

welcome home AMAZON

AMAZON HQ2 CHULA VISTA: SUSTAINABLE INNOVATION





TABLE OF CONTENTS

4	Introduction
7	Letter from the Mayor
8	Perfect Climate
10	Amazon's Smart City HQ2
12	Connected Community
14	Neighborhoods
20	Labor Force
24	STEAM Education
26	Cost of Living
28	Transportation
30	Quality of Life
32	Active, Healthy Lifestyles
34	Proposed Site
46	Our Future Together

WITH THE NEW DAY
COMES NEW **STRENGTH**
AND NEW **THOUGHTS**
— ELEANOR ROOSEVELT

#THISisChula

Every day in Chula Vista is better than the last. We are all about the future! As the sun rises over Chula Vista, the kayaks are ready to hit the water, the smell of “cafe de olla” hits the downtown streets and the city stretches into a new day bursting with excitement. The vibrant, diverse streets of Chula Vista contrast the landscape of the adjoining nature preserve, and modern homes and businesses stretch out to the waves of the Pacific Ocean.

It’s easy to see where Chula Vista gets its name. In Spanish, the word “Chula” means beautiful. In this city, there is beauty, connection and promise of the future around every turn – from a child’s wide eyes engaging nature at The Living Coast Discovery Center within the Sweetwater National Wildlife Refuge to the celebrations at local restaurants and live music venues – #THISisChula



Chula Vista is located at the center of one of the richest cultural, economic and environmentally diverse zones known as the CaliBaja mega region with 6 million people.



As the second largest city in the San Diego MSA (population of 3.5 million), Chula Vista residents enjoy outstanding public schools and a national standing as one of the safest large cities in the country.



Chula Vista boasts more than 50 square miles of coastal landscape, canyons, rolling hills, mountains, quality parks and miles of trails. The City is a leader in sustainability, conservation and renewable energy.



Photo taken by Chula Vista resident Adrian Mora – “Chula Vista City Hall,” August 2015



September 25, 2017

Welcome home Amazon!

We have spent the last 30 years putting the planning in place that will accommodate your future home. Our city is a leader in sustainability which started with the adoption of our first Climate Action Plan in 2000, being recognized in 2014 by the Environmental Protection Agency with a Climate Leadership Award and in 2015 at the United Nations Conference of Parties (COP21) in Paris. We now are striving to become a Smart City leader that embraces the Internet of Things and provides a higher level of service to our community.

You will instantly recognize Amazon ideals in Chula Vista because we are customer-focused; our customers just happen to be our residents and businesses. We embrace research and invention, evidenced by our role as one of 10 proving grounds for autonomous vehicles as well as providing a site for the region's UAVs to test on our 375-acre university property. In 2018, we will begin our pursuit for a new four-year multi-institutional, binational university campus that will provide a pedagogy that supports industry. We dream of a university that is integrated with industry so much so that classes could be held on the second floor while industry and internships are happening on the third, fourth and fifth floors. We want a university that prepares students to enter the workforce the day they graduate, regardless of what country they come from.

Chula Vista is proud to be the most ethnically diverse community in San Diego, a tremendous asset that makes us the choice location for entrepreneurs. We share your culture of innovation and an eagerness to invent and pioneer.

The seeds are planted and the infrastructure is in place with zoning that will allow you to grow to 8 million square feet. We can deliver Phase 1 (500,000+ square feet) by 2019 and additional phases by 2020. As you grow, the housing and community around Amazon HQ2 Chula Vista will also grow, providing every employee an opportunity to live within walking and biking distance of their offices and amenities. We have the property and vision to secure a new four-year multi-institutional binational university campus, with your partnership, that will educate your current and future workforce.

This is an opportunity unlike anywhere in the country for you to develop an Amazon Village that embraces your corporate culture of innovation, passion, intelligence and creativity. Chula Vista is the only place where you can immediately develop Amazon Village for your employees to live, work and play adjacent to your new HQ2 and the university you help create.

We are excited to have you become a part of our community.

Sincerely,

Mayor Mary Casillas Salas



Chula Vista Mayor Mary Casillas Salas with (left to right) Councilmembers Mike Diaz, Patricia Aguilar, John McCann and Stephen C. Padilla.

**We share your
culture of
innovation and an
eagerness to invent
and pioneer.**

THE Perfect Climate

FOR INNOVATION

CHULA VISTA IS A DYNAMIC, GROWING, INTERNATIONAL REGION.

Southern California has always been a dream destination, with a 72°F / 22°C average daily temperature in a mild Mediterranean climate that attracts leading talent from all corners of the world. As the second largest city in San Diego County, Chula Vista is a unique Southern California community located at the center of one of the most economically, culturally and environmentally diverse regions in the United States. With a population of over 267,000 diverse residents, Chula Vista offers more than 50 square miles of coastal landscape, canyons, rolling hills, mountains, lakes and quality infrastructure minutes away from two international airports. The City is located just seven miles from downtown San Diego and is even closer to Tijuana, the busiest land border crossing in the world. Chula Vista is at the epicenter of this international mega-region, served by interstates 5 and 805 and state routes 125 and 54.

Collaboration with our neighbors to the south in Mexico, as well as with the educational institutions and businesses that contribute to a shared success, have created a business climate that is expected to realize a 50 percent increase in Chula Vista employment by 2050. These investments will create a fully planned community offering more than 18,000 residential units, 15 million square feet of commercial/office space and 375 acres for an Innovation District that exceeds Amazon's stated needs for HQ2.

70 miles of Pacific
coastline to explore!

Sustainability. Chula Vista is widely recognized as a leader in sustainability, innovation and education as it celebrates the use of technology to deliver enhanced levels of service to the community.

Visionary. In August 2017 the City of Chula Vista was named a "Top 3 Smart City in North America" by *Enterprise IoT Insights*, which recognized the City's long-range planning and public private partnerships.

Business-Friendly International Hub. Chula Vista will create thousands of new jobs, establish new public parks and remain committed to preserving the environment as it supports massive expansion plans to build a convention center, bayfront development and university. Over the next 30 years, Chula Vista will continue to serve as a significant employment hub for the larger CaliBaja mega-region that encompasses over six million people and 2.1 million jobs, with a combined GDP of \$230 billion. Chula Vista's business-friendly culture is appreciated by companies growing in this unique binational region.

Educated Workforce. Located in the most patent intense region in the United States - and third worldwide - Chula Vista's position as the second largest city in San Diego County provides access to the highest concentration of life sciences lab space in the nation. Our educated workforce gained 72,000 degree holders in 2014 alone, more than any other major metro area in the country.

Engineering Talent. Amazon will help to select and shape the world's first binational university near its HQ2 and in a region that already includes more than 80 research institutes in world-class universities. The University of California, San Diego (UC San Diego) computer science program ranks in the top ten worldwide and the nationally recognized Fowler School of Business at San Diego State University is ranked among the top 10 public business schools in the nation by *U.S. News & World Report*.

Incomparable Quality of Life. A 2017 WalletHub study ranked Chula Vista among the top **11 HAPPIEST CITIES IN THE U.S.** out of 150 most populous cities and national FBI data ranks Chula Vista as the **Top 10 Safest Large City** in the United States.

Photo taken by Chula Vista resident Adrian Mora - "La Jolla Tide Pools," October 22, 2014

AMAZON'S SmartCity

HQ2



The landmark Gateway Center in downtown Chula Vista was transformed using a solar energy investment from Ygrene Energy Fund using the Clean Energy Chula Vista Property Assessed Clean Energy (PACE) program. The five-story business center has installed 1,054 solar panels (15 inverters) generating 344.6 KW.

Chula Vista recognizes that its role as a Smart City is a continual work in progress—a process that we embrace and are proud to be continually refining for future generations. A cornerstone of our Smart City efforts is sustainability. For over two decades, our city has been a leader in implementing sustainability programs. We were the first city in the region to retrofit all 9,000 City streetlights to LED. More recently, Chula Vista was one of just 10 cities in the nation selected for Envision America 2017. We cultivate Smart City skills and values, with more than 4,000 local sixth graders taking coding classes each year at the “Innovation Station” maker space and community STEAM lab that our library created in partnership with global technology leader Qualcomm® and its Thinkabit Lab™.

In 2016, Chula Vista was honored with the White House designation as a Smart Cities Initiative “Better Communities Alliance” to tackle energy and climate challenges. That same year, Chula Vista residents voted to make a major investment in City infrastructure by approving Measure P, a temporary tax that will raise \$178 million over 10 years. More than \$7 million of the Measure P Expenditure Plan is designated for traffic signal modernization to be remotely controlled and optimized through a traffic management center to reduce time in vehicles for everyone. Our waste management pilot project also uses sensors on City bus stop trash cans to track waste generation patterns and optimization of collection.

Chula Vista is implementing more exciting pilot programs that strengthen our Smart City to serve as a model for communities worldwide.



Energy

Energy efficient smart devices have been implemented citywide and apply data analytics and software to revamp the City’s critical infrastructure such as lighting, garbage collection, Wi-Fi and other services.

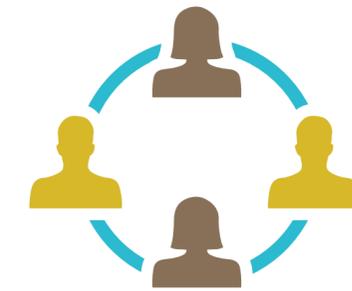
The buildings planned for the City’s bayfront development – one of the largest fully-entitled waterfront developments on the West Coast – will perform at least 15 percent better than state standards.



Transportation

In early 2017, the City unveiled plans to implement an autonomous driving shuttle bus on a path from the downtown area to the bayfront to transport visitors. The City also plans to use new, upgraded street lights with sensors to collect information that can be shared to improve self-driving vehicle safety.

The City of Chula Vista, as part of a joint proposal with Caltrans and SANDAG, has been designated by the USDOT as one of 10 Autonomous Vehicle Proving Grounds (AVPG) across the United States.



Public Private Partnerships

Our Smart City initiatives are already underway with partners like Qualcomm®, Cisco, AT&T, Cox, M3 and Cleantech San Diego for programs that include public kiosks, smart lighting, smart parking, vehicle automation and electrification of vehicles.

The City is currently executing a successful P3 (Public Private Partnership) for the multi-billion dollar Chula Vista Bayfront Master Plan and development of a 1,500-room resort and 400,000-square-foot convention center.



Photo taken by Chula Vista resident Morgan Liberatore – “Otay Lakes Reservoir,” September 1, 2017

**Chula Vista
enjoys 10gb fiber
connectivity**



Connected

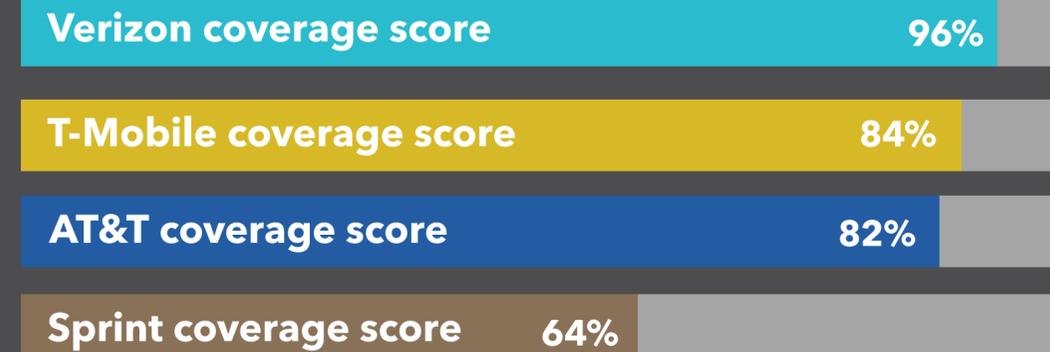
COMMUNITY



The City enjoys 10gb fiber connectivity coverage from Cox Communications, which is one of three Chula Vista Internet Service Providers. This fiber-optic network will support vehicle-to-infrastructure communications systems, microgrid and distributed energy systems.

Chula Vista is a pioneer in embracing technology and deploying mobile apps. Our City has been an Amazon client since 2015 and we will continue to embrace Amazon technology and services as a way to better serve our community and extend our tax dollars. We were the first in the nation to pilot Nixle technology in collaboration with the software developer in 2008. We continue to refine Nixle's use as a tool to inform users in targeted neighborhoods about heavy traffic, detours, closures, emergency alerts and other urgent matters. The City is also exploring smart parking apps that allow citizens to track City expenditures on budget items and integrating traffic management data into existing navigation apps like Google Maps or Waze.

Cellular Coverage Scores



5G expected to become available in 2019

Neighborhoods

Otay Ranch is a 23,000-acre community of 11 urban villages with approximately 27,000 dwelling units that are clustered around a central gathering space. A range of transportation alternatives are at the heart of Otay Ranch, most notably mass transit and pedestrian-oriented mobility. The village cores also provide amenities such as commercial, parks and schools within a short walking distance from the residences. In addition, the Millenia development will contain a variety of office, commercial and high-density residential uses.

The Eastlake Community is a 3,200-acre master planned community that includes residential, retail/commercial and industrial/office areas with recreational areas throughout. More than 1,100 acres of parks, recreation and open space are available in Eastlake.



Apartments for rent at Millenia offer a resort-like lifestyle where the vacation never ends. These 1-, 2-, and 3-bedroom apartment communities boast high-end design, pools and fitness centers, modern interiors and more. Go shopping, play at the park or meet friends for happy hour at the corner bistro – it's all within walking distance from your apartment.

Otay Ranch is the largest master planned community in Chula Vista and one of the largest in California.

IN THE MIDDLE OF IT ALL

No matter where you live in Chula Vista, you're within easy walking distance to parks, promenades, shops, restaurants and the local market. Chula Vista's various neighborhoods offer a unique lifestyle experience with distinct character and conveniences.



Mixed use lofts and rental apartments create Millenia's Main Street. This 309-unit community will include a signature restaurant, gym, dog wash and shops along the street.

Affordable housing is provided via a 200-unit development that accommodates seniors and low income families in beautiful apartments adjacent to the Bus Rapid Transit and a park.

Millenia is surrounded by great neighborhoods and Otay Ranch Town Center, so you're within walking distance of additional grocery stores, banks, dry cleaners and more.

Millenia communities are just minutes away from fishing at Lower Otay Lake, outdoor concerts at Mattress Firm Amphitheater, top-notch recreation, a U.S. Olympic Training site, Otay Mesa, the new cross-border terminal and easy freeway access. You'll be a short drive from downtown San Diego, the San Diego Bay, the Otay Ranch Preserve and much more.





PEDESTRIAN PARADISE

Millenia is a completely walkable community in Chula Vista, thanks to a grid of tree-lined pedestrian avenues. Meander through parks, promenades, gathering areas and inviting gardens as you make your way around the districts, or walk to Otay Ranch Town Center across the street.



Family friendly master planned neighborhoods in Montecito are designed to blend the best of urban and suburban living. Plans for the village's bustling core feature a traditional town square, an elementary school, two city parks, a private swim club as well as a convenient commercial center. Three pedestrian parks are positioned throughout the village, giving residents an easy walk to recreation and relaxation facilities.



Single family and apartment homes make the 530-acre Heritage village a lively community. 1,565 single-family homes and 1,134 apartment homes nestle around a village core that creates a genuine community.



11 Urban villages east of the I-805 contain approximately 27,000 dwelling units and support commercial and community facilities.

Otay Ranch has grown into a vibrant community that combines the best of old-style neighborhoods with the latest in community design. Today, residents enjoy pedestrian parks, strolling and biking along the extensive network of trails, paseos and promenade streets and meeting friends at the Otay Ranch Town Center.



Hotels for long and short stays include the Marriot Residence Inn, a new hotel featuring 148 spacious suites equipped with full kitchens. Amenities include complimentary breakfast, internet and parking. The on-site fire pit, pool, sports court, and fitness center allows guests to feel right at home. A 135-guestroom Ayers Hotel will open in 2018.





Eastlake has been named “**Best New Home Community in San Diego**” by the San Diego Union-Tribune Readers Poll.

Cul-de-sac homes in Rolling Hills Ranch are just minutes away from the Monteville Community Center, Salt Creek Golf Course, Eastlake Business Park and the SR 125.



Golf course views at Eastlake Greens are just one of the unique elements of this Eastlake master development where the homes surround an 18 hole award winning golf course designed by world-renowned architect Ted Robison. Residents have exclusive use of three parks maintained by the community association: Augusta Park, Country Club Park and Dolphin Beach. Country Club Park houses the community meeting room, a tennis complex and junior Olympic-size pool. Dolphin Beach features a 4,900-square-foot swimming pool with a sandy beach access.



Photo taken by Chula Vista resident Adrian Mora – “Hole 12 Eastlake Golf Course,” Summer 2015

Sitting on a hill overlooking the community of Eastlake Vistas and the San Ysidro mountains to the east is the master-planned community of Eastlake Trails. Residents are within walking distance of Creekside Park, which includes a 5,000-square-foot swimming pool with a uniquely designed 2,000-square-foot attached children’s pool, spa, restroom facilities, large outdoor entertaining patio with barbecue and separate kitchen facilities, with an inviting hacienda-style clubhouse. The park also includes a 2-acre fish-stocked pond surrounded by walking trails.



Gated community estates at The Woods are known for spectacular views that overlook the Otay Lakes. This Eastlake gated community is a Chula Vista enclave with custom built homes and a spectacular clubhouse. Located minutes from the U.S. Olympic Training Site, Salt Creek Golf Course and Otay Ranch Town Center.



Diverse

TALENTED
LABOR FORCE



51.5%
Multilingual

60.9%
Post Secondary/
Bachelor's/
Advanced Degrees

80.9%
High School
Graduates

Key Sector Employment



The majority of the Chula Vista workforce is employed in industries requiring technical skills and advanced education with the number of residents in management, professional and technical occupations steadily increasing.

– 2015 Labor Market Profile,
Chabin Concepts





Chula Vista maintains a highly diverse population in comparison to the United States and San Diego County



3 out of 10 Chula Vista residents are foreign-born

51.5% of Chula Vista residents are multilingual



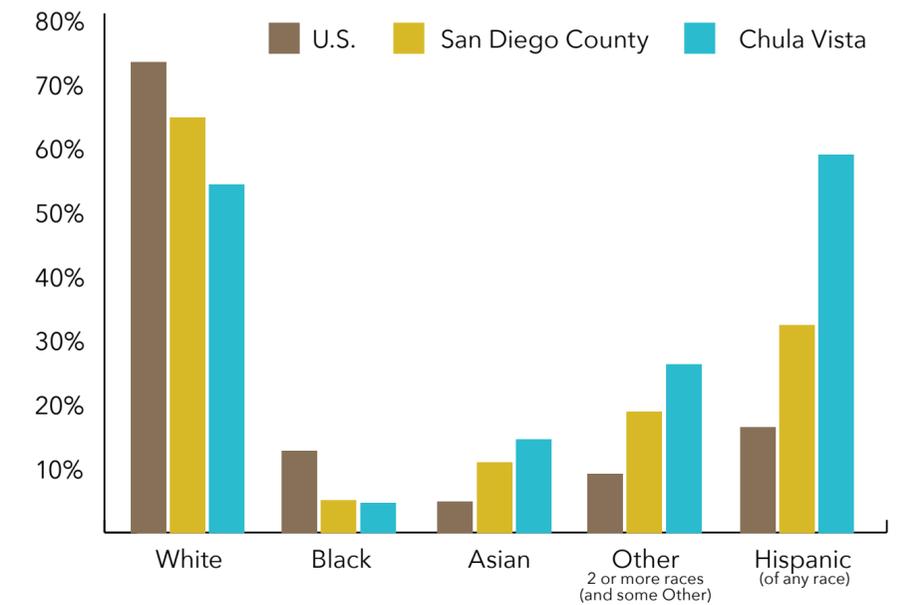
Approximately 35 languages are spoken in Chula Vista



58.2% of Chula Vistans are of Hispanic or Latino origin vs San Diego County at 32%



Population by Ethnicity



Source: 2015 Labor Market Profile, Chabin Concepts

FUTURE FOCUSED STEAM EDUCATION

“San Diego County ranks 9th in top college towns in the United States.”

– American Institute for Economic Research, 2015

The new economy requires students and workers with STEAM knowledge and skills, which Chula Vista has invested in to provide our community an advantage. Our City’s mission is to help foster an informed and talented workforce. Our school and community programs empower children, teens and adults to understand complex problems and to create innovative solutions to solve them.

In 2017, the Chula Vista Public Library was selected as a NASA@My Library partner, offering exciting, hands-on programs to build and explore robotics, engineering, 3D design, science experiments, computer coding and more. Our main City Library launched the “Innovation Station” maker space for robotics, engineering, 3D design and coding. Programming at this STEAM lab was created in collaboration with Microsoft and Qualcomm®, whose leaders explained in a recent video: “This is really a win-win because we would like to hire these students one day in the future!” www.chulavistaca.gov/innovationstation



Chula Vista Elementary School District (Grades K-6)

- Serves 28,500 students on 46 campuses.
- Campuses have been recognized by the California Business for Education Excellence Honor Roll.
- All district campuses achieved testing index scores greater than the state’s target.
- Nine schools were recognized as California Distinguished Schools.
- Four schools were honored for excellence by the National Center for Urban School Transformation.

Sweetwater Union High School District (Grades 7-12)

- Serves 41,000 students and 24,000 adult students on 32 campuses, of which 19 are located in Chula Vista.
- The District was among the top 13 percent of nearly 20,000 eligible schools in the United States (*U.S. News & World Report*).
- 10 of the 12 comprehensive high schools are California Distinguished Schools medal winners.

The Otay Ranch neighborhood offers 12 K-6 schools, four middle schools and five high schools with the following average API scores:



Elementary Schools: 88th percentile



Middle Schools: 87th percentile



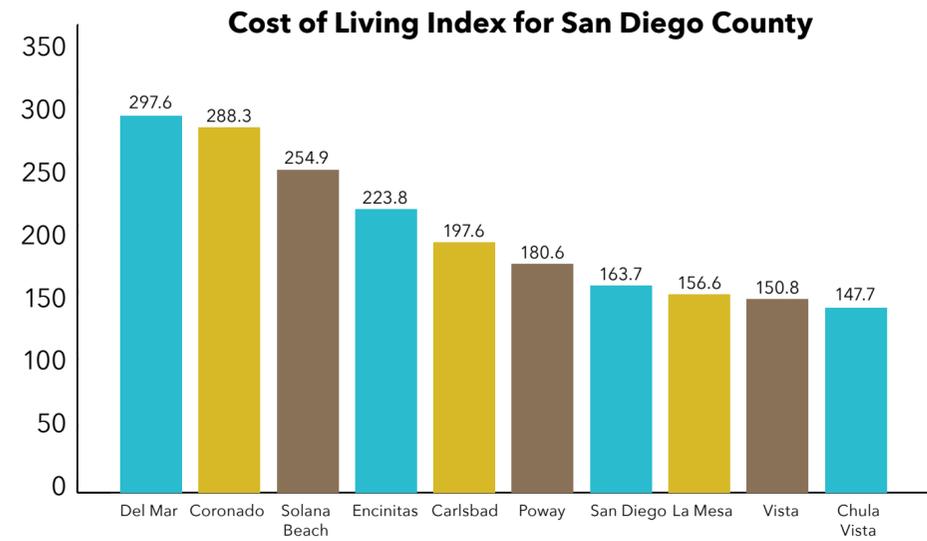
High Schools: 82nd percentile

Source: California Department of Education, www.cde.ca.gov

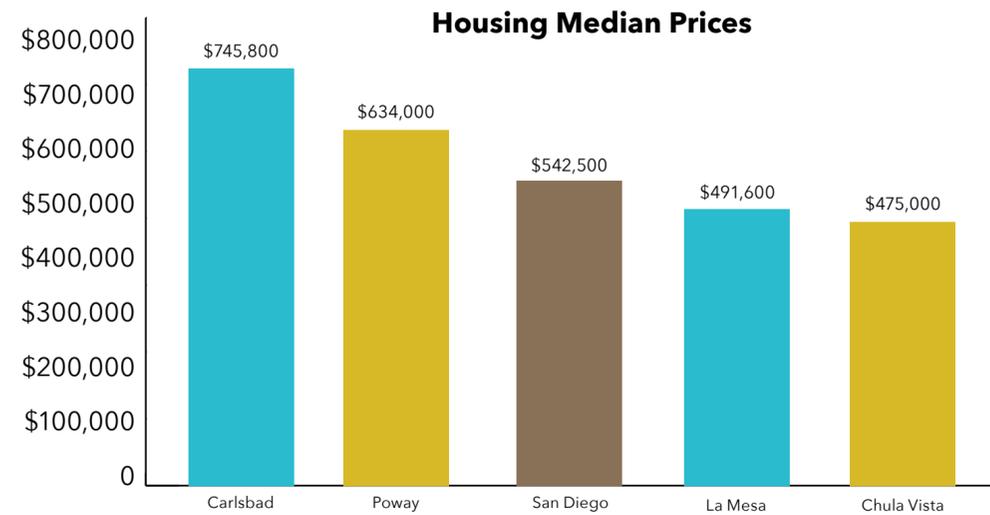
Living COST OF



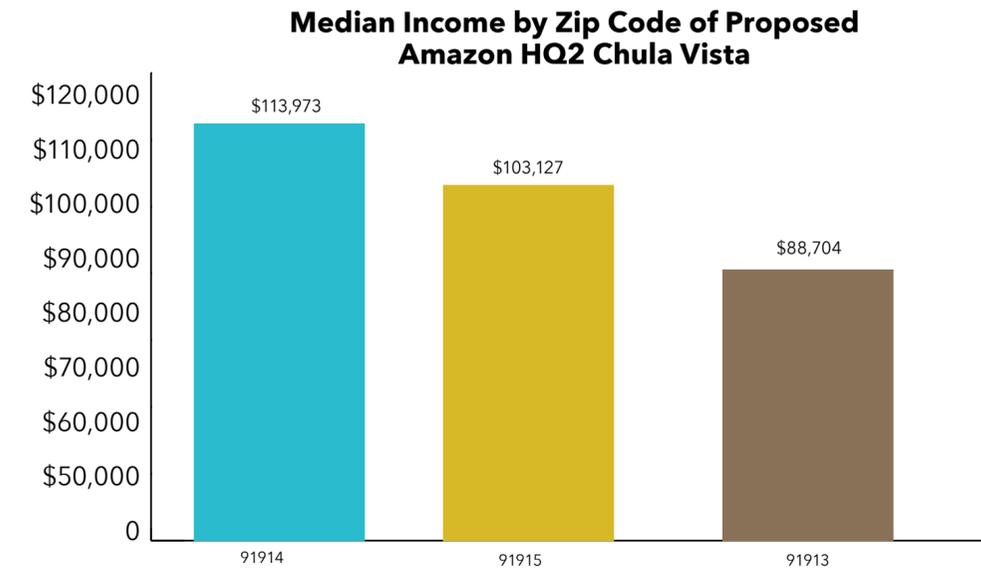
The three major advantages for Chula Vista residents include a **lower cost of living** and **lower housing median prices** than the average in San Diego County cities (18 cities), with Chula Vista residents earning a **higher median household income** than the average Californian and U.S. resident.



(U.S. Average = 100)
 *Index includes housing, electricity, food and transportation.
 Source: Bestplaces.net



Source: Zillow



Source: SANDAG, Current Estimates, www.sandag.org



LOCAL TO GLOBAL Transportation CONNECTIONS



San Diego International Airport (Lindbergh Field)

Just 22 miles from Amazon HQ2 Chula Vista, the San Diego International Airport serves over 48,000 travelers daily via 465 flights. Direct flights to Seattle, New York, San Francisco / Bay Area and Washington, D.C. are just a few of the locations that over 20 million passengers enjoy each year from state-of-the-art terminals.



Brown Field Municipal Airport

This airport is just 6.6 miles from Amazon HQ2 Chula Vista and is open 24/7 catering to private, corporate, charter, air ambulance, law enforcement, fire rescue, flight training, cargo, skydiving, advertising and airships. The Brown Field air strip can land aircraft up to the size of a C-130 military transport plane.



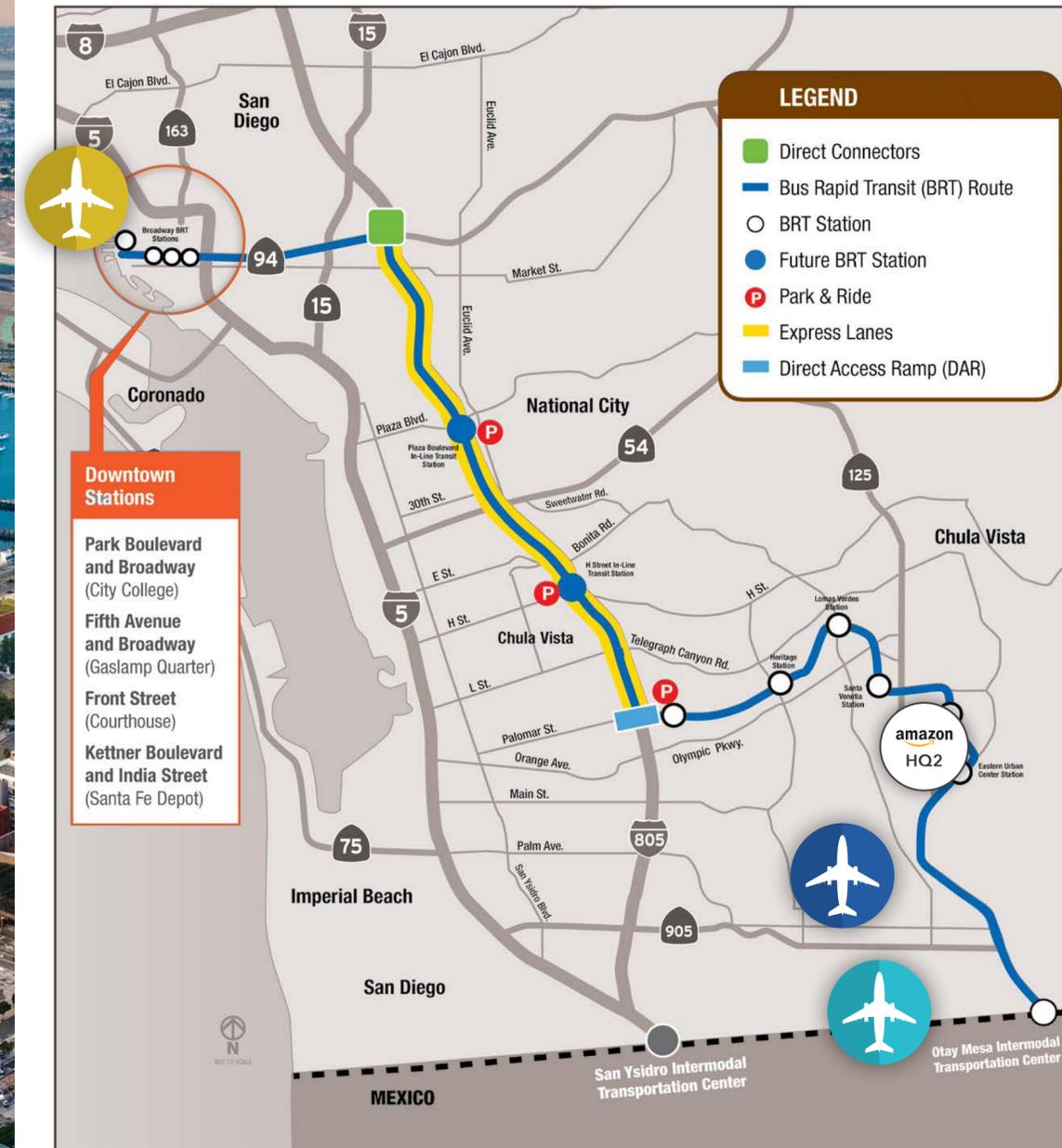
Tijuana International Airport and Cross Border Xpress (CBX)

Serving over 10 million passengers per year, this international airport is less than 10 miles from Amazon HQ2 Chula Vista and offers direct flights to Latin America, China and Japan. A \$120 million investment provided the Cross Border Express (CBX), which in 2015 established the first binational airport in the world via a cross-border access bridge connecting to an express terminal that offers over 360 flights per day. The CBX terminal allows passengers minimal check-in times and is a tremendous asset for Chula Vista and San Diego.



Bus Rapid Transit (BRT)

The new BRT route will connect Amazon HQ2 and residential areas with major business and leisure destinations. Amazon employees will be just 30 minutes from the San Diego International Airport and 20 minutes from the Cross Border Xpress at the Tijuana International Airport. Service will be provided from the Otay Mesa Port of Entry to Downtown San Diego through Chula Vista with a dedicated guideway for BRT along the interstate 805 freeway to the state route 94.



Loving

LIFE

Chula Vista offers endless entertainment and enrichment opportunities, from an outdoor amphitheater that seats 20,000 concertgoers to enjoying the Pacific ocean by sailing out of the Chula Vista marina or joining thrill-seekers of all ages at the Aquatica water park.

Delicious restaurants can be found throughout Chula Vista, along with art festivals, the On Stage Playhouse, recreation classes, sports leagues and shopping for all tastes. There are weekly Farmer's Markets, the Annual Lemon Festival, Harborfest on the Bayfront and Starlight Parade, enjoyed by tens of thousands of Chula Vista residents and visitors every year. More recently, the Amps & Ales event has emerged to celebrate the City's outstanding craft beer and our exciting local music scene – a perfect combination for a community that rocks!

The San Diego Gaslamp Quarter and diverse beaches are just a short drive away, and Baja California's burgeoning Guadalupe Wine Valley is an exciting culinary adventure, described by the New York Times in April 2017 as "An Unexpected Wine Sanctuary."

Chula Vista-based NOVO Brazil Brewing Company won a bronze medal at the 2016 World Beer Cup for its Corvo Negro brew in a competition of 2,000 breweries from 63 countries with more than 6,500 total entries!

Photo taken by Chula Vista resident John T. Taylor – "Drone over Aquatica," March 2017

Photo taken by Chula Vista resident Ernesto Rivera – "J Street Marina at sunset," May 2017



OPEN SPACE FOR Active, Healthy LIFESTYLES

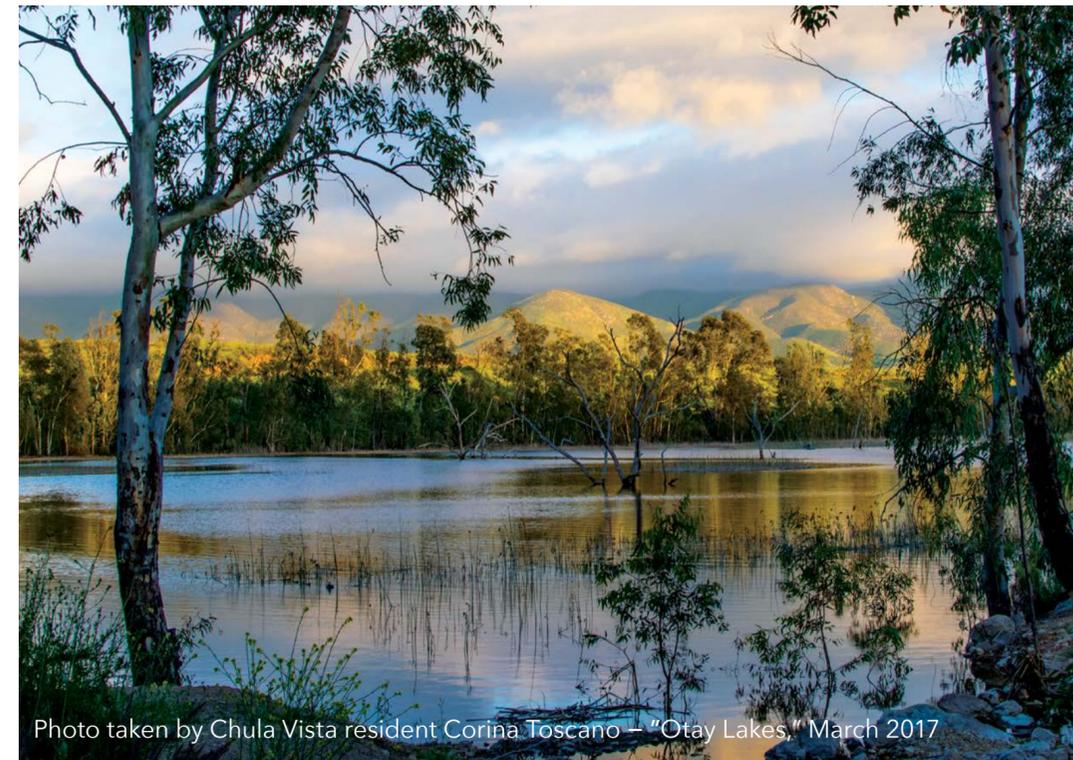
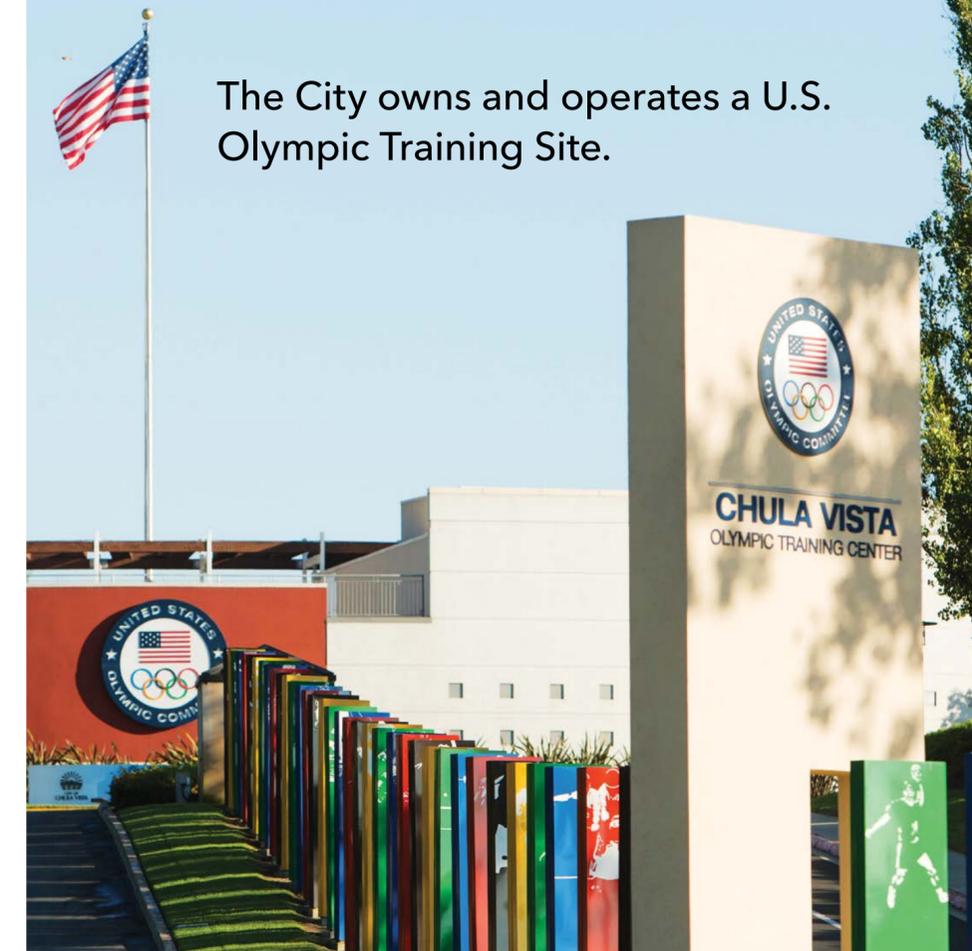
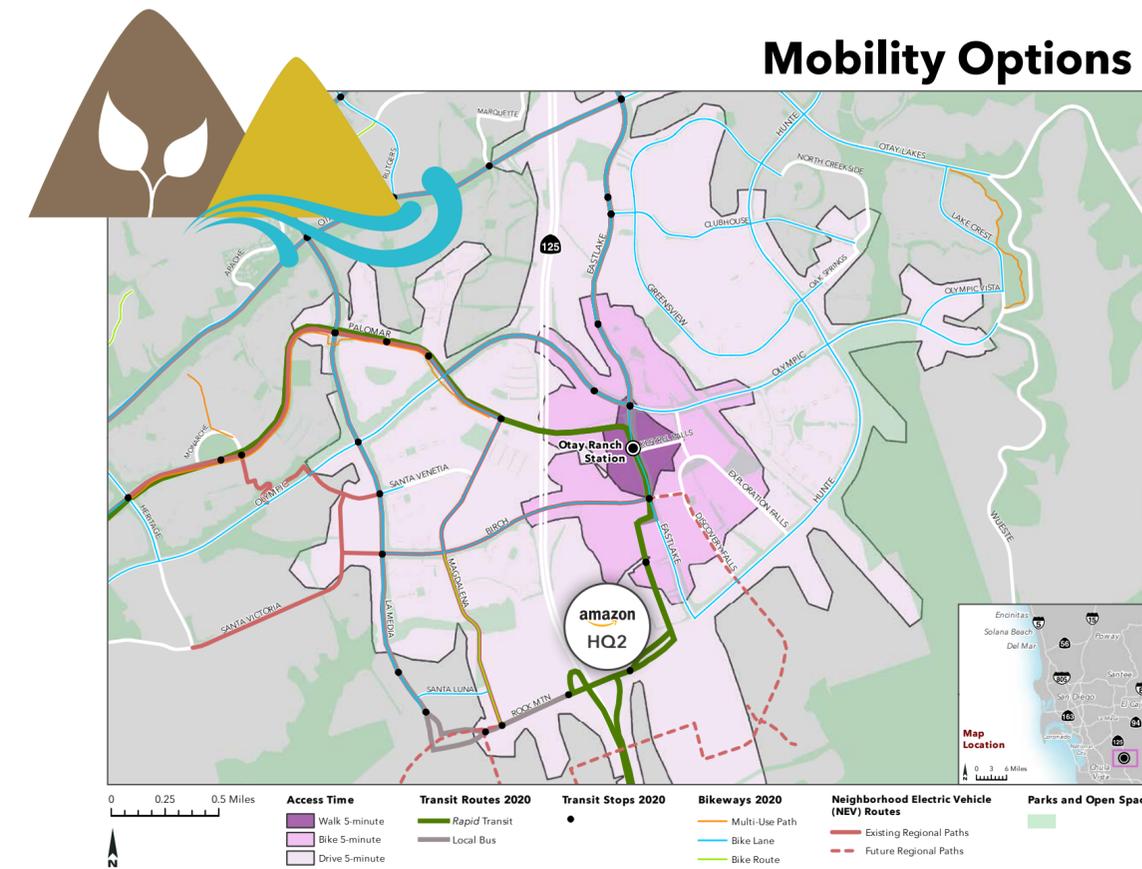


Photo taken by Chula Vista resident Corina Toscano – "Otay Lakes," March 2017

Open space and sustainability are at the heart of Chula Vista with an 11,375 acre ecological preserve and more than 60 well-maintained parks offering so many locations to unwind and recharge. Nature, an active lifestyle and breathing in the fresh mountain air and ocean breeze are all a part of our creative and competitive business community.

What better way to explore the beauty of San Diego's South County than by hiking or biking along one of the many trail systems or by kayaking, rowing and boating on Otay Lakes or into the Pacific Ocean.

With virtually year-round sunshine and mild climate, Chula Vista is part of a region ranked as a top 50 golf destination in the world by Golf Digest.



The City owns and operates a U.S. Olympic Training Site.

PROPOSED SITE

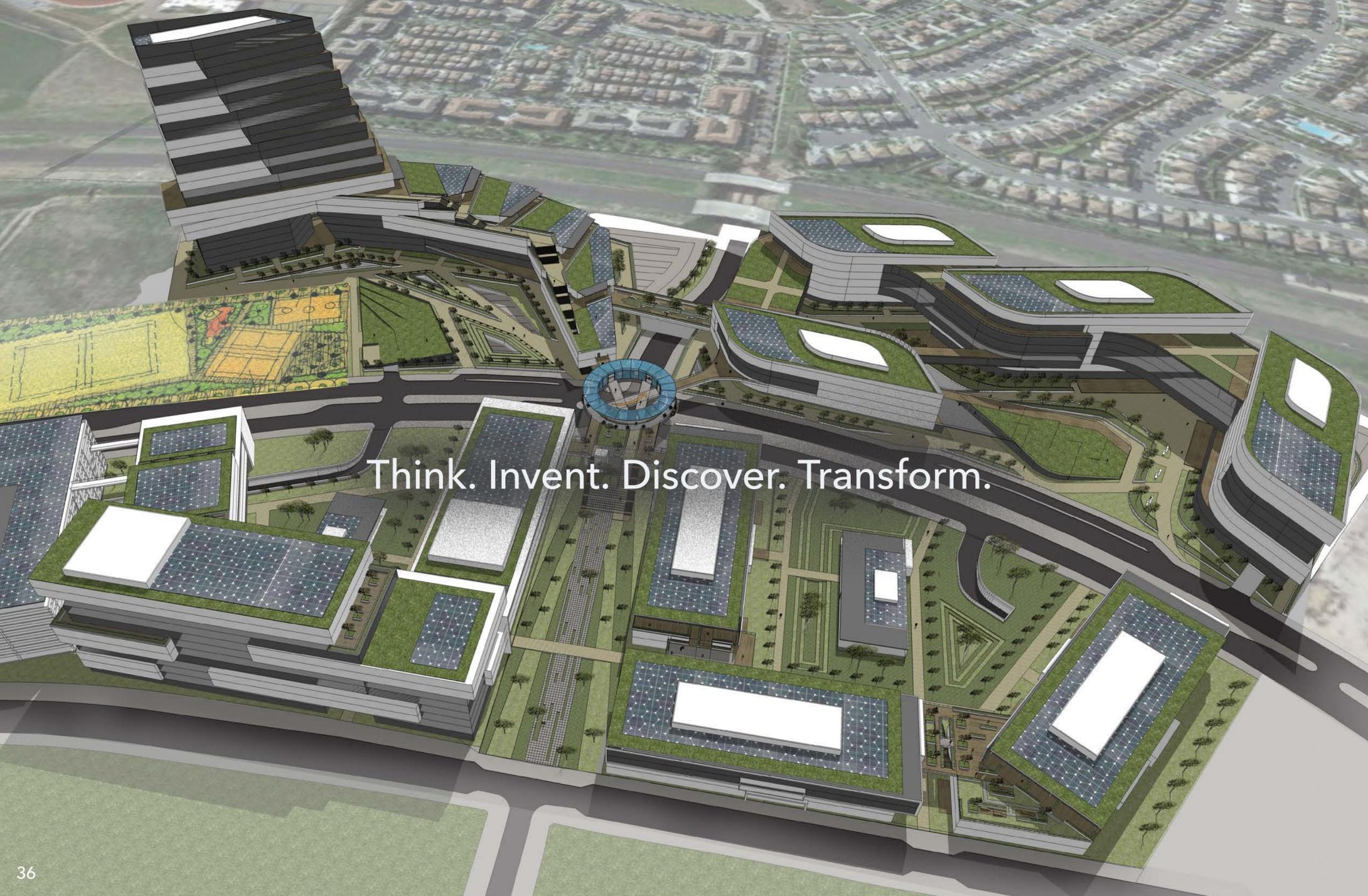
PHASES 1-4

Connected Design.

Millenia Office is designed as a true campus style opportunity, where themes of collaboration and connectivity are infused throughout the architecture and design. Highly efficient large floor plates increase opportunities for chance encounters that spur on innovation and discovery. We have even taken the theme of connectivity to the next level by joining buildings together through a series of outdoor bridges and connectors to allow people to travel horizontally through some of the largest floor plates currently available in this Southern California region.

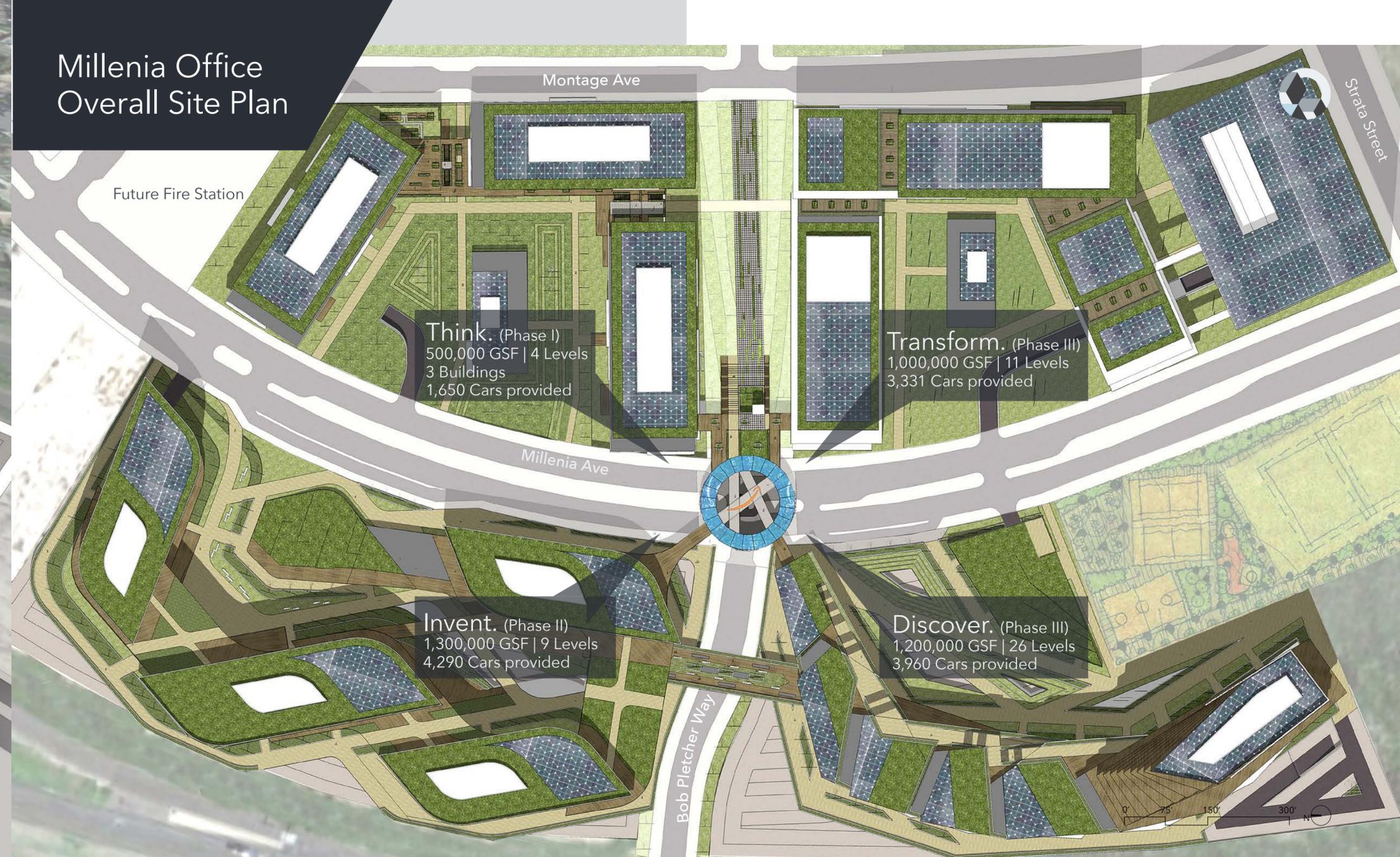


Millenia Office is strategically located within the Millenia Master Plan in Eastern Chula Vista which has major construction in multiple districts underway. Millenia will be a **vibrant walkable community anchored by food, retail, public parks, hospitality, business and housing.** The City of Chula Vista has an Unmanned Aerial testing facility and is one of 10 USDOT Autonomous Vehicle testing locations.



Think. Invent. Discover. Transform.

Millenia Office Overall Site Plan





Millenia Office

Think – Campus 001 / Phase 1

Site Summary:
 Lot: 7
 Site Area: 7.06 AC
 Building Area: 500,000 GSF Approx.

Area Summary:
 BLDG 1: 150,000 SF
 - 4 LEVELS - 37,500 SF Per Floor
 BLDG 2: 164,000 SF
 - 4.5 LEVELS - 37,500 SF Per Floor
 BLDG 3: 186,000 SF
 - 4 LEVELS - 37,500 SF Per Floor

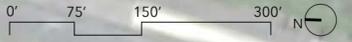
Total Office Area: 500,000 GSF

Accessory Space:
 Amenity (Accessory space): 6,100 SF

Parking Summary:
 Parking Required
 (Based on office)
 500,000 GSF (3.3/1000 GSF) =
 1,650 spaces required

Parking Provided: Below Grade
 B1: 192,500 SF : 550 spaces
 B2: 192,500 SF : 550 spaces
 B3: 192,500 SF : 550 spaces

Total Parking Provided = 1,650 spaces



Think. (Phase I)
 500,000 GSF | 4 Levels
 3 Buildings
 1,650 Cars provided



Millenia Office

Invent – Campus 002 / Phase 2

Site Summary:
 Lot: 7
 Site Area: 7.06 AC
 Building Area: 500,000 GSF Approx.

Area Summary:
 1st Floor: 153,000 SF
 2nd Floor: 155,000 SF
 3rd Floor: 208,000 SF
 4th Floor: 208,000 SF
 5th Floor: 144,000 SF
 6th Floor: 144,000 SF
 7th Floor: 133,000 SF
 8th Floor: 115,000 SF
 9th Floor: 40,000 SF

Total Office Area: 1,300,000 GSF

Accessory Space:
 Amenity (Accessory space): 15,280 SF
 Garage Support Space: 25,000 SF

Parking Summary:
 Parking Required (Based on office)
 1,300,000 GSF (3.3/1000 GSF) =
 4,290 spaces required

Parking Provided (Below Deck):
 B1: 417,000 SF : 1,191 spaces
 + 25,000 garage support
 B2: 442,000 SF : 1,263 spaces
 B3: 214,200 SF: 612 spaces
 B4: 214,200 SF: 612 spaces
 B5: 214,200 SF: 612 spaces
 Total Parking Provided = 4,290 spaces



Invent. (Phase II)
 1,300,000 GSF | 9 Levels
 4,290 Cars provided

Millenia Office

Discover – Campus 003 / Phase 3

Site Summary:

Lot: 19
Site Area: 9.95 AC
Building Area: 1,200,000 GSF Approx.

Area Summary:

1st Floor: 90,500 SF
2nd Floor: 96,650 SF
3rd Floor: 107,650 SF
4th Floor: 105,500 SF
5th Floor: 88,500 SF
6th Floor: 79,220 SF
7th Floor: 64,950 SF
8th Floor: 47,500 SF
9th Floor: 47,500 SF
10th - 11th Floor: 34,000 SF
12th - 13th Floor: 33,000 SF
14th - 15th Floor: 31,000 SF
16th - 17th Floor: 30,000 SF
18th - 19th Floor: 28,000 SF
20th - 21st Floor: 26,000 SF
22nd - 23rd Floor: 25,000 SF
24th - 25th Floor: 23,000 SF
26th Floor: 22,000 SF

Total Office Area: 1,200,000 GSF

Accessory Space:

Amenity (Accessory space): 12,760 SF
Garage Support Space: 26,700 SF

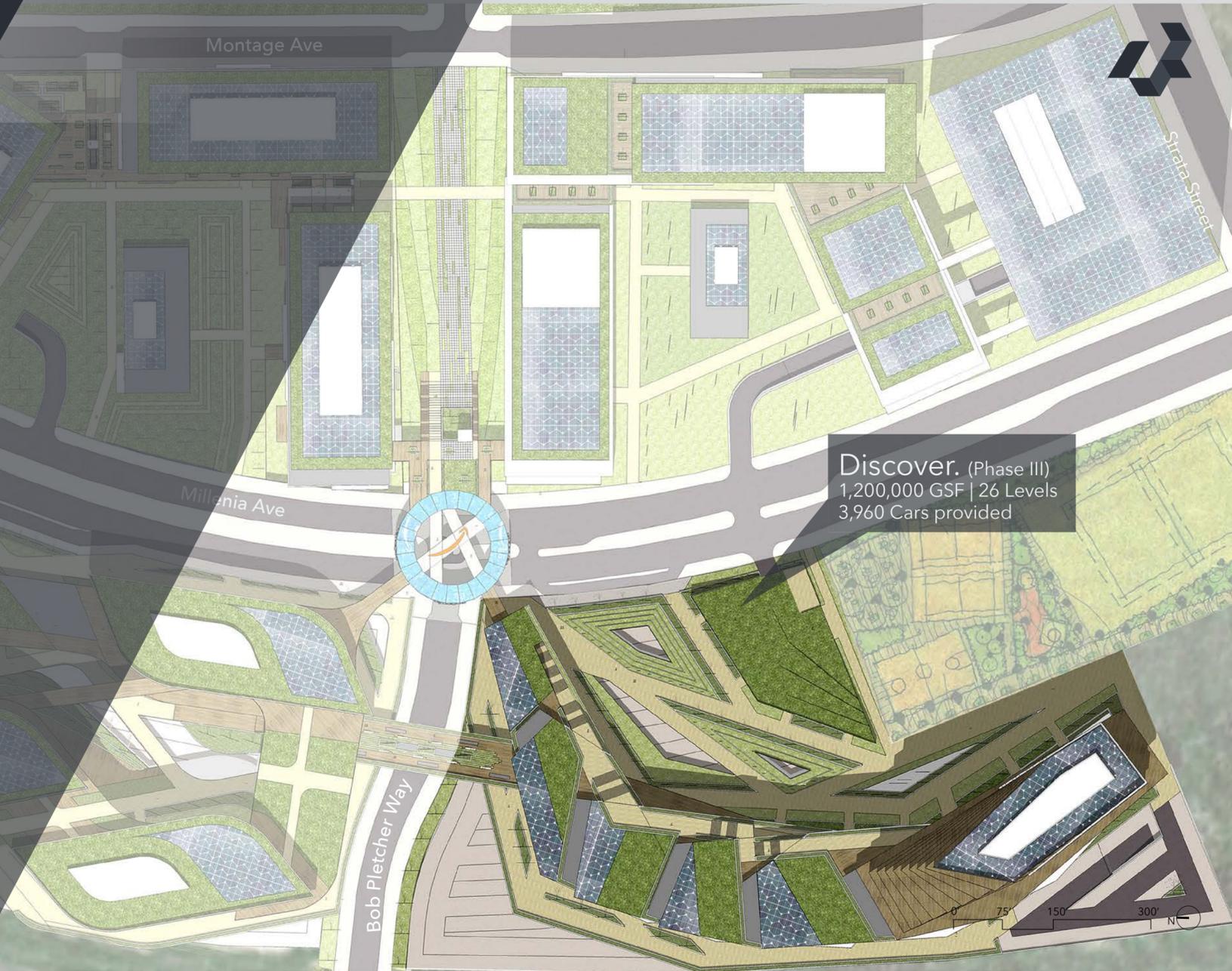
Parking Summary:

Parking Required (Based on office area)
1,200,000 SF (3.3/1000 GSF) =
3,960 spaces required

Parking Provided: (Below Deck)

B1: 360,300 SF : 1,030 spaces
+ 26,700 garage support
B2: 387,000 SF : 1,106 spaces
B3 - B5: 212,800 SF : 608 spaces

Total Parking Provided = 3,960 spaces



Discover. (Phase III)
1,200,000 GSF | 26 Levels
3,960 Cars provided

Millenia Office

Transform – Campus 004 / Phase 3

Site Summary:

Lot: 16
Site Area: 8.54 AC
Building Area: 1,000,000 GSF Approx.

Area Summary:

1st Floor: 90,500 SF
2nd Floor: 96,650 SF
3rd Floor: 107,650 SF
4th Floor: 105,500 SF
5th Floor: 88,500 SF
6th Floor: 79,220 SF
7th Floor: 64,950 SF
8th Floor: 47,500 SF
9th Floor: 47,500 SF
10th Floor: 34,000 SF
11th Floor: 34,000 SF

Total Office Area: 1,000,000 GSF

Accessory Space:

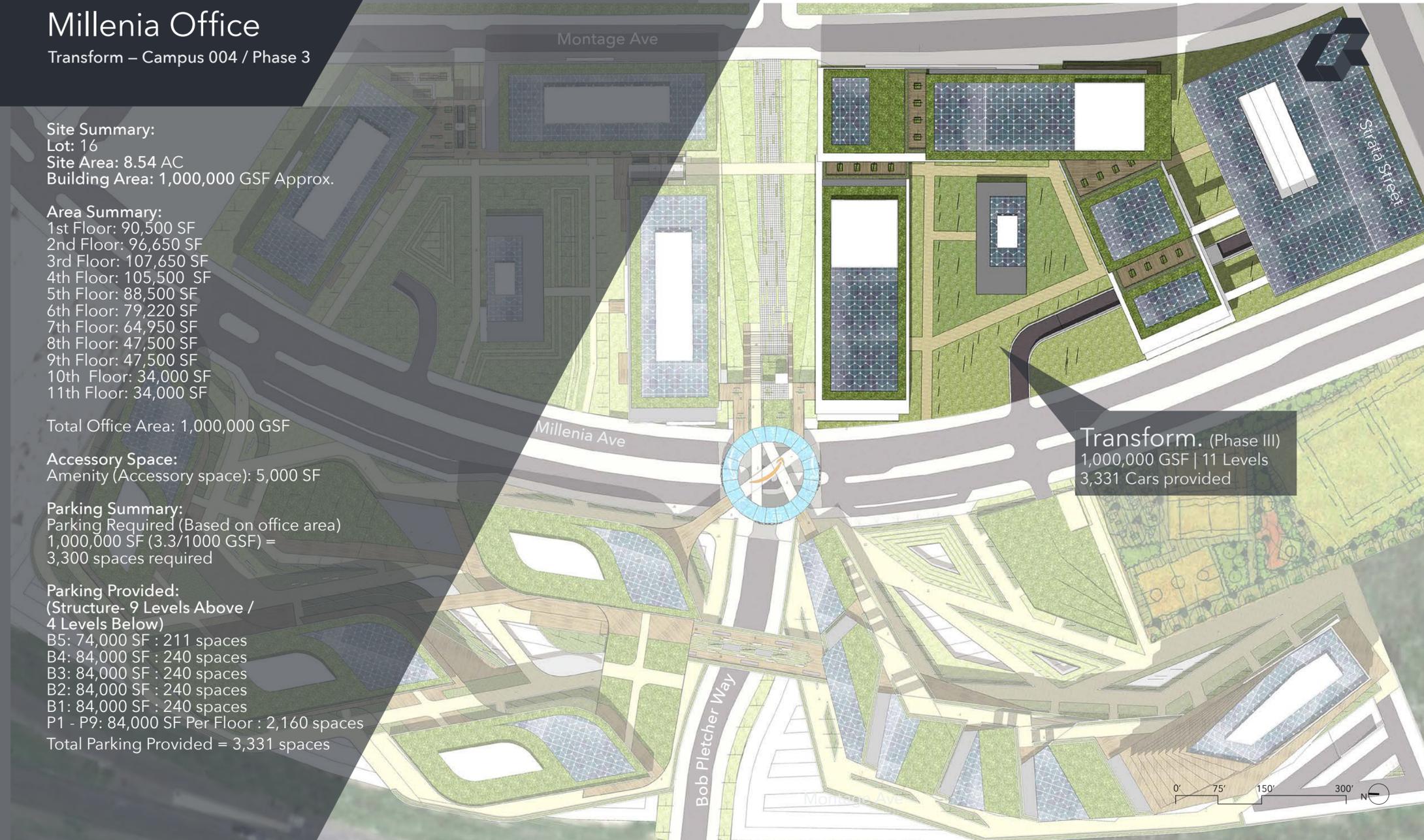
Amenity (Accessory space): 5,000 SF

Parking Summary:

Parking Required (Based on office area)
1,000,000 SF (3.3/1000 GSF) =
3,300 spaces required

Parking Provided:

(Structure- 9 Levels Above /
4 Levels Below)
B5: 74,000 SF : 211 spaces
B4: 84,000 SF : 240 spaces
B3: 84,000 SF : 240 spaces
B2: 84,000 SF : 240 spaces
B1: 84,000 SF : 240 spaces
P1 - P9: 84,000 SF Per Floor : 2,160 spaces
Total Parking Provided = 3,331 spaces



Transform. (Phase III)
1,000,000 GSF | 11 Levels
3,331 Cars provided



Millenia Office
Amazon Hub – Phase 3

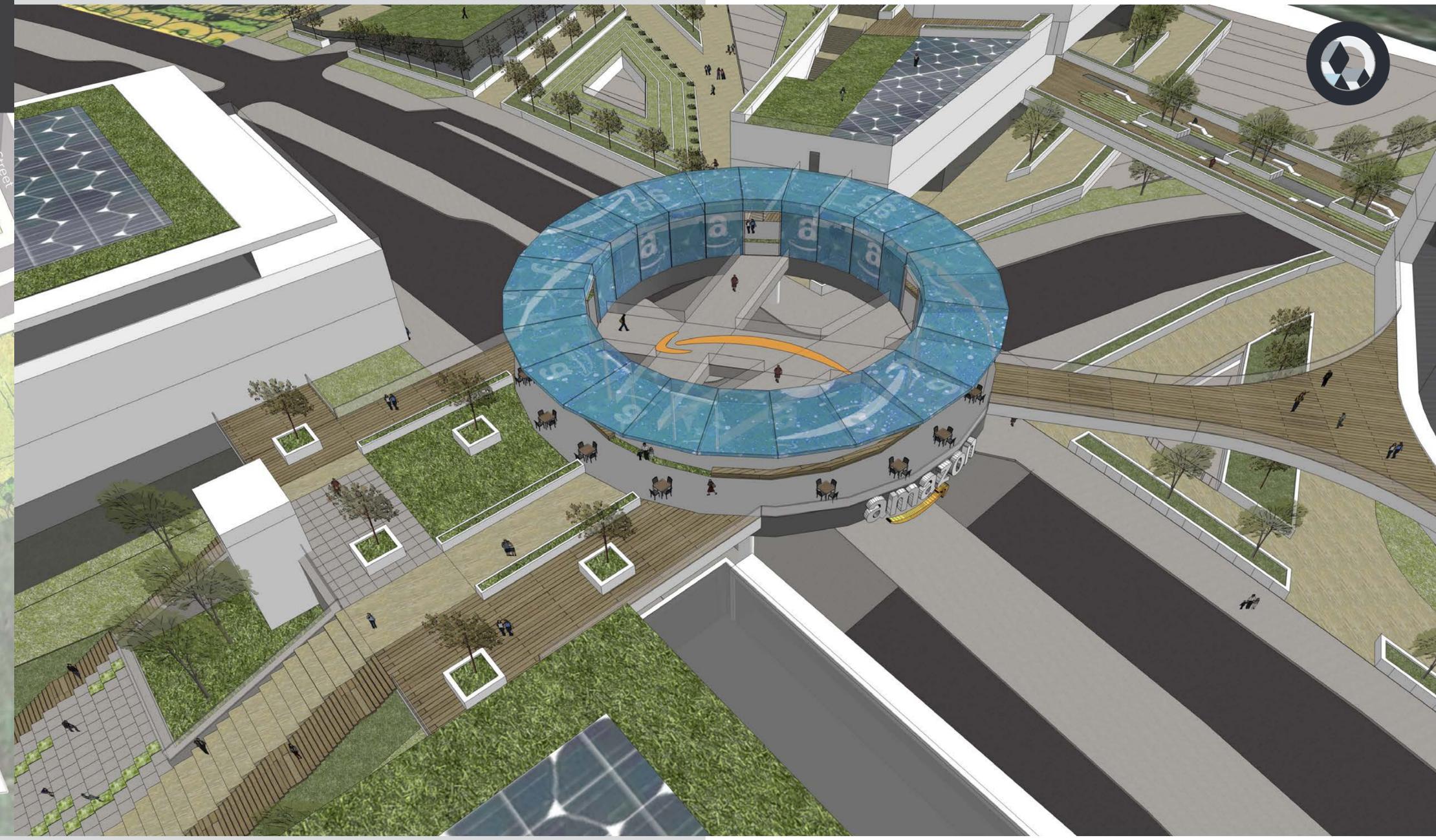
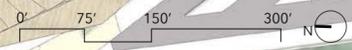
Montage Ave

Amazon Hub.
24,000 SF | 1 Level Bridge
Outdoor Amphitheater

Millenia Ave

Bob Pletcher Way

Strata Street



SIMPLE Streamlined

SUSTAINABLE

Amazon
City of Chula Vista
Chesnut Properties
8M+ square feet



**INNOVATION DISTRICT
PHASE 3 AND 4 OF
AMAZON HQ2.**

OUR Future

TOGETHER



With every day that passes, we help to shape future generations. The natural landscape changes and our educational, economic and technological contributions advance an entire global community.

Chula Vista has been preparing for decades to create a future that preserves our pristine greenfields and ecological treasures. Our Climate Action Plan, adopted in 2000, is on target to achieve 100% clean, renewable energy by 2035 and to continue serving as a leader in active transportation and mode sharing. We will be home to the world's first binational cross-border university, and we have already approved testing of autonomous vehicles and UAVs on our roads and airways.

The 535-acre Chula Vista Bayfront Master Plan has been approved as **one of the largest waterfront developments on the West Coast**. This collaborative development effort will create a world-class destination that reflects strong planning and design principles, economic feasibility and community benefits. The planned Chula Vista Bayfront 1,500-room resort hotel and 400,000-square-foot convention center alone will create more than 16,000 new jobs and generate \$1.7 billion in annual revenue. 250 acres are set aside for protected wildlife and habitat, plus 46 acres will consist of new parks, trails and bike paths for the community to enjoy.

The City of Chula Vista is a strong partner that has proven its ability to successfully execute on visionary, multi-faceted billion-dollar development projects with a commitment to innovative pilot programs and environmental stewardship.

Opportunities to shape the coast on our western hemisphere, particularly within a region that includes the world's busiest international border crossing, can only be expected once in a lifetime.

THIS OPPORTUNITY IS OURS TO BUILD TOGETHER!



Chula Vista is growing with major developments in the eastern part of the City.

Population in 2000
173,556

Population in 2017
267,000

Projected population in 2020
280,000

Contact:

Eric Crockett
City of Chula Vista
Economic Development Director
ecrockett@chulavistaca.gov
Office: (619) 476-5341
Direct: (619) 857-3725

www.chulavistaca.gov





CITY OF
CHULA VISTA

