



OTAY RANCH
TOWN CENTER

FREEWAY COMMERCIAL NORTH

Promenade

A MIXED-USE, TRANSIT-ORIENTED DEVELOPMENT



Promenade

AT OTAY RANCH TOWN CENTER

Alay
at Otay Ranch Town Center

TOWNHOMES
80 units
16 du/ac



2-ACRE PUBLIC PARK



Suwerte
AT OTAY RANCH TOWN CENTER

CONDOS
212 units
26 du/ac



UNDEVELOPED

- Mixed Use
- 15,000 sq. ft. MU/C
- 308 units





MOBILITY CHOICES

- transit-oriented development
- 10-minute walk to BRT station
- population density ensures ridership



Santa Fe
 Transit Center
 Courthouse
 Horton Plaza
 City College
 Transit Center
 Downtown San Diego

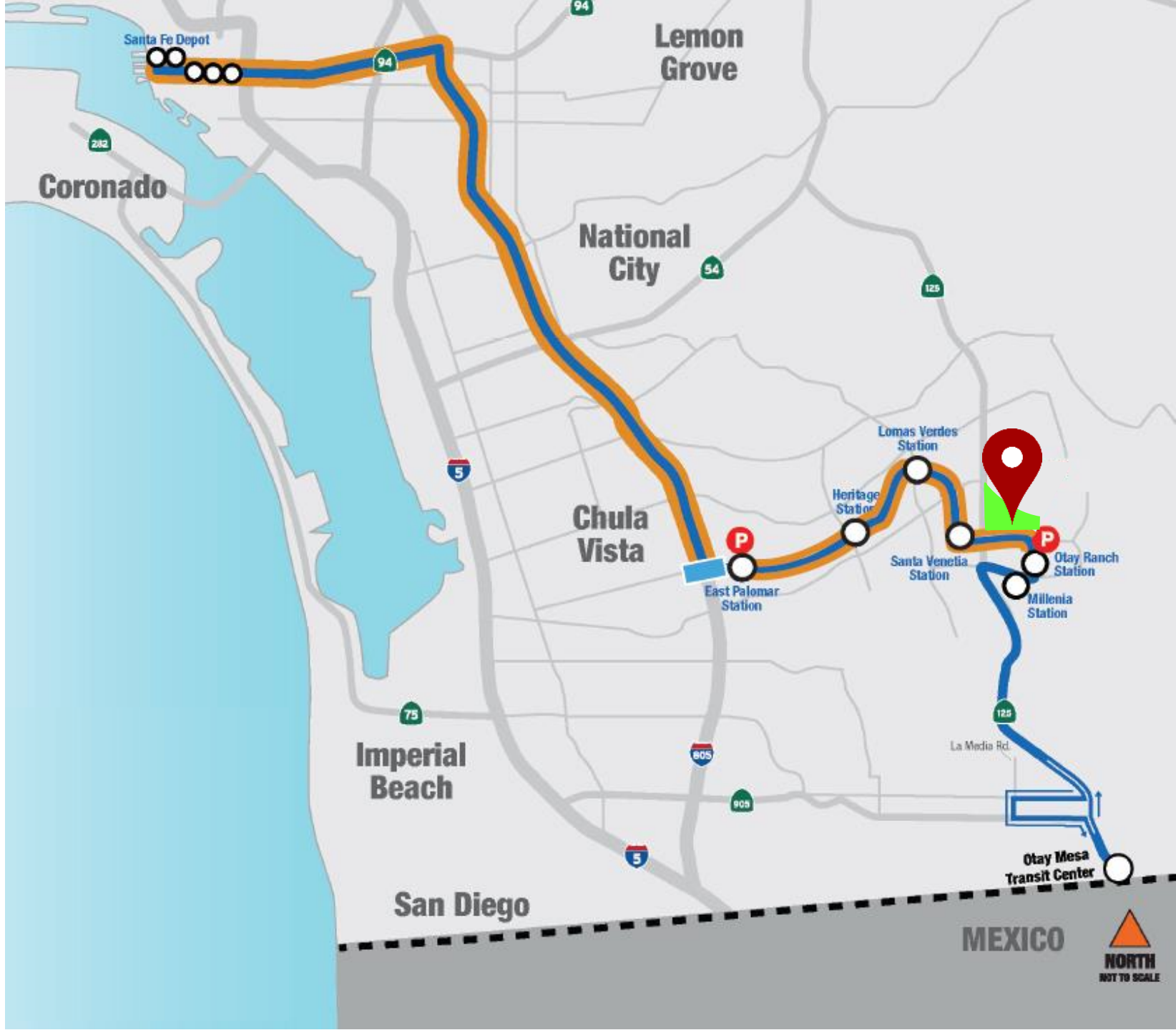
BROADWAY

South Bay
Rapid

805

PALOMAR ST

East Palomar
 Transit Station
 Heritage
 Lomas Verdes
 Santa Venetia
 Otay Ranch
 Millenia
 Otay Mesa
 Transit Center

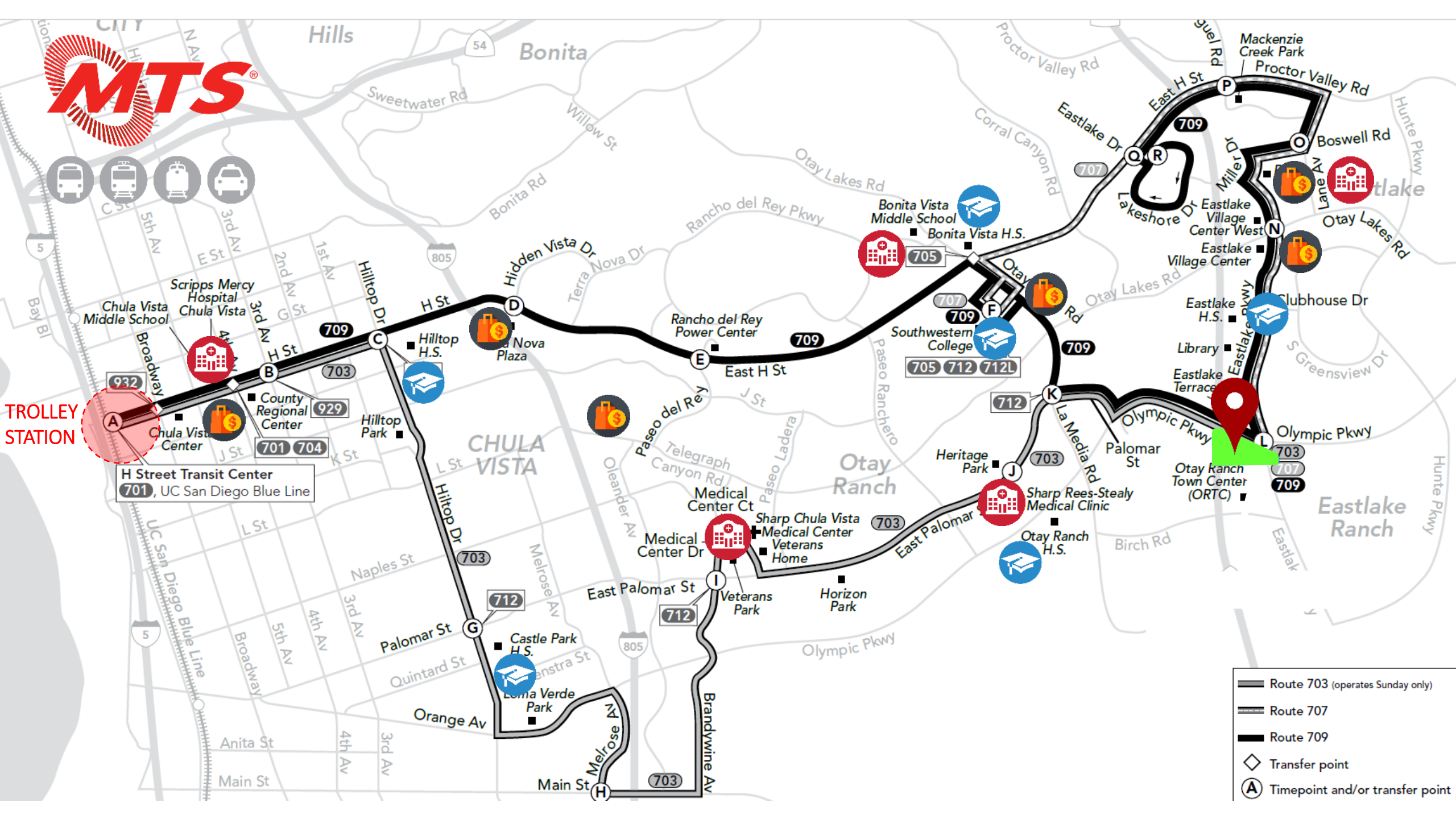




TROLLEY STATION

H Street Transit Center
701, UC San Diego Blue Line

- Route 703 (operates Sunday only)
- Route 707
- Route 709
- Transfer point
- Timepoint and/or transfer point



PEDESTRIAN CONNECTIONS





SMARTER GROWTH

- compact infill development
- lower cost to the City
- support local businesses





HOUSING CHOICES

- 1-2-3 bedroom in Otay Ranch
- studios in Promenade
- renting to buying





2 miles

2 miles

2 miles

Fire Station 6

UPS Hub

Golf Course

Eastlake Business Park

Scripps Medical

Children's Primary Care

Sky Zone Amusement Center

Salt Creek Elementary

Fire Station 8

Tiffany Elementary

Eastlake Marketplace

LA Fitness

Eastlake High

Olympic View Elementary

Arroyo Vista Charter

Southwestern College

Dollar Tree

Walmart, Home Depot

Assisted Living

Otay Ranch Town Center

Elite Athlete Training Center

McMillin Elementary

Assisted Living

Veterans Elementary

Mater Dei High

Shopping

Vons

High Tech High

Heritage Elementary

Sharp Rees-Stealy

Otay Ranch High

Wolf Canyon Elementary

Millenia Think Campus

University & Innovation Center

Muraoka Elementary

Olympian High

Wueste Road

Santa Luna St

Flashbein St

Valencia Ave

125



BETTER PLACEMAKING

- wide mixed-use pedestrian plaza
- more social spaces
- ample community amenities



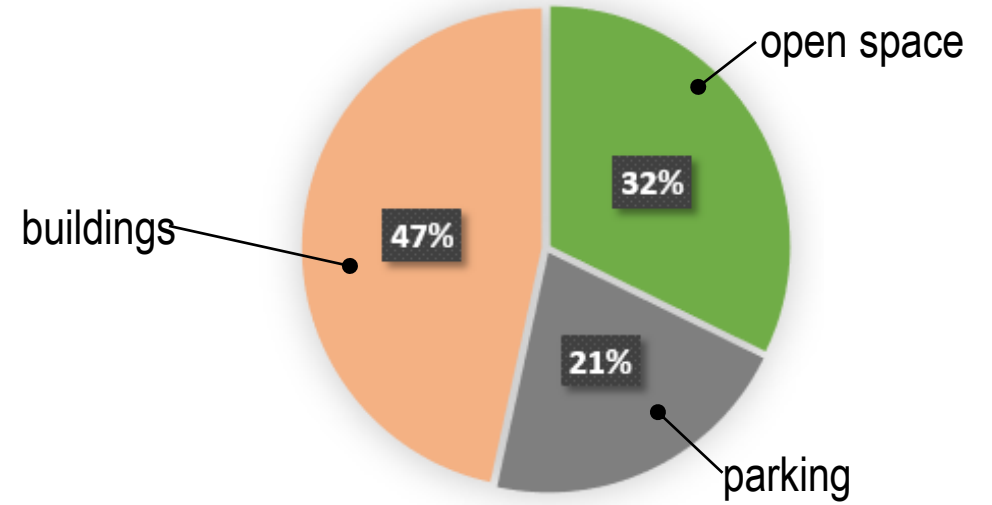
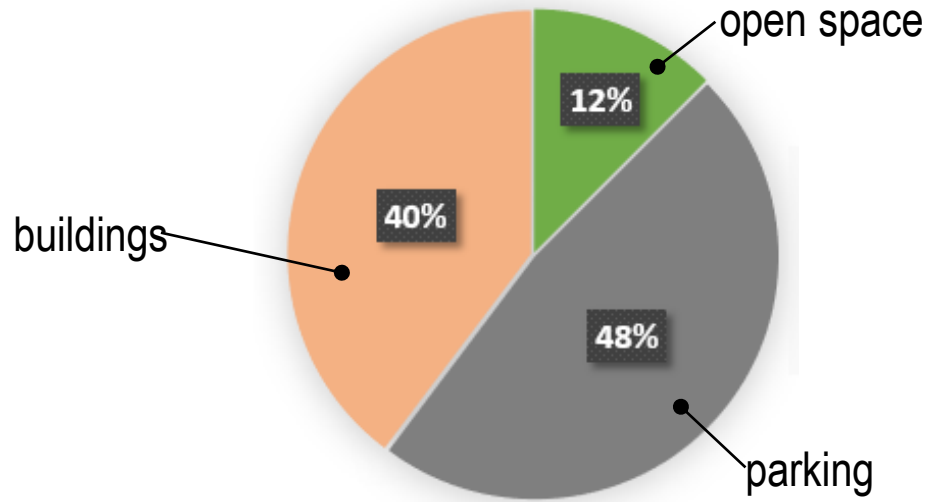


“TEXAS WRAP” BUILDING STRUCTURE



PREVIOUS APARTMENTS SITE PLAN

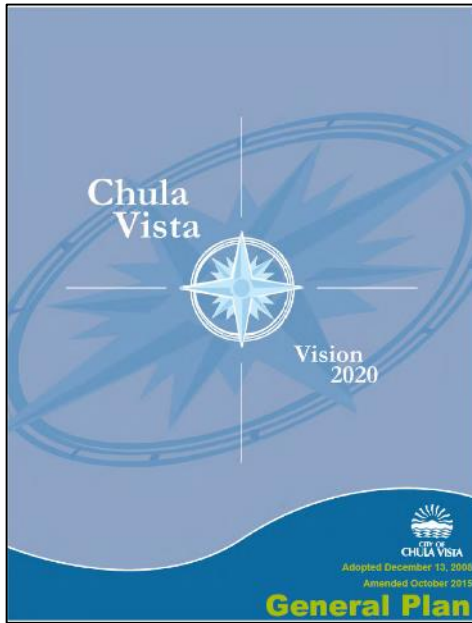
CURRENT APARTMENTS SITE PLAN





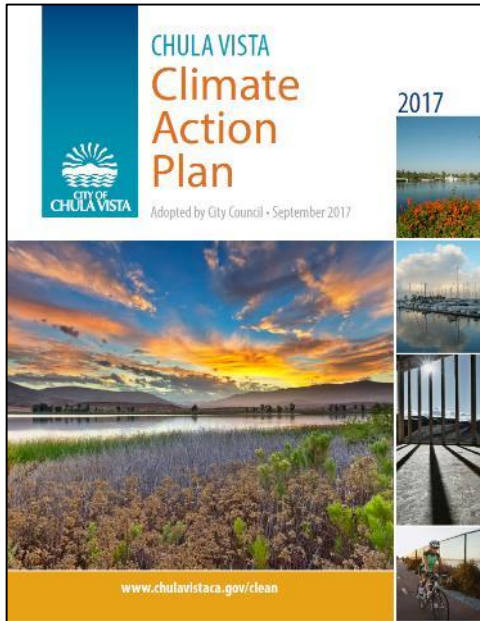
POSITIVE REVENUE PROJECT

- \$1.2M annually over the next 10 years
- Second Hotel + \$700,000 annually in TOT taxes



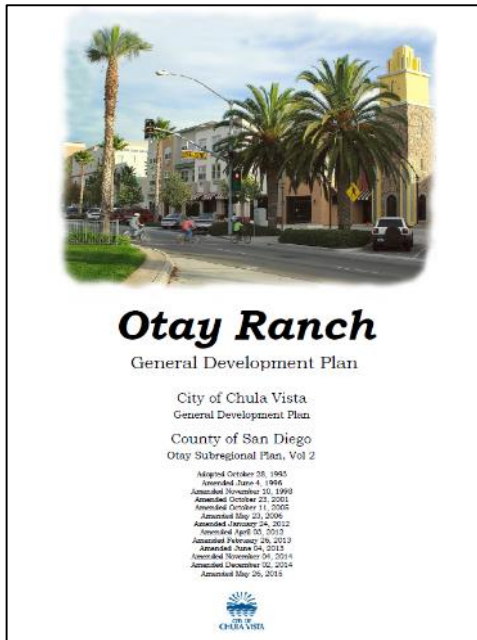
SUPPORTS THE GOALS OF THE GENERAL PLAN

- Fully consistent with the General Plan
- “Take advantage of **COMPACT** building design”
- “Create a **RANGE** of housing opportunities and choices”
- “**STRENGTHEN** and direct development towards **EXISTING COMMUNITIES**”
- “Provide a mix of **COMPATIBLE** land uses”



SUPPORTS THE GOALS OF THE CLIMATE ACTION PLAN

- “Encourage **HIGHER DENSITY** and mixed-use in Smart Growth areas, especially around trolley stations and other **TRANSIT** nodes”.
- “Provide **CLEAN ENERGY** sources – incorporate solar photovoltaic into all new buildings”
- “Provide robust **URBAN FORESTS**”



SUPPORTS THE GOALS OF THE OTAY RANCH GENERAL DEVELOPMENT PLAN

- Density range allowed by Plan
- Develop villages and centers which integrate **RESIDENTIAL** and **COMMERCIAL** uses with a mobility system that accommodates mode options including pedestrian, bicycle and **TRANSIT**.
- New housing opportunities within **MIXED-USE AREAS** and at **HIGHER DENSITY LEVELS**, particularly in **TRANSIT FOCUS** areas and identified town centers, is encouraged.

