

Village Two Comprehensive SPA Amendment Village of Montecito

Chula Vista, California

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Planning for a Sustainable Future

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Baldwin & Sons – Alfred E. Baldwin

54 Years of Quality Communities

- Baldwin & Sons Companies
 - Developing Southern California Communities for Over 50 Years
 - Reputation for High Quality Projects
- Founding Developer of Otay Ranch
- Majority Property Owner Within Village Two



Project Status

Village of Montecito

- HOA/Swim Club
 - Approved by DRB 11/03/14
- Public Park
 - Construction Agreement companion to SPA Amendment
- Heritage Road South Design & Construction
 - Development Agreement with certainty for construction
- Entry Monuments & Streetscapes



HOA / Swim Club

- Swimming Pool, Wading Pool and SPA
- Covered Cabanas
- Workout Room
- Lounge/Event Space with Kitchen
- BBQs and Outdoor Dining Area
- Firepit/Bocce Courts
- Onsite Property Management Office





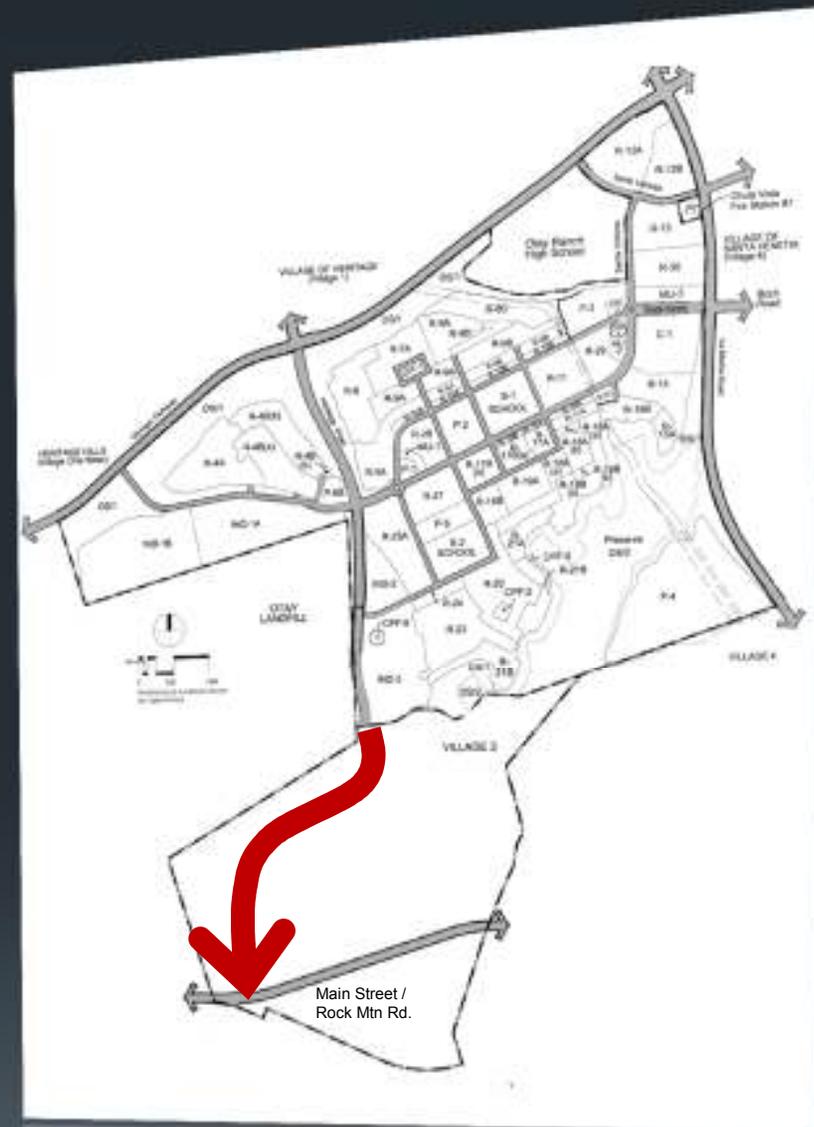
Public Park

- Sport Courts
- Multi-Purpose Field
- Picnic Area
- Tot Lot
- Dog Park



Heritage Road Design and Construction

- Grading and Public Improvement Plans Nearing Approval
- Development Agreement Guarantees Delivery Timeline for Operational Facility



Vision for the Village of Montecito

■ Sustainable Community

- Promote smart growth through compact development
- Reduce automobile dependency
- Increase population to support village commercial uses
- Conserve energy, water, open space

■ Equity

- Diverse selection of for sale and rental homes
- Increase in market rate and affordable homes
- 10% of total units (approx. 455) for low/moderate income families

■ Fiscal Benefits

- \$5000 public benefit contribution per new unit (\$7.8M)
- Reduce per capita cost of public services

■ Public Amenities

- Public Facilities + services commensurate with population
- Additional public elementary school and park



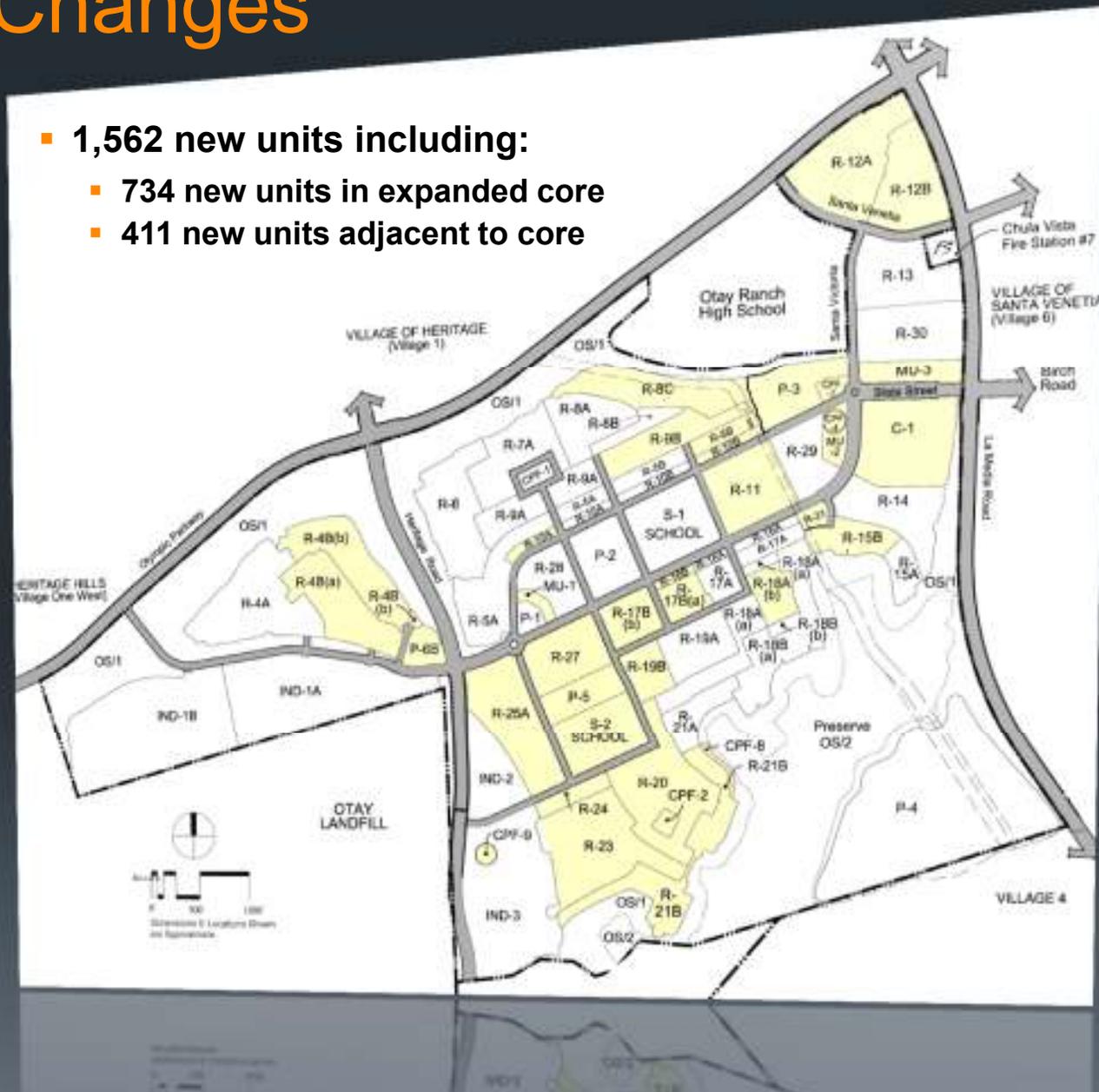
Key Changes

- **More Housing Choices**
 - Including affordable and workforce housing
- **Additional Parks & Elementary School**
 - Two new parks, additional land for Community Park site, and second elementary school
- **Additional Mixed Use Development**
 - Mixed use areas increased from 8.5 to 22.5 acres
- **Planning for Future BRT Line**
 - New line in La Media Road with station adjacent to mixed use area of the Village Core



Key Changes

- 1,562 new units including:
 - 734 new units in expanded core
 - 411 new units adjacent to core



Key Changes

Added Units to Existing Multi-Family

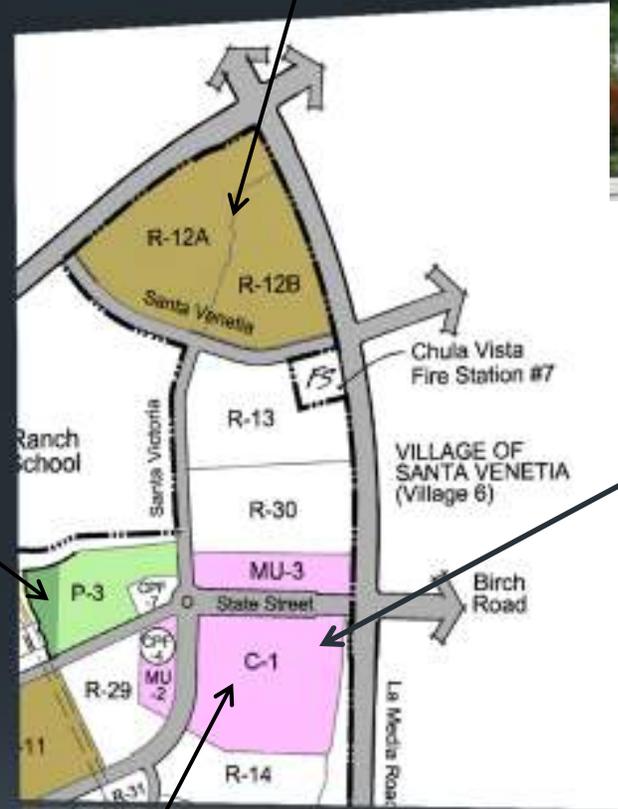


Park Expansion Over Pipeline



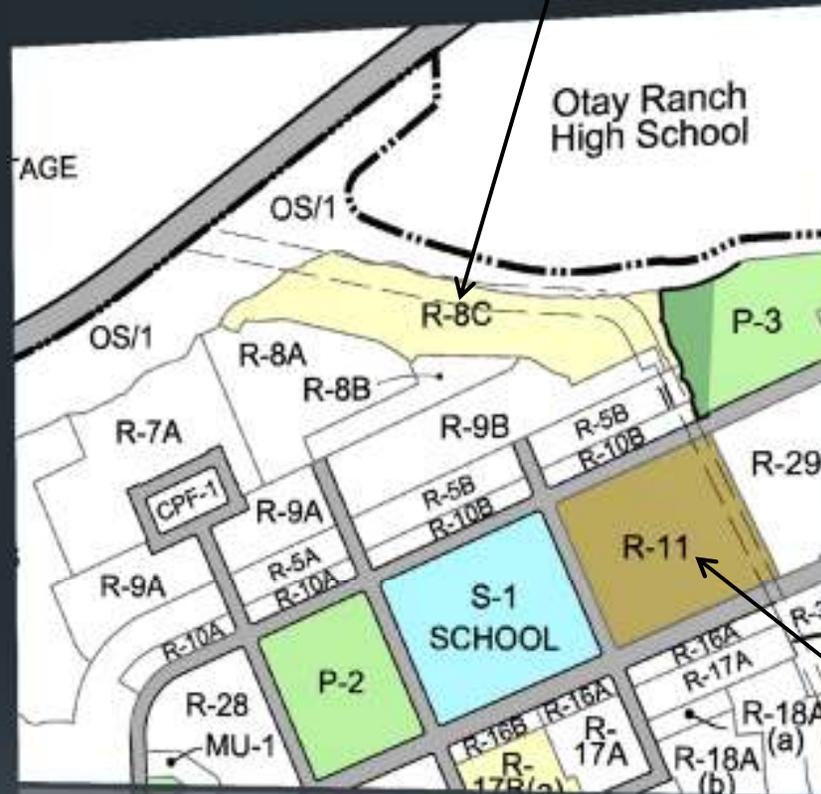
Affordable Housing Next to Transit

Commercial Rezoned To Mixed Use



Key Changes

Added Single Family Units Over Pipeline



Added Multi-Family Units Over Pipeline

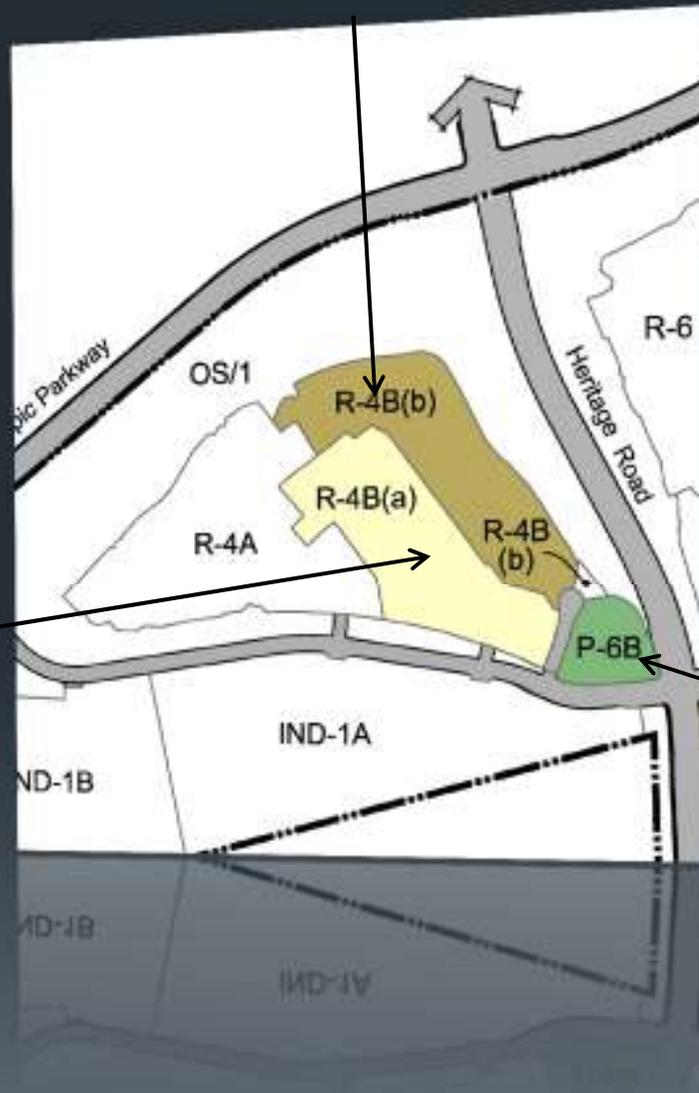


Key Changes

Rezoned to Attached Multi-Family



Rezoned to Small Lot Single Family



Added Park Site



Key Changes

Added Useable
Park Acreage

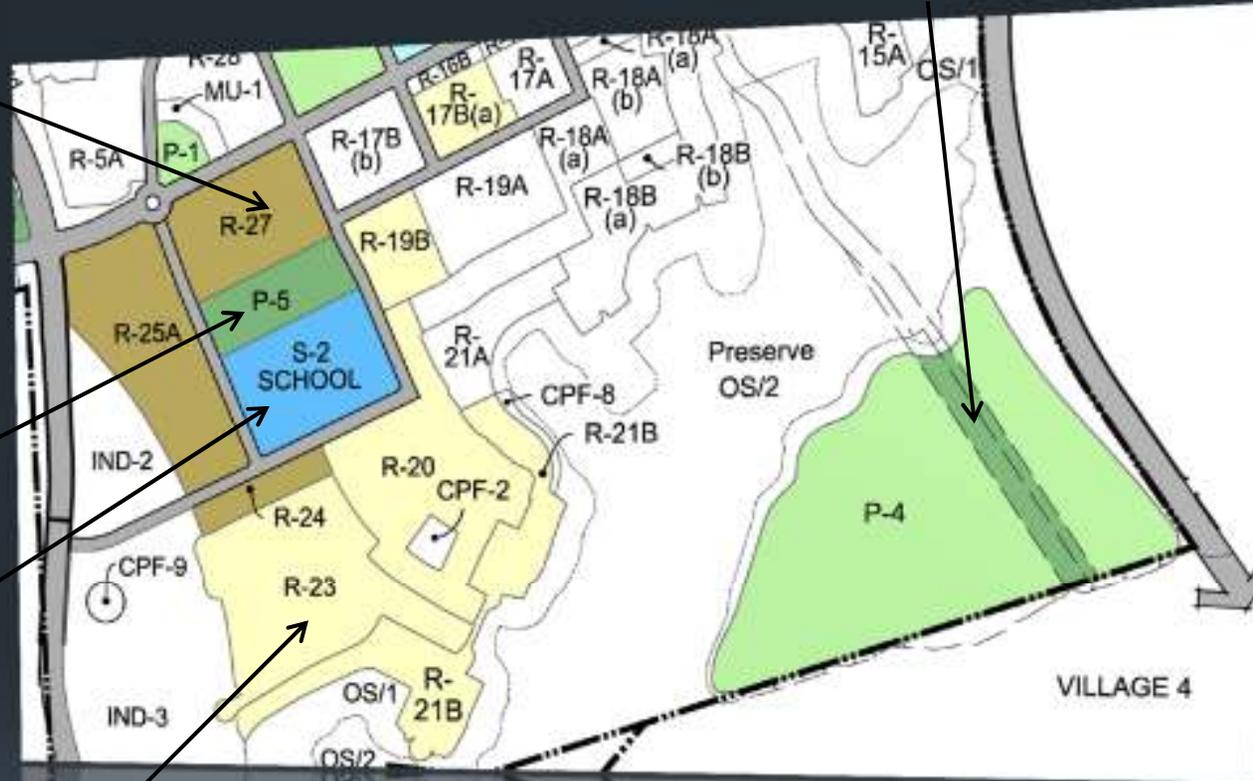
Attached
Multi-Family



Added
Park

Added
School

Single Family
Detached



Parks & Schools

- 16-Acres Converted from Residential to Parks & School
- 12.2-Acres of New Public Parkland



Summary of Public Benefits

- Additional housing choices to meet future growth on existing land planned for development
- New park land in proximity to existing neighborhoods
- Second Elementary School to relieve existing over capacity
- Mixed Use to activate the Village Core
- Certainty of construction of Heritage Road
- Potential alignment of BRT station and pedestrian bridge
- Dedication of 4.2 acres of parkland in Community Park
- Incentive to relocate Otay #2 Pipeline
- \$7.8 million dollar contribution to community wide quality-of-life enhancements



Thank You!

Village of Montecito

Chula Vista, California



Planning for a Sustainable Future

