

PROPOSAL TO AMEND THE COASTAL HEIGHT LIMIT OVERLAY ZONE IN THE MIDWAY DISTRICT

COUNCILMEMBER JENNIFER CAMPBELL
COUNCILMEMBER CHRIS CATE

INFORMATION ABOUT THE MIDWAY COMMUNITY:

The Midway Community (“Midway”) is a centrally located urban community in close proximity to downtown, the bays and beaches, and the San Diego River. From its historic beginnings as part of the delta of the San Diego River to the rise of the military and aviation industry in the 1920s, the neighborhood has played a role in San Diego growth and transformation. Midway-Pacific Highway planning area encompasses a total of 1,324 acres of which the Marine Corps Recruit Depot covers 388 acres.

There was a several year process with the Midway Planning Group and the public, to update the Midway Community Plan. This planning document was approved and voted on by City Council in September 2018. The Midway-Pacific Highway Community Plan builds on the past to provide a vision for the future, as discussed below.

VISION: To develop a strong public realm and unique districts and villages connected through a system of landscaped streets to Mission Bay, the San Diego River, and San Diego Bay, and to traditional and nontraditional parks within the community to enhance community character and livability.

Distinctive Districts and Villages. Districts and villages with their own distinct range of uses, character, streetscapes, places, urban form and building design as an integral aspect of Midway - Pacific Highway’s identity and character

A Center of Economic Activity. A sub-regional employment center with opportunities for the development of office and research uses that can provide jobs in proximity to residential and commercial uses and transit will support the economic viability and attractiveness of the community

A Complete Mobility System. A mobility system with options for pedestrians, cyclists, transit, or driving will support the economic growth and identity of the community, enhancing its livability and character.

A Place Connected to its Context and to the Regional Recreational and Open Space Areas. The reestablishment of connections to the Presidio, San Diego Bay, Mission Bay and the San Diego River, and integration of Midway - Pacific Highway with the surrounding communities will bring our beach and bay communities together like never before.

ECONOMIC PROSPERITY GOALS:

Efficient use of employment and commercial lands in a manner that enhances the economic base and urban character of the community.

Economic growth of defense industries and businesses that cater to the U.S. Navy’s Space and Naval Warfare Systems Command facility and Marine Corps Recruit Depot.

Economic well-being of locally owned and operated businesses through the utilization of economic development approaches and programs.

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WHAT DOES THIS AMMENDMENT PROPOSE TO DO IN MIDWAY?

Councilmembers Campbell and Cate propose that the City Council Rules Committee consider placing a measure on the November 2020 ballot to amend the coastal height limit overlay zone section of San Diego Municipal Code. This amendment would exclude the Midway-Pacific Highway Community Plan from the overlay zone. The overlay zone would still be in effect throughout the remainder of the City of San Diego.

WILL THIS PROPOSAL REMOVE THE COASTAL HEIGHT LIMIT OVERLAY ZONE THROUGHOUT ALL OF SAN DIEGO?

No. This amendment to the City of San Diego's Municipal Code would only apply to the Midway-Pacific Highway Community Plan area as outlined on the map below.



Sources: City of San Diego; OpenStreetMap; Mapzen

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WHAT WOULD THE NEW HEIGHT LIMIT BE?

Within the updated 2018 community plan there are specific height requirements, defined as “base heights” within the municipal code. This proposal simply eliminates the coastal height limit overlay zone and leaves in place the existing municipal code height requirements which vary per parcel. Currently, there is no new “height limit” proposed beyond the existing zoned base heights.

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WHAT IS YOUR VISION FOR HOW MIDWAY IMPROVES WITH THIS PROPOSAL?

The opportunity to create a livable, walkable and transit-oriented community in a place like Midway does not come around often. This urban location, with its close proximity to downtown, could become a vital connector to our beach and bay communities while remaining a lively entertainment destination. If done correctly, Midway can become an example of how **visionary** San Diego can be.

WHAT WILL THE FINANCIAL IMPACT BE FOR SAN DIEGO?

For the city and the region, eliminating this overlay zone in Midway would have a **positive financial benefit** for the community and city. **New opportunities** mean increases in revenue from Development Impact Fees (DIF) as a result of increased projects in Midway. This would also allow for job creation and other investments in our local economy.

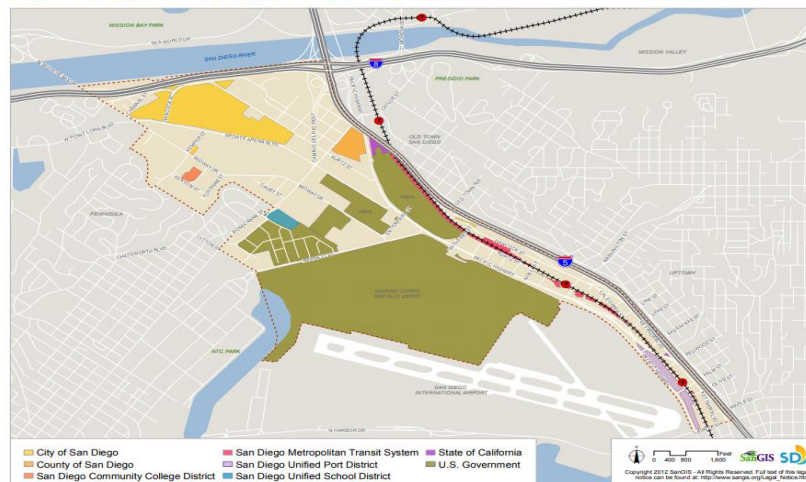
WOULD THE INFRASTRUCTURE (ROADS, TRAFFIC, ETC.) IMPROVE IN MIDWAY?

There is opportunity from this proposal for neighborhoods to receive more funding. The increased Development Impact Fees (DIF) revenue from new projects could be allocated for parks, fire stations, police, pedestrian infrastructure, road improvements and more.

HOW DOES THIS CONNECT TO THE NAVWAR PROJECT?

While in the same neighborhood, these are two different projects. However, our proposal does have the opportunity to compliment this project by creating investments suitable to the current and future parties involved in the NAVWAR project. It is important to note, the NAVWAR site is on federal property subject to federal rules and regulations. Please see the map below from the Midway-Pacific Highway Community Plan highlighting government owned properties.

FIGURE 1-2: GOVERNMENT-OWNED PROPERTIES



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WHOSE IDEA WAS THIS?

During the community plan update process, the planning group, residents of the Midway community, the Planning Commission, and others suggested the overlay zone be removed. Residents, property owners and others have been calling on San Diego to raise the height limit since 2018, when the City Council approved a new community plan for the area.

WHO WILL VOTE ON THIS POTENTIAL BALLOT INITIATIVE?

Per the San Diego Municipal Code, this would be a citywide ballot measure and would **require a simple majority voter approval to be successful.**

WHAT IS THE TIMELINE?

February 27, 2020 – A memo to initiate the Process by Councilmembers Campbell and Cate
May 13, 2020 – Initial Review of Ballot Measure at Rules Committee
June-August – City Council vote to place measure on the November 2020 ballot

WHO CAN I CONTACT WITH MORE QUESTIONS ABOUT THIS PROJECT?

This is a collaborative proposal between Councilmembers Chris Cate and Jennifer Campbell. The staff members directly working on this project can respond to questions or suggestions about this initiative.

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