COLLEGE AREA COMMUNITY PLAN UPDATE

July 27, 2022 - Committee Meeting

TONIGHT'S TEAM

Nathen Causman

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Nancy Graham

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MEETING OBJECTIVES

1. Provide a Summary of the Input Received from those that attended the Open House

2. Continue to Gather Feedback

3. Share Additional Opportunities for Public Input

PRESENTATION FORMAT

- **June Outreach & Engagement**

- *Upcoming Schedule*

- *Open House - Land Use Exercise Summary*

- *Open House - Comment Summary*

- *Next Steps*

- *Discussion / Q&A*

JUNE OUTREACH & ENGAGEMENT

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 HERE

The City of SAN DIEGO | PlanCollegeArea.org

Nathen Causman - Project Manager   NCausman@SanDiego.gov   619.236.7225

22 Appointments

38 Hours

Estimated 125 Attendees

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 92115

REGISTER HERE

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JUNE OUTREACH & ENGAGEMENT

PRESENTATION FORMAT

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- **Upcoming Schedule**

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TENTATIVE COLLEGE AREA CPU SCHEDULE

2022 MAY 25	2022 JUN 29	2022 JUL 27	2022 AUG
Committee Meeting	*Community Open House*	*Committee Meeting*	*No Meeting*
Topic: Community Survey Results	Topic: Project work to-date and engagement activities	Topic: Community Input from Open House	
Committee Role Feedback on Community Survey Results &	*Committee Role* *No meeting*	*Committee Role* Feedback on Open House and Results	

TENTATIVE COLLEGE AREA CPU SCHEDULE

2022 SEP 28

2022 SEP 29

2022 Oct/ Nov

Committee Meeting

Topic: **Draft Land Use & Alternatives**

Committee Role
Feedback on Discussion Draft Community Plan

Planning Commission Workshop (informational only)

Topic: Discussion of **Draft Land Use / Alternatives** & Community Input from Open House

Committee Role
This workshop is open to the public - Committee and community members welcome

Committee Meetings

Topic: **Feedback on PC Workshop – Revised Land Use**

Committee Role
Feedback on Planning Commission Workshop and Revised Land Use

10

TENTATIVE COLLEGE AREA CPU SCHEDULE

2023 Winter

2023 Spring

2023 Summer

2023 Fall

Committee Meetings

Topic: **Release & Review Discussion Draft Community Plan**

Committee Role
Discussion

Committee Meetings

Topic: Review **Discussion Draft Community Plan** for Community Input and begin environmental studies

Committee Role
Discussion

Committee Meetings

Topic: Release **Draft Community Plan and Environmental Doc for Council Adoption**

Committee Role
Feedback on Adoption-Draft Community Plan & **Provide Recommendation**

Adoption Hearings

Draft Community Plan for Council Adoption

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OPEN HOUSE - LAND USE EXERCISE SUMMARY

PLAN COLLEGE AREA

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.

○ PARKING

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.

○ PARKING

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.

○ PARKING

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.

○ PARKING

College Area Community Planning Area

Show us where new homes should be located in the College Area!

Use the provided highlighters to mark up this map and show what type of new housing development should be built in the future and where it should go.

Each highlighter color corresponds to a building type, which you can find represented on the 'Building Typology' board located at the 'Urban Design, Land Use & Economic Prosperity' table.

When you're done, submit your map to a staff member at the 'Urban Design, Land Use & Economic Prosperity' table or take it to the north wall (near the gymnasium entrance) where a staff member will take your map and post it to the wall. The Planning Department will share the results of this exercise with the Community Plan Update Committee on July 27.

LAND USE EXERCISE: NO CHANGE

16 MAPS

LAND USE EXERCISE: CORRIDORS

PLAN COLLEGE AREA

Low-Medium Scale El Cajon Boulevard

15 MAPS

LAND USE EXERCISE: CORRIDORS

Low-Medium Scale El Cajon Boulevard

15 MAPS

Medium-Higher Scale El Cajon Boulevard

22 MAPS

LAND USE EXERCISE: CORRIDORS

Medium-Higher Scale El Cajon Boulevard

22 MAPS

Medium-Higher Scale El Cajon Boulevard

22 MAPS

LAND USE EXERCISE: CORRIDORS

Only El Cajon Boulevard

2 MAPS

Corridors Near SDSU

5 MAPS

7 MAPS

PLAN COLLEGE AREA

Alvarado Canyon (Near SDSU)

LAND USE EXERCISE: CORRIDORS

Alvarado Canyon & Corridors Near SDSU

20 MAPS

Alvarado Canyon & Corridors Near SDSU

20 MAPS

LAND USE EXERCISE: CORRIDORS

Alvarado Canyon & Corridors Near SDSU

20 MAPS

5 MAPS

LAND USE EXERCISE: COMMUNITY INFILL

3 MAPS

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COMMENT SUMMARY: THEMES

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**

COMMENT SUMMARY: INFRASTRUCTURE

The most comments on infrastructure:

- **Public Spaces / Parks**
- **Bikes**
- **Transit**

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

'bike lanes w barriers from cars'

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

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

COMMENT SUMMARY: HOUSING to PARKING

2. Housing and Mixed-Use Corridors	**33**
3. Preserve Single Family Homes	**33**
ADU	5
Complete Communities	2
General	21
Vision 7	5
4. Other	**24**
General	9
Question	5
Vote	10
5. Low Scale Development	**15**
6. Prioritize Auto Parking	**11**

'Use El Cajon Boulevard for mixed use development - already have transit and infrastructure in place. '

'#1 priority - protect the integrity of single-family neighborhoods.'

'let us know when street sweepers will be here please.'

'start sprawling + build in other areas.'

'no big building without parking.'

'Other' comments included 3 subcategories:
'General' comments; 'question' comments; and comments that were votes for mobility infrastructure

PLAN COLLEGE AREA

COMMENT SUMMARY: TRAFFIC CONGESTION to ROUNDABOUTS

7. Auto Congestion	**10**
70th	1
Adams	1
All Corridors	3
College	1
El Cajon Blvd	1
Montezuma	3
8. Green Streets	**7**
Positive	4
Negative	3
9. Soria Drive	**7**
10. Roundabouts	**5**
Positive	3
Negative	2

'traffic needs a better solution. Roads need to be expanded not just beautiful.'

'Road diet in conjunction with linear park.'

'Soria is not for sale.'

'More roundabouts along Montezuma!'

Lots of cross pollination in comments – some themes could have been combined with other themes (e.g. 'Soria Drive' could have been grouped with 'Preserve Single Family Homes')

COMMENT SUMMARY: VOTE for EL CAJON BOULEVARD

2. Housing and Mixed-Use Corridors	**33**
3. Preserve Single Family Homes	**33**
ADU	*5*
Complete Communities	*2*
General	*21*
Vision 7	*5*
4. Other	**24**
General	*9*
Question	*5*
Vote	*10*
5. Low Scale Development	**15**
6. Prioritize Auto Parking	**11**

opposed to both options
(Collwood from monroe to ecb) keep existing configuration with landscaping
good idea!
Like!!! <3
ALT 2 - better choice beween these two
ALT 2 - yes. Got my vote
ALT 2 - my vote has parking and bike lane.
ALT 2 - Absolutely! Need parking
ALT 2 - better
Oppose both

'Other' comments included 3 subcategories: 'General' comments; 'question' comments; and comments that were votes for mobility infrastructure

COMMENT SUMMARY: VOTE for EL CAJON BOULEVARD

Do you have a preference for the central segment of El Cajon Boulevard?

Alternative 1

Alternative 2

Comments
opposed to both options
(Collwood from monroe to ecb) keep existing configuration with landscaping
good idea!
Like!!! <3
ALT 2 - better choice beween these two
ALT 2 - yes. Got my vote
ALT 2 - my vote has parking and bike lane.
ALT 2 - Absolutely! Need parking
ALT 2 - better
Oppose both

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NEXT STEPS

- Refine the land use scenarios based upon Citywide housing, climate, and equity goals and the feedback that we have received in the past and that we continue to receive

- Discussion of design standards for implementing the goals and policies of the preferred land use plan

  - (For example, urban design policies that regulate bulk and scale of new development; land use policies that require new development to build and maintain new parks and public spaces, etc.)

- Prepare Discussion-Draft Community Plan for Review

  - (est. sometime between December - March)

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- **Discussion / Q&A**