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Planning Department

# Midway-Pacific Highway Community Plan

November 5, 2018



# Community Overview



# Community History



**Consolidated Aircraft Factory  
1940s**



**Marine Corps Recruit Depot Under Construction**



**Ryan Field Flight School at Dutch Flats**



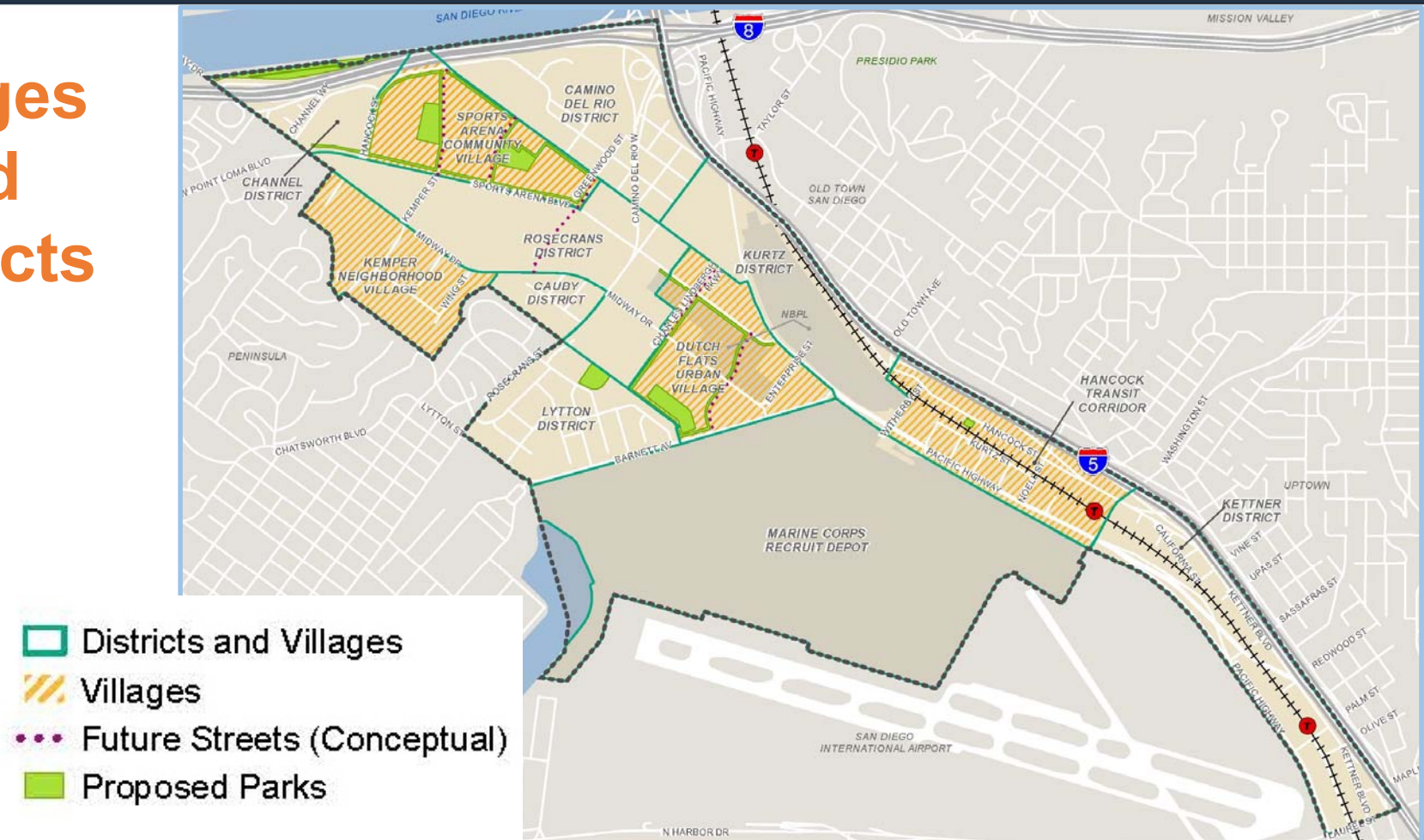
# Midway-Pacific Highway Community Plan

## VISION:

An active,  
attractive location  
for creative office  
and innovative  
housing

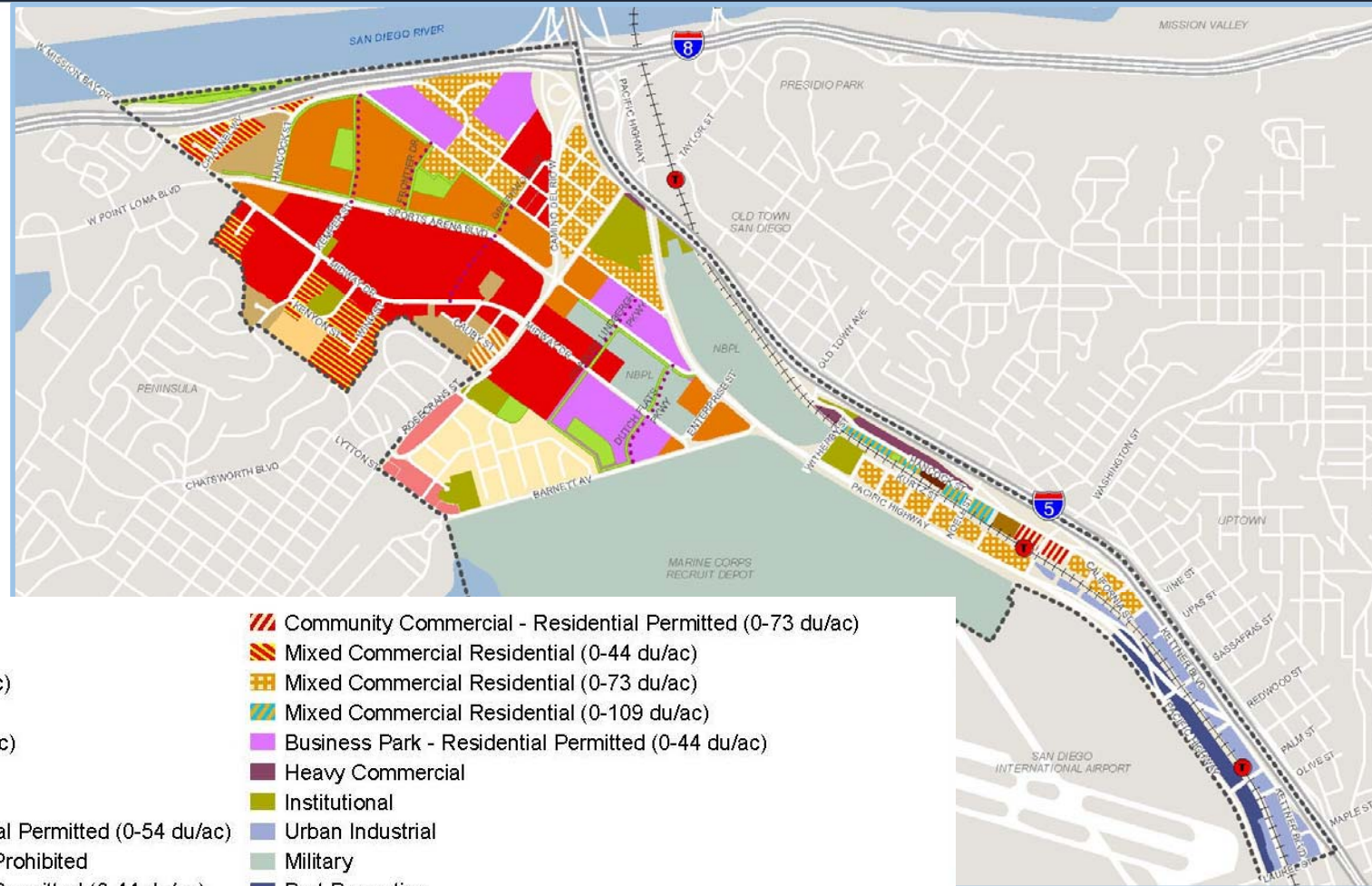






# Villages and Districts



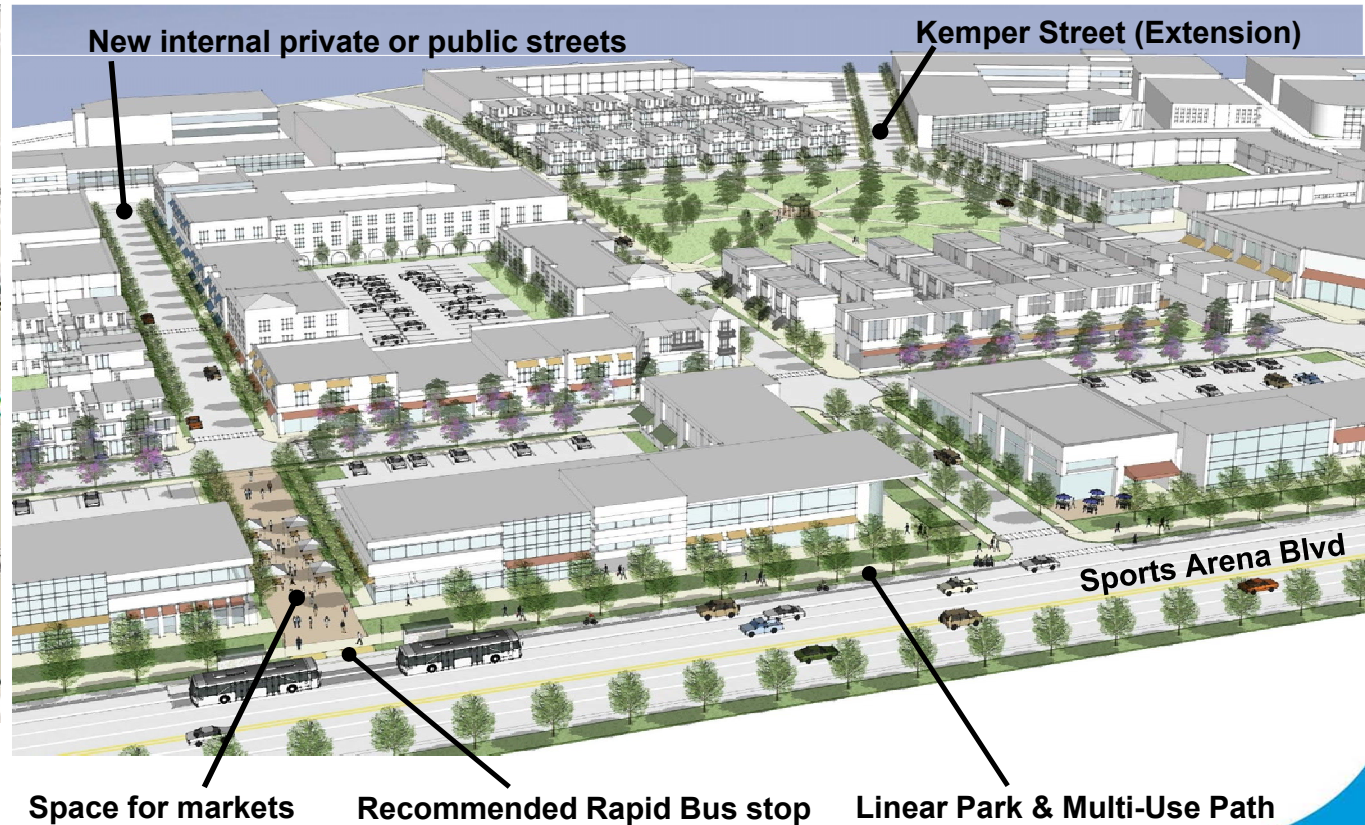


# Land Use Map



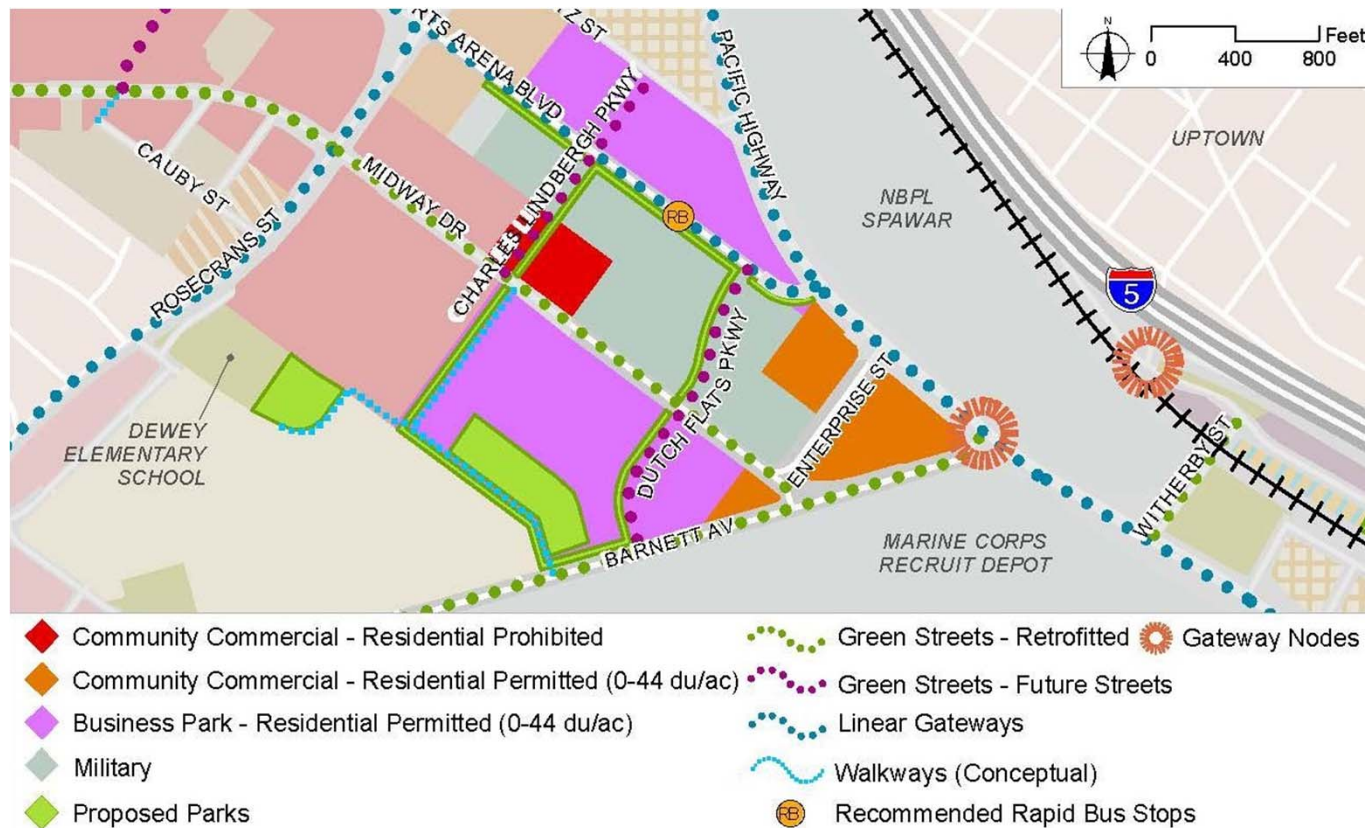
- |  |  |
|--|--|
|  Community Plan Area Boundary                                 |  Community Commercial - Residential Permitted (0-73 du/ac)        |
|  Future Streets (Conceptual)                                  |  Mixed Commercial Residential (0-44 du/ac)                        |
|  Residential - Low Medium (10-14 du/ac)                       |  Mixed Commercial Residential (0-73 du/ac)                        |
|  Residential - Medium (15-29 du/ac)                           |  Mixed Commercial Residential (0-109 du/ac)                       |
|  Residential - Medium High (30-54 du/ac)                      |  Business Park - Residential Permitted (0-44 du/ac)               |
|  Residential - High (45-73 du/ac)                             |  Heavy Commercial   |
|  Residential - Very High (74-109 du/ac)                       |  Institutional  |
|  Neighborhood Commercial - Residential Permitted (0-54 du/ac) |  Urban Industrial   |
|  Community Commercial - Residential Prohibited                |  Military   |
|  Community Commercial - Residential Permitted (0-44 du/ac)    |  Port Properties  |
|  Community Commercial - Residential Permitted (0-54 du/ac)    |  Proposed Parks (See Recreation Element Figure 7-1 and Table 7-1) |

# Village Areas - Sports Arena Community Village

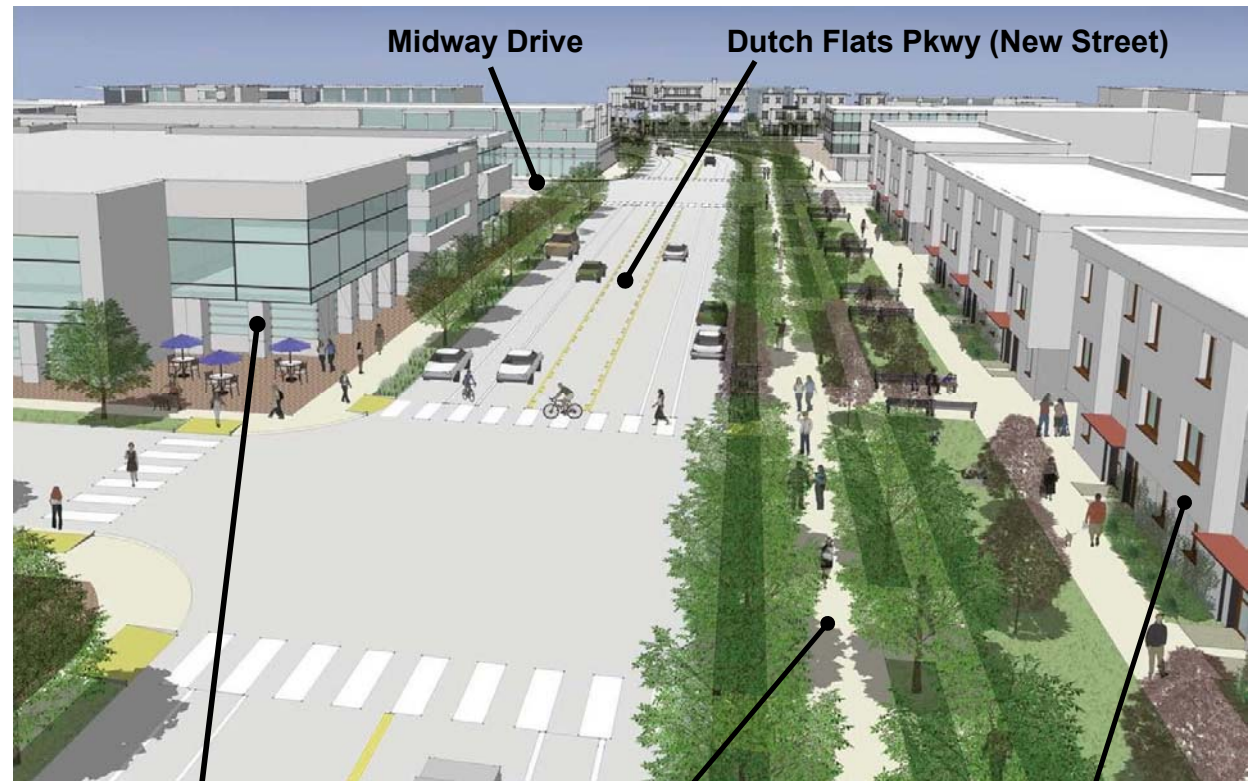




## Village Areas - Dutch Flats Urban Village



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**Employment Uses**

**Linear Park & Multi-Use Path**

**Residential Uses**



# Parks and Recreation



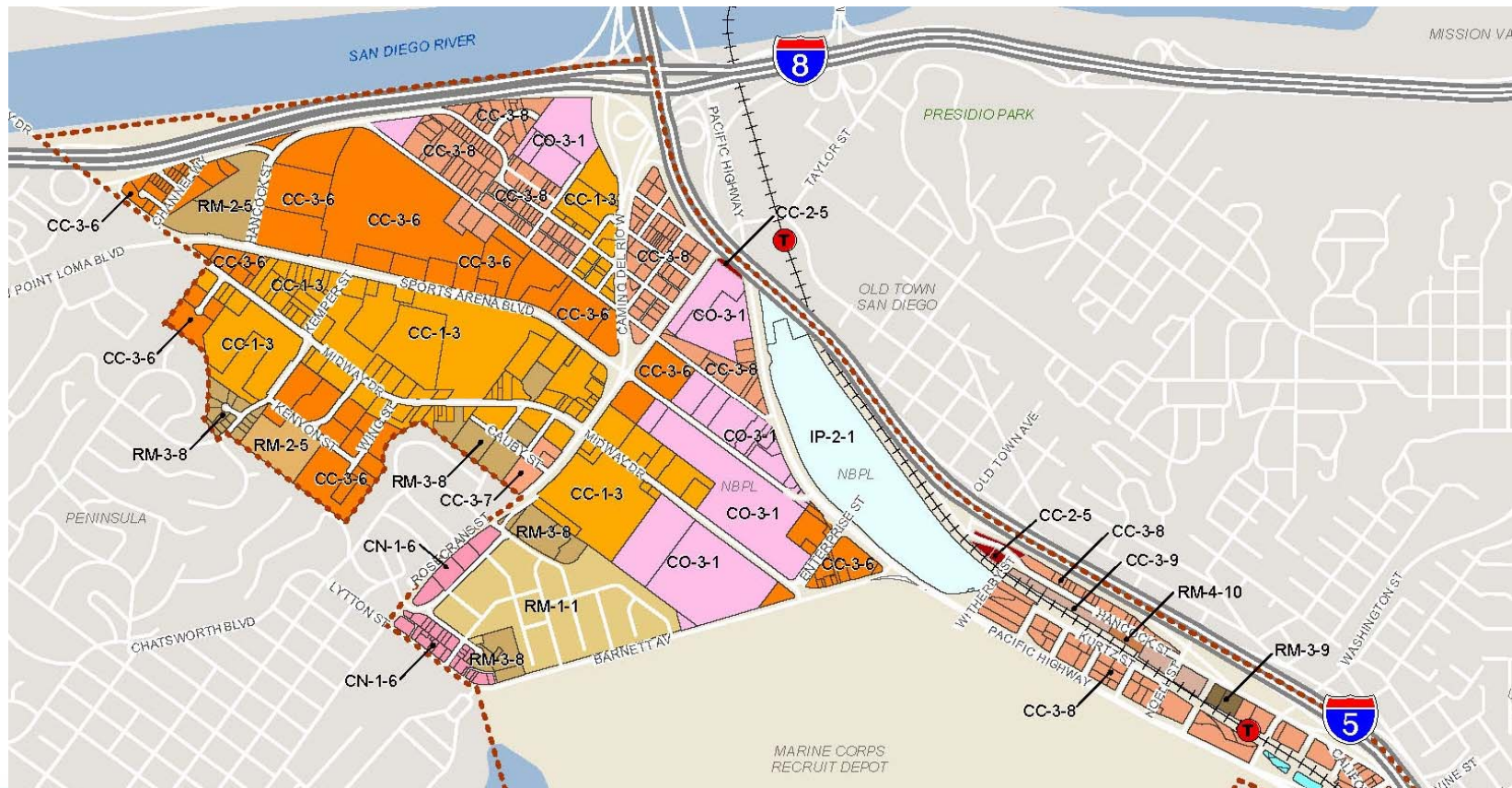


# Bay-to-Bay Connection and Linear Parks



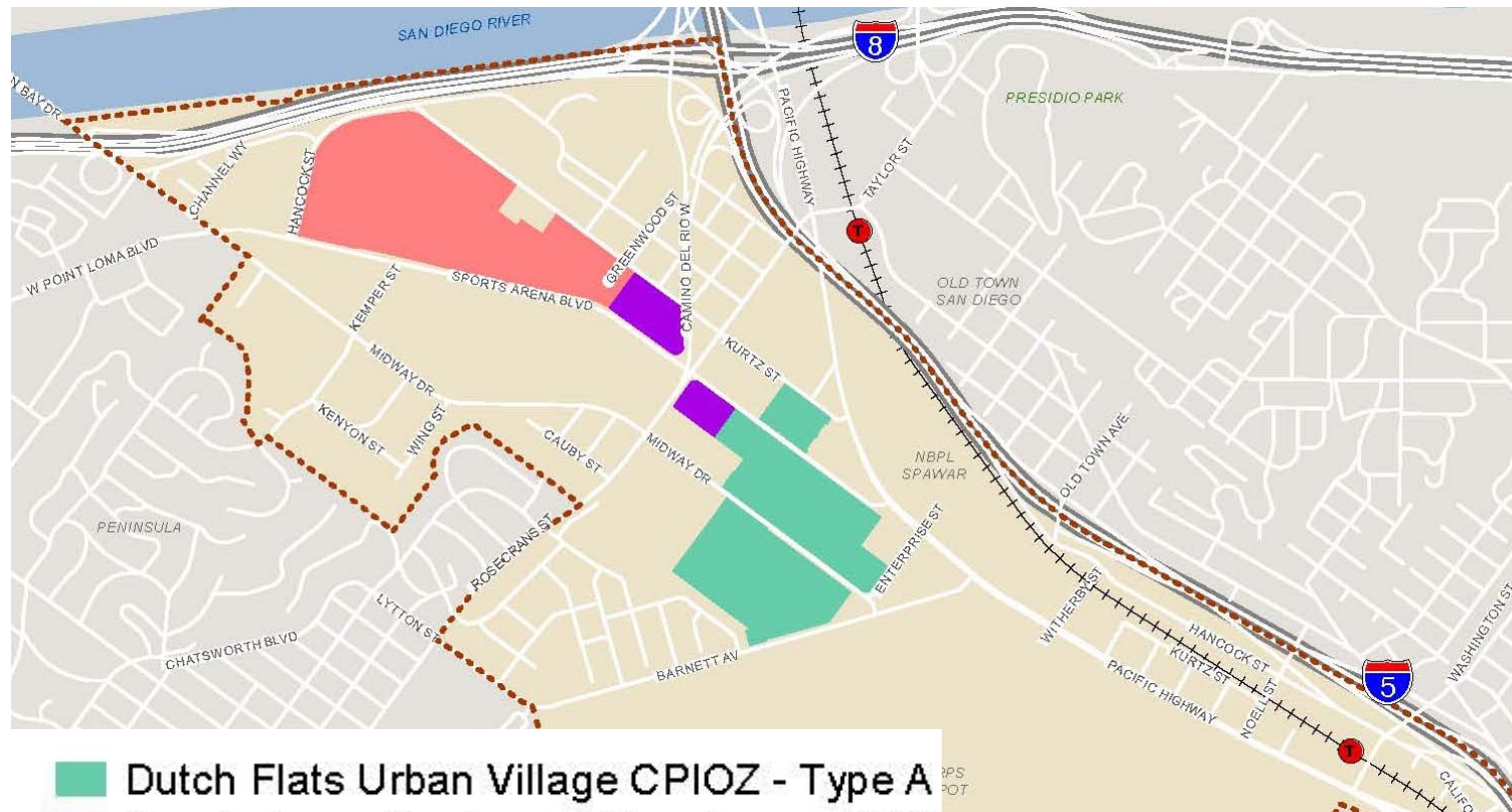


# Zoning Map



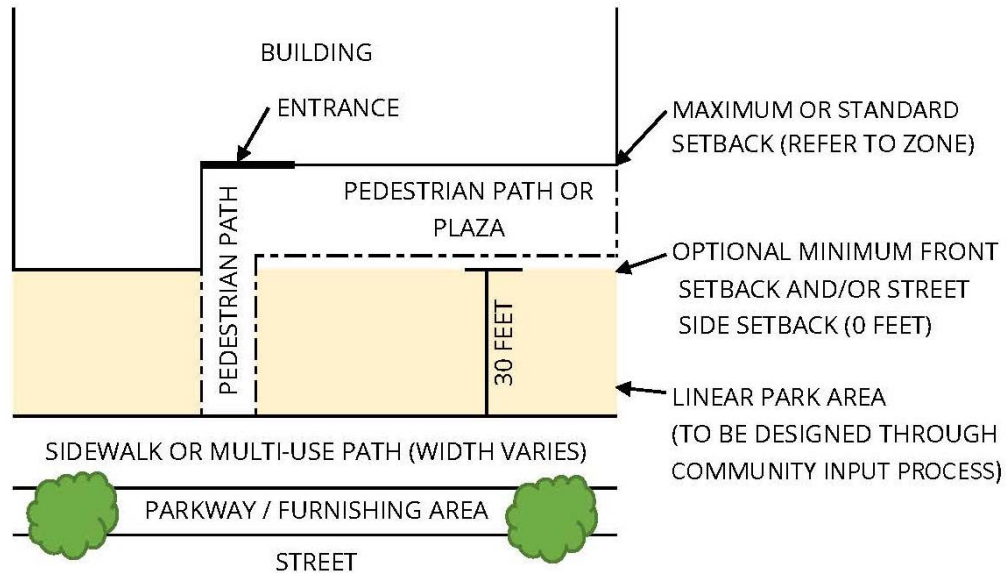


# Community Plan Implementation Overlay Zone





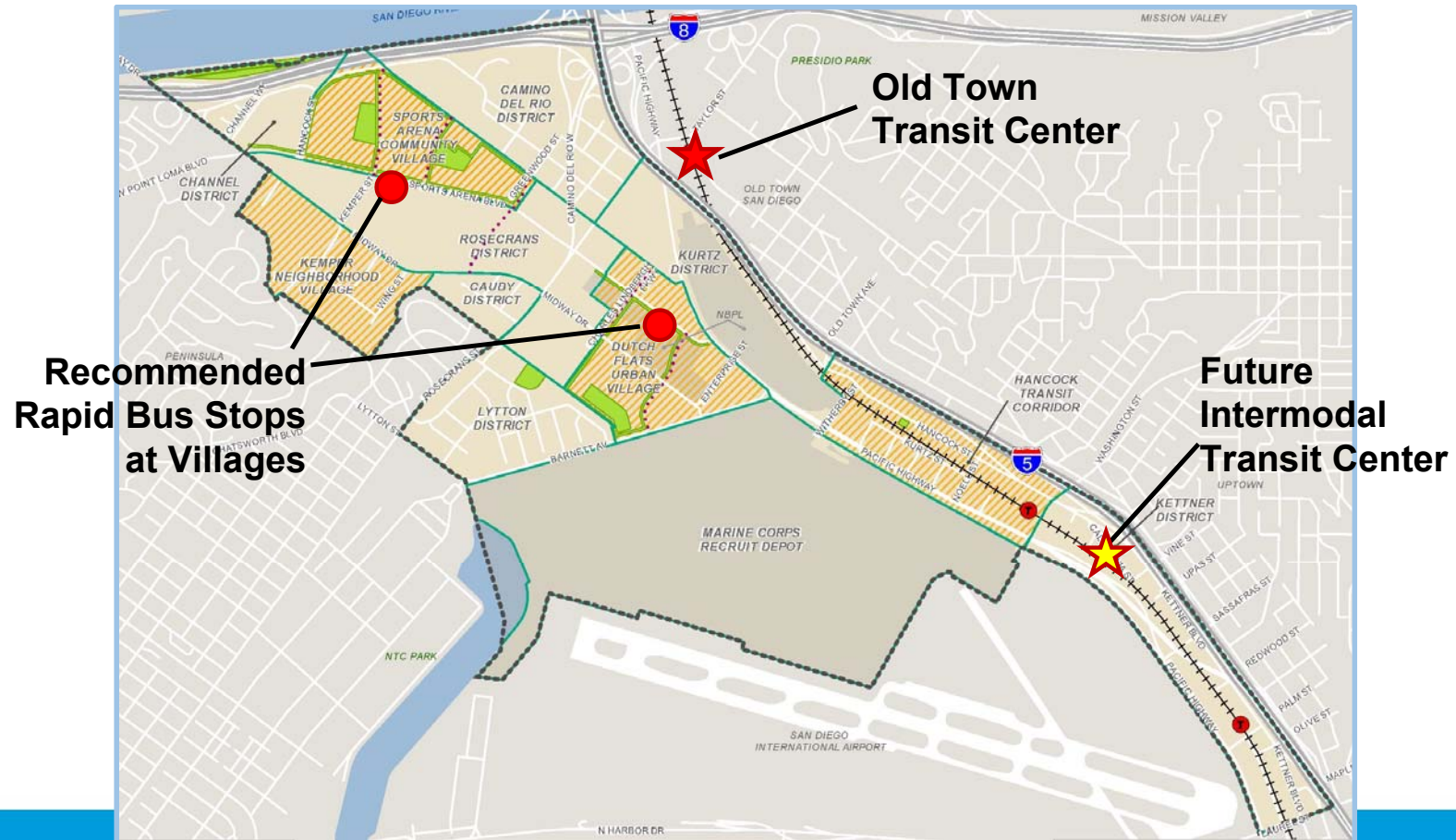
# Dutch Flats Linear Parks CPIOZ





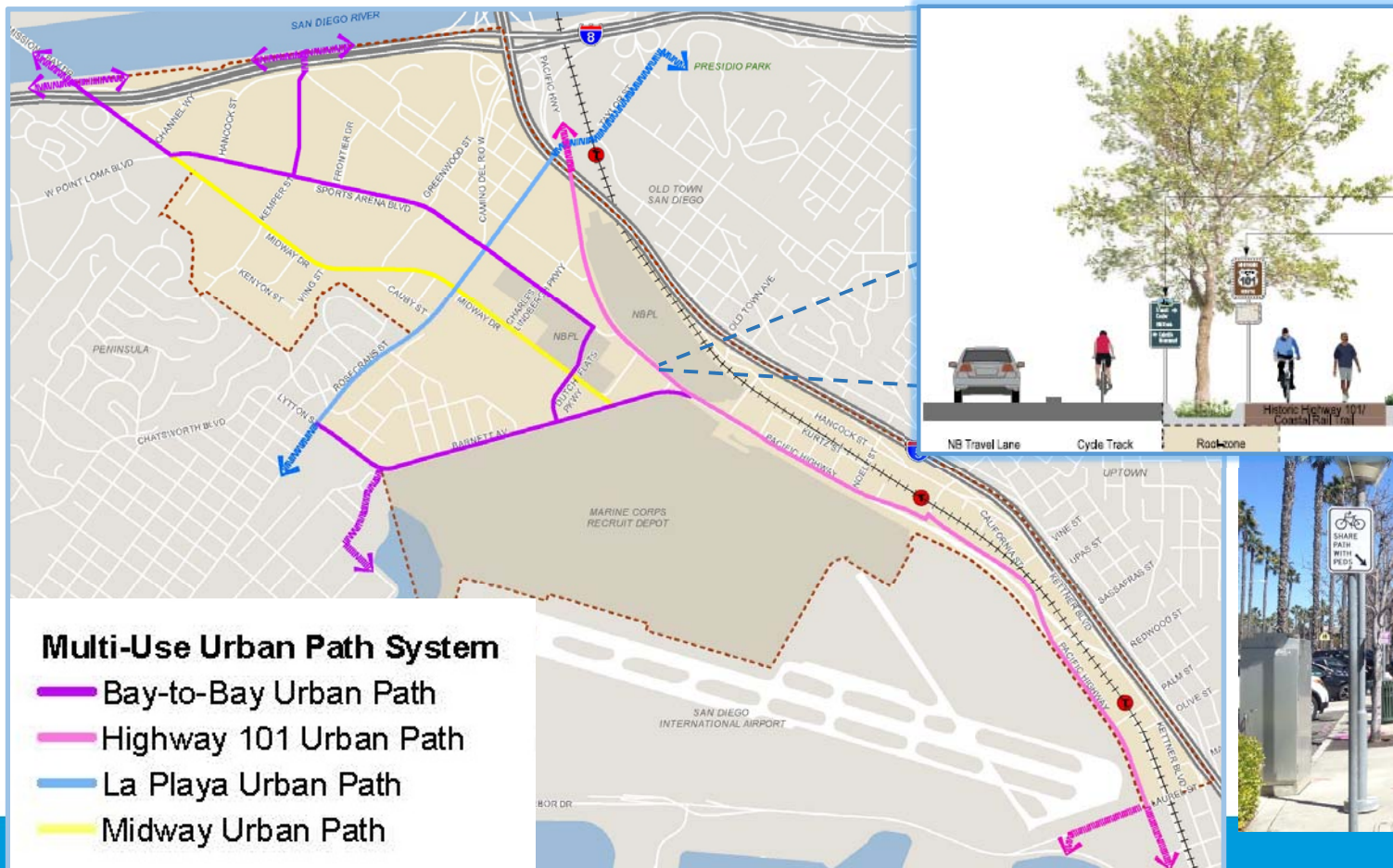
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## Community Mobility - Transit





# Community Mobility – Multi-Use Paths

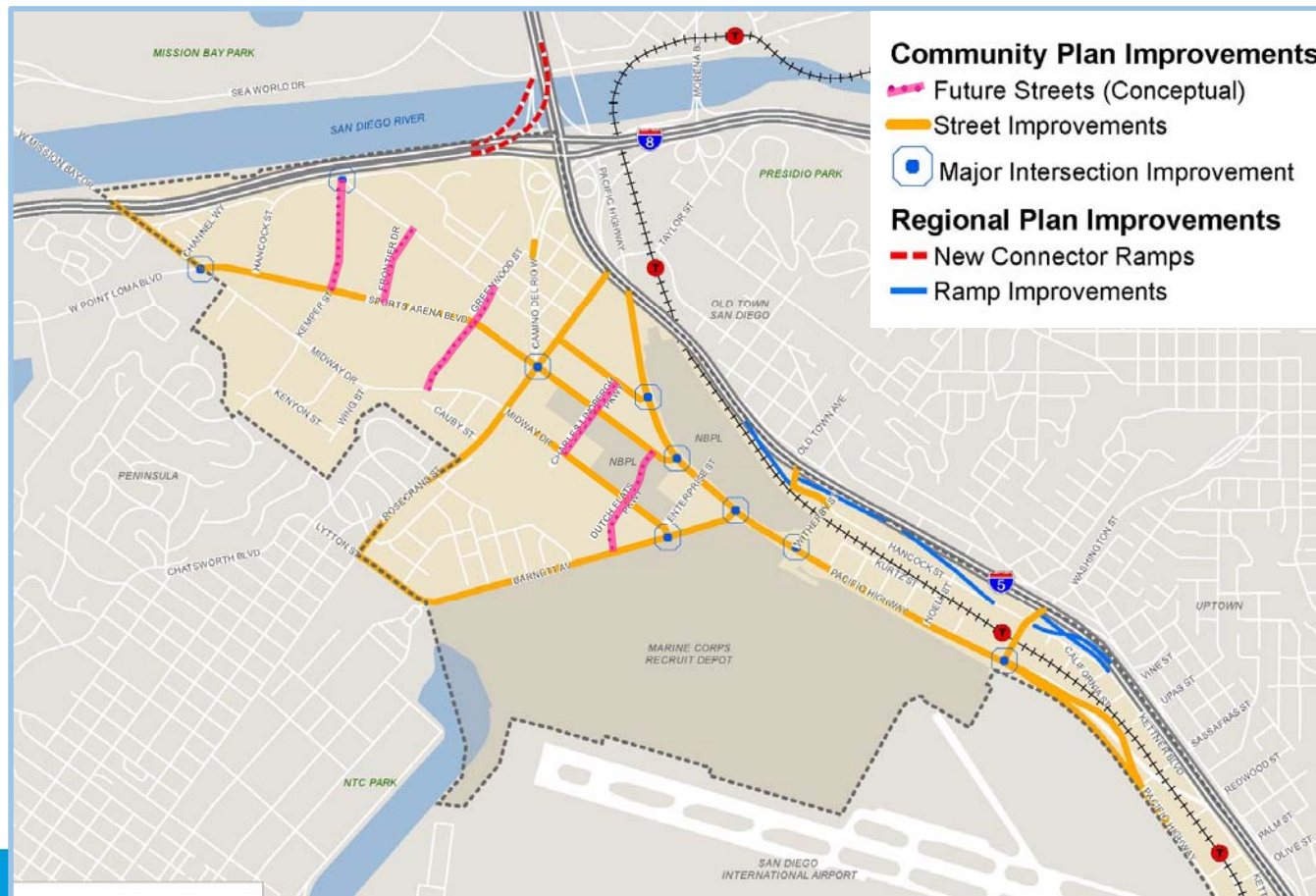

[sandiego.gov](http://sandiego.gov)



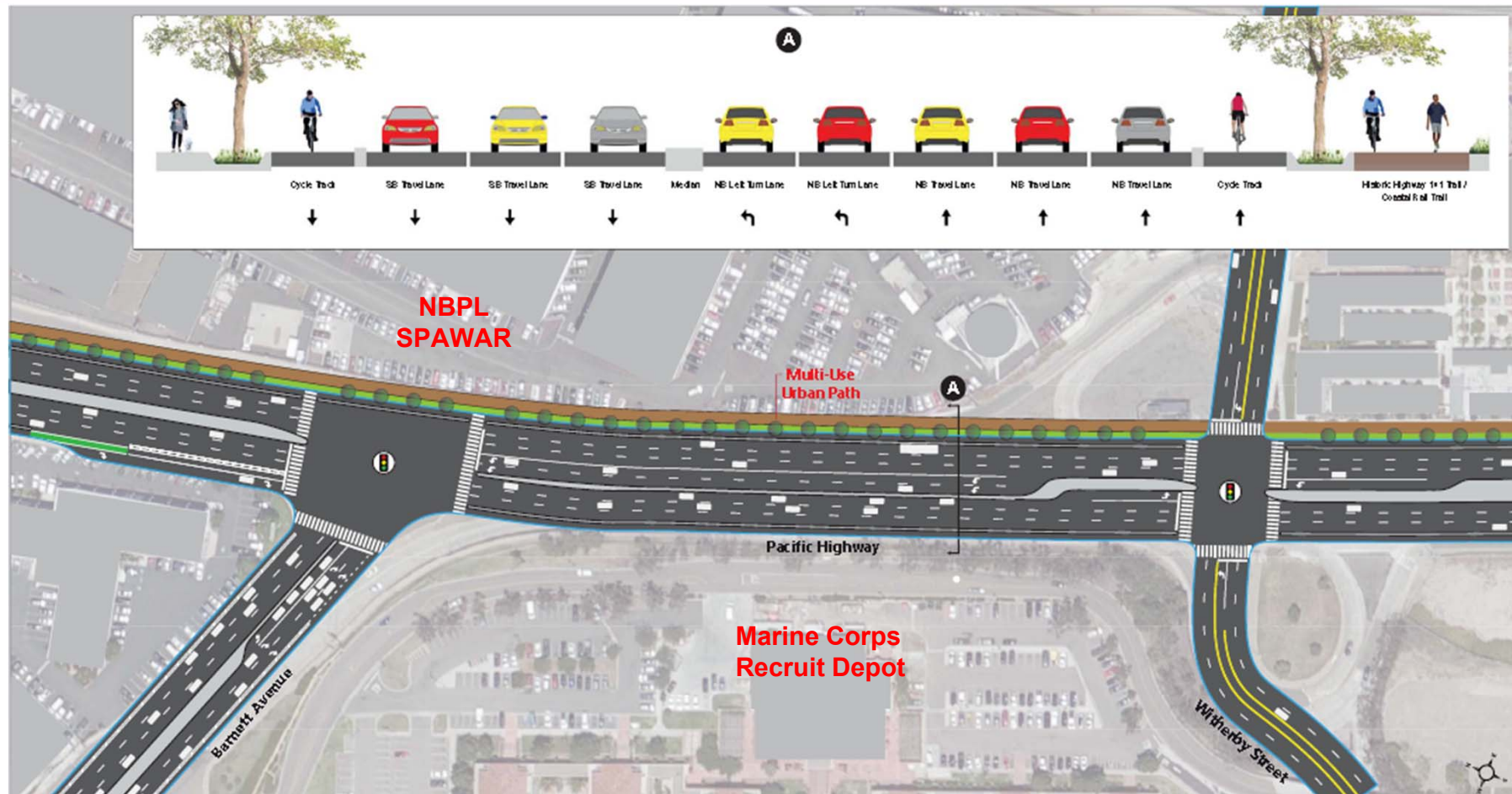


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# Community Mobility – Streets and Freeways



# Pacific Hwy Improvements







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## Pacific Highway / Highway 101 Multi-Use Path





# Questions?

