

Year in Review: Development along Poway Road

By Angela Brandt

Development in Poway, especially along Poway Road, has been in the news for the last couple of years and will continue to be as projects go into 2024. The two main projects underway are The Farm in Poway and Poway Commons.

A newcomer to Poway Road plans is the Poway Town Center, which will be multi-use and include 212 market-rate apartments and will be coming in 2023. Pacific Coast Commercial announced in January 2021 the sale of Carriage Center West, a 4.47-acre shopping center. The property was purchased alongside former Poway Fun Bowl, totaling 6.60 net acres and two parcels.

The development project, which will be constructed by Fairfield Residential, will include approximately 11,364 square feet of retail and 9,955 square feet of public plaza.

This summer, The Farm in Poway started a construction phase as grading efforts continued for the project, which when completed will include 160 residential lots, a butterfly farm, clubhouse and restaurant space.

The completion date for The Farm in Poway is expected to be in the first quarter of 2024.

The master planned community, which is on a 117-acre parcel, formerly the StoneRidge Country Club golf course, draws on the rural qualities of Poway and features five new collections alongside conserved open space. The Farm in Poway will also offer 35 open space lots and 31 private space lots from three parcels that formed the golf course. Amenities include a butterfly farm and education center, spaces for new restaurants and other businesses, a recreation clubhouse and community gardens.

The development was approved by more than 60 percent of voters in November 2020 despite organized opposition by some residents near the former country club. The group "Preserve Poway" said its members wanted the land to remain open space or to have a density of fewer than 160 homes.

As of this summer, the three-model housing project at Poway Commons, a mixed-used community along Poway Road, was more than half occupied, officials said. By July, 50 of the 97 market-rate homes had been sold.

The residences are two- and three-story townhouses and flats. The site also includes 2.2 acres set aside for future mixed-use development.

Poway Commons spans the north and south sides of Poway Road, west of Tarascan and Civic Center drives.

It also includes 44 affordable apartments for seniors and veterans, built by Chelsea Investment Corporation, for a total of 131 homes. These apartments, called Apollo, were 100 percent leased as of January.

Officials anticipate the rest of the homes will be sold out by January 2023 and that all will be occupied by April of that year.