

Mid-City Communities Plan Update



City Planning Department



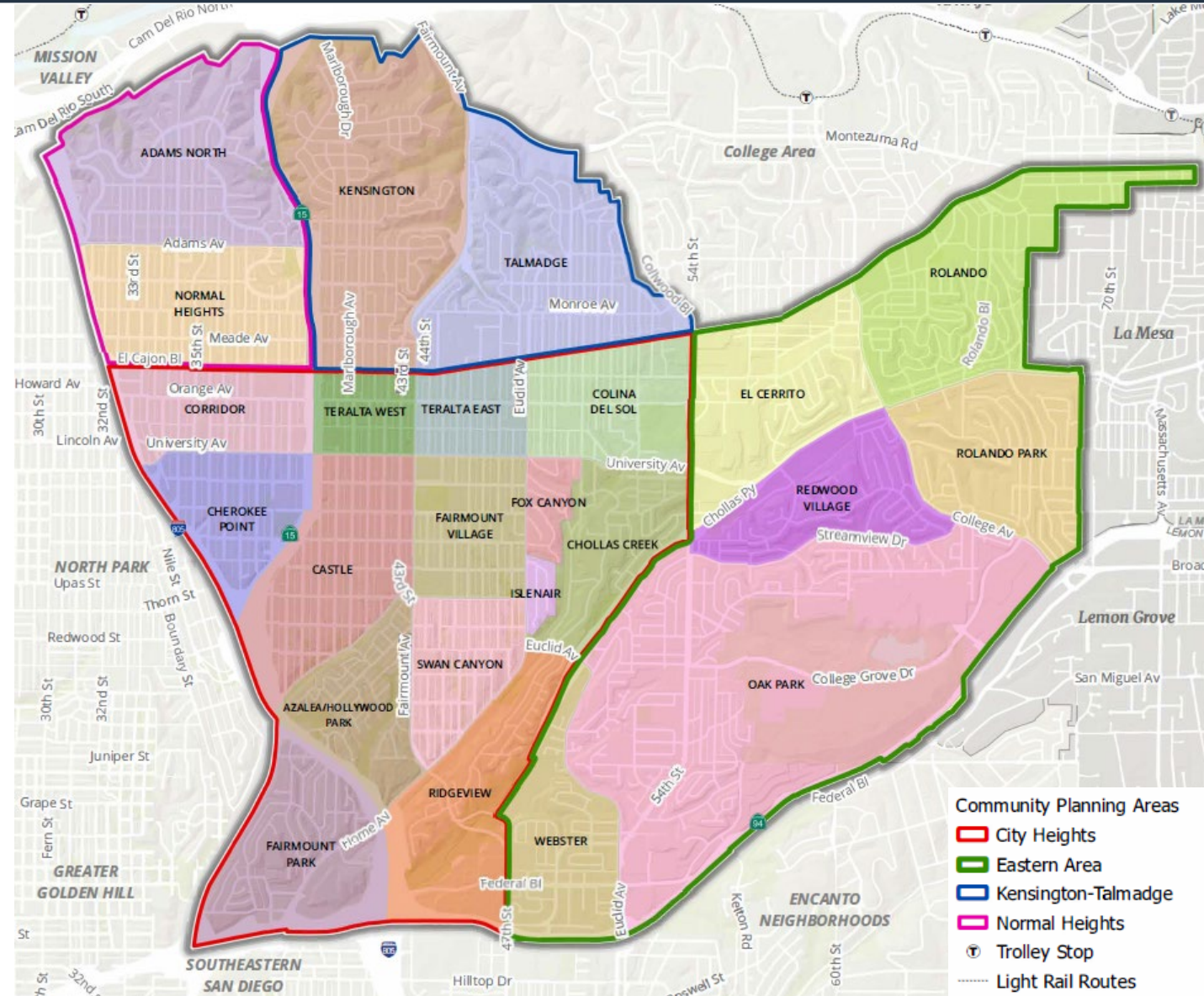
Mid-City Communities

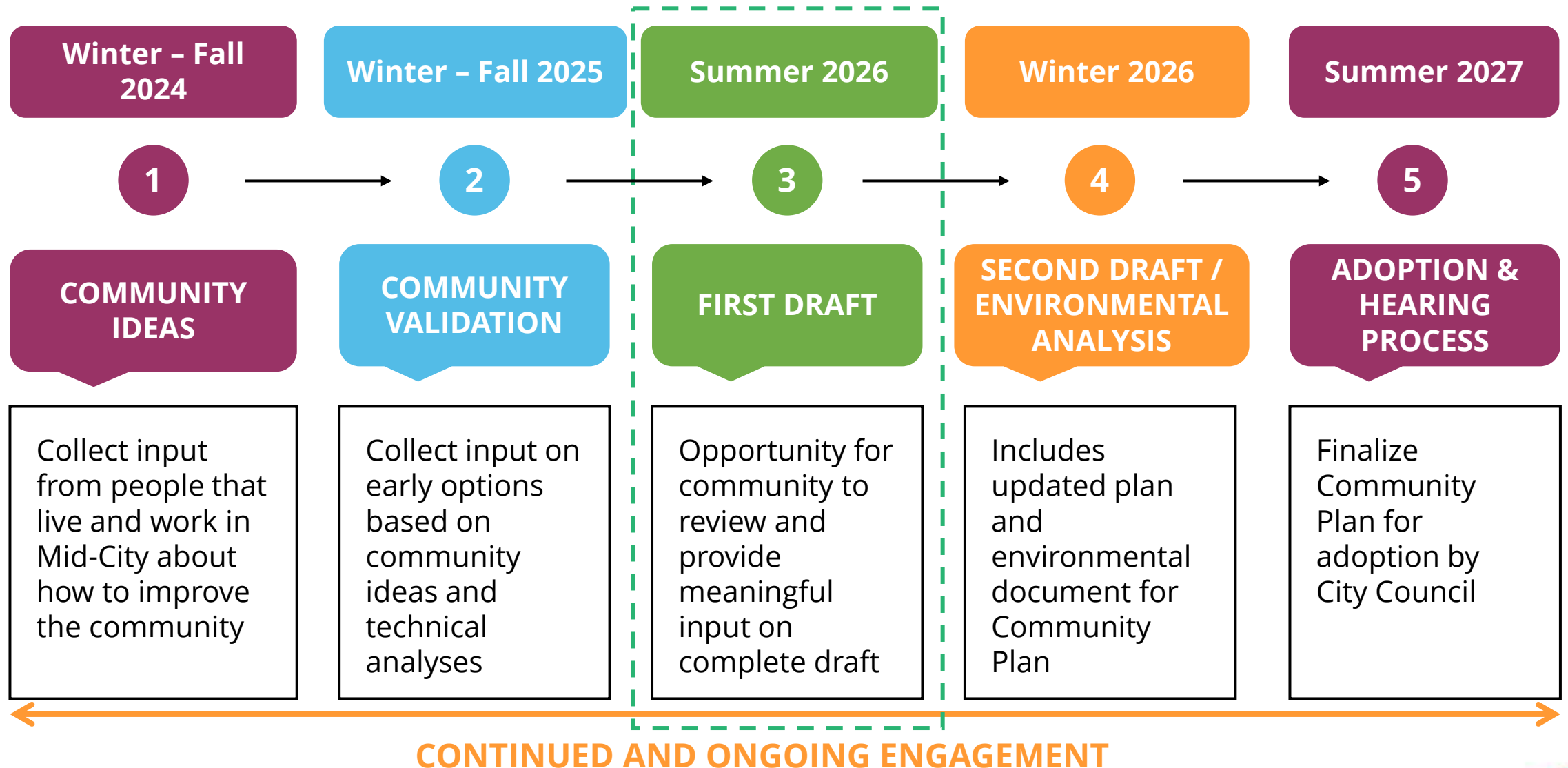
- City Heights
- Eastern Area
- Kensington-Talmadge
- Normal Heights

Mid-City Snapshot*

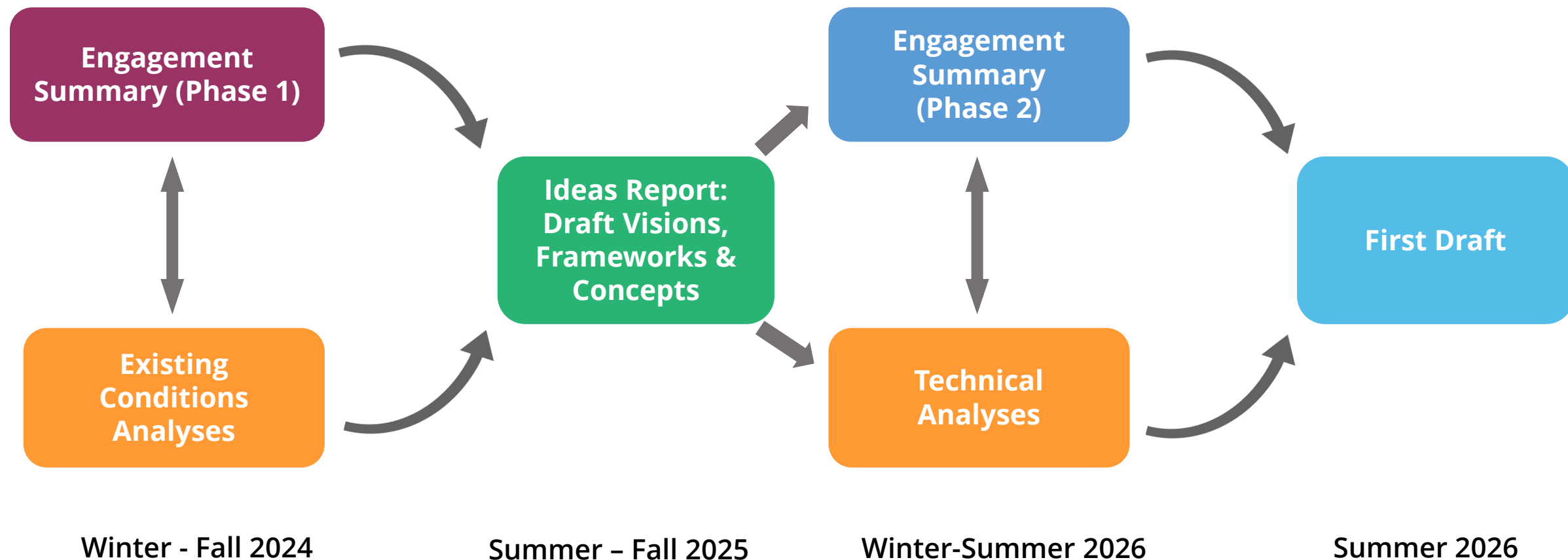
- 8,052 acres
- 138,385 people
- 53,452 homes
- 21,000 jobs
- 24,500 parcels
- 10% of the city population resides in Mid-City

*SANDAG Estimate 2025; LEHD 2022; City of San Diego





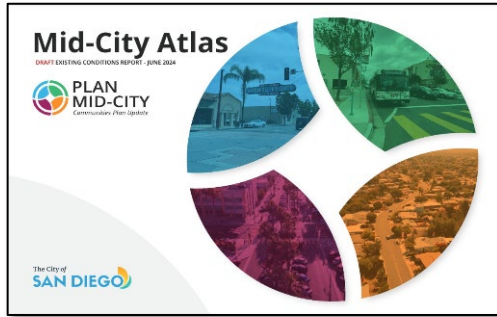
How community feedback and analysis help inform the draft community plan.



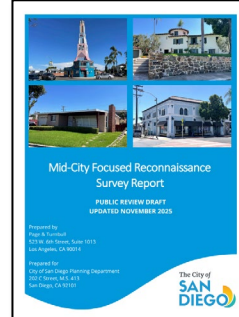
Over **3,000 people** provided **9,300+ comments** through **107 events** and two online surveys.

2 - Online Surveys	11 - Office Hours
5 - Community Forums	11 - Community Interviews
10 - Workshops	17 - Planning Group Meetings
7 - Working Group Meetings	17 - Pop-Up Stations
	27 - Youth Engagement Sessions

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



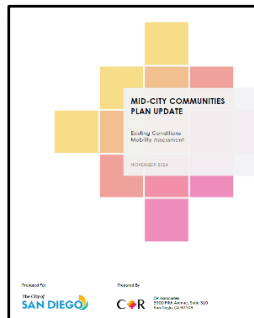
Focused Historic Reconnaissance Survey



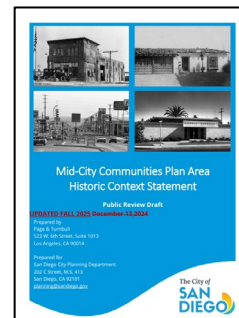
Phase 1 Engagement Summary



Phase 2 Engagement Summary



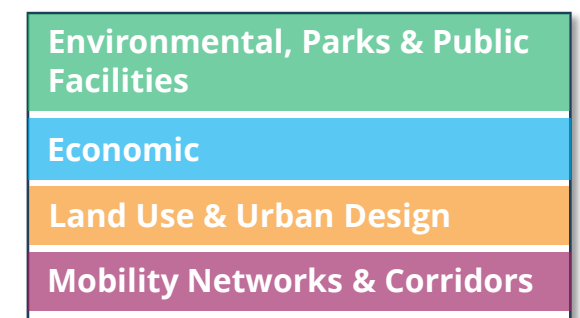
Existing Conditions Mobility Assessment



Historic Context Statement



Ideas Report

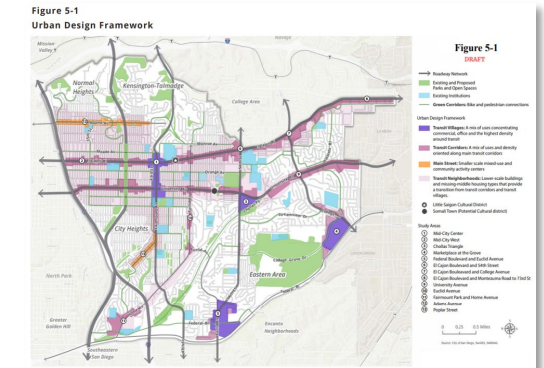
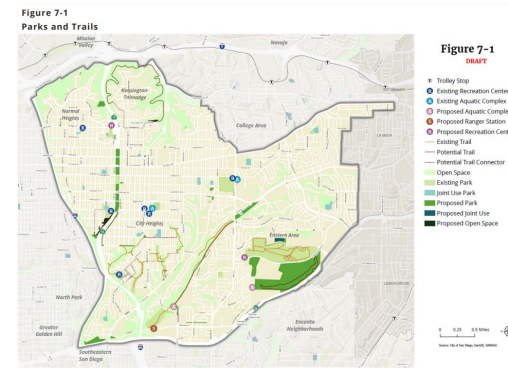
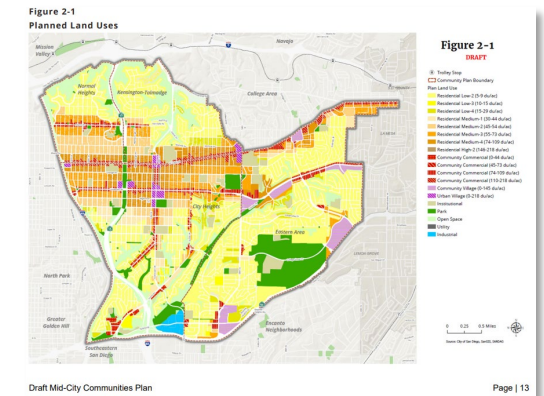
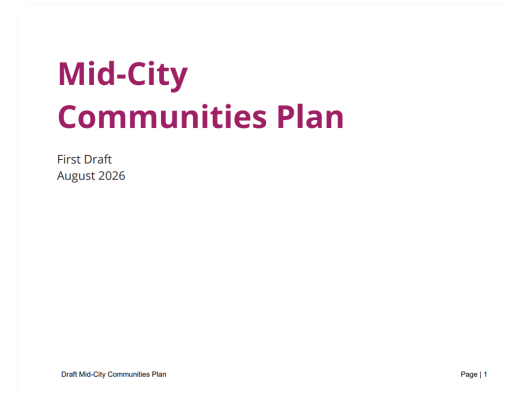


Additional Technical Analyses

FURTHER OPPORTUNITY TO PROVIDE INPUT

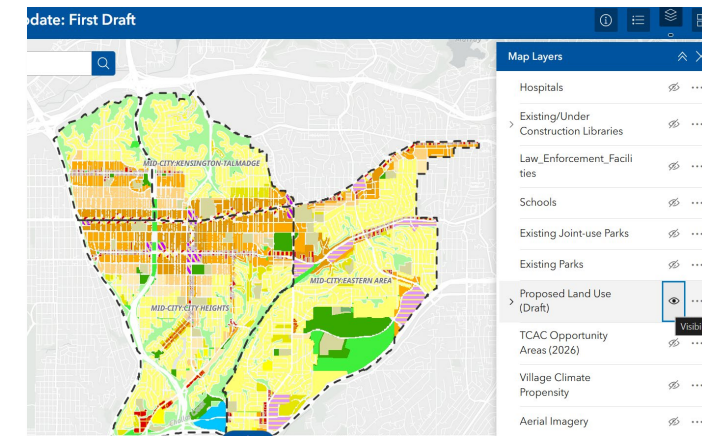
The first draft establishes a vision & strategy to guide future development & contains goals and policies to provide direction on what types of future uses & public improvements could be developed in Mid-City.

1. Introduction
2. Land Use & Economic Prosperity
3. Historic Preservation
4. Sustainability, Equity, Resilience & Conservation
5. Urban Design
6. Mobility
7. Parks & Public Facilities
8. Implementation



Explore additional documents, maps, and technical analyses used to inform the draft plan:

- [Draft Mid-City Communities Plan Implementation Regulations](#)
- [Draft Community Enhancement Overlay Zone Map](#)
- [Park and Recreation Inventory](#)
- [Urban Design Concept Analysis](#)
- [Interactive Online Map](#)



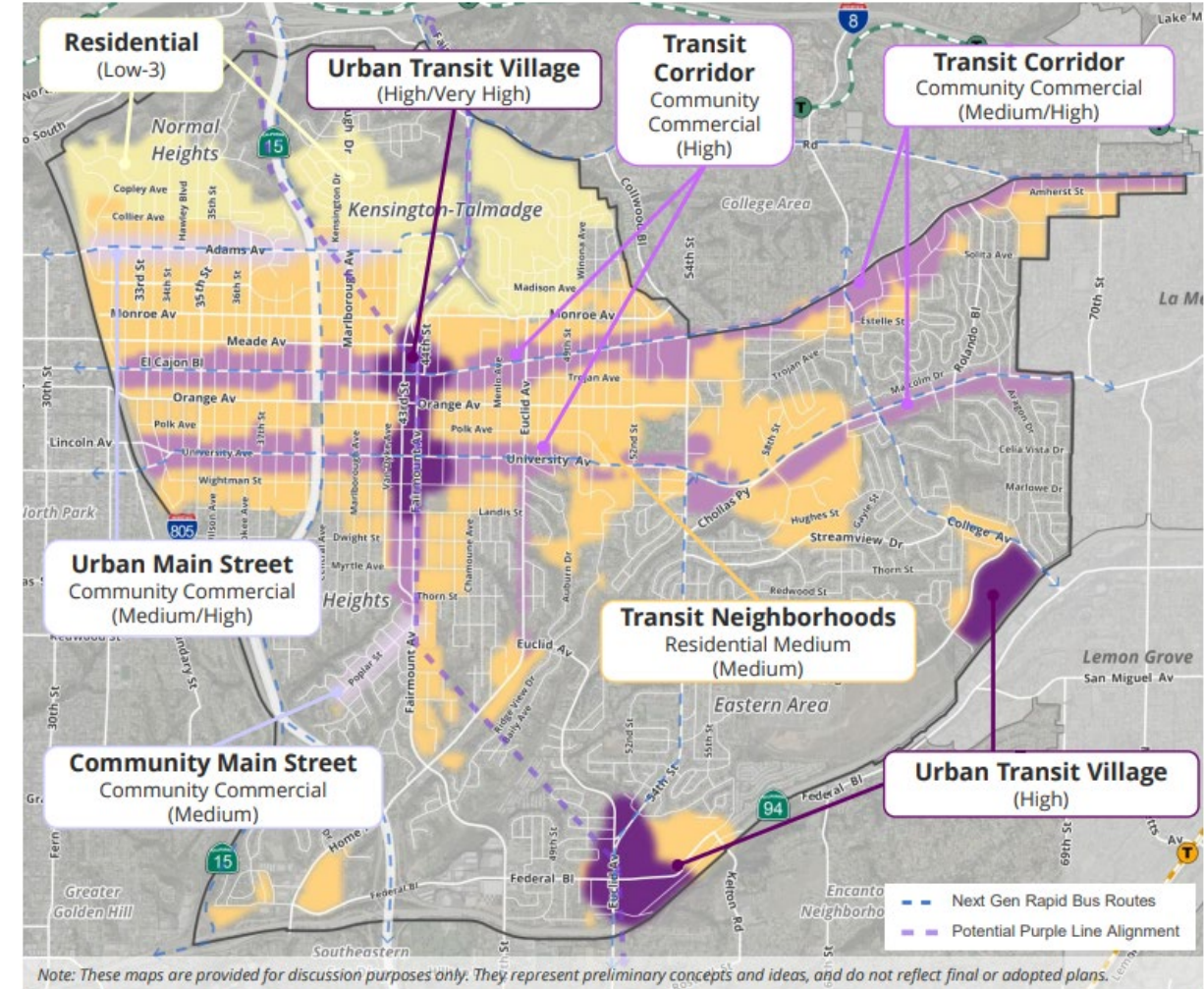


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Land Use and Economic Prosperity

- Five land use concepts were developed from phase 1 community feedback and existing conditions analysis, as highlighted in the Ideas Report.
- In October 2025, working group members ranked their top three land use concepts, with Concept 2 receiving the highest ranking.
- In March 2026, Planning Commission expressed support for a modified version of Concept 2, emphasizing the importance of appropriate transitions from the corridors.

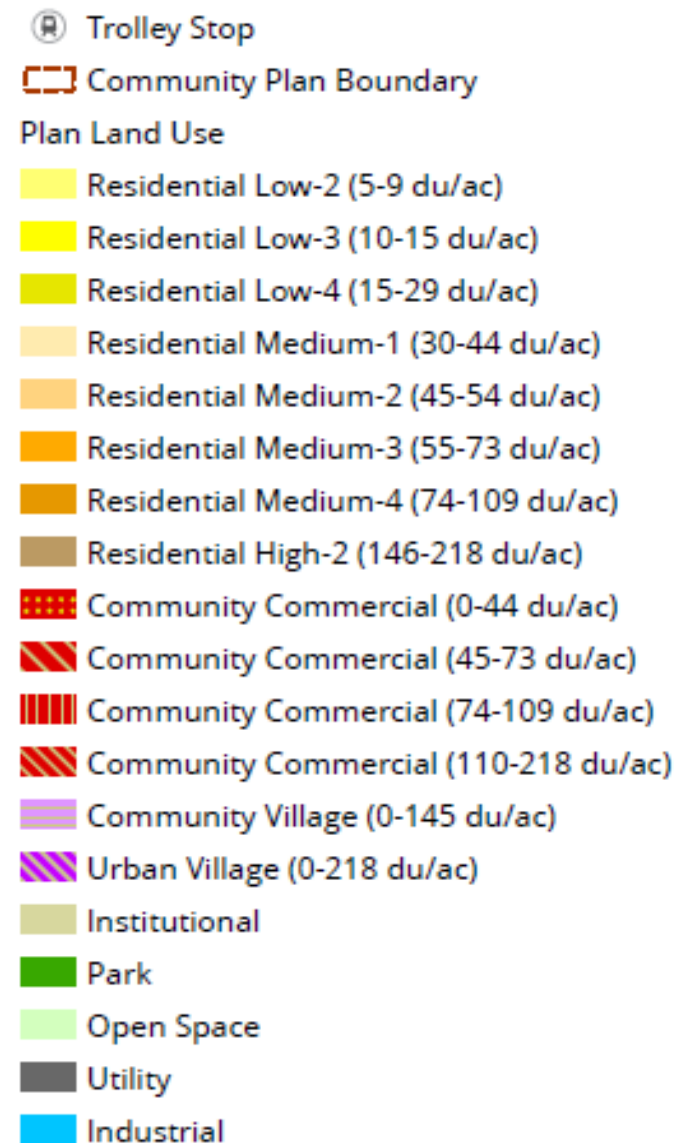
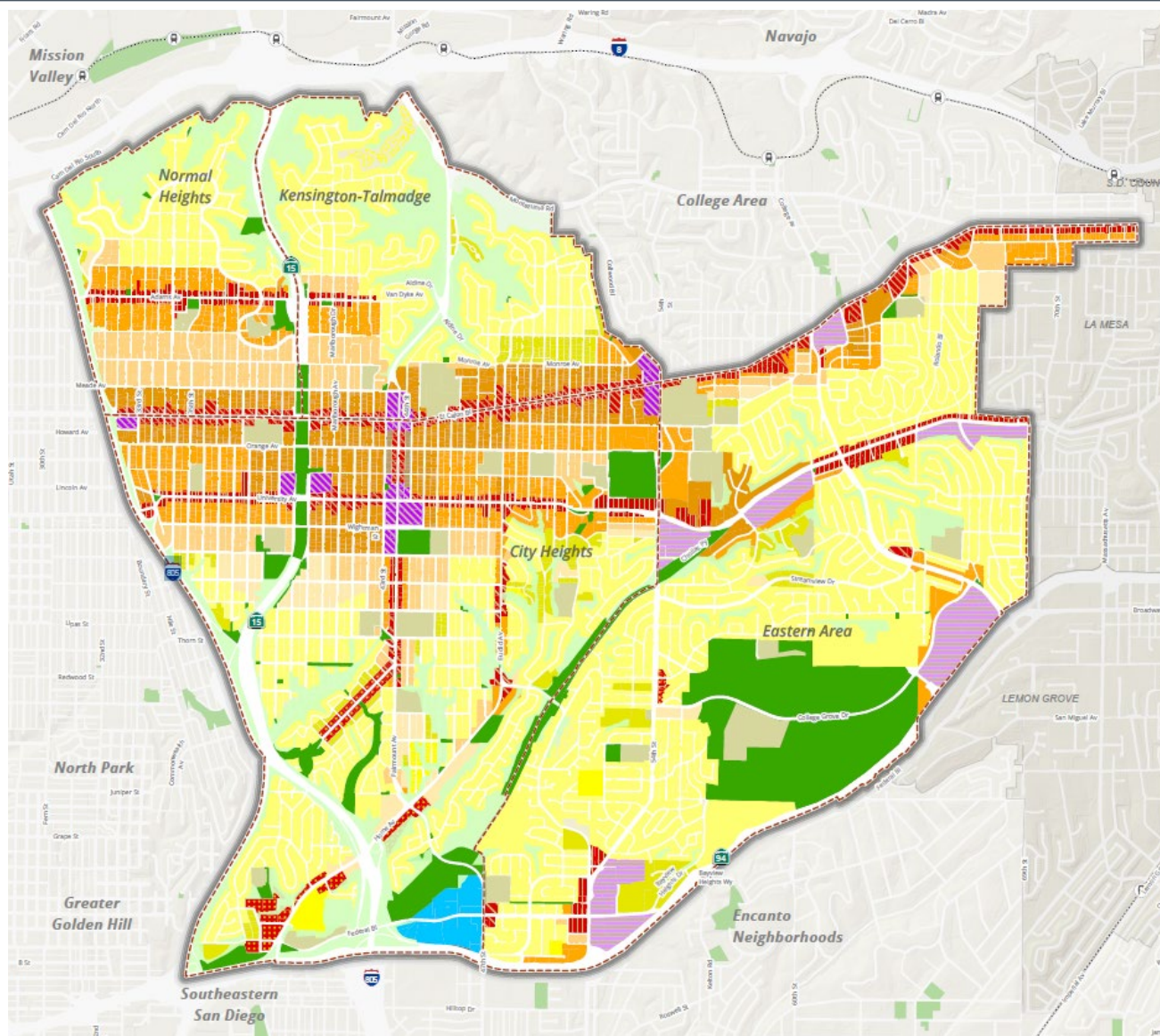
Land Use Concept 2



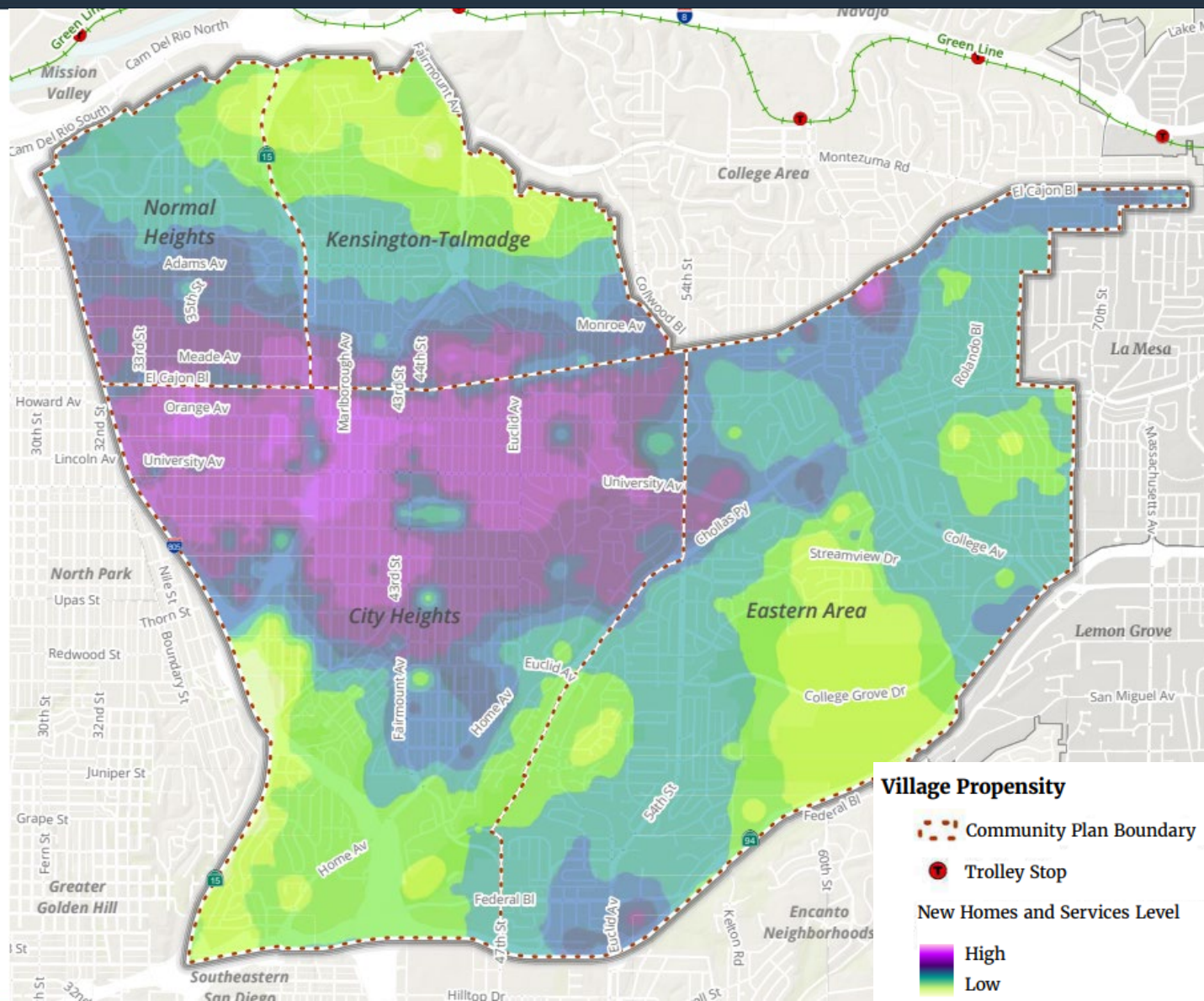
*Additional density will be studied between El Cajon Blvd and University Ave and along the SR-15 rapid bus corridor while assessing considerations related to fair housing, air and noise pollution, and feasibility testing. DRAFT IDEAS REPORT | AUGUST 2025 | PLAN MID-CITY

In addition, the proposed land use map aligns with the goals of:

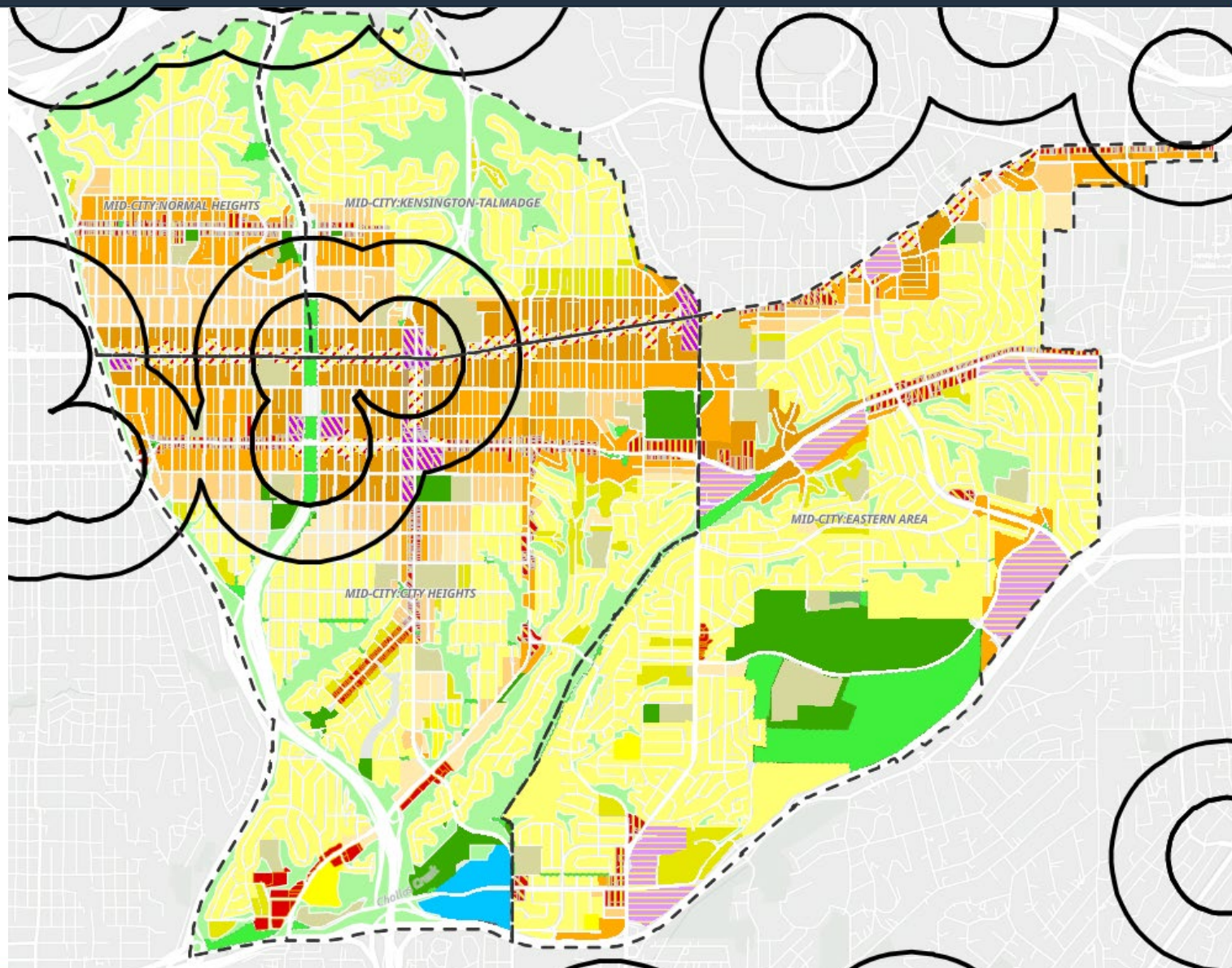
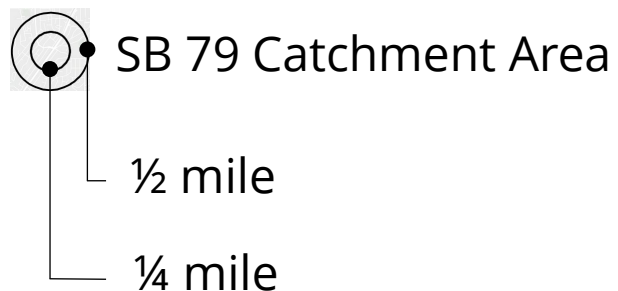
- General Plan's climate smart village area,
 - Fair housing, and
 - SB79,
- while minimizing changes in high fire and flood zones.



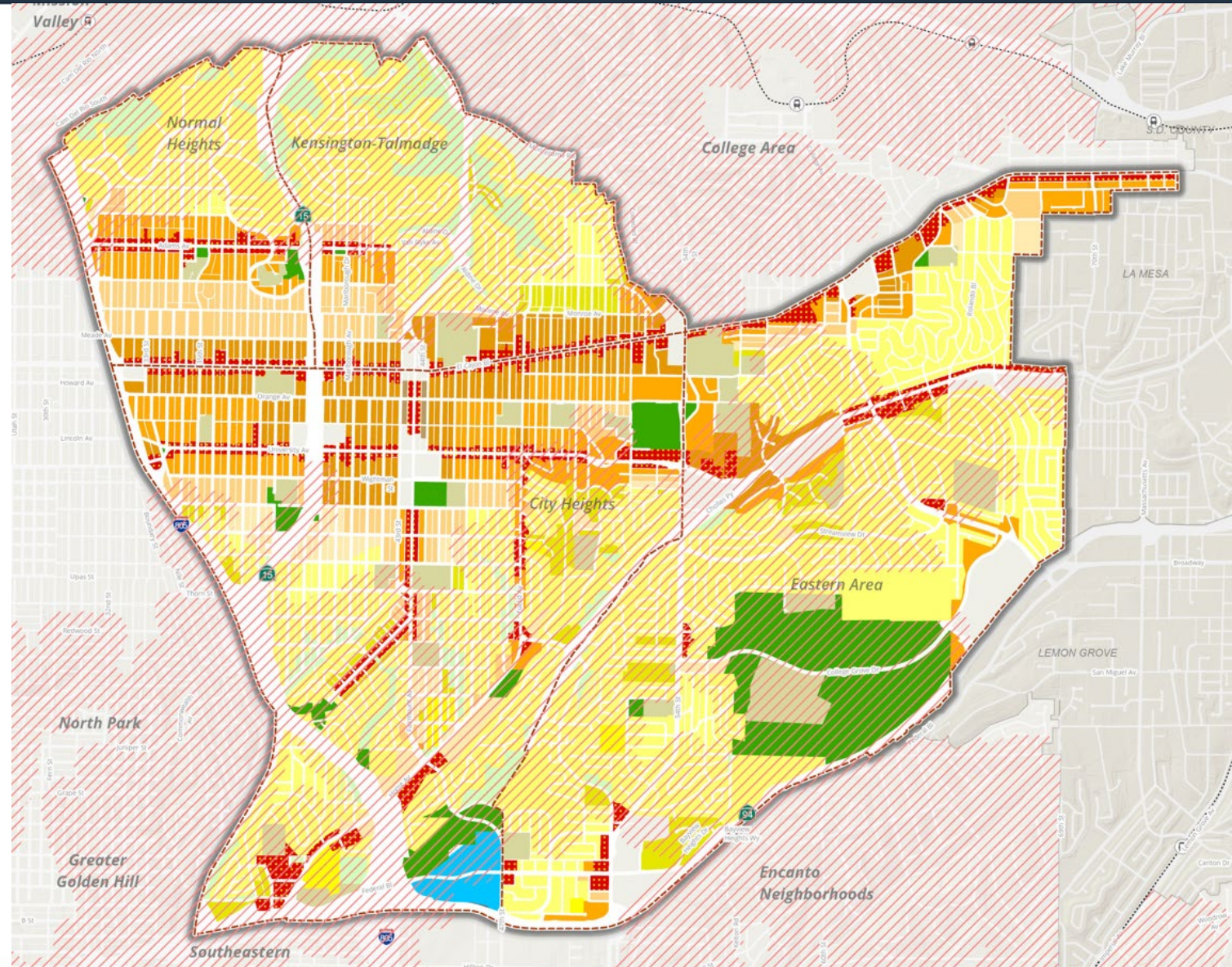
- **Climate Smart Village Area** in the General Plan helps identify where it makes the most sense to add new homes, jobs, and amenities - especially in areas close to existing and future transit to reduce greenhouse gas emissions.
- **Purple areas** = Higher potential for adding new homes and jobs in places where walking, biking, and transit use are more feasible for daily activities.
- **Green areas** = Lower potential for adding new homes and jobs because these locations are less supportive of walking, biking, and transit use for daily activities.



- The proposed land use map meets the SB 79 requirements using the Mid-City plan update as a Transit-Oriented Development Alternative Plan.



- The proposed land use map also considers adjacency to major canyons and past fire events.
- The majority of future change proposed in the land use map is outside the very high fire severity zone.



The proposed land use map and draft plan meet fair housing requirements by:

- Promoting equitable access
- Supporting inclusive, balanced communities
- Expanding diverse housing types



Courtyard Apartments



Townhomes



Single Family
(small lot)



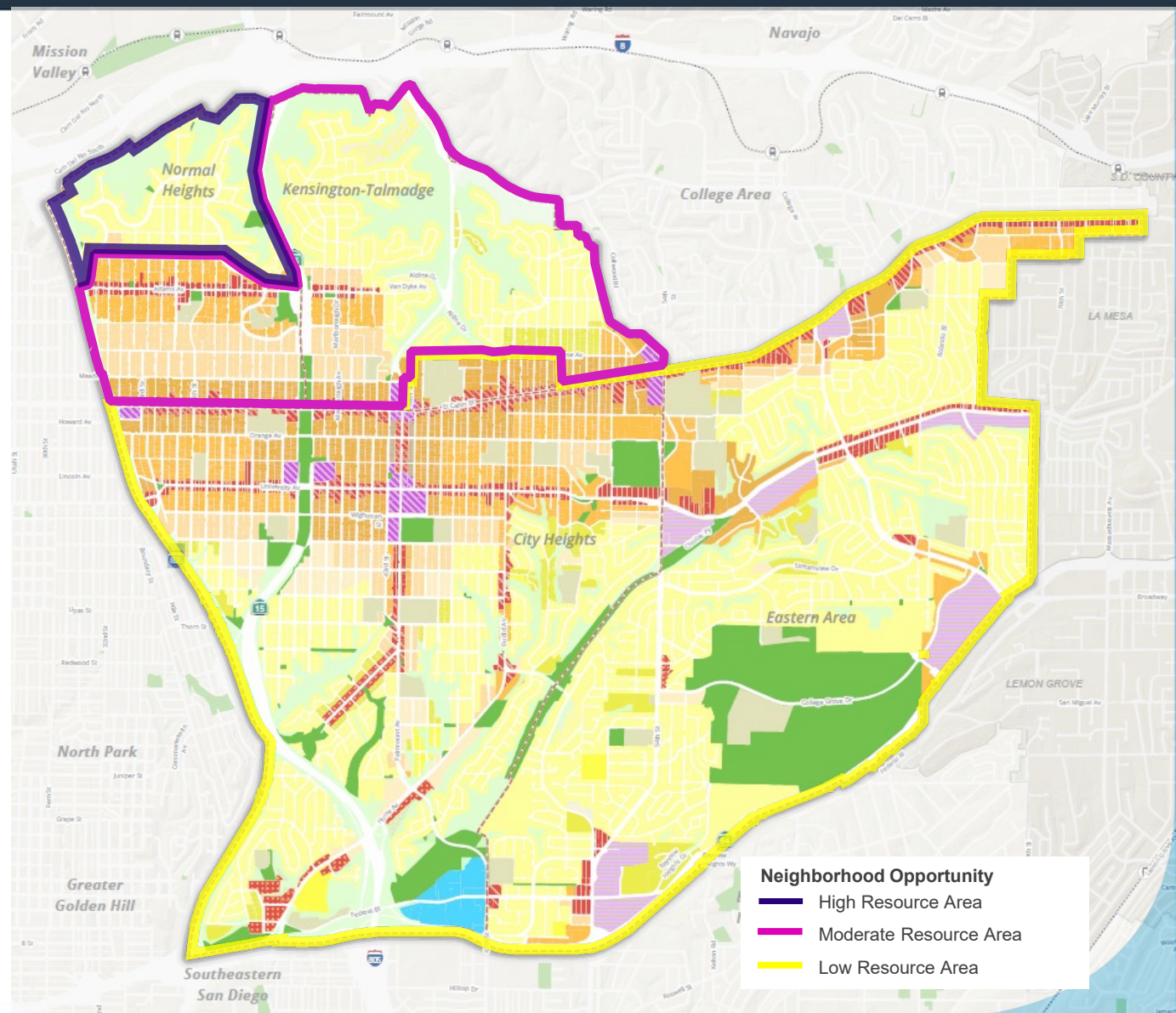
Duplex



Fourplex-
Sixplex



Triplex/
Stacked Flats



Comparison between the adopted and proposed Community Plan home capacity

	Existing Homes (2025)	Adopted Plan	Draft Plan	<i>Difference: Adopted Plan and Draft Plan</i>	<i>Difference: Existing Homes and Draft Plan</i>
Homes (approx)	53,500	62,600	95,500	32,900	42,000

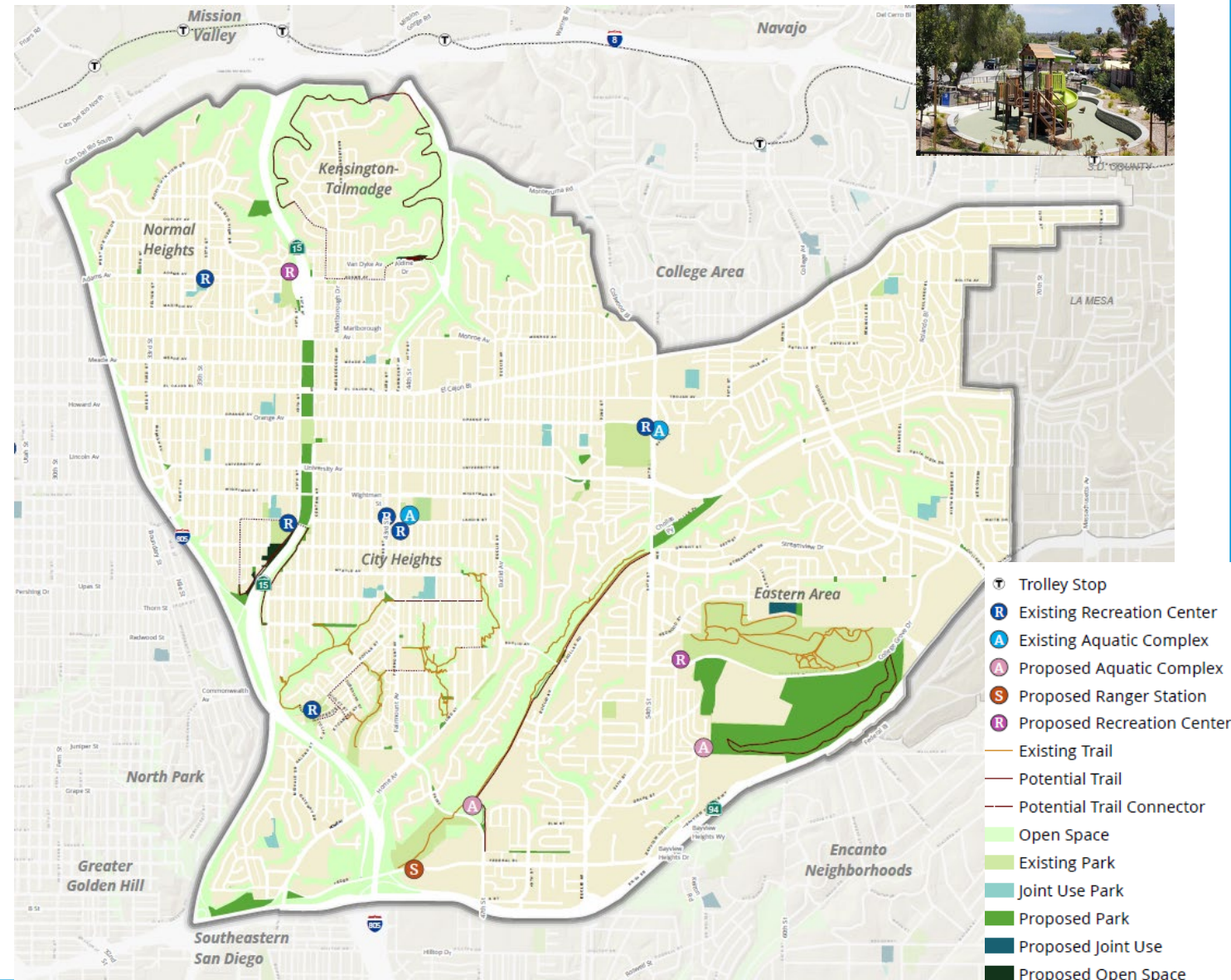


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Parks & Community Enhancement Overlay Zone

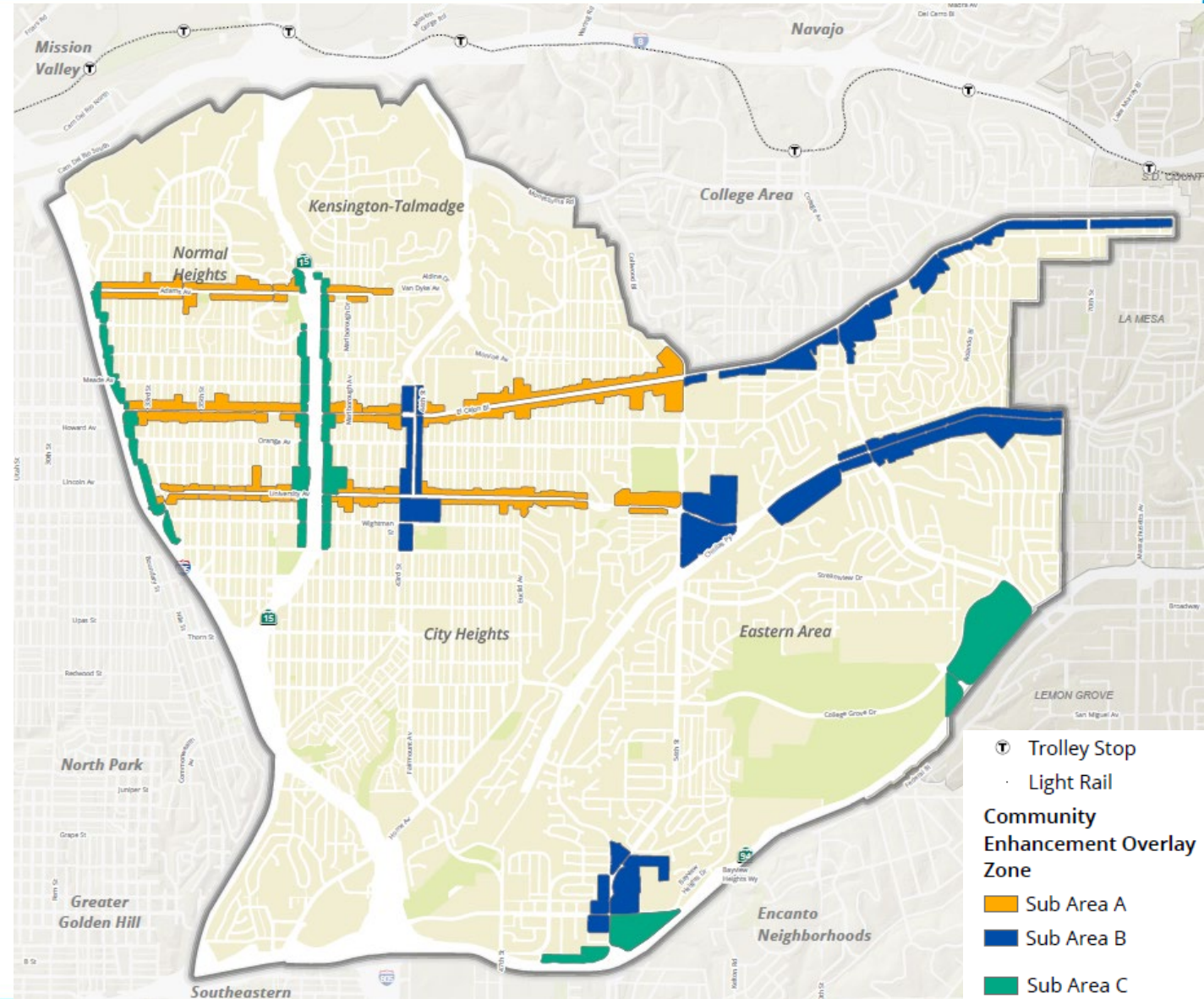
46 Proposed Parks

- 1 Major Park
- 8 Neighborhood Parks and Mini Parks
- 13 Pocket Parks and Trailhead Parks
- 20 Active Streets & Other Green Spaces
- 1 Joint-use Facility
- 3 Regional Parks, Open Spaces, & Trails
- Approximately 10 miles of Trails



Community Enhancement Overlay Zone

- Applies to development over 10,000 sq ft.
- Public spaces and amenities required with new development
- Greenways required along Transit Corridors and in Urban Villages
- New Overlay Zone with Supplemental Development Regulations
- Applies to areas with increased density
- Supplement Base Zone Regulations



Promenade



Podium



Paseos



Greenways



Plaza

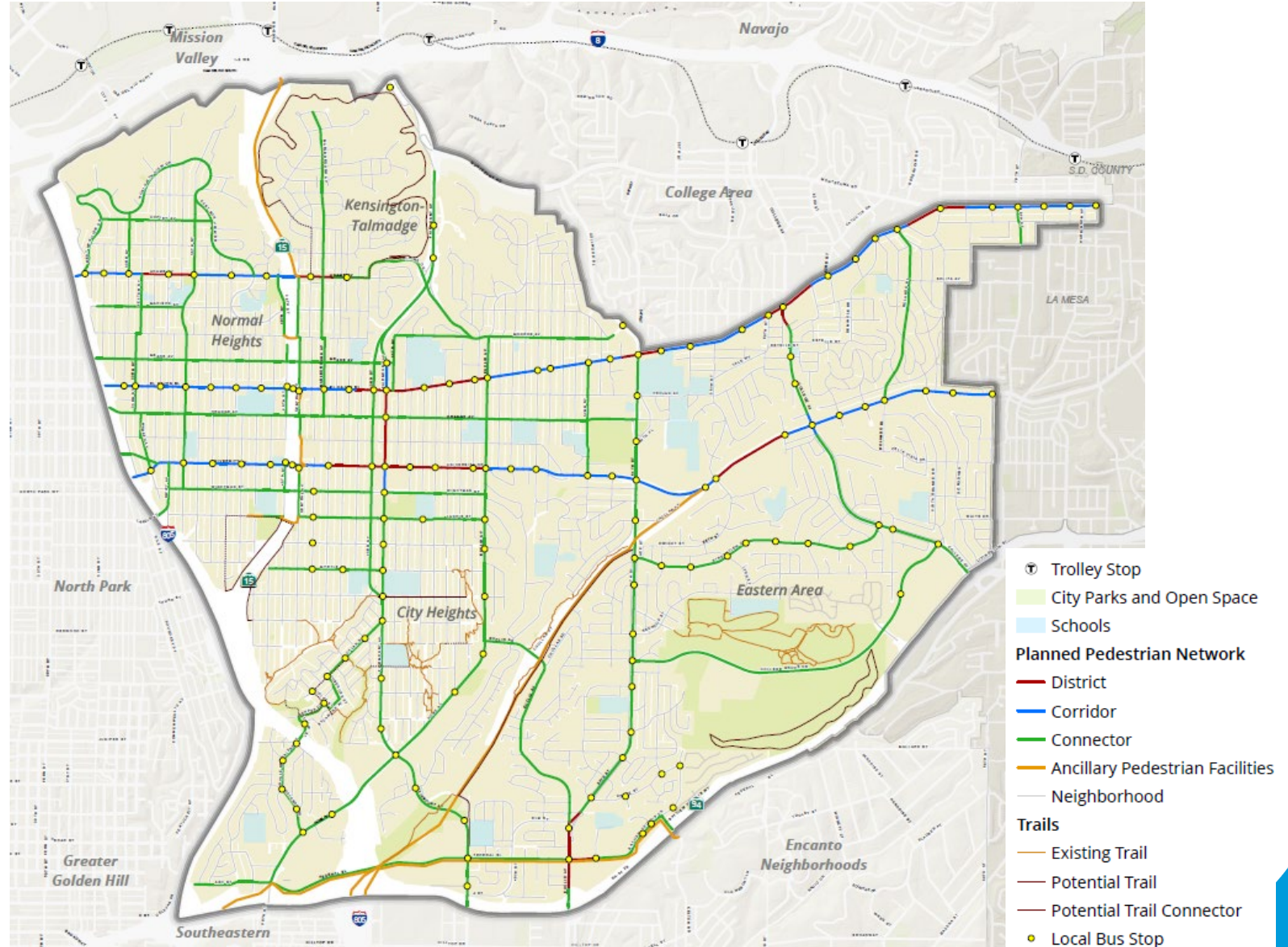


Platforms

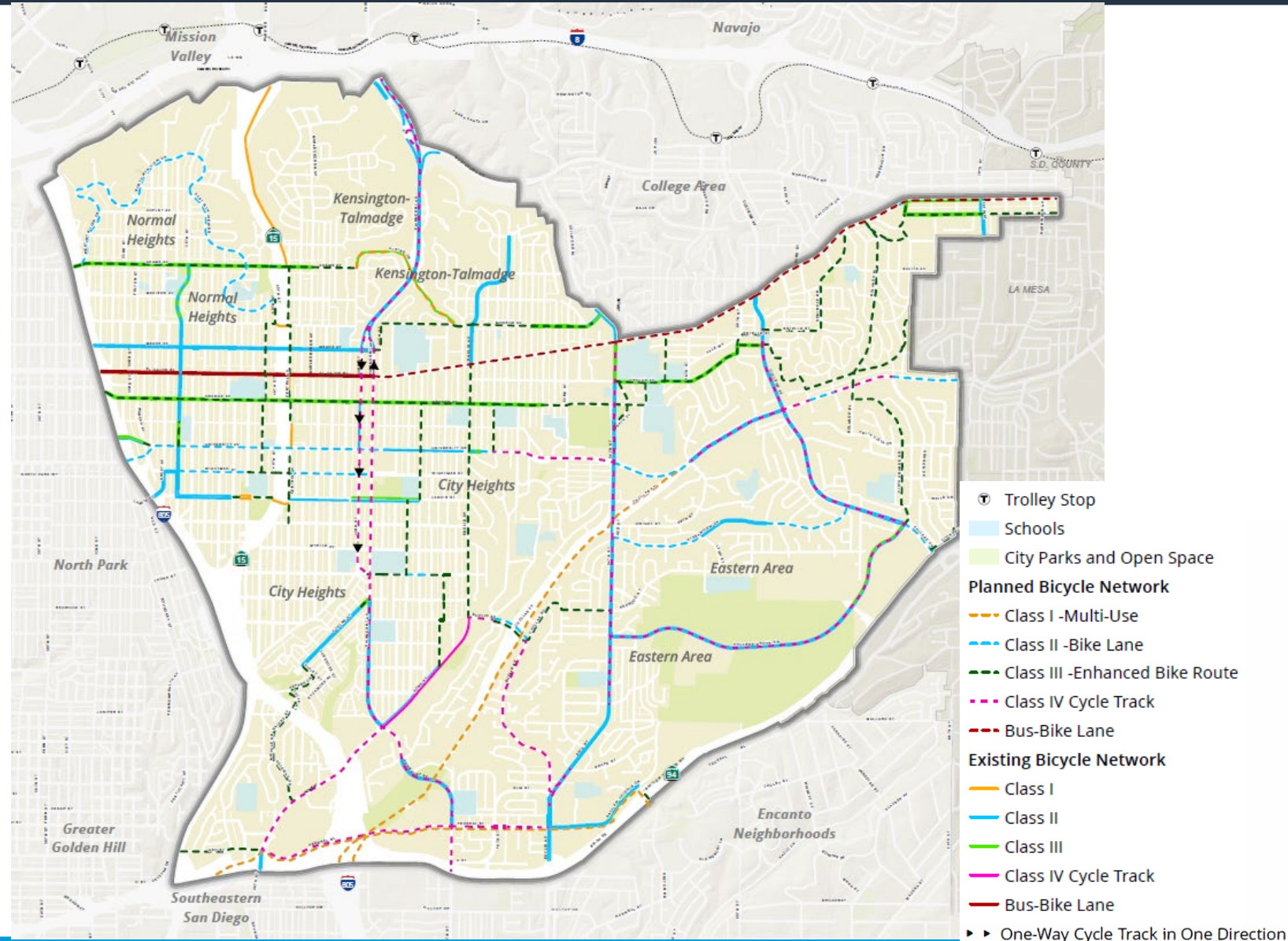


Mobility

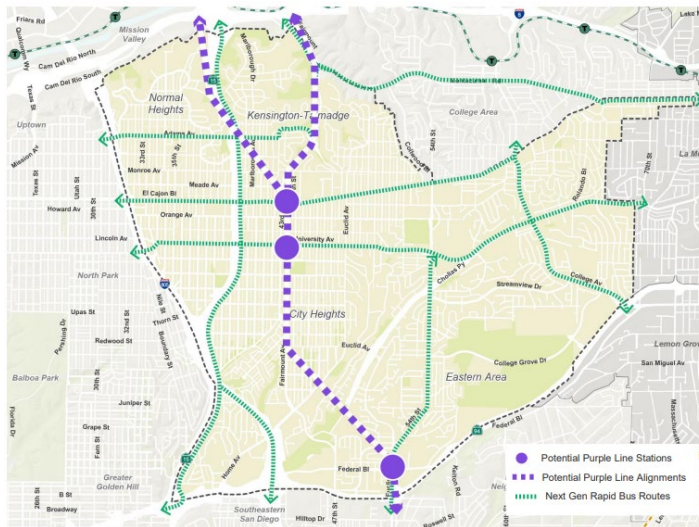
- Safe and comfortable modes of travel
- Walking/Rolling:
 - Wider sidewalks
 - Shade trees
 - Lighting



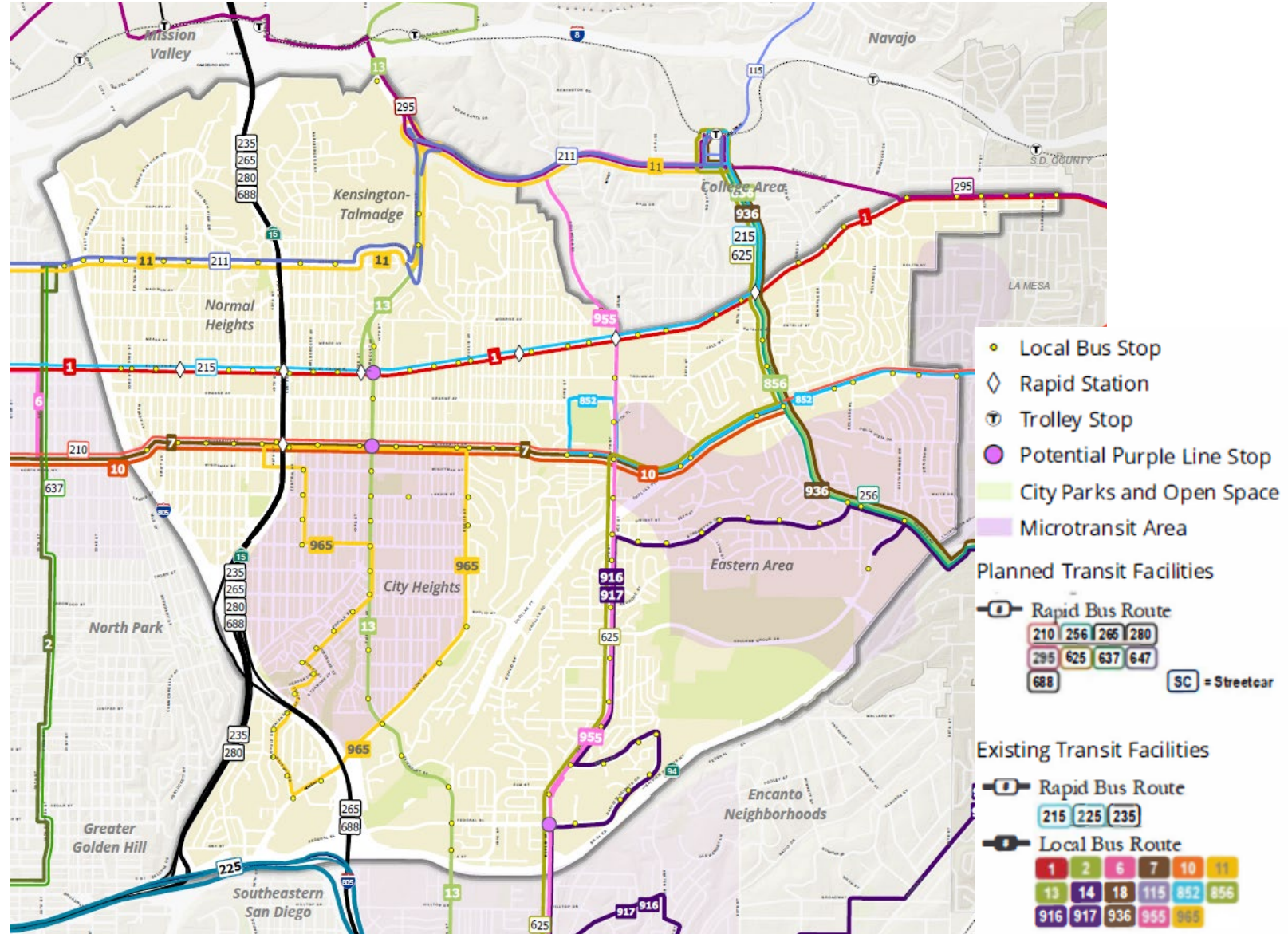
- Bicyclists:
 - Expanded network of separated bikeways
 - Increased opportunity for traffic calming improvements



- Transit Riders:
 - Transit lane on El Cajon Boulevard
 - New *Rapid Bus* Routes
 - Microtransit zones



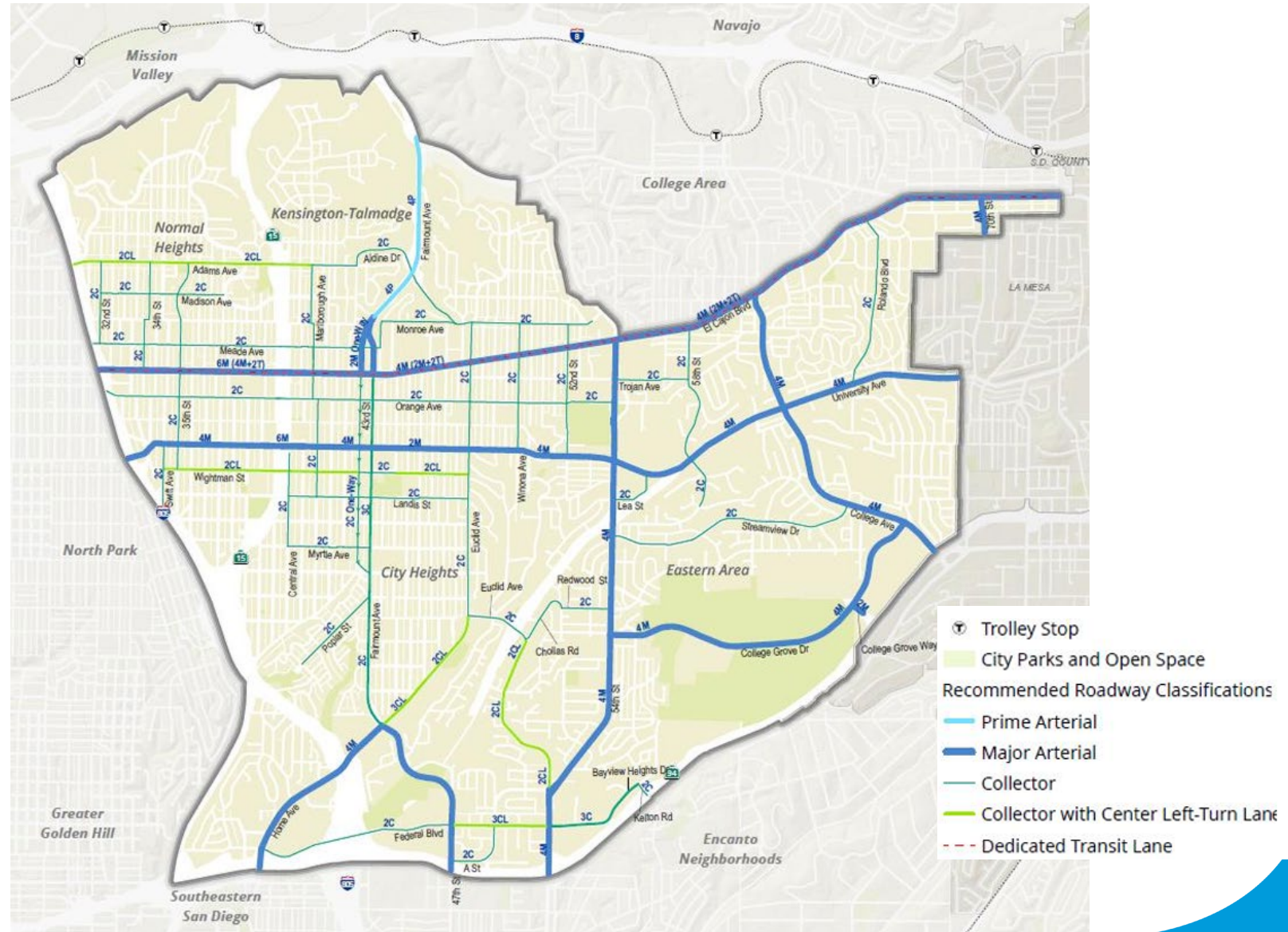
Potential Purple Line Alignment



- Street Classifications:
 - Transit lane on El Cajon Boulevard
 - University Avenue and Orange Avenue Complete Streets

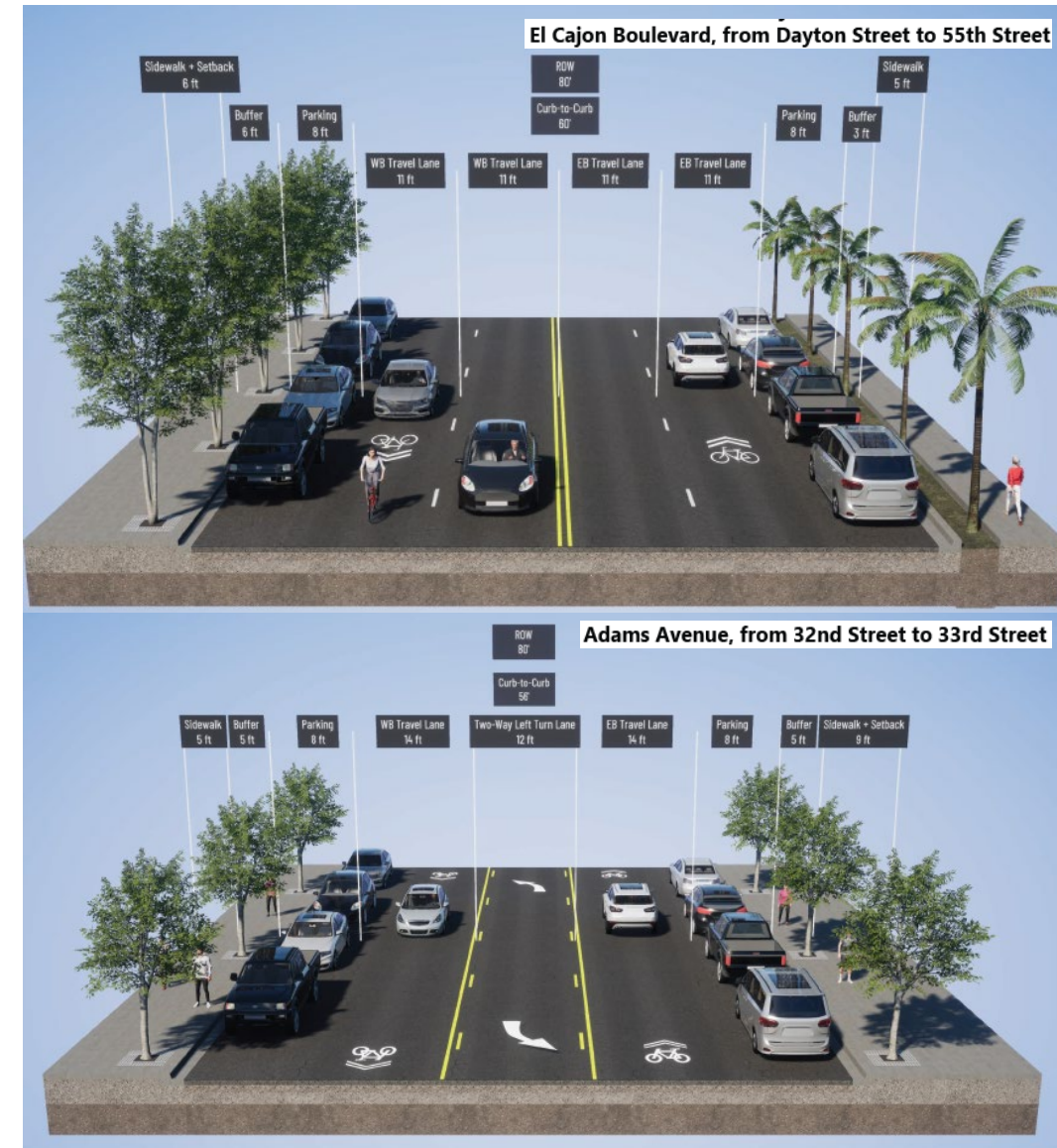


North Park | Mid-City
Complete Streets



Benefits & Trade Offs

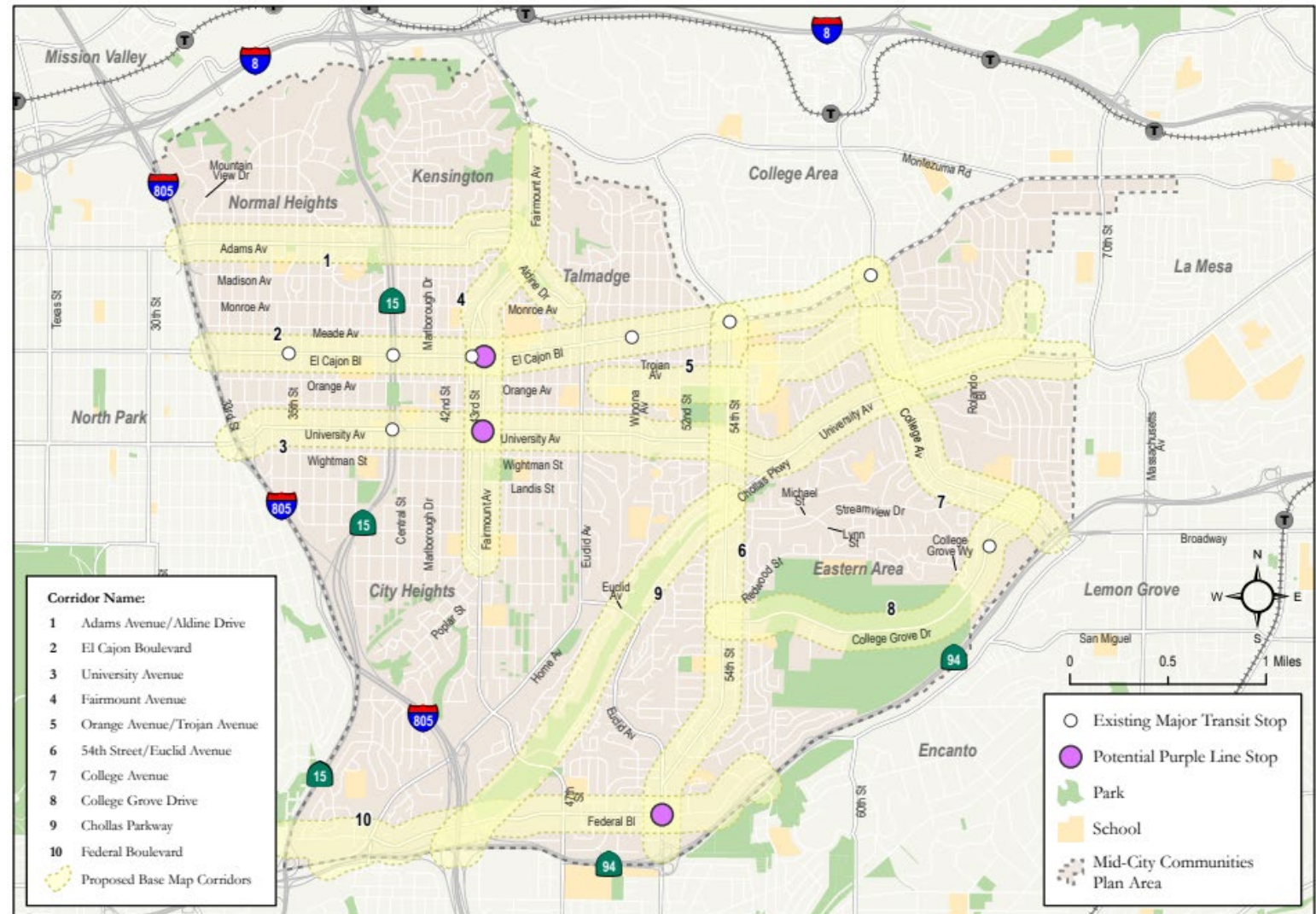
- Limited opportunity increase right-of-way in a built environment.
- Competing priorities within a corridor.
 - El Cajon Boulevard – high traffic volumes and transit demand. Alternative lower stress bikeways on Landis/Meade and proposed on Orange Avenue.
 - Adams Avenue – high traffic volumes, biking and parking demand.
 - University Avenue – high traffic volumes; transit, biking and parking demand.



Next Steps for the Second Draft

- Proposed corridor concepts
- Draft Mobility Technical Report
 - Operational analysis for all modes.
 - Transit priority recommendations.
 - On-street parking evaluation and supply opportunities.
- Refinements to Mobility Networks based on technical analyses and public feedback received.

Ten Corridors Highlighted for Focused Planning Analysis in the Mid-City Communities Plan Update



- **Working Group** – Sept. 18, Park de la Cruz Gym – 6 to 8 p.m.
- **Community Planning Group Meetings**
 - Normal Heights (9/1) | Eastern Area (9/8) | City Heights (9/14) | Kensington-Talmadge (9/21)
- **Focus Groups** - Summer/Fall 2026
- **Boards & Planning Commission** (info only) – Fall 2026
 - Mobility Board (9/2)
 - Park & Recreation Board (10/15)
 - Planning Commission 3rd Workshop (11/19)
- **Release Second Draft** – Jan/Feb 2027
 - Mobility Technical Report

- **Boards & Commissions** – March 2026
- **Planning Commission** – May 2027
- **Land Use & Housing Committee** – June 2027
- **City Council** – June 2027

We want to hear more from you!

Share your thoughts to help refine the draft plan to best shape the future of Mid-City. [Please provide your feedback](#) by October 2nd.