

# Village Two Comprehensive SPA Amendment Village of Montecito

Chula Vista, California

November 4, 2014



*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







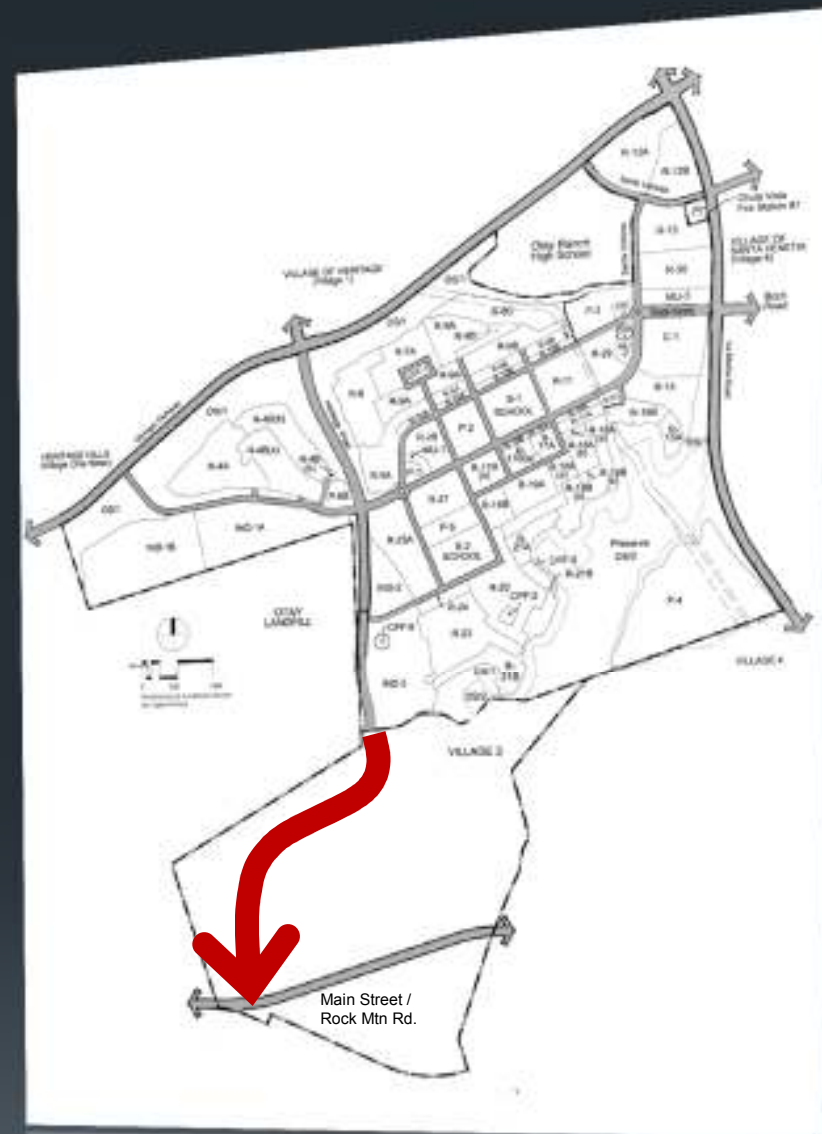
# Public Park

- 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





# Entry Monuments

- Trees and Monument Walls in Traffic Circles
- Median Landscaping on State Street



West State Street  
Traffic Circle



State Street Entry  
Monument





# 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



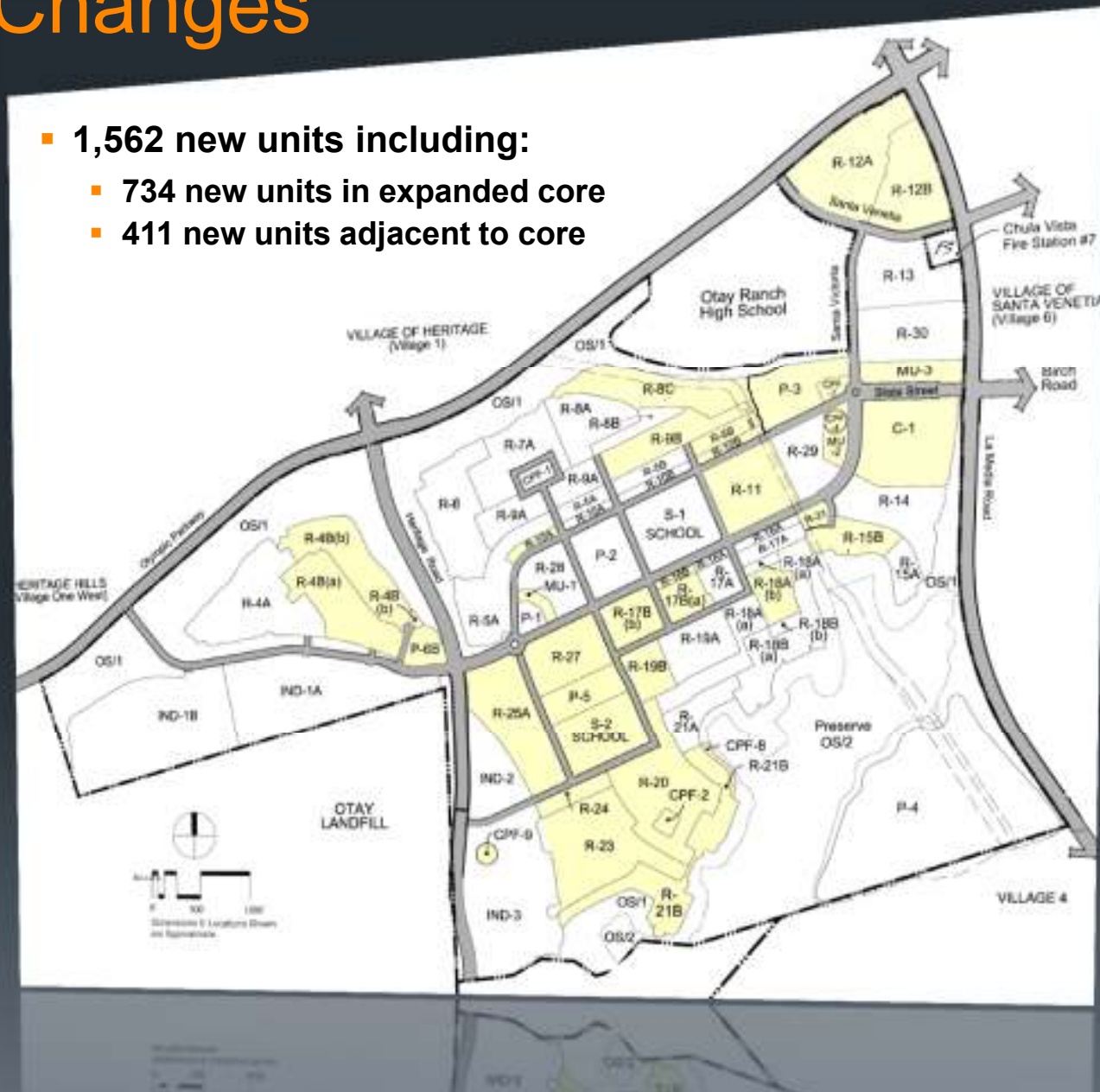
# Key Changes

- **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





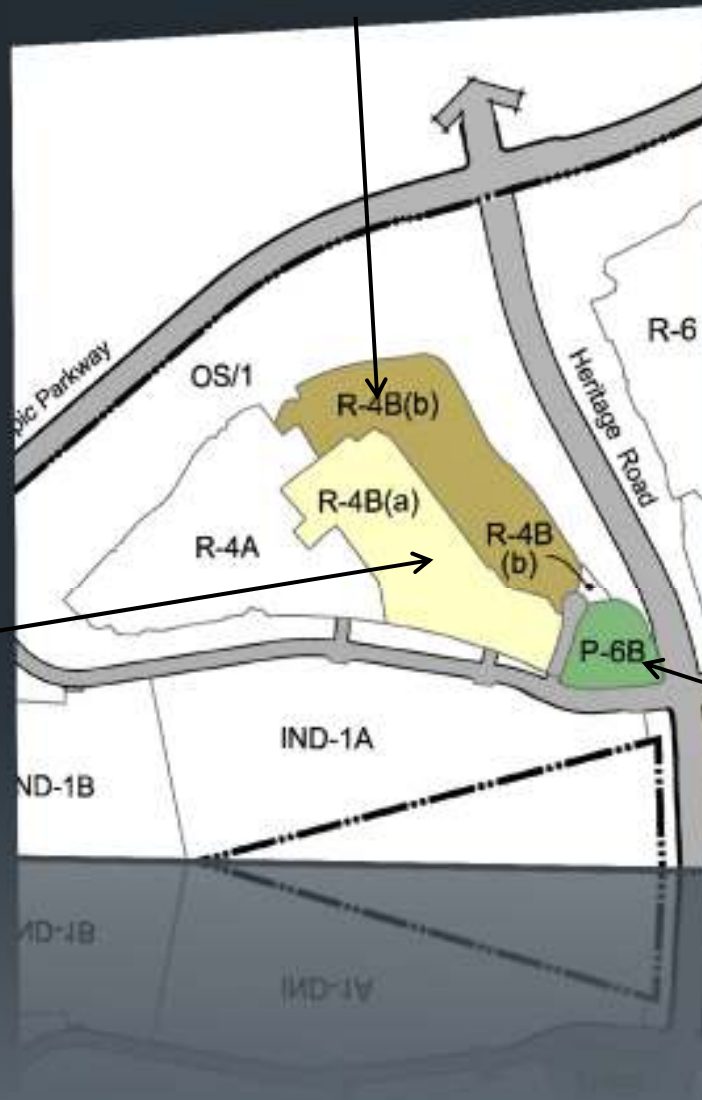


# Key Changes

Rezoned to Attached Multi-Family



Rezoned to Small Lot Single Family



Added Park Site



# Key Changes

Added Useable  
Park Acreage

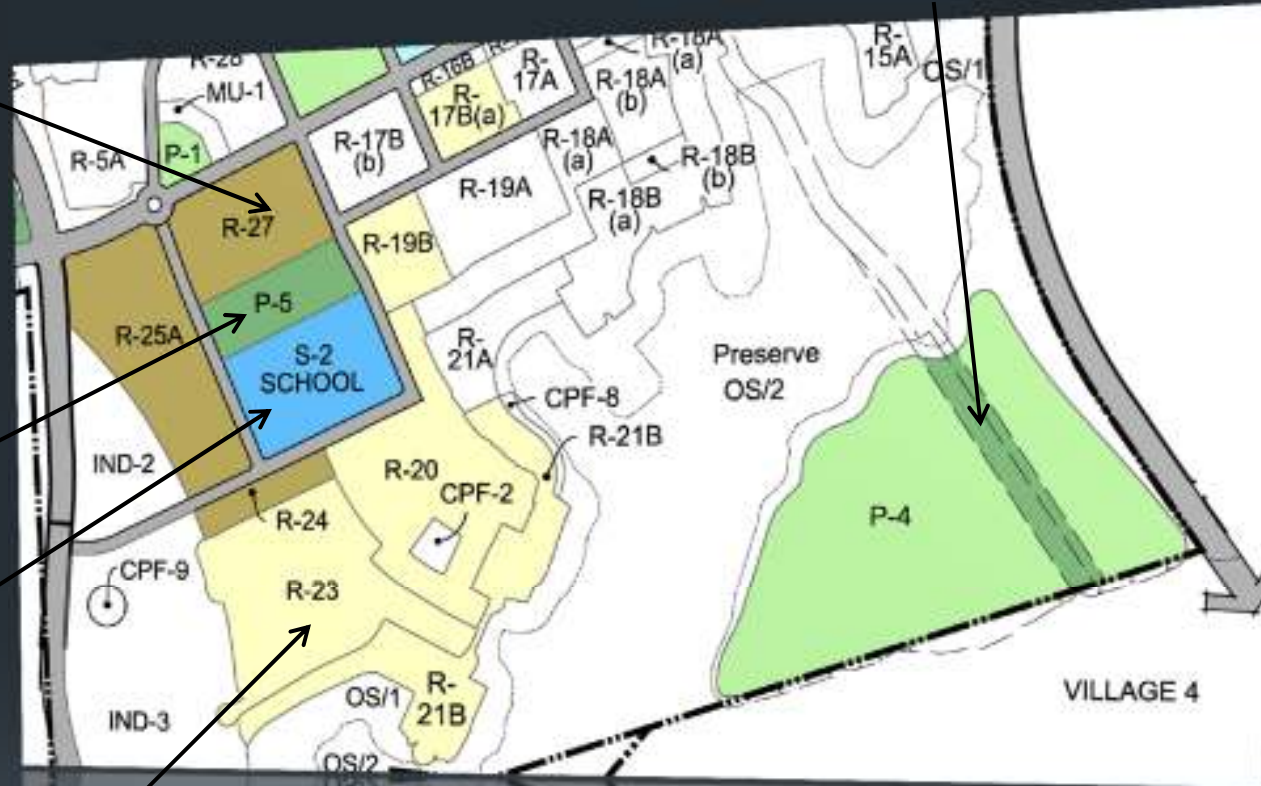
Attached  
Multi-Family



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



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