

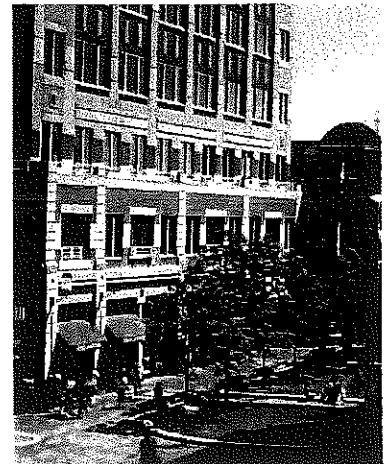
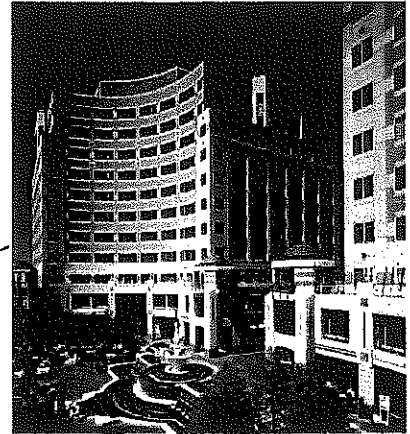
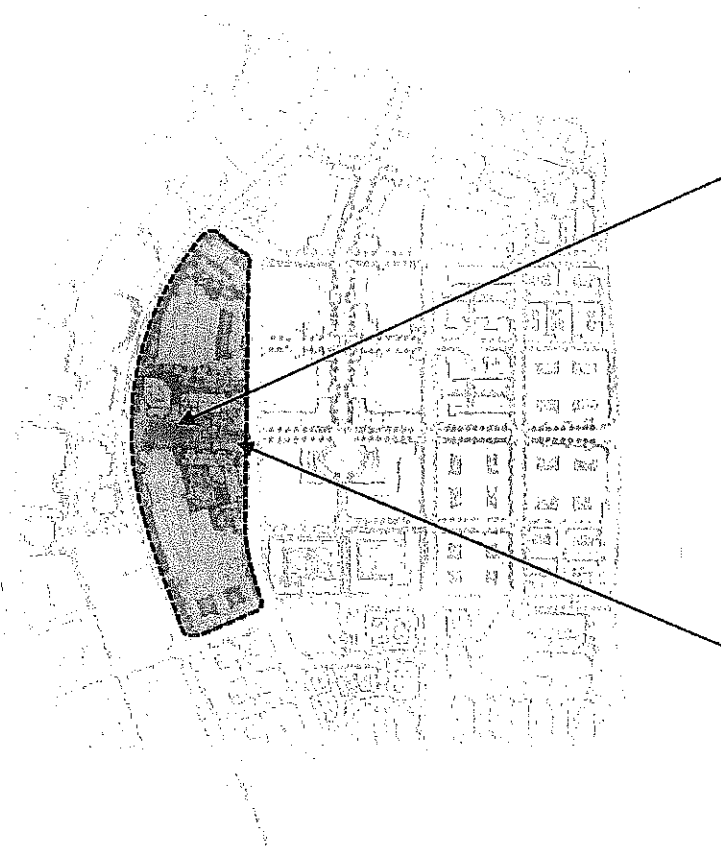
**02.03.000 Mixed-Use Civic / Office Core District**

**02.03.001 District Character Description**

*EUC*'s role as community core is solidified by the presence of the Civic Core. This district functions as the symbolic and ceremonial focus of community government and culture. Cultural activities such as a public library, multi-purpose venue, fire station and entertainment center, museum and/or a concert hall will attract broad community interest, augment the public life of Chula Vista, and enliven the *EUC*.

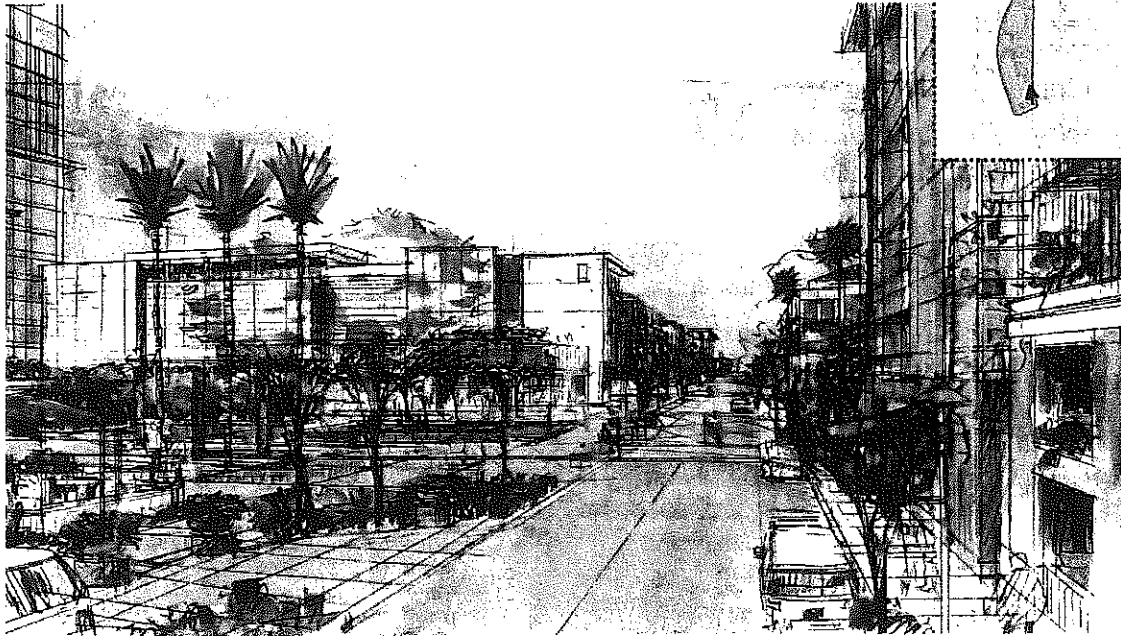
**02.03.002 Organizing Principles and Urban Design Vision**

- a. "Heart of the *EUC*"
- b. Civic Plaza provides the key place-making feature and focus for public events with connections to surrounding activities.



**Exhibit II-10**

• Mixed-Use Civic/Office District Character Illustration:



Mixed Use Civic / Office District: Looking North along B Street at the corner of the civic park

\* Note: This exhibit is an artist's conception of the ultimate build out of the EUC. It represents only one of the various alternatives that would be consistent with the intended vision for the EUC.

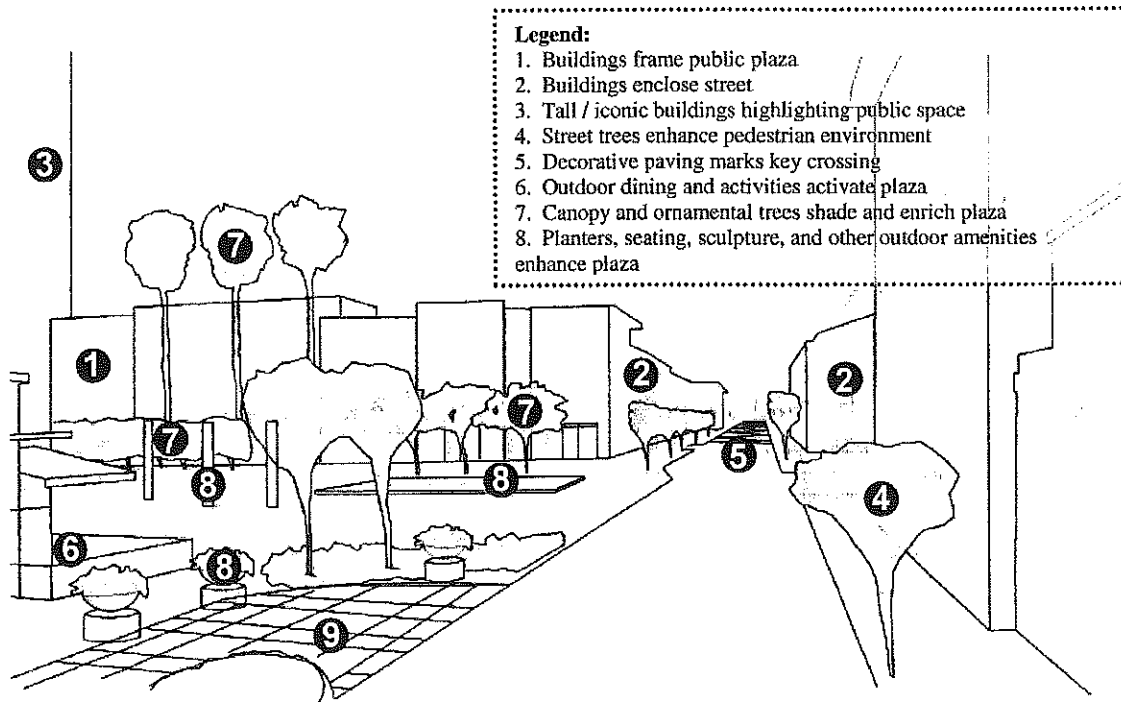


Exhibit II-11

## 02.03.003 Overall Guidelines

- a. Orient buildings to define public space, providing civic, cultural, and other active, pedestrian-oriented uses that front on the main plaza.
- b. Introduce a high standard of design that reflects this district's prominent address, including the presence of *iconic* architecture.
- c. Emphasize quality construction; stress the use of durable materials that exhibit permanence and quality.
- d. Allow flexibility to accommodate phased development that facilitates future "urban intensification" of the district.
- e. Encourage a "permeable" edge condition for uses fronting plaza to create an outdoor extension of the indoor space and use.

## 02.03.004 Site Planning

- a. Orient buildings to define public realm, especially the main plaza.
- b. Site buildings to screen parking structures from the Civic plaza and street "B".
- c. Encourage shared parking through out the civic and office districts.

## 02.03.005 Architecture

- a. Introduce a high standard of design that distinguishes the district's prominent address at the "heart of the *EUC*".
- b. Exploit corner sites with special architectural treatments and address-giving features.
- c. The library should incorporate a highly transparent facade oriented to the Civic Plaza and Street "B" to allow views into and from the library. The use of the plaza as an outdoor extension of the library shall be encouraged.

## 02.03.006 Landscape

- a. Complement the main civic plaza that will accommodate a variety of the community events and programs.
- b. Introduce canopy trees and outdoor amenities with public outdoor spaces.

Mixed-Use Civic/Office Urban Design Diagram (Design Framework Plan)

Legend

- Iconic Architecture
- Portals or Entries on Street
- Plaza
- ⊛ Public Art / Iconic Element
- - - - District Boundary
- - - - Important Views
- ↔ Pedestrian Links across Street 'A' to Business District
- ⋯ Jogging Path
- ⋯ Connection to existing Sidewalk
- ⋯⋯ Circuit Walk / Park Promenade
- - - Regional Trail
- Coordinated Access between Business and Civic Districts
- ▨ Potential Outdoor Cafe
- Conceptual Building Footprint
- ▨ Active Ground Floor / Transparency
- Urban Park

- Number Legend:**
1. Front entries along "B" street
  2. Coordinate access with Business District
  3. Front buildings on both sides of Civic Plaza Park. Blend edges with seamless integration of uses.
  4. Taller buildings permitted in all areas of this district.

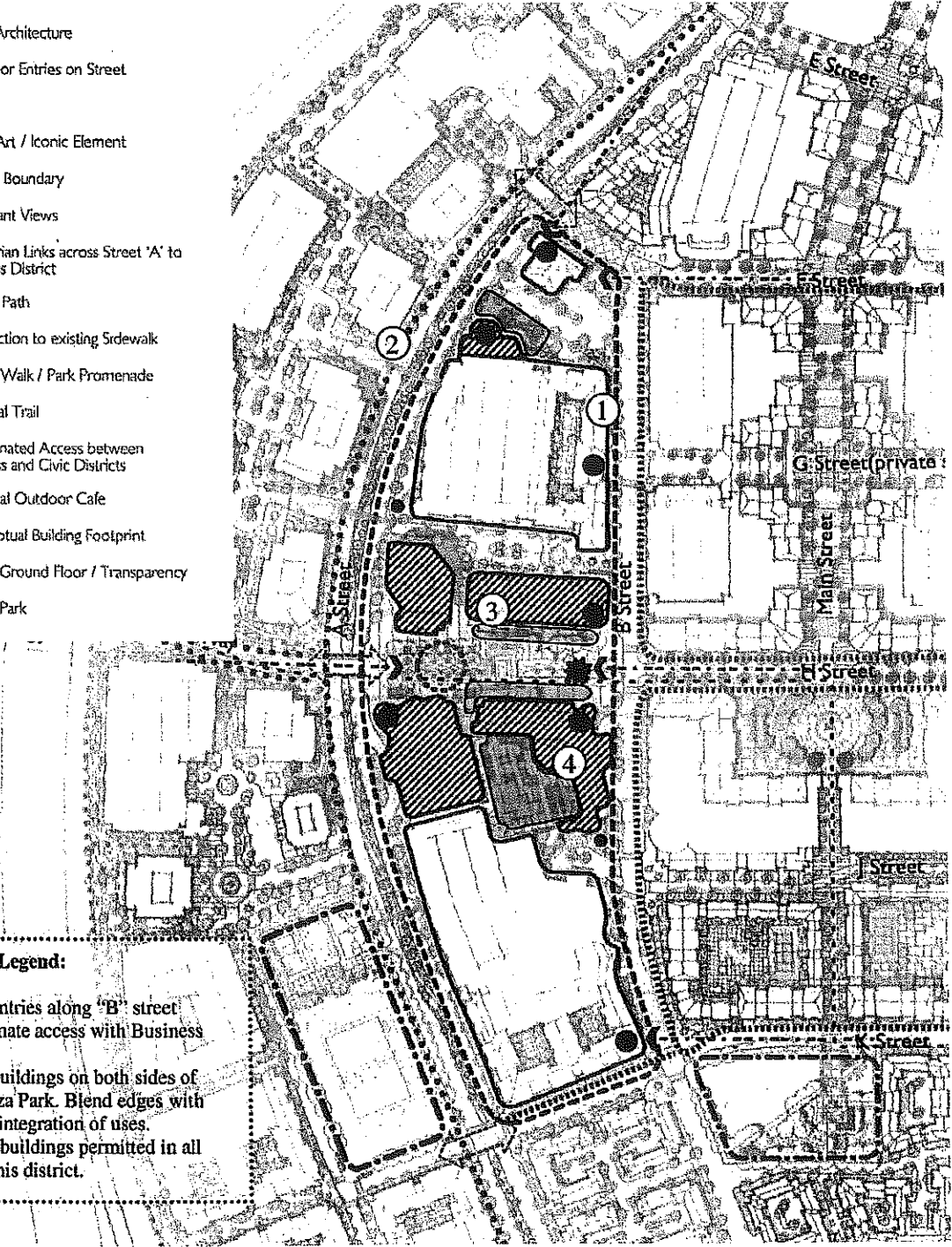


Exhibit II-12

# District 5 - Table of Requirements

Dominant Land Use	Mixed Use / Civic

Residential Dwelling Units Permitted	Low	Target	High
	0	200	300

Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	Target	High
	100	900	1,000

Building Setback	0'	0'-5'	0-10'

Minimum Average Building Height	Stories		
	or height in feet		
	1	3	5
	25'	40'	70'
	MH1	MH3	MH5

Building Height Range (stories)	2-7	2-12

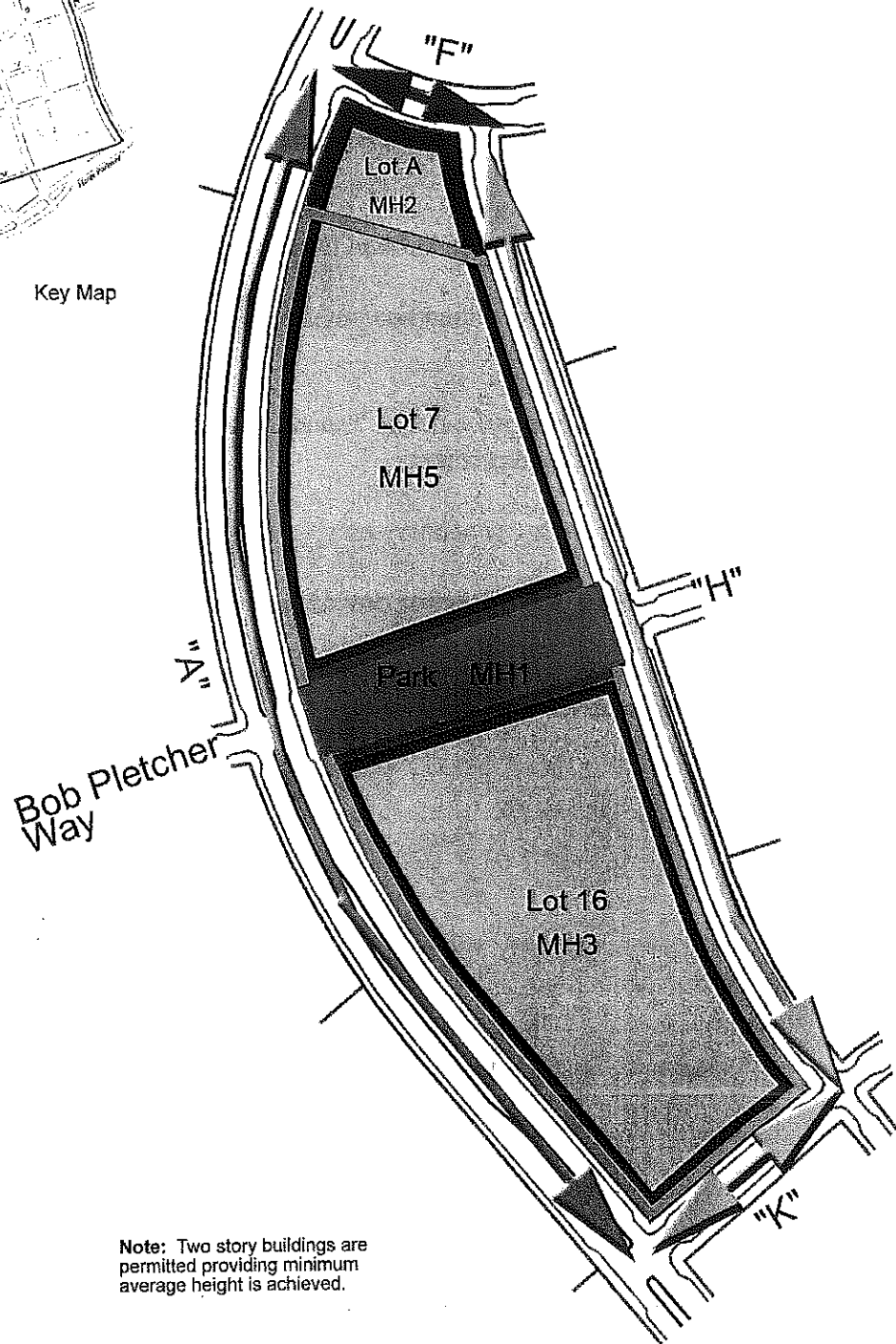
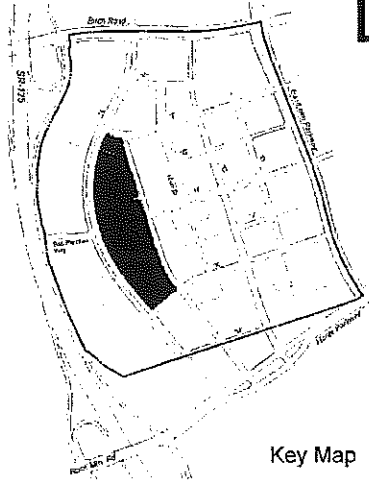
Access Management Category	No Access	Ltd. Access	Permitted Access
	↔	↔	↔

Note: Refer to the "Pedestrian Corridors" exhibit for widths and locations.

Exhibit II-13a

# District 5 Requirements

## Mixed Use/Office District



Note: Two story buildings are permitted providing minimum average height is achieved.

Exhibit II-13b