MIDDLETOWN

Middletown is located between Old Town and Centre City, and historically includes areas to the west and south of Interstate 5, outside of the Uptown Community Plan boundary. For the purposes of the Uptown Community Plan, it reaches from the Old Town boundary at Witherby Street on the north to Laurel Street on the south, and from Horton Avenue and Titus Street on the east to Interstate 5 on the west. It was established on May 27, 1850 and the streets still carry the names of the original founders. By the late 1800s large homes were being built along the western hillside ridges overlooking the bay, including Georgian and Mediterranean style structures. The Middletown School was built in 1888. Italian and Portuguese fisherman moved to the area; the Italian heritage in Middletown is still strong, even though the construction of Interstate 5 divided their neighborhood. Today, Middletown is recognized for its magnificent historic buildings, it convenient location to Centre City and its unrivaled view of the harbor.

Existing Conditions

Middletown contains a mix of single-family and multifamily development, along with a variety of commercial uses which front on India Street. The street system is generally laid out in a grid pattern, running parallel to Interstate 5.

The single-family and multifamily development on the western slopes of the community conforms well to the natural topography. This development, in combination with the sloping land, creates a strong urban form which provides both topographical relief and numerous scenic views to San Diego Bay.

At the intersection of Washington Street and India Street there are two theaters and a variety of restaurants clustered into a colony-type setting which also attracts visitors to the area. On-street parking is provided along India Street, however, overflow parking limits the parking available for surrounding residences.

Objectives

The following objectives are specific to Middletown and are in addition to the general objectives for the Uptown community found on page 75 and 76 of the Urban Design Element.

• Reduce auto/pedestrian conflicts.

• Preserve views on the western slopes.

• Improve the appearance of businesses along India Street and of the public right-of-way.

• Maintain and strengthen the pedestrian-oriented environment within the Washington Street and India Street commercial node.
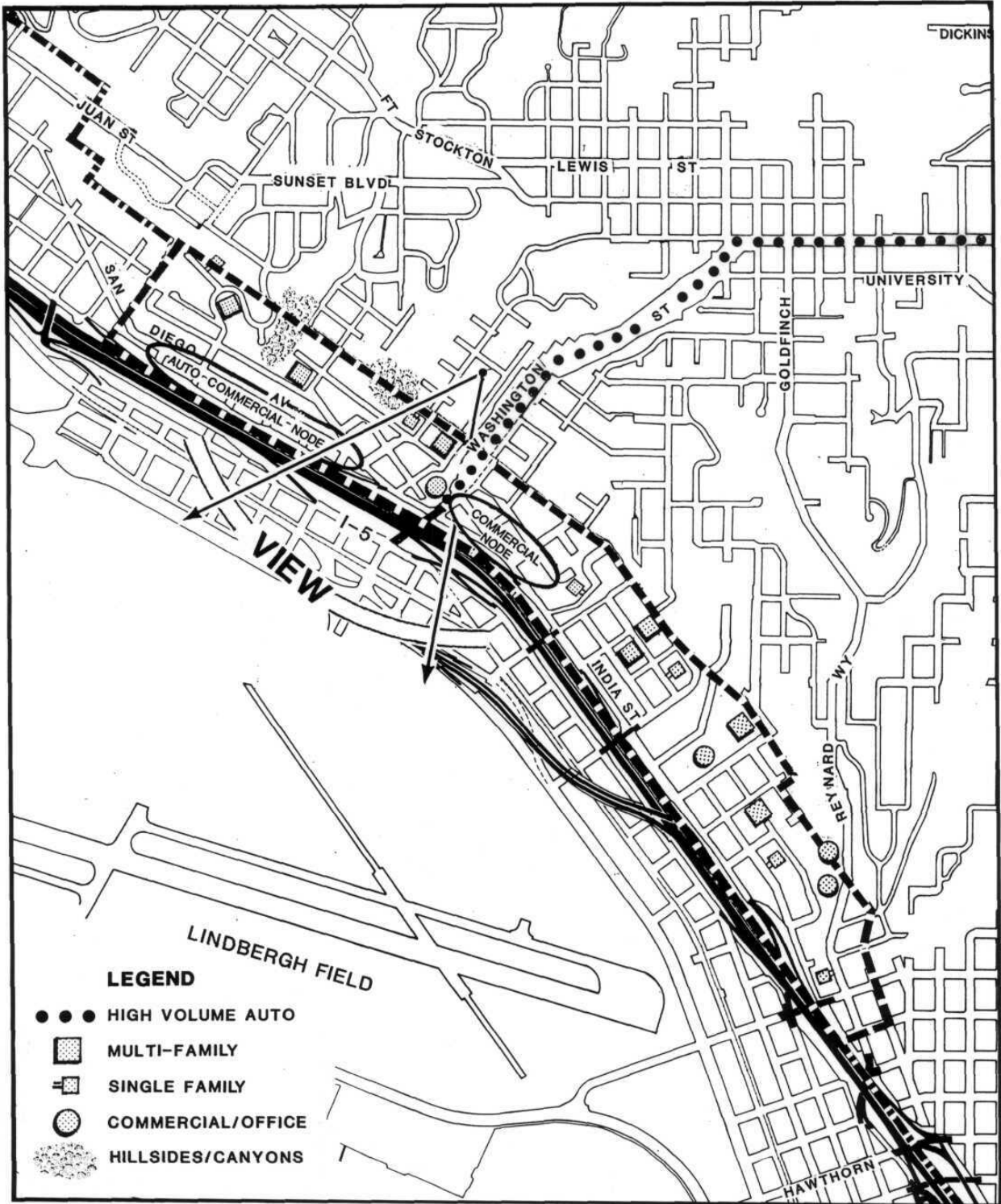
Image Inventory - MIDDLETOWN
UPTOWN Community Plan
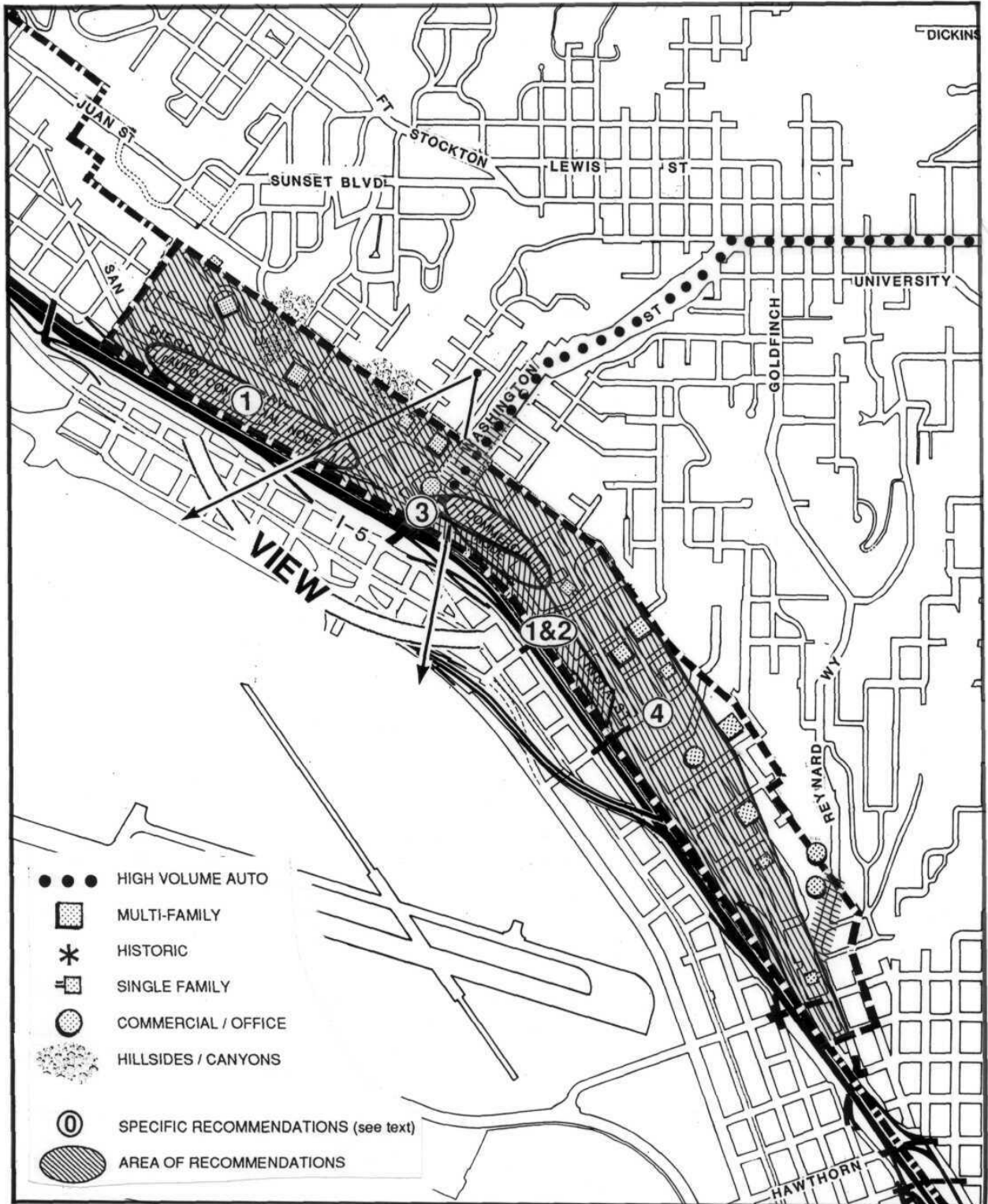CITY OF SAN DIEGO PLANNING DEPARTMENT

FIGURE
31

•   Reduce parking impacts generated by India Street businesses.

•   Preserve and enhance steep sloping areas and natural open space.

<u>Recommendations</u>

The following recommendations are specific to the Middletown area and are in addition to the recommendations for the Uptown community found on pages 75 through 83 of the Urban Design Element.

1.   Upgrade the appearance of the commercial strip on India Street and San Diego Avenue while continuing to promote commercial use in this area since it is visually and physically accessible to Interstate 5 and aids in buffering the residential units from freeway noise.

2.   Accelerate the under grounding of utilities on India Street.

3.   Support private efforts to provide additional off-street parking in the area around the Washington Street and India Street intersection. A Planned Development Permit should allow the provision of commercial parking in contiguous residential areas with proper design controls to mitigate impacts.

4.   Tailored zoning should incorporate a 30-foot height limit for both commercial and residential uses on the westerly slopes of Middletown, in addition to other design control such as setbacks, building coverage, bulk limitations and unit clustering to preserve the natural slopes, maximize the design quality and retain public views (Figure 32). The method of measuring building height should preclude altering of existing grade for the purpose of achieving greater height.

Recommendations - MIDDLETOWN
UPTOWN Community Plan
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FIGURE
32

Legend:
- ●●● HIGH VOLUME AUTO
- MULTI-FAMILY
- ✳ HISTORIC
- SINGLE FAMILY
- COMMERCIAL / OFFICE
- HILLSIDES / CANYONS
- ⓪ SPECIFIC RECOMMENDATIONS (see text)
- AREA OF RECOMMENDATIONS