

Midway Pacific Highway Community Planning Group

Midway Rising/Specific Plan Amendment Ad Hoc Subcommittee Meeting Minutes

Date: Wednesday, April 23rd, 2025

Location: 2911 Sports Arena Blvd, Suite A San Diego CA 92110

Call to Order at 3:20pm

Key Discussion Points and Concerns

- **Insufficient Review Time:** The planning group's request to extend the review period was denied. The deadline for submitting comments is May 6th. The upcoming meeting will be the final one before this deadline. Attendees expressed concern about the limited time available to thoroughly evaluate a project of this magnitude. This point will be emphasized in the official comments.
- **Density Impact:**
 - The proposed 4,250 residential units significantly exceed both the current 2,000 units and the community plan's 30-year cap of 10,000 units.
 - A primary question is whether this increased density will restrict future redevelopment opportunities for other properties in the community.
- **Zoning (RMX):**
 - The project proposes RMX zoning, which includes a 240-foot height limit and substantial setbacks.
 - While a 250-foot building option exists in the northwest, Midway Rising has stated no plans to exceed the entertainment center's proposed height (160-165 feet).
- **Traffic and Parking:**
 - **Traffic Congestion:** Midway's traffic service level is projected to decline from D to E (failure), and Rosecrans, already at F, is expected to worsen.
 - **Parking Deficiencies:** The project is deemed to have insufficient parking, particularly for events, raising concerns about overflow into the surrounding community.
 - **Kurtz Street Modifications:**
 - Plans include converting a segment of Kurtz Street to two-way traffic, while other segments (C and D) may remain one-way.
 - Removing street parking on one side is anticipated to negatively impact local businesses.
 - A proposed roundabout at Hancock and Kurtz was discussed, with questions raised about its purpose and effectiveness.
- **Noise Levels:** Denise is investigating potential noise impacts, though the extent of the issue is being assessed given the limited residential presence directly adjacent to the venue. Traffic noise is a recognized concern.
- **Public Services and Views:** Discussions included the impact on safety services (fire, police, schools) and public facilities, as well as the potential effects on community views.
- **Phil's BBQ Lease:** The lease for the Phil's BBQ property expires in 2028, and the current specific plan does not address this adjacent property, which was noted as an oversight.

Enhanced Infrastructure Financing District (EFID)

- **Community-Wide Scope:** The group advocates for the EFID to encompass the entire Midway community, not just the project area. This would ensure that incremental tax revenues from all development remain within the community to support broader infrastructure needs.
- **Strategic Importance:** The EFID is considered vital for funding critical infrastructure projects, such as the "missing ramp."

Action Items and Future Planning

- **Comment Submission:** All attendees are requested to submit their comments and questions by next Wednesday to facilitate the finalization of the comment document.
- **Question-Based Approach:** The strategy is to formulate specific questions rather than general comments, as questions necessitate official responses.
- **Midway Rising Engagement:** Midway Rising has offered to provide representatives for an upcoming meeting to address any questions.
- **Parking Study Review:** Findings from an independent parking study commissioned by Sunbelt will be shared once available.

Meeting adjourned at 4:16pm.