

Pedestrian Audit #7: Silvercrest Residence

Address: 636 Third Avenue, Chula Vista, CA 91910

Date: August 14, 2025

The purpose of this pedestrian audit was to identify safety concerns, gaps, and deficiencies in the pedestrian network around Silvercrest Residence. This audit was coordinated with Salvation Army staff. Participants provided input on issues that make walking and biking unsafe or uncomfortable along the route as well as on what they enjoyed about the walk. The audit was attended by Circulate San Diego, City of Chula Vista staff, Salvation Army staff, and residents of Silvercrest.

Silvercrest Residence is located near Downtown Chula Vista, near the Chula Vista Center Shopping Mall and other grocery stores. This audit took place along Third Avenue, between J Street and K Street. Between 2019-2023, there were 7 pedestrians injured and 5 bicyclists injured within a quarter mile of the audit route (see Figure 1). On September 6, 2021, a 9-year-old pedestrian was struck by a motorcyclist while walking on the sidewalk in front of a parking garage at 3rd Avenue and K Street.

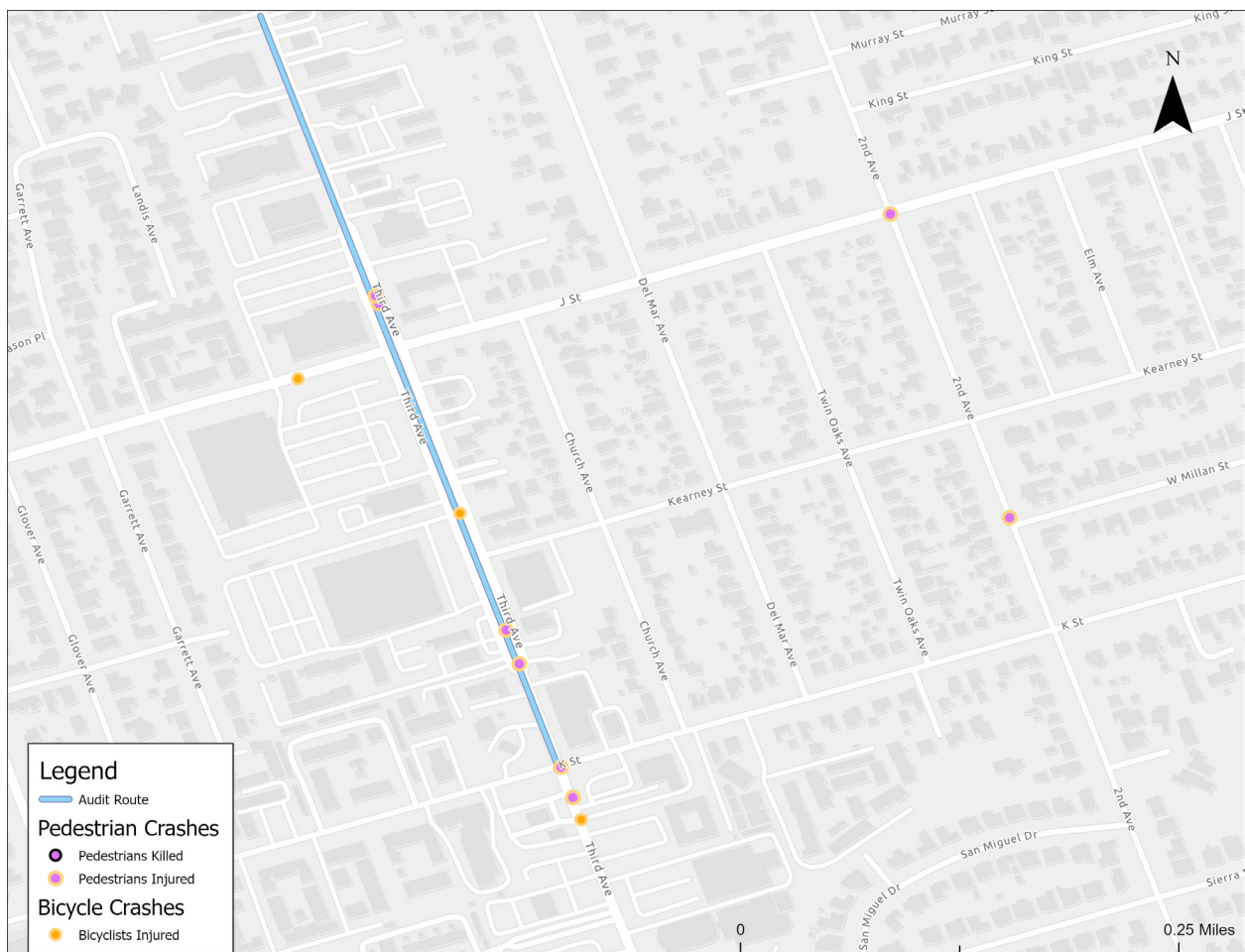













FIGURE 1. PEDESTRIAN AND BICYCLE FATALITIES AND INJURIES PROXIMATE TO SILVERCREST RESIDENCE (2019-2023)

Audit Route

 Audit Route

Observations

-  Broken Sidewalk
-  Short Crossing Window
-  Driver Infractions Observed
-  Construction
-  Sharrows
-  High Visibility Crosswalk
-  Audible Crossing
-  Narrow Sidewalk
-  No Audible Crossing
-  No Shade

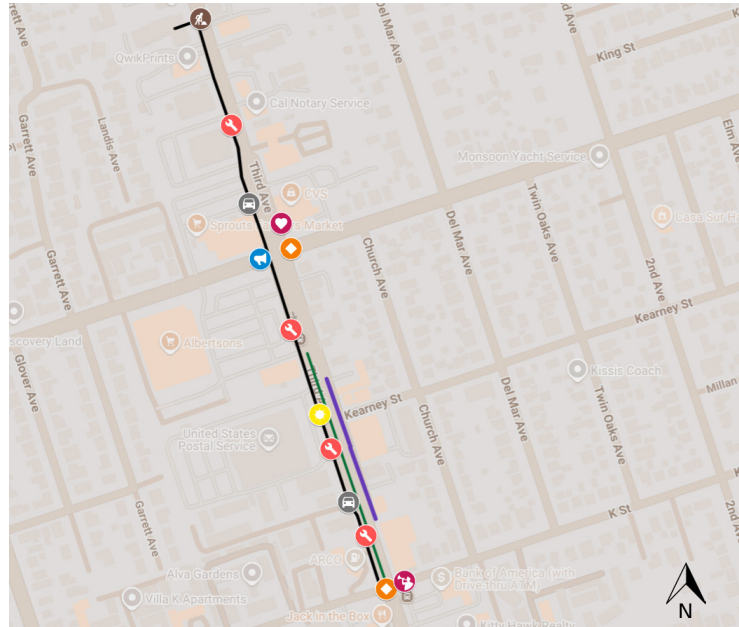


FIGURE 2. SILVERCREST RESIDENCE AUDIT RESULTS



FIGURE 3. THE GROUP SPLIT AT THIRD AVENUE AND K STREET DUE TO A SHORT CROSSING WINDOW.



FIGURE 4. PARTICIPANTS WITH LIMITED MOBILITY STRUGGLED ON THIRD AVENUE'S NARROW AND BROKEN SIDEWALKS.

This audit focused on safety concerns raised by Silvercrest residents (Figure 2), who wanted Circulate to accompany them as they often traverse Third Avenue for groceries. Participants encountered short crossing windows at every intersection: about 15 seconds each (Figure 3). This caused the group to split frequently and led to long pedestrian wait times, which was especially challenging for those with limited mobility. Residents also highlighted broken and narrow sidewalks, pointing out tripping hazards and cautioning the group when surfaces were uneven. Near the post office, the sidewalk became so narrow that some participants had to walk in the street (Figure 4). During the audit, residents noted a lack of shade and benches, so breaks were taken on steps, against walls, or using mobility devices. Only one bus stop provided seating, and that was at the start of the audit. The group also encountered drivers blocking sidewalks, forcing them to detour into the street, and observed drivers not yielding to cyclists on sharrows. Residents expressed that walking can feel unsafe when cyclists use sidewalks due to limited bike infrastructure and drivers speeding. Overall, the audit highlighted the need for smoother sidewalks, longer crossing windows, audible crossings, more benches, and improved bicycle facilities to enhance safety and accessibility for all users.

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