

Talmadge Park

A San Diego neighborhood since 1926

Presentation to Parks and Recreation Board Meeting
January 15, 2026

CURRENT CONDITIONS

Population

Ken-Tal: **14,543**

Talmadge: **8,900**

Park Points

Eligible K-T Park Pts: **1454**

Eligible Tal Park Pts: **890**

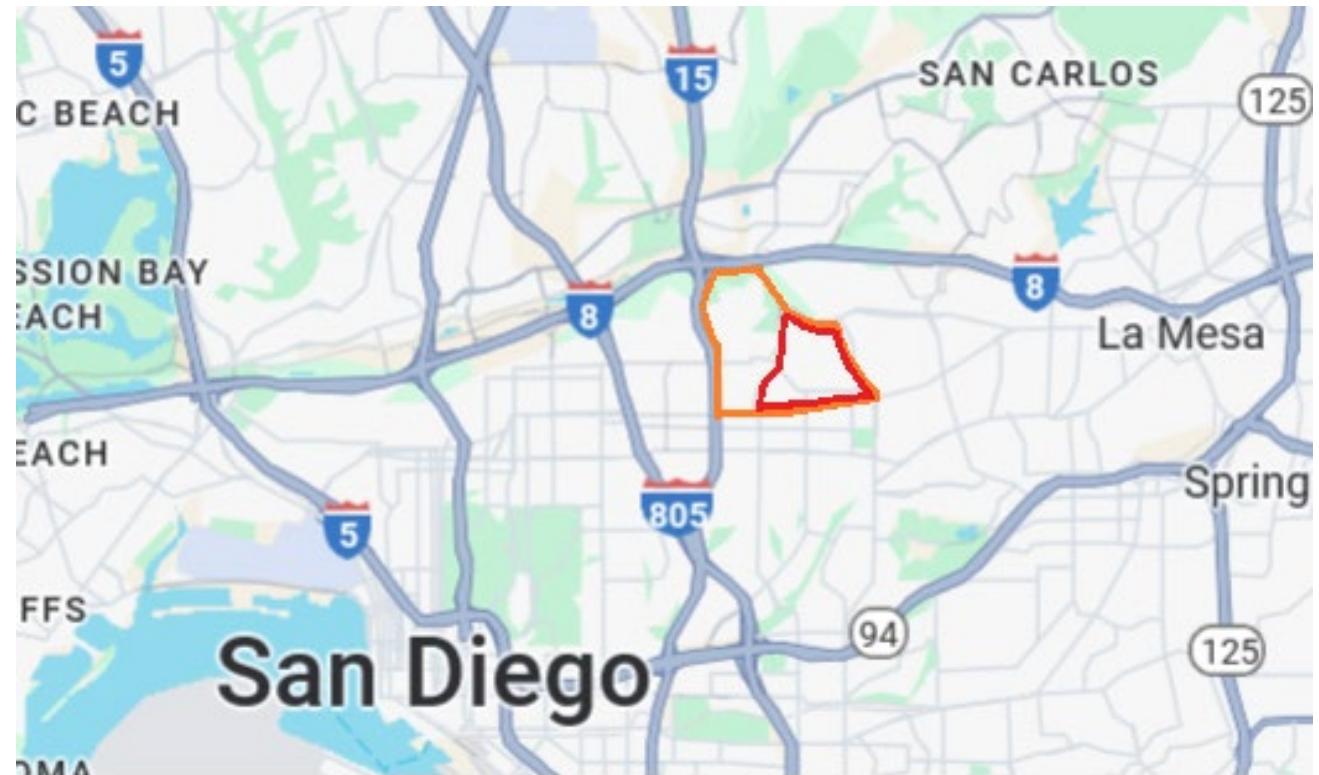
Current K-T Park Pts: **108**

Current Talmadge Park Pts: **0**

Deficit

K-T Deficit: **-93%**

Talmadge Deficit: **-100%**



Kensington-Talmadge CPG in **Orange**

Talmadge Neighborhood in **Red**

4.2 Continual Park Acquisition Goal

The City will continue to pursue land acquisition whenever feasible, with a special focus on acquiring land where the needs are the greatest, and where the future park spaces would be used by the most people.

PARCEL INFORMATION

Size: **0.87 Acres**

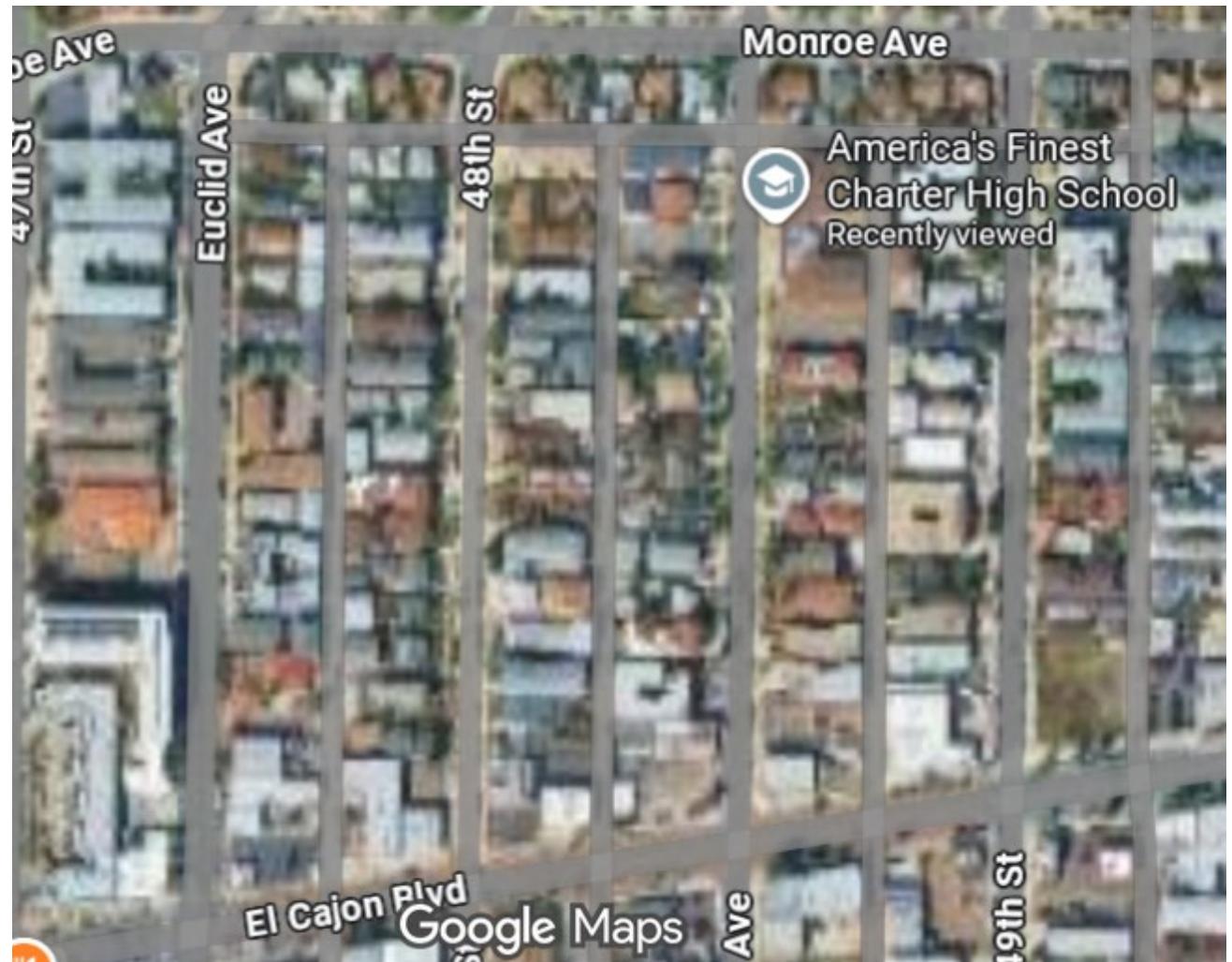
Parcel East: **31,363 sf**

Parcel West: **6,438 sf**

On Market 310 Days

Price: **\$5.2 M**

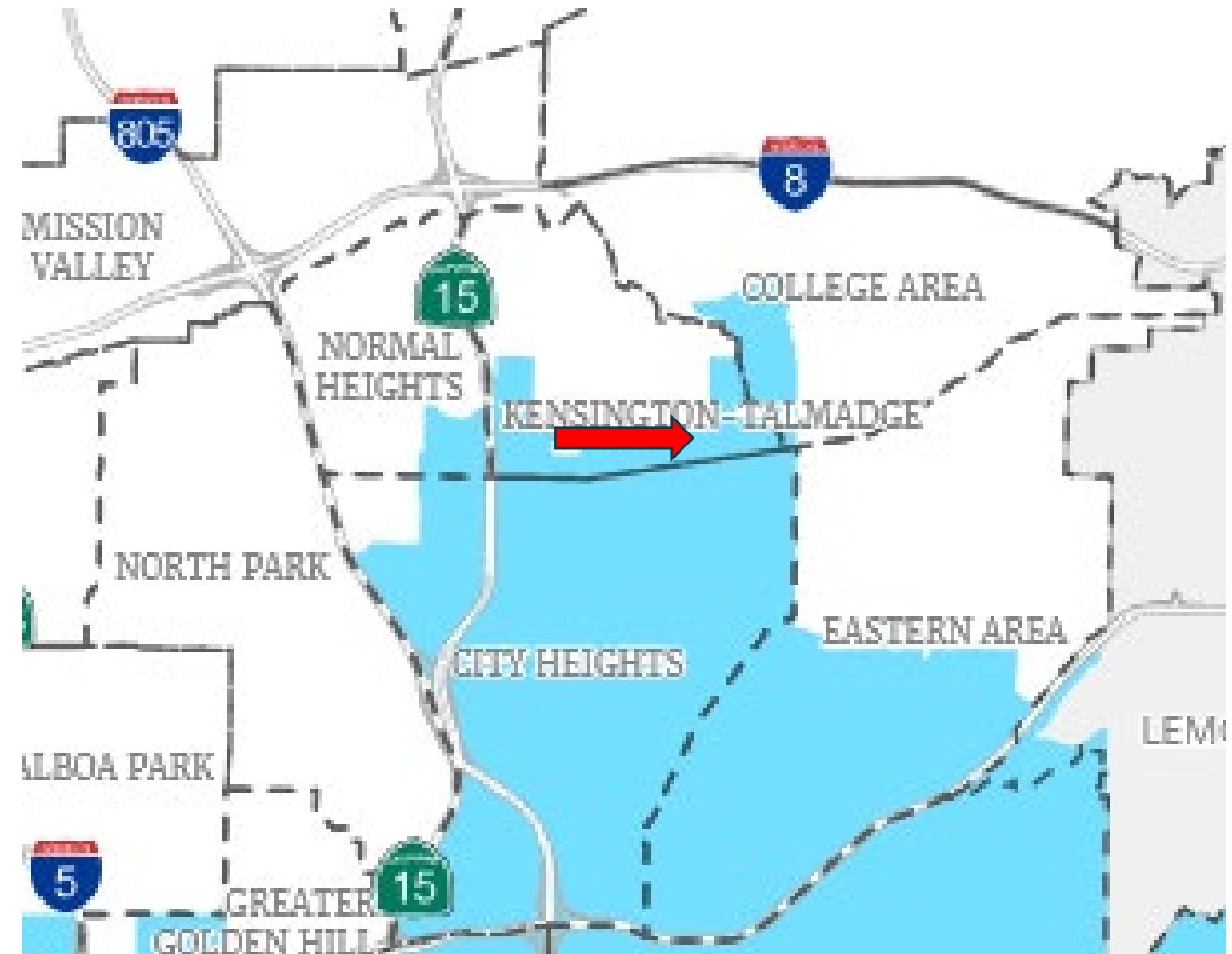
Marked down from **\$6.9 M!**



ENVIRONMENTAL JUSTICE

Parcel is inside Environmental Justice Census Tract

Bordered by more park deficits -
City Hts: 1/2 of standard
Normal Hts: 1/3 of standard
College: 1/10 of standard



4481 & 4482 Estrella Avenue



Multiple Possible Long-Term and Interim Uses

- Park Space
- Community Center
- Recreation Center
- Paid Parking

THANK YOU