

CHULA VISTA BAYFRONT MASTER PLAN
 PLAN A – DEVELOPMENT PROGRAM/HEIGHT RANGES SUMMARY FOR EIR

Sweetwater District			
Parcel Number	Proposed Use	Development Program	Height (feet)
Public Space			
SP1	400-foot-wide ecological buffer	42 acres	N/A
SP2	Wetlands	18 acres	N/A
SP3 – SP7, S5	Parks/Open Space	14 - 16 acres	N/A
Development			
S1	Mixed Use Office/ Commercial Recreation Civic/Cultural	200,000 - 300,000sf 10,000 - 50,000sf	40 to 60 30 to 45
S2	Conference Hotel	250 - 400 rooms	40 to 60
S3	Mixed Use Office/ Commercial Recreation	60,000 - 120,000sf	30 to 45

Harbor District			
Parcel Number	Proposed Use	Development Program	Height (feet)
Public Space			
HP1	Signature Park	32 acres	N/A
HP3	Promenade (12K -15K linear feet)	12 to 14 acres	N/A
HP5, HP11	Wetlands	11 acres	N/A
HP7, HP8, HP9	Marina View Park	6 acres	N/A
HP12, HP13	Other Parks/Open Space	11 acres	N/A
HP10, HP14	Open Space	4 acres	N/A
HP15	Bayfront Park/Boat Launch	8 acres	N/A
HP28	H St Pier	1 acre	N/A
HW4	Commercial Harbor	15 acres	N/A
	H Street Extension		
	Marina Parkway Improvements		
	Navigation Channel Improvements		
Development			
H1	Resort Hotel/Marine Sales and Service	350 - 500 rooms	50 to 65
H3	Civic/Cultural/Retail	200,000 - 400,000sf	45 to 75
H8/H9	Retail, Commercial Recreation	50,000 - 100,000sf	30 to 45
H12	Retail/Ferry Terminal	15,000 - 25,000sf	30 to 40
H13/H14, O1/O2	Residential	1,000 - 2,000 units	50 to 300
H15	Mixed Use Office/Commercial Recreation Hotel	300,000 - 475,000sf 200 - 250 rooms	170 to 200
H18	Collector Parking (2,000-3,000 parking spaces) with Mixed Use Office/Commercial Recreation	200,000 – 400,000sf	85 to 155
H21	Retail	75,000 – 150,000sf	30 to 45
H23	Resort Conference Center	1,500 to 2,000 rooms	250 to 300
HW1, HW2, HW6	Marinas	900 - 1,100 slips	N/A

Otay District			
Parcel Number	Proposed Use	Development Program	Height (feet)
Public Space			
OP1	South Park	40 acres	N/A
OP2	Ecological Buffer	15 to 18 acres	N/A
OP3	Park/Open Space	28 acres	N/A
Development			
O1/O2	Residential	See H13/H14 above	50 to 200
O3	RV Park	175 – 236 RV spaces	15 to 35
O4	Switchyard Power Plant --Stacks --Towers --Other structures	 N/A N/A N/A	 155 70 to 115 20 to 105