

Chula Vista Bayfront Project

August 30, 2017

Commissioner Ann Moore
Board of Port Commissioners



PORT of
SAN DIEGO



The Port Act and Tidelands Trust Doctrine



Details responsibility on behalf of the people of the State of California



Manage San Diego Bay and the Waterfront 'Tidelands'



Promote commerce, navigation, recreation and fisheries



Port of San Diego Jurisdiction

34

miles of waterfront

2,403

acres of land

3,535

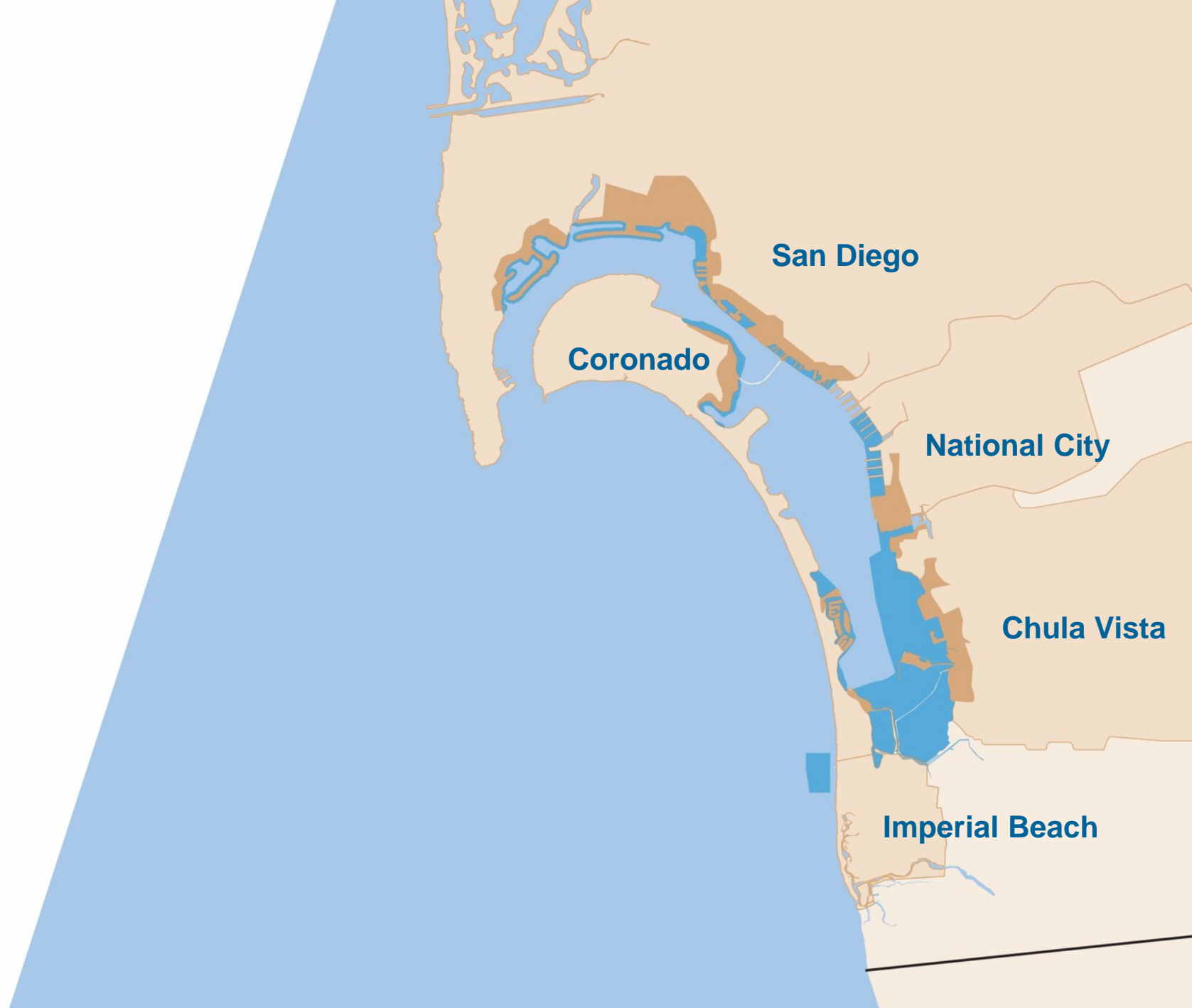
acres of water



Port Tidelands



Submerged Tidelands



Board of Port Commissioners



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Our Dynamic Waterfront in Action

**Innovative Champions for
Maritime • Waterfront Development • Public Safety • Experiences • Environment**



Chula Vista Bayfront Project

Overview



Objectives

- Active commercial harbor & public space
- Redevelop underutilized and vacant areas
- Extend east-west streets to the bay
- Continuous shoreline pedestrian walkway
- Establish ecological buffers



Development Plans

- RIDA Project
- Destination RV Park
- Pacifica Project

Chula Vista Bayfront Project

A World-Class Destination



Chula Vista Bayfront Project

Regulatory Approvals



Board of Port Commissioners

Chula Vista City Council

Chula Vista Planning Commission

Chula Vista Redevelopment Corporation

California State Lands Commission

California Coastal Commission

Chula Vista Bayfront Project

Port of San Diego & City of Chula Vista



Chula Vista Bayfront Project

Economic Impact



\$2.8 billion during construction



\$2.1 billion per year at buildout



10,000 construction jobs & 20,000 permanent jobs

Development-ready & self-sustainable.

Resort Hotel & Convention Center - RIDA



Gaylord Hotels brand



Approximately 1,450 hotel rooms and 275,000 usable square feet of convention and meeting space



Associated retail and resort-style amenities



Chula Vista Bayfront Project

Resort Hotel & Convention Center – RIDA



Definitive agreement anticipated by February 2018



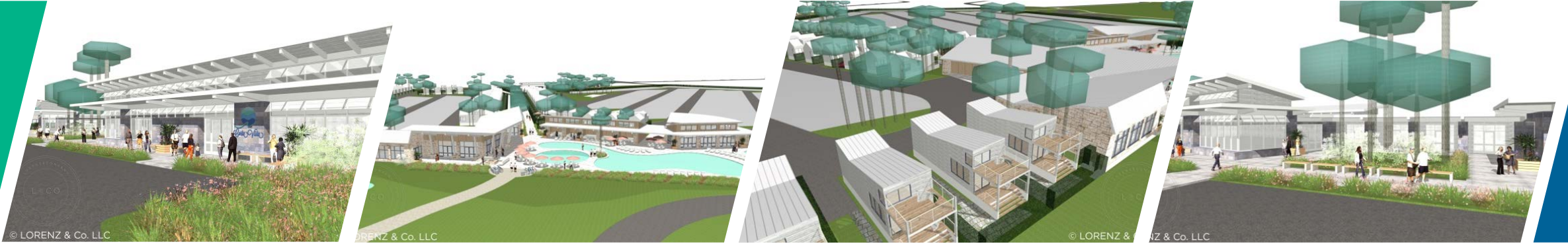
18-month design process



Public infrastructure improvements could begin by 2019

Chula Vista Bayfront Project

Destination RV Park – “Costa Vista” by Sun Communities, Inc. & Northgate Resorts, LLC



19

acre site at E Street
and Bay Boulevard

5

proposals received by
December 15, 2016
deadline

267

sites – traditional RV
stalls and park models

100,000

square feet of open space

Chula Vista Bayfront Project

Completed so far...



Improvements

- Demolished South Bay Power Plant
- Removed industrial pollution & contaminants
- Completed two land exchanges



H Street Extension

- \$8.2 million project
- Includes separate bike path
- 16" water line to Harbor District

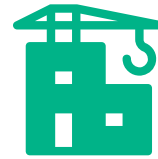
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Environmental Stewardship



Wildlife & Habitat Areas

- 68 acres of defined habitat buffer zones and/or fencing requirements
- Protect wildlife refuges & sensitive areas
- Landscaping and vegetation guidelines



Energy Efficient Buildings

- Minimum 50% reduction in annual energy use
- Requirement to meet City of Chula Vista higher standards for energy efficiency



Building Design Considerations

- Provisions for maximum height and occupancy
- Window and structural designs to reduce bird strikes and bird disorientation
- Lighting design to reduce impacts on wildlife

Chula Vista Bayfront Project

Community Engagement – Citizen Advisory Committees



Wildlife Advisory Group

- 26 members
- Natural Resources Management Plan



Bayfront Cultural Design Committee

- 10 members
- Design guidelines



All meetings open to the public
100+ public outreach meetings

Thank you!



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