

City Planning Department

# College Area Community Plan Update

*Parks and Recreation Board*

April 17, 2025



**2019 – 2020**

## **7 Vision Report *summarized***

1. Increase housing at corridors and nodes
2. Improve local mobility
3. A 'Campus Town' near SDSU
4. A linear park along Montezuma Road
5. Create a sense of identity and place
6. Connections between to SDSU
7. Protect the integrity of single-family neighborhoods

**March 2020**

**CPU Kick-off**



## 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



Mobility

## Safety & Mobility



## Social Function



## Ecological Function



## Multiple Mobility Choices

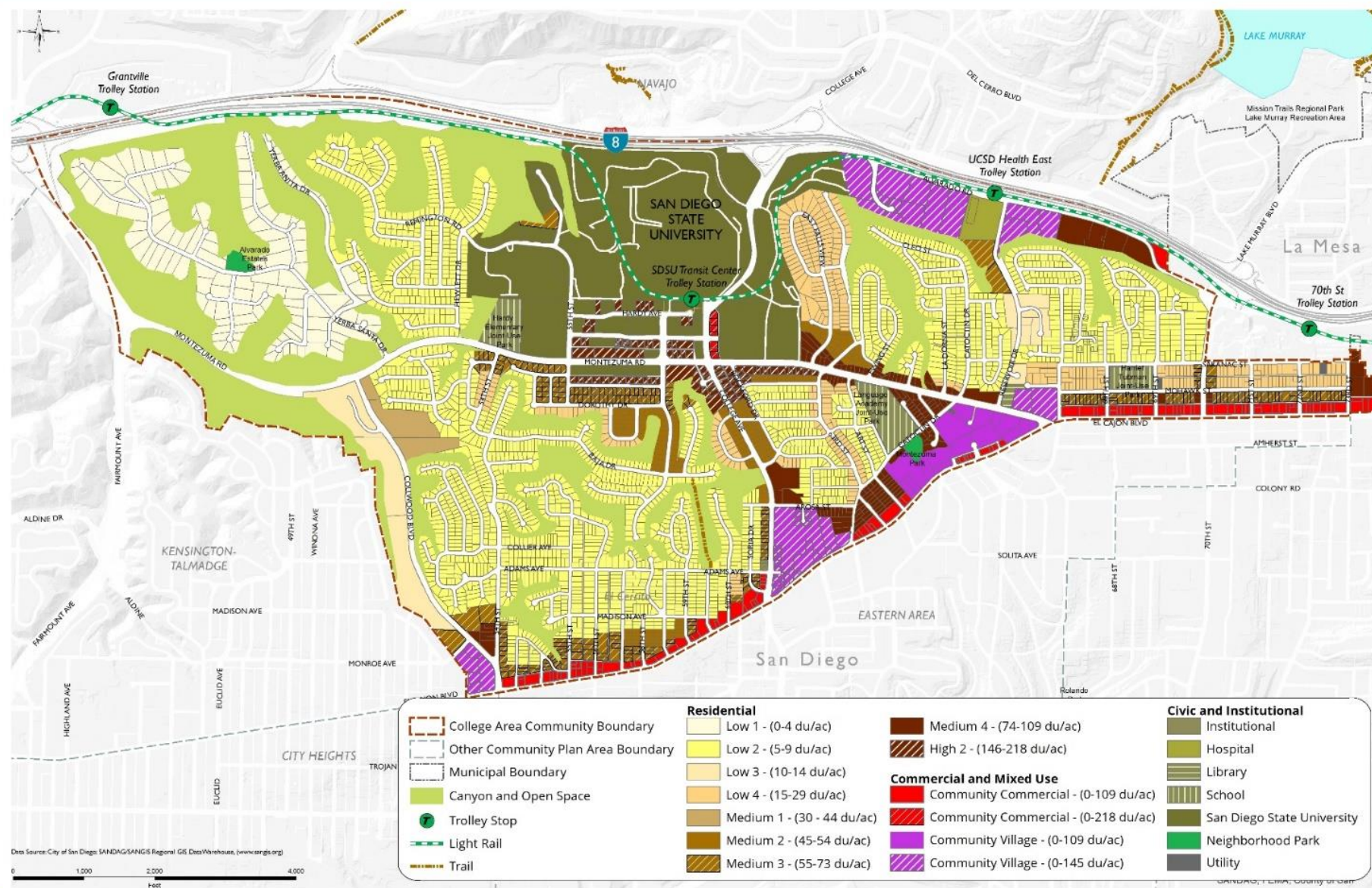
## Pocket Parks

## Urban Greening



# Preferred Land Use Scenario

- The most capacity for new homes in **burgundy near SDSU** and **purple at major intersections and near trolley**
- Focus on adding capacity for new homes **along major corridors** with density **transitions**
- **Campus town**
- ***No change in yellows*** (Low 1 to Low 3)

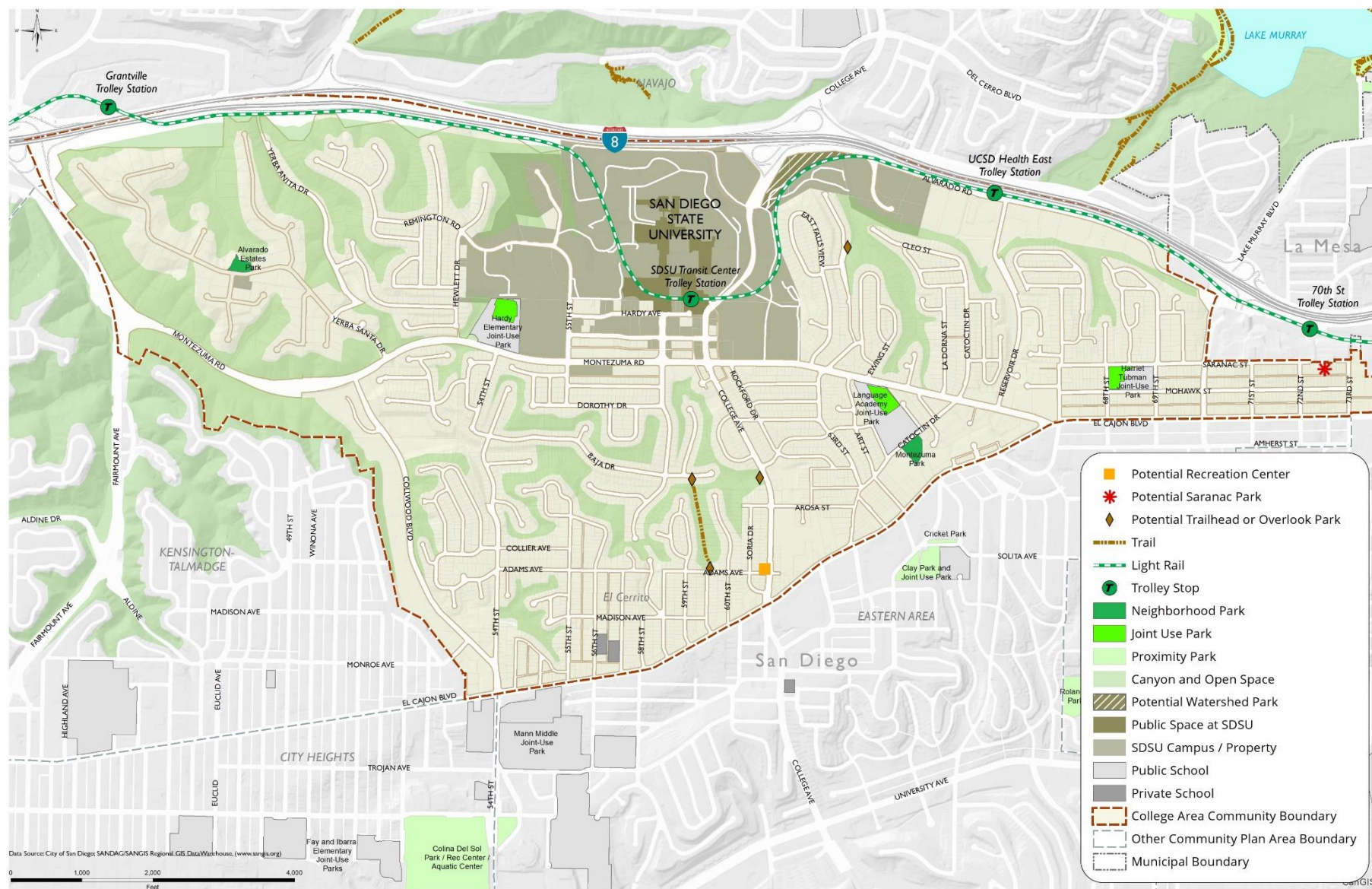




# Parks & Public Spaces

## Key Opportunities:

- Park Opportunities on City-Owned Land
- Existing Park and Joint-Use Site Improvements
- Green Network Opportunities
- Park Opportunities through Citywide CIP Process
- Park Opportunities with Future Development



| Summary of Existing/Planned Recreational Value        |         |
|---|---------|
| Current Recreational Value                            | 171.5   |
| Required Recreational Value Standard                  | 2,030   |
|   |         |
| Current Recreational Value                            | 171.5   |
| Planned Recreational Value                            | 8,558.5 |
|   |         |
| Required Recreational Value Standard at Max. Buildout | 8,730   |



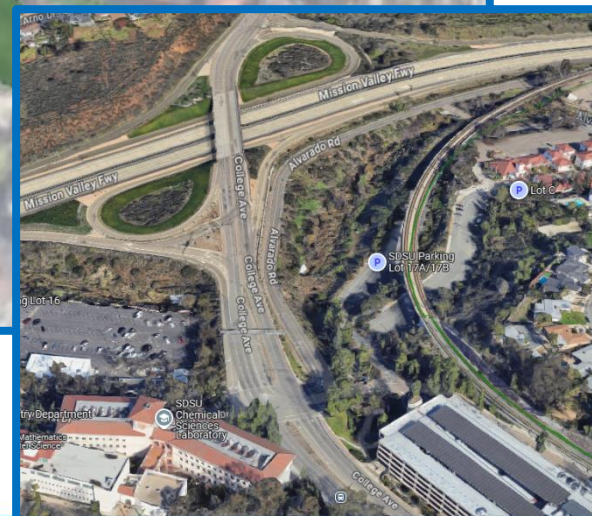
Potential new recreation center on City owned land



Potential new public space on PUD site



Collaboration for potential new public spaces on underutilized land



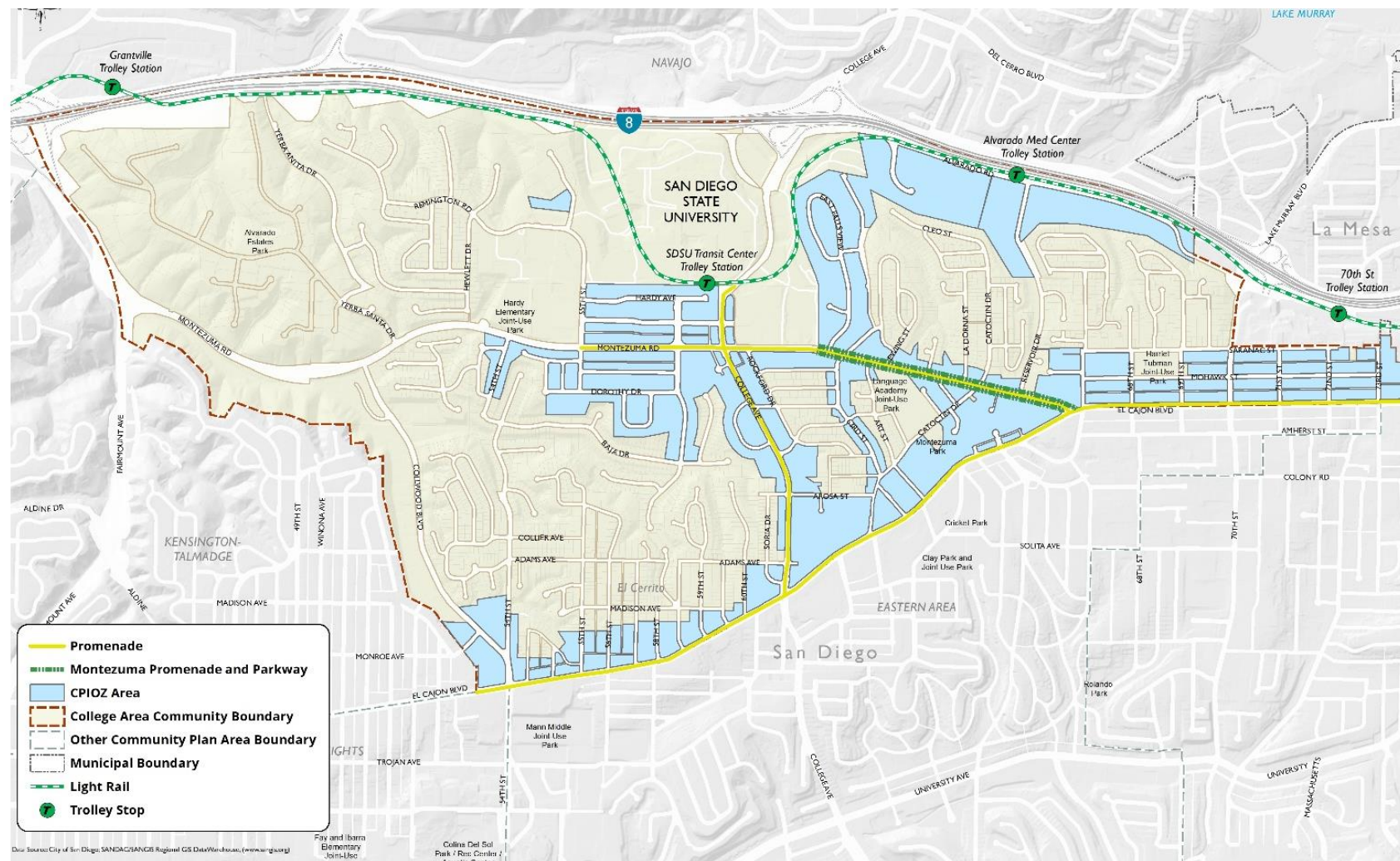
- Promenade with wide sidewalks and shade trees
- Development Setbacks that include public space amenities





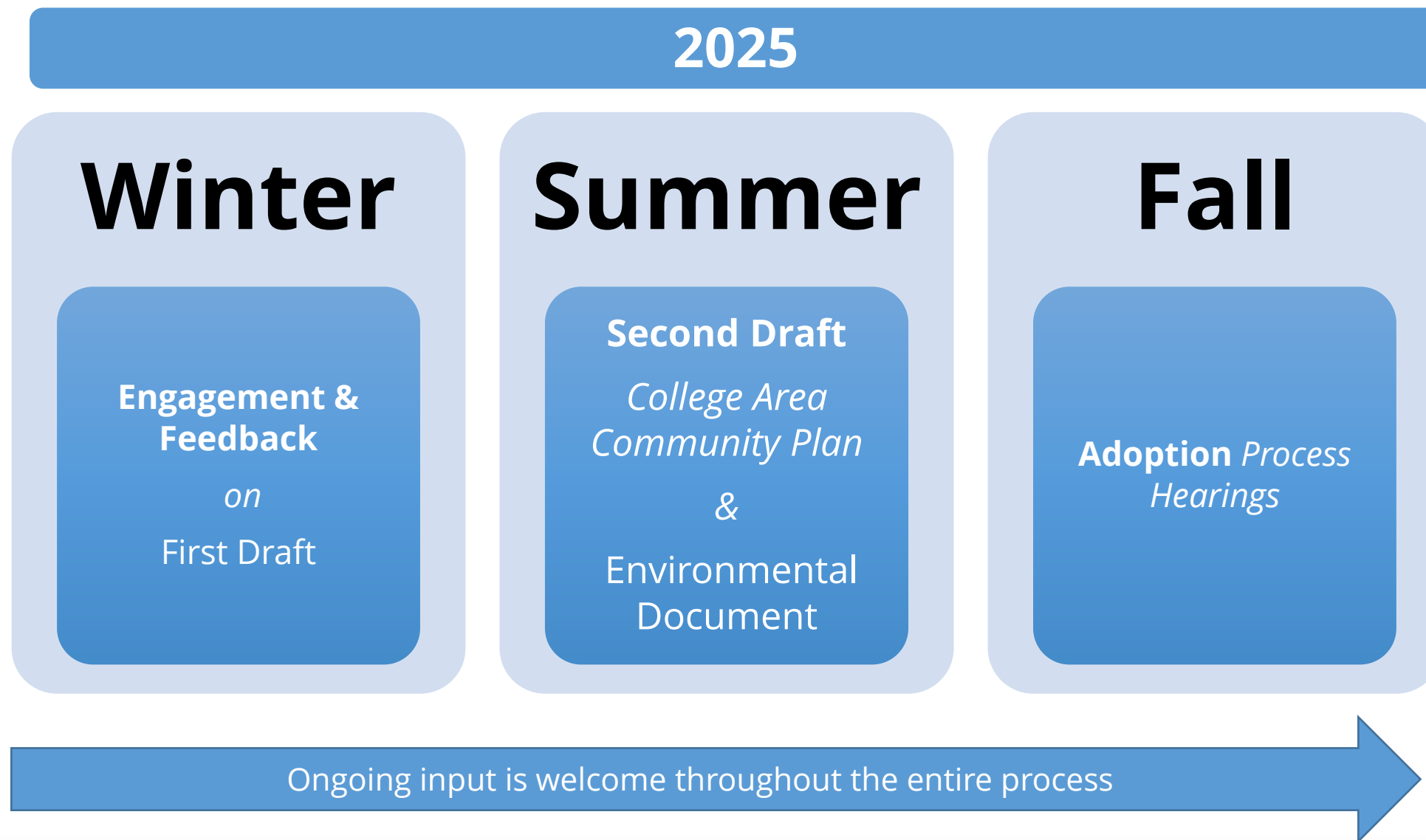
Implementation

- Requirements for new development in exchange for streamline approval
  - **Public spaces** with recreational amenities **required with new development**
  - **Promenades** required **along corridors**
  - Additional **Parkway** required **along Montezuma Road**





# Next Steps & Timeline.



City Planning Department

Questions? Email us at  
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PlanCollegeArea.org

