

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR **PC-22-040 – COLLEGE AREA COMMUNITY PLAN UPDATE – WORKSHOP**

To call in and make public comment on this item:



Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.



When prompted, input Webinar ID: **160 277 1962**

How to Speak to a Particular Item or During Non-Agenda Public Comment



When the Chairman introduces the non-agenda or item you would like to comment upon, raise your hand by either tapping the "Raise your Hand" button on your computer, tablet, or Smartphone, or by dialing ***9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

When the Chairman indicates it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial ***6** on your phone.

Planning Department

College Area

Community Plan Update Workshop

Item # 4

November 17, 2022

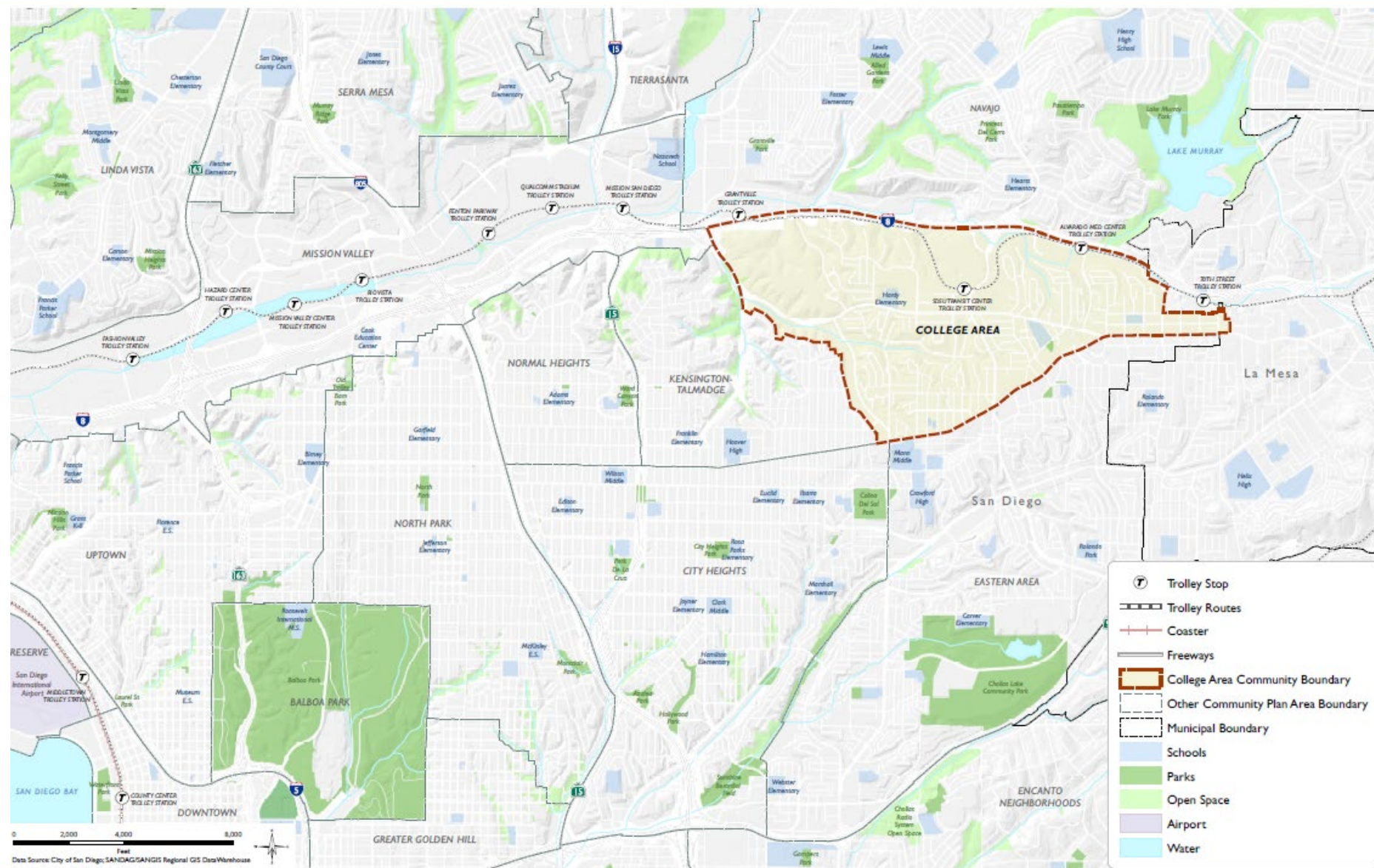
- Introduction and Background
- Mobility & Connectivity
- Parks & Public Spaces
- Urban Form Framework & Approaches to Land Use
- Community Engagement
- Draft Land Use Scenarios
- Blueprint SD Preliminary Analysis
- Process and Next Steps

This is the second College Area CPU Planning Commission Workshop. The purpose of the meeting is to seek input on the Community Plan Update. No action is required on the part of the Planning Commission at this time.



Introduction and Background

- 1,970-acres
- Bounded by:
 - I-8
 - The city of La Mesa
 - Mid-City Communities





19,796 Residents
+ 5,043 in Group Quarters



7,919 Homes
311 Affordable
Homes



33,870 SDSU Students
~1,600 Faculty and Staff



2.56 Persons per
Household

Source: SANDAG 2020 Estimates &
SDSU 20-21 Estimate

Vision Statement

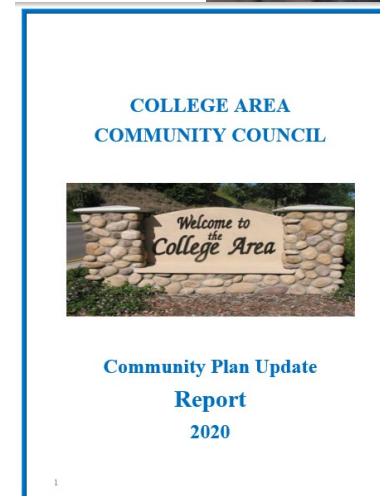
The community plan envisions a college village with *vibrant mixed-use corridors and nodes that connect to neighborhoods and the university*, and that enhance the community.

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

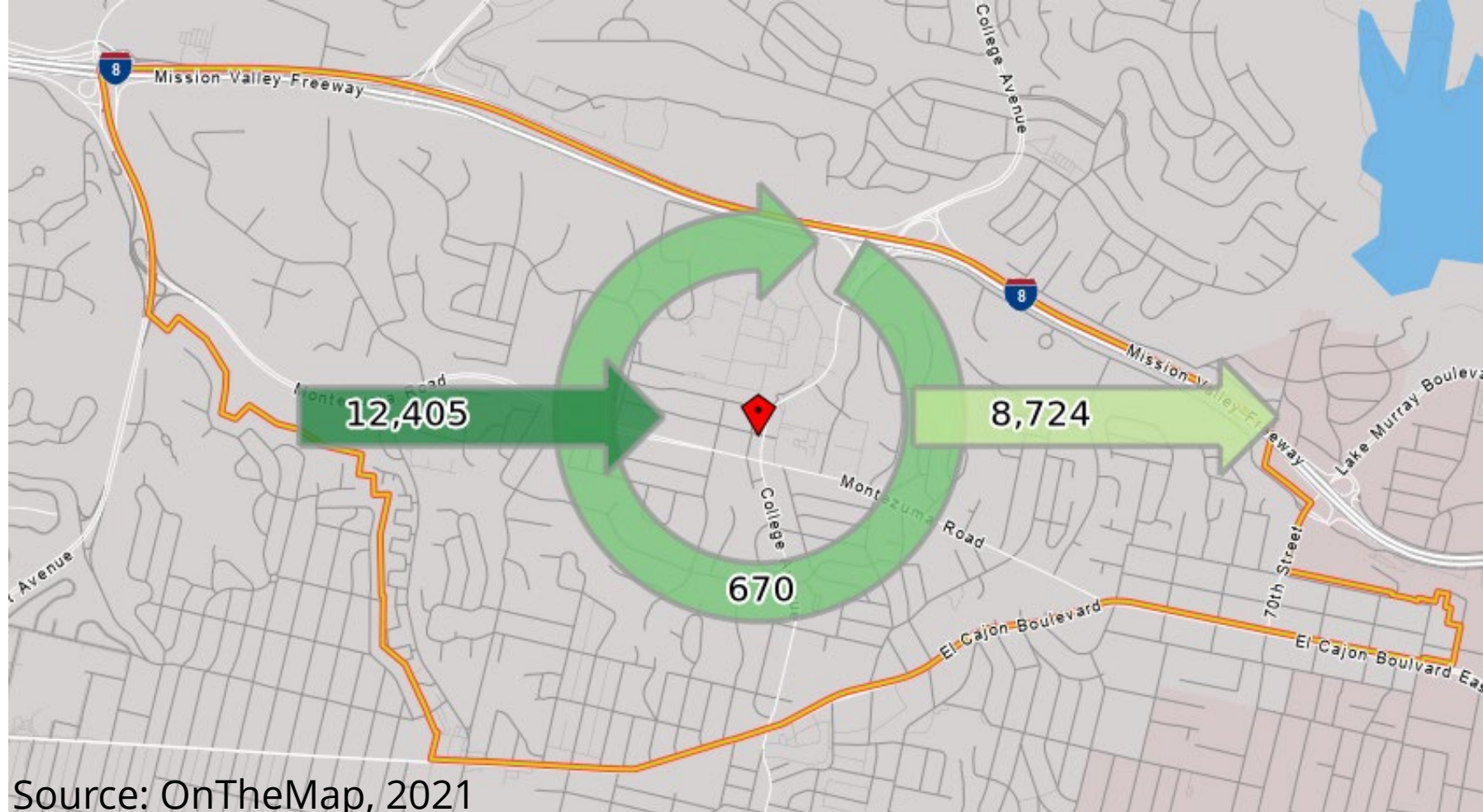
College Area Community Council Report – “Seven Visions”

- 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**.



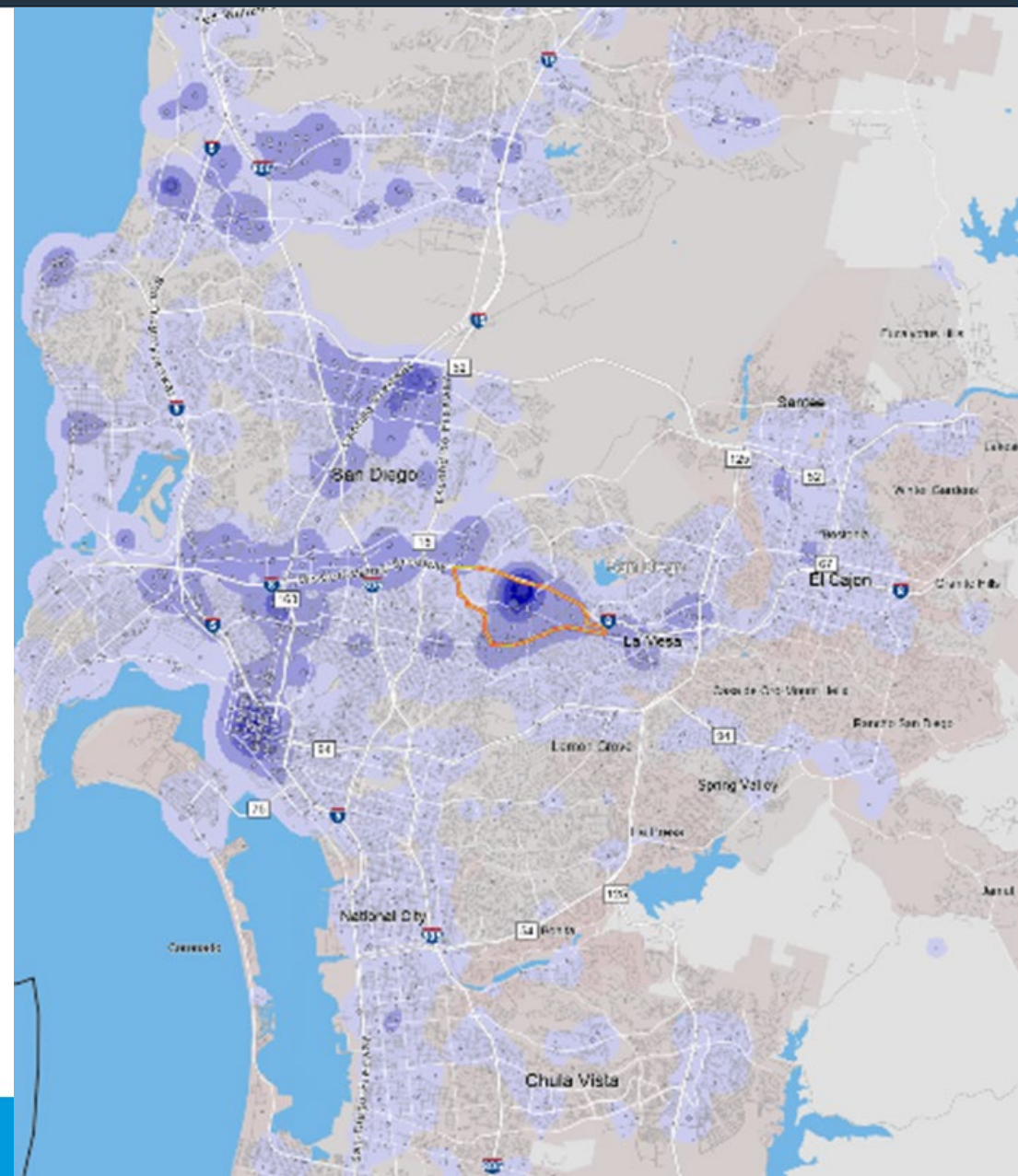
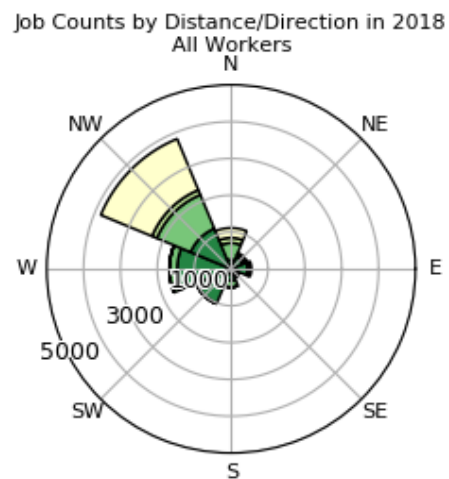


Mobility & Connectivity



Where do College Area residents work?

- Majority driving to SDSU or West & Northwest
- More than 55% drive less than 10 miles
- More than 75% drive less than 25 miles

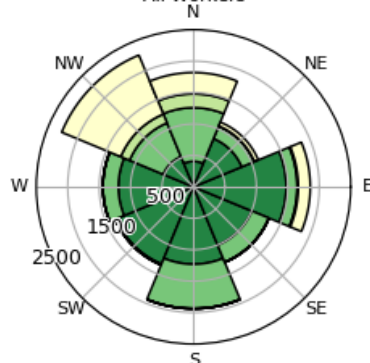


Source: *U.S. Census Bureau*

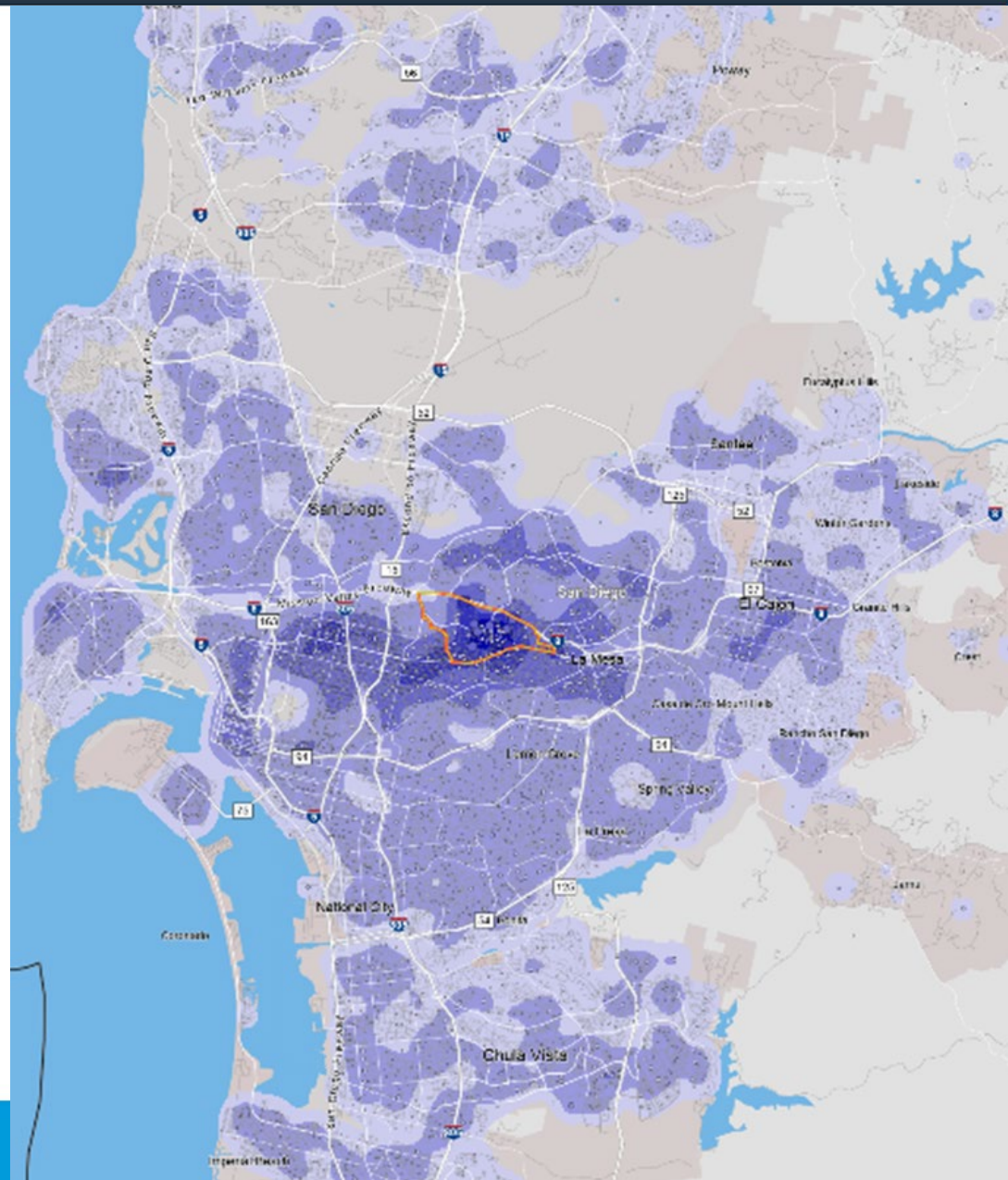
Where do workers in College Area live?

- Coming from across the region, especially within College Area and from Mid-City, North Park & Uptown
- More than 60% drive less than 10 miles
- More than 84% drive less than 25 miles

Job Counts by Distance/Direction in 2018
All Workers

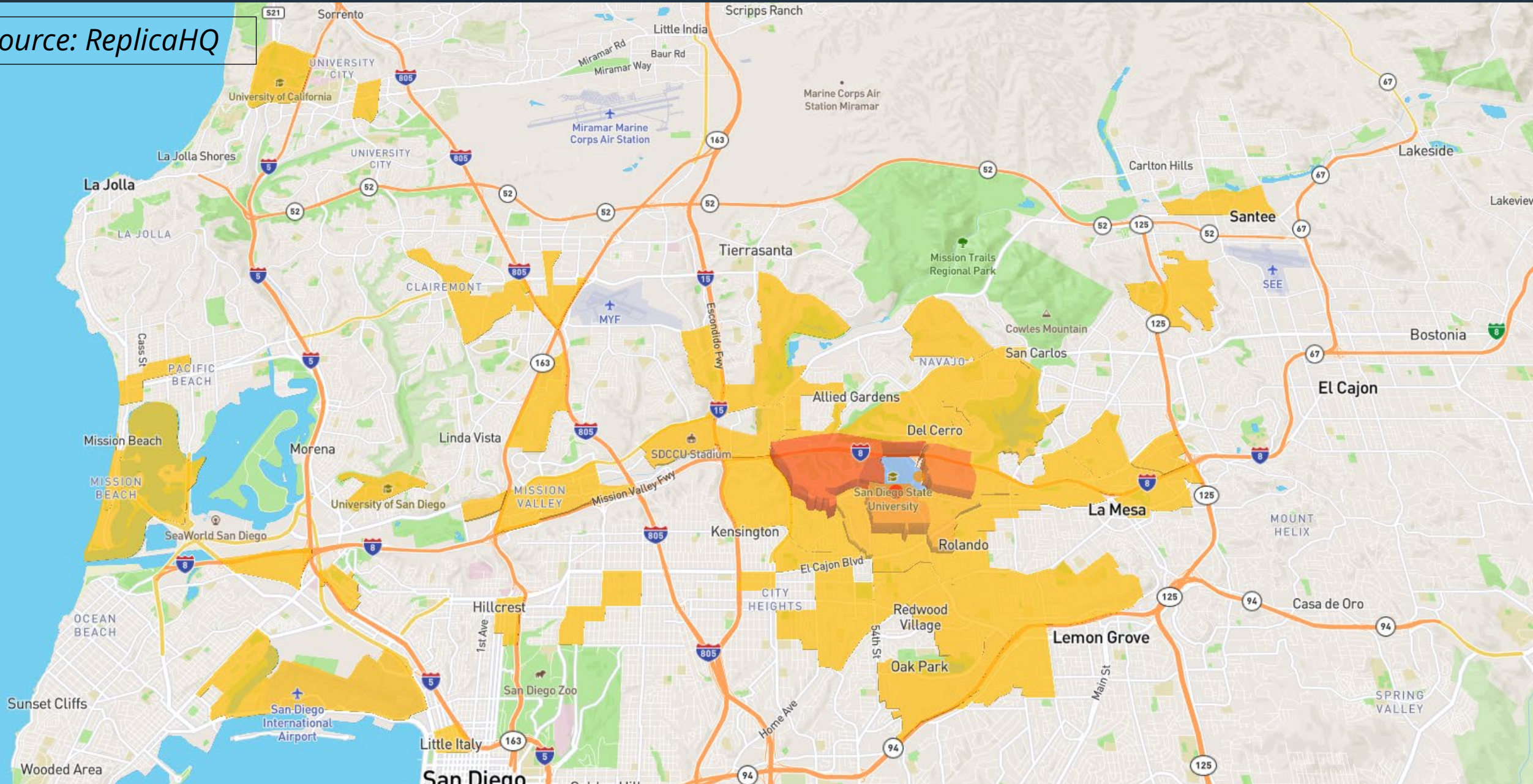


Source: *U.S. Census Bureau*





Source: ReplicaHQ



Safety & Mobility



Social Function



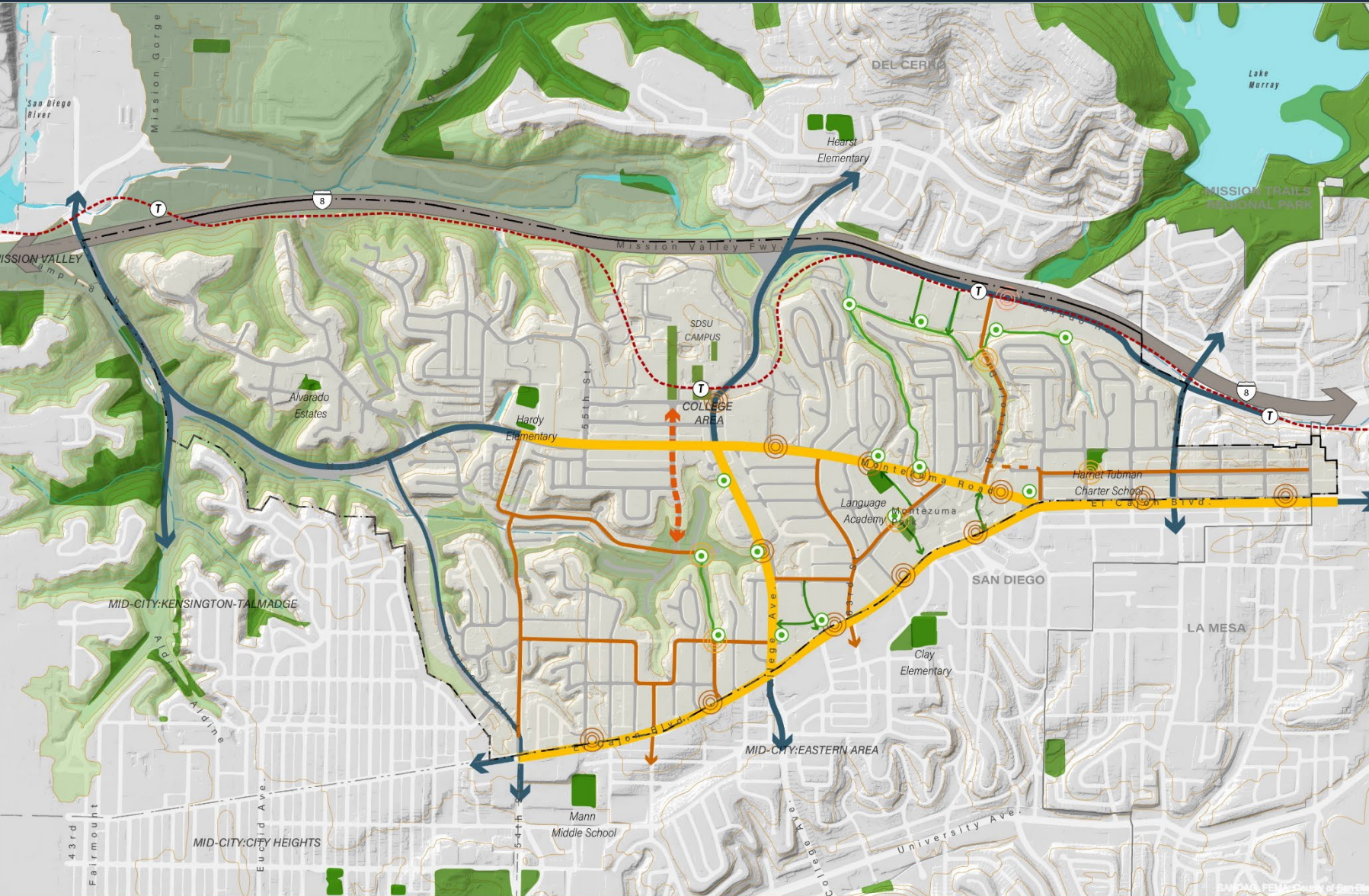
Ecological Function



Multiple Mobility Choices

Pocket Parks & Sidewalk Seating

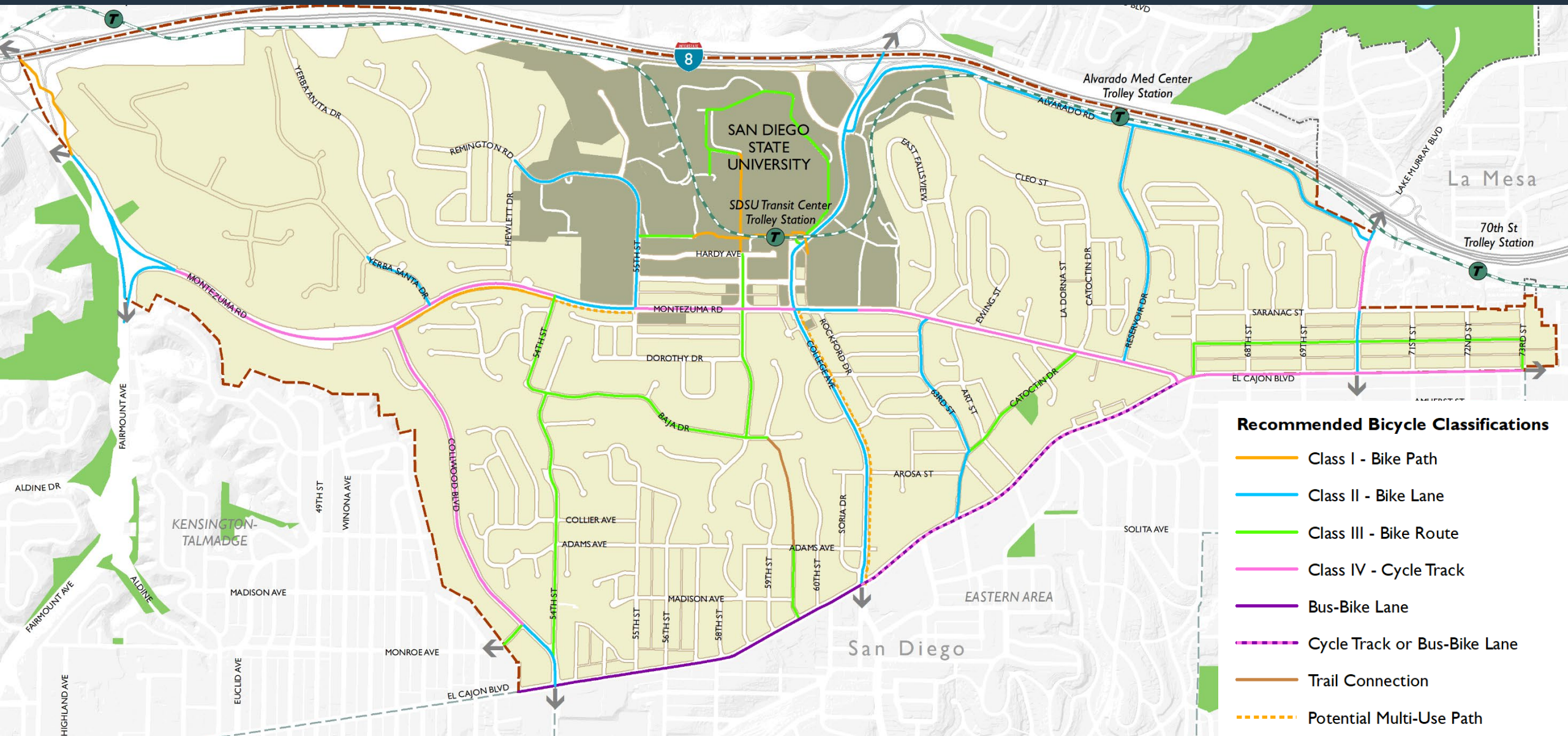
Stormwater Management / Urban Greening / Pedestrian Shade

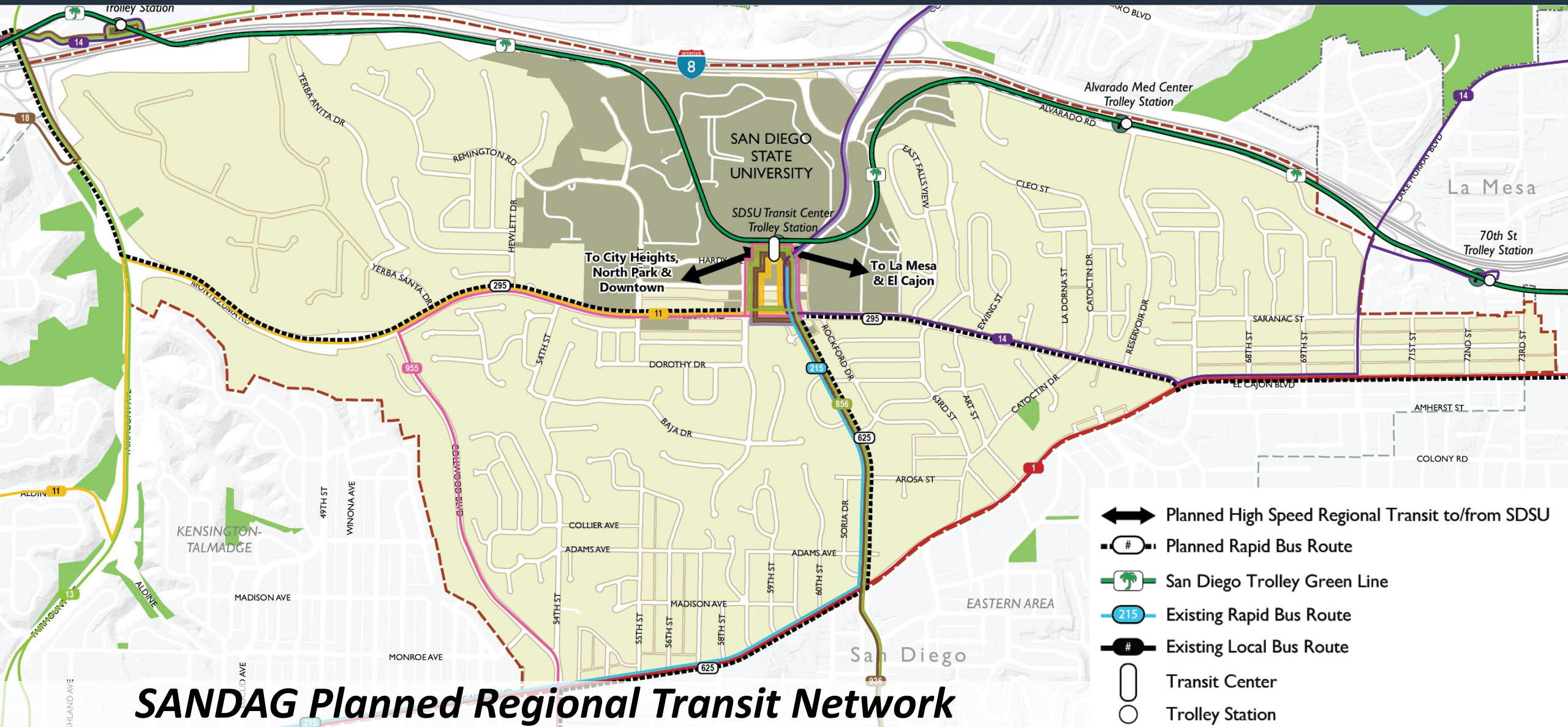


- Multi-functional Corridors
- Major Corridors
- Secondary Connections
- New Pedestrian Connections
- Parks
- Joint-use Parks
- Potential Parks
- ⊙ Potential Public Space

Goals

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

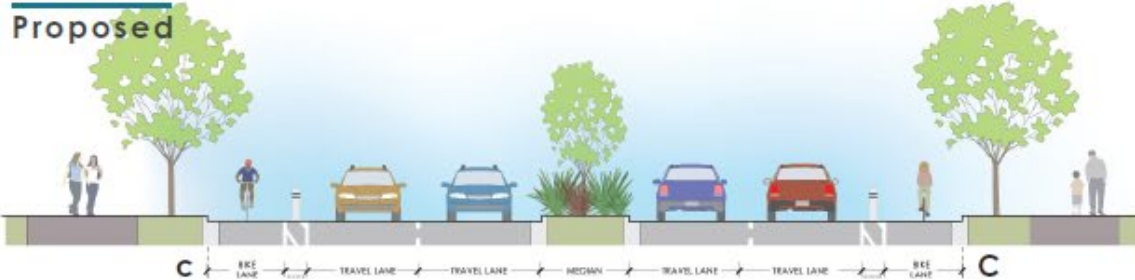




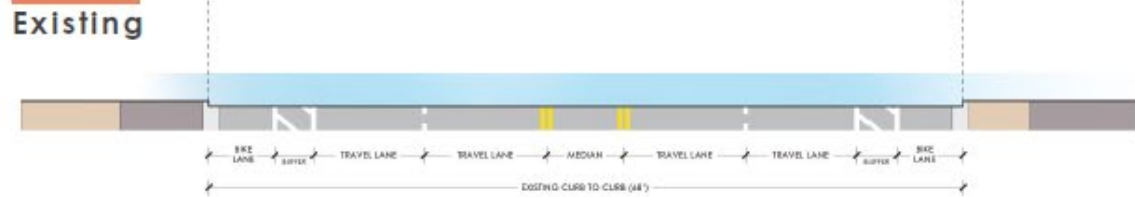
SANDAG Planned Regional Transit Network

C. 55TH ST TO EAST CAMPUS DR

Proposed



Existing



Proposed Roadway Features:

- Two general purpose travel lanes in each direction
- One-way cycle tracks in each direction

LOCATION

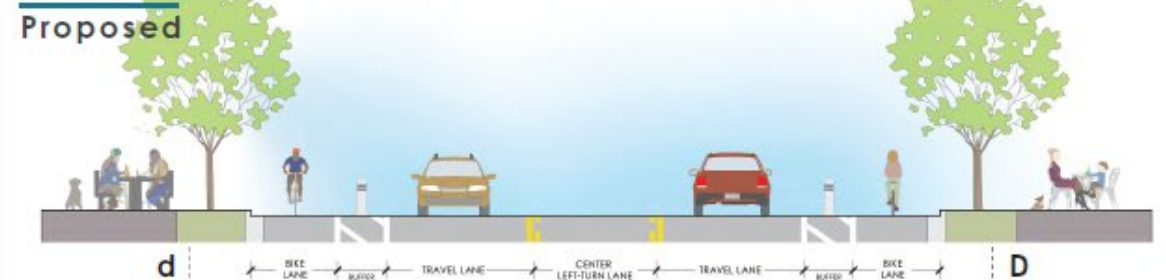


Roadway Modifications:

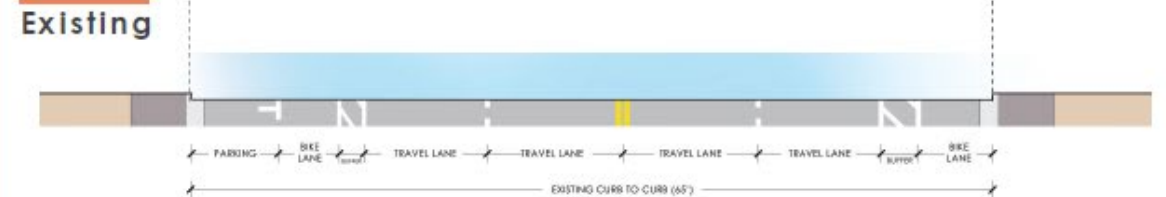
- Proposed reconfiguration would require:
 - Adjusting the widths of travel lanes and median
 - Adding physical separation between the travel lane and bikeway
 - Transit signal priority
- Corridor could also include potential expansion of right-of-way by 10' on each side of roadway through redevelopment, which could be dedicated to pedestrian amenities

D. EAST CAMPUS DR TO EL CAJON BL

Proposed



Existing



Proposed Roadway Features:

- One general purpose travel lane in each direction
- Center left-turn lane/ Raised median
- One-way cycle tracks in each direction
- Additional space outside of the curb for potential linear park

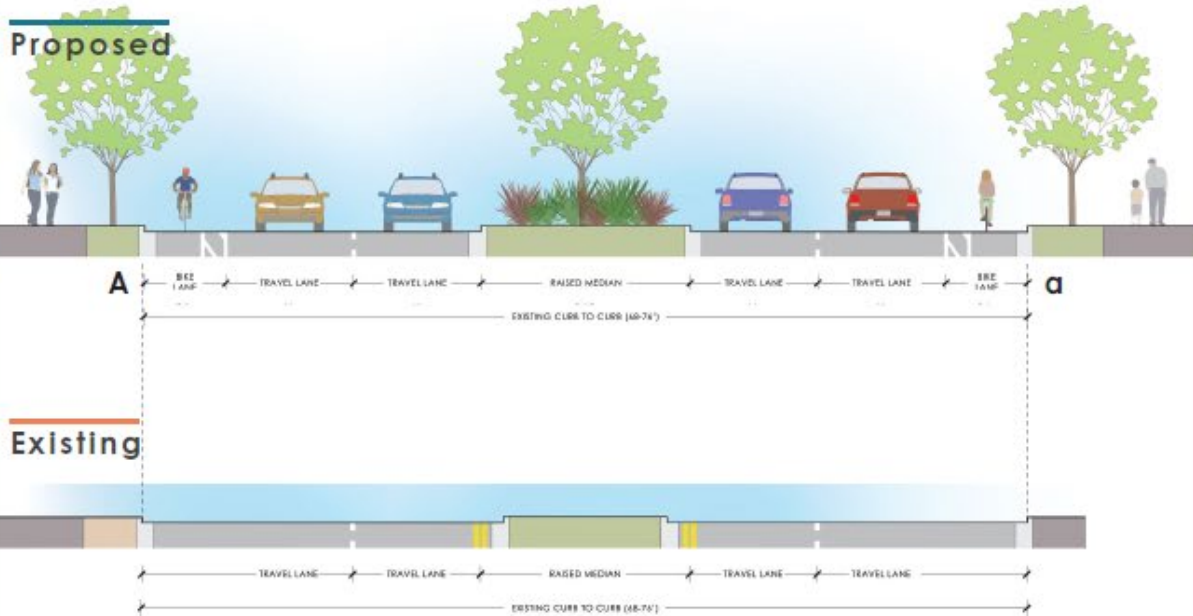
LOCATION



Roadway Modifications:

- Proposed reconfiguration would require:
 - Road diet from 4 lanes to 3 lanes
 - Removal of on-street parking
 - Adding physical separation between the travel lane and bikeway
 - Transit signal priority
 - Narrow curb to curb width to 56'
- Corridor could also include potential expansion of right-of-way by 10' on each side of roadway through redevelopment, which could be dedicated to pedestrian amenities

A. ALVARADO RD TO MONTEZUMA RD



Proposed Roadway Features:

- Two general purpose travel lanes in each direction
- One buffered bike lane in each direction

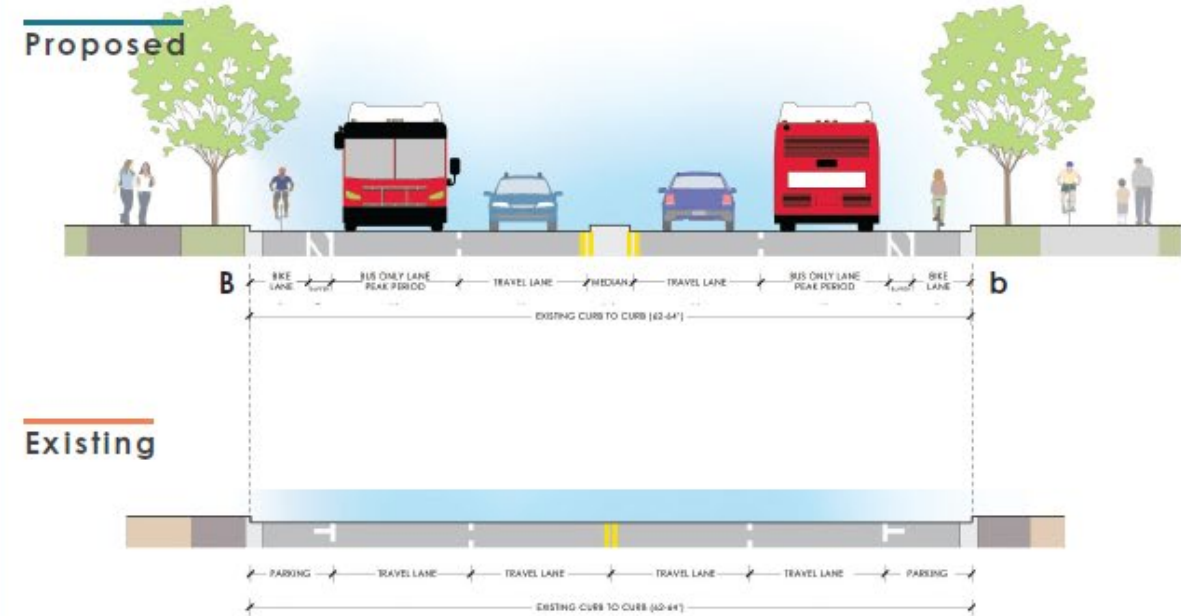
LOCATION



Roadway Modifications:

- Proposed reconfiguration would require:
 - Narrowing of existing travel lanes
 - Transit signal priority
- Corridor could also include potential expansion of right-of-way by 10' on east side of roadway through redevelopment which could be dedicated to pedestrian amenities

B. MONTEZUMA RD TO EL CAJON BL



Proposed Roadway Features:

- Two general purpose travel lanes in each direction
- One buffered bike lane in each direction
- Potential multi-use path

LOCATION



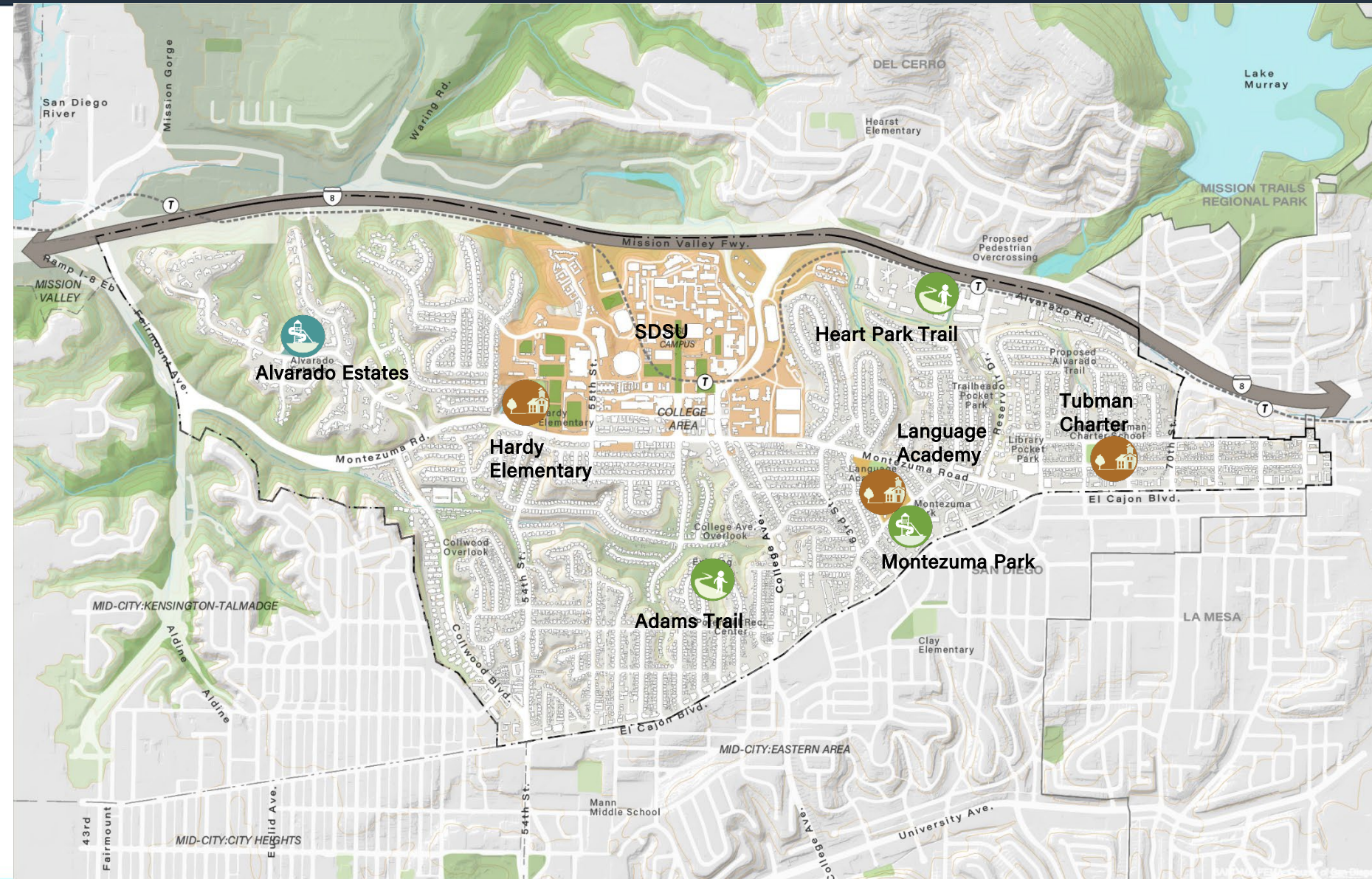
Roadway Modifications:

- Proposed reconfiguration would require:
 - Narrowing existing travel lanes
 - Removal of on-street parking
 - Transit signal priority
- Corridor could also include potential expansion of right-of-way by 10' on each side of roadway through redevelopment which could be dedicated to pedestrian amenities

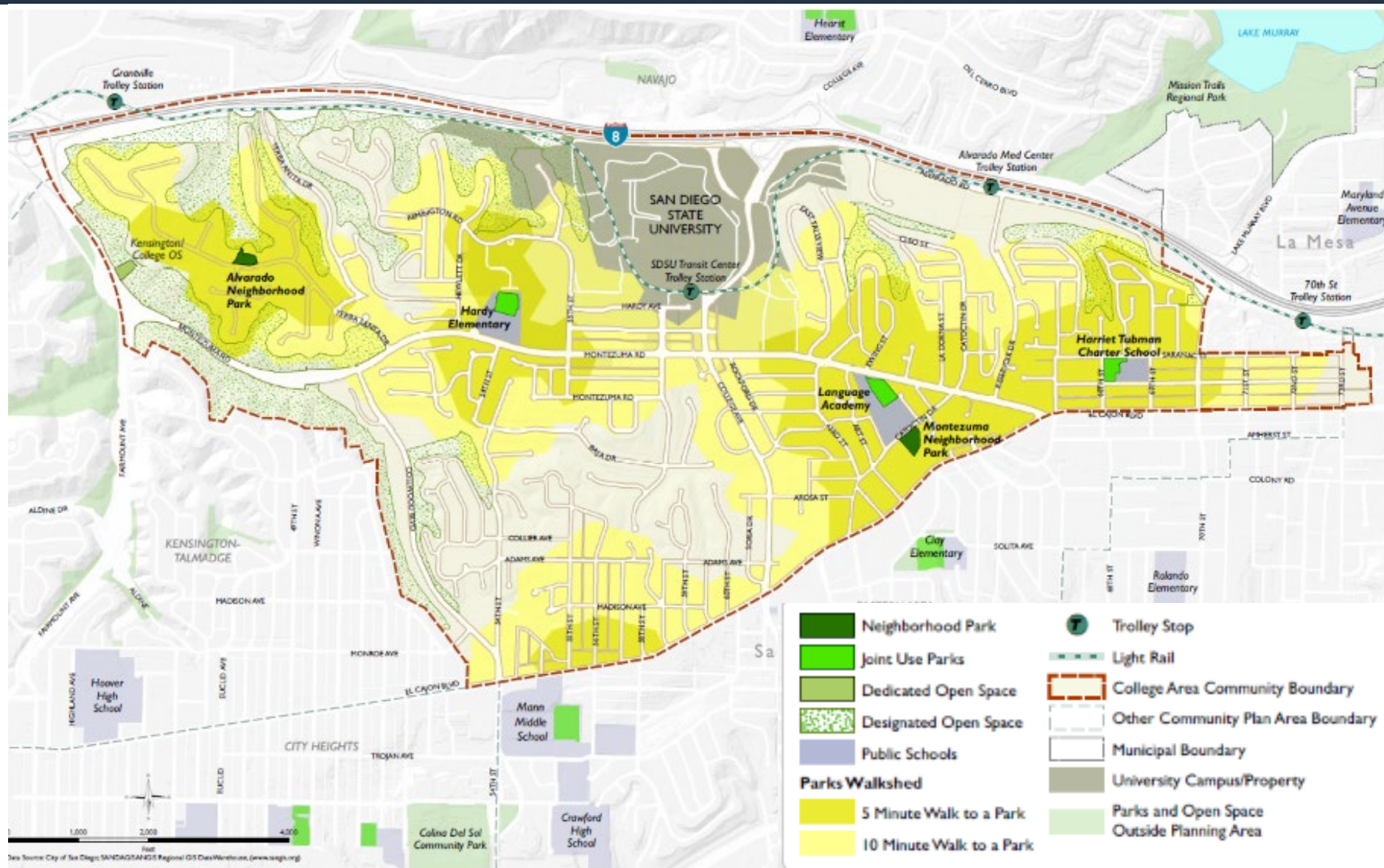


Parks & Public Spaces

- 8.8 acres of designated park land:
 - Montezuma Neighborhood Park
 - 3 joint-use school sites
- One privately maintained park in Alvarado Estates
- 275.6 acres of designated open space
- Two trails (Adams and Heart Park)

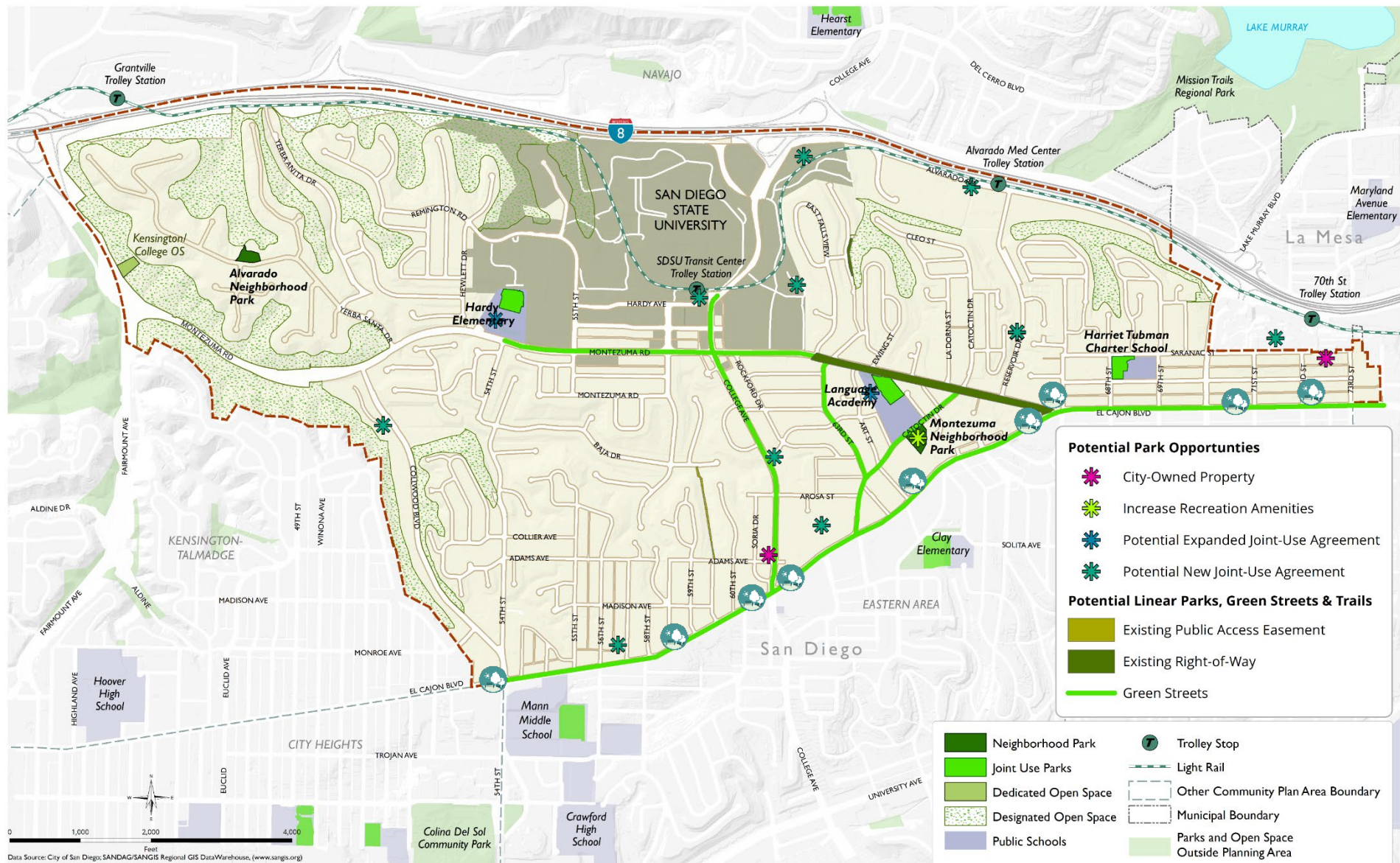


Park	Existing Points
Language Academy <i>Joint Use Park</i>	35
Harriet Tubman <i>Joint Use Park</i>	45.5
Hardy Elementary <i>Joint Use Park</i>	63
Montezuma <i>Neighborhood Park</i>	21
Total: 164.5	



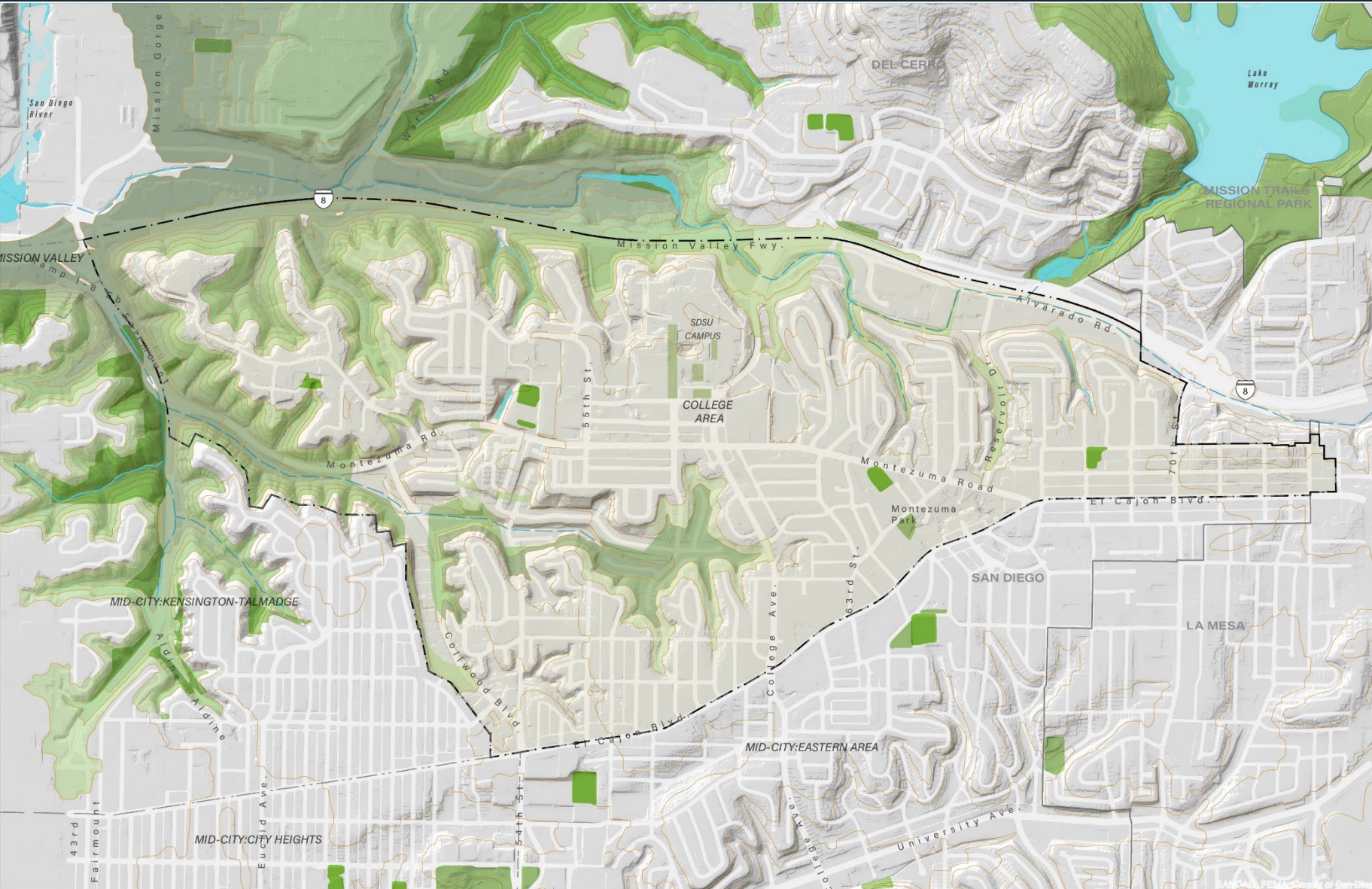
Key Opportunities:

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







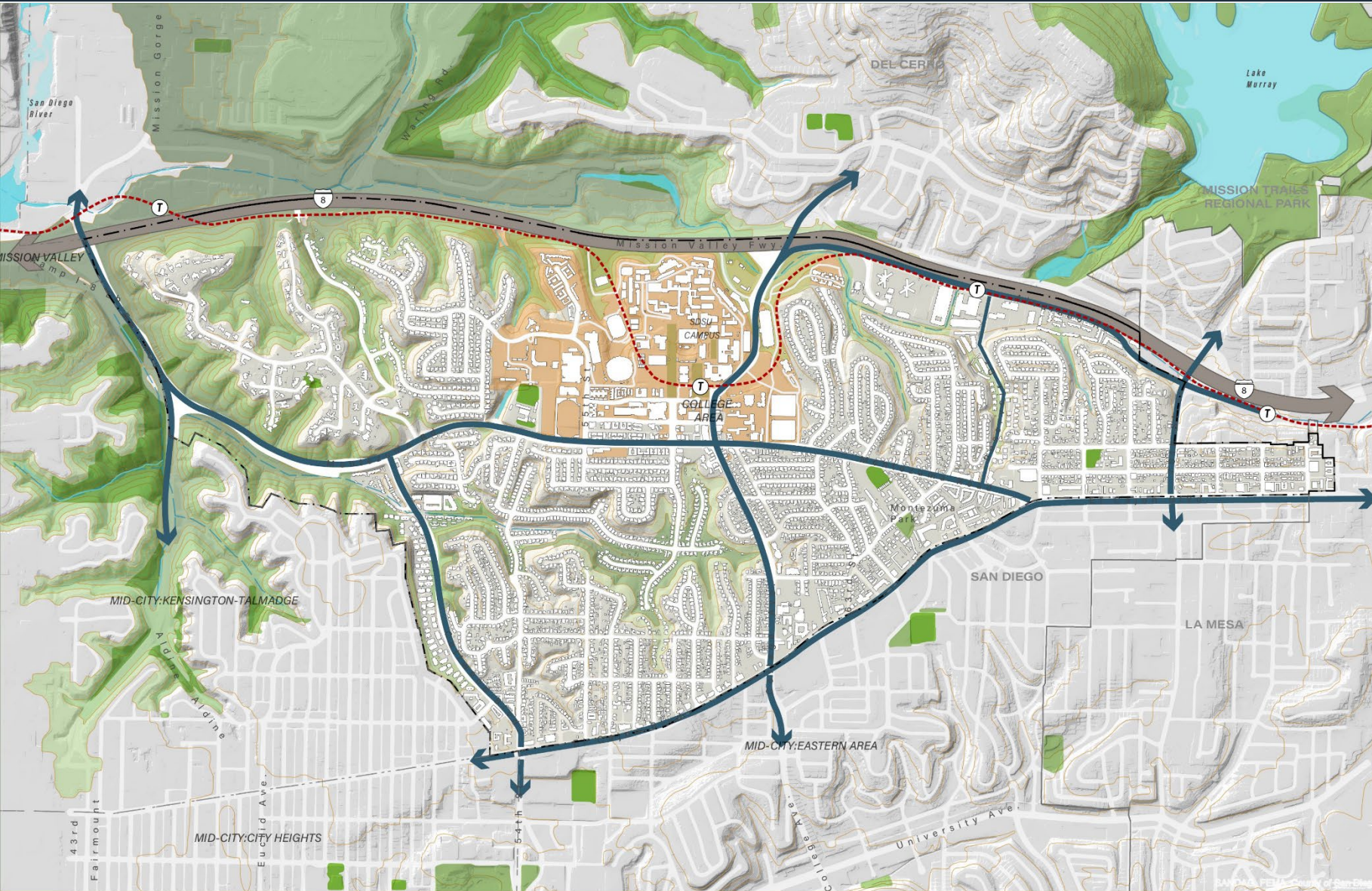


Urban Form Framework & Approaches to Land Use



► Canyons & Mesas

-  Canyons
-  Water Bodies
-  Parks
-  Joint-Use Parks With Schools



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

- Major Corridors
- T Trolley Station
- Building footprints
- SDSU Campus

FOCUS AREA FRAMEWORK

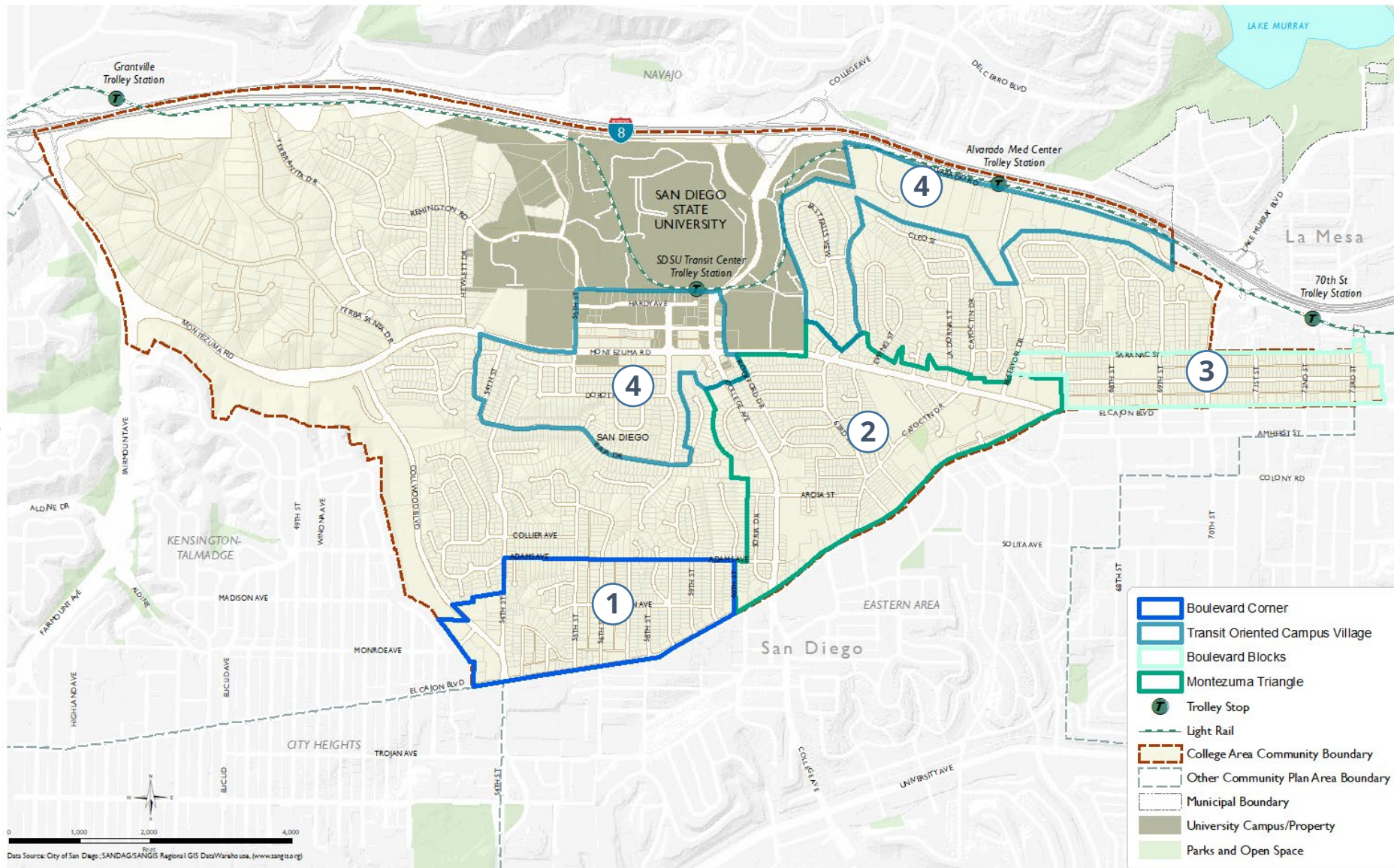
Promote Transit

**Multi-Functional
Corridors**

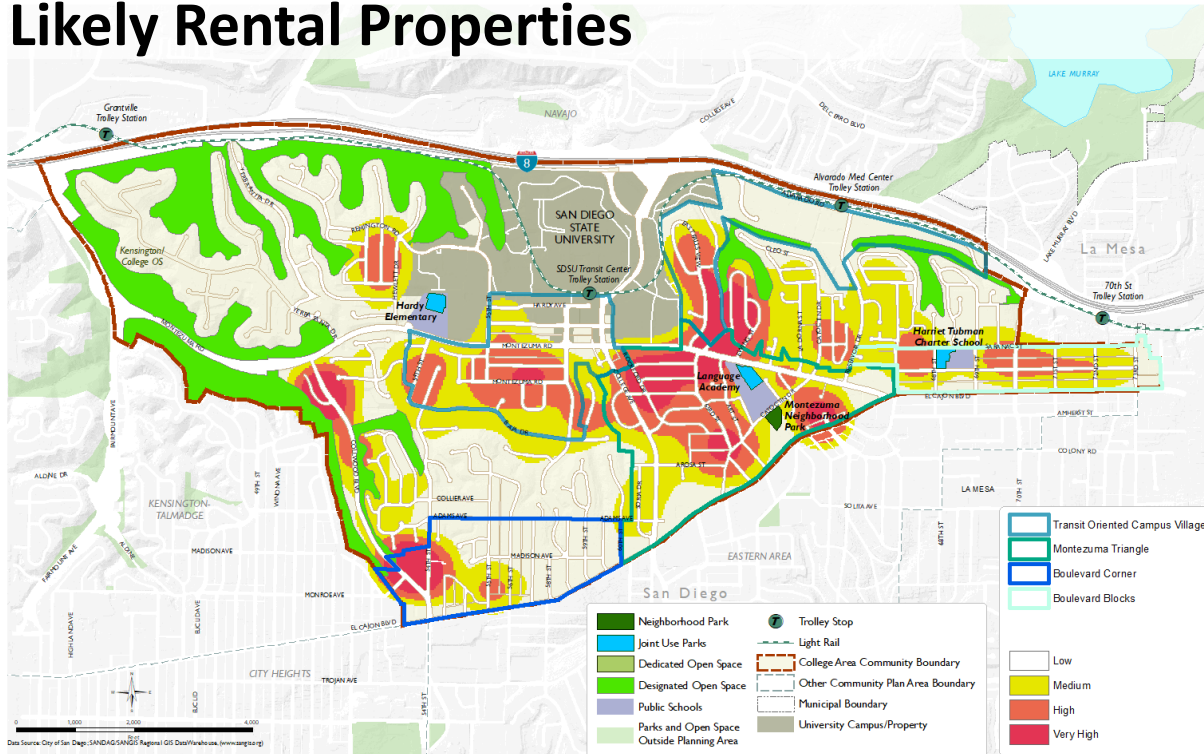
**Transitions to
Single Family Areas**

*Focus Areas are primary areas of
planned change:*

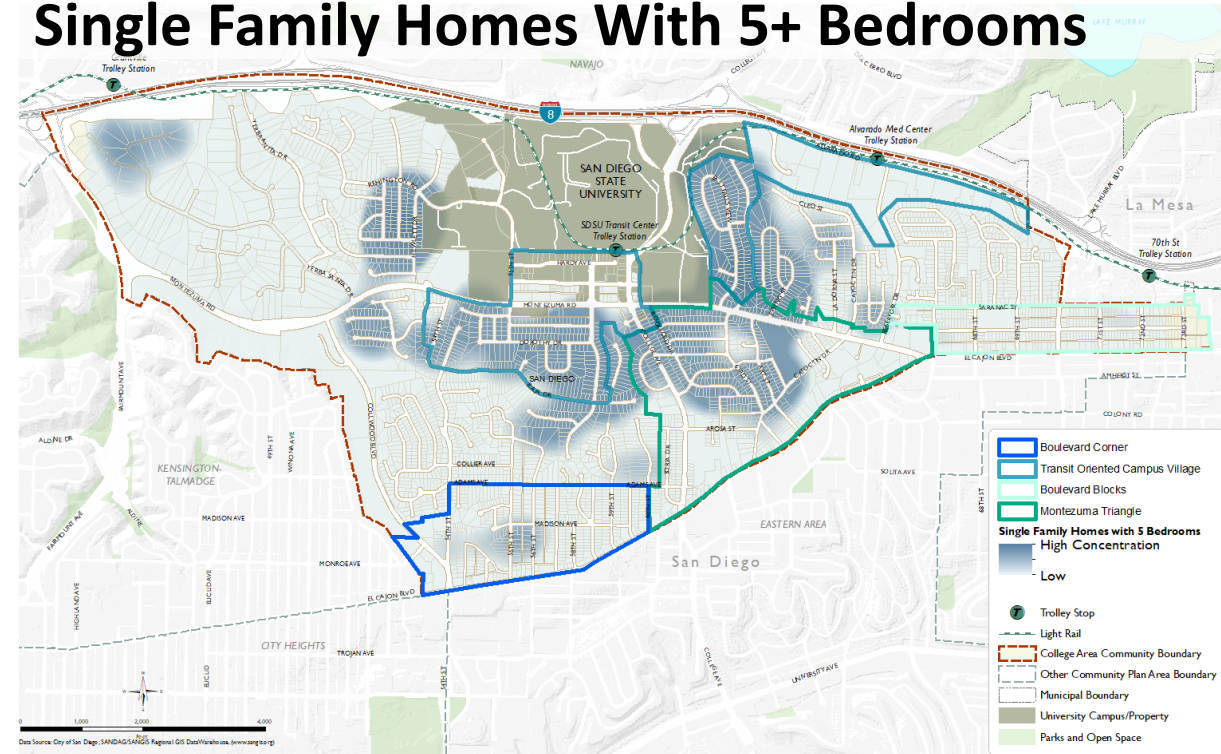
1. *Boulevard Corner*
2. *Montezuma Triangle (College
Triangle)*
3. *Boulevard Blocks*
4. *Transit Oriented Campus
Village*

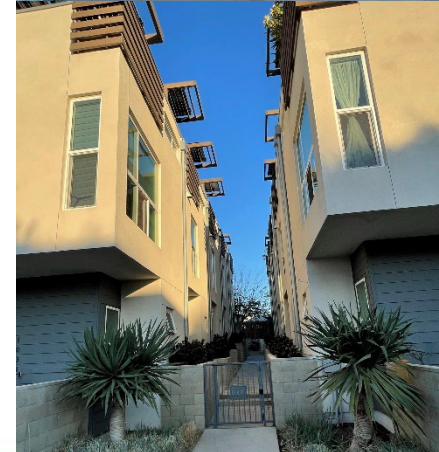


Likely Rental Properties



Single Family Homes With 5+ Bedrooms

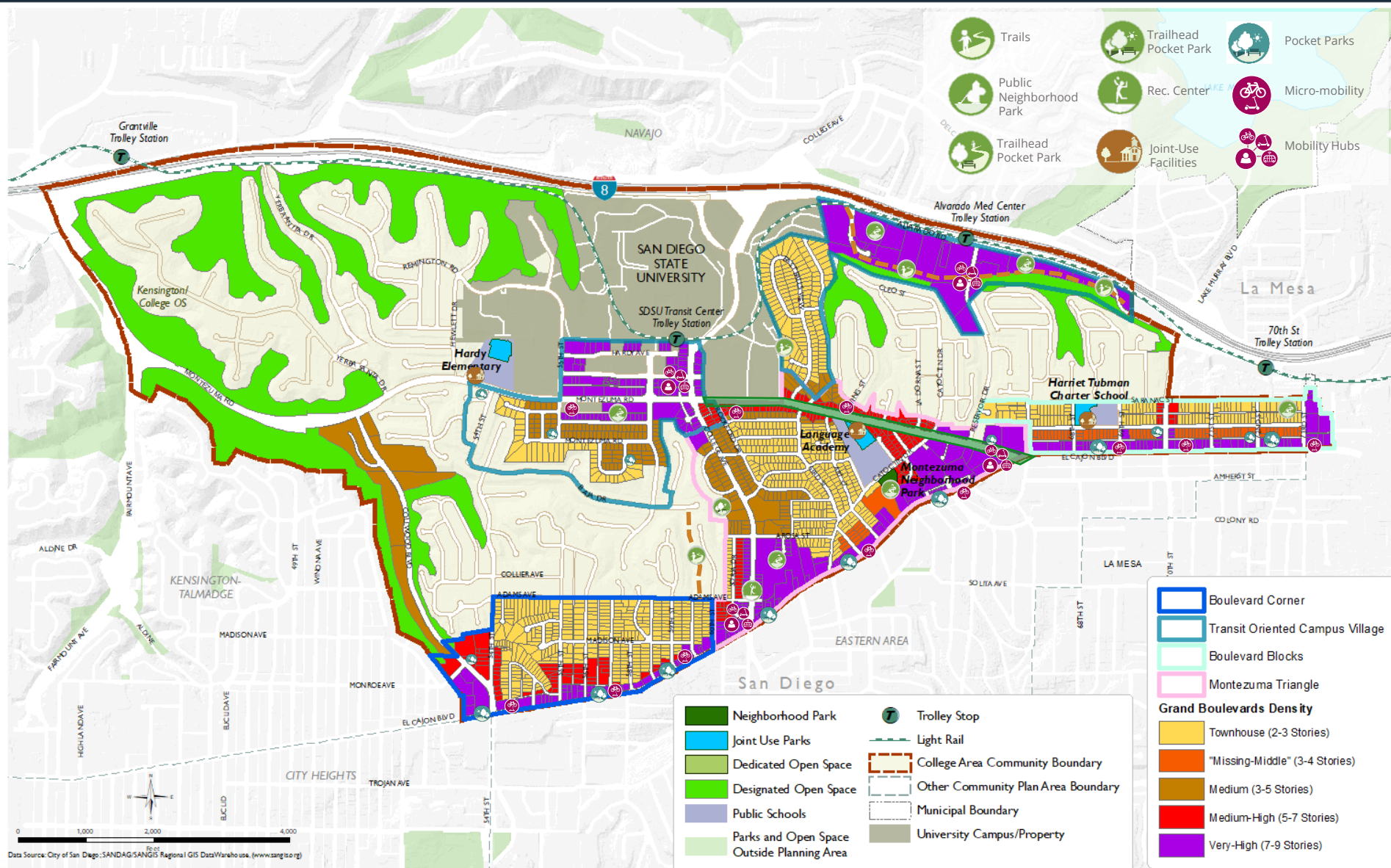






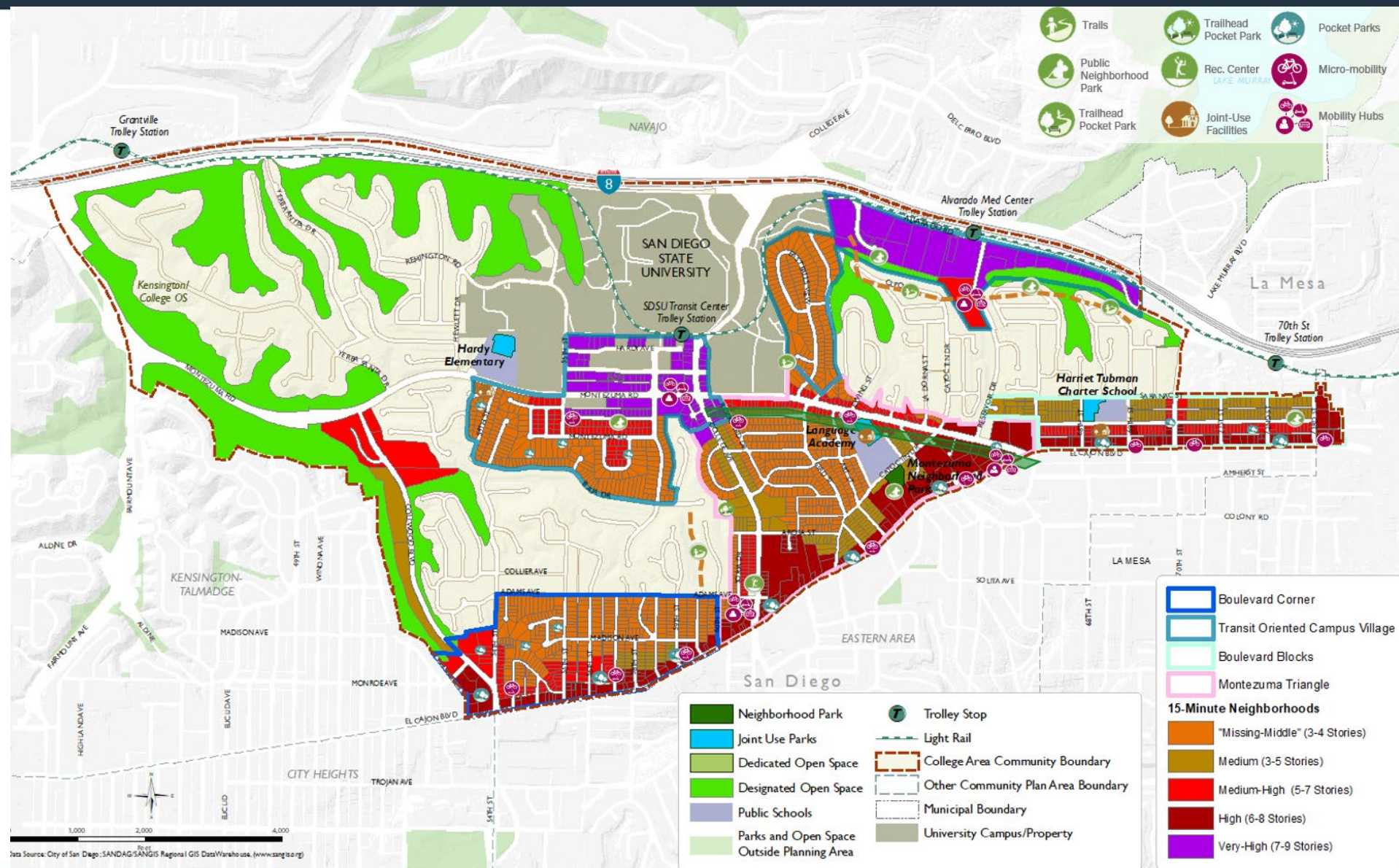
Focuses on:

- Medium to Higher Density Infill **corridors** and **nodes**
- **Townhomes Infill** near corridors



Focuses on:

- High Density Infill Near **SDSD Campus** & **Trolley Stations**
- Medium to High Density **along Corridors**
- **"Missing-Middle"** Infill near corridors



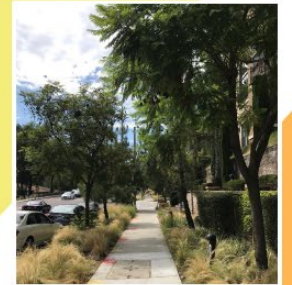


Community Engagement

Purpose of the survey:

- Engage community members who haven't been engaged yet
- Reach the widest audience
- Present land use & public realm concepts in an interactive manner
- Receive feedback on the broader community's preferred options

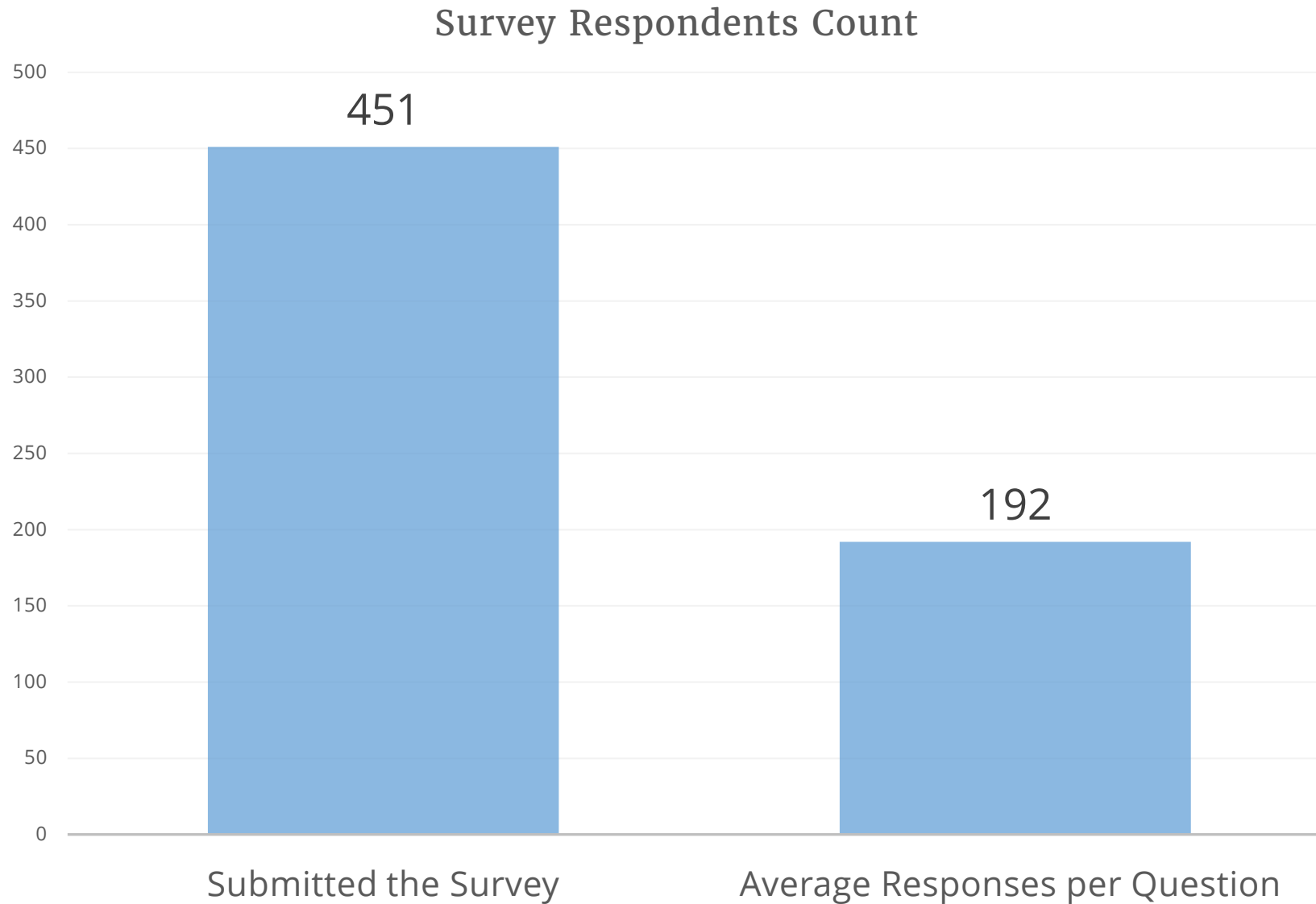
CHOOSE YOUR FUTURE!



**How do you see the College Area over the next 30 years?
Scan the QR Code on the back of this card and give us your input!**

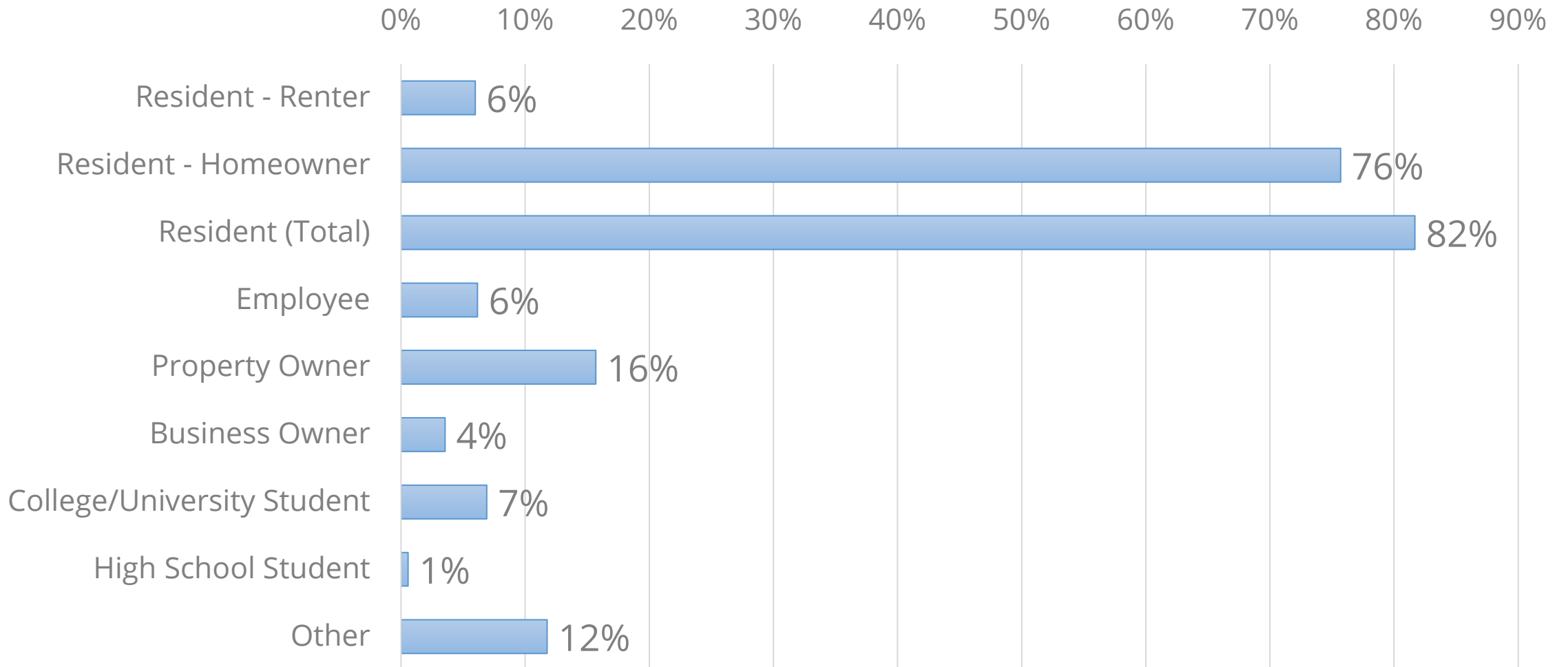
- 5 Tabling Events – 20 hours of tabling
 - 2-days at College Rolando-Library
 - 3-days at SDSU
- Email & Newsletter
 - Plan College Area Subscribers
 - Council President Elo-Rivera's Office
 - SDSU Student Newsletters
- News & Social Media
 - Voice of San Diego Daily Newsletter
 - Facebook & Instagram Advertisement



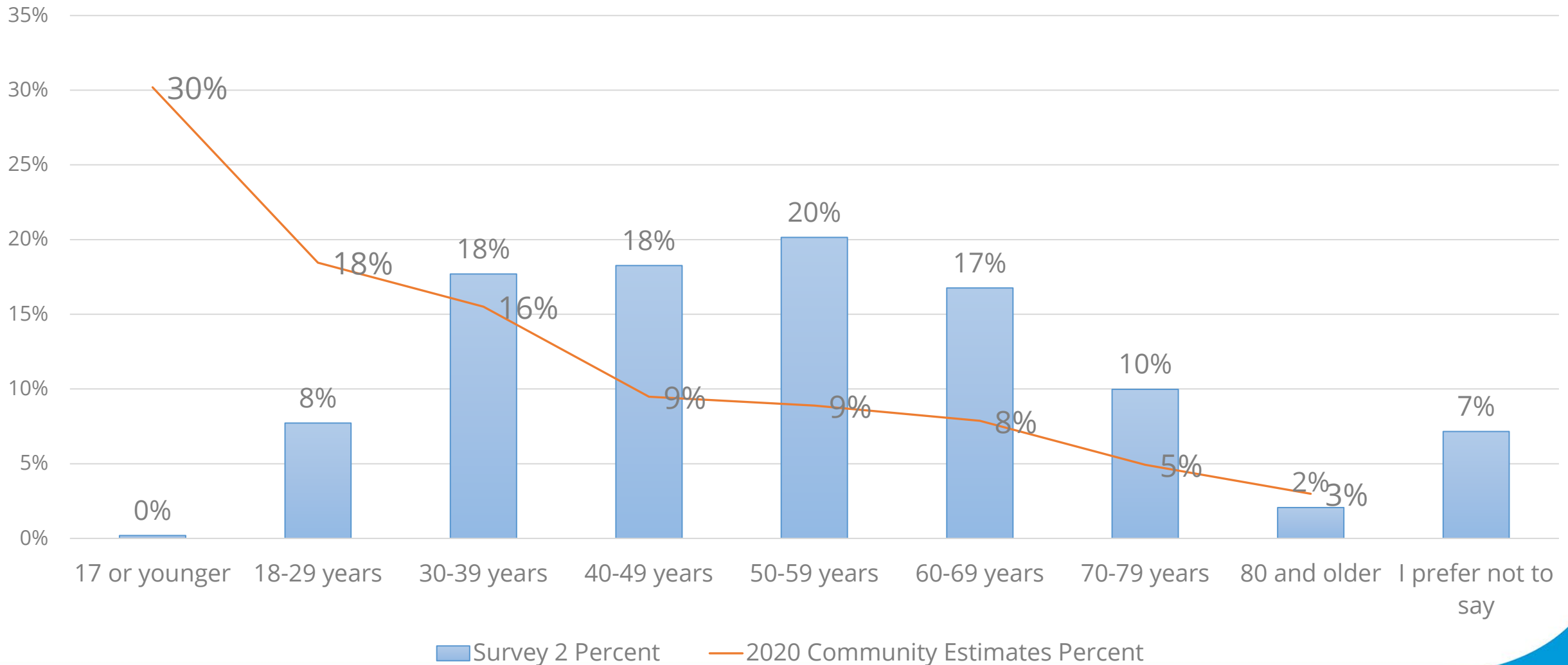




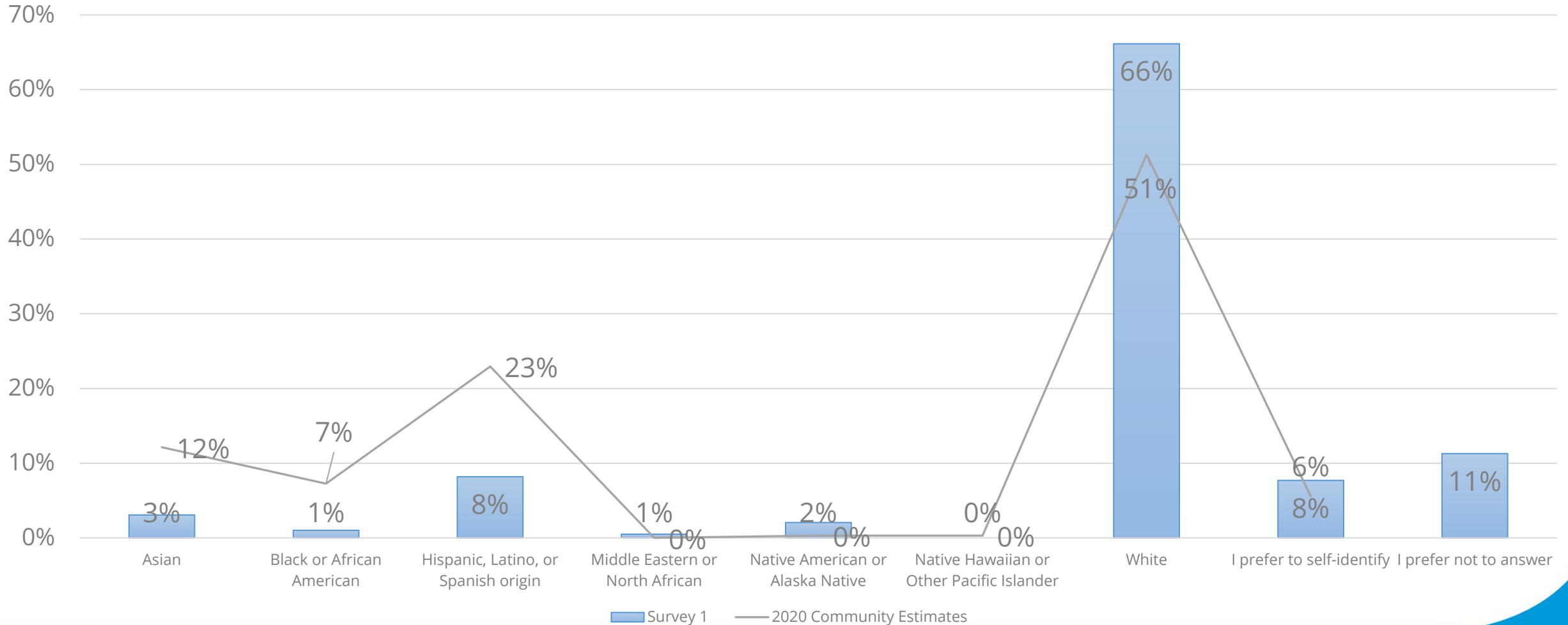
What is your connection to the College Area Community? Please check all that apply.



What is your age?



Which of the following best describes your race/ethnicity (select all that apply)?



261 people completed the survey

An additional 259 people began the survey but did not complete it

Choose the option that is CLOSEST to your vision for Boulevard Corner			
Option A: Grand Boulevards	85	<div></div>	43%
Option B: 15-Minute Neighborhoods	114	<div></div>	57%
Grand Total	199		



Choose the option that is CLOSEST to your vision for Montezuma Triangle.			
Option A: Grand Boulevards	88	<div></div>	44%
Option B: 15-Minute Neighborhoods	110	<div></div>	56%
Grand Total	198		



Choose the option that is CLOSEST to your vision for Boulevard Blocks.			
Option A: Grand Boulevards	93	<div></div>	47%
Option B: 15-Minute Neighborhoods	105	<div></div>	53%
Grand Total	198		



Choose the option that is CLOSEST to your vision for Transit Oriented Campus Village.			
Option A: Grand Boulevards	91	<div></div>	46%
Option B: 15-Minute Neighborhoods	105	<div></div>	54%
Grand Total	196		



COLLEGE AREA

COMMUNITY PLAN UPDATE

OFFICE HOURS

Mondays (June 13 & 27) - Noon to 2:30pm

Tuesdays (June 7 & 21) - Noon to 2:30pm

Wednesdays (June 1 & 29) - 10am to 1pm

Thursdays (June 9 & 23) - 10am to 1pm

Fridays (June 3 & 10) - 11am to 3:30pm

Saturday (June 11) - 10am to 5pm

REGISTER HEREPlanCollegeArea.org

Nathen Causman - Project Manager

NCausman@SanDiego.gov

619.236.7225

22 Appointments

38 Hours





**COLLEGE AREA
COMMUNITY PLAN UPDATE
OPEN HOUSE**

The City of San Diego is in the process of updating the community plan in order to help **shape the future of College Area** over the next 20-30 years

WEDNESDAY, JUNE 29
from 5 - 8 pm
at the
COLLEGE AVENUE BAPTIST CHURCH
Family Center Gym
4747 College Ave San Diego, CA 92114

REGISTER HERE

Nathen Causman - Project Manager
NCausman@SanDiego.gov - 619.236.7225

  PlanCollegeArea.org

Estimated 125 Attendees



68 MAPS COLLECTED

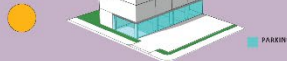
Neighborhood Infill

Two to three story with four to eight walk-up units within a single building of a scale and architecture that matches a large single-family home or grouping of homes. Parking is often provided off a shared driveway and individual garages.



Small Scale Multifamily Neighborhood Village

Two to three story apartment buildings served by shared corridors and stairs. Parking is provided primarily on surface lots or tucked under the residential units on the rear of the site.



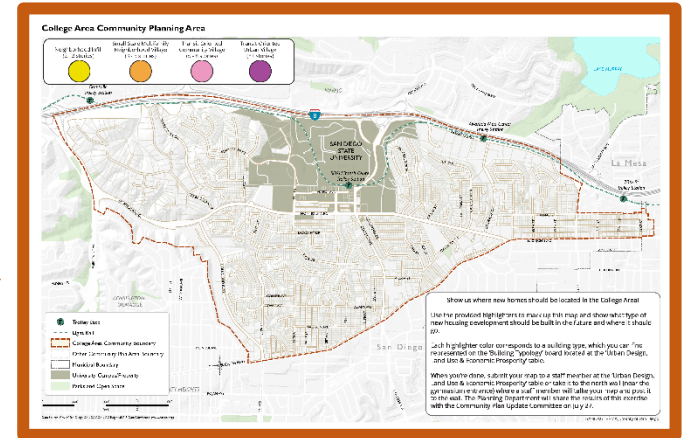
Transit-Oriented Community Village

Five to seven story apartment building with internal elevators and circulation. Parking is provided in a structure below or above ground with housing above a concrete ground floor or "podium." Achieves high densities but is not classified as a high-rise. Suitable for mixed-use.



Transit-Oriented Urban/ Campus Village

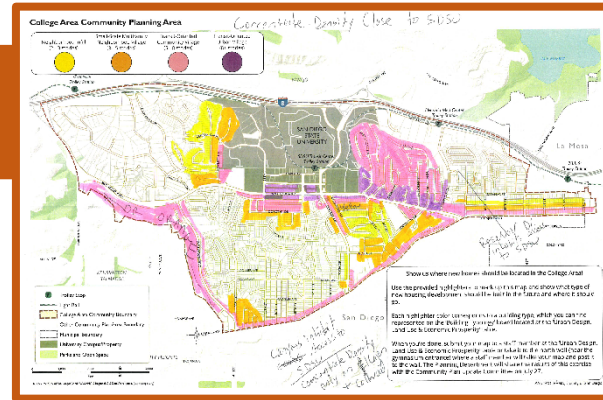
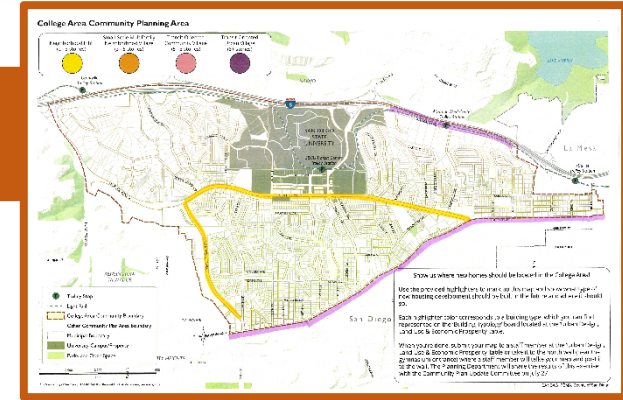
Greater than eight stories with internal elevators and circulation. Parking is provided in structures below and above ground. Typically highly amenitized and achieve high densities on a smaller footprint.



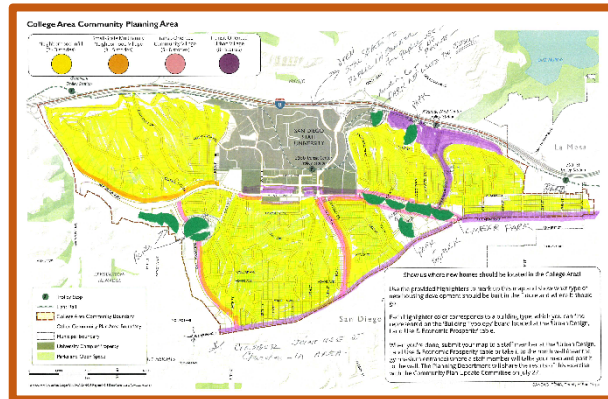
Corridor Emphasis

37 MAPS

12 MAPS

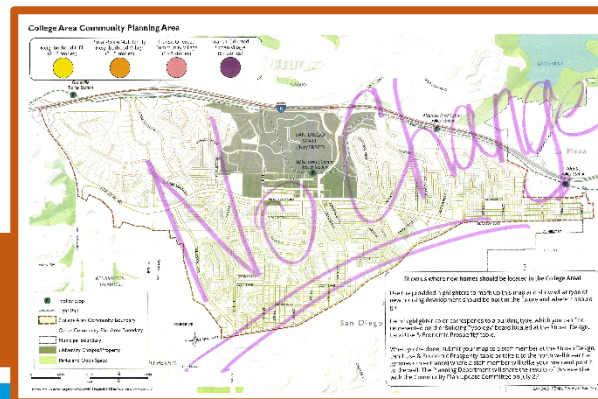


Campus Town / Activity Center Emphasis



Community Infill Emphasis

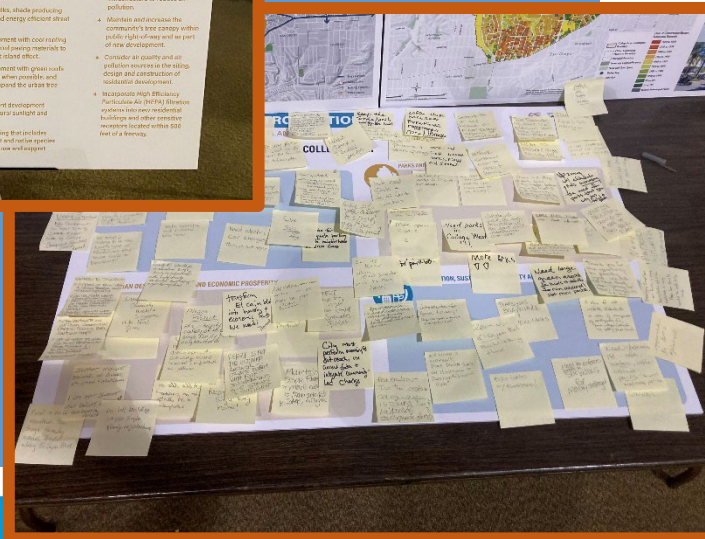
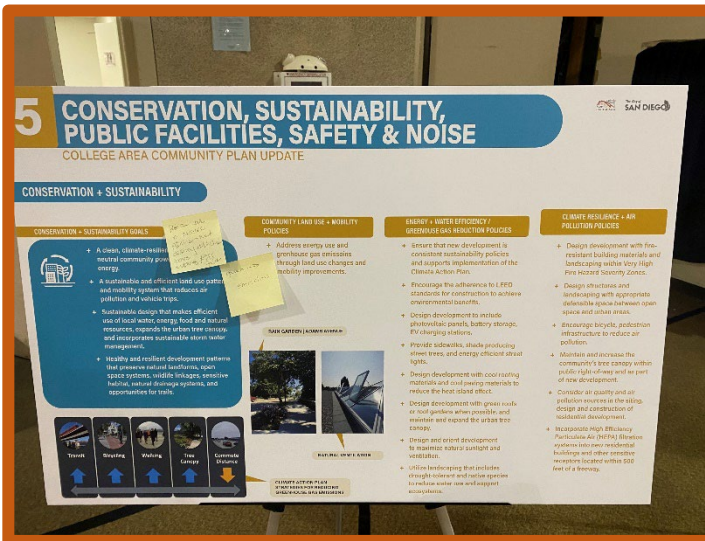
3 MAPS



No Change

16 MAPS

269 TOTAL COMMENTS



Comment Theme	Count
1. Infrastructure and Services First	96
2. Housing and Mixed-Use Corridors	33
3. Preserve Single Family Homes	33
4. Other	24
5. Low Scale Development	15
6. Prioritize Auto Parking	11
7. Auto Congestion	10
8. Green Streets	7
9. Soria Drive	7
10. Roundabouts	5
11. Conservation	4
12. Do Not Trust the City	4
13. Preserve Historic Resources	4
14. SDSU Access	4
15. Students	4
16. More Outreach	3
17. Affordable Housing	2
18. TPA Boundary Disagreement	2
19. Eminent Domain	1
Grand Total	269

The most comments on infrastructure:

- Public Spaces / Parks
- Bikes
- Transit

1. Infrastructure and Services First Comments	96
Active Mobility	2
Bikes	9
<i>Positive</i>	4
<i>Negative</i>	5
<i>High Stess Bike Lanes</i>	3
Cars	1
Electric	2
General	5
Public Safety	7
Public Spaces / Parks	54
<i>Active Parks and Ameneties</i>	15
<i>Adobe Falls</i>	2
<i>Circuit Equipment</i>	1
<i>Community Garden</i>	1
<i>Dog Park</i>	4
<i>Farmers Market</i>	1
<i>General - Like Parks, Want More</i>	19
<i>Joint Use</i>	3
<i>Open Space</i>	3
<i>Playground</i>	1
<i>Pocket Park</i>	1
<i>Trail</i>	3
Sidewalk	5
Transit	11
<i>Effectiveness</i>	7
<i>Reach</i>	4

'bike lanes w barriers from cars'

'need parks, stores, fields, in college area.'

'Bus should go all the way to ECB and Montezuma'



TRADER JOE'S

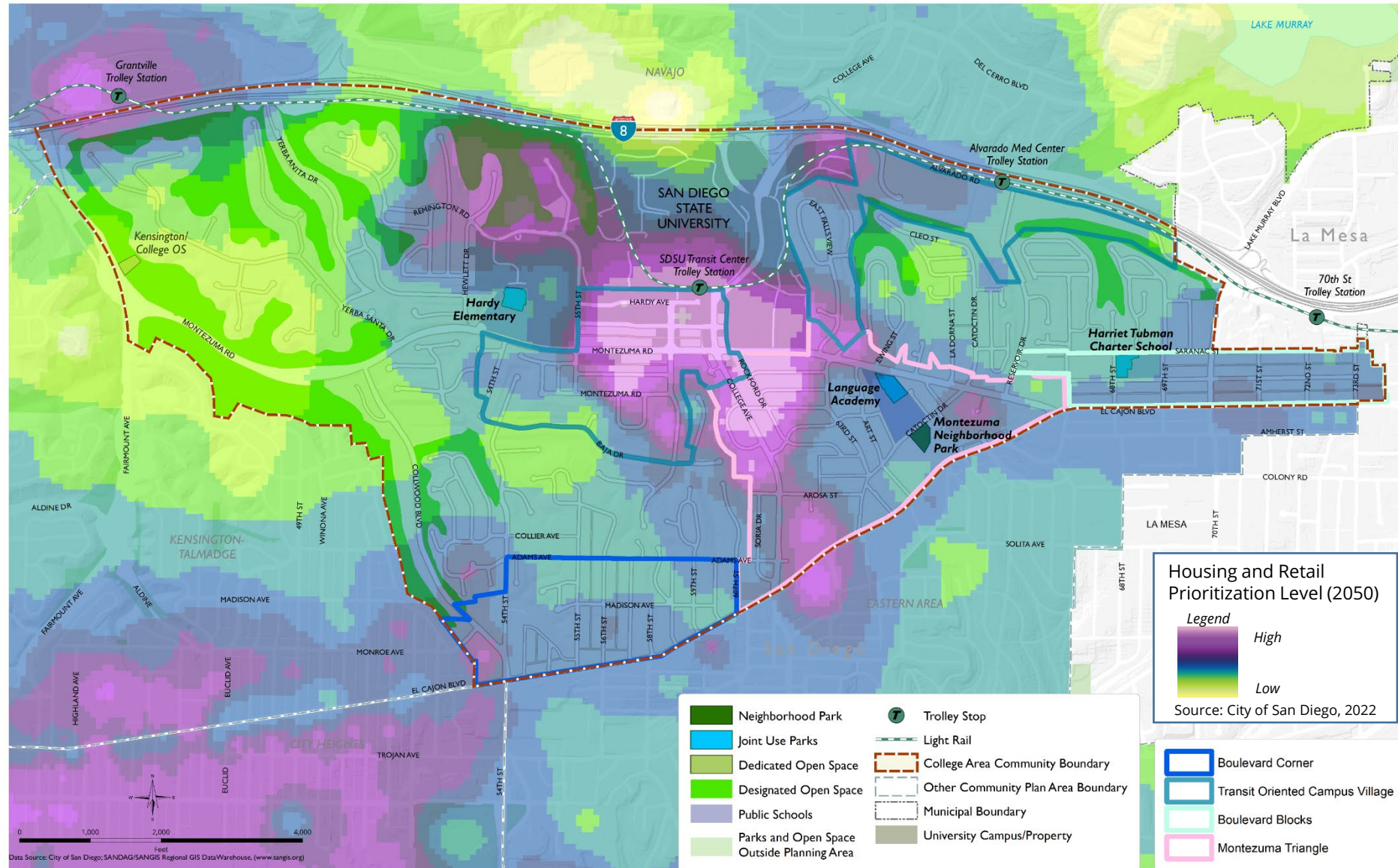
TRADER JOE'S

P
PUBLIC
TRADING

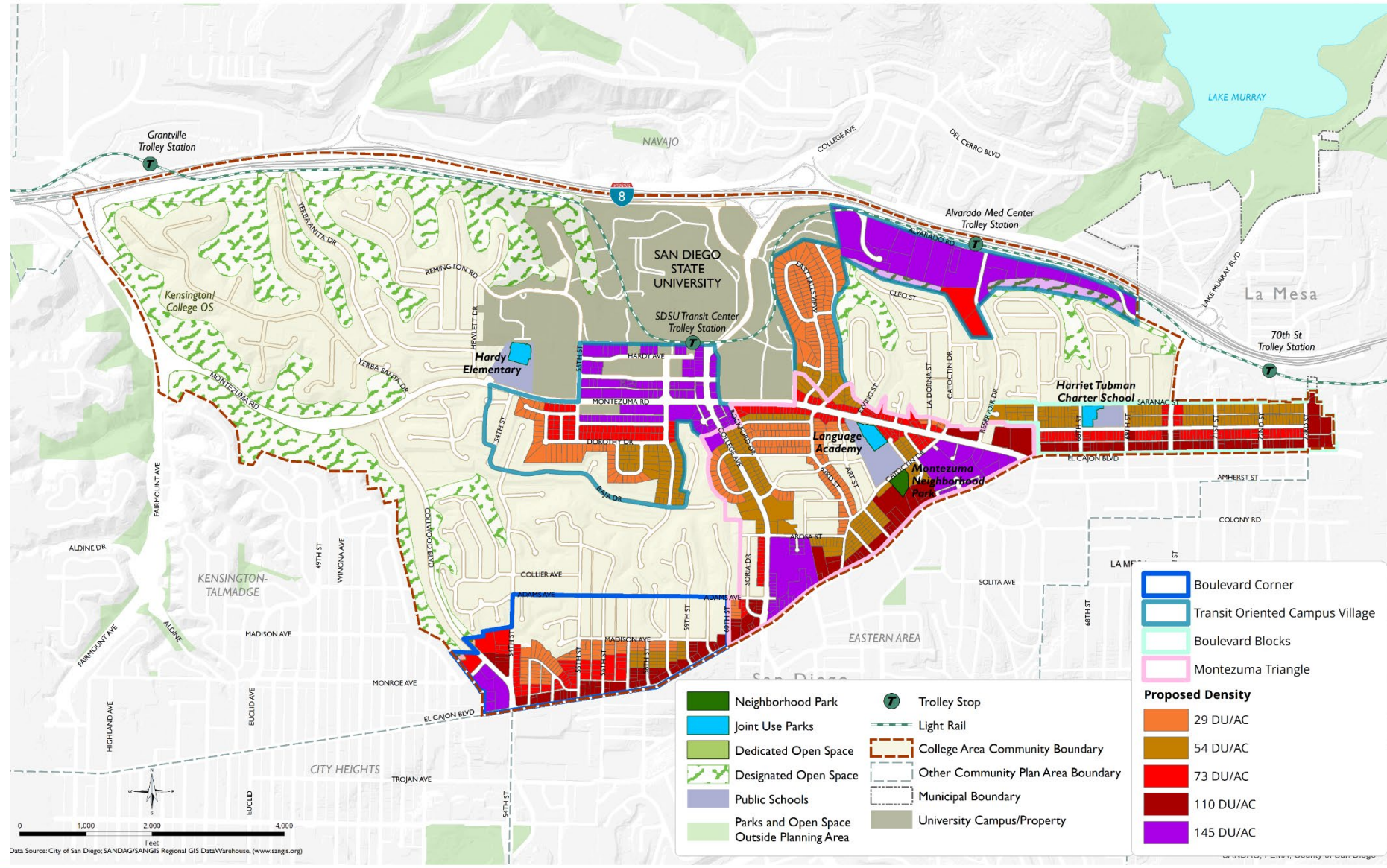
115 EL CAJON TC

Draft Scenarios – Land Use

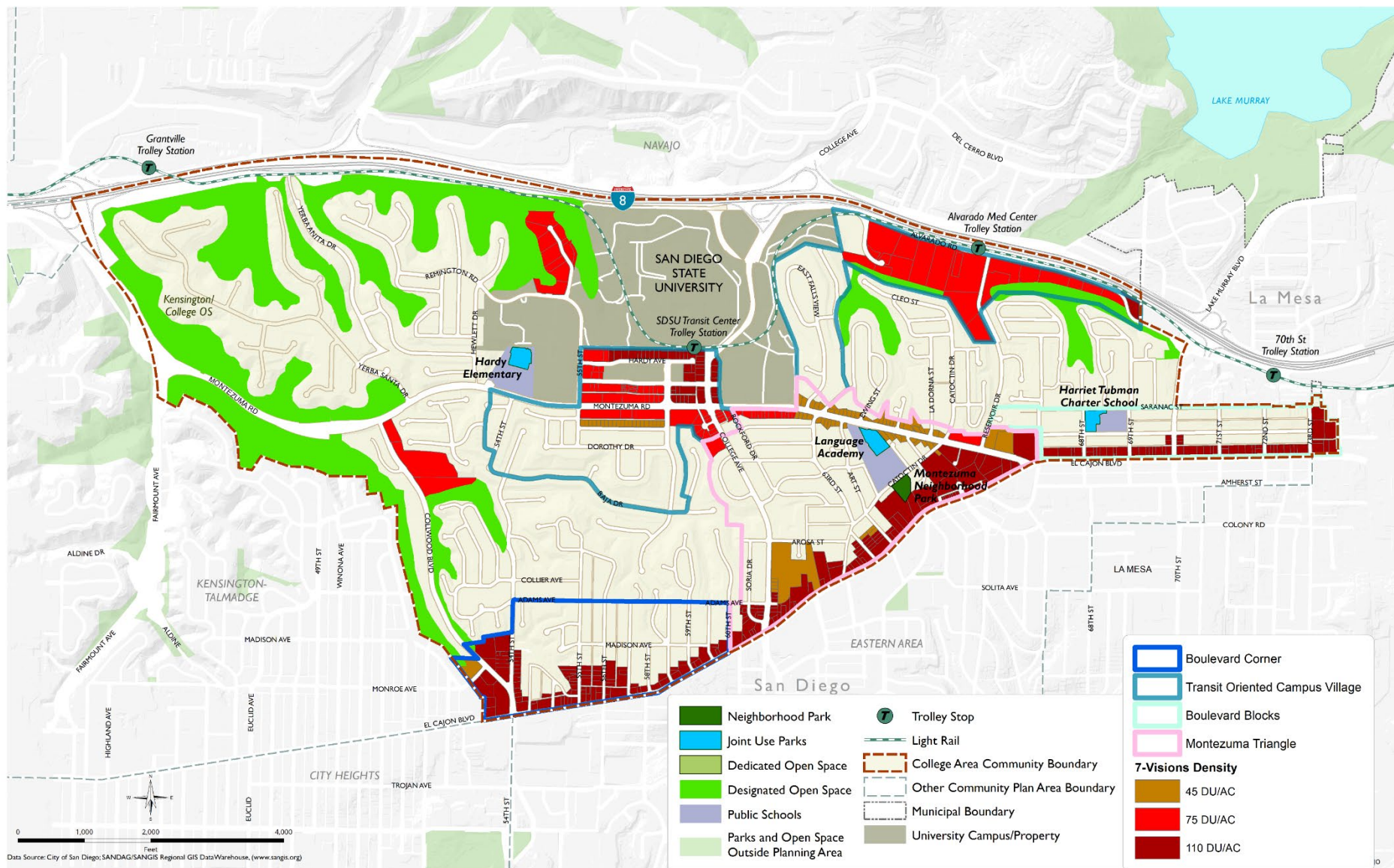
- Highest Propensity in light purple – in the center of the community near SDSU and transit
- Medium-High Propensity in shades of blue along El Cajon Boulevard



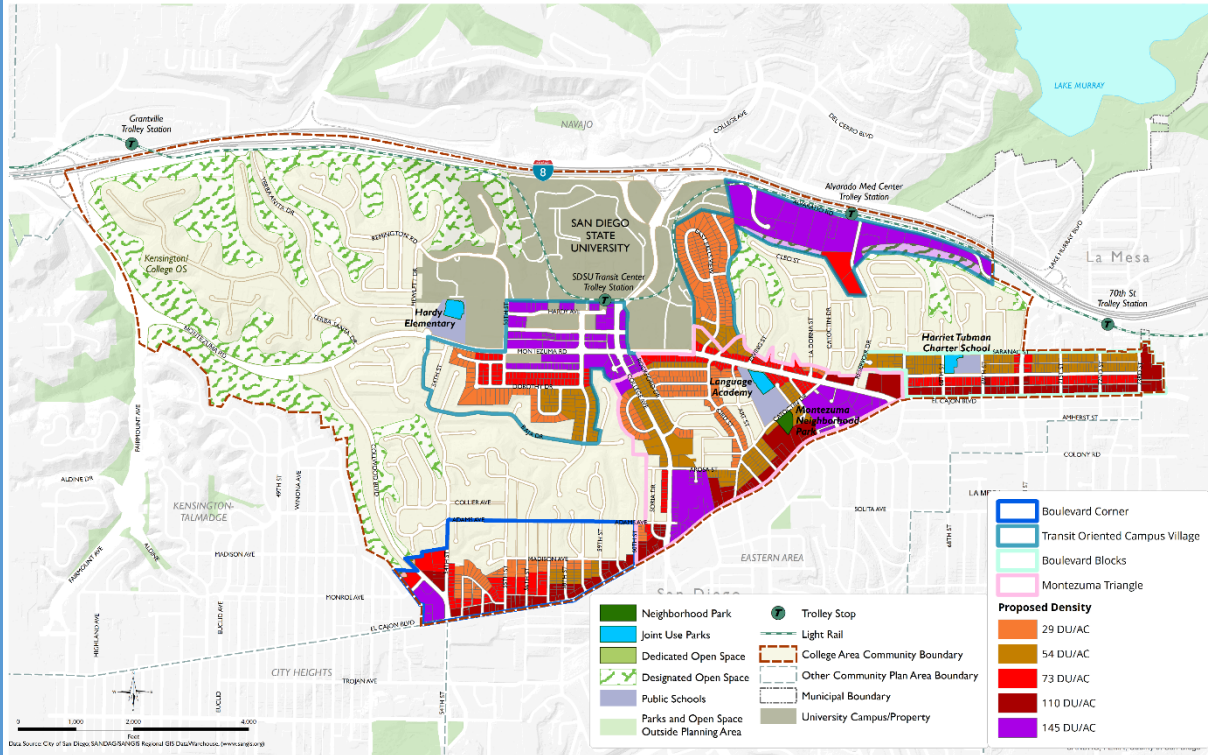
- Informed by previous outreach & Blueprint Propensity
- Highest Density at Trolley Stops at SDSU & Alvarado Canyon as well as Major Intersections
- Density transitions away from the corridors



- Scenario led by Community Planning Group – Informed by 7-Visions
- Highest Density along El Cajon Boulevard
- Medium Density near SDSU and in Alvarado Canyon



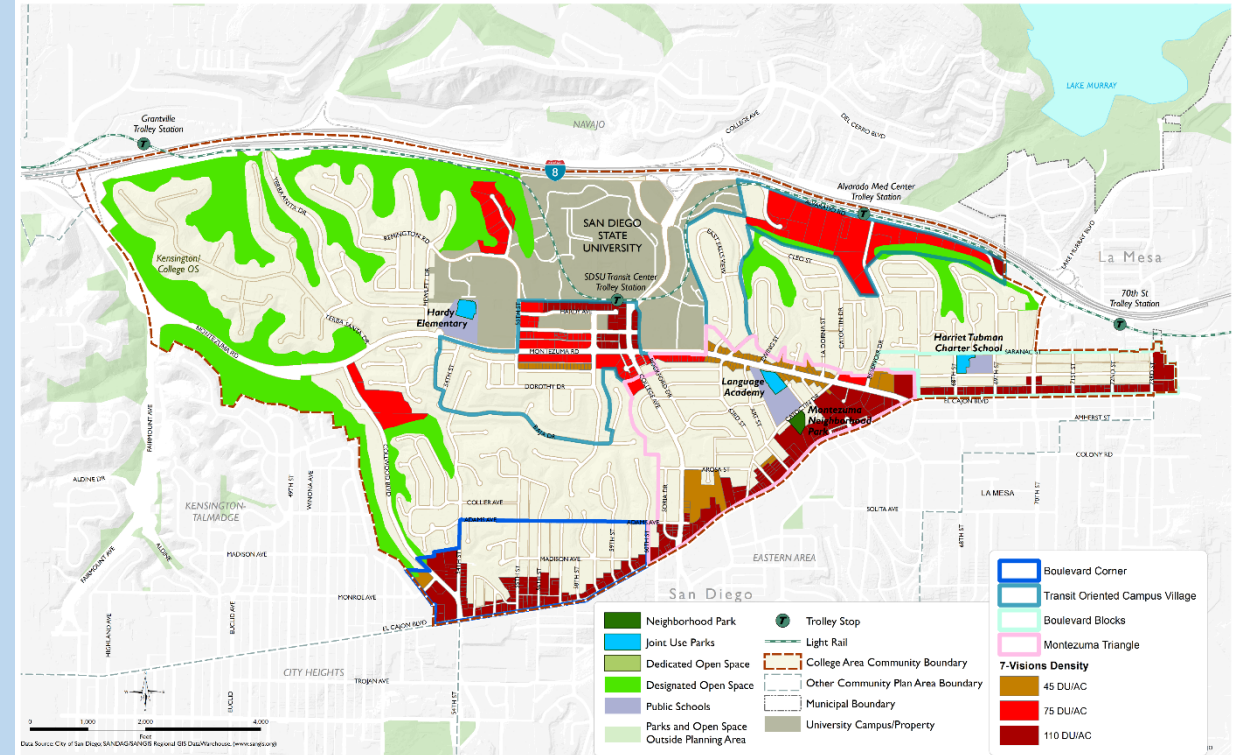
Staff-Recommended



Focus Area	Acres	Existing Homes	1989 Adopted Com. Plan Capacity for Homes	Proposed Capacity for Homes	# Difference (Proposed vs 1989 adopted plan)	% Difference (Proposed vs 1989 adopted plan)
Grand Total	1,536	8,149	16,672	34,988	+18,316	+110%

Buildout Estimate: 34,988
Homes Above Adopted Com. Plan: +18,316

Subcommittee-Recommended



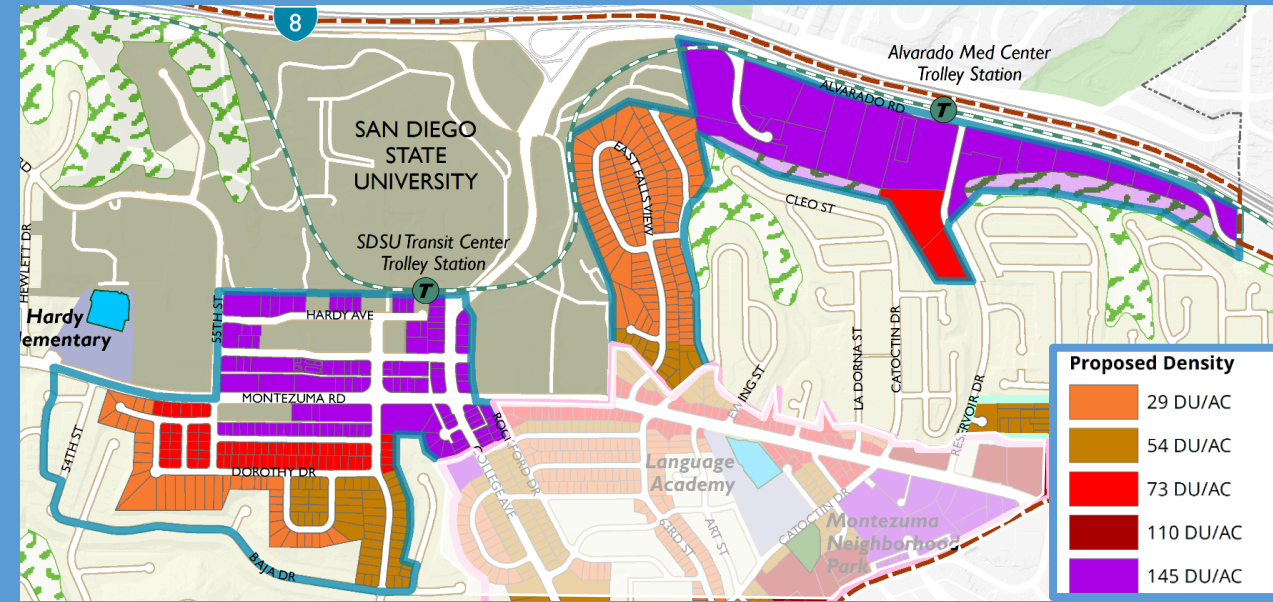
Focus Area	Acres	Existing Homes	1989 Adopted Com. Plan Capacity for Homes	Proposed Capacity for Homes	# Difference (Proposed vs 1989 adopted plan)	% Difference (Proposed vs 1989 adopted plan)
Grand Total	1,536	8,149	16,672	19,434	+2,763	+17%

Buildout Estimate: 19,434
Homes Above Adopted Com. Plan: +2,763

Draft Scenarios – Transit Oriented Campus Village

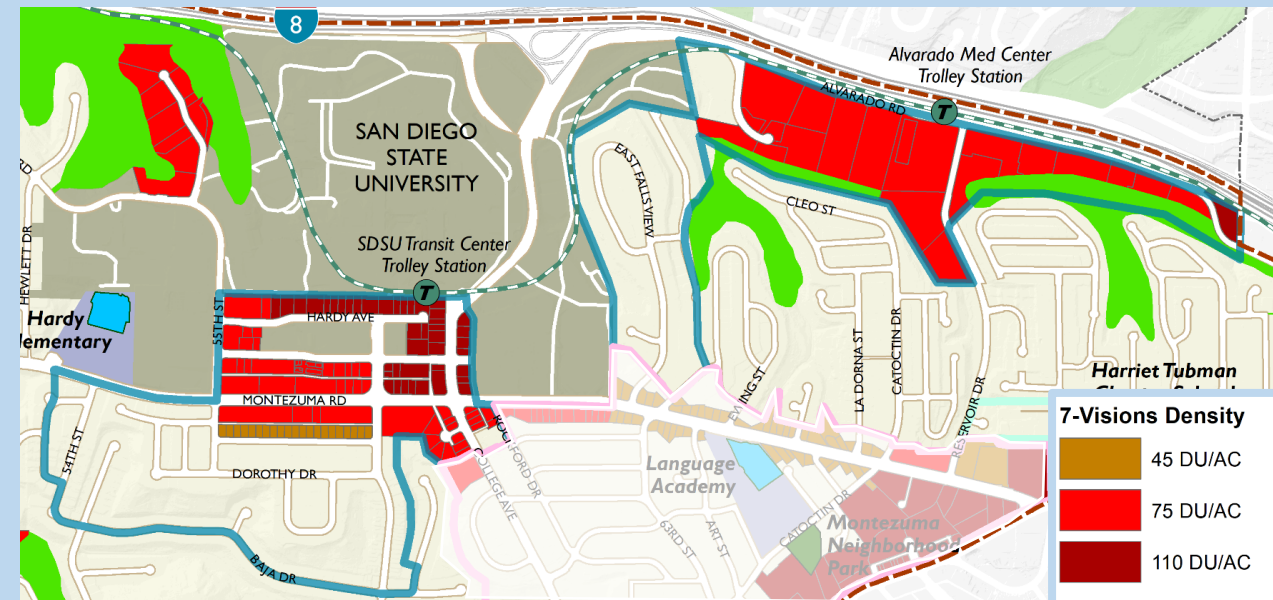
Focus Area	Acres	Existing Homes	1989 Adopted Com. Plan Capacity for Homes	Proposed Capacity for Homes	# Difference (Proposed vs 1989 adopted plan)	% Difference (Proposed vs 1989 adopted plan)
Grand Total	199	2,230	4,324	13,222	+8,898	+206%

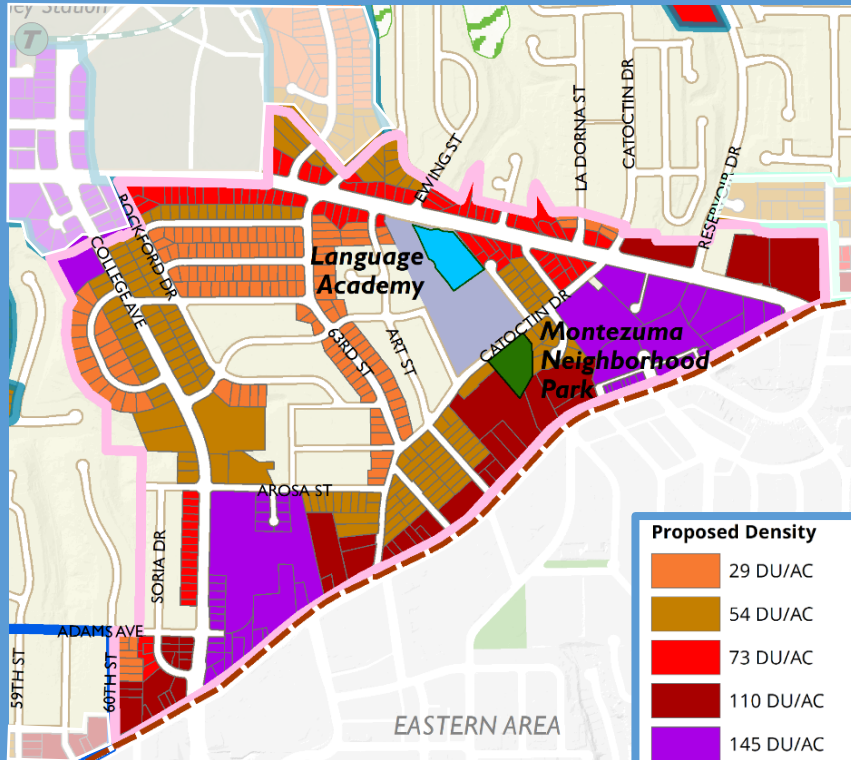
**Staff-Recommended
Buildout Estimate: 13,222
Homes Above Adopted Com. Plan: +8,898**



Focus Area	Acres	Existing Homes	1989 Adopted Com. Plan Capacity for Homes	Proposed Capacity for Homes	# Difference (Proposed vs 1989 adopted plan)	% Difference (Proposed vs 1989 adopted plan)
Grand Total	199	2,230	4,324	5,992	+1,668	+39%

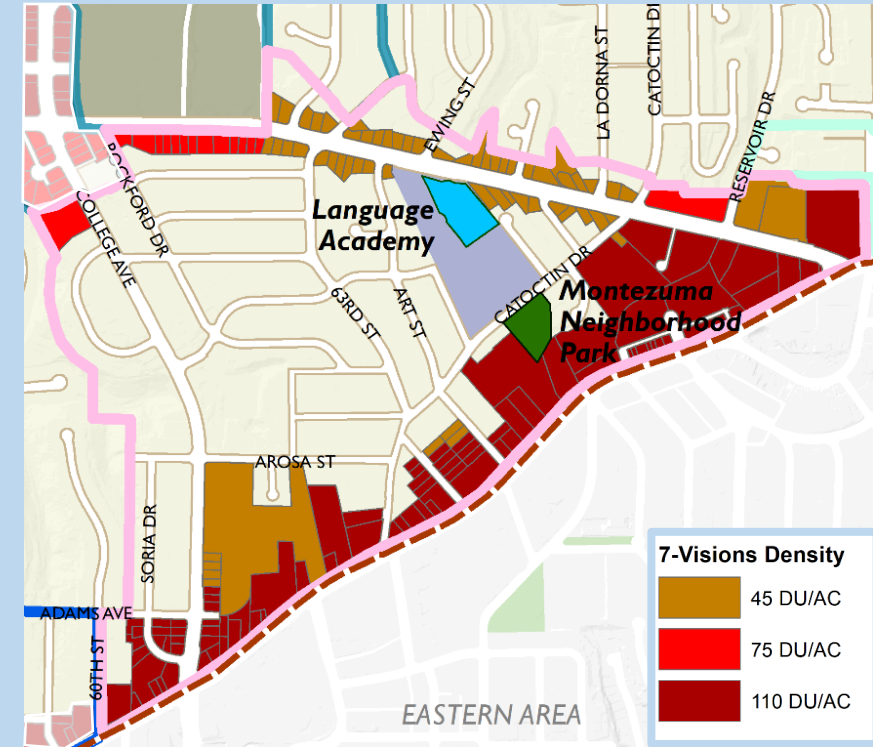
**Subcommittee-Recommended
Buildout Estimate: 5,992
Homes Above Adopted Com. Plan: +1,668**





Focus Area	Acres	Existing Homes	1989 Adopted Com. Plan Capacity for Homes	Proposed Capacity for Homes	# Difference (Proposed vs 1989 adopted plan)	% Difference (Proposed vs 1989 adopted plan)
Grand Total	174	1,749	4,621	10,582	+5,961	+129%

**Staff-Recommended
Buildout Estimate: 10,582
Homes Above Adopted Com. Plan: +5,961**

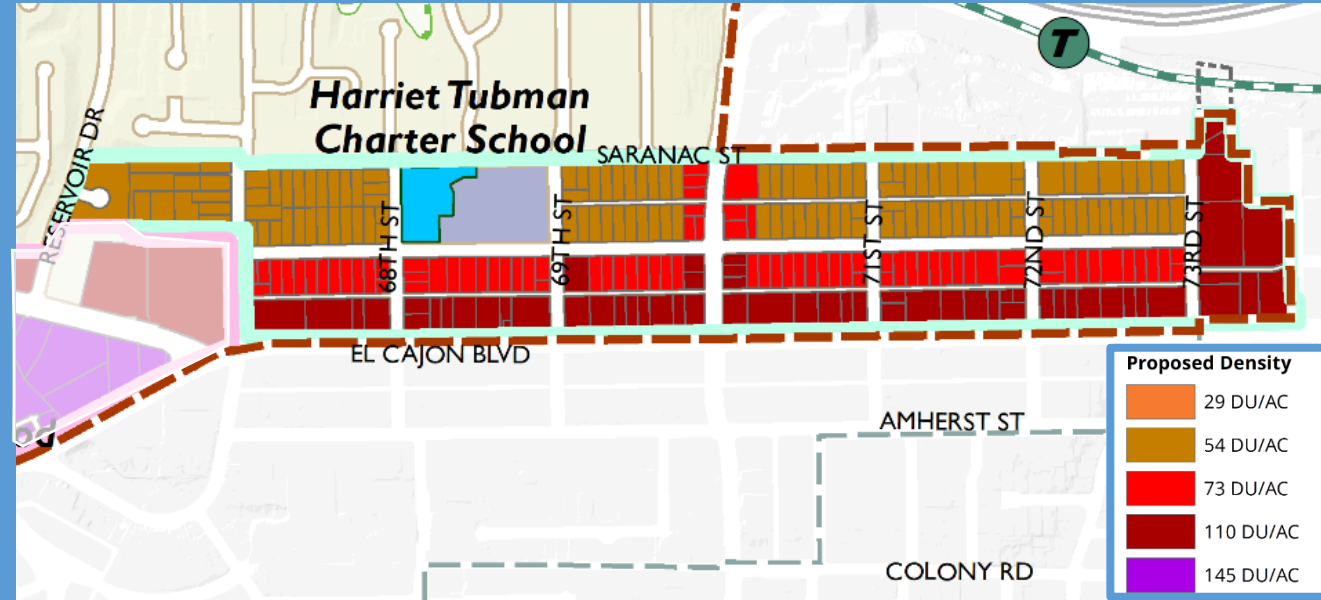


Focus Area	Acres	Existing Homes	1989 Adopted Com. Plan Capacity for Homes	Proposed Capacity for Homes	# Difference (Proposed vs 1989 adopted plan)	% Difference (Proposed vs 1989 adopted plan)
Grand Total	174	1,749	4,621	5,273	+652	+14%

**Subcommittee-Recommended
Buildout Estimate: 5,273
Homes Above Adopted Com. Plan: +652**

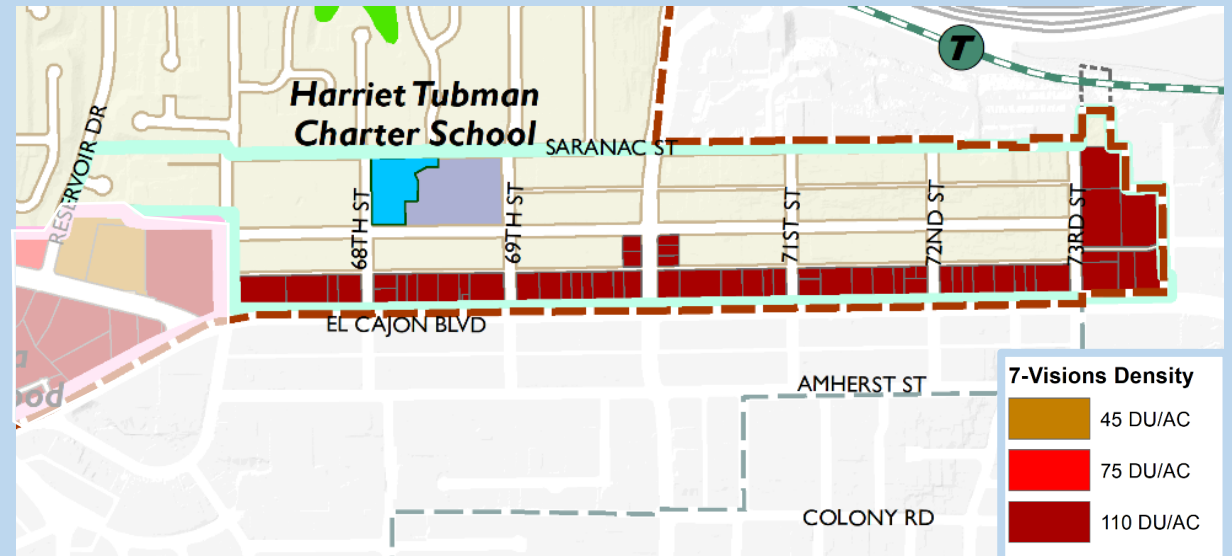
Focus Area	Acres	Existing Homes	1989 Adopted Com. Plan Capacity for Homes	Proposed Capacity for Homes	# Difference (Proposed vs 1989 adopted plan)	% Difference (Proposed vs 1989 adopted plan)
Grand Total	62	553	2,275	4,324	+2,049	+90%

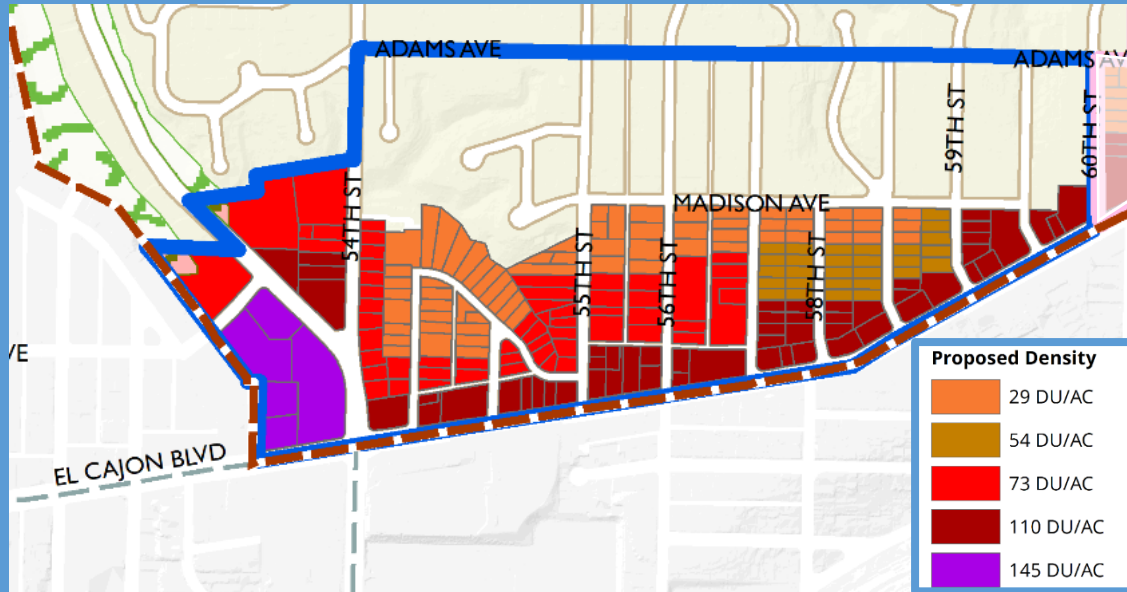
**Staff-Recommended
Buildout Estimate: 4,324
Homes Above Adopted Com. Plan: +2,049**



Focus Area	Acres	Existing Homes	1989 Adopted Com. Plan Capacity for Homes	Proposed Capacity for Homes	# Difference (Proposed vs 1989 adopted plan)	% Difference (Proposed vs 1989 adopted plan)
Grand Total	62	553	2,275	2,578	+303	+13%

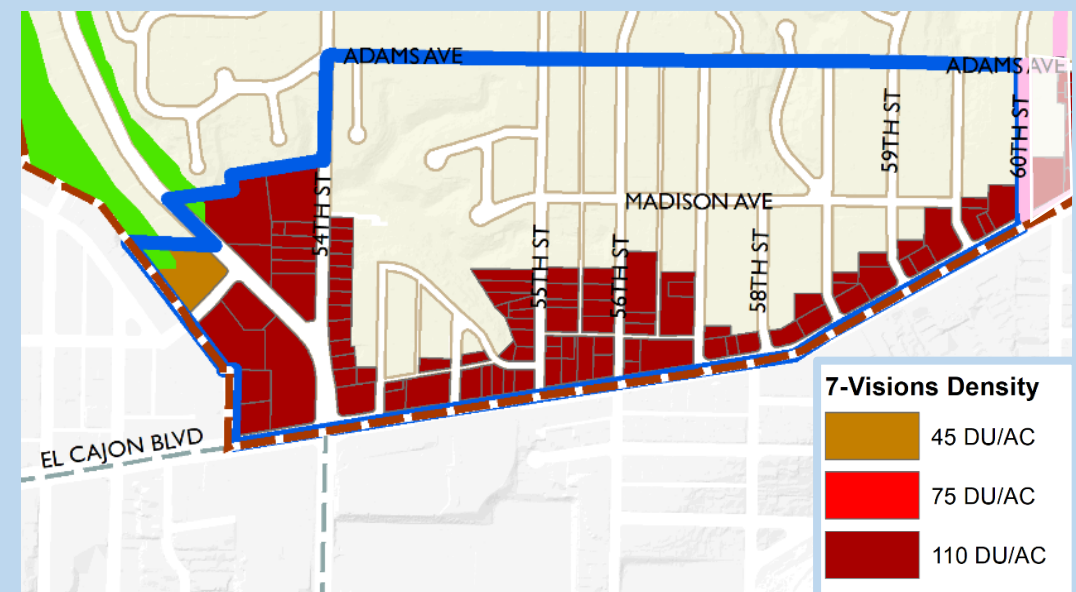
**Subcommittee-Recommended
Buildout Estimate: 2,578
Homes Above Adopted Com. Plan: +303**





Focus Area	Acres	Existing Homes	1989 Adopted Com. Plan Capacity for Homes	Proposed Capacity for Homes	# Difference (Proposed vs 1989 adopted plan)	% Difference (Proposed vs 1989 adopted plan)
Grand Total	94	950	2,625	4,033	+1,409	+54%

**Staff-Recommended
Buildout Estimate: 4,033
Homes Above Adopted Com. Plan: +1,409**

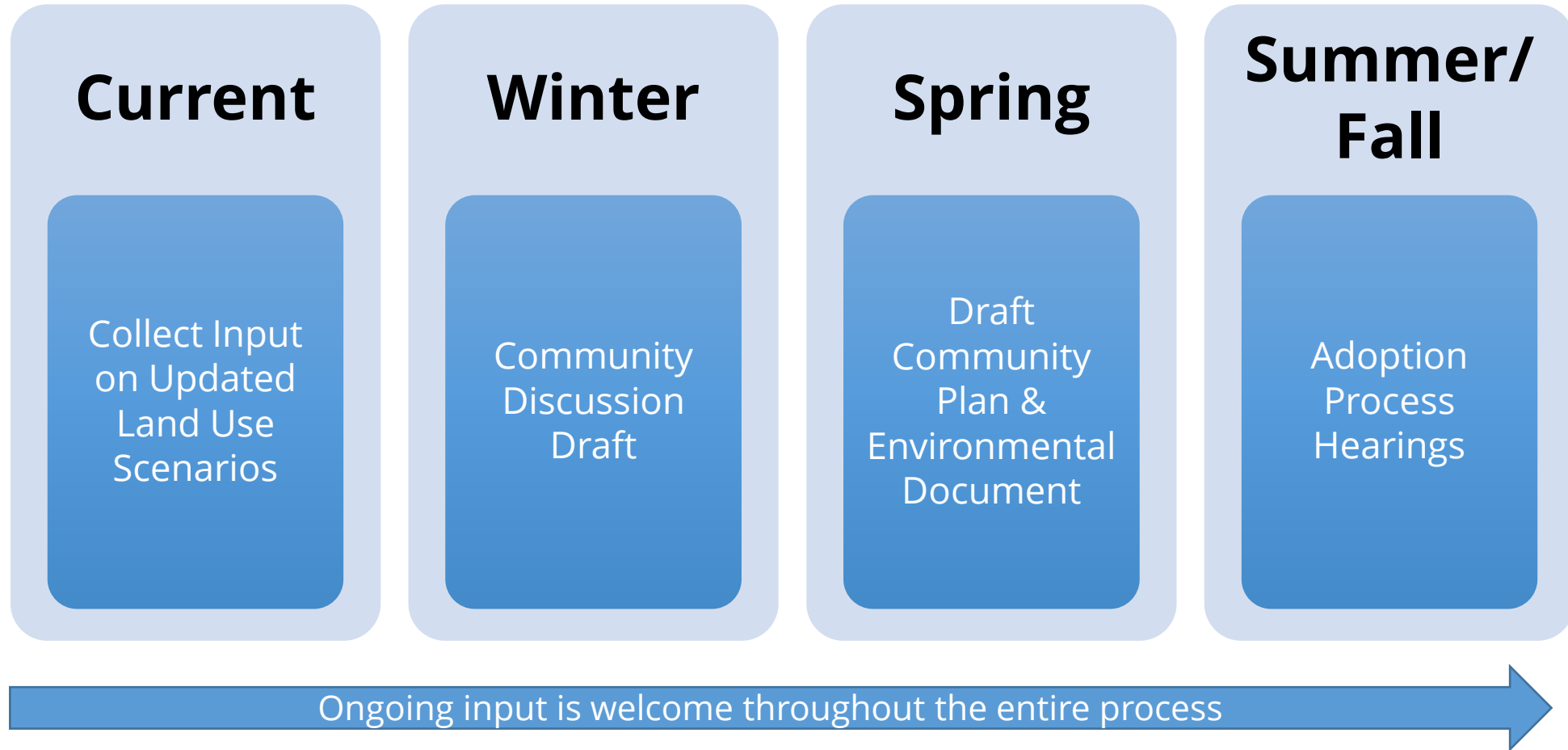


Focus Area	Acres	Existing Homes	1989 Adopted Com. Plan Capacity for Homes	Proposed Capacity for Homes	# Difference (Proposed vs 1989 adopted plan)	% Difference (Proposed vs 1989 adopted plan)
Grand Total	94	950	2,625	2,765	+140	+5%

**Subcommittee-Recommended
Buildout Estimate: 2,765
Homes Above Adopted Com. Plan: +140**



Next Steps



Planning Department

College Area

Community Plan Update Workshop

Item # 4

November 17, 2022