



October 2022


EAST GARRISON

FINAL PHASE

Monterey County, California



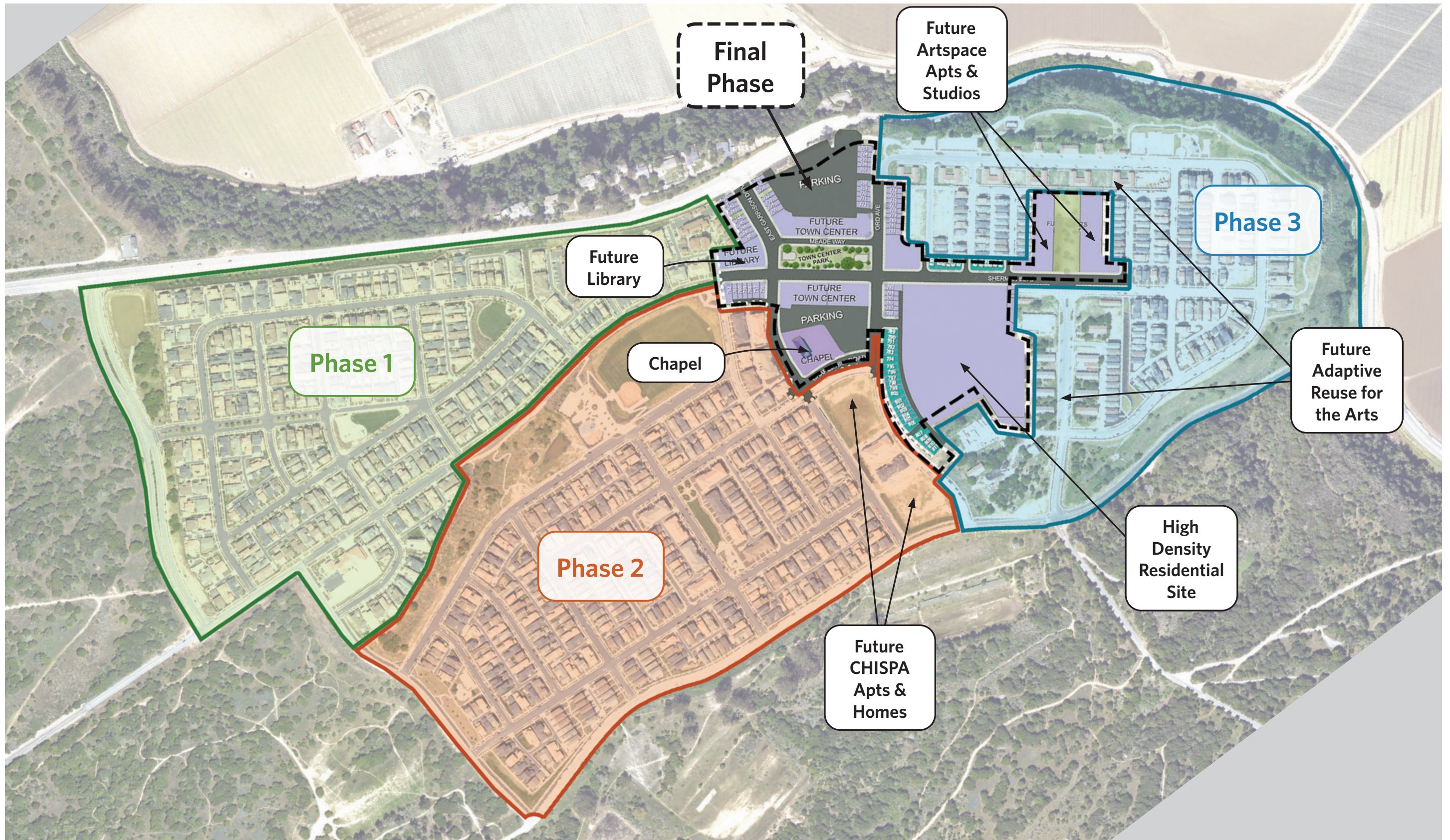


 FINAL PHASE STUDY AREA BOUNDARY

EAST GARRISON FINAL PHASE

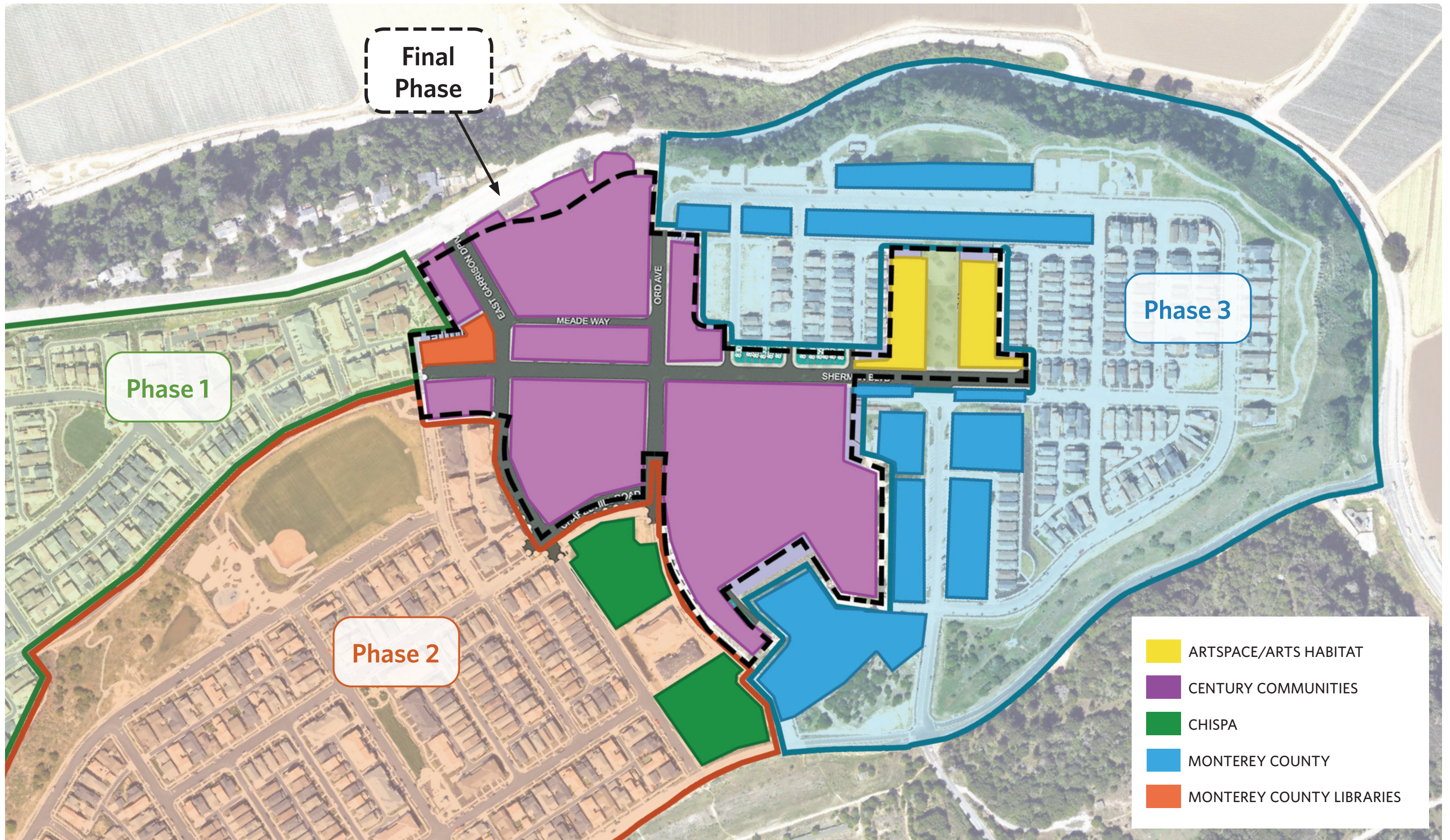
EAST GARRISON / EAST GARRISON, CALIFORNIA / OCTOBER 2022





EAST GARRISON EXISTING MASTER PLAN





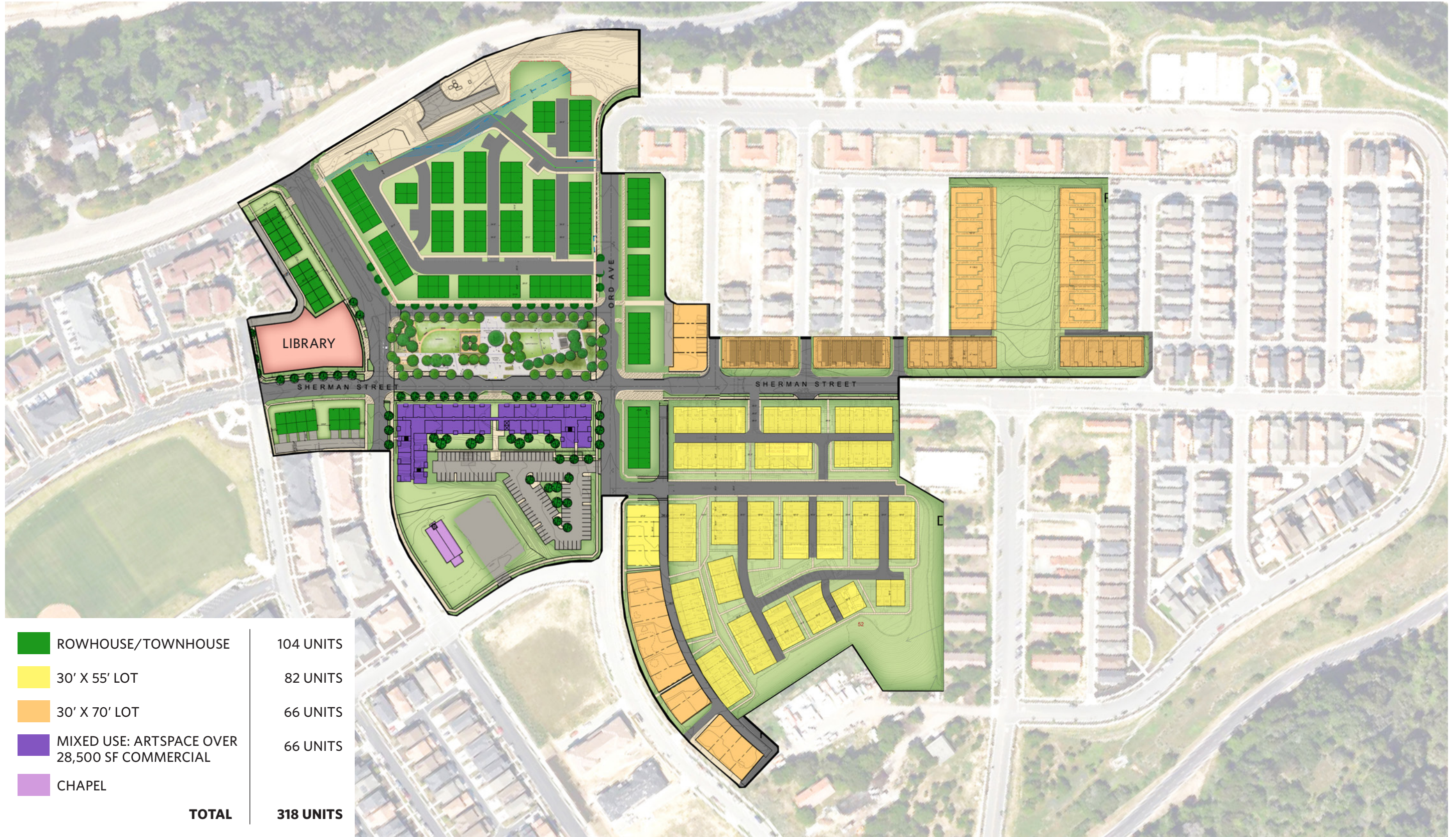
EAST GARRISON RESPONSIBILITY EXHIBIT





EXISTING ZONING



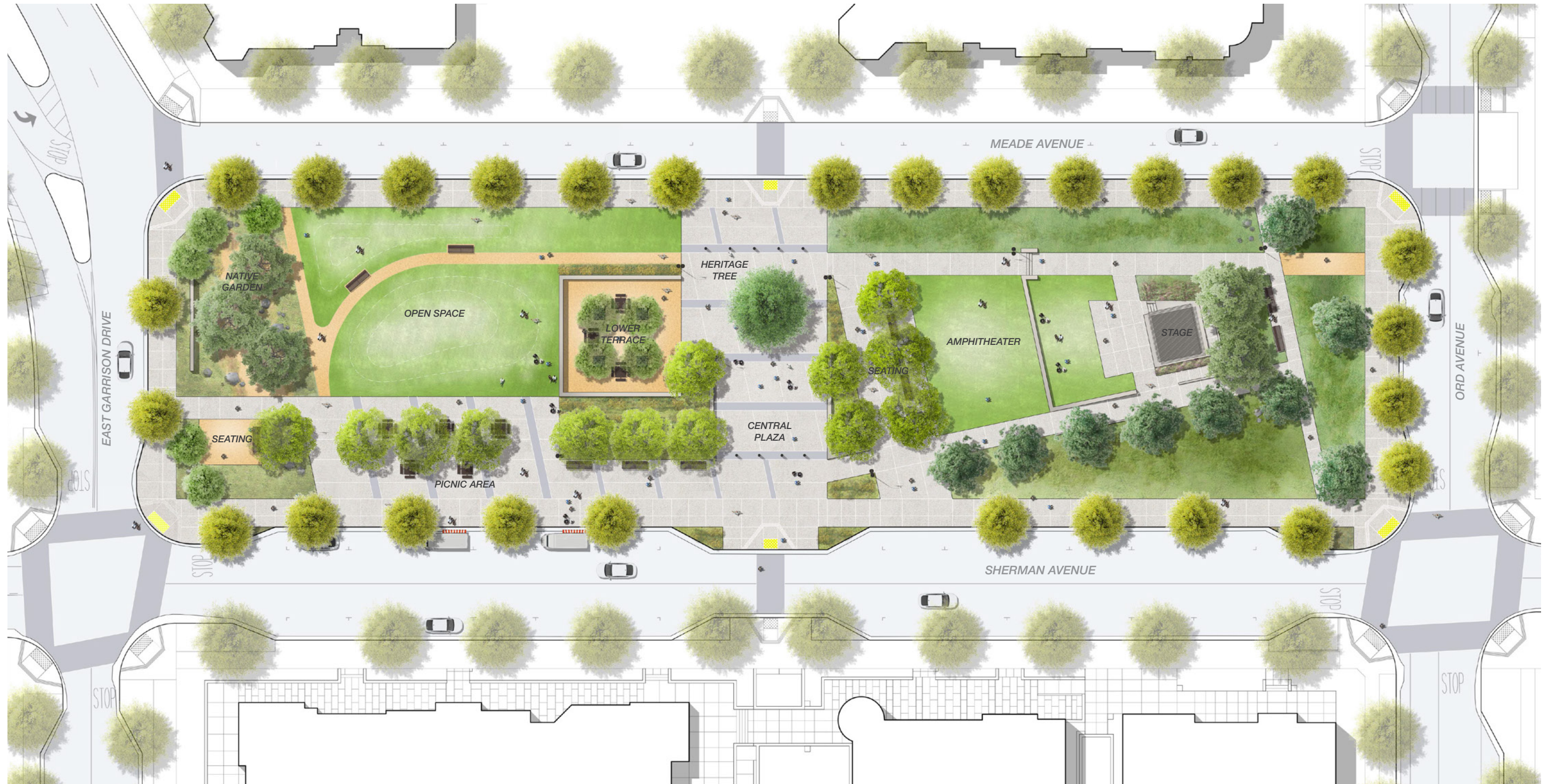


URBAN DESIGN ASSOCIATES

FINAL PHASE

EAST GARRISON / EAST GARRISON, CALIFORNIA / OCTOBER 2022





URBAN DESIGN ASSOCIATES

APPROVED TOWN SQUARE PLAN

EAST GARRISON / EAST GARRISON, CALIFORNIA / OCTOBER 2022



Program Notes

- **66 Artspace Live/Work Units**
 - 1 bedroom (700 gsf): 39 units (59%)
 - 2 bedroom (950 gsf): 16 units (24%)
 - 3 bedroom (1,100 gsf): 11 units (17%)
- **28,500 gsf Commercial Space**
 - Commercial: 17,200 gsf
 - Commercial Courtyard: 3,000 gsf
 - Artist Commercial: 8,300 gsf
- **66 Residential Parking Spaces (1/unit)**
- **32 Commercial Parking Spaces**
- **3 and 4 stories**

Key

- One-bedroom units
- Two-bedroom units
- Three-bedroom units
- Circulation/storage/utility
- Commercial
- Artist Commercial (maker, gallery, studio, and/or retail)

Notes

- It is assumed that the Artist Commercial (maker, gallery, studio, and/or retail) would be extra space, independent of the live/work units above to allow for flexibility within the commercial space.
- All of the Artist Commercial space will be accessible to the public.
- 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 Courtyard contains an event tent, small stage, and seating.

OVERVIEW - ASSEMBLED VIEW



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OVERVIEW



EXPLODED VIEW

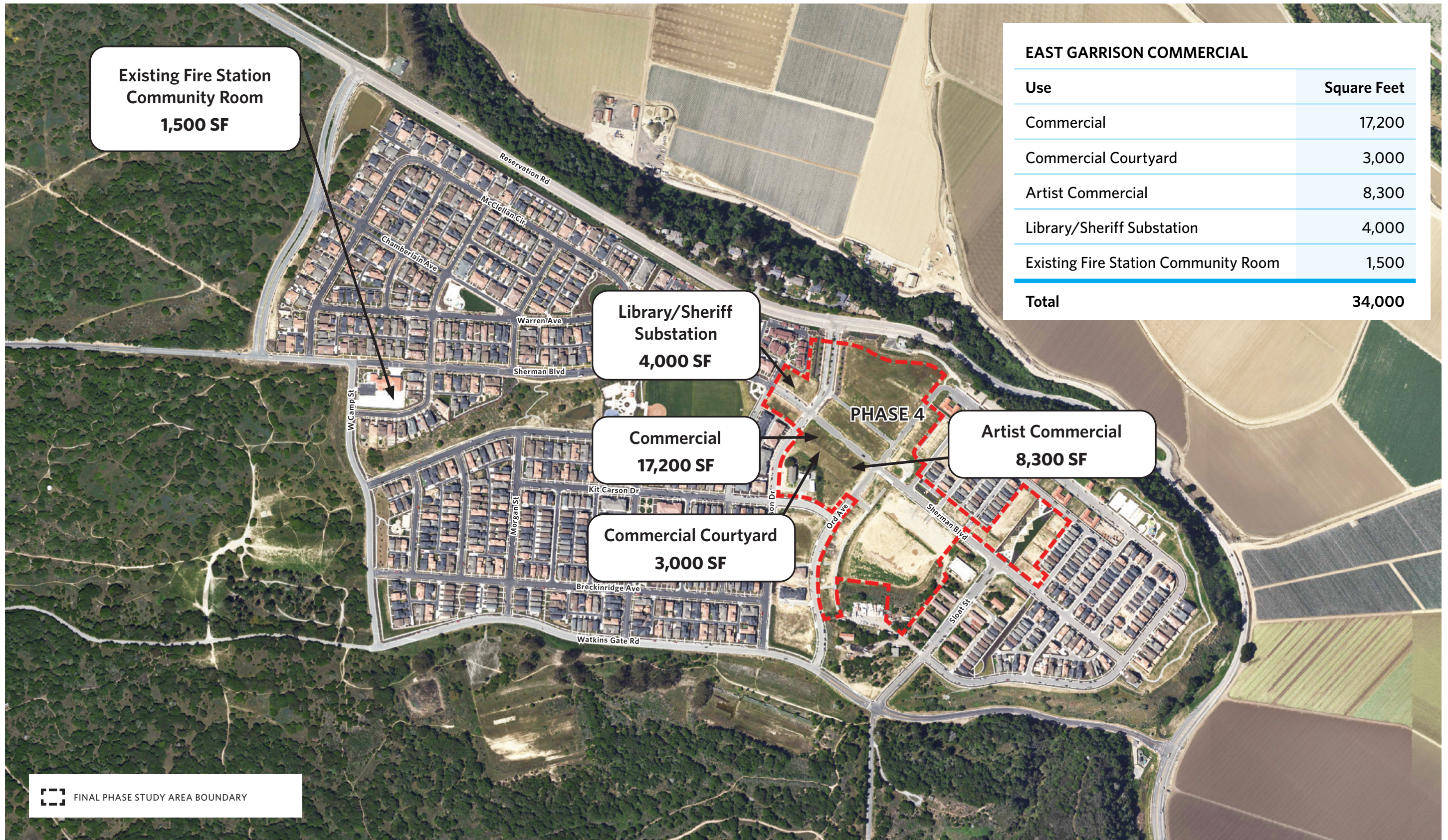
VIEWS FROM THE SOUTHEAST



ASSEMBLED VIEW

EAST GARRISON COMMERCIAL

Use	Square Feet
Commercial	17,200
Commercial Courtyard	3,000
Artist Commercial	8,300
Library/Sheriff Substation	4,000
Existing Fire Station Community Room	1,500
Total	34,000

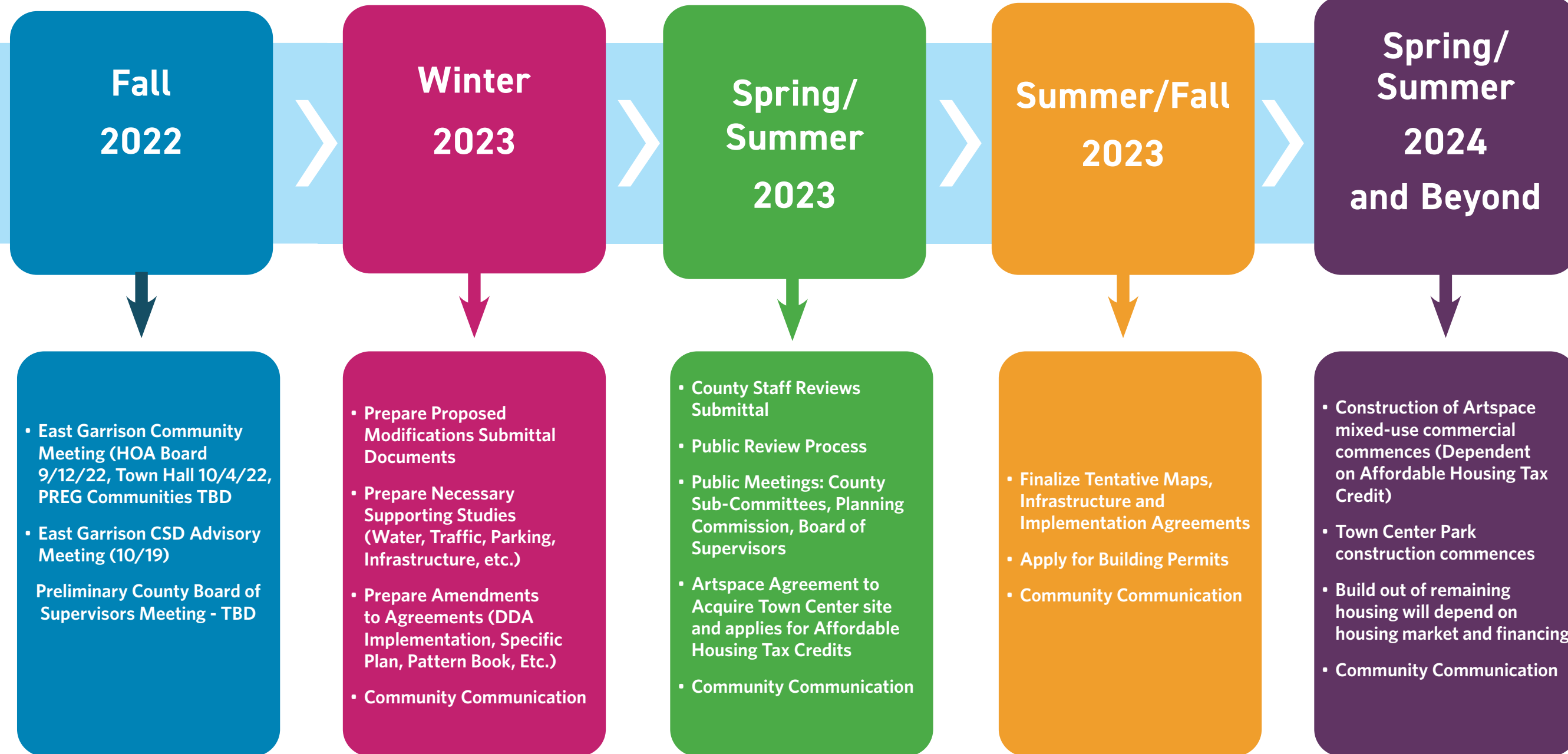


URBAN DESIGN ASSOCIATES

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



Century Communities: General Expectations and Key Milestones



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.