

Stephen M. Haase, AICP
DEVELOPER FORUM
Chula Vista
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BALDWIN & SONS

Building Quality Communities for Three Generations

Baldwin & Sons

- Al Baldwin, sons Ron, Shawn and Steve Baldwin, son-in-law Randall Bone
 - ❖ Pacific Coast Communities, Heritage Building & Development, and Sunrise Company
- Built over 20,000 homes since 1956
- Honored for outstanding achievement
 - ❖ *Pacific Coast Builders Gold Nugget Award*
 - ❖ *Los Angeles County Beautification Award*
 - ❖ *Good Housekeeping Award*
 - ❖ *3-time winner of the National Association of Homebuilders' "Home of the Year" Award*
 - ❖ *San Diego Section and California Chapter APA Awards for Comprehensive Planning*
- Founding developer of the Otay Ranch

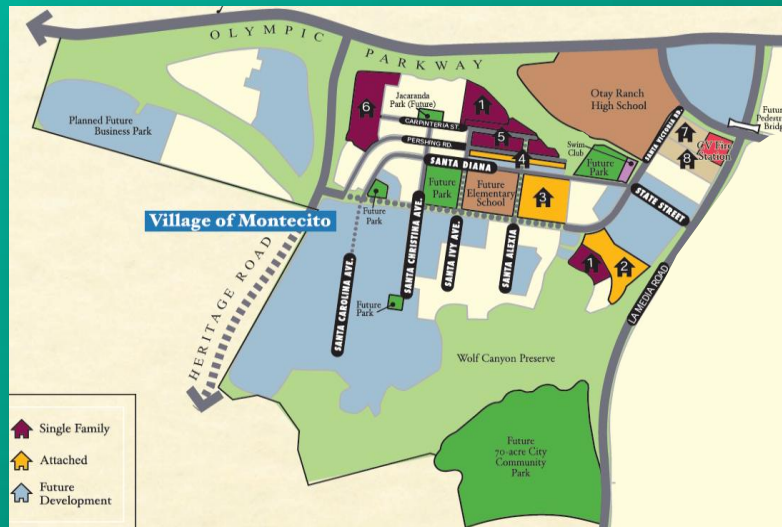


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VILLAGE 2

- Residential
 - ❖ 3,435 homes (381 single-family, 3,054 multi-family)
- Commercial
 - ❖ Mixed Use Village Core
- Public
 - ❖ 3 Public Parks, Wolf Canyon Preserve
 - ❖ 3 Schools
 - ❖ Fire Station
 - ❖ CPF



VILLAGE 2 OPPORTUNITIES

- Otay Ranch Business Park
 - ❖ Industrial/Research & Development employment base
- Village Core Commercial/Mixed Uses
 - ❖ 24 acres of combined Commercial and Mixed Use parcels
 - ❖ Grocery store, shops, restaurants, offices, service businesses
 - ❖ 14.1 acres of CPF land (9 sites)
 - ❖ Example: Village 2 projects daycare need for 363 preschool children and 318 school-age children
- Consultants
 - ❖ Park Design
 - ❖ Industrial
 - ❖ Affordable Housing
 - ❖ Civil Engineering
 - ❖ Architecture



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PA-12 (Freeway Commercial North)

- Mixed-use urban neighborhood
- 2 hotels – 300 rooms combined
 - Residence Inn and Courtyard by Marriott
- 15,000 sq. ft. of store-front commercial
- 600 MF residential units
 - Condominiums and Apartments
- Public Park



PA-12 OPPORTUNITIES

- Park Vendors
- Conference Space
- Hotel Catering
- Electric Vehicle Charging Stations
- Commercial Tenants
 - Restaurants
 - Retail Shops
 - Neighborhood Services



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THANK YOU



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