

December 2022



PHASE 4

Reservation Rd

McClain Cir

Chamberlain Ave

Warren Ave

Sherman Blvd

W Camp St

Lee Ave

Kit Carson Dr

Morgan St

Old Ave

E Garrison Dr

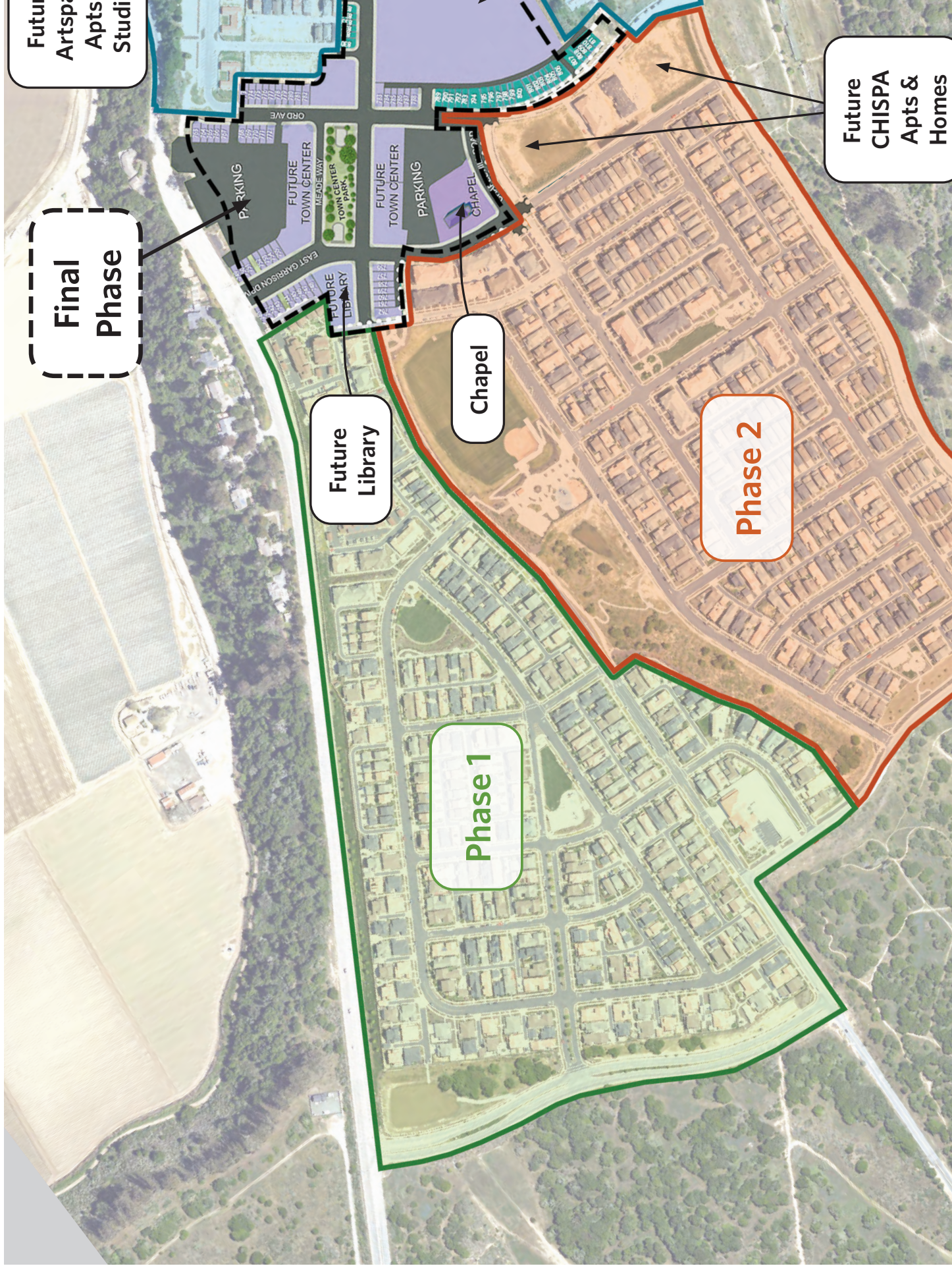
Sherman Blvd

1015

Logan St

Breckinridge Ave

Watkins Gate Rd



Future
Arts
Apts
Studio

Future
CHISPA
Apts &
Homes

Final
Phase

Future
Library

Chapel

Phase 2

Phase 1

PARKING

ORD AVE

FUTURE
TOWN CENTER

TOWN CENTER
PARK

FUTURE
TOWN CENTER

PARKING

CHAPEL

EAST GARRISON DR.

FUTURE
LIBRARY

MEADOWWAY

FUTURE
TOWN CENTER

PARKING

CHAPEL

CHISPA

ARTS

APTS

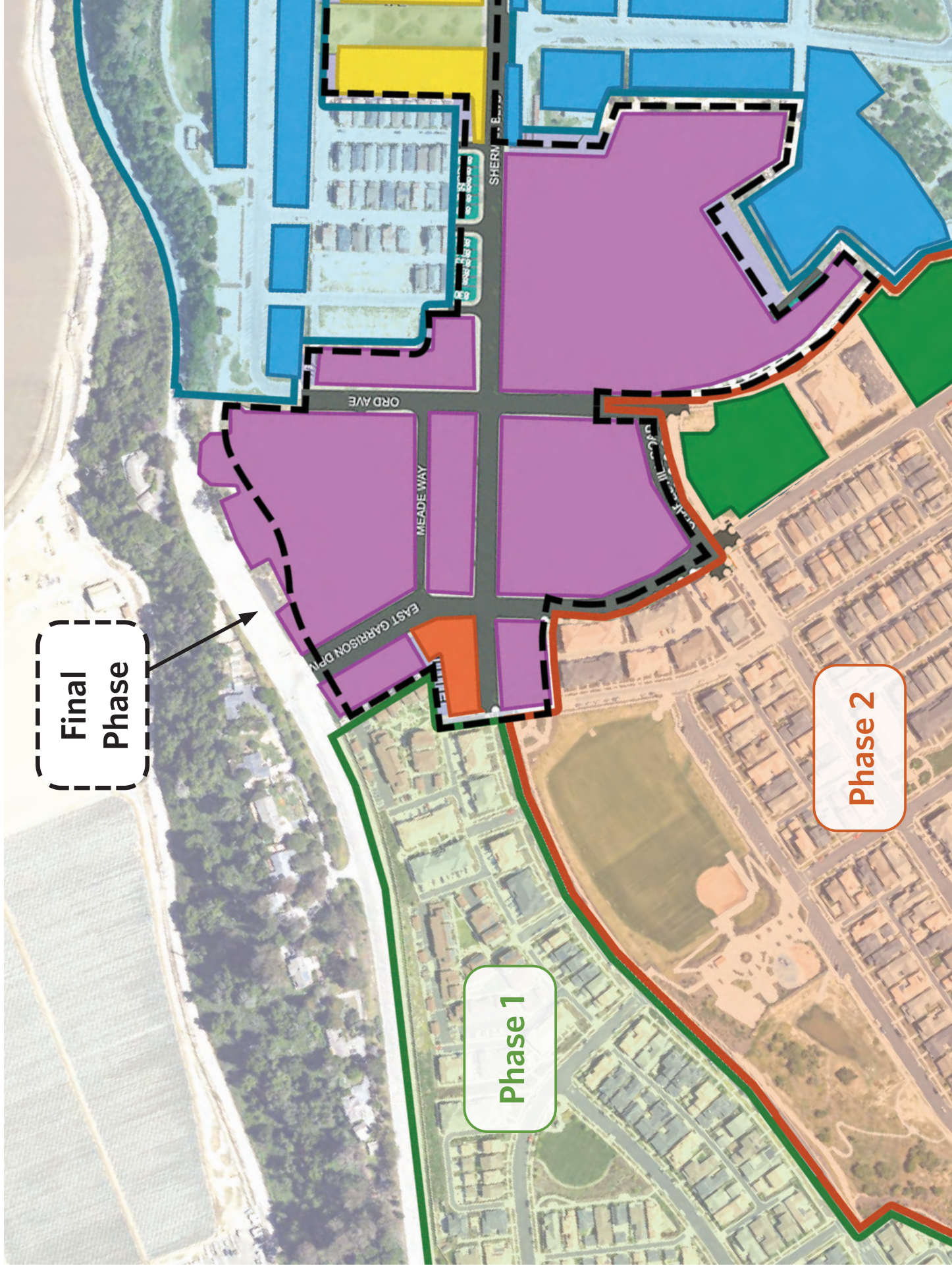
STUDIO

LIBRARY

CHISPA

APTS &
HOMES

ARTS
APTS
STUDIO



Final
Phase

Phase 1

Phase 2





104 UNITS

82 UNITS

66 UNITS

ROW HOUSE

30' X 55' LOT

30' X 70' LOT



MEADE

AMPHITHEATRE

SHERMAN

HERITAGE TREE

CENTRAL PLAZA

LOWER TERRACE

OPEN SPACE

PICNIC AREA

NATIVE GARDEN

SEATING

EAST GARRISON DRIVE

STOP

STOP

STOP

STOP



Artspace
Courtyard

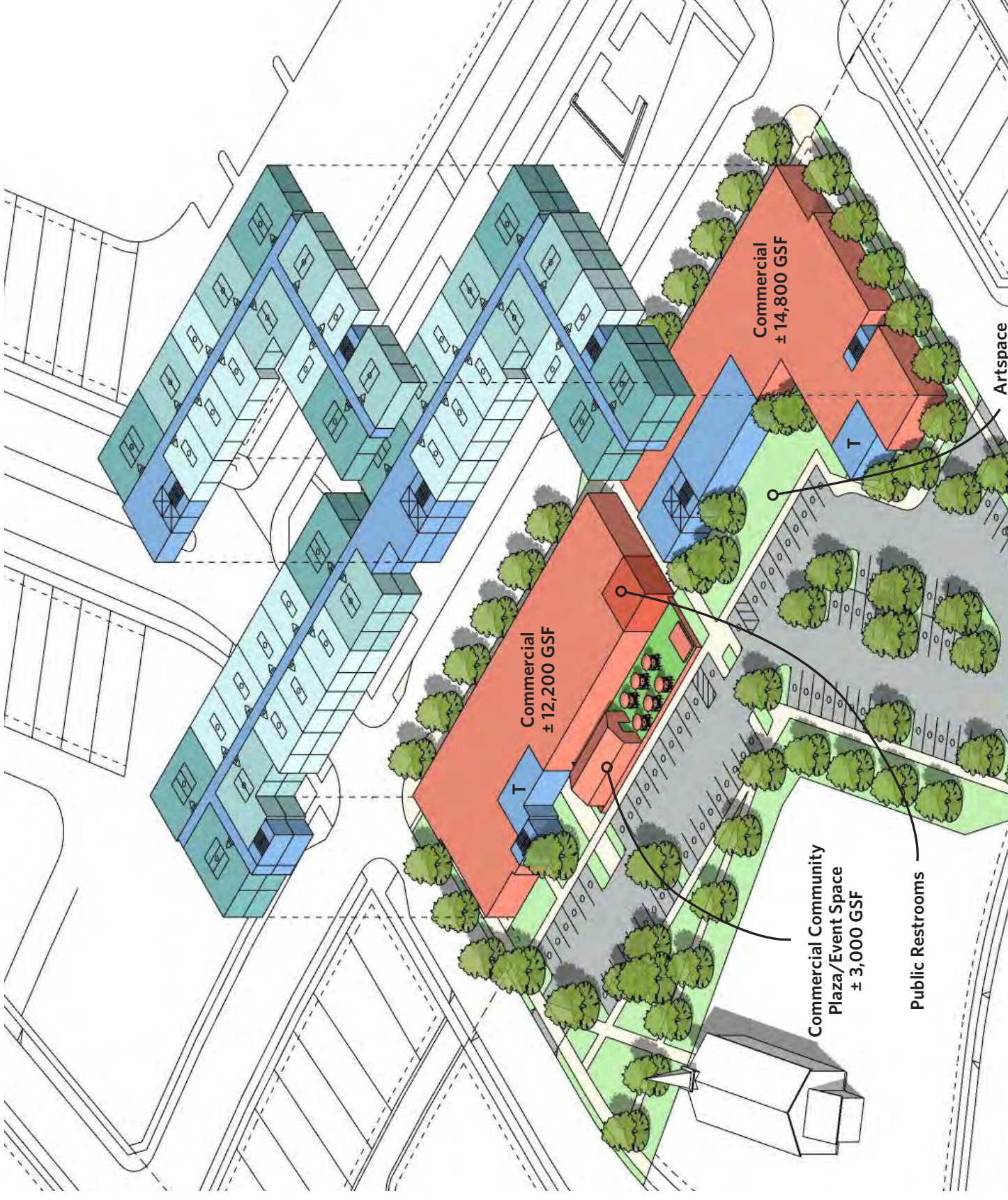
Commercial
± 14,800 GSF



Artspace
Courtyard

Commercial
± 14,800 GSF

Commercial
± 12,200 GSF



Commercial
± 12,200 GSF

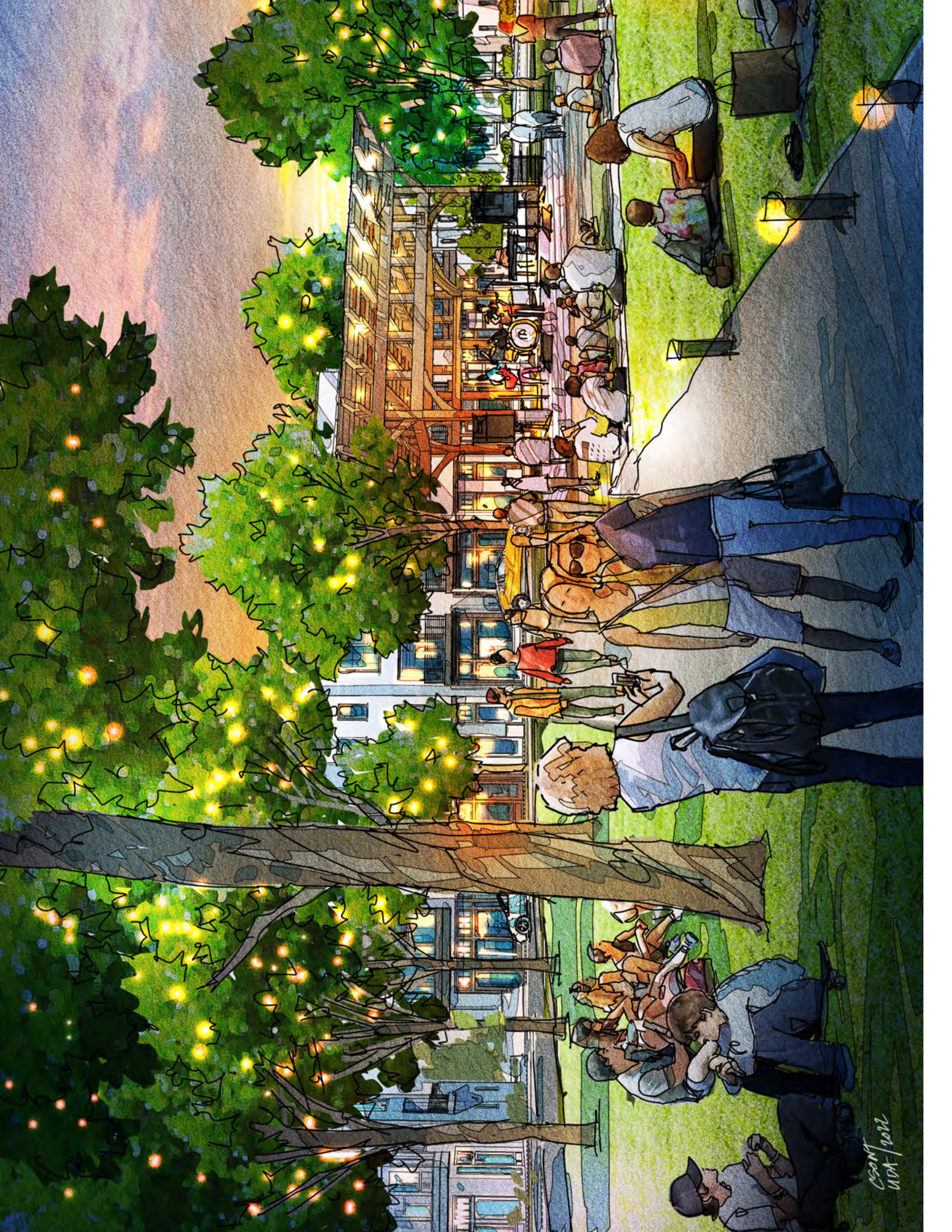
Commercial
± 14,800 GSF

Commercial Community
Plaza/Event Space
± 3,000 GSF

Public Restrooms

Artspace





CSOM
UPA 2018



E.G. MARKET

KEY CATER

CSOANT
WPA/2022



PHASE 4

**Library/Sheriff
Substation
4,000 SF**

**Commercial
27,000 SF**

**Commercial Courtyard
3,000 SF**

Century Communities: General Expectations and

**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

**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.)

**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

Sum

- Finalize Infrastructure Implementation
- Apply for
- Commu