

Mid-City Communities Plan Update



**PLAN
MID-CITY**
Communities Plan Update

City Planning Department

Mid-City CPU Working Group – October 29, 2025



1. Welcome & General Update (10 min)
 - Update on land use concepts
2. Presentation on Draft Ideas Report
 - History and Place (10 min)
 - Working Group Discussion & Questions (20 min)
3. Presentation on Draft Ideas Report
 - Mobility (10 min)
 - Parks, Public Facilities & Open Space (10 min)
 - Working Group Discussion & Questions (25 min)
4. Public Comment (25 min)
5. Conclusion & Next Steps (5 min)



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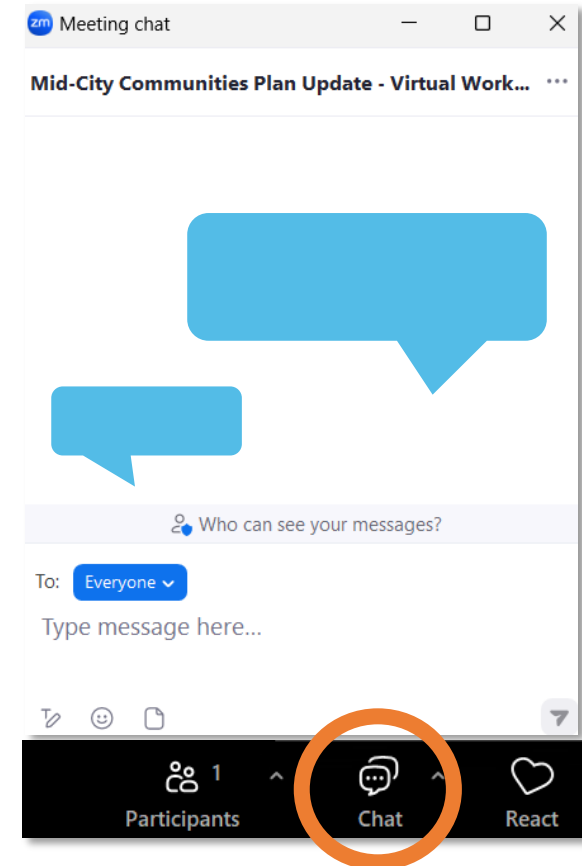
Welcome & Plan Updates

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



Webinar

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



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

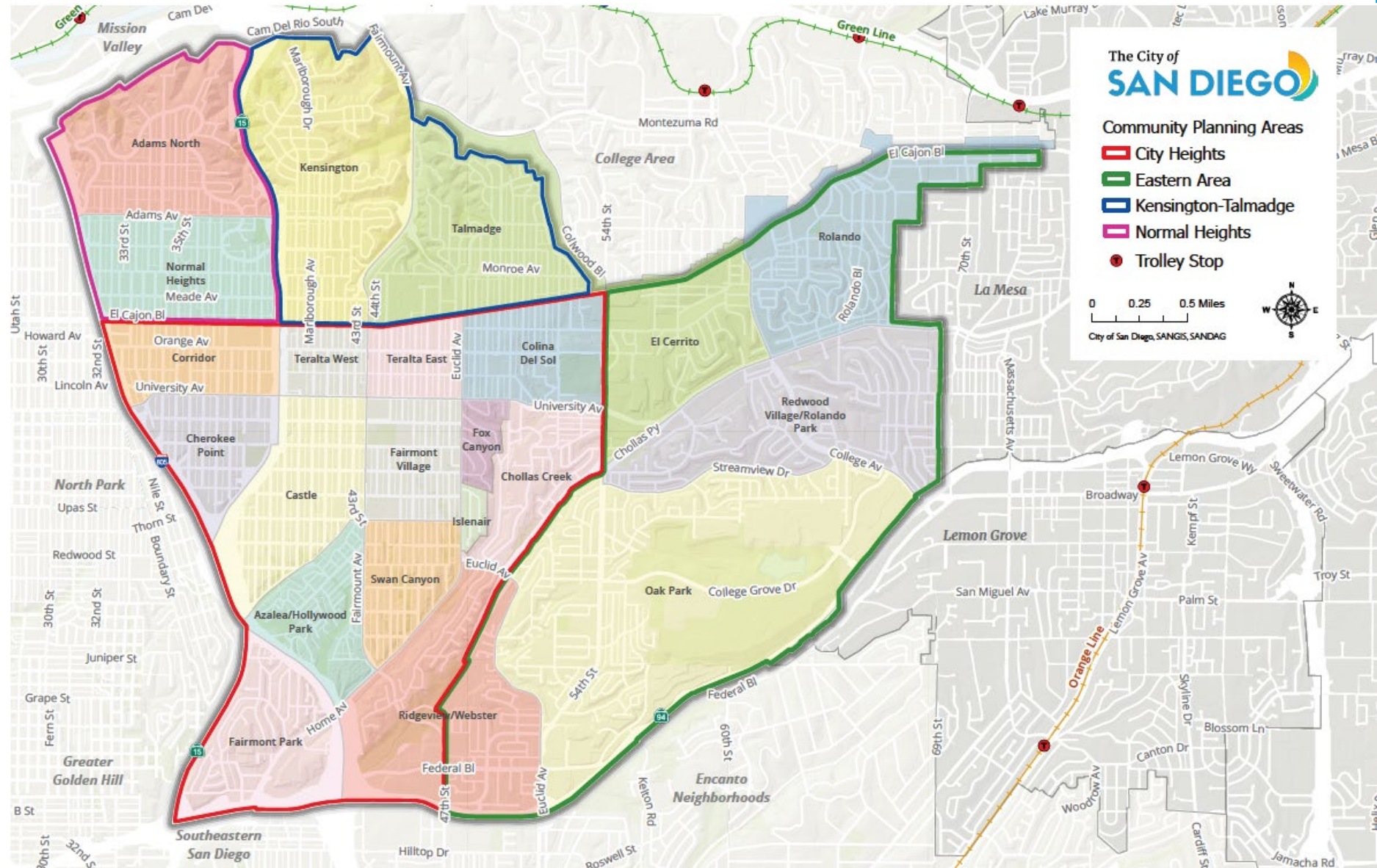
Mid-City Communities

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

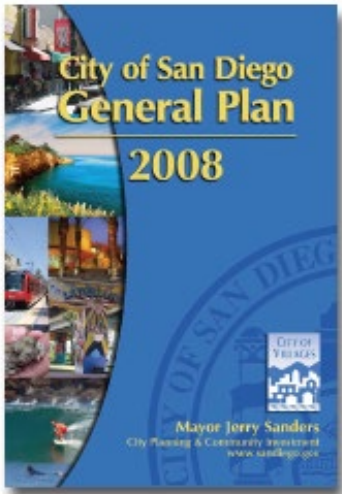
Mid-City Snapshot*

- 8,052 acres
- 133,559 people
- 52,300 homes
- 21,000 jobs
- 24,500 parcels
- 10% of the city population resides in Mid-City

*SANDAG Estimate 2023; LEHD 2022; City of San Diego



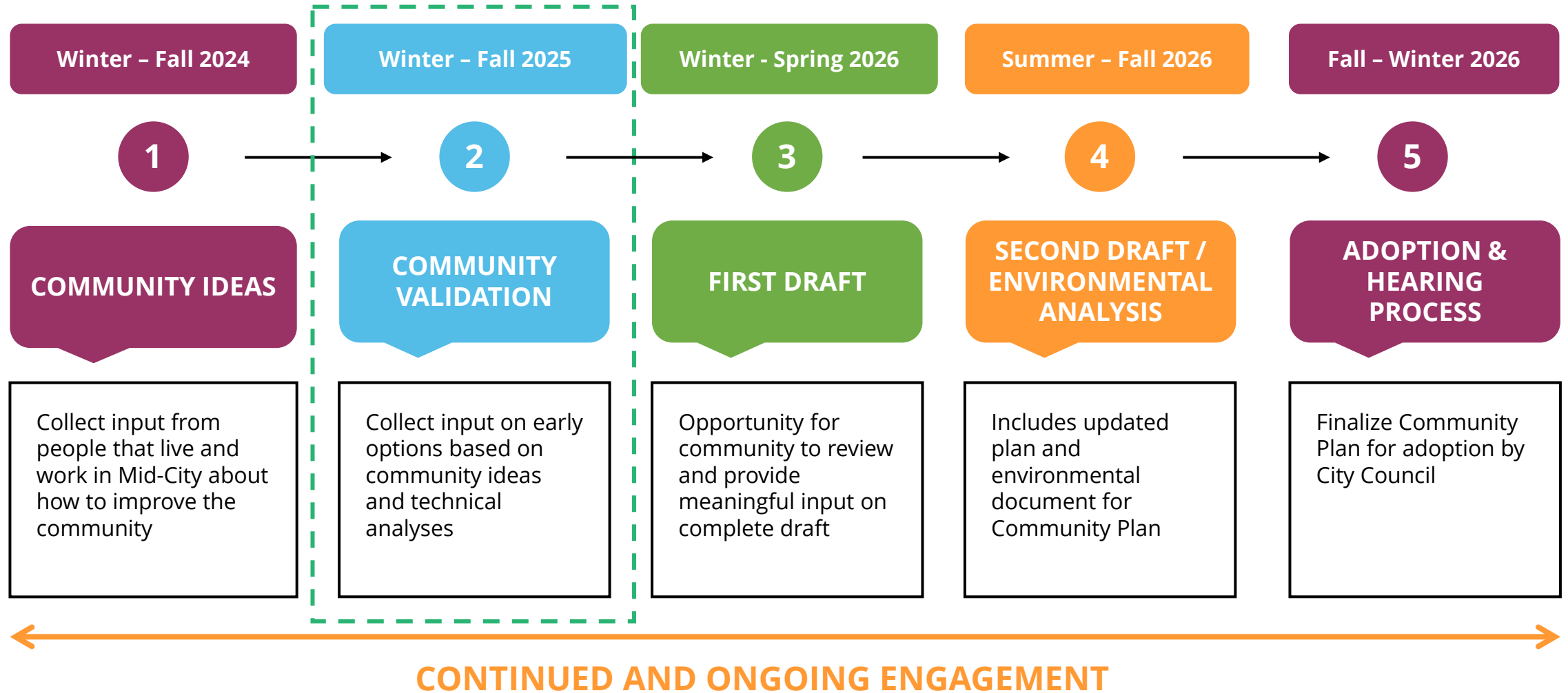
The City is updating the Community Plan to help shape the future of Mid-City area for the next 20 to 30 years. The current plan was last adopted in 1998.



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

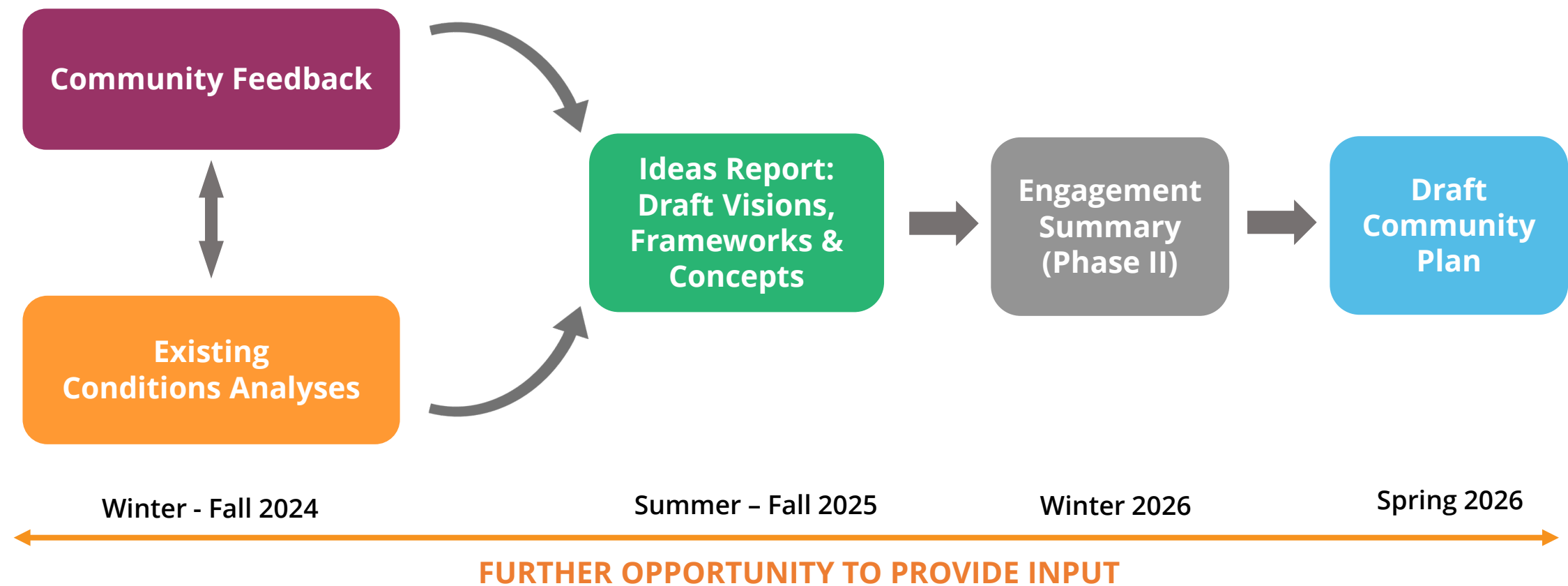
- 1 Address Regional Growth & Housing Needs
- 2 Understand Community Needs & Enhance Quality of Life
- 3 Evaluate Infrastructure Demand
- 4 Reduce Environmental Impact

PROCESS & TIMELINE



DRAFT IDEAS REPORT RELEASED AUGUST 12, 2025

The purpose of the Ideas Report is to **share ideas and concepts with the public to help further discuss and receive input**. This Draft **explores** preliminary Mid-City **visions, frameworks and concepts** informed by extensive public engagement and existing conditions analyses. Public input to the Draft Ideas Report will help inform the Draft Community Plan.



Ideas Report Presentation to Community Planning Groups (CPGs)

- Ken-Tal CPG – Sept. 15
- City Heights CPG – Oct. 6
- Normal Heights CPG – Oct. 7
- Eastern Area CPG – Oct. 14



Community Office Hours

- Normal Heights Community Center – Oct. 18
- City Heights Library – Oct. 21
- Azalea Recreation Center – Oct. 27
- Chollas Lake Park – Oct. 28



Ways to Provide Comments by Nov. 21, 2025

- Public Comment Form via Project Website
- Emails and Letters
- Working Group
- Planning Groups
- Office Hours, Pop-Ups and Meetings



The screenshot shows the 'Mid-City Ideas Report - Public Comment Form' interface. At the top is the 'PLAN MID-CITY Communities Plan Update' logo. Below the title, it says 'Share your input on the Mid City Ideas Report. Comments will be accepted until November 21st 2025'. There is a 'Switch account' link and a 'Not shared' status indicator. A red asterisk indicates required questions.

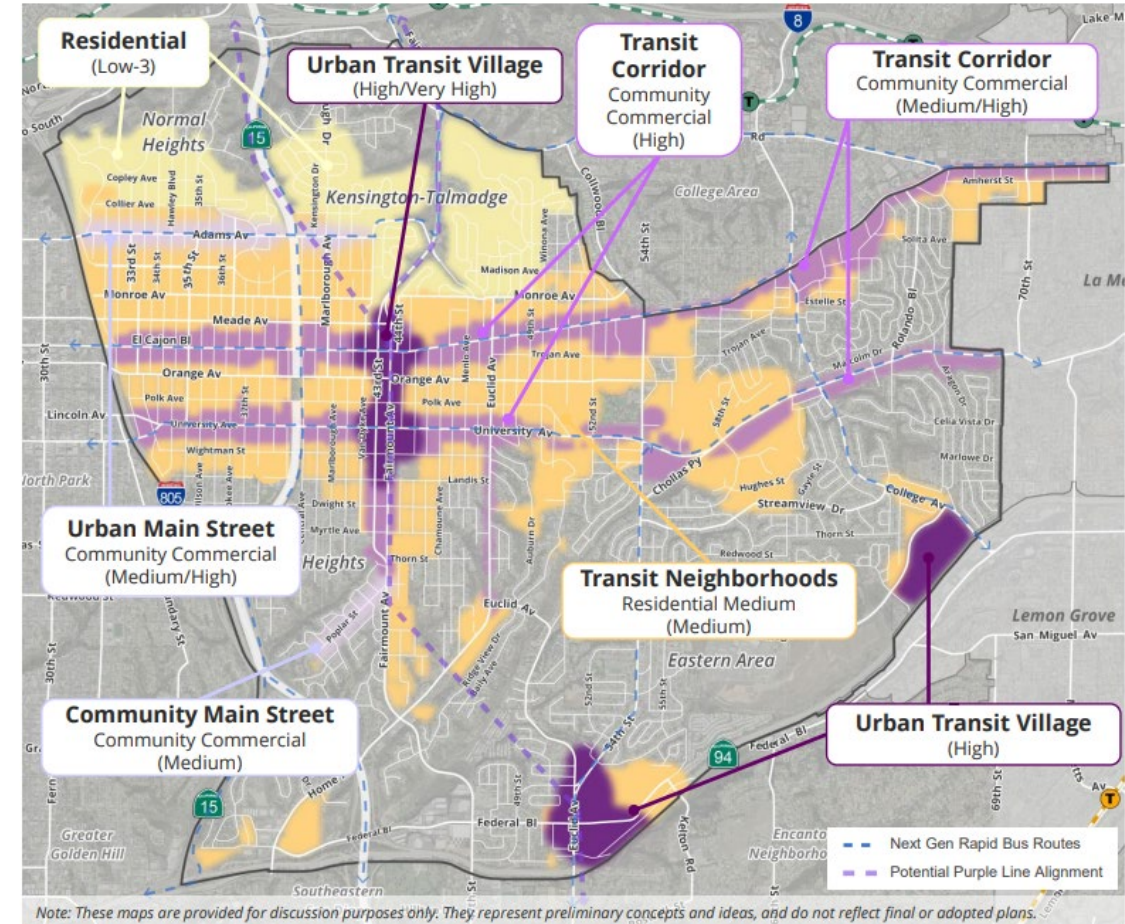
How We Will Document the Feedback to Inform the Draft Community Plan

- Summary of Working Group Comments
- Overall Phase II Public Engagement Summary

Top Three Land Use Concepts

- 1 Land Use Concept 2
 - Transit Villages, Corridors, Neighborhoods + Fair Housing
 - 2 Land Use Concept 4
 - 2 Land Use Concept 5
- } Tied
- Transit Centers & Corridors

Governor Newsom signed Senate Bill (SB) 79 on Oct. 10, potentially impacting these land use concepts. More information will be available at the next WG meeting.



*Additional density will be studied between El Cajon Blvd and University Ave and along the SR-15 rapid bus corridor while assessing considerations related to fair housing, air and noise pollution, and feasibility testing.
DRAFT IDEAS REPORT | AUGUST 2025 | PLAN MID-CITY

Land Use Concept 2

DRAFT IDEAS REPORT

➤ History and Place



Background- Historic Preservation Technical Reports



Mid-City Communities Plan Area
Historic Context Statement

Prepared by
Page & Turnbull
523 W. 6th Street, Suite 1013
Los Angeles, CA 90014

Prepared for
City of San Diego Planning Department
202 C Street, M.S. 413
San Diego, CA 92101
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Historic Context Statement

- Describes the significant historic themes and patterns that have contributed to the community's physical development
- Provides a foundation for identifying and evaluating historical resources within the plan area



Mid-City Focused Reconnaissance
Survey Report

PUBLIC REVIEW DRAFT
March 4, 2025

Prepared by
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523 W. 6th Street, Suite 1013
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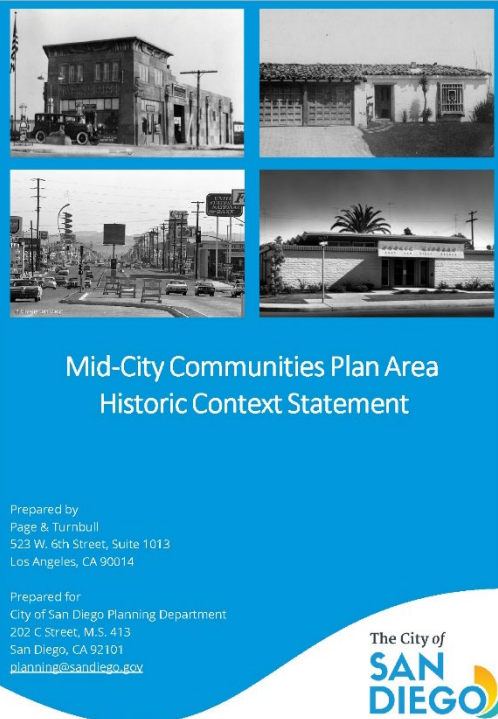
Prepared for
City of San Diego Planning Department
202 C Street, M.S. 413
San Diego, CA 92101



Focused Reconnaissance Survey

- High-level field work (“windshield survey”)
- Identifies areas of shared development history
- Looks at these areas for their potential historic significance
- Potential historic districts are identified for further survey
- Post WWII tracts are evaluated for exemption from historical review

Public Comment: January-October 2025



Historic Context Statement

City Staff received 22 public comments with comments directed toward the Historic Context Statement.

Staff has prepared responses to all of these for release with the next draft.

Staff incorporated 17 comments into the documents- ranging from picture formatting to clarification of dates and statements.

Public
comment is
still welcome
on all technical
documents

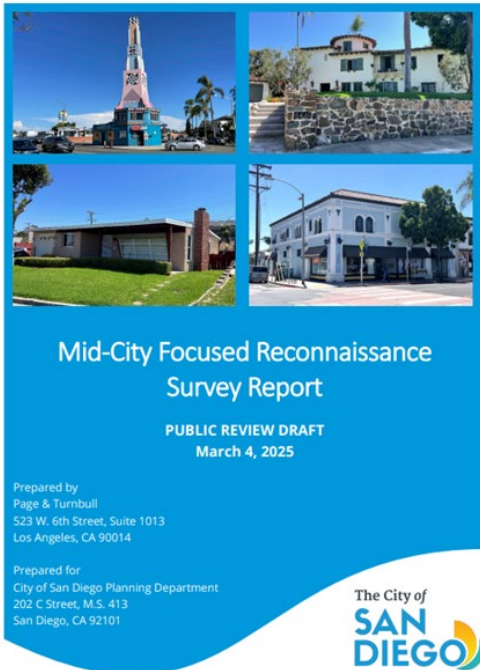
Public Comment: January-October 2025

Focused Reconnaissance Survey

City Staff received 35 public comments about the Focused Reconnaissance Survey

- Some comments proposed properties for the study list. These have been added
- A few comments discussed issues with a map that have since been corrected
- A few comments discussed evaluating the Kensington districts as one district
- The majority of comments were focused on the Talmadge Park Estates National Register District

Public comment is still welcome on all technical documents



Public Comment: January-October 2025

Focused Reconnaissance Statement- Updates

Based on public comment, City Staff made clarifications and updates to the reconnaissance survey in October 2025.

Based on community feedback City Staff met with members of the Talmadge Historical Society to discuss feedback about the survey



Focused Reconnaissance Survey- Updates

- Clarification on Survey Methodology defining what a reconnaissance level survey is intended to be used for (p6)
- Various minor (non substantive) edits to the narrative for clarity (p8, 25, 27, 29)

This a reconnaissance-level survey focused on three goals:

1. Identify areas of shared history that may be eligible for local, state, and/or national listing as historic districts, including potential boundary adjustments or expansions to previous historic district surveys.
2. Map and evaluate the potential historic significance of post-World War II “Master Planned Communities.”
3. Photograph and identify properties along three main commercial corridors—El Cajon Boulevard, University Avenue, and Adams Avenue—that may warrant further research including for their cultural associations.

Survey Methodology

The proposed historic district boundaries identified in a reconnaissance survey are not final or regulatory determinations. Instead, they serve as a starting point for more detailed research and fieldwork that will occur during a future intensive-level survey. That intensive-level survey phase includes deeper historical research, documentation, and property-specific analysis. As part of that process, the boundaries of any potential historic district may be expanded, reduced, or otherwise modified based on the findings.

Reconnaissance level surveys are intended to guide the City's understanding of an area and identify areas where future intensive survey work may be needed.

Focused Reconnaissance Survey- Updates

Edits to the findings for Kensington
(p34)

- Clarification that although identified as two separate districts based on subdivision dates and construction, both Kensington Park and Kensington Manor & Heights should be evaluated and intensively surveyed together

▲ Kensington-Talmadge

Three largely residential potential [local](#) historic districts were identified in Kensington-Talmadge which span much of the community north of Monroe Avenue and west of Aldine Drive. These three distinct potential historic districts—Talmadge Park, Kensington Park, and Kensington Manor & Heights—were identified based on their respective shared development history, planning characteristics, and architectural character. The residential areas east of Aldine Drive include more modest Minimal Traditional and post-World War II homes. Four Master Planned Communities were identified in Kensington-Talmadge, three of which were assigned Tier 2 (Mixed Development History/May Warrant Additional Research) status because they were not visible or had a mixed development history with potential for individual historic resources but did not appear to rise to a level of significance as an eligible historic district. The fourth Master Planned Community was assigned Tier 3 (Lacks Historic Eligibility) status as it appears ineligible.

[Kensington Park and Kensington Manor & Heights were identified as separate potential historic districts based upon subdivision layout and original build dates. Based upon the 1996 Mid-City Survey, public comment, and the associated 2025 Mid-City Historic Context Statement, which details the themes and contexts that these areas share, these potential historic districts will be evaluated and intensively surveyed together to determine the appropriate district boundaries.](#)

Focused Reconnaissance Survey- Updates

- Edits to the Potential Talmadge Park Historic District section (p35-39)
 - Explanation of the difference between the established National Register District and consultant-identified potential district
 - Conclusion that a shared context may be found and all four subdivisions should be researched and surveyed

Relationship to Talmadge Park Estates National Register District

For more information on the Talmadge Park Estates Historic District see “Existing Historic Districts” (P11).

The current National Register Talmadge Park Estates Historic District encompasses Talmadge Park Unit 3 and the adjacent Talmadge Park Estates (Unit 1) subdivision. This district may be processed separately from the potential local Talmadge Park Historic District for local designation. For purposes of this survey report, the discussion around a future potential Talmadge Park District is separate from the Talmadge Park Estates Historic District.

This survey report concludes a shared context among Talmadge Park Units 1-3 and Talmadge Park Estates (Unit 1), particularly due to their common development periods, association with the Lichty brothers, and similar lot and block patterns, and recommends

Focused Reconnaissance Survey- Updates

- Edits to the Potential Talmadge Park Historic District section (p35-39)
 - Clarification that due to the overlap of the consultant-identified district with the NR District for local designation, the **City is committed to intensively surveying the entire area, including Talmadge Park Estates Unit 1 (NR District) and the Talmadge Gates District (City Register).**

Mid-City Focused Reconnaissance Survey Report
City of San Diego

PUBLIC REVIEW DRAFT

Potential Talmadge Park Historic District

Page & Turnbull has identified a Potential Talmadge Park Historic District for local designation during the reconnaissance level survey effort.

The Potential Talmadge Park Historic District was identified based upon the 2024 reconnaissance level survey and Mid-City Historic Context Statement, along with the 1996 Mid-City Preservation Strategy. The reconnaissance survey findings indicate Talmadge Park Units 1, 2, and 3 are potentially eligible as a historic district at the local level. Due to the overlap with the Talmadge Park Estates National Register Historic District and local Talmadge Park Gates Historic District, and considering community input and feedback, Talmadge Park Estates (Unit 1) and the Talmadge Park gates have been included within the boundary proposed for future intensive survey and evaluation of the potential Talmadge Park Historic District. Due to the limitations of this reconnaissance-level survey report, all boundaries are considered tentative and subject to change in the future based on intensive-level evaluation.

Talmadge Park Estates (Unit 1) was subdivided in 1928 as the Talmadge Park Estates. It was sometimes referred to in archival material as Talmadge Park Four, or Unit 4. As other Talmadge Park Estates units were subdivided at later dates, this report refers to the original 1928 Talmadge Park Estates subdivision as Talmadge Park Estates (Unit 1).

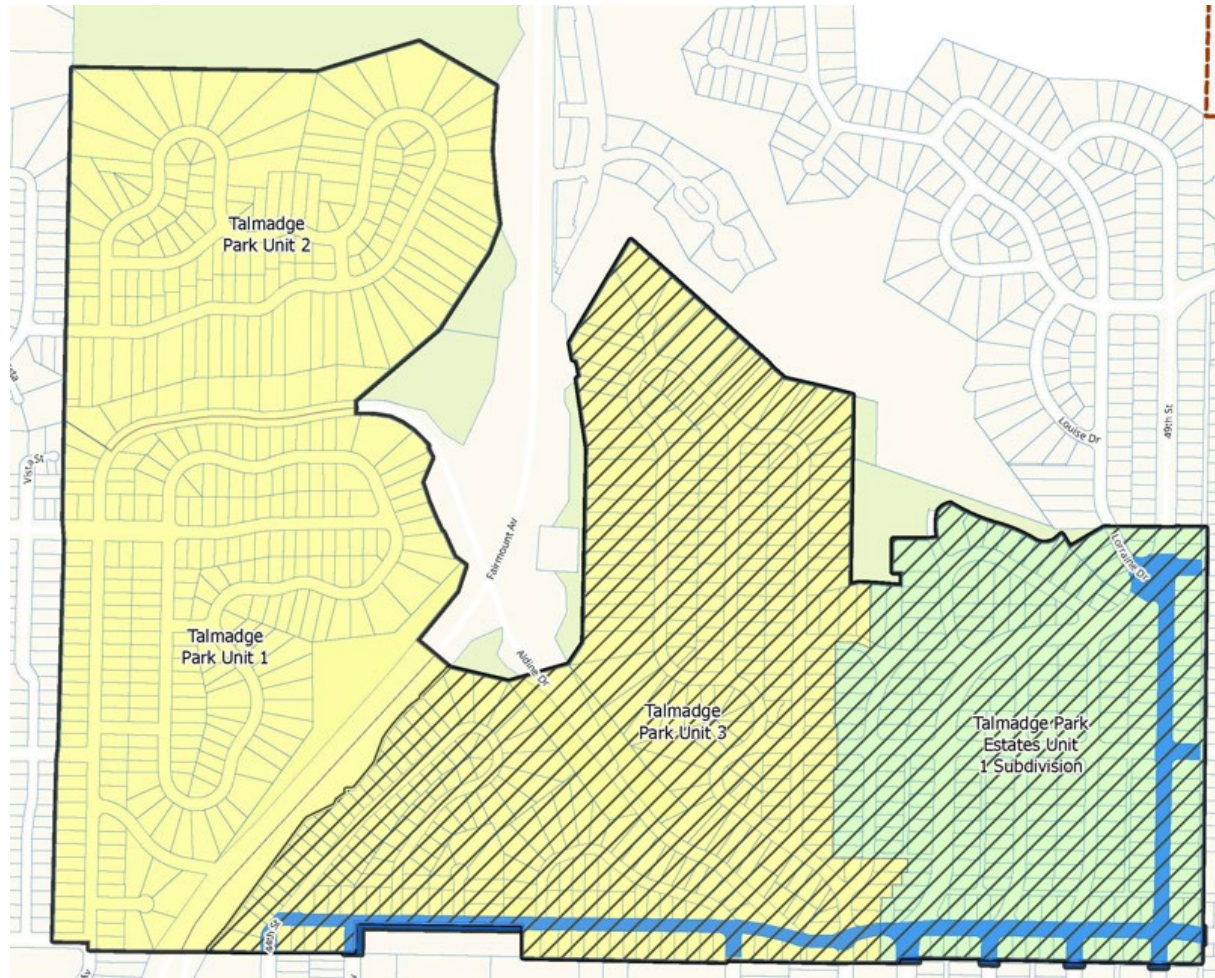
Focused Reconnaissance Survey- Updates

- Edits to the Potential Talmadge Park Historic District section (p35-39)
 - New table indicating the areas requiring intensive level survey

TABLE 3. ~~TALMADGE SUBDIVISIONS REQUIRING INTENSIVE LEVEL SURVEY INCLUDED IN POTENTIAL TALMADGE PARK HISTORIC DISTRICT~~

SUBDIVISION MAP #	SUBDIVISION NAME	SUBDIVISION YEAR	DEVELOPER(S)
1869	TALMADGE PK UNIT #1	1925	Union Trust Company of San Diego
1878	TALMADGE PK UNIT #2	1926	Union Trust Company of San Diego
1900	TALMADGE PK UNIT #3	1926	Union Trust Company, San Diego Consolidated Gas and Electric Company, Pacific Southwest Trust and Savings Bank of LA, The Bank of California National Association of SF, Harris Trust and Savings Bank
<u>2104</u>	<u>TALMADGE PARK ESTATES</u>	<u>1928</u>	<u>Union Trust Company of San Diego, San Diego Consolidated Gas and Electric Company</u>

Focused Reconnaissance Survey- New Map



The City of
SAN DIEGO

-  Talmadge Park Estates Historic District (National Register)
-  Talmadge Gates Historic District (City Register)
- Area of Future Intensive survey to Determine Historic District Eligibility and Boundary
-  Talmadge Park Estates Unit 1 Subdivision
-  Potential Talmadge Park Historic District
-  Community Plan Boundary

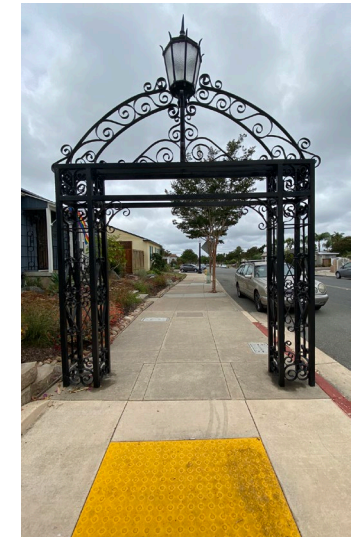
Focused Reconnaissance Survey- Findings

Identified Potential Districts

1. Carteri Center Historic District (Normal Heights)
2. Talmadge Park Historic District (Ken/Tal)
3. Kensington Park Historic District (Ken/Tal)
4. Kensington Manor and Heights Historic District (Ken/Tal)

Existing Districts

- Talmadge Park Estates National Register District (Ken/Tal)
- Islenair Historic District (City Heights)



Mid-City Plan: Goals and Policy Ideas

Establish a historic district work program for the Mid-City Area

- Create a work program based on equity and need
- Intensively survey the potential historic districts and bring eligible districts forward for designation to **preserve historically significant buildings** and neighborhoods.

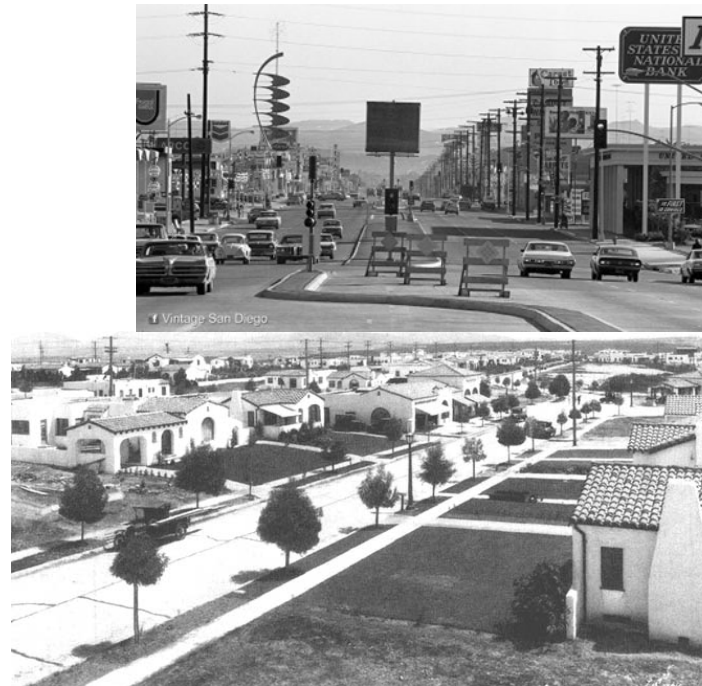
Intensively Survey Mid-City for Historical Resources

- Conduct an intensive level **survey** of the entire Mid-City communities area
- Continue **public outreach** to identify cultural sites and sites associated with minority communities



Promote Benefits of Preservation

- Environmental sustainability through **adaptive reuse** of buildings
- **Social cohesion** and sense of place which **increases resiliency**
- **Educational value**
- Potential for **economic development** on commercial corridors



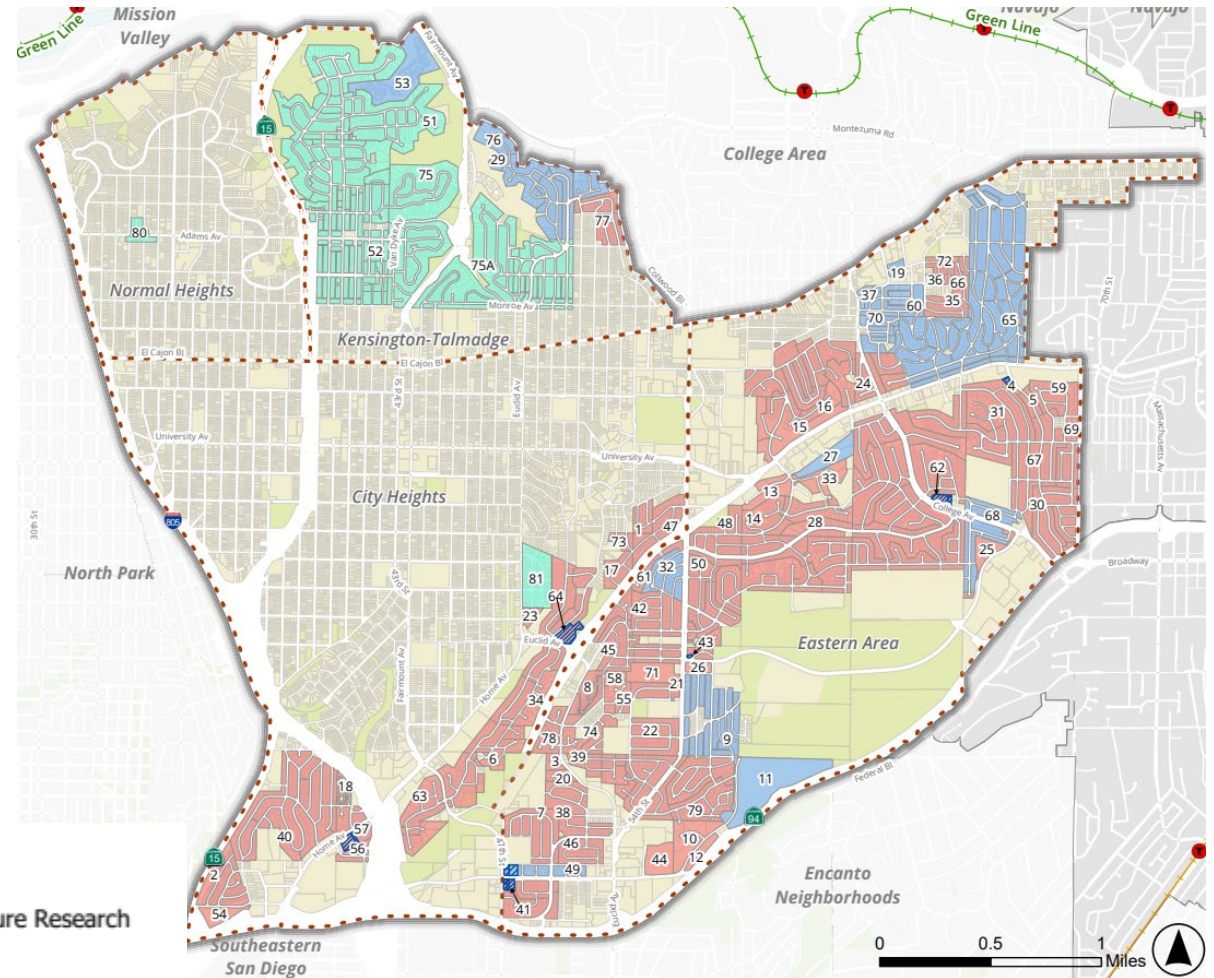
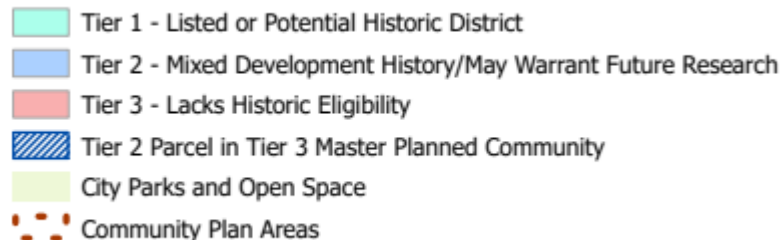
Balance Historic Preservation with New Development

- Implement the proposed historic districts to **preserve architecturally significant buildings** and neighborhoods.
- Strategically **plan increased density** around building typology and neighborhood characteristics
- Work with historic districts and individual historic resources to add ADU's and infill in a sensitive manner



Provide Clarity and Exempt Non-Historic Planned Communities

- Draft an ordinance that would exempt all surveyed Master Planned Communities from an “Over-45” Potential Historic Review
- Homeowners are still able to submit a historic nomination for their property
- Provide certainty in the planning process for areas that have a concrete shared development history.



Celebrate Mid-City's Cultural Diversity and Heritage:

- Encourage **new cultural districts** and **gateway signs** to celebrate distinct **neighborhood identities**.
- **Preserve cultural diversity** and the inclusive atmosphere of Mid-City by protecting and enhancing key cultural sites including:
 - Community centers
 - Local family-owned businesses,
 - Little Saigon Cultural District
 - Community Murals and Art
- Continue to **emphasize local culture** through **murals, events and signage** to honor community history.
- Foster a strong, connected community through **events** that encourage **social interactions** and mutual support.
- Create new and improved social hearts and **commercial hubs** that provide new opportunities for community.
- Expand **cultural services** to support higher residential density.



Preservation and Progress

- Advance equity in preservation
- Provide clear and streamlined regulatory path for incorporating new development on historic resources and districts while preserving significance
- Create Multiple Property Listing framework
- Develop new commemorative designation process
- Develop new educational and engagement tools



Discussion Questions:

- Any clarifications or questions?
- Any additional recommendations, corrections, concerns, or items to explore further?
- Are there any additional policy ideas you'd like to see explored?

Provide in Writing on Comment Card or via Email to
PlanMidCity@SanDiego.gov



DRAFT IDEAS REPORT

- Mobility
- Parks, Public Facilities & Open Space



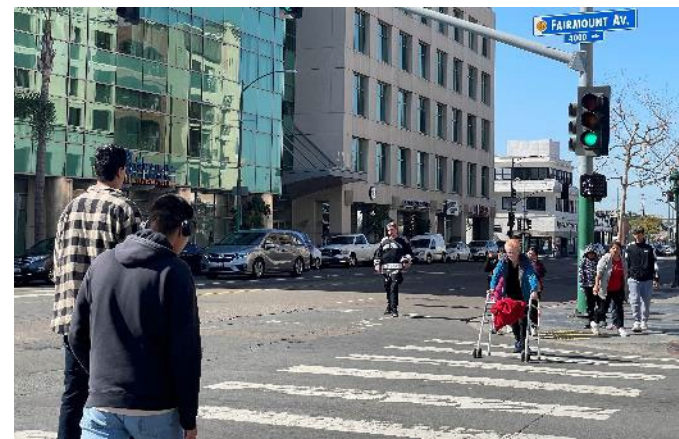
Mobility



Goals

Mobility

- **Build an interconnected street system** that prioritizes safety and provides seamless multimodal linkages within and between communities
- **Improve walkability/rollability** on all community connections, trails and roadways achieved through pedestrian-friendly street, site and building design
- **Develop a safe and comprehensive local and regional bikeway network** that connects both community resources and citywide/regional destinations
- Provide infrastructure that delivers **reliable, high-quality transit service** that is **competitive with vehicular travel**, including enhancements on El Cajon Boulevard, University Avenue, College Avenue, 54th Street, Fairmount Avenue and Adams Avenue
- **Integrate emerging technologies into a balanced multimodal system** to enhance connectivity, efficiency and user experience throughout Mid-City



Framework

Mobility

Pedestrian

- Currently Planned Pedestrian Facilities
- Pedestrian Amenities
- Pedestrian Master Plan
- Street Design Manual Update
- Accessible (ADA) Pedestrian Connections Plan
- Mobility Master Plan

Bicycle

- Currently Planned Bike Network
- Bicycle Treatments
- Bicycle Master Plan Update
- Street Design Manual Update
- Mobility Master Plan

Transit

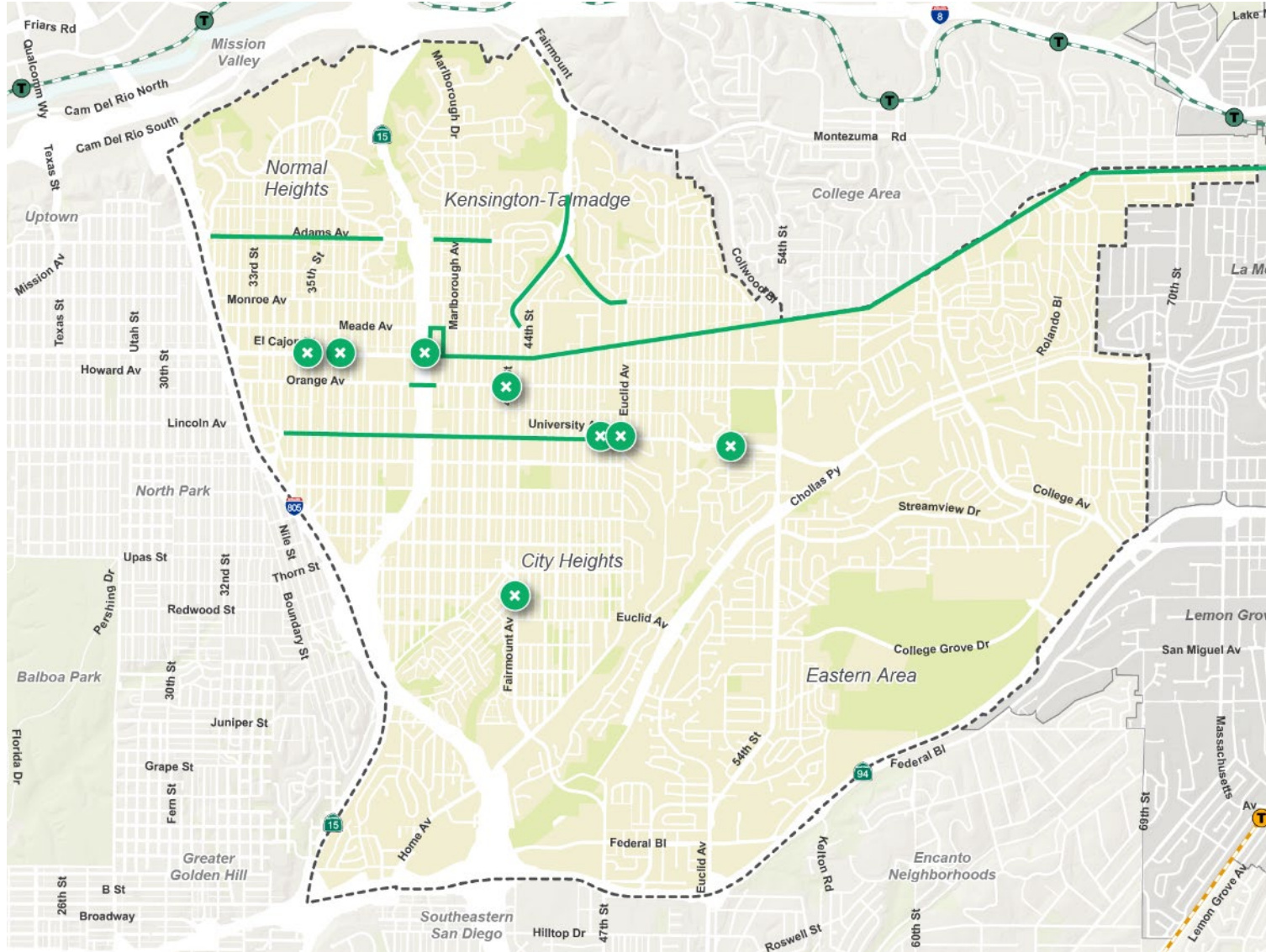
- Existing Transit Network
- Planned Transit Network (2025 Regional Plan)
- Transit Improvements
- Street Design Manual Update
- Mobility Master Plan

Vehicular

- Existing Roadway Classification
- Planned Regional Vehicular Network
- Complete Streets
- Street Design Manual Update
- Parking Management
- Recent and Currently Planned Projects
- Mobility Master Plan

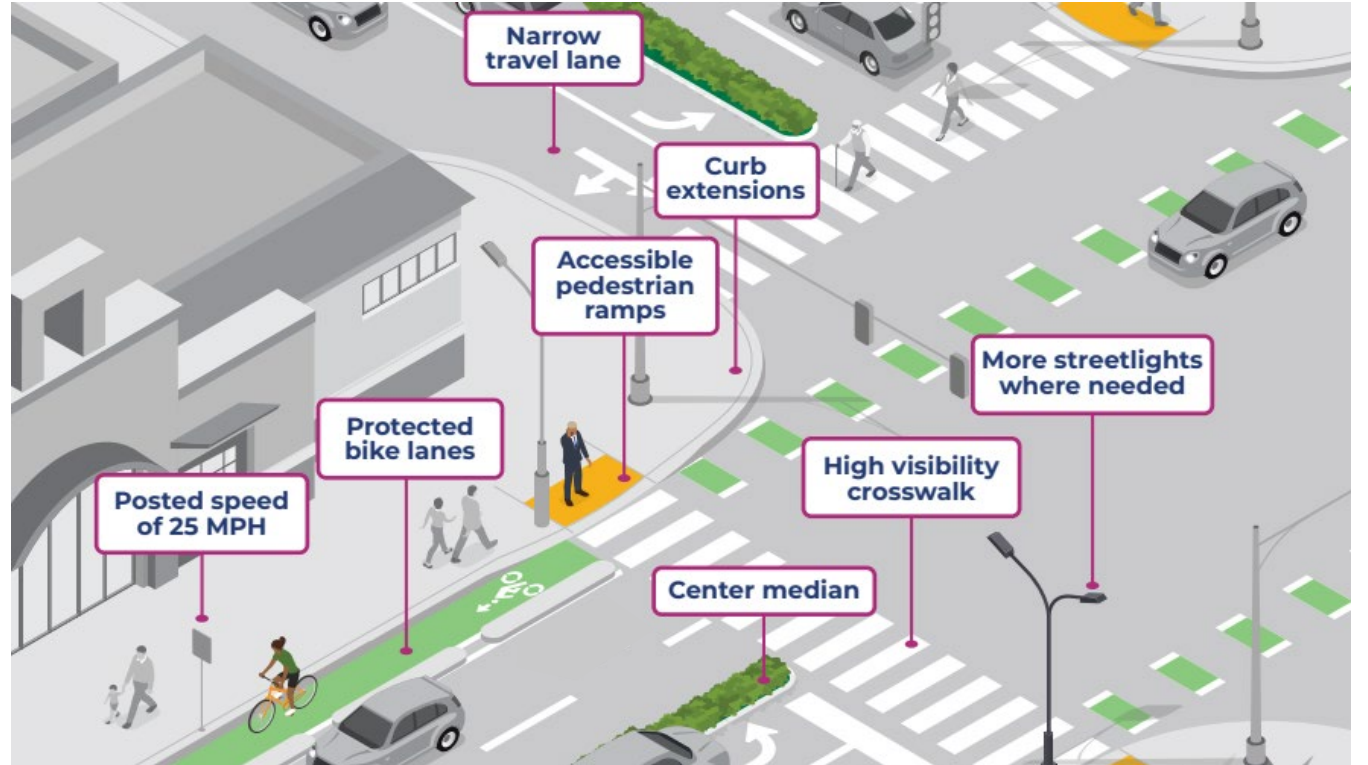
Currently Planned Pedestrian Facilities

Currently planned pedestrian facilities, to be evaluated and expanded through the plan update



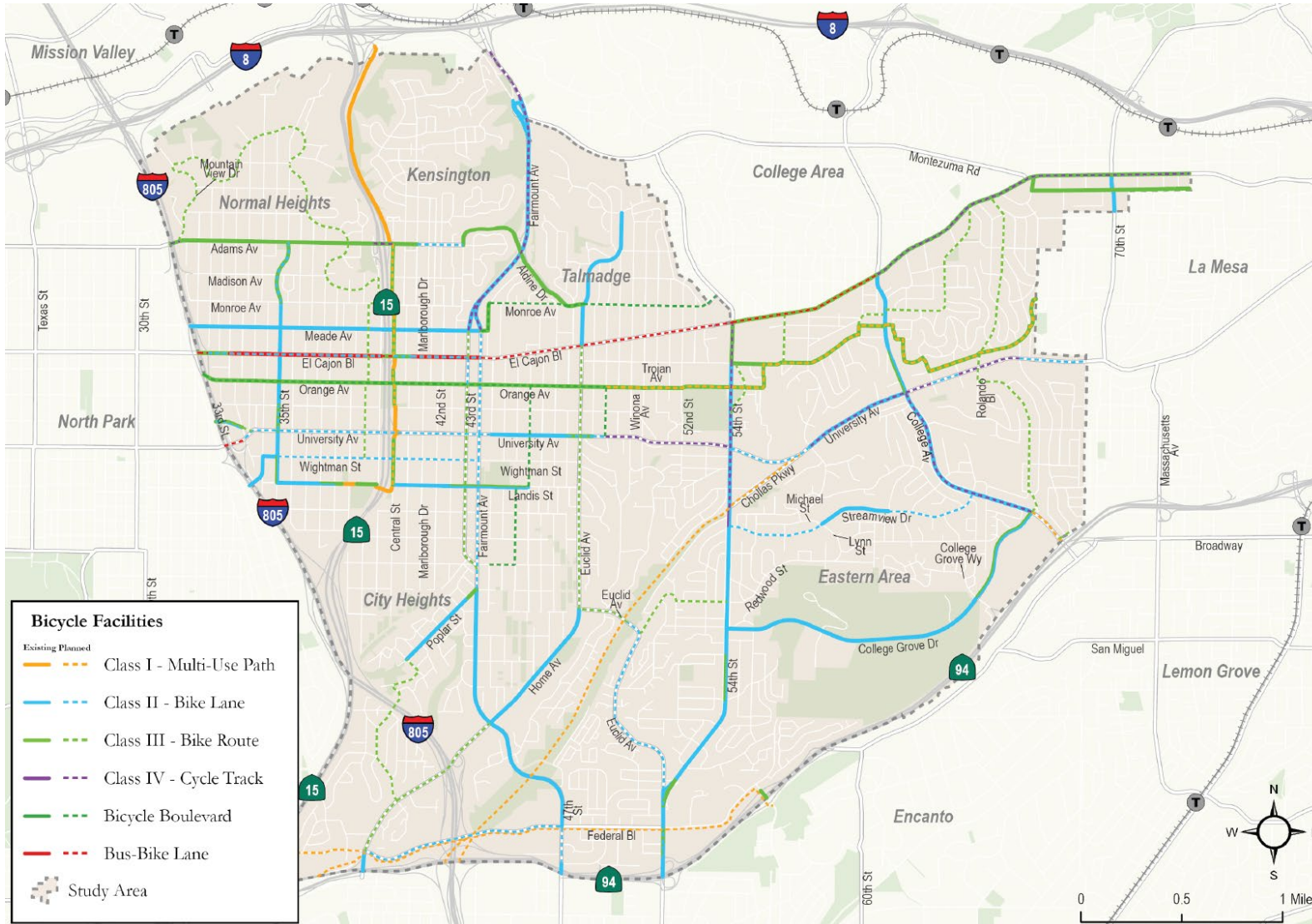
Pedestrian Amenities

- Well-lit, continuous wide shaded sidewalks at and near public facilities and transit stops with wayfinding signage, public art and places to rest

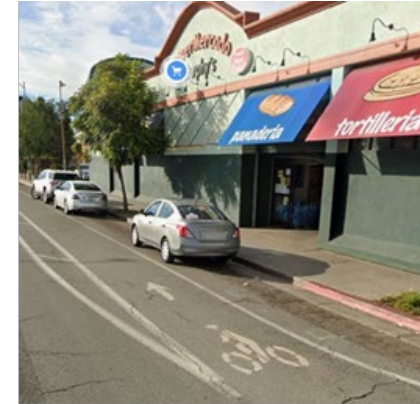


Currently Planned Bicycle Network

Currently planned bicycle network, to be evaluated and expanded through the Community Plan Update and Bike Master Plan Update



Class I
Multi-use path



Class II
Bike Lane



Class III
Bicycle Route

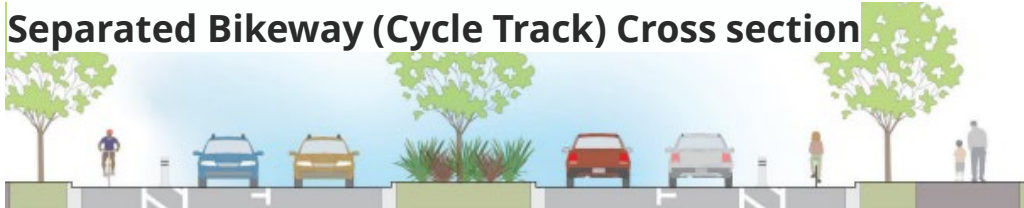


Class IV
Separated Bikeway

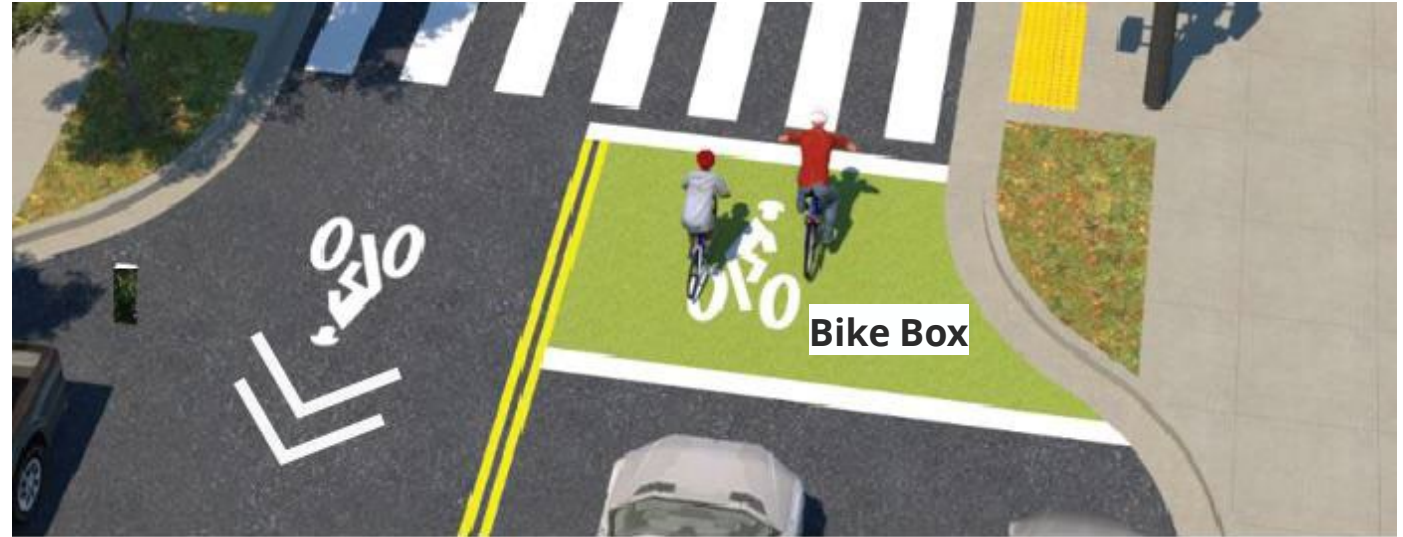
Bicycle Treatments

- Bike Signals, Bike Boxes, Two-Stage Turn Boxes
- Traffic Calming
- Wayfinding

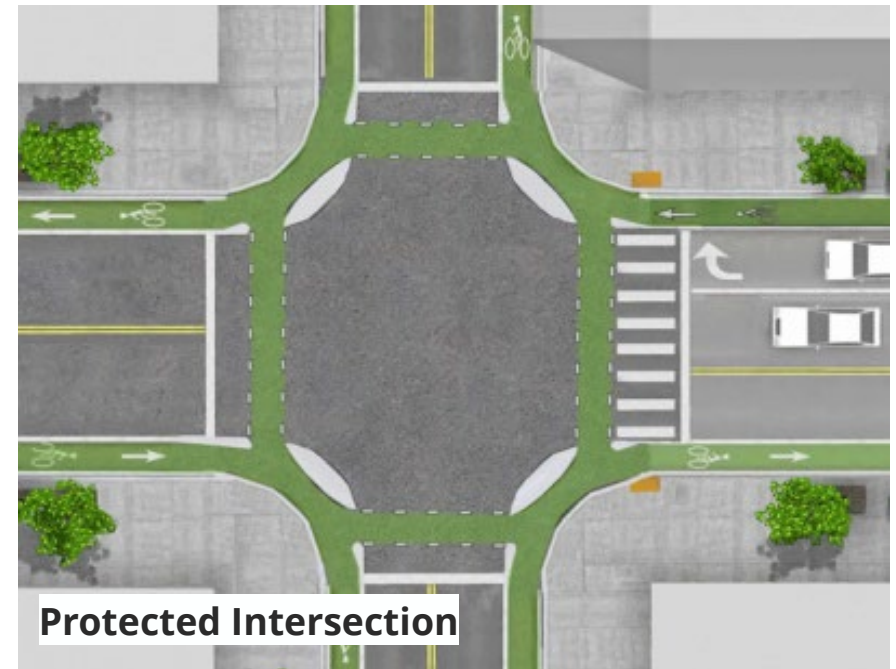
Separated Bikeway (Cycle Track) Cross section



Bike Boulevard with Traffic Calming



Bike Signal

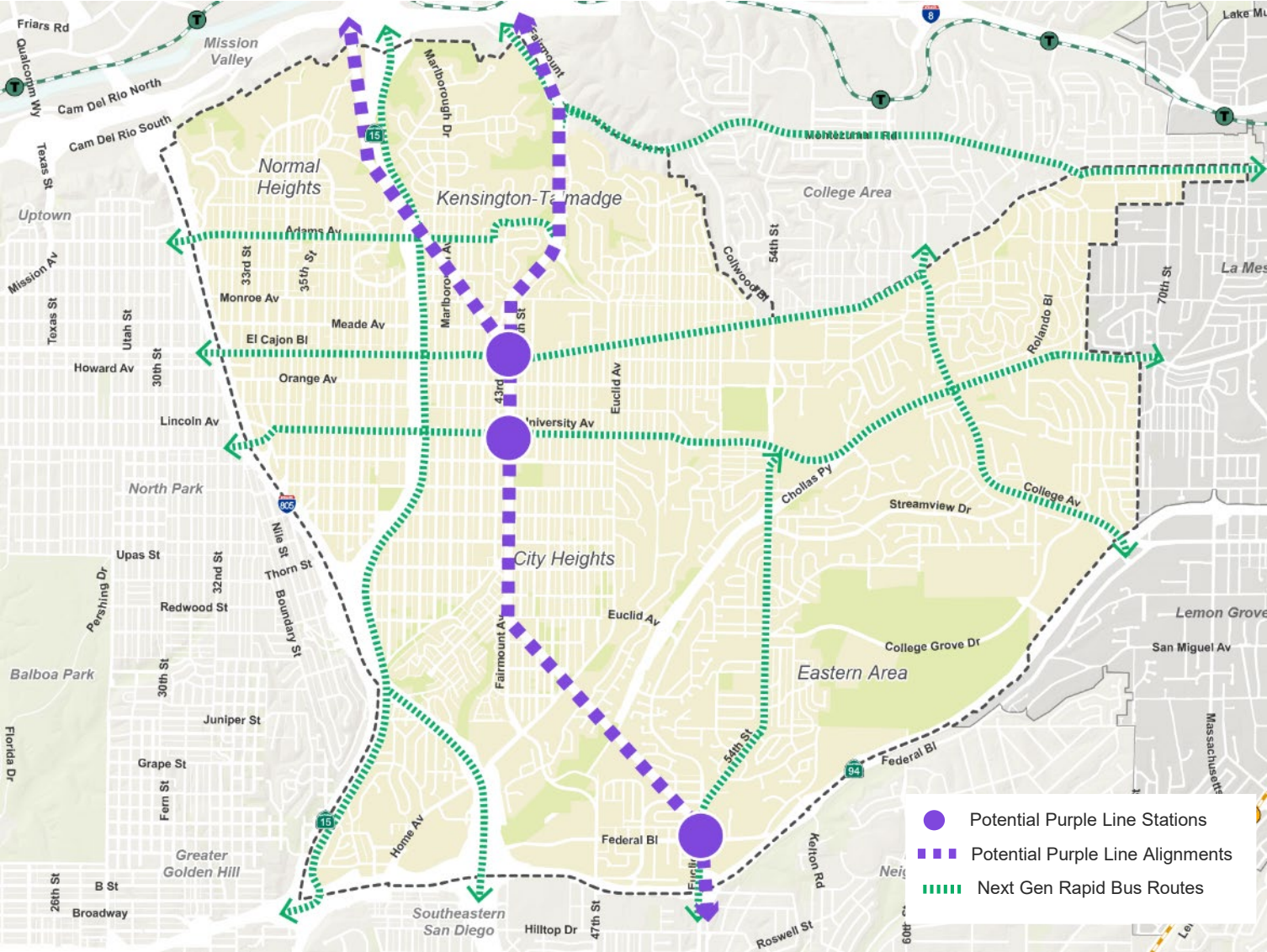


Protected Intersection

100



Planned Transit Network

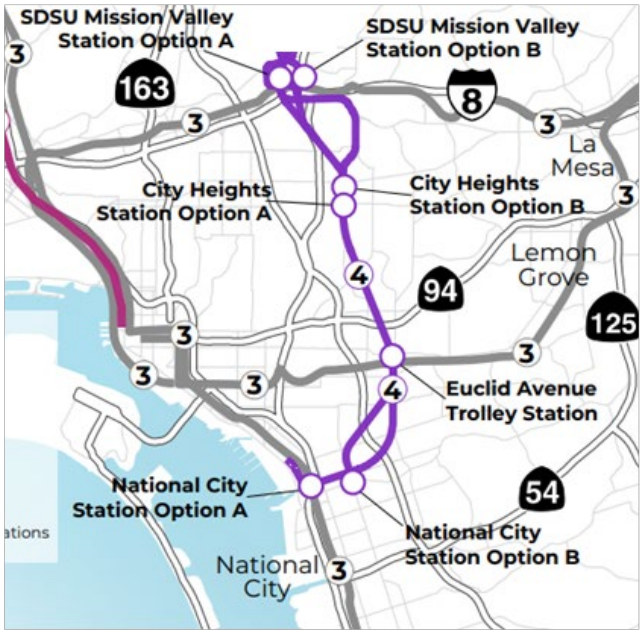


Disclaimer: Data is pulled from SANDAG's Draft 2025 Regional Plan.



Next Gen Rapid Bus

A bus route with limited stops that uses different infrastructure to get around traffic and speed up trips.



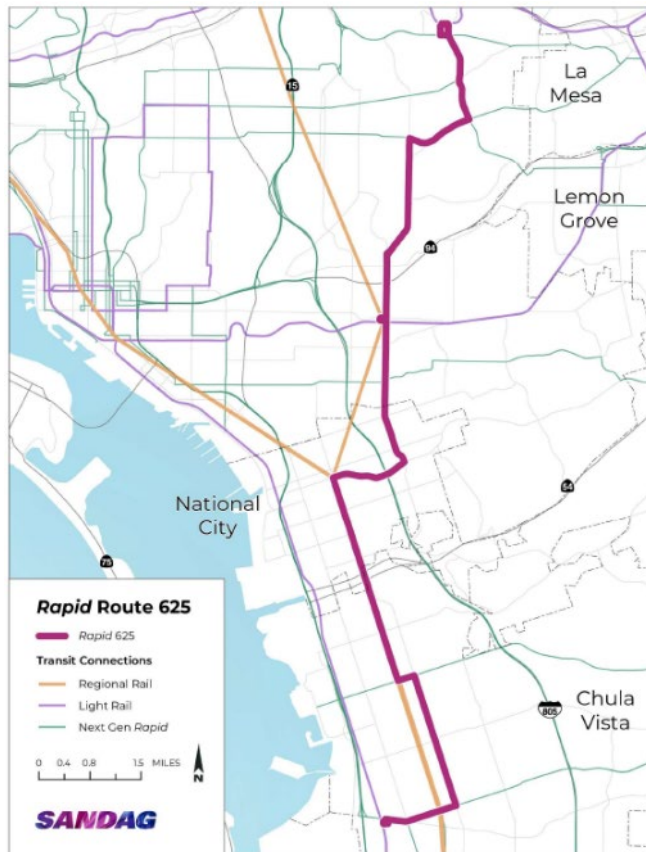
Purple Line

Enhance transit access via rail from the U.S.-Mexico border to SDSU Mission Valley, with stops in Mid-City.

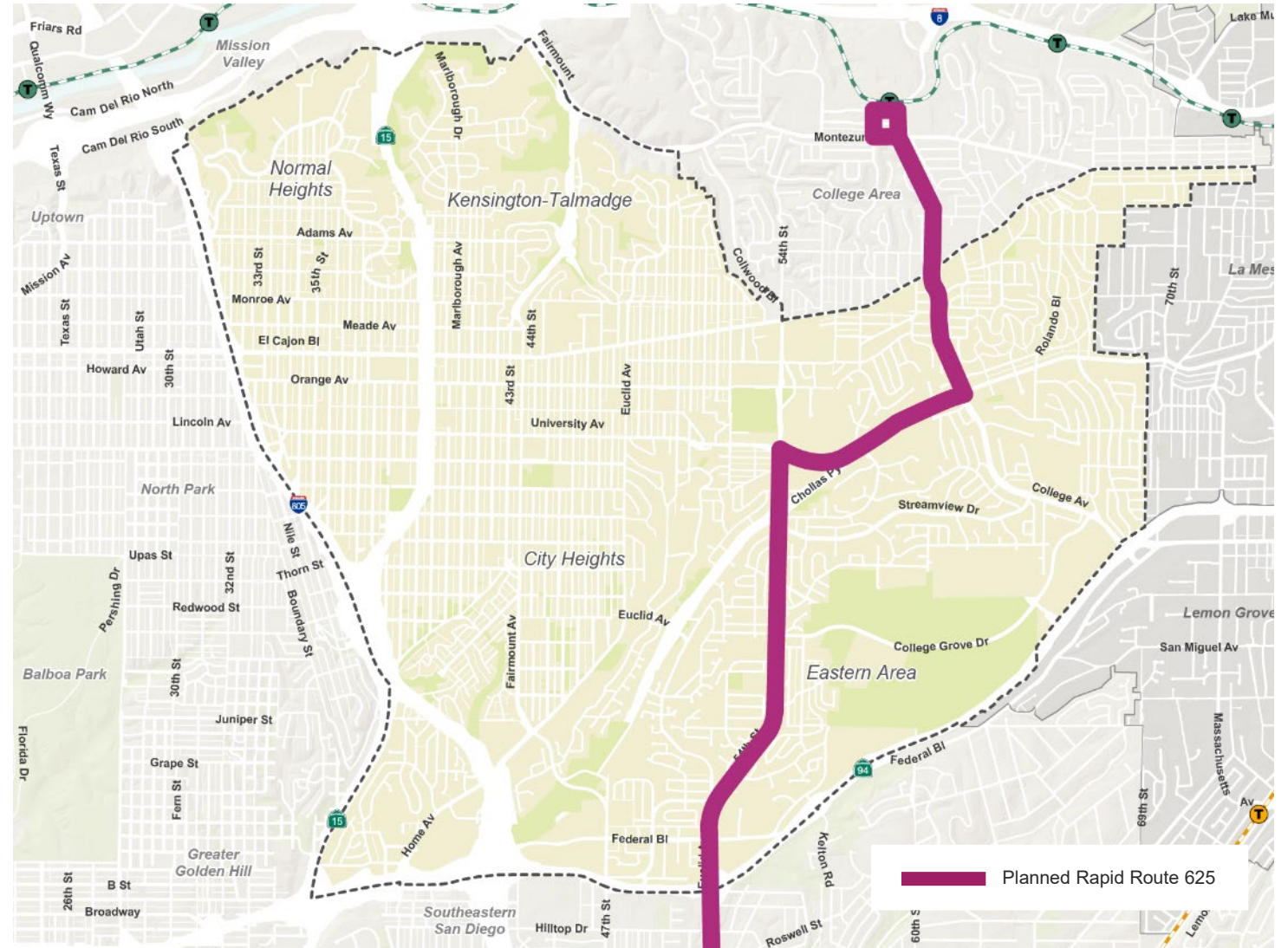
New Rapid Bus Route

Rapid 625

- Connects Chula Vista and National City to San Diego State University (SDSU)



Full Route Map

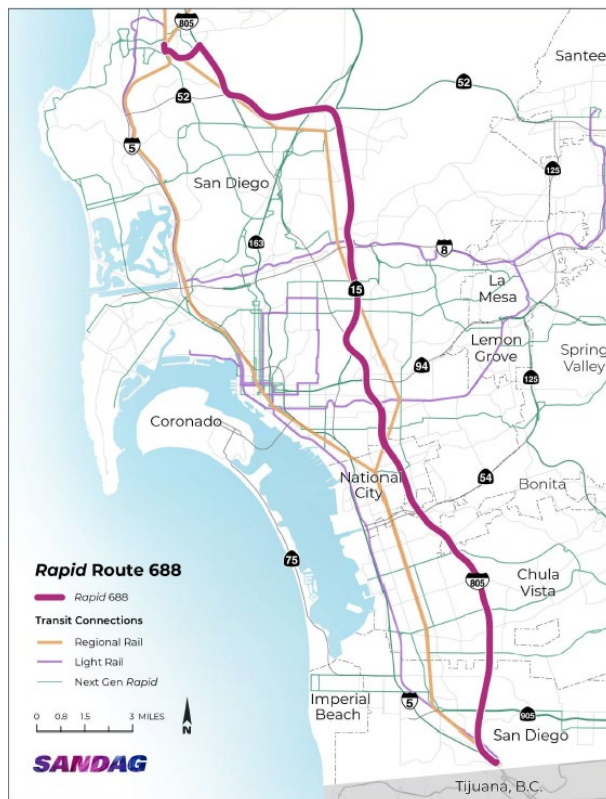


Mid-City Enlargement

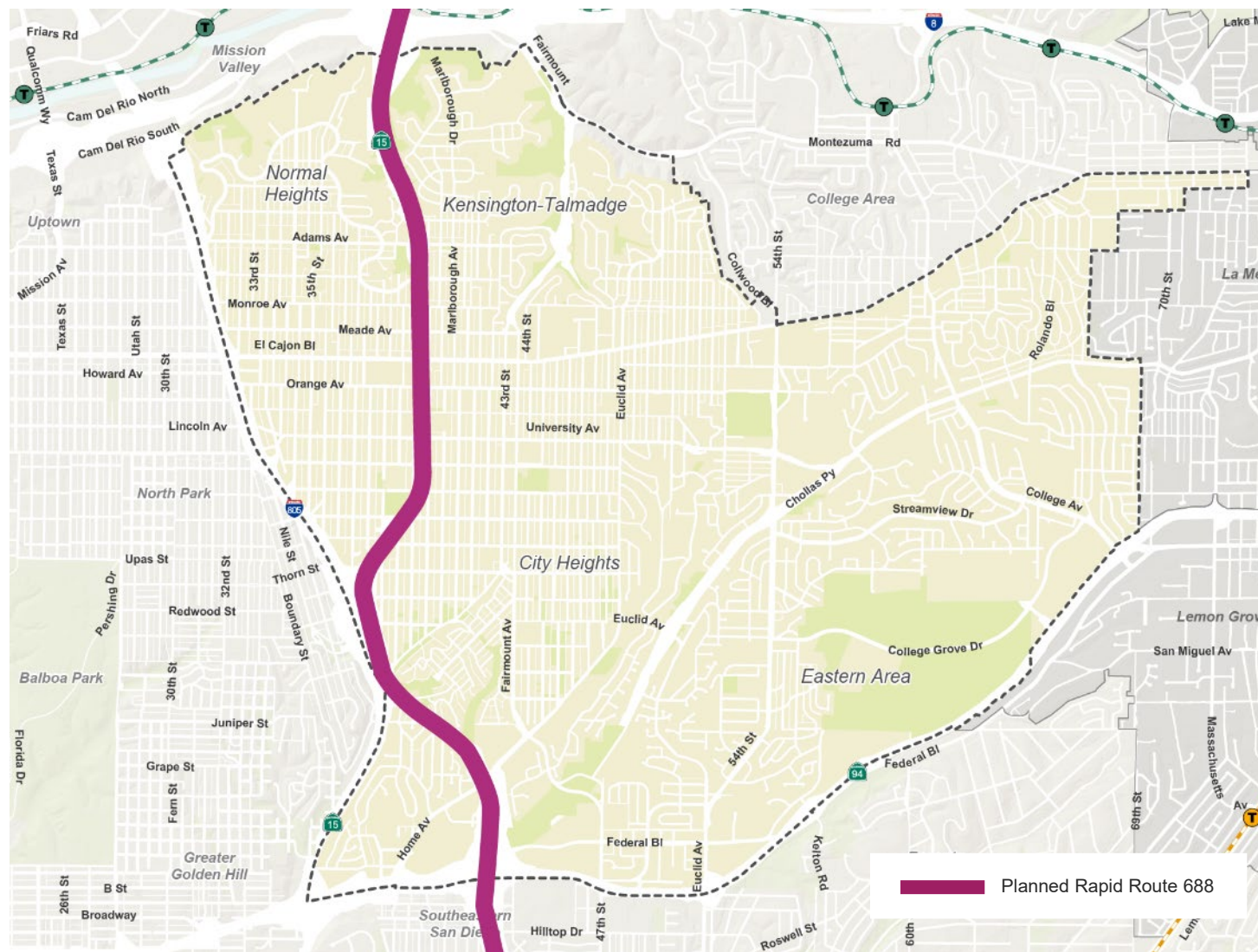
New Rapid Bus Route

Rapid 688

- Connects San Ysidro Transit Center to Kearny Mesa
- Precursor to the planned Purple Line rail corridor

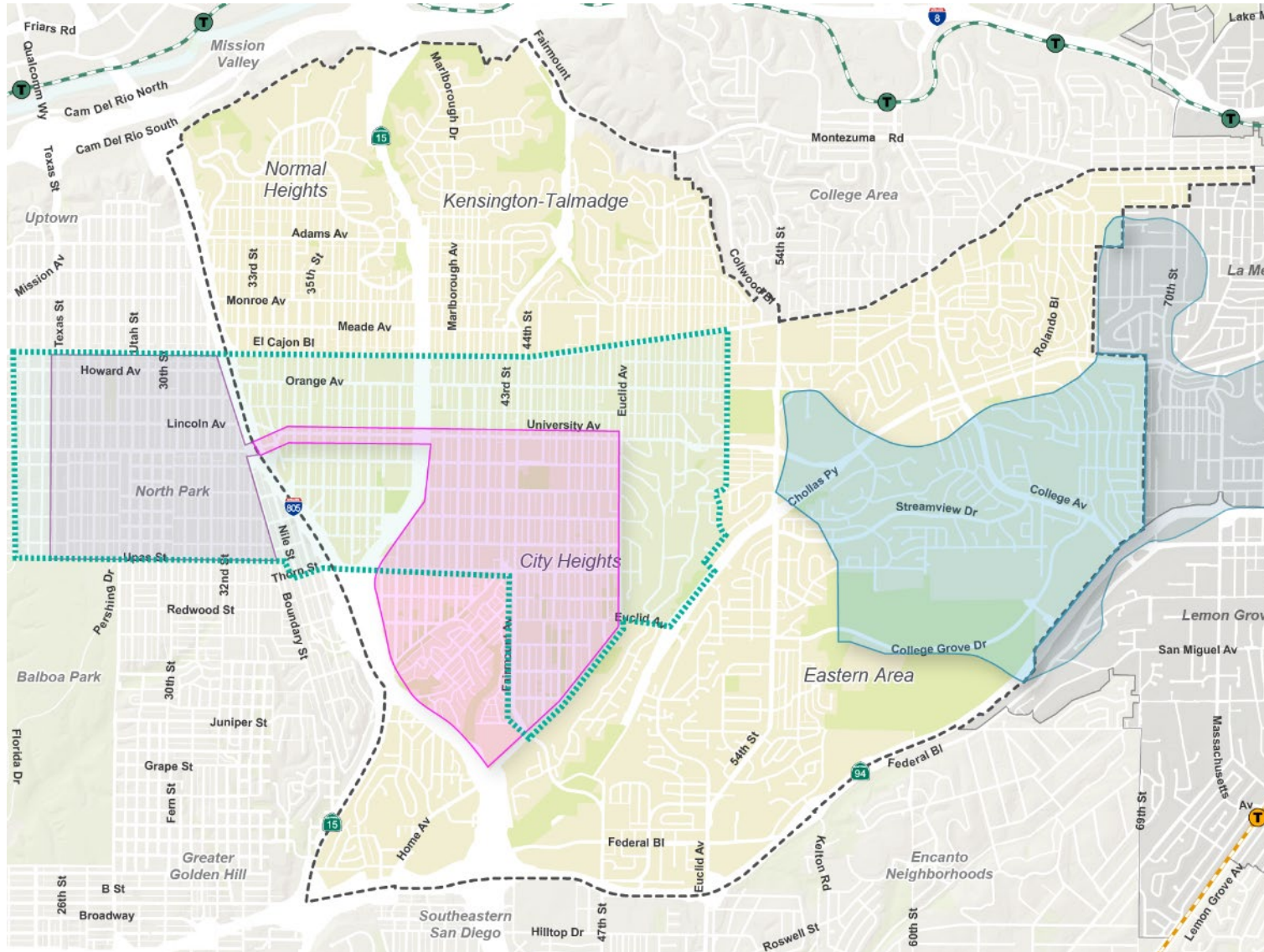


Full Route Map



Mid-City Enlargement

Existing/Planned Microtransit & NEV Service Areas



Disclaimer: The NEV and Microtransit service areas are pulled from SANDAG's Draft 2025 Regional Plan.



Existing Mid-City GO
Mid-City GO is a recently launched free, electric ride-share service designed to connect the communities of North Park and City Heights.



Planned Neighborhood Electric Vehicle (NEV) Service
Small, on-demand electric shuttle available for short trips in a small area

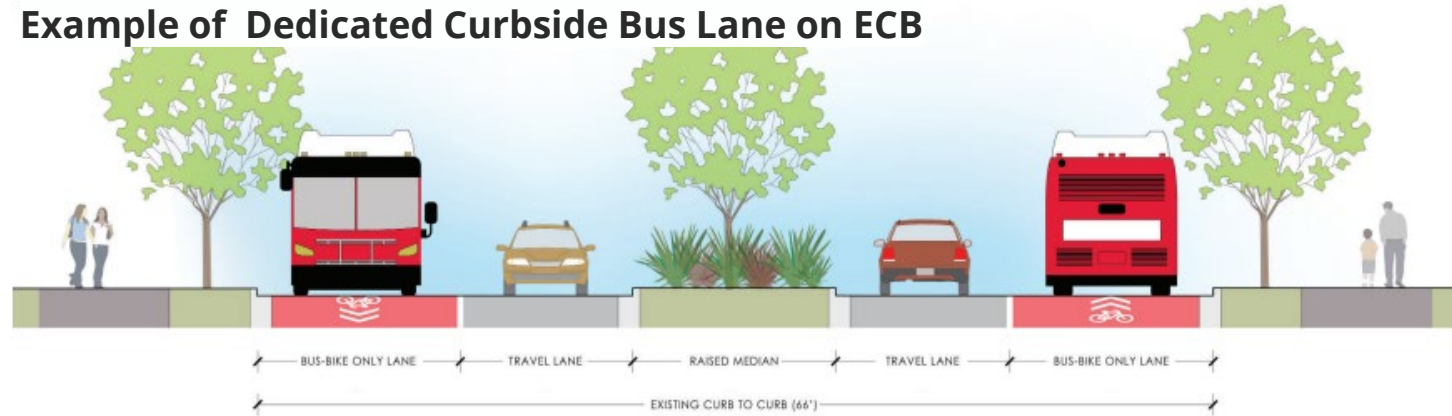


Planned Microtransit/Flexible Fleets
On-demand public shuttle service for short trips within a neighborhood

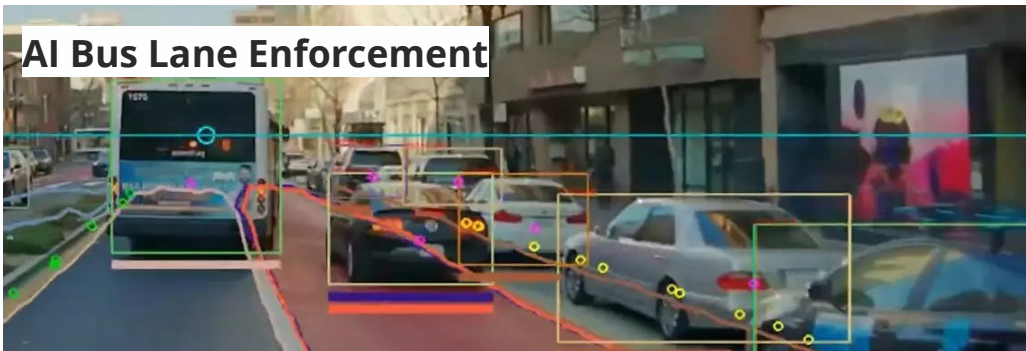
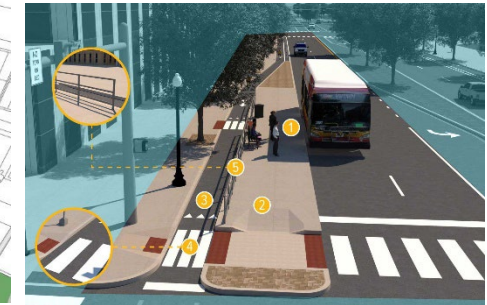
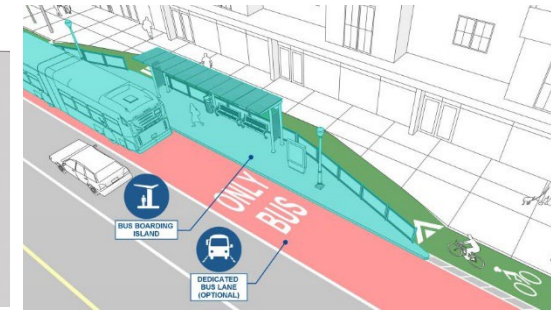
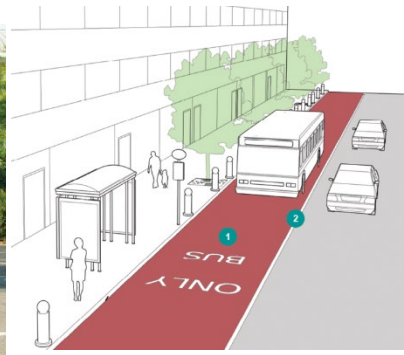
Transit Improvements

- Accessible transit
- Complete Rapid network, fill gaps
- Transit Priority Treatments

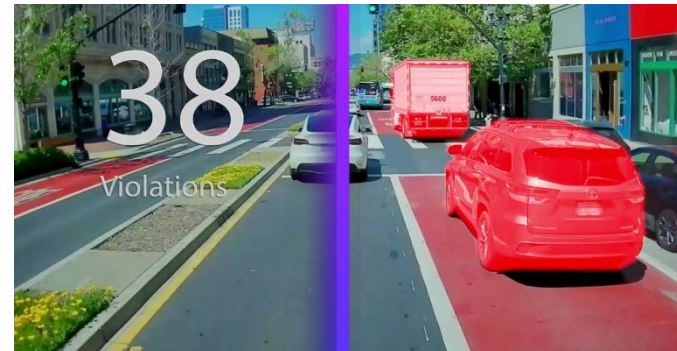
Example of Dedicated Curbside Bus Lane on ECB



Enclosed Bus Shelter



AI Bus Lane Enforcement



38 Violations

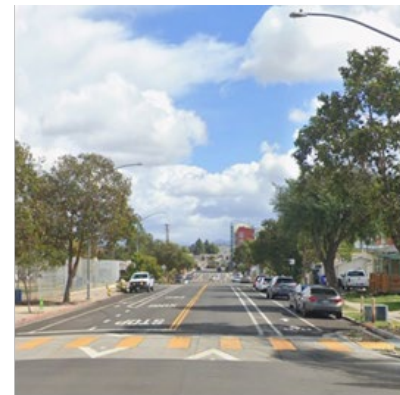


Real Time Bus Info

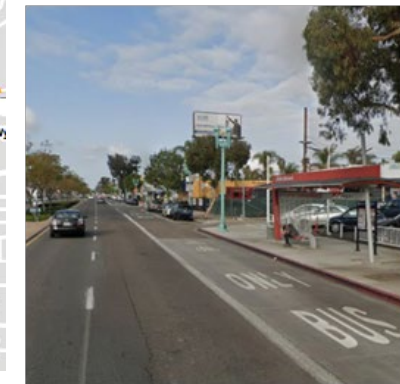
Existing Roadway Classification Vehicular Network



Major Arterial
University Avenue



Collector
Meade Avenue



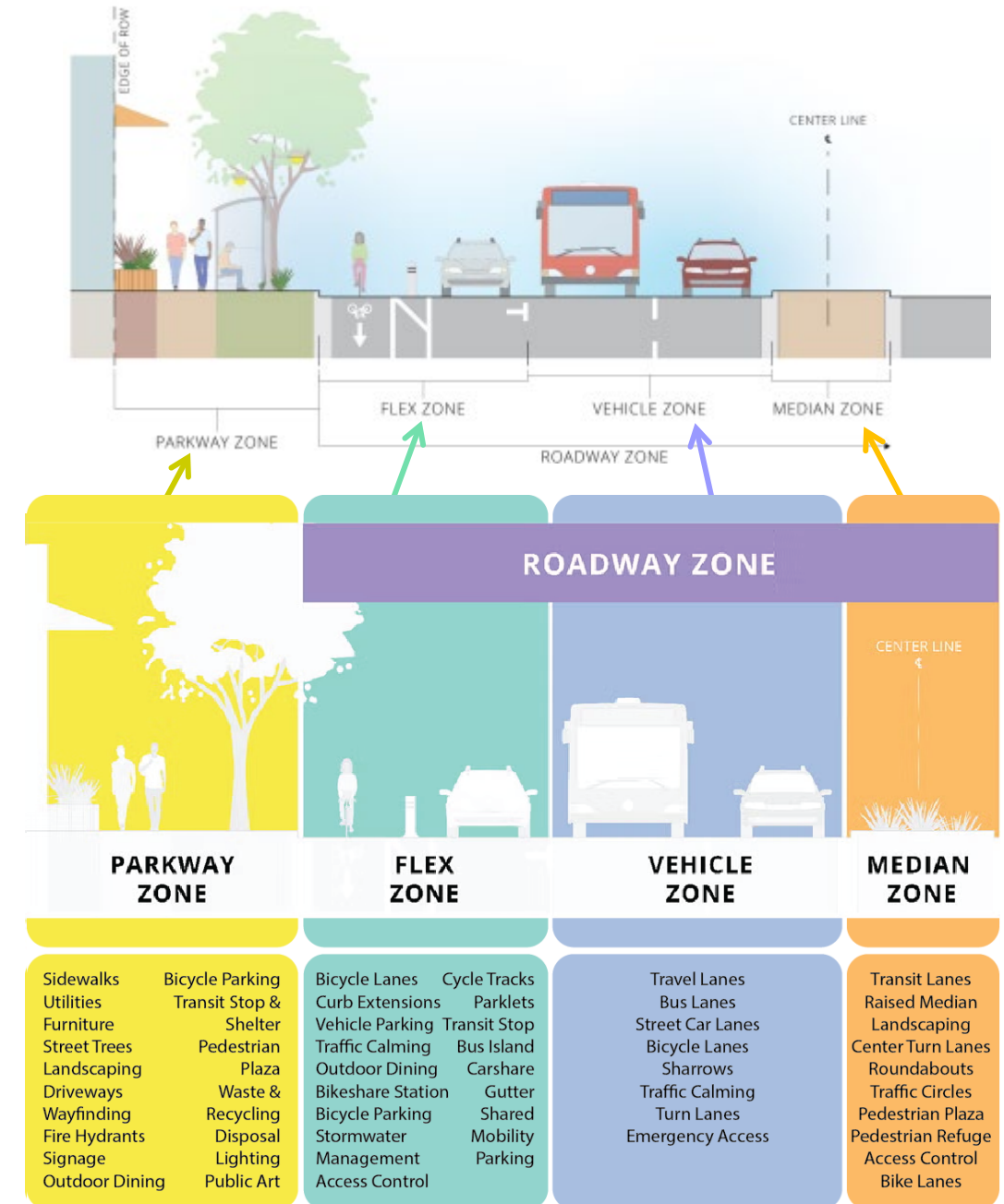
Major with Bus Lane
El Cajon Boulevard



Local Street
Timothy Drive

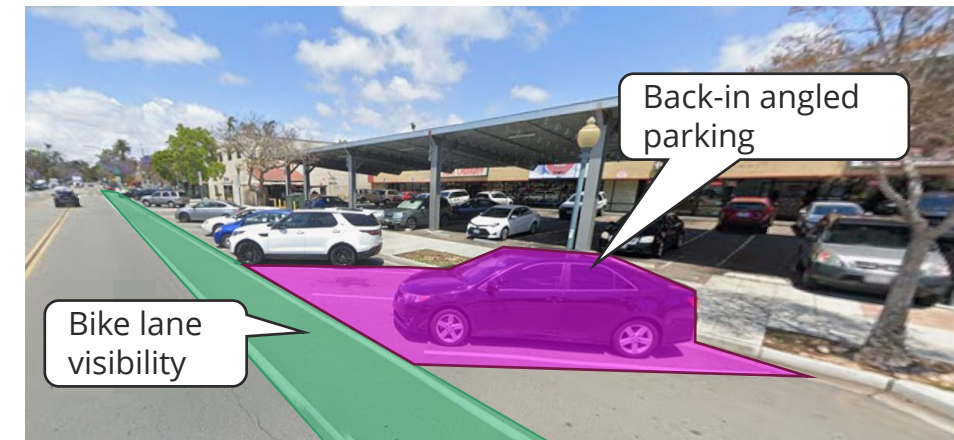
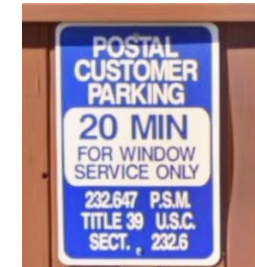
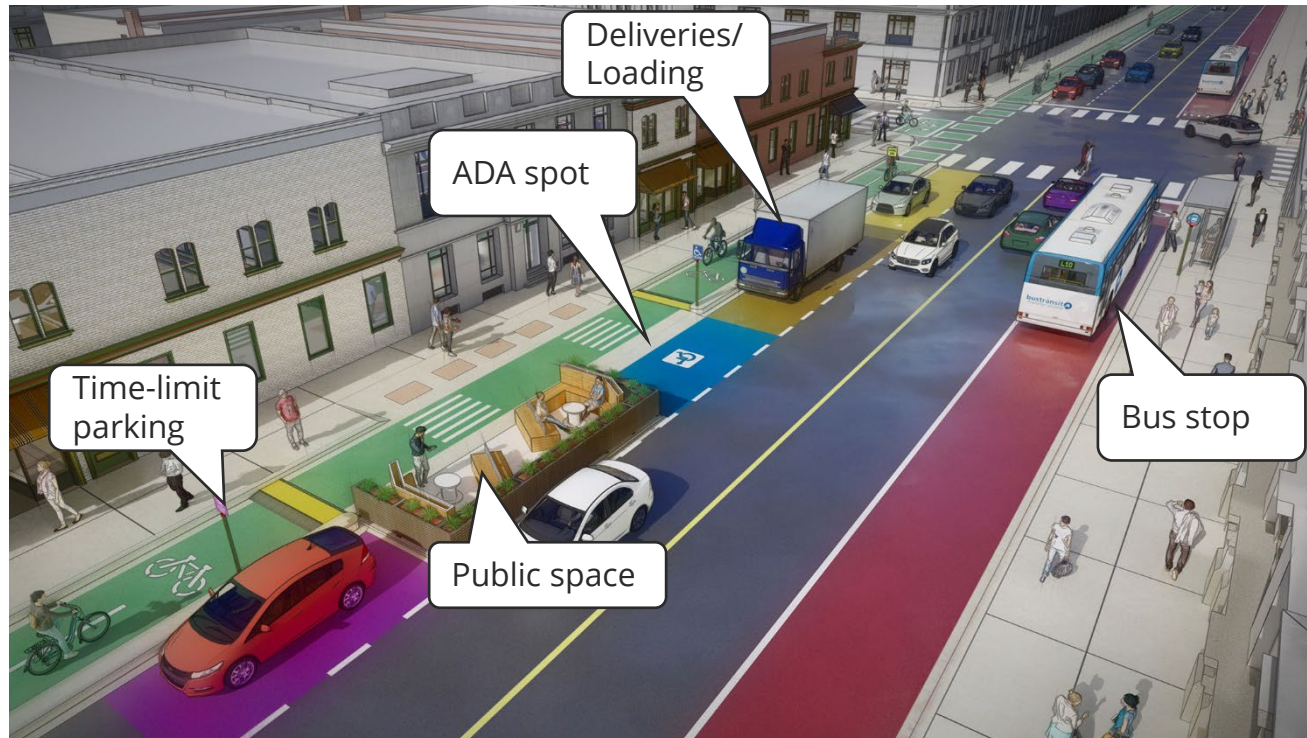
Complete Streets

- Enabling safe, attractive and comfortable access so that pedestrians, bicyclists, motorists and transit users of all ages and abilities can safely travel within the public right-of-way



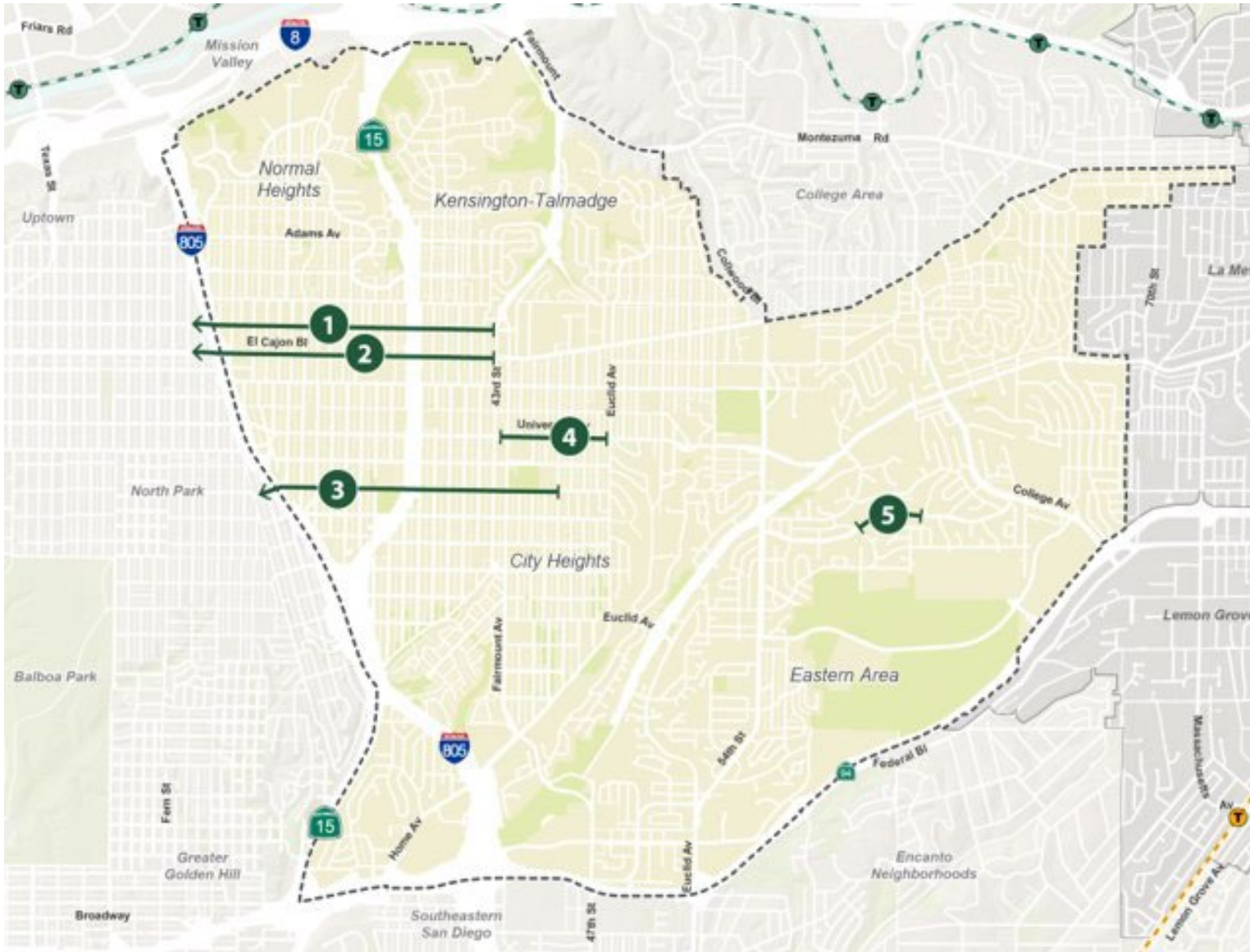
Parking Management

- Efficiently use curb space with time limited parking and variable pricing that encourage turnover to manage parking demand and supply
- Increase parking supply with angled parking conversions which can increase the number of parking spaces by up to 50%. Where there is a bicycle facility proposed, back-in angled parking is preferred to increase visibility of cyclists.



Mobility

Recently Completed & Planned Projects

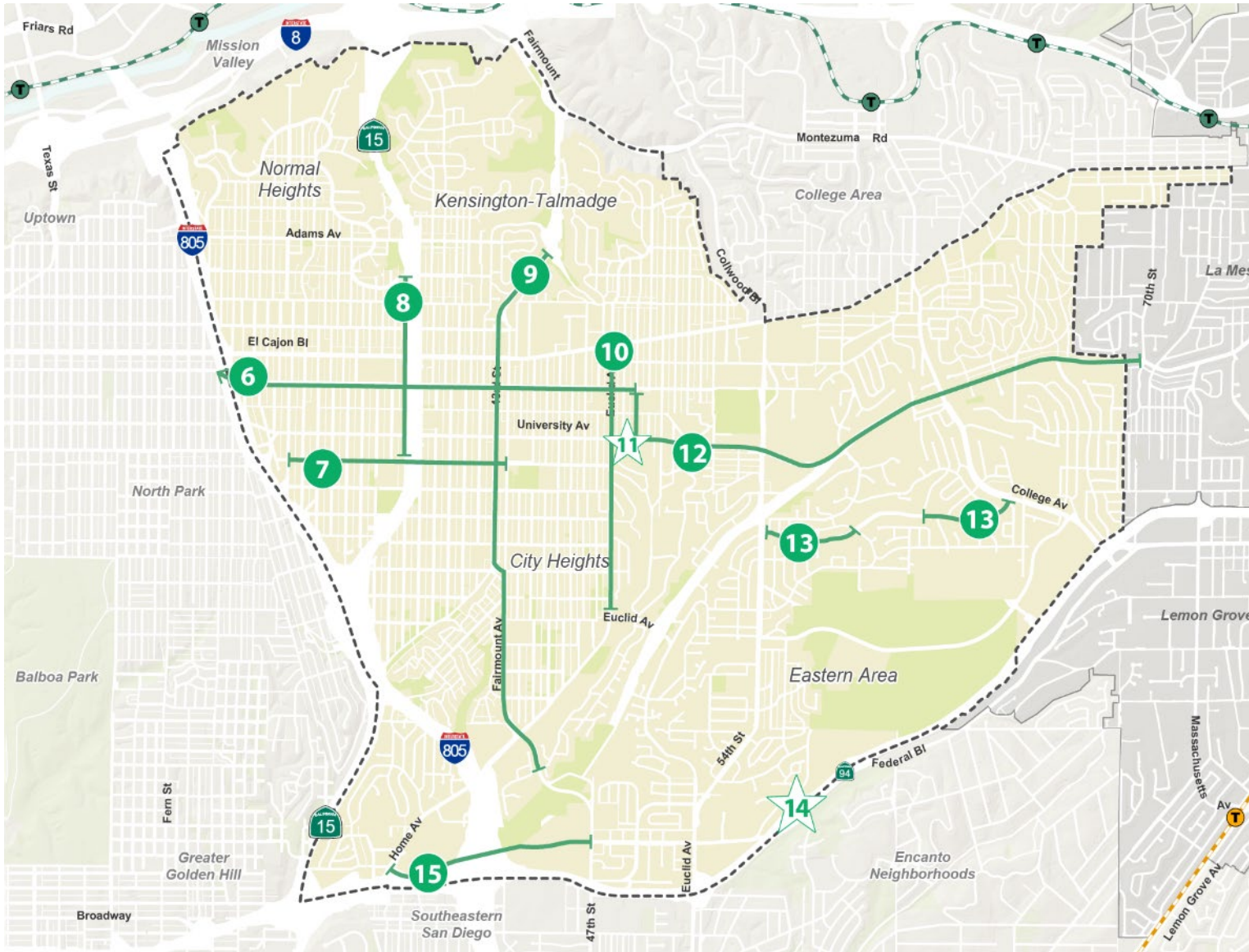


Completed Projects

1. Meade Avenue Bikeway
2. El Cajon Boulevard Busway
3. Landis Street Bikeway
4. University Avenue Complete Street
5. Streamview Drive Improvements Phase I

Mobility

Recently Completed & Planned Projects



Planned Projects

- 6. Orange Avenue Bikeway
- 7. Wightman Street Bike Lanes
- 8. 40th Street Bikeway
- 9. 43rd Street Bikeway
- 10. Euclid Avenue Improvements
- 11. University/Estrella New Traffic Signal
- 12. University Avenue Bikeway
- 13. Streamview Drive Improvements Phase II
- 14. Bayview Heights Way New Traffic Signal
- 15. Federal Boulevard Bikeway



Key Policies

Mobility

Here are key policies for further exploration. A comprehensive list of draft policies will be developed and shared in the fall of 2025.

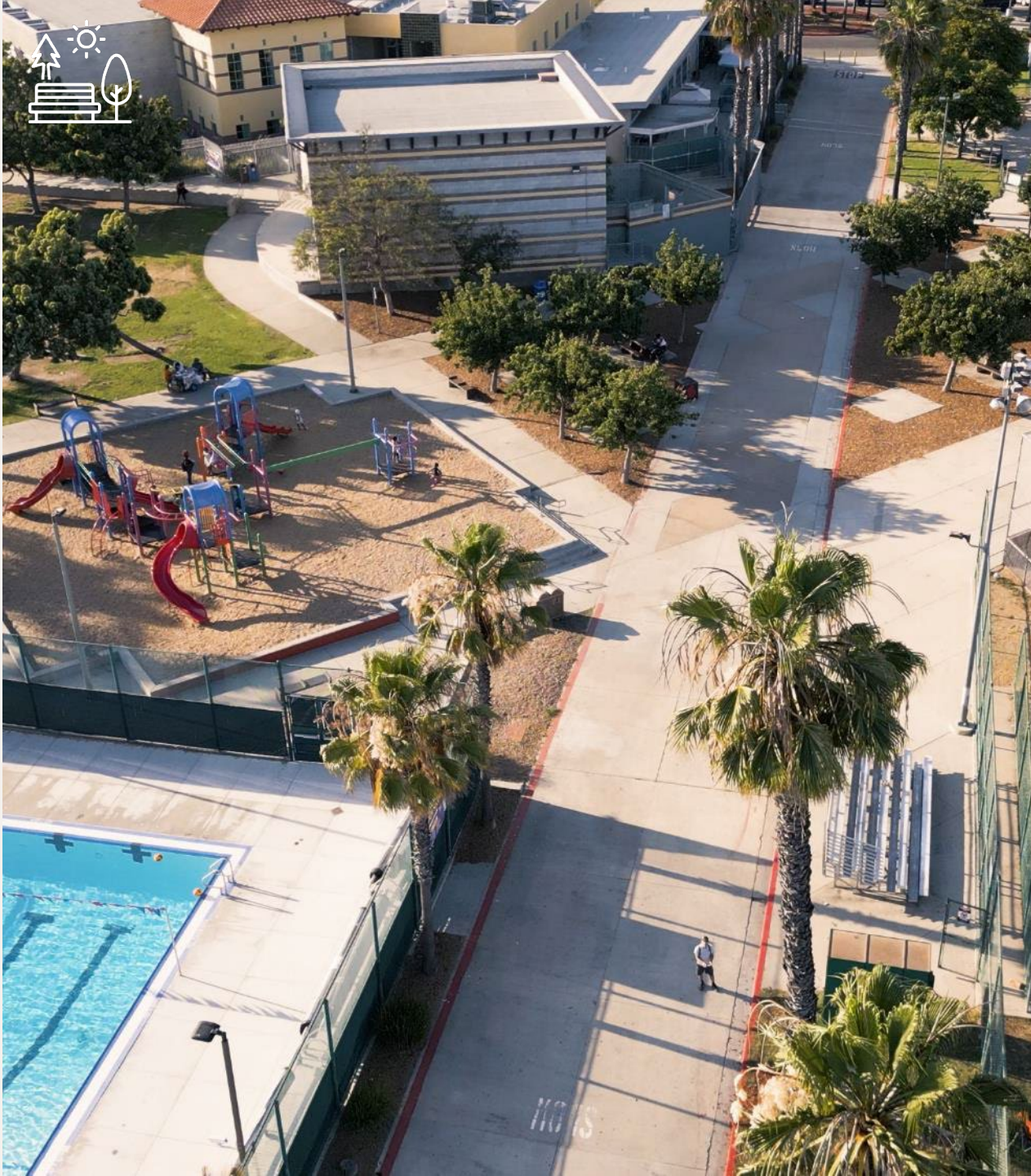
- Prioritize vulnerable users through the implementation of a complete streets network that address gaps in pedestrian and bicycle infrastructure, including sidewalks, enhanced crossings, roundabouts, traffic signals, separated bicycle facilities and effective wayfinding, especially near schools and on higher speed and volume streets.
- Leverage parking management strategies that maximize the efficiency of the curbside for on-street parking use to increase turnover and availability while reducing overnight parking of oversized vehicles in high-demand areas.
- Design and locate transit stops/stations to provide safe, convenient access to high activity/density areas, respect neighborhood and activity center character, implement community plan recommendations, enhance the users' personal experience of each neighborhood/center and contain comfortable walk and wait environments for customers.



Key Policies Continued

Mobility

- Design and locate transit stops/stations to provide safe, convenient access to high activity/density areas, respect neighborhood and activity center character, implement community plan recommendations, enhance the users' personal experience of each neighborhood/center and contain comfortable walk and wait environments for customers.
- Support Purple Line and Rapid bus projects to better connect the Mid-City communities to jobs, regional amenities and adjacent communities with time-competitive transit service.
- Utilize Intelligent Transportation System investments to implement cost-effective solutions within the Mid-City transportation network to enhance system performance and operations wherever possible.



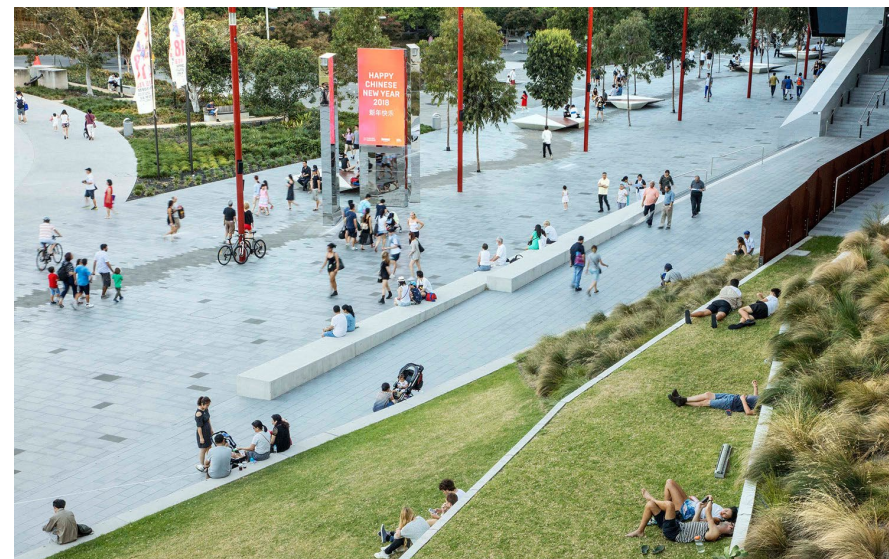
Parks, Public Facilities and Open Space



Draft Goals

Parks, Public Facilities & Open Space

- **Create a connected network of recreational facilities**
- **Provide equitable access to parks and recreation**
- **Expand recreational opportunities**
- **Optimize public lands and facilities**
- **Protect natural resources**





Draft Goals

Parks, Public Facilities & Open Space

- **An integrated open space network**
- **Advance sustainability and climate resilience**
- **Create inclusive, safe and resilient environments**
- **Strengthen cultural expressions and social connections in public spaces**



Park Typologies



Pocket Parks



Mini Parks



Neighborhood Parks



Community Parks



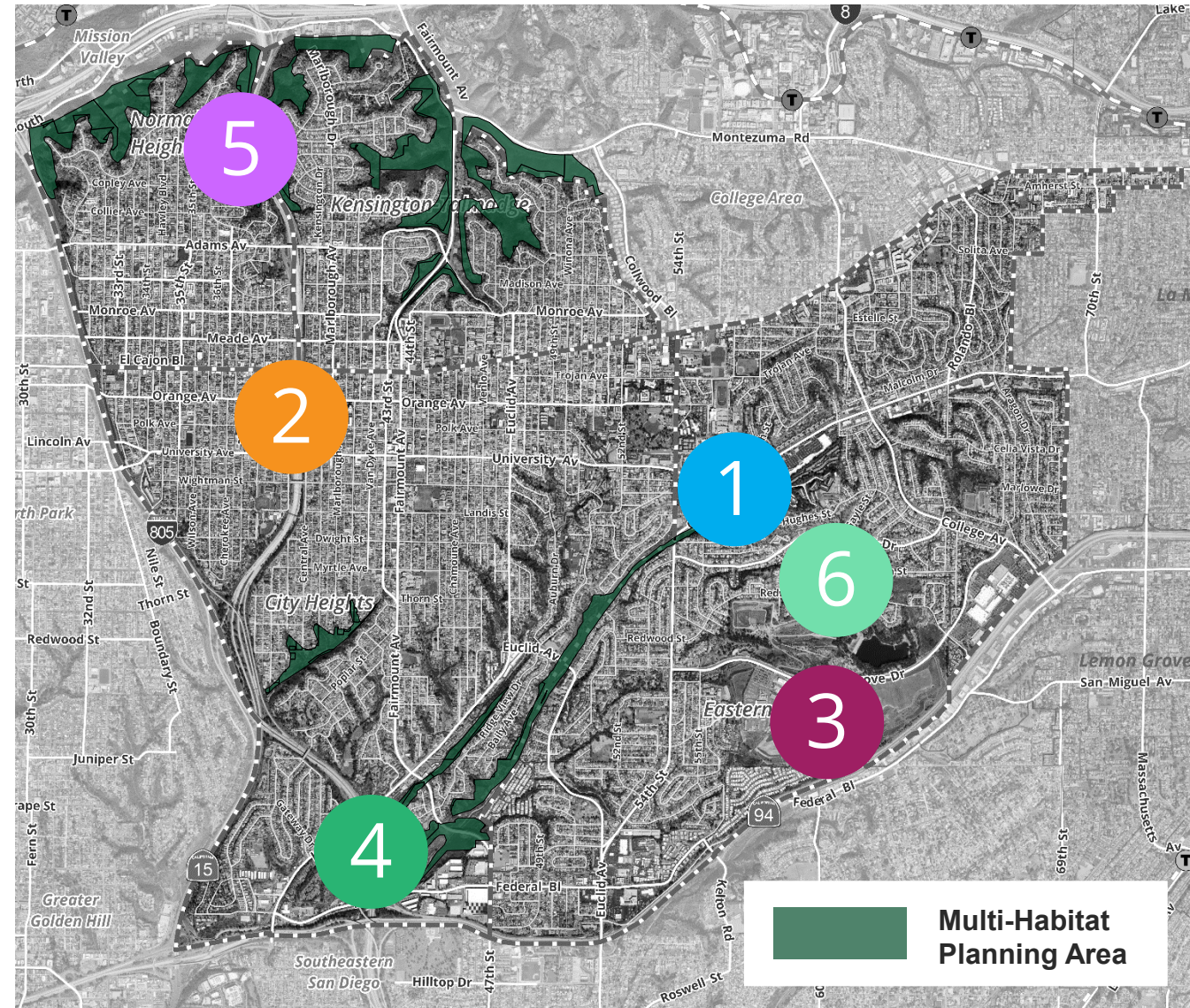
Joint-Use Parks



Open Space

Parks

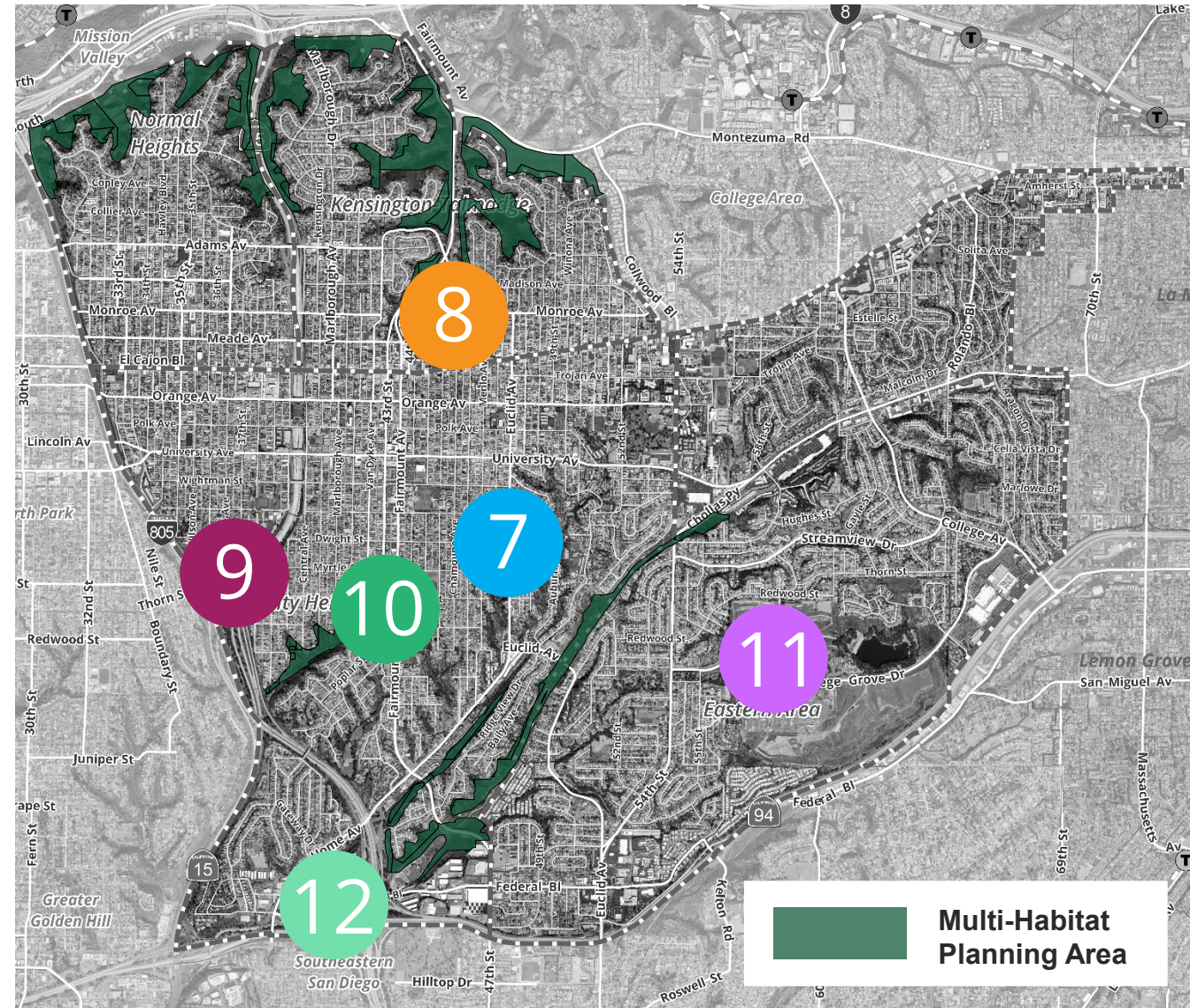
- 1 Chollas Triangle Park*
- 2 Teralta Community Park Exp.
- 3 S. Chollas Lake Regional Park
- 4 Sunshine Berardini Park*
- 5 Eugene Place Pocket Park
- 6 Carver Elementary Joint Use* & 60th Street Pocket Park



*Active Projects

Parks

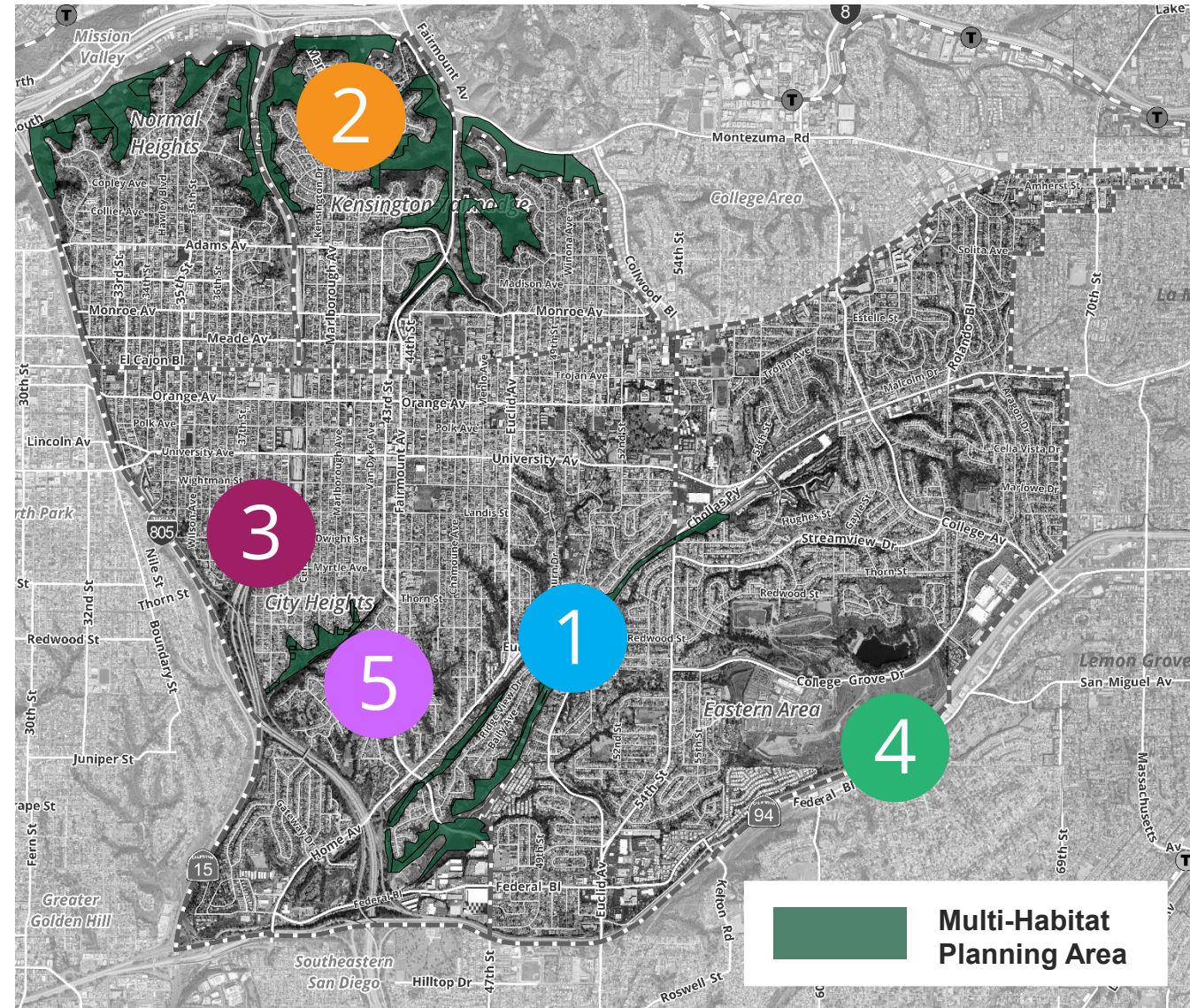
- 7 Olivia Canyon Trailhead
Pocket Park
- 8 Monroe Avenue Pocket Park
- 9 Cherokee Point and Postage
Stamp Pocket Park
- 10 Manzanita Canyon P. Park
- 11 North Chollas Com. Park*
- 12 Federal Boulevard P. Park*



*Active Projects

Trails

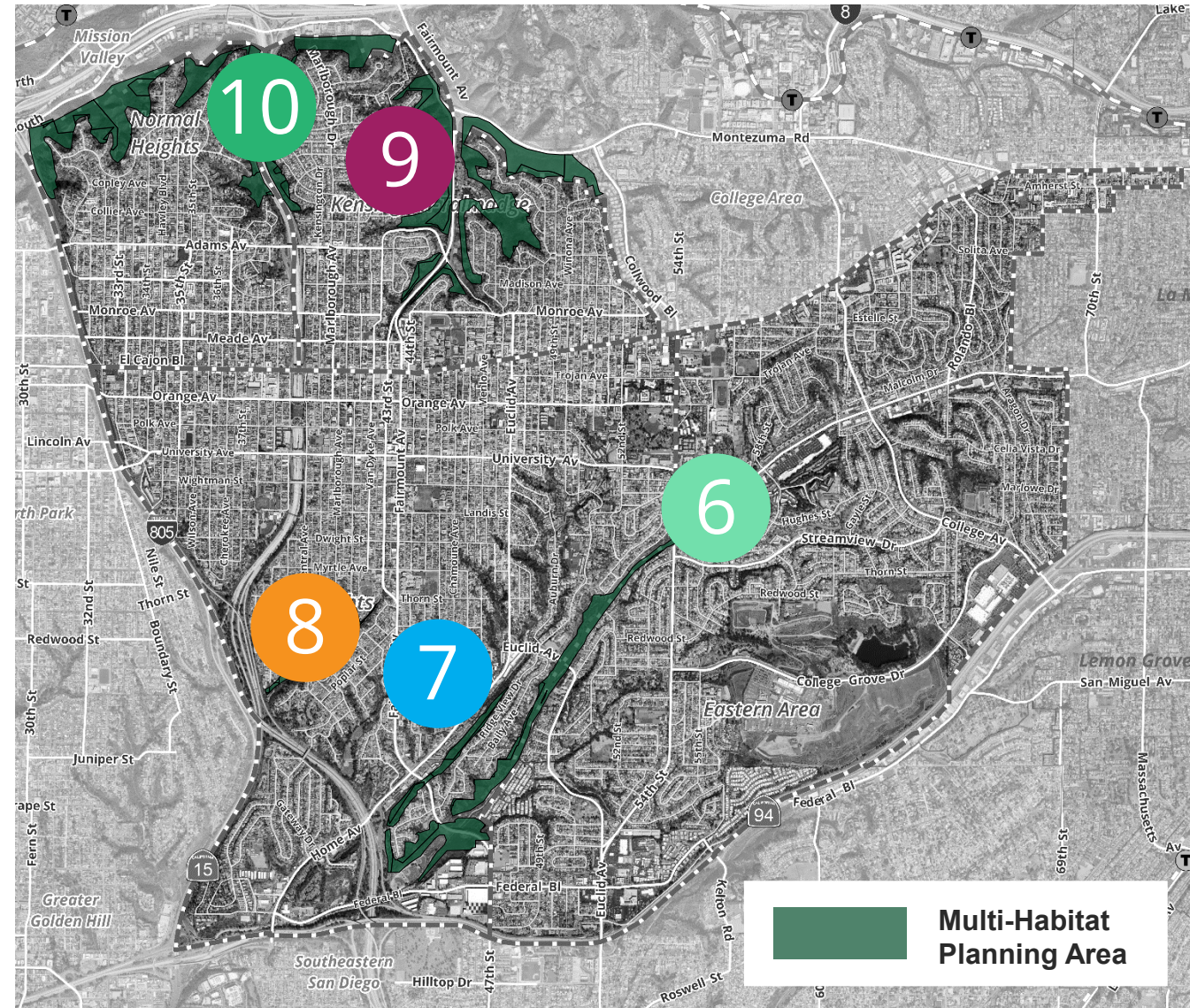
- 1 Oak Park Trail*
- 2 Kensington Loop Trail
- 3 Cherokee Point Trail
- 4 South Chollas Lake Trails
- 5 City Heights Loop



*Active Projects

Habitat Restoration

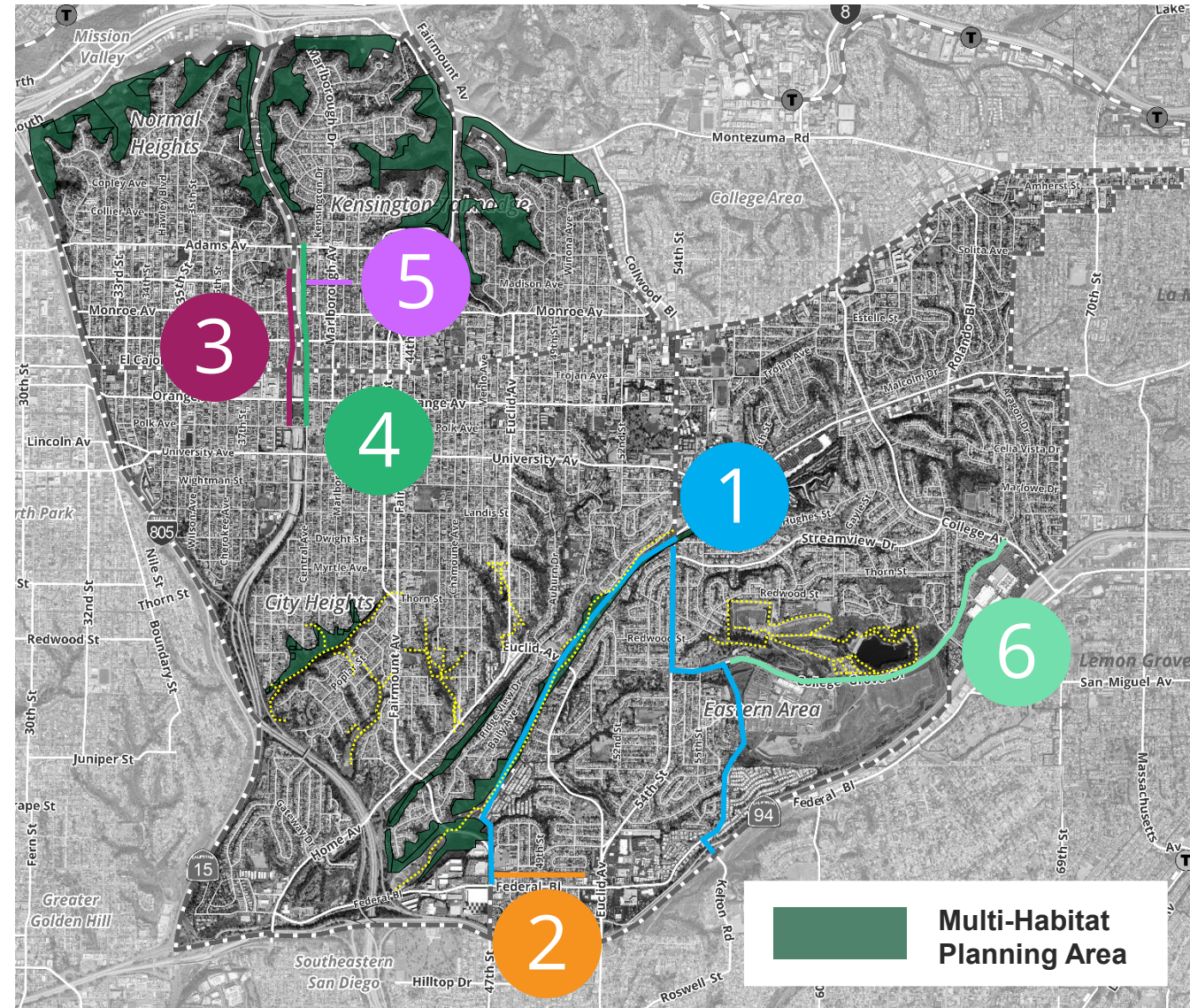
- 6 Chollas Creek O.S. Restoration
- 7 Mid-City O.S. Restoration
- 8 Manzanita Canyon O.S. Restoration
- 9 Kensington Hillside O.S. Restoration
- 10 Kensington O.S. Restoration



*Active Projects

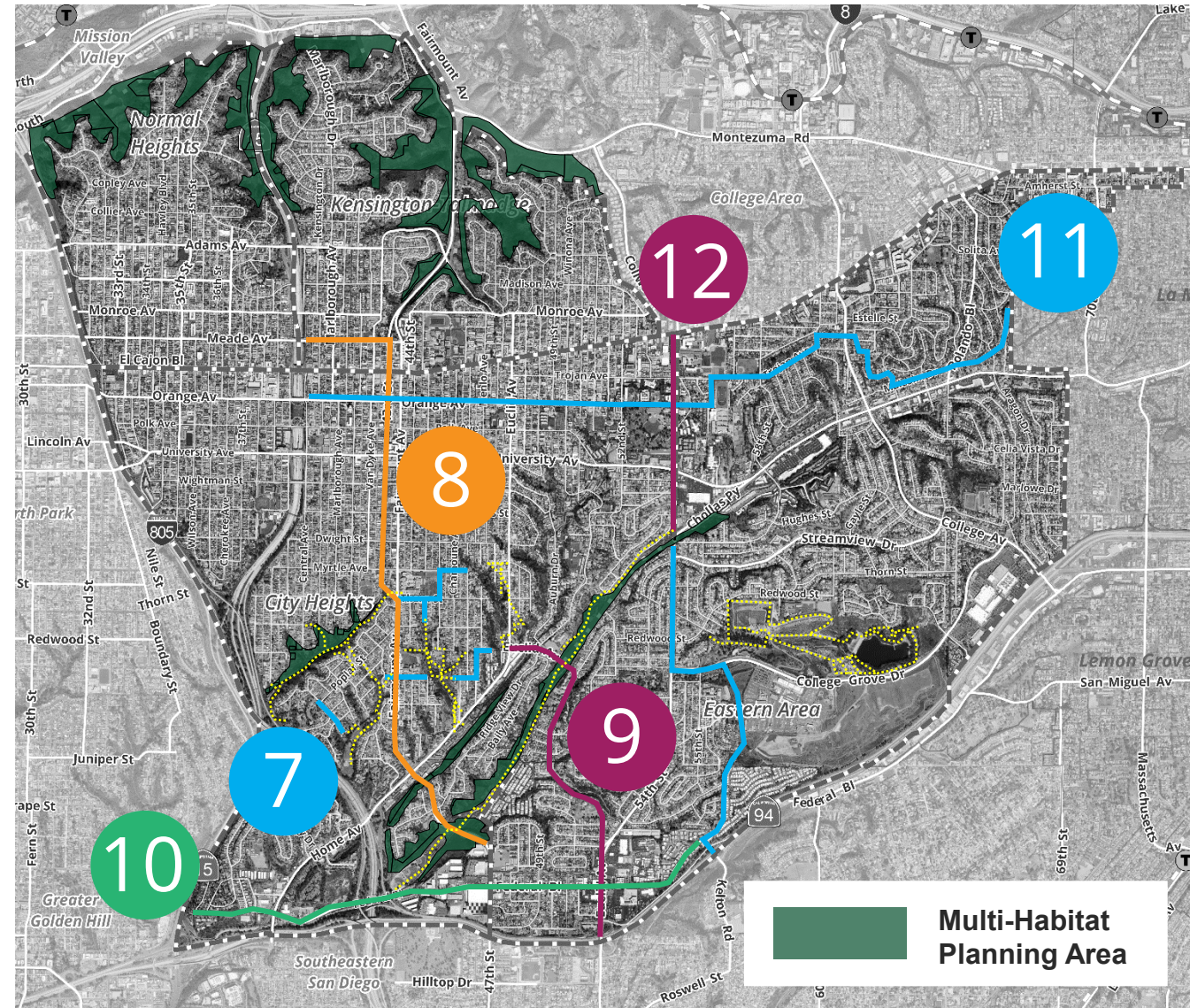
Mid-City Green Corridors

- 1 N. Chollas Creek Regional Park Loop
- 2 Marilou Road
- 3 40th Street
- 4 Terrace Drive
- 5 Monroe Avenue
- 6 College Grove Boulevard



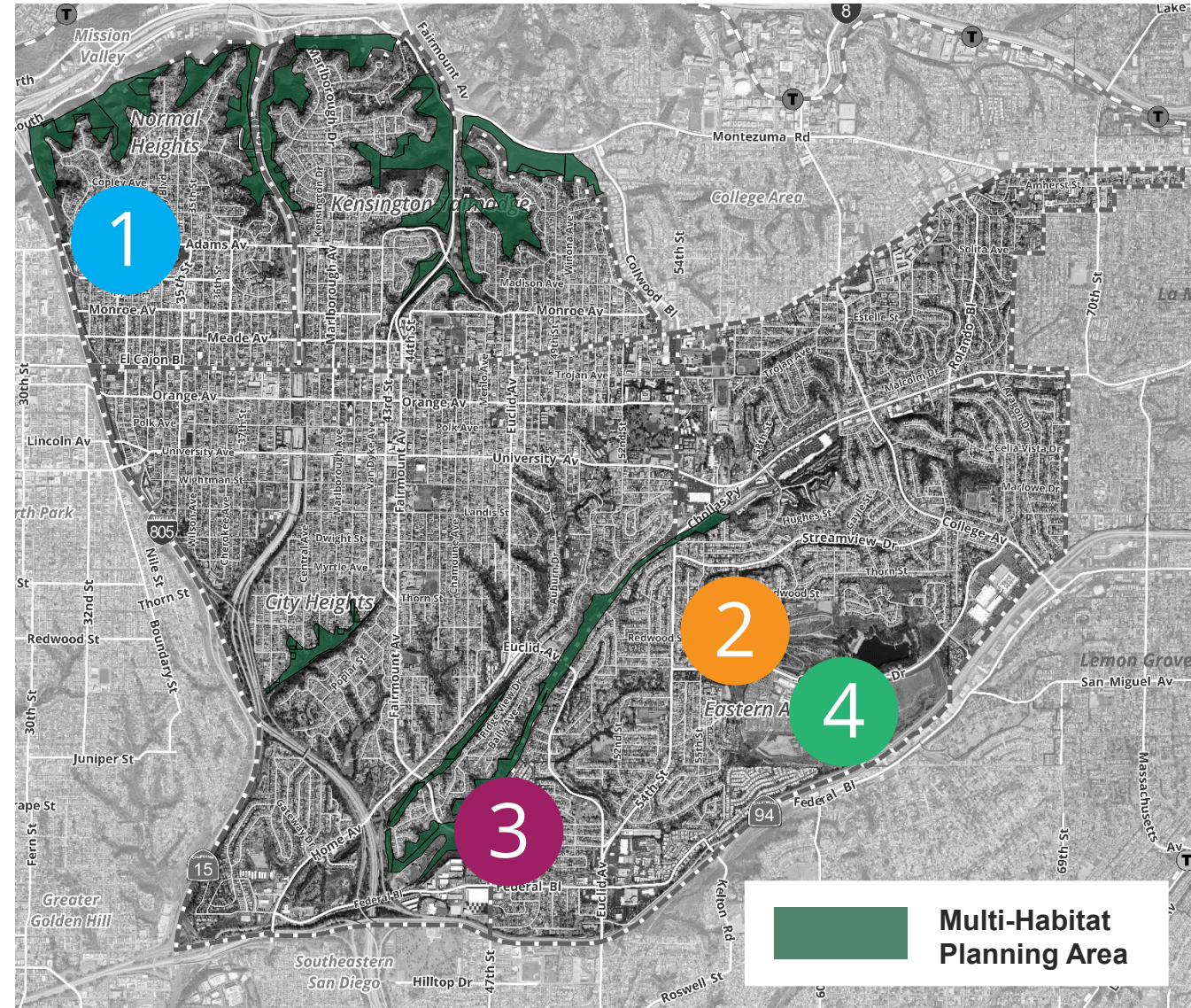
Mid-City Green Corridors

- 7 City Heights Loop
- 8 43rd Street
- 9 Euclid Avenue
- 10 Federal Boulevard
- 11 Orange Avenue
- 12 54th Street Cycle Track



Public Facilities

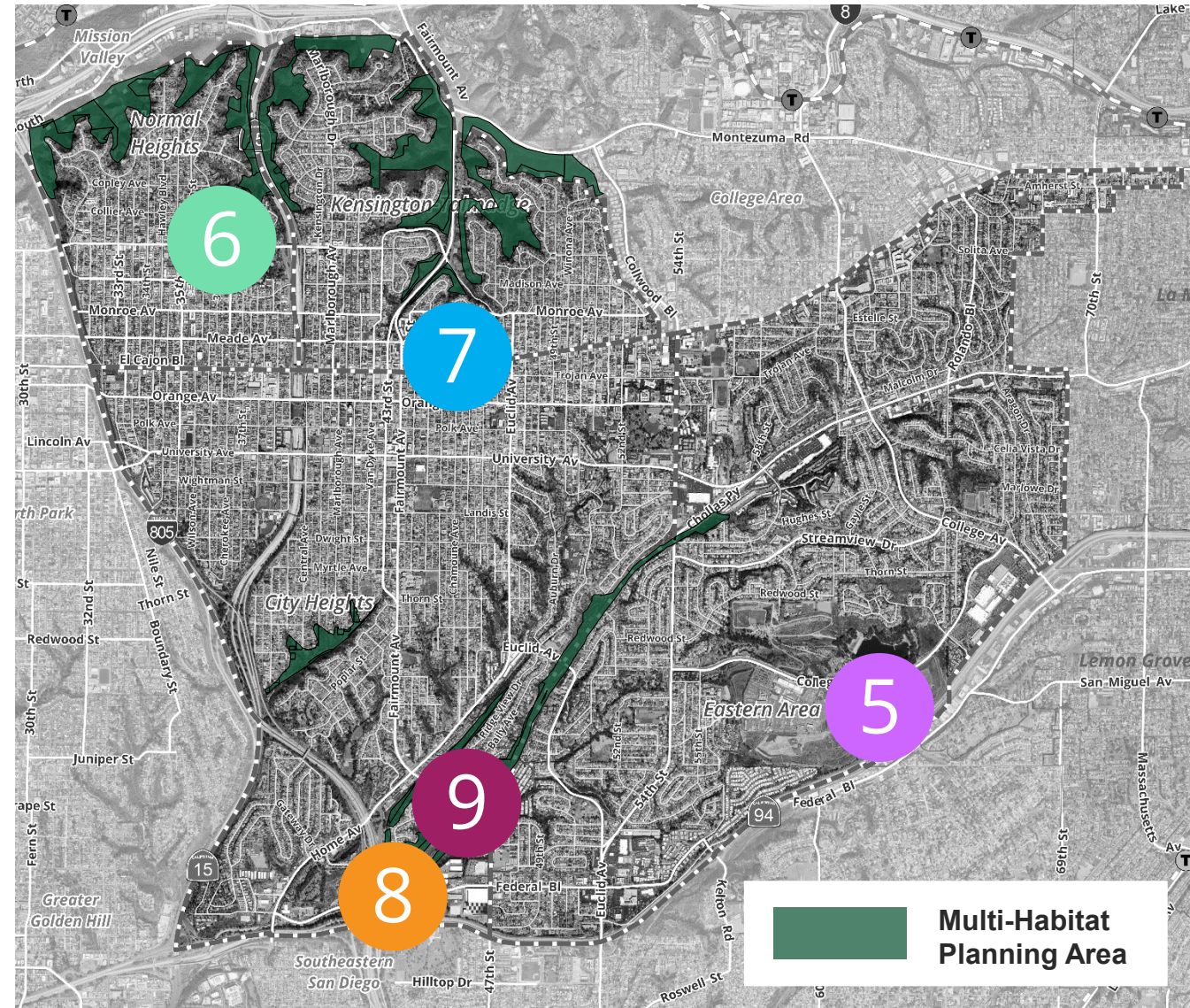
- 1 Normal Heights Rec. Center
- 2 Oak Park Library and Sorting Facility*
- 3 Fairmount Fire Station*
- 4 South Chollas Aquatic Complex



*Active Projects

Public Facilities

- 5 South Chollas Rec. Center
- 6 Kensington-Normal Heights Library
- 7 Hoover High School Joint Use Pool
- 8 Chollas Creek Ranger Station
- 9 Sunshine Berardini Aquatic Complex





Key Policies

Parks, Public Facilities & Open Space

Here are key policies for further exploration.

- **Pursue land acquisitions and right-of-way easements**
- **Establish open space connections**
- **Encourage developers to incorporate recreational amenities**
- **Preserve, expand and enhance existing recreation centers and aquatic facilities**
- **Facilitate urban gardening**
- **Encourage the development of public parks**
- **Promote wildland fire preparedness**

Discussion Questions:

- Any additional recommendations, corrections, concerns, or items to explore further?
 - Where to focus pedestrian, bicycle, transit and vehicular improvements?
 - Any additional locations for future parks, trails, and public facilities?

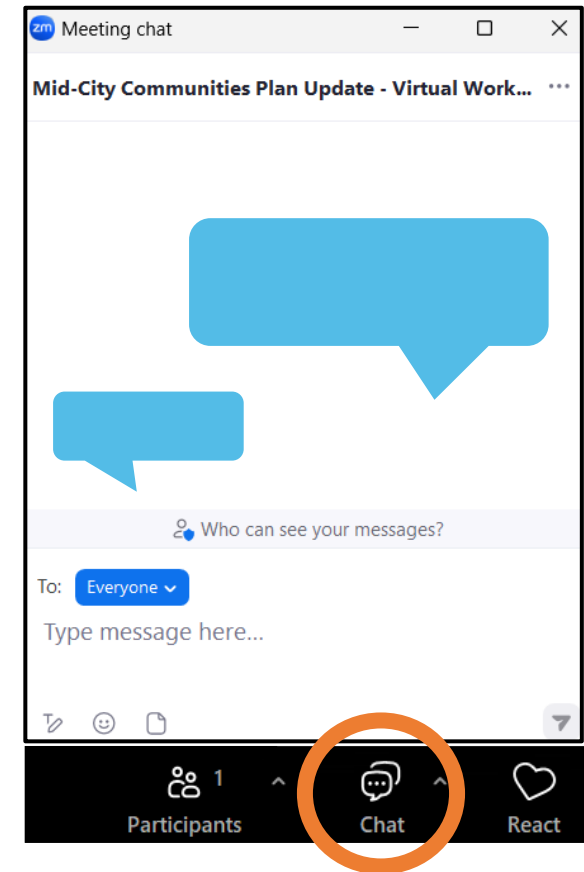
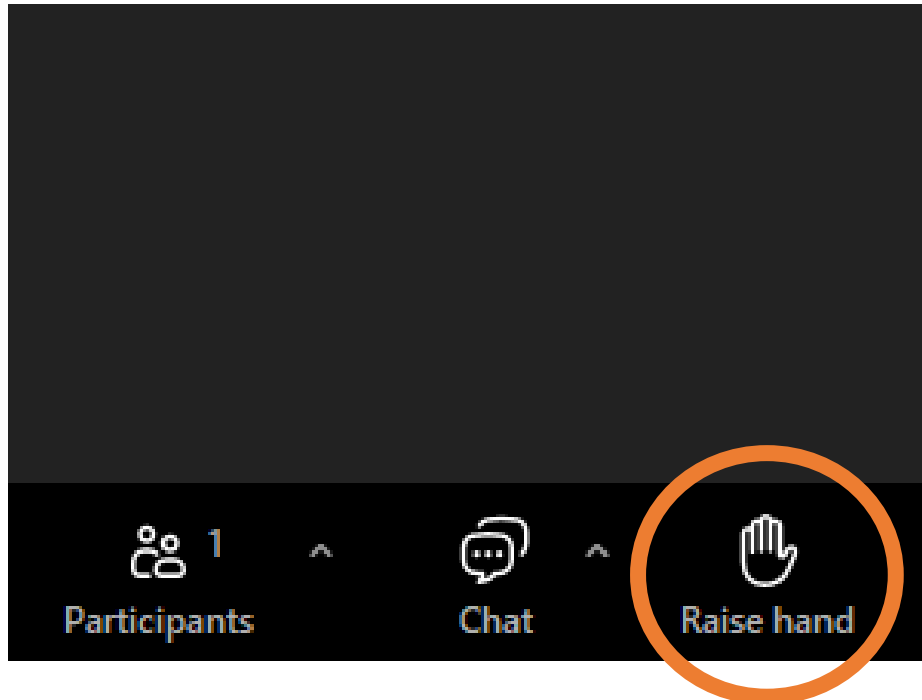
Provide in Writing on Comment Card or via Email to
PlanMidCity@SanDiego.gov



Public Comment

- You'll have thirty seconds or up to one-minute to speak or fill out a comment card and it will be recorded as input.

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





Next Steps

- **Visit the Plan Update Website & Sign-Up for Updates @ www.PlanMidCity.org**
- **Provide Comment to the Draft Ideas Report by Nov. 21, 2025**
 - [Public Comment Form](#)
- **Participate in the Upcoming Public Engagement Activities (Winter 2026):**
 - Working Group
 - Focus Groups & Open Houses
 - 2nd Planning Commission Workshop (info item)
 - Mobility Board (info item)
 - Parks & Recreation Board (info item)

Email Us

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

Mid-City Communities Plan Update



**PLAN
MID-CITY**
Communities Plan Update

City Planning Department

Mid-City CPU Working Group – October 29, 2025

