



December 2022

EAST GARRISON

FINAL PHASE

Monterey County, California

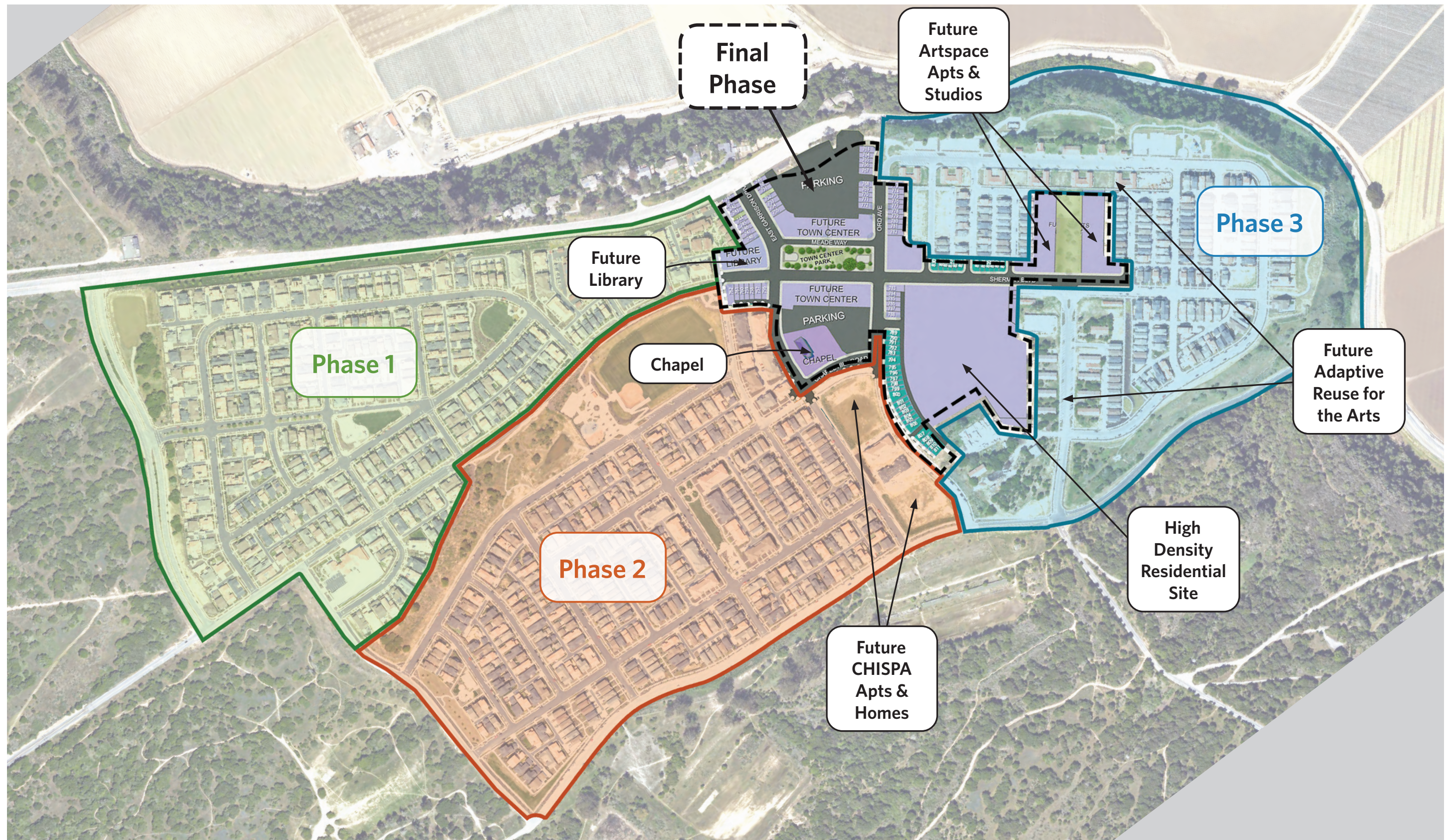




EAST GARRISON FINAL PHASE

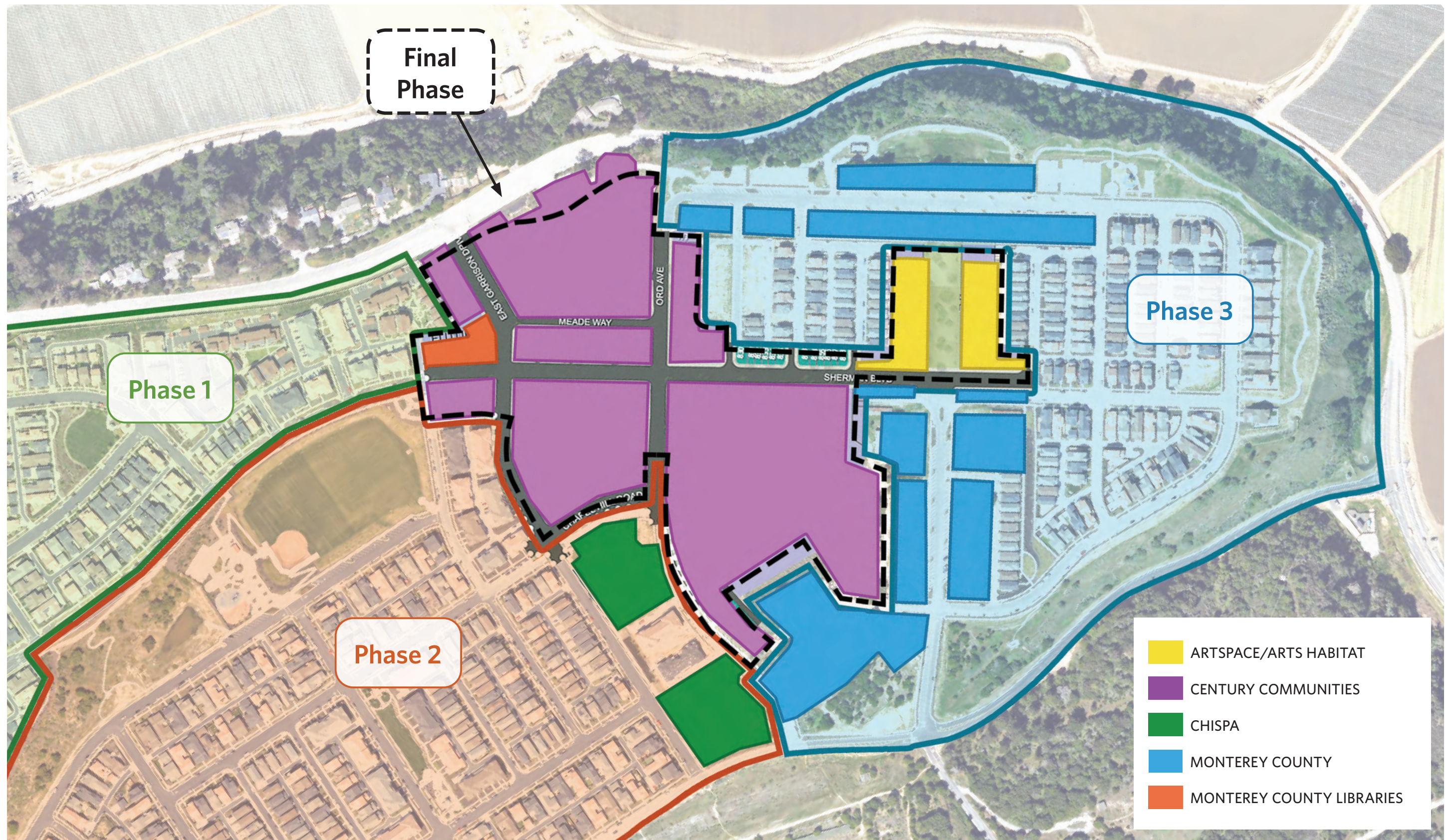
EAST GARRISON / EAST GARRISON, CALIFORNIA / DECEMBER 2022





EAST GARRISON EXISTING MASTER PLAN





EAST GARRISON RESPONSIBILITY EXHIBIT

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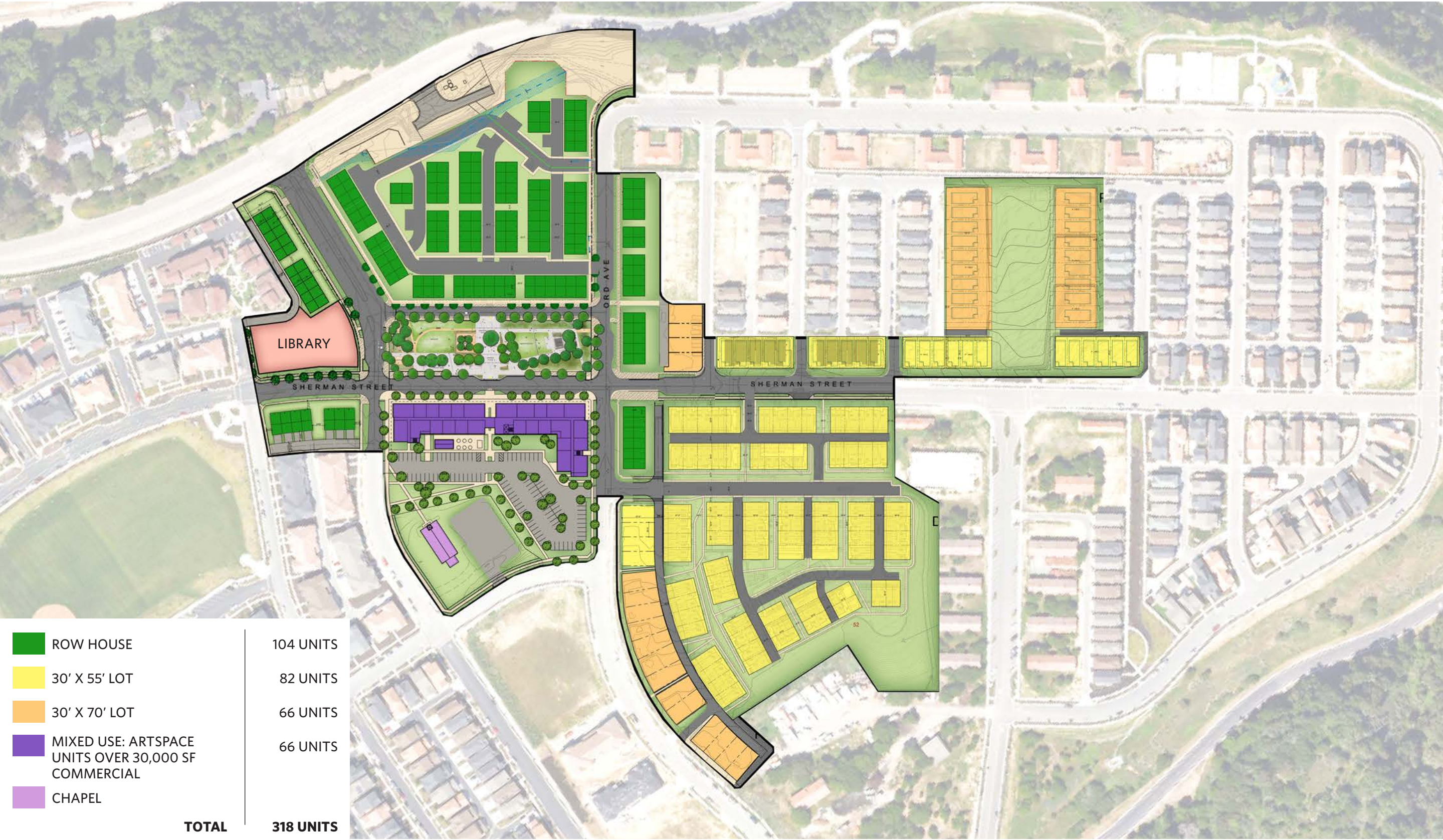




EXISTING ZONING

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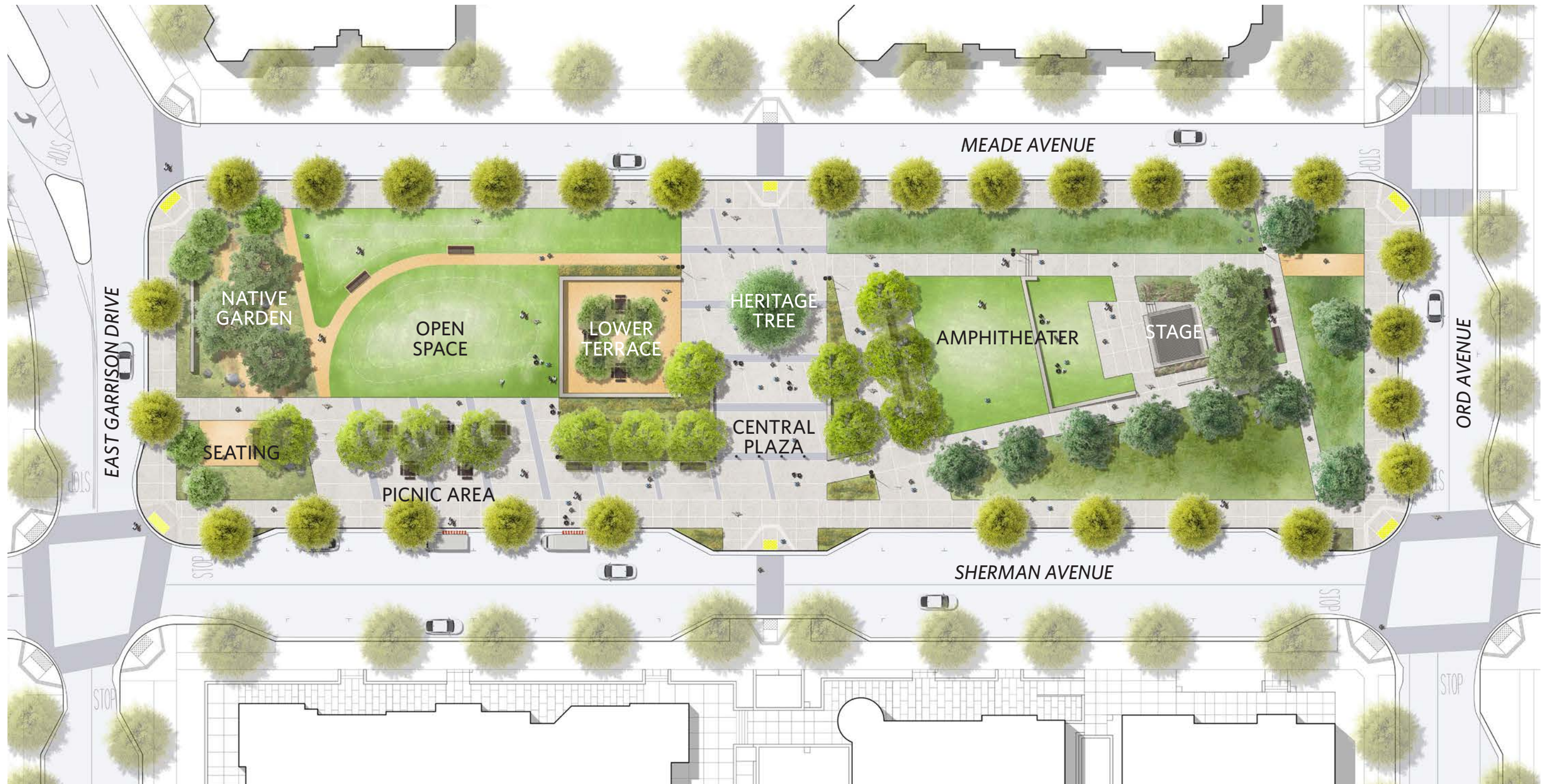


URBAN DESIGN ASSOCIATES

FINAL PHASE

EAST GARRISON / EAST GARRISON, CALIFORNIA / DECEMBER 2022





APPROVED TOWN SQUARE PLAN

EAST GARRISON / EAST GARRISON, CALIFORNIA / DECEMBER 2022



Program Notes

- **66 Artspace Live/Work Units**
 - 1 bedroom (700 gsf): 32 units (48%)
 - 2 bedroom (950 gsf): 17 units (26%)
 - 3 bedroom (1,100 gsf): 17 units (26%)
- **30,000 gsf Commercial Space**
 - Commercial: 27,000 gsf
 - Commercial Community Plaza/Event Space: 3,000 gsf
- **66 Residential Parking Spaces (1/unit)**
- **33 Commercial Parking Spaces**
- **3 and 4 stories**

Key

- One-bedroom units
- Two-bedroom units
- Three-bedroom units
- Circulation/storage/utility/amenity
- Commercial

Notes

- A fourth floor on the east wing of the building allows for variation in height along the main street frontage and for more efficient construction.
- The Commercial Community Plaza/Event Space contains an event tent, small stage, and seating.

OVERVIEW - ASSEMBLED VIEW



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OVERVIEW



EXPLODED VIEW

VIEWS FROM THE SOUTHEAST

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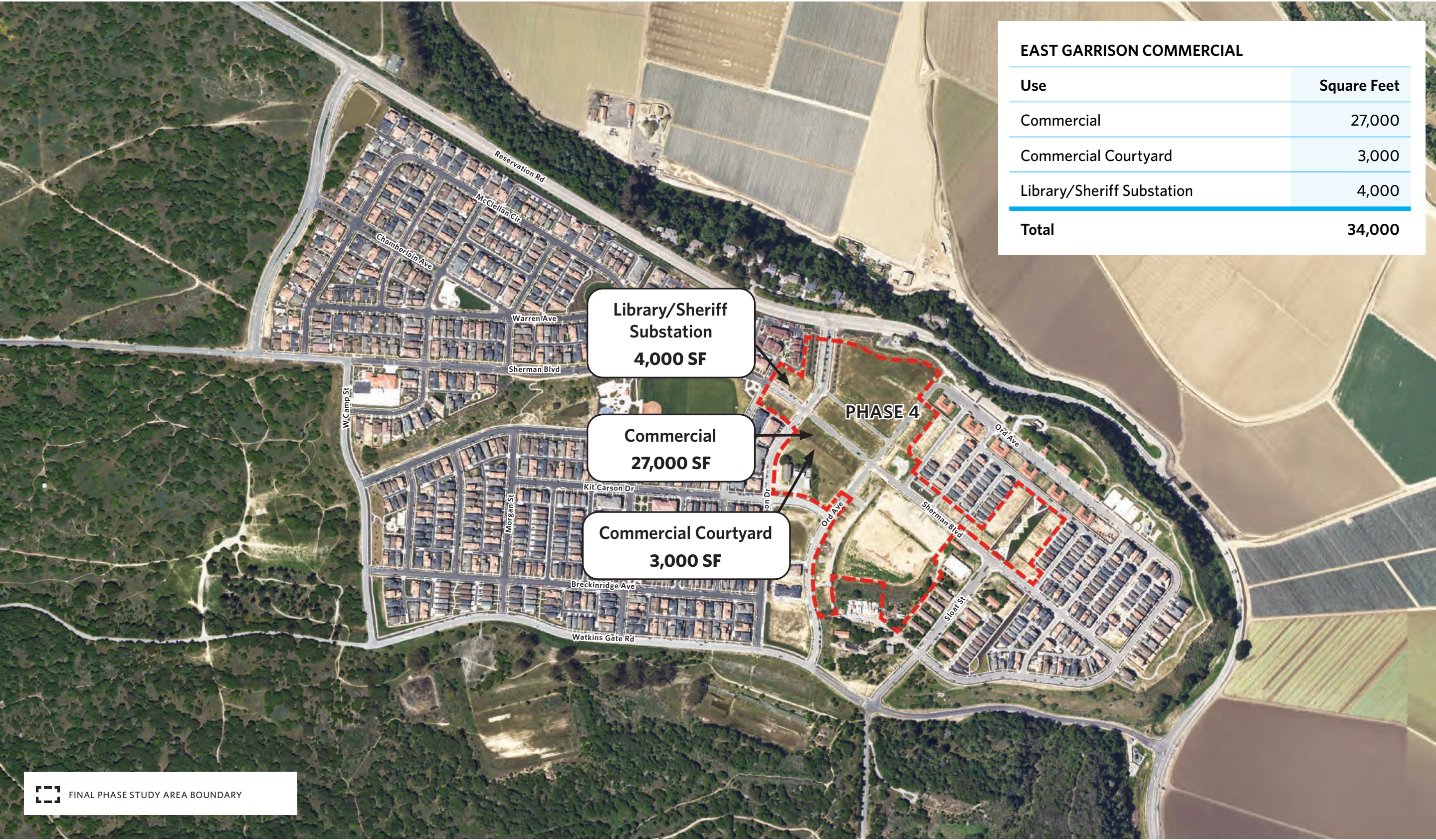
ASSEMBLED VIEW





CSO/NY
UDA/2022





EAST GARRISON TOWN CENTER (34,000 SF COMMERCIAL TOTAL)



Century Communities: General Expectations and Key Milestones

Fall
2022

- Town Hall Mtg. (Sponsored by Supervisor Wendy Root Askew) - via Zoom 10/28/21
 - East Garrison Community Meeting (HOA Board) - via Zoom 9/12/22
 - Town Hall - via Zoom 10/4/22
 - East Garrison CSD Advisory Meeting - via Zoom 10/19
 - Resident Overall Discussion - in person - EG Fire Station 10/25/22
 - Resident Commercial Town Center Discussion + Willdan Commercial Expert Presentation - in person - EG Fire Station 11/3/22
 - Resident Artspace/Arts Habitat Mixed Use Building Discussion - in person - EG Fire Station 11/17/22
- FUTURE COMMUNITY MEETINGS:
- Town Hall Proposal Update + Q&A - via Zoom 12/7/22
 - Open House + Q&A - in person - EG Fire Station mid Jan 2023

Winter
2023

- Prepare Proposed Modifications Submittal Documents
- Prepare Necessary Supporting Studies (Water, Traffic, Parking, Infrastructure, etc.)
- Prepare Amendments to Agreements (DDA Implementation, Specific Plan, Pattern Book, Etc.)
- Community Communication

Spring/
Summer
2023

- County Staff Reviews Submittal
- Public Review Process
- Public Meetings: County Sub-Committees, Planning Commission, Board of Supervisors
- Artspace Agreement to Acquire Town Center site and applies for Affordable Housing Tax Credits
- Community Communication

Summer/Fall
2023

- Finalize Tentative Maps, Infrastructure and Implementation Agreements
- Apply for Building Permits
- Community Communication

Spring/
Summer
2024
and Beyond

- Construction of Artspace mixed-use commercial commences (Dependent on Affordable Housing Tax Credit)
- Town Center Park construction commences
- Build out of remaining housing will depend on housing market and financing
- Community Communication

Century Communities is currently working with the County Planning Staff to determine the re-entitlement steps and schedule — as they become clearer, East Garrison residents will be updated.