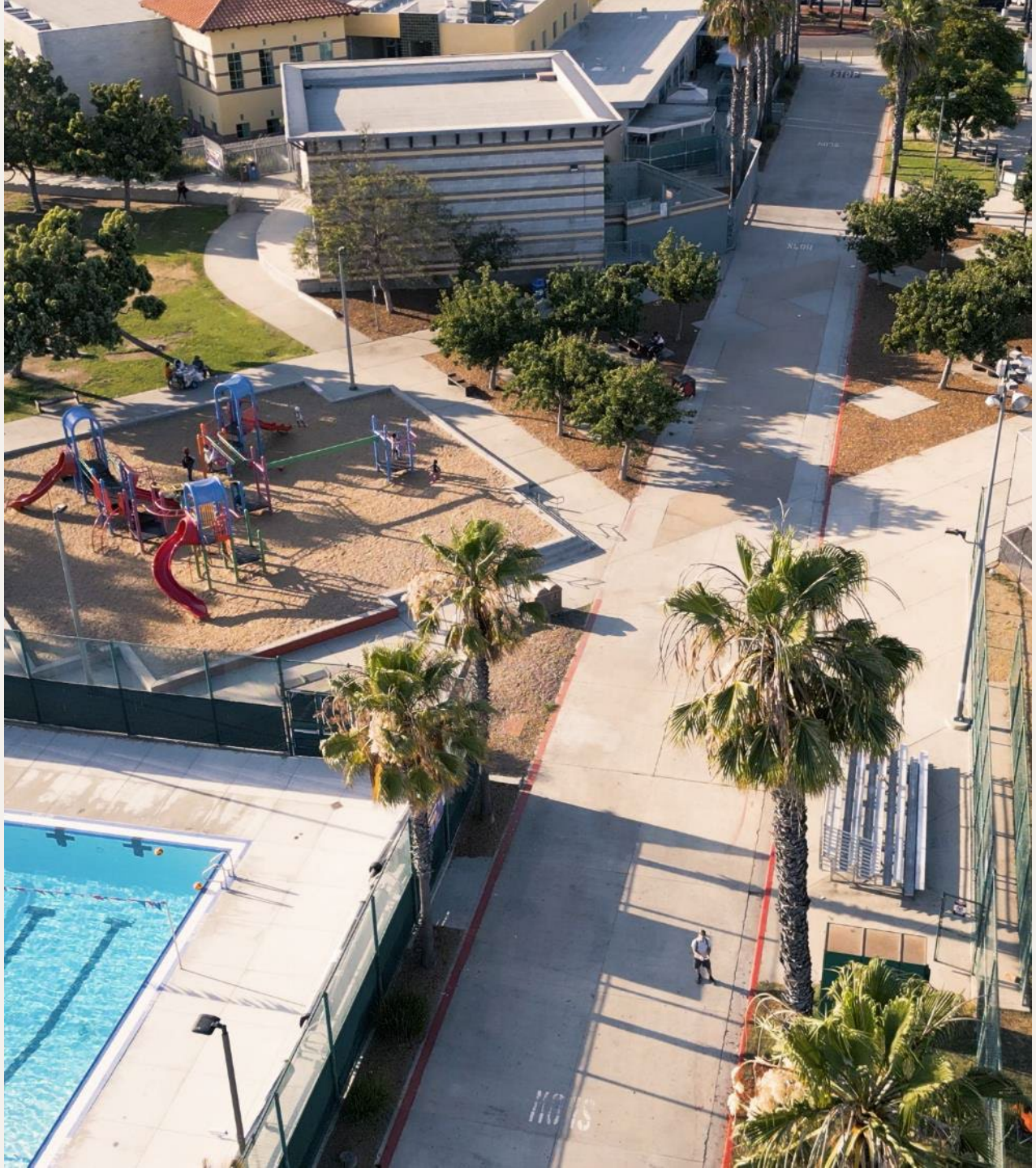


Mid-City Communities Plan First Draft – Parks and Trails

October 15, 2026
Parks and Recreation Board Meeting | Item 201

PLAN MID-CITY
Communities Plan Update

AGENDA

- Project Overview
- First Draft – Parks and Trails
- Next Steps
- Feedback & Q+A



Mid-City Planning Area & Neighborhoods

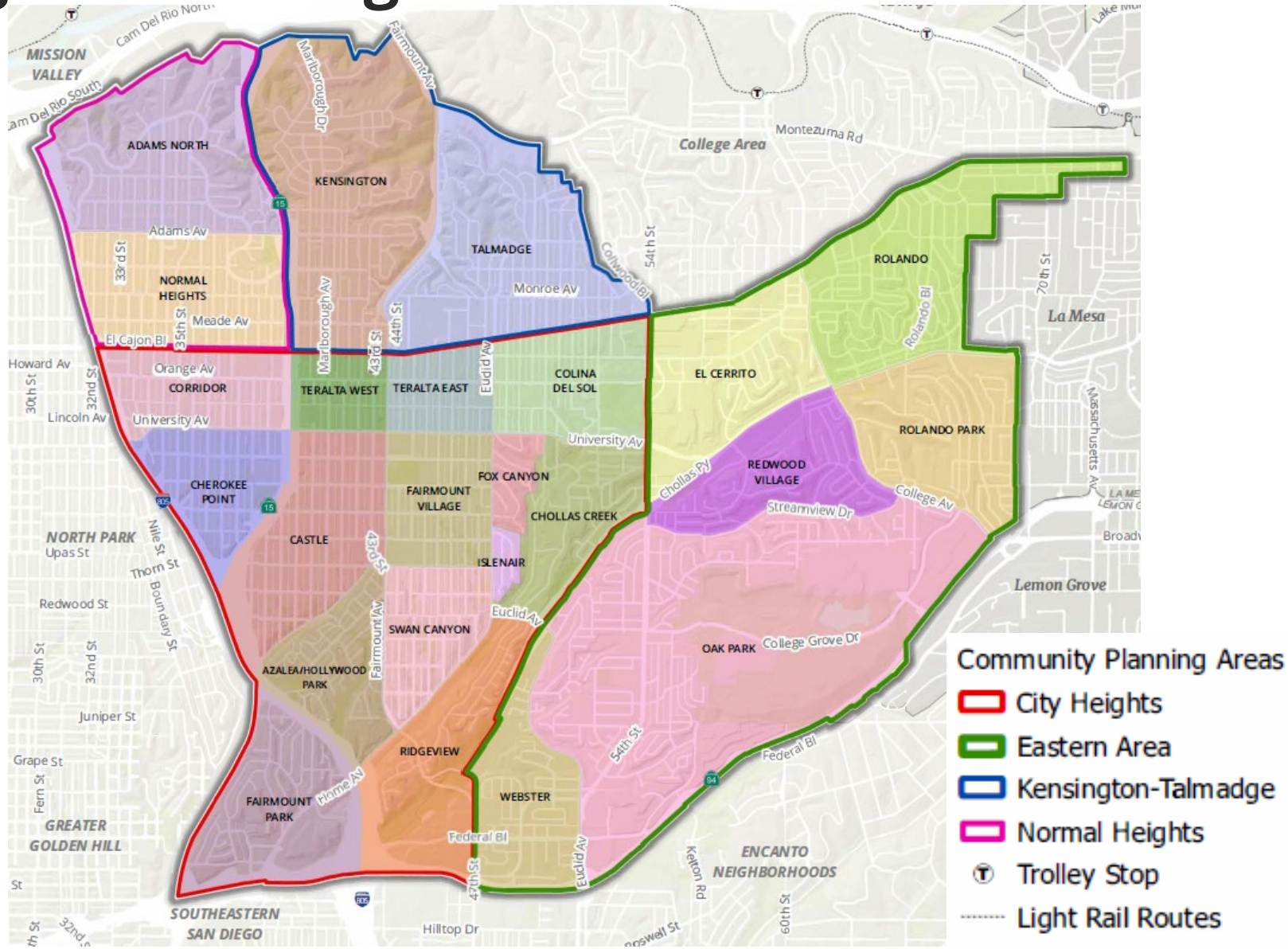
Mid-City Communities

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

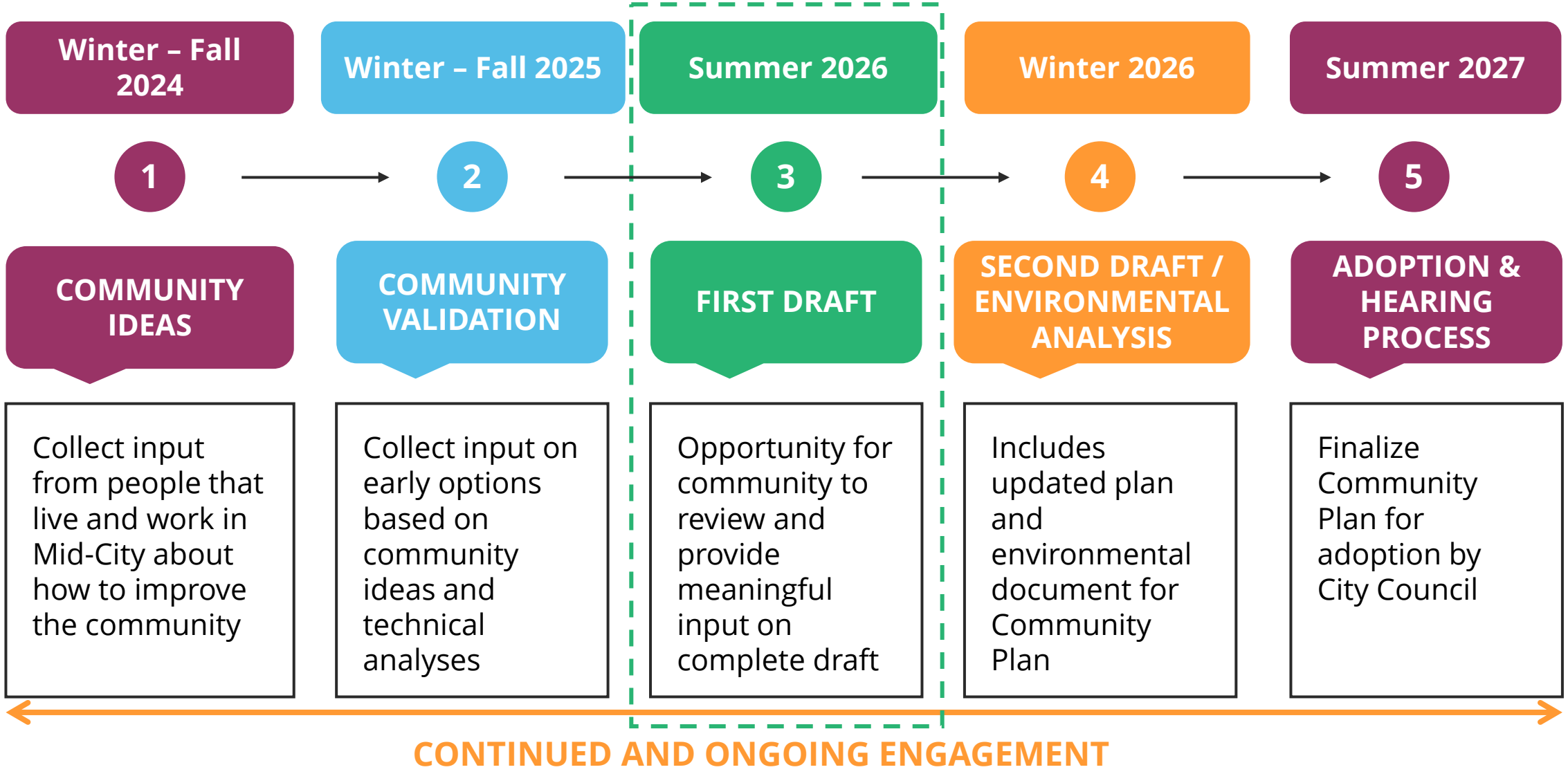
Mid-City Snapshot*

- 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*



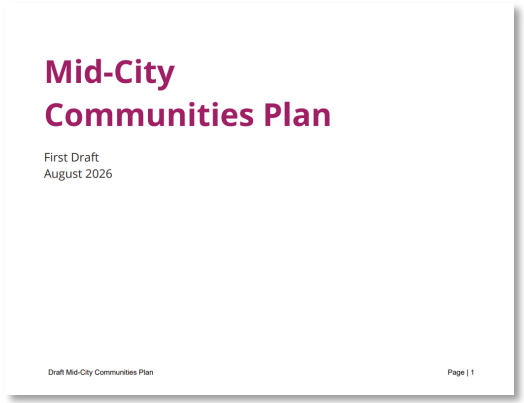
Process & Timeline

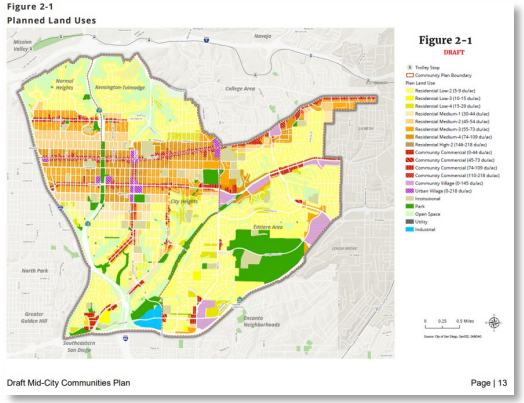


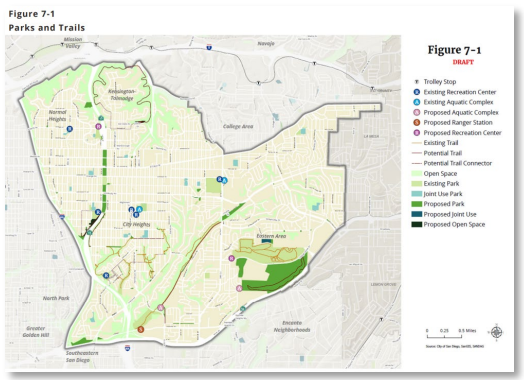
First Draft

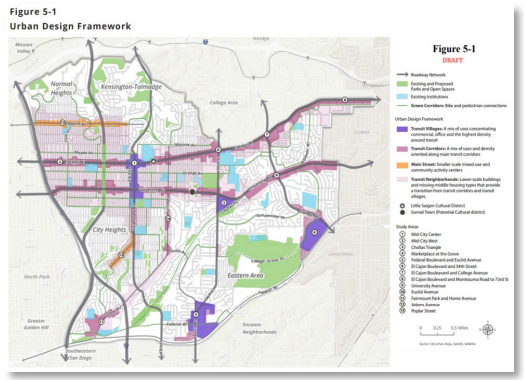
The first draft establishes a vision & strategy to guide future development & contains goals and policies to provide direction on what types of future uses & public improvements could be developed in Mid-City.

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

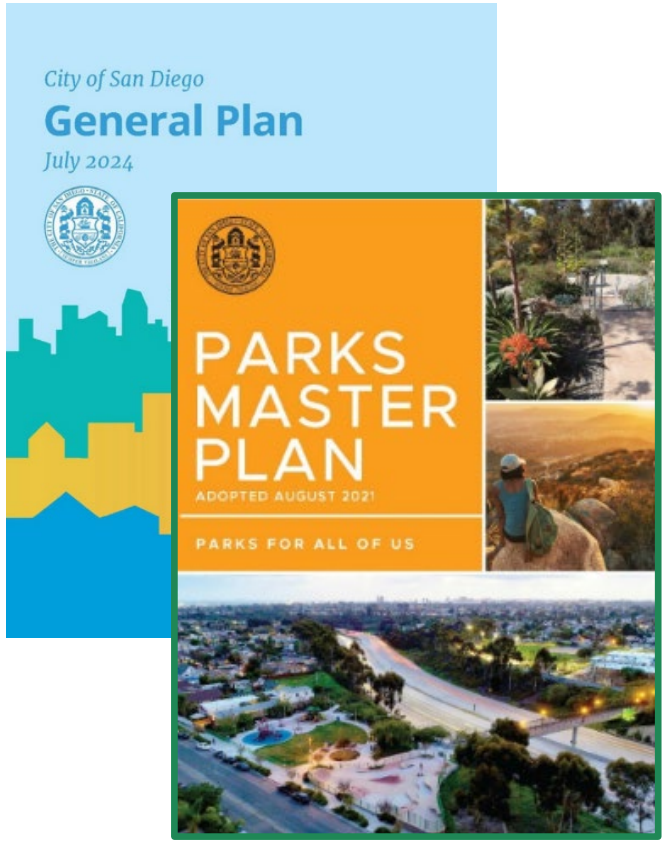








Guiding Documents





Mini Parks

Pocket Parks

Joint-Use Parks

Equitable Access to Parks

Community Parks

Neighborhood Parks

Open Space

Draft Goals

Parks, Public Facilities & Open Space

- **Connected Recreation Network**

  Provide parks, trails, and public spaces within a 10-minute walk/roll or 20 – minute bike ride for all community members.

- **Equitable Access**

  Ensure access to parks and recreation for people of all ages and abilities.

- **Diverse Public Spaces**

  Expand opportunities for play, recreation, and social interaction through a variety of public spaces.





Draft Goals

Parks, Public Facilities & Open Space

- **Maximize Public Lands**

  Optimize public lands and facilities to expand recreational access and community benefits
- **Improve Connectivity**

  Connect parks, trails, and natural areas through walking, biking and transit networks
- **Safe and Resilient Spaces**

  Create inclusive, safe, and resilient public spaces that enhance community livability
- **Celebrate Community Identity**

  Support cultural expression and social connections through public spaces.





Draft Park & Open Space Opportunities Overview

- Park opportunities are identified on **City-owned** and controlled land and other **publicly-owned land**.
- **Excess or eligible rights-of-way** are also recommended as potential opportunities for park spaces, identified as **Active Streets and Other Green Spaces**. They vary in recreational value, with some parcels offering greater potential when developed through cross-sector partnerships
- **89** proposed opportunities, including upgrades to existing parks and open space and creation of new parks and open space
- **5,672.25** proposed additional recreation value points
- **4** existing and proposed aquatic complexes
- **154,360 SF** of existing and proposed recreation center space

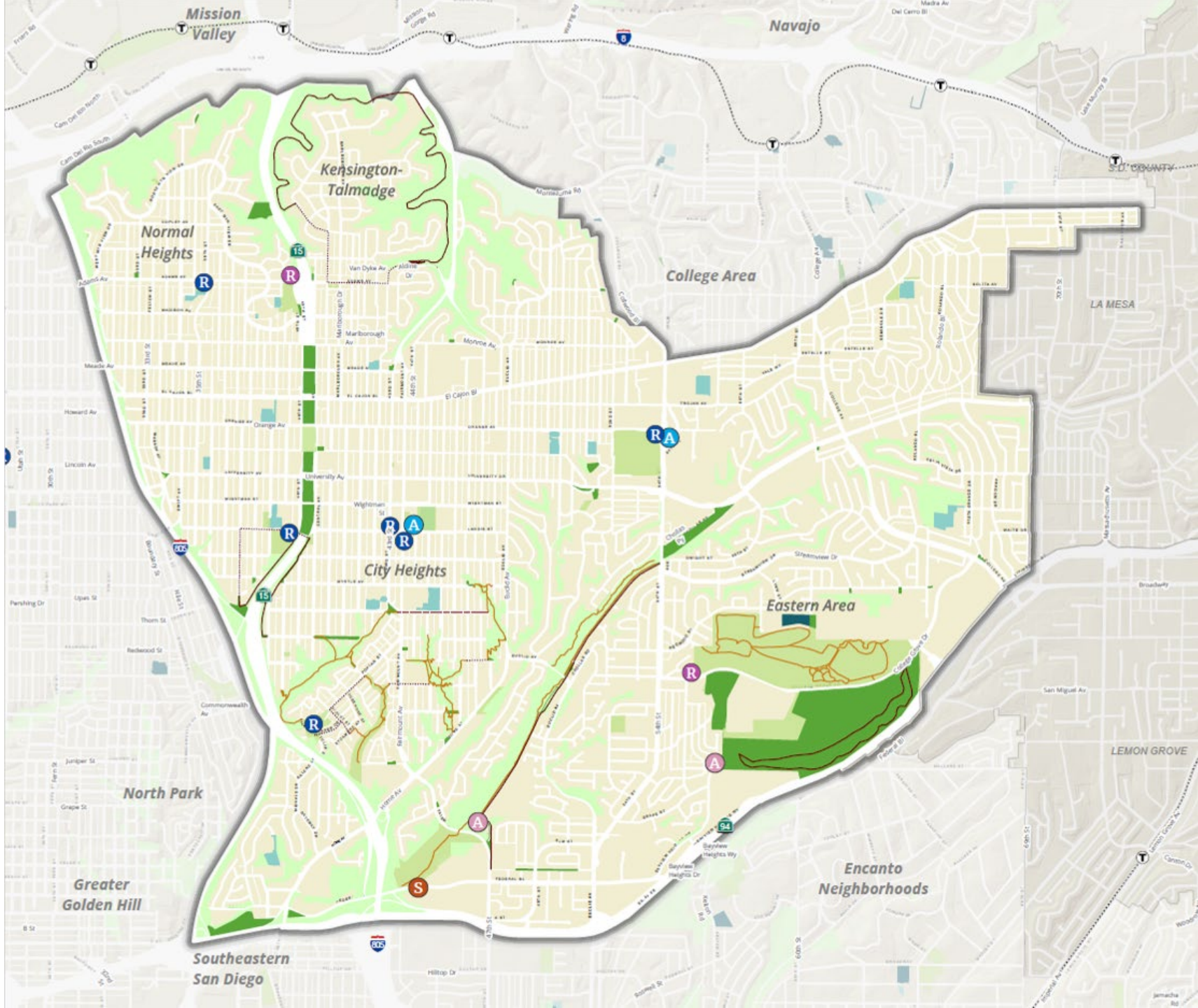
Figure 7-1
Parks and Trails

- Trolley Stop
- Existing Recreation Center
- Existing Aquatic Complex
- Proposed Aquatic Complex
- Proposed Ranger Station
- Proposed Recreation Center
- Existing Trail
- Potential Trail
- Potential Trail Connector
- Open Space
- Existing Park
- Joint Use Park
- Proposed Park
- Proposed Joint Use

0 0.25 0.5 Miles

N W E S

Source: City of San Diego, SanGIS, SANDAG



Draft Mid-City Communities' Recreation Summary

Table 7-2

Recreation Value Points

Goal at Build Out : 22,700



Existing	Proposed	Future Opportunities
6,198.5	**5,672.25**	**10,829.25**

Recreation Center Space

Goal at Build Out: 154,360 SF



Existing	Proposed
82,672 SF	**71,688 SF**

Aquatic Complexes

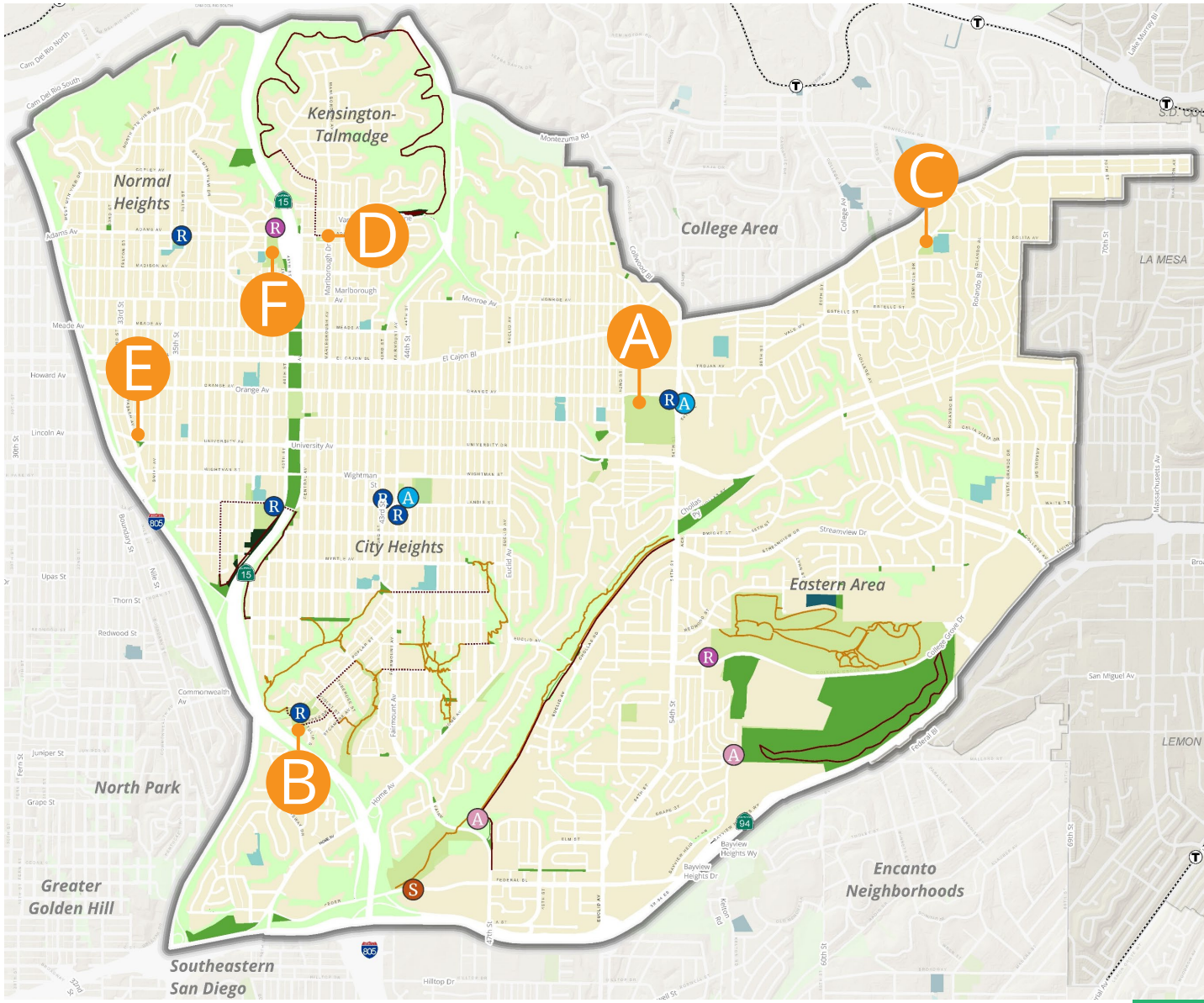
Goal at Build Out: 4



Existing	Proposed
2	**2**

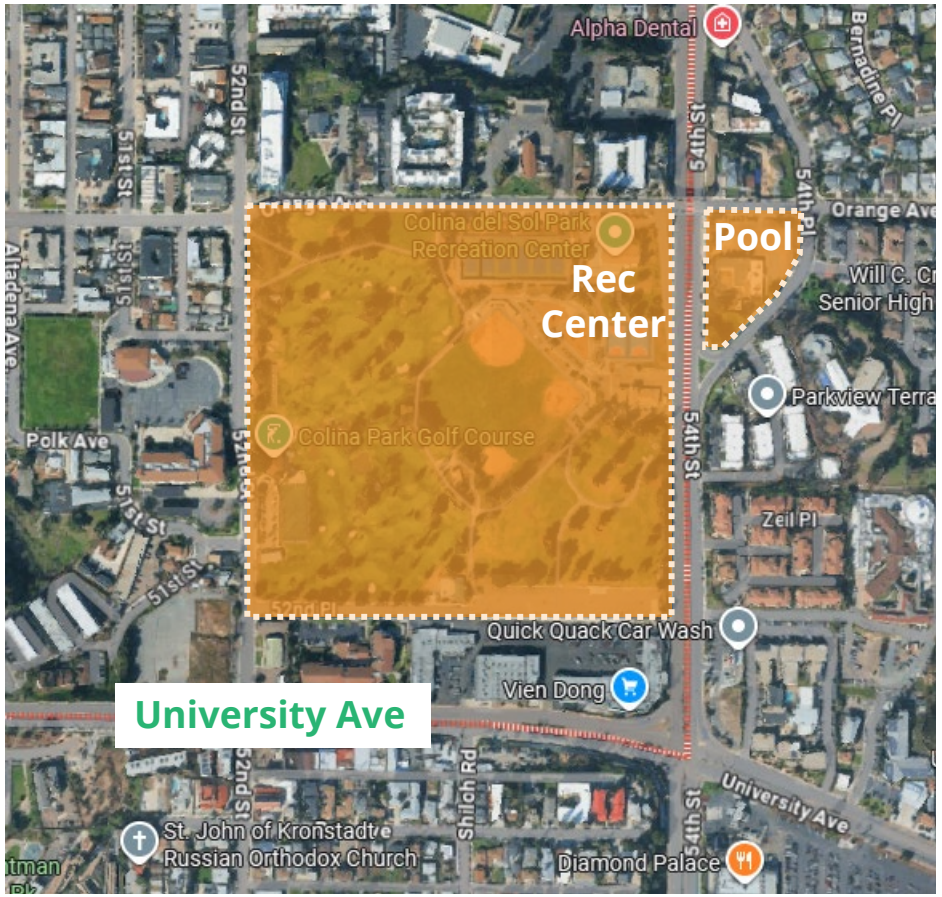
Potential Upgrades to Existing Parks - Highlights

- A Colina Del Sol Community Park
- B Azalea Neighborhood Park
- C Dr. Bertha O Pendleton (Clay) Neighborhood Park
- D Kensington Neighborhood Park
- E Wabash Neighborhood Park
- F Ward Canyon Neighborhood Park



Potential Upgrades to Existing Parks

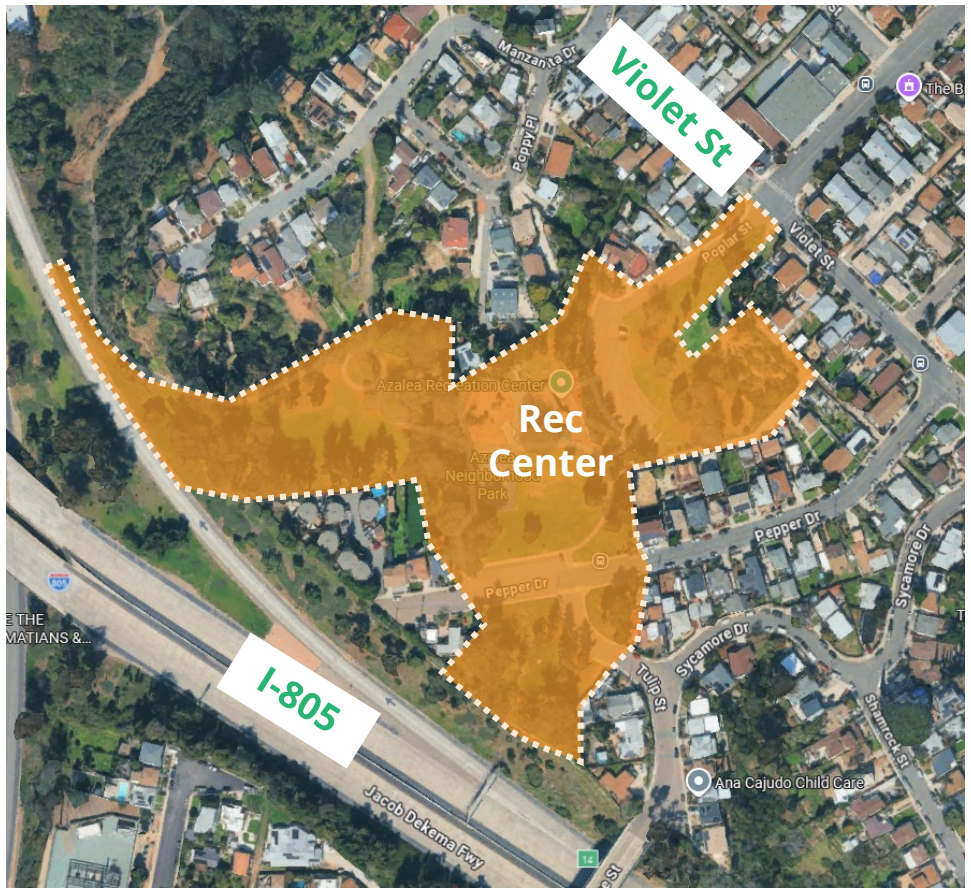
A Colina Del Sol Community Park



- **Expanding** the recreation center to accommodate additional programs and improve access.
- **Active Recreation**: disc golf, expanded tennis and/or basketball courts and sports lighting
- **Amenities**: a universally accessible children's play area, an off-leash dog park, picnic shelters and a community garden

Potential Upgrades to Existing Parks

B Azalea Neighborhood Park



- **Expanding or replacing** the recreation center to accommodate additional programs.
- **Active Recreation**: pickleball and basketball courts
- **Flexible Spaces**: picnic shelters
- **Amenities**: a nature exploration playground, recreational features for people with disabilities, a community garden, fitness stations, an off-leash dog area, scenic overlooks and wayfinding signage

Potential Upgrades to Existing Parks

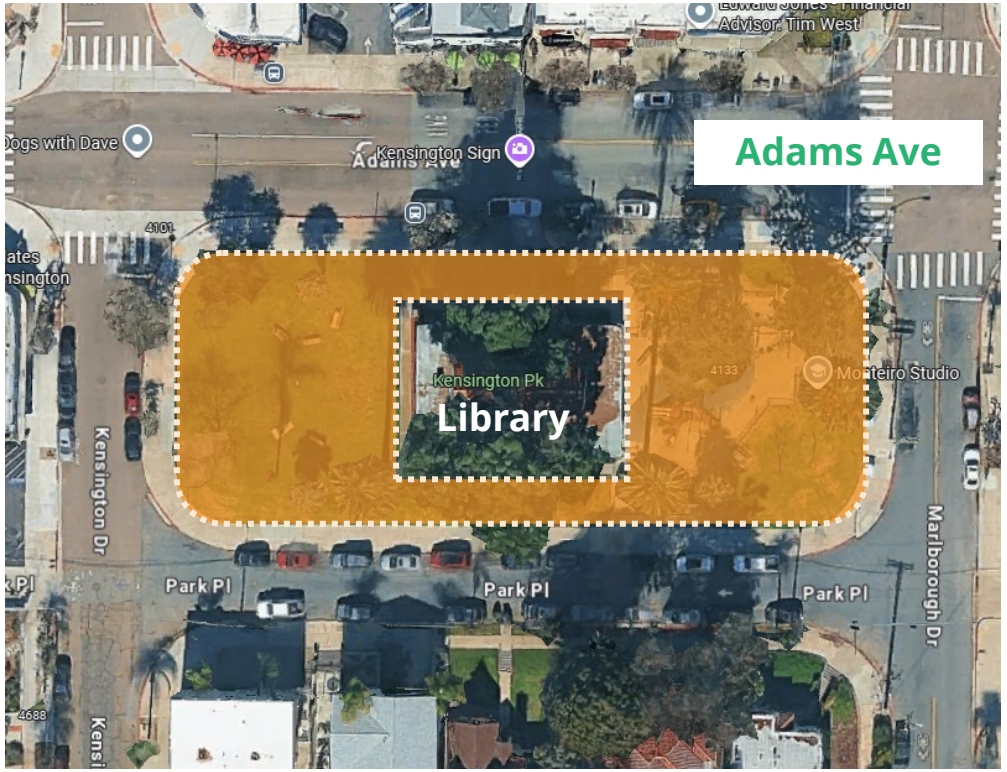
C Dr. Bertha O Pendleton (Clay) Neighborhood Park



- **Improve Connection** to the adjacent Pendleton (Clay) Elementary School Joint-use facility
- **Active Recreation**: sports lighting
- **Amenities**: expanded play features, a community garden and fitness stations

Potential Upgrades to Existing Parks

D Kensington Neighborhood Park



- Shares its site with the **Kensington-Normal Heights Branch Library**, which is recommended for **replacement** with a new facility in the **City's Vision 2040 Public Library Master Plan.**
- **Active Recreation**: bocce ball court or similar recreational feature
- **Amenities**: an expanded play area, a public art or placemaking element
- **Additional upgrades implemented in coordination with the future library replacement**

Potential Upgrades to Existing Parks

E Wabash Neighborhood Park

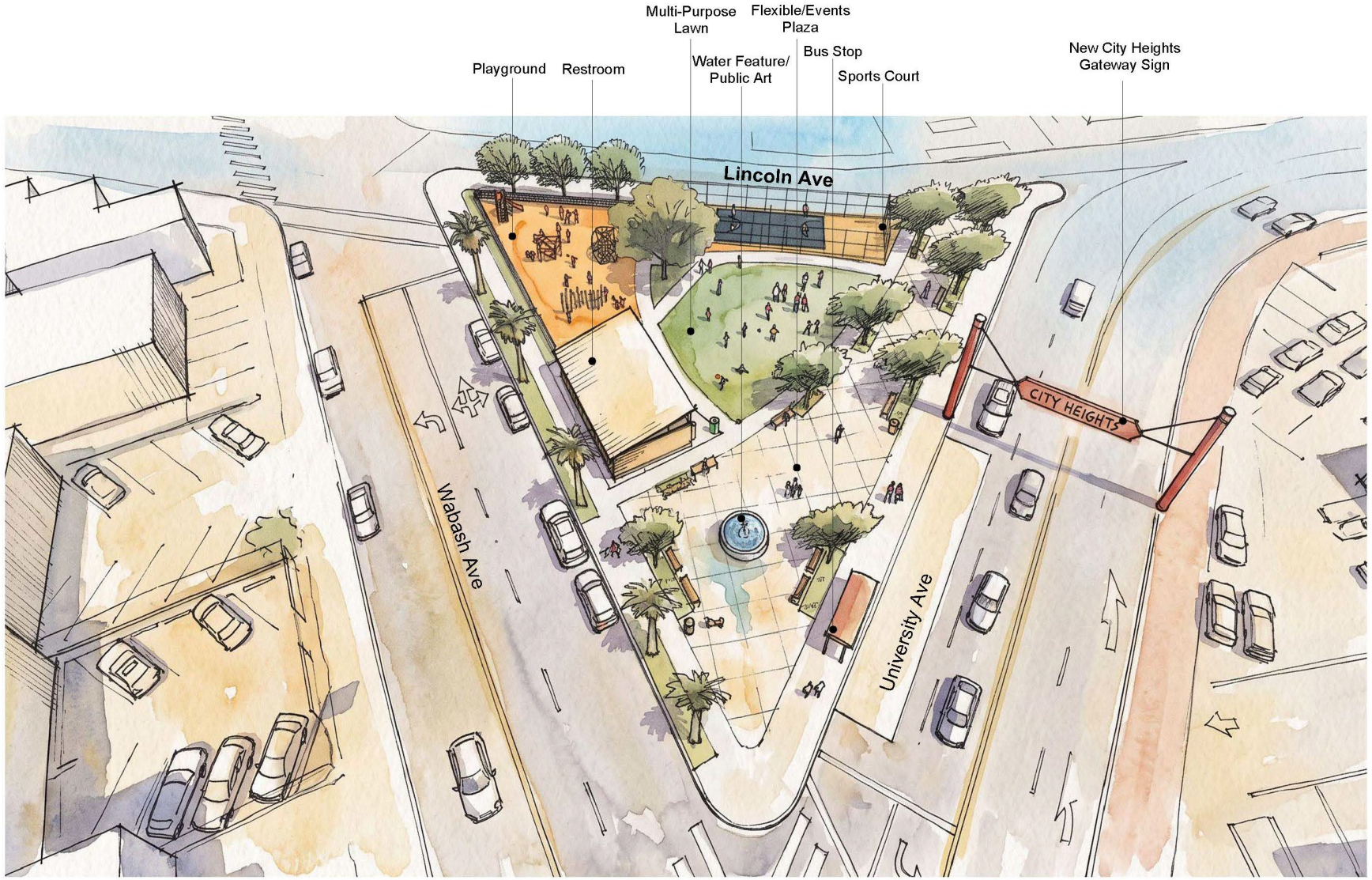


- **Expanding** the park to create additional programming space
- **Active Recreation**: small sport courts, fitness circuits
- **Flexible Spaces**: shaded plaza space
- **Amenities**: shaded seating area, public art and placemaking elements, and a wayfinding signage system

Potential Upgrades to Existing Parks

E Wabash Neighborhood Park

- The expanded park is envisioned as **a gateway into City Heights** and **a welcoming public square**.



Potential Upgrades to Existing Parks

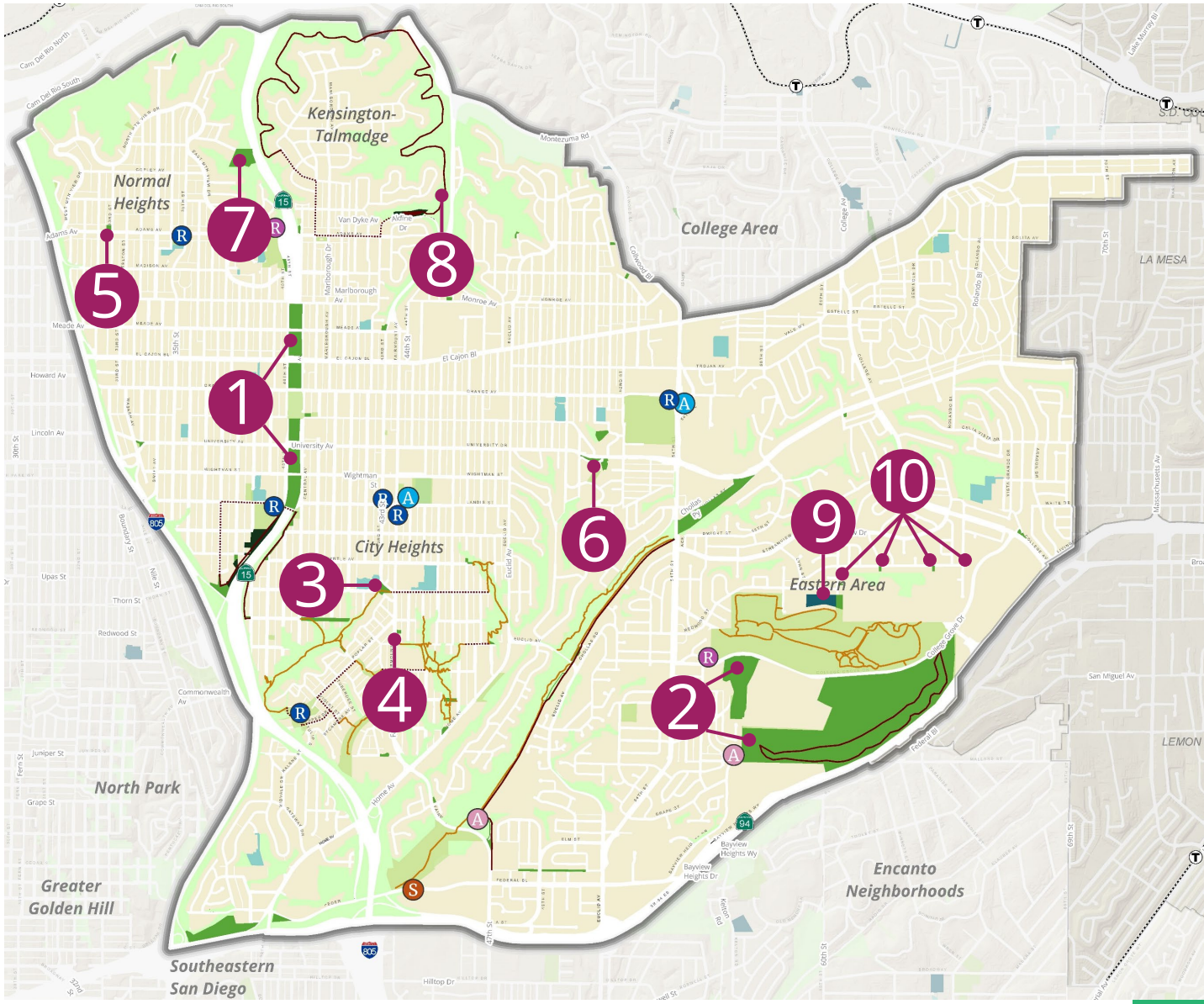
F Ward Canyon Neighborhood Park



- Incorporating and expanding the park following the **approved General Development Plan**.
- **Flexible Spaces**: shaded picnic area
- **Amenities**: Off-leash dog area, a community garden
- **A proposed small recreation center** within the western portion of the park

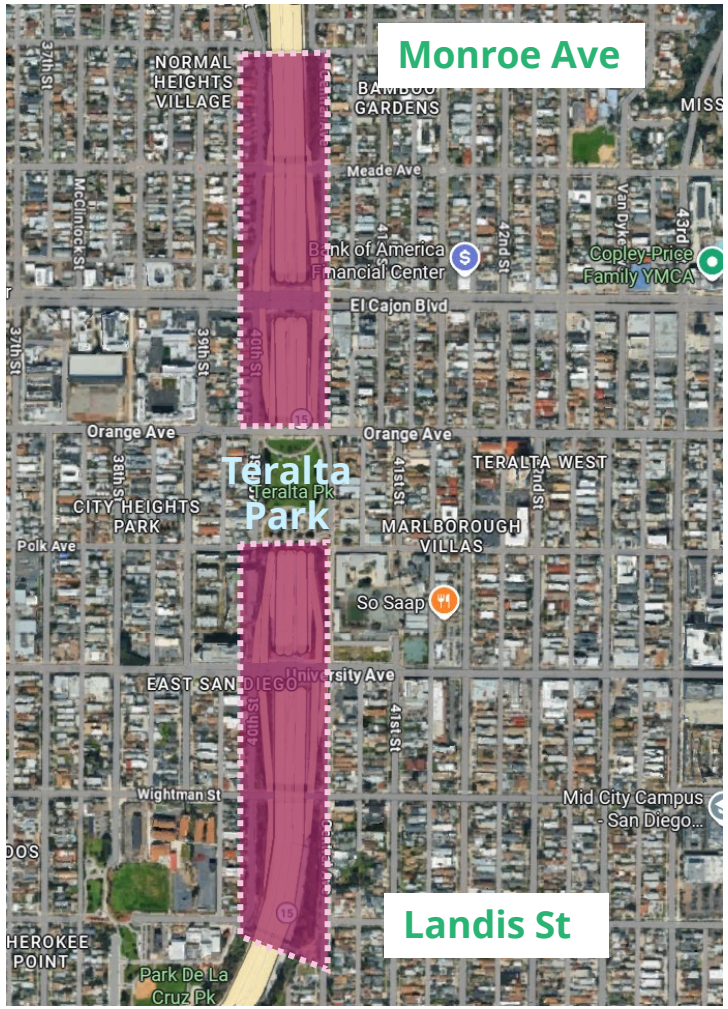
Potential New Park & Open Space Opportunities - Highlights

1. Teralta Neighborhood Park Expansion
2. South Chollas Lake Park
3. Manzanita Place
4. Fairmount Avenue Pocket Park
5. Postal Pocket Park
6. Auburn Pocket Park & 50th St Place
7. Eugene Place Neighborhood Park
8. Kensington Hillsides Open Space Loop Trail
9. 60th Street Mini Park & Carver Elementary School Joint-Use
10. Thorn St Places



Potential New Park Opportunities

1 Teralta Neighborhood Park Expansion



- A **series of greenway parks**, 3 blocks on each side of the existing park, north and south
- **Active Recreation**: play areas, splash pads, basketball courts with lighting, dog park.
- **Flexible Spaces**: Multi-purpose lawns, shaded plazas, shade pavilions
- **Amenities**: Walking paths, wayfinding, interactive elements, public art, and restrooms
- **A 30-year plan** for the community and shall be considered as a part of future grant opportunities, developer contributions, other capital improvement fundings and a combination of funding sources.

Potential New Park Opportunities

2 South Chollas Lake Park



- Designate as a **major park**, creating a **regional recreational destination**, and serve as a **civic hub**, in coordination with the proposed recreation center and the new Oak Park Branch Library just north of the park.
- **Facilities**: An aquatic complex
- **Active Recreation**: lighted active recreation fields and courts, playgrounds, nature plays, dog parks, climbing center, pump tracks, and special sports such as the current tenant RC flyers
- **Flexible Spaces**: plazas, community garden
- **Amenities**: walking path, concession, restrooms, shading
- **Nature Elements**: trails along the southern edge of the park, native planting restoration areas

Potential New Park Opportunities

2 South Chollas Lake Park

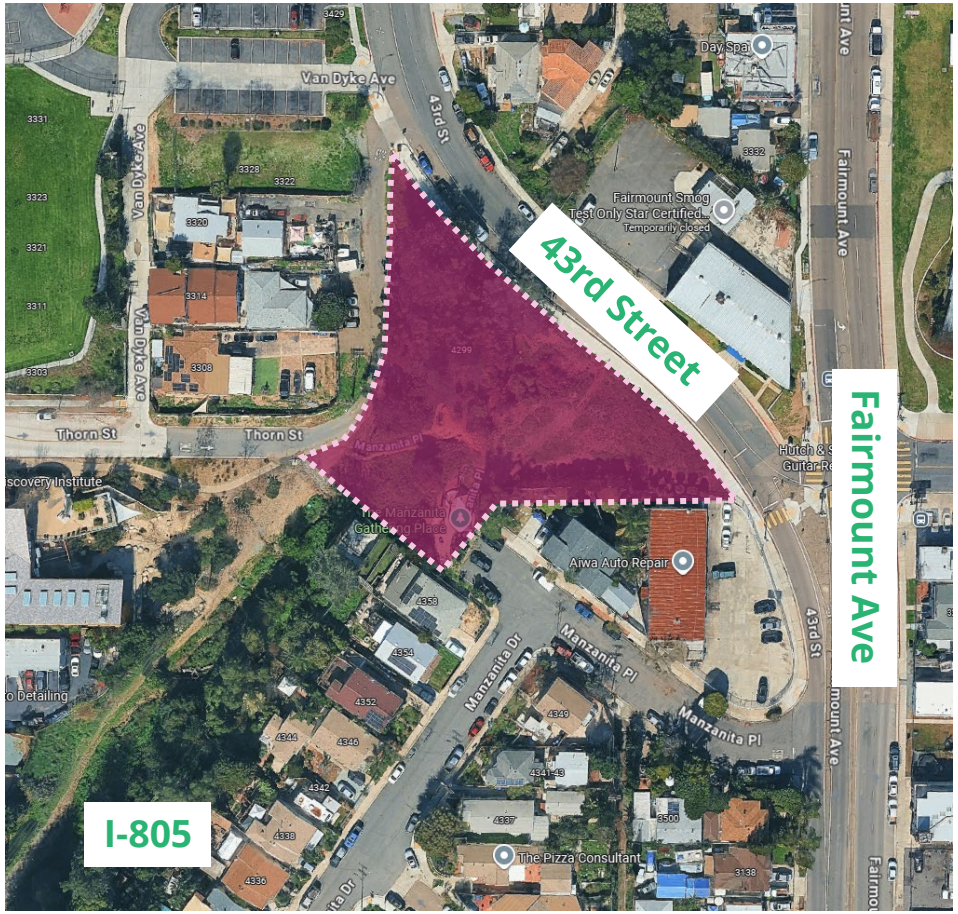


Proposed Park

Landfill

Potential New Park Opportunities

3 Manzanita Place



- **A neighborhood plaza** formalizing the existing Manzanita Gathering Place along 43rd Street
- **Flexible Spaces**: shade pavilions with seating
- **Amenities**: wayfinding signage, interpretive/educational elements, walking paths, and enhanced landscaping and tree canopy to buffer from nearby traffic and contribute to the urban canopy.
- **Nature Elements**: trail/open space connections and overlooks, native planting restoration
- Programming to **complement nearby Clark Middle School and the Ocean Discovery Institute**, and to develop the site as a destination rather than a throughway.

Potential New Park Opportunities

4 Fairmount Avenue Pocket Park



- **Proposed pocket park** along Fairmount Avenue overlooking Swan Canyon
- **Neighborhood-serving Active Recreation/Flexible Spaces/Amenities**: children's play area, fitness circuits, a shaded pavilion with seating, and public art/placemaking elements.

Potential New Park Opportunities

5 Postal Pocket Park



- Repurposing the existing **post office site** when it's no longer in operation in the future, along Adam Ave, **a commercial and transit corridor**
- **Neighborhood-serving Active Recreation/Flexible Spaces/Amenities**: sports courts, fitness circuits, a shaded pavilion with seating, restrooms, wayfinding signage, and interpretive/educational elements celebrating the site's postal history

Potential New Park Opportunities

6 Auburn Pocket Park & 50th St Place



- **Transforming an informal gathering space** along University Avenue into a public park serving the **diverse immigrant communities** of City Heights, including the neighborhood's **Somali population**. The sites also offer **potential linkage** south to **Wightman Street Neighborhood Park**, contributing to a series of community spaces along the University Avenue corridor.
- **Redevelopment of an underutilized recreation easement pocket park** along University Avenue
- **Neighborhood-serving Active Recreation/Flexible Spaces/Amenities**: playgrounds, open lawn areas, shaded seating, wayfinding signage, and interpretive/cultural elements, shade & street trees

Potential New Park Opportunities

7 Eugene Place Neighborhood Park



- **Proposed neighborhood park** on open space parcels at the Eugene Place cul-de-sac
- **Active Recreation**: nature playgrounds, fitness circuits
- **Amenities**: shaded seating, wayfinding signage, and interpretive/educational elements
- **Nature Elements**: Native and pollinator vegetation, tree canopy, trails

Potential New Park Opportunities

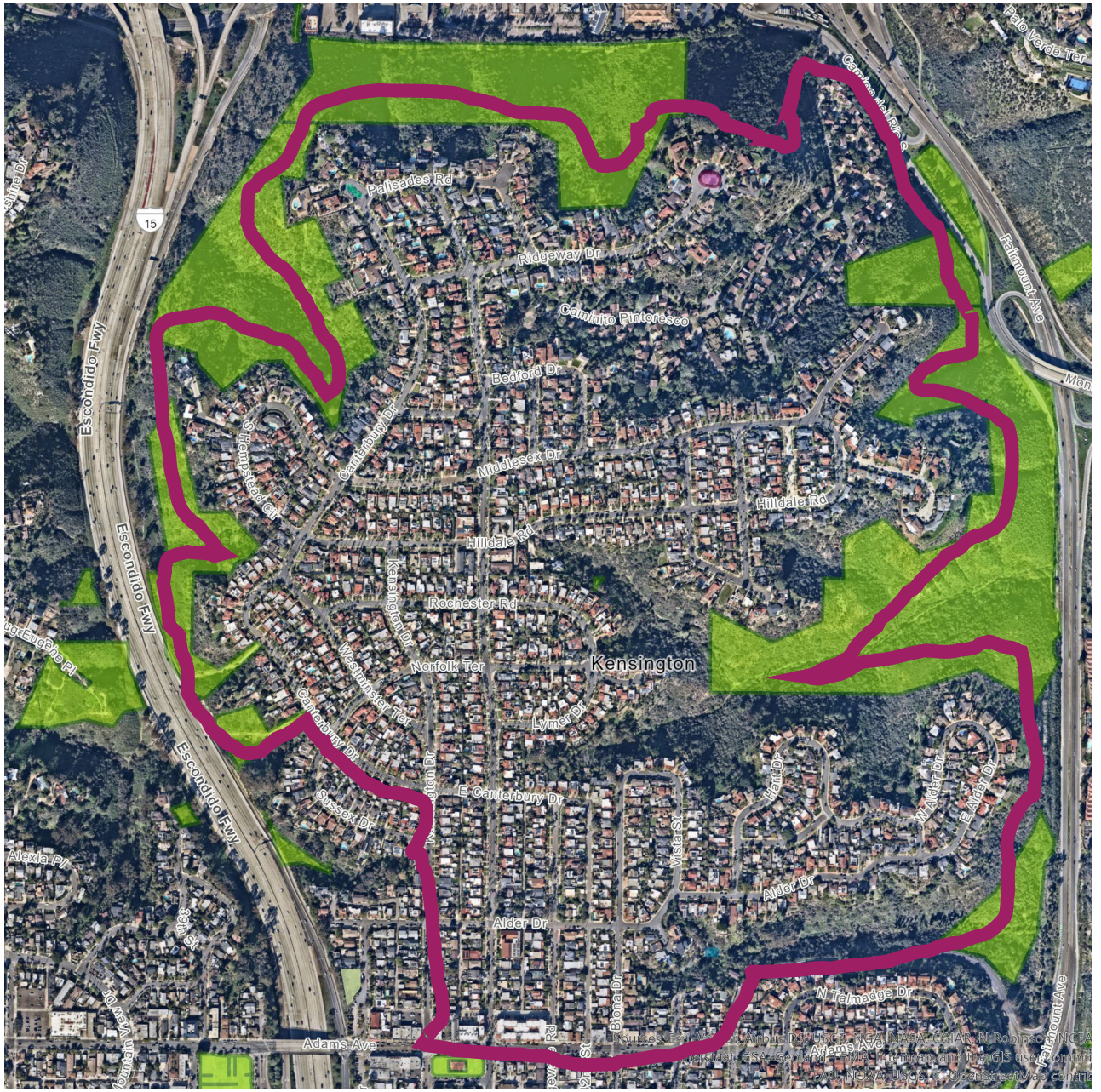
7 Eugene Place Neighborhood Park



Potential New Park Opportunities

8 Kensington Hillsides Open Space Loop Trail

- Proposed **4-mile loop trail system** through the Kensington Hillsides Open Space
- Trailheads, seating areas, interpretive/educational signage, scenic overlooks, and wayfinding throughout



Potential New Park Opportunities

8 Kensington Hillsides Open Space Loop Trail



Park Opportunities

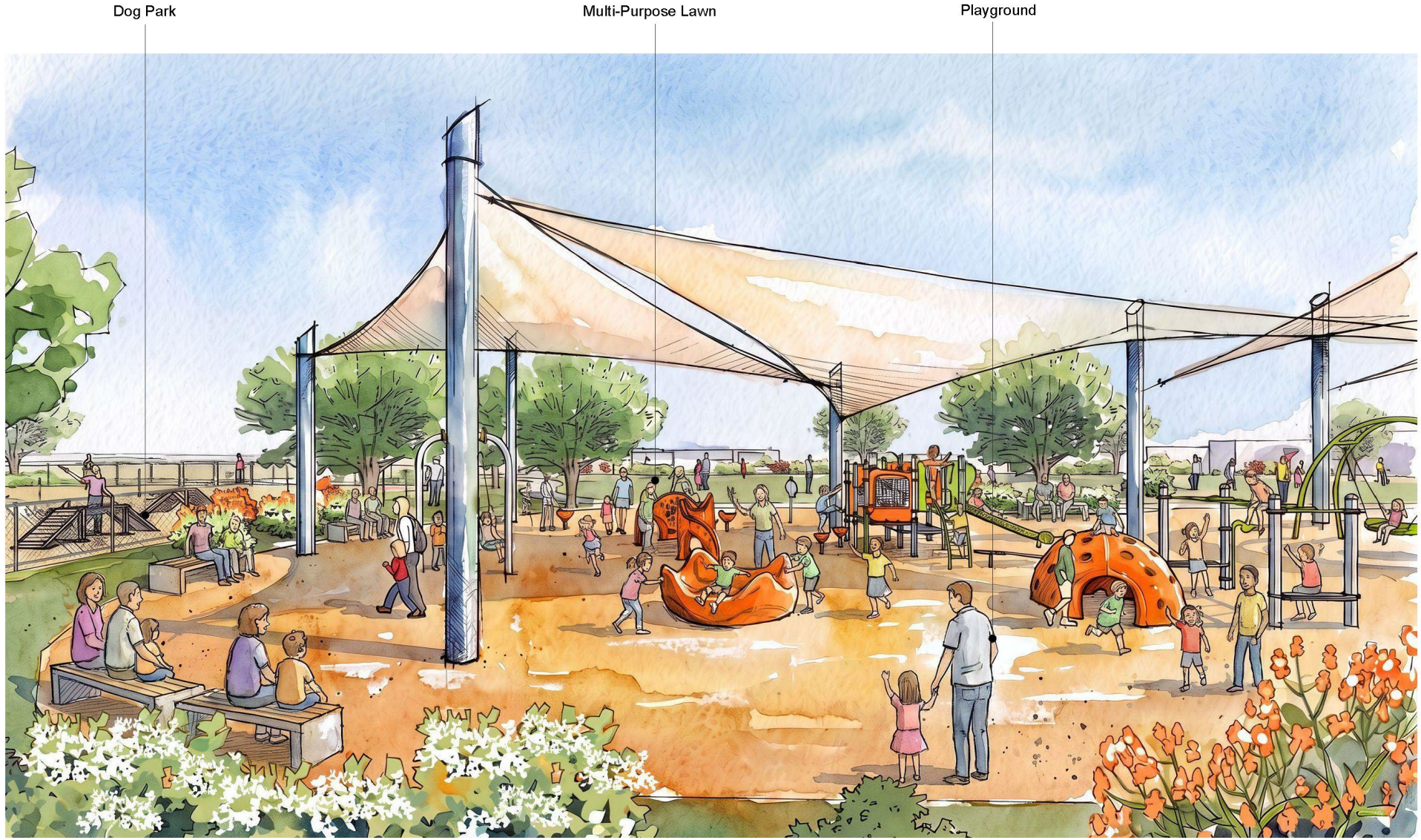
9 Carver Elementary Joint Use & 60th Street Pocket Park



- **Joint-use Programs:** multi-purpose turf field, hard courts, fitness path and play areas
- **Pocket Park:** children's play area, dog park, multi-purpose lawn area, shaded seating, wayfinding signage, placemaking and educational elements
- The park shall **provide access** to the adjacent **Carver Elementary Joint-Use Facility** and connect to the **Chollas Community Park North**

Potential New Park Opportunities

9 Carver Elementary Joint Use & 60th Street Pocket Park



Potential New Park Opportunities

10 Thorn St Places (4)



- **Redwood St Place, Glade St Place, Hasty St Place, Thorn St Place**
- **Neighborhood-serving Spaces/Amenities:** seating with shade, fitness circuit, small plazas, community gardens, and wayfinding signage.

Key Policies
Parks & Public Facilities

Inclusive Park Design
Design parks for play, recreation, learning and social interaction for all ages.

New Parks & Recreation Spaces
Encourage pocket parks, plazas and recreation facilities as part of new development.

Trail Connections & Access
Expand trail connections and recreational access through easements and land acquisition.

Multi-Level Recreation Centers
Maximize limited land through multi-level facilities with complementary community uses.

Facility Improvements
Replace, expand and upgrade public facilities and infrastructure to meet community needs.

Joint-Use Opportunities
Expand community access to school facilities and coordinate long-term maintenance and operations.

First Draft Engagement

Recent/Upcoming Engagement on the First Draft

- **Working Group Meeting** – Sept. 18
- **Community Planning Group Meetings**
  - Normal Heights (9/1) | Eastern Area (9/8) | City Heights (9/14) | Kensington-Talmadge (9/21)
- **Focus Groups**
  - Transportation Equity & Affordable Housing Task Force (8/26) | Business Improvement Districts (9/10) Somali Town Cultural District (10/24) | Little Saigon Cultural District (TBD)
- **Boards & Commissions (info only)** – Fall 2026
  - Mobility Board (9/2) | **Park & Recreation Board (10/15)** | Planning Commission 3rd Workshop (11/19)
- **Public Comment Form –** Closed 10/02

Next Steps & How to Stay Involved

- **Release Second Draft** – Jan/Feb 2027
  - Additional mobility, parks and urban design studies
- **Open Houses** – February/March 2027
- **Boards & Commissions (for Recommendation)** – Spring 2027
- **Stay involved** - Visit the Plan Update Website & Sign-Up for Email Updates @ **www.PlanMidCity.org**

Email Us
Send additional comments, suggestions or questions to PlanMidCity@SanDiego.gov and a Community Planner will get back to you.



Thank you!

Questions and Feedback?