

Mid-City Communities Plan Update



**PLAN
MID-CITY**
Communities Plan Update

City Planning Department

Mid-City CPU Working Group – February 25, 2026



1. Welcome & General Update (10 min)
 - a. Questions and Clarifications (5 min)
2. Presentation on Phase II Engagement Summary (20 min)
 - a. Working Group Discussion and Questions (20 min)
3. Presentation on Mobility Networks and Corridors (20 min)
 - a. Planned Pedestrian Network
 - b. Planned Bicycle Network
 - c. Corridor Concept Analysis & Approach
 - d. Working Group Discussion and Questions (20 min)
4. Public Comment (25 min)
5. Conclusion & Next Steps (5 min)



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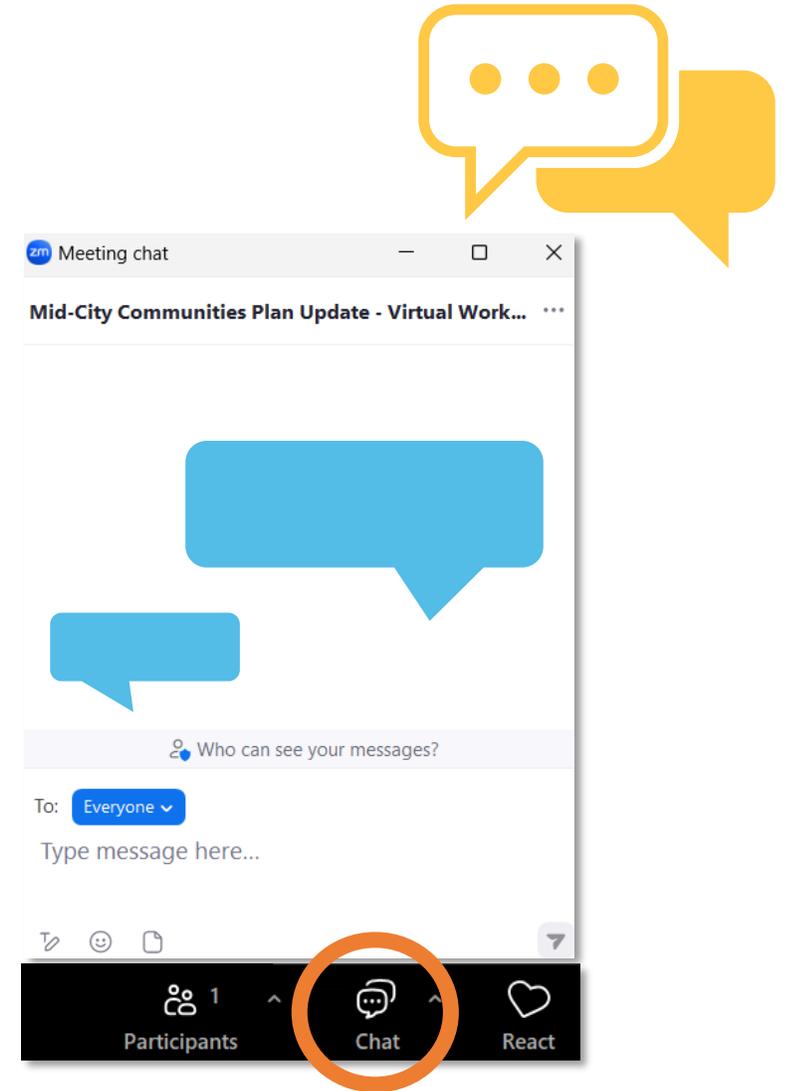
Welcome & Plan Updates

- 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 PLANNING AREA & NEIGHBORHOODS

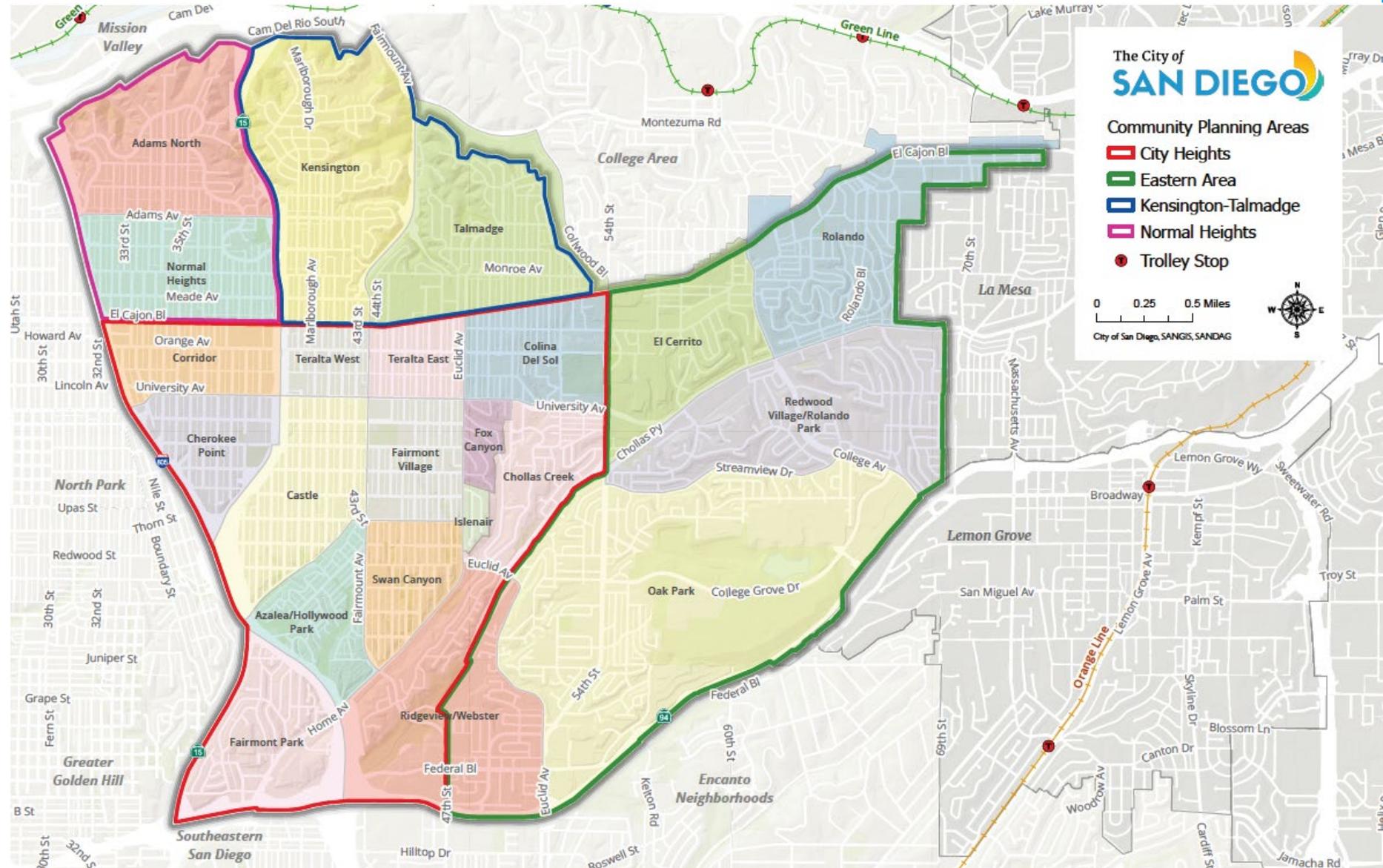
Mid-City Communities

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

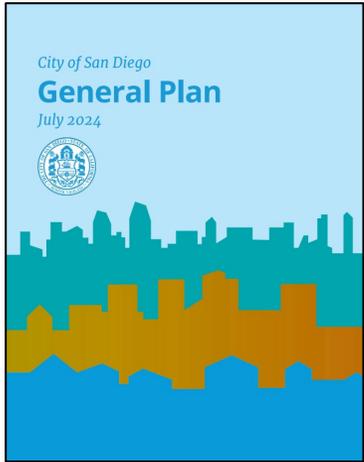
Mid-City Snapshot*

- 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



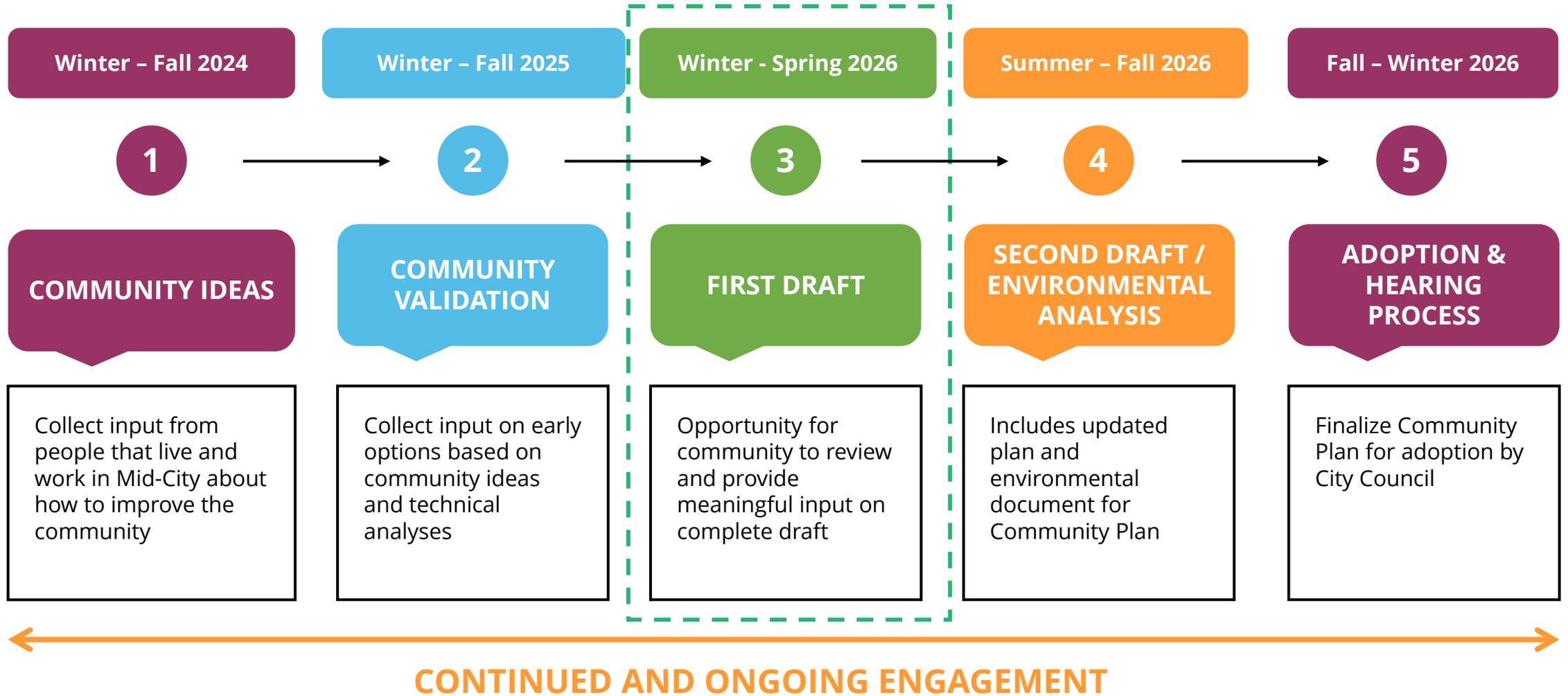
The City is updating the Community Plan to help shape the future of Mid-City area for the next 20 to 30 years. The current plan was last adopted in 1998.



The Mid-City Communities Plan will be a part of the City's General Plan – the City's guide to long-term growth – and is consistent with the City's Climate Action Plan. 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.

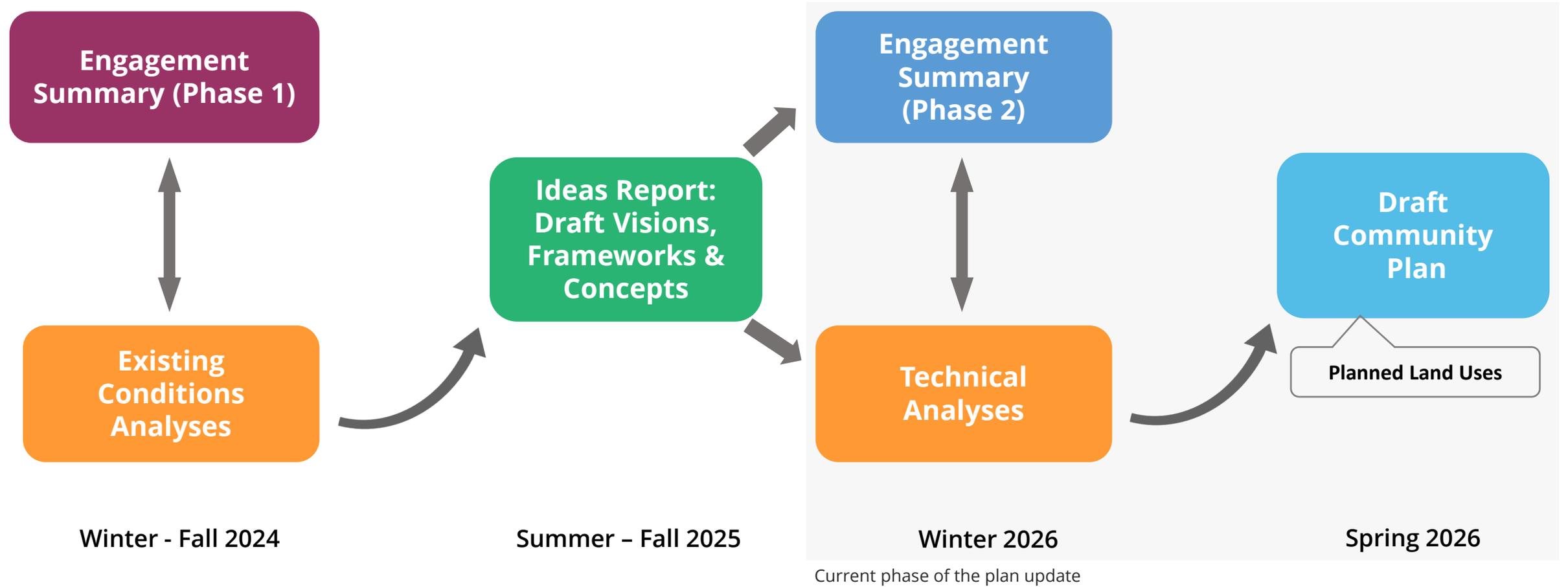
- 1 Address Regional Growth & Housing Needs
- 2 Understand Community Needs & Enhance Quality of Life
- 3 Evaluate Infrastructure Demand
- 4 Reduce Environmental Impact

PROCESS & TIMELINE



PROCESS & TIMELINE

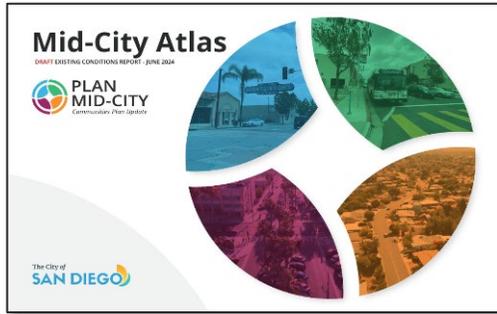
How community feedback and analysis help inform the draft community plan.



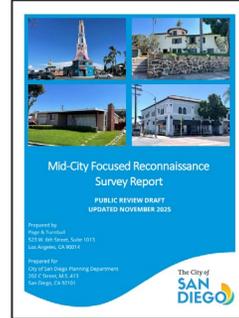
FURTHER OPPORTUNITY TO PROVIDE INPUT

Plan Update Documents

Community feedback and technical analyses are integral to better understanding the past, present and future to inform the draft community plan.



Mid-City Atlas: Existing Conditions Report



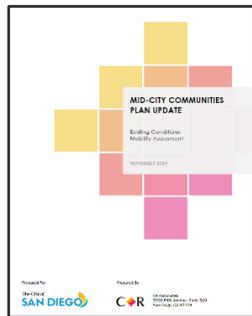
Focused Historic Reconnaissance Survey



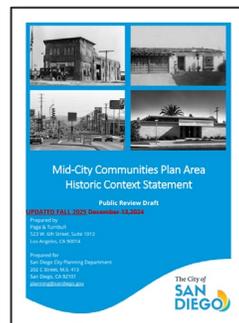
Phase 1 Engagement Summary



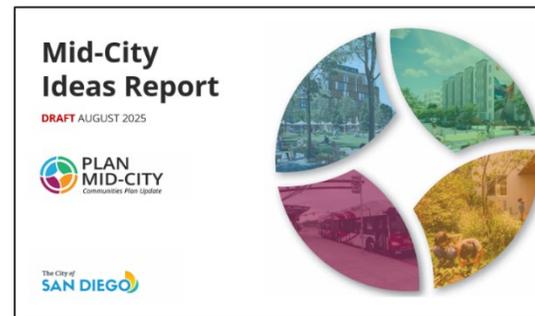
Phase 2 Engagement Summary



Existing Conditions Mobility Assessment



Historic Context Statement



Draft Ideas Report



Additional Technical Analyses

FURTHER OPPORTUNITY TO PROVIDE INPUT



Questions & Clarifications



Phase 2 Public Engagement Summary

Introduction

The **Phase 2 Public Engagement Summary** for the Mid-City Communities Plan Update summarizes the activities conducted and feedback heard from the community during the second year of the plan update process.

1. Background
2. What We Did
3. What We Heard
4. What's Next?



SHARE FEEDBACK ON
THE MID-CITY IDEAS REPORT

Book an appointment during our Office Hours to share feedback on the Mid-City Ideas Report - Your input will help inform the first draft of the Community Plan Update.

Please See Attachments for More Detailed Information



**Working Group Member
Feedback &
Response Table**

Attachment 1



**Working Group
Public Comments**

Attachment 2



**Draft Ideas Report
Public Comment Form**

Attachment 3



**Office Hour
Feedback**

Attachment 4



Community Emails

Attachment 5



**Community Planning Group
Meeting Comments**

Attachment 6



**Community
Letters**

Attachment 7



Postcards

Attachment 8



**Pop-up
Feedback**

Attachment 9



**Atlas Feedback &
Responses**

Attachment 10

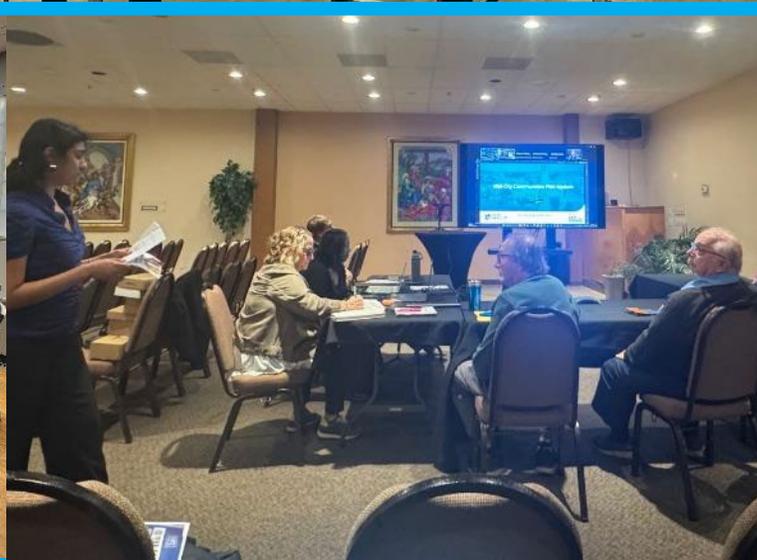
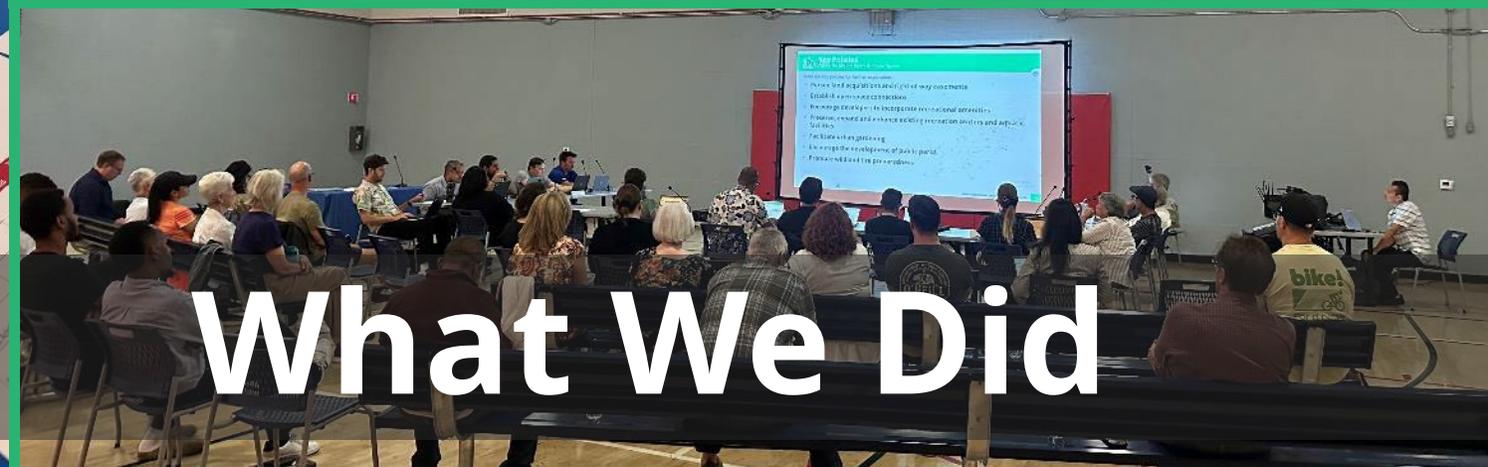
Working Group Member Feedback

The Working Group members provided over 239 comments to the various planning documents. City staff's response to each comment is available in **Attachment 1**. Working Group members provided feedback to the through various ways, such as:

- Working Group Meetings
- Public Comment Form
- Letters
- Emails

Attachment 1

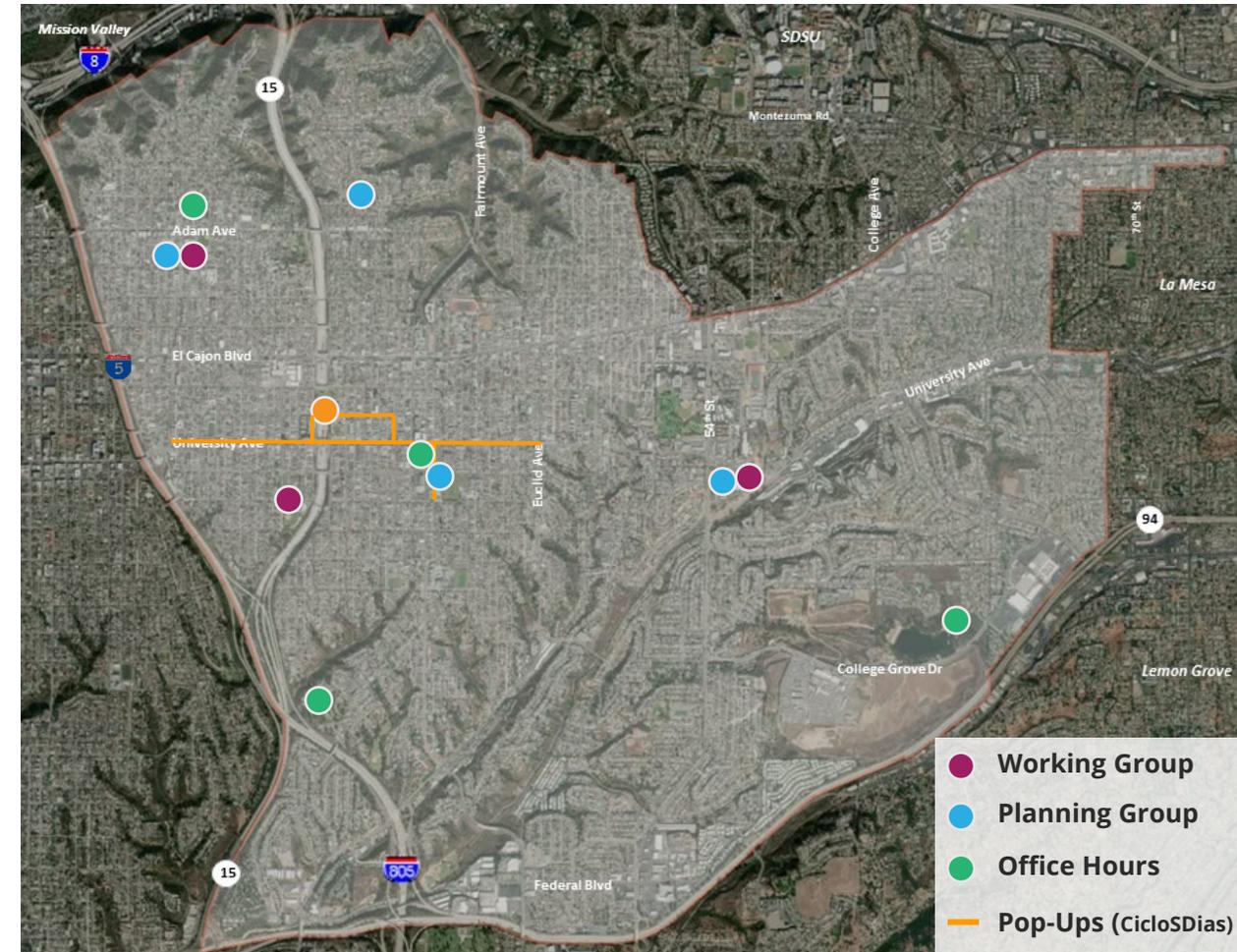
Community Feedback –Working Group Member Comments & City Staff Responses		
Chapter	Comment	Staff Answer
History & Place	A suggestion was made to add Thien Hau Temple at 4538 University Avenue to the study list (referenced on p. 68), noting its cultural and religious importance to the Vietnamese community and its frequent use for events like the Lunar New Year festival.	The Thien Hau Temple is encompassed by Study Area 1 of the Draft Ideas Report and is pictured in the "Faith-based Spaces" map of the Atlas.
Mobility	A recommendation was made to consider residential parking permits to address local parking issues, with time-limited parking for non-residents.	City staff is exploring policies to support residential parking permits in Mid-City. Information on establishing a Permit District can be found here: https://www.sandiego.gov/parking/permits/establish .



Phase 2 - Key Engagement Activities

Over **670 people** provided **1000+ comments** through 13 events, public comment form, letters, emails & postcards.

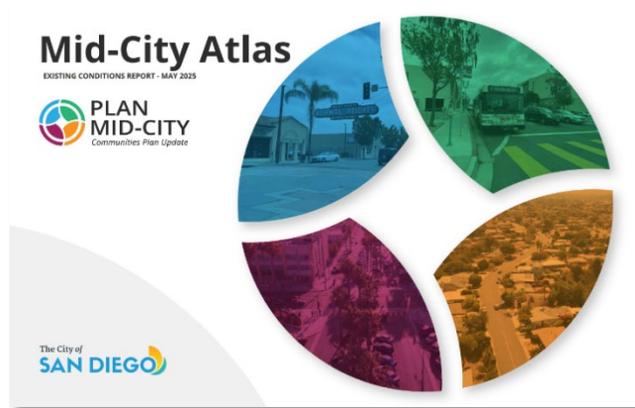
	Comments	Events
 Working Group Meetings	325	3
 Planning Group Meetings	103	4
 Office Hours	142	5
 Pop-Ups	9	1
 Postcards	224	
 Letters* & Emails	281	
 Public Comment Form	84	



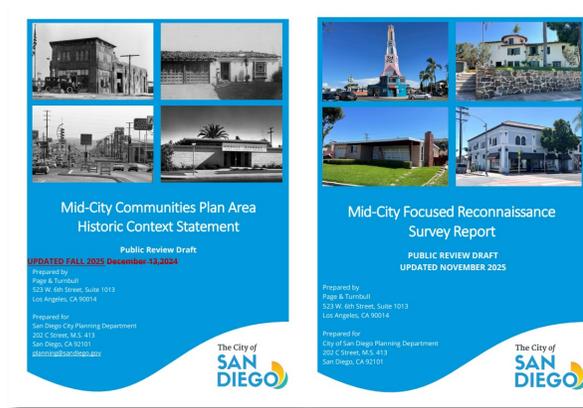
*City staff received 23 letters during Phase 2 engagement.

How Public Feedback Informs Plan Update Documents

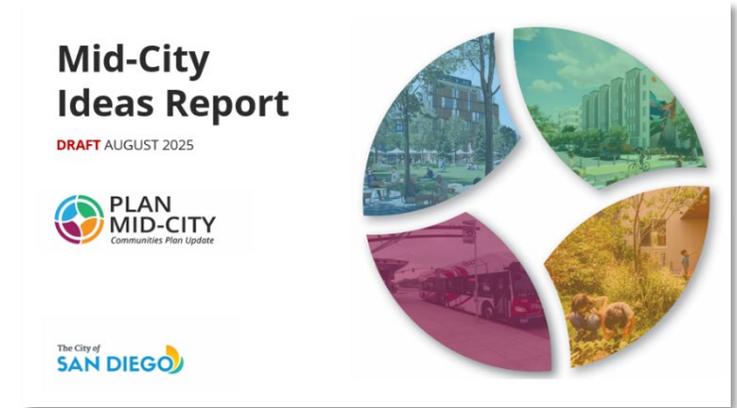
Mid-City Atlas: Existing Conditions Report, Historic Context Statement and Survey, and Ideas Report



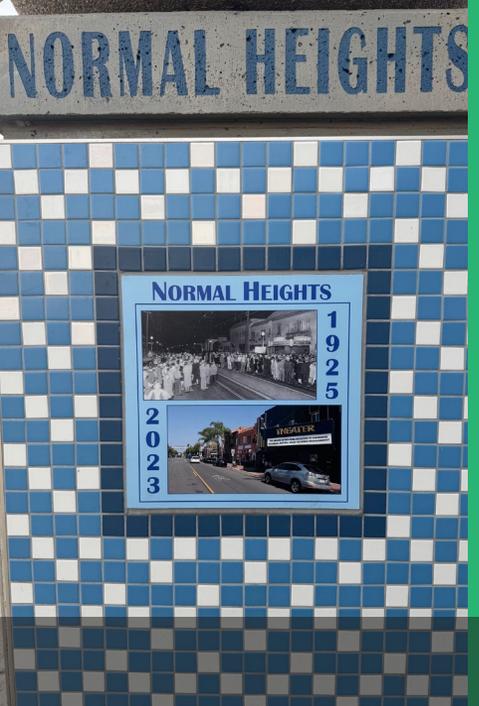
City staff received and responded to **322 comments** on the draft Mid-City Atlas: Existing Conditions Report. The final draft, released in May 2025, incorporated most comments.



City staff received and responded to **135 comments** on the draft Historic Context Statement and Survey. The final draft, released in fall 2025, incorporated most comments.



City staff **received 887 comments** on the Mid-City Ideas Report. These comments will inform the refinement of concepts and study areas that will help shape the first draft of the Mid-City Communities Plan.



What We Heard



Summary of What We Heard by Major Themes*



History and Place

95 Comments



Mobility

156 Comments



Sustainability, Equity & Climate Change

14 Comments



Urban Design

102 Comments



Land Use & Development

372 Comments



Parks, Public Facilities & Open Space

117 Comments

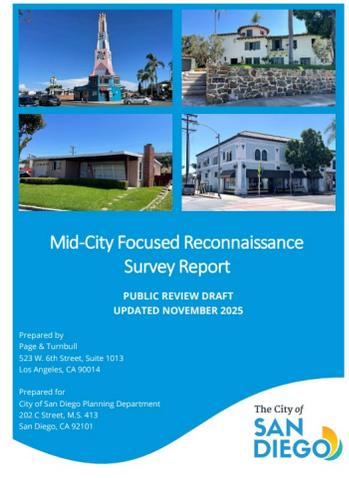
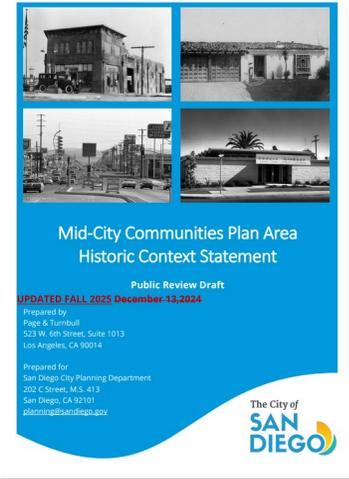
*Please note that the quantities shown do not account for comments we received via letters, emails or other general comments that were not categorized under a specific theme.



Historic Context Statement & Reconnaissance Survey:

- Opposition towards the fragmentation of historic districts.
- Requested consistency, alignment, and corrections across the Historic Context Statement, Reconnaissance Survey, and Ideas Report.
- Support for preservation-driven placemaking and policies.
- Request to include new requirements for developments in historically designated areas, such as incorporating traditional vernacular architectural styles.

Both the Historic Context Statement and Reconnaissance Survey were updated in November 2025 to reflect community feedback. The revised draft will help inform the History & Place chapter in the draft community plan. The City is also updating its Heritage Preservation Program through the Preservation & Progress initiative, which is exploring objective design standards for historic properties and districts.





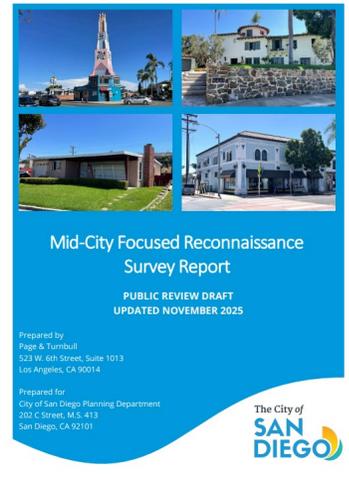
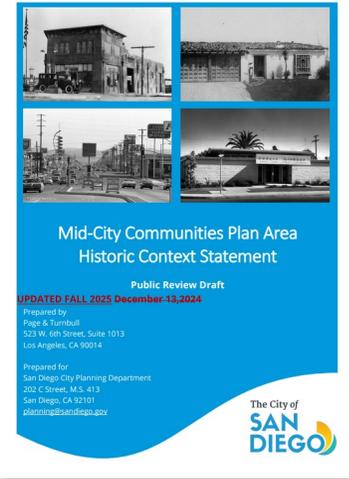
History & Place

Key Comments

Cultural Districts:

- Support the creation of the Somali Town cultural district.

The Somali Town Cultural District is recognized in the Draft Ideas Report as an area characterized by existing Somali-owned businesses, community gathering spaces, and public art that reflects the East African identity. Staff will continue to coordinate with Somali residents and businesses to define further the extent and goals of the proposed cultural district and explore opportunities for future placemaking.





Sustainability, Equity & Climate Resilience

Key Comments

Air Quality & Noise adjacent to Freeways:

- Support for trees, shrubs, and soundwalls to mitigate air quality and noise adjacent to freeways and next to homes.

The City is evaluating policies to partner with Caltrans to add landscaping along freeways on streets such as Terrace Drive, 40th Street, and Central Avenue.





Sustainability, Equity & Climate Resilience

Key Comments

Urban Forestry and Shade:

- Expand Urban Forestry Program.
- Implement shaded sidewalks.
- Raise concern regarding tree maintenance costs.
- Support urban greening alongside highways.



The Urban Forestry Diagram in the Draft Ideas Report identifies suitable corridors for street trees. City staff will continue to develop urban forestry concepts and explore policies that support enhanced tree canopy coverage and other opportunities for shade coverage in public spaces.

The Community Plan is a long-range document that guides how the community grows and evolves over the coming decades. Ongoing maintenance and operations of City parks are collectively managed through the City's park maintenance programs.



Sustainability, Equity & Climate Resilience

Key Comments

Affordability and Anti-Displacement:

- Explore higher affordability targets for new development.
- Prioritize long-term and displaced tenants for housing and ownership opportunities.

The City is looking to update its inclusionary housing regulations to help balance the need for affordable housing and overall affordable housing production in a manner that affirmatively furthers fair housing, while minimizing displacement through enforcement of tenant protection, condominium conversion, and dwelling unit protection ordinances.





Sustainability, Equity & Climate Resilience

Key Comments

Reconnecting Communities:

- Further discuss significant displacement from I-805/SR-15 construction.
- Support Teralta Park and potential expansions, while questioning the feasibility of a visionary, large-scale project.

Efforts to reconnect neighborhoods across the I-805 and SR-15 include expanding the existing freeway lid, identifying new locations, exploring micro-transit and micromobility infrastructure, improving pedestrian and bicycle amenities, and placemaking activations. The draft community plan will expand and refine these recommendations.





Sustainability, Equity & Climate Resilience

Key Comments

Emergency Preparedness / Resilience /

Public Safety :

- Improve fire preparedness and response times with stronger policy and fire risk reduction strategies.
- Concerns over seasonal flooding along creeks and flood zones.
- Issues of flooding in the Oak Park neighborhood.

The City is exploring draft policies that support emergency preparedness, community resilience, and public safety, and will explore additional opportunities for green space, including potential floodable parks in the draft community plan.





Sustainability, Equity & Climate Resilience

Key Comments

Urban Agriculture:

- Community members asked for clarifications on potential community garden sites.
- Explore additional suitable sites for community gardens.
- Support using public land where appropriate.

The City is exploring policies to support the use of public land for urban agriculture and is considering community garden locations in the draft community plan.





Land Use & Development - Background

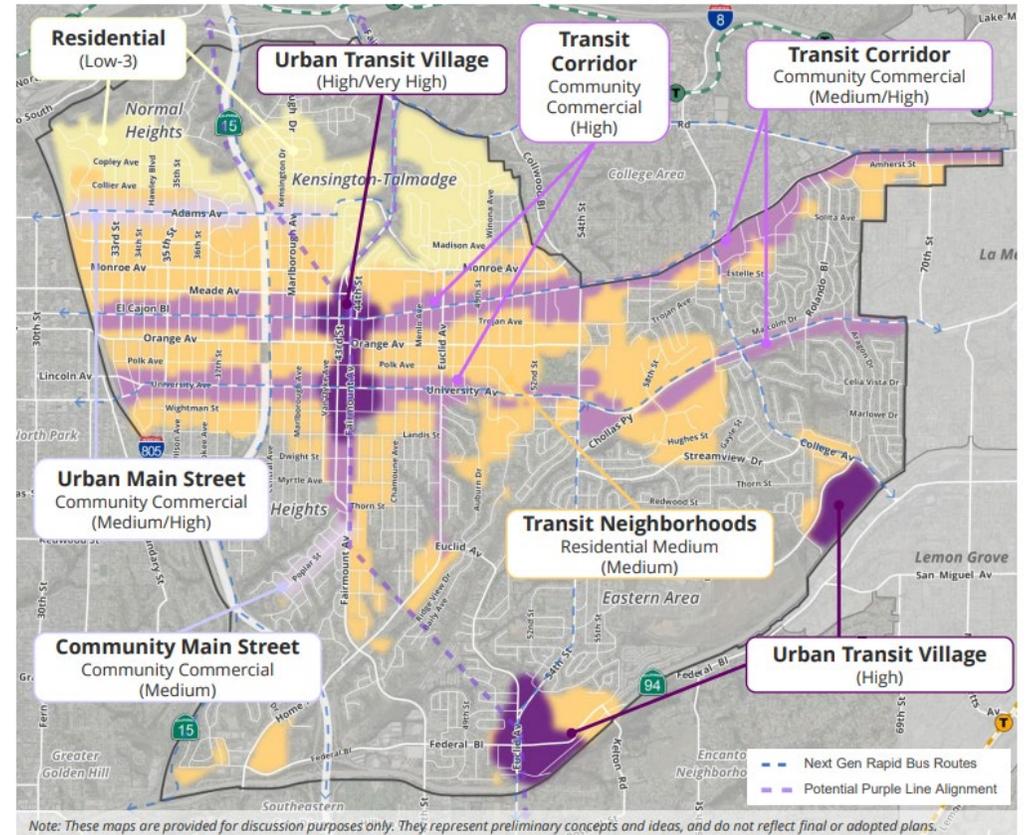
The Draft Ideas Report presented five land use concepts based on Phase 1 community feedback and existing conditions analysis. In October 2025, working group members ranked their top three concepts, with Concept 2 receiving the highest ranking. A more detailed land use map will be released with the draft community plan in spring 2026.

Top Three Land Use Concepts

- 1** Land Use Concept 2
 - Transit Villages, Corridors, Neighborhoods +Fair Housing
- 2** Land Use Concept 4
 - Distributed Growth
- 2** Land Use Concept 5
 - Transit Centers & Corridors

} Tied

Land Use Concept 2



Note: These maps are provided for discussion purposes only. They represent preliminary concepts and ideas, and do not reflect final or adopted plans.

*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

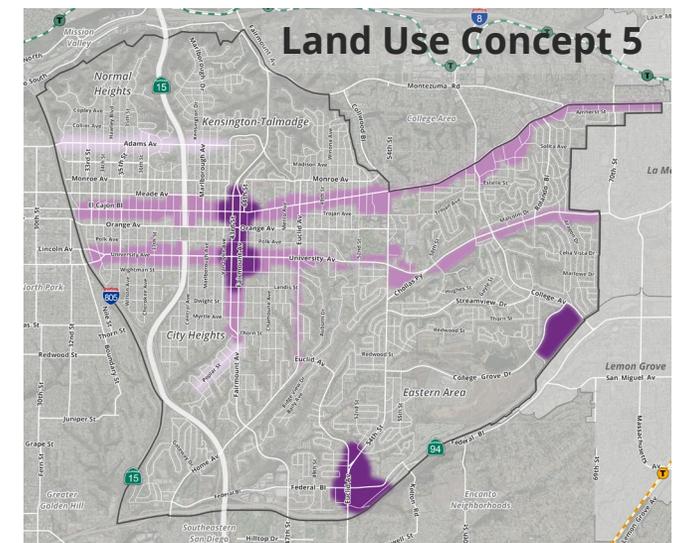
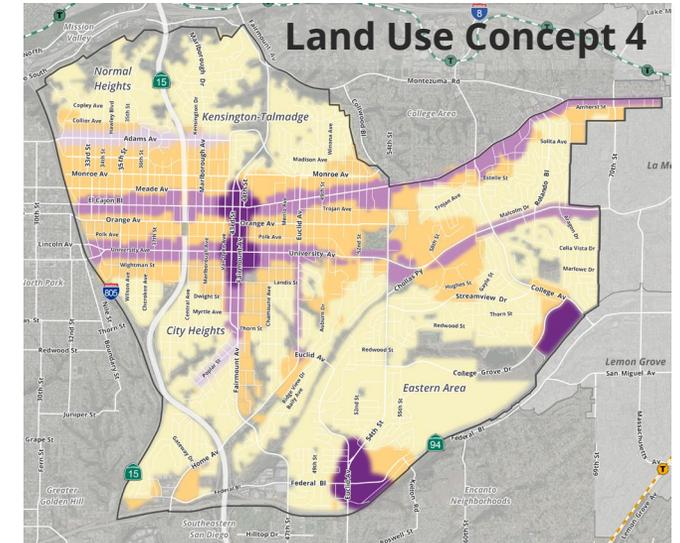


Land Use & Development

Competing views for land use concepts:

- Support for corridor-focused growth.
- Support for investing in homes around rapid transit.
- Concerns over preserving neighborhood character with density.
- Mixed support on proposing land use changes within single-family home neighborhoods.

Land Use Concept 2 was ranked the top choice by the Mid-City working group, followed by Land Use Concepts 4 and 5. The City received more than 220 unsolicited postcards in support of Land Use Concept 5, which is highlighted in attachment 8. A more detailed land use map with additional analysis will be released with the draft community plan.



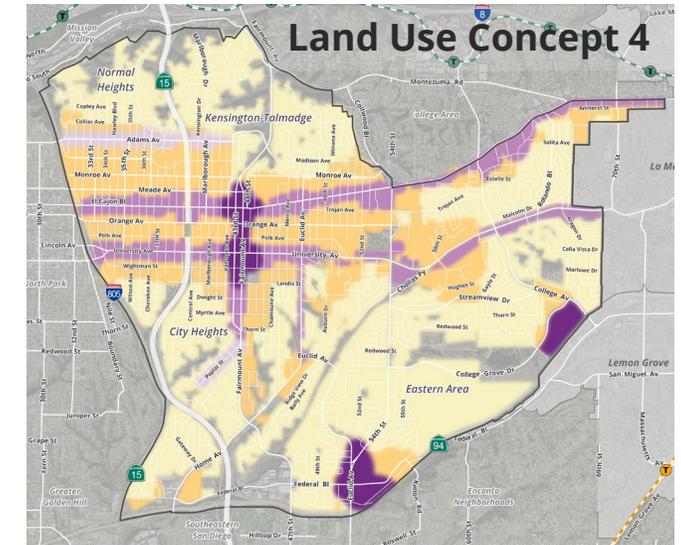


Land Use & Development

Site-specific land use recommendations:

- Explore updating land use designations on specified residential parcels.
- Suggestions to provide flexibility on small homes/parcels to make it easier for people to renovate their homes (unfeasible setbacks, etc.).
- Policy recommendations for vacant lots.

The City is assessing these recommendations and their potential feasibility through a more detailed land use and policy analysis for the draft community plan.





Land Use & Development

Key Comments

Promote Economic Opportunity & Equity:

- Support equitable investment in underserved communities like City Heights.
- Protect against small business displacement and legacy businesses.
- Encourage more intentional commercial development in Mid-City to build destination areas.
- Opportunity for local job growth.

A more detailed land use analysis is being conducted to increase employment uses and encourage more employment opportunities in Mid-City. The City is also exploring draft policies that protect small businesses.





Land Use & Development

Key Comments

Undesirable Uses:

- Prioritize active ground-floor uses.
- Concerns regarding recycling centers, storage facilities, and auto-centric uses along major corridors.

A more detailed land use analysis is being conducted to evaluate potential land use designations that discourage auto-centric uses and policies that support more pedestrian-friendly uses.





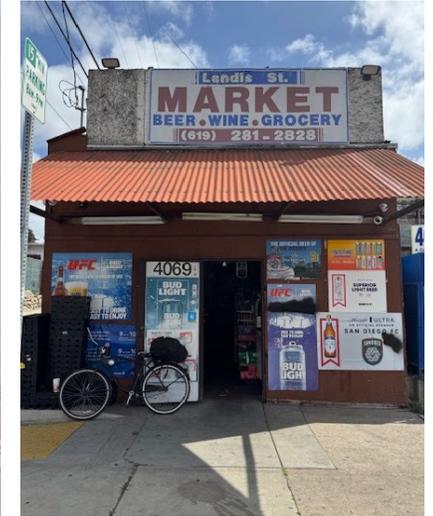
Land Use & Development

Key Comments

Corner Stores:

- Support for new neighborhood corner stores and preserving larger grocery stores.

A more detailed land use analysis is being conducted to explore land use designations that allow for corner stores on specific locations along secondary corridors (George Street , Meade Avenue, Landis Street).





Land Use & Development

Key Comments

Bonus Accessory Dwelling Units:

- Accessory Dwelling Unit reform suggestions such as limiting the number of units and parking requirements.

On July 22, 2025, the City Council adopted amendments to the City's Accessory Dwelling Unit and Junior Accessory Dwelling Unit regulations, including minimum and maximum sizes, unit limits, and more. Updates were also made to the Accessory Dwelling Unit Density Bonus Program to limit the maximum number of units allowed based on parcel sizes.





Mobility

Key Comments

Street Design & Safety:

- Identify additional north–south bicycle facilities.
- Call for protected or sidewalk-level bicycle facilities to separate vulnerable roadway users from drivers.
- Address speeding on major corridors like Fairmount Avenue.
- Bicycle improvements and traffic calming on Fairmount Avenue, Adams Avenue, and Aldine Drive.
- Improve pedestrian amenities and crossings throughout neighborhoods and widen sidewalks in commercial areas.

The City is exploring policies and routes that will improve and expand walking and bicycling within the community.





Mobility

Key Comments

Slip Lanes:

- Remove slip lanes.

The City is considering improvements to the biking and walking environment.





Mobility

Key Comments

Parking:

- Requests for parking garages or residential parking permits to accommodate future density.
- Concerns about how the potential loss of street parking would impact small businesses.

The Draft Ideas Report lists various curb management and parking strategies to balance the demand and availability of on-street parking, including angled parking, variable parking rates, and curb space management. The City is exploring policies that support public-private partnerships with shared parking arrangements to maximize available supply.





Mobility

Key Comments

Transit Expansion (Purple Line):

- Support the Purple Line with concerns over feasibility.
- Raise concerns about funding impacting transit expansion projects.

SANDAG's Regional Transportation Plan is a long-range blueprint that helps guide local transportation planning by identifying both near-term priorities and longer-term, visionary projects. Including a project or concept in the plan, such as the Purple Line, does not mean construction is imminent. It does mean the project remains part of the region's planned network and can stay eligible for future funding as opportunities arise. SANDAG is planning for Bus Rapid routes 625, 688, and 211 to be operating by 2035.





Mobility

Key Comments

Transit Agency Authority:

- Comments regarding the planning, routing, frequency, and placement of bus stops.

The City continually works with the San Diego Metropolitan Transit System to coordinate transit operations, service levels, stop locations, and capital improvements.





Mobility

Key Comments

Caltrans Jurisdiction:

- Enhance bike/pedestrian safety at freeway on/off-ramps.
- Identify pedestrian bridge locations.

The City will coordinate with Caltrans to ensure bicycle and pedestrian enhancements during project design and planning efforts, including the SR 94 comprehensive multimodal corridor plan. The draft community plan will explore policies to encourage placemaking at or near over and underpasses and pedestrian bridges.





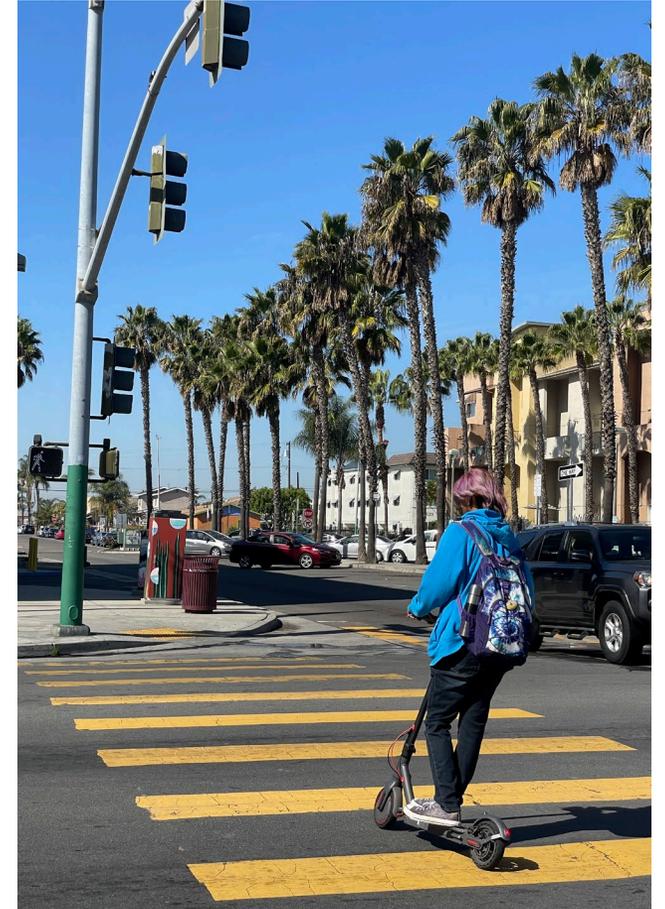
Mobility

Key Comments

Micromobility:

- Support bike and/or scooter share to address first/last-mile connectivity.
- Incorporate first/last mile infrastructure like safe bike storage, shaded walkways, lighting, and micromobility options to support transit users.

The City is actively exploring policies to support micromobility infrastructure and programming in Mid-City and to strengthen first/last-mile connectivity.





Urban Design

Key Comments

Study Area Concepts:

- Mixed feedback over the transition of density from corridors.
- Expand study areas, such as El Cajon Blvd, between the I-805 and I-15.

The City will explore additional study areas and refine preliminary urban design concepts as part of the community plan update process.





Urban Design

Key Comments

Placemaking:

- Need for additional paseos through large sites to improve walkability.
- Explore pedestrian plazas (like the Little Italy Plaza). Explore 44th between University Avenue and Wightman Street (in front of El Super) as an option.
- Encourage retail or kiosk activation at transit centers.
- Identify places to gather off main roads.
- Activate freeway overpasses.

The City is actively exploring policy frameworks and implementation strategies that can support placemaking initiatives in appropriate locations, including near transit centers, commercial corridors, and neighborhood-serving areas and will look at additional opportunities for more paseos and walkways, and improved bicycle connectivity.





Urban Design

Key Comments

Chollas Triangle Vision:

- Recognize the mixed-use Global Village development as a model for equitable, community-led development.
- Concerns over the Lea Street extension identified in the adopted community plan, given a recent pedestrian fatality and a potential increase in vehicle traffic, remove Lea Street extension.
- Support for integration with the Global Village civic space.
- Integrate Chollas Triangle with green corridors.

The City is evaluating the Chollas Triangle area as part of the Mid-City Communities Plan Update, based on the proposed design concepts for Chollas Triangle Park and the Refugee and Immigrant Cultural Hub, as well as other urban design features.





Urban Design

Key Comments

New Building Types and Ownership Opportunities:

- Support for single stairway reform
- Desire to see more new homes for sale, such as condos, casitas, rowhomes, townhomes, and single-family homes.

The City is exploring opportunities for small-scale neighborhood homes to meet the needs of San Diego families, including expanding home ownership opportunities as part of [Homes for All of Us](#).



Parks, Public Facilities & Open Space

Key Comments

Proposed Parks, Trails & Public Facilities:

- Strong support for the need for a new, larger library in Kensington–Talmadge.
- Support for everyone to have a park within walking distance.
- Mixed support for the Aquatic Centers proposed at Sunshine Berardini and South Chollas Parks, noting that Sunshine Berardini Park may be far from homes and South Chollas Park may not accommodate a pool.
- Suggestion to locate an aquatic center at Azalea Park and North Chollas Park.
- Concerns about the feasibility of South Chollas Recreation Center.
- Support for increased trail access in Kensington-Talmadge along Aldine.

Future aquatic centers are being evaluated at South Chollas and Sunshine Berardini Parks. The Sunshine Berardini Park General Development Plan would need to be amended before a project is proposed. The City is exploring a new recreation center at South Chollas Park, along with additional park amenities. More refined park concepts will be explored in the draft community plan.





Parks, Public Facilities & Open Space

Key Comments

Joint-Use Parks:

- Express mixed support for the flexibility of joint-use parks, while raising concerns about public health issues and frequent closures.

There are sites identified as future joint-use parks, and the City is evaluating the feasibility of these sites with the San Diego Unified School District.





Parks, Public Facilities & Open Space

Key Comments

Green Connections:

- Create more north–south green corridors for an expanded network.
- Connect green corridors between parks and open space areas like Chollas Creek.
- Propose additional corridors in Normal Heights and between Kensington and City Heights.

The City is evaluating park access through green corridors and reassessing the whole network to better expand throughout Mid-City.





Parks, Public Facilities & Open Space

Key Comments

Public Safety and Infrastructure Maintenance:

- Need for streetlight repairs across Mid-City.
- Reported drug use in parks and on trails.
- Concerns with arson in canyons and on trails.
- Support for more parks, with concerns over maintenance capacity.
- Issues with lights reported out, broken glass, and feces in parks (public safety concern).
- Desire for improved park maintenance of restrooms and landscaping.
- Concerns about infrastructure deficiencies in current systems that are not supportive of additional density.



The Community Plan is a long-range document that guides how the community grows and evolves over the coming decades. Ongoing maintenance and operations of City parks are collectively managed through the City's park maintenance programs.

The City continues to prioritize public safety and streetlight repairs as part of its ongoing infrastructure investments, with more than 2,000 streetlights repaired citywide in the past year.



What's Next



How Community Ideas Inform the Plan Update

Over **3,000 people** provided **9,300+ comments** through 98 events, two online surveys, emails, a public comment form, letters, & postcards.

- Phase 1 public engagement and existing conditions analysis informed the high-level vision, goals, policies, and concepts, providing an overall draft community plan framework, highlighted in the Ideas Report, while
- Phase 2 public engagement and additional analysis informed the refinement of historic, land use, urban design, mobility, and public space concepts, and expansion of several study areas.

Phase 3 will focus on collecting feedback on the refined proposals and concepts, as well as the draft community plan, scheduled for release in spring 2026.



Discussion Questions:

- Any themes, priorities or issues you want to emphasize or elevate?
- Are there any responses or follow-ups you would like us to expand on?
- Anything you would like clarified about the next steps or upcoming phases?

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

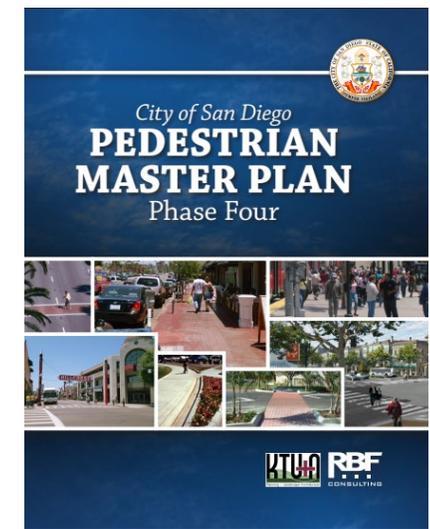
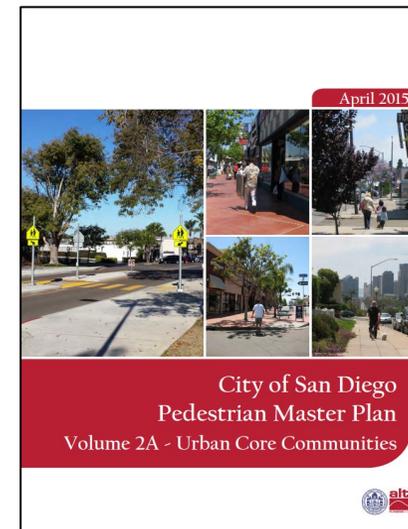
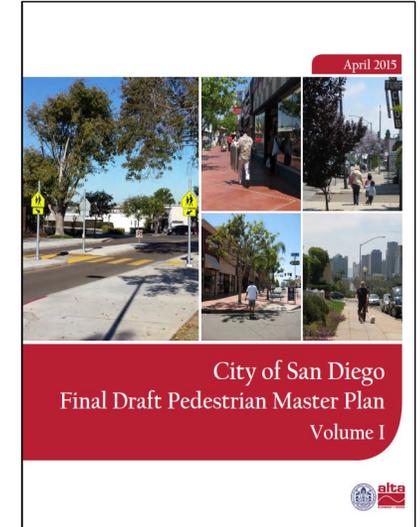
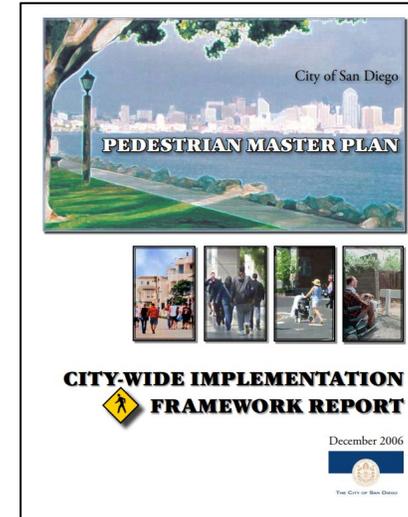


Mobility

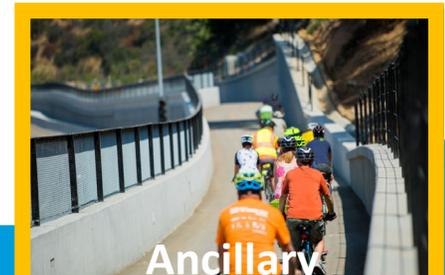
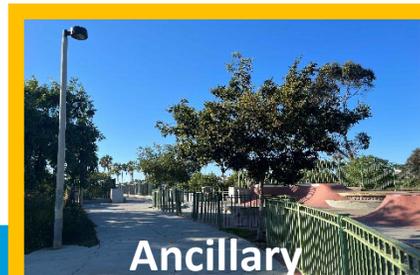
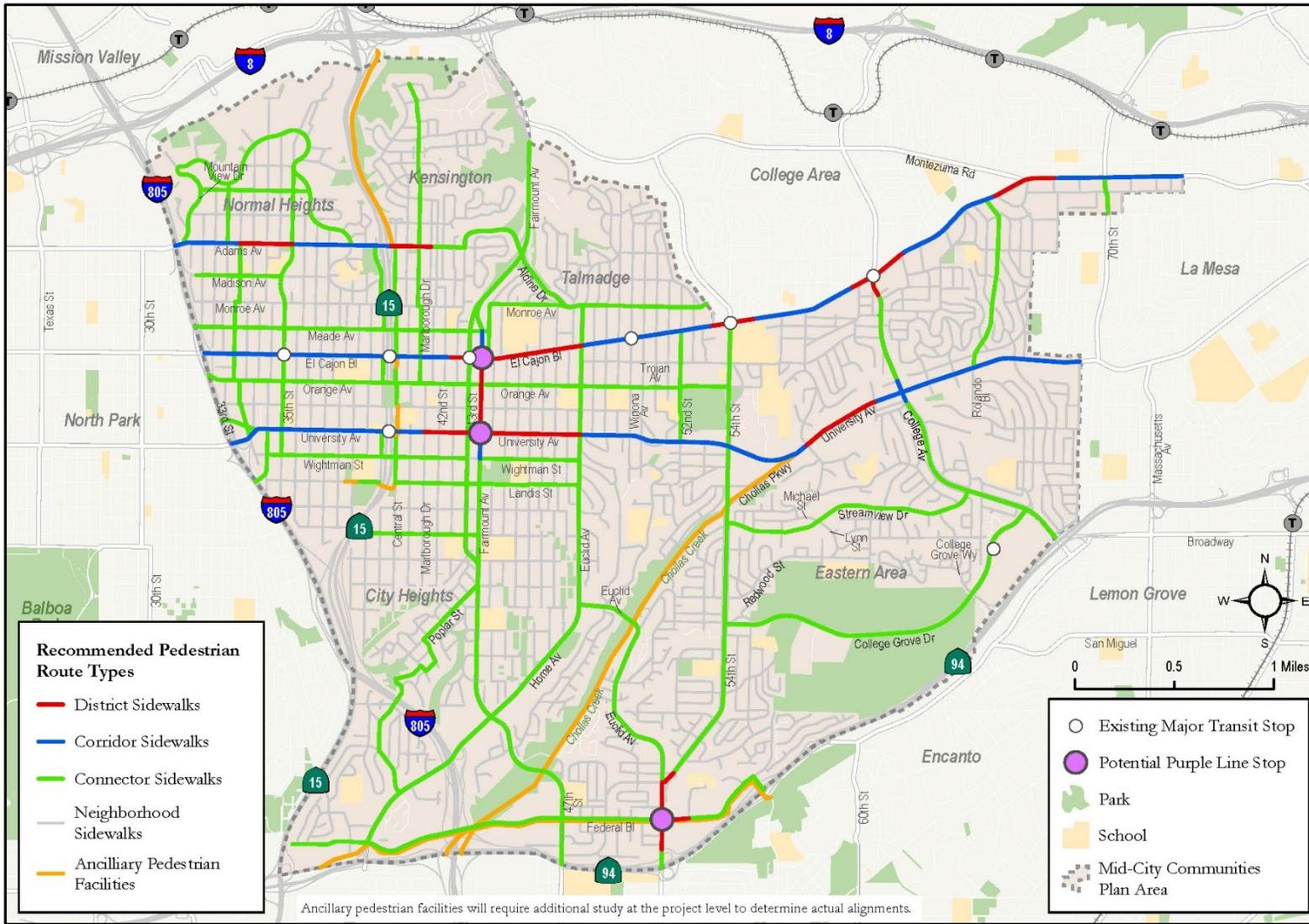


Pedestrian route types:

- **DISTRICT SIDEWALKS** along streets that support heavy pedestrian levels in high-density, mixed-use concentrated urban areas.
- **CORRIDOR SIDEWALKS** along streets that support moderate pedestrian activity levels in moderate-density business and shopping areas.
- **CONNECTOR SIDEWALKS** along streets that support lower pedestrian levels in institutional, industrial, or business areas.
- **NEIGHBORHOOD SIDEWALKS** along local streets that support low to moderate pedestrian levels in residential areas.
- **ANCILLARY PEDESTRIAN FACILITIES** include facilities not associated with streets, such as pedestrian bridges, plazas, paseos, and courtyards.



Planned pedestrian route types to be considered through the plan update



BICYCLE FACILITY TYPES

Bike Path



Class I: Off-street paths completely separated from motor vehicle traffic. These provide safer connections, within roadway right-of-way or an exclusive right-of-way.

Bike Lane



Class II: On-street striped lanes for one-way bike travel, adjacent to vehicle lanes. Often enhanced with markings or signage, they are suitable for lower-speed roadways.

Bike Route



Class III: Shared roadways with motor vehicles, marked with sharrows and signage. Best for low-speed, low-traffic streets, connecting to parks, schools, or other bike facilities.

Bike Boulevard



Class III Enhanced: Shared streets with additional traffic-calming features like road humps or diverters. Designed for safe and low-stress cycling on residential or low-speed roads.

Separated Bikeway



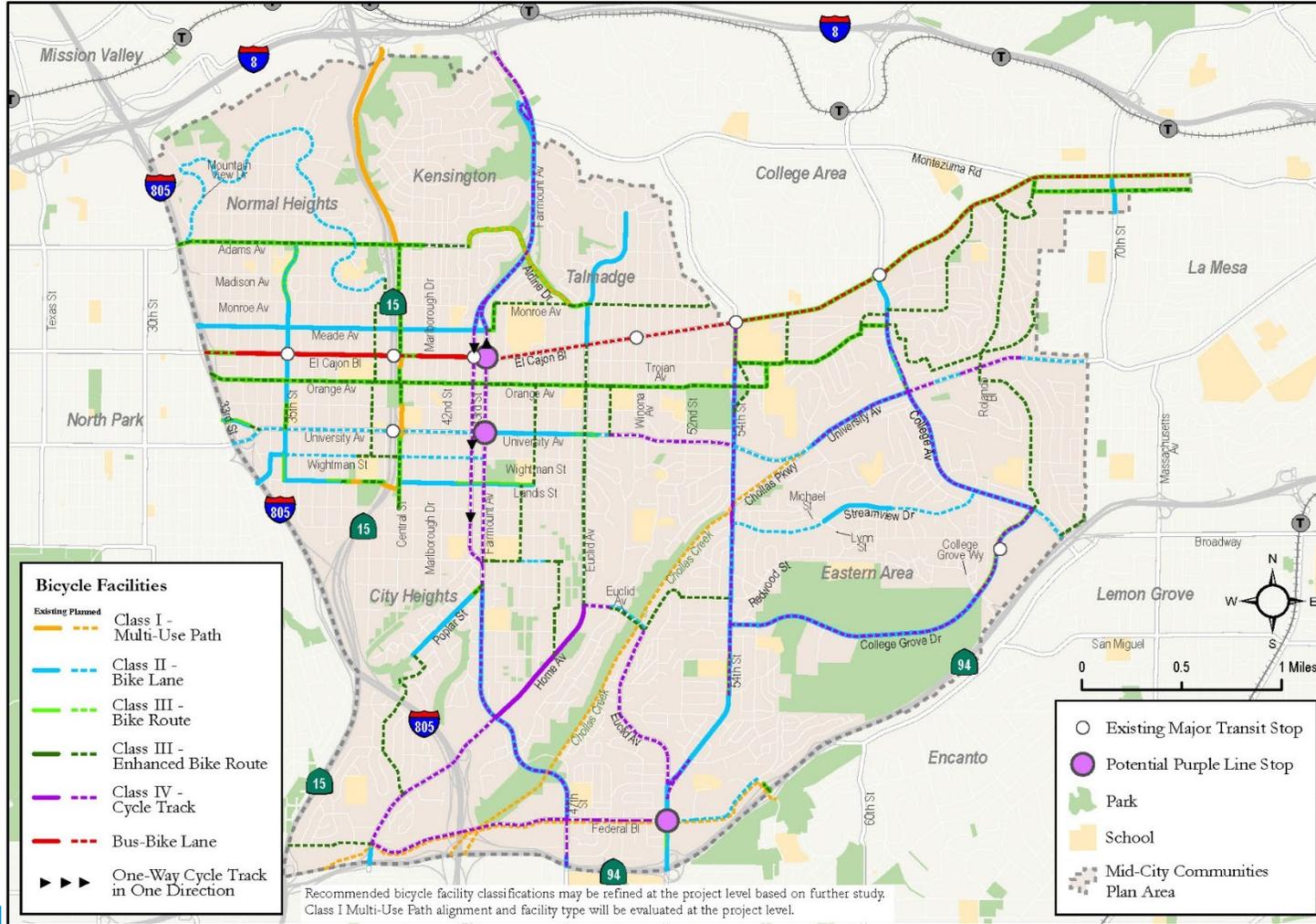
Class IV: Bike lanes separated from traffic by vertical elements like curbs or flex posts. They provide a safer, more comfortable option for riders of all ages and abilities. The City has one-way and two-way Class IV facilities.

Shared Bus-Bike Lane



Shared Bus-Bike Lane: An option where separate bus and high-comfort bike lanes are not feasible. Best suited to low speeds and moderate bus headways, with bus passing discouraged and bicycle passing limited to stops.

DRAFT PLANNED BICYCLE NETWORK



Class I
Multi-use path



Class II
Bike Lane



Class III
Bicycle Route

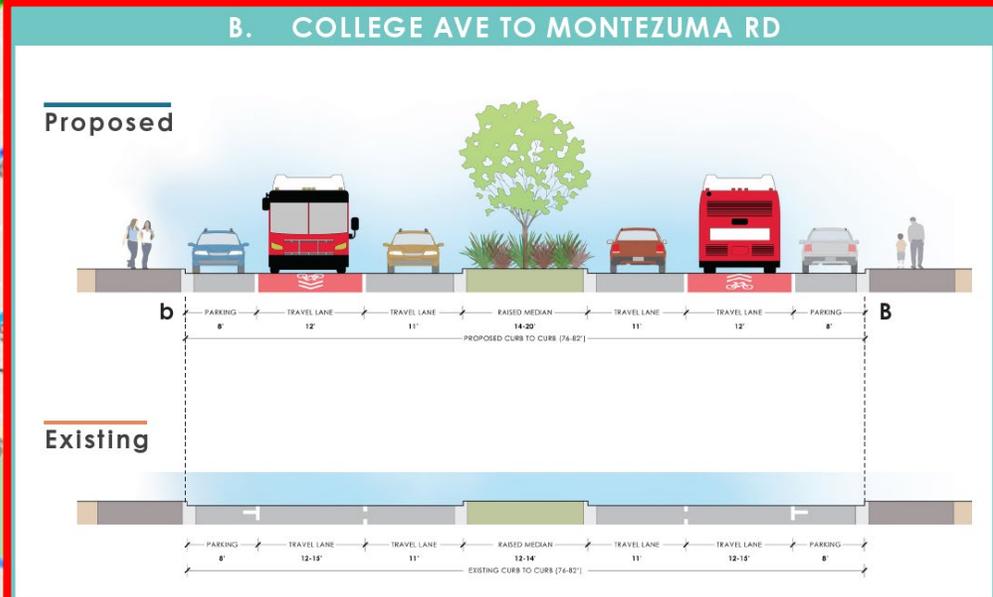
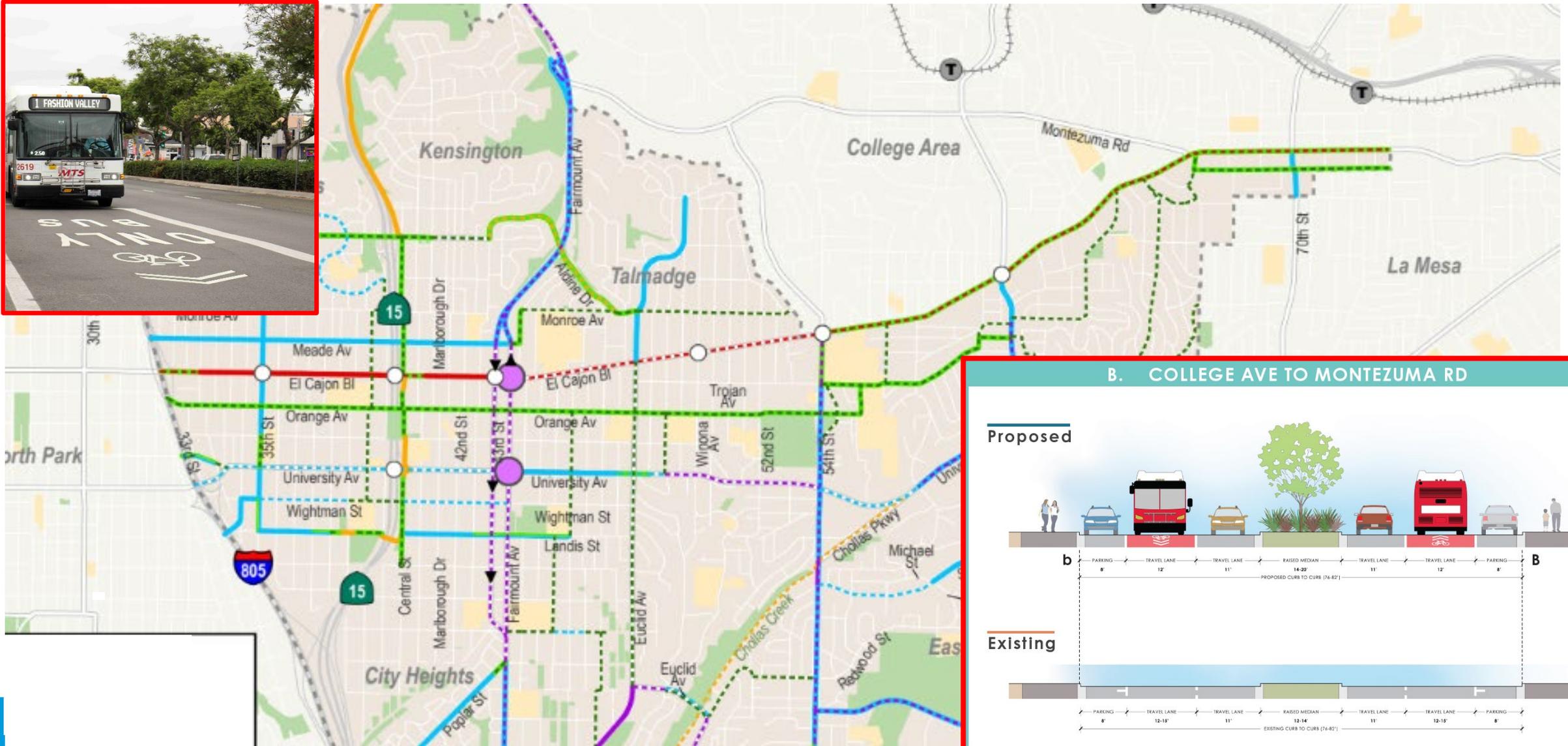


Class IV
Separated Bikeway

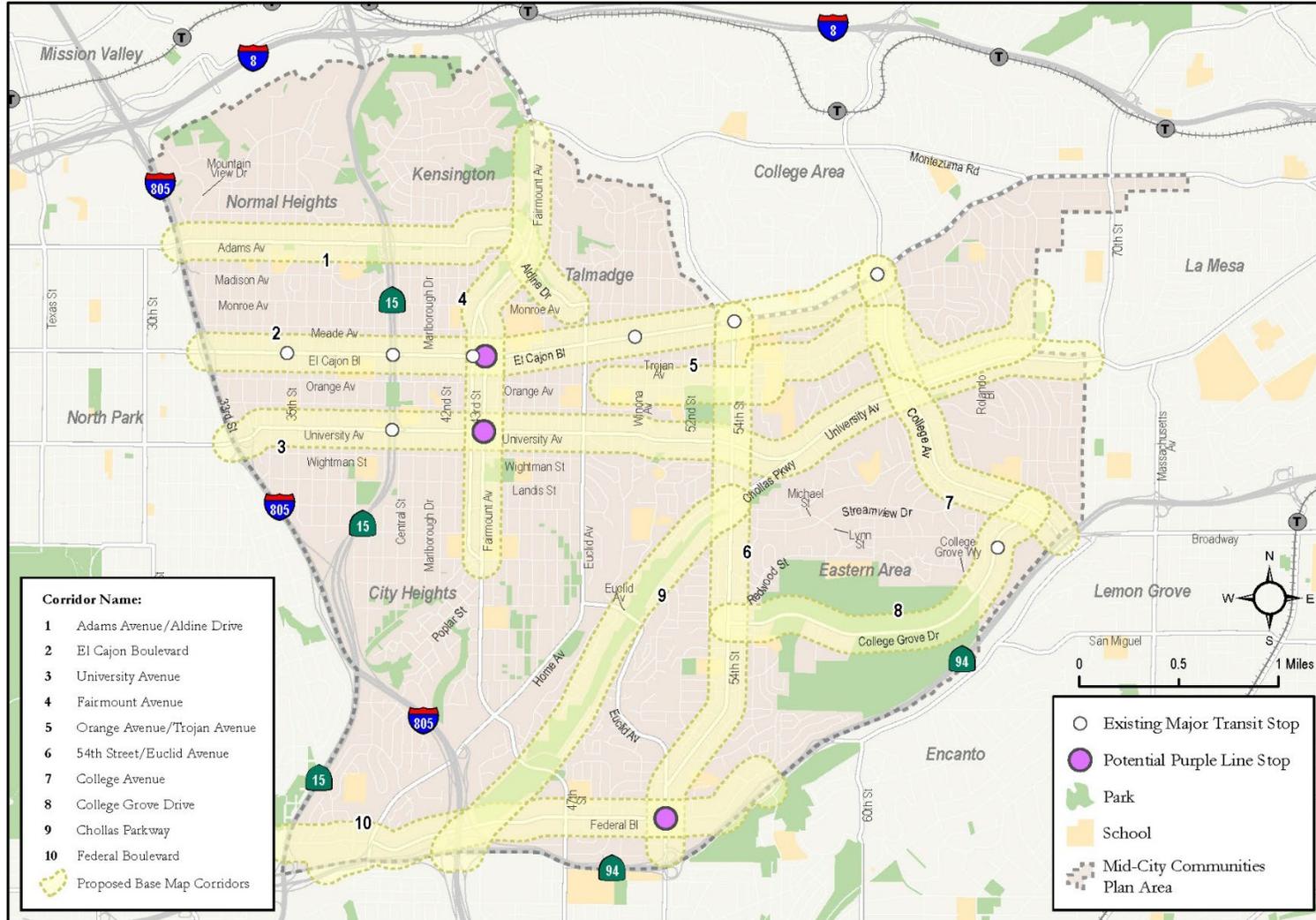


PROPOSED BUS-BIKE LANE

El Cajon Boulevard shared Bus-Bike lane



Ten corridors highlighted for focused analysis



Documented along Corridors

- Right-of-way
- Curb-to-curb width
- Median type
- Sidewalk width
- Sidewalk buffer type and width
- Parking restrictions/meters
- Transit routes/stops
- Traffic volumes
- Speed limits



ADAMS AVENUE CORRIDOR – EXISTING CONDITIONS

Existing Curb-to-Curb Widths

- 29' - 32'
- 48'
- 52' - 56'
- 60' - 64'

Sidewalk

- Sidewalk
- Sidewalk with Tree Grate Buffer
- Sidewalk with Landscape Buffer
- X,XX** Sidewalk Width (Buffer Width)

Median Type

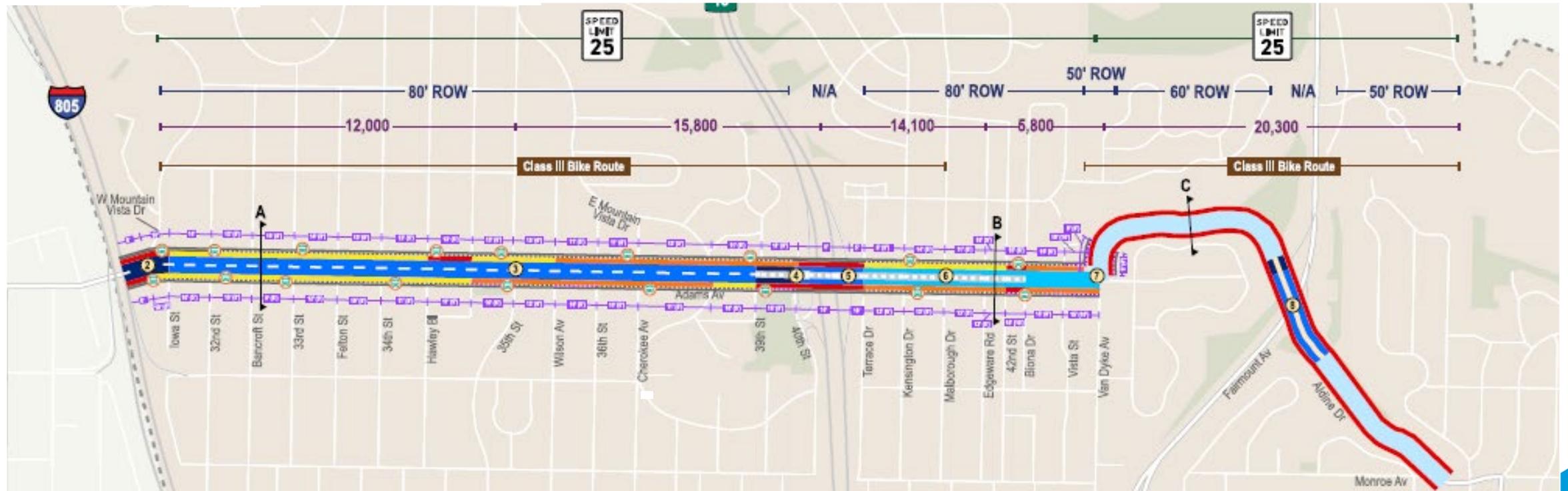
- Center-Left Turn Lane
- Raised Median
- Turn Pockets

Parking

- Parking Prohibited
- On-Street Parking with Restrictions
- On-Street Parking with No Restrictions
- Metered On-Street Parking

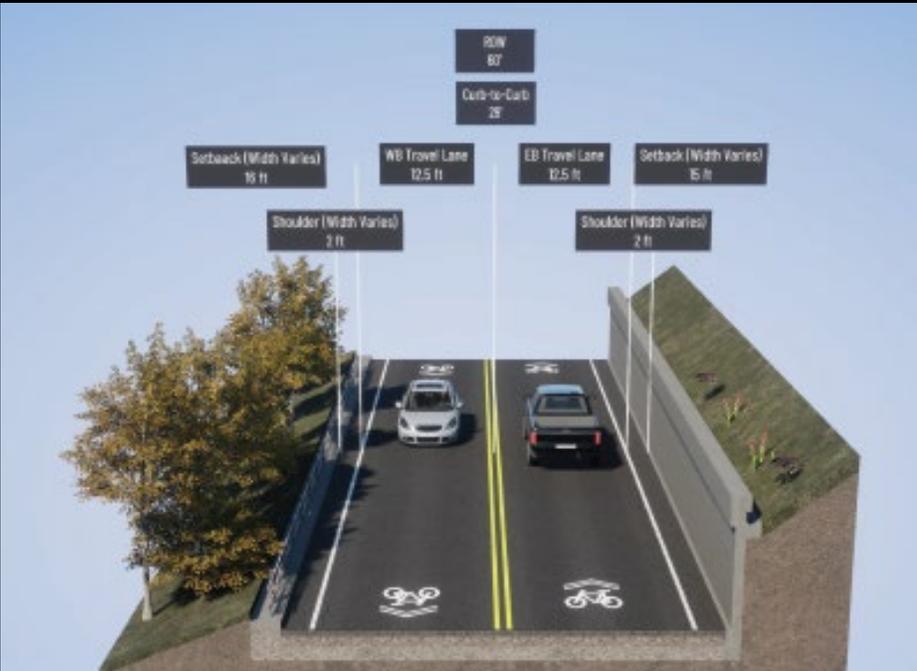
Transit

- Transit Stop
- Transit Route 11
- X,XXX Existing Traffic Volumes
- Intersection ID





ADAMS AVENUE CORRIDOR – EXISTING CONDITIONS



Discussion Questions:

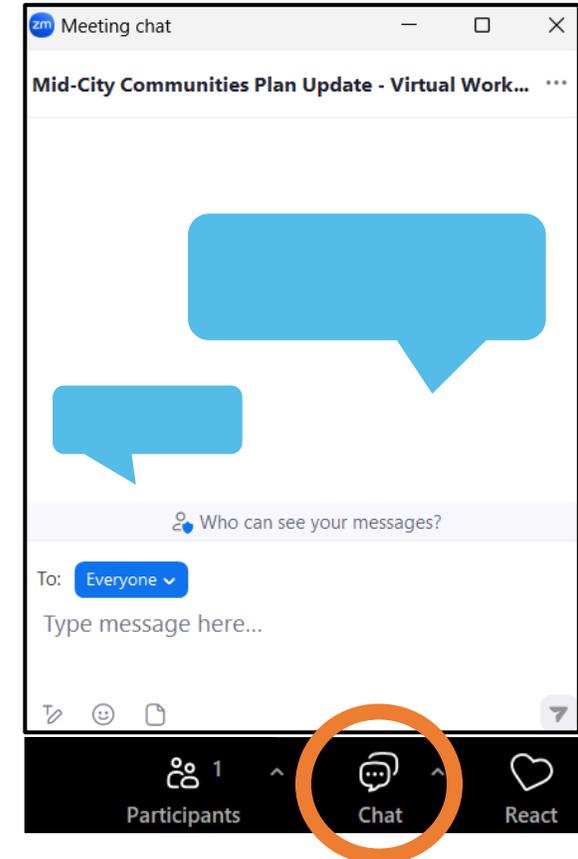
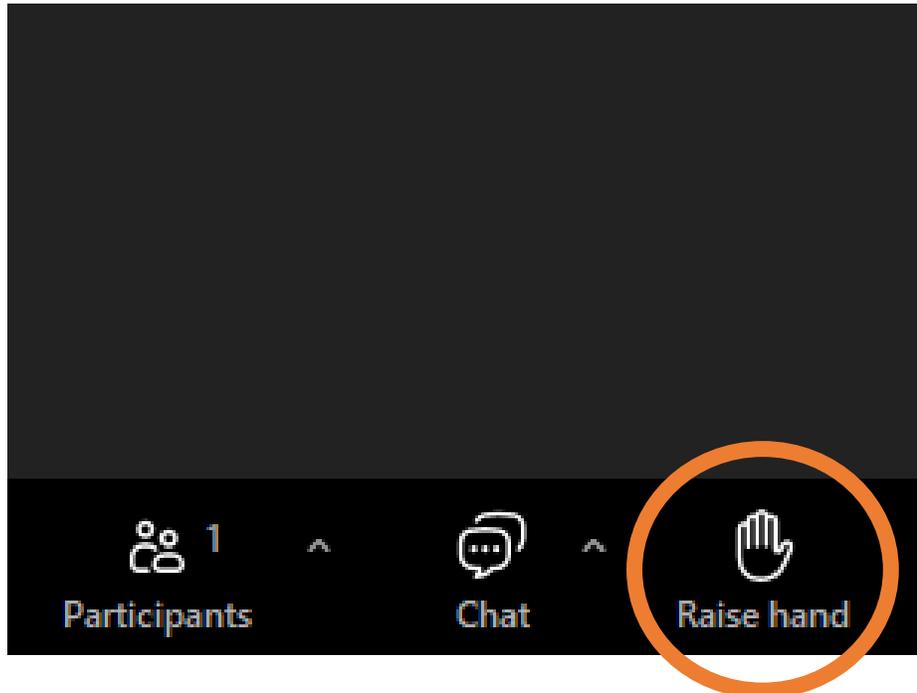
- Any clarifications or aspects would you like us to expand on?
- Are there any comments on the draft planned bicycle and pedestrian networks?
- Any comments on features of the corridors that should be studied?

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



UPCOMING EVENTS & HOW TO STAY INVOLVED

- **Visit the Plan Update Website & Sign-Up for Updates**
@ www.PlanMidCity.org
- **Participate in the Upcoming Public Engagement Activities:**
 - Mobility Board (info item) – March 4, 2026 at 4 p.m.
 - 2nd Planning Commission Workshop (info item) – March 19, 2026 at 9 a.m.
 - Parks & Recreation Board (info item) – March 19, 2026 at 2 p.m.
 - Open Houses on mobility concepts
 - City Heights Library – 5 to 7 p.m. - March 23, 2026
 - Teen Challenge – 5 to 7 p.m. - March 24, 2026
 - Normal Heights Community Center – 5 to 7 p.m. - March 25, 2026
 - Focus Groups & Pop-Ups – March to June 2026

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 – Feb. 25, 2026

