

City of El Cajon

Specific Plan, Design Guidelines, Design Review, Streetscapes



Walking tour participants



Downtown El Cajon Specific Plan: Five Districts Map

Project Description:

CityWorks drafted a new Specific Plan and Design Guidelines for downtown El Cajon. The Specific Plan was developed to implement El Cajon’s General Plan policy to revitalize and redevelop downtown El Cajon by defining policies and an implementation plan for: mixed-use development, open space, pedestrian-oriented design, parking solutions, multi-modal transportation, and infrastructure improvements. Five districts each with a central activity node were planned: 1) Historic Heart of the City District, 2) Transit and Business District, 3) Lifetime Learning District, 5) Community Recreation District and 6) Marketplace District.

At a series of three community meetings, stakeholders worked to define areas of improvement and prioritize these ideas. At a third workshop, participants provided comments on the conceptual designs that were incorporated into final drafts of the Specific Plans and Design Guidelines. Additionally, an ad-hoc

committee was created to provide input to the design team as the Specific Plan and Design Guidelines were being prepared.

Services:

- ▶ Interim design and development guidelines (an appendix to the current Specific Plan 182)
- ▶ Existing conditions technical reports for project area
- ▶ Downtown Specific Plan and Design Guidelines
- ▶ Project Design Review for new Public Safety Center and 25 downtown projects
- ▶ Conceptual Design and Project Management support for the Main Street and Magnolia Avenue Streetscapes
- ▶ Design and conduct three community workshops and eight ad-hoc committee meetings
- ▶ Design and conduct four City Council / Planning Commission workshops and hearings
- ▶ Design and conduct three El Cajon CDC events
- ▶ Public noticing: mailings and web updates
- ▶ Press and media coordination

Client:

David Cooksy, Director
City of El Cajon

Location:

El Cajon, CA

Size:

564 Acres

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