



June 2024

EAST GARRISON

FINAL PHASE

Monterey County, California



Developer



TEAM

EAST GARRISON / EAST GARRISON, CALIFORNIA / APRIL 2024

Development Consultant



Consultant Team



UDA
Specific Plan and Pattern Book Update



Whitson Engineers
Civil Engineer



Kimley Horn
Shared Parking Study



KTGY
Architect


- **Town Hall Meeting**
(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
- **Town Hall Proposal Update + Q&A**
via Zoom 12/7/22
- **Open House + Q&A**
in person — EG Fire Station
1/21/23
- **Board of Supervisors Update**
in person hearing — 1/24/23
- **East Garrison Parking Town Hall**
via Zoom 3/14/23
- **Parking Study and Planning Study Town Hall**
via Zoom 6/27/23
- **Airport Land Use Commission**
in person hearing — 3/25/24
- **Planning Commission**
in person hearing — 4/10/24

COMMUNITY ENGAGEMENT

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 FINAL PHASE STUDY AREA BOUNDARY

EAST GARRISON FINAL PHASE

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In response to resident comments, Century has:

- Added engagement opportunities
- Accounted for all 34,000 sf of required commercial space/library around the Town Square — Fire Station community room is not counted
- Added public restrooms adjacent to the Town Square park
- Added storefronts for workspace to rowhouses along the north and east sides of the Town Square
- Added a community courtyard on the south side of the mixed-use building as another gathering place for the community
- Increased parking in the final phase and dedicated spaces for the affordable units

ISSUES ADDRESSED IN THE PLAN

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- KEY
- 30'x70' LOTS
 - 30'x55' LOTS
 - LIVE/WORK ROWHOUSE
 - AFFORDABLE /COMMERCIAL
 - PHASE 4: FINAL PHASE BOUNDARY

LOTING EXHIBIT



CSOM
VDA/2022



CSOM
UDA/2022

RESIDENTIAL: Final Phase

	Original Plan	Proposed	Change
Affordable	66	66	—
Moderate Income	33	33	—
Workforce	70	70	—
Market Rate	172	156	-16
Total	341	325	-16

COMMERCIAL: Final Phase

	Original Plan Required	Proposed	Change
Commercial	30,000 SF	30,000 SF	—
Library	4,000 SF	4,000 SF	—
Total	34,000 SF	34,000 SF	—



FINAL PHASE MIX

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Century will meet their obligations:

- 66 affordable units
- 33 moderate income unit
- 70 workforce units
- 34,000 square feet of commercial space
- 1-acre Town Square Park
- Remaining infrastructure (alleys, pocket parks, etc.) will not be paid for by existing East Garrison residents
- 6+ million in remaining fiscal obligations

MEETING OBLIGATIONS

EAST GARRISON / EAST GARRISON, CALIFORNIA / JUNE 2024





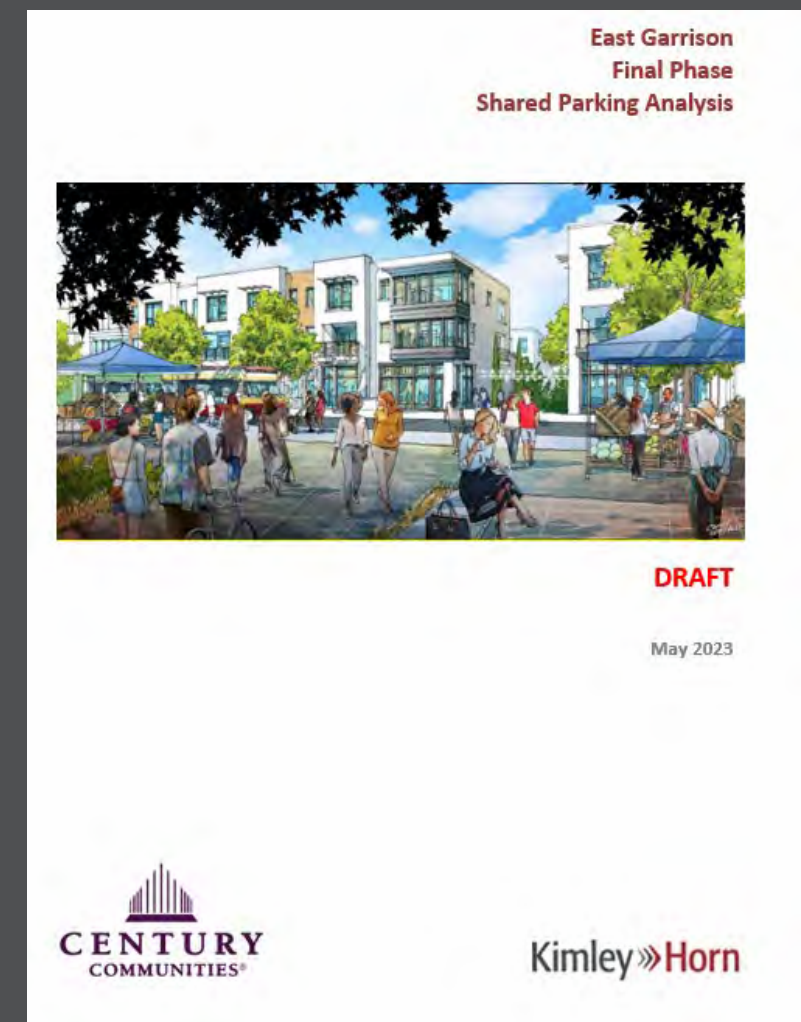
East Garrison

Shared Parking Analysis

June 2024

Report Conclusions

1. Residential parking supply exceeds the East Garrison Specific Plan parking requirements by 50%
2. The Town Center parking supply exceeds the recommended best practices methodologies by > 25%
3. Recommendations are made to address parking pressures not related to the Final Phase





Creating a sense of place through collaboration, context, and community.



Friday 5/17/24
8am




Friday 5/17/24
8am



Friday 5/17/24
8am



Thursday 5/16/24
6:30pm



Friday 5/17/24
8am

This aerial photograph captures a residential development in progress. A wide, newly paved road with white lane markings and a central yellow line runs diagonally from the bottom center towards the top left. To the left of the road is a large, rectangular, undeveloped lot with dry, brownish-yellow grass and some sparse green shrubs. To the right of the road, several multi-story residential buildings with light-colored siding and brown tiled roofs are visible. These buildings have multiple windows and some have small balconies. A parking lot with several cars is situated near the buildings. In the background, a dense residential neighborhood with many smaller houses is visible, followed by a line of trees and a hillside.

Thursday 5/16/24
6:30pm



East Garrison Specific Plan

3.5.4 Parking

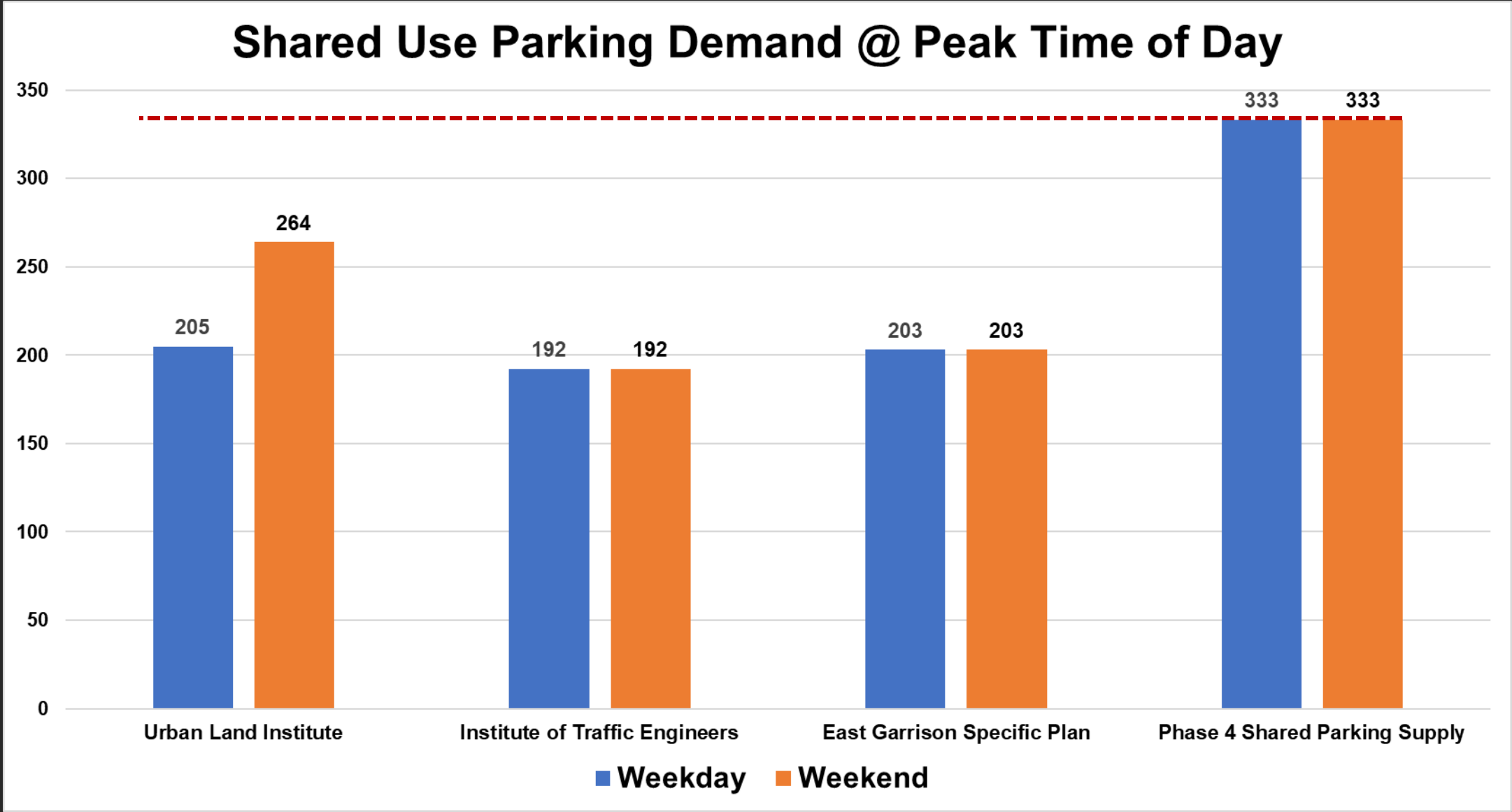
Parking Standards

Off-street parking shall be provided in the EGSP in accordance with the standards of the Monterey County Zoning Ordinance, subject to Table 3.10 Parking Requirements and to the following supplemental requirements and allowances.

Off-street parking for non-residential land uses shall be constructed in the form of landscaped parking lots; however, the following standards may be used to meet the parking requirements:

- 1 Standard off-street parking stalls shall measure a minimum of 9 feet by 18 feet. On-street stalls shall be a minimum of 22 feet long.
- 2 Shared parking standards may be used to meet the parking requirements of the mixed-use Town Center. The Parking requirement is one off-street space per 250 square feet of non-residential uses.
- 3 Off-street parking need not be on the same parcel as the non-residential use.
- 4 Town Center residential units shall have a minimum off-street parking ratio of 1.25 spaces per unit.
- 5 Shared parking standards may be used to meet the parking requirements of the cultural land uses. The off-street parking requirement is one space per 1,000 square feet of cultural uses. The off-street parking requirement for the theater and the Battle Simulation Building (or their replacements) is one space per 250 square feet. Angled parking along Ord Avenue and Sloat Street may be counted as off-street parking for cultural land uses, including the theater and the Battle Simulation Building (or their replacements).
- 6 The off-street parking requirement for public uses is one space per 250 square feet.

Town Center Parking Demand Summary



The Town Center parking supply exceeds the recommended best practices methodologies by > 25%

Final Phase Parking Supply

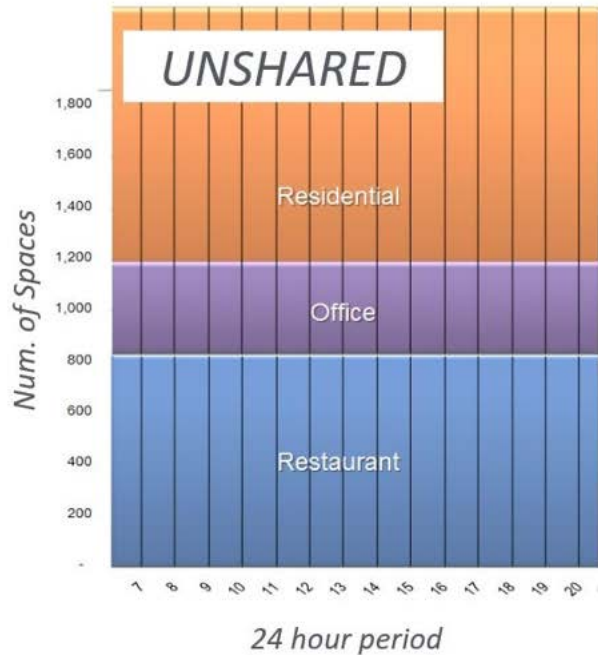
		Parking				
Land Use	Units / Square Footage	Garage @ 2 per unit	Driveway	Dedicated Guest (Off-Street)	Public (On-Street)	Total Spaces
Residential						
Grove (30' x 70')	61	122	36			158
Hamlet (30' x 55')	79	158	68	3		229
Row Houses	119	238	110	41 ¹		389
Residential Total	259	518	214	44		776
Town Center Mixed-Use						
Affordable Housing / Commercial	66 / 30,000			66 / 35		101
Chapel	3,400			42 ¹		42
Library	4,000			19 ¹		19
Public Streets					260	260
Town Center Total				162	260	422
TOTAL	325 units / 37,400 sf	518	214	206	260	1,198

Residential Parking Demand Summary

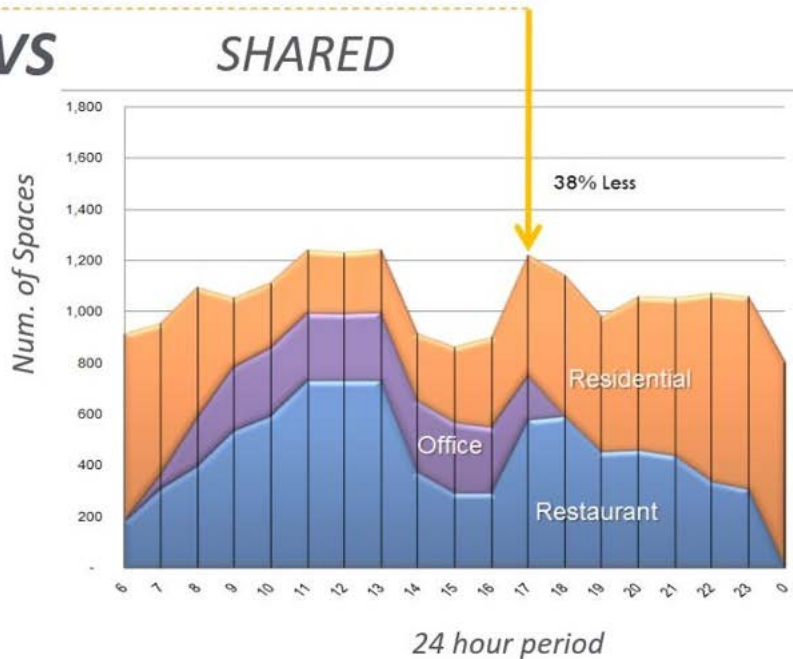
Land Use	Size	Unit	ESGP Parking Ratio	ESGP Parking Demand	Final Phase Parking Supply
Grove (30’x55’) Lots	79	DU	2 spaces per unit	158	229
Hamlet (30’x70’) Lots	61	DU		122	158
Row Houses	119	DU		238	389
Total Minimum Parking Requirement				518	776

Residential parking supply exceeds the East Garrison Specific Plan parking requirements by 50%

Shared Parking Characteristics



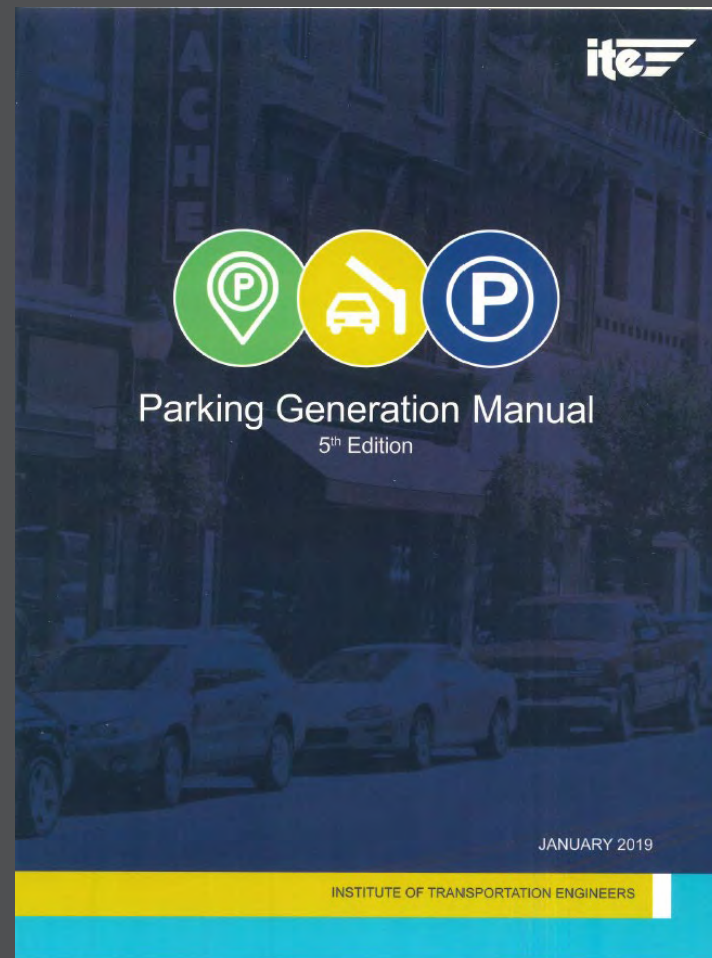
VS



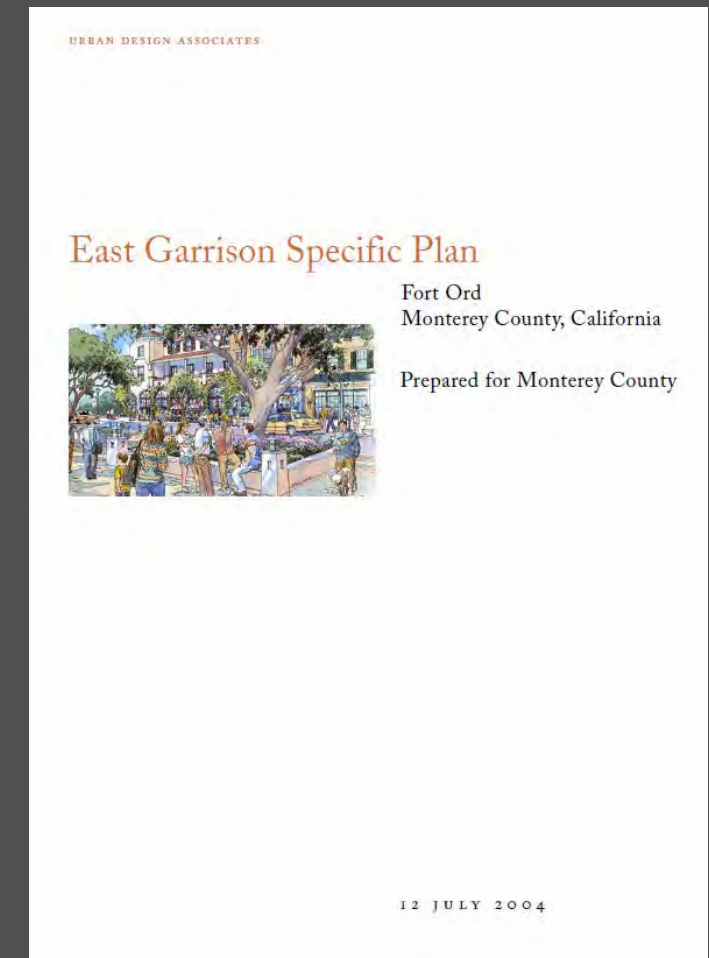
Town Center Parking Rate Methodologies



Urban Land Institute (ULI) 3rd Ed.



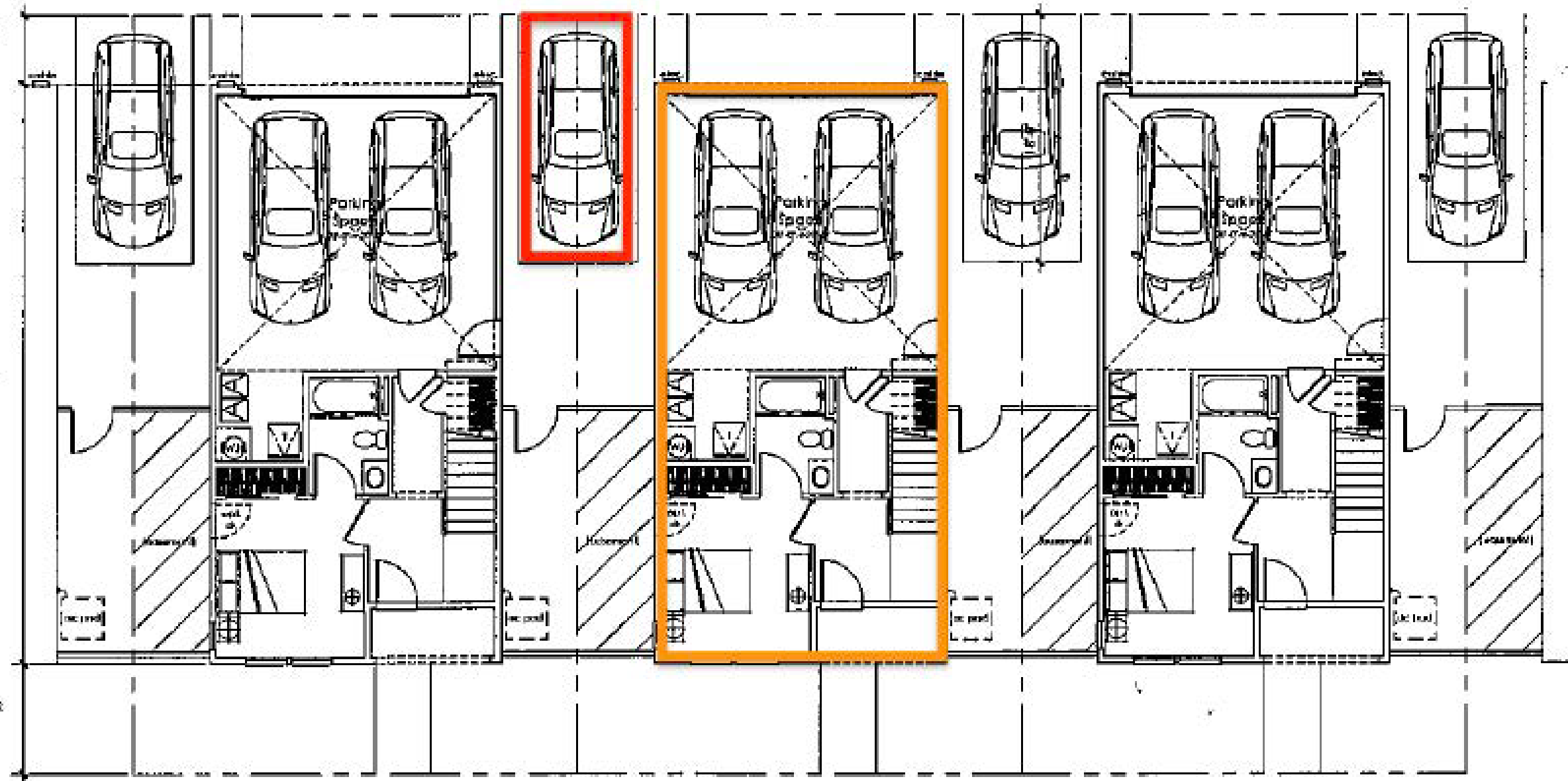
Institute of Traffic Engineers (ITE)
Parking Generation Manual, 5th Ed.



East Garrison Specific Plan (2005)

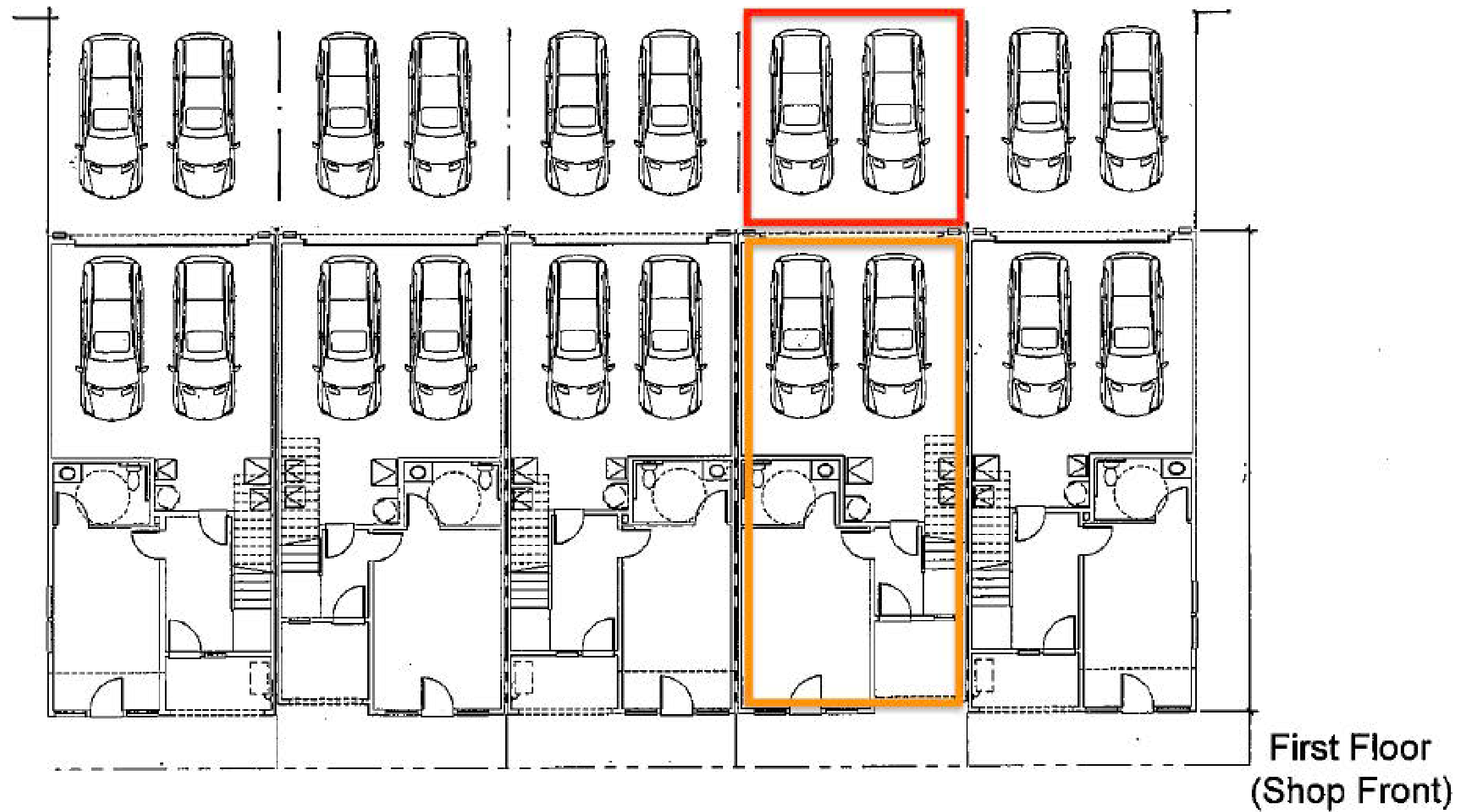
Recommended Specific Plan Parking Ratios

Land Use Category	Land Use Description	Minimum Parking Ratio	
		Existing EGSP Parking Ratios	Recommended EGSP Parking Ratios
RM	Residential Medium	2 per unit	2 per unit
RH-1	Residential High 1	2 per unit	2 per unit
RH-2	Residential High 2	2.25 per unit	2.25 per unit
TC (non-residential, including Chapel)	Town Center	1 per 250 sf	1 per 250 sf
	Restaurant		1 per 80 sf
TC (residential)	Town Center	1.25 per unit	1.5 per unit
LW	Live/Work	2 per unit	2 per unit
CL (concrete buildings)	Cultural	1 per 1,000 sf	1 per 1,000 sf
CL (Theater and Battle Simulation Building)	Cultural	2 per 250 sf	n/a
PU	Public Use	1 per 250 sf	1 per 250 sf
P	Parks	-	-
OS	Open Space	-	-



SHARED PARKING STUDY

EAST GARRISON / EAST GARRISON, CALIFORNIA / APRIL 2024



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Parking Management Recommendations

