Specific Plan area includes the City-owned property and excludes three privately-owned parcels along Kurtz St. as shown on Figure 3 - Specific Plan Area.

3.1 Overall Concept and Vision

The Specific Plan envisions the community village as a catalyst for revitalizing the community and to create a vibrant and inclusive mixed use village with affordable housing, quality jobs, neighborhood parks, dining, and an entertainment destination for San Diego. The community village will include 2,000 affordable homes restricted at 80 percent of the area median income or lower. Midway Rising Specific Plan envisions a community village as a destination that offers a mix of uses, active retail experiences, a range of housing choices and a vibrant public realm. Continuous public space draws people into the site and connects all the elements of the Specific Plan: the Entertainment Center, parks, public space, homes, and commercial uses.

The Specific Plan will create a connected community village with multi-use urban paths, wide sidewalks, paseos and greenways, and bus stops along street frontages serving the village with high-frequency transit. The Specific Plan will create a pedestrian oriented community village with 8.12 acres of public parks and 6.42 acres of public space integrated with mixed-use development and a continuous tree canopy on all streets. The Specific Plan envisions a vibrant community village with pedestrian-scaled retail that faces and activates Frontier Drive as a village main street and links to the Entertainment Center through a lively pedestrian promenade with dining, shops, and supporting commercial uses (See Figure 4 - Specific Plan Concept Illustrative).

3.2 Guiding Principles

Principle values guiding the vision include:

- Affordable Housing: Affordable homes for San Diegans of all backgrounds and with incomes less than 80 percent of the county median income.
- Sense of Place: A unique, welcoming village that reflects San Diego's spirit and history.
- Entertainment: An entertainment venue providing a range of activities.
- Connectivity: A transit-oriented mixed-use village with increased access to transit, greater walkability, and a bicycle network.
- High Quality Jobs: High-quality jobs with local hire, apprenticeships, and living wages.
- Health and Sustainability: Health and sustainability with parks, public space, and climate- resilient development that emphasizes walkability and biking.
- Community Collaboration: Community engagement to help Midway rise and thrive.
- Unified Development: A cohesive and integrated development.

VILLAGE DESCRIPTION



Figure 4 - Site Concept Illustrative*

*This map is conceptual and is shown for illustrative purposes only

*This image is conceptual and is shown for illustrative purposes only

3.3 Key Project Elements

The Specific Plan design concept is illustrated in Figure 4 and centers on the following five key elements which guide land use and design for the area (as elaborated on pages 13-15):

Homes – The Specific Plan provides a range of home opportunities for individuals and families across multiple income levels and in a variety of sizes and bedrooms. The Specific Plan area will have 2,000 affordable homes restricted at 80 percent of the area median income or lower, which may include homes for families, seniors, and veterans, among other groups. Developed across multiple blocks and in development phases, homes in the Specific Plan area will be connected by a network of publicly accessible spaces and a multi-modal circulation network to create a safe and enjoyable place to call home within the community village.



Example of Housing Development

Public Space - A central organizing element and the pulsing heart of the community village will be its network of public spaces, large and small, that breathe life into the site and connect all the key land uses with each other and to the site context and surrounding community. The Specific Plan will have two significant public parks: The Green (envisioned as a gathering hub for residents and the public) and The Square (serving as the major attracting space for an Entertainment Center). Linking these two public parks is The Plaza, activated by retail and dining experiences that directly face it and draw people and activity into the heart of the village. Paseo greens and greenways provide connections as well as light, air and open space throughout the project site. Paseos provide light, air and open space to residential units, an essential element for livability. Wide, meandering, and tree-lined promenades will provide a park-like setting in the public right-of-ways throughout the community village.



Example of Public space

3 VILLAGE CONCEPT

Entertainment — The Specific Plan embraces the unique opportunity to integrate sports, music, arts, and culture in a residential and mixed-use arts and entertainment district. The Specific Plan envisions a vibrant and attractive mixed-use village for residents, visitors, and workers through an engagement with sports, entertainment, dining, recreation, arts and culture. Entertainment uses are allowed across the entire Specific Plan area and allow for the development of a multipurpose Entertainment Center that may host a range of activities. See Figure 4 - Specific Plan Concept Illustrative.



Example of an Entertainment Center

Commercial - Midway Rising Specific Plan will provide a pedestrian-oriented commercial experience that will counterbalance the auto-oriented commercial uses that have dominated the area. The Specific Plan provides for up to 130,000 square feet of commercial land use, such as restaurants, shops, and supporting neighborhood retail. Most commercial uses will front Frontier Drive, creating a "Main Street," with cafes that spill out to the street and shops with transparent storefronts and double-height spaces that put eyes on the street and activate the public spaces. "The Plaza" will include restaurants and serve as a welcoming pedestrian link to "The Square" from nearby parking structures, residential buildings, and other public spaces on the site, further reinforcing synergies between retail and entertainment uses in the village. The retail and dining environment will be enlivened with park-like features and pedestrian-scale outdoor amenities designed for vibrancy and walkability.



Example of Pedestrian-Oriented Retail

Mobility - Midway Rising Specific Plan will enhance and facilitate mobility in the area through five major concepts. The Specific Plan will expand opportunities for ingress to and egress from the village with the construction of Frontier Drive and Kemper Street. The new streets will create smaller blocks to support greater connectivity and shorten walking distances. The Specific Plan will distribute parking across the village to direct and diffuse the flow of people and vehicles and allow for a “park once” experience. The Specific Plan provides for a greater mix of uses to contribute to a reduction in vehicle miles traveled (VMT), helping meet climate action planning goals as well as mobility goals. The Specific Plan identifies bikeways, multi-use paths, and pedestrian facilities, to support a walkable and bikeable environment. The Specific Plan proposes to relocate two existing bus stops and construct one additional bus stop on the Sports Arena Boulevard frontage in coordination with Metropolitan Transit System (MTS). The stops will connect the community village to the Old Town Transit Center, Mission Bay, and surrounding communities. Event shuttles will be provided for access to Old Town Transit Center and offsite parking areas, as well as event day traffic management.



Example of a Rapid Bus Station

3.4 Sustainability

Sustainability is integral to the Midway Rising Specific Plan, aligning with location and connectivity goals of sustainable design consistent with the General Plan and Midway Pacific Highway Community Plan to meet the City’s Climate Action Plan goals. Refer to Appendix A: Climate Action Plan Consistency.

The intent of the Specific Plan is to accomplish the following sustainability objectives:

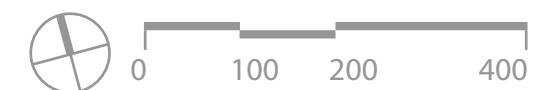
1. Incorporate pedestrian and bicycle connections retail, entertainment, dining, parks, recreation and transit.
2. Incorporate a mix of housing, entertainment, retail, dining, and other supporting commercial uses.
3. Incorporate green building features that include rainwater capture.
4. Incorporate renewable energy features that includes rooftop solar.
5. Incorporate electrical vehicle charging spaces.
6. Allow for community gardens with the potential for food production.
7. Incorporate native and drought-tolerant planting

The Specific Plan community village land uses provide for a vibrant, balanced, and pedestrian-oriented community with a mix of uses, including entertainment, retail, restaurants, residential, recreational, public, and park uses.

LAND USE



Figure 5 - Plan Land Use





4.1 Land Use Objectives

The intent of the Specific Plan is to accomplish the following land use objectives:

- 1. Incorporate a variety of homes on-site within the village, including market-rate and deed-restricted affordable homes.
- 2. Incorporate a mix of uses to include entertainment, retail, residential, recreational, public, and public park uses.
- 3. Incorporate indoor and outdoor entertainment venues that offer opportunities to establish a pedestrian and transit-oriented landmark entertainment destination.
- 4. Incorporate a diversity of commercial uses in the village, including an outdoor retail market use.

4.2 Planned Land Uses

The Specific Plan envisions the following primary land uses (see Figure 5 – Plan Land Use).

Community Village – (0 to 72 dwelling units per gross acre)

Community Village land use designation allows for a mix of uses which include commercial uses that include retail sales, commercial services, personal services, entertainment, assembly, and visitor accommodation uses that serve residents and workers in the community and adjacent communities. Residential uses are allowed as a primary use of mixed-use development that features ground floor commercial uses or development that provides a horizontal mix of uses connected by public space. The maximum number of homes for the 49.23-acre Specific Plan Area is calculated at a density of 72 dwelling units per gross acre for the entire Specific Plan Area. This includes areas used for streets, parks, public spaces and non-residential uses. Refer to the implementation chapter. For the purposes of the Specific Plan, this method of calculation is allowed per Supplemental Development Regulation (SDR-2). Refer to the Implementation Chapter.

Table 1 - Land Use Summary represents the maximum development resulting from the application of the Specific Plan Community Village land use.

LAND USE	SITE AREA (ACRES)	MAXIMUM DEVELOPMENT
Community Village ³	27.64	10,722,294 gross square feet max.
Residential ¹		3,545 Homes
Commercial		130,000 gross square feet ²
Entertainment		16,000 seat Entertainment Center
Parks & Public Space	14.54	
Public Parks	8.12	
Public Space	6.42	
Circulation	7.05	
Public Streets	5.74	
Private Drives	1.31	
Total	49.23	

Table 1 - Land Use Summary

- 1. With affordable housing density bonus of 20 percent, up to 4,254 homes may be constructed.
- 2. The Entertainment Center use is excluded from the 130,000 gross square feet of commercial use.
- 3. Mixed-Use contains a combination of residential and commercial uses.

5.1 Introduction

A key goal of the Specific Plan is to promote alternative modes of transportation by introducing greater connectivity to and through the community village. The Specific Plan identifies a multi-modal network that includes new streets, wide sidewalks, multi-use paths, new bicycle facilities, promenades, and pedestrian paseos and greenways. The Specific Plan identifies two new public streets that will traverse the community village to create three smaller blocks, establishing a grid network of streets in the surrounding area (See Figure 6 - Street Classifications).

5.2 Mobility Objectives

The intent of the Specific Plan is to accomplish the following mobility objectives:

1. Construct two planned streets as envisioned in the Midway - Pacific Highway Community Plan to provide improved vehicular, pedestrian, and bicycle circulation within the superblock to create a walkable and bike friendly, neighborhood-scale for new development and improved north-south access.
2. Provide pedestrian and bicycle paths that create connections between adjacent developments and/or properties.
3. Provide bicycle storage, outdoor short-term bicycle parking, and long-term bicycle parking for residents, employees, and visitors.
4. Coordinate with San Diego Association of Governments (SANDAG) and Metropolitan Transit System (MTS) to incorporate a future Rapid Bus stop to create a strong transit connection.
5. Provide shared structured parking serving multiple uses to efficiently meet parking needs.
6. Create a multi-use urban path, Class IV one-way cycle track, and Promenade along Sports Arena Boulevard and a Class IV one-way cycle track and Promenade along the extension of Kemper Street, to enhance the public realm and provide pedestrian and bicycle improvements as part of the Bay-to-Bay Urban Path.
7. Create a multi-use urban path and Promenade along Frontier Drive and Kurtz Street to improve pedestrian connectivity between Kurtz Street and Sports Arena Boulevard.
8. Integrate parking in structures that are either wrapped by residential and mixed-use buildings or screened.
9. Locate parking for entertainment, parks and retail uses in structures accessed from Kurtz Street and Frontier Drive.
10. Construct pedestrian and bicycle facility improvements along Kurtz Street and Rosecrans Street between the Specific Plan area and the Old Town Transit Center.



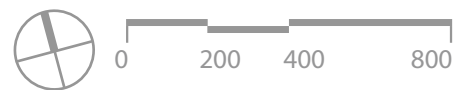
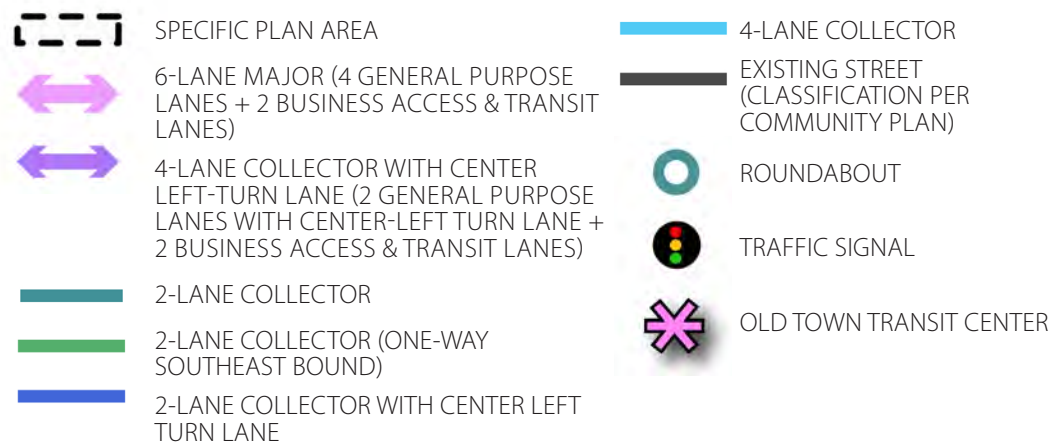
Example of a walkable environment

5.3 Street Classification

The Specific Plan includes the construction of two new public streets that will align with existing signalized intersections on Sports Arena Boulevard. Additionally, the Specific Plan includes frontage improvements on Kurtz Street and Sports Arena Boulevard and offsite improvements on Hancock Street, Kurtz Street, Sports Arena Boulevard, and Rosecrans Street (see Figure 6 - Street Classifications). The following pages provide design guidance for public streets, private drives, and fire access roads in the community village (See Figures 7-18 on pages 19 - 22).



Figure 6 - Street Classifications*



*This image is conceptual and is shown for illustrative purposes only

5.3.1 Public Streets

Sports Arena Boulevard

Sports Arena Boulevard is planned as a 6-Lane Major (4 General Purpose Lanes + 2 Business Access & Transit Lanes), with a raised median and a Class IV one-way cycle track, as shown on Figures 7 and 8.

- Transform the northern segment of the street to create a more bicycle and pedestrian friendly environment, 12-foot multi-use path, Class IV one-way cycle track, Business Access & Transit Lane, and two travel lanes in each direction as shown on Figure 7.
- Provide two rows of street trees to provide shade upon the multi-use path, as shown on Figures 7 and 8.

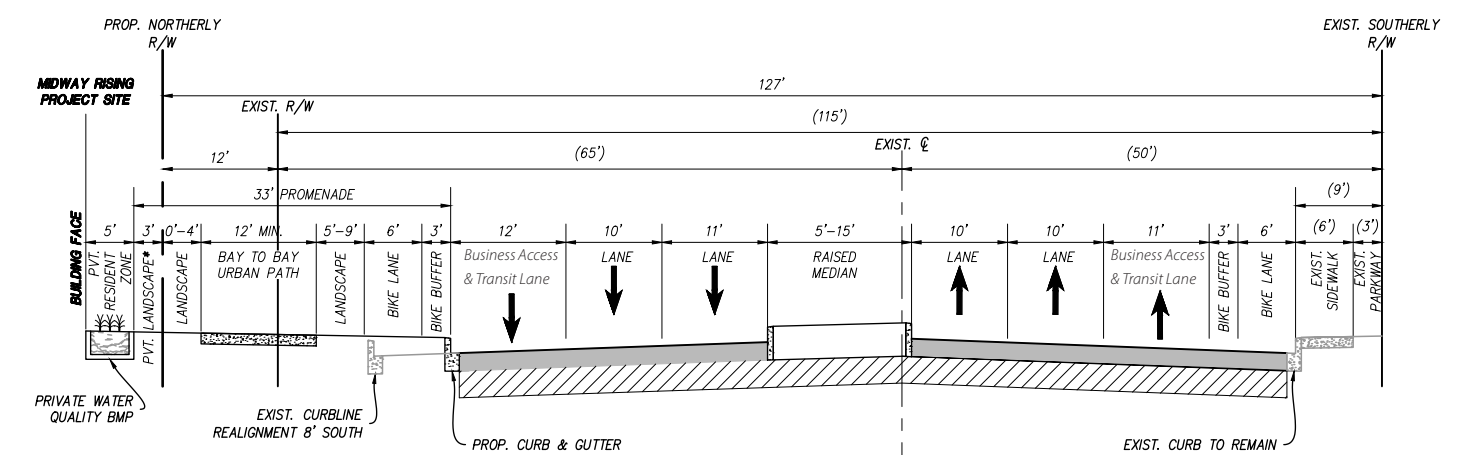


Figure 7 - Sports Arena Boulevard - Street Section (6-Lane Major - 4 General Purpose Lanes + 2 Business Access & Transit Lanes)*

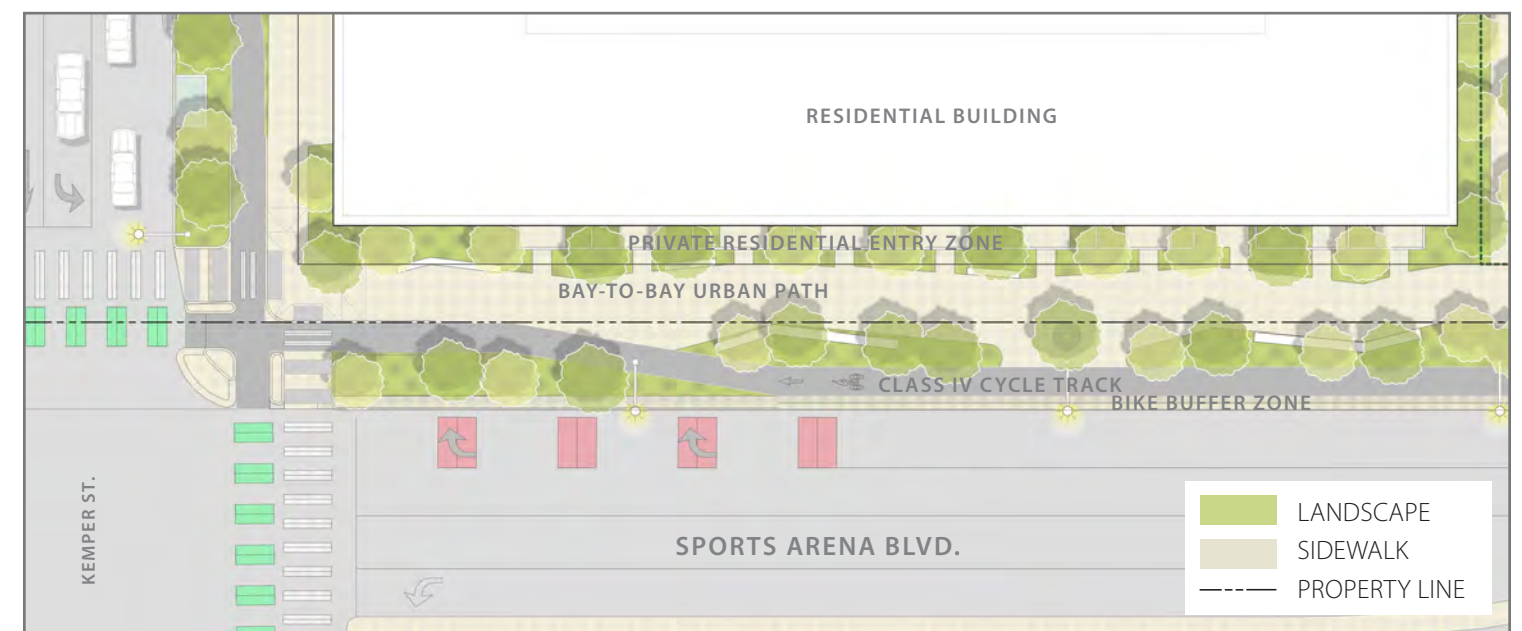


Figure 8 - Sports Arena Boulevard Plan Enlargement*



Kurtz Street

Kurtz Street is planned as a 2-lane collector with a multi-use path, as shown on Figures 9 and 10.

- c) Convert Kurtz Street from one-way to two-way travel between Hancock Street and Sherman Street as shown on Figure 9.
- d) Include a non-contiguous, multi-use path on the south side of the street along the Specific Plan frontage, as shown on Figure 9.
- e) Provide two rows of street trees to provide shade upon the multi-use path, and to provide a buffer from vehicular traffic as shown on Figure 10.

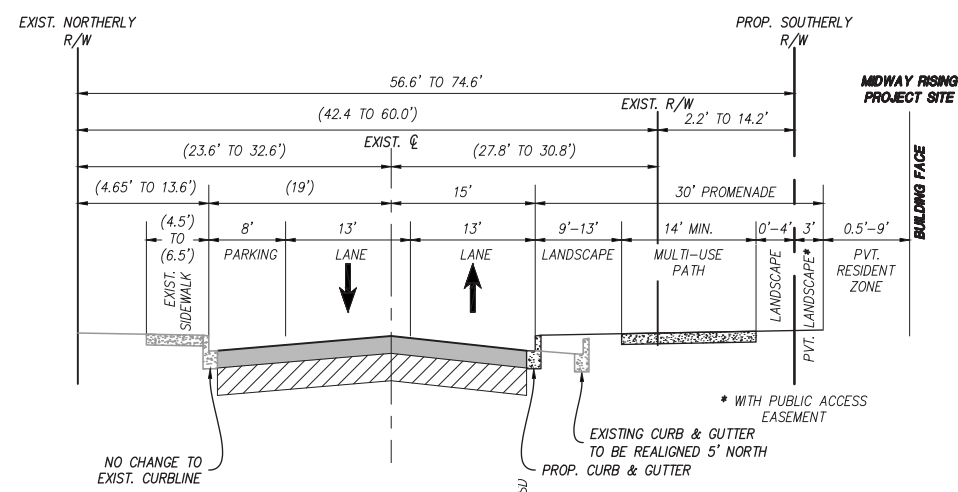


Figure 9 - Kurtz Street - Street Section (2-Lane Collector - 2-way)*

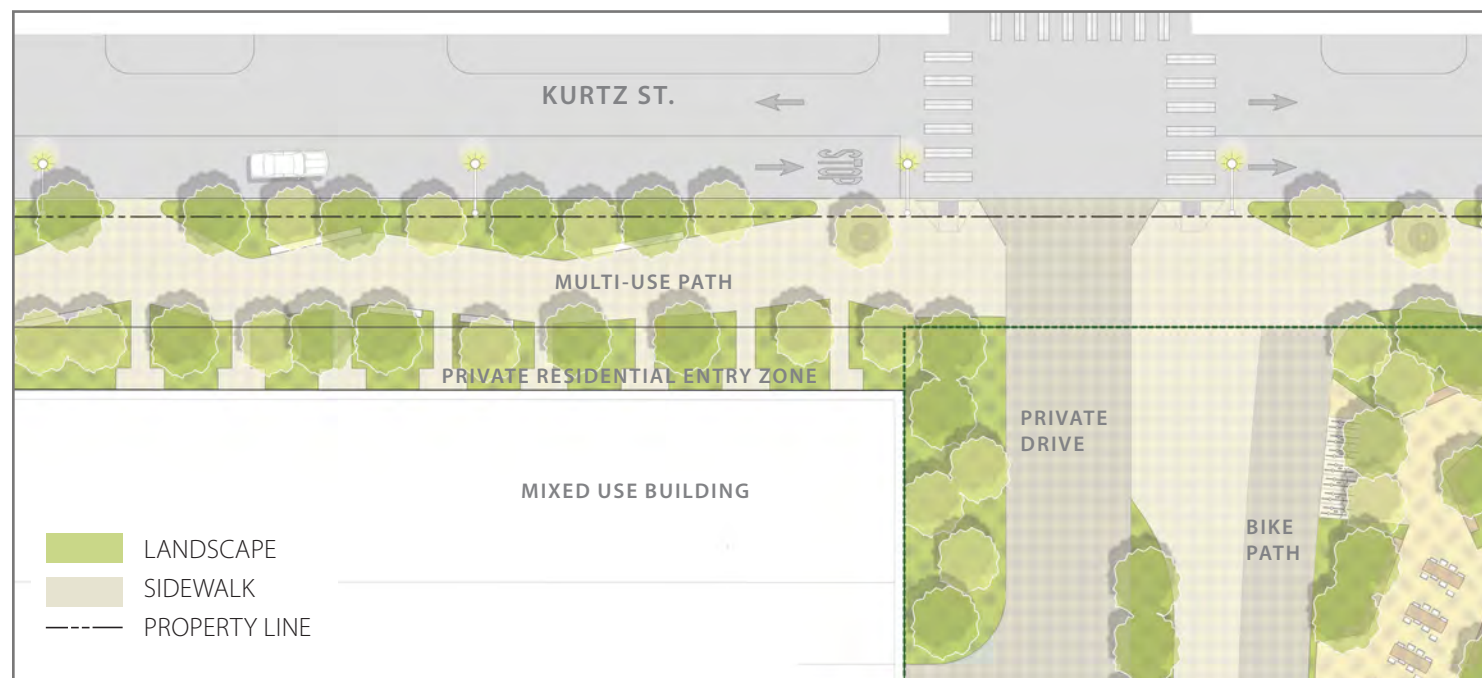


Figure 10 - Kurtz Street Plan Enlargement*

Kurtz Street and Rosecrans Street

Offsite improvements are planned for Kurtz Street and Rosecrans Street to include pedestrian and bicycle facility improvements east and north of the site and strengthen the connection between the Specific Plan area and the Old Town Transit Center as shown on Figures 11 and 12.

- f) Include a Class I multi-use path on the south side of Kurtz Street between the Specific Plan Area and Rosecrans Street, as shown on Figure 11.
- g) Include a Class IV two-way separated cycle track at sidewalk level and a wide sidewalk, separated from the cycle track by landscaping on the east side of Rosecrans Street between Kurtz Street and Pacific Highway, as shown on Figure 12.
- h) Include a Business Access & Transit Lane on Rosecrans Street between Kurtz Street and Pacific Highway.
- i) Provide marked pedestrian and bike crossings at the Rosecrans Street and Kurtz Street intersection.

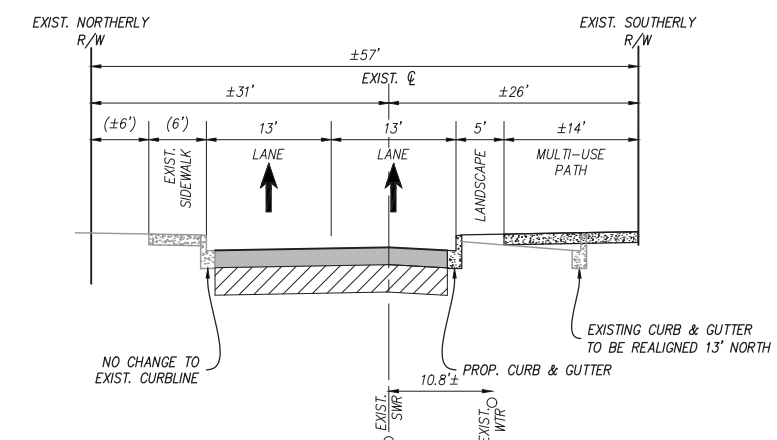


Figure 11 - Kurtz Street - Street Section - (One-Way Southeast bound 2-Lane Collector)*

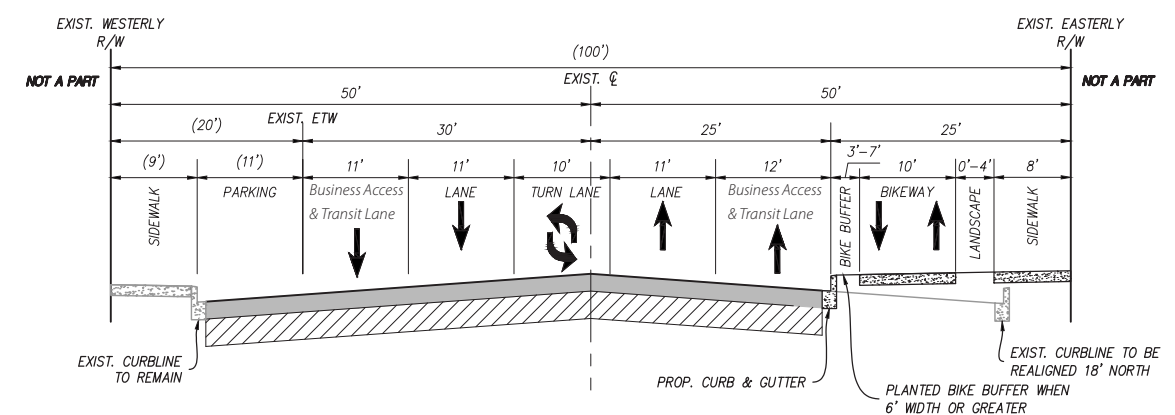


Figure 12 - Rosecrans Street - Street Section - (4-Lane Collector with Center Left-Turn Lane - 2 General Purpose Lanes + 2 Business Access & Transit Lanes)*

*This image is conceptual and is shown for illustrative purposes only

Kemper Street

Kemper Street is planned as a 2-lane collector with a center left turn lane, a promenade, Class IV cycle track, and on-street parking on each side of the street, as shown on Figures 13 and 14.

- j) Extend Kemper Street from Sports Arena Boulevard to Kurtz Street to provide a new north-south roadway with access to mixed-uses and to “The Green”.
- k) Include one travel lane in each direction with a center two-way left-turn lane and on-street parking on each side of the street as shown on Figure 13.
- l) Include a 30-foot promenade with a non-contiguous sidewalk and Class IV cycle track at sidewalk level, two rows of street trees, and flexible space for street furnishings on the east side of the street as shown on Figures 14 and 15.
- m) Include a 23-foot parkway with a non-contiguous sidewalk, shade trees, and planting areas on the west side of the street as shown on Figures 13 and 14.
- n) Provide on-street parking for vehicles accessing “The Green”.

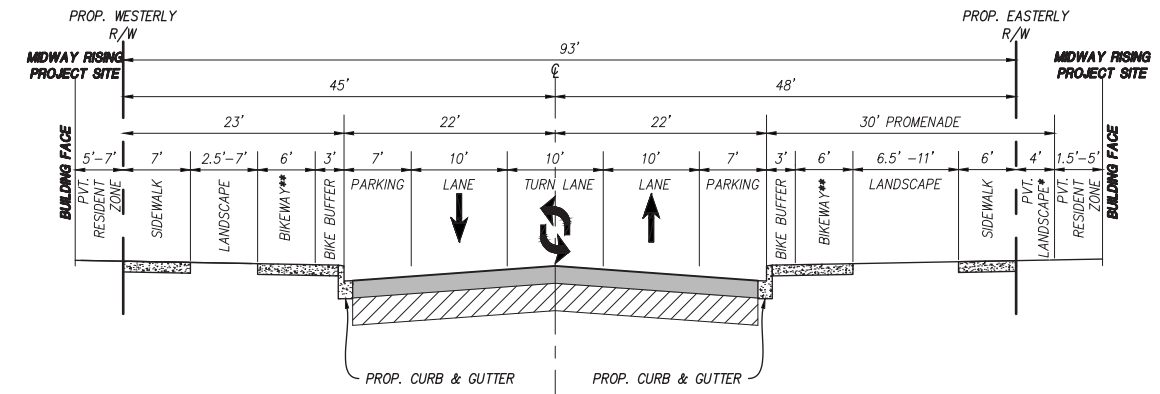


Figure 13 - Kemper Street - Street Section (2-Lane Collector with Center Left Turn lane)*



Figure 14 - Kemper Street Plan Enlargement*

- LANDSCAPE
- SIDEWALK
- CYCLE TRACK
- PROPERTY LINE



Frontier Drive

Frontier Drive is planned as a 2-lane collector with center left turn lane, a promenade, and on-street parking on each side of the street, as shown on Figures 15 and 16.

- o) Construct Frontier Drive as a new north-south public street between the intersection of Sports Arena Boulevard/ West Drive and Kurtz Street to provide access to and through the community village and to "The Green."
- p) Design as a retail "Main Street" with active ground-floor retail uses opening to the street.
- q) Include one travel lane in each direction with a center two-way left-turn lane and on-street parking on each side of the street as shown on Figure 15.
- r) Include a 30-foot promenade on the east side of the street, with a non-contiguous sidewalk, shade trees, and multi-use path with space for outdoor dining, seating and other street furniture to activate the east side of the street, as shown on Figure 16.
- s) Include a 14-foot parkway with a non-contiguous sidewalk, shade trees, and planting areas on the west side of the street, as shown on Figure 16.

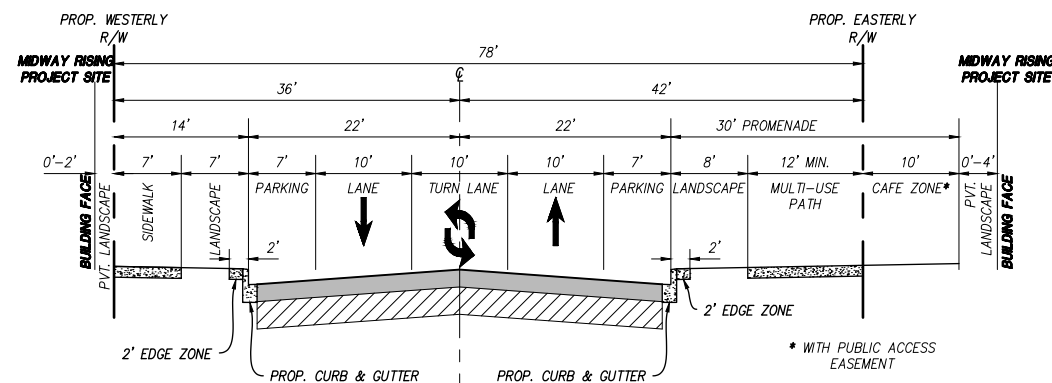


Figure 15 - Frontier Drive - Street Section (2-Lane Collector with Center Left Turn lane)**

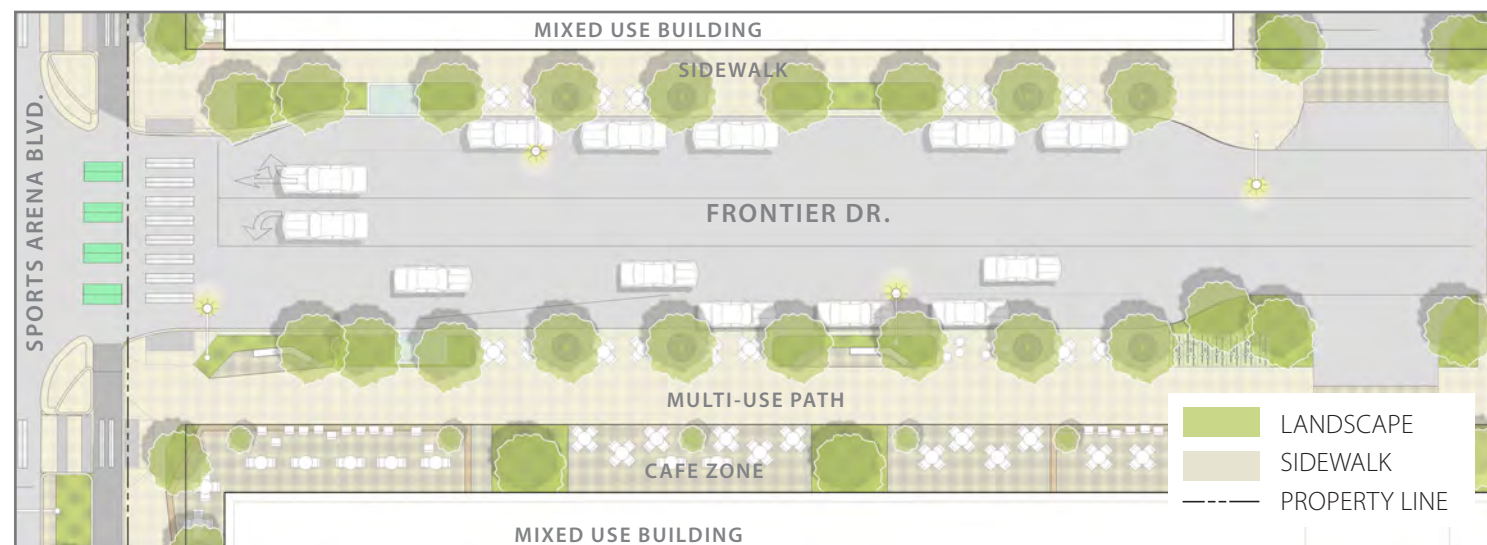


Figure 16 - Frontier Drive Plan Enlargement*

5.3.2 Private Drives

Private Drives provide access to most residential buildings and parking garages from the main onsite streets (Kemper Street and Frontier Drive), as shown on Figures 17 and 18.

- a) Design as two-way circulation and open to the public with an access easement.
- b) Include a minimum 5-foot wide sidewalk on each side of the private drives. Include 5-foot wide planting adjacent to sidewalks. Where on-street loading areas are needed, landscape area may be less than 5 feet wide.
- c) Where feasible, provide on-street parking and loading areas on both sides of the private drives.

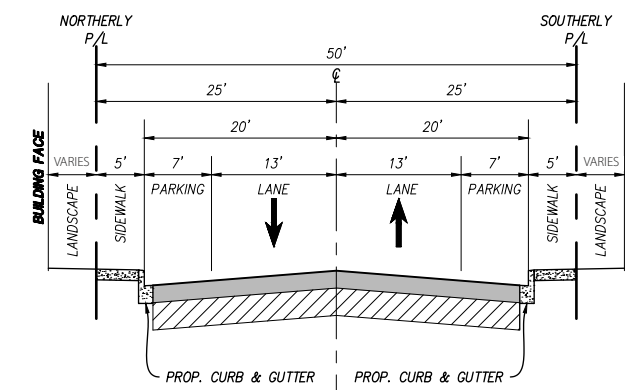


Figure 17 - Private Drive - Typical Street Section*

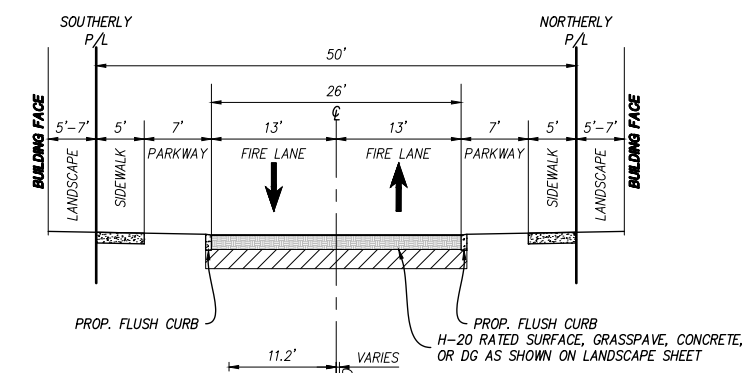


Figure 18 - Private Drive - Fire Lane*

5.3.3 Roundabout

Provide a single-lane roundabout at the intersection of Kurtz Street and Hancock Street as shown conceptually on Figure 19.

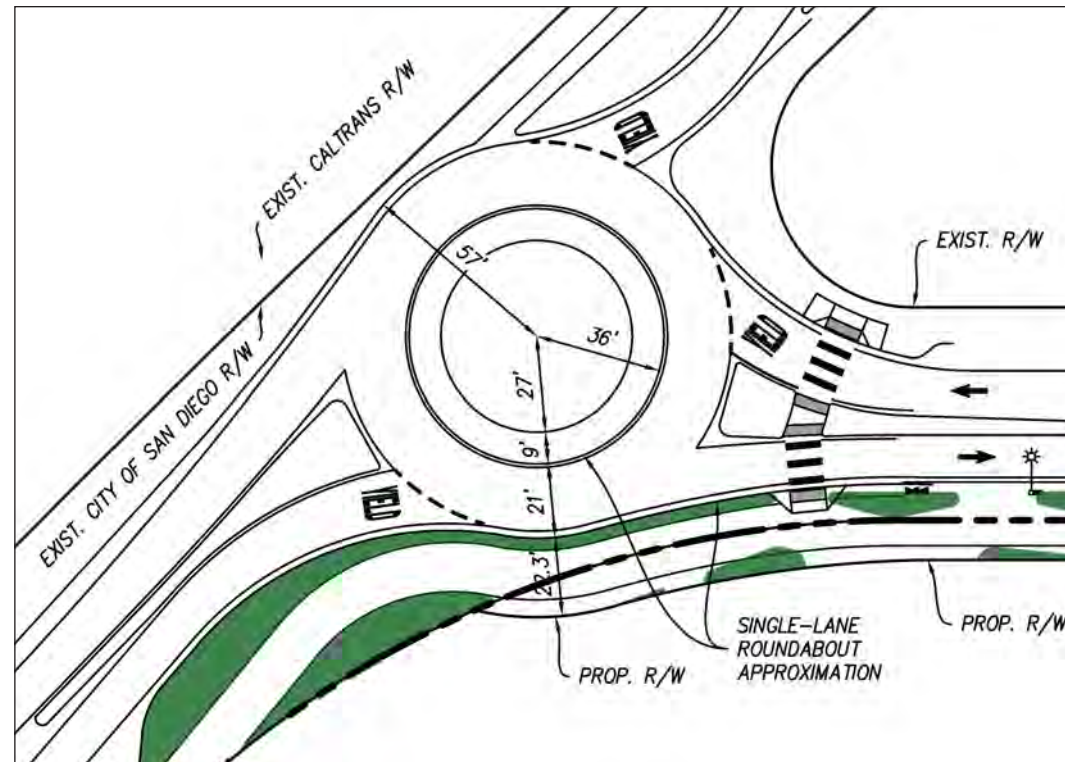


Figure 19 - Roundabout Concept at Hancock Street and Kurtz Street*

5.4 Pedestrian Circulation and Promenades

To support a safe pedestrian environment, the Specific Plan provides for the following:

- Transform the site from an auto-centric, drive-in and drive-out experience into a pedestrian-focused, walkable environment where all uses, buildings, public spaces, and amenities on site are easily accessible and continuously connected by a network of paths, promenades, paseos and greenways, as shown on Figure 20.
- Design the landscape to ensure residents, visitors, and workers can comfortably move from one end of the site to the other without the need for a car.
- Provide a continuous tree canopy, and accessible, wide, and non-contiguous sidewalks throughout that provide for shaded and accessible pedestrian circulation across the entire Community Village.
- Connect all residential, commercial, retail, and entertainment uses to this pedestrian circulation network.
- Provide promenades adjacent to Sports Arena Boulevard, Kurtz Street, Kemper Street, and Frontier Drive.
- Provide improvements on Kurtz Street that continue off-site to Rosecrans Street.
- Improve Rosecrans Street with a widened sidewalk on the east side of the street between Kurtz Street and Pacific Highway.

*This image is conceptual and is shown for illustrative purposes only

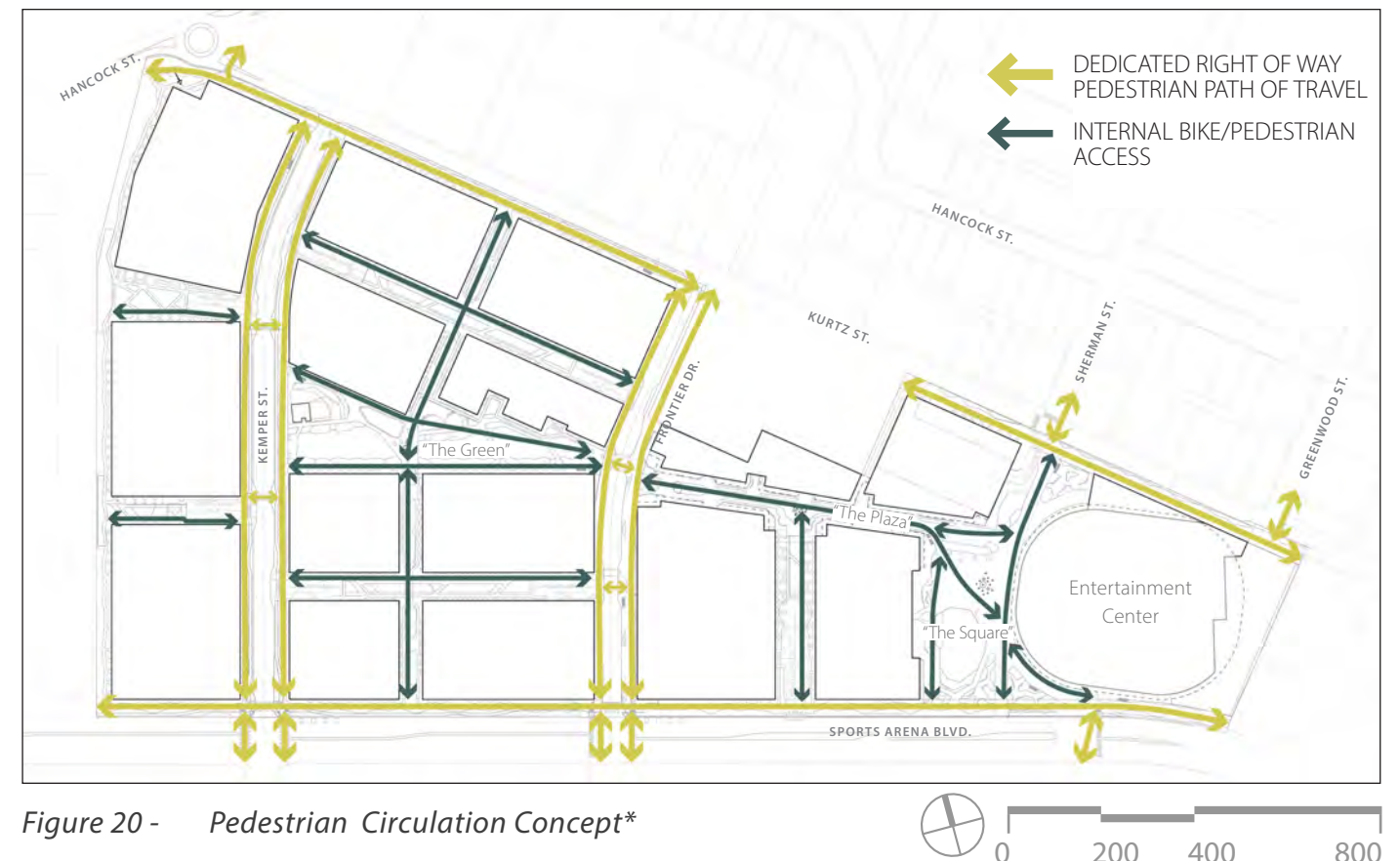


Figure 20 - Pedestrian Circulation Concept*

5.5 Bicycle Network

A connected and comprehensive network of pedestrian paths and bicycle facilities is planned for the Community Village (see Figure 20 - Pedestrian Circulation Concept). Implementation of the bicycle network in the Specific Plan will occur in phases that correspond with the anticipated phases of development. Phase 1 is anticipated to include development east of Frontier Drive and Phase 2 is anticipated to include development west of Frontier Drive. As such, bicycle facilities may be constructed in Phase 1 that result in an interim network until Phase 2 of development completes the full network.

To support a safe cycling environment, the Specific Plan provides for the following:

5.5.1 Interim Network

- Provide a Class IV bicycle facility on the north side of Sports Arena Boulevard from Frontier Drive to the easternmost boundary of the Specific Plan site as shown on Figure 21 - Bicycle Circulation Concept - Interim Network.
- Provide a Class I facility on Frontier Drive from Sports Arena Boulevard to a point immediately past "The Plaza" where it stops at the property fronting Frontier Drive.
- Provide a Class I facility on Kurtz Street from Rosecrans Street to the private parcels.
- Provide a multi-use bicycle/pedestrian path through "The Square," and "The Plaza."

5.5.2 Full Network

- Provide bicycle access through the streets in the Community Village with Class I, II, and IV bicycle facilities as shown on Figure 22 - Bicycle Circulation Concept - Full Network.

MOBILITY

- b) Provide a Class IV one-way cycle track for the north side of Sports Arena Boulevard and on both sides of Kemper Street to enhance the safety and comfort of bicyclists navigating the area as shown on Figure 22.
- c) Construct multi-modal offsite improvements on Kurtz Street and Rosecrans Street to connect the Community Village with the Old Town Transit Center.

5.5.3 Bicycle Parking

Although the precise location of bicycle parking has not yet been identified at the Specific Plan level, bicycle parking shall be provided for residential and non-residential development consistent with Municipal Code requirements.

- a) At the time building permits are issued for implementing developments, ensure each development provides short-term bicycle parking and long-term bicycle parking (in secured and enclosed spaces) to serve proposed commercial and event uses, including bicycle parking provided in public spaces and promenades for public use, as conceptually shown at the locations on Figure 23.
- b) At the time building permits are issued for implementing developments, ensure each development provides bicycle storage areas within each residential building in a secure and locked area that is accessible only to residents of the building to serve the proposed residential use consistent with Municipal Code requirements.

5.6 Event Parking Access and Access Management

Event parking access and access management are critical to the integration of the Community Village with the surrounding community and to the success of the entertainment uses in the Community Village.

- a) Provide vehicle access for event parking in the Community Village, with multiple ingress and egress points to diffuse additional congestion from major streets and intersections as shown on Figure 24 - Parking Structure and Access Diagram.
- b) Reduce trips routed through the intersection of Sports Arena Boulevard/ Camino del Rio West/ Rosecrans Street.
- c) Distribute parking across the Community Village
- d) Assign parking at ticket point of sale (POS)
- e) Provide comprehensive wayfinding and directional signage to parking structures both within the Community Village and in POS marketing materials.
- f) Provide parking in structures that are integrated with development, with active uses wrapping the structure to screen it from view.
- g) Integrate parking associated with non-residential uses within the parking structures of residential buildings.
- h) Provide separate parking stalls, auxiliary areas, pedestrian access and circulation for residential and non-residential parking located within the same parking structure.

5.7 Parking for Parks and Public Spaces

To support the access and use of parks and public spaces in the Community Village, parking will be provided for those uses.

- a) Provide street parking on Kemper Street, adjacent to the Green.
- b) Provide parking in on-site parking structures, adjacent to the Square.
- c) Provide parking in on-site parking structures within proximity to the Plaza, Paseo Greens and Paseo Greenways.

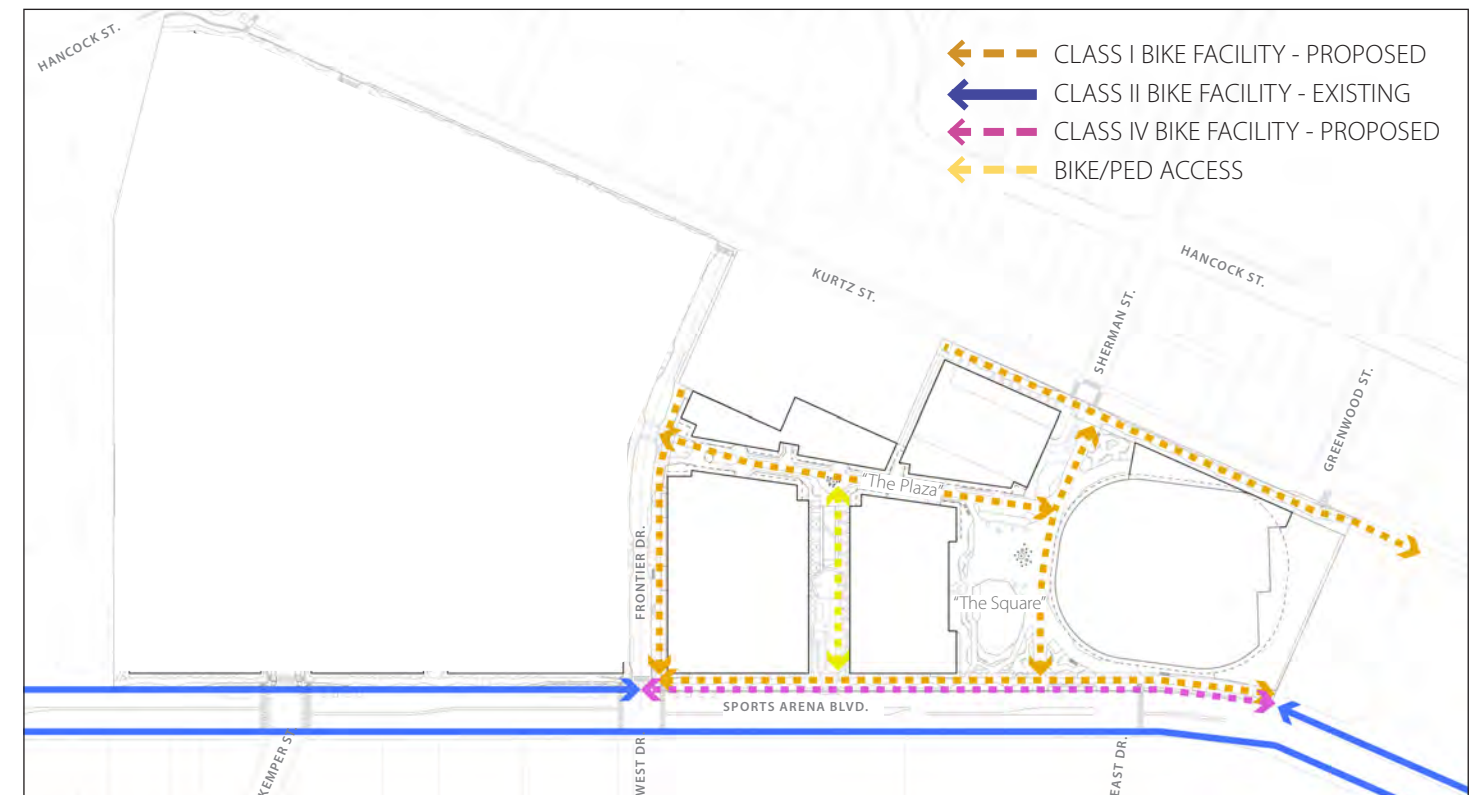


Figure 21 - Bicycle Circulation Concept - Interim Network*

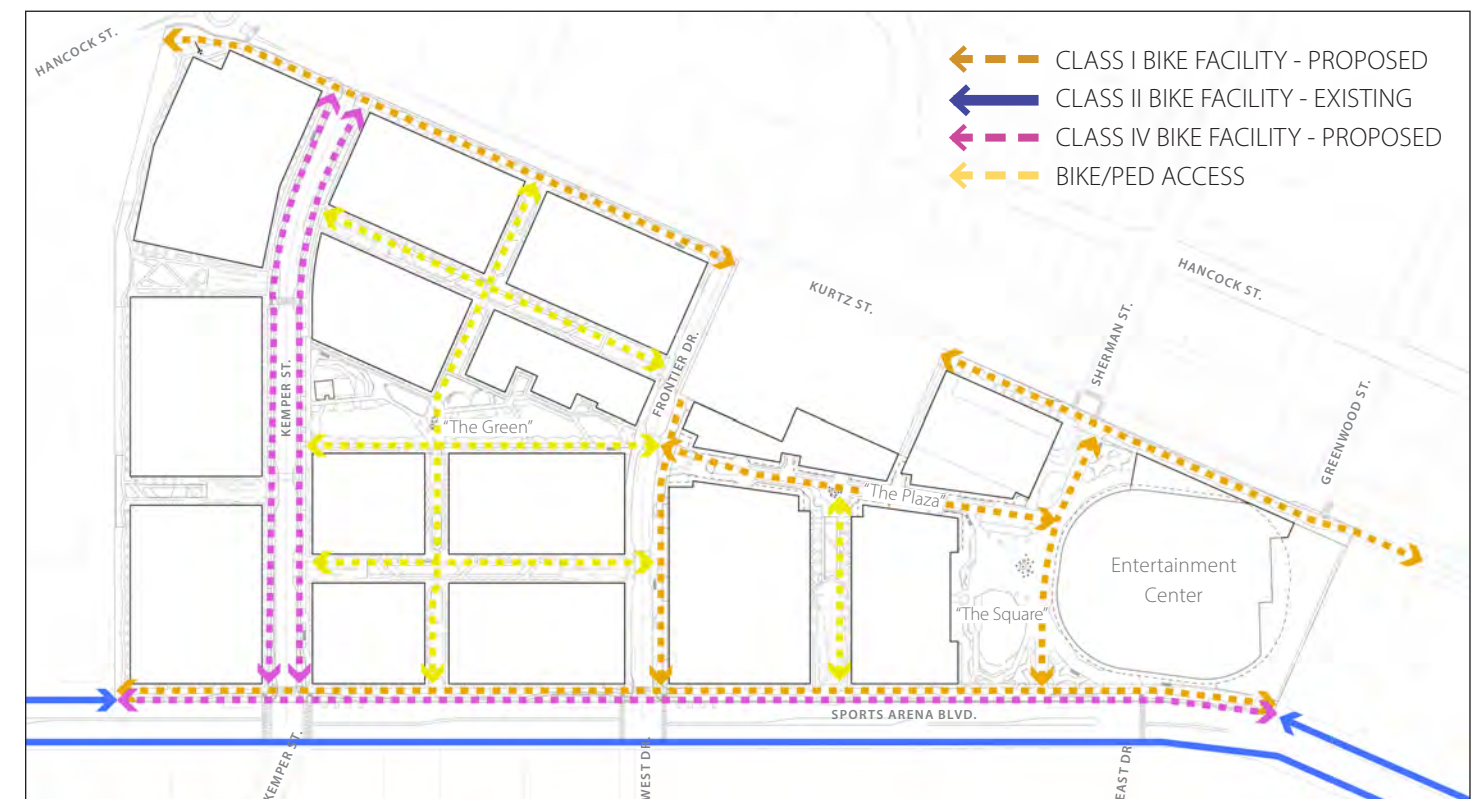


Figure 22 - Bicycle Circulation Concept - Full Network*



*This image is conceptual and is shown for illustrative purposes only

5.8 Transit

MTS Routes 8 and 9 currently serve the site along Sports Arena Boulevard with bus stops providing direct access to the village. Future MTS Rapid Bus Route 10 will run on Sports Arena Boulevard with a planned bus stop anticipated at Frontier Drive (See Figure 25).

To support the use of transit, the Specific Plan provides for the following:

- Construct a new local bus stop (ID not identified by MTS) on the west side of the Sports Arena Boulevard / Kemper Street intersection. Provide a sign, bench, schedule display, route and system map, trash receptacle, concrete bus pad, and shelter in coordination with MTS improvements.
- Relocate existing bus stop (ID 13345) to the west side of the Sports Arena Boulevard / Frontier Drive intersection (approximately 150' to the east of existing stop) and designate stop as a future RAPID bus stop per the MTS Designing for Transit Manual (February 2018). The RAPID service is anticipated to be implemented by 2035. Provide a sign, bench, schedule display, trash receptacle, concrete bus pad, rapid shelter, and a real-time digital display, in coordination with MTS improvements.
- Relocate existing local bus stop (ID 13344) to the west side of the Sports Arena Boulevard / East Drive intersection (approximately 200' to the west of the existing stop). Provide a sign, bench, schedule display, route and system map, trash receptacle, concrete bus pad, and shelter in coordination with MTS improvements.
- Provide event day traffic management and shuttles with access to and from the site and the Old Town Transit Center and to off-site parking (overflow lots).
- Provide a daily shuttle between Frontier Drive and Old Town Transit Center that operates between 12:00 p.m. and 10:00 p.m.
- Provide an employee transit subsidy.

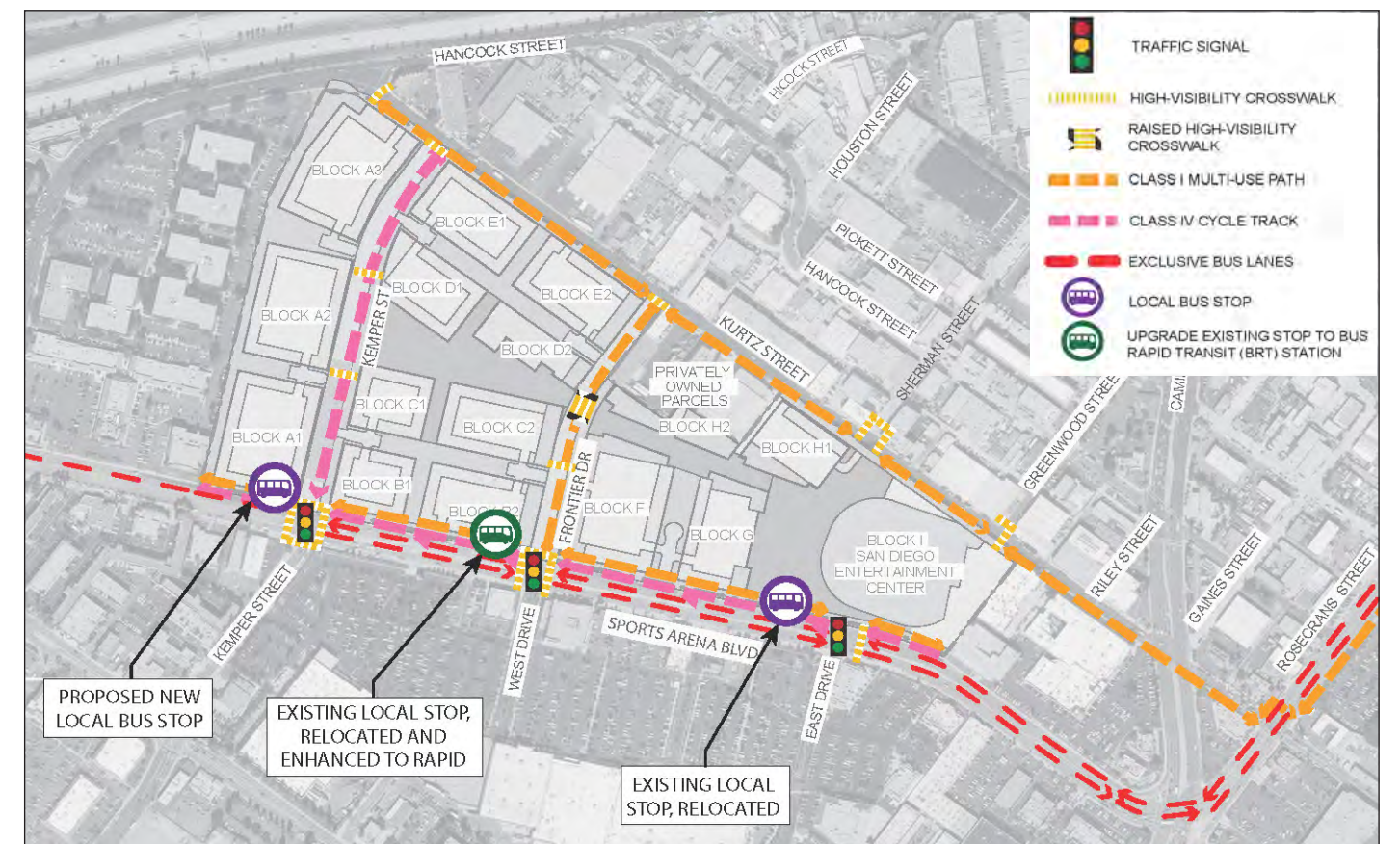


Figure 25 - Transit Diagram - Bus Stops*



Figure 23 - Bicycle Parking*



Figure 24 - Parking Structure & Access Diagram*

*This image is conceptual and is shown for illustrative purposes only

PARKS AND PUBLIC SPACE FRAMEWORK

6.1 Parks and Public Space Summary

The Specific Plan provides for 8.12 acres of public parks and 6.42 acres of public space in a network of promenades, and streetscapes as shown in Figure 26 - Parks and Public Space Framework and in Table 2 below.

PARKS		AREA PROVIDED
	THE GREEN	2.32 ACRE
	THE SQUARE	2.93 ACRE
	THE PLAZA	0.54 ACRE
	PASEO GREENS	1.06 ACRE
	PASEO GREENWAYS	1.27 ACRE
PARKS SUBTOTAL		8.12 ACRE SUBTOTAL
PUBLIC SPACE		
	PROMENADES	2.25 ACRE
	STREETSCAPES	3.24 ACRE
	RESIDENTIAL BUFFER AREA	0.93 ACRE
PUBLIC SPACE SUBTOTAL		6.42 ACRE SUBTOTAL
PARKS AND PUBLIC SPACE TOTAL		14.54 ACRE TOTAL

Table 2 - Parks and Public Space Acreage Table

6.2 Parks and Public Space Objectives

The intent of the Specific Plan is to accomplish the following parks and public space objectives:

1. Establish a robust and continuous public realm around and within the site, with pedestrian streets and public spaces, public parks and plazas, and shared gathering places for residents, workers, and visitors to engage in a civic and public life.
2. Provide an interconnected mix of active and passive public spaces and public parks with varying sizes, activities, designs, and landscapes.
3. Establish a strong connection between homes and public spaces.
4. Provide a diversity of plant and tree species and drought tolerant and climate-friendly plants in public space areas.
5. Provide two rows of street trees, selection of trees with increased tree canopy, and sustainable stormwater quality features.
6. Provide a promenade on the Specific Plan frontage with Sports Arena Blvd. to establish a strong connection between the Community Village and adjacent districts along the Bay-to-Bay Urban Path.

6.3 Parks Master Plan Value-Based Standards

The Parks Master Plan establishes a recreational value-based standard which determines the value of parks in points based on features related to park size, recreational opportunities, access, amenities, activations, and overall value delivered. Recreational value points for planned facilities will be evaluated consistent with the Parks Master Plan.

6.4 Parks and Public Space Design

The following pages illustrate key parks and public space concepts with design guidance. Parks will be implemented according to the Parks Master Plan as well as the terms and conditions of the lease agreement and associated development documents. Park boundaries shown are subject to change based on the terms of a Park Development Management and Maintenance Agreement.



Example of a connecting park and public space

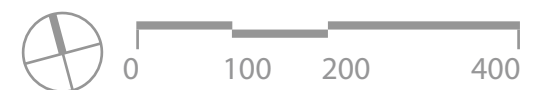
PARKS AND PUBLIC SPACE FRAMEWORK

6



Figure 26 - Parks and Public Space Framework*

*This image is conceptual and is shown for illustrative purposes only





The Green will serve as a public neighborhood park, composed of park program elements and amenities tailored toward community and residential uses as shown in Figure 27 - “The Green” Concept.

- a) Provide space for children and pets to play, while accommodating events of varying scales.
- b) Include multi-use areas to allow for free-play activities and team activities, like pick-up soccer and frisbee, space for movie nights and outdoor yoga classes, flexible events spaces, and community recreation opportunities (such as basketball courts or other sports courts).
- c) Include children’s play areas with play equipment, nature play elements and small water play features.
- d) Include game tables, swings, and public art to welcome park-goers for day-to-day activation.
- e) Provide plaza spaces as central zones to accommodate events, with architectural shade structures and an interactive water play area for the community enjoyment.
- f) Include interpretive cultural elements and wayfinding signage, providing a distinctive sense of place.
- g) Include both free and ticketed events to build community and contribute to an active and vibrant environment.
- h) Provide a public restroom with storage facility for equipment and drinking fountains.
- i) Provide a series of wide, walkways consisting of pedestrian-rated enhanced paving along the perimeter of the park, allowing for seamless walkability to residences and park features.
- j) Include a 20-foot wide fire access lane through a portion of the Green to access residential buildings.

"THE GREEN"

PARKS AND PUBLIC SPACE FRAMEWORK

6

Consider incorporating the following amenities:

A. RECREATION AMENITIES MAY INCLUDE:

- MULTI-USE LAWNS
- CHILDREN'S PLAY STRUCTURES
- WATER PLAY FEATURES
- HALF BASKETBALL COURTS
- SWINGS
- GAME TABLES
- DOG PARKS
- DRINKING FOUNTAINS

B. EVENT & PROGRAMMING AMENITIES MAY INCLUDE:

- EVENT LAWNS
- PUBLIC PLAZAS
- RESTROOM BUILDING
- ARCHITECTURAL SHADE STRUCTURES
- ART

C. NATURAL AMENITIES MAY INCLUDE:

- ABUNDANT SHADE TREES
- COMMUNITY GARDENS AND BOTANICAL INTEREST
- POLLINATOR SPECIES
- NATURE PLAY ELEMENTS



Examples of potential elements and activities for "The Green"

*This image is conceptual and is shown for illustrative purposes only

PARKS AND PUBLIC SPACE FRAMEWORK

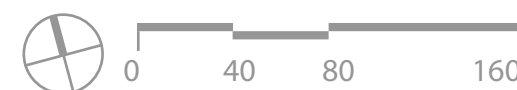
“THE SQUARE”

The Square will provide a vibrant and highly activated public plaza or outdoor Entertainment Center for cultural and community events. The Square is located directly adjacent to the Entertainment Center, and is scaled to accommodate large numbers of event attendees as shown in Figure 28 - “The Square” Concept.



Figure 28 - “The Square” Concept*

- a) Design the Square as a large, dynamic plaza space composed of pedestrian- rated and vehicle-rated enhanced concrete unit pavers for public programming and entertainment opportunities.
- b) Provide lighting, power and event infrastructure to power food trucks, outdoor concerts, and other programming activities.
- c) Provide shade structures, performance pavilion and an outdoor performance stage.
- d) Incorporate public art such as wall murals, sculptures, video boards, lighting, and interpretive graphics.
- e) Incorporate an interactive water feature.
- f) Provide fixed and moveable seating.
- g) Provide planting areas with trees to provide shade.
- h) Provide a 26-foot wide fire access lane through the Square to access the Entertainment Center and adjacent buildings. The fire access lane may be composed of a combination of vehicular-rated enhanced paving, Consider using Grasspave and GravelPave with stabilized decomposed granite paving.
- i) Secure the perimeter of the Square and Entertainment Center from potential threats with curbs, landscape elements, and other barriers so as not to detract from the Square.
- j) Provide a bicycle path through the Square to connect with bicycle facilities on Kurtz Street and Sports Arena Boulevard.
- k) Provide retail sales space to provide food and beverages to activate the space.



“THE SQUARE”

PARKS AND PUBLIC SPACE FRAMEWORK

Consider incorporating the following amenities:

A. PARK AMENITIES MAY INCLUDE:

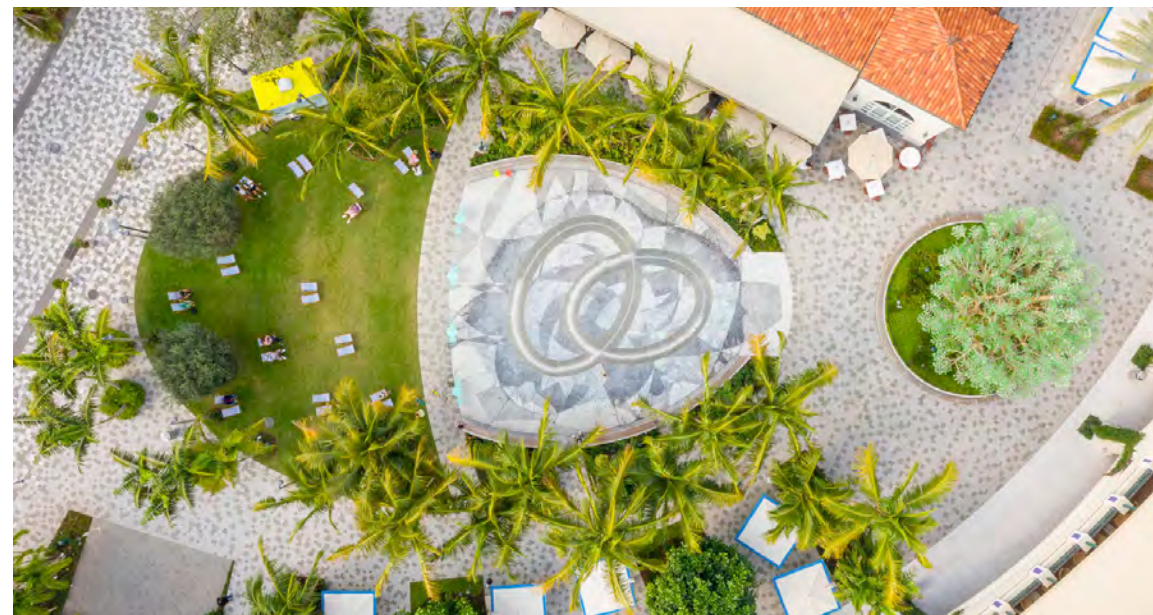
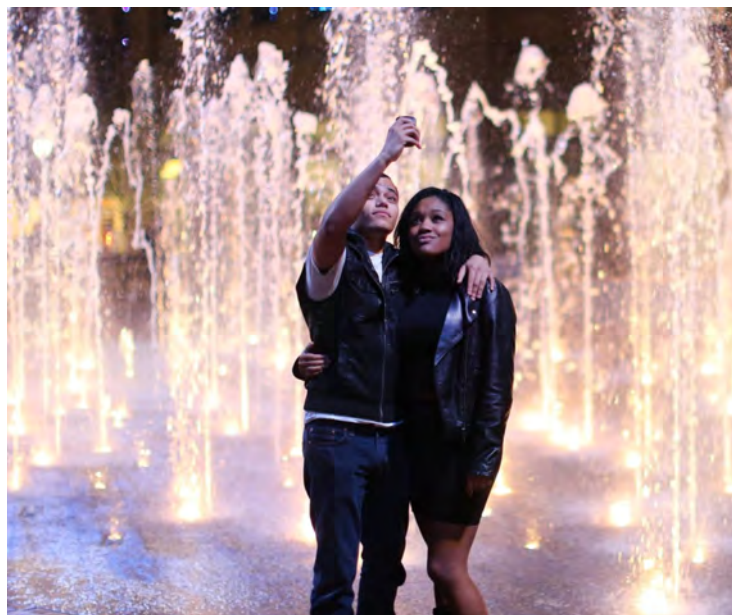
- EVENT LAWNS
- INTERACTIVE WATER FEATURES
- PUBLIC ART
- SHADE TREES
- PLANTED BUFFERS
- MULTI-USE PATHWAYS

B. EVENT & PROGRAMMING AMENITIES MAY INCLUDE:

- PERFORMANCE / EVENT SPACE
- EVENT LIGHTING
- EVENT INFRASTRUCTURE
- FOOD TRUCK
- INTERACTIVE / TECHNOLOGY ELEMENTS

C. RETAIL AMENITIES MAY INCLUDE:

- KIOSKS
- LANDSCAPED BUILDING ENTRIES
- RETAIL PATIOS AND TERRACES
- PLACEMAKING ELEMENTS



Examples of potential elements and activities for “The Square”

**This image is conceptual and is shown for illustrative purposes only*

Design the Plaza to provide community/ entertainment service and a welcoming public pedestrian link to the Square from Frontier Drive, nearby parking structures, residential buildings, and other public spaces and public parks within the Community Village, further reinforcing synergies between retail and entertainment uses in the Community Village, as shown in Figure 29 - “The Plaza” Concept.

- a) Use pedestrian-rated and vehicular-rated concrete unitized pavers.
- b) Provide small lawn areas and performance spaces.
- c) Incorporate modest water features.
- d) Incorporate seating areas for dining and leisure and canopies.
- e) Provide landscaping at retail and lobby entries to create a welcoming entrance.
- f) Plant large shade trees throughout the Plaza.
- g) Provide a 26-foot wide segment within the Plaza as fire access with only movable furnishings and no fixed furnishings or trees.
- h) Include fixed and movable seating, shade structures and bicycle parking, to create a functional, welcoming and vibrant public space.



Figure 29 - “The Plaza” Concept*

--- PARK BOUNDARIES



*This map is conceptual and is shown for illustrative purposes only

“THE PLAZA”

PARKS AND PUBLIC SPACE FRAMEWORK

6

Consider incorporating the following amenities:

A. RETAIL AMENITIES MAY INCLUDE:

- DINING TERRACES
- PATIOS
- LANDSCAPED BUILDING ENTRIES

B. PARK AMENITIES MAY INCLUDE:

- WATER FEATURES
- SHADE STRUCTURES
- FLEXIBLE-USE LAWNS
- ABUNDANT SHADE TREES
- SEATING NODES

C. EVENT AMENITIES MAY INCLUDE:

- WIDE PROMENADE
- DRIVABLE SURFACES
- VIBRANT NIGHTTIME LIGHTING
- WI-FI AND POWER
- VALET PARKING ADJACENT



Examples of potential elements and activities for “The Plaza”

*This image is conceptual and is shown for illustrative purposes only

PARKS AND PUBLIC SPACE FRAMEWORK

The promenades will provide active and passive public space surrounding and within the Community Village and along Sports Arena Boulevard, Kurtz Street, Kemper Street, and Frontier Drive as shown in Figure 30 - Promenades Concept.

- Design promenades to include all the elements of the streetscape from the curb to the private residential and building entrances or outdoor dining areas adjacent to retail building frontages and areas.
- Include a 12-foot wide multi-use path, which will implement the Bay-To-Bay Urban Path on Sports Arena Boulevard envisioned in the Community Plan.
- Design the path with a 12-foot clear path of travel that meets accessibility requirements. The path may meander through the promenade.
- Use standard pedestrian rated concrete, with enhanced paving at plazas and intersections.
- Include planting areas that vary in size and location.
- Include street trees to provide shade and an aesthetic visual and noise buffer to the street.
- Include amenities such as small plazas and seating areas with enhanced paving, stabilized decomposed granite gravel and fixed seating, fitness stations, pollinator gardens, and small lawn areas to activate and enrich the space.
- Include opportunities for public art.
- Include short-term bicycle parking in multiple locations.
- Include pedestrian-scaled lighting fixtures to create a well-lit and walkable environment.
- Incorporate interpretive and wayfinding signage.



Figure 30 - Promenades Concept*



Consider incorporating the following amenities:

A. ENHANCED PEDESTRIAN & CYCLIST EXPERIENCE FEATURES MAY INCLUDE:

- MULTI-MODAL BIKE AND PEDESTRIAN PATHS
- BICYCLE RACKS (as required by SDMC)
- CLASS IV CYCLE TRACK
- WIDE LANDSCAPED BUFFERS
- UNDULATING WALKWAYS (that preserves an unobstructed and clear ADA path)
- PEDESTRIAN-SCALED LIGHTING FIXTURES
- ENHANCED BUS SHELTERS

B. GREEN STREET FEATURES MAY INCLUDE:

- EXPANSIVE SHADE TREE CANOPIES
- DECORATIVE TREE GRATES
- PUBLIC AND PRIVATE STORMWATER QUALITY FEATURES
- PERMEABLE PAVING

C. PARK AMENITIES MAY INCLUDE:

- SMALL PLAZAS
- SEATING AREAS WITH FIXED SEATING AMENITIES
- POLLINATOR GARDENS
- FITNESS STATIONS
- SMALL LAWN AREAS
- PUBLIC ART

PARKS AND PUBLIC SPACE FRAMEWORK

PASEO GREENS

The Paseo Greens will provide residential-focused public park spaces located at the ground level between housing areas. Paseo Greens provide light and air to residential units and pedestrian and bicycle circulation as shown in Figure 31 - Paseo Green Concept.

- a) Include shade trees, lawn areas, planting, stabilized decomposed granite gravel, and pedestrian walkways with enhanced paving.
- b) Include amenities such as children's play areas, gated dog runs, shade structures and seating areas.
- c) Include smaller recreational features such as bocce ball, fitness stations, game tables and movable furnishings.
- d) Provide 26-foot-wide fire lanes composed of vehicular-rated enhanced paving - Consider using Grasspave and/or Gravelpave as drivable surface products that offer a softer alternative to traditional hardscape.
- e) Incorporate water quality basins within planting areas to provide stormwater capture.

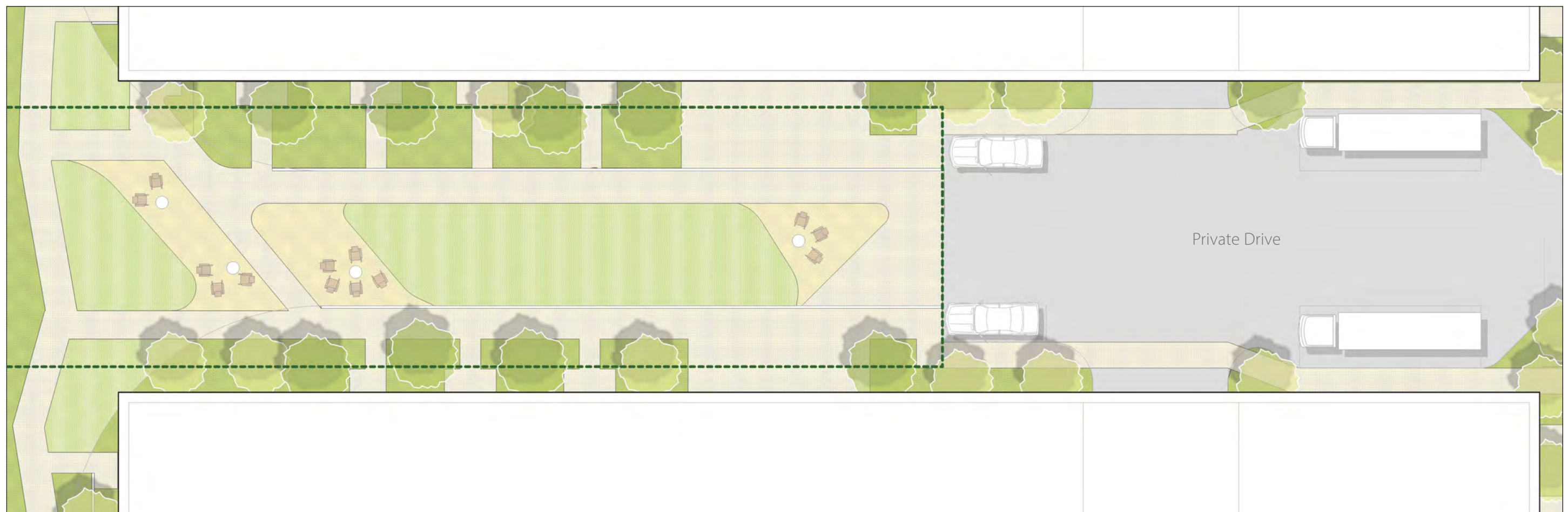


Figure 31 - Paseo Green Concept*

 PARK BOUNDARIES



PASEO GREENS

PARKS AND PUBLIC SPACE FRAMEWORK

6

Consider incorporating the following amenities:

A. PARK AMENITIES MAY INCLUDE:

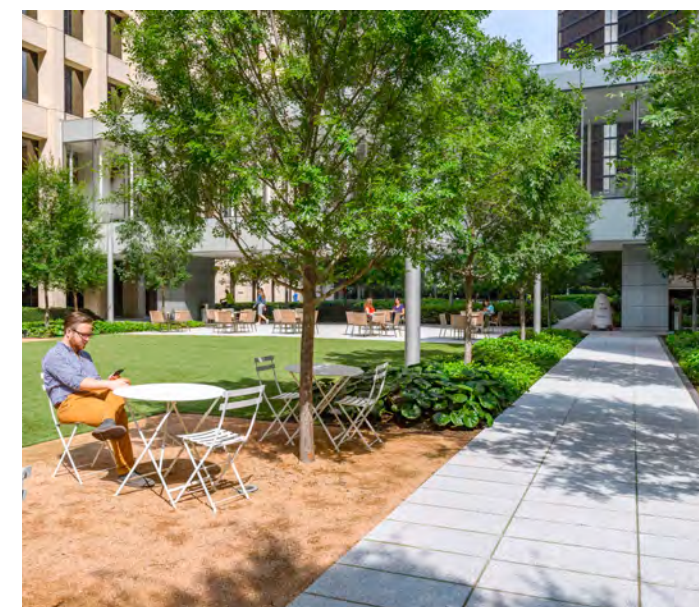
- GATED DOG RUNS
- CHILDREN'S PLAY AREAS
- SHADED SEATING AREAS
- BOCCEE BALL
- BASKETBALL
- FITNESS STATIONS
- GAME TABLES

B. RESIDENTIAL AMENITIES MAY INCLUDE:

- RESIDENTIAL PARKING GARAGE ACCESS
- PRIVATE PATIOS
- LANDSCAPE FOR SCREENING
- GATED PEDESTRIAN ENTRY

C. OPERATIONAL AMENITIES MAY INCLUDE:

- FIRE LANE
- PARALLEL PARKING SPACES FOR LEASING OFFICES
- LOADING SPACES FOR MOVING TRUCKS
- STORMWATER QUALITY BASINS



Examples of potential elements and activities for Paseo Greens

*This image is conceptual and is shown for illustrative purposes only

Paseo Greenways will provide usable park spaces that facilitate pedestrian and bicycle circulation and also serve as fire lanes or for emergency access as shown on Figure 32 - Paseo Greenway Concept.

- a) Provide 26-foot-wide fire lanes composed of vehicular-rated enhanced paving; Consider using Grasspave and/or Gravelpave as drivable surface products that offer a softer alternative to traditional hardscape.
- b) Create space for play, seating and activation.
- c) Include a standard 6-inch flush curb to delineate the fire lane.
- d) Incorporate pedestrian walkways of standard concrete allow for walkability through the greenways.

- e) Line the walkways with ornamental and shade trees.
- f) Locate small seating areas and plazas.
- g) Pave with stabilized decomposed granite gravel
- h) Include amenities such as small play features, and movable and fixed seating.

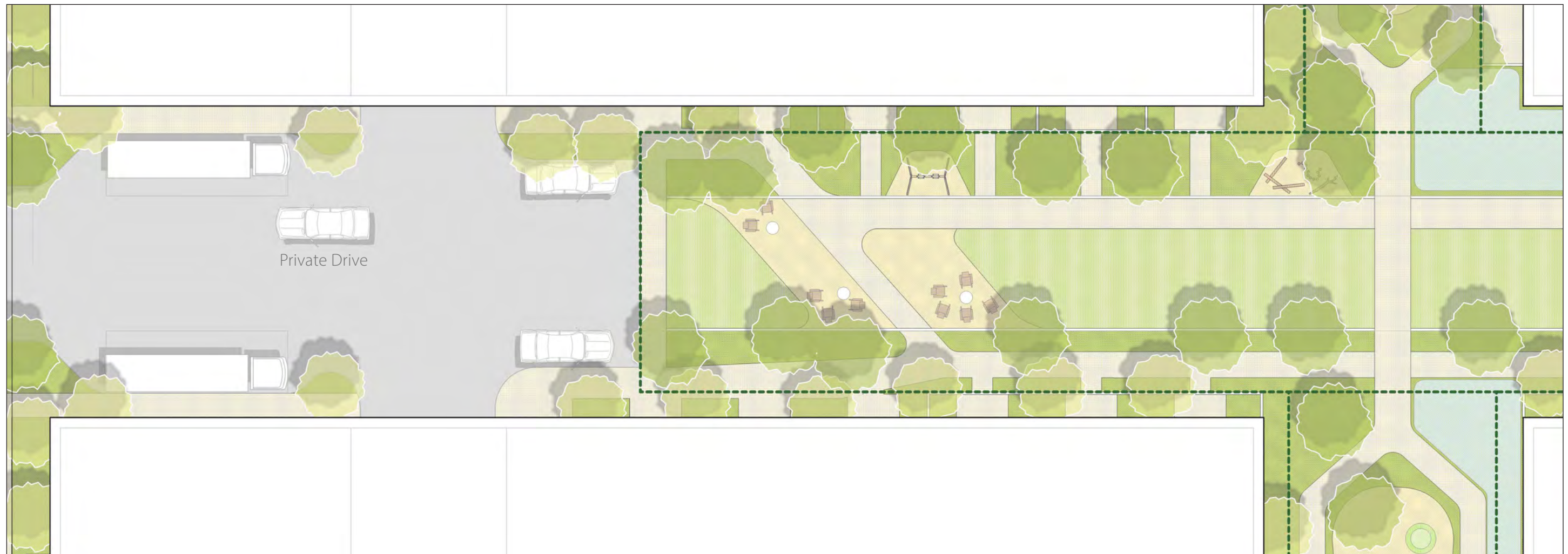


Figure 32 - Paseo Greenway Concept*

 PARK BOUNDARIES



PARKS AND PUBLIC SPACE FRAMEWORK

6

PASEO GREENWAYS



Consider incorporating the following amenities:

A. PARK AMENITIES MAY INCLUDE:

- STABILIZED DECOMPOSED GRANITE SEATING TERRACES
- AMPLE SHADE TREES
- FLEXIBLE LAWN AREAS
- FITNESS AND/OR PLAY ELEMENTS

B. RESIDENTIAL AMENITIES MAY INCLUDE:

- ADJACENCY TO A PARK-LIKE ENVIRONMENT
- PRIVATE PATIOS
- LANDSCAPE FOR SCREENING
- CONNECTED PEDESTRIAN WALKWAYS

C. OPERATIONAL AMENITIES MAY INCLUDE:

- FIRE LANE WITH THROUGH ACCESS
- PARALLEL PARKING SPACES FOR LEASING OFFICES
- LOADING SPACES FOR MOVING TRUCKS
- STORMWATER QUALITY BASINS



Examples of potential elements and activities for Paseo Greenways

*This image is conceptual and is shown for illustrative purposes only

INFRASTRUCTURE, SAFETY, AND SERVICES

7.1 Introduction and Applicability

Infrastructure improvements necessary within the Specific Plan and surrounding area include extensions of existing water, wastewater, and streets as well as new storm water improvements. The infrastructure outlined within this subsection are conceptual, and show how water, wastewater and stormwater systems will be incorporated into the Specific Plan area, as well as adjacent existing and planned development to assure adequate levels of service, as well as points of connection for future developments in the area. The concepts shown in this subsection are subject to revision, based on future permit approvals, plan phasing, and specific needs as may be identified in final design engineering.

- a) Infrastructure improvements will comply with on the City's codes and regulations, the subdivision manual, the Stormwater Best Management Practices (BMP) manual, and other applicable manuals.
- b) Grading and construction drawings will be supported by studies and reports including but not limited to: soils report, drainage study, Stormwater Quality Management Plan (SWQMP).

7.2 Safety

7.2.1 Sea Level Rise

Climate Resilient SD provides a framework to prepare for a changing climate and its effect on sea level rise. The Midway Pacific Highway Community Plan provides policies to address the potential effect of sea level rise on the community's infrastructure and built environment. Located on former tidal wetlands and adjacent to the San Diego River and San Diego Bay, the Midway area has a high-water table and experiences periodic flooding during storms and unusually high tides. Geologically young, loose, and soft soils associated with the changing coastline and the growth of the San Diego River Delta underlie the Specific Plan area. Groundwater depths currently range from eight to twelve feet and fluctuate from tidal influences. Sea level rise will raise coastal water tables, pushing groundwater towards the surface. This can result in groundwater driven flooding as well as pose risks to infrastructure.

The Specific Plan area is protected from flooding and the increasing volatility and strength of storms by an existing City stormwater pump station and levee system immediately north of Interstate 8. The Specific Plan area is not within any FEMA-designated Special Flood Hazard Areas. A portion of the Specific Plan area is within Shaded Zone X, an area of Minimal Flood Hazard. The nearest Special Flood Hazard Area is the San Diego River Flood Control channel located to the north of Interstate 8.

- a) Elevate the proposed building finish floor elevations within the Specific Plan area above existing grade.
- b) Incorporate stormwater management facilities consistent with the latest standards and dispersed throughout the site to capture and treat stormwater.
- c) Incorporate permeable surfaces in the parks, paseos, paseo greenways, promenades, and streetscapes.
- d) Design above ground structures and parking garages to avoid floodwater inflow and groundwater intrusion.
- e) Design new streets to avoid flooding during storm events to allow for emergency access.
- f) Locate emergency generators and/or electrical equipment to avoid floodwater inflow and groundwater intrusion.
- g) Consider available guidance for long-range projections for sea level rise and groundwater intrusion.

7.2.2 Geological Hazards

Geologically young, loose, and soft soils associated with the changing coastline and the growth of the San Diego River Delta underlie the Specific Plan area. Undocumented fill underlain by paralic estuarine deposits extend from the ground surface to depths ranging from about 100 to 105 feet. Sandstone and conglomerate mapped as old paralic deposits occur below the paralic estuarine deposits. Fault rupture on the Specific Plan area is very low. No active or potentially active faults project towards the Specific Plan area. Underground obstructions known at this time consist of the piles supporting the Sports Arena building, utilities, remnant building foundations, and a historic dump site. The primary geologic hazards at the Specific Plan area are strong ground motion and liquefaction from an earthquake. The primary geotechnical engineering characteristics that will influence design and construction are the high compressibility and the low shear strength of the fill and upper paralic estuarine deposits, and a shallow groundwater level.

- a) Design and construct the new development to manage strong ground motion and to mitigate the potential for soil liquefaction.

7.3 Infrastructure

7.3.1 Streets

Future development will utilize the existing street network, with new public streets extending within the Community Village that will connect Sports Arena Boulevard and Kurtz Street and the north and south ends of the Community Village (Refer to the Mobility Chapter for discussion of improvements.)

7.3.2 Wastewater

An existing 96-inch sewer interceptor line crosses under the site, extending from Sherman Street south into the Specific Plan area and to Sports Arena Boulevard. This includes an existing 20-foot-wide easement over the sewer interceptor.

Improvements:

- a) Convey wastewater from the Specific Plan area by the 36-inch main sewer line located under Sports Arena Boulevard.
- b) Connect future buildings with 8 to 15-inch sewer laterals to the sewer main to serve future development, as shown on Figure 33 Conceptual Water and Sewer Plan.

7.3.3 Water

The Specific Plan area is served by existing 12- inch water service under Sports Arena Boulevard and Kurtz Street.

Improvements:

Locate 8 to 12-inch water mains under Kemper Street, Frontier Drive, the Plaza, and Paseo Greenways to service future development, as shown on Figure 33 - Conceptual Water and Sewer Plan.

7.3.4 Stormwater

On-site runoff is collected and conveyed through a series of new underground storm drains to the existing storm drains located under Sports Arena Boulevard and Kurtz Street, as well as Hancock Street, as shown on Figure 34 - Conceptual Drainage Plan.

INFRASTRUCTURE, SAFETY, AND SERVICES

7

Improvements:

- Relocate a 42-inch storm drain that crosses under the Specific Plan area diagonally at the northwest corner to Kurtz Street and Hancock Street. Vacate the existing ten-foot-wide storm drainage easement over the storm drain.
- Construct multiple connections into the existing storm drains surrounding the Specific Plan area. Extend storm drains through the village area to collect onsite drainage.
- Design all drainage facilities in consideration of the following:
 - Incorporate Low Impact Development / water quality features on-site, through a combination of site specific and regional methods.
 - Incorporate water quality features with a combination of controls within the Specific Plan Area, as well as the downstream area of the Specific Plan area.
 - Include water quality features such as modular wetland systems, walled bio-filtration planters, and dispersion areas.

7.4 Services

7.4.1 Police Service

The City's Police Department Western Division is located approximately one mile from the Specific Plan Area at 5215 Gaines Street.

7.4.2 Fire Protection

The City's Fire-Rescue Department Station No. 20, located at 3305 Kemper Street, approximately one block south of the Specific Plan Area.

7.4.3 Gas & Electric

- Gas and electric service will be extended to serve the site within the extension of Kemper Street and Frontier Drive, which fronts the Specific Plan Area.
- All electric distribution facilities serving the project will be underground.

7.4.4 Schools

- The San Diego Unified School District's Dewey Elementary School is located at 3251 Rosecrans Street.
- Saint Charles Borromeo Academy is a private school located serves students from pre-kindergarten to eighth grade located at 2808 Cadiz Street.

7.4.5 Libraries

The City's Library Department's Point Loma/ Hervey Branch Library is located at 3701 Voltaire Street.

7.4.6 Parks

The Specific Plan identifies 8.12 acres of public parks in the form of "The Green," "The Square," "The Plaza," "Paseo Greens," and "Paseo Greenways," as described and illustrated in Chapter 6.

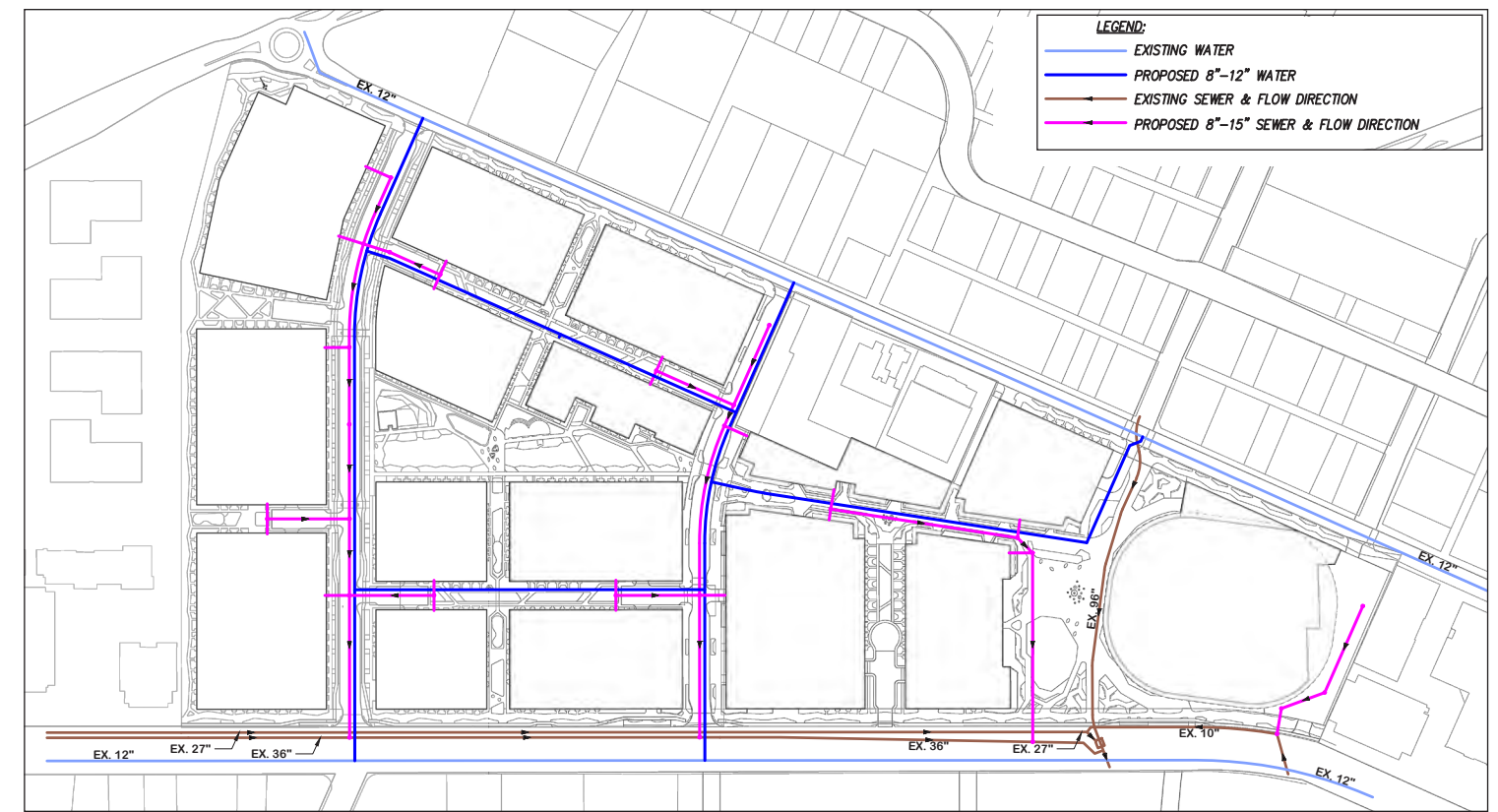


Figure 33 - Conceptual Water and Sewer Plan*

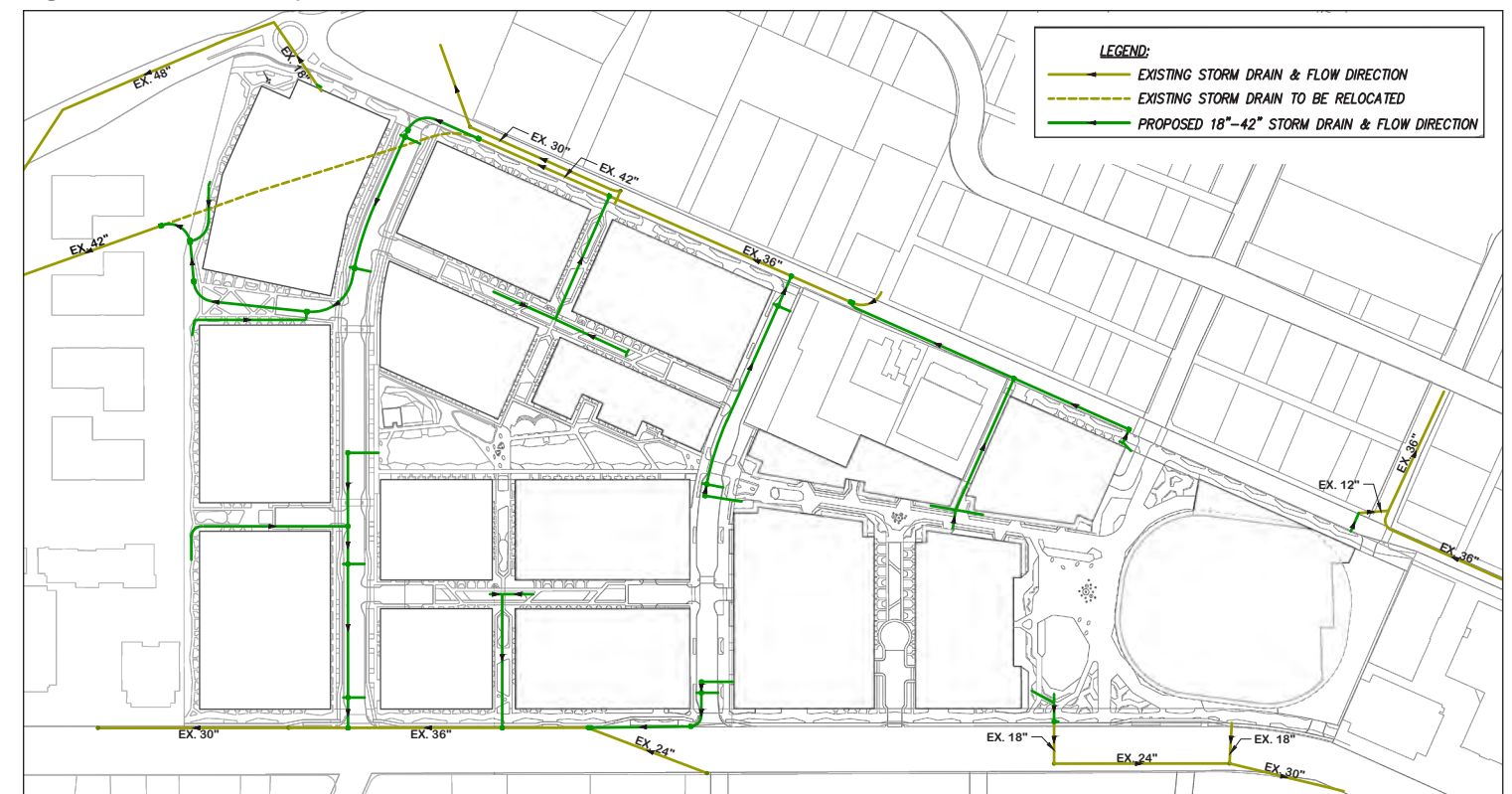


Figure 34 - Conceptual Drainage Plan*

*This map is conceptual and is shown for illustrative purposes only

IMPLEMENTATION/ ADMINISTRATION

8.1 Authority

- a) Pursuant to California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450-65457) and Municipal Code, the purpose of the Midway Rising Specific Plan is to systematically implement the General Plan and the Midway Pacific Highway Community Plan and provide greater planning and design guidance for the area covered by the Midway Rising Specific Plan.
- b) The Midway Rising Specific Plan is a planning document adopted by Ordinance by the City Council.
- c) The Specific Plan serve both planning and policy functions within the Midway Rising Specific Plan area.
- d) The Specific Plan contains the design guidelines and supplemental development regulations necessary to accomplish this purpose.

8.2 Severability

- a) The supplemental development regulations in the Specific Plan shall be deemed distinct and independent provisions of the Specific Plan.
- b) If any section, clause, phrase or portion of this document is for any reason determined to be invalid by the decision of any federal or state court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Specific Plan.

8.3 Development Review

- a) Development shall be reviewed for conformance with the development regulations in the Municipal Code and the supplemental development regulations within the Specific Plan.
- b) At the time of building permit review, applicant shall include on the title-sheet of project plans the Implementation and Tracking Table provided in Appendix E. The table shall be completed to demonstrate what land uses, transportation improvements, parks and public spaces, and project features are proposed with the building permit submittal, including an accounting of land uses and project features that have been constructed in the Specific Plan Area to date. See Appendix E for the Implementation and Tracking Table.

8.4 Administration

- a) The supplemental development regulations of the Specific Plan shall be administered and enforced in the same manner as the development regulations in the Municipal Code.
- b) Where this Specific Plan contains supplemental development regulations which differ from development regulations in the Municipal Code, the supplemental development regulations of this Specific Plan shall prevail and supersede the applicable development regulations in the Municipal Code.
- c) Where the Specific Plan does not contain a supplemental development regulation that differs from the development regulations in the Municipal Code, the development regulations in the Municipal Code shall prevail.

8.5 Specific Plan Amendments

8.5.1 Administrative Amendments

The following types of minor amendments to the Specific Plan text and graphics may be approved administratively subject to the determination of the Development Services Director:

- a) Realignment or minor modifications of Kemper Street, Frontier Drive, and private drives serving the Specific Plan Area.
- b) Adjustments to park and public space locations and boundaries.
- c) Modification of design criteria specified in this Specific Plan, such as paving treatments, architectural details, landscape treatments, fencing, lighting, and entry treatments.
- d) Final sizing and precise location of water, sewer, storm drainage, and other like infrastructure improvements.
- e) Change in utility and/or infrastructure servicing agencies.
- f) Modifications of a similar nature to those listed above, which the Development Services Director deems minor, which are in keeping with the intent of the Specific Plan.
- g) Additional environmental review shall not be required for administrative amendments to the Specific Plan, provided such changes are determined to be in accordance with the overall intent of the Specific Plan and do not represent the following:
 1. A substantial change in the development which would require major revisions to the adopted environmental document due to the involvement of new significant environmental effects, a substantial increase in the severity of previously identified significant effects;
 2. A substantial change in the circumstances under which the development is being undertaken that will require major revisions in the adopted environmental document,
 3. New information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence to the development applicant at the time the adopted environmental document was certified.

8.5.2 Formal Amendments

- a) All Specific Plan amendments which do meet the criteria for an Administrative Amendment specified in section 8.5.1 shall require a Formal Amendment of the Specific Plan.
- b) Formal amendments shall be processed pursuant to Municipal Code Chapter 12, Article 2, Division 1: Adoption and Amendment Procedures for Land Use Plans.

8.6 Maintenance

- Kemper Street, Frontier Drive, and the proposed roundabout at Kurtz Street and Hancock Street shall be maintained by the City of San Diego.
- All private drives, Promenades, Paseo Greens and Greenways, the Plaza, the Green and the Square shall be maintained according to the terms and conditions of the Development Agreement, Park Development Management and Maintenance Agreement, and other development approvals.

8.7 Zoning

- The RMX-2 base zone of the Municipal Code shall implement the Specific Plan Community Village land use designation and is applied to the Specific Plan Area.
- All uses and development regulations of the RMX-2 base zone shall apply except where modified by the Specific Plan Supplemental Development Regulations.
- All applicable overlay zones of the Municipal Code shall apply to the Specific Plan Area.

8.8 Phasing

- Phasing of development may occur in any order, including the concurrent development of areas, if the developer/ applicant can demonstrate that all infrastructure improvements and public facilities required for the development project proposed at the time of application are in place or are proposed as part of the development application.
- Implementation of the Specific Plan is anticipated to occur in two, multi-year phases, as shown on Figure 35 - Phasing.
- Phase 1 may include the demolition of nine structures and asphalt parking lots east of the proposed Frontier Drive, the construction of a new Entertainment Center while the existing San Diego Sports Arena remains operational, and the construction of residential units and commercial uses east of Frontier Drive. In addition, Phase 1 may include storm drain reroute, construction of Frontier Drive with dry and wet utilities, Rosecrans Street improvements, undergrounding of electrical utilities on the south side of Kurtz Street, and associated frontage promenades. Phase 1 may also include construction of "The Square," "The Plaza," promenades, and streetscapes east of Frontier Drive. Finally, Phase 1 may include the following off-site intersection improvements: Commercial Driveway 1/Hancock Street/Sports Arena Boulevard intersection, West Drive/Frontier Drive/Sports Arena Boulevard intersection, Camino Del Rio West/Hancock Street intersection, Camino Del Rio West/Sports Arena Boulevard/Rosecrans Street intersection, Kurtz Street/Pacific Highway intersection, and Rosecrans Street/Midway Drive intersection.
- Phase 2 may include the demolition of five structures, including the existing San Diego Sports Arena and asphalt parking lots west of Frontier Drive. Phase 2 may include the construction of residential units and commercial uses west of Frontier Drive. Phase 2 may also include the construction of Kemper Street with dry and wet utilities, The Green, promenades, and streetscapes west of Frontier Drive. Phase 2 may include off-site intersection improvements to the Rosecrans Street/ Lytton Street intersection.
- The phasing plan may be adjusted to accommodate changes in market conditions.

8.9 Affordable Housing Density Bonus

State law and City of San Diego ordinances, commonly referred to as density bonus, promote the construction of affordable housing by allowing the development of additional market rate homes, which may exceed the maximum allowed number of homes allowed by the land use plan, zoning and development regulations, in



Figure 35 - Phasing



exchange for the provision of deed restricted affordable homes as addressed by California Government Code section 65915 and Municipal Code section 143.0710, et seq. Density bonus may be used with the implementation of the Specific Plan.

The Specific Plan's commitment to build 2,000 affordable homes restricted at 80 percent area median income or lower qualifies the Midway Rising community village for density bonus under California Government Code section 65915 and Municipal Code section 143.0710, et seq. (See Table 3). The community village is a unified mixed-use housing development project located on 49.23 acres of City-owned property. The project includes 4,254 homes, 8.12 acres of parks, 6.42 acres of public space, a multi-purpose Entertainment Center, and commercial uses. Individual project components will be built in phases and integrated into the cohesively-planned mixed-use project. Due to the unified and integrated nature of the Midway Rising community village project, the benefits of state density bonus law may be eligible to be applied throughout the entire project area to all use categories, contingent upon the execution of a long-term ground lease agreement that ensures the provision of the project's 2,000 affordable homes.

8.10 Financing

Financing for the infrastructure and public facilities needed to serve the development in the Specific Plan may be supported by the establishment of an Enhanced Infrastructure Financing District in conjunction with grants that may be available from public agencies to support construction of affordable housing and sustainability elements of the development.

IMPLEMENTATION/ ADMINISTRATION

8.11 Supplemental Development Regulations

8.11.1 Purpose

The purpose of the Supplemental Developmental Regulations is to provide development regulations in addition to the regulation in the Municipal Code or to modify the regulations in the Municipal Code needed to implement the Specific Plan.

8.11.2 Development Agreement

A Development Agreement was approved by the City Council with the Midway Rising Specific Plan. The purpose of the Development Agreement is to promote and facilitate orderly and planned growth and development through the provision of certainty in the development approval process by the City and through the provision of extraordinary benefits by the Midway Rising Developer.

The Development Agreement contains terms and conditions for how the Specific Plan area may be developed by Developer to provide extraordinary benefits to the public, and to provide assurance that the Specific Plan area can be developed in accordance with the development regulations described in the Development Agreement in addition to the supplemental development regulations in the Specific Plan.

8.11.3 Definitions

The following definitions are applicable to the supplemental development regulations. Where not otherwise specified, the definitions found in Chapter 11, Article 3, Division 1 of the Municipal Code shall apply. Each word or phrase that is defined in the supplemental development regulations, or in Chapter 11, Article 3, Division 1 of the Land Development Code, appears in the text in italicized letters.

Building Base means the portion of a building between the first story and the third story of the building prior to an upper story building setback

Entertainment Center Use means any use that allows for a variety of assembly spaces and venues of varying capacities to serve an audience. Entertainment uses include any and all activities which are associated with, or are customarily associated with, the conduct of business of a large, multi-purpose entertainment and recreation venue, including but not limited to: concerts, family shows, amateur and professional sporting events, comedy, and a variety of musical and artistic entertainment productions. Entertainment uses may include commercial assembly uses such as large meetings, plenary productions, presentations, etc. and supporting accessory uses, such as loading docks and storage.

Ground Lessee means a master-developer of the Specific Plan area primarily responsible for implementation of the infrastructure, public and private improvements contemplated by the Specific Plan.

Parkway means the public right-of-way from the curb to the property line that includes the throughway zones, furnishing zones and frontage zones. (Refer to the Street Design Manual)

Public space means an area that is adjacent to or accessible from a public right-of-way and can include play areas, pedestrian pathways, seating areas, game tables, performance areas, water features, usable lawn areas, paving, shrub beds, and plants in containers.

Residential entry / dining patio zone means the section of the public space between the walking path and the building facade and can include private entrances, patios, yards, and dining areas with outdoor seating and tables.

Stepback means the distance measured from a building base to the walls of the upper floors of a building above the building base.

8.11.4 General Requirements

The following Supplemental Development Regulations (SDRs) apply to development within the Specific Plan Area:

SDR-1: Primary and Secondary Uses

Non-residential uses allowed by the RMX-2 base zone and supplemental development regulations may constitute the **primary use** and **secondary use** of a development.

SDR-2: Density and Floor Area Calculations

- Residential density** and **Floor Area** shall be calculated based on the entire Specific Plan Area of 49.23 acres, including the public right-of-way provided for new streets and private drives and the area provided for new parks and public spaces.
- Implementing developments may exceed the maximum allowable **residential density** in the Specific Plan, provided that the maximum allowable residential dwelling units specified in Table 1 - Land Use Summary is not exceeded for the entire Specific Plan area.
- Implementing developments may exceed the maximum allowable **floor area** in the RMX-2 zone, provided that the maximum allowable **floor area** specified in Table 1 - Land Use Summary is not exceeded for the entire Specific Plan area.

SDR-3 – The Entertainment Center

The **Entertainment Center Use** is a permitted use subject to the supplemental development regulations within the Specific Plan and shall not require a Conditional Use Permit. The provisions of Municipal Code Section 141.0622(e) shall apply.

SDR-4 - Assembly and Entertainment Uses

- Assembly and Entertainment Uses, as described in Municipal Code Section 141.0602 are permitted uses and shall not require a Conditional Use Permit. The provisions of Municipal Code Section 141.0602(a)(b) shall not apply.
- The total amount of Assembly and Entertainment Uses (excluding the Entertainment Center) combined with other commercial use for the Specific Plan area shall not exceed the total commercial gross floor area as specified in SDR-6.

IMPLEMENTATION/ ADMINISTRATION



SDR-5 - Theaters

- a) Theaters that are outdoor or over 5,000 square feet of gross floor area in size are a permitted use and shall not require a Conditional Use Permit. The provisions of Municipal Code Section 141.0623 shall not apply.
- b) The total amount of Theater use combined with other commercial use for the Specific Plan area shall not exceed the total commercial gross floor area as specified in SDR-6.

SDR-6 – Commercial Total Floor Area

- a) The total gross floor area occupied for all commercial uses including indoor assembly and entertainment uses (excluding the Entertainment Center) shall not exceed a maximum of 130,000 gross square feet.

SDR-7 - Structure Height

The maximum **structure** height shall be 105 feet with the following exceptions:

- a) The maximum **structure** height of the Entertainment Center use shall be 165 feet.
- b) Up to 10 percent of the total Specific Plan area (approximately 214,446 square feet) may include structures with a height that exceeds 105 feet to a maximum height of 250 feet in any location within the Specific Plan. The area equivalent to the footprint of the building shall be counted toward the 214,446 square feet. The 10 percent height allowance shall be tracked in the Implementation and Tracking Table (see Appendix E).

SDR-8 - Lot Sizes

The minimum lot size shall be 3,000 square feet.

SDR-9 - Residential Entry / Dining Patio Zone

- a) Buildings with ground floor residential or commercial uses fronting a park or public space (as shown on Figures 38-43) shall have an area with a minimum width of 8 feet measured from the nearest building facade to the edge of the park or public space to create a separation between the building and the park or **public space**.
- b) This area may counted towards private or common open space.
- c) This area may be used for outdoor dining.

SDR-10 - Public Streets

- a) The developer/applicant shall construct Kemper Street and Frontier Drive as public streets to connect Sports Arena Boulevard and Kurtz Street; frontage improvements along Sports Arena Boulevard and Kurtz Street; the roundabout at Kurtz Street; and the offsite street improvements as shown on figures 7 through 19.
- b) All Improvements within the public right-of-way shall be designed to the satisfaction of the City Engineer based on City standards.

SDR-11 - Public Access

- a) All private drives, Promenades, Paseo Greens and Greenways, the Plaza, the Green and the Square shall be publicly accessible from at least 8:00 a.m. to 8:00 p.m. seven days a week.
- b) Wayfinding signs shall be provided and include the hours open to the public in conformance with a comprehensive wayfinding signage plan and Appendix B.

SDR-12 - Affordable Housing Phasing

Bonus market rate homes allowed with the use of density bonus may be constructed at any location within the Specific Plan area.

Provided that a long-term ground lease agreement between the City and developer and a Disposition and Development Agreement ensure the provision of the project’s 2,000 affordable homes, the affordable homes may be constructed at any time within the project’s phasing plan.

Table 3 - Affordable Housing Density Bonus Calculations Table

Pre-Density Bonus			20% Density Bonus	Maximum Residential Capacity
Acres	Density	Homes	Additional Homes	Total Homes
49.23	72	3,545*	709	4,254 Homes

* A minimum of 2,000 homes shall be restricted to 80 percent of Area Median Income (AMI) or lower

IMPLEMENTATION/ ADMINISTRATION

SDR-13 - Building Base

- The **building base** shall have a minimum of 1 story and shall not exceed 3 stories. (Refer to Figure 36 - Upper Story Building Stepbacks)
- A minimum 50 percent of the **building base** facade shall incorporate a change in at least one of the following: material, color, or transparency that is different from the building facade material, color, or transparency above the **building base**.
- Building base** facades without windows shall incorporate changes in wall texture, material and color, artistic features, or murals to provide varied and articulated facades.

SDR-14 - Upper Story Stepbacks

Provide an upper-story building **stepback** of 3 feet minimum above the building base for a minimum of 75 percent of the building's perimeter (Refer to Figure 36 - Upper Story Building Stepbacks). Architectural projections, such as balconies, awnings, and roof overhangs) may protrude into the upper story **stepback**.



Figure 36 - Upper Story Building Stepbacks*

- An upper story stepback of 3 feet minimum shall be provided above the building base
- Ground floor level shall be visibly distinguishable from the remainder of the building through either a change in building material, color, or transparency.

SDR-15 - Parking Structures

The facades of all parking structures shall be wrapped with a building or architectural screening capable of blocking 80 percent of the building facade. (Refer to Figure 37 - Parking Structures).



Figure 37 - Parking Structures*

- Parking
- Wrapped Building

IMPLEMENTATION/ ADMINISTRATION

8

SDR-16 –Street Trees

- a) Provide two rows of street trees on Sports Arena Boulevard to provide shade upon the multi-use path, and to provide a buffer from vehicular traffic. (Refer to Figure 7 & 8).
- b) Provide two rows of street trees on Kurtz Street to provide shade upon the multi-use path, and to provide a buffer from vehicular traffic. (Refer to Figure 10).
- c) Provide two rows of street trees on Kemper Street to provide shade upon the multi-use path, and to provide a buffer from vehicular traffic. (Refer to Figure 13 & 14)

SDR-17 – Landscape

- a) Vehicular Use Areas on-site, including Frontier Drive and Kemper Street, shall be at least 5 percent landscaped with street trees and groundcovers located in bulb-outs. On Frontier Drive, planting areas within 10 feet of the Vehicular Use Area may be counted toward the planting area and planting point requirements. On Kemper Street, planting areas within 15 feet of the Vehicular Use Area may be counted toward the planting area and planting point requirements.
- b) For vehicular use areas located on the rooftops of parking structures, photovoltaic solar canopies may be provided in lieu of shade trees. Shade structures or photovoltaic solar canopies used in lieu of the vehicular use area tree distribution requirement shall meet the following criteria: (1) Shade structures or photovoltaic solar canopies shall:(A) Cover a minimum of 50 percent of each individual parking stall, or (B) Cover a minimum of 50 percent of each vehicular use area with no shade structure more than 15 feet from any parking stall. (2) For a vehicular use area located on the rooftop of parking structures or on structural podiums, shade structures with a maximum of 50 percent transparency or photovoltaic solar canopies may be provided.
- c) Provide a minimum 15-foot wide landscape buffer between residential buildings and the development's western perimeter.

SDR-18 - Roof Top Mounted Solar Photovoltaic

All building rooftops shall install roof-top mounted solar photovoltaic cells. The Entertainment Center is exempt from SDR-18.

SDR-19 - Building Bulk Standards

The Entertainment Center and Buildings up to 105 feet in height are exempted from Municipal Code Section 131.0717 Bulk Standards.

SDR-20 – Signage

All signs shall be permitted in accordance with and shall conform to Appendix B, which describes that signage within the Specific Plan area shall be consistent with the regulations of the San Diego Municipal Code and that deviations therefrom are allowed only if they are consistent with the terms of the appendix.

SDR-21- Fences and Walls

All fences and walls shall conform to the fence and wall design, height, location, size, and materials in Appendix C. (Refer to Appendix C). Fences and walls located along public streets, private drives, and driveways should be evaluated with respect to sight distance and visibility to promote adequate visibility of vehicles, pedestrians, and bicycles.

SDR-22- Park and Public Space Amenities

Parks and public spaces shall include one or more of any of the following amenities:

- Play Area
- Nature Exploration Playground
- Multi-Purpose Turf Area
- Active Recreation Fields
- Hardcourt Areas
- Specialty Recreation Areas
- Lighting
- Multi-use Pathways
- Bike Path or Cycle Track
- Fitness Circuit
- Off-Leash Dog Area
- Community Garden
- Food Area/Concessions/ Café/ Restaurants
- Performance/Event Space
- All-weather Shade Cover/Pavilion with tables/seating
- Seating Area with movable seats
- Restroom Building
- Amphitheater
- Wayfinding Signage System
- Interactive/Technology Element
- Public Art/Placemaking Elements
- Native Planting Restoration Area

IMPLEMENTATION/ ADMINISTRATION

SDR-23 - "The Green" (See Figure 26 for location of "The Green")

- a) The Green shall have the following dimensions as shown on Figure 38:
 - 1) A minimum average width of 75 feet measured from the outer edge of the *residential entry / dining patio* zones; and
 - 2) A minimum area of 2.32 acres (101,059 square feet).
- b) The Green shall include one or more of the following amenities:
 - 1) Recreational Amenity;
 - 2) Seating Area;
 - 3) Shade Structure/Pavilion with seating;
 - 4) Performance or Event Space;
 - 5) Multi-modal Shared Use Path; and
 - 6) Additional amenities as listed in SDR-22.
- c) A landscaped buffer with a minimum of 3 feet shall front all *residential entry/ dining* zones, providing a separation between park and private residential use, as shown on Figure 39.

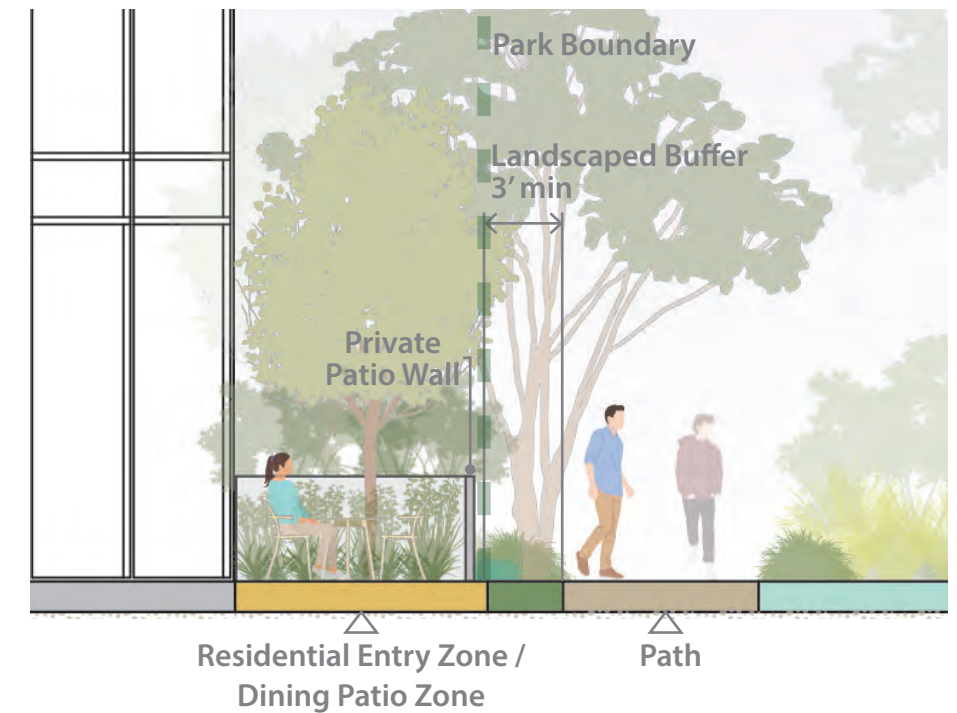


Figure 39 - Residential Entry / Dining Patio Zone*

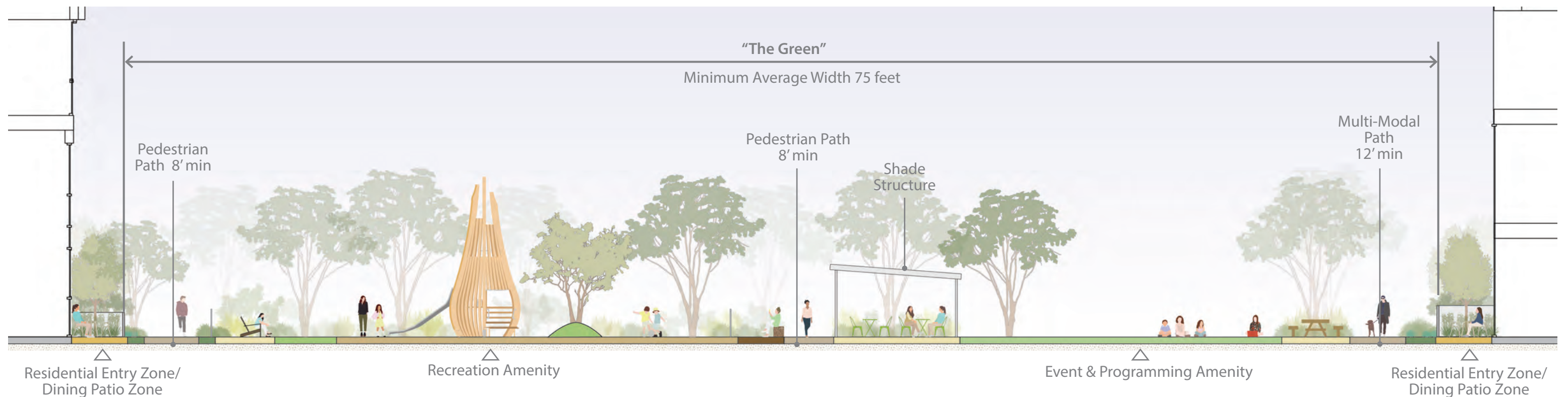


Figure 38 - Conceptual Section of "The Green"*

SDR-24- "The Square" (See Figure 26 for location of "The Square")

- a) The Square shall have following dimensions as shown on Figure 40:
 - 1) A minimum width of 100 feet (measured from the face of the Entertainment Center to an opposing building's **residential entry / dining patio** zone as shown on Figure 42; and,
 - 2) A minimum area of 2.93 acres (127,630 square feet).
- b) The Square shall include one or more of the following amenities:
 - 1) Seating Areas with fixed and moveable seating;
 - 2) Shade Structure/Pavilion with seating;
 - 3) Interactive Water Feature;
 - 4) Multi-modal Shared Use Path; and
 - 5) additional amenities as listed in SDR-22.
- c) A landscaped buffer with a minimum of 3 feet shall front all **residential entry / dining patio** zones, providing a separation between park and private use, as shown on Figure 39.
- d) The Square shall include frontage on Sports Arena Boulevard.
- e) The Square includes a fire access lane.

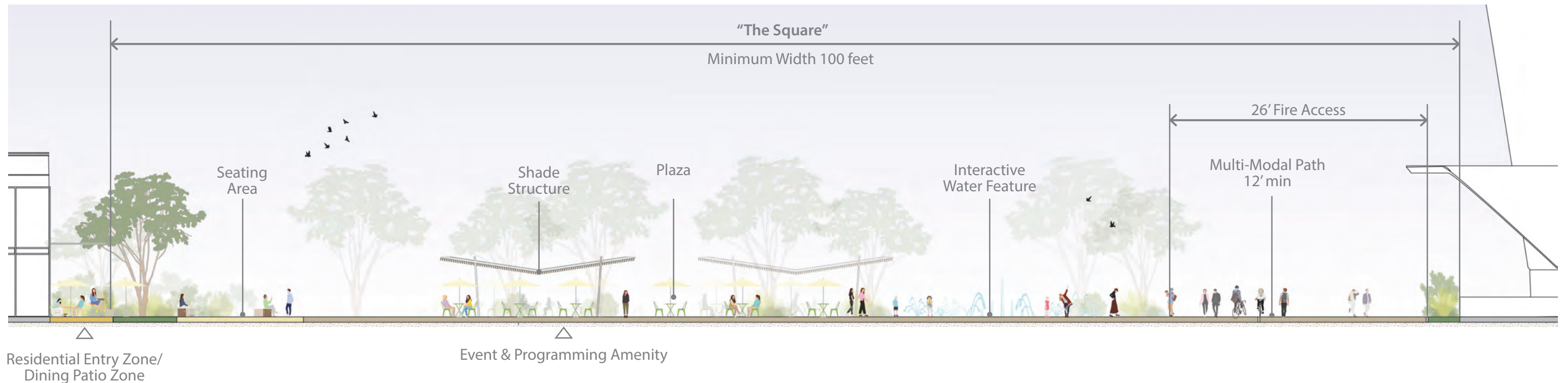


Figure 40 - Conceptual Section of "The Square"

*This image is conceptual and is shown for illustrative purposes only

IMPLEMENTATION/ ADMINISTRATION

SDR-25 - "The Plaza" (See Figure 26 for location of "The Plaza")

- The Plaza shall have the following dimensions as shown on Figure 41:
 - A minimum width of 30 feet (measured from the frontage of **residential entry / dining patios**) zones,
 - A minimum area of 0.54 acres (23,520 square feet).
- The Plaza shall include one or more of the additional amenities listed in SDR-22.
- A landscaped buffer with a minimum of 3 feet shall front all **residential entry / dining patio** zones, providing a separation between park and private use, as shown on Figure 39.
- The Plaza may include a fire access lane.



Figure 41 - Conceptual Section of "The Plaza"

SDR-26 - Paseo Greens (See Figure 26 for location of Paseo Greens)

- Paseo Greens shall have a minimum width of 40 feet (measured from the frontage of the **residential entry / dining patio** zones) as shown on Figure 42.
- Paseo Greens shall include one or more of the amenities as listed in SDR-22.
- A landscaped buffer with a minimum of 3 feet shall front all **residential entry / dining patio** zones, providing a separation between park and private use, as shown on Figure 39.



Figure 42 - Conceptual Section of Paseo Greens

SDR-27 - Paseo Greenways (See Figure 26 for location of Paseo Greenways)

- Paseo Greenways shall have a minimum width of 50 feet (measured from the frontage of the **residential entry / dining patio** zones) as shown on Figure 43.
- Paseo Greenways shall include one or more of the amenities as listed in SDR-22.
- A landscaped buffer with a minimum of 3 feet shall front all **residential entry / dining patio** zones, providing a separation between park and private use, as shown on Figure 39.



Figure 43 - Conceptual Section of Paseo Greenways

SDR-28 - Wood and Gas Fireplaces

Wood and gas fireplaces shall not be permitted within the boundaries of the Specific Plan.



SDR-29 - Parks and Public Space Staging

- a) The developer/applicant shall provide the acreage for the parks and public space as listed in Table 2: Parks and Public Space Acreage.
- b) The developer/applicant shall construct and complete the parks and public space improvements with amenities that meet or exceed the Recreational Value Points for each stage prior to issuing a certificate of occupancy beyond the residential unit threshold as specified in Table 4: Parks and Public Space Staging.
- c) The Recreational Value Points for the amenities shall be calculated using the scoring methodology in the Parks Master Plan.
- d) The City Manager may exempt affordable homes from the Parks and Public Space Staging Supplemental Development Regulation to allow for the construction of the affordable homes.

STAGE	RECREATIONAL VALUE POINTS (RVPS)	CERTIFICATE OF OCCUPANCY RESIDENTIAL UNIT THRESHOLD
1	Total of 153 RVPs	1,064
2	Cumulative Total of 244 RVPs	1,702
3	Cumulative Total of 366 RVPs	2,552
4	Cumulative Total of 458 RVPs	3,191
5	Cumulative Total of 610 RVPs	4,000

Table 4 - Parks and Public Space Staging

Appendix A: Climate Action Plan Consistency.....p 52

Appendix B: Signagep 53

Appendix C: Comprehensive Wall and Fence Planp 55

Appendix D: Plant Palette..... p 56

Appendix E: Development Tracking Table.....p60

Appendix F: Development Blocks and Lots..... p61

Appendix G: Site Historical Overview..... p62

**This image is conceptual and is shown for illustrative purposes only*

APPENDIX

Appendix A: Climate Action Plan Consistency

Sustainability is integral to the Midway Rising Specific Plan, aligning with location and connectivity goals of sustainable design and Smart Growth to meet the City of San Diego's Climate Action Plan goals.

- **Location:** The Midway Rising Specific Plan is at a geographic center of the city, near and connected to transportation, jobs, housing, and regional open space. Community services are abundant in this area, with retail, restaurant, grocery, parks and other community services within a mile radius of the site. It is an area rich with transit services, including the San Diego Trolley Line, with a station at the Old Town Transit Center that includes commuter rail, light rail, bus, and trolley.
- **Connectivity:** Existing connectivity is reinforced and strengthened in this Specific Plan, enhancing the ideal location by incorporating strong pedestrian, bicycle and vehicular connections to surrounding districts, trails, bicycle infrastructure and transit services. Mobility is supported through internal drives, paseos, and multi-use paths.
- **Mix of Uses:** The Specific Plan incorporates a healthy mix of uses that includes 4,254 new homes, including 2,000 affordable homes, an Entertainment Center, retail, restaurant, and other supporting commercial uses to promote a jobs-housing balance and encourage a 24/7 active community for its residents and visitors.
- **Building Efficiency:** The Midway Rising Project(s) will meet the adopted building code requirements (California Code of Regulations Title-24 and California Green Building Standards Code "CalGreen" Title-24, Part 11) related to Building Efficiency (energy) at the time of permitting for each project.
- **On-Site Renewable Energy:** The Midway Rising Project(s) will meet the adopted building code requirements (California Code of Regulations Title-24 and California Green Building Standards Code "CalGreen" Title-24, Part 11) at the time of permitting for each project for On-Site Renewable Energy, including required rooftop and parking photovoltaic panels and battery storage.
- **Electrical Vehicle Charging:** The Midway Rising Project(s) will meet the adopted building code requirements (California Code of Regulations Title-24 and California Green Building Standards Code "CalGreen" Title-24, Part 11) at the time of permitting for each project for charging infrastructure for Electric Vehicles (EV) Capable Spaces, EV Ready Spaces, or EVSE Spaces.
- **GHG Emissions Reporting:** The Midway Rising Project(s) will meet the adopted building code requirements (California Code of Regulations Title-24 and California Green Building Standards Code "CalGreen" Title-24, Part 11) for GHG Emissions Reporting at the time of permitting for each project.
- **Fossil Fuels Elimination Plans:** The Midway Rising Project(s) will meet the adopted building code requirements (California Code of Regulations Title-24 and California Green Building Standards Code "CalGreen" Title-24, Part 11) for elimination of Fossil Fuels at the time of permitting for each project and will require all buildings to use clean energy from San Diego Community Choice Program.
- **Fleet Charging Plans:** The Midway Rising Project(s) does not include City of San Diego Fleet vehicles and therefore is exempt from these requirements.

Additional measures proposed include:

- Utilize 100 percent renewable power from for all developments, when such power is available including but not limited to San Diego Community Power.
- Install rooftop solar on all buildings (except the Entertainment Center).
- Capture rainwater capture where possible.
- Provide waste diversion plans showing how a building or set of buildings will reduce single-use plastic/Styrofoam and increase recycling, compost collection, and adequate waste disposal consistent with San Diego Municipal Code standards at the time of permitting.
- Include Wi-Fi access to support telecommuting and equitable access to information in all public areas.
- Provide community gardens with potential food production and recovery within public space areas.
- Design buildings to be all-electric except for emergency generators and commercial kitchen equipment at eating and drinking establishments.
- Utilize LED lighting for all exterior lighting

Appendix B: Signage

Prior to issuance of any sign permit in the Specific Plan area, a Comprehensive Sign Plan shall be approved by the Development Services Department (DSD) in accordance with Process One (via Substantial Conformance Review or other manner as determined by DSD). The Comprehensive Sign Plan shall be consistent with the regulations in the San Diego Municipal Code (SDMC) that apply to SDMC Sign Category A but may allow deviations from the sign regulations provided they are consistent with this appendix.

Prior to submitting an application for the Comprehensive Sign Plan, the applicant shall demonstrate to DSD that it has obtained a determination from the Mayor or appropriate designee that the application is not inconsistent with the requirements included in the Midway Rising Disposition and Development Agreement applicable to signage.

a) Sign Types: The following types of signs are permitted in the Specific Plan area:

- District Identity Pylon (Ground Sign)
- District Identity Monument (Ground Sign)
- Entertainment Center Identity Pylon (Ground Sign)
- Freestanding Project Identity and Wayfinding Monument Sign (Ground Sign)
- Building-Mounted Sign (Wall Sign)
- Roof-Mounted Identity Sign (Roof Sign)
- Retail Tenant-Mounted Blade Signs (Projecting Sign)
- Retail Tenant-Mounted Awning Signs (Wall Sign)
- Digital Display Video Board (Wall Sign)

b) Sign Specifications: The following provides the location and maximum size of signs permitted in the Specific Plan area and as shown conceptually in Figure 44 - Conceptual Signage Locations:

District Identity Pylon: A Ground Sign called a District Identity Pylon may be located in the public right-of-way at the intersection of Kurtz and Hancock as shown in Figure 19 of the Mobility chapter and Figure 44 below and shall not exceed 50 feet in structure height or 300 square feet in sign copy area. The sign shall comply with additional requirements relevant to its location in the public right-of-way, which may include, but are not limited to, those related to affording appropriate traffic visibility (e.g., of vehicles, pedestrians, and bicycles) and emergency vehicle access, to the satisfaction of the City Engineer.

District Identity Monument: A Ground Sign called a District Identity Monument may be located in the area shown in Figure 44 below. The primary function of the monument is to identify the project with the brand mark and identify vehicular entrance to the site. The sign shall neither exceed 20 feet in structure height nor 100 square feet in sign copy area on any side.

Entertainment Center Identity Pylon: A Ground Sign called an Entertainment Center Identity Pylon may be located in the area called “The Square” shown in Figure 44 below and shall neither exceed 50 feet in structure height nor 300 square feet in sign copy area on any side.

Freestanding Project Identity and Wayfinding Monument Signs: These Ground Signs may be located in the area shown in Figure 44 below and shall neither exceed 20 feet in structure height nor 100 square feet in sign copy area on any side.

Building-Mounted Signs: Wall Signs called Building-Mounted Signs are one-sided signs that may be located in the area shown in Figure 44 below and the sign copy area shall neither exceed 600 square feet in area nor a vertical dimension of 20 feet.

Roof-Mounted Identity Sign: A Roof-Mounted Identity Sign that is no larger than the roof of the Entertainment Center (which maximum area is 74,200 square feet) may be placed on the roof of the Entertainment Center in the location shown in Figure 44 below and may contain letters and logo(s), provided the sign face is mounted flat to the roof, wholly on the roof, not visible from the public right-of-way, and designed to be visible only from the air.

Retail Tenant-Mounted Blade Signs: Projecting signs called Retail Tenant-Mounted Blade Signs may be located in the area shown in Figure 44 below and the sign copy area shall neither exceed 20 square feet in area nor a vertical dimension of 4 feet on any side.

Retail Tenant-Mounted Awning Signs: Wall signs called Retail Tenant-Mounted Awning Signs may be located in the area shown in Figure 44 below and the sign copy area shall neither exceed 20 square feet in area nor a vertical dimension of 4 feet on any side.

Digital Display: Wall Signs called Video Boards or Digital Displays are one-sided signs that may be mounted to or adjacent to the Entertainment Center as shown in Figure 44 below and the sign copy area for each display shall neither exceed 1,400 square feet in area nor a vertical dimension of 50 feet.

c) Copy Regulations:

- Signs within the Specific Plan may contain on-premises messaging in accordance with SDMC Section 142.1210(a)(1)(A).
- For the purpose of determining whether a message is consistent with the SDMC requirement that messaging be solely for “on-premises” purposes, the City shall consider the Specific Plan area as the premises.
- The Roof-Mounted Identity Sign, the primary purpose of which is to identify a building location, may carry the name of a business that, through the appropriate process, secures naming rights to the Entertainment Center. Although it may constitute marketing for that business, it does not constitute prohibited advertising for the purposes of this section.

d) Digital Signs:

- The following signs may be digital or contain automatic changing copy:
 - District Identity Pylon
 - District Identity Monument
 - Entertainment Center Identity Pylon
 - Freestanding Project Identity and Wayfinding Monument Signs
 - Video Boards
- The following signs may contain animation:
 - District Identity Pylon
 - Entertainment Center Identity Pylon
 - Video Boards (on which animation may include broadcast or recorded content such as sporting events, films, and performing arts exhibitions)
- The City shall be entitled to use space on such signs for no cost on an “as available” basis, as determined by the owner, for public service messages.
- Such signs shall be made available to the National Emergency Network in order to provide emergency information, including child abduction alerts (e.g., “Amber Alerts”), in accordance with local and regional first responder protocols.

APPENDIX

Appendix B: Signage

e) Number of Signs: The number of signs allowed in the Specific Plan area shall be the number of signs permitted by the SDMC, except that the quantities of signs for the following types shall be:

- 1 District Identity Pylon;
- 1 District Identity Monument;
- 1 Entertainment Center Identity Pylon;
- As many Freestanding Project Identity and Wayfinding Monument Signs as are determined to be appropriate for safe and optimal navigation by a professional wayfinding study but shall not exceed a combined total of 100 Freestanding Project Identity and Wayfinding Monument Signs;
- 5 Building-Mounted Signs for the Entertainment Center and 2 Building-Mounted Signs for each building other than the Entertainment Center; and
- 1 Roof-Mounted Identity Sign;
- 1 Retail Tenant-Mounted Blade Sign per Establishment;
- 2 Retail Tenant-Mounted Awning Signs per Establishment; and
- 2 Video Boards.

f) Miscellaneous Provisions:

- Signage located along public streets, private drives, and driveways shall not exceed the minimum sight distance required for adequate traffic visibility (e.g., of vehicles, pedestrians, and bicycles), to the satisfaction of the City Engineer.
- This Appendix does not contain an exhaustive list of all signs that can be permitted. The project is expected to include and the Comprehensive Sign Plan may include signs other than those listed above, including, but not limited to, street signs and address numbers.
- All signage shall conform to applicable federal, state, and local law.

-  DISTRICT IDENTITY PYLON
-  DISTRICT IDENTITY MONUMENT
-  ENTERTAINMENT CENTER IDENTITY PYLON
-  FREESTANDING PROJECT IDENTITY & WAYFINDING MONUMENT SIGNS
-  BUILDING-MOUNTED SIGNS
-  ROOF-MOUNTED IDENTITY SIGN
-  RETAIL TENANT-MOUNTED, BLADE & AWNING
-  DIGITAL DISPLAY

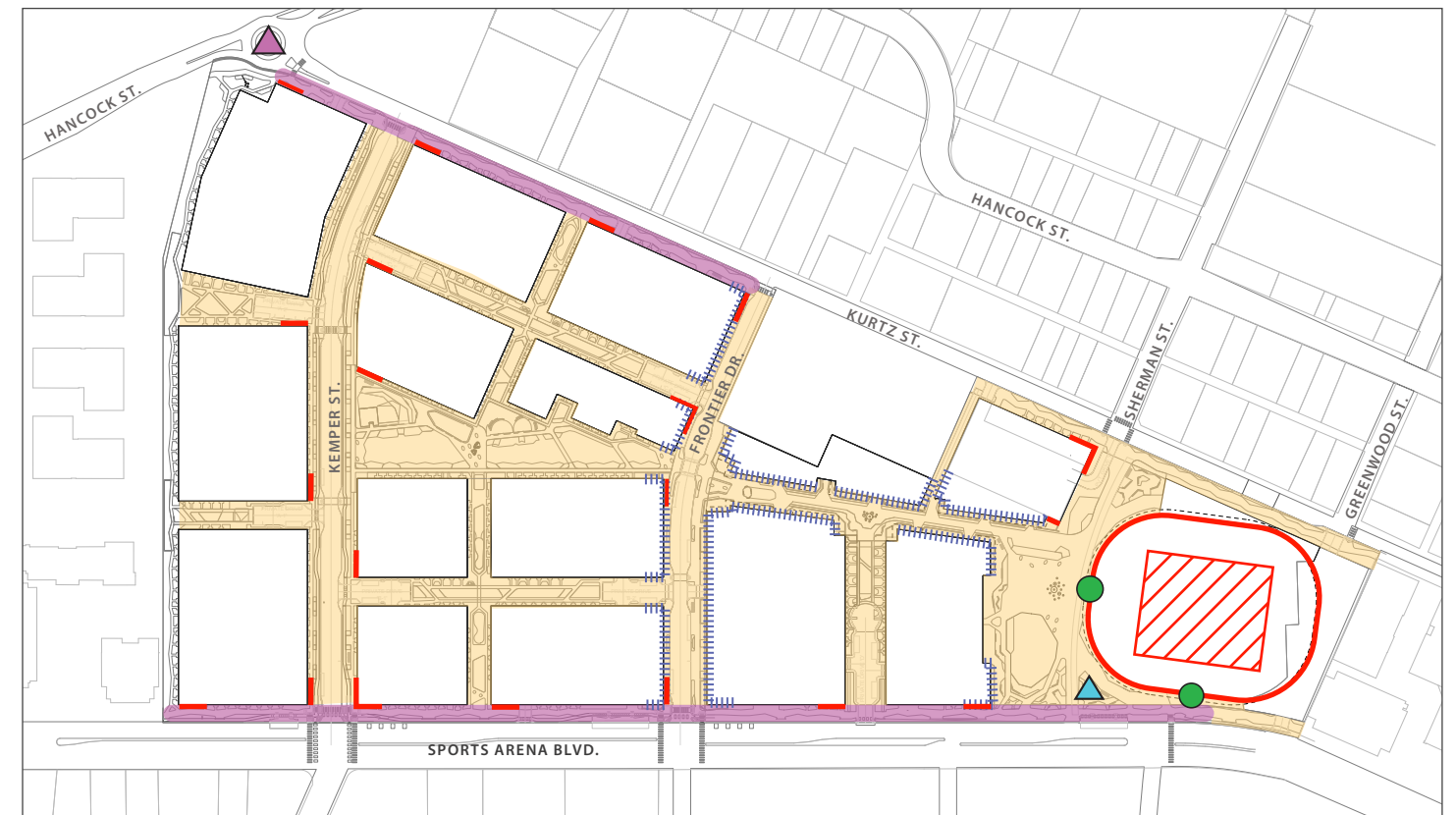


Figure 44 - Conceptual Signage Locations*

Appendix C: Comprehensive Wall and Fence Plan

Figure 45 - Site Fences and Walls illustrates the types of fences and walls considered for the Specific Plan area. With the exception of the Entertainment Center Back-of-House, heights of walls and fences shall conform to SDMC Fence Regulations in Chapter 14, Article 2, Division 3.



Figure 45 - Site Fences and Walls*

*This image is conceptual and is shown for illustrative purposes only



APPENDIX

Appendix D: Plant Palette

Figure 46 - Tree Planting Zone Diagram hereafter illustrates varying tree palettes for the Midway Rising community village. Native and adaptive trees with the following characteristics have been selected for consideration: abundant shade canopy, drought- tolerance, low maintenance, seasonal interest.



Figure 46 - Tree Planting Zone Diagram*

Tree species within the Specific Plan area may include, but are not limited to, the following:

Sports Arena Boulevard Streetscape & Promenade

Arbutus x 'Marina'- Marina Strawberry Tree
Platanus mexicana - Mexican Sycamore*
Platanus racemosa - California Sycamore*
Pinus torreyana - Torrey Pine*
Quercus spp. - Oak species*
Tipu tipuana - Tipu Tree
Tristania conferta - Brisbane Box
Ulmus parvifolia 'Drake' - Drake Elm

Kemper Streetscape & Promenade

Tristania conferta - Brisbane Box
Quercus spp. - Oak species*
Platanus mexicana - Mexican Sycamore*
Platanus racemosa - California Sycamore*
Tipu tipuana - Tipu Tree
Arbutus x 'Marina'- Marina Strawberry Tree
Ulmus parvifolia 'Drake' - Drake Elm

Kurtz Streetscape & Promenade

Tristania conferta - Brisbane Box
Quercus spp. - Oak species*
Platanus mexicana - Mexican Sycamore*
Platanus racemosa - California Sycamore*
Tipu tipuana - Tipu Tree
Arbutus x 'Marina'- Marina Strawberry Tree
Ulmus parvifolia 'Drake' - Drake Elm
Pinus torreyana - Torrey Pine*

Frontier Drive Streetscape & Promenade

Ulmus parvifolia 'Drake' - Drake Elm
Tabebuia chrysotricha - Golden Trumpet Tree
Tristania conferta - Brisbane Box
Platanus mexicana - Mexican Sycamore*
Tipu tipuana - Tipu Tree

The Green

Chilopsis linearis - Desert Willow*
Quercus spp. - Oak species*
Platanus racemosa - California Sycamore*
Pinus torreyana - Torrey Pine*
Tabebuia chrysotricha - Golden Trumpet Tree
Tristania conferta - Brisbane Box
Tipu tipuana - Tipu Tree

The Square and the Plaza

Tristania conferta - Brisbane Box
Quercus spp. - Oak species*
Platanus mexicana - Mexican Sycamore*
Platanus racemosa - California Sycamore*
Tipu tipuana - Tipu Tree
Ulmus parvifolia 'Drake' - Drake Elm
Tabebuia chrysotricha - Golden Trumpet Tree
Olea europaea 'Swan Hill' - Swan Hill Fruitless Olive
Phoenix dactylifera - Date Palm

Paseo Greens; Paseo Greenways And Residential Buffer

Arbutus x 'Marina'- Marina Strawberry Tree
Agonis flexuosa - Peppermint Tree
Callistemon 'Cane's Hybrid' - Cane's Bottlebrush
Chilopsis linearis - Desert Willow*
Juniperus scopulorum 'Tolleson's Blue Weeping' Juniper
Laurus nobilis - Bay Laurel
Maytenus boaria - Mayten Tree
Platanus racemosa - California Sycamore*
Pinus torreyana - Torrey Pine*
Prosopis chilensis - Chilean Mesquite
Tabebuia chrysotricha - Golden Trumpet Tree
Tipu tipuana - Tipu Tree

* California Native Species



APPENDIX

Planting Palette (cont.)

Native and adaptive plants with one or more of the following characteristics have been identified for consideration: native, drought- tolerance, low maintenance, visual/seasonal interest, habitat generator, pollinators, and growth habits. Plant species for the Midway Rising community village may include, but are not limited to, the following:

Shrubs For Screening And Hedges:

Arbutus unedo 'Compacta' - Dwarf Strawberry Tree
 Acanthus mollis - Bear's Breech
 Artemisia x 'Powis Castle' - Powis Castle Artemisia
 Ceanothus thyrsiflorus - Skylark Ceanothus*
 Heteromeles arbutifolia - Toyon*
 Mahonia nevinii - Nevin's Barberry*
 Myrica californica - Pacific Wax Myrtle*
 Olea europaea 'Montra' - Little Ollie Olive
 Podocarpus henkelii - Long-leafed Yellowwood
 Philodendron xanadu - Xanadu Philodendron
 Rhus integrifolia - Lemonade Berry*
 Rhamnus californica 'Eve Case' - Eve Case Coffeeberry*
 Rosmarinus officinalis - Upright Rosemary
 Westringia fruticosa 'Mundi' - Low Coast Rosemary
 Westringia fruticosa 'Wynyabbie Gem' - Coast Rosemary

Shrubs And Perennials

Achillea millefolium - Yarrow*
 Asclepias fascicularis - Narrowleaf Milkweed*
 Asclepias speciosa - Showy Milkweed*
 Dudleya edulis - Lady Fingers*
 Encelia californica - Canyon Sunflower*
 Eriogonum arborescens - Santa Cruz Buckwheat*
 Heuchera maxima - Island Alum Root*
 Mimulus guttatus - Monkeyflower*
 Penstemon margarita 'BOP' - Foothill Penstemon*
 Salvia apiana - White Sage*
 Salvia clevelandii - Cleveland Sage*
 Salvia leucantha 'Santa Barbara' - Santa Barbara Sage*
 Salvia mellifera - Black Sage*
 Solidago californica - California Goldenrod
 Sphaeralcea ambigua - Desert Mallow*
 Trichostema lanatum - Woolly Blue Curls*
 Verbena lilacina 'De La Mina' - Lilac Verbena*
 Viguiera laciniata - San Diego Sunflower*

Groundcovers:

Acacia redolens 'Low Boy' - Low Boy Bank Catclaw
 Arctostaphylos Pacific Mist - Pacific Mist Manzanita*
 Baccharis pilularis 'Pigeon Point' - Pigeon Point Coyote Brush*
 Ceanothus 'Centennial' - Centennial Ceanothus*
 Erigeron glaucus x 'Wayne Roderick Daisy' - Wayne Roderick Daisy
 Salvia 'Point Sal' - Low Purple Sage*
 Salvia spathacea - Hummingbird Sage*
 Salvia sonomensis - Creeping Sage*
 Rosmarinus officinalis 'Prostratus'
 Senecio mandraliscae - Blue Chalksticks
 Vinca minor - Periwinkle

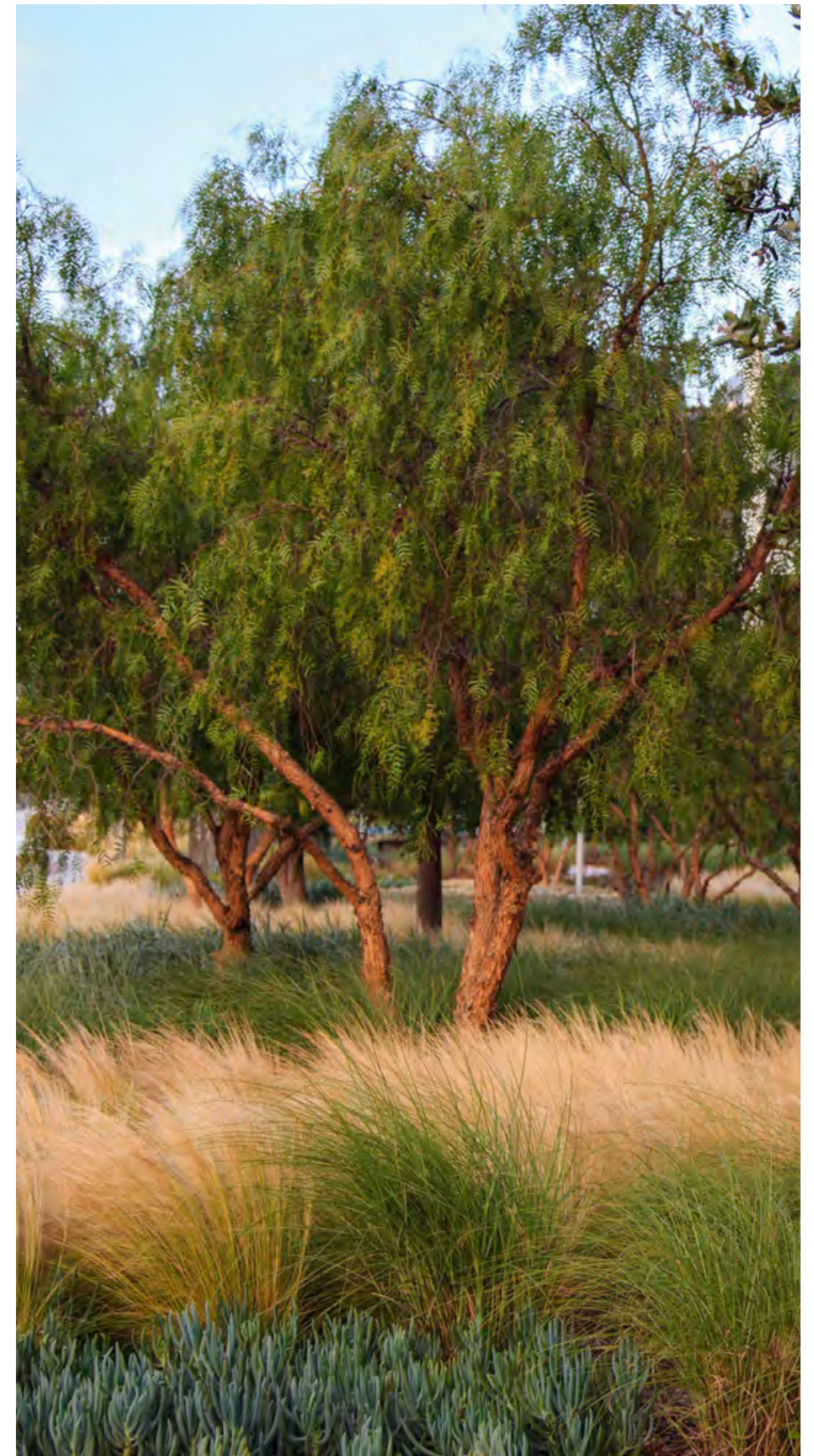
Bioretention:

Anemopsis californica - Yerba mansa*
 Dwarf Coyote Bush +
 Baccharis Pilularis "Pigeon Point" +
 Carex praegracilis - Clustered Field Sedge*
 Carpenteria Californica - Bush Anemone +
 Chondropetalum tectorum - Small Cape Rush
 Iris Douglasiana - Douglas Iris+
 Juncus patens - California Grey Rush*
 Mimulus cardinalis - Scarlet Monkeyflower*

Vines:

Bauhinia corymbosa - Phanera Vine
 Ficus pumila - Fig Vine
 Hardenbergia vilacea - Purple Vine Lilac
 Passiflora vitifolia - Passion Flower Vine
 Petrea volubilis - Queen's Wreath
 Stephanotis floribunda - Madagascar Jasmine
 Trachelospermum jasminoides - Chinese Star Jasmine

* California Native Species
 + Per City of San Diego Stormwater Standards Plant List for
 Bioretention/ Biofiltration BMPs



*This image is conceptual and is shown for illustrative purposes only

Planting Palette (cont.)**Cactus & Succulents:**

Aeonium urbicum - Dinner Plate Aeonium
 Agave attenuata - Foxtail Agave
 Agave americana - Century Plant
 Agave x 'Blue Flame' - Blue Flame Agave
 Agave x 'Blue Glow' - Blue Glow Agave
 Agave vilmoriniana - Octopus Agave
 Aloe barbadensis - Aloe Vera
 Aloe 'Hercules' - Hercules Aloe
 Aloe thraskii - Coast Aloe
 Aloe striata - Coral Aloe
 Echinocactus grusonii - Golden Barrel Cactus
 Hesperaloe 'Brakelights' - Red Yucca
 Opuntia santa rita - Santa Rita Pricklypear
 Sanseveria zeylanica - Bowstring Sanseveria
 Yucca elephantipes - Soft Tip Yucca
 Yucca whipplei - Chapparal Yucca

Ferns:

Dryopteris erythrosora - Autumn Fern
 Microlepia strigosa - Lace Fern
 Polystichum munitum - Western Sword Fern*
 Rumohra adiantiformis - Leatherleaf Fern

Grasses And Grass-Like Species:

Aristida purpurea - Purple Three-Awn
 Carex divulsa- Berkeley Sedge*
 Chondropetalum tectorum - Small Cape Rush
 Chondropetalum elephantium - Large Cape Rush
 Dianella revoluta 'Clarity Blue' - Clarity Blue Dianella
 Hybrid Bermuda - Turf Sod
 Leymus condensatus - Giant Wildrye*
 Lomandra longifolia 'Breeze' - Dwarf Mat Rush
 Miscanthus sinensis 'Gracillimus' - Maiden Grass
 Muhlenbergia dubia - Pine Muhly*
 Muhlenbergia rigens - Deer Grass*
 Sesleria autumnalis - Autumn Moor Grass
 Sisyrinchium bellum - Blue Eyed Grass*

* California Native Species



Table 5 - Implementation Tracking Table hereafter should be included with the application and development plans at the time of building permit application. The table will assist applicant and city staff in tracking the implementation of development uses, parks and public spaces, streets and public improvements, and Average Daily Trips in the specific plan.

[illegible]

60

Appendix F: Development Blocks and Lots

Figure 47 shows the development blocks and lots for the Specific Plan Area for illustration purposes only.



Figure 47 - Development Blocks and Lots

Not to Scale



APPENDIX

Appendix G: Site Historical Overview

The following provides an historical overview of the Specific Plan site. For more detailed historical information about the Specific Plan site, see:

- Midway-Pacific Highway Community Plan, City of San Diego
- Historical Resources Technical Report for San Diego International Sports Arena, San Diego, San Diego County, California – prepared by Emily Steele, M.S. Architectural Historian, Sarah Stringer Bowsher, M.A. Senior Historian, and Shannon Davis, M.A. Director, Architectural History, ASM Affiliates

Midway - Pacific Highway Community Background

(Excerpted from the City of San Diego Midway-Pacific Highway Community Plan)

The Midway - Pacific Highway Community was historically an area of tidal marshes and flats where the San Diego River branched at the mouth of Mission Valley to flow into both San Diego Bay and False Bay (now known as Mission Bay). The Kumeyaay people passed through the area to travel between Point Loma and settlements near Old Town. After the arrival of the Spanish military and missionary party led by Gaspar de Portola in 1796, the La Playa Trail connected the anchorage at La Playa to the Presidio and Mission at Old Town. The La Playa Trail followed the Kumeyaay trail and generally corresponded to present-day Rosecrans Street.

Early attempts at development of the Midway - Pacific Highway area floundered because of its swamp-like conditions. The San Diego River would switch back and forth between emptying into Mission Bay and emptying through the Midway area into the San Diego Bay. The silt it carried built sand bars and eventually blocked boating channels. To protect the main harbor from these deposits, the U.S. Army Corps of Engineers decided to make the Mission Bay route of the river permanent. In 1853 George Derby, an army land surveyor, engineered the construction of a dike just south of the present flood channel, extending northeasterly from what is now the junction of Midway Drive and Frontier Street.

Still, development on the sandy flats of Midway - Pacific Highway was sparse after construction of Derby's Dike. Besides shipping landings and small fishing settlements near Point Loma that included Chinese and Hawaiian immigrants, there were only a few isolated residential and commercial buildings in the area. In the 1850s, Louis Rose, a Jewish resident of Old Town, acquired land between Old Town and La Playa. In the early 1860s, he deeded five acres on present-day Kenyon Street to Adath Yeshurun, San Diego's first Jewish congregation, for a cemetery. In 1871, the official records of the City of San Diego were moved from Old Town to New Town, shifting the focus of development in the City to the south.

The forces that shaped the development of Midway - Pacific Highway during the late 19th century and early 20th century were transportation, early industries, the military, and aviation. Midway - Pacific Highway became the site of significant transportation improvements in the 1880s. The California Southern Railroad opened its first section in 1882 that connected National City to Oceanside via the Midway-Pacific Highway area. The rail line became part of the Santa Fe Railroad's transcontinental rail line in 1885. A real estate boom in the spring of 1887 brought thousands of people to Southern California, many via the Santa Fe Railroad. During the boom, developers realized the need for convenient public transportation.

The first steps in bringing the military to Midway - Pacific Highway were also taken in the first two decades of the 20th century by William Kettner, a local businessman and recent transplant to San Diego. Recognizing benefits of a military presence in San Diego, Kettner guided politicians and government officials on visits to the 1915 Panama-California Exposition, including Franklin D. Roosevelt, then Assistant Secretary of the Navy. Roosevelt introduced Kettner to Marine Corps leaders Colonel Joseph Pendleton and Major General George Barnett. Kettner convinced Barnett of his idea for the location of a new Marine base in Dutch Flats south of present-day Barnett Avenue and

Pacific Highway. Development of the Naval Training Center and the Marine Corps Recruit Depot occurred in the early 1920s. Construction was accomplished only after a massive dredging and filling operation in the Dutch Flats area. The two facilities had a profound influence over the development of the community.

The rise of the local aviation industry occurred in the Dutch Flats area during the 1920s and 1930s. In 1922, T. Claude Ryan opened up a flying school in the area. Ryan Field was located near the intersection of Midway Drive and Barnett Avenue. The Dutch Flats/Ryan Field site is designated HRB Site #249. The Ryan flight school led to the opening of an aircraft manufacturing plant as well. Ryan Airlines developed some of the most creative designs in aviation history, including a custom M 1 monoplane for Charles Lindbergh. In 1934, Ryan formed the Ryan Aeronautical Company, and the school eventually became a subsidiary. Commercial businesses in Midway - Pacific Highway during this time were largely related to the San Diego airport, highway-related automobile and traveler services, aircraft plants, and military bases. Despite this additional aeronautical industry development, large areas of the community remained undeveloped into the 1930s.

During World War II, the community was the site of significant war-related activity. The Ryan flying school trained thousands of Army pilots and had contracts with the Navy to build aircraft. The Consolidated Aircraft plant on Pacific Highway was another site of aircraft manufacturing activity during the war and continued to be a strong visual presence and economic force in the area post-war. The wartime aircraft industries drew significant numbers of workers to San Diego during the war years, which created a severe housing shortage. The Frontier Housing Project was one of the largest wartime housing projects in Midway - Pacific Highway, which in total developed 3,500 temporary homes for defense workers.

The post-war development of the community mainly consisted of small warehouses and commercial and industrial buildings that sprang up in a rather haphazard fashion. The character of the area that exists today began to take shape during the 1960s. The community's focus on automobiles was strengthened with the construction of Interstates 5 and 8. Streets were also widened, removed, and renamed to facilitate the movement of automobiles. Large parcels in the community were developed with automobile-oriented commercial uses, including the Sports Arena on the former Frontier Housing site in 1966. The Midway area gave way to commercial strip and shopping center development that mainly catered to nearby residential, military, and visitor populations, as well as some multi-family housing development. Modern commercial and industrial buildings were constructed on vacant lots or replaced older commercial and residential buildings. Automobile-related businesses such as service stations and garages were attracted to the Pacific Highway area, as well as commercial and industrial businesses serving the military and San Diego Airport which was then located along Pacific Highway. Development since the 1960s has mainly followed the land use pattern established at that time.

Specific Plan Site Background

(Excerpted from the Historical Resources Technical Report for San Diego International Sports Arena, dated January 2024, pages 8-9)

The Specific Plan site is located west of Interstate 5 and south of Interstate 8, with Old Town a mile to the east and Marine Corps Recruit Depot two miles to the south. Prior to the development of the San Diego International Sports Arena, the area was previously known as the Frontier Housing project, which comprised 3,500 temporary dwellings constructed in 1944 to house WWII workers. The buildings were only meant to be used for up to two years, however, many remained standing for up to 10 years until falling into disrepair, and all were demolished by 1957. As the push for post-WWII development began, the area was cleared of the old housing and transformed into a modern design consisting of commercial, industrial, and entertainment buildings. The immediate area around the San Diego International Sports Arena is still characterized by these same uses. Many of the surrounding buildings are newer chain restaurants and department stores. The Project area includes six other buildings more



than 50 years old in the Assessor’s Parcel Information that have been evaluated under separate cover.

The greatest change to the site area was in the 1960s with the construction of the International Sports Arena. It was constructed by Trepte Construction Company and designed by Victor Meyer, an architect who was vice president of development and design (Mark Faders, another architect with the Trepte company applied for the building permit). As early as the 1950s, San Diego had been seeking to attract professional sports franchises. Robert Breitbard acquired the Gulls, then a member of the Western Hockey League, and then laid plans for the construction of an indoor arena. The land was formerly part of the Frontier Housing Project and owned by the City of San Diego; however, the \$6,500,000 for construction was privately financed. The arena opened in November of 1966. It was designed for seating 13,500 for hockey and 16,000 for other sporting and public events. Within a year a professional basketball team, the San Diego Rockets, was added. The Gulls continued to play in the arena until 1995 when the team moved from San Diego. A variety of restaurants were established in the area to feed hungry sports fans before or after games.

Prior to the introduction of major stadiums and arenas to San Diego, smaller venues hosted sporting events such as the Coliseum Athletic Club at 1485 E St. In contrast, the construction of the San Diego International Sports Arena was part of a broad trend of Modern-style stadiums constructed throughout the country during the mid-twentieth century. Having a major league professional sports team was a hallmark for all major cities in the 1960s. The Los Angeles Memorial Sports Arena set the precedent in Southern California. It was constructed in 1959 and was home to many sports teams over its lifetime, including the Lakers and the Clippers basketball teams. It displayed characteristics of the New Formalism architectural style such as monumental size and symmetrical form, however it lacked the luxury boxes and corporate suites that characterize most stadiums today. The design of the San Diego International Sports Arena was inspired by the Los Angeles Memorial Sports Arena and was meant to closely resemble it.

The San Diego International Sports Arena (3500 Sports Arena Blvd) was designated as a historical resource by the City’s Historic Resources Board (HRB #1525). Demolition of this designated historical resource requires a Site Development Permit per SDMC 143.0220. Buildings at 3220, 3240, 3250, and 3350 Sports Arena Boulevard were evaluated for historic significance and were determined not to be historically significant; therefore, demolition of these buildings does not require a Site Development Permit. The remaining buildings onsite (3360, 3494, 3570, and 3580 Sports Arena Boulevard) were not evaluated for historical significance because they were under 45 years old as of December 18, 2023. See table of buildings listed below.

END OF DOCUMENT

Building Address	Date of Construction	Outcome of Historic Review
3500 Sports Arena Boulevard (San Diego International Sports Arena)	1966	Historical Resources Board Designated Historic Resource
3220 Sports Arena Boulevard	1968	Not Historically Significant
3240 Sports Arena Boulevard	1969	Not Historically Significant
3250 Sports Arena Boulevard	1967	Not Historically Significant
3350 Sports Arena Boulevard	1978	Not Historically Significant
3360 Sports Arena Boulevard	1979	Not evaluated, under 45 years old
3494 Sports Arena Boulevard	2003-2004	Not evaluated, under 45 years old
3570 Sports Arena Boulevard	2002-2003	Not evaluated, under 45 years old
3580 Sports Arena Boulevard	2003-2005	Not evaluated, under 45 years old

**This image is conceptual and is shown for illustrative purposes only*