SOUTHWEST VILLAGE | PURPOSE

• Implements requirement in Otay Mesa Community Plan for privately sponsored Specific Plan

• Provides streamlined framework to facilitate housing

• Establishes thresholds for future development

• Provides supplemental development regulations

• Identifies required public facilities

• Defines process and requirements for implementation
GUIDING PRINCIPLES

01 Streamlined Framework to Facilitate Housing for a Range of Lifestyles

02 Natural Resource Protection

03 Grid Network

04 Social Heart

05 Concentric Rings of Density

06 Interconnected Bicycle and Pedestrian Linkages

07 Community Recreation + Interaction

08 Public Viewsheds and Access
• Approximately 490 acres
• 5,130 residential dwelling units
• 175,000 square feet of commercial uses
• “Village Core” planned around future transit stop and mobility hub
• 36 acres of parks
• 7.5 acres for a future school
• 185 acres of open space
• Extension of Caliente Avenue
• Connection of Beyer Blvd
PARKS & TRAILS

36 acres of Community/Neighborhood/Pocket Parks

18 miles of trails:
  - Hierarchy of community-moderate use-primitive trails
  - Trail amenities & enhancements

186 acres of surrounding natural open space including 60 acres of preserved open space.
January 2018-January 2020
COMPREHENSIVE SUBCOMMITTEE OUTREACH

March 2019
First Full Application Submittal

March 2020
SECOND PLANNING COMMISSION WORKSHOP

March 2021
PUBLIC REVIEW DRAFT SPECIFIC PLAN & EIR

Summer 2021
PLANNING GROUP RECOMMENDATION

Sept/Oct 2021
PLANNING COMMISSION / CITY COUNCIL HEARINGS