

The background image shows a vibrant town center scene. In the foreground, a large, multi-tiered fountain with several water jets is active. A young girl in a pink swimsuit is playing in the water. To the right, a man is kneeling on the grass, possibly interacting with a dog. In the background, there is a large, modern building with a prominent arched entrance. The words "FOOD PAVILION" are visible in an arch above the entrance. People are sitting at outdoor tables under umbrellas, suggesting a cafe or restaurant area. The overall atmosphere is bright and lively, with many 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

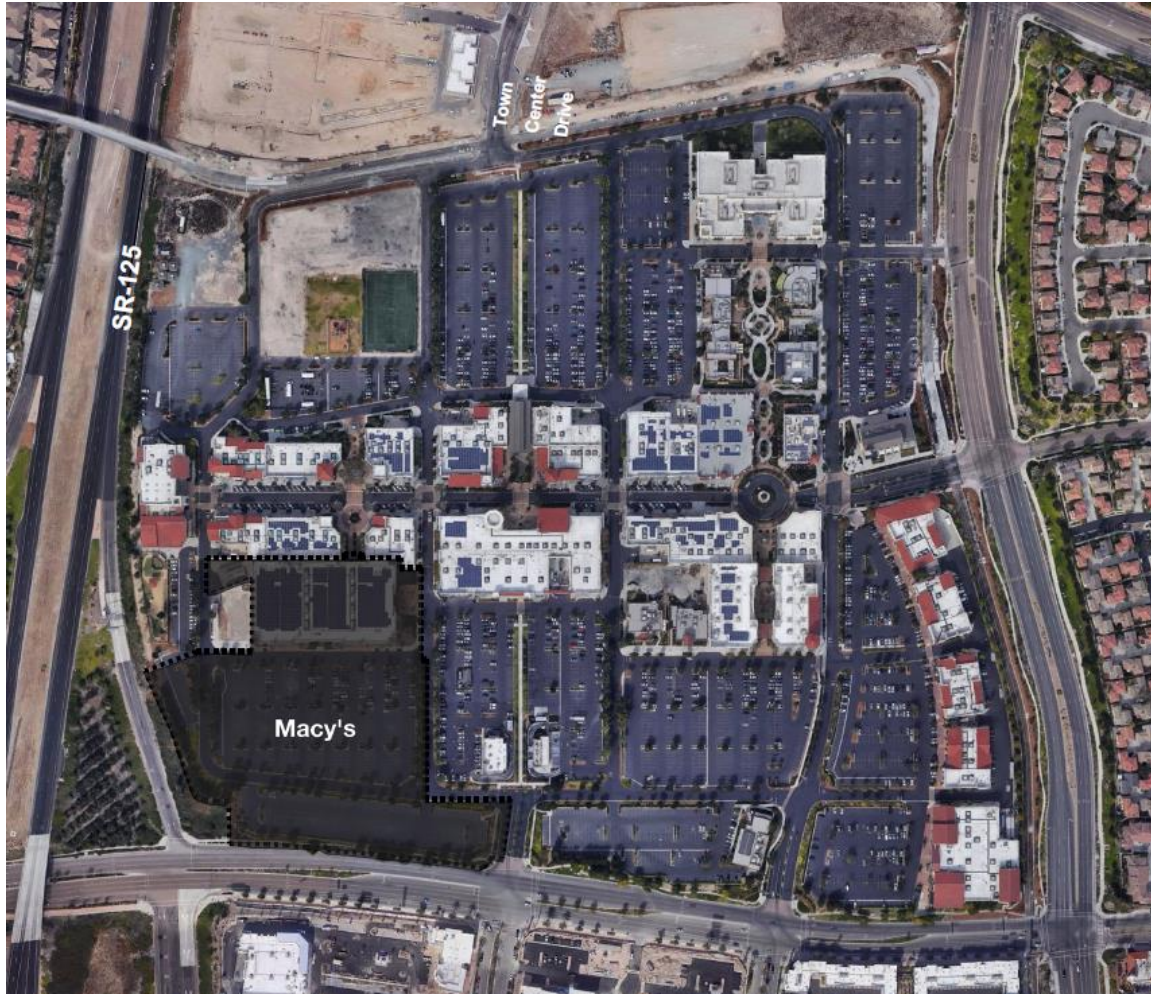
COMMUNITY ENGAGEMENT



OVERVIEW

PROJECT OBJECTIVES

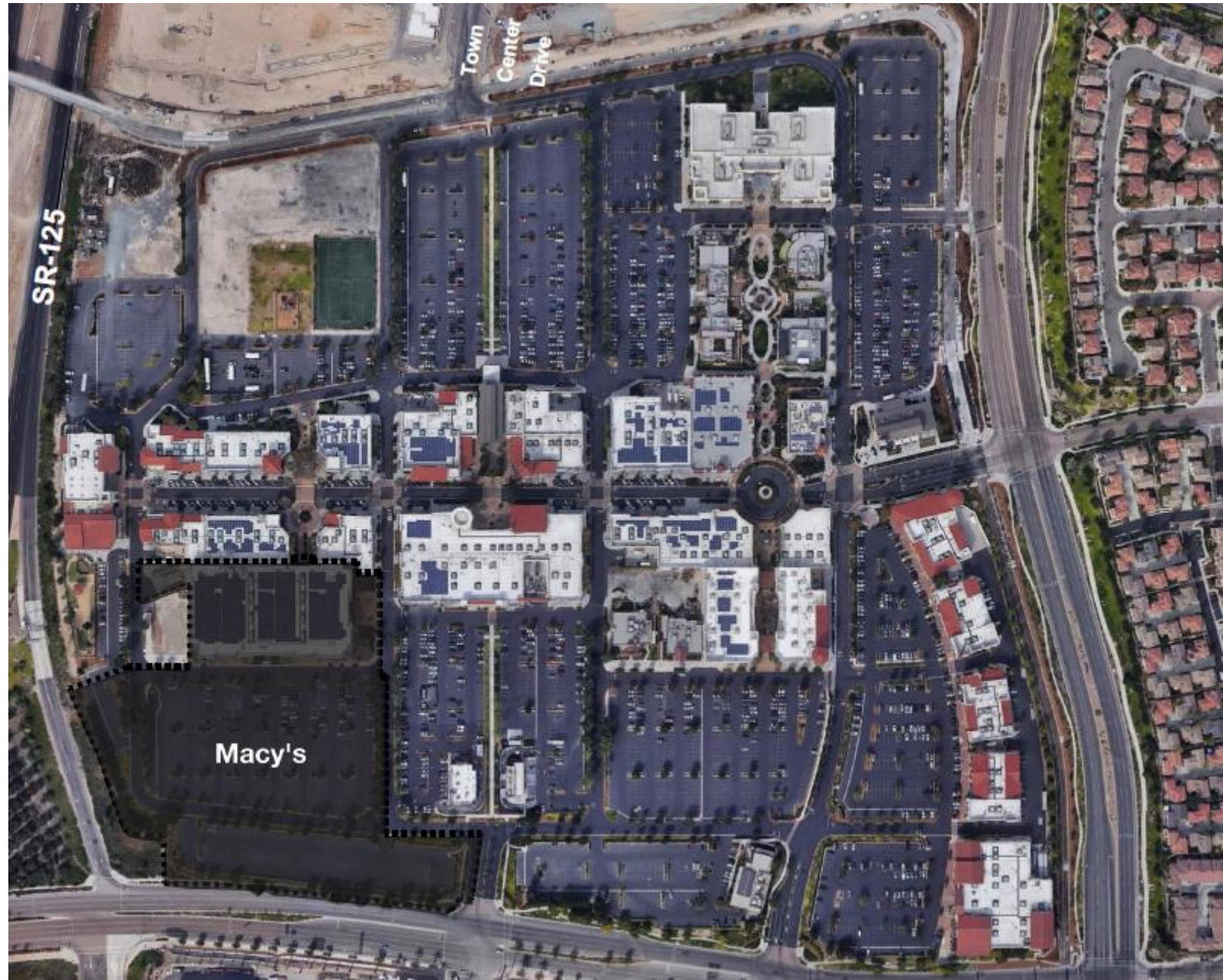
- Rezoning for activation of vacant spaces as mixed-use community
- Addition of residential & park space, integrated into existing retail



OVERVIEW

PROJECT OBJECTIVES

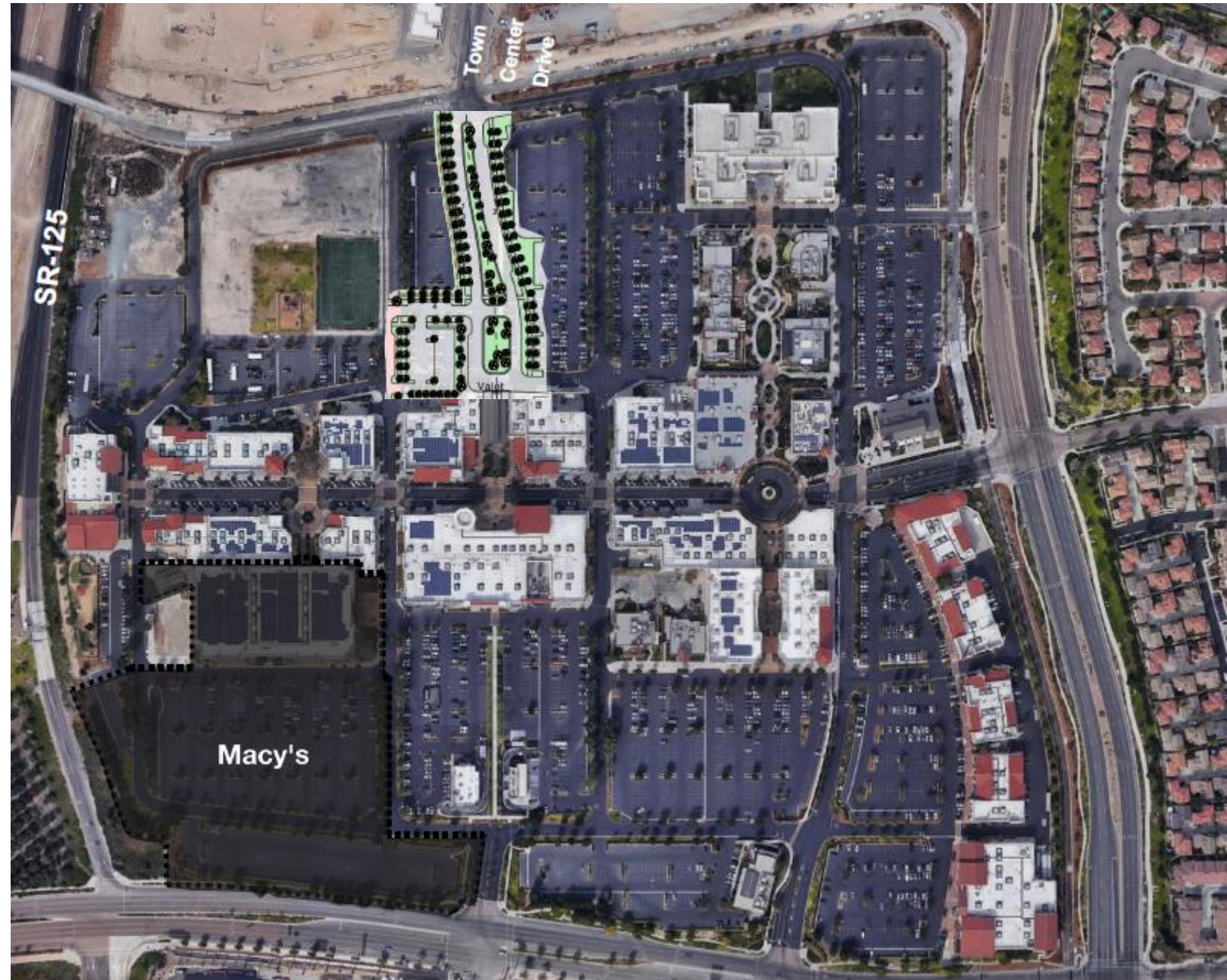
- Realigned & Improved Town Center Drive
- Revitalized & Transformed Main Street
- Reimagined Retail on Main Street
- Integrating Residents to Town Center Community



OVERVIEW

PROJECT OBJECTIVES

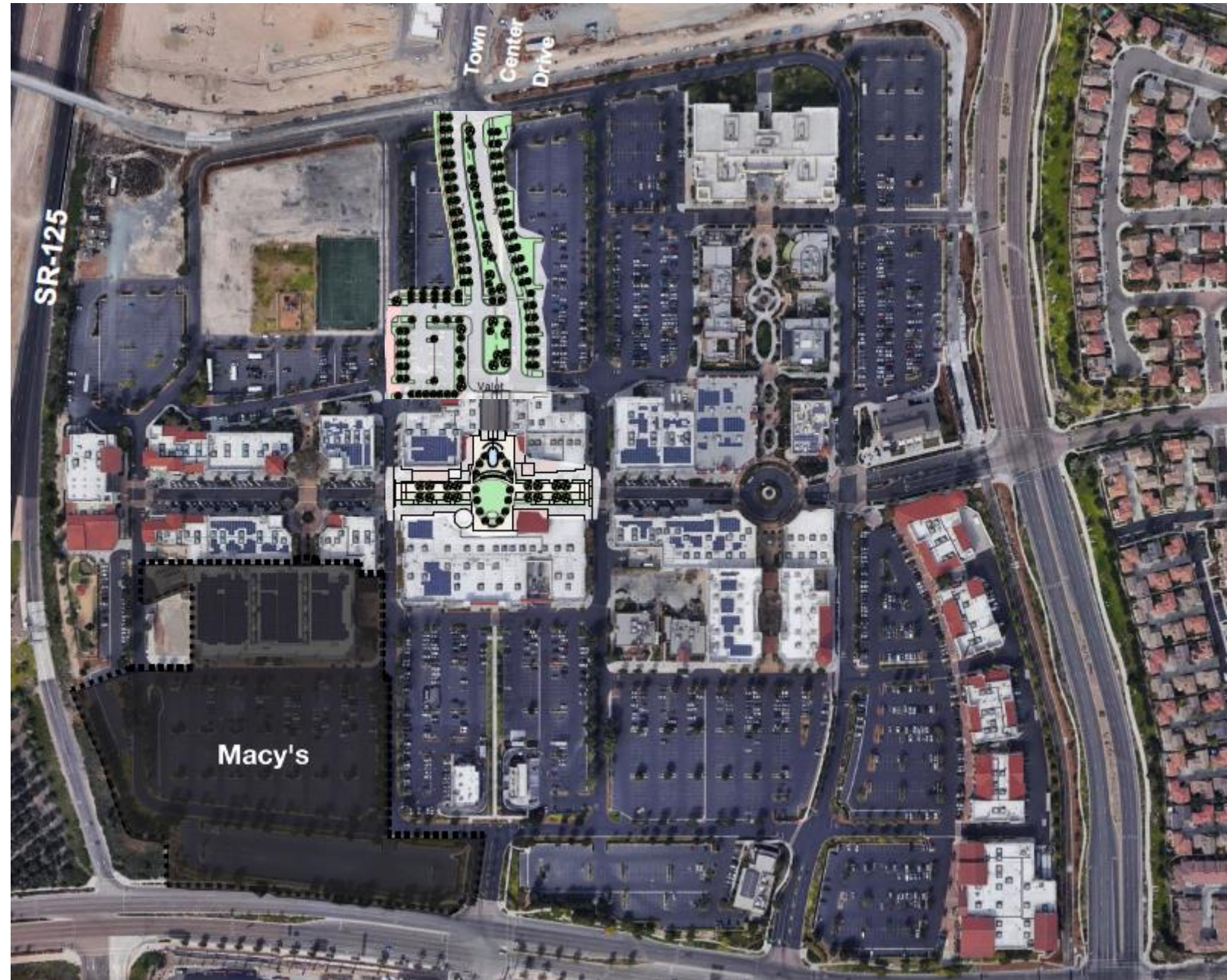
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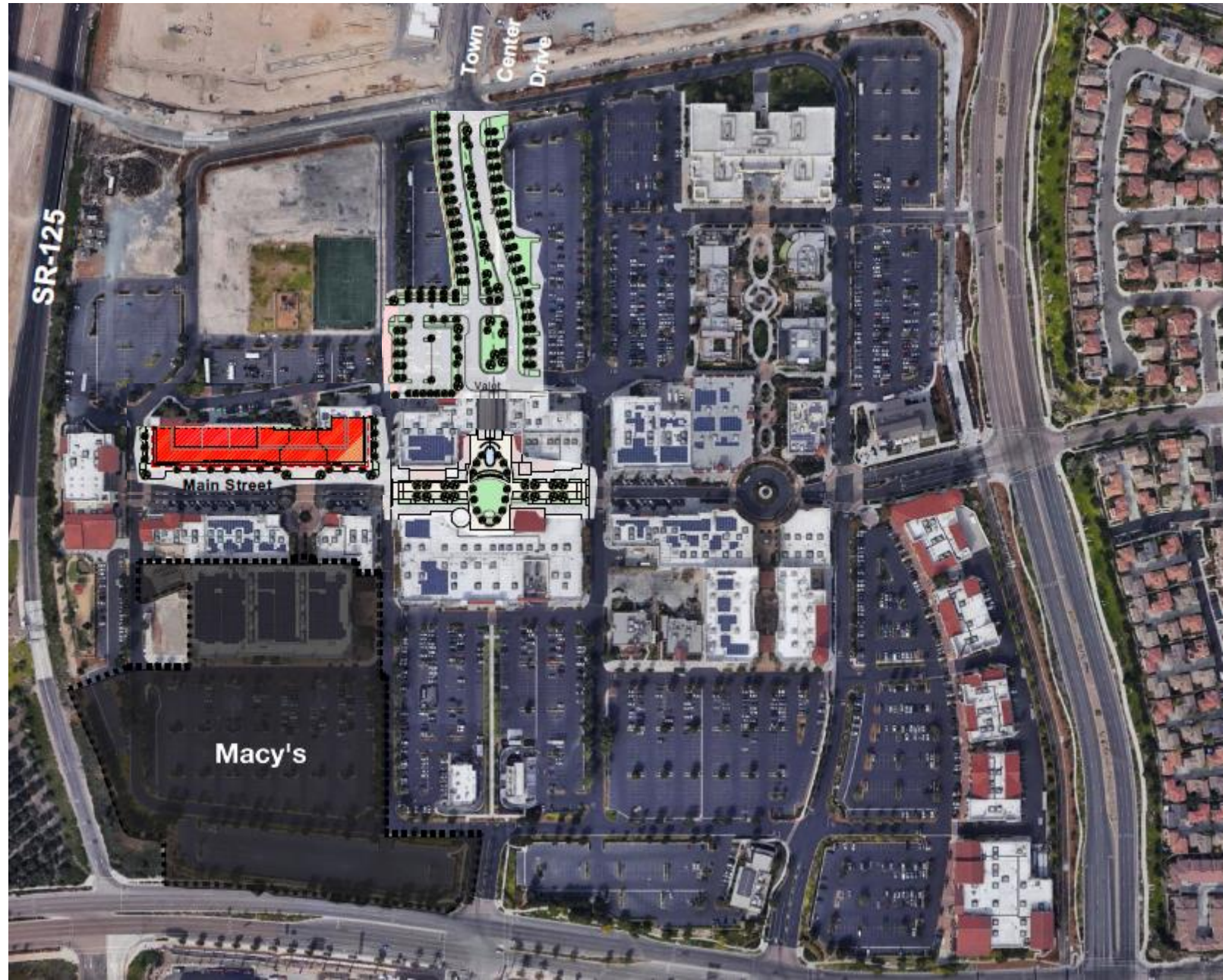
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VISION

TOWN CENTER DR



VISION

MAIN ST



VISION

COMMUNITY



VISION

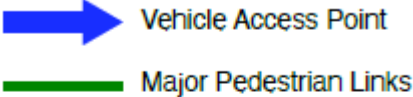
RESIDENTIAL



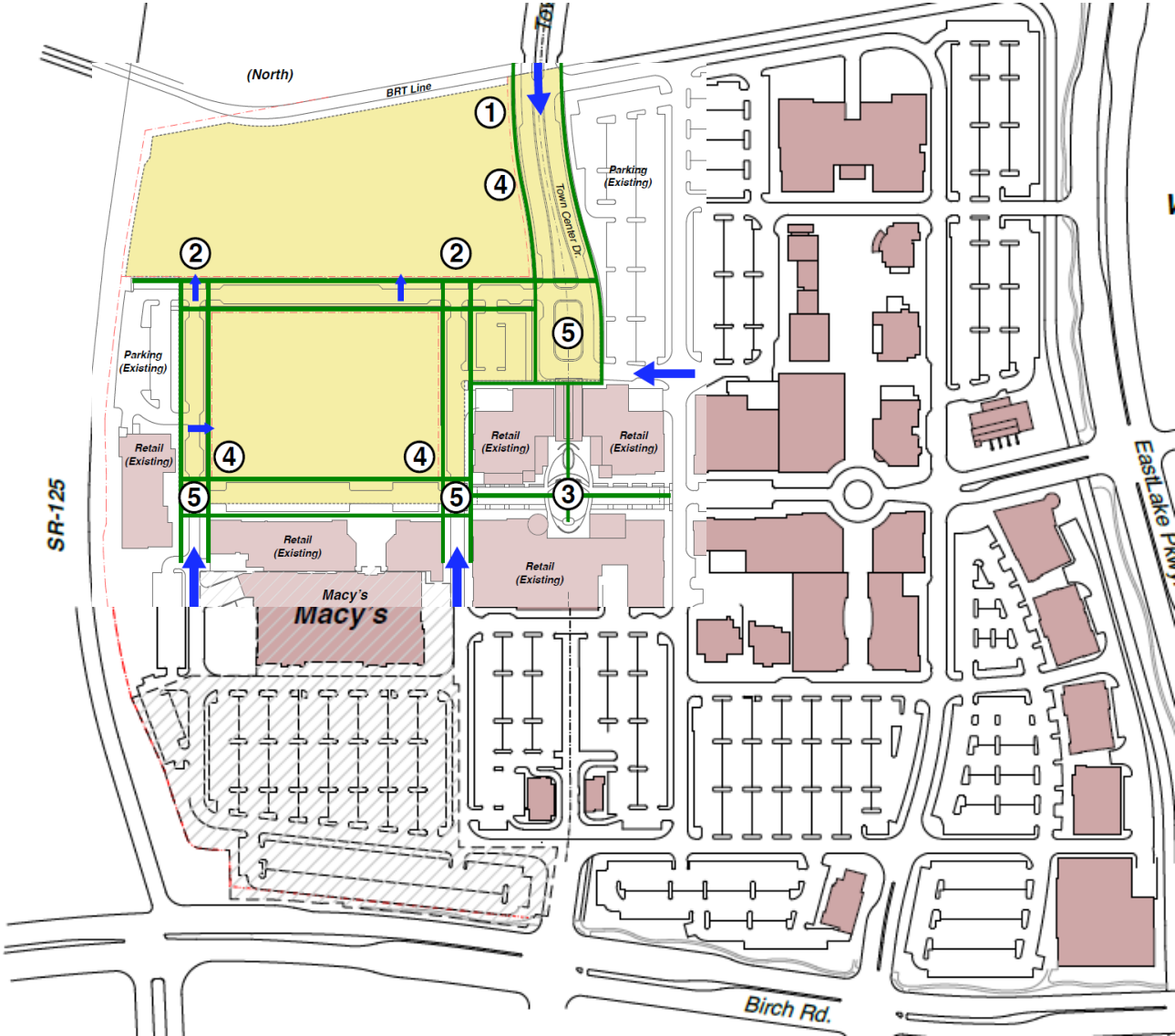
OVERVIEW

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








OVERVIEW

PROJECT PHASING



Legend

-  Phase 1: Min. 100 units. Density = 20 units / acre
-  Phase 2: Min. 435 cum. units. Density = 80 units / acre
-  Phase 3: Up to 840 cum. units. Density = 80 units / acre
-  DEVELOPMENT BOUNDARY
-  POTENTIAL ROADS AND PARKS



REINVESTMENT

CONCEPTUAL ELEVATIONS

For-Sale



Townhomes



REINVESTMENT

CONCEPTUAL ELEVATIONS

Multi-Family Residential



A black and white photograph of a woman carrying a child on her back. They are in a sunlit field with trees in the background. The sun is low, creating a strong lens flare and a warm, golden glow. The woman is wearing a dark top, and the child is wearing a striped shirt. The overall mood is peaceful and affectionate.

Thank You.

Brookfield
Residential

APPENDIX

UPCOMING

PROCESS & MILESTONES

