



Presentation to Chula Vista City Council

Schematic Design for Harbor Park and Sweetwater Park at Chula Vista Bayfront

September 24, 2019

Background

- May 2010: Final EIR for the Bayfront Master Plan approved
- August 2012: Port Master Plan Amendment certified
- July 2016: Agreement with KTUA/Petersen Studio for CVB Park Design
- April 2018: Disposition and Development Agreement (DDA) with RIDA for Resort Hotel and Convention Center
- August 2018: Start Schematic Design and Outreach for Harbor and Sweetwater Park

Harbor Park Presentation



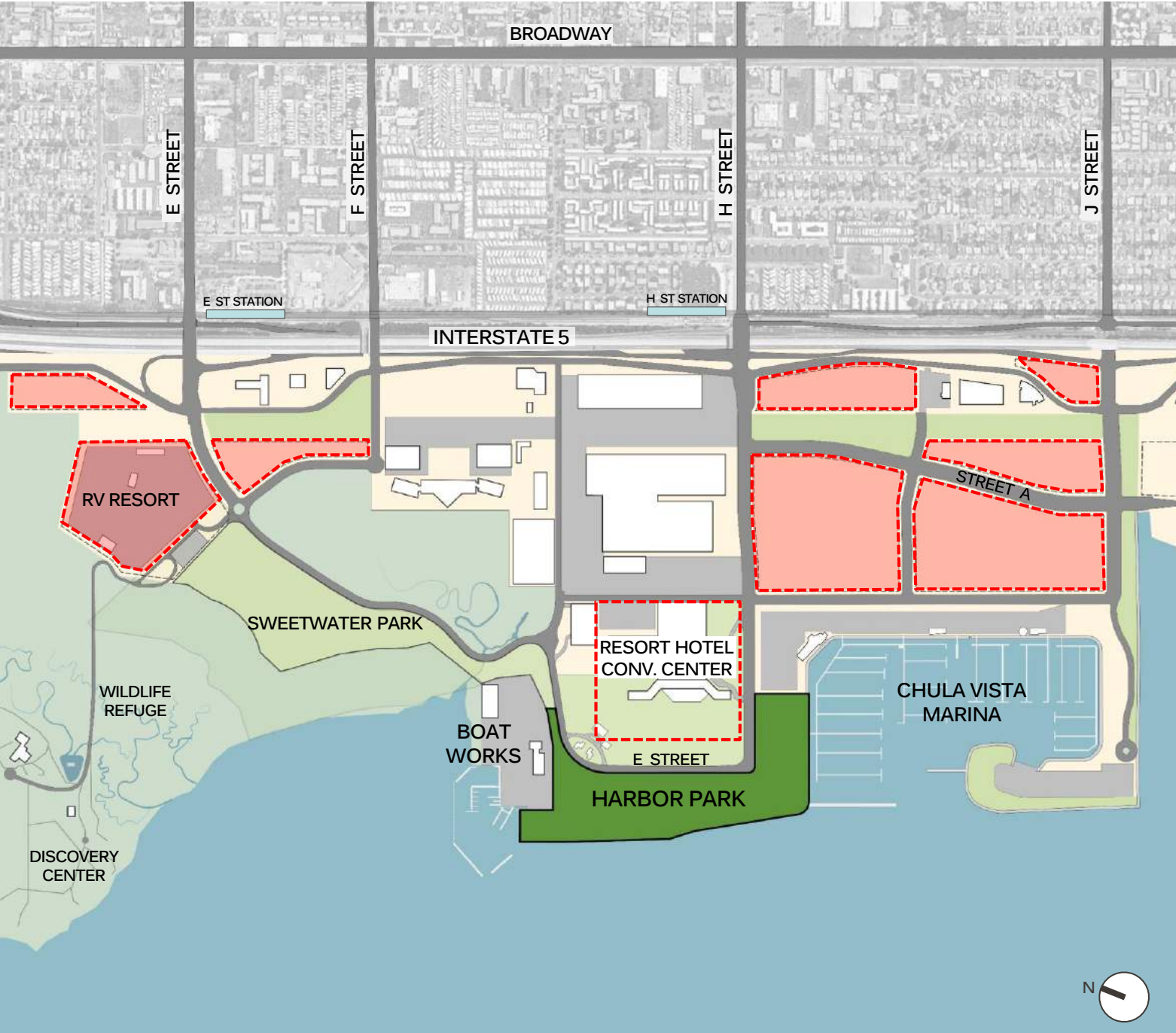
HARBOR PARK

Presentation to Chula Vista City Council

PETERSEN STUDIO

September 24, 2019





HARBOR PARK

25 ACRES

- Active and Vibrant Waterfront Destination
- Reconnects City of CV and Region to the Bay
- Diverse Amenities and Experiences
- Robust Programming of Events and Activities
- Unparalleled Regional Waterfront Destination
- Supports the Ongoing Revitalization of CVBD
- Leverage Bay as a Natural Destination
- Multiple Opportunities to Interact with the Bay
- Over 216 Dedicated Parking Stalls
- Implemented in Phases – \$19.5 Million Ph. 1

Let us know which **activities and features** you would like the park to include by marking the circles next to your **4 highest priorities** in each category.



waterfront

- improved accessible beach
- waterfront promenade
- pier / jetty
- boat rental / boat house
- kayaking / paddleboard
- swimming
- beach volleyball
- sunbathing
- fishing
- overlook
- boardwalk / deck
- bayside seating terraces
- water taxi connection



recreation

- multi-use lawn
- pickup sports
- basketball
- bocce / shuffleboard
- playground
- explorational play
- picnic / bbq
- tai chi / yoga
- walking / running loop
- bike path
- bike / equipment rental
- fitness equipment
- restrooms



special features

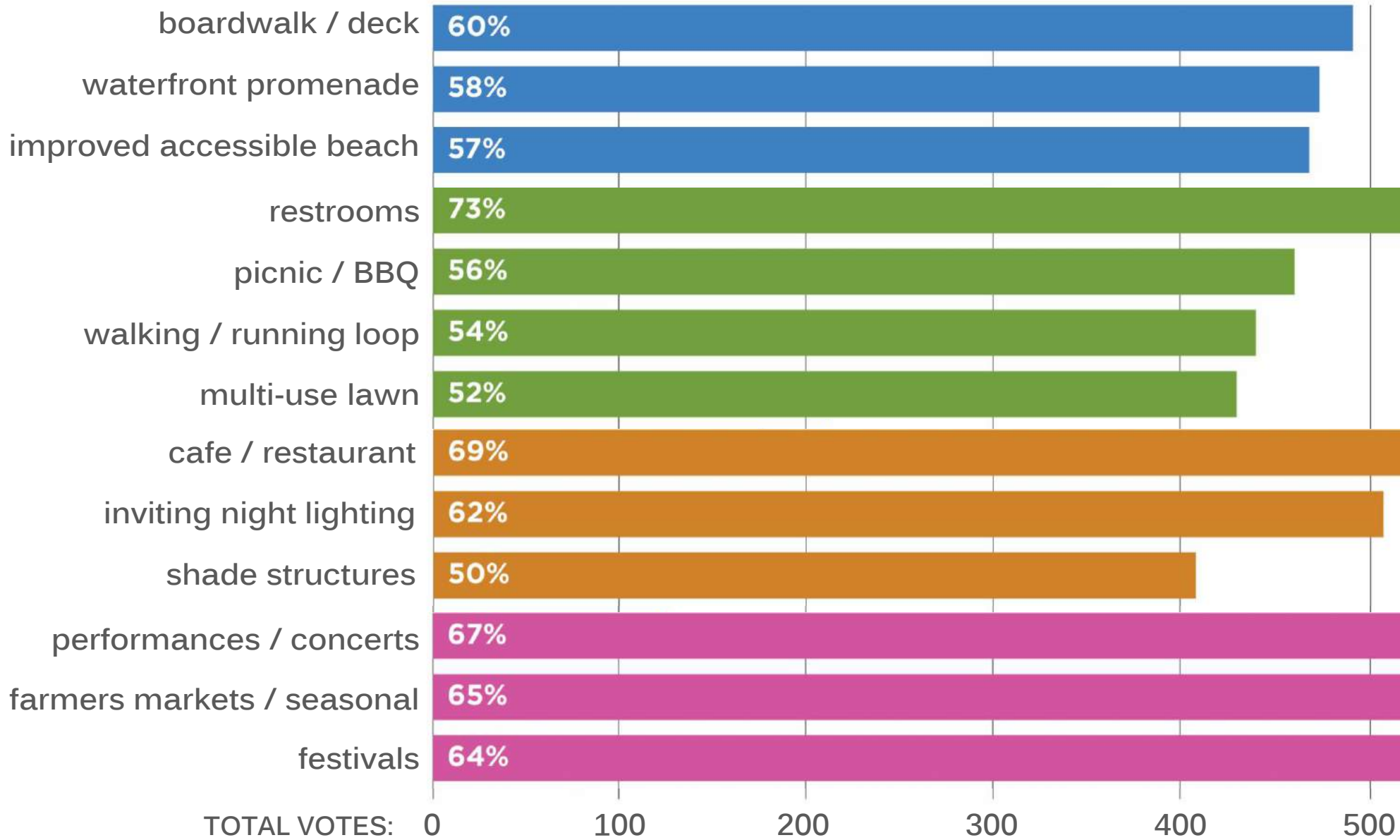
- interactive fountain
- inviting night lighting
- café / restaurant
- beer garden
- food trucks
- shade structures
- rotating art exhibits
- permanent art / sculpture
- historic interpretation
- reading room / book drop
- information kiosks
- display gardens
- rain gardens



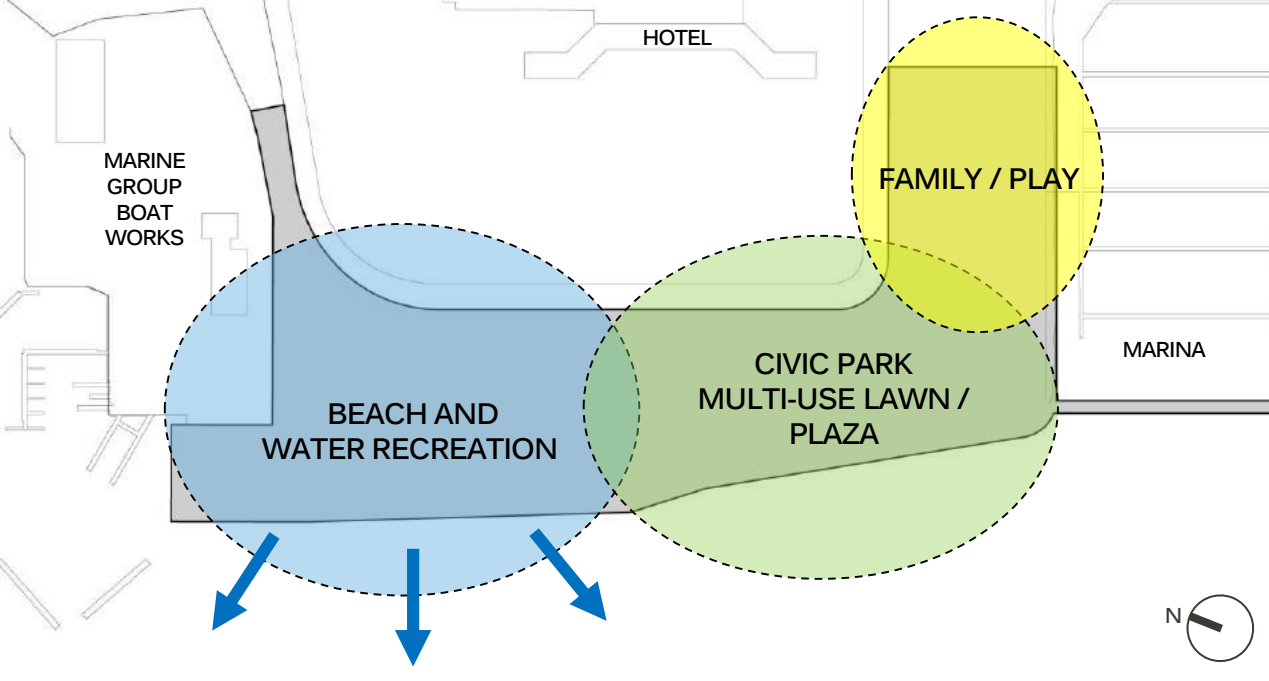
events + activities

- civic gathering
- performances / concerts
- outdoor movies
- festivals
- open-air stage
- event lighting
- swim / bike / run races
- farmers markets / seasonal
- fitness classes
- weddings / quinceañeras
- private / corporate events
- conference center events
- augmented / virtual reality

821 COMMUNITY SURVEY RESPONSES



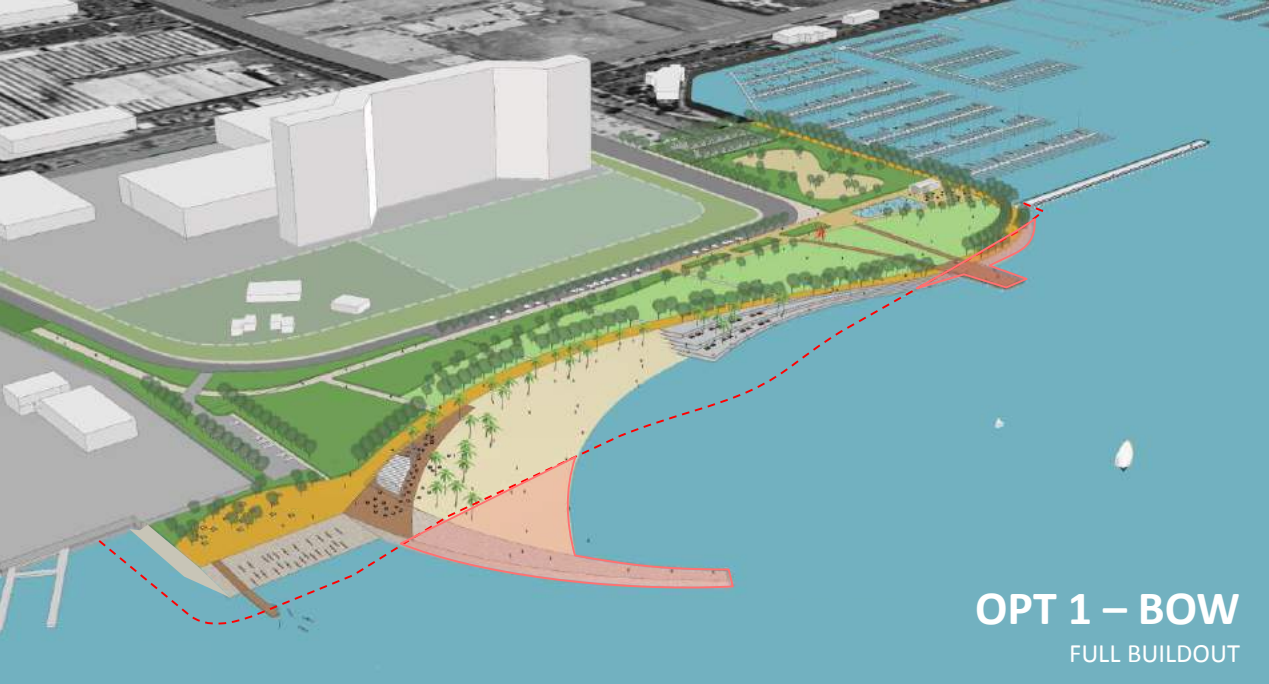
TOTAL VOTES: 0 100 200 300 400 500



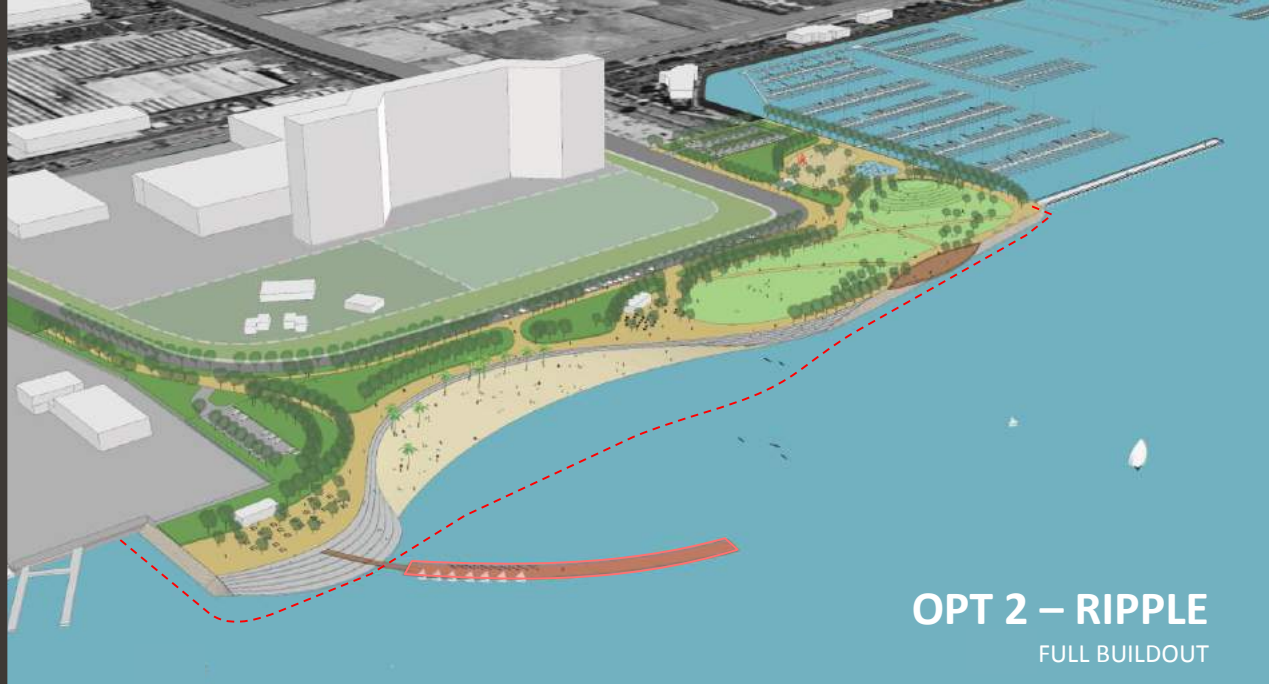
HARBOR PARK

KTUA / PETERSEN STUDIO

PROGRAM ZONES



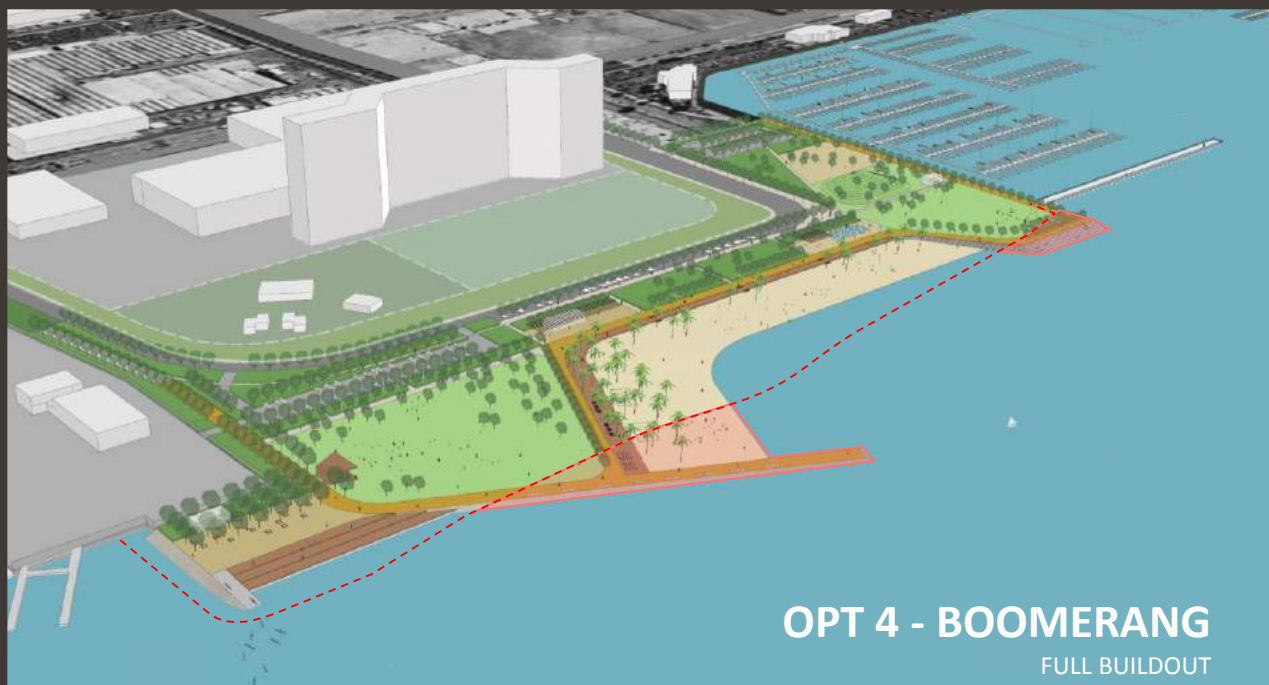
OPT 1 – BOW
FULL BUILDOUT



OPT 2 – RIPPLE
FULL BUILDOUT



OPT 3 – COVES
FULL BUILDOUT



OPT 4 - BOOMERANG
FULL BUILDOUT



SYNTHESIS PLAN



HARBOR PARK

KTUA / PETERSEN STUDIO

PLAY AND PICNIC IN GARDEN CONTEXT



HARBOR PARK

KTUA / PETERSEN STUDIO

INTERACTIVE FOUNTAIN, GREAT LAWN, AND 'H' STREET PIER



HARBOR PARK KTUA / PETERSEN STUDIO

LAWN EVENTS AND ACTIVITIES





HARBOR PARK KTUA / PETERSEN STUDIO



WATERFRONT PROMENADE















HARBOR PARK KTUA / PETERSEN STUDIO

CAFÉ AND BOAT RENTAL





FULL BUILDOUT

50% SCHEMATIC DESIGN



- PHASE 1 PARK IMPROVEMENTS
- EXISTING BAYSIDE PARK TO REMAIN
- TEMPORARY PARK IMPROVEMENTS

PHASE 1 IMPROVEMENTS - \$19.5M



SWEETWATER PARK

BOAT WORKS

BOAT LAUNCH

TEMP LAWN

TERRACED HEADLAND

BEACH

TEMP LAWN

PHASE 1 PARK IMPROVEMENTS

TERRACED HEADLAND

POCKET MARSH

TEMP LAWN

E STREET

H STREET

TEMP MEADOW

EXISTING BAYSIDE PARK TO REMAIN

EXISTING PIER

PHASE 1 IMPROVEMENTS - \$19.5M





FULL BUILDOUT



Sweetwater Park Presentation



SWEETWATER PARK

PRESENTATION TO
CHULA VISTA CITY COUNCIL
SEPTEMBER 24, 2019

ktua





SWEETWATER PARK

PARK AREAS

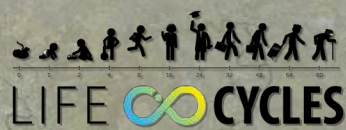
- PARK - 21 ACRES
- CONNECTOR PARK - 2 ACRES
- PARK BUFFER - 26 ACRES
- LIVING COAST STAGING - 2 ACRES

PARK GUIDELINES

- PASSIVE & NATURAL CHARACTER
- INCLUSIVE & ACCESSIBLE
- NO ORGANIZED SPECIAL EVENTS OR ORGANIZED SPORTS
- LOW-INTENSITY, NATURE-BASED ACTIVITY AREAS
- NATURAL & HISTORICAL INTERPRETIVE ELEMENTS
- BAY SHORELINE & WILDLIFE REFUGE PROTECTED FROM PARK ACTIVITY
- 216 PARK PARKING SPACES (DEVELOPMENT REQUIREMENT)
- 100 LIVING COAST DISCOVERY CENTER PARKING SPACES (DEVELOPMENT REQUIREMENT)



- **FOCUS ON LIFE CYCLES IN NATURE: HUMAN, SOLAR, TIDAL, GEOLOGIC**
- **FACILITATES MOVEMENT THROUGH PARK**
- **EMPHASIS ON AGE-BASED PASSIVE ACTIVITY AREAS**
- **PROVIDING A VISUAL CONNECTION TO THE BAY**





- FOCUS ON SITE-APPROPRIATE NATIVE PLANTS AND ECO-TONES
- FACILITATES CURIOSITY AND LEARNING ABOUT THE ECOLOGY OF THE BAYFRONT
- EMPHASIS ON NATURE-BASED ADVENTURE ACTIVITIES
- CREATION OF NATURAL LANDFORMS TO ACCESS VIEWS TO THE BAY

SWEETWATER PARK

DESIGN OPTIONS SURVEY

Please select your reaction to each of the differences between the alternatives. Generally, try to select just one "love it" per each alternative element so that we can find clear community priorities. Write in any major reason for your love or dislikes.

ALTERNATIVE 1



○ Love it
○ Like it
○ Dislike it

Celebrate time and changes through life cycles including human cycles, seasonal, tidal and natural biological cycles. Be inspired and encouraged to extend your own health through increased activity.

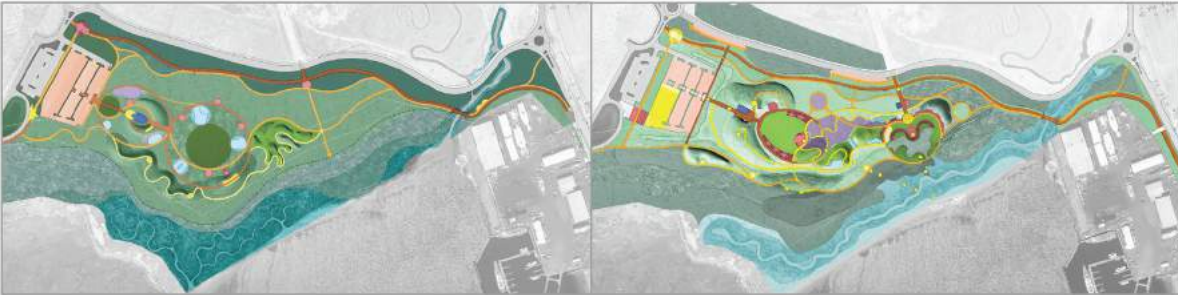
General comments:

ALTERNATIVE 2



Walk through and learn about eco-tone edges of different habitats and immerse yourself into the views, sounds, smells, and character of the bay's natural habitats. The concept also supports a volunteer and environmental education program.

General comments:



PARKING

One consolidated parking lot

○ Love it
○ Like it
○ Dislike it

General comments:

Three distributed parking lots

○ Love it
○ Like it
○ Dislike it

General comments:

RESTROOMS

One central restroom

○ Love it
○ Like it
○ Dislike it

General comments:

Additional composting restroom to the south

○ Love it
○ Like it
○ Dislike it

General comments:

PARKING

One consolidated parking lot

○ Love it
○ Like it
○ Dislike it

Three distributed parking lots

General comments:

RESTROOMS

One central restroom

○ Love it
○ Like it
○ Dislike it

Additional composting restroom to the south

General comments:

TRAIL TYPES (HARD, FIRM, AND SOFT SURFACES)

Higher quantity of hard surface trails

○ Love it
○ Like it
○ Dislike it

Less formal walks but more informal trails

Please comment on the mixture of trail types, quantity of trails, and their general distribution to different areas of the park

General comments:

OVERLOOKS / INTERPRETIVE OPPORTUNITIES

Focus is on bay views and healthy activity education

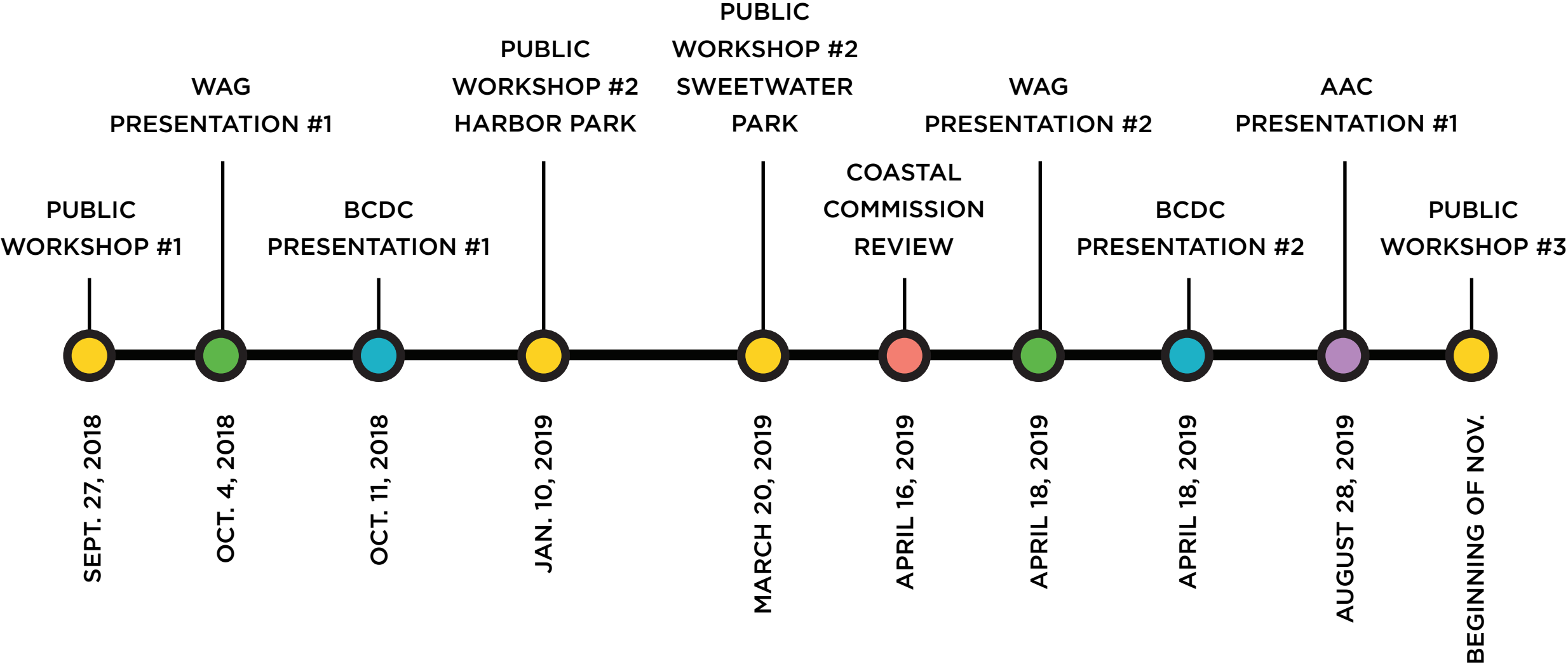
○ Love it
○ Like it
○ Dislike it

Focus is on habitats and environmental education

General comments:

CONTINUE

PROJECT MILESTONES



**RV
RESORT**

LAGOON DRIVE

MARINA PARKWAY

**MARINE
BOATWORKS**

**SAN DIEGO
BAY NATIONAL
WILDLIFE REFUGE**

**SAN DIEGO
BAY**



**RV
RESORT**

**LIVING COAST
DISCOVERY
CENTER LOOP
& LOT**

**SWEETWATER
PROMENADE (NIC)**

**OUTER BUFFER
(FUTURE PHASE NIC)**

**SAN DIEGO
BAY NATIONAL
WILDLIFE REFUGE**

**SAN DIEGO
BAY**

**MARINE
BOATWORKS**











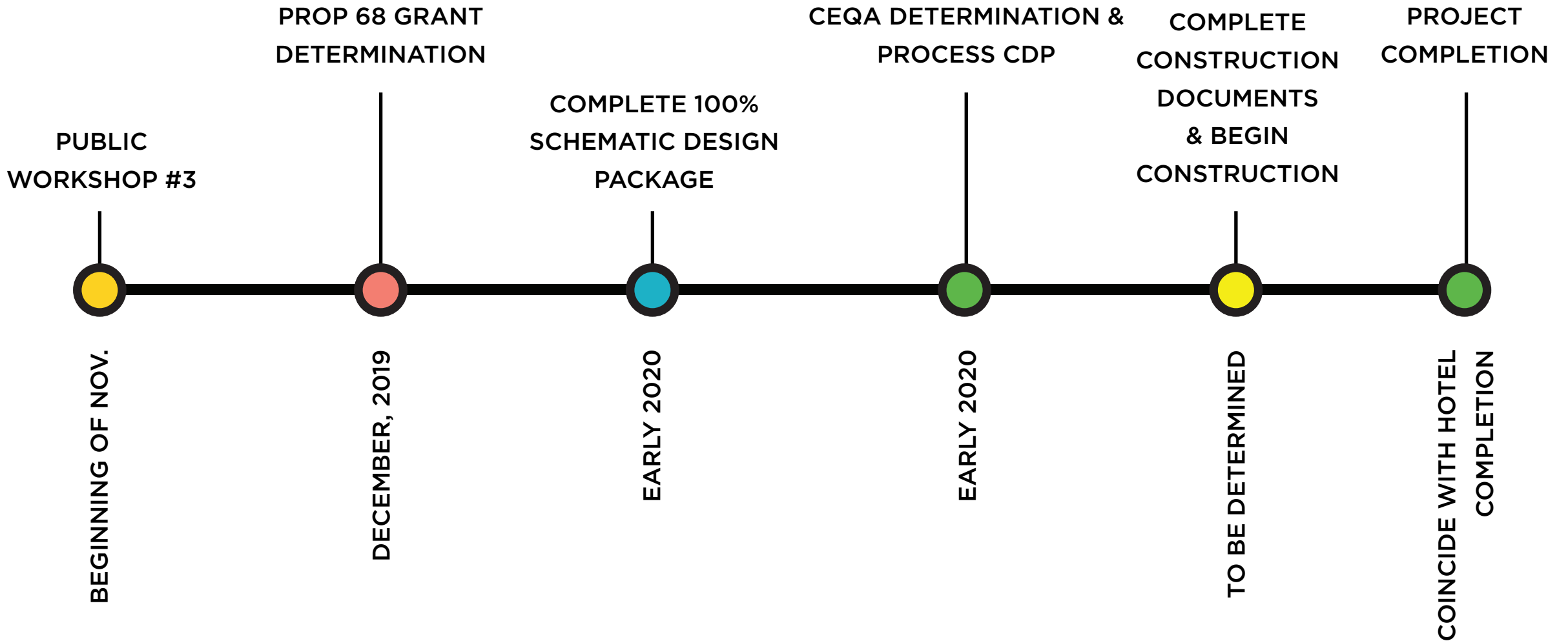








NEXT STEPS





Next Steps:

- **Third Public Workshop: November 2019**
- **Complete Schematic Design, CEQA Review, and Issue Coastal Development Permit: Early 2020**