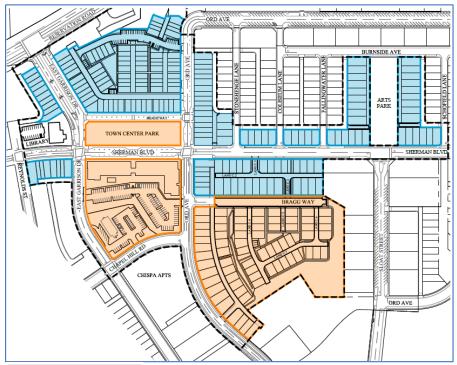


# Final Phase Project – PLN030204-AMD2 Approved June 25, 2024

- Combined remaining portions of original Phase 3 and Town Center Phase
  - Relocated Phase 3 Rental Affordable Housing to stack on top of Town Center commercial space
  - 34,000 sf Town Center (inclusive of community courtyard and 4,000 sf Library/Sheriff Substation)
- Reduced total housing units by 16, no change in total affordable units
  - Up to 326 residential units (157 market rate units + 169 deed restricted affordable units)
  - Accompanying revisions to unit types, sizes, counts, and locations



| LEGEND             |  |
|--------------------|--|
| PHASE A<br>PHASE B |  |



#### **Public Amenities**

- 4,000 sf Library/Sheriff Substation
  - Build Funding Tax Increment + Master Developer
  - Build County Public Works, Facilities, Parks Dept
  - Own/Operate Monterey County Free Libraries
  - Monterey County Sheriff Office staff field office
  - Construction begin spring 2026
- 1 ac Town Center Park ("Town Square")
  - Build Funding Master Developer
  - Build Master Developer
  - Own/Operate East Garrison Community Services Dist.
  - Construction complete prior to 71st market rate unit building permit







## Phase 3 Rental Affordable Housing/Town Center

- Mixed-Use Condominium Development
- Town Center (30,000 sf on ground floor of commercial/civic/retail)
- Affordable Rental Apartments (66 units stacked on top of Town Center)
- Common Areas (e.g., frontage, parking lot)
  - Build Funding
    - Master Developer (Town Center)
    - Tax Increment; Grants; Tax Credits (Affordable Housing)
  - Build CHISPA
  - Own/Operate -
    - Master Developer (Town Center ground floor)
    - CHISPA (Affordable Units; Common Areas including parking lot and frontage improvements to curbs)
    - Owners Association (commercial/retail) to fund common area operations
    - Construction complete by March 31, 2030, per Completion Guarantee



| LEGEND             |  |
|--------------------|--|
| PHASE A<br>PHASE B |  |

### CHISPA Site Control, Design, Plans

- Purchase and Sale Agreement
  - UCP East Garrison/Century Communities & CHISPA
  - Successor Agency approve as to final form
- Assignment and Assumption Agreement (Exhibit E)
  - UCP East Garrison/Century Communities & CHISPA
  - Successor Agency approve and consent
  - County approve
  - Executed (substantial to form) upon full funding and prior to close of escrow
- Tentative September 30, 2025 to Board
  - Updating for clarity in response to community questions



#### Final Parking Analysis & Plan Conditions of Approval No. 117 & No. 118

 Goal – Optimize residential and commercial utilization of parking in Final Phase; Ensure consistent with goal of walkable community

• **Content** *minimum* – To consider developer analysis compared to resident data, street parking time limits/preferred hours/enforcement, ordinance requests, HOA rules, state law, ADA, charge stations, signage; include affordable housing

unit parking plan.

Review/Input – Third party peer review and 2 community meetings

 Timing latest – Prior to filing final map and incorporate technical details/graphics into subdivision improvement plans to ensure implementation



### Town Center Commercial/Retail Leasing Plan Condition of Approval No. 33



Town Center

- Goal Optimizing the commercial viability of the Town Center
- Content minimum Update market conditions study; plans for occupancy; details re operation and maintenance of Town Center including common areas.
- Anticipated Commence upon final approved design
- Completion latest Prior to issuance of certificates of occupancy for Town Center



### Steps and Timeline

