

College Area Community Planning Board (CACPB)

Community Plan Update Committee

Wednesday, September 22, 2021

Key Takeaways – Land Use Approach + Concepts

- Important connections – Neighborhoods, SDSU, Commercial corridors. This is the focus of Business Improvement District.
- Some concepts may not be immediately feasible because property owners along El Cajon Boulevard are unlikely to sell property – City needs to entice this type of redevelopment and put in multi-modal infrastructure. Accumulation of property needs to be addressed.
- Concepts show El Cajon Boulevard west of Montezuma Road, but east of Montezuma Road – all the way to the City of La Mesa – should be a focus as well.
- Apartments on Montezuma don't seem likely to redevelop – many of those are affordable housing / lower rent and there is limited potential to redevelop.
- Committee likes the increased active mobility infrastructure along El Cajon Boulevard – El Cajon Boulevard feels dangerous, so folks often take elaborate routes to avoid the boulevard – getting bicyclists to the boulevard is a priority.
 - Alternating some residential streets to 1-direction to increase space for active mobility.
- Committee would like to see more development along Alvarado Road.
- Campus town concepts focuses tightly around SDSU, but the committee wants all of College Area to be a campus town. El Cajon Boulevard should be a part of that college town and integrate with the university – add R&D, office space, non-traditional commercial uses, etc. Building out Montezuma Road as a linear park is the vision to foster that connection to SDSU, with the most intense development at nodes. College Avenue is envisioned to have similar intensity.
- Consider a new name for the community – something with “University.” E.g. San Diego State University Area.
- Some committee members feel that keeping the same intensity along Montezuma Road is ignoring ‘forward march of development’ along the corridor. It is likely that there will be mid-rise apartments on both sides of Montezuma over the life of the new community plan (20-30 years).
- Campus town concept could be blended with corridor concepts – El Cajon Boulevard could be a much more distinct and inviting ‘place.’
- Committee likes the node concept.
- Look for park opportunities in canyons that are not environmentally sensitive.