

An architectural rendering of the Otay Ranch Town Center. The central focus is a large, arched structure labeled 'FOOD PAVILION'. Below the pavilion, there is an outdoor seating area with tables and chairs, and a fountain with several water jets. People are depicted in various activities: some are sitting at tables, some are walking, and a child is playing near the fountain. The scene is set in a park-like environment with trees and a clear sky.

OTAY RANCH TOWN CENTER - MIXED USE

FOR PLANNING COMMISSION CONSIDERATION



OVERVIEW &
PROJECT
DESCRIPTION



VISION



PUBLIC
OUTREACH



NEXT STEPS

OVERVIEW

REQUESTED ENTITLEMENTS

- Rezone of approximately 10 acres to allow residential and mixed use.
- This approval is not approving any specific building. That will be a separate submission.
- Residential could be for-sale or apartments based on market demand.
- The project is phased
 - Phase 1 term is 7 years and has a minimum density of 20/acre on a 4 acre parcel
 - Phase 2 term is another 5 years and adds 4 more acres and total development must total 435 units
 - Phase 3 term adds another 3 years and must have a cumulative 840 units

COMMUNITY ENGAGEMENT

FEEDBACK & DIALOGUE

COMMUNITY

Community Advisory Group
(CAG)

Text & social media campaigns

Outreach to HOAs

Mall Signage

Farmers Market

Briefings with individual
community members

Open House

ORGANIZATIONS

Chula Vista Chamber of
Commerce

South County EDC

YIMBY Democrats

First Friday

Briefings with individual mall
tenants

School District

PROJECT SUPPORT

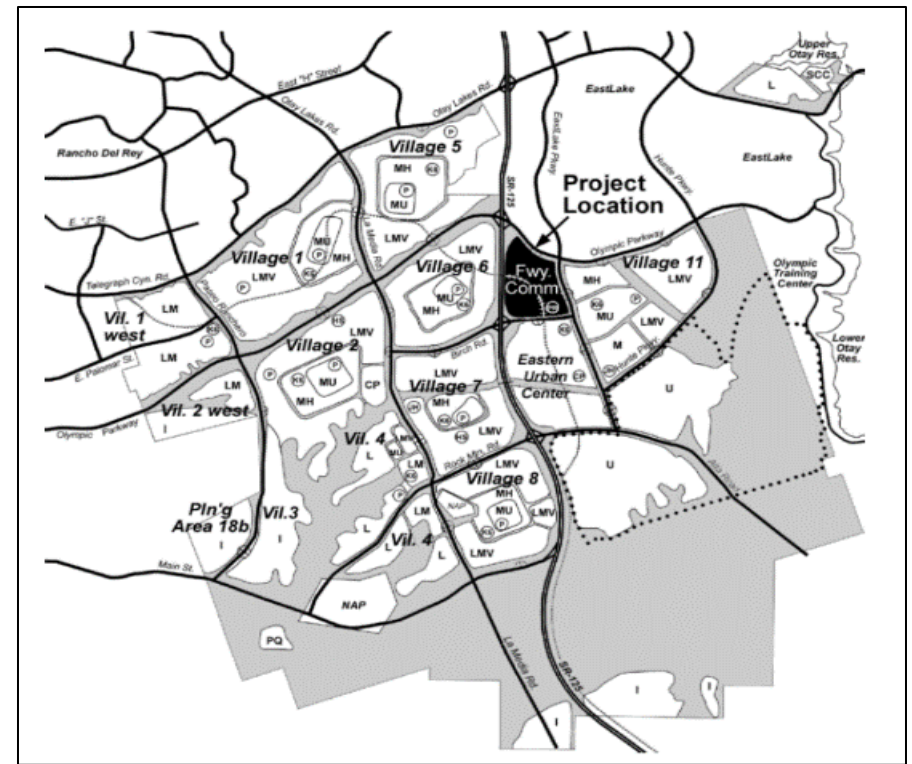
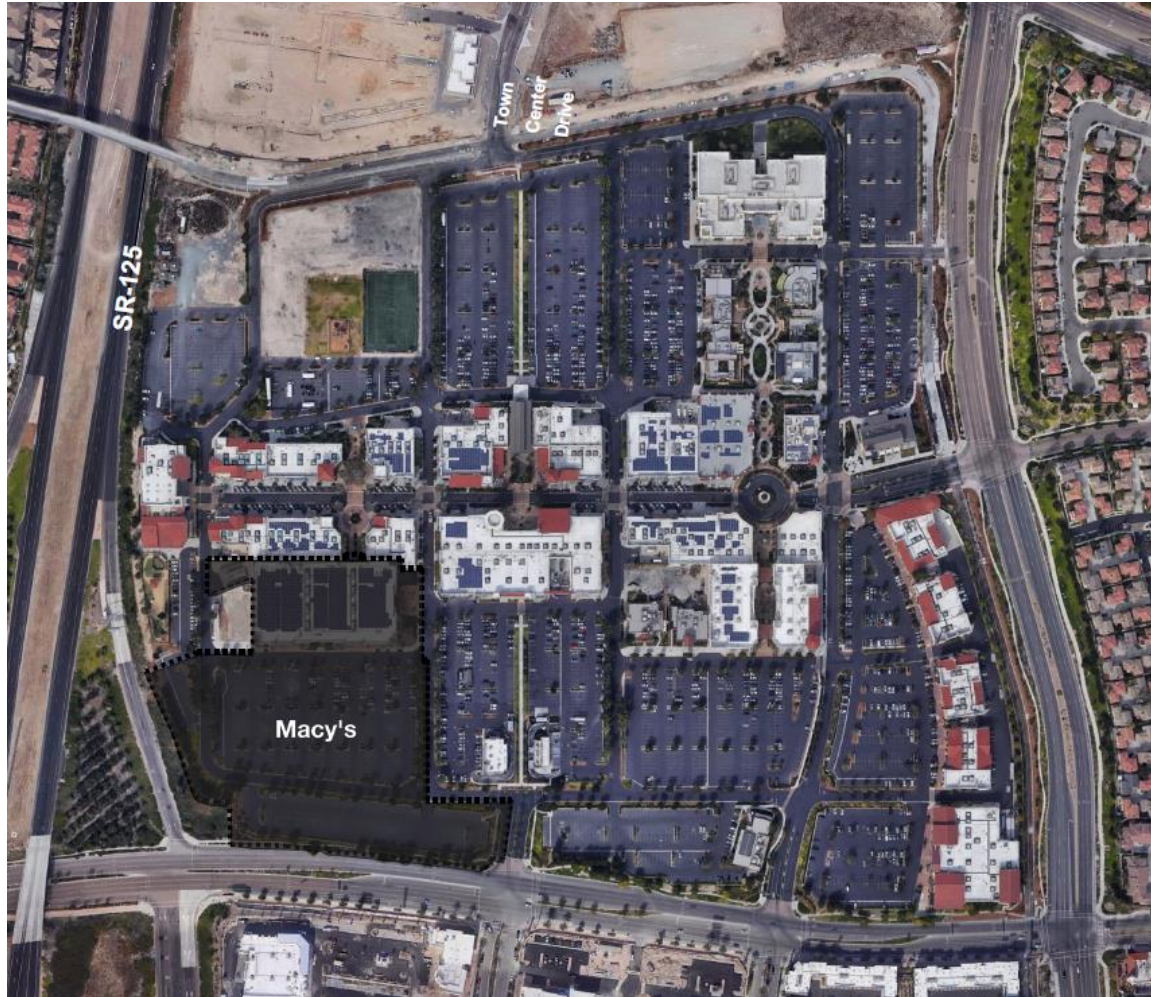
COMMUNITY ENGAGEMENT



OVERVIEW

PROJECT OBJECTIVES

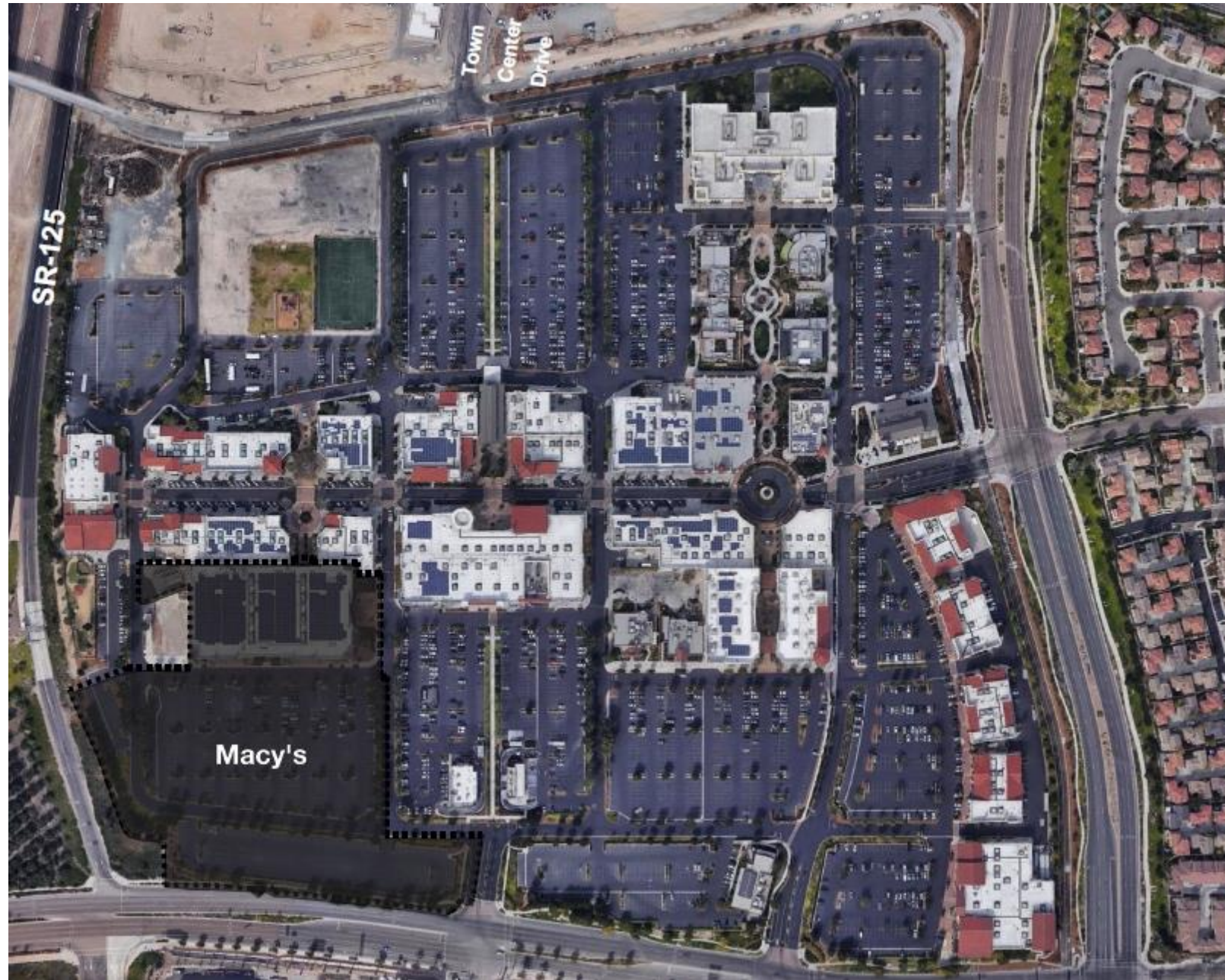
- Rezoning for activation of vacant spaces as mixed-use community
- Addition of residential & park space, integrated into existing retail



OVERVIEW

PROJECT OBJECTIVES

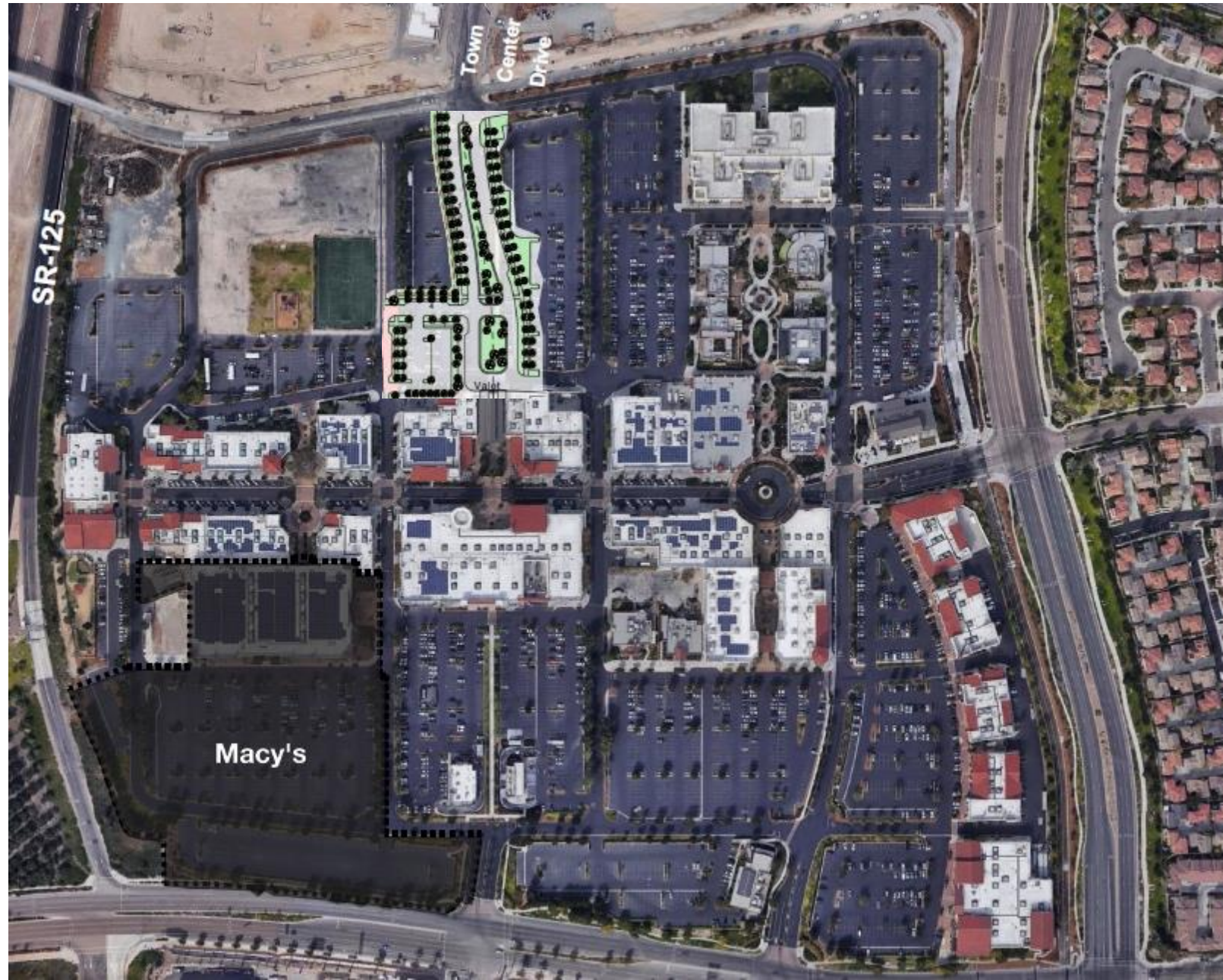
- Realigned & Improved Town Center Drive
- Revitalized & Transformed Main Street
- Reimagined Retail on Main Street
- Integrating Residents to Town Center Community



OVERVIEW

PROJECT OBJECTIVES

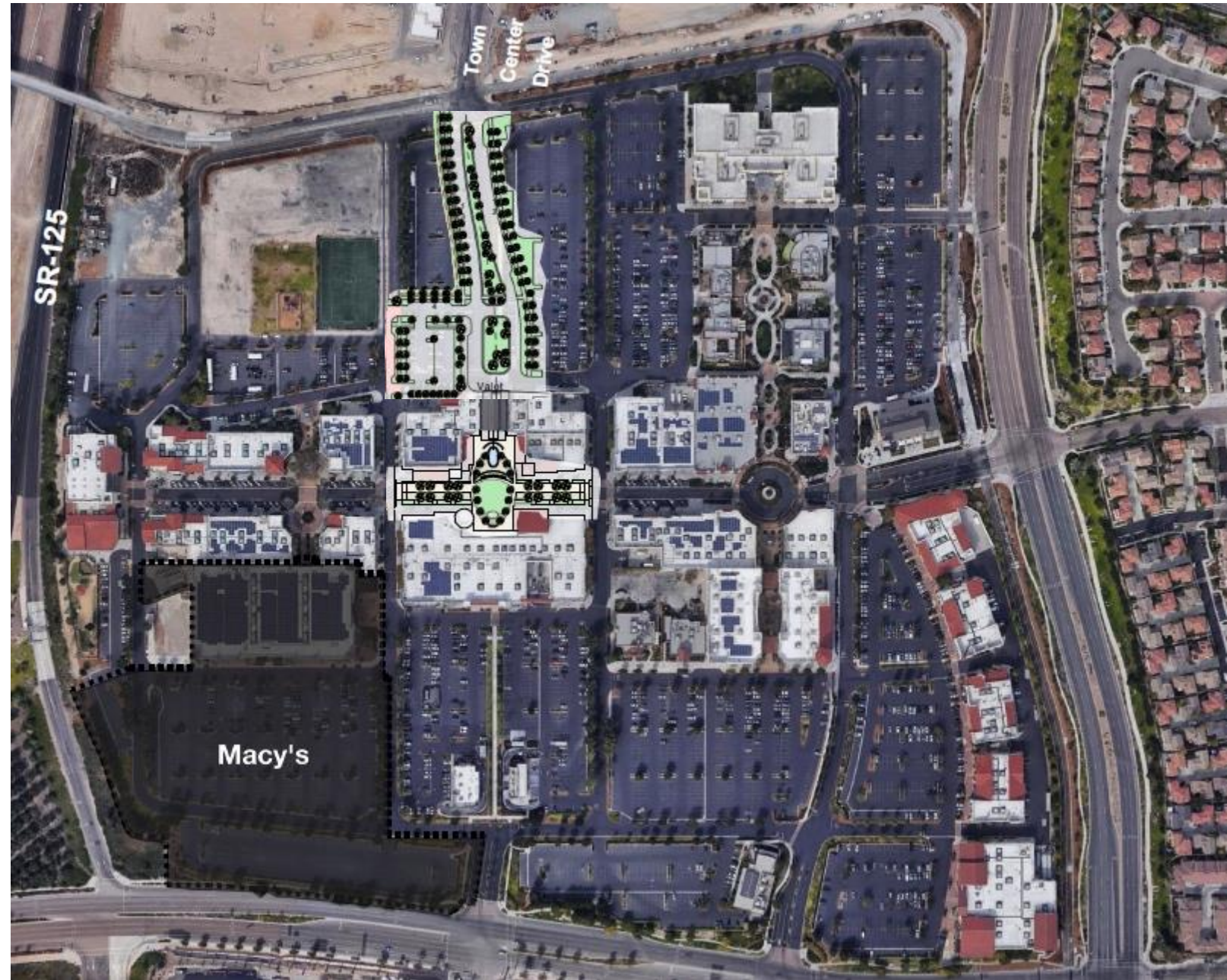
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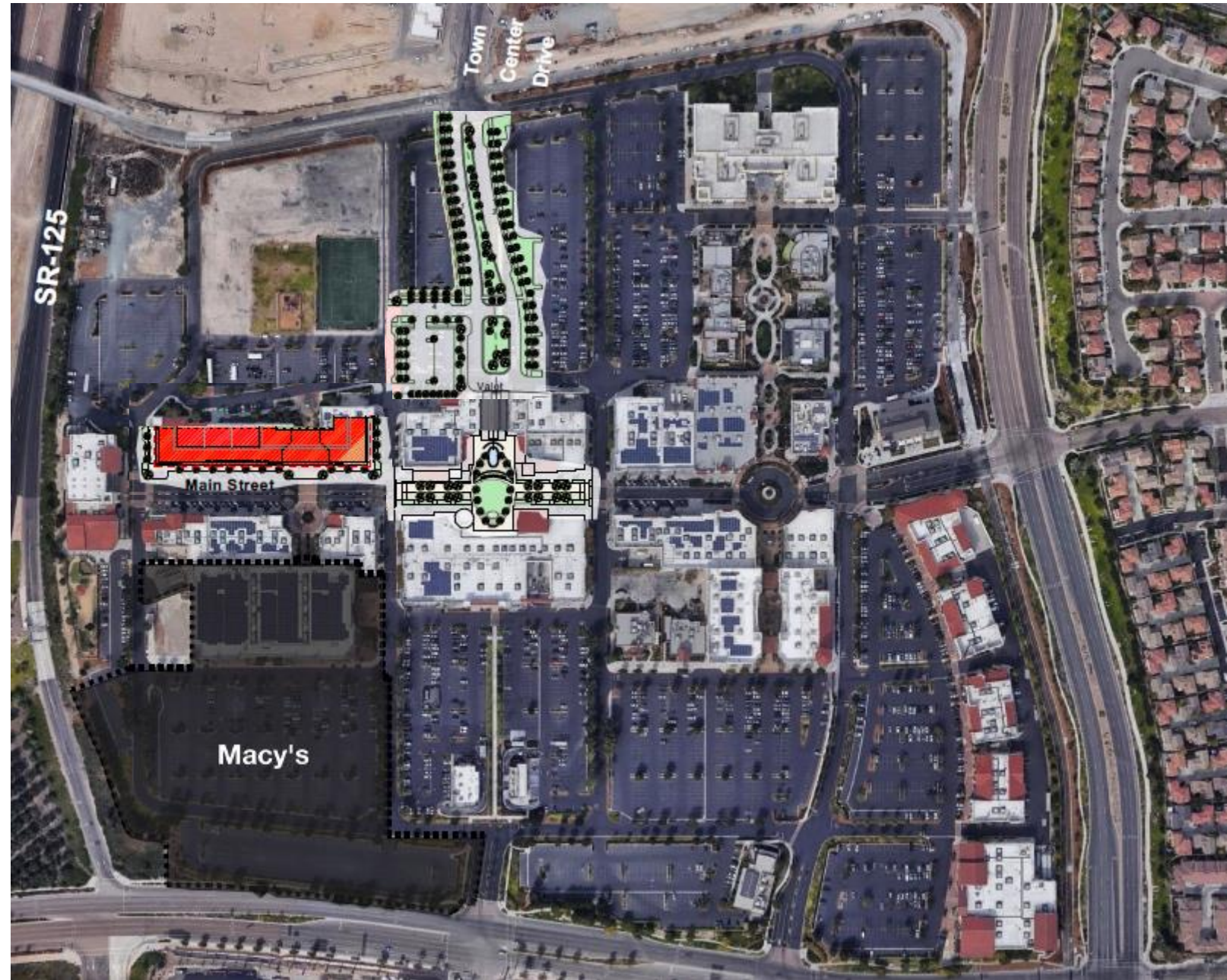
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VISION

TOWN CENTER DR



VISION

MAIN ST



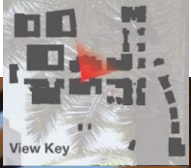
VISION

COMMUNITY



VISION

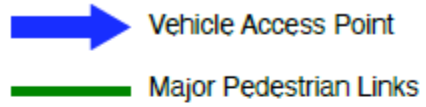
RESIDENTIAL



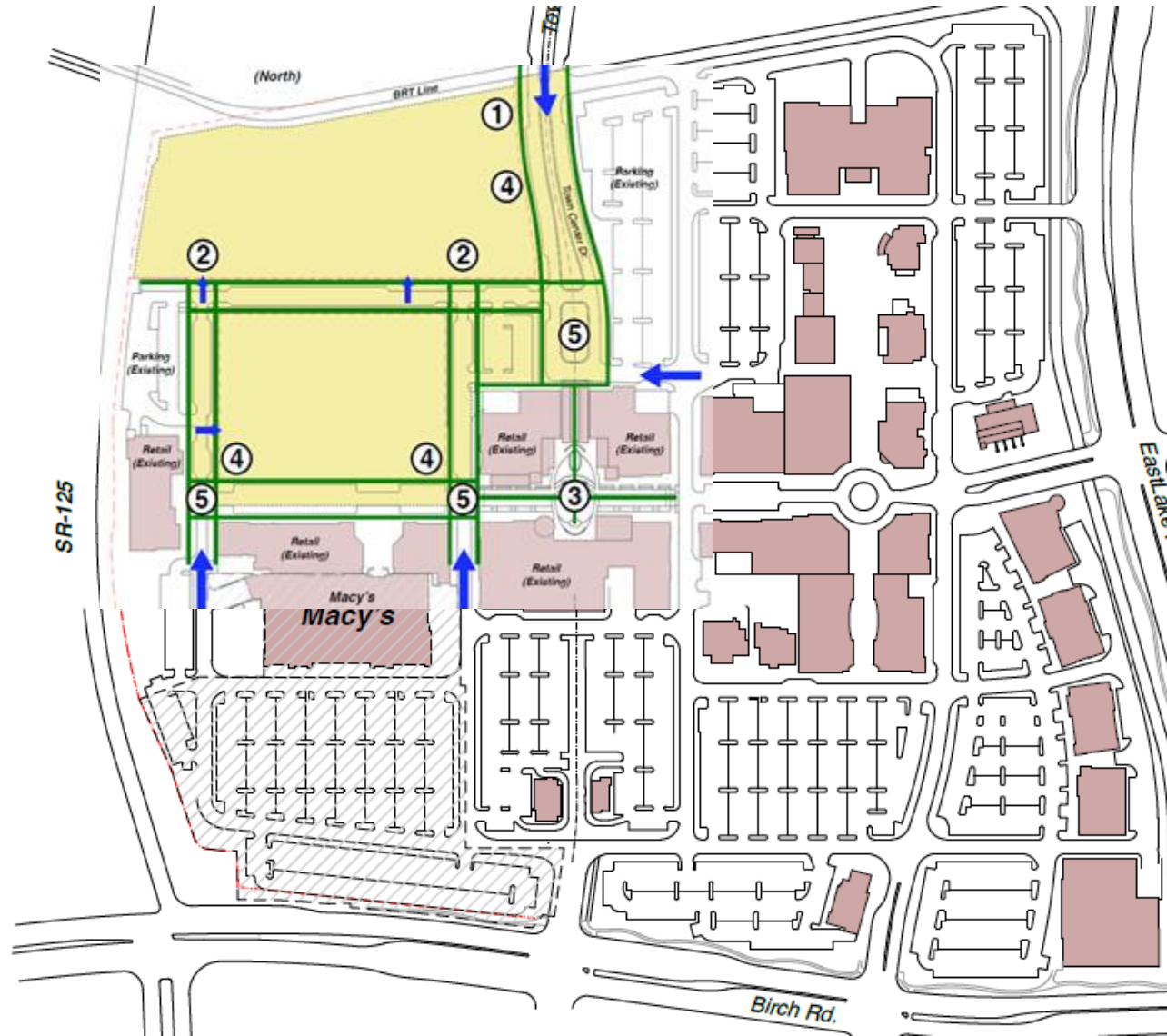
OVERVIEW

Pedestrian & Bike Connectivity

- Linkage to Town Center and East Side of Otay



Note: This exhibit is conceptual and subject to change during the design review phase



OVERVIEW

TENTATIVE MAP & HIGHLIGHTS

- Redefined entry with realignment of Town Center Drive
- Land uses Aligned with Surrounding Community
- Revitalized Community Spaces and Parks
- Optimized Connectivity



REINVESTMENT

CONCEPTUAL ELEVATIONS



For-Sale



REINVESTMENT

CONCEPTUAL ELEVATIONS

Multi-Family Residential





Thank You.

Brookfield
Residential

APPENDIX

UPCOMING

PROCESS & MILESTONES

