



January 2023

EAST GARRISON

FINAL PHASE

Monterey County, California



- **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

COMMUNITY ENGAGEMENT





EAST GARRISON FINAL PHASE

EAST GARRISON / EAST GARRISON, CALIFORNIA / JANUARY 2023





 FINAL PHASE STUDY AREA BOUNDARY

CHALLENGES

EAST GARRISON / EAST GARRISON, CALIFORNIA / JANUARY 2023





**AFFORDABLE
OVER
COMMERCIAL**

 FINAL PHASE STUDY AREA BOUNDARY

SOLUTION

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CSOM
VAP/2022



 FINAL PHASE STUDY AREA BOUNDARY

COMPLETING FINAL PHASE

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In listening to residents, we have:

- Added engagement opportunities for resident
- Accounted for all 34,000 square feet of required commercial space around the Town Square
- Added public restrooms in the Town Center
- Added shopfronts facing the Town Square Park
- Added a shared-use community courtyard
- Made the commercial space more flexible

ISSUES ADDRESSED IN THE PLAN

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CSO/T
UDA/2024

RESIDENTIAL: Final Phase

	Original Plan	Proposed	Change
Affordable	66	66	—
Moderate Income	33	33	—
Workforce	70	70	—
Market Rate	172	149	-23
Total	341	318	-23

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	—

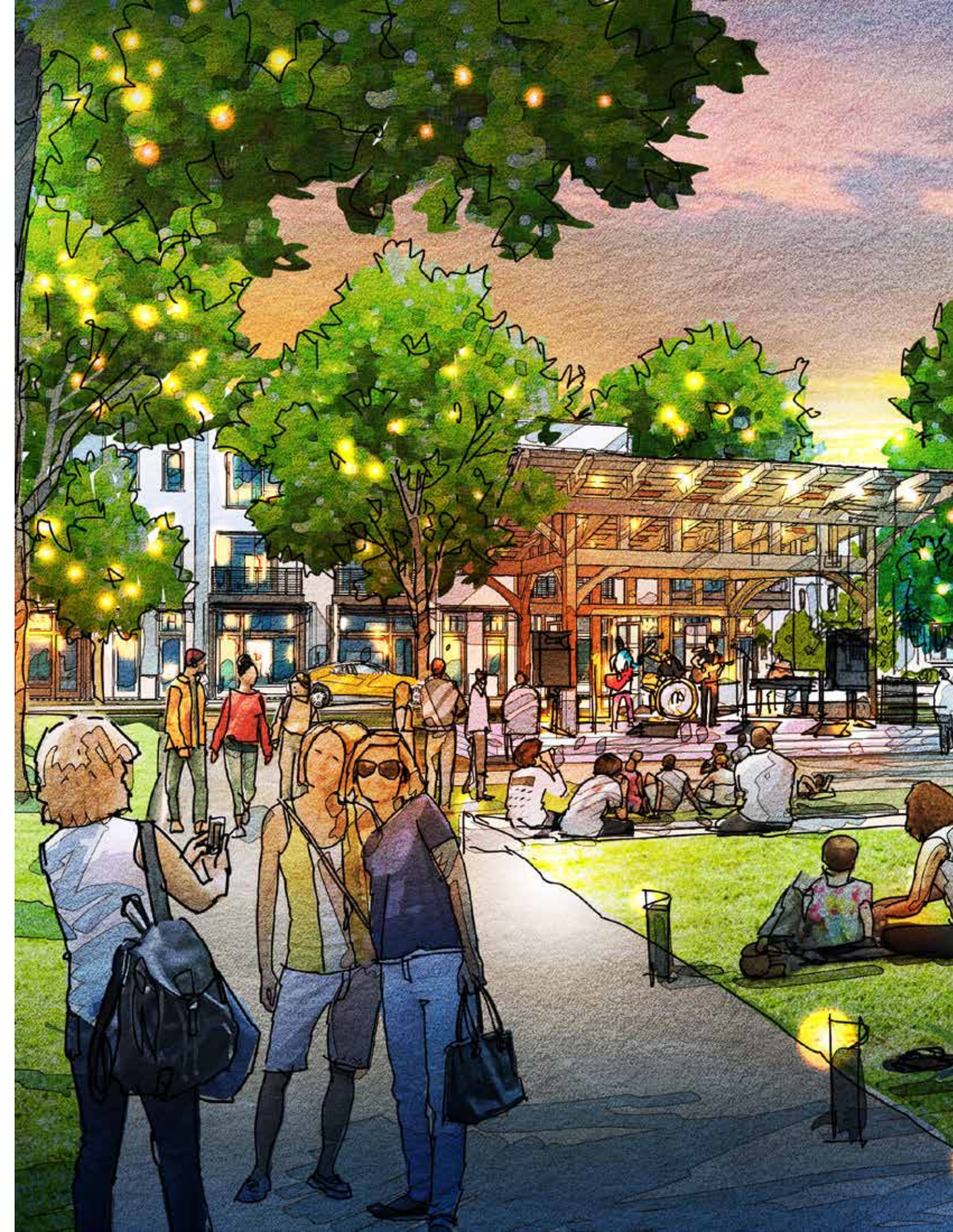


FINAL PHASE MIX

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Century will meet their obligations:

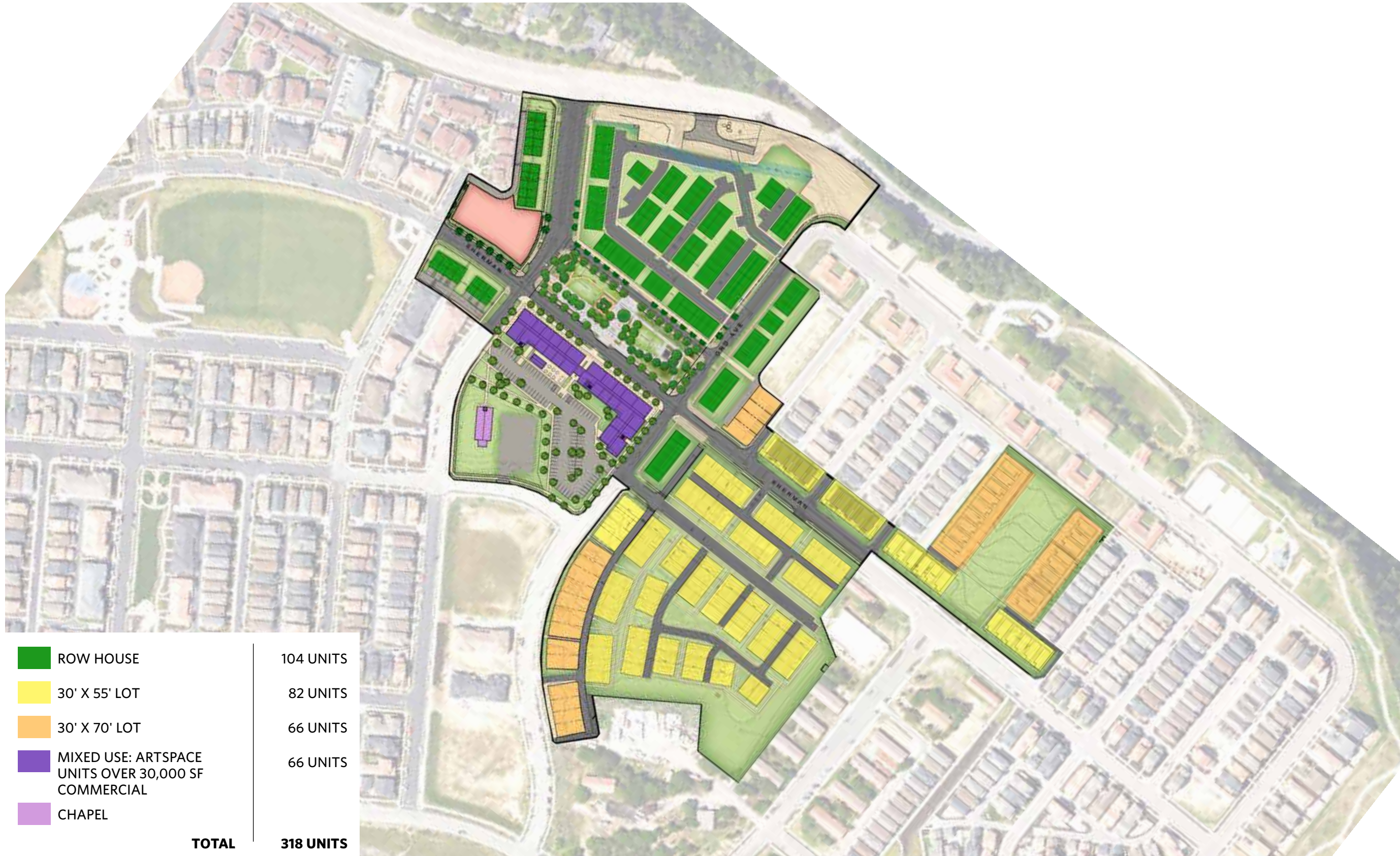
- 66 affordable units
- 33 moderate income unit
- 70 workforce units
- 34,000 square feet of commercial space
- 1-acre Town Square Park



MEETING OBLIGATIONS

EAST GARRISON / EAST GARRISON, CALIFORNIA / JANUARY 2023





FINAL PHASE

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