

Midway Pacific Highway Community Planning Group Regular Meeting

Date: Wednesday, July 16, 2025

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

Call to Order: 3:04 PM. Quorum achieved.

Approval of Minutes

The minutes for March 2025 and May 2025 Regular Meetings were presented for review. Cathy moved to approve both minutes as drafted. Denise seconded. Motion passed unanimously.

Government Reports

- **Randy Reyes (Mayor Gloria's Office):** Reported that 500 miles of road resurfacing were completed in the last fiscal year, and 350 miles are planned for the current fiscal year. Also, \$8 million has been allocated to regional parks, with most going to Mission Bay improvements.
- **Margaret Doyle (Council District 2 Campbell's Office):** Informed attendees about a new "Safe Sidewalks Program" approved in November 2023, which waives permitting fees for sidewalk repairs until June 30, 2026. She also noted ongoing construction in the Liberty Station area and the need for better public notification regarding such projects.
- **Salma Ismail (Assemblymember Boerner's Office):** Provided updates on the state budget, which aims to reduce or delay cuts to safety net programs, fund public schools, and prioritize affordable housing. Seven of the assembly member's bills have passed through Senate policy committees. Upcoming events include a senior scam stoppers event in La Jolla on July 25th and a backpack giveaway in Point Loma.

Information Items: Regional Airport Authority update on Phase 1A of new Terminal 1 Project

Presenter: Yvonne Velasquez

- **New Terminal 1:** Growth aims to accommodate future passenger growth (estimated 35 million by 2035).
- **Project Components:** The project includes a new terminal, airside improvements (new taxiway Alpha to reduce congestion), a parking plaza (5200 stalls), new roadways for airport entrance, a future transit station, and a new administration building.
- **Milestones:** Groundbreaking occurred on November 1, 2021. The new airport roadway opened on August 1st. The grand opening of Phase 1A of the new terminal, including 19 gates, is scheduled for September 23rd, 2025, with first flights arriving the evening of September 22nd.
- **Notable Features:** The new terminal will include a children's play area, an outdoor seating terrace with bay views, a common use lounge, and an airline club. It will be 100% carbon-free electric and feature stormwater capture for toilet flushing.
- **Airlines and Concessionaires:** Breeze, Frontier, JetBlue, Southwest, Spirit, and Sun Country Airlines will operate from the new terminal on opening day. Concessionaires with local ties, such as The Taco Stand, Better Buzz, and Luna Grill, will be present.
- **Art Installations:** Several art pieces representing San Diego culture, including "A Day in the Sun" (mosaic columns), "Rise" (jellyfish sculpture), "Vessel of Life" (light fixture stage in the food hall), "Migrations," and "Torrey Pines," have been installed.
- **Roadway Access:** A new airport entrance roadway is opening, with specific instructions for drivers coming from I-5/Laurel Street and North Harbor Drive. Alternative routes via Harbor Island Drive and Shelter Island are available.
- **Existing Terminal 1:** The existing Terminal 1 will be demolished after Phase 1A opens, and the area will be used for expansion towards the east and to connect with Terminal 2.

Action Items: Applicant Request- Recommend approval of the project and associated General Plan Amendment, Community Plan Amendment, Specific Plan, Rezone, Tentative Map, Easement Vacations and Site Development Permit for the redevelopment of the City-owned Real Property Located at 3220, 3240, 3250 and 3500 Sports Arena Boulevard (Midway Rising Site).

Presenters: Midway Rising Team- Shelby Jordan II, Legends Global and Diego Velasco, Citythinkers

- **Project Overview:** The Midway Rising team (Zephyr, Chelsea Investment Corporation, Legends Global, and The Kroenke Group) presented on the Midway Rising project, which aims to fulfill the vision of the 2018 Community Plan for a mixed-use Sports Arena Community Village.
- **Milestones:** A draft specific plan was submitted in October 2023, and the Notice of Preparation for the EIR update was issued in December 2023. The team is seeking approval from the Planning Group to move forward with the community plan amendment process. They will present to the Historic Resource Board next week.
- **Community Engagement:** The team has conducted 58 outreach meetings and 10 community workshops to gather feedback.
- **Specific Plan Details:** The specific plan is an 80-page document outlining the vision, mobility improvements (new streets, pedestrian/bicycle facilities, improved bus stops, shuttle to Old Town Transit Center), and open space framework (over 14 acres of parks).
- **Rezone and Housing:** The property will be rezoned from CC-3-6 to RMX-2, with a proposed density of 72 dwellings per acre, leading to over 4,200 housing units. This includes 2,000 affordable units, covering a range from 30% to 80% area median income, and permanent supportive housing for formerly homeless individuals.
- **Construction Phasing:** Phase 1 will focus on the east side, including the new entertainment center and some housing, while the existing sports arena remains operational. Phase 2 will move west, primarily for housing and the Sports Arena Green park.
- **Historic Resource:** The sports arena was designated a historic resource on April 25, 2024. Due to economic infeasibility of renovation, the team is seeking a site development permit to demolish the arena, honoring its history through interpretive displays, art, a salvage plan, and a historic American Building survey.
- **Development Components:** The project includes a 16,000-seat entertainment center, 130,000 square feet of retail, and over 7,000 parking spaces in structures.
- **Economic Impact:** A study by the San Diego Regional Economic Development team estimates a nearly \$3 billion impact to the local region from construction, with over \$1.6 billion in wages. The annual economic activity is comparable to Comic-Con, Biocom, and the Esri conference combined.
- **Next Steps:** The project will proceed to the Planning Commission and then to the City Council. The team is also working with the city and county on forming an Enhanced Infrastructure Financing District (EIFD) to fund infrastructure improvements. Groundbreaking is anticipated 12-18 months after pre-development processes are complete.
- **EIR Update:** The Environmental Impact Report (EIR) was released earlier this year, and public comments have been received. Minor wording adjustments are expected, but no wholesale changes to the specific plan.

Public Comments

- **Kishan Patel (Point Loma Resident):** Expressed support for the project, noting its potential to enhance the area for both residents and tourists, especially with the airport expansion. Inquired about potential expansion to the west side, including the area near Phil's BBQ, but was informed it is not currently part of the focused plan.
- **Shaquila Templeton (President and CEO, Veterans Village of San Diego):** Shared statistics on decreasing homelessness in San Diego County and emphasized the critical need for affordable housing. Supported the project as a vital step in revitalizing the community and providing much-needed housing for veterans and others.

- **Associate Executive Director (Ryan Family YMCA):** Vocalized support for the project and announced a formal partnership to offer on-site childcare as part of the development, addressing a countywide deficit in childcare providers.

Cathy made a motion to approve the general plan amendment, community plan amendment, specific plan, rezoning, tentative map, easement vacations, and site development permit for the Midway Rising site as requested. Tod seconded.

Board discussion regarding potential recusals: Cathy's family owns adjacent properties which will be directly impacted by the project and offered to recuse herself if anyone felt she should. Ryan is now a Legends Global employee who recently took over management of the existing Sports Arena's operations. Board thought Cathy should not recuse herself but agreed Ryan should.

Vote taken- motioned passed unanimously with seven members in favor, one recusal (Ryan).

Adjournment: 4:27 PM. The next meeting will be in September, as there is no meeting in August.