



UNIVERSITY
INNOVATION DISTRICT

SECTIONAL PLANNING AREA PLAN | NOVEMBER 2018

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Appendix E: Agriculture Plan

Appendix F: Fire Protection Plan (FPP)

Appendix G: Water Conservation Plan (WCP)

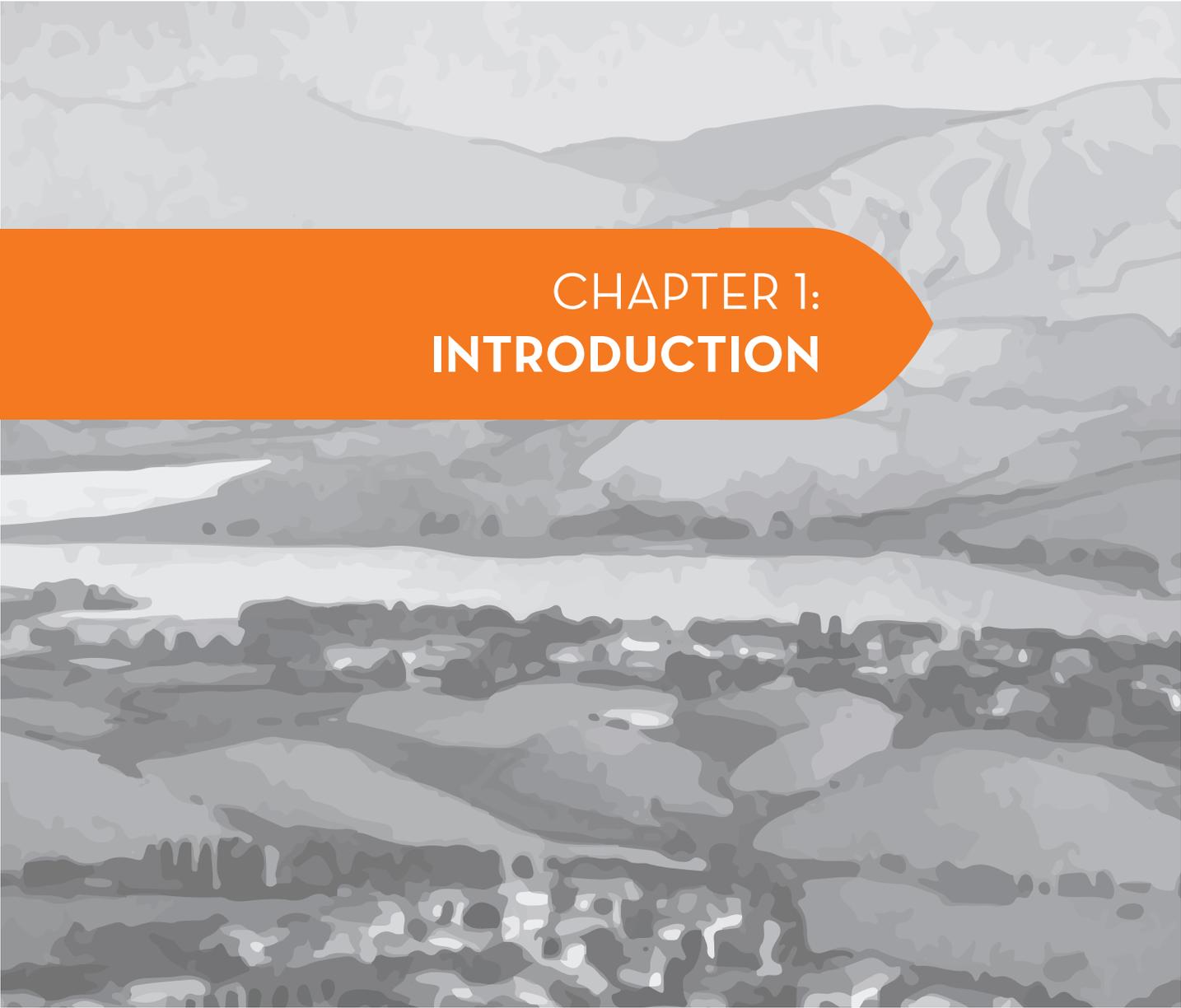
List of Abbreviations

AASHE	Association for the Advancement of Sustainability in Higher Education
AB	Assembly Bill
ACUPCC	American College and University Presidents' Climate Commitment
ADT	Average Daily Trips
AFV	Alternative Fuel Vehicles
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
AMR	American Medical Response
AMSL	Above Mean Sea Level
APCD	Air Pollution Control District
AQIP	Air Quality Improvement Plan
BMP	Best Management Practices
BRT	Bus Rapid Transit
C+U	College and University
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CAFE	Corporate Average Fuel Economy
CAGID	Central Area General Improvement District
CalEEMod	California Emissions Estimator Model
CALGreen	California Green Building Standards Code
CAP	Climate Action Plan
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CBC	California Building Code
CBSC	California Building Standards Code
CCAA	California Clean Air Act
CCAA	California Clean Air Act of 1988
CCR	California Code of Regulations
CCWG	Climate Change Working Group
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CFD	Community Facilities Director
CH4	Methane
CNG	Compressed Natural Gas
CNU	Congress of New Urbanism
CO	Carbon Monoxide
CO2	Carbon Dioxide
CPF	Community Purpose Facility
CPTED	Crime Prevention Through Environmental Design
CTPP	Census Transportation Planning Package
CVDS	Chula Vista Subdivision Manual
CVFD	Chula Vista Fire Department
CVMC	Chula Vista Municipal Code

CVPD	Chula Vista Police Department
CVT	Chula Vista Transit
CWA	Clean Water Act
EIR	Environmental Impact Report
EO	Executive Order
EPA	Environmental Protection Agency
EPC	Environmental Performance Criteria
EUC	Eastern Urban Center
EUI	Energy Use Intensity
EVSE	Electric Vehicle Supply Equipment
FBC	Form-Based Code
FIA	Fiscal Impact Analysis
FPP	Fire Protection Plan
GDP	General Development Plan/Subregional Plan
GHG	Greenhouse Gas
GP	Chula Vista General Plan
GPD	Gallons per Day
GSF	Gross Square Footage
H2S	Hydrogen Sulfide
H2S	Hydrogen Sulfide
HAP	Hazardous Air Pollutant
HCV	Healthy Chula Vista
HHV	High Heating Value
HLIT	Loss and Incidental Take
HMP	Hydromodification Management Plan
HRA	Health Risk Assessment
HVAC	Heating, Ventilation, and Air Condition
ICLEI	International Council of Local Environmental Initiatives
IEPR	Integrated Energy Policy Report
IOD	Irrevocable Offers of Dedication
LCFS	Low Carbon Fuel Standard
LEA	EED-ND Equivalency Analysis
LFDCH	Large Family Day Care Homes
LID	Low Impact Development
LLG	Law and Greenspan Engineers
LOA	Land Offer Agreement
LSV	Low-Speed Vehicle
Metro	San Diego Metropolitan
MGD	Millions of Gallons per Day
MITC	Multi-Institutional Teaching Center
MMT	Million Metric Tons
MPG	Miles per Gallon
MPH	Miles per Hour
MPO	Metropolitan Planning Organization

MPP	Master Precise Plan
MSCP	Multiple Species Conservation Program
MT	Metric Tons
MTS	San Diego Metropolitan Transit System
MWD	Metropolitan Water District of Southern California
NAAQS	National Ambient Air Quality Standards
NEV	Neighborhood Electric Vehicle
NHTSA	National Highway Traffic Safety Administration
NO2	Nitrous Dioxide
NOX	Nitrogen Oxides
NPDES	National Pollution Discharge Elimination System Permit
O	Open Space Sectors
O&M Plan	Operation and Maintenance Plan
O-1	Open Space
O-2	Common Open Space
O3	Ozone
O-3	Pedestrian Walk
OLC	Otay Land Company
OVRP	Otay Valley Regional Park
OWD	Otay Water District
Pb	Lead
PC	Planned Community
PDP	Priority Development Project
PEV	Plug-In Electric Vehicle
PFFP	Public Facilities Finance Plan
PM	Particulate Matter
PV	Photovoltaic
RAQ	Regional Air Quality Strategy
RCP	Regional Comprehensive Plan
RMP	Resource Management Plan
ROG	Reactive Organic Gasses
RP	Regional Plan
RTD	Regional Transportation District
RTP	Regional Technology Park
RWQCB	Regional Water Quality Control Board
SAMP	Subarea Master Plan
SANDAG	San Diego Association of Governments
SB	Senate Bill
SCAQMD	South Coast Air Quality Management District
SCS	Sustainable Communities Strategy
SD	Special District
SDAB	San Diego Air Basin
SDAPCD	San Diego Air Pollution Control District
SDCRAA	San Diego County Regional Airport Authority
SDCWA	San Diego County Water Authority

SDG&E	San Diego Gas and Electric
SESI	Stanford Energy System Innovations
SF	Square Feet
SFDCH	Small Family Day Care Homes
SFP	Strategic Framework Policy
SIP	California State Implementation Plan
SO2	Sulfur Dioxide
SoBEAC	South Bay Energy Action Collaborative
SPA	Sectional Planning Area
SR	State Route
SSBT	State Street & Trust
STARS	Sustainability Tracking, Assessment & Rating System
SUSMP	Standard Urban Storm Water Mitigation Plan
SWPPP	Storm Water Pollution Prevention Plan
SWQMP	Storm Water Quality Management Plan
SWRCB	State Water Resource Control Board
T	Transect
T-1	Future Development
T-2	Campus Vista
T-3	Campus Commons
T-4	Urban Core
T-5	Town Center
T-6	District Gateway
TAC	Toxic Air Contaminant
T-BACT	Toxics-Best Available Control Technology
TDM	Transportation Demand Management
TDV	Time Dependent Valuation
TMA	Transportation Management Association
TOD	Transit Oriented Development
UCSD	University of California, San Diego
UCSP	Urban Core Specific Plan
UI	University Innovation
URF	Unit Risk Factor
USGBC	U.S. Green Building Council
USGS	United States Geological Survey
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compounds
VRP	Visibility Reducing Particles
WCP	Water Conservation Plan
WMR	Waste Management Report
WQMP	Water Quality Management Plans
ZNE	Zero Net Energy
ZNE Report	Zero Net Energy Confirmation Report



CHAPTER 1: INTRODUCTION

“At once local and global, the UI District SPA Plan will enable the City to recruit and co-locate a unique mix of academic partners—institutions that reflect the CaliBaja region’s diverse educational needs.”



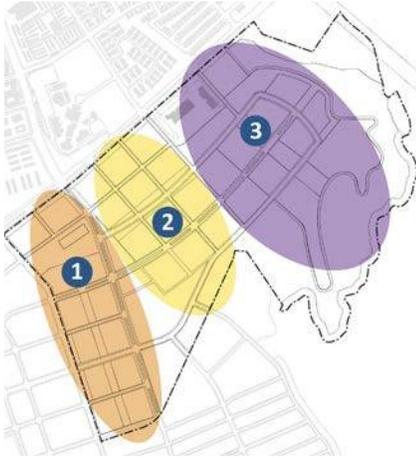
1.1. Vision

The Chula Vista University Innovation (UI) District Sectional Planning Area (SPA) Plan represents an unprecedented rethinking of the American university campus—one shaped by historic disruptions in contemporary education and society. As digital technologies today make knowledge virtually ubiquitous; meaningful student and faculty engagements, institutional partnerships and place-based economic development are increasingly desirable, yet ever more elusive. Only a handful of places around the country truly offer the range of life-long learning, employment, entrepreneurship and amenities that attract and retain global talent and places that do not risk future decline and insignificance. The UI District strives to be such a place and to thrive in this changing landscape.

At once local and global, the UI District SPA Plan offers a multi-institutional “chassis” which will enable the City to recruit and co-locate a unique mix of academic partners—institutions that reflect the CaliBaja mega-region’s diverse educational and employment needs. These range from local venues for career training and



FIGURE 1A: CONCEPTUAL RENDERING OF UI DISTRICT



Potential Micro-Campus Zones



baccalaureate degrees to innovation-driven, research institutes that can partner with regional businesses to create a major employment center. To date, such a hub has been lacking in Chula Vista and specifically, Otay Ranch—this project aims to fill this role for the region.

From a design and planning perspective, UI District will cultivate a fundamentally different type of environment than a traditional university campus. Avoiding the classic gated precinct set apart from its surroundings, the University will instead offer an urban, mixed-use district that integrates academic functions with other land-use types including commercial, retail, and residential. To accomplish this, the Plan will utilize a classic urban grid that fosters connectivity and transit accessibility. Given the site’s spectacular landscape and views, the UI District Plan will celebrate its cliff-side setting with a network of parks and trails—anchored by clusters of iconic buildings that overlook the canyons in the Otay Ranch Preserve.

Although the UI District Plan is conceived as a coherent urban district, the proposed Plan allows for discreet campus precincts if certain institutions choose to create more traditional academic environments. Each of the three plan segments (see diagram) can accommodate a larger, multi-block campus environment—particularly the southeastern side of the site overlooking the Otay Ranch Preserve. In this way, the Plan addresses a maximum number of future development scenarios without triggering the need for a redesign going forward.

UI District Plan has three visionary goals that will inform the Plan and its aspirational character:

1.1.1. Become the Preeminent Research & Innovation Center

The UI District must strive to become a globally preeminent site for research and innovation that centers on significant institutional and corporate partnerships. The University must offer a globally desirable range of academic, entrepreneurial, and urban amenities to attract the talent and investment that will sustain a world-class educational-innovation ecosystem. The UI District is positioned to draw regional innovation anchors who are looking for a new innovation hub that offers both great growth potential and greater affordability.

1.1.2. Leverage Proximity to Mexico

Just two miles north of Tijuana, UI District is poised to become an intellectual and economic anchor of the CaliBaja mega-region. The University’s strategic location adjacent to key border resources and infrastructure can advance multi-national collaborations between American and Mexican institutions and businesses. Both the site’s practical and symbolic benefits for cross-border initiatives are immense and key differentiators for groups looking to locate in Chula Vista. Given how many Mexican universities and companies focus on engineering, these types of anchors are particularly relevant to growing a robust, CaliBaja innovation ecosystem—one that can leverage the site’s excellent infrastructure and transportation assets.



1.1.3. Create an Iconic First Phase that Delivers Immediate, International Impact

UI District’s long-term goals are visionary, so its first buildings and open spaces must “aim high” to realize the site’s ultimate potential. Any initial projects here must create the kind of environment, and perhaps even more importantly, the kind of community and programming that instantly set an aspirational tone for UI District. Given its aim to be both a global innovation hub and a hub for innovative, global partnerships, these first projects must offer venues for impactful institutions and globally relevant discourse. Taking a page from La Jolla, the Plan envisions an institution-driven district that draws people to the site and convenes events and activities that advance science, entrepreneurship and US-Mexican cooperation from a local to a federal level.

The UI District Plan offers a new model for a multi-institutional university community—one that will play a transformational role in the CaliBaja region and attract and retain talented faculty, students and industry partners in a pedestrian-friendly, mixed-use district. Factoring in the three visionary goals, the University is positioned to advance education, community-building, innovation and US-Mexican relations for years to come.

1.2. Background

For more than 20 years the City of Chula Vista has maintained a vision to locate university and innovation land uses in the Otay Ranch. On October 28, 1993, the Chula Vista City Council and the San Diego County Board of Supervisors adopted the Otay Ranch General Development Plan/Subregional Plan (GDP) as a means of implementing the City of Chula Vista General Plan. The GDP resulted from the culmination of years of planning and provides clear direction and policies regarding the type and intensity of uses that will occur within the roughly 23,000-acre Otay Ranch. Proposed land uses include a series of urban Villages, a resort community, the Eastern Urban Center (EUC), now known as Millenia, industrial parks, rural residential estates, the University/Regional Technology Park (RTP) with associated housing and commercial uses, and extensive open space. The proposed open space consists of approximately 13,000 acres and will complete the City of Chula Vista's greenbelt system while implementing the Chula Vista Multiple-Species Conservation Program (MSCP) Subarea Plan. As the Otay Ranch area has developed over time, the GDP has been periodically amended to address land use and circulation issues specific to individual Villages.

Until recently the majority of the acreage designated for university and innovation land use was held in private ownership. These acreages included secondary land use designations that would allow for low-density residential, parks, and public/quasi-public uses.

In 1990, the City acquired its first acreage for university purposes from the Eastlake Company, a 45-acre site south of the Chula Vista Elite Athlete Training Center adjacent to the Otay Ranch (the Lake Property). This land was designated for park use due to its proximity to the Lower Otay Lake Reservoir as part of the Eastlake GDP. The Lake Property was not included in any of the Eastlake SPA Plans, as it was expected to be associated with university uses on properties to the west. The developable acreage of the Lake Property was reduced to 31 acres as a result of the adoption of the Multiple Species Conservation Program that included preserve areas within the northern portions of the Lake Property.

In 2001, the City acquired an additional 140 acres of developable land within the GDP from Brookfield Shea Otay partnership in conjunction with the approval of the Village 11 SPA Plan. Although this was a major land acquisition, it was understood that additional acreage would be required to realize the land mass envisioned for the planned university and innovation uses.

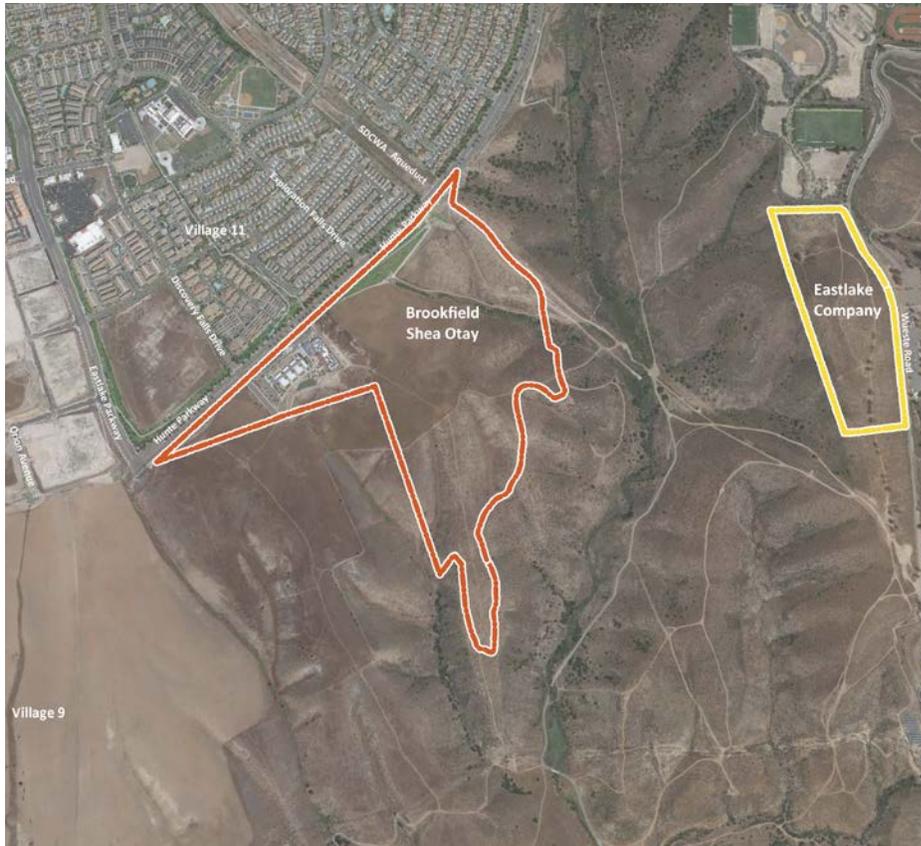


FIGURE 1B: 2001 LAND ASSEMBLAGE

In 2007, the City began negotiating with the major private land ownership groups on a land plan that would be beneficial to the City and carry out the goals of the General Plan and the GDP, while providing the conveyance of land acreage necessary for the future development of university and innovation land uses.

Also, in 2007, the City approved a 10-acre lease (within the original 140 acres of UI District property) for High Tech K-12 Learning, a State of California charter school and non-profit organization. High Tech K-12 Learning was launched in San Diego in 1999 as a single charter high school by a coalition of high tech business leaders and educators concerned about the shortage of qualified high tech workers in the region.

Based on High Tech K-12 Learning’s philosophy and recognition within the high tech community, the City entered into a 50-year (with a 100-year option) lease agreement with the vision that High Tech K-12 Learning would be a catalyst for future partnerships with other technology based and prestigious higher educational institutions seen as the future users of the surrounding UI District planning area.

The 10 acres were rezoned to public use to allow the site to be developed in advance of the creation of the UI District SPA Plan. A Conditional Use Permit was issued for the entire school property in 2007, with subsequent discretionary permits issued by the City for the 550-student high school in April 2008, and the 700-student elementary and middle school in May 2010. The school is expected to be fully integrated within the UI District as part of this SPA Plan.

In April 2008, the City entered into a Land Offer Agreement (LOA) with Otay Land Company (OLC) that would allow the City of Chula Vista to accept an Irrevocable Offers of Dedication (IOD) for 50 acres of developable land if entitlements for the

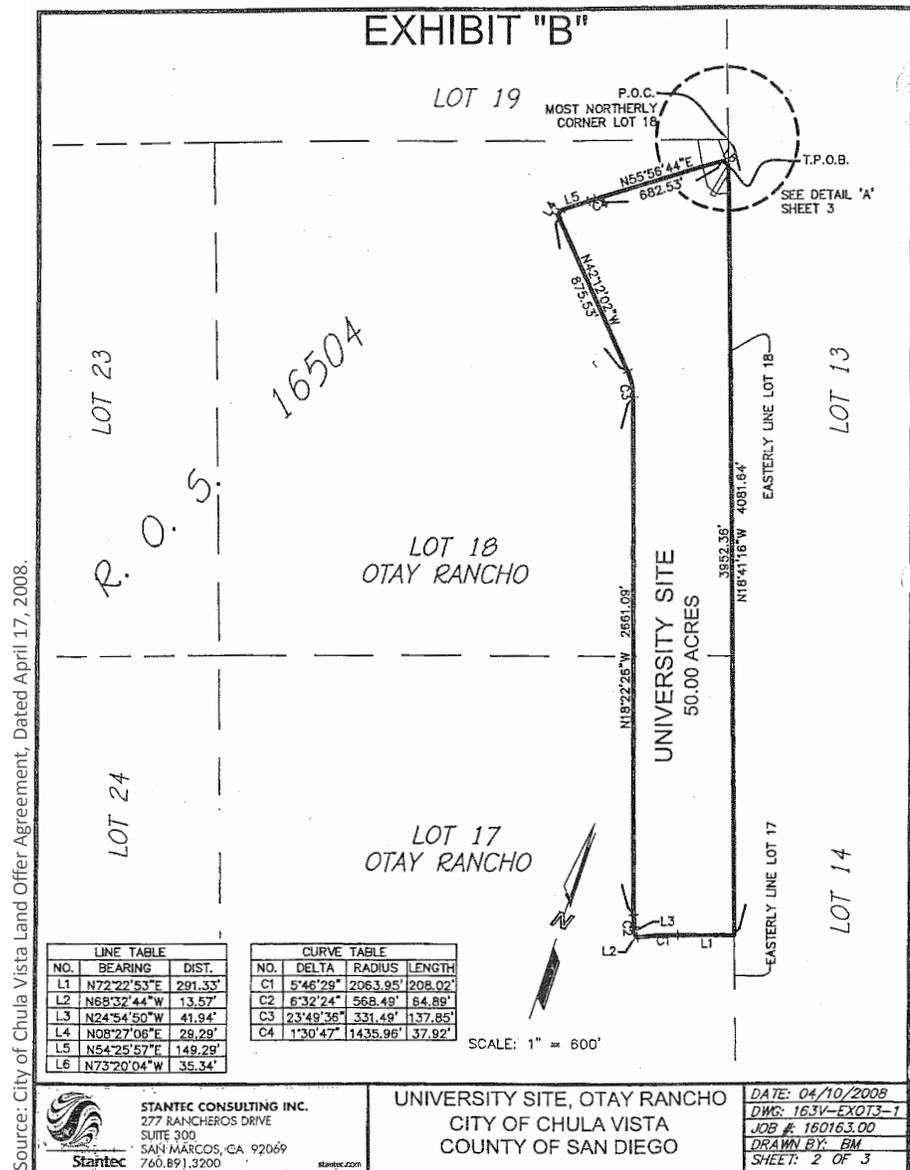


FIGURE 1C: APRIL 2008 LAND ASSEMBLAGE

Village 8 West and Village 9 SPA plans were approved within agreed upon time frames. The land development entitlements necessary to obtain the 50 acres were completed in December 2013 (Village 8 West) and June 2014 (Village 9). See Figure 1C: April 2008 Land Assemblage.

In May 2008, the City entered into a LOA with JJJ&K Investments Two LLC, OV Three Two LLC, and RR Quarry LLC (JPB Ownership), which included 160 acres related to Villages 3, 4, 8, 9, and 10. See Figure 1D: May 2008 Land Assemblage.

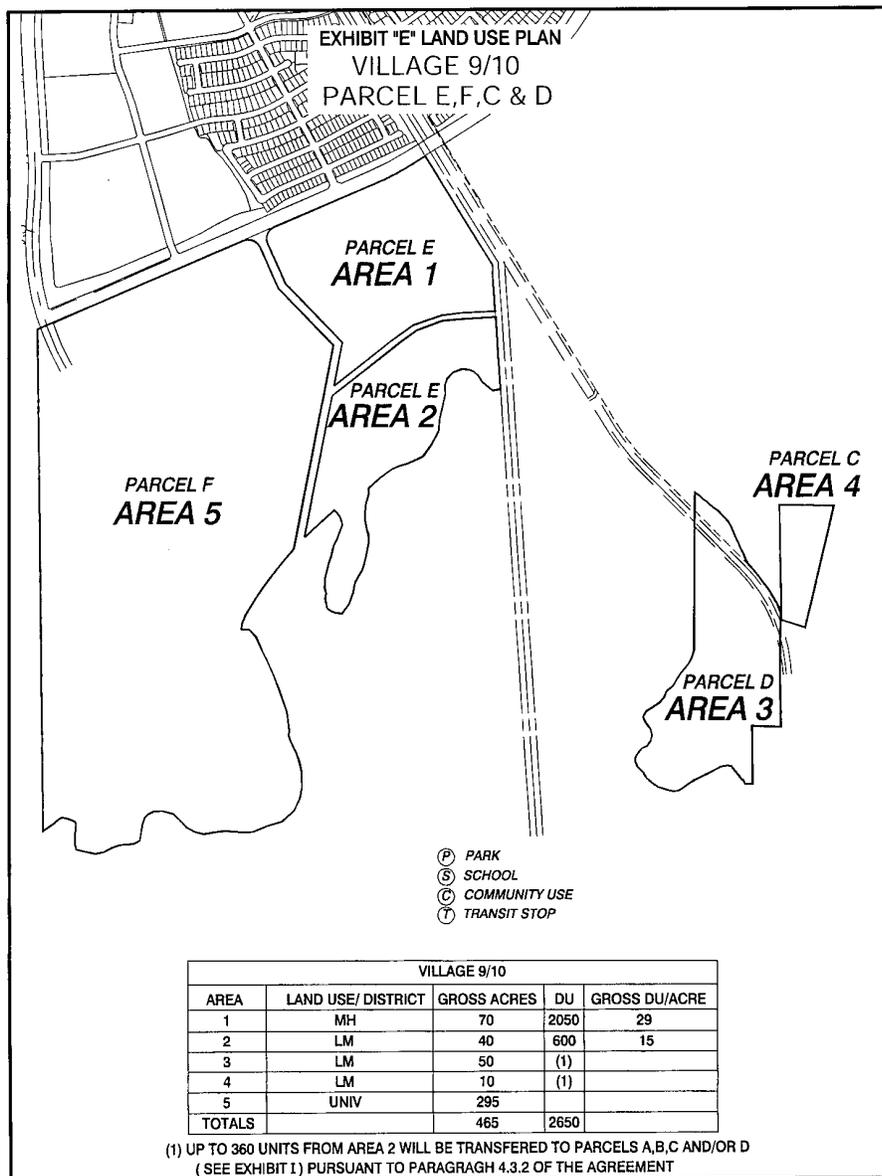


FIGURE 1D: MAY 2008 LAND ASSEMBLAGE

Due to the future energy needs and anticipated development proposals within the Otay Ranch, San Diego Gas and Electric (SDG&E) identified the need for an additional substation at the future University Site. In May 2011, a land swap between the City and JJ&K Investments Two LLC allocated an 11.6 acre site for the SDG&E substation. See Figure 1E: May 2011 Land Assemblage.

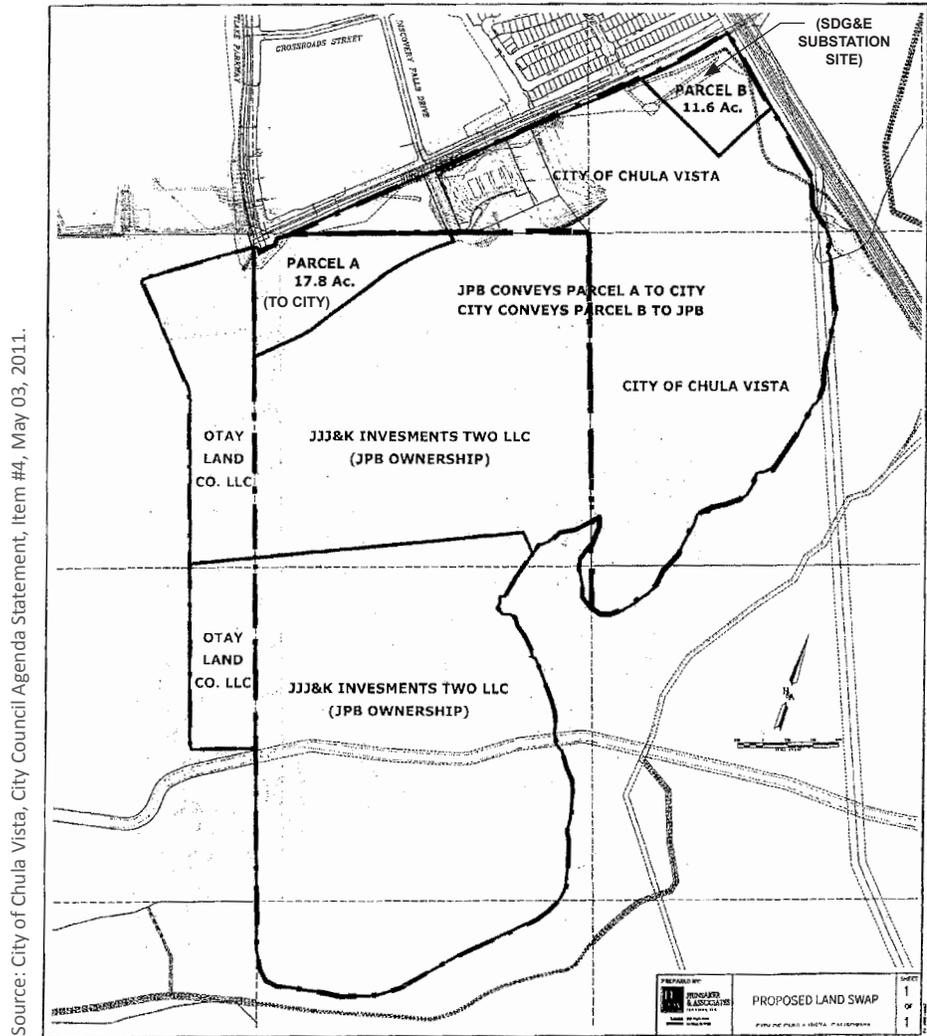
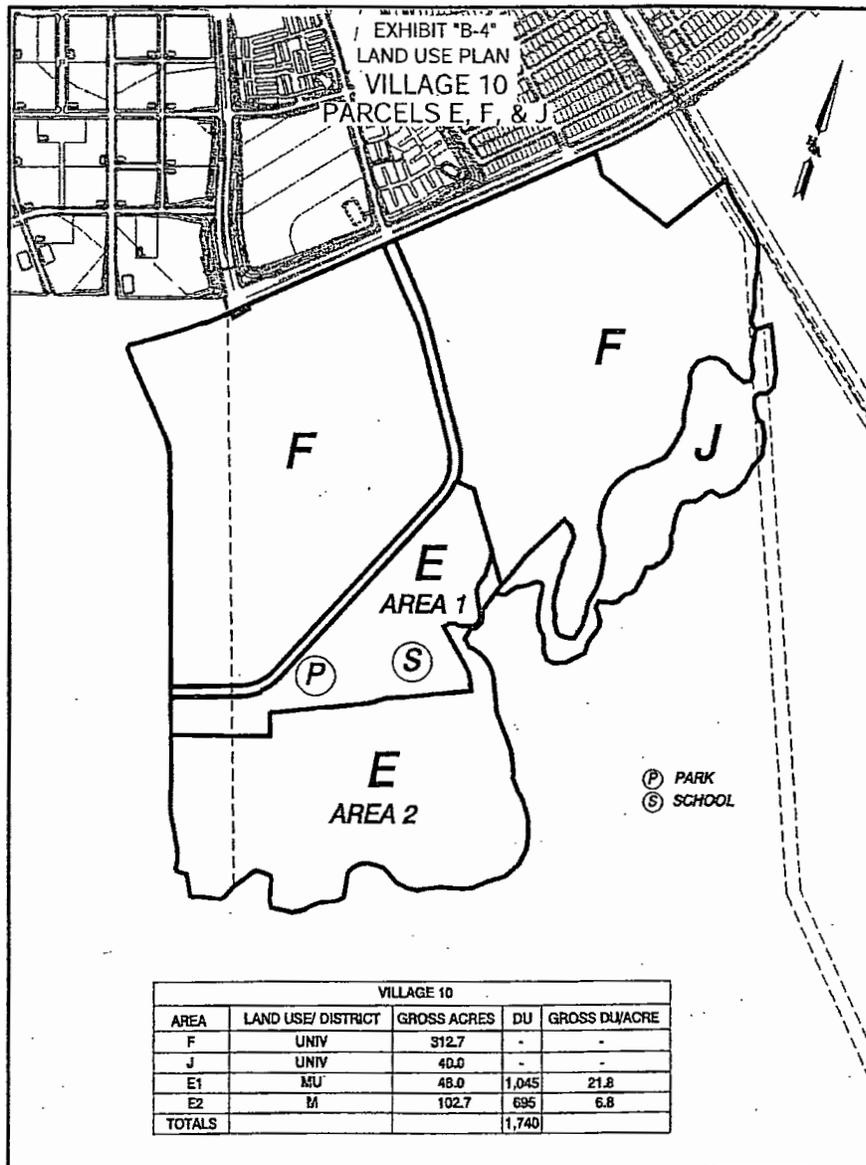


FIGURE 1E: MAY 2011 LAND ASSEMBLAGE

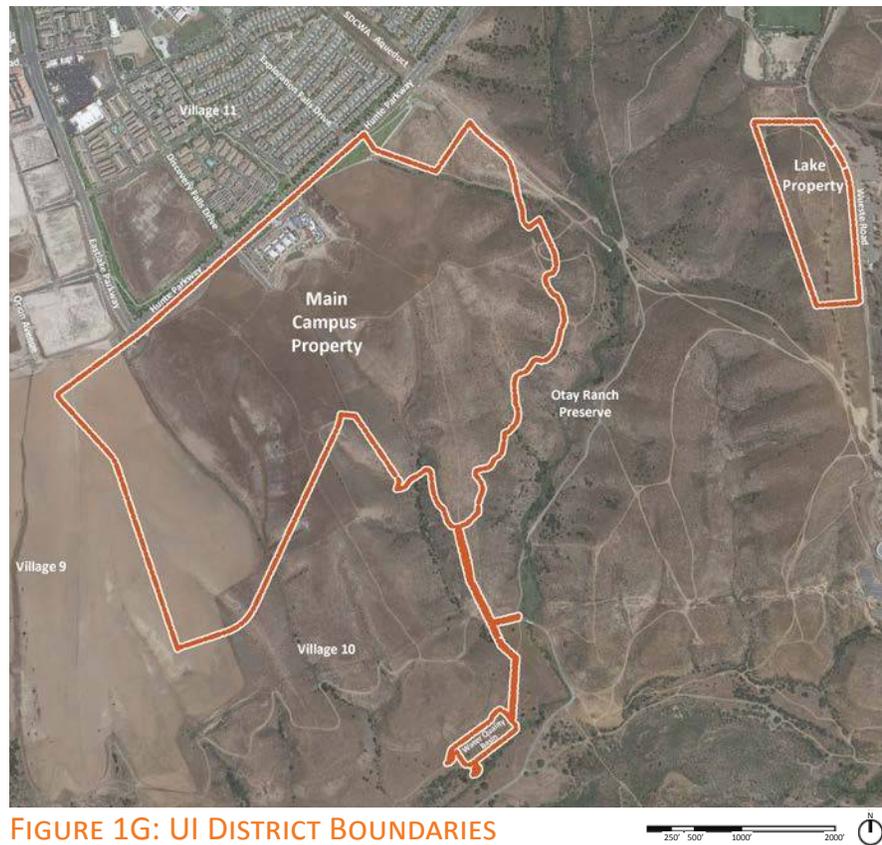
In July 2014, the City entered into a LOA with SSBT LCRE V LLC (State Street Bank and Trust Company) that would allow the City of Chula Vista to accept IODs for 160 acres of developable land if entitlements for Village 3 North, Village 8 East, and Village 10 SPA Plans were approved within agreed upon time frames. The land development entitlements necessary to obtain the 160 acres were completed for all three villages in December 2014. See Figure 1F: July 2014 Land Assemblage.



Source: City of Chula Vista Restated and Amended Land Offer Agreement, Dated July 8, 2014.

FIGURE 1F: JULY 2014 LAND ASSEMBLAGE

In sum, the UI District consists of a total of 384 acres of developable land, with 353 contiguous acres in the Main Campus Property and an additional 31 acres overlooking the Lower Otay Reservoir called the Lake Property. See Figure 1G: UI District Boundaries.



Through its planning efforts and discussions with potential UI District developers the City has established the following objectives for the UI District:

1. Provide higher education opportunities for Chula Vista residents and the broader San Diego-Tijuana region, serving the shifting demographics of the San Diego region, and the United States in general.
2. Prepare students for post-university careers that allow for lasting personal and professional growth.
3. Develop into a financially viable university entity that incorporates the newest educational delivery models.

4. Attract a wide range of educational, research, and industry partners regionally, nationally, and internationally.
5. Assist in developing creative solutions to critical environmental, social, and economic issues facing the world and the community.
6. Serve as an economic engine that contributes to the growth of the City and region, thereby enhancing the quality of life for South Bay residents.
7. Provide a source of high-quality jobs and contribute to diversifying the City's economy.
8. Become an integral part of the fabric of the community, fostering arts and cultural enrichment for residents of Chula Vista and the region.
9. Develop a flexible campus that allows for on-going growth and innovation, is physically well integrated and connected to the surrounding neighborhood and region.
10. Maximize accessibility to the Campus by providing multi-modal streets, access to transit and trails, and amenities that support and encourage alternative modes.

1.3. Scope and Purpose

The UI District SPA Plan implements the University RTP objectives and policies of the City of Chula Vista (Chula Vista or City) General Plan and the land uses and the strategic framework policies of the University/RTP of the GDP through a hybrid form-based code, co-locating academia with industry and/or allowing for shared services, and facilities. The SPA Plan has been developed to stimulate academic and business investment in the area to bring intellectual capital and research activities to the City.

This SPA Plan refines and implements the Village concept, goals, objectives, and policies of the GDP as amended. This Plan also implements the 2005 General Plan as amended. Refer to Chapter 2 UI District Vision for the goals and objectives for the SPA Plan. This Plan is provided as required by the GDP and pursuant to Title 19, Zoning, of the Chula Vista Municipal Code (CVMC).

This SPA Plan defines, in more detail, the development parameters for the UI District, including the development framework, land use and development intensity, key character nodes, mobility, design criteria, and phasing appropriate for long-term build-out of a high-quality academic innovation center that attracts leaders in industry and higher learning. The UI District development concept promotes coordinated development with Villages 9 and 10, efficient public transit and viable walkability, and strong emphasis on the urban built form to foster a vibrant mixed-use innovation hub supportive of the goals and vision of the UI District.

The development capacity, including building footprints and heights, allowed pursuant to this SPA Plan is based on the GDP Strategic Framework Policies (SFPs). Academic, institutional, and employment-generating business innovation uses are considered by the City to provide long-term extraordinary benefits to the community and the region. For the development of a strong academic and business innovation hub, high intensity development and residential and commercial development in the surrounding Villages is necessary. The campus is envisioned to retain local residents in the area and grow local economy and talent.

Development intensity will be focused in proximity to planned development and services along Hunte Parkway and Orion Avenue; intensity will taper off as natural topography falls away southeast toward the canyon open space. Student, faculty, and employee housing may occur throughout the UI District in stand-alone or mixed-use configurations. Housing and mixed-use residential opportunities could increase the competitiveness of an academic or business innovation use, providing housing options that are not found in the broader Otay Ranch area. Service and retail uses (other uses) may occur in conjunction with anchor academic or business innovation use; such uses encourage a compact and balanced innovation community.

1.4. Location and Regional Setting

The UI District is located seven miles southeast of downtown San Diego and seven miles north of Tijuana, Mexico at the southerly edge of the Otay Valley Parcel of Otay Ranch adjacent to State Route 125 (SR-125) south of Hunte Parkway. Figure 1H: Vicinity Map illustrates the regional location of the SPA and its location within the Otay Valley parcel of Otay Ranch. To the northwest of the UI District is Millenia, an urban center providing regional commercial, financial, professional, entertainment, and cultural needs along with residential units. The Main Campus Property includes High Tech K-12.

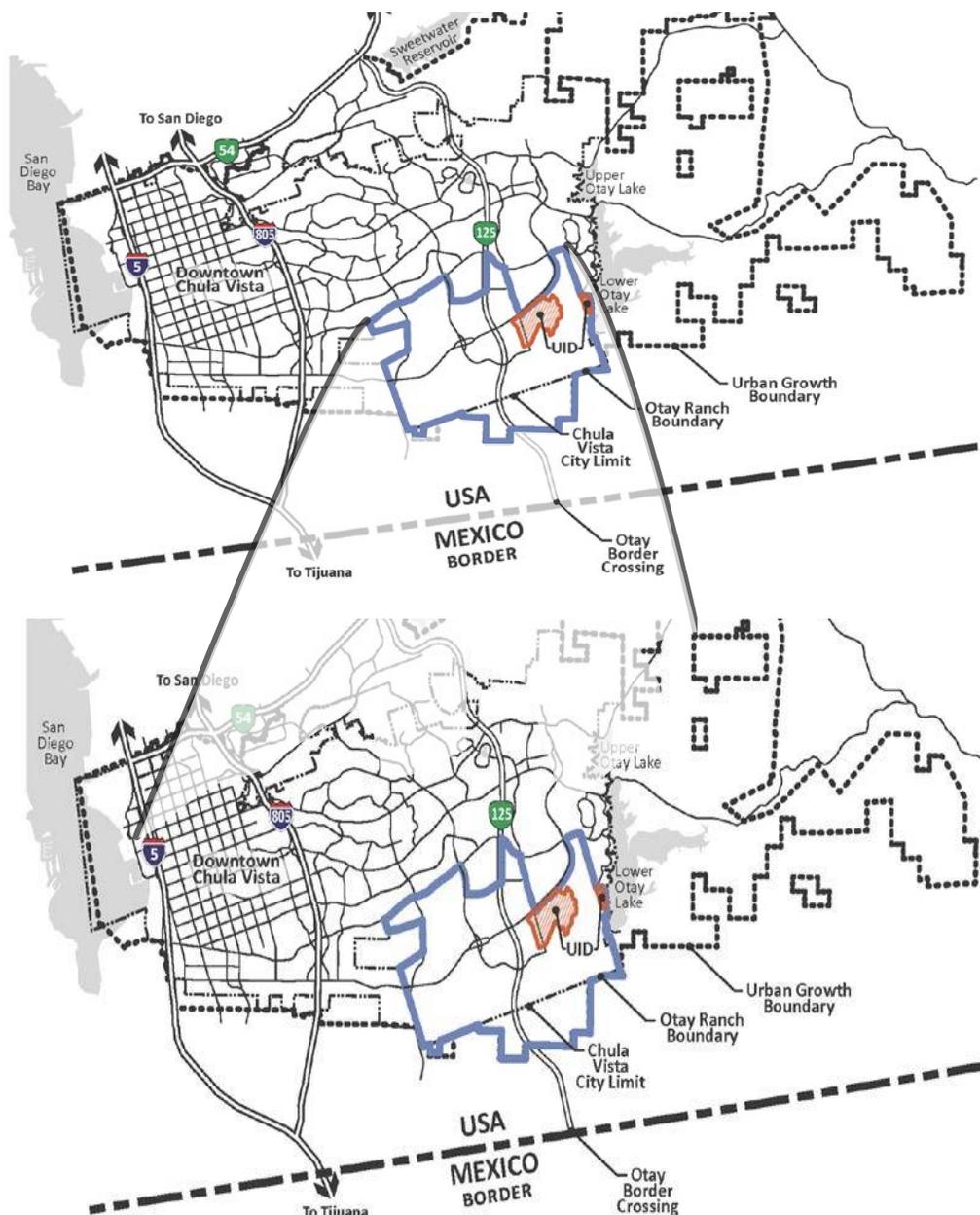
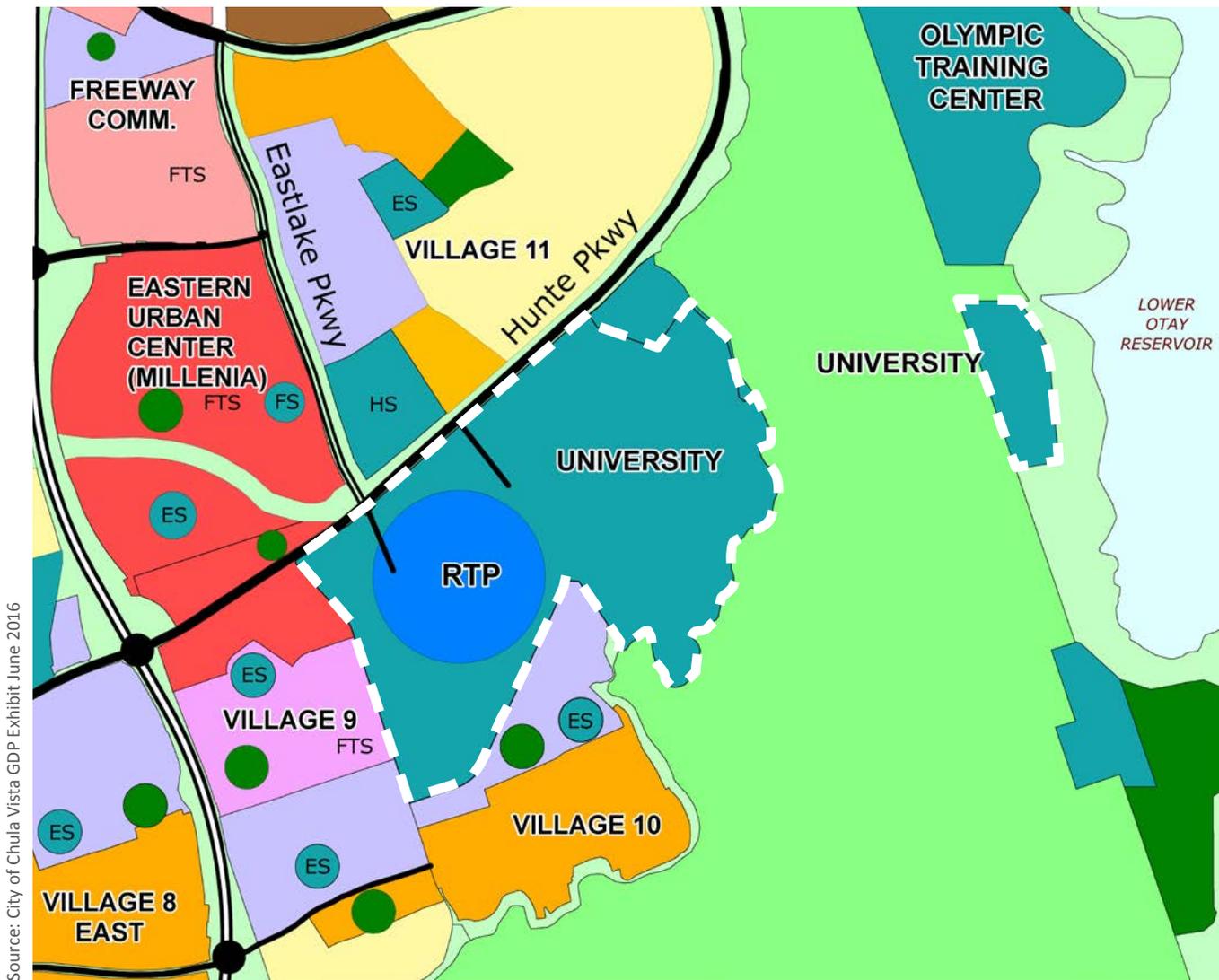


FIGURE 1H: VICINITY MAP

Village 11, north of Hunte Parkway, and Village 10, south of the UI District Main Campus Property, are generally residential communities. Village 9, to the west, was planned to provide university supportive uses and residential housing for the UI District. Immediately adjacent to the east boundary of the Main Campus Property is the SDCWA aqueduct and San Diego Gas and Electric transmission lines and towers with access roads. The Otay Ranch Preserve is located to the south, east, and between the two UI District properties. North of the Lake Property is the Chula Vista Elite Athlete Training Center. Figure 11: Surrounding Land Use illustrates the existing and planned land uses surrounding the UI District.



Source: City of Chula Vista GDP Exhibit, June 2016

FIGURE 11: SURROUNDING LAND USE

Figure 1J: Village 9 & 10 SPA Plan Boundaries identifies existing Property boundaries of Villages 9 and 10 correlated with the UI District boundary. It is assumed that the Village 9 SPA Plan will be amended to exclude the UI District Property addressed by that document. All remaining Figures in this document include this portion of Village 9 within the UI District boundary.

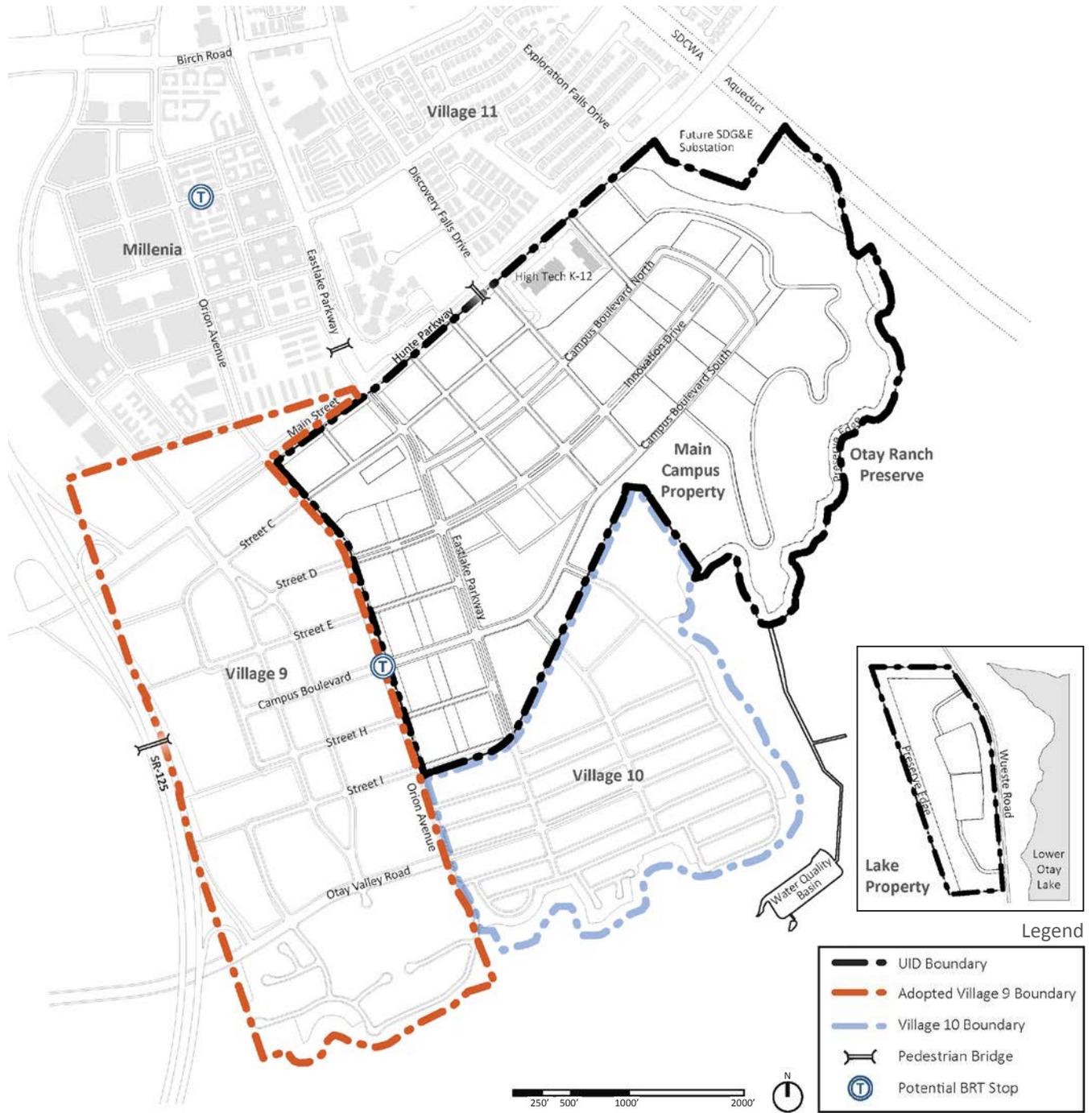


FIGURE 1J: VILLAGE 9 & 10 SPA PLAN BOUNDARIES

1.5. Existing Site

Except for the High Tech K-12 campus, the UI District sites are undeveloped. The Main Campus Property has undulating topography with several small and generally north-south trending mesa/canyon features extending through the Property and associated drainage moving primarily south to the Otay River. Elevation change is dramatic ranging from approximately 620 feet above mean sea level (AMSL) along the northwestern portion, to 340 feet AMSL at the southeastern end of the parcel, a 220-foot change. Three unnamed drainage features traverse the Main Campus Property, two of which are tributaries to Salt Creek, and one a tributary to the Otay River. Dramatic natural canyons provide opportunities for signature buildings or features that provide high-quality view of the site, natural open space, and long-range views into Mexico.

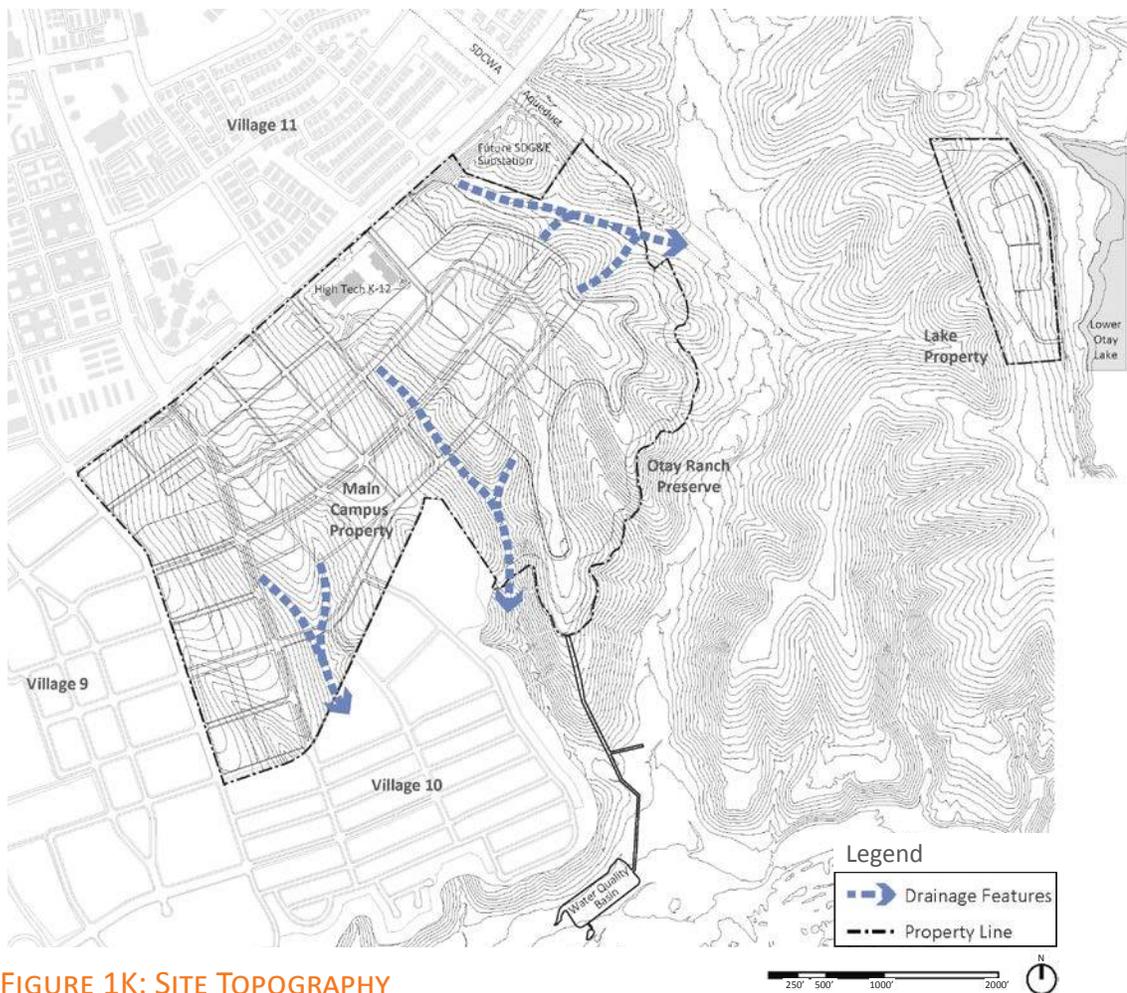


FIGURE 1K: SITE TOPOGRAPHY

On-site vegetation includes large areas of non-native grassland in the western and central portions of the parcel, native Diegan coastal sage scrub in the eastern and southeastern areas, and minor areas of riparian habitat in portions of the on-site canyons and drainages.

The Main Campus Property has been used historically for agriculture. Such activities occurred until the relatively recent past, as evidenced by large areas of furrowed non-native grassland in the western and central portions. Current disturbances include disced land in the extreme west end, a series of storm water/drainage facilities, and recreational traffic by pedestrians and bicyclists. All vehicle access points on the Main Campus Property are currently gated and locked.

Elevations of the Lake Property range from approximately 500 feet AMSL near the northern of the parcel to approximately 560 feet AMSL at the southern end. The Lake Property supports a predominance of native habitat and has not been farmed in the past. In addition, the Lake Property supports several potential vernal pools which are isolated seasonal wetlands.

These drainage and wetland features described previously are presumed to be subject to the regulatory jurisdiction of the U.S. Army Corps of Engineers pursuant to § 404 of the Clean Water Act (CWA), Regional Water Quality Control Board pursuant to § 401 of the CWA or State Porter Cologne Water Quality Control Act, and the California Department of Fish and Wildlife under Sections 1600 et seq. of California Fish and Game Code, and/or Chula Vista Wetlands Protection Policy.

Both the Main Campus and the Lake Property are situated within the planned development area of the City's MSCP Subarea Plan. Development on the Main Campus Property is associated with a "Covered Project" (i.e., Otay Ranch/University Project) under the City's MSCP Subarea Plan. Any impacts from planned development are assumed to be mitigated by hard-line conserved areas added to the Otay Ranch Preserve as part of project approvals. Therefore, impacts to MSCP-covered species and sensitive upland habitats on the Main Campus Property do not require mitigation as specified in the City's Habitat Loss and Incidental Take (HLIT) ordinance, but are subject to specific conditions in the Otay Ranch and University Project approvals. The HLIT is applicable to development on the Lake Property and associated off-site areas, since they occur outside of the "Covered Projects" category, requiring mitigation for impacts to sensitive resources. In addition, impacts to sensitive resources could occur as a result of the proposed off-site facilities within 100 percent conserved areas of a "Covered Project." Mitigation measures will be required to reduce potential impacts below a level of significance.



Source: WHA

Site Aerial

1.6. Document Organization

1.6.1. Hybrid Form-Based SPA Plan Approach

Traditionally SPA Plans have been accompanied by Planned Community (PC) District Regulations and a Design Plan. While each SPA Plan described the project in general land use terms and established a series of community roadway classifications, the PC District Regulations determined the development standards for the project in a traditional zoning code format. This Euclidian method of land use planning, which focuses solely on the segregation of incompatible land uses, does little to control the physical form and character of a place. Therefore, a Design Plan was also required to establish community character through architecture and landscape requirements. The resulting documents often included numerous redundancies, took more time to review, were often cumbersome to use, and did not allow design flexibility.

This SPA Plan provides a different approach by establishing a level of form-based regulations and standards to address the form, character and development potential for the UI District. The intent is to provide the same information as a SPA, PC regulations and design plan in a single, concise, user-friendly document. The Congress of New Urbanism (CNU) created Form-based Codes (FBC) to address the shortcomings of traditional Euclidean zoning and create a more place-based planning tool. FBCs take the emphasis off of use and focus on the physical relationships between buildings, streets, and public spaces. FBCs approach the development of land by regulating the form, character, and street presence of buildings to focus attention on the public presentation of buildings, creating a public realm that is comfortable for pedestrians. The relationship of these elements plays a greater role in creating a place and establishing its identity than the uses that occur within. Uses are still controlled but they play a secondary role to the creation of walkable, pedestrian friendly communities and streetscapes. Moreover, this approach eliminates the need for separate PC District Regulations and a Design Plan by providing a more integrated approach to defining development in terms of form and character.

Traditional FBCs include building typology, frontage standards, and other regulatory features not used in this Plan. Therefore, this SPA uses a hybrid Form-Based Code to regulate the built environment that is locally calibrated to the Vision and needs of the UI District.

1.6.2. How to Use this Document

Table 1A: SPA Plan Flow Chart provides a guide to using this SPA Plan for the evaluation of parcels and the process of submitting and reviewing development applications. To proceed through this document, first reference Figure 3A: Site Utilization Plan by Transect to identify the intensity proposed for each parcel within the SPA. Table 3A: Site Utilization Development Summary identifies the targeted development for each transect. Once the site’s utilization by transect has been determined, identify the form regulations by referencing the appropriate transect regulations specific to the parcel. The transect regulations include building placement and other development standards. Then determine the permit requirements based in the use from Table 3O: Permitted Uses. Determine access, circulation connections between parcels and parking in Chapter 4 and park and open space standards in Chapter 5. Reference applicable sustainable requirements in Chapter 6, architectural and landscape design guidelines in Chapter 7, grading standards in Chapter 8, and infrastructure requirements in Chapter 9. Finally, determine the applicable review process in Chapter 10. A glossary can be found in Chapter 12.

TABLE 1A: SPA PLAN FLOW CHART

Step 1	Identify Site’s Utilization (Chapter 3)	Determine intended utilization of block(s) Determine development intensity (gross square footage)
Step 2	Identify Transect (Chapter 3)	Determine development standards including minimum building setbacks,
Step 3	Identify Permit Standards (Chapter 3)	Determine permitted uses & required permits (if any) Determine open space requirements and landscape standards
Step 4	Identify Circulation Streetscape & Infrastructure Requirements (Chapter 4)	Determine required connections to street/adjacent parcels Determine required streetscape improvements including landscaping
Step 5	Identify Plaza and Open Space Requirements (Chapter 5)	Determine landscape and design requirements for parks and open spaces
Step 6	Identify Other Applicable Requirements (Chapters 6, 7, 8, 9)	Determine applicable sustainable requirements (Chapter 6) Determine applicable design guidelines (Chapter 7) Determine grading requirements (Chapter 8) Determine required infrastructure improvements or contributions to public services (Chapter 9)
Step 7	Identify Implementation Process (Chapter 10)	Determine applicable review process

1.6.3. Use of Sketches and Graphics

Images, sketches, and graphic representations contained within this SPA document are for conceptual purposes only and are to be used as general visual aids in understanding the intent of the guidelines. They are not meant to depict any actual lot, feature, or building design. In an effort to encourage creativity and innovation, the guidelines express “intent” rather than “absolute,” thereby allowing certain flexibility in fulfilling the intended design Vision.

1.6.4. Supporting Documents

In accordance with the GDP, the following additional documents have been submitted as part of the UI District SPA Plan:

A. Public Facilities Finance Plan (PFFP) - Appendix A

The PFFP implements the City’s Growth Management Program and Ordinance. The intent of the document is to ensure that development of the project is consistent with the overall goals and policies of the City’s GP, Growth Management Program, and the GDP. The PFFP components include an analysis of infrastructure facilities, such as roads, water and sewer, and the provision of community services and facilities including fire protection and emergency services, law enforcement, libraries, schools, and parks. The analysis and provisions of the PFFP fulfill the GDP requirements for SPA-level Master Facility Plans for most facilities. The PFFP is provided as Appendix A of this document.

B. Air Quality Improvement Plan (AQIP) - Appendix B

The purpose of the AQIP is to respond to the growth management policies of the City and those policies and regulations established at the broadest geographic level (State and Federal) in order to minimize air quality impacts during and after construction of projects within the Villages. The AQIP is provided as Appendix B of this document.

C. Non-Renewable Energy Conservation Plan - Appendix C

The GDP requires that each SPA Plan prepare a Non-Renewable Energy Conservation Plan. This Plan identifies measures to reduce the use of non-renewable energy resources through, but not limited to transportation, building design and use, lighting, recycling, and alternative energy sources. The Non-Renewable Energy Conservation Plan is provided as Appendix C of this document.

D. Preserve Edge Plan - Appendix D

In accordance with the Otay Ranch Resource Management Plan (RMP), a Preserve Edge Plan is to be developed for all SPA Plans that contain areas adjacent to the Otay Ranch Preserve. The purpose of the Preserve Edge Plan is to identify allowable uses within appropriate land use designations for areas adjacent to the Otay Ranch Preserve. The Preserve Edge Plan is provided as Appendix D of this document.

E. Agriculture Plan - Appendix E

The 1993 Otay Ranch Program EIR requires the preparation of an Agriculture Plan concurrent with the approval of any SPA Plan affecting on-site agricultural resources. No agriculture activities are allowed as an interim use. University related production of crops (research and small-scale production) are permitted. The Agriculture Plan is provided as Appendix E of this document.

F. Fire Protection Plan (FPP) - Appendix F

In accordance with the requirements of the Chula Vista Fire Department, Chapter 47 of the 2016 California Fire Code or the currently adopted version, a FPP has been provided for all proposed development in the UI District Urban Wildland Interface. The purpose of the FPP is to identify appropriate measures that will reduce the risk of fire and protect the life, safety, and property adjacent to wildland areas that are susceptible to fire. The FPP is provided as Appendix F of this document. All development within the SPA shall conform to the requirements of the FPP, the California Fire Code and the State of California Building Code.

G. Water Conservation Plan (WCP) - Appendix G

The purpose of the WCP is to respond to the growth management policies of the City, which are intended to address the long term need to conserve water in new developments, to address short term emergency measures, and to establish standards for water conservation. The WCP is provided as Appendix G of this document.

H. Park, Recreation, Open Space and Trails Plan – Chapter 5

The GDP requires that all SPA Plans prepare a Parks, Recreation, Open Space, and Trails Plan. This Plan is intended to identify locations, potential facilities, ownership, maintenance, and phasing of park, recreation, and trail facilities to be provided in the SPA. Information on pedestrian-connectivity and open space is provided in Chapter 5: Plazas, Parks and Open Space.

I. Community Purpose Facility Master Plan

Since no population is generated as a part of this SPA, there is no Community Purpose Facility (CPF) requirement. Any housing transferred into the UI District has had its CPF requirements provided in the village of origin.

1.7. Legal Significance and CEQA

The UI District SPA Plan will become the long-term master Plan for configuring and guiding the physical development of the UI District until build-out. It is subject to the requirements of the California Environmental Quality Act (CEQA). The provisions of CEQA will be implemented by the City as part of the approval process for the UI District SPA Plan.

The EIR has evaluated the entire SPA Plan as a project level analysis and developed a mitigation framework to guide the implementation of the UI District. The maximum buildout potential (worst case) of the UI District development has been analyzed in the project EIR. A mitigation framework has been established to ensure that potential impacts from site development are adequately mitigated in compliance with CEQA.

All mitigation measures and monitoring activities identified and incorporated into the project as a part of the CEQA process shall be implemented through the UI District SPA Plan or other appropriate components of the SPA Plan. All future discretionary permits will need to be consistent with the UI District SPA Plan.

1.8. Relationship to other Approved Plans & Documents

The UI District SPA Plan is consistent with the GP and the GDP, as amended. A detailed description of the UI District SPA Plan's consistency with the GDP is provided in Chapter 7 GDP Compliance.

Subsequent maps, improvement plans, and other development proposals submitted concurrently with or after the adoption of this SPA Plan will provide the necessary detailed plans for construction of projects within the SPA. These plans, the construction process, and the ultimate uses/activities that occur within the UI District SPA shall be consistent with the applicable provisions of this SPA Plan and related documents. In addition to the supporting documents and technical studies and plans directly related to this SPA Plan, development within the SPA shall comply with the following city-wide documents and/or be amended as needed for consistency:

1. City of Chula Vista General Plan (GP).
2. Otay Ranch General Development Plan (GDP).
3. Otay Ranch Resource Management Plan (RMP), Phases 1 and 2
(Any reference to RMP herein shall mean RMP 1 and 2).
4. Multiple Species Conservation Program Subarea Plan (MSCP).
5. Chula Vista Parks and Recreation Master Plan.
6. Chula Vista Greenbelt Master Plan.
7. Chula Vista Library Master Plan.
8. Chula Fire Master Plan and Subarea Master Plan, 1997.
9. Site Specific SPA Fire Facility and Emergency Response Analysis.
10. Airport Land Use Compatibility Plan (ALUCP) for Brown Field.
11. Chula Vista, California - 2010 Fire Facility/Deployment Master Plan.
12. Otay Valley Regional Park (OVRP) Concept Plan, 1997
(Anticipated to be updated by mid-2017).
13. Village 9 SPA Plan adopted December 2013.
14. Village 9 Master Precise Plans for Millenia, Town Center and Mixed Use Residential.

1.9. Relationship to Surrounding Uses

See Figure 11: Surrounding Land Use for UI District context.

1.9.1. Village 11

Village 11 (Village of Winding Walk) is located north of the SPA across Hunte Parkway. The Village was planned for transit-oriented development and 1,005 single family and 1,385 multi-family homes. The Village provides residential and village core amenities that could support the UI District.

1.9.2. Millenia (or EUC)

Millenia located northwest of the SPA, is designated by the GDP as an urban center serving regional commercial, financial, residential, professional, entertainment, and cultural needs. This urban center will consist of a variety of iconic buildings including high-rise development and entertainment uses in an urban, pedestrian oriented setting. The EUC allows for up to 3.487 million square feet of non-residential development and up to 2,983 residential units.

1.9.3. Village 10

Village 10, south of the UI District and is planned as a residential village. The highest density residential uses are located in the core and densities decrease toward the Village perimeter. The Village provides up to 695 single-family and 1,045 multi-family homes that could support the planned development in the UI District.

1.9.4. Village 9

Village 9, located south west of UI District across Orion Avenue, is designed with a blend of shopping, restaurant, civic, institutional, educational, recreational, entertainment, personal service, and residential opportunities. The Town Center is envisioned to provide a viable and intensified mixture of uses that will draw university students and faculty, residents, business owners, RTP employees, and visitors.

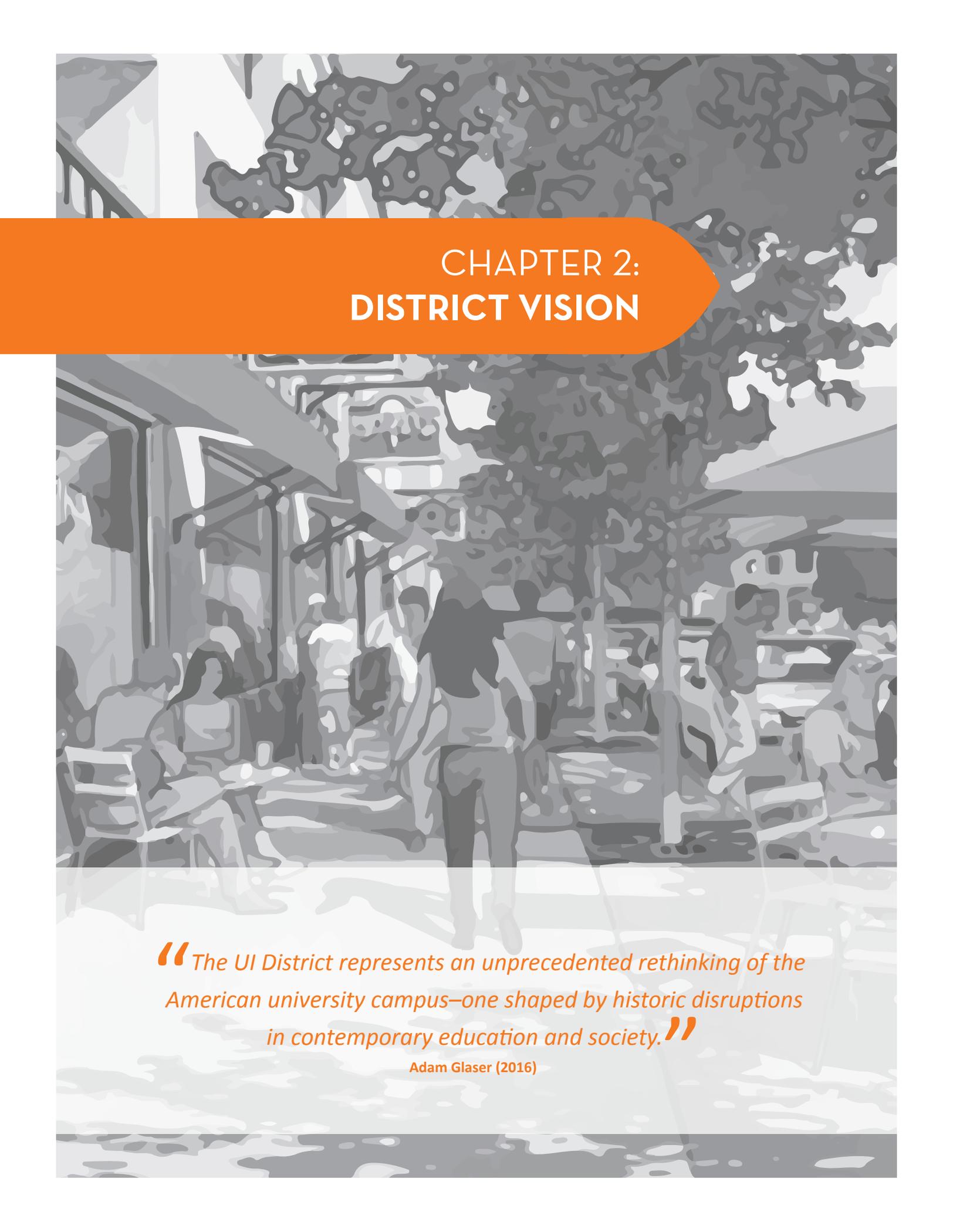
The location and planning of Village 9 provides opportunities for flexible development configurations that may respond to or directly support the development of the UI District. Portions of Village 9 are located in the Flex District Overlay, allowing a voluntary option for adjacent property owners to be adaptable to the future UI District development, and provide a Town Center area supporting the community and UI District. Up to 4,000 residential units and 500,000 to 1.5 million square feet of office and retail space are permitted within Village 9.

1.9.5. MSCP/OVRP

The majority of the southern and eastern boundary of UI District is dedicated open space, part of the Chula Vista and County of San Diego's MSCP, Chula Vista's OVRP, and the RMP. In addition this area includes the planned Chula Vista Greenbelt trail. The Otay Ranch Preserve Edge provides a buffer between UI District and the MSCP area. Development in and adjacent to the Otay Ranch Preserve Edge are controlled by the SPA Plan and the accompanying Preserve Edge Plan (Appendix D) to limit disruption to the naturally occurring plant and animal species that occur within the MSCP area. Fire protection measures are also considered within the SPA Plan and the accompanying FPP (Appendix F) to address this wildland-urban interface.

1.9.6. Brown Field Airport

Brown Field Airport is located over 2 miles to the southwest of the UI District. The Brown Field ALUCP requires that all development comply with Part 77 of Federal Aviation Regulations through the submittal of this document to the Airport Land Use Commission (ALUC).



CHAPTER 2: DISTRICT VISION

“The UI District represents an unprecedented rethinking of the American university campus—one shaped by historic disruptions in contemporary education and society.”

Adam Glaser (2016)

2.1. Design Concept

Chula Vista is looking to do something both rare and extraordinary: create from the ground up, a 21st-Century global research university that will transform the City’s local economy, cultural life, and regional profile. To do this, UI District will employ a new design concept—Campus 2.0—that will foster an academic-institutional mixed-use district rather than a traditional stand-alone campus precinct. With time, the Campus 2.0 concept will attract a diverse and largely unprecedented mix of academic and industry partners to grow and shape the UI District through a flexible framework drawn from recent best practices in academic planning and design. Lessons-learned from aspirational peer sites like Seattle’s South Lake Union and UCSF Mission Bay will inform this new design concept which better aligns with the visionary goals set out in 1.1 Vision.

2.1.1. Campus 1.0

To understand the concepts behind Campus 2.0 and how it will advance and differentiate UI District, it’s important to first consider some background on traditional campus planning models and why they do not align with the City’s vision and goals. A majority of American universities are over 100 years old, with campuses that are a mix of older, core historic buildings surrounded by a larger concentration of post-war structures—dormitories, laboratories, and hospitals—often of mixed scale and design quality built in the decades between 1950 and 2000. Except for ceremonial main entrances and frontages, the areas on either side of a typical campus boundary are lined by parking lots and small, pre-war commercial storefronts, transient apartment buildings and detached houses extending out a half-mile or more beyond the campus. Literally millions of Americans attend a university or college like this—they study a set curriculum aligned with a specific career path; have a great student-life experience; receive their degrees and leave to pursue their lives elsewhere—and they take all their future intellectual, social, and economic accomplishments with them. This situation often diminishes the economic and social potential of a university community and leads to what are commonly known as “town-gown” conflicts. The design team calls this academic model Campus 1.0.



Lafayette College



Lafayette College



John Hopkins University

Campus 1.0 Examples

Source: Ayers Saint Gross

Source: Ayers Saint Gross

Source: Ayers Saint Gross

2.1.2. Campus 2.0

Today, American colleges and universities face a radically changing educational landscape increasingly driven by a special group of universities—preeminent institutions like MIT, Carnegie Mellon, UT Austin, UCSF, ASU and nearby UCSD—which are innovating out of necessity. These universities act as change agents in their broader communities, incubating spaces for innovation, university-industry collaboration, and creating urban centers of life-long learning that attract and retain talent who increasingly attend their institutions specifically to put down roots, build networks, and gain a permanent foothold in that particular intellectual ecosystem. In other words, these graduates don’t leave—they stay—and anchor their communities and economies for decades. We call this model Campus 2.0. Universities that follow Campus 2.0 are challenging conventional notions of pedagogy and preeminence as the physical environments they create place equal emphasis on off-campus developments where they can take an active role in advancing university innovation space; corporate-commercial research space; post-graduate housing; destination local retail and transit—vibrant livable places. Looking at any of the cities that consistently rank highest in attracting talent and investment, a Campus 2.0 university anchors virtually every one of them.

2.1.3. Specific Concepts:

A. Flexible and Mixed-Use Urban Streets

Given the UI District strives to create an authentic urban environment, the street grid will accommodate a wide range of 2- to 5-story buildings encompassing several use types. These will include academic, research, commercial, and residential with street-level retail. Unlike conventional academic environments many educational users will share building spaces with other users—and the overall character of the district will be established through a coherent urban design approach.



Source: iStock

Example of Mixed-use Urban Streets

Source: Ayers Saint Gross



Source: Ayers Saint Gross



Source: Ayers Saint Gross



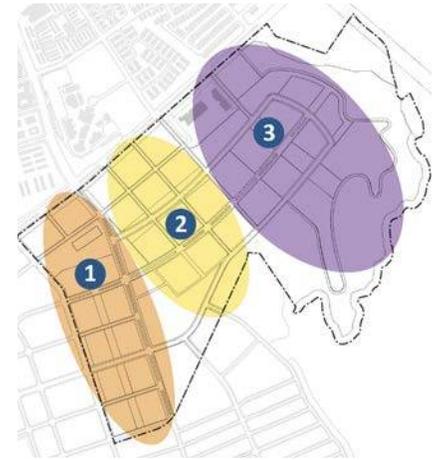
Payette GWU Milken
Campus 2.0 Examples

B. Multi-Institutional Platform—with Dedicated Micro-Campus Zones

An urban design approach mixing use types will also allow multiple institutions to incubate and grow the UI District without the costs and constraints of conventional campus developments. However, institutions looking for a more traditional campus environment can find discreet, potential campus zones embedded in the broader Plan. Three such zones are identified with the southeastern quadrant of the Plan envisioned as a signature campus site in the event that a single institution is looking for a particularly compelling campus site.

C. Key Public Spaces and Amenities—Parks + Squares

Great urban areas are defined by great streetscapes and open spaces—this Plan offers a range of formal and informal natural landscapes to structure and enhance the overall District. Each quadrant of the Plan features a central green space and collectively, all of these landscapes form an integrated network of smaller linear parks and gardens. The UI District’s open space network feeds southward to the canyon overlooking the Otay Ranch Preserve.



Potential Micro-Campus Zones



Source: Ayers Saint Gross

Example of Public Spaces at Howard Community College

Source: WHA



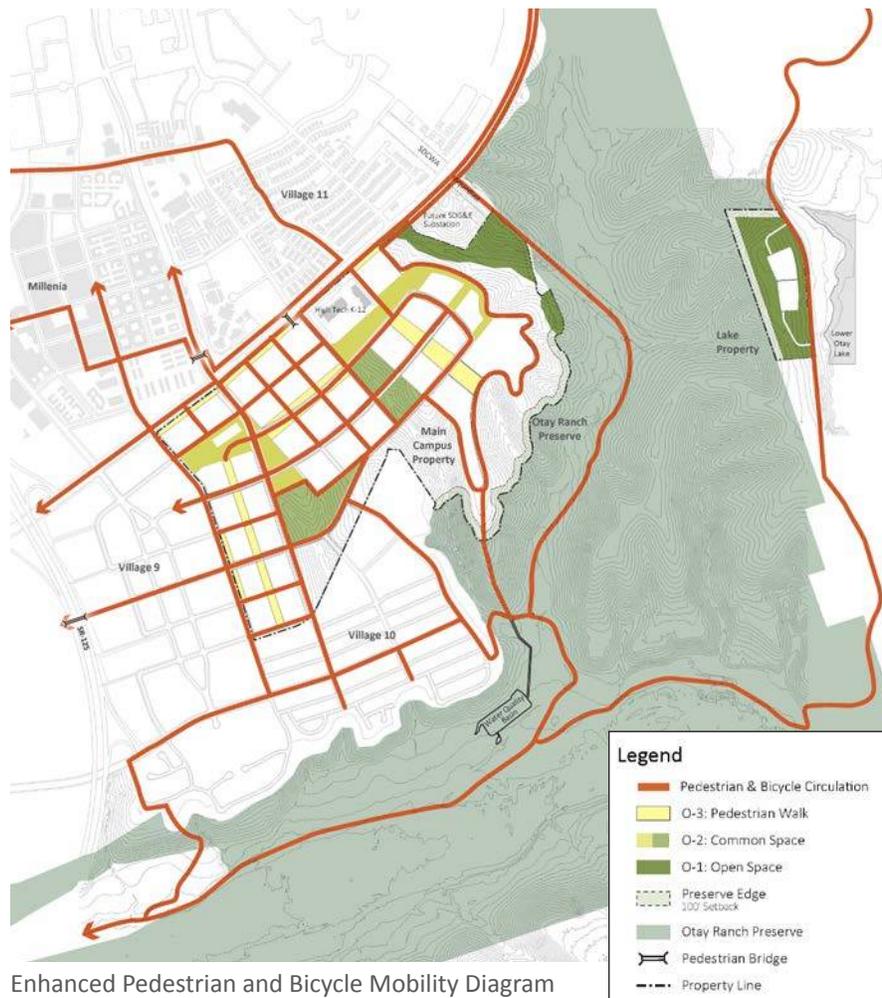
Site Aerial

D. A Network of Trails, Open Spaces and Landscapes Overlook the Otay Ranch Preserve

The centerpiece of the public space network is the series of landscape spaces overlooking the Otay Ranch Preserve. Conceived as a rim trail linking three existing canyons, this open space area will be unique in the Otay development—providing opportunities for building sites that frame views to the mountains and Mexico beyond. Buildings along this trail are intended to open out to the Otay Ranch Preserve—animating this area with academic-innovation programs.

E. Enhanced Pedestrian and Bike Mobility—Minimize Cars

The UI District Plan is conceived to encourage bicycle and pedestrian use. Urban complete streets, trails and open spaces will all provide a compelling, sustainable network of spaces to walk. Both the proposed mix of uses along with a compact, integrated urban design will provide a unique, walkable environment where cars are not the primary-default mobility option.



Enhanced Pedestrian and Bicycle Mobility Diagram

F. Integration with Adjacent Villages

Typically adjacent developments in the Otay Ranch focus inward with little emphasis on connectivity between Villages. Here there will be a key integration of the UI District with Village 9 and Village 10. The Flex Overlay will ensure that both sides of adjacent streets will operate as a coherent district, featuring comparable FARs and building characters. The blocks in Village 9 west of Orion Avenue will be developed to complement the overall land use patterns in the UI District—particularly, market rate housing and retail for the projected workers and students coming to the Universities. Similarly Village 10 blocks adjacent to the UI District will be developed complementarily.



Flex District Locations

G. Non-traditional Residential Units

Universities and innovation districts typically feature non-traditional housing typologies not currently found in the Otay Ranch. These include undergraduate and graduate dormitories and other mixed-use student housing projects that differ from the single- and multi-family housing stock seen in most of the existing Otay Ranch Villages. Offering student housing and residential amenities to prospective University partners is key to attracting future institutional anchors. The UI District’s focus on innovation will also drive residential capacity as today’s startups and technology workers often prefer living in urban mixed use areas to traditional detached residential neighborhoods.



Source: Ayers Saint Gross

Roosevelt Point Housing for Concard Eastridge

2.2. Philosophy and Objectives

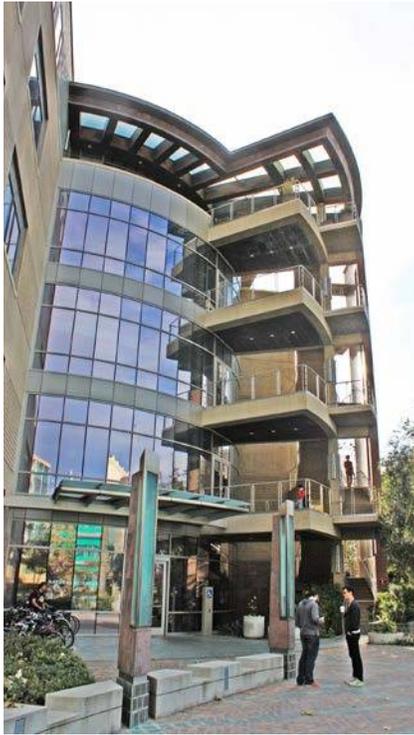
In today’s society, there’s a profound link between higher education, innovation, and economic development. Cities are increasingly looking to foster learning, employment and growth through dynamic, sustainable communities that leverage area colleges and universities. Around the country, these trends have led to unprecedented new districts—places like Mission Bay in San Francisco and Seattle’s South Lake Union—that defy the centuries-old patterns of disintegrated town-gown communities where the campus and its city represent two fundamentally different, unrelated environments. This historic situation offers Chula Vista a unique and remarkable opportunity to create a preeminent educational center that houses a wide range of academic anchors looking to forge unprecedented industry partnerships.

There are more than 4,500 colleges and universities in America today. Despite their ubiquity, designing a new American university today is a largely unprecedented undertaking and the UI District will require a mix of tradition and new and emerging planning strategies.

There are certainly recent examples—UC Merced, Denver’s Auraria Campus and non-traditional academic sites like UCSF Mission Bay and the new Cornell NYU Tech site on Roosevelt Island—but most colleges and universities in the US date back to well before WWII and in many instances, before 1900. As a result, their history and development patterns typically make America’s historic colleges and universities physical and economic anomalies in their broader communities—iconic environments that are difficult if not impossible to replicate in today’s cities and towns. This is especially true in the context of commercial real estate. Today’s market realities reflect very different drivers than historic, capital-intensive and non-profit institutions that emerged in the 19th century.

The UI District Plan reflects these changes and presents a development framework that can accommodate both academic capital and private-sector market rate projects. Over the next decades, this flexible framework will allow the City to adapt to the changing marketplace and to tap public/private partnership projects that are likely the most viable development projects in the short term.

Facilities are envisioned to extend beyond traditional academia to include customized job training, continuing education for professionals, and entrepreneurship training. The residual regional effects of this educational offering uplifts the quality of life for all South Bay residents and uniquely positions the UI District as the center of higher learning in south San Diego County and the CaliBaja region.



Source: WHA



Source: WHA

University of California, Irvine

The proposed UI District SPA Plan pursues the following objectives:

1. Tap Disruptions in Higher Education:

- MOOC's, non-traditional students, innovation programs—decline in traditional curricula.
- Continued growth of both technical and inquiry-based education—new building types.
- Greater emphasis on Economic Development; entrepreneurship.

2. Pursue Multiple Institutional Anchors:

- Emphasis on a shared identity and facilities.
- Possibility that at least some schools will not want a separate identity (front door).
- Framework for flexible, phased growth that may start small to incubate a full campus in the future.
- Planning framework that can accommodate 1, 2, 3, or more academic sub-districts.

3. Integrate with Broader Chula Vista-Otay Community:

- “Post-college, college towns”—broader real estate-placemaking tied to leveraging academic amenities.
- Increased competition for students and faculty tied to lifestyle.
- Integration of academic and non-academic functions.

4. Emphasize Innovation-Industry Partnerships:

- Open-chassis academic mixed-use buildings with retail ground floors.
- Academic space as “tenants” in multi-tenant buildings.
- Flexible buildings that allow academic and commercial programs in the same building (condominium).

5. Pursue Visionary Planning and Real Estate Strategies:

- Quality-driven environment to attract academic users and partners.
- Open space and retail amenities that exceed traditional SoCal development.
- Recognition that this is not a typical development, and that stakeholders must take a “longer view” than in standard commercial developments – possibly exclude developments that don’t reinforce the long-term vision.

6. Leverage Mobility as a Development Tool and Differentiator:

- Tap regional connector linking downtown and Mexico.
- Build a walkable live-work infrastructure for students and innovation workers.
- Minimize the impact that parking has on project density and character.

2.3. The Plan

Emerging trends in College and University (C+U) design compel the UI District to employ different placemaking strategies from traditional campus precincts, the majority of which are more than a century old. Where historic, pre-industrial campuses often disengage from their surroundings in low-density, park-like settings; many new and emerging C+U developments—places like UCSF Mission Bay or NC State’s Millennium Campus—are evolving to integrate academic functions with other land uses in coherent, lively urban districts served by transit.

The UI District Plan employs a similar strategy—siting a range of anchor institutions in a broader, mixed-use community featuring corporate-commercial, retail, residential and recreational developments. This integrated approach aims to foster a vital, walkable district that fully leverages the site’s strategic location and spectacular setting. At full build-out, the UI District will represent one of the densest neighborhoods in the CaliBaja region—offering a unique community that reflects a growing demand for dynamic, urban education-centered places. It will mix many of the qualities of a traditional campus—open landscaped spaces and coherent architectural edges – with the qualities of a contemporary town center—great street-life anchored by buildings with dynamic ground floor uses, including retail. Where disconnects between universities and their surroundings are often labeled “town-gown” conflicts—a primary goal of the UI District is connecting the two: Town + Gown.

With all these ideas in mind, the UI District Plan employs a classic urban grid on the Main Campus Property. Its 384 acres are divided into roughly 35 largely rectangular city blocks, many designed to accommodate a wide mix of land uses. These blocks will offer both academic and private-sector partners flexible development options that can adapt and change over time. Given the site’s dramatic topography and its commanding mountain views, the Plan is organized into three distinct, gridded clusters defined by existing canyons and adjacencies to other villages and key thoroughfares like Hunte Parkway and Orion Avenue. These three clusters subdivide further into the six transects. Following the site’s sloping grades, three east-west boulevards—Innovation Drive and Campus Boulevard North and South—run the length of the entire UI District, knitting it together with the Village 9 Town Center to the west and key landscape spaces to the east. Each of these boulevards features a compelling

streetscape with pedestrian amenities, bike lanes and native plantings. All play a critical role in encouraging UI District residents and visitors to walk the length of its development in an alternating sequence of urban corridors and cliff-side overlooks.

Each of these transects features distinct, but compatible FARs and design characters—with greater densities in the northwest transects adjacent to the Village 9 Town Center and the Millenia development—and lower densities in the southeast transects overlooking the Otay Ranch Preserve. Given their stunning views, the UI District’s southern and eastern edges will feature a network of rim trails and parks that are unique to the Otay Ranch Preserve and highlight the scenic character of these areas. Larger, more formal public spaces and quadrangles will radiate northward into the three zones and six transects—all of which feature their own particular public spaces and gardens.



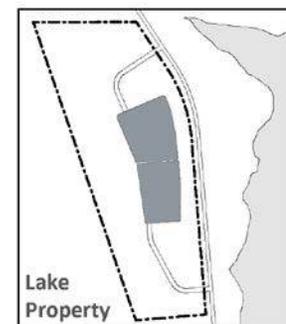
FIGURE 2A: CONCEPTUAL RENDERING OF UI DISTRICT

While these transects compile one larger, integrated town+gown district, each transect can support different academic facility scenarios depending on which future C+U anchors settle in the UI District and their specific institutional goals and space needs. As the City assumes that several C+U anchors will likely occupy full build-out, these needs may range from tenant spaces in market-rate, mixed-use buildings to dedicated free-standing structures to possibility one or more dedicated campus precincts. Given the uncertainty of this final C+U mix, the Plan is conceived to create a vital and dynamic environment in any number of different possible scenarios.



Legend

Transects	
	T-6: District Gateway
	T-5: Urban Core
	T-4: Town Center
	T-3: Campus Commons
	T-2: Campus Vistas
	T-1: Future Development
	SD: Lake Blocks
	Property Line



UI District Transects

Of course, in the event that a single C+U entity were to take the entire 384-acre site, the City assumes that this institution would pursue its own specific master plan—or in the event, that a comparable C+U entity were to take a significant number of blocks to create a smaller, single campus, those blocks would also be designed in a similar fashion. At this time, however, all studies indicate that a non-traditional, multi-institutional approach is most likely.

Within these transects, a block's immediate context defines its massing and character. On rectilinear blocks facing streets, proposed massing envelopes hold the street edges creating a urban, streetscape environment—while on blocks directly adjacent to open landscapes, massing envelopes offer opportunities for “sculptural” building edges—where the these structures can actively engage the surrounding views and valleys.

Although most blocks are highly flexible and accommodate multiple massing and land-use strategies, some blocks are more specialized and act as key places within the broader planning framework.

Transit and mobility play a central role in the UI District Plan. One of the Plan's principal aspirations is creating a community that encourages pedestrians, bikers and other modes. All streets and public space networks are designed with this in mind.



Source: iStock

Pedestrian and Bicycle Mobility Promoted

2.3.1. Transit Oriented Development (TOD)

Typically boulevards in Otay Ranch divide the various villages into physically distinct areas, with limited connectivity or shared identities. The UI District Plan re-imagines these critical thoroughfares—especially Orion Avenue fronting Village 9—in ways that will link the adjoining villages into coherent urban areas. To promote urban vitality and pedestrian traffic both Orion Avenue and Hunte Parkway will feature streetscape designs that advance walkability and bike ridership throughout the UI District. With the planned BRT Station on Orion Avenue, there’s a specific opportunity to create a TOD that offers non-automotive connections to access multiple areas in Otay Village, Downtown San Diego, and the Mexican border areas. This transit amenity will have both regional and international impact on the surrounding area and offers the UI District a striking range of potential new residents and tenants. In accordance with new urban best practices, it is imperative that this TOD be conceived as a residential center spanning between the UI District and Village 9.



Source: iStock

2.3.2. Transit Stop

Buildings facing this transit stop should be designed and oriented to capture and engage pedestrian traffic, serve as a gateway to the university area, and allow residents to live here but commute to Downtown San Diego and the Mexican border areas without having to use a car. Special provisions are made here to ensure that development on both sides of Orion Avenue is coordinated with a unified scale and massing. The two blocks immediately adjacent to the transit stop are set back from the curb line to create a transit plaza and university gateway. As planning in Village 9 advances, a coordinated zoning overlay spanning Orion Avenue will help ensure a coherent streetscape.



Source: iStock