Chula Vista Bayfront Project
August 30, 2017

Commissioner Ann Moore
Board of Port Commissioners
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

Dukie Valderrama
Chairman

Rafael Castellanos
Vice Chairman

Garry Bonelli
Secretary

Ann Moore

Dan Malcom

Marshall Merrifield

Michael Zucchet

8/30/2017
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

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
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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
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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
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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

8/30/2017
Thank you!