



# Freeway Commercial North

Gateway to Otay Ranch  
Town Center



# A Place to...

Whether they choose to rent an apartment or buy a home, residents will be treated to a unique living environment surrounded by inviting outdoor spaces and activity. Enhanced pedestrian routes provide connectivity and will encourage walking between the residences and



restaurants, shopping, entertainment, parks and schools. Direct links to two *Rapid* (BRT) Stations, several local

bus stops, and bike routes give residents and visitors alike alternative modes of transportation to all that the surrounding region has to offer.

## Live

Town Center Drive, with its shops, restaurants, and beautiful streetscape, will offer a unique

urban experience of shopping, dining and gathering with friends. The ground floor commercial uses are envisioned to include coffee shops, restaurants,



and boutique retail shops focusing on the needs of the residents and the hotel guests. Additionally, a direct con-

nection to the Otay Ranch Town Center will allow people to take advantage of a plethora of other shopping and dining options.

## Shop



Otay Ranch hotels have arrived; people visiting friends and family, or those in town on business, will have a place to stay that is close to all that Otay Ranch has to offer. Two hotels with a total of 300 rooms will anchor the northwestern portion of the project and



be a focal point with their visibility from South Bay Expressway and Olympic Parkway. Hotel guests will find themselves in a location that allows them to walk to the park, enjoy a dinner at a nearby restaurant, catch a movie or shop at the Otay Ranch Town Center.

Stay

The park will be the highlight of this mixed use community offering a variety of public places for picnics, communal gathering, and structured play. This highly amenitized park will be a statement facility that draws in not only residents of the immediate area, but



also visiting shoppers, hotel guests and residents of the entire City. Its central location allows for the various land uses to all have park frontage and will provide opportunities for special events, while its enhanced design will cause it to serve as the project's unifying link.

Play





## Hotel (Stay):

Two four story hotels provide at least 300 rooms. The first hotel, a Marriott Residence Inn, is scheduled for construction later this year.

## Residential (Live):

Approximately 300 for sale multi-family residential units. These homes will be a combination of 3 to 4 story town-homes and small lot detached homes exhibiting an urban character and quality architectural design.



SR-125

2 Acre Public Park

To BRT Station







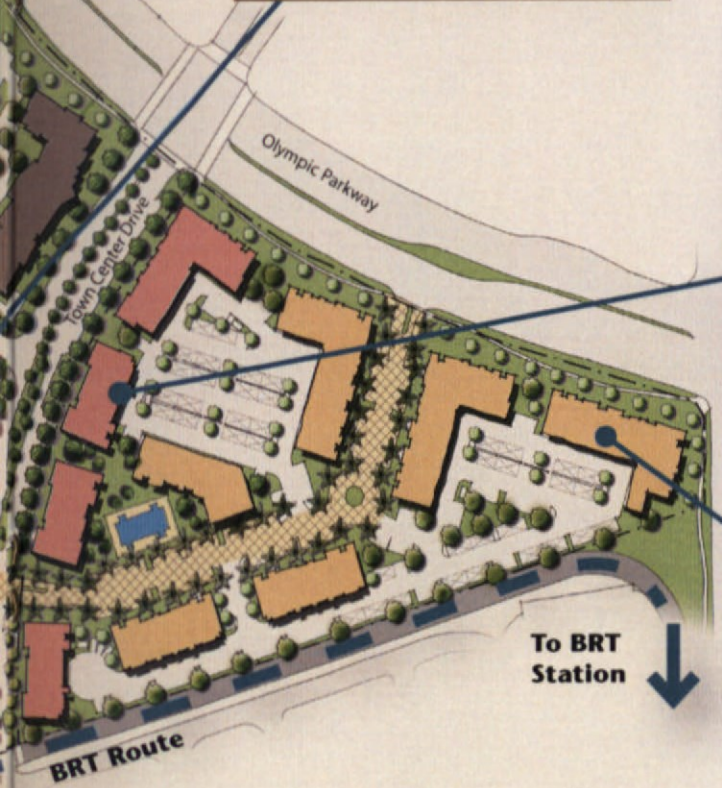
## Public Park (Play):

A highly amenitized urban place offers a variety of public spaces, both small and large, for picnics, communal gatherings; water features, and other recreational options.



## Commercial (Shop):

Retail commercial uses will occupy the ground floor of the apartment buildings that front on Town Center Drive. This 15,000 square feet will provide space for neighborhood serving restaurants and shops.



## Apartments (Live):



Approximately 300 for-rent apartment units in 3 and 4 story buildings located just north of a *Rapid* (BRT) Station and integrated with mixed use commercial space.



# A Place where ...

*the Park defines the place*



*Decomposed granite trail*



*Outside seating & natural staircase*



*Informal natural slide*



*Open lawn area*



*Boulder field*



*Amphitheater seating, projection screen, & shade structure*



*Shaded picnic grove*



*Water element*



*Plaza and date palm grove*





# You are Surrounded by Amenities



Rapid (BRT) Station  
Source: SANDAG



Otay Ranch Town  
Center Mall  
Source: RSM Design



The location and land uses of the Project serve to set it as the gateway to the Otay Ranch Town Center and to enhance living, working, shopping, and transit options in the area. Commercial uses are located so that they're visible from South Bay Expressway and Town Center Drive to ensure their viability. Residential uses are located adjacent to the Otay Ranch Town Center and will be connected to Village 6 by the construction of the BRT bridge; this allows access to schools, parks, shopping and transit all within a ¼ mile walk.





## BALDWIN & SONS

*Building Livable Communities*



### Currently Approved Project:

- 347,000 square feet of general commercial
- Configured for large format, car oriented retail with surface parking



### Proposed Project:

- 215,000 – 230,000 square feet of general commercial including:
  - Two hotels with a total of 300 guestrooms
  - 15,000 – 30,000 square feet of general commercial in a mixed use format
  - 600 multifamily residential units
- A two acre public park enhanced to the equivalent value of approximately 4.7 acres



### Public Benefits:

- Increase in annual revenue to the City of over \$500,000 as compared to the currently approved project
- Provision of funding to cover regular public park maintenance
- Dedication of right of way necessary for completion of the South Bay Bus Rapid Transit Line
- Reduction of almost 5,900 daily trips (almost 50%) as compared to the currently approved project