



Vista del Mar is a modern, mixed-use development located at the corner of Third Avenue and K Street in Chula Vista. The supersustainable, LEED Gold rated building hosts 71 state-of-the-art residential units along with retail and amenity spaces over two levels of below-grade secured parking. The development creates a pedestrian-friendly urban corner that contributes to the City's vision for Third Avenue.

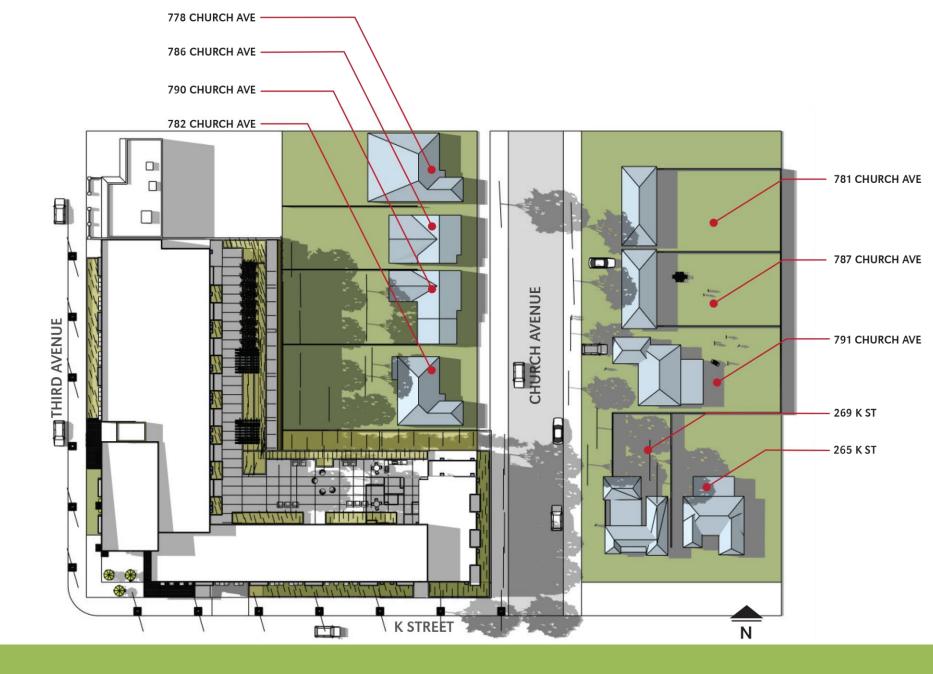
# VISTA DEL MAR, THIRD & K, CHULA VISTA

### CHANGES MADE TO RESPOND TO COMMUNITY CONCERNS + CITY COMMENTS

- □ Increased setbacks at interior property lines adjacent to single family homes
- Reduced number of residential units from 80 to 76 to 71
- Added 8 guest/commercial parking spaces for a total of 142 spaces. Total parking provided exceeds required parking by 15 spaces
- Increased the size and amount of screening planting to adjacent single family homes
- Decreased the bulk of the building from 5 stories to 3 stories at Church, 4 stories at K and 5 stories only at Third
- Reduced the number of balconies on Church Avenue from 12 to 8 to 6
- Relocated main building entry from K Street to Third Avenue
- Reduced Floor Area Ratio from 2.3 to 1.99 (Allowable FAR = 1.5)
- Completed acoustic study, traffic impact study & greenhouse gas study
- Adjusted balcony railing heights to respond to neighbors privacy concerns



# BALCONY SIGHT LINE STUDY - CONTEXT

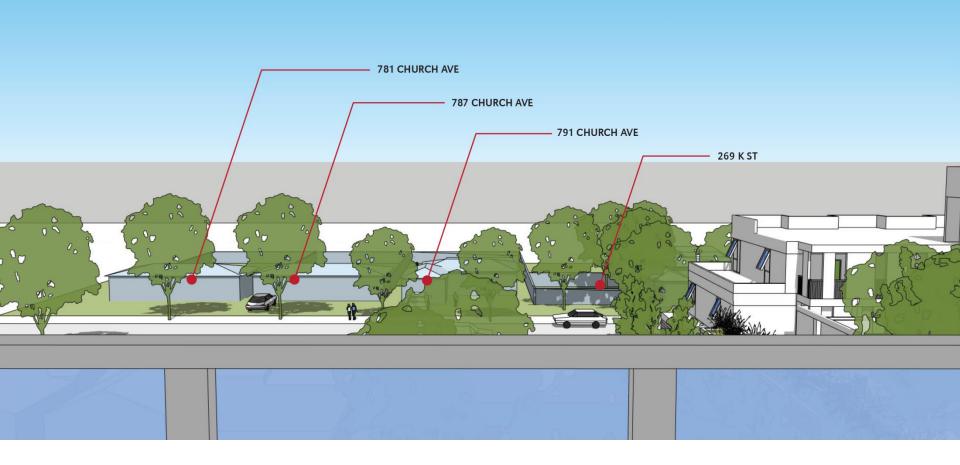


BALCONY SIGHT LINE STUDY – CONTEXT MODEL VIEW

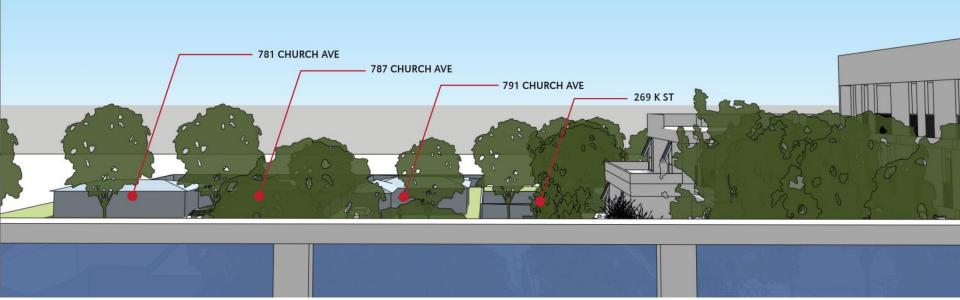


# BALCONY SIGHT LINE STUDY – BALCONY LOCATIONS

# BALCONY SIGHT LINE STUDY – 5<sup>TH</sup> FLOOR LOOKING EAST WITH 54" HIGH RAILING



# BALCONY SIGHT LINE STUDY – 4<sup>TH</sup> FLOOR LOOKING EAST WITH 54" HIGH RAILING

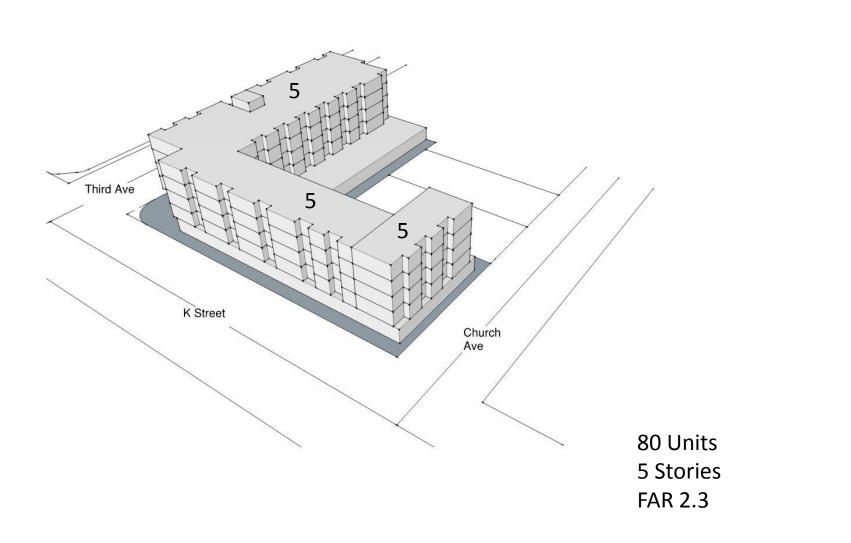


# BALCONY SIGHT LINE STUDY – 3<sup>RD</sup> FLOOR LOOKING EAST WITH 42" HIGH RAILING

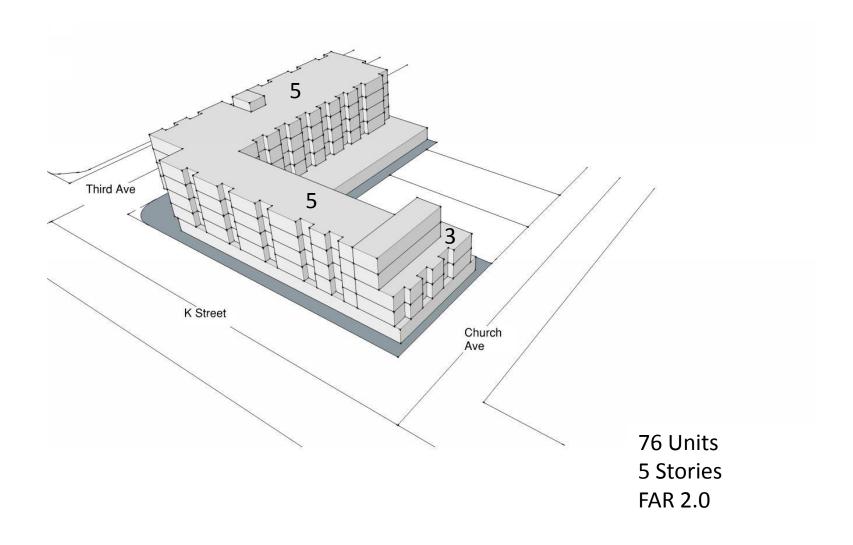




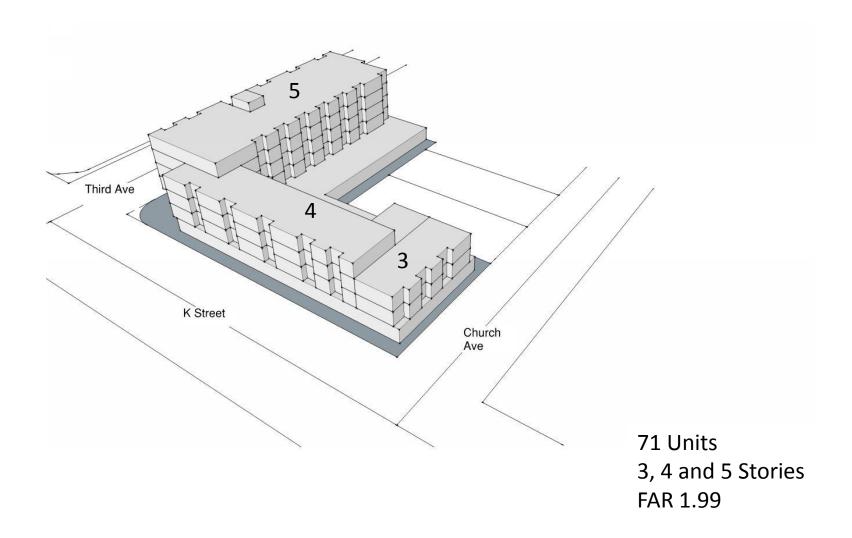
BALCONY SIGHT LINE STUDY – 2<sup>ND</sup> FLOOR LOOKING EAST WITH 42" HIGH PLANTER



# MASSING DIAGRAM – FIRST SUBMITTAL



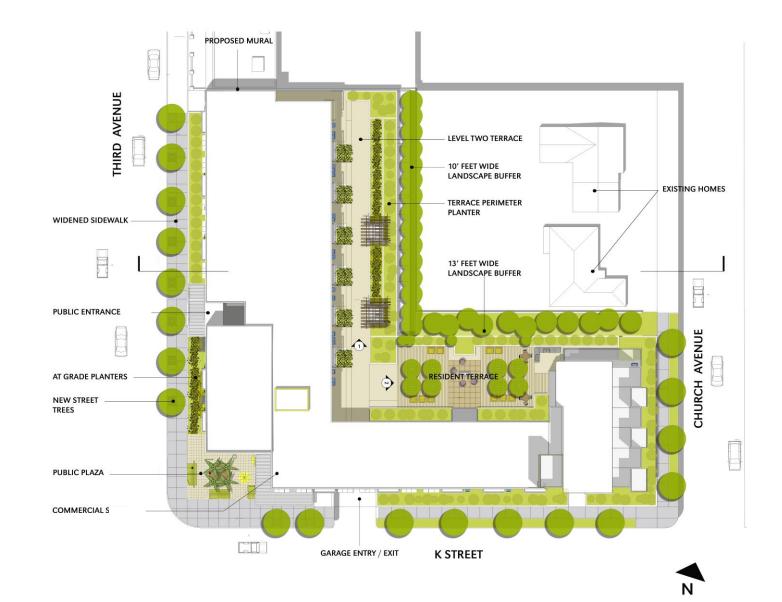
# MASSING DIAGRAM – SECOND SUBMITTAL



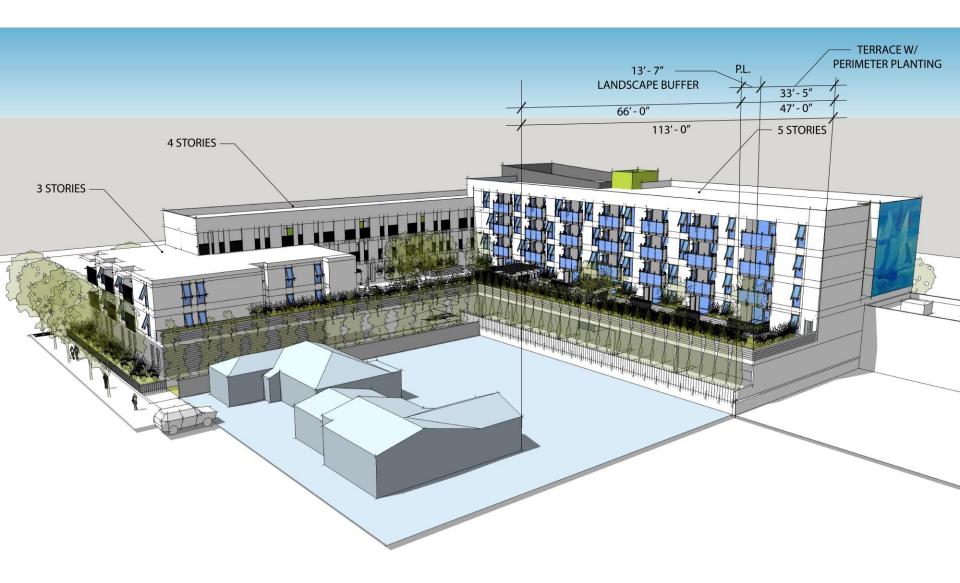
# MASSING DIAGRAM – THIRD SUBMITTAL



# VISTA DEL MAR - SOUTHWEST CORNER



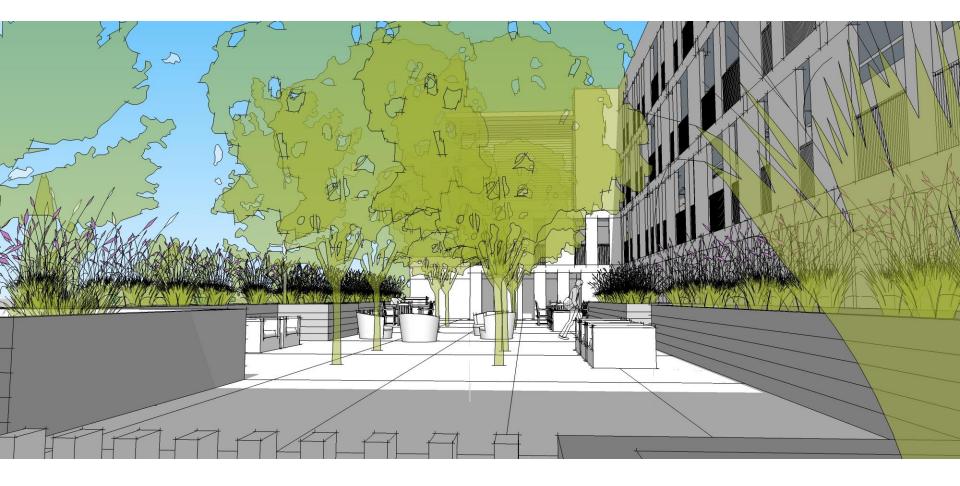
# VISTA DEL MAR – LANDSCAPE PLAN



## VISTA DEL MAR - AERIAL VIEW



# VISTA DEL MAR - CHURCH AVE. VIEW



# VISTA DEL MAR – TERRACE VIEW I

SCREENING PLANTING IN 4' HIGH RAISED PLANTERS AT PERIMETER

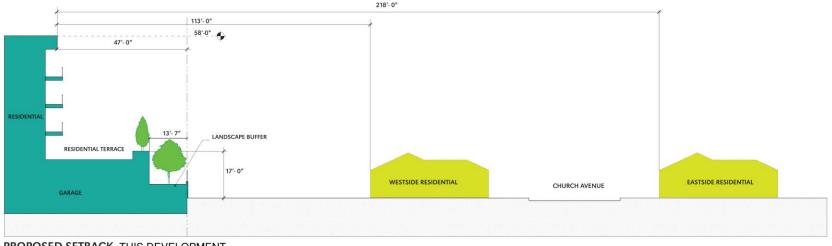


## VISTA DEL MAR - TERRACE VIEW II

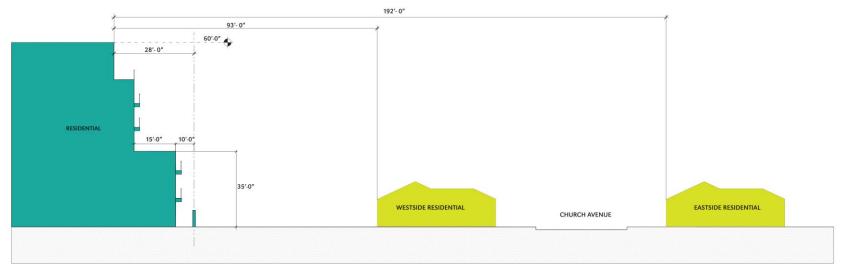
RAISED PLANTERS + ARBORS TO PROVIDE SCREENING TO AND FROM NEIGHBORS

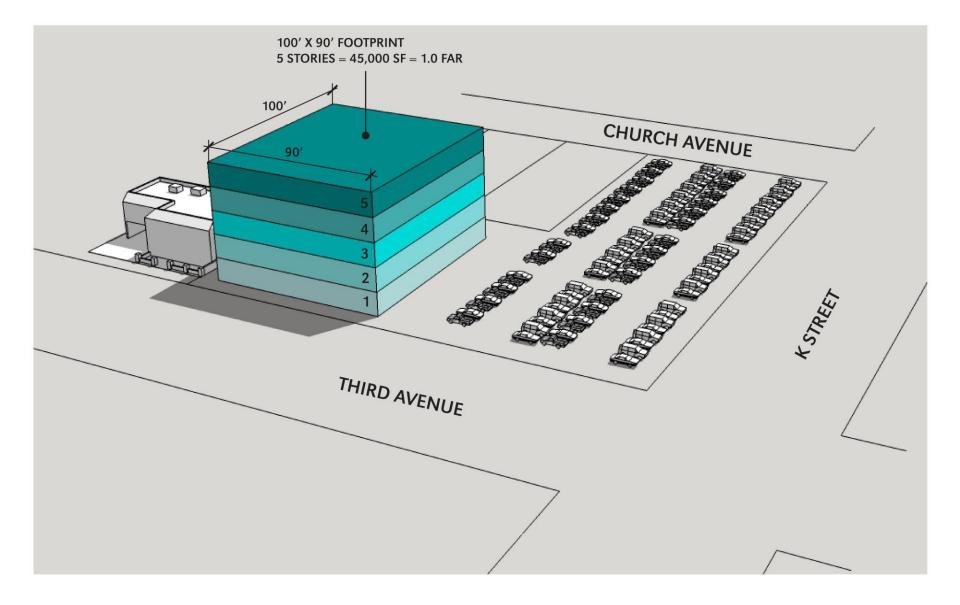
## ALLOWED SETBACK VS. PROPOSED

#### PROPOSED SETBACK THIS DEVELOPMENT



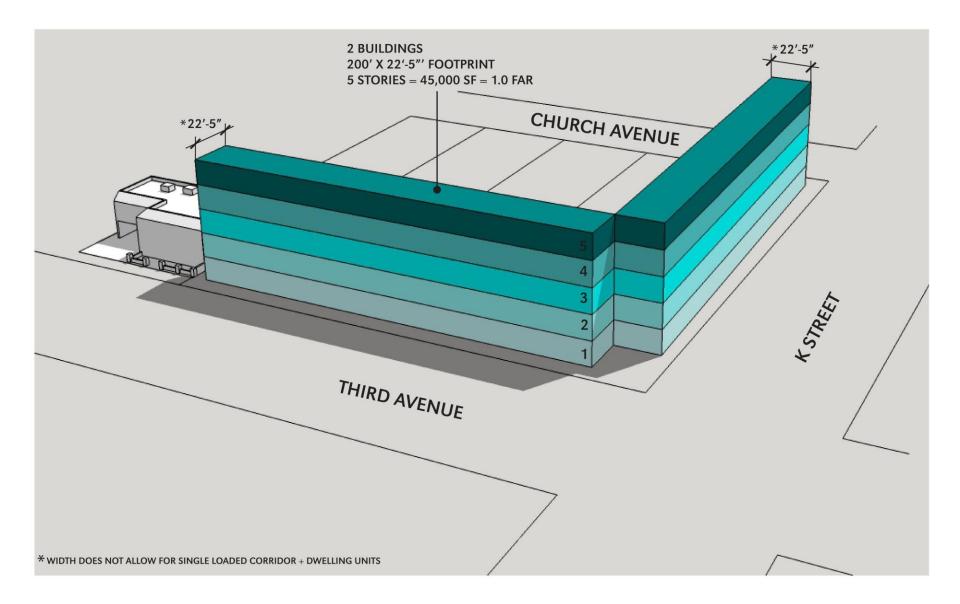
#### ALLOWED SETBACK ANOTHER POSSIBLE DEVELOPMENT

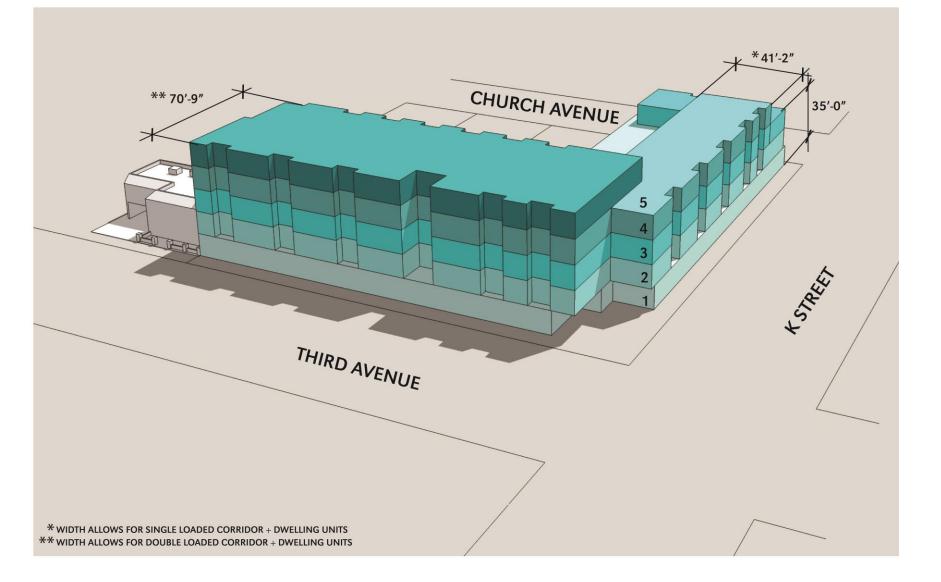




## POSSIBLE FORM BASED ON 1.0 FAR

## POSSIBLE FORM BASED ON 1.0 FAR





## PROPOSED FORM BASED ON 1.99 FAR



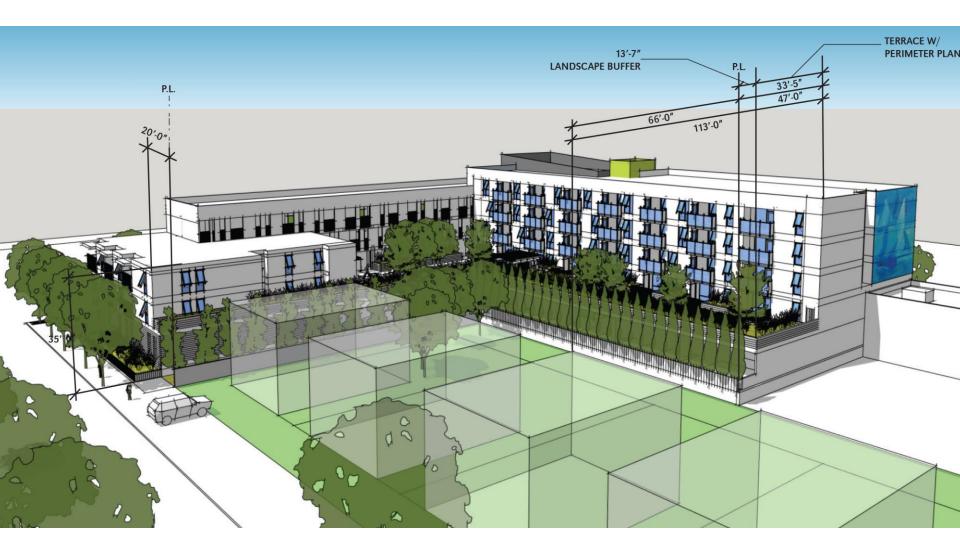


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# VISTA DEL MAR, THIRD & K, CHULA VISTA



# VISTA DEL MAR – AERIAL VIEW TODAY



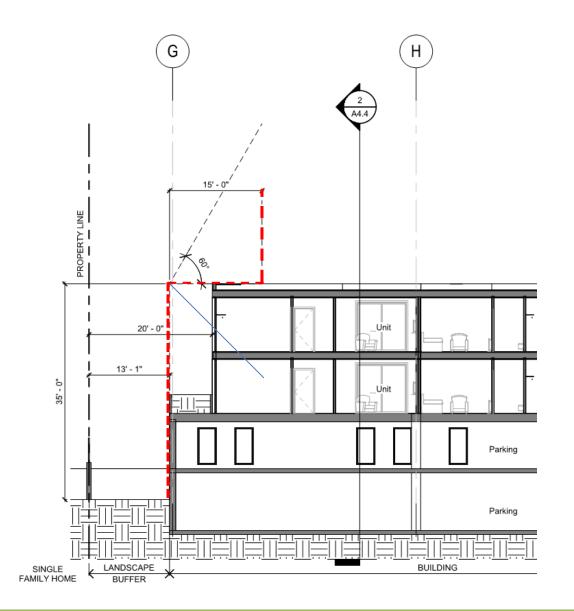
# VISTA DEL MAR – AERIAL VIEW FUTURE



# VISTA DEL MAR - CHURCH AVE. VIEW TODAY



# VISTA DEL MAR - CHURCH AVE. VIEW FUTURE



VISTA DEL MAR – Transition at Church Ave

### **PROJECT DATA**

### **Number of Units:**

71 Total, 40 Two Bed and 31 One Bed Units

### **Unit size:**

One Bed: 730 sf, Two Bed: 1,150 sf

### **Building Height:**

Maximum 58'-0", 5 stories at Third, 4 stories at K and 3 stories at Church

### **D** Parking:

134 assigned residential spaces within a two level secured, architecturally screened parking garage

8 guest/ commercial parking spaces within parking garage, separated from residential parking

### **Ground Floor Uses:**

616 sf Commercial Tenant (possibly Café or Retail)

Resident Fitness Room, Business Center, Lounge/ Meeting Room & Building Lobby

### **D** Public Open Space:

1,700 sf Plaza at the corner of Third Ave & K St.

### **Landscaping:**

Mature, lush planting provides texture and screening at both the interior of the development and street edge

### **D** Public Improvements:

Widened sidewalk along Third, new street trees, lighting and public amenities such as benches + seating areas



## VISTA DEL MAR - THIRD AVENUE VIEW









PERMEABLE PAVERS













SEATWALLS

DECORATIVE FURNISHINGS



# VISTA DEL MAR – PUBLIC PLAZA IMAGERY



1 SHADOW STUDY- WINTER SOLSTICE MORNING NTS



(4) SHADOW STUDY- SUMMER SOLSTICE MORNING NTS



2 SHADOW STUDY- WINTER SOLSTICE NOON NTS



3 SHADOW STUDY- WINTER SOLSTICE EVENING NTS



5 SHADOW STUDY- SUMMER SOLSTICE NOON NTS



6 SHADOW STUDY- SUMMER SOLSTICE EVENING NTS

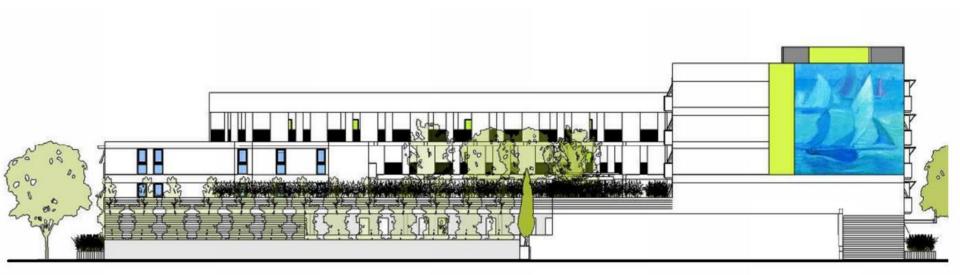
## SOLAR STUDIES





# VISTA DEL MAR – Church & Third Elevations





# VISTA DEL MAR – K Street & North Elevations