

City Planning Department

College Area Community Plan Update

Parks and Recreation Board Item 105
September 25, 2025





Background

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.

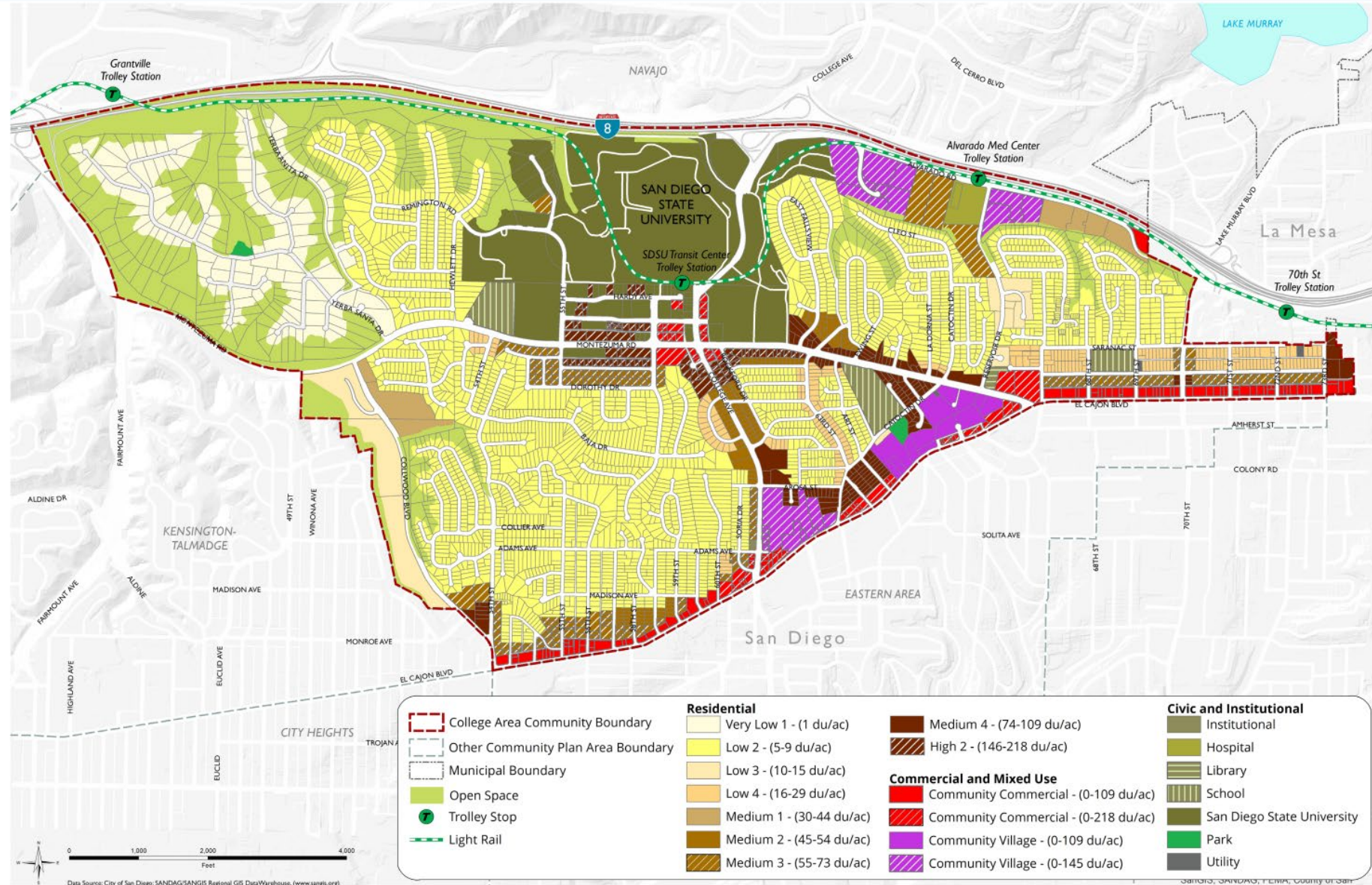
Guiding Principles *summarized*

- 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



Land Use

- 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*)

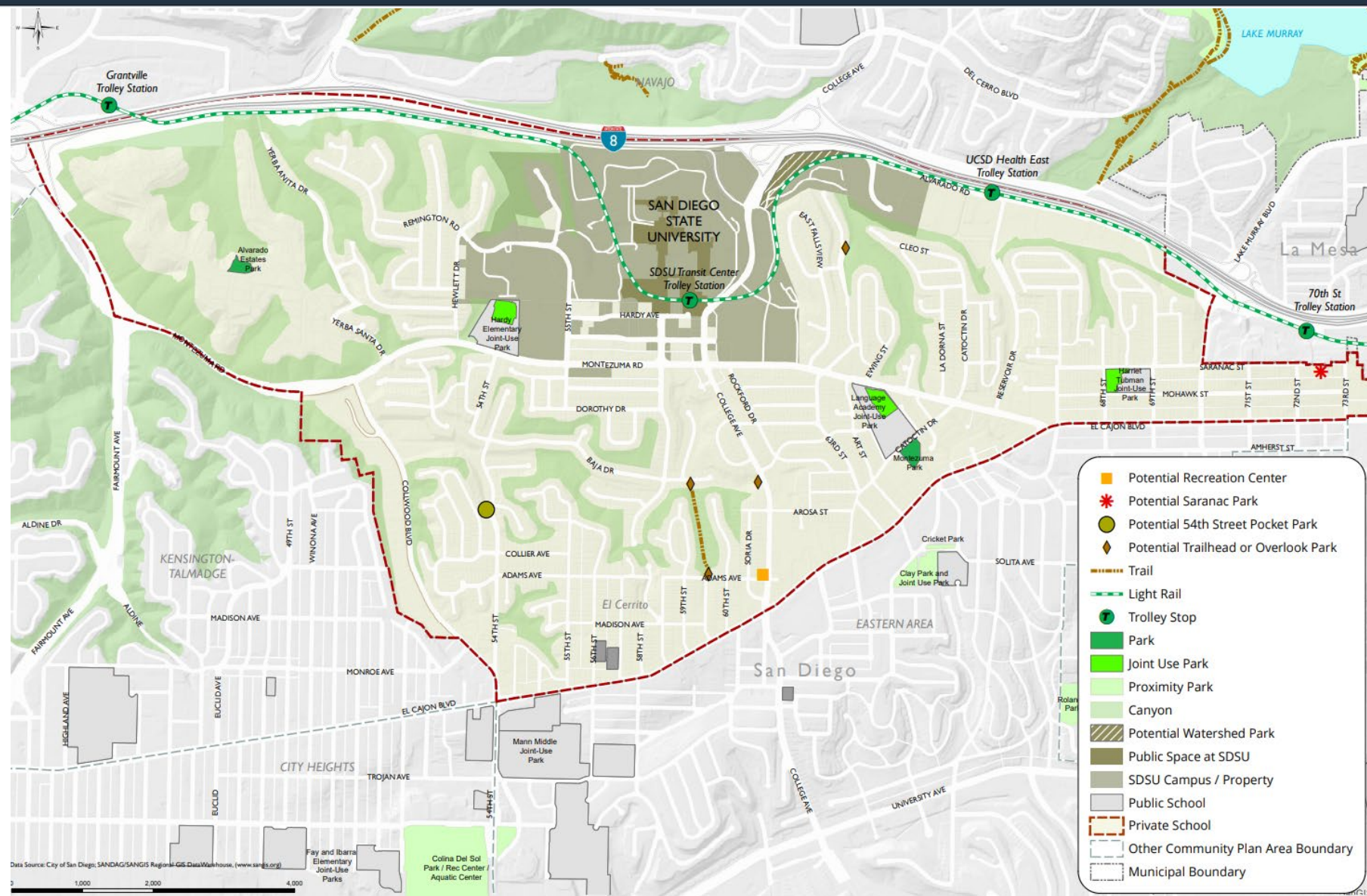




Parks & Public Spaces

Key Opportunities:

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



College Area Community Recreation Summary

2020 Statistics

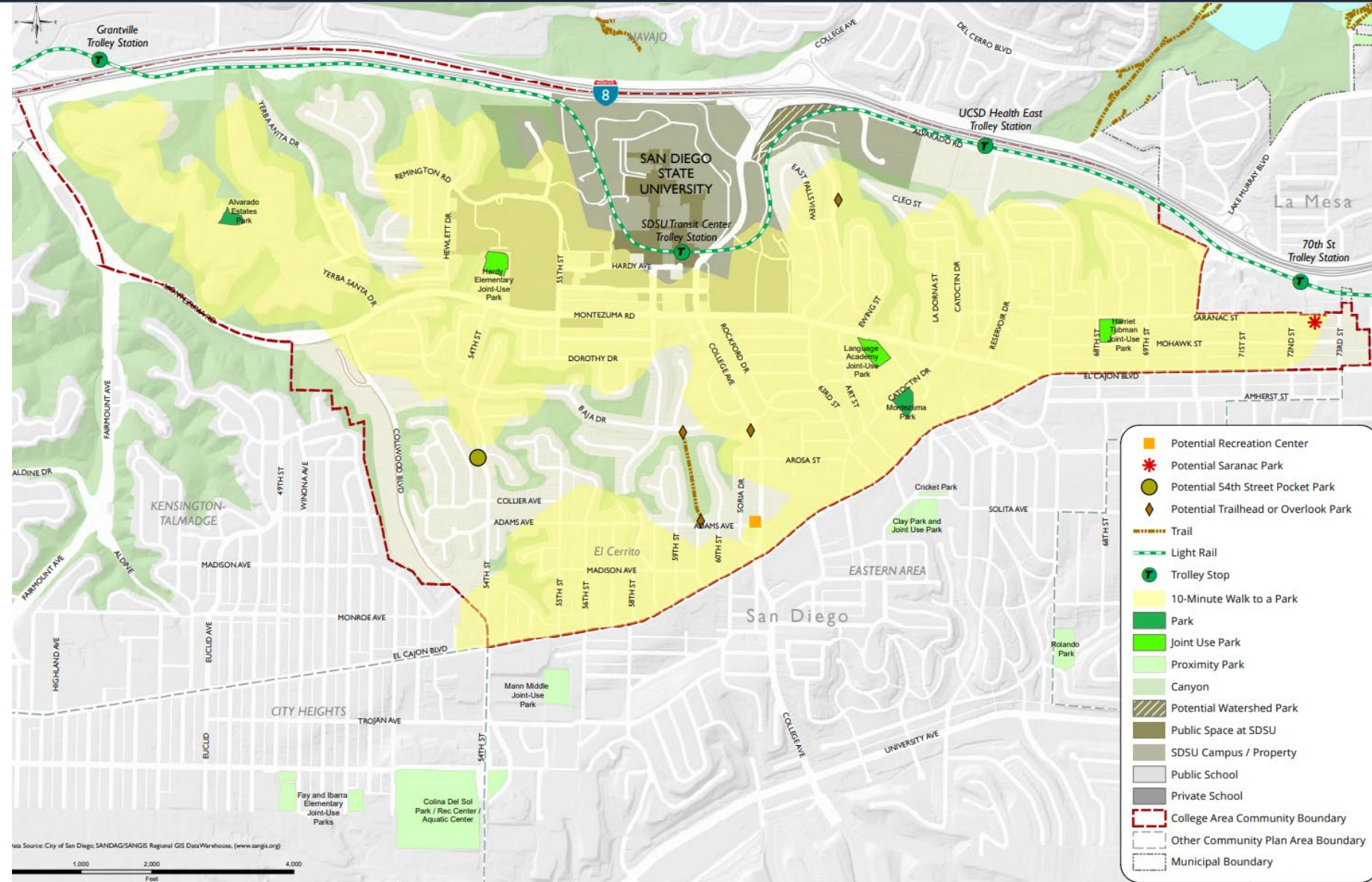
Total Population, 2020	19,690
Recreation Value Points Goal, 100 points per thousand	1,969
Current Recreation Value Points:	157.5*

2050 Projected Build-Out

Projected 2050 population:	74,170
Recreation Value Points Goal, 100 points per thousand:	7,417
Current Recreation Value Points:	157.5*
Planned Additional Recreation Value Points:	759.5
Current + Planned Recreation Value Points Total:	917
Potential Points from New Development at full capacity:	6,500
Current + Planned Points + Points if all new development built their Recreation Value Points on-site:	7,389

* Current existing value has been adjusted since 2nd draft, due to school modernization at Hardy Elementary.

- Most of community is within a **10-minute walk/roll** to a park.
- Validates the **need to improve and expand the recreational assets** that exist in the community.

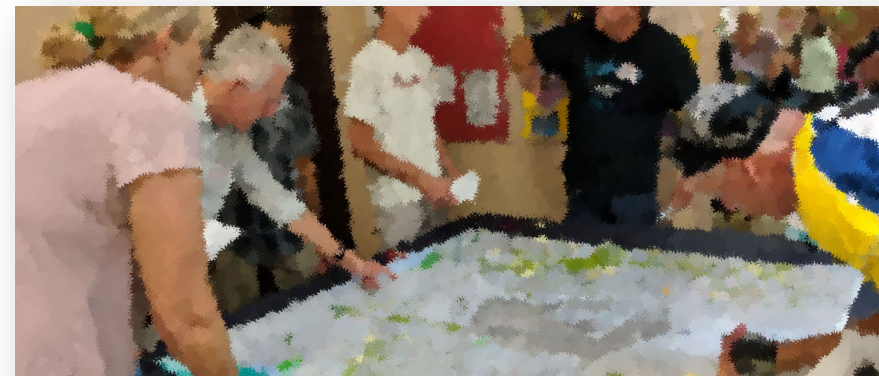




Potential new recreation center on City owned land



Potential new public spaces on under utilized rights-of-way



2020

General Development Plan
for Montezuma Mini Park

Collaboration for potential new public spaces on underutilized land



62nd Street Mini Park Concept



Alvarado Creek Neighborhood Park Concept



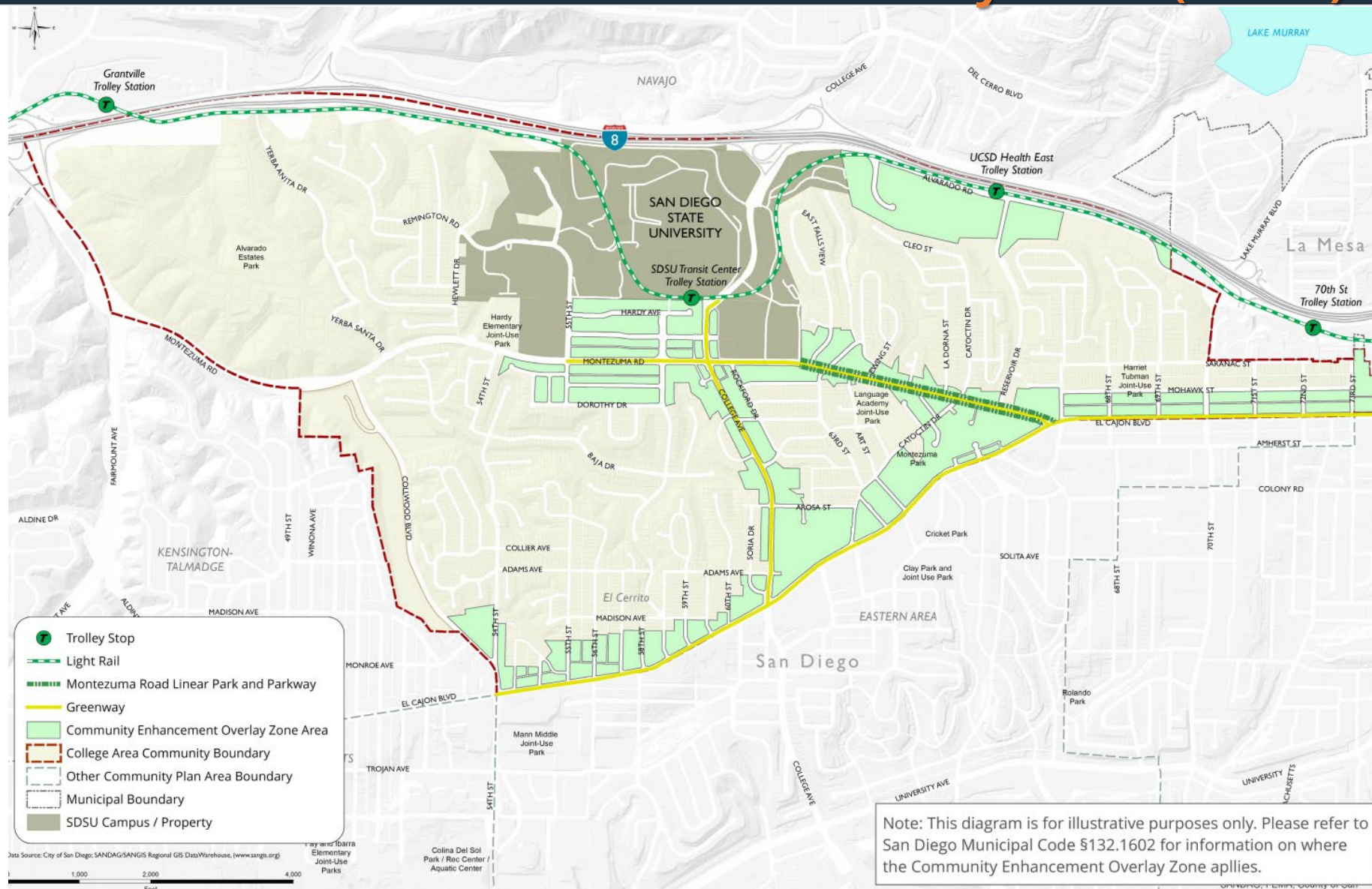
- Linear Park with wide sidewalks and shade trees
- Development Setbacks that include public space amenities



Implementation

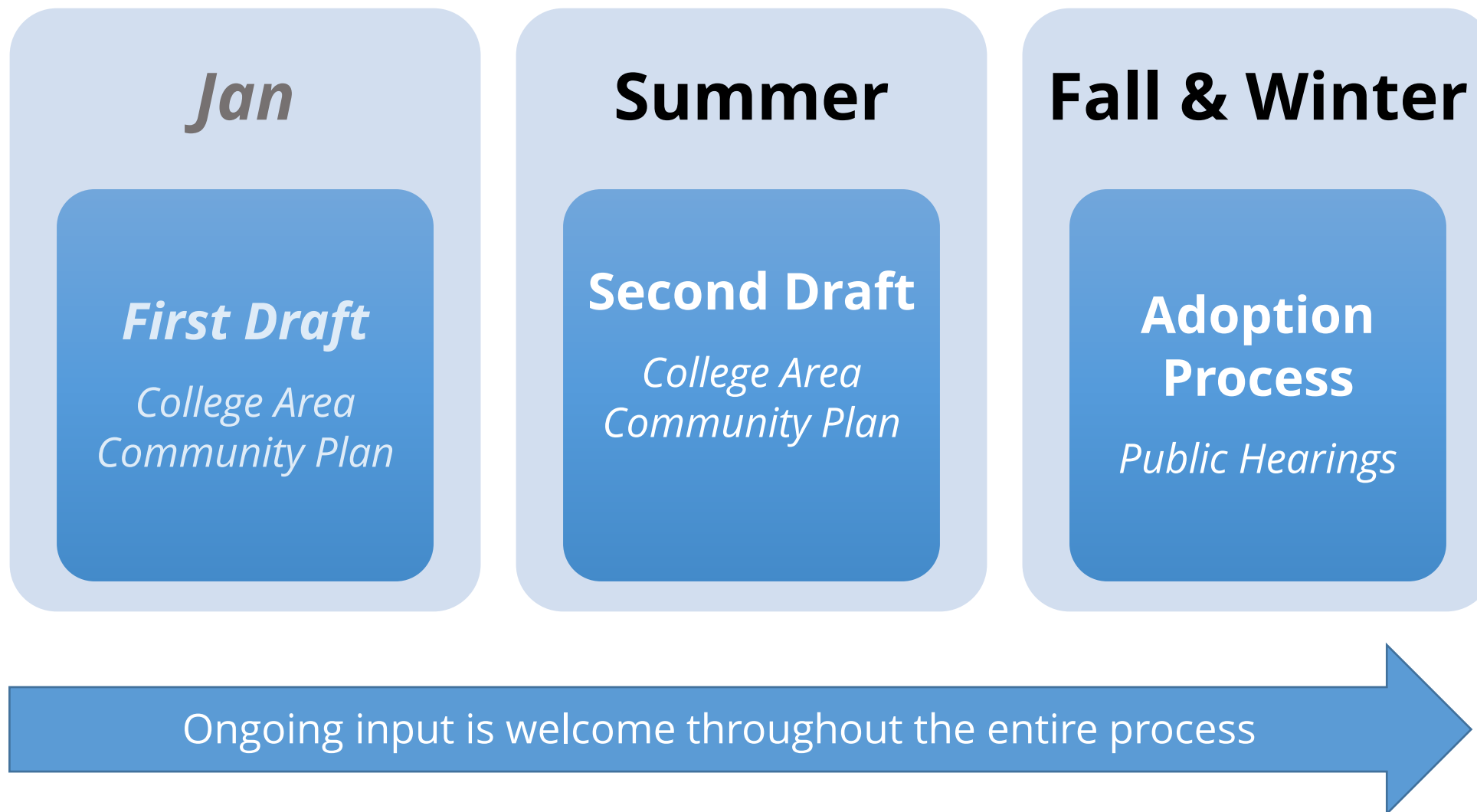
Requirements for new development in exchange for streamline approval

- **Public spaces** with recreational amenities **required with new development**
- **Greenways** 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

