

**City Council – November 13, 2018**





# Location



UNIVERSITY  
INNOVATION DISTRICT

# Project Description

- **SPA Entitlement on approximately 383 acres within the Otay Ranch and Eastlake III Planned Communities that includes:**
  - **Approximately 6M square feet of Academic, Academic Support and Auxiliary space; and**
  - **Approximately 2M square feet of Innovation Buildings; and**
  - **Approximately 2M square feet of market rate residential (2,000 units).**



# Environmental Impact Report

- **Notice of Preparation issued December 2014**
- **Notice of Availability for Draft EIR issued February 2018**
  - **A total of 8 comment letters were received**
  - **All letters received were standard comments letters from agencies**
  - **No letters of opposition received**
- **Significant Unmitigated Impacts Identified for following:**
  - **Aesthetics/Landform**
  - **Air Quality (Operational)**
  - **Agricultural**
  - **Public Utilities (Sewer)**



# Environmental Impact Report

- **Impacts Mitigated to Less than Significant**
  - **Land Use**
  - **Biology**
  - **Transportation**
  - **Noise**
  - **Cultural**
  - **Geology**
  - **Public Services**
  - **Climate Change**
  - **Water Quality**
  - **Hazards**

# General Development Plan Amendments

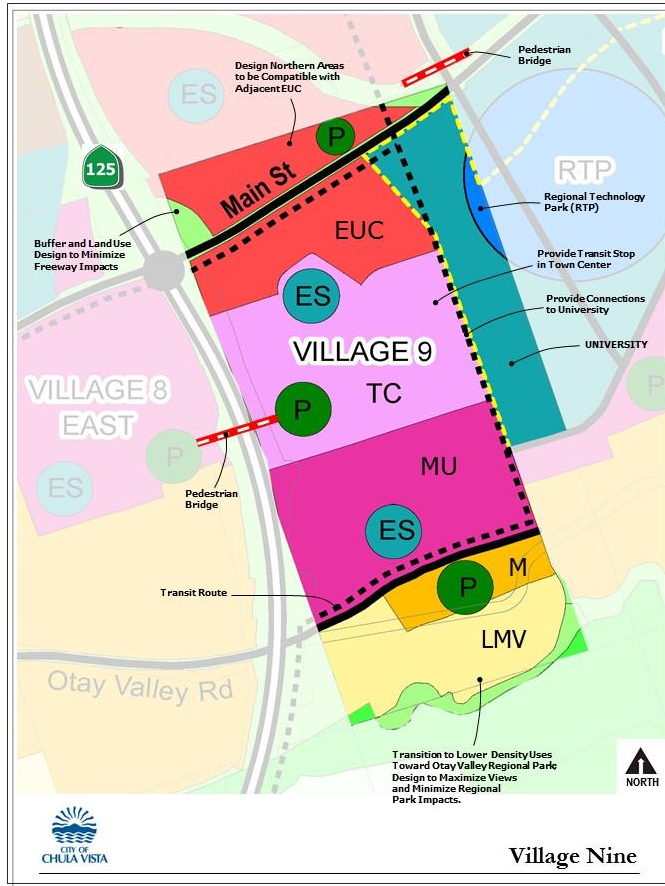
- **Otay Ranch General Development Plan Amendments including:**
  - **Minor text amendments; and**
  - **Village boundary adjustments between Village 9 and the University Innovation District (as detailed in Attachment 2 to the staff report)**



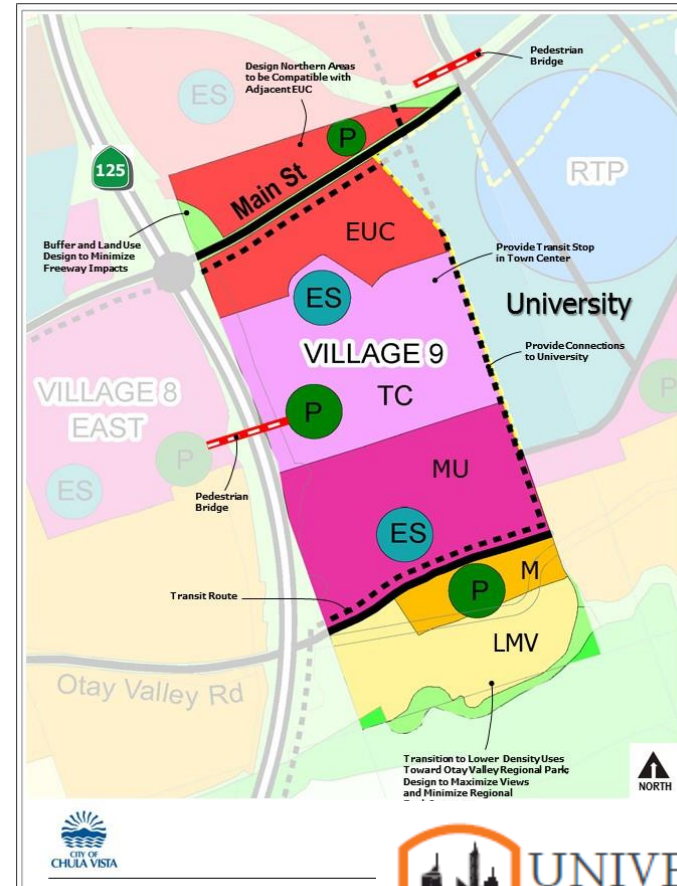


# General Development Plan Amendments

## Existing

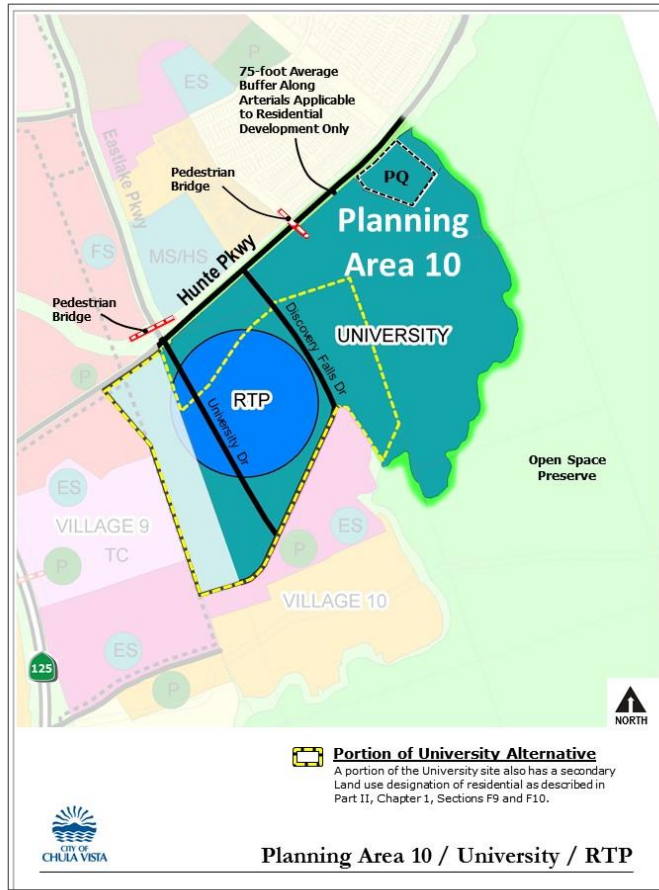


## Proposed

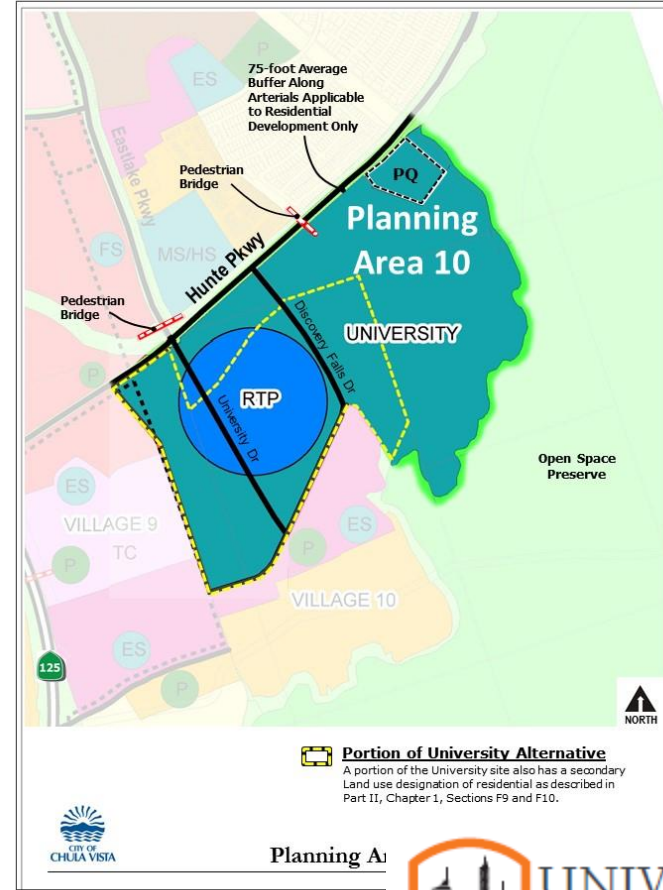


# General Development Plan Amendments

## Existing



## Proposed





# University Innovation District SPA Plan



# Site Utilization Summary

TABLE 3A: SITE UTILIZATION DEVELOPMENT SUMMARY

Transect/Area	Acres	Max FAR	Estimated GSF of Development <sup>(1)</sup>
T-6: District Gateway	20.0	2.0	2,098,000
T-5: Urban Core	25.3	2.5	2,757,700 <sup>(2)</sup>
T-4: Town Center	33.6	2.0	2,929,900
T-3: Campus Commons	29.0	1.3	1,642,400
T-2: Campus Vista	26.4	0.5	575,600
T-1: Future Development <sup>(3)</sup>	99.8	0.2	0 <sup>(3)</sup>
SD: Lake Blocks	5.2	0.2	47,600
O-3: Pedestrian Walk	14.5	0.0	0
O-2: Common Open Space	39.5	0.0	15,000 <sup>(4)</sup>
O-1: Open Space	41.1	0.0	0
ROW	49.3	0.0	--
UI District Total	383.8	--	10,066,200 <sup>(1)</sup>

(1) Gross Square Footage (GSF) excludes area dedicated to parking and parking structures; see Table 3M: Land Use Ratios for gross square footage limitations by land use category.

(2) The Signature Tower has a maximum GSF assigned and does not have a FAR.

(3) Development is encouraged to be focused in Transects T-2 through T-6; a maximum of 10% of the total developed GSF within the other transects may be permitted here subject to § 3.4.7. T-1: Future Development.

(4) Up to 15,000 GSF is permitted in the Common Open Space for pavilions.





# Site Utilization Plan



## Legend

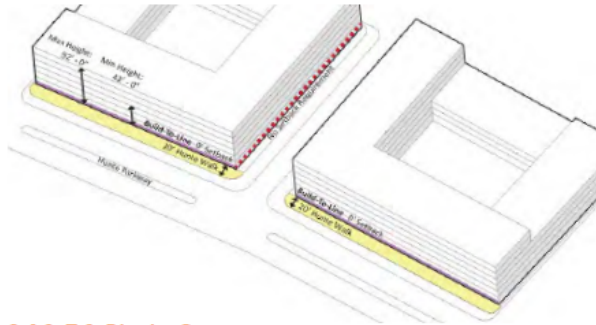
Preserve Edge 100' setback	Property Line	Pedestrian Bridge	Planned BR
<b>Transsects</b>	T-2: Campus Vistas	O-3: Pedestrian W	
T-6: District Gateway	T-1: Future Development	O-2: Common Cpx	
T-5: Urban Core	SD: Lake Blocks	O-1: Open Space	
T-4: Town Center	SD: Flex Overlay		
T-3: Campus Commons			



**UNIVERSITY**  
**INNOVATION DISTRICT**



# Development Standards



## 3.4.2. T-6: District Gateway

T-6 provides a strong urban edge for the UI District, announcing this is a unique place for people to work, learn, and live. Buildings are setback from Eastlake Parkway to create a striking entry to the UI District.

### A. Design Intent

T-6 is a major gateway to the UI District, providing the visual and physical entry from Eastlake Parkway and Hunte Parkway/Main Street. Buildings are sited to have a strong, active architectural presence along the street, providing clarity to the UI District edge and strong visual cues illustrating the innovative mixed-use character. Active ground floor uses are sited along the Hunte Walk adjacent to Hunte Parkway. Parking structures are screened or configured below grade.

### B. Building Form & Height

Building form is urban in size and scale establishing a Streetwall Frontage of 3 stories minimum along the Build-To line. Block 6C accommodates a “signature tower” that will play a significant placemaking/gateway role for the UI District. This site is a significant pivot point and is highly visible from Eastlake and Hunte Parkways. This tower occupies a strategic seam between several transects and anchors a key public space network with a major plaza opening onto Eastlake Parkway.

### C. Streetscape & Pedestrian Realm

Streetscapes are urban and comfortable. The Hunte Walk adjacent to Hunte Parkway provides 20 feet of open space in support of multi-modal activities. Formal street trees provide shade while planting and other streetscape features create a formal arrival statement. Signalized entry points along Hunte Parkway provide convenient access to parking facilities. Eastlake Parkway is activated by a formal entrance statement with median and formal street trees.

TABLE 3B: T-6 DEVELOPMENT STANDARDS

Standard	Requirement
Maximum FAR	2.0
Maximum Development	2,098,000 GSF
Building Height	Minimum: 42 feet Maximum: 92 feet
Required Common Open Space	None
<b>Setbacks</b>	
Hunte Walk Build-To Line	0 feet building 55 feet parking
Orion Avenue Streetwall Frontage	0 feet building; 10 feet parking
Local Street Frontage	No requirement
<b>Placemaking Guidelines</b>	
Block 6B	To be setback 50 feet from Eastlake Parkway.
Block 6C	No FAR; Max SF: 500,000 SF Minimum Height: 200 feet Max Height: 250 Feet
Block 6D	To be setback 20 feet from Eastlake Parkway.
SD: Flex Overlay	See § 3.4.9. SD: Flex Overlay



# Permitted Use Table

TABLE 3N: PERMITTED USES

Land Uses	Transects T-2 through T-6			T1 & Lake Blocks Affiliated	Use Notes (Explanatory)	
	Category 1 Affiliated Mixed-Use <sup>(1)</sup>	Category 2 Affiliated Stand-Alone <sup>(2)</sup>	Category 3 Non-Affiliated <sup>(3)</sup>			
<b>Land Use Type A: Academic (Higher Learning)</b>						
1	Active & Passive Common Open Space	P	P	--	P	Public or private plazas, courtyards, sports fields or courts, Common Open Space, trails, etc.
2	Administrative & Student Activity Offices	P	P	--	P	
3	Educational Production of Crops (Research & Small Scale Production)	P	P	--	--	Horticulture nurseries, greenhouses, raising/harvesting of crops, aquaculture, agricultural processing, on-site sales, keeping of small animals (no meat production)
4	Broadcast Studios & Digital Publishing	P	P	CUP	--	
5	Cultural Facilities	P	P	P	P	Indoor or outdoor library, museum, theater, arboretum, art gallery, archives, interpretive centers, etc.
6	Educational, Instructional, Studio, or Lab Rooms	P	P	--	P	All academic classroom, instructional, lecture hall, lab or research facilities including Multi-Institutional Teaching Center (MITC) from GDP/SRP University policies (pg II-55)
7	Vocational/Trade School	P	P	--	--	
8	Sports & Fitness Facilities, Active or Support	P	P	CUP	--	Fields/courts/pools, locker rooms, pools, instructional studios, gyms, administration offices, conditioning and gym areas; excludes stadiums.
9	Stadium	CUP	CUP	CUP	--	
10	Student, Staff, & Faculty Services	P	P	--	P	Food services, medical, maintenance/storage, etc.
<b>Land Use Type B: On-Site Living</b>						
11	Chancellor's Residence	P	P	--	P	
12	Dormitories	P	P	--	--	

**Legend:**

P = Permitted; ZA = Zoning Administrative Conditional Use Permit; CUP = Conditional Use Permit (will require a public hearing); T = Temporary Use Permit; -- = Not Permitted

All development subject to Design Review (Chapter 10.8.1). Minor Design Review permits require Zoning Administrative approval and Major Design Review permits require public hearing approval by the Planning Commission.



# Pedestrian & Bicycle Circulation Plan

## CHAPTER 4: CIRCULATION PLAN

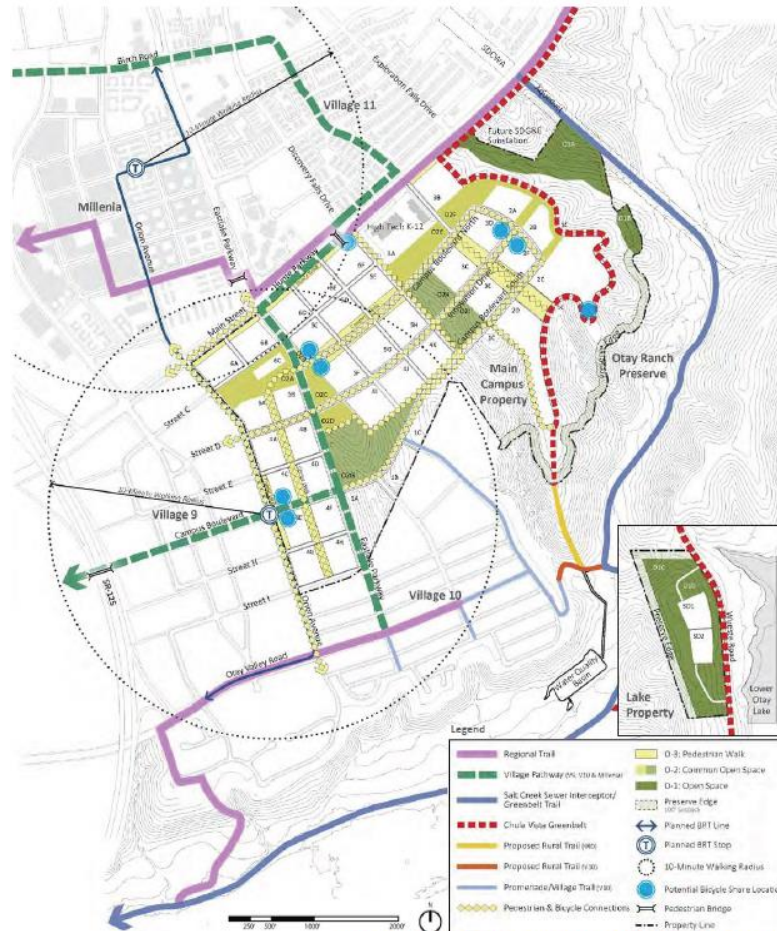


FIGURE 4F: ON-SITE PEDESTRIAN & BICYCLE CIRCULATION PLAN



# Pedestrian Walks



## Development Standards & Key Features

Streetwall Frontage	No Setback Requirement	Planned BRT Stop
Streetwall/Building Separation	Pavilion Feature	Pedestrian Bridge
Build-To Line	Preserve Edge	Property Line
Sculpted Building Edge	100' Setback	
<b>Transacts</b>		
T-6: District Gateway	T-2: Campus Yotas	O-3: Pedestrian Walk
T-5: Urban Core	T-4: Future Development	O-2: Common Open Space
T-4: Town Center	SD: Late Blocks	O-1: Open Space
T-3: Campus Commons	SD: Flex Overlay	

FIGURE 3L: O-3 REGULATING PLAN



# Pedestrian Walk Standards



Source: WHA

Santiago Canyon College

## 3.4.10. O-3: Pedestrian Walks

The O-3 Sector establishes a system of highly compelling, public realm spaces created by highly interconnected squares, plazas, common open spaces, and natural landscapes tied together by a network of complete streetscapes and boulevards. These are spaces between buildings and beyond the streets where the built environment interacts with unique spaces to create a campus feel. Recreational amenities for the UI District are provided in these Pedestrian Walks in an unconventional and uniquely urban manner.

### A. Design Intent

Pedestrian walks are areas that have wide views, to open landscape or views down key district corridors. Space that has a character associated with it. Internal retail experience, walk with character related experience.

#### 1. Hunte Walk

T-6 buildings will line the southern edge of Hunte Walk with any parking structures screened from view. Hunte Walk provides support for multi-modal activities and connects with the City's Regional Trail. Buildings facing Hunte Parkway have a strong presence on the street showing mixed use education innovation excitement and clarity on the edge. It becomes the visual entry to the District and the "buzz" in this area.

- Build on the educational piece of High Tech K-12.
- Continue City bike and pedestrian linkages onto the site.
- Provide an alternate mode opportunity gateway signage that shows many different routes to "final destination points."

TABLE 3J: O-3 PEDESTRIAN WALK STANDARDS

Standard	Requirement
<b>1. Hunte Walk</b>	
Width	20 feet
Minimum Programming	Plaza; Mobility Services; Bike-share Facility
<b>2. Transit Walk</b>	
Width	50 feet
Minimum Programming	Plaza; Mobility Services; Bike-share Facility
<b>3. Center Walk</b>	
Width	50 feet
Minimum Programming	Seating/study configurations
<b>4. Campus Walk</b>	
Building Separation	200 feet
Minimum Programming	Demonstration Project Space; Picnic space; Art
<b>5. Vista Walk</b>	
Building Separation	160 to 220 feet
Minimum Programming	Picnic space; Art



# Planned Transit

## CHAPTER 4: CIRCULATION PLAN

Transit stop locations and design are based on the following principles:

- Locate transit stops where there are a number of major pedestrian generators.
- Locate transit stops and pedestrian walkways to provide access while respecting the privacy of residential areas.
- At the intersection of two or more transit routes, locate bus stops to minimize walking distance between transfer stations.
- Locate bus stops on the far side of the intersections to avoid conflicts between transit vehicles and automobile traffic, permitting right-turning vehicles to continue turning movements, or provide a queue jumper phase.
- Transit stops should be provided with adequate walkway lighting and well designated shelters.
- All transit stations, stops and walkways must comply with applicable ADA standards and City Standards.

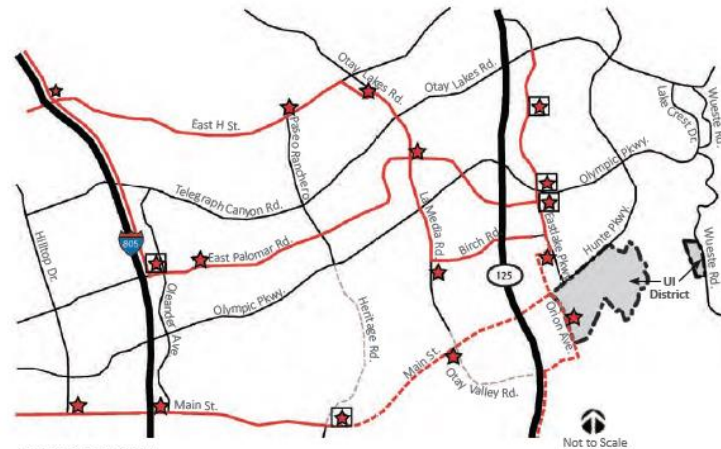


FIGURE 4B: PLANNED TRANSIT





# Street Sections

## CHAPTER 4: CIRCULATION PLAN

**A. Classification:**

- Village Entry Street.

**B. General Dimensions:**

- Right-of-Way: 120 feet.
- Curb-to-Curb: 60 feet.
- Median: 20 feet.
- Planting Strip: 12 feet (both sides).

**C. Modes:**

- Vehicles: 2 travel lanes (1 in each direction).
- Parking: No parking.
- Bike: Class IV 6-foot wide bikeways with 3-foot wide buffers (1 in each direction).

- Pedestrian: 10-foot sidewalk (both sides).
- Transit: None.
- LSVs: Permitted.

**D. Landscaping:**

- Street Tree Specifications:
  - Height: 25'-35'
  - Width: 25'-35'
  - Spacing: 40'o.c.
  - Deciduous
- For an approved list of street trees, see the City of Chula Vista Urban Forest Tree List: <http://www.chulavistaca.gov/home/showdocument?id=14654>

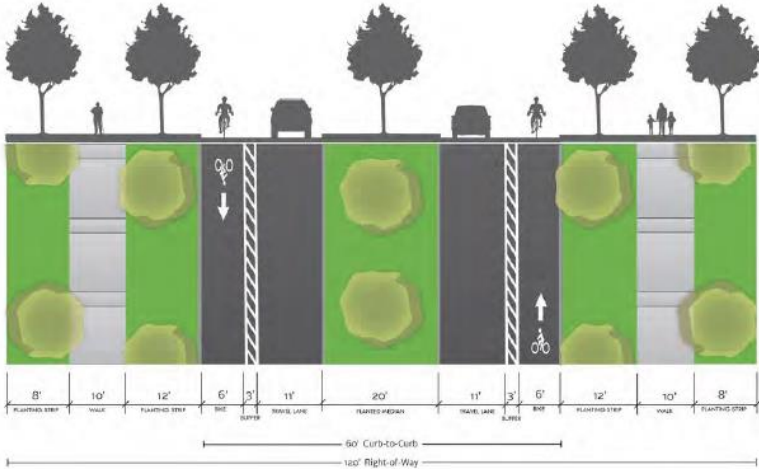


FIGURE 4J: EASTLAKE PARKWAY SECTION B-B



# Access and Parking Plan

## CHAPTER 4: CIRCULATION PLAN

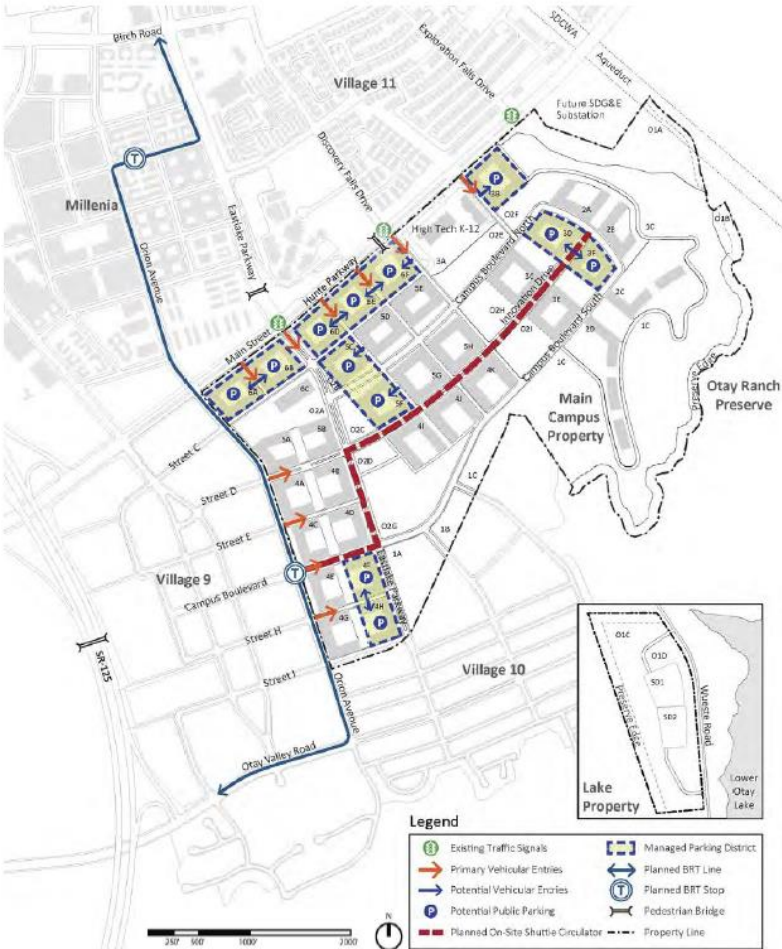


FIGURE 4H: ACCESS AND PARKING PLAN



# Conclusion

- **The University Innovation District's proposed land uses and grading program implement the City of Chula Vista's General Plan and the Otay Ranch General Development Plan; and**
- **The University Innovation District provides for all of the public facilities required by the Otay Ranch General Development Plan; and**
- **The University Innovation District further the implementation of the Bus Rapid Transit (BRT) system and implements the pedestrian-oriented policies in conformance with the goals, objectives and policies of the City of Chula Vista General Plan and the Otay Ranch General Development Plan**





# Project Team

## SPA Plan

- **William Hezmalhalch Architects, Inc. (Johana Crooker, Nicholle Wright, Cathy Baranger, Julia Malisos)**
- **Ayers Saint Gross (Jim Wheeler, Adam Glaser, My Ly)**
- **Michael Baker International (Dino Serafini)**

## EIR

- **Helix Environmental Planning (Kim Baranek, Aaron Brownwood)**
- **Thomas Law Group (Amy Higuera)**

## CITY STAFF

- **Marisa Lundstedt, Glen Laube, Steve Power**
- **Mike Shirey, Ed Batchelder, Harold Phelps, Dave Kaplan, Tom Adler, Zachary Tanner, Patricia Ferman, Chris Bauer, Cheryl Goddard**



# Recommendation

**The Planning Commission adopts Resolution EIR-14-001 and PCM-14-05, recommending that the City Council approve:**

- 1. A Resolution certifying EIR-14-001; and**
- 2. A Resolution approving the Otay Ranch General Development Plan Amendments; and**
- 3. A Resolution approving the University Innovation District Sectional Planning Area (SPA) Plan; and**
- 4. An Ordinance approving the Planned Community District Regulations/Design Plan (Chapter 3 – Development Code) for the University Innovation District.**

