

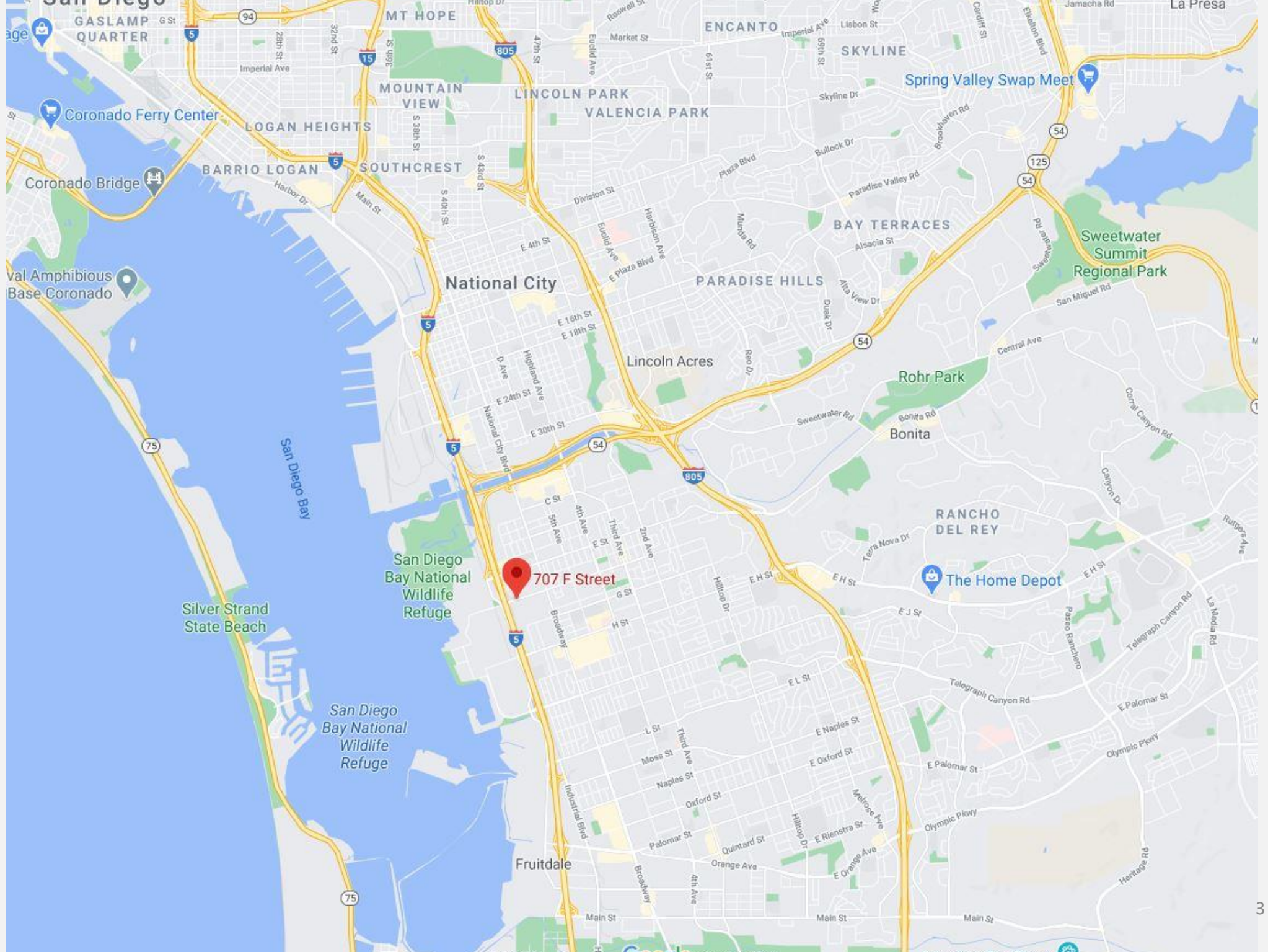
CITY OF CHULA VISTA

707 F St. and 750 E St. Solicitation for Real Property Development

CITY COUNCIL MEETING
OCTOBER 20, 2020

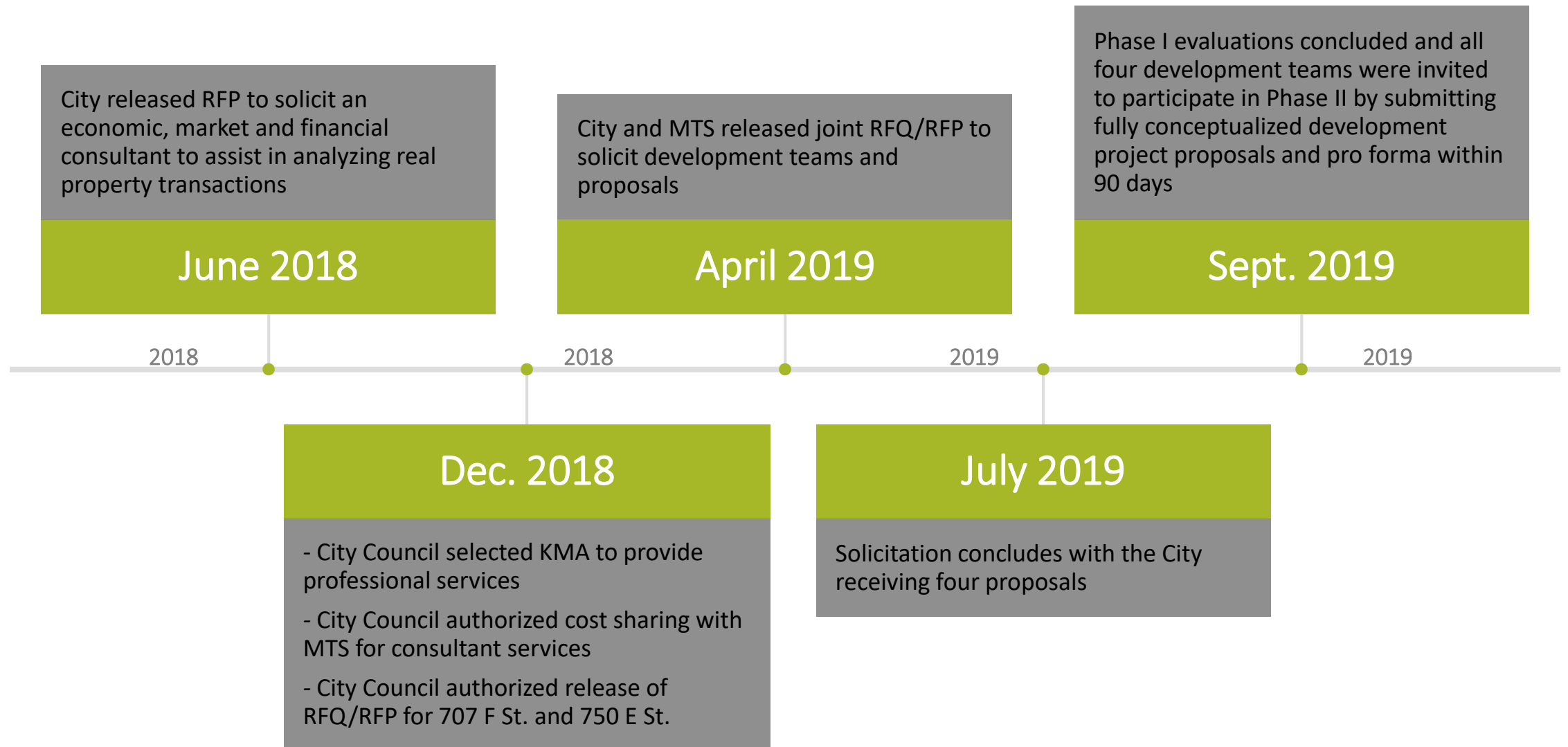


View Southwest



Timeline

Phase I

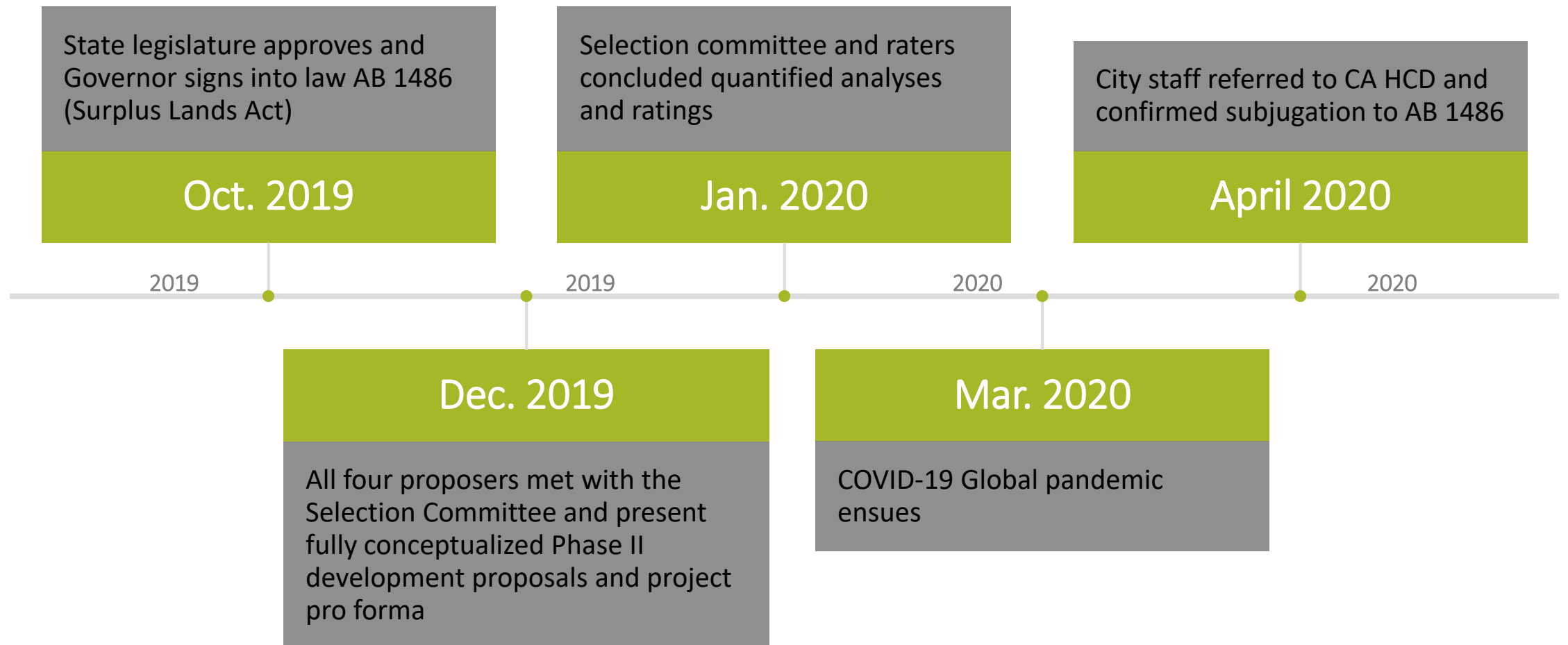


Phase I Selection Criteria and Ratings

- Evaluated qualifications of each development team by their experience and credentials in planning, designing financing and constructing high density, mixed-use development projects
- Rating Criteria:
 - Proposal and Development Team Characteristic (25%)
 - Project Personnel Experience and Project References (25%)
 - Conceptual Project Planning/Design/Architecture (15%)
 - Project Personnel Experience and Project References (25%)
 - Equal Opportunity (10%)

Timeline

Phase II



Phase II Selection Criteria and Ratings

- Evaluated proposals on their ability to construct based on
 - Pro forma and composition of development
 - Configuration and characteristic
 - Ability to be financed and constructed
- Rating Criteria:
 - Project Team (30%)
 - Project Narrative and Project Design (30%)
 - Financing Structure (30%)
 - Project Schedule (10%)
- Ratings from reviewers were analyzed by gross and weighted totals

AB 1486 – Surplus Lands Act

- Prioritizes the production of affordable housing over any other uses
- Requires land to first be offered for sale or lease to affordable housing developers
- City cannot disallow residential use on the site as a condition of sale or lease
- If more than one entity responds, the must give priority to proposals
 - The greatest number of units; and
 - Deepest level of affordability

AB 1486 – Surplus Lands Act

- A Path Forward
 - Declare the property “Exempt Surplus Land;” and, or
 - Pursue legislative amendment
- Declaration as “Exempt Surplus Land,” requires development of either:
 - 1) A housing development with ancillary commercial ground floor uses with 100% of the residential units restricted for low or moderate income
 - 2) A mixed-use development with no less than 300 units with at least 25% restricted for lower income households

CITY OF CHULA VISTA
QUESTIONS?

CITY COUNCIL MEETING
OCTOBER 20, 2020

UC-15 E Street Trolley

(Transit Focus Area)

Primary land uses: Mixed-Use Residential; Residential; Retail; Office (not allowed on ground floor facade, except for access); Hospitality

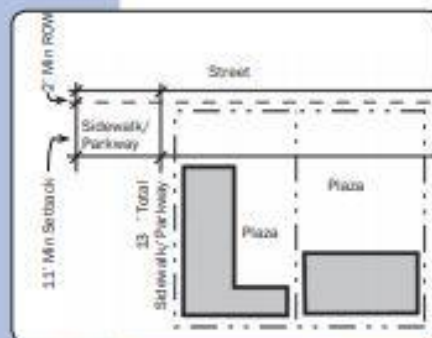
Urban Regulations

- 1. Floor Area Ratio:**
Min: 4.0 Max: 6.0
- 2. Building Height:**
Min: 45' Max: 210'
- 3. Building Stepback:**
Not mandatory
- 4. Street Wall Frontage:** N/A
- 5. Setbacks:**
Street Min: 11'* Street Max: N/A
(*Applies only along E Street between I-5 and 300' east of I-5)
- 6. Open Space Requirement:** 100 sf/du



Section View

Fig. 6.44



Plan View

Fig. 6.45

Parking Regulations

- 1. Parking Locations:**
Any location on-site, except in front of buildings
- 2. Residential Parking:**
Min: 1 space/du
Guest: 0 spaces
On-site Min: 100%
- 3. Non-Residential Parking:**
Min: 1 space/1,000 sf
On-site Min: None

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

UC-12 H Street Trolley (Transit Focus Area)

Primary land uses: Residential; Mixed-Use Residential; Retail; Office; Hospitality

Chula Vista
Urban Core

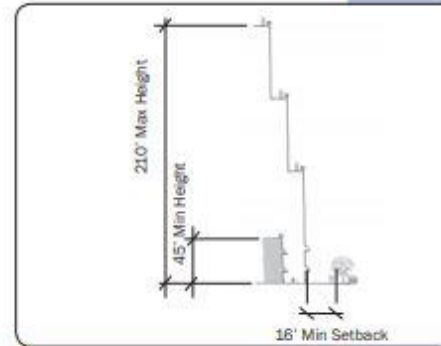
Urban Regulations

- Floor Area Ratio:**
Min: 4.0 Max: 6.0
- Building Height:**
Min: 45' Max: 210'
- Building Stepback:**
Not mandatory
- Street Wall Frontage:** N/A
- Setbacks:**
H Street
Street Min: 16' Street Max: N/A
- Open Space Requirement:** 100 sf/du

Parking Regulations

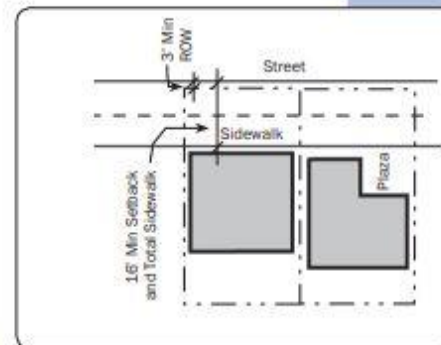
- Parking Locations:**
Any location on-site, except in front of buildings
- Residential Parking:**
Min: 1 space/du
Guest: 0 spaces
On-site Min: 100%
- Non-Residential Parking:**
Min: 1 space/1,000 sf
On-site Min: None

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.



Section View

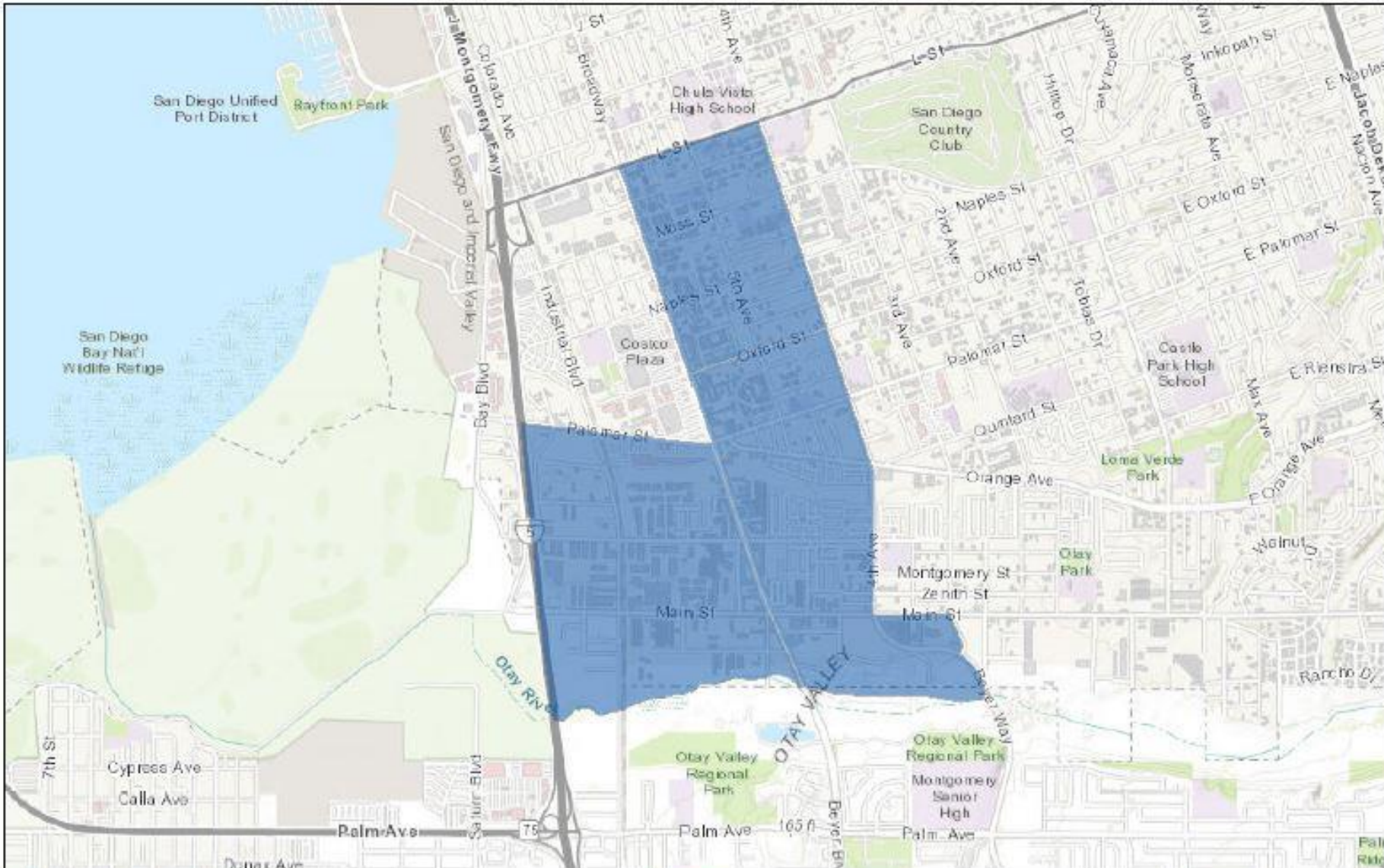
Fig. 6.38





Plan View

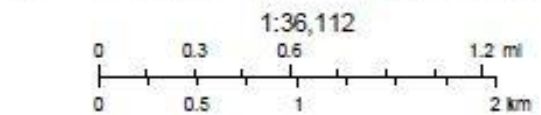
Fig. 6.39

Chula Vista Opportunity Zones



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-  Designated Opportunity Zone Tracts
-  State Census Boundaries



Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri