



Vista del Mar is a modern, mixed-use development located at the corner of Third Avenue and K Street in Chula Vista. The super-sustainable, LEED Gold rated building hosts 71 state-of-the-art residential units along with retail and amenity spaces over two levels of below-grade secured parking. The development creates a pedestrian-friendly urban corner that contributes to the City's vision for Third Avenue.

VISTA DEL MAR, THIRD & K, CHULA VISTA

778 CHURCH AVE

786 CHURCH AVE

790 CHURCH AVE

782 CHURCH AVE



781 CHURCH AVE

791 CHURCH AVE

787 CHURCH AVE

269 K ST

265 K ST

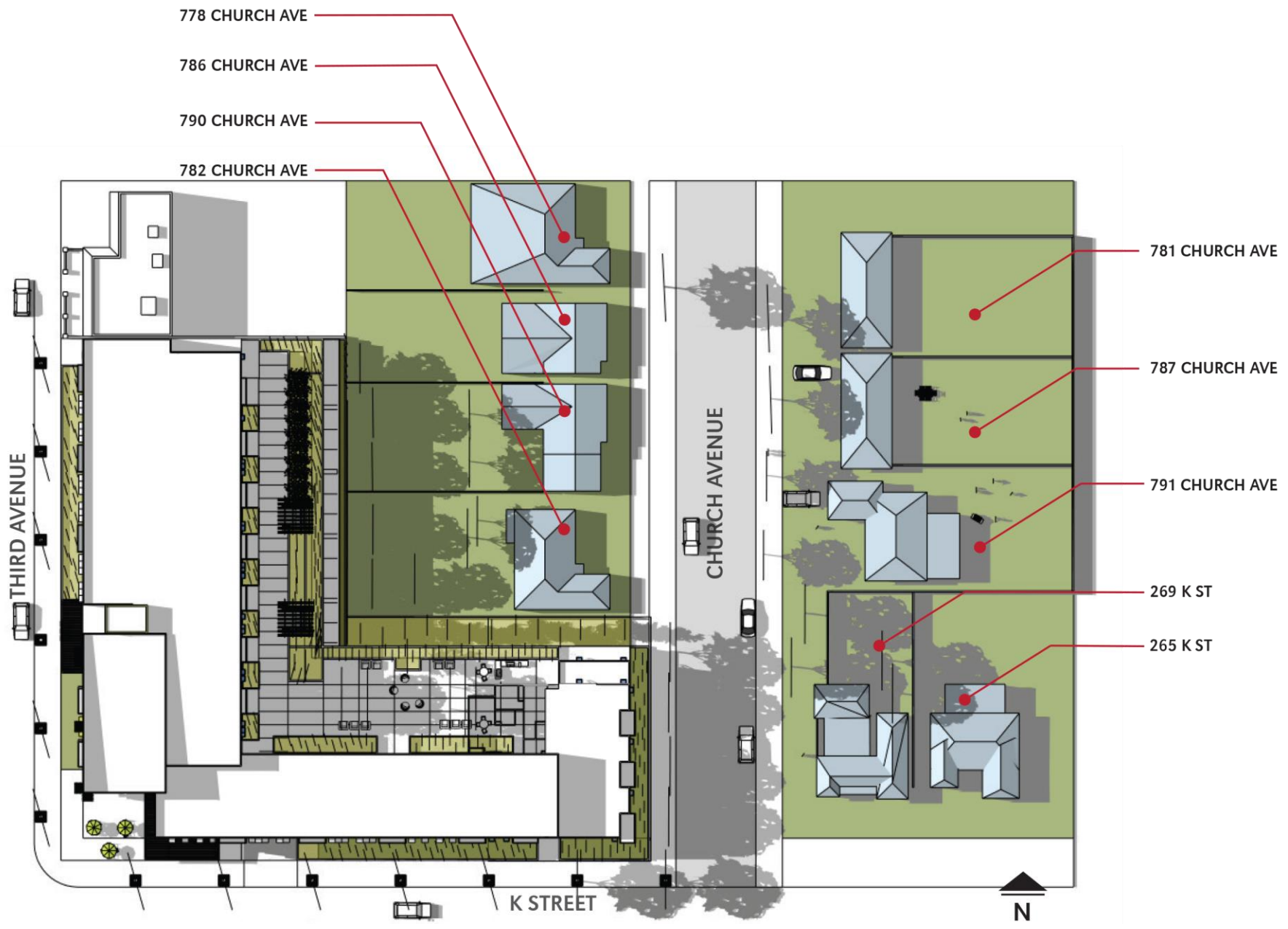
THIRD AVENUE

CHURCH AVENUE

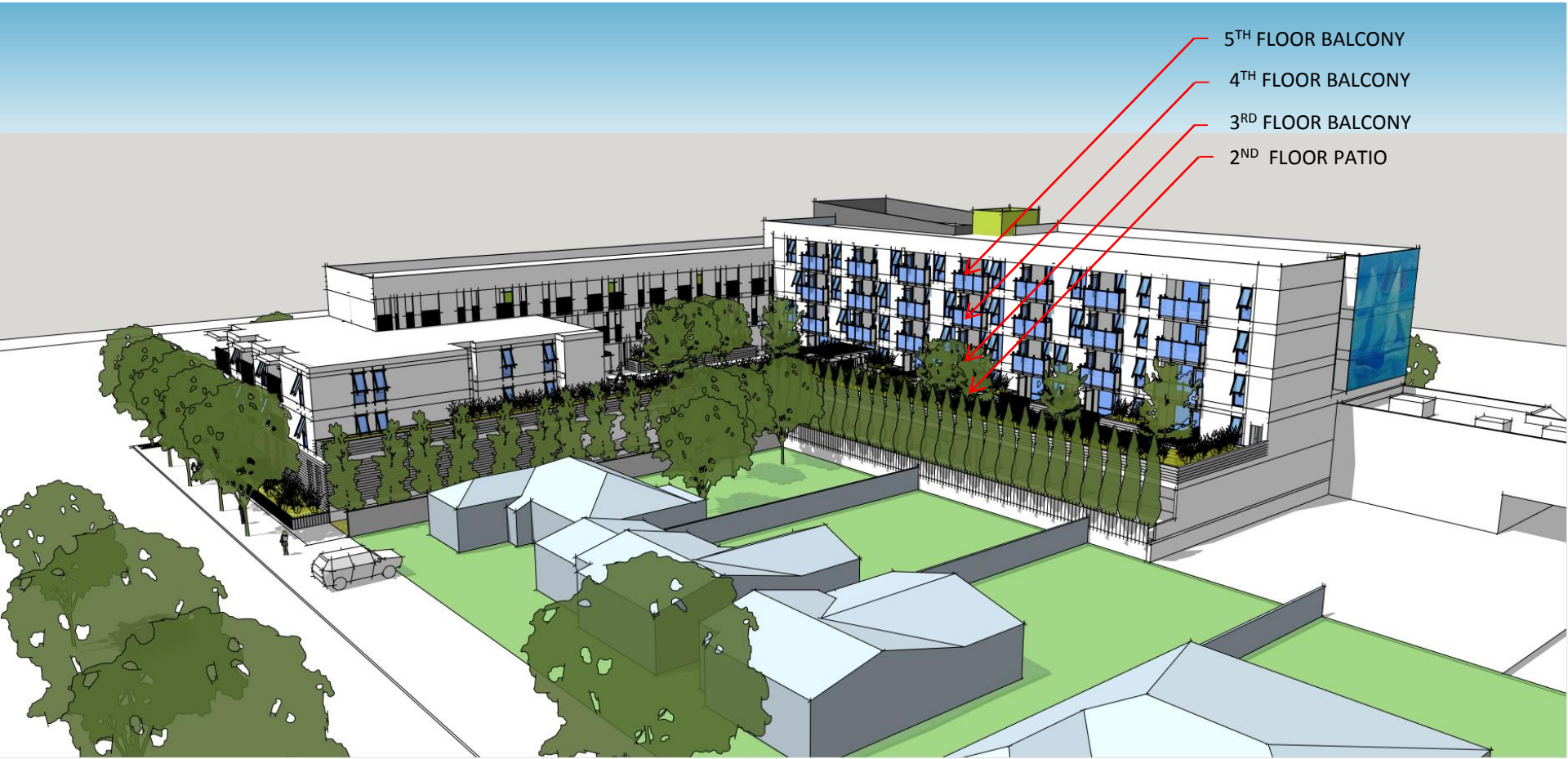
K St

N

BALCONY SIGHT LINE STUDY - CONTEXT

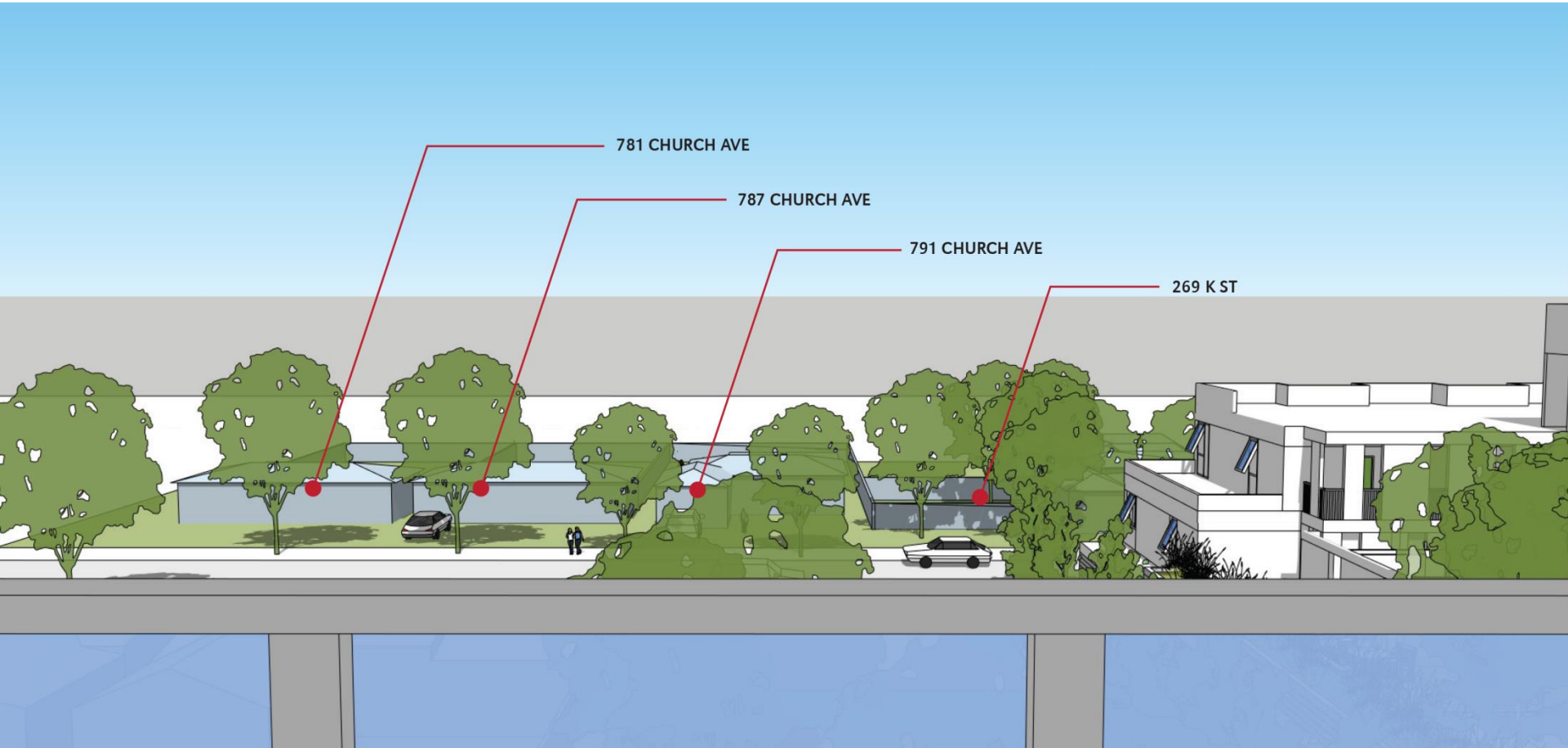


BALCONY SIGHT LINE STUDY – CONTEXT MODEL VIEW

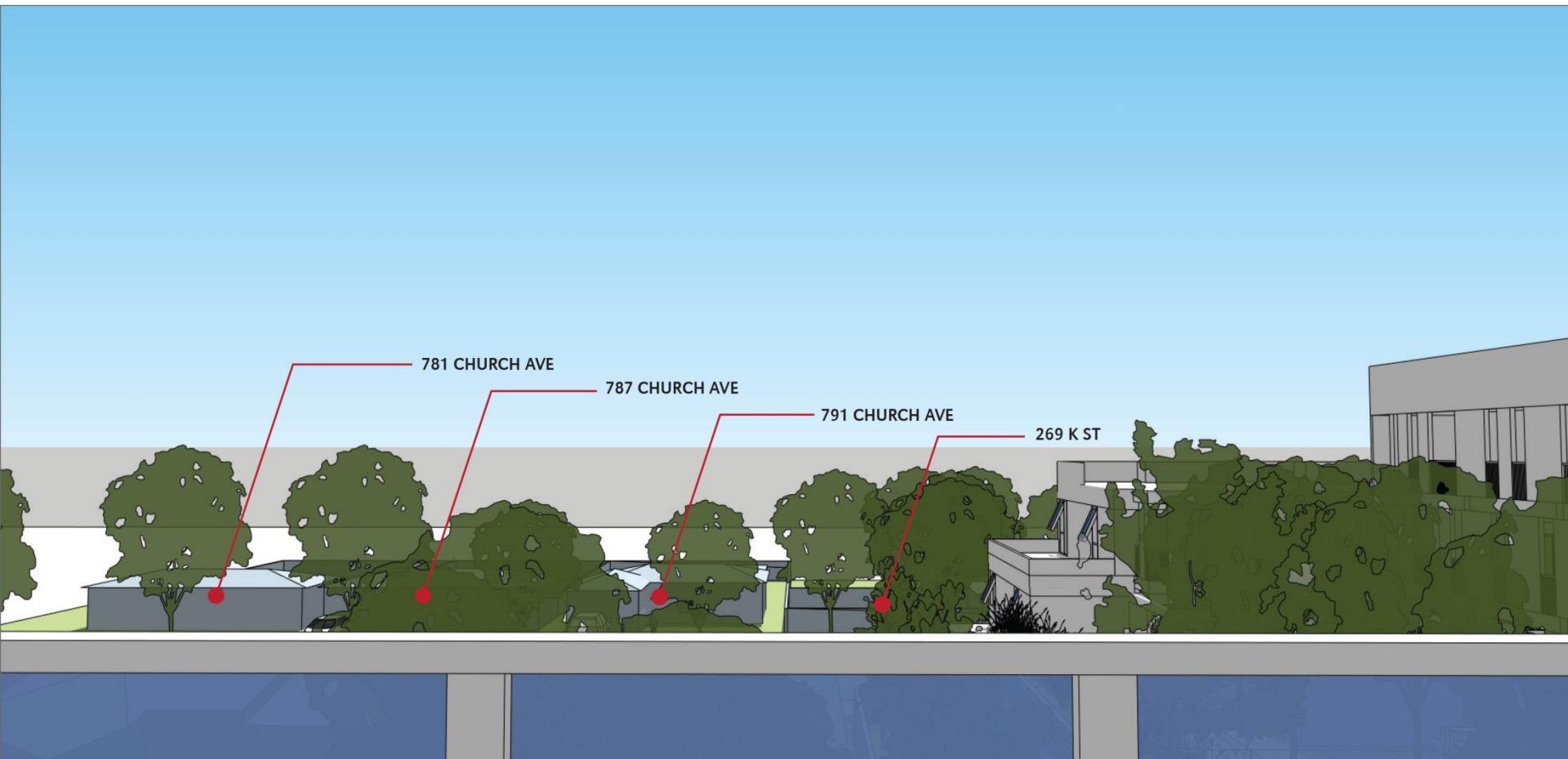


- 5TH FLOOR BALCONY
- 4TH FLOOR BALCONY
- 3RD FLOOR BALCONY
- 2ND FLOOR PATIO

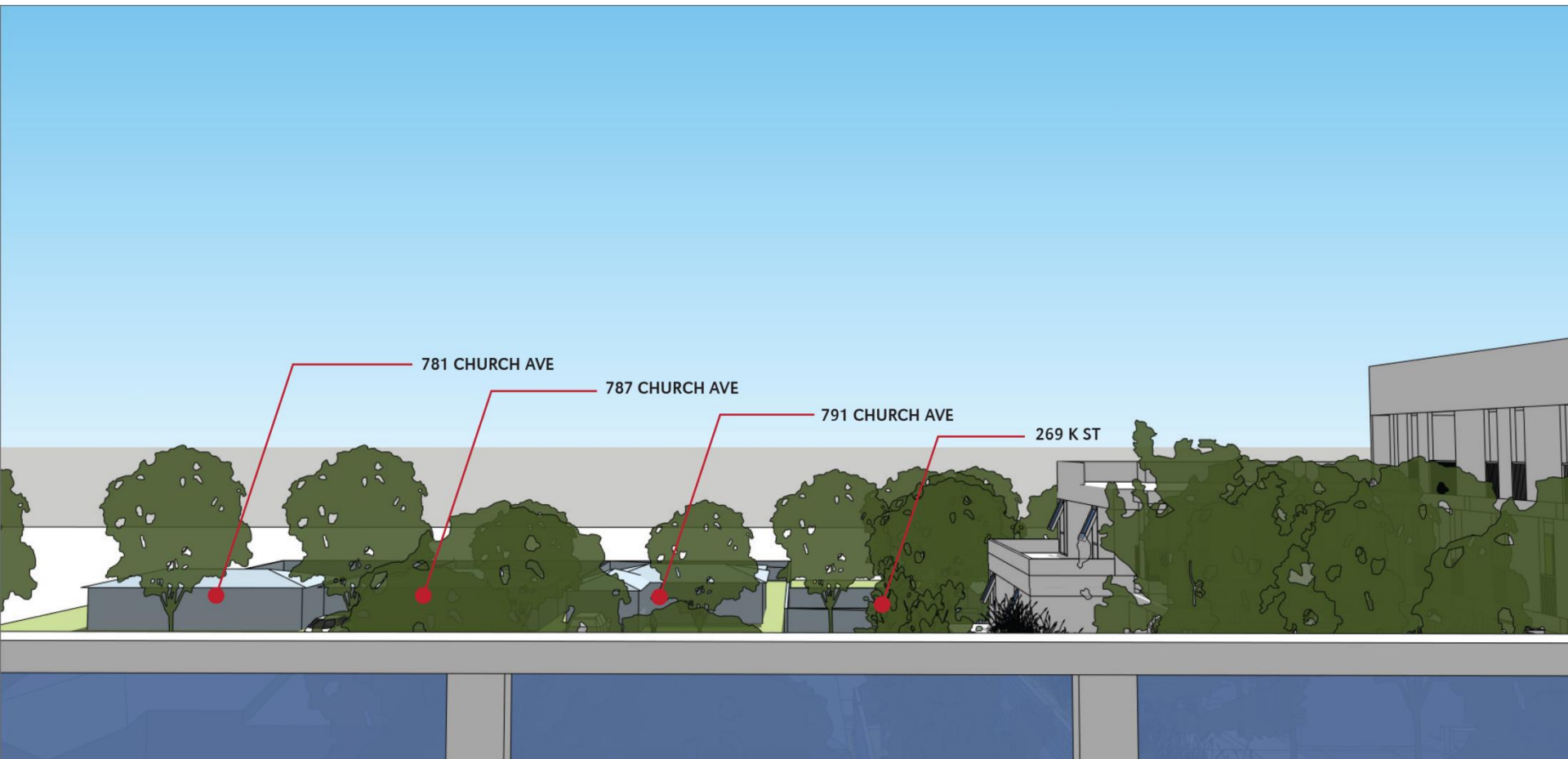
BALCONY SIGHT LINE STUDY – BALCONY LOCATIONS



BALCONY SIGHT LINE STUDY – 5TH FLOOR LOOKING EAST WITH 54" HIGH RAILING



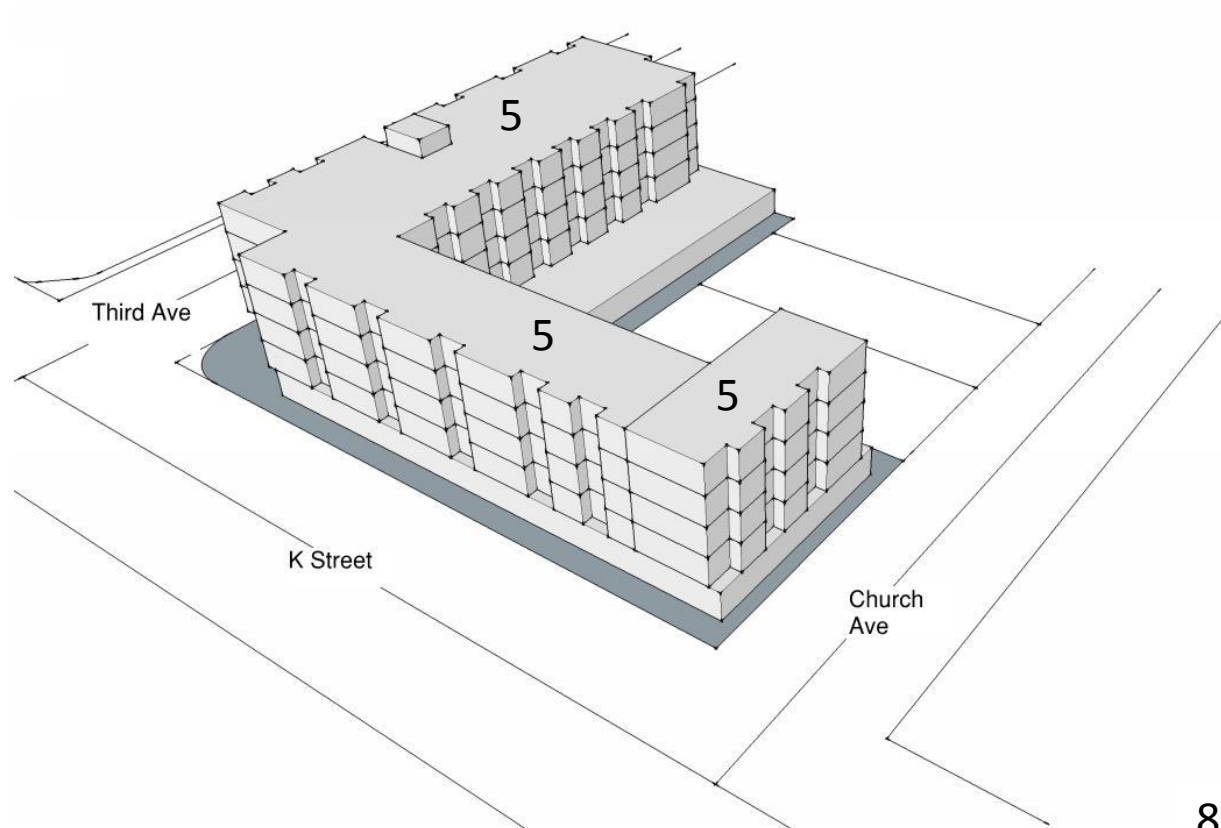
BALCONY SIGHT LINE STUDY – 4TH FLOOR LOOKING EAST WITH 54" HIGH RAILING



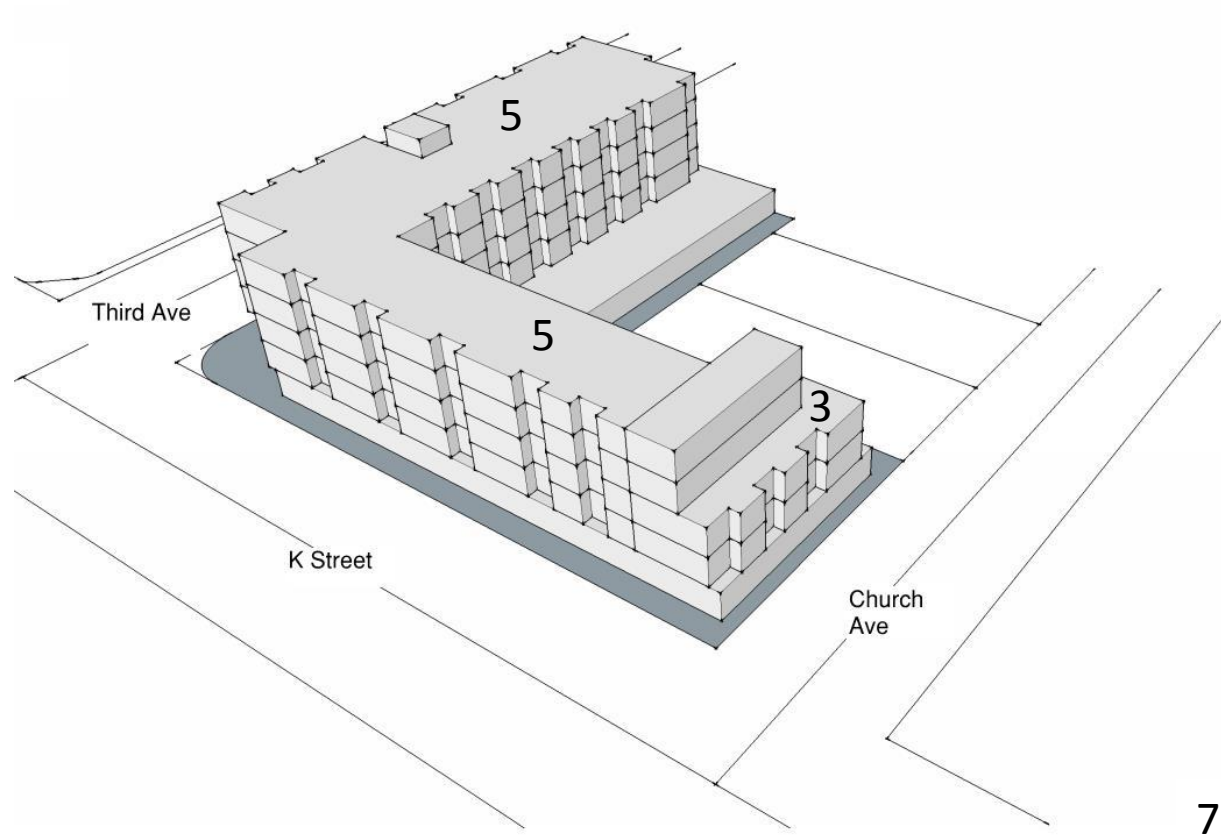
BALCONY SIGHT LINE STUDY – 3RD FLOOR LOOKING EAST WITH 42" HIGH RAILING



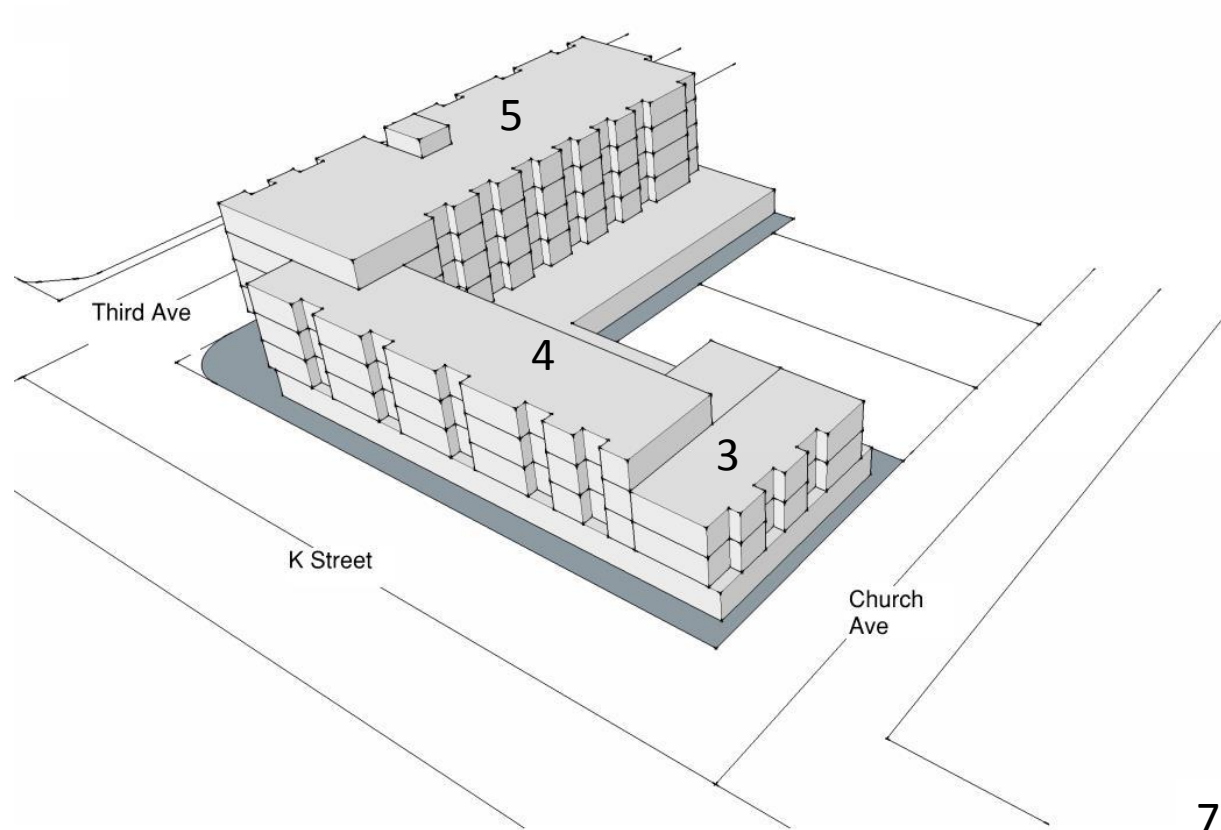
BALCONY SIGHT LINE STUDY – 2ND FLOOR LOOKING EAST WITH 42" HIGH PLANTER



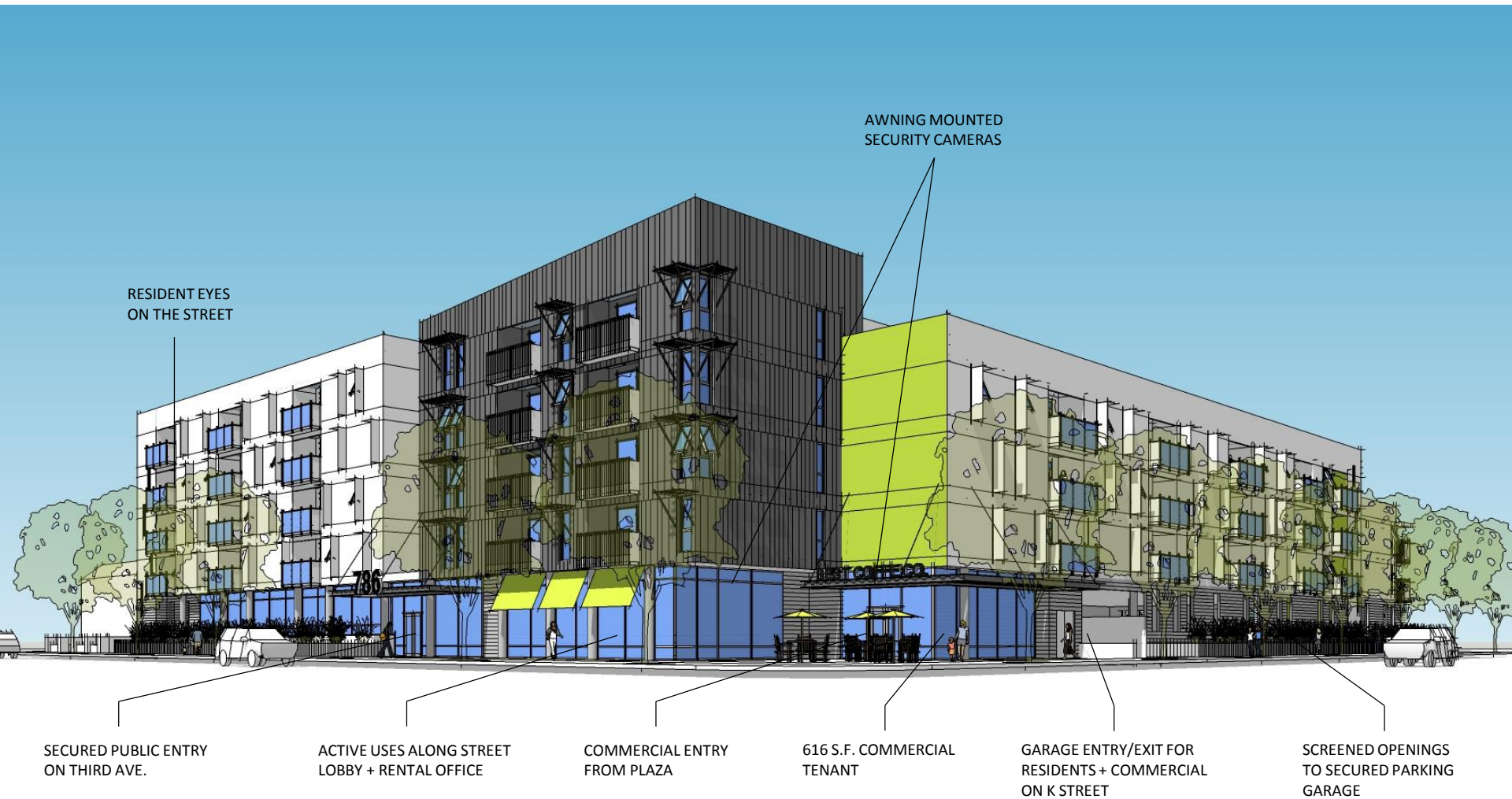
80 Units
5 Stories
FAR 2.3



76 Units
5 Stories
FAR 2.0



71 Units
3, 4 and 5 Stories
FAR 1.99



AWNING MOUNTED SECURITY CAMERAS

RESIDENT EYES ON THE STREET

SECURED PUBLIC ENTRY ON THIRD AVE.

ACTIVE USES ALONG STREET LOBBY + RENTAL OFFICE

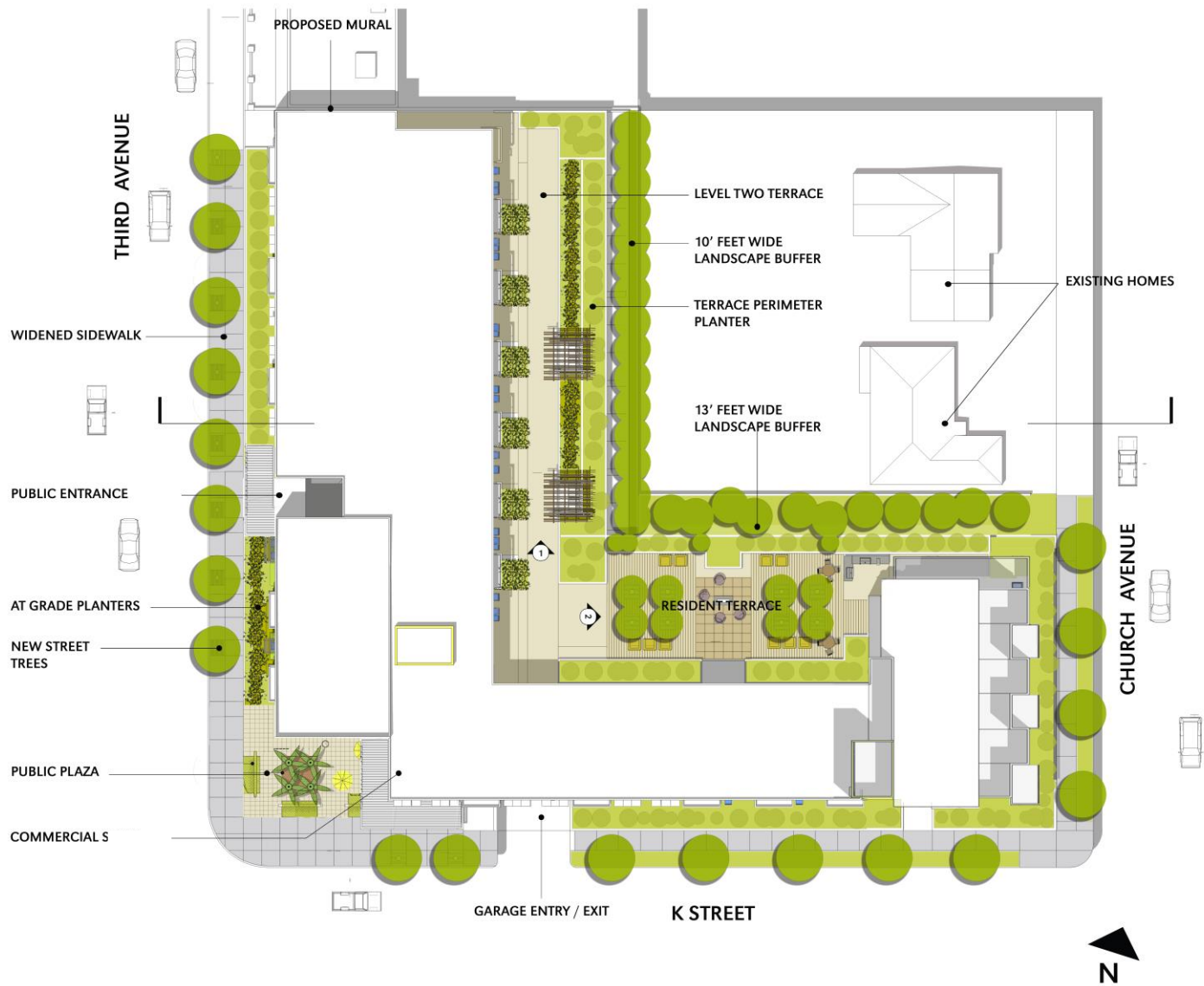
COMMERCIAL ENTRY FROM PLAZA

616 S.F. COMMERCIAL TENANT

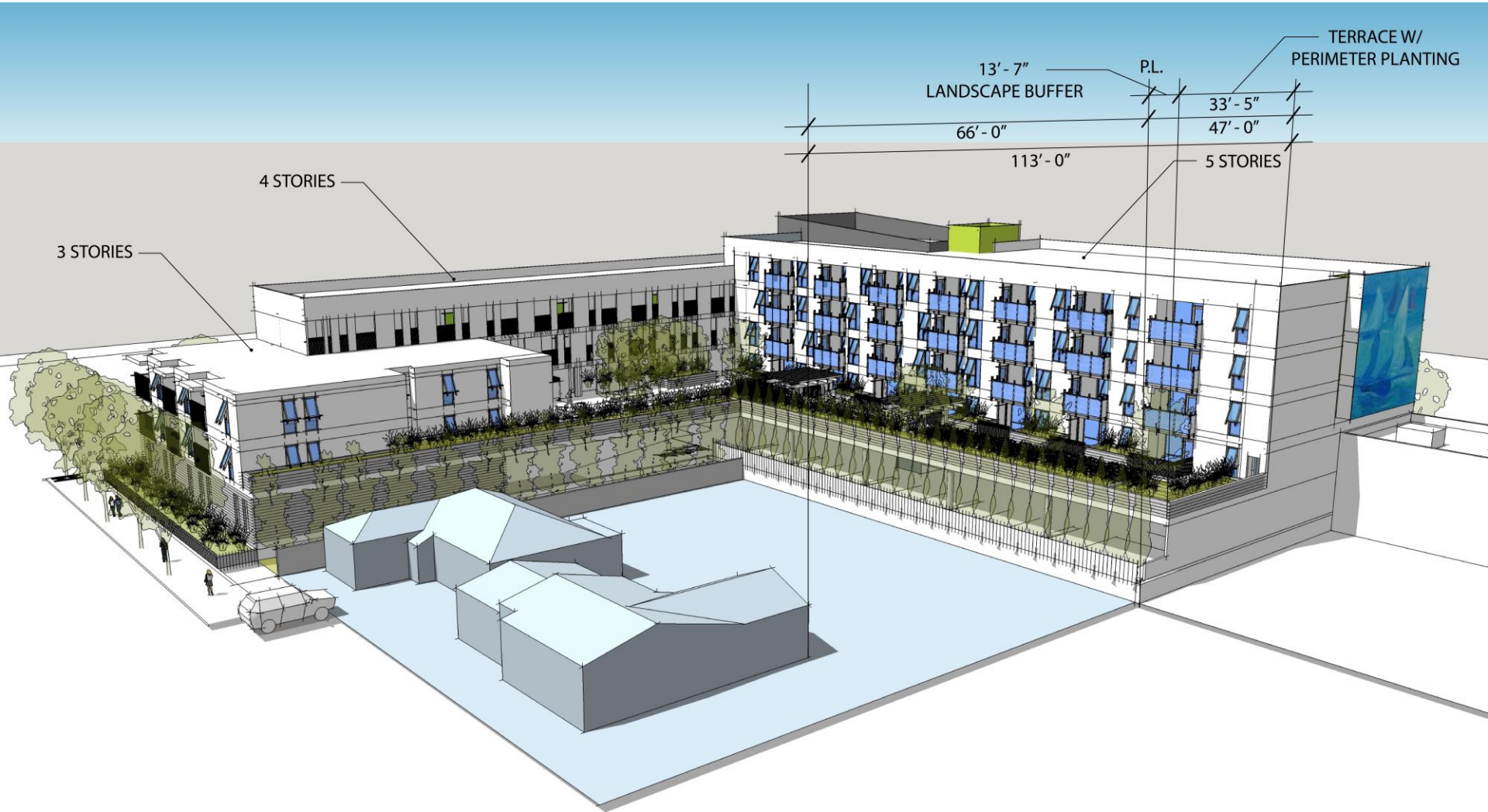
GARAGE ENTRY/EXIT FOR RESIDENTS + COMMERCIAL ON K STREET

SCREENED OPENINGS TO SECURED PARKING GARAGE

VISTA DEL MAR - SOUTHWEST CORNER



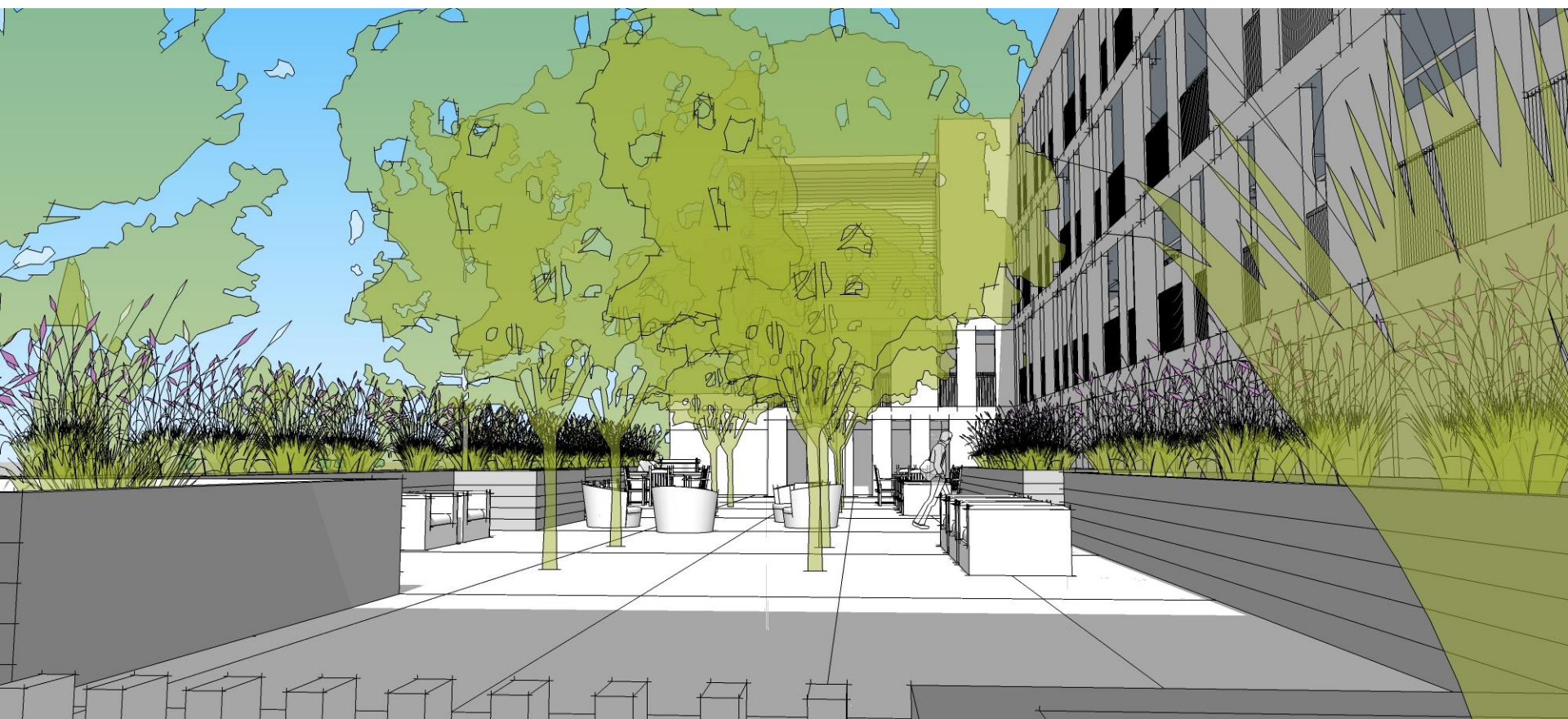
VISTA DEL MAR – LANDSCAPE PLAN



VISTA DEL MAR - AERIAL VIEW



VISTA DEL MAR - CHURCH AVE. VIEW



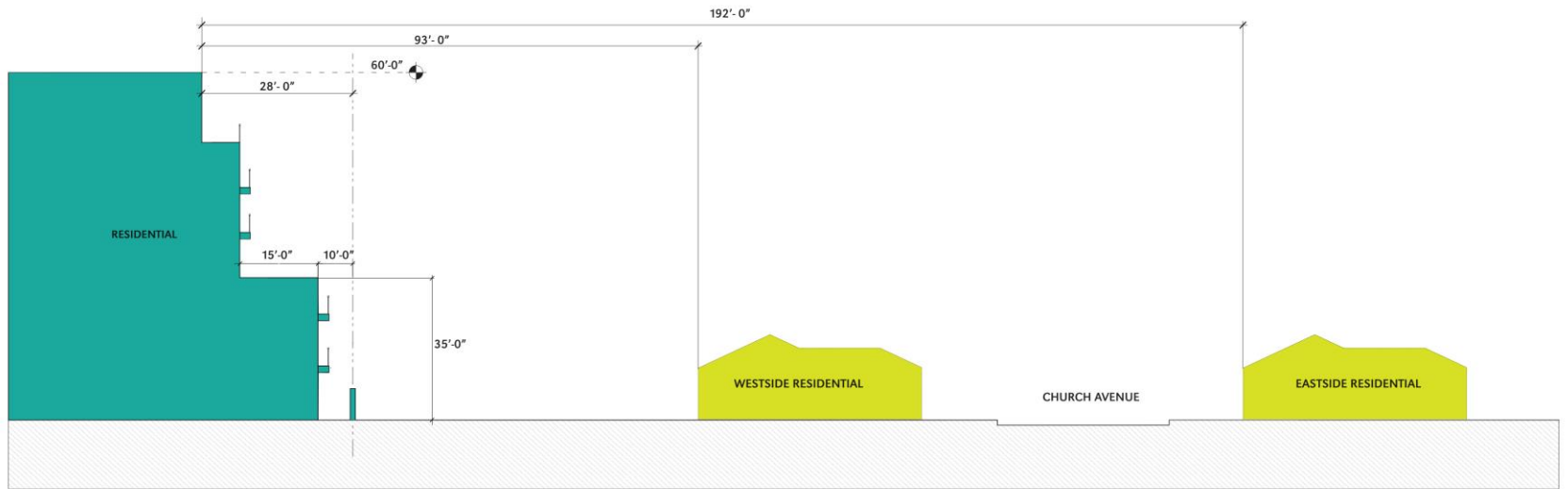
VISTA DEL MAR – TERRACE VIEW I

SCREENING PLANTING IN 4' HIGH RAISED PLANTERS AT PERIMETER

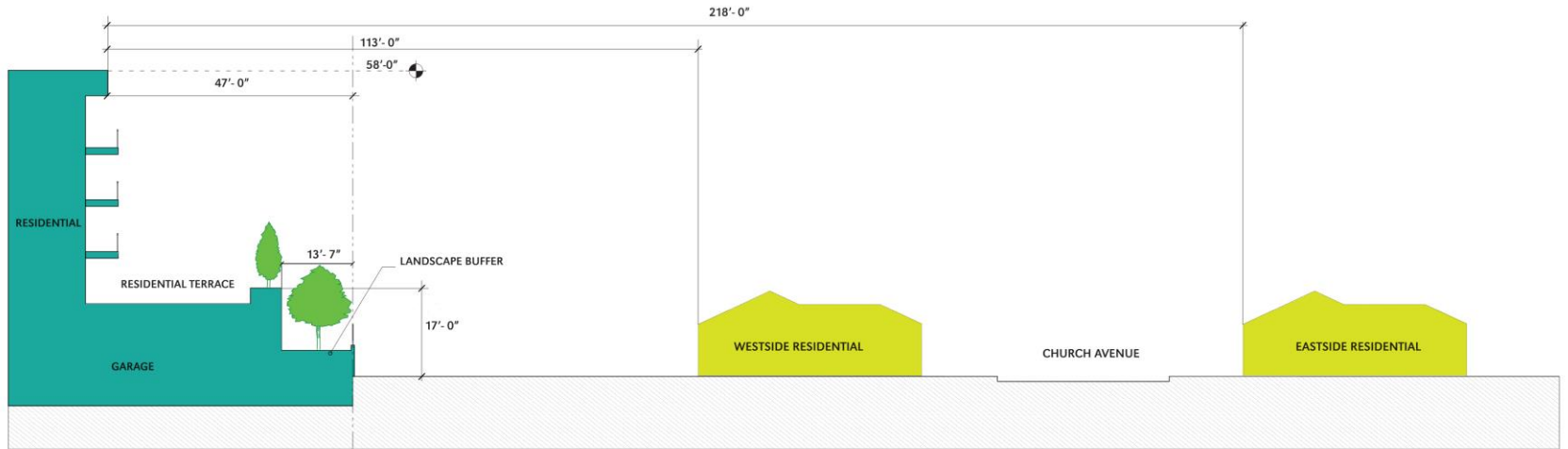


VISTA DEL MAR - TERRACE VIEW II

RAISED PLANTERS + ARBORS TO PROVIDE SCREENING TO AND FROM NEIGHBORS

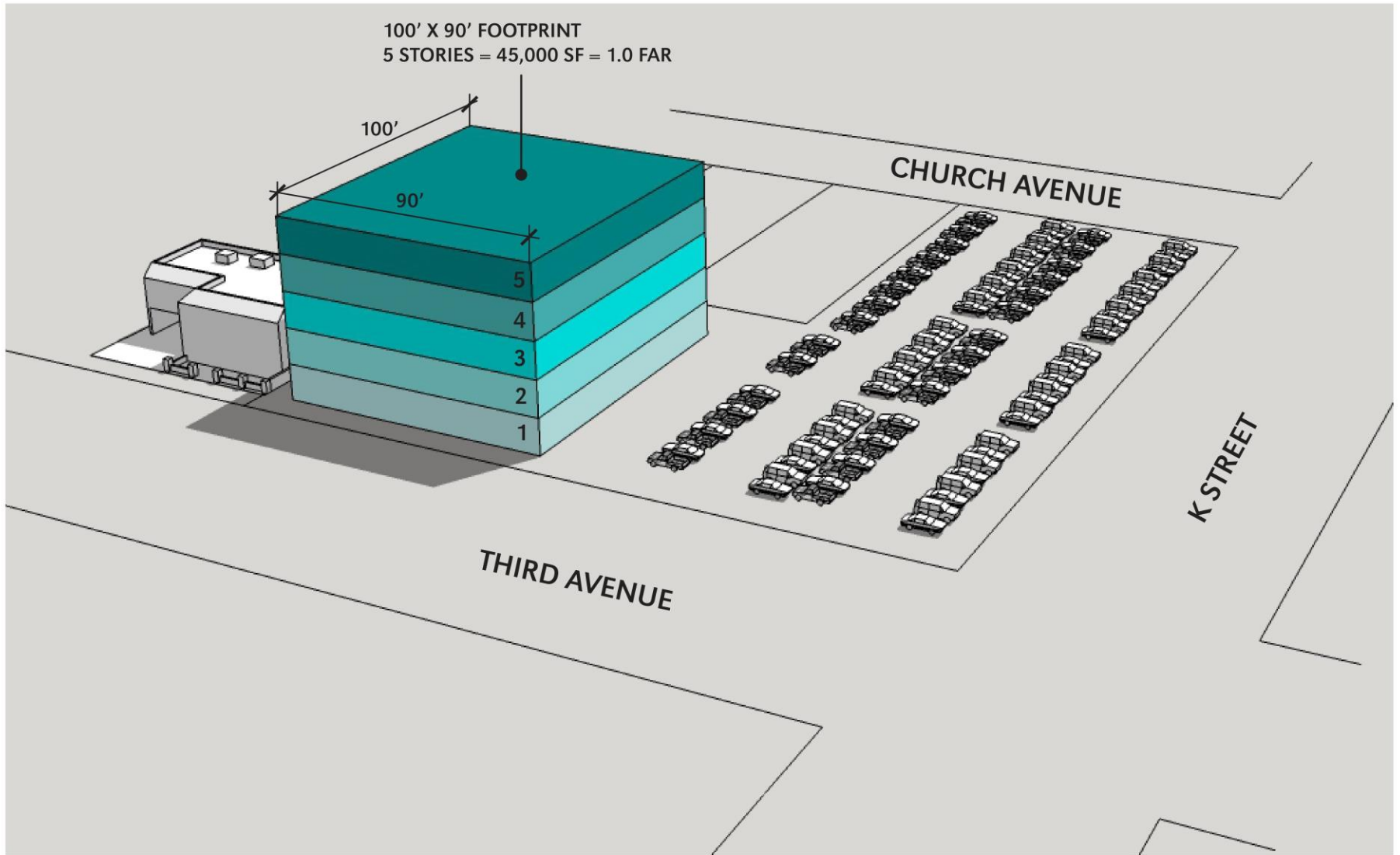


ALLOWED SETBACK ANOTHER POSSIBLE DEVELOPMENT

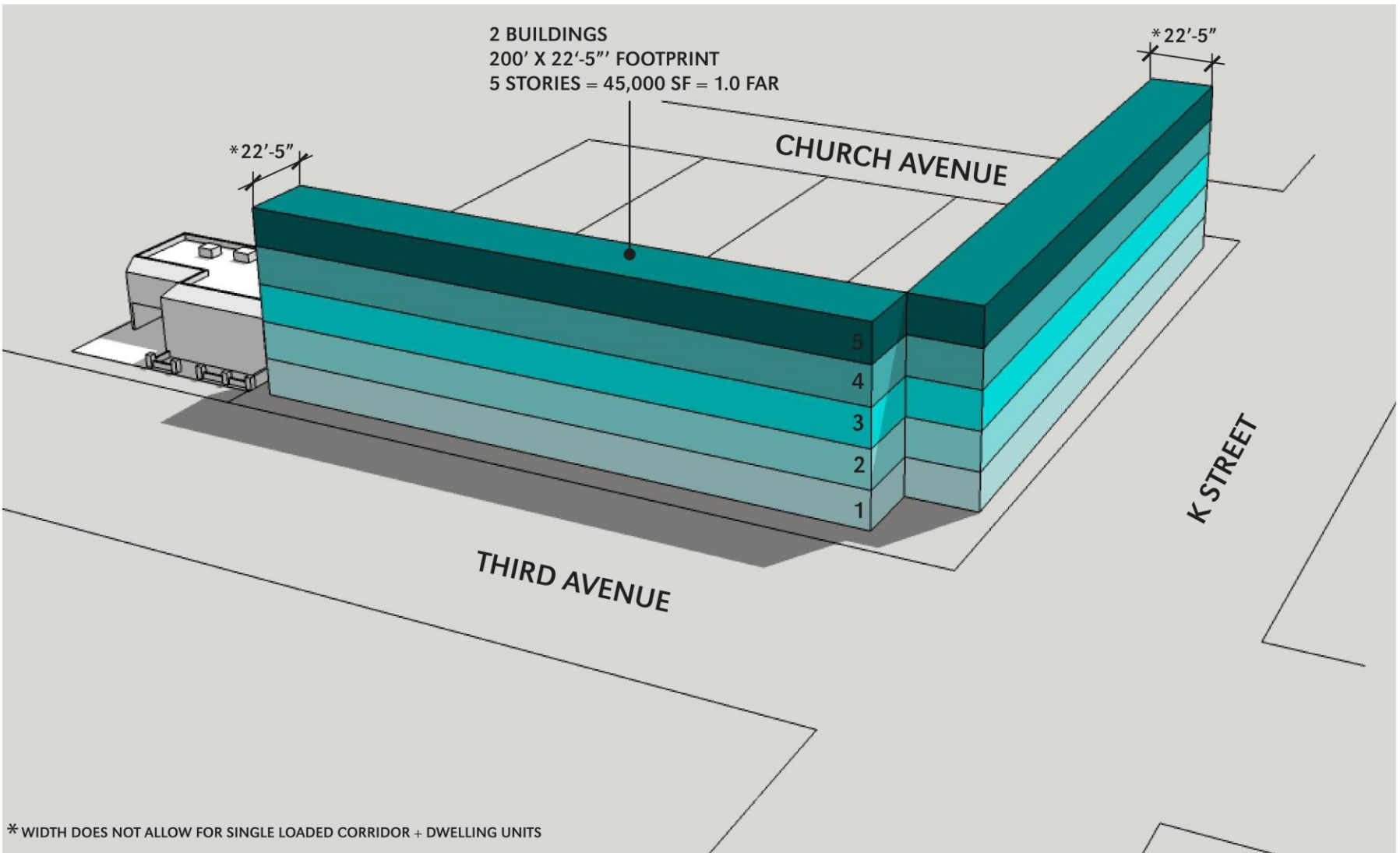


PROPOSED SETBACK THIS DEVELOPMENT

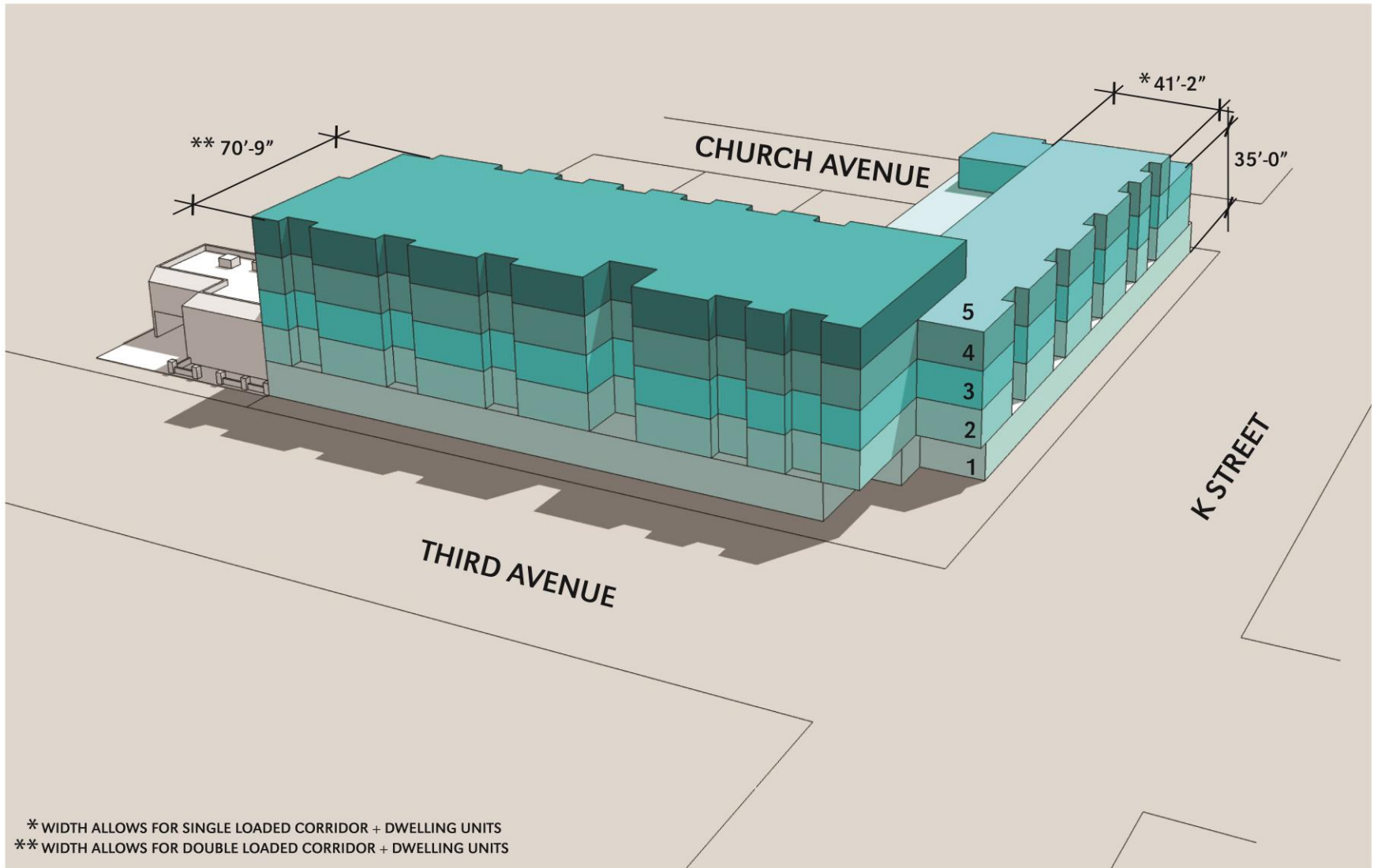
ALLOWED SETBACK VS. PROPOSED



POSSIBLE FORM BASED ON 1.0 FAR



POSSIBLE FORM BASED ON 1.0 FAR



PROPOSED FORM BASED ON 1.99 FAR

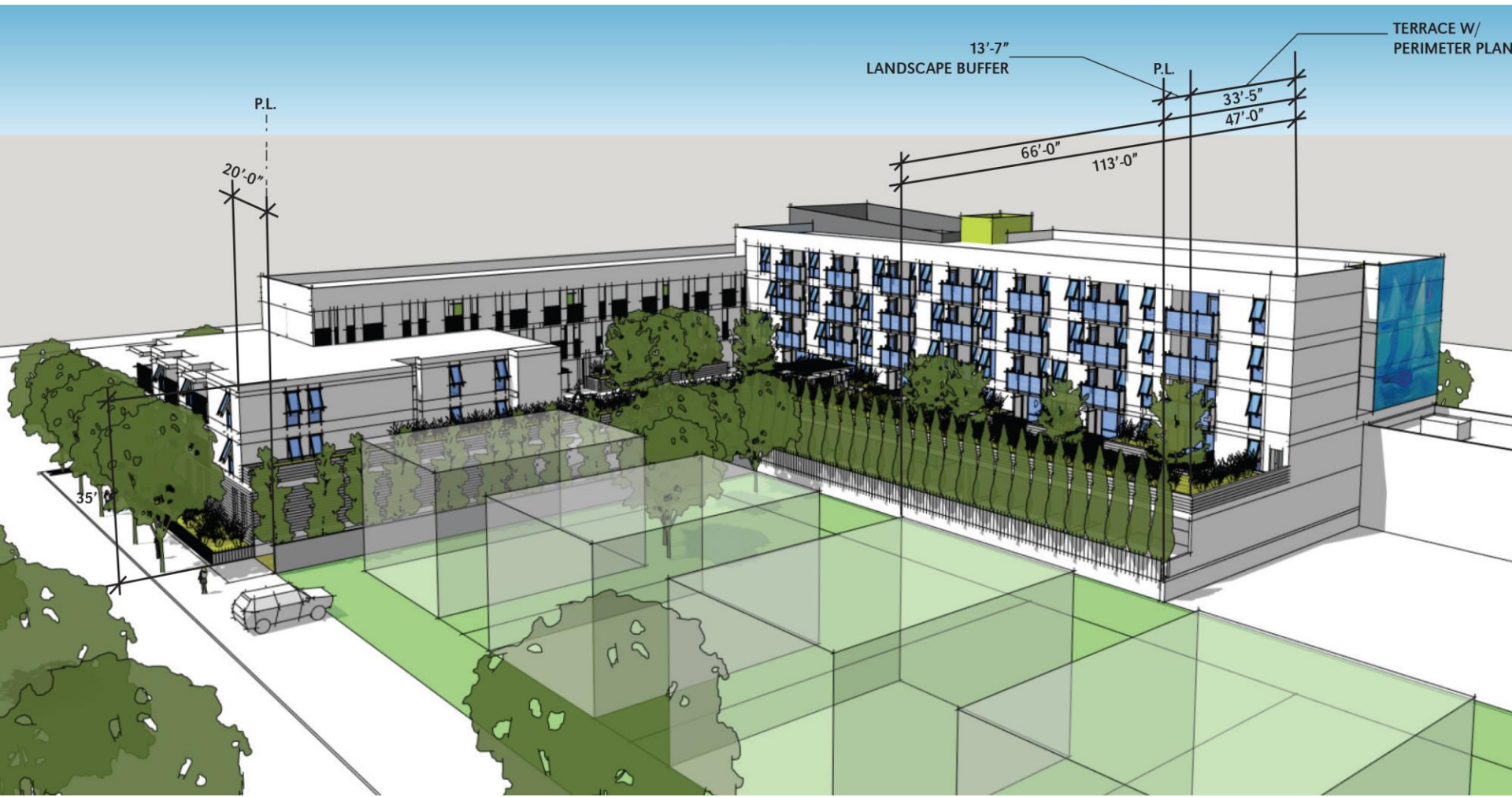


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VISTA DEL MAR, THIRD & K, CHULA VISTA



VISTA DEL MAR – AERIAL VIEW TODAY



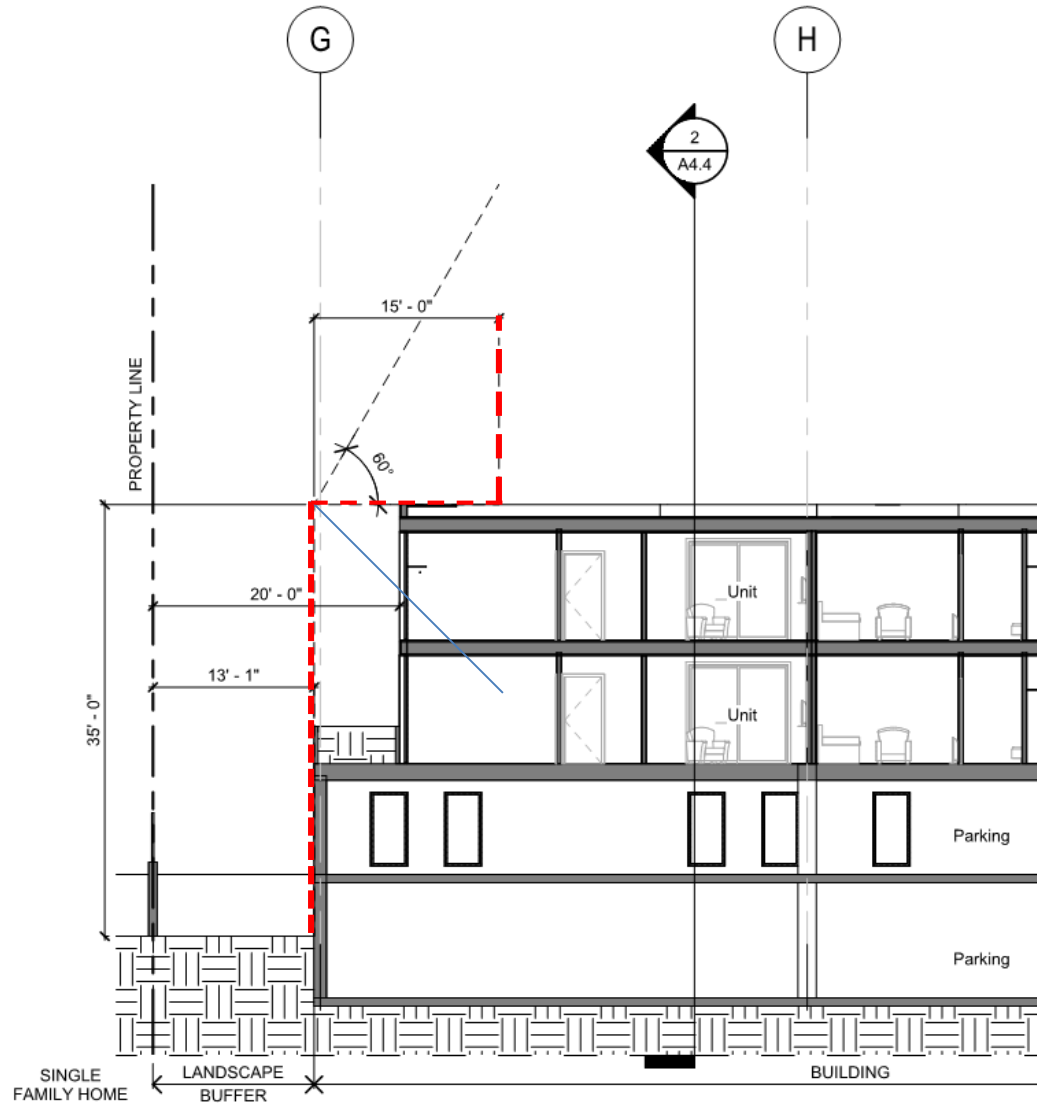
VISTA DEL MAR – AERIAL VIEW FUTURE



VISTA DEL MAR - CHURCH AVE. VIEW TODAY



VISTA DEL MAR - CHURCH AVE. VIEW FUTURE



VISTA DEL MAR – Transition at Church Ave



VISTA DEL MAR - THIRD AVENUE VIEW

SEATWALLS



DECORATIVE FURNISHINGS



PERMEABLE PAVERS



OLD WORLD PALM COURT
DESIGN INSPIRATION



VISTA DEL MAR – PUBLIC PLAZA IMAGERY



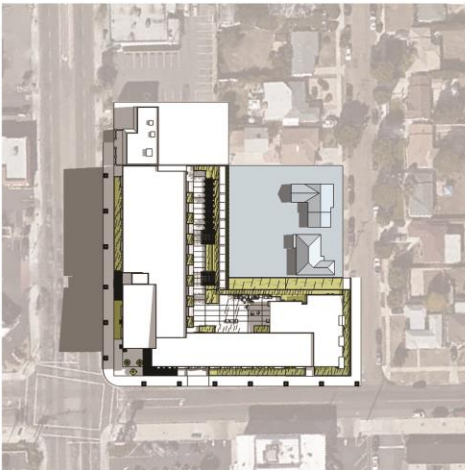
1 SHADOW STUDY- WINTER SOLSTICE MORNING
NTS



2 SHADOW STUDY- WINTER SOLSTICE NOON
NTS



3 SHADOW STUDY- WINTER SOLSTICE EVENING
NTS



4 SHADOW STUDY- SUMMER SOLSTICE MORNING
NTS



5 SHADOW STUDY- SUMMER SOLSTICE NOON
NTS



6 SHADOW STUDY- SUMMER SOLSTICE EVENING
NTS



VISTA DEL MAR – Church & Third Elevations



VISTA DEL MAR – K Street & North Elevations