



COLLEGE AREA COMMUNITY PLAN UPDATE

STREETSCAPE CONCEPTS



AGENDA

- Introductions
- Schedule Overview and Community Vision
- About WRT
- Urban Design Framework
- Streetscape Concepts
- Next Steps
- Discussion

TONIGHT'S TEAM



Nathen Causman
Associate Planner
City of San Diego
NCausman@sandiego.gov



John Gibbs, ASLA
Principal
WRT Design
JGibbs@WRTdesign.com



Peter Winch, AICP
Associate Planner
WRT Design
PWinch@WRTdesign.com



Cristina Bejarano, AICP, ASLA
Planner; Urban Designer
WRT Design
CBejarano@WRTdesign.com

UPCOMING SCHEDULE

2021
MAY
26

Meeting Topic

Urban Design
Framework
&
Streetscape Concepts

Committee Role

Feedback on Streetscape
Concepts

2021
JUN
10

PLANNING COMMISSION

Community Plan Update
Workshop

Committee Role

OPTIONAL
Attend Planning
Commission meeting and
give input / feedback

UPCOMING SCHEDULE

2021
JUN
23

Meeting Topic

Market Assessment

Committee Role
Info Session and Feedback
on Market Assessment

2021
JUN
30

Meeting Topic

Building Typology
&
Urban Form Concepts

Committee Role
Feedback on Urban Form
Concepts

2021
JUL
28

Meeting Topic

Park Concepts

Committee Role
Feedback on Park
Concepts

COMMUNITY VISION & PRIORITIES



Vision Statement: The community plan envisions a college village with *vibrant mixed-use corridors and nodes that connect to neighborhoods and the university*, and that enhance the community.

Guiding Principles *summarized*

Building / public space design for sustainability / livability.

Housing near SDSU, transit and community amenities / jobs

Safe and convenient transit and active mobility

A vibrant and sustainable business district

SDSU as anchor community institution

Active mobility improvements for public health and business vitality

Preserve and expand parks and open space

Emissions-free transportation system

Public spaces that “support cultural exchange” with community agencies, local businesses, public schools, the university, and other local arts organizations

COMMUNITY VISION & PRIORITIES



Vision Statement: The community plan envisions a college village with *vibrant mixed-use corridors and nodes that connect to neighborhoods and the university*, and that enhance the community.

College Area Community Council Report – “Seven Visions”

Meet the community’s future housing needs by adding residential and mixed-use density along the community’s major corridors and at the three main intersections.

Reduce traffic congestion and improve local mobility.

Encourage the development of a “Campus Town” on Montezuma Road on the southern edge of San Diego State University.

Convert Montezuma Road east of College Avenue into a linear park and an extension of the “Campus Town.”

Create a sense of identity and place.

Establish connections between the community and SDSU.

Protect the integrity of single-family neighborhoods.

GOALS & POLICIES



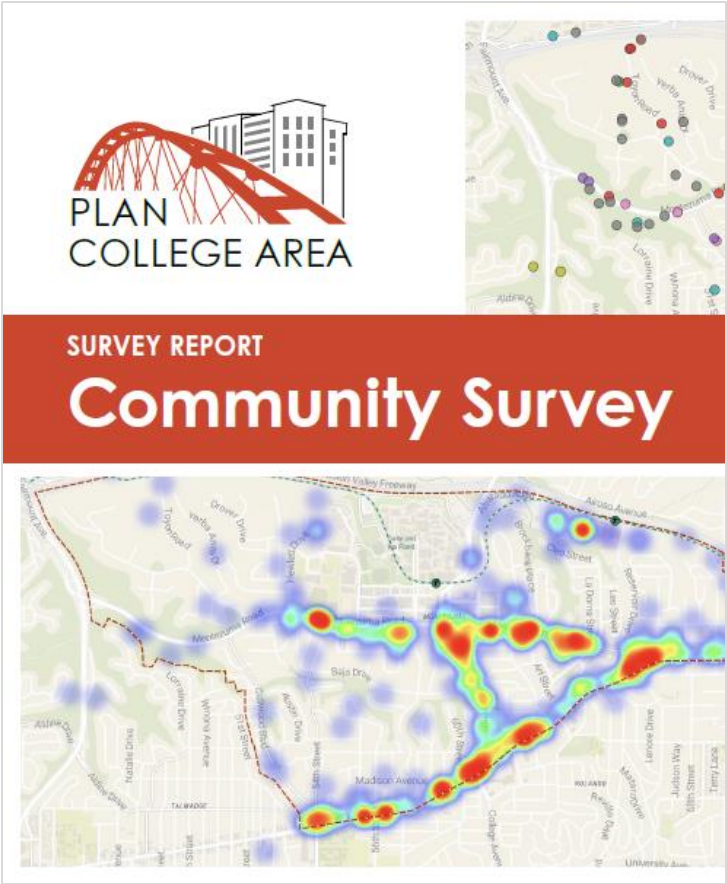
CONSERVATION &
SUSTAINABILITY

PUBLIC FACILITIES
& SAFETY

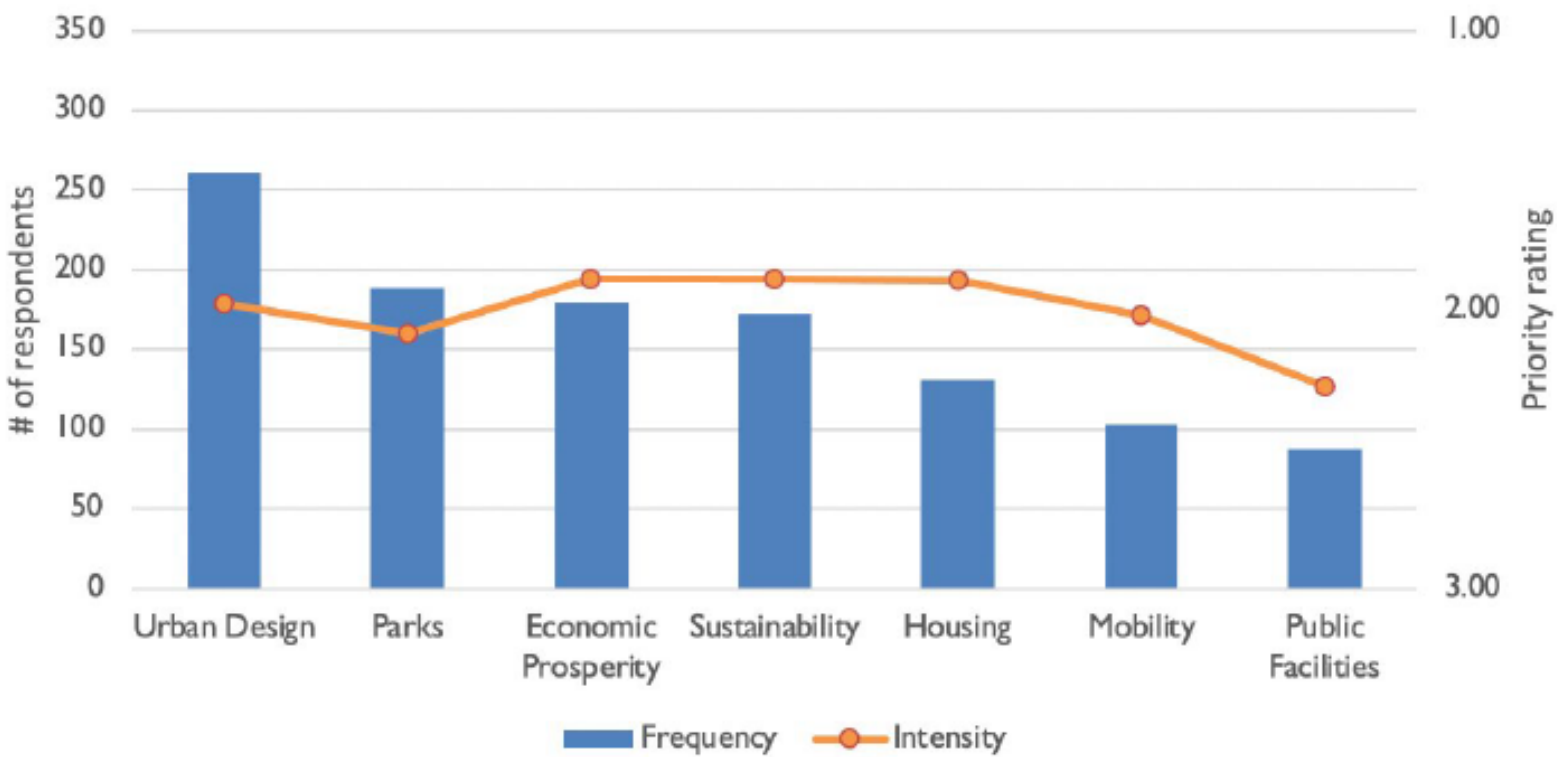


ECONOMIC
PROSPERITY

COMMUNITY SURVEY



Q: Rank the following topics from 1 to 7, with 1 being your highest priority.



ABOUT WRT



WRT

ROLE

TEAM LEADER

WHO WE ARE

We are landscape architects, urban designers, architects, and planners

SELECTED PROJECTS

Broadway Valdez District Specific Plan

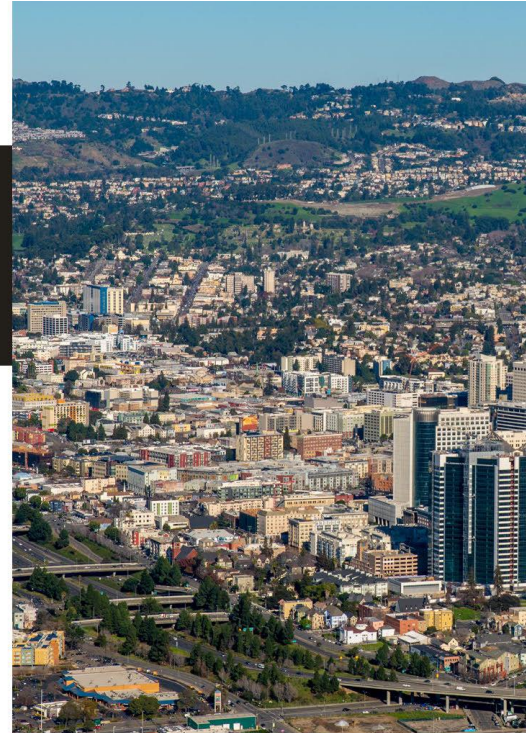
Euclid + Market Land Use Master Plan

Uptown Community Plan

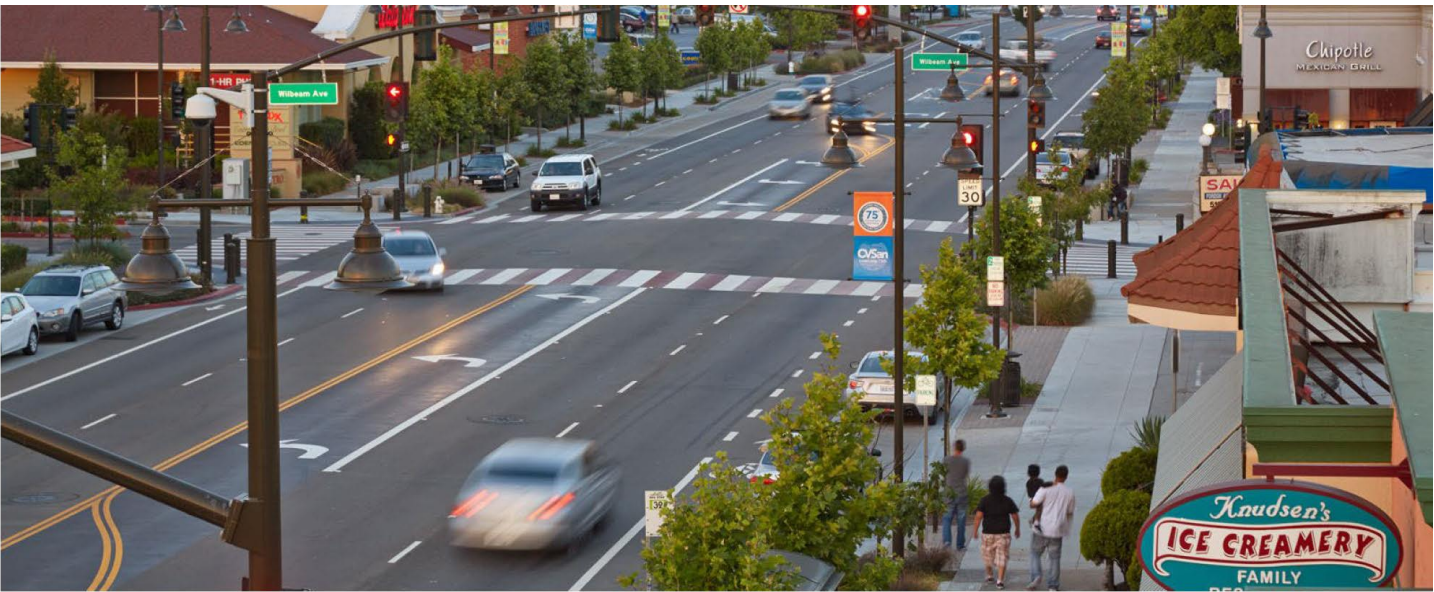
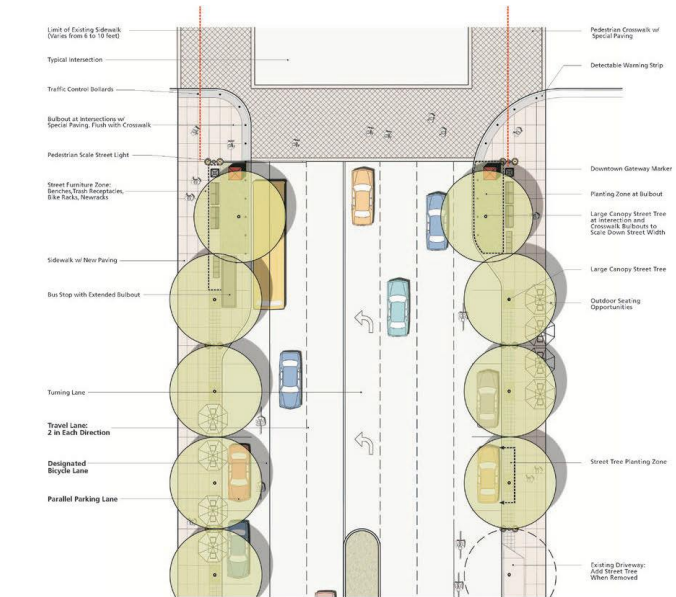
CSU Fullerton Campus Master Plan

Brisbane Baylands

UCSD: Gateway University Center Study + Open Space Master Plan

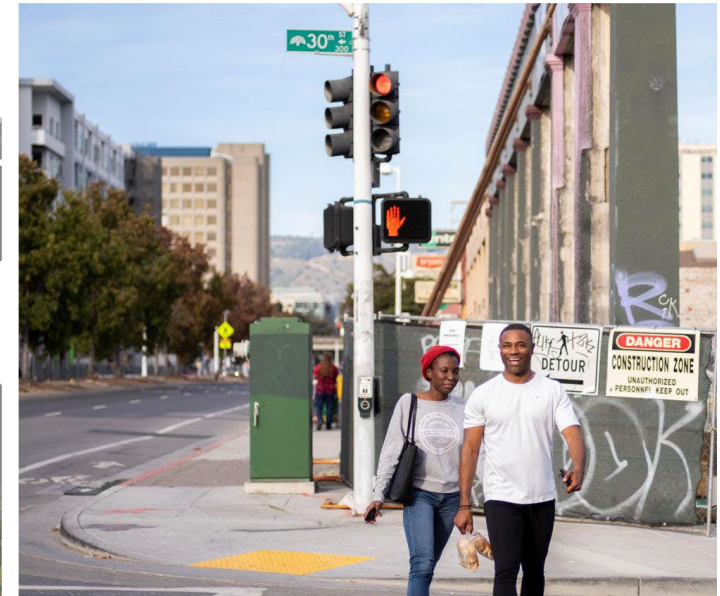
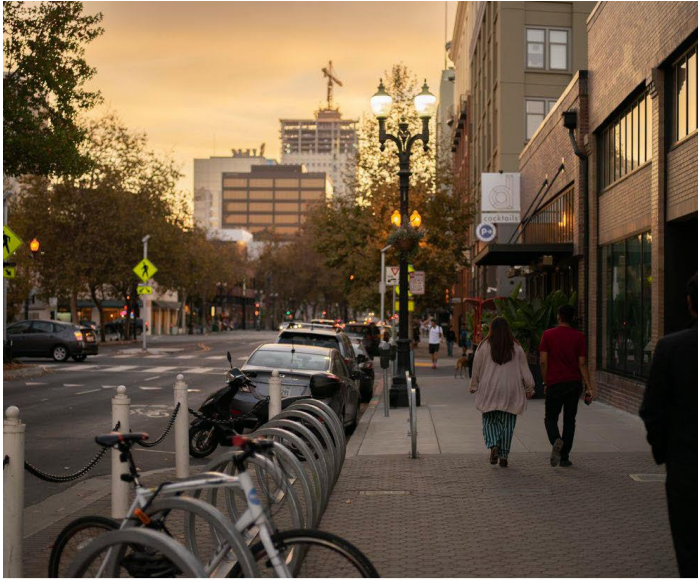


ABOUT WRT

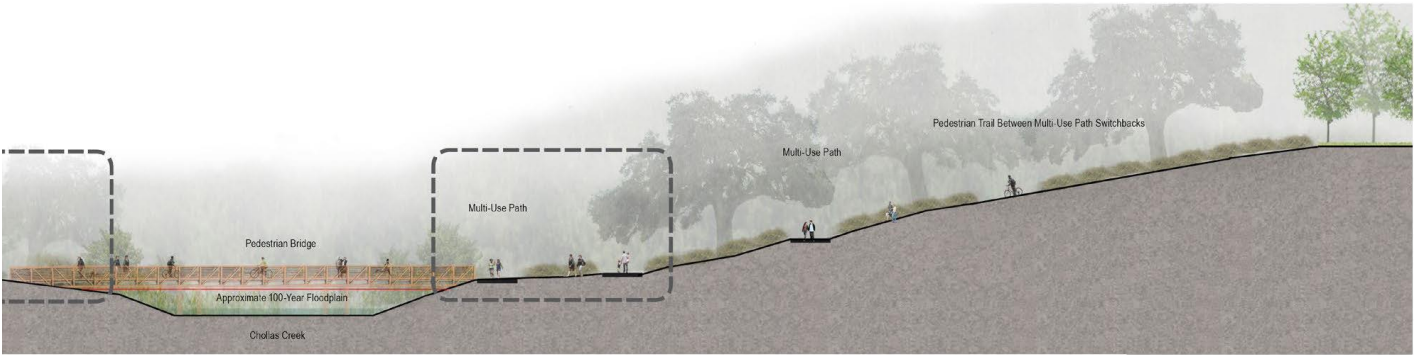


ABOUT WRT

WRT



ABOUT WRT



Euclid & Market Land Use & Mobility Study

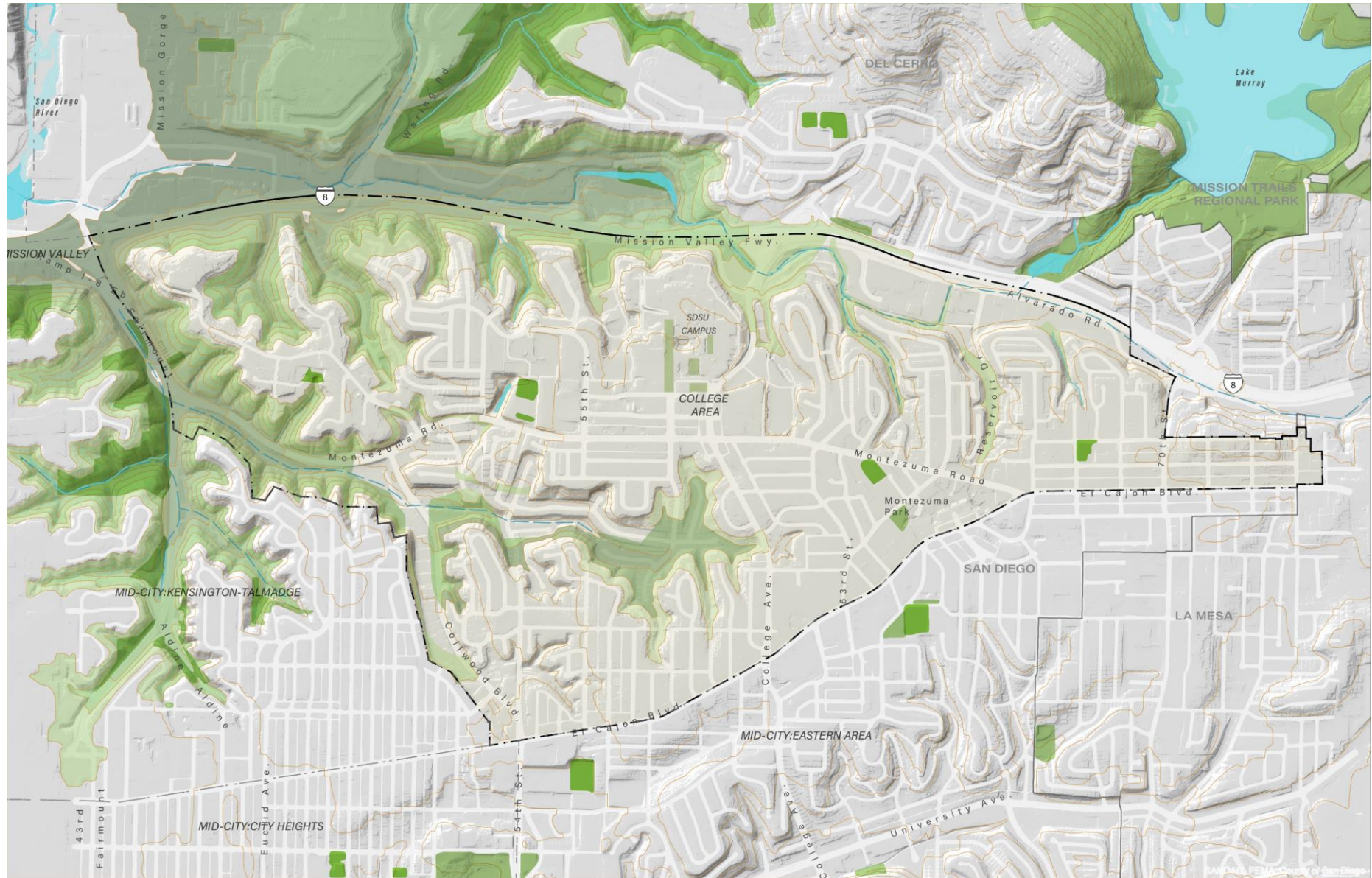


01

URBAN DESIGN FRAMEWORK

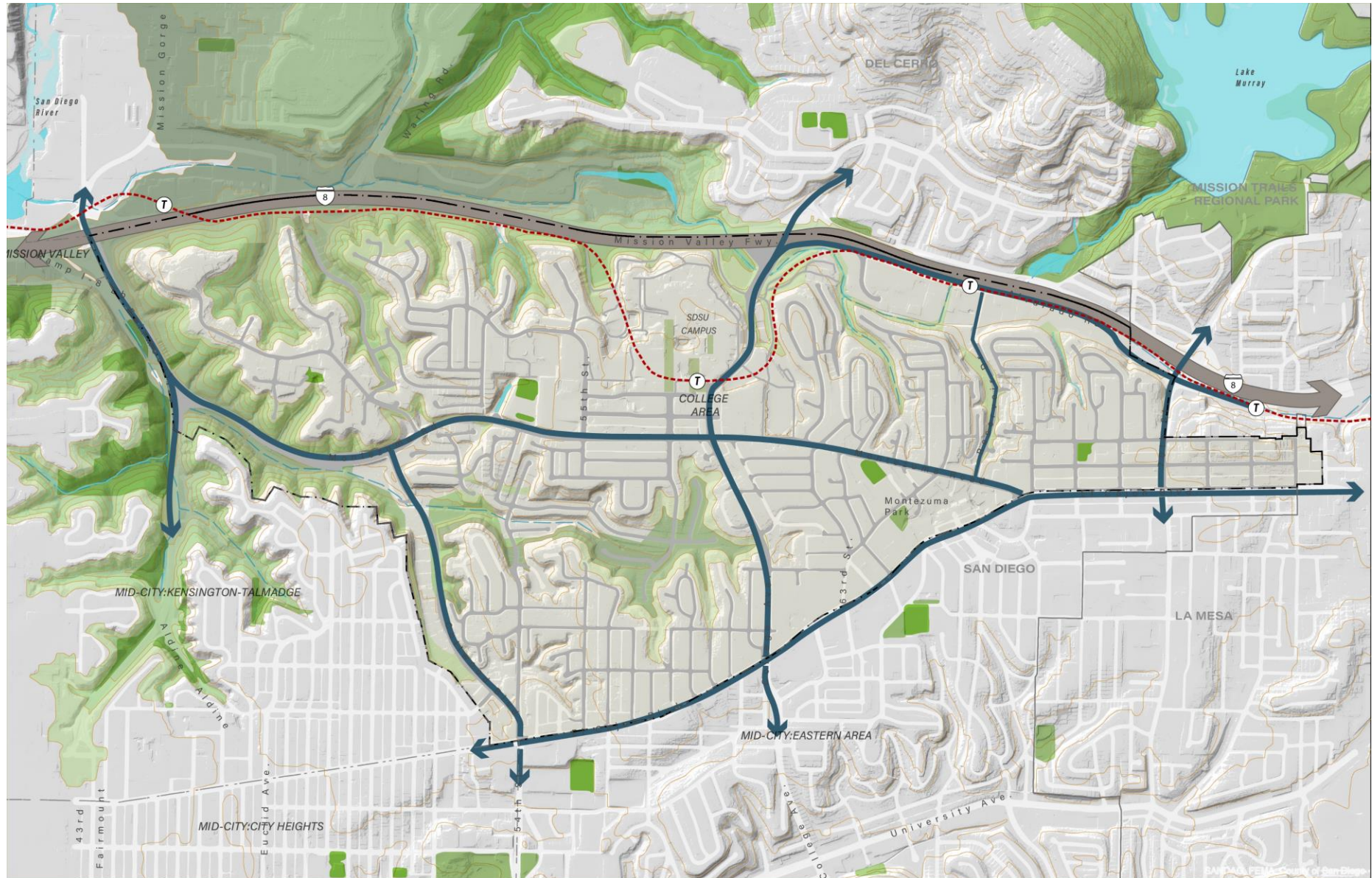
LANDFORMS, NATURAL SYSTEMS & PARKS

■ Canyons and Mesas



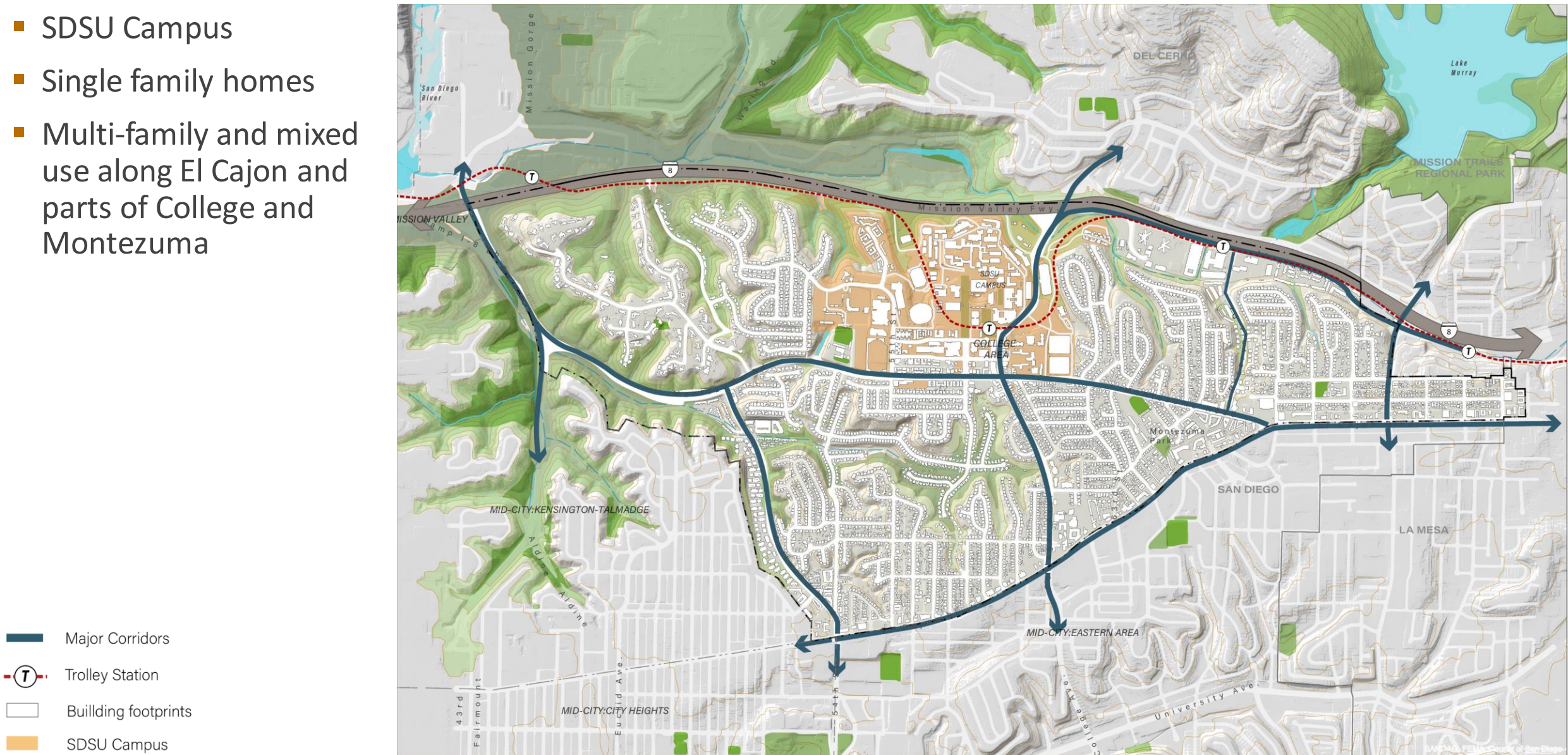
CIRCULATION

- Key corridors
 - Montezuma
 - El Cajon
 - College
- Predominant cul-de-sac pattern



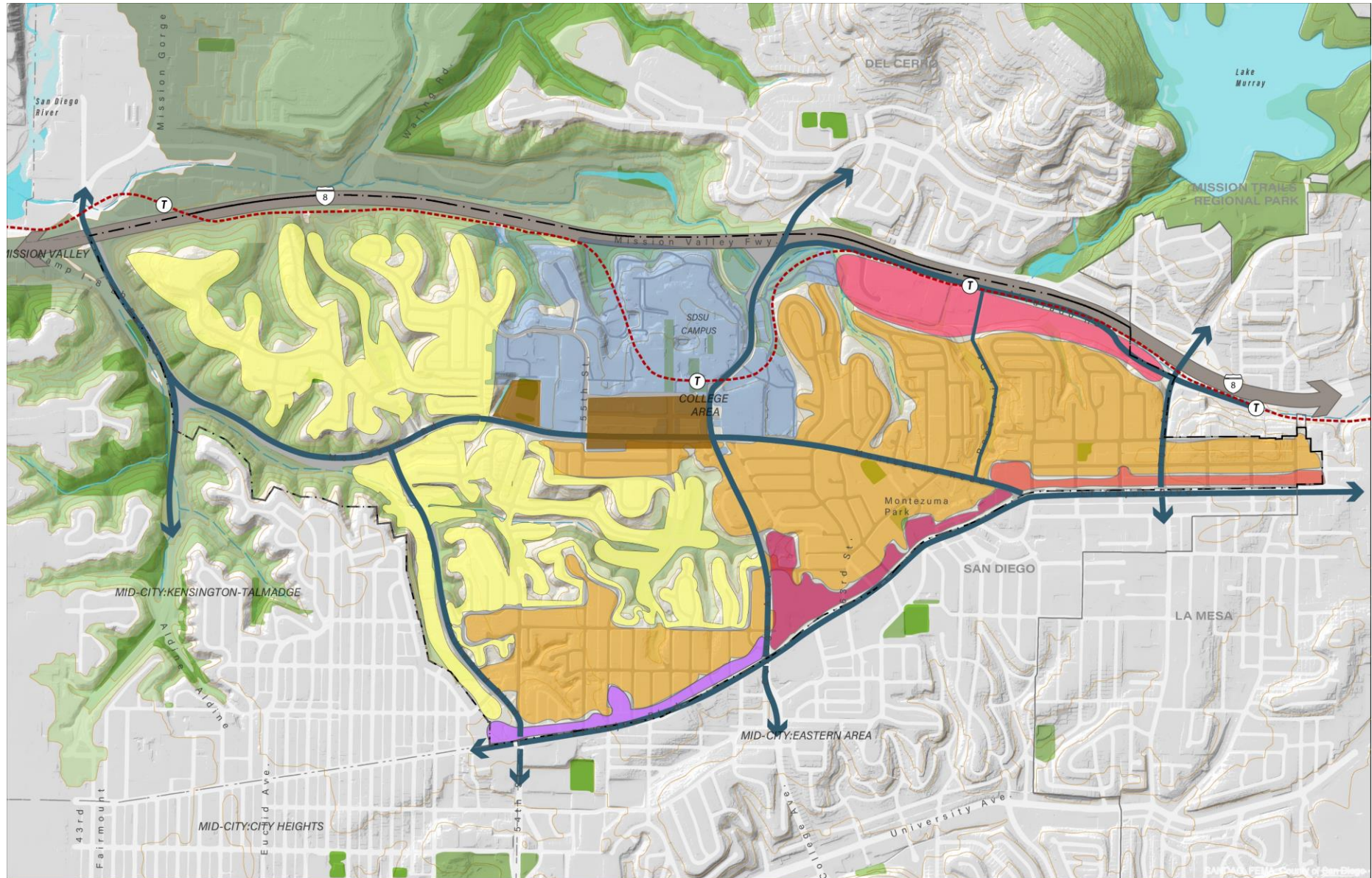
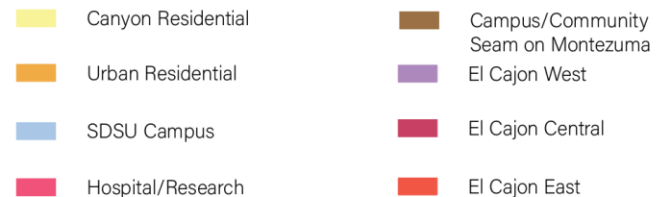
URBAN FORM

- SDSU Campus
- Single family homes
- Multi-family and mixed use along El Cajon and parts of College and Montezuma



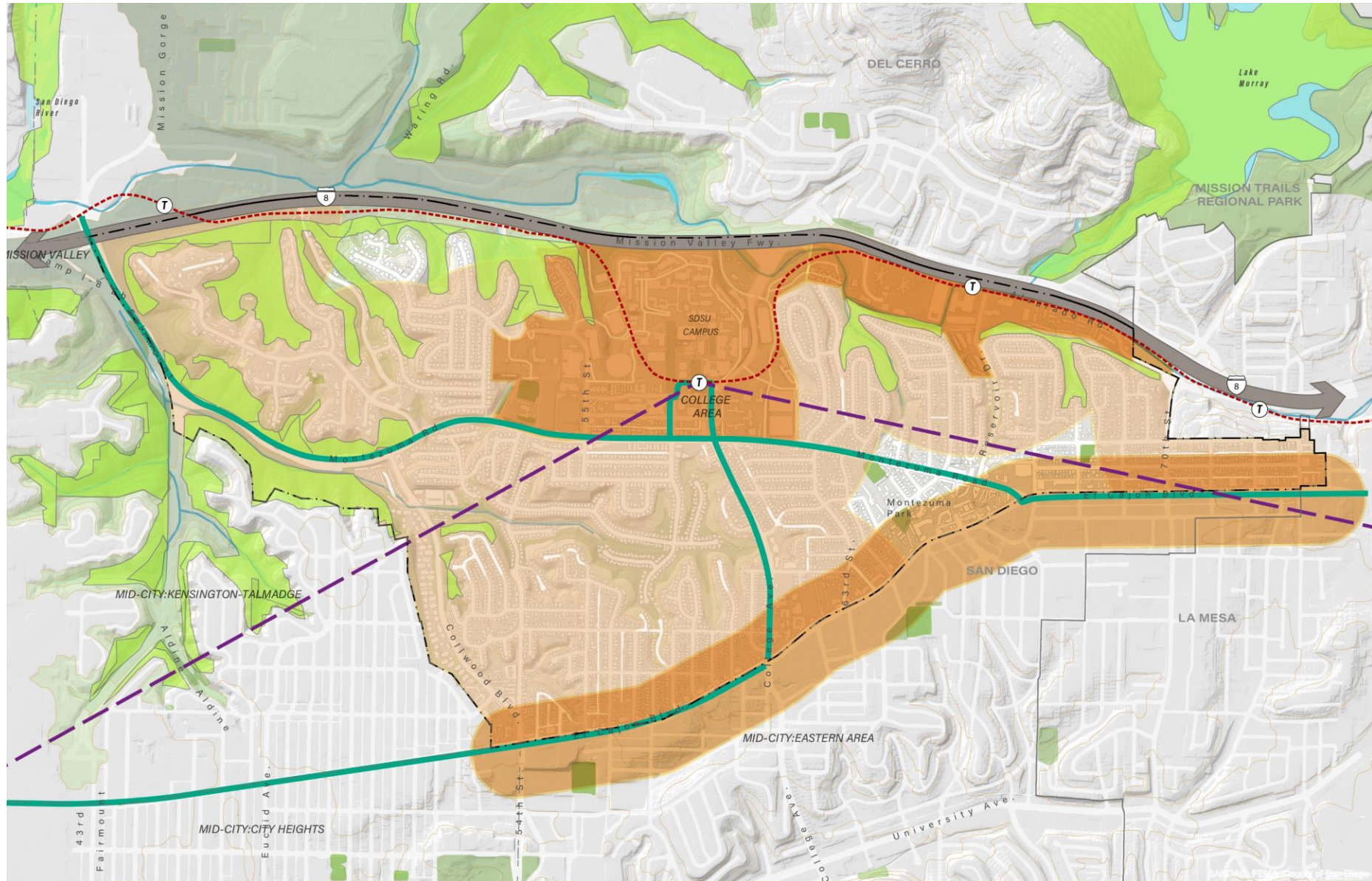
COMMUNITY TYPOLOGY

- SDSU Campus
- Canyon Residential
- Urban Residential
- Hospital/Research
- Campus/Community seam on Montezuma
- El Cajon East
- El Cajon Central
- El Cajon West



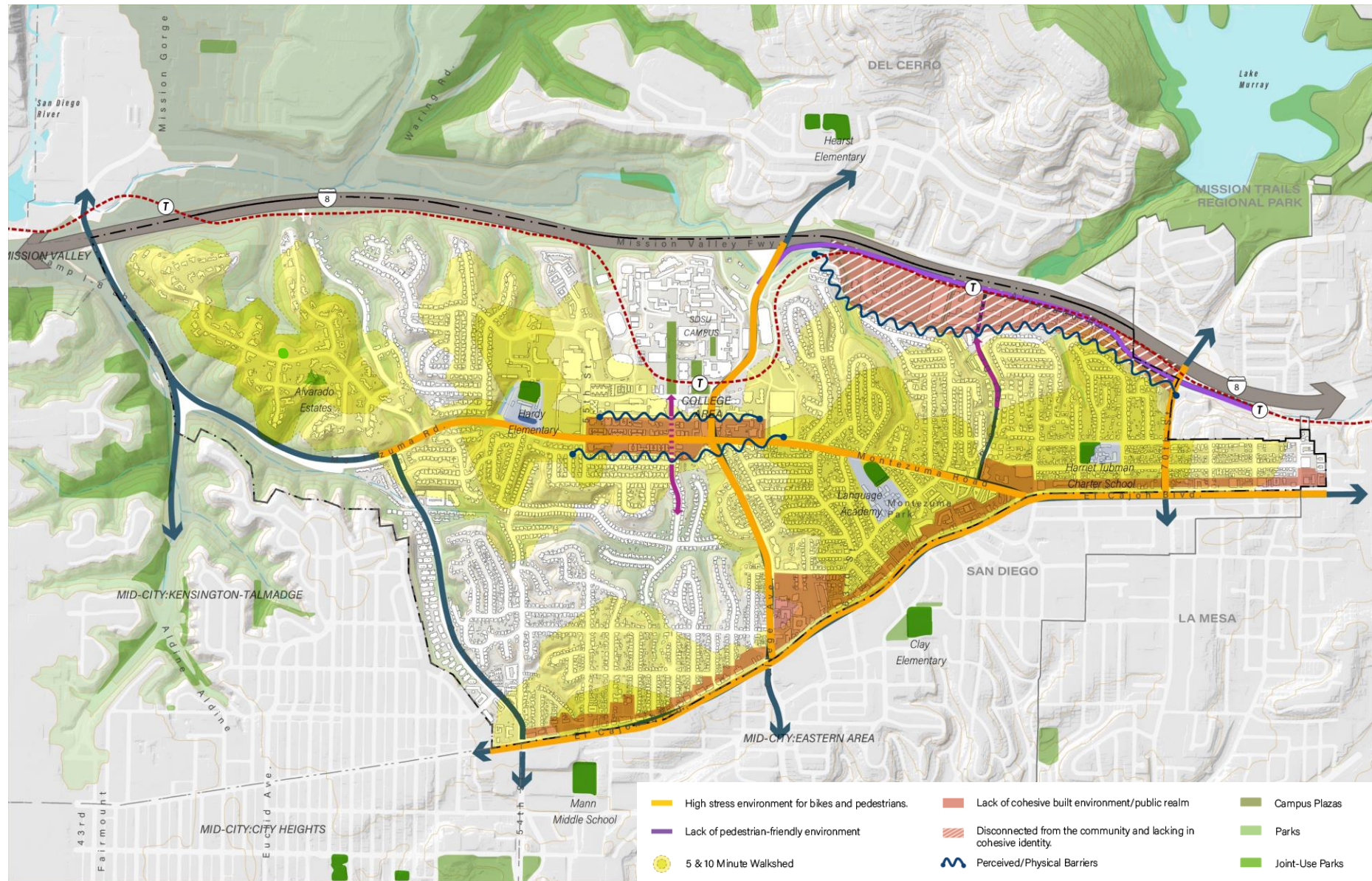
SMART GROWTH & MHPA

- Multi-Habitat Planning Area in canyons
- Planned high-capacity transit corridors
- Much of the community is within City's Transit Priority Area
- SANDAG Smart Growth overlay more tailored to key nodes and corridors



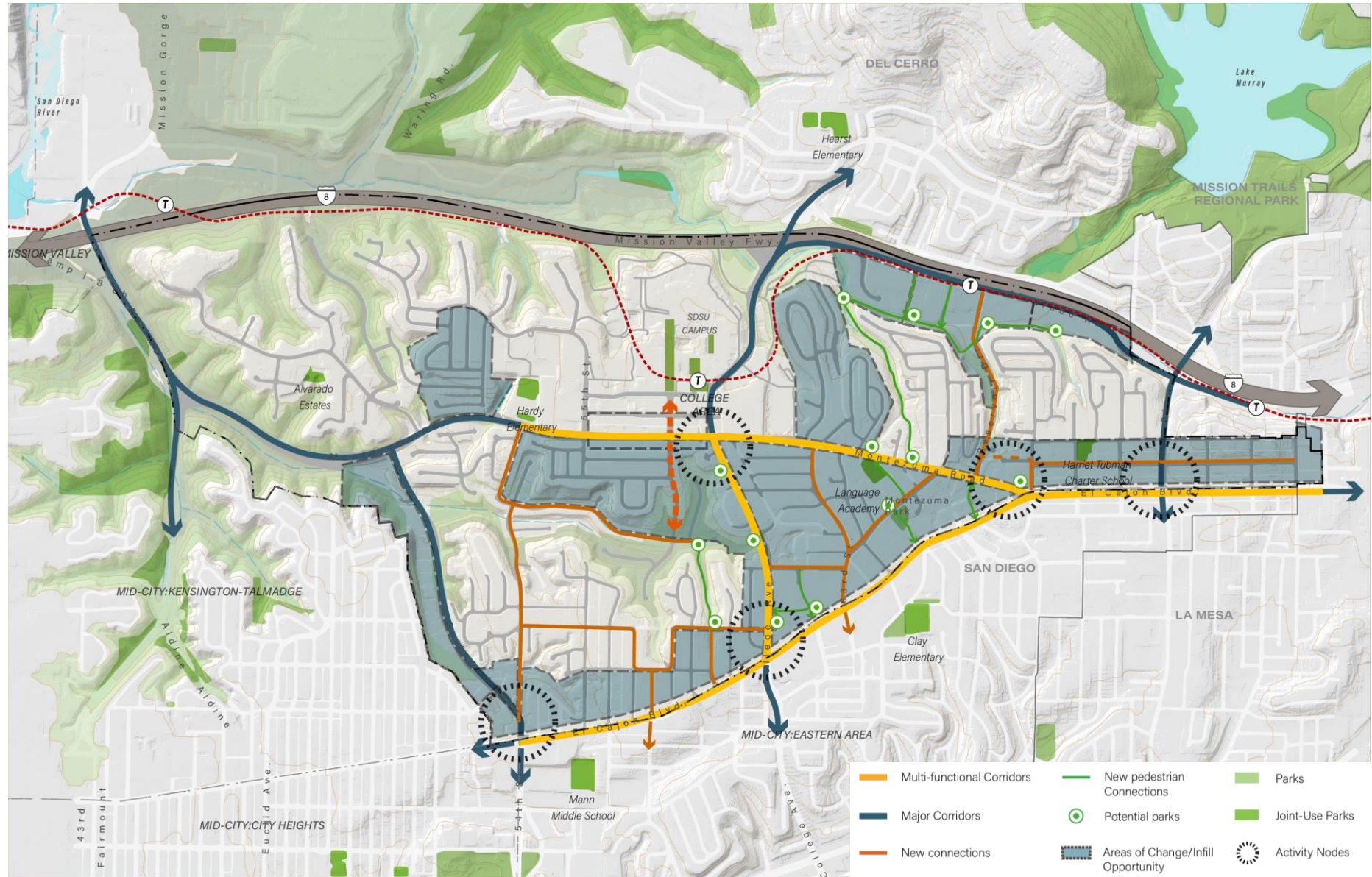
ISSUES & CONSTRAINTS

- Parks + Public Space
 - Shortage of diverse parks & public spaces
- Urban Form
 - Built environment lacks strong, positive identity in core areas
- Connectivity
 - Need for low-stress and attractive bike & pedestrian environment



OPPORTUNITIES

- Parks + Public Space
 - New public spaces between public and private realm
- Urban Form
 - Strengthen sense of place by activating streets, high-quality infill development, creating activity nodes around transit stops
- Connectivity
 - Create multi-functional corridors



KEY DRIVERS FOR CORRIDOR TRANSFORMATION





02

PUBLIC REALM CONCEPTS
FOR KEY CORRIDORS

PRECEDENTS: MULTI-FUNCTIONAL CORRIDORS

Safety & Mobility



Street Linear Parks

Multiple Mobility Choices

Protected Bike Lanes

PRECEDENTS: MULTI-FUNCTIONAL CORRIDORS

Social Function



Sidewalk Seating

Pocket Parks/Parklets

PRECEDENTS: MULTI-FUNCTIONAL CORRIDORS

Ecological Function



Stormwater Urban Greening



Shade trees to reduce heat island effects



Street Greening

PRECEDENTS: MULTI-FUNCTIONAL CORRIDORS

Multi-function










Plazas

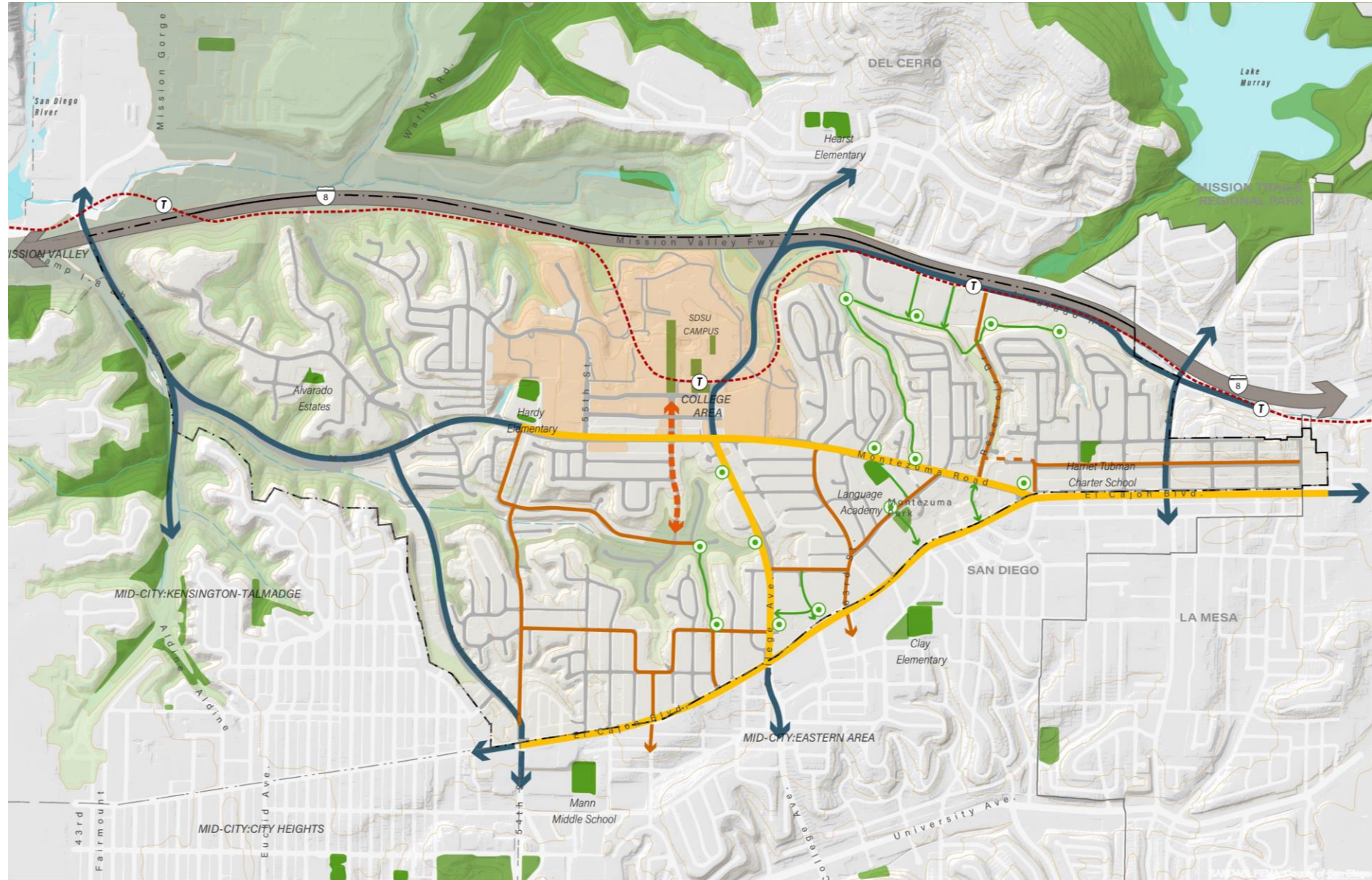
Paseos

STREETSCAPE FRAMEWORK & CHARACTER TYPES

Goals

- Multi-functional streetscapes that connect the community and encourage walking and biking
- Integrate opportunities for public green spaces throughout the community in addition to parks








- | | |
|---|---|
|  Multi-functional Corridors |  Parks |
|  Major Corridors |  Joint-Use Parks |
|  New connections |  Potential parks |
|  New pedestrian Connections | |

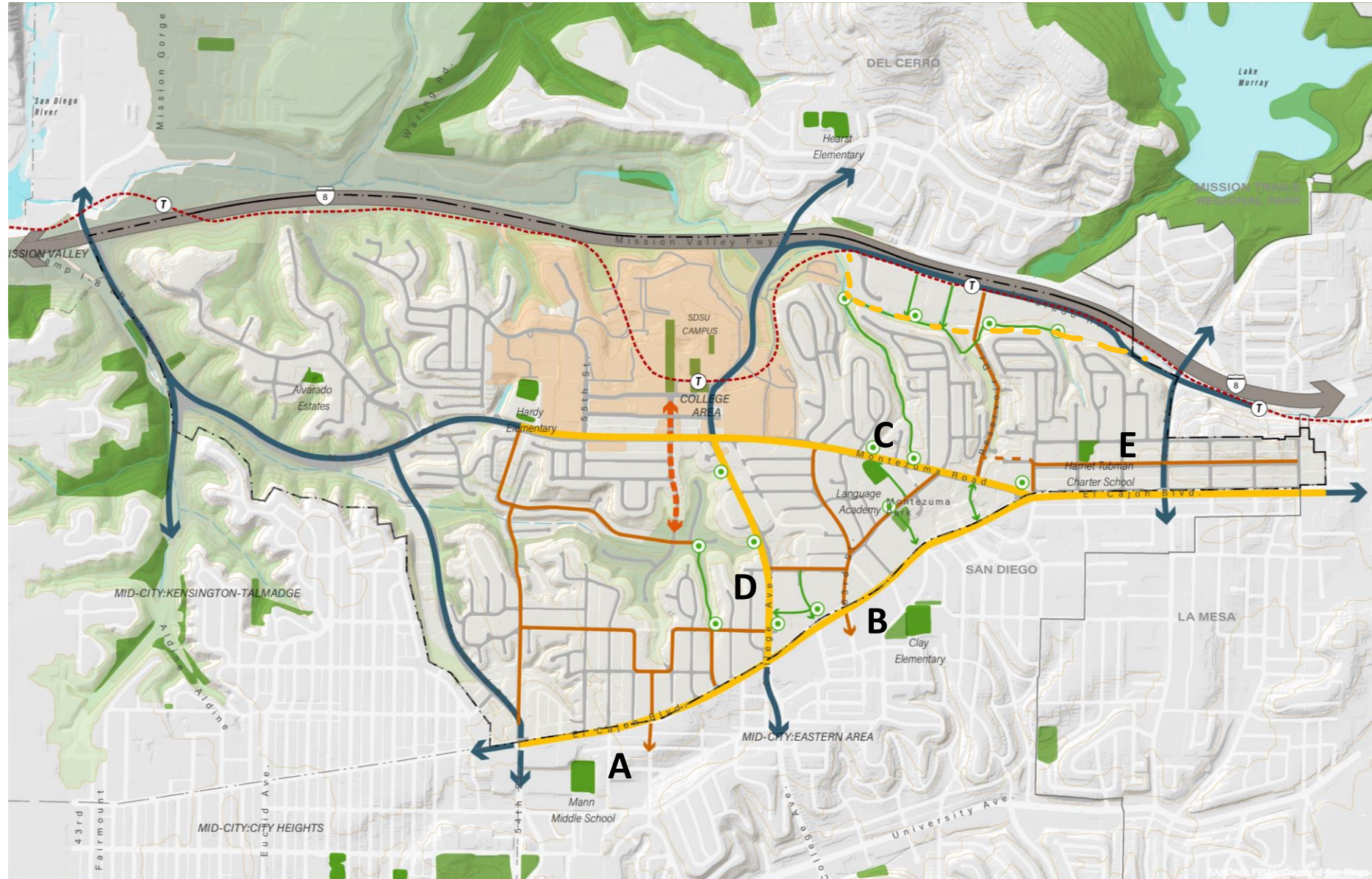


STREETSCAPE FRAMEWORK & CHARACTER TYPES

Streetscape Studies

- A. El Cajon Blvd West
- B. El Cajon Blvd East
- C. Montezuma Road East
- D. College Avenue South
- E. Mohawk Street

-  Multi-functional Corridors
-  Major Corridors
-  New connections
-  New pedestrian Connections
-  Parks
-  Joint-Use Parks
-  Potential parks



EL CAJON BOULEVARD

Existing Character



EL CAJON BOULEVARD

Vision & Opportunities

An iconic, multi-modal boulevard linking College Area with the city and beyond

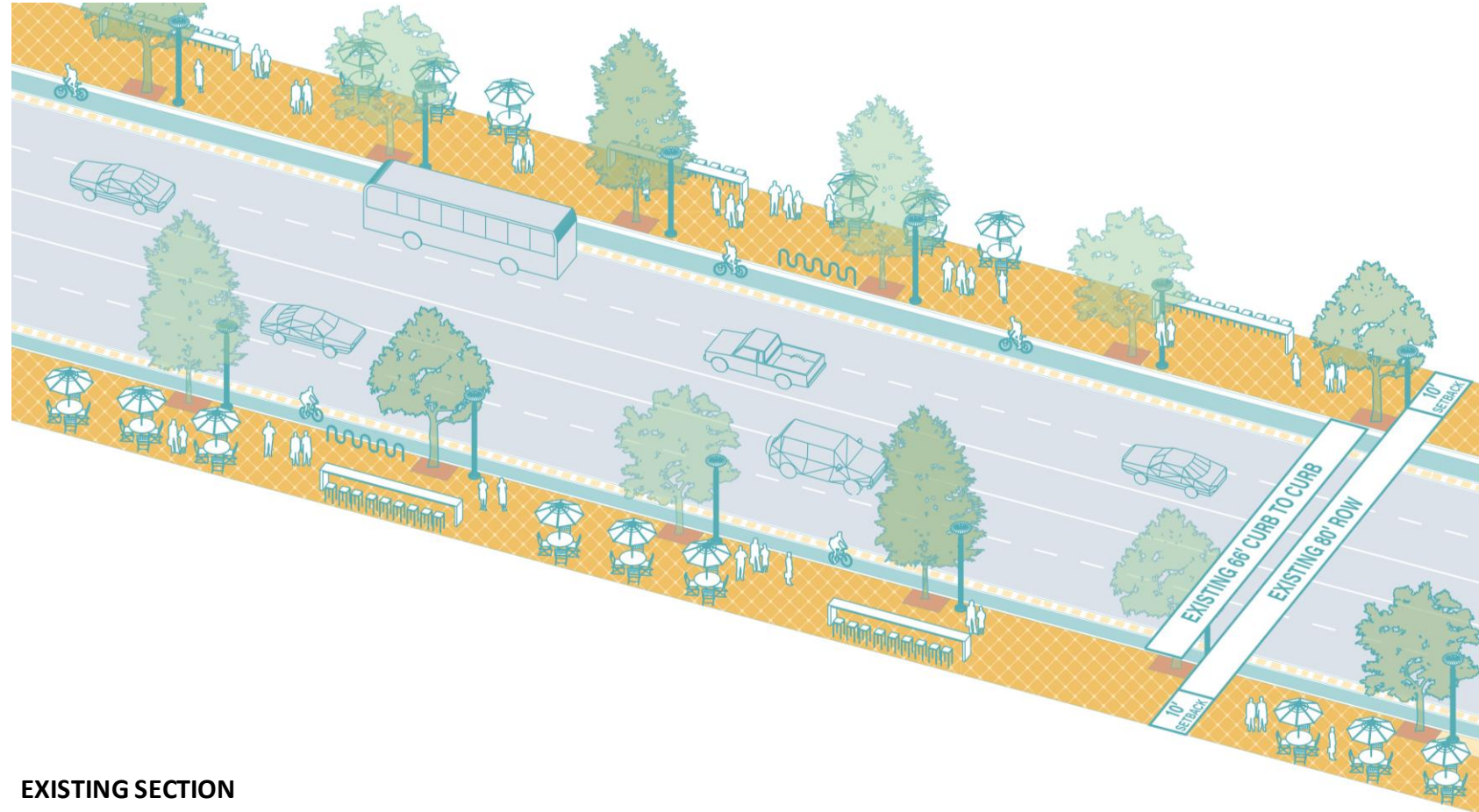
- Vibrant identity fusing the past and the present
- Potential flexible transit lane along El Cajon Boulevard
- Grand boulevard
- A widened sidewalk experience that encourages walking and hosts community life and micro-mobility
- Social gathering spaces
- Retail, restaurants, and small businesses of all kinds
- Mixed use development at a new scale



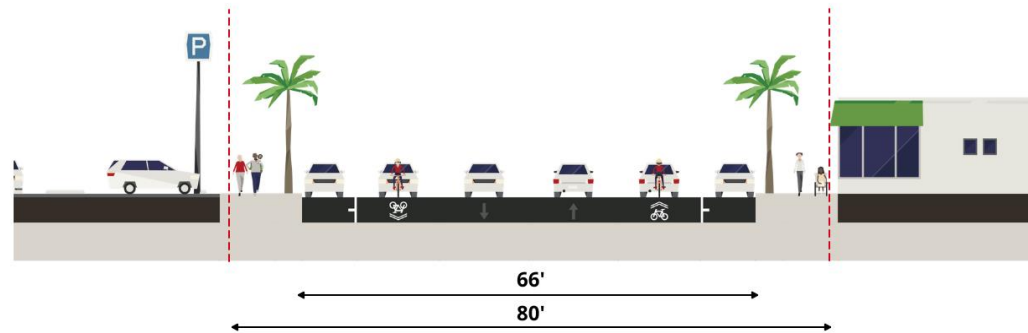
A: EL CAJON BOULEVARD - WEST OF COLLEGE AVE

Proposed Concept: Transit Boulevard

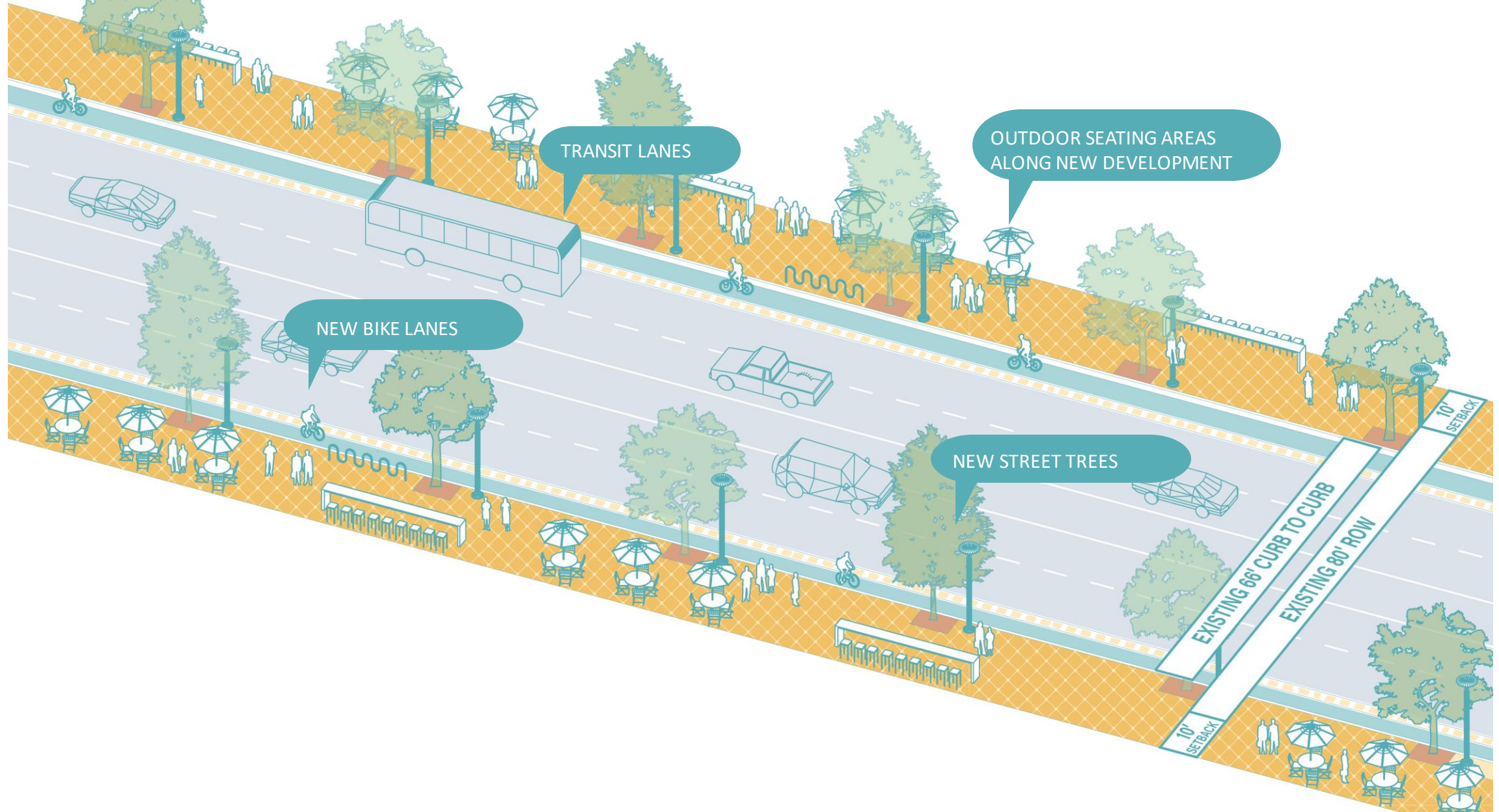
- New shade trees and wide sidewalks
- Potential flexible transit lane and bike lanes
- Removes on-street parking
- Maintains 4 travel lanes
- Maintains 66' curb-to-curb width
- 80' overall public ROW, 10' setback



EXISTING SECTION



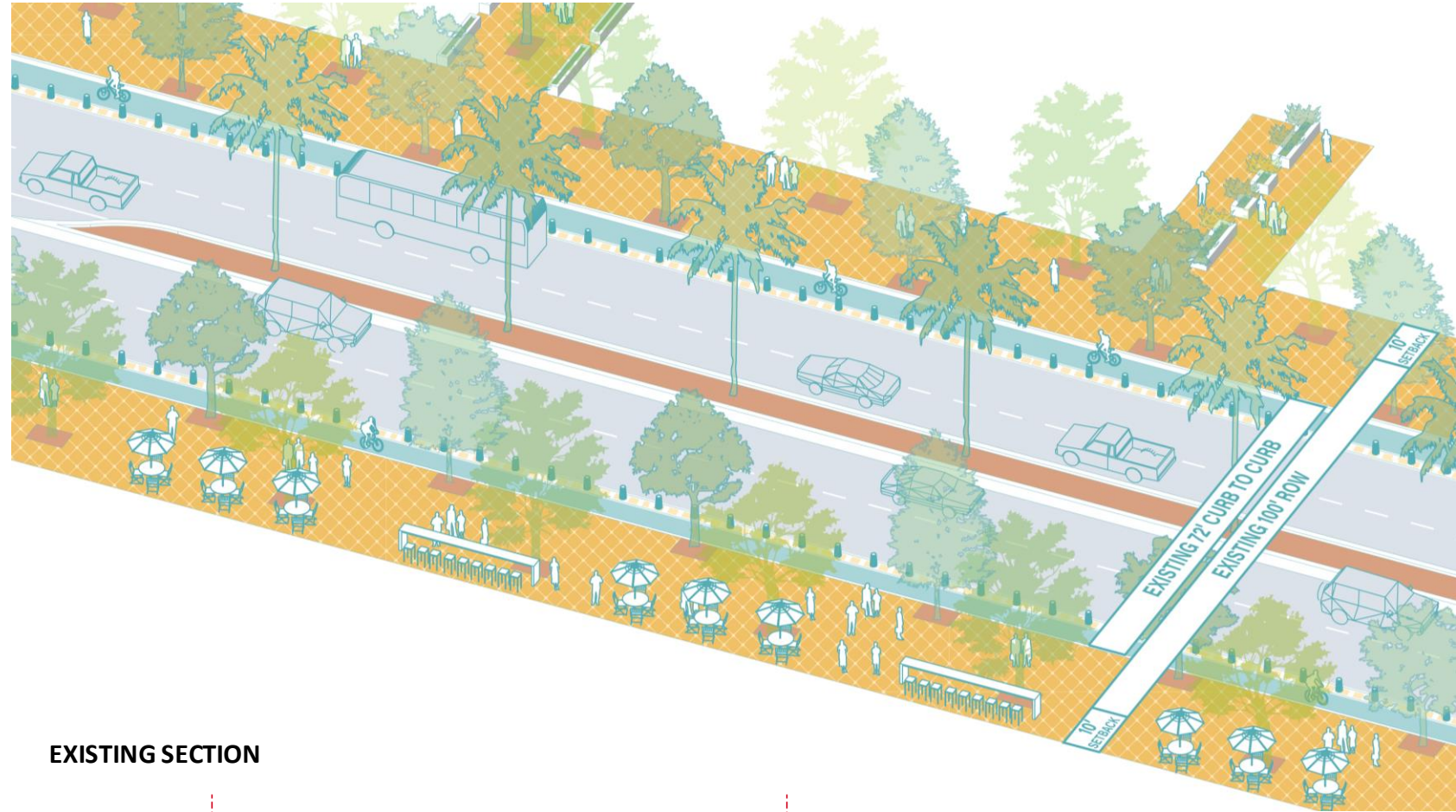
A: EL CAJON BOULEVARD - WEST OF COLLEGE AVE



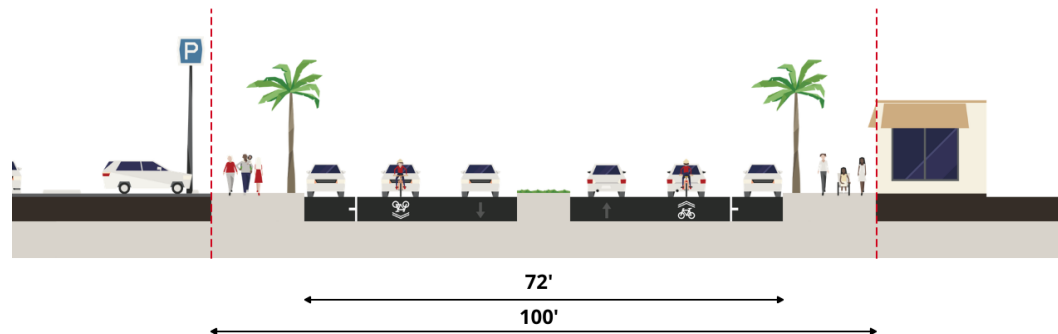
B: EL CAJON BOULEVARD - EAST OF COLLEGE AVE

Proposed Concept: Complete Livable Street

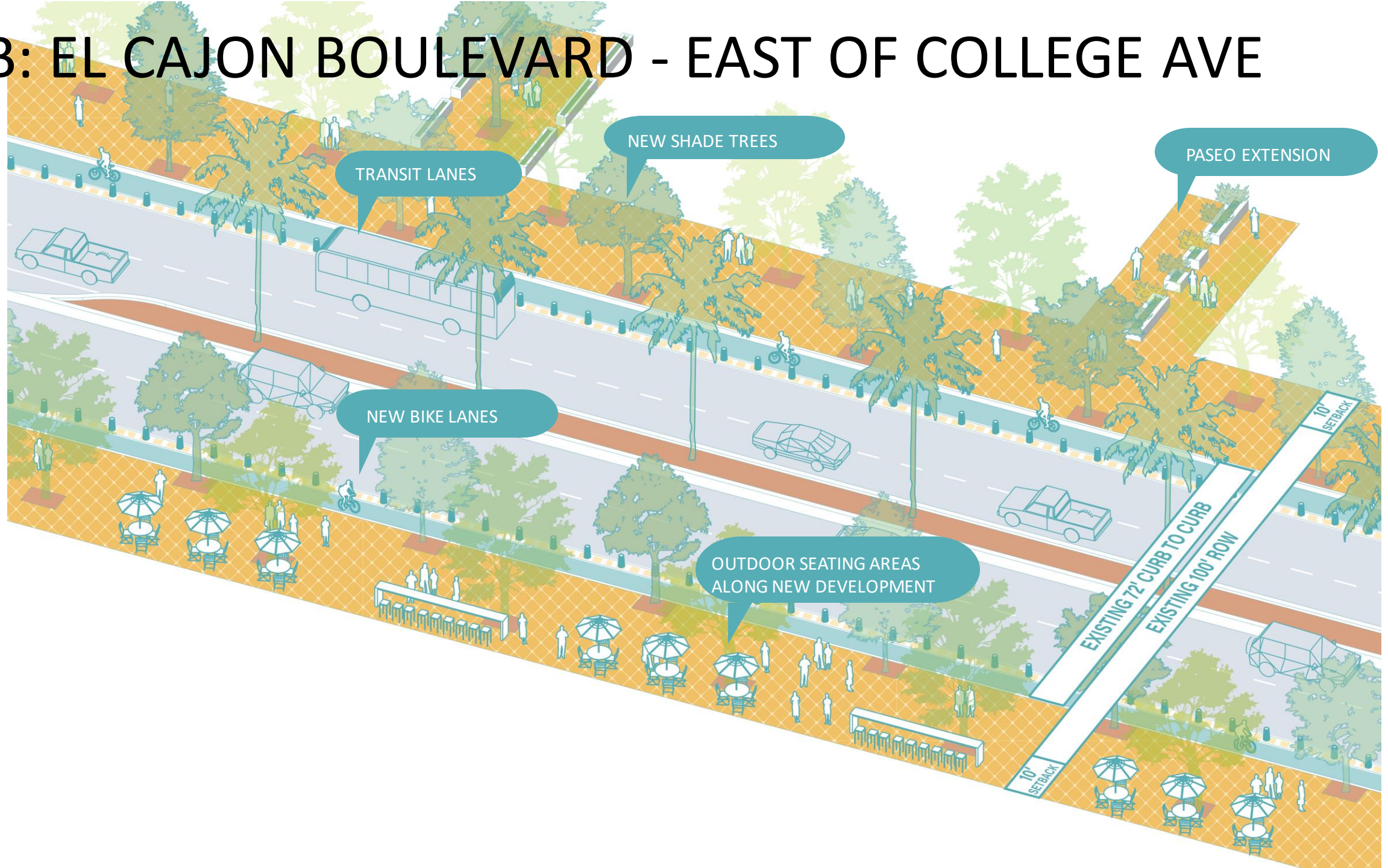
- New shade trees and widen sidewalks
- Potential flexible transit lane
- New buffered bike lane
- Removes on-street parking
- Maintains median
- Maintains to 72' curb-to-curb width
- 100' overall public ROW, 10' setback



EXISTING SECTION



B: EL CAJON BOULEVARD - EAST OF COLLEGE AVE



MONTEZUMA ROAD

Existing Character



West of College Ave



East of College Ave



East of College Ave

C: MONTEZUMA ROAD - EAST OF COLLEGE AVE

Vision & Opportunities

A complete street parkway with tree lined path

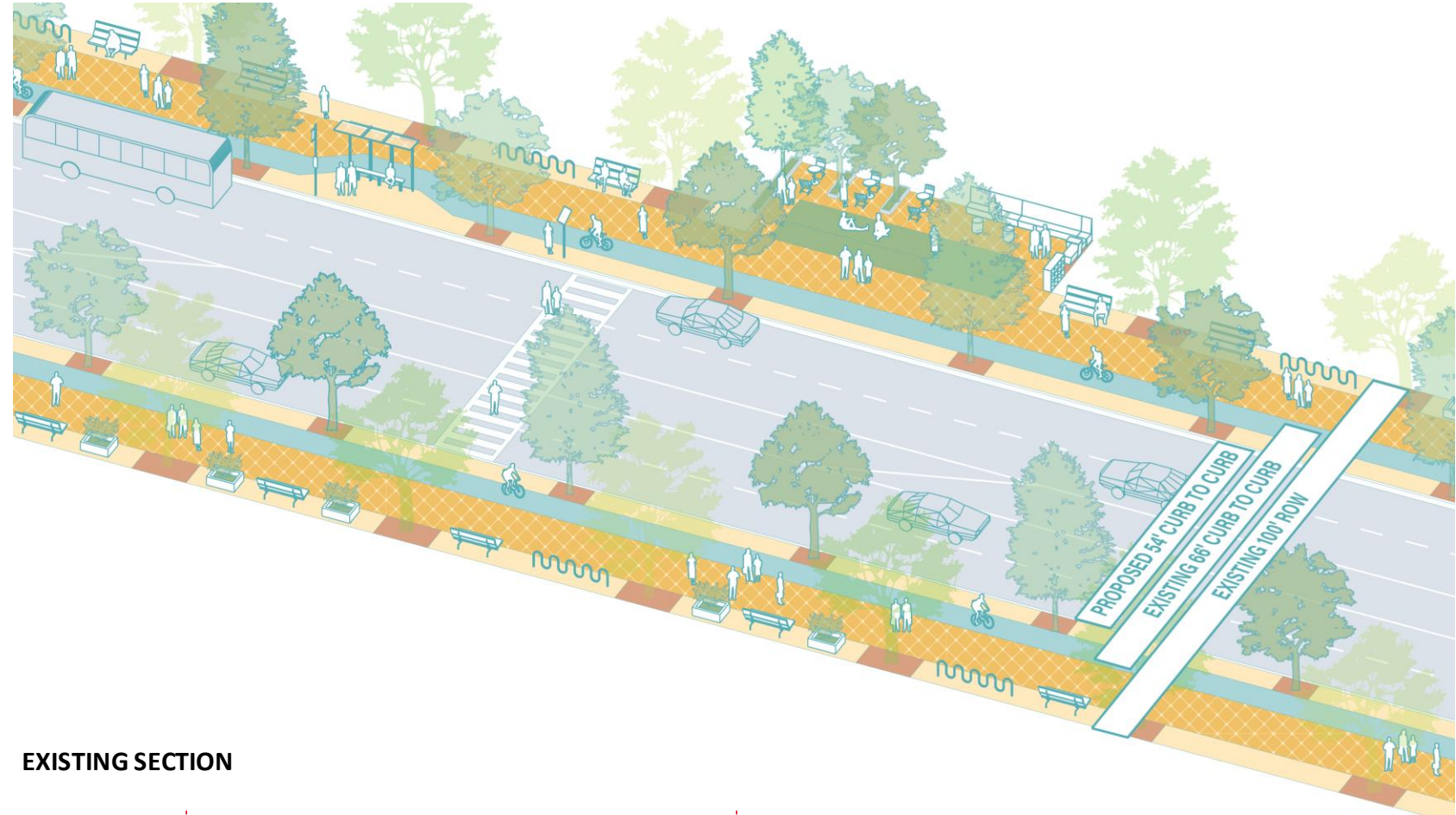
- A high-capacity transit corridor
- Linear parkway
- A front door for new multifamily housing
- The seam between urban campus and neighborhood



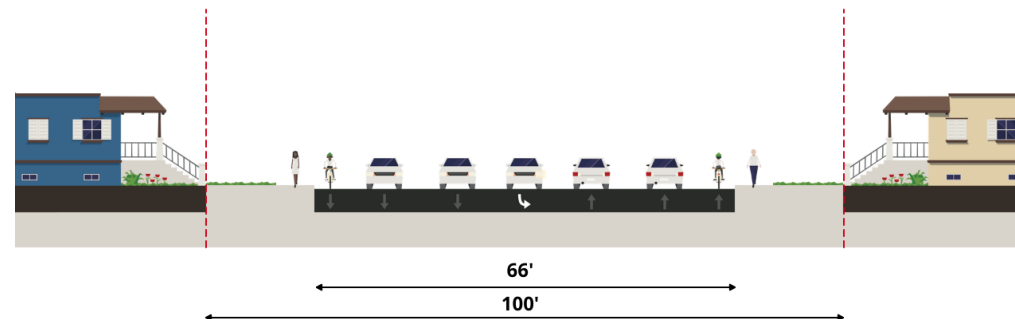
C: MONTEZUMA ROAD - EAST OF COLLEGE AVE

Proposed Concept: Green Parkway

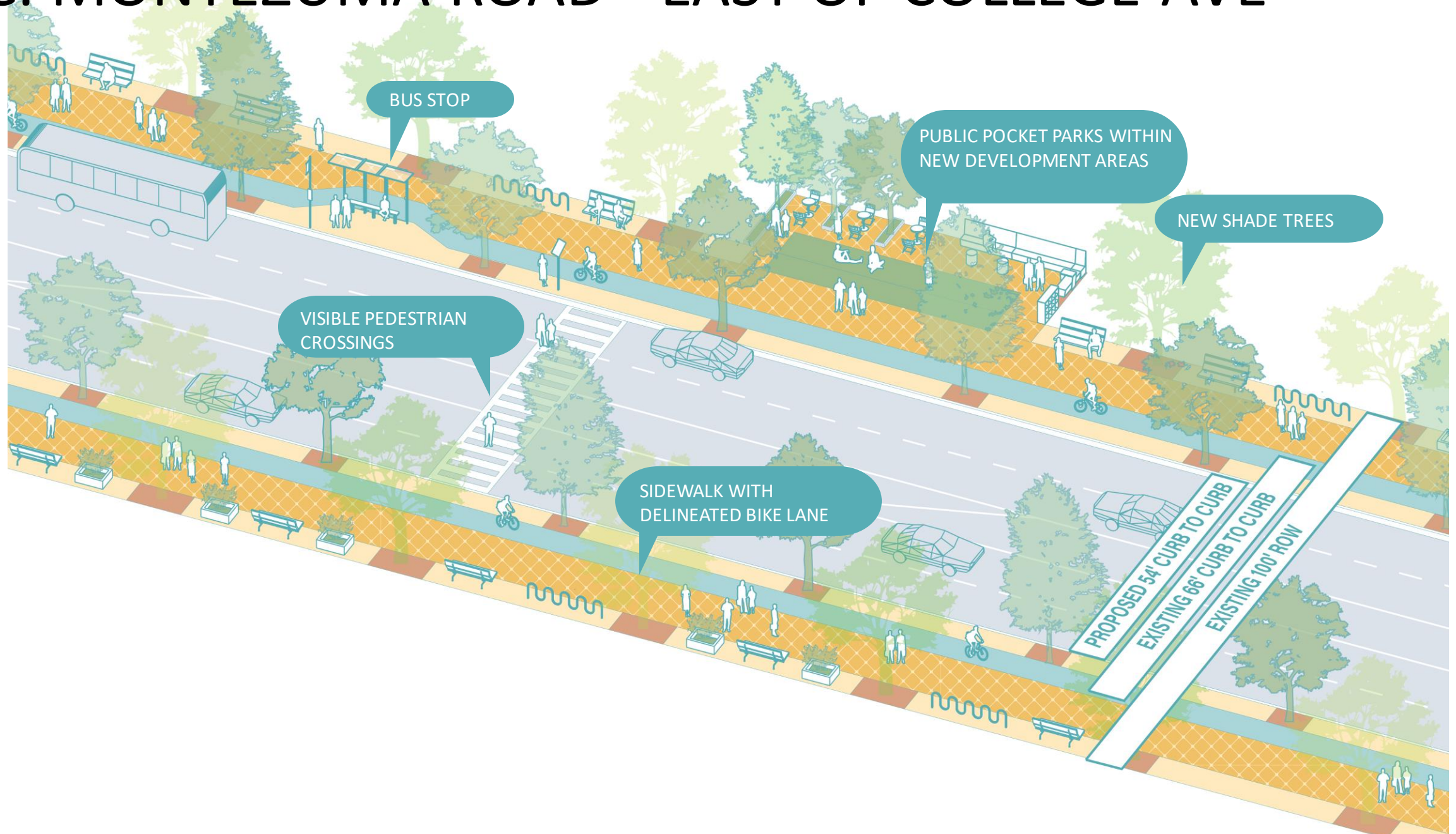
- New shade trees and wide sidewalks
- Separated bike lanes at sidewalk grade
- Potential flexible transit lane
- Visible pedestrian crossings
- Maintains 4 travel lanes
- Changes to 54' curb-to-curb
- 100' overall public ROW



EXISTING SECTION



C: MONTEZUMA ROAD - EAST OF COLLEGE AVE



D: COLLEGE AVENUE – SOUTH OF MONTEZUMA

Existing Character



NORTH



SOUTH

D: COLLEGE AVENUE – SOUTH OF MONTEZUMA

Vision & Opportunities

Complete street connector between SDSU and the Boulevard

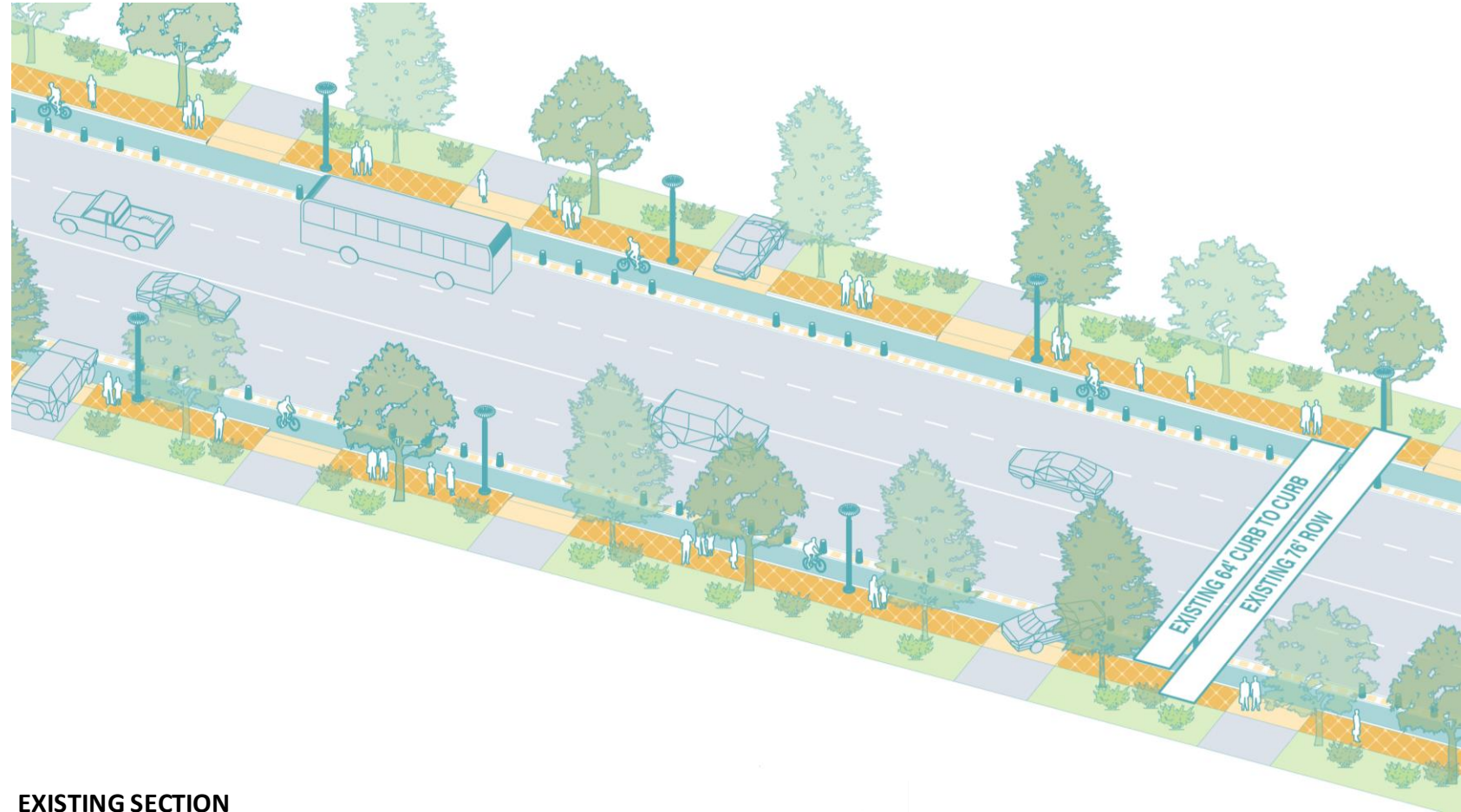
- *Important transit link between campus and community*
- *Evolving to higher density housing*
- *An inviting walk and an efficient ride*
- *Widened sidewalk experience that encourages walking and accessible driveway crossings*
- *Traffic calming through narrowed lanes, tree planting, and well-scaled residential buildings*
- *Canyon views*



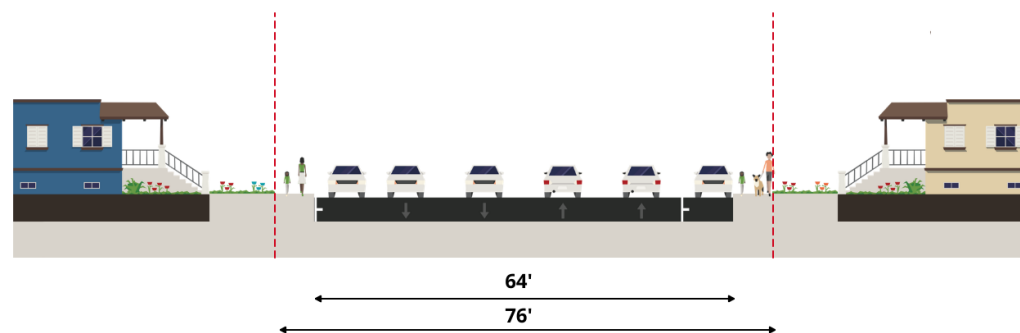
D: COLLEGE AVENUE – SOUTH OF MONTEZUMA

Proposed Concept: Greening, Bike Lanes, Transit

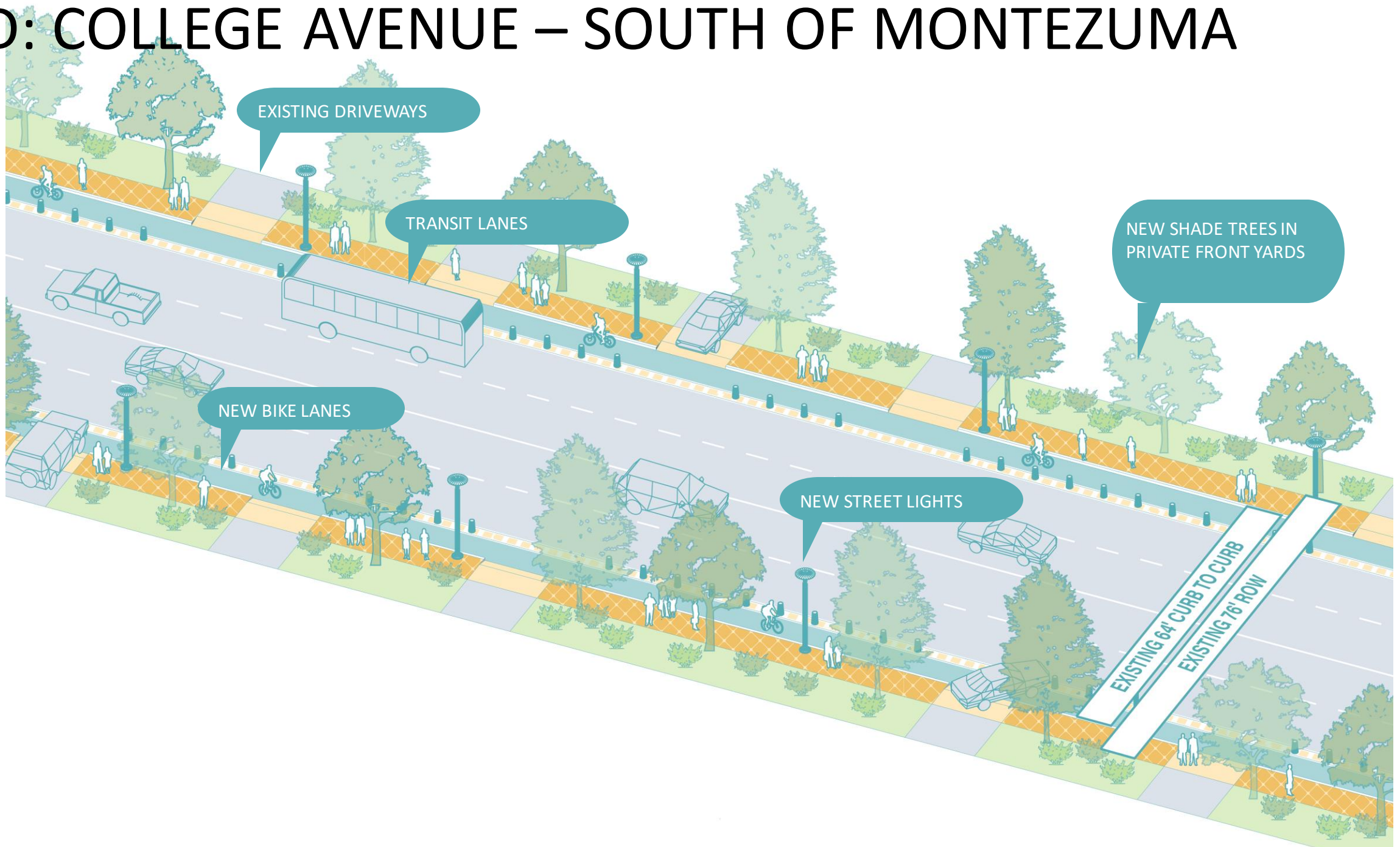
- Trees required in building frontage as part of new development
- Potential flexible transit lane
- Delineated bike lanes
- Maintains 4 travel lanes
- Maintains 64' curb-to-curb
- 76' developed and overall public ROW



EXISTING SECTION



D: COLLEGE AVENUE – SOUTH OF MONTEZUMA



E: MOHAWK STREET

Existing Character



WEST



EAST

E: MOHAWK STREET

Vision & Opportunities

Bicycle boulevard through a walkable residential neighborhood

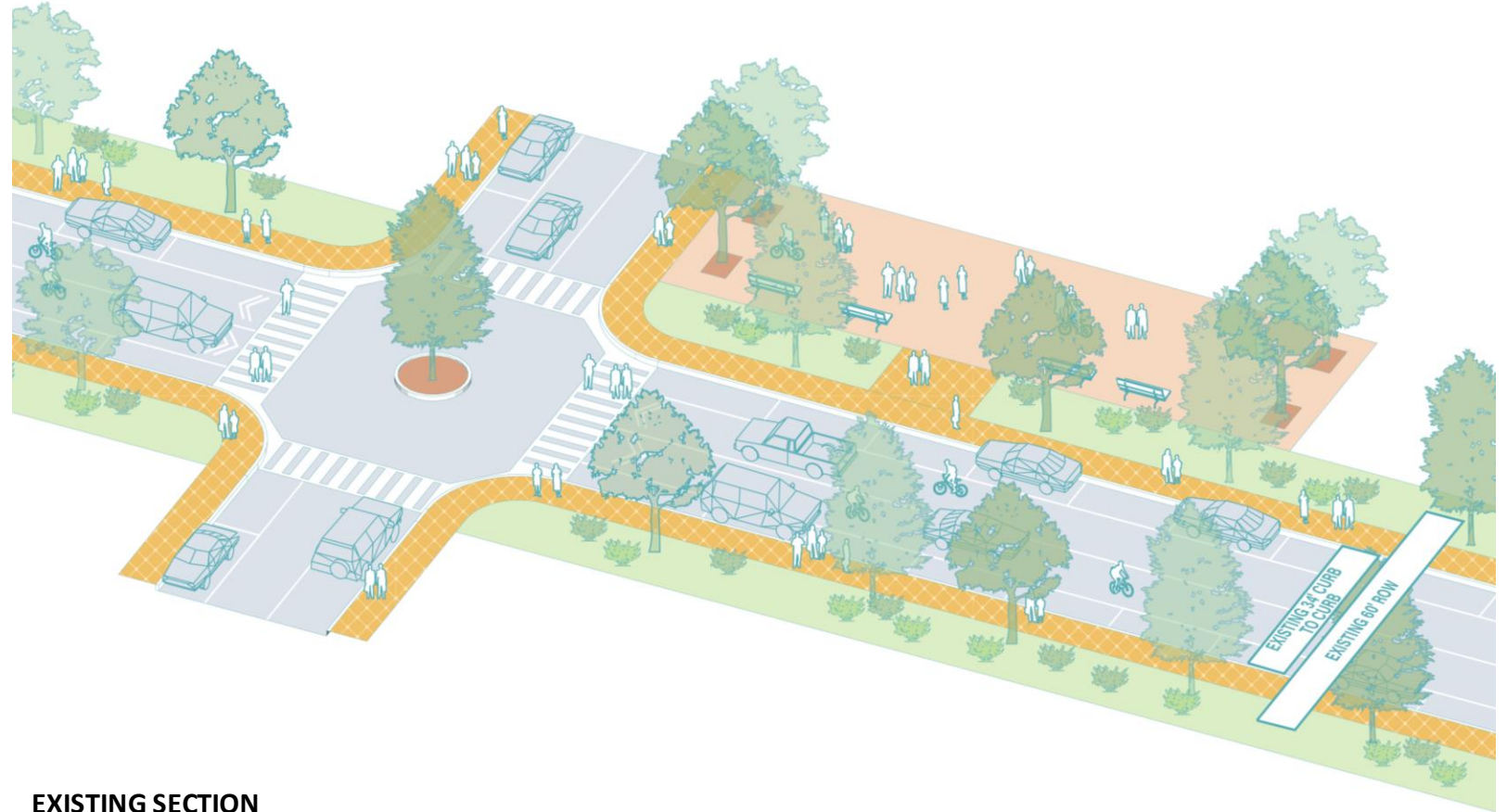
- *Signed bicycle boulevard with associated traffic calming measures*
- *Thru-priority for bicycles at four way stop intersections*
- *Gap closure at west end to connect to Montezuma*



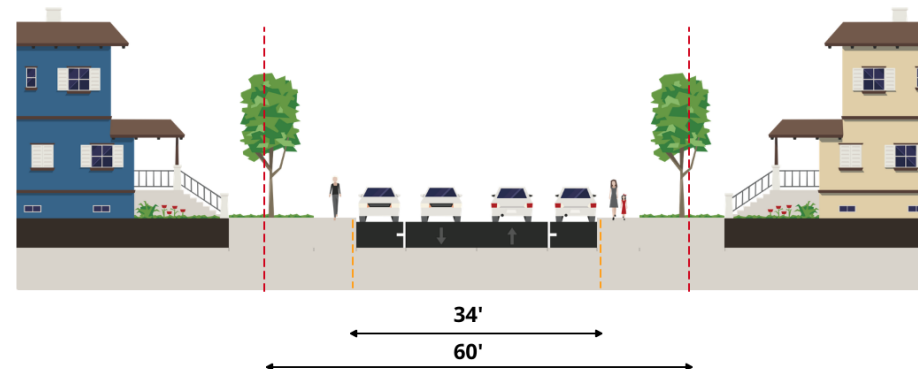
E: MOHAWK STREET

Proposed Concept: Bicycle Boulevard

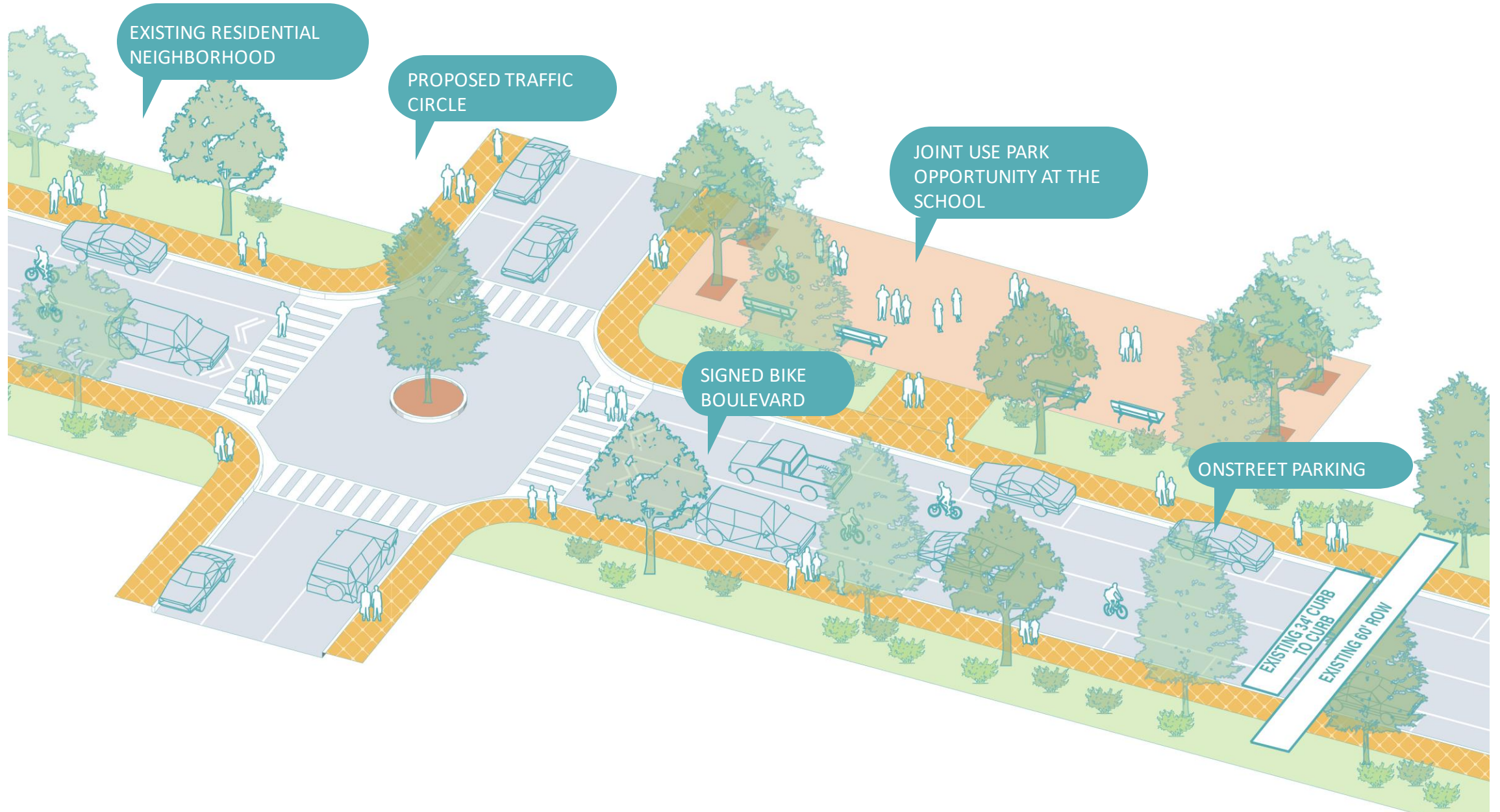
- *Trees required in building frontage as part of new development*
- *Signed bicycle boulevard*
- *Thru-priority for bicycles at four-way stop intersections*
- *Maintains 2 travel lanes*
- *Maintains on-street parking*
- *Maintains 34' curb-to-curb*
- *60' overall public ROW*



EXISTING SECTION



E: MOHAWK STREET



UPCOMING SCHEDULE

2021
MAY
26

Meeting Topic

Urban Design
Framework
&
Streetscape Concepts

Committee Role

Feedback on Streetscape
Concepts

2021
JUN
10

PLANNING COMMISSION

Community Plan Update
Workshop

Committee Role

OPTIONAL
Attend Planning
Commission meeting and
give input / feedback

NEXT STEPS

2021
JUN
23

Meeting Topic

Market Assessment

Committee Role
Info Session and Feedback
on Market Assessment

2021
JUN
30

Meeting Topic

Building Typology
&
Urban Form Concepts

Committee Role
Feedback on Public Realm
& Green Streets Concepts

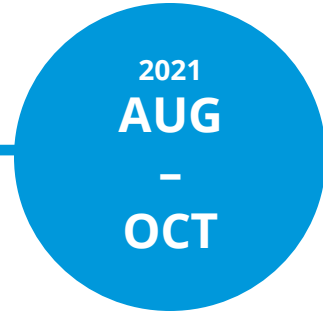
2021
JUL
28

Meeting Topic

Park Concepts

Committee Role
Feedback on Park
Concepts

NEXT STEPS



Meeting Topic

Urban Design
&
Land Use Scenarios

Committee Role
Feedback on Urban Design
& Land Use Scenarios



Meeting Topic

Mobility Concepts

Committee Role
Feedback on Mobility
Concepts



Meeting Topic

Introduce Draft Plan to
CPU Committee

Committee Role
Feedback on Draft Plan

DISCUSSION



COLLEGE AREA COMMUNITY PLAN UPDATE

STREETSCAPE CONCEPTS

