

Table 2.1 - Site Utilization Summary

Commercial and Residential Land Use

Eastern Urban Center (EUC) - 28- 60 du/ac				
Planning Area	Gross Acres	Transect ⁽¹⁾	Target D.U. ⁽²⁾	Target Range C'ml Sq.Ft. (K) ⁽²⁾⁽⁶⁾
A	9.5	T-5: UC	380	78-235
B-1	4.6	T-5: UC	183	38-115
B-2	3.9	T-5: UC	136	34-101
D	11.2	T-5: UC	448	94-278
E-1	4.6	T-5: UC	183	40-115
E-2	4.2	T-5: UC	168	34-101
H-1	4.7	T-5: UC	188	38-115
H-2	5.6	T-5: UC	226	44-130
Subtotal	48.3		1,912	400-1,190

Town Center (TC) - 18-45 du/ac				
Planning Area	Gross Acres	Transect ⁽¹⁾	Target D.U. ⁽²⁾	Target Range C'ml Sq.Ft. (K) ⁽²⁾⁽⁷⁾
K-1	3.7	T-4: TC	148	0
K-2	3.8	T-4: TC	152	0
M	3.6	T-4: TC	80	10-29
N	3.5	T-4: TC	57	20-52
O-1	3.6	T-4: TC	80	10-29
O-2	3.6	T-4: TC	80	10-29
P	3.6	T-4: TC	80	10-29
Q	3.5	T-4: TC	57	20-52
R-1	3.6	T-4: TC	80	10-29
R-2	3.6	T-4: TC	80	10-29
Subtotal	36.1		894	100-278

Mixed Use (MU) - 10-45 du/ac				
Planning Area	Gross Acres	Transect ⁽¹⁾	Target D.U. ⁽²⁾	Target Range C'ml Sq.Ft. (K) ⁽²⁾
F	8.2	T-4: UN	136	0
G ⁽²⁾	--	T-4: UN	0	0
Subtotal	8.2		136	0

Mixed Use (MU) - 10-27 du/ac				
Planning Area	Gross Acres	Transect ⁽¹⁾	Target D.U. ⁽²⁾	Target Range C'ml Sq.Ft. (K) ⁽²⁾⁽⁸⁾
S-1	6.3	T-3: NC	104	0
S-2	3.5	T-3: NC	58	0
T	3.4	T-3: NC	34	0-32
U-1	3.5	T-3: NC	58	0
U-2	3.5	T-3: NC	58	0
V	8.6	TT-3: NC	142	0
W ⁽²⁾	--	T-3: NC	0	0
Y-1	3.3	T-3: NC	54	0
Y-2	3.0	T-3: NC	50	0
Z-1	3.7	T-3: NC	61	0
Z-2	2.7	T-3: NC	45	0
CC	7.7	T-3: NC	128	0
Subtotal	49.2		792	0-32

Medium Density Residential (M) - 6-11 du/ac			
Planning Area	Gross Acres	Transect ⁽¹⁾	Target D.U. ⁽²⁾
AA	6.8	T-2: NG	72
BB	8.4	T-2: NG	89
Subtotal	15.2		161

Low Medium Density Residential Village (LMV) - 3-6 du/ac			
Planning Area	Gross Acres	Transect ⁽¹⁾	Target D.U. ⁽²⁾
DD	12.2	T-2: NE	47
EE	7.1	T-2: NE	26
FF	8.8	T-2: NE	32
Subtotal	28.1		105
TOTAL	185.1 Acres		4,000

Public, Quasi Public, and Other Uses

Community Purpose Facility (CPF) ⁽³⁾				
Planning Area	Land Use	Gross Acres	Transect ⁽¹⁾	Description
J	TC	2.3	SD: CPF	CPF
X	MU	2.7	SD: CPF	CPF
Subtotal		5.0		

Potential School (S) Sites ⁽⁴⁾				
Planning Area	Land Use	Gross Acres	Transect ⁽¹⁾	Description
G	MU	7.9	T-4: UN	Elementary
W	MU	11.9	T-3: NC	Elementary
Subtotal		19.8		

Parks (P)				
Planning Area	Land Use	Gross Acres	Transect ⁽¹⁾	Description
C	P	3.6	SD: P	Town Square
I	TC	1.5	SD: P	Town Square
L	P	14.8	SD: P	Neighborhood
GG	P	2.9	SD: P	Pedestrian
HH	P	1.3	SD: P	Pedestrian
II	P	3.4	SD: P	Pedestrian
Subtotal		27.5		

Open Space (OS)				
Planning Area	Land Use	Gross Acres	Transect ⁽¹⁾	Description
OS-1	OS	2.8	T-1: OS	Open Space
OS-2	CVOSP ⁽⁵⁾	3.3	T-1: OP	Preserve
OS-3	OS	2.8	T-1: OS	Open Space
OS-4	CVOSP ⁽⁵⁾	0.7	T-1: OP	Preserve
Subtotal		9.6		

Other				
Planning Area	Land Use	Gross Acres	Transect ⁽¹⁾	Description
JJ	U	50.0	SD: U	University/RTP
Arterials		17.9		Right-of-Way
SR-125		8.2		Right-of-Way
Subtotal		76.1		
TOTAL		138.0 Acres		

Notes:

- (1) Transects are defined in Chapter 3.
- (2) See Chapter 9 regarding Intensity Transfers and minimum retail/commercial square footage requirement.
- (3) As defined by CVMC Chapter 19.48.
- (4) School sites will revert to mixed use if sites are not accepted by the school district.
- (5) Chula Vista Open Space Preserve.
- (6) 390,000 square feet of office and 10,000 square feet of retail for the low range; 1,140,000 square feet of office and 50,000 square feet of retail for the high range; excludes live/work.
- (7) 10,000 square feet of office and 90,000 square feet of retail for the low range; 10,000 square feet of office and 268,000 square feet of retail for the high range; excludes live/work.
- (8) 32,000 square feet of retail for the high range.

SPA Total Area: 323.1 Gross Acres