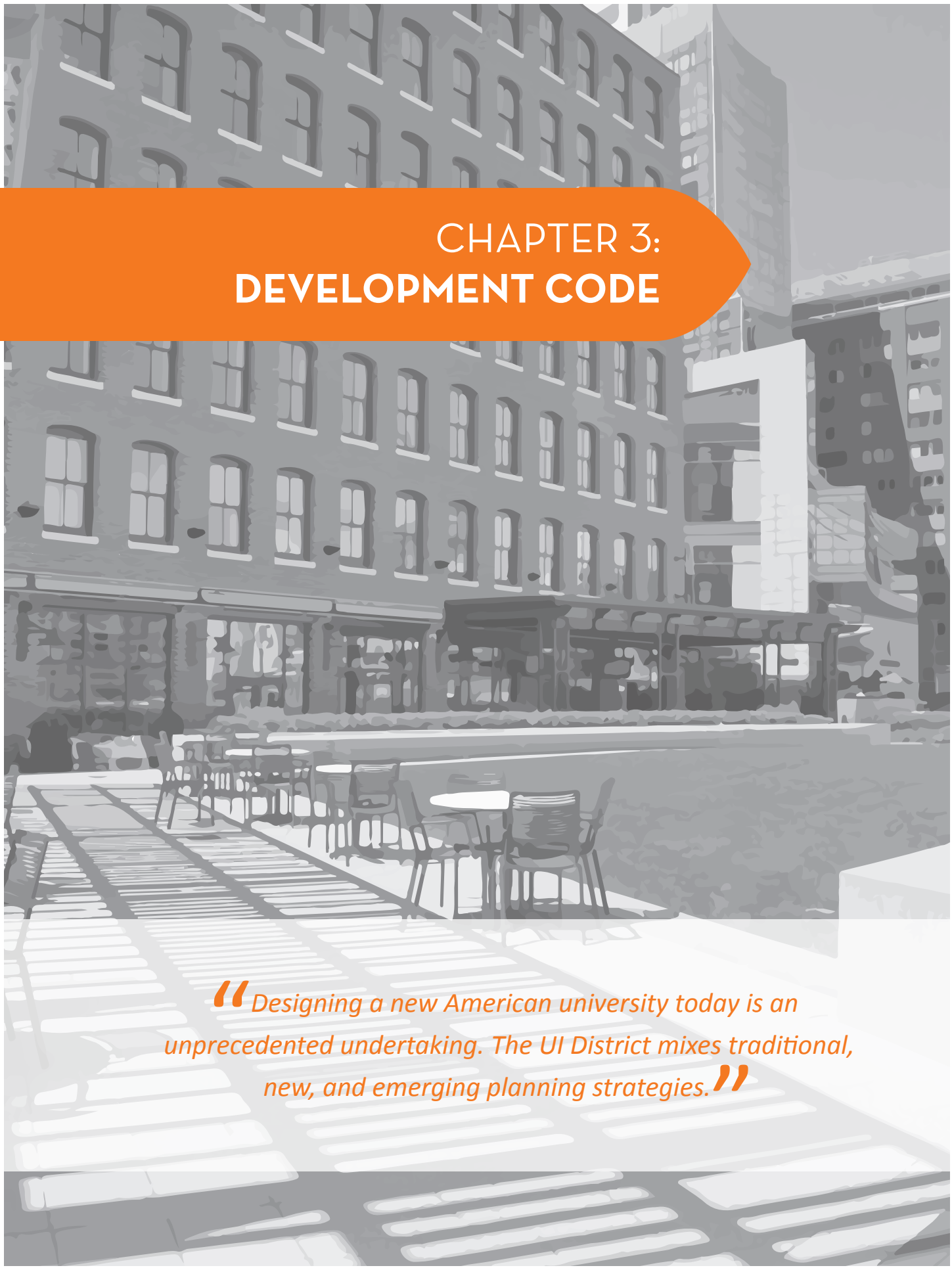
CHAPTER 3:
DEVELOPMENT CODE



"Designing a new American university today is an unprecedented undertaking. The UI District mixes traditional, new, and emerging planning strategies."

The Development Code is intended to serve as a regulatory framework for long-term development of the UI District. The hybrid FBC policy framework is purposefully flexible to enable design and development to respond to evolving academic and industry paradigms of collaboration, integration, and co-location.

The Development Code enables place-based design solutions that focus on the relationship of buildings to streets and common open spaces to support integrated and supportive relationships between academic and industry users. This hybrid FBC format incentivizes progressive development patterns, innovative use of space, and dynamic land use relationships. This Code incorporates all the necessary regulations required by traditional PC District Regulations and serves as the PC District Regulations for the UI District.

3.1. Applicability

The standards and guidelines of this Development Code shall apply to all development within the UI District area. Where the provisions of this Development Code remain silent on an issue, the CVMC shall prevail. The provisions of this Development Code are not intended to abrogate any existing easements, covenants, or other agreements.

All development, modifications, new and temporary land uses within UI District shall comply with all applicable requirements of this Chapter.

T-1 Future Development Area SD Lake Blocks O-3 Pedestrian Walk O-2 Common Open Space O-1 Open Space	T-2 Campus Vista	T-3 Campus Commons	T-4 Urban Core	T-6 District Gateway T-5 Urban Center SD Flex Overlay

FIGURE 3A: TRANSECT DIAGRAM

3.2. Transect Approach

In form-based planning, the built environment is organized as a range of geographic and development "transects." A key objective of transect-based planning is the creation of integrated environments that are internally coherent with seamless transitions. Successful, integrated environments are based on the selection and arrangement of all the components that contribute to a particular type of environment. Each transect addresses specific components of the human environment that support a well-designed community of people places. Through the transect, planners are able to specify different urban contexts that have the function and intensity appropriate for their location.

This Development Code regulates through Transects (T), Special Districts (SD), and Open Space Sectors (O) to facilitate development by form and intensity rather than by land use.

UI District Transects, Special Districts and Open Space Sectors are calibrated to their geographic location, topography of the site, and the envisioned character of the UI District. Transects are organized to focus intensity in close proximity to Millienia and the Village 9 Town Center fading intensity out toward the naturalized slopes. They also create integrated environments that are internally coherent with seamless transitions. Development is organized into eight transects and special districts and three Open Space Sectors, as listed below in order of descending intensity:

- T-6: District Gateway
- T-5: Urban Core
- T-4: Town Center
- T-3: Campus Commons
- T-2: Campus Vista
- T-1: Future Development
- SD: Lake Blocks
- SD: Flex Overlay
- O-3: Pedestrian Walk
- O-2: Common Open Space
- O-1: Open Space

3.3. Site Utilization by Transect

Figure 3B: Site Utilization Plan By Transect and Table 3A: Site Utilization Development Summary implement the form-based development plan contemplated by the GDP; and establish the maximum development utilization by Transect.

The UI District is strategically designed to focus urban development within the T-6 through T-2 Transects, allowing for development flexibility at low intensities in the T-1 Transects, SD Lake Blocks, and O-2 and O-3 Open Space Sectors. Development square footage, land use percentage, and specific building locations may be altered or transferred between Transects pursuant to Chapter 10: Administration & Implementation of this SPA Plan.

Table 3A: Site Utilization Development Summary

Transect/Area	Acres	Max FAR	Estimated GSF of Development[1]
T-6: District Gateway	20.0	2.0	2,098,000
T-5: Urban Core	25.3	2.5	2,757,700 [2]
T-4: Town Center	33.6	2.0	2,929,900
T-3: Campus Commons	29.0	1.3	1,642,400
T-2: Campus Vista	26.4	0.5	575,600
T-1: Future Development [3]	99.8	0.2	0 [3]
SD: Lake Blocks	5.2	0.2	47,600
O-3: Pedestrian Walk	14.5	0.0	0
O-2: Common Open Space	39.5	0.0	15,000 [4]
O-1: Open Space	41.1	0.0	0
ROW	49.3	0.0	- -
UI District Total	383.8	- -	10,066,200 [1]

(1) Gross Square Footage (GSF) excludes area dedicated to parking and parking structures; see Table 3M: Land Use Ratios for gross square footage limitations by land use category.
(2) The Signature Tower has a maximum GSF assigned and does not have a FAR.
(3) Development is encouraged to be focused in Transects T-2 through T-6; a maximum of 10% of the total developed GSF within the other transects may be permitted here subject to § 3.4.7. T-1: Future Development.
(4) Up to 15,000 GSF is permitted in the Common Open Space for pavilions.

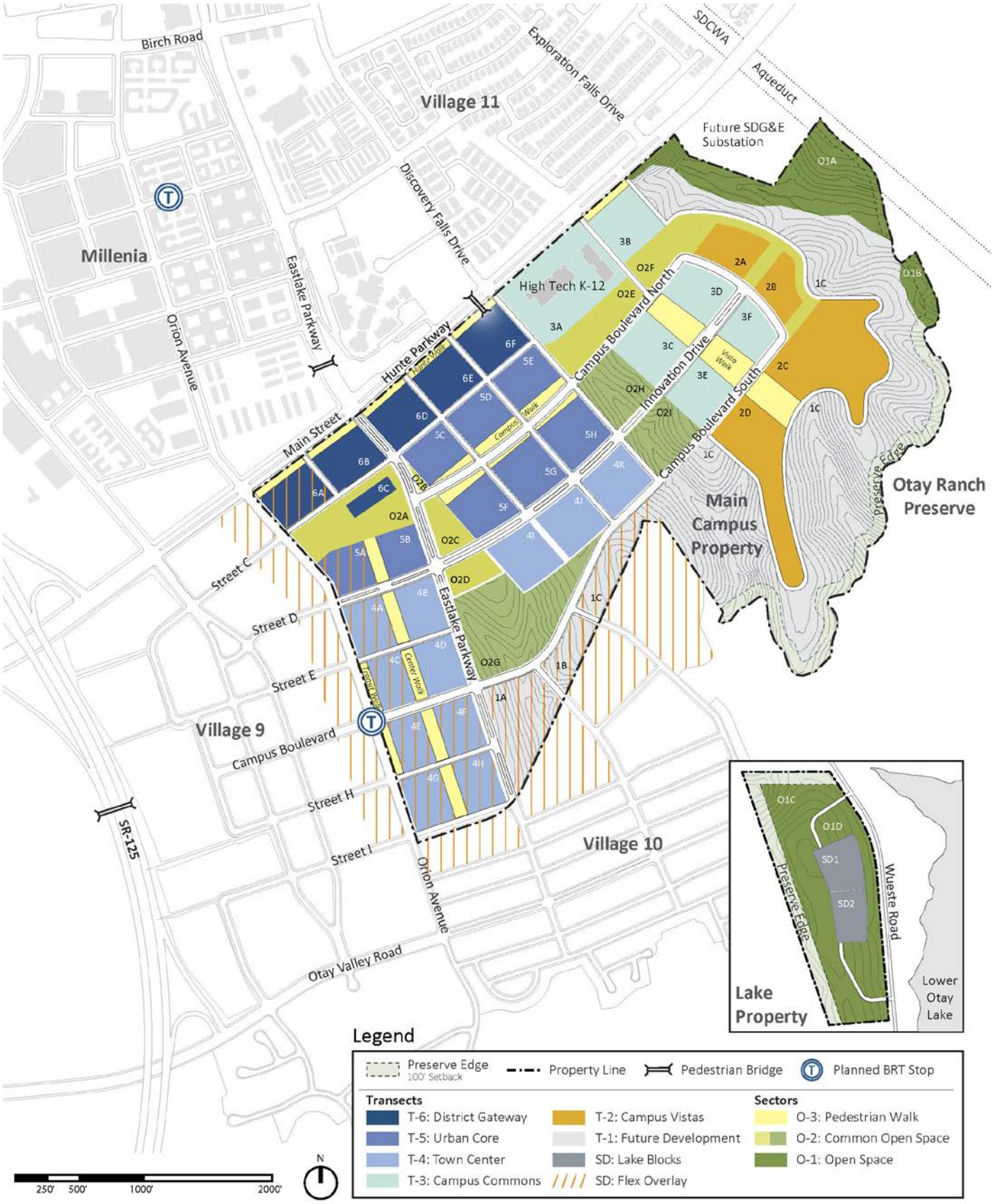


Figure 3B: Site Utilization Plan By Transect

3.4. Regulating Plan

Figure 3C: Regulating Plan, establishes the regulations applied to each parcel within the UI District consistent with the GDP University/RTP goals. The Regulating Plan is a synthesis of development opportunities that respond to the topography and constraints of the site, it promotes an active and urban setting for long-range development, and is designed for flexibility to adapt to evolving development needs of the market and the City. The Regulating Plan shall be used in combination with Table 3A: Site Utilization Development Summary, Table 3M: Land Use Ratios and the permitted land uses established in Table 3N: Permitted Uses.

Each Transect is addressed in further detail on the following pages. Each Transect includes specific standards for the entire Transect, Special District, and Common Open Space Sector and may provide additional standards for specific blocks within the Transect. Descriptions of terms used in each Transect and general regulations that apply to all Transects can be found in § 3.5. Form-Based Regulations Applicable to All Transects.

3.4.1. Development Standards

Development standards regulate key aspects of the user experience and facilitate creative architectural design. The relationship of the built form to the street and pedestrian spaces can be defined by Build-To lines and Streetwall Frontage conditions. This form-based regulation creates immediacy to the built environment as experienced from the street. All internal regulations (building separation standards) shall be governed by the adopted building code. This will allow for flexibility of building patterns and progressive development of new building types and configurations, allowing for the greatest adaptability to integrated development needs and market changes.

Administrative modifications to the standards are permitted subject to CVMC § 19.16 (Exemptions and Modifications) and Chapter 10: Administration & Implementation.

Transect development standards regulate the configuration and placement of buildings notwithstanding the requirements of the FPP (Appendix F).

All standards and guidelines of this SPA Plan foster development consistent with the UI District vision as set forth by Chapter 2: District Vision. Development submittals will be reviewed against the development code, the UI District vision, and the guidelines of Chapter 7: Design Guidelines.

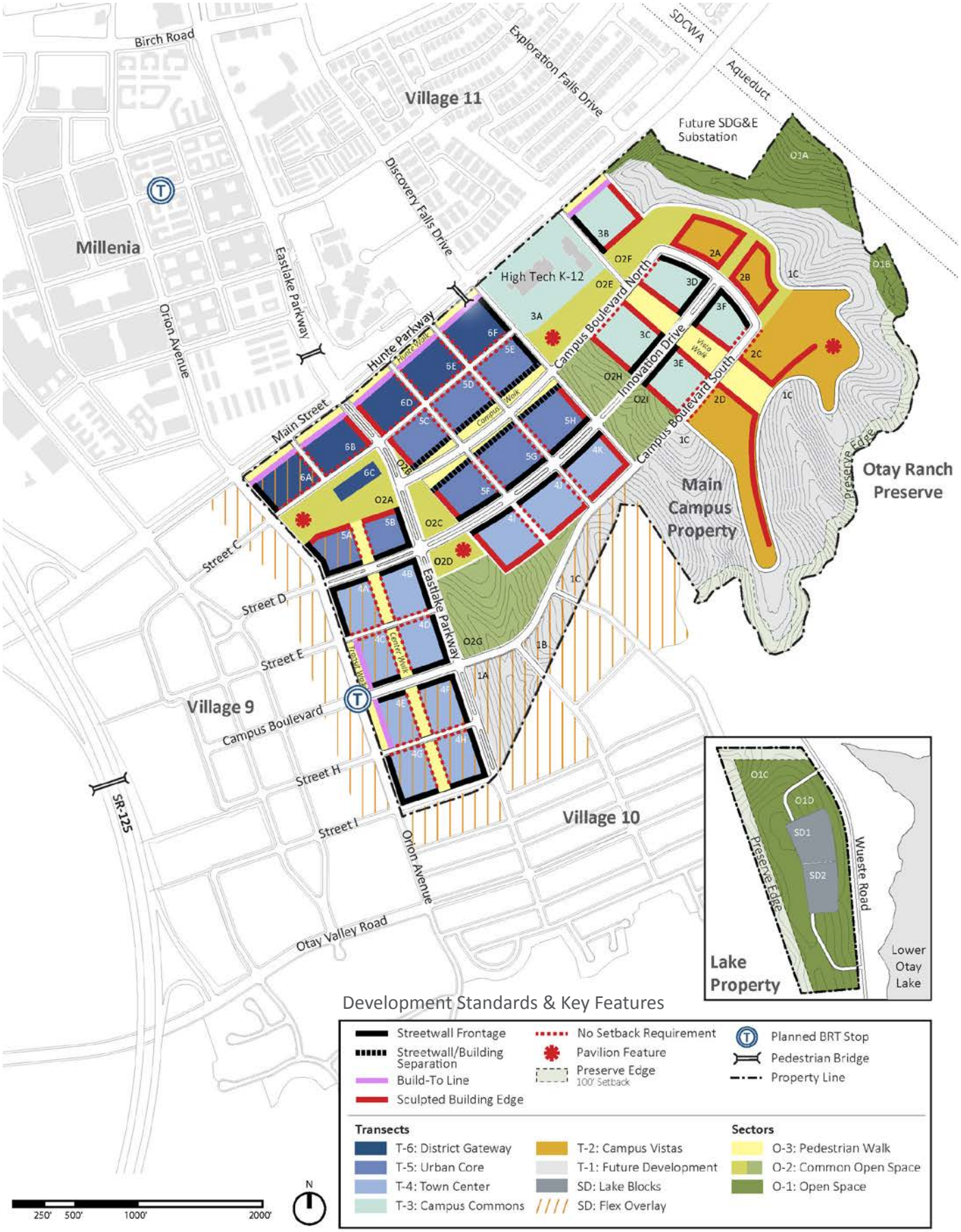
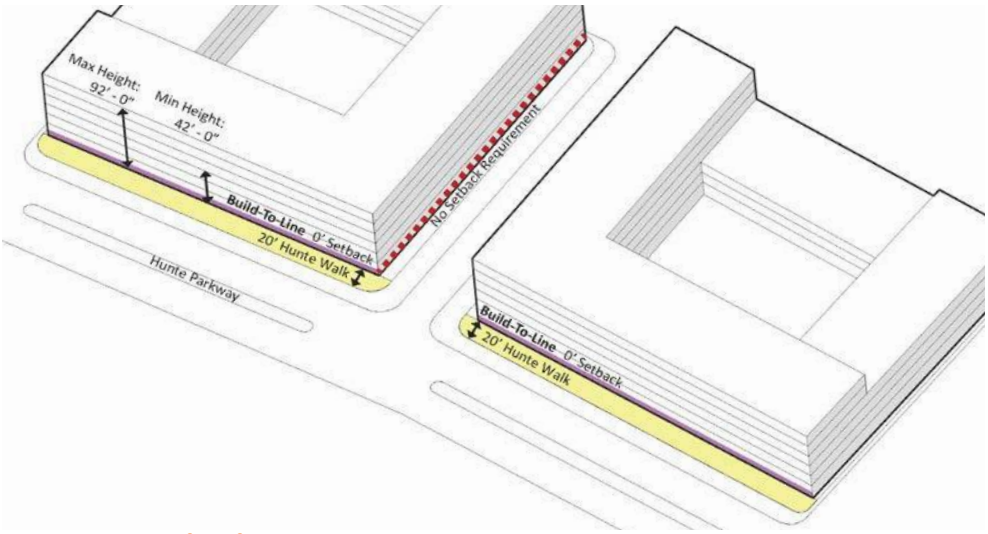


Figure 3C: Regulating Plan



3.4.2. T-6: District Gateway

T-6 provides a strong urban edge for the UI District, announcing this is a unique place for people to work, learn, and live. Buildings are steback from Eastlake Parkway to create a striking entry to the UI District.

A. Design Intent

T-6 is a major gateway to the UI District, providing the visual and physical entry from Eastlake Parkway and Hunte Parkway/Main Street. Buildings are sited to have a strong, active architectural presence along the street, providing clarity to the UI District edge and strong visual cues illustrating the innovative mixed-use character. Active ground floor uses are sited along the Hunte Walk adjacent to Hunte Parkway. Parking structures are screened or configured below grade.

B. Building Form & Height

Building form is urban in size and scale establishing a Streetwall Frontage of 3 stories minimum along the Build-To line. Block 6C accommodates a "signature tower" that will play a significant placemaking/gateway role for the UI District. This site is a significant pivot point and is highly visible from Eastlake and Hunte Parkways. This tower occupies a strategic seam between several transects and anchors a key public space network with a major plaza opening onto Eastlake Parkway.

C. Streetscape & Pedestrian Realm

Streetscapes are urban and comfortable. The Hunte Walk adjacent to Hunte Parkway provides 20 feet of open space in support of multi-modal activities. Formal street trees provide shade while planting and other streetscape features create a formal arrival statement. Signalized entry points along Hunte Parkway provide convenient access to parking facilities. Eastlake Parkway is activated by a formal entrance statement with median and formal street trees.

Table 3B: T-6 Development Standards

Standard	Requirement
Maximum FAR	2.0
Maximum Development	2,098,000 GSF
Building Height	Minimum: 42 feet Maximum: 92 feet
Required Common Open Space	None
Setbacks	
Hunte Walk Build-To Line	0 feet building 55 feet parking
Orion Avenue Streetwall Frontage	0 feet building; 10 feet parking
Local Street Frontage	No requirement
Placemaking Guidelines	
Block 6B	To be setback 50 feet from Eastlake Parkway.
Block 6C	No FAR; Max SF: 500,000 SF Minimum Height: 200 feet Max Height: 250 Feet
Block 6D	To be setback 20 feet from Eastlake Parkway.
SD: Flex Overlay	See § 3.4.9. SD: Flex Overlay

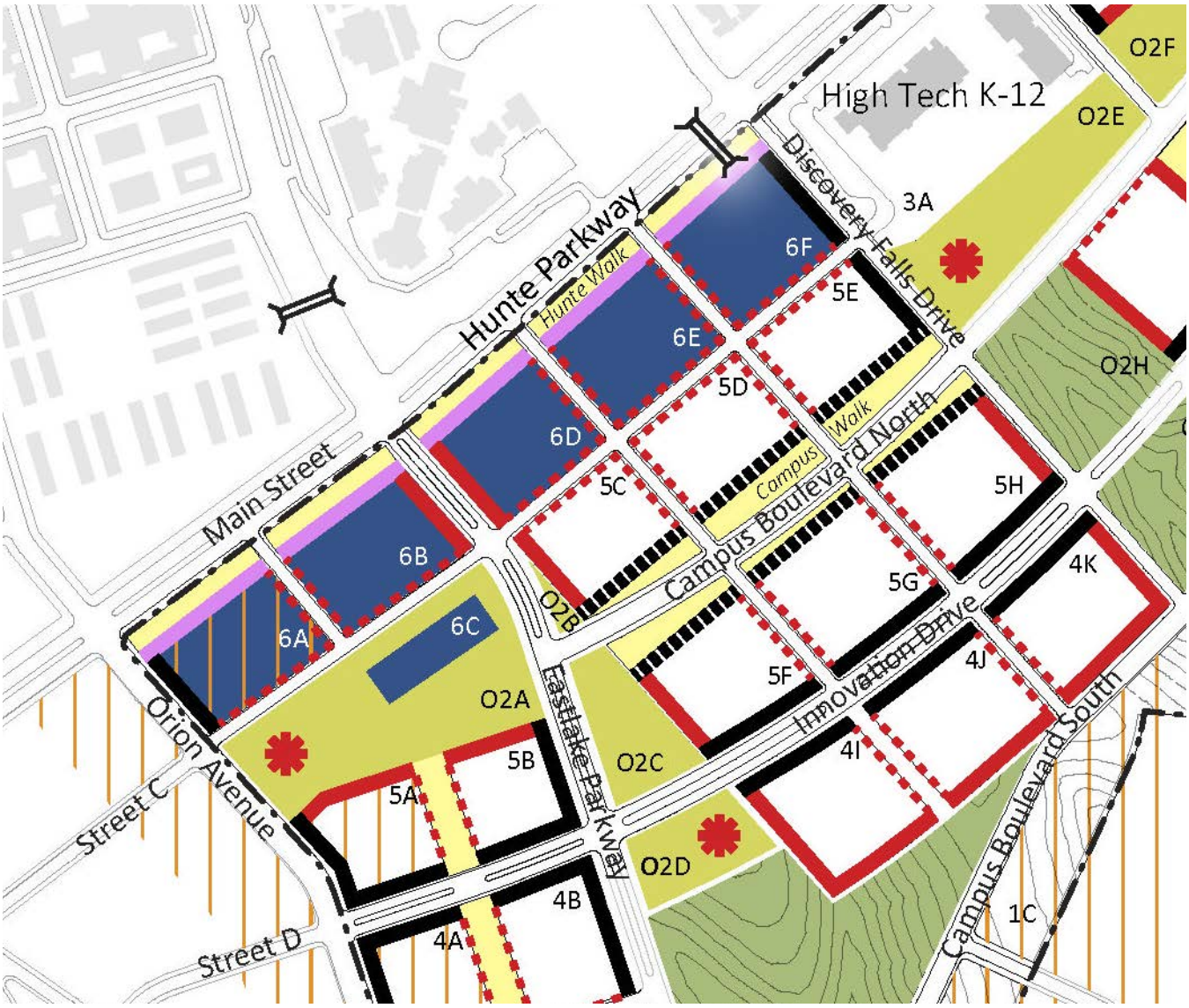
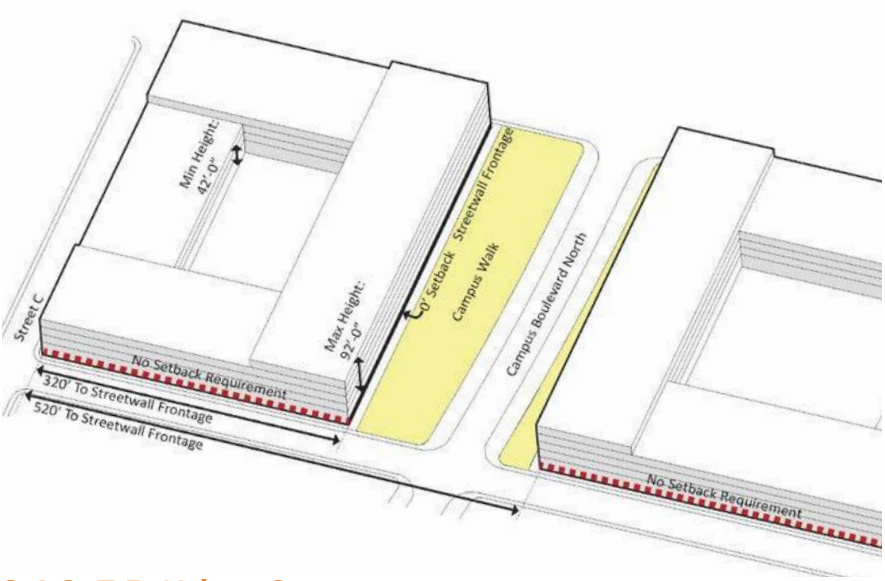


Figure 3D: T-6 District Gateway Regulating Plan



3.4.3. T-5: Urban Core

T-5 is the center of innovation for the UI District, featuring walkable blocks and a central Common Open Space feature—Campus Walk.

A. Design Intent

T-5 development and landscape character are innovative and inspiring. Buildings combine dramatic shapes and forms with innovative materials and construction trends highlighting emerging technology. Lab space, civic services, and common plaza areas provide additional activation along pedestrian realm spaces.

B. Building Form

Buildings are varied in size, shape, and design providing strong framing for the Campus Walk and Innovation Drive.

C. Streetscape & Pedestrian Realm

Streetscapes are interactive multi-modal spaces with a strong relationship between the street, landscape, architecture, and gathering spaces. Wayfinding between Managed Parking Areas and T-5 buildings are clear and direct. Formal street trees and formal lawns are accented with celebratory banners and demonstration projects. Space is allocated for multi-modal facilities such as bike- and car-share, and contemplative resting spaces.

Table 3C: T-5 Development Standards

Standard	Requirement
Maximum FAR	2.5
Maximum Development	2,757,700 GSF
Building Height	Minimum: 42 feet Maximum: 92 feet
Required Common Open Space	None
Setbacks	
Campus Boulevard North Building Separation	200 feet building separation; Northern edge: 320 feet from Street C; Southern edge: 520 feet from Street C
Eastlake Parkway, Innovation Drive & Orion Avenue Streetwall Frontage	0 feet to building
Local Street Frontage	No requirement
Common Open Space	Sculpted building edge
Placemaking Guidelines	
Campus Walk	See § 3.4.10. O-3: Pedestrian Walks
Innovation Drive	See § 4.5.9. Innovation Drive
Local Street	See § 4.5.10. Local Streets

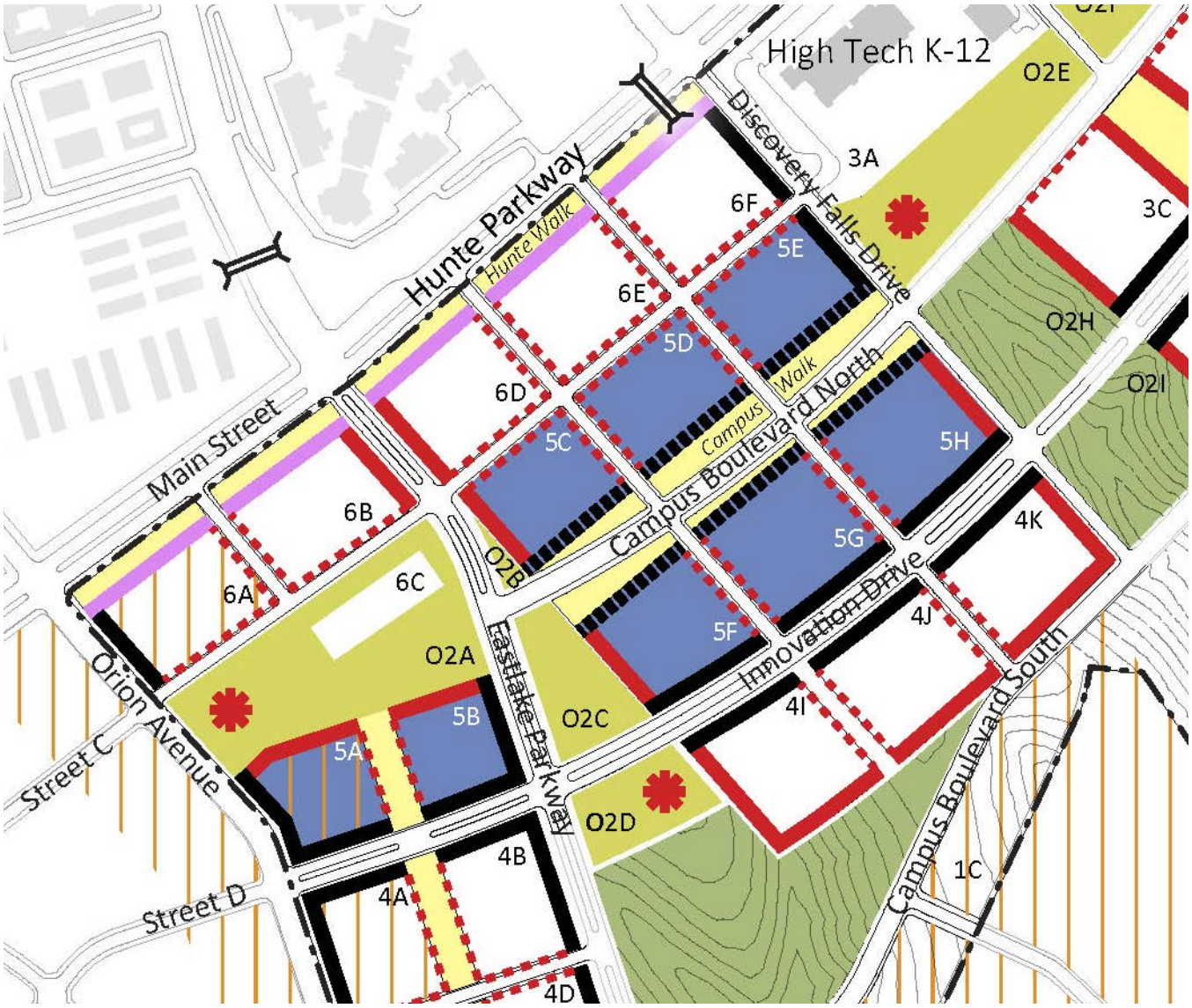
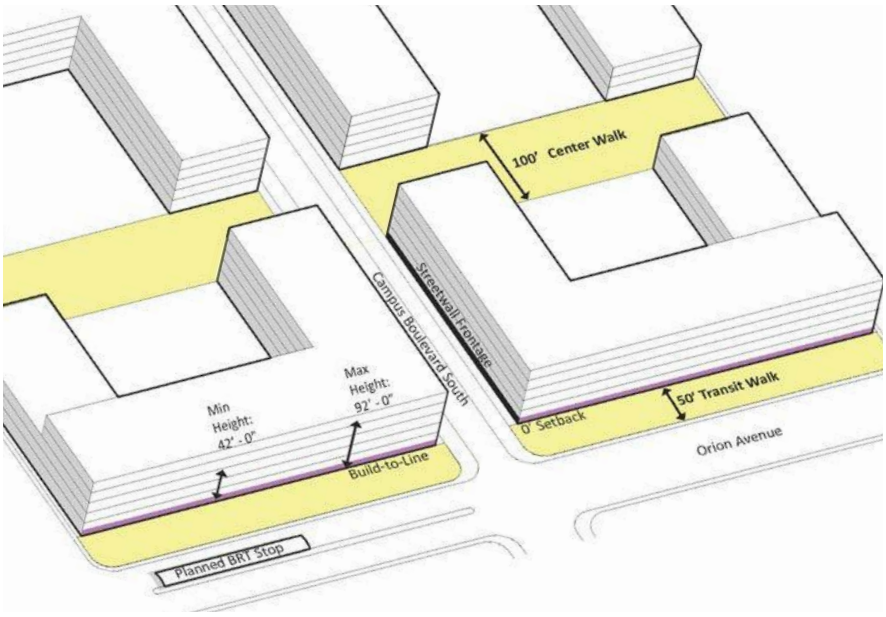


Figure 3E: T-5 Urban Core Regulating Plan



3.4.4. T-4: Town Center

T-4 is a campus-oriented mixed-use town center that builds on the "Main Street" feel of the adjacent Village 9 Town Center.

A. Design Intent

T-4 is the pedestrian and multi-modal entry to the District, creating a large interface with the Village 9 neighborhood. Buildings are scaled to reflect a walkable, pedestrian-oriented setting with a high degree of building design, variation, and visual interest. Active ground floor uses are sited along Orion Avenue with buildings framing the interior 100-foot wide Center Walk in the center of the Transect adjacent to the 50-foot wide Transit Walk.

B. Building Form

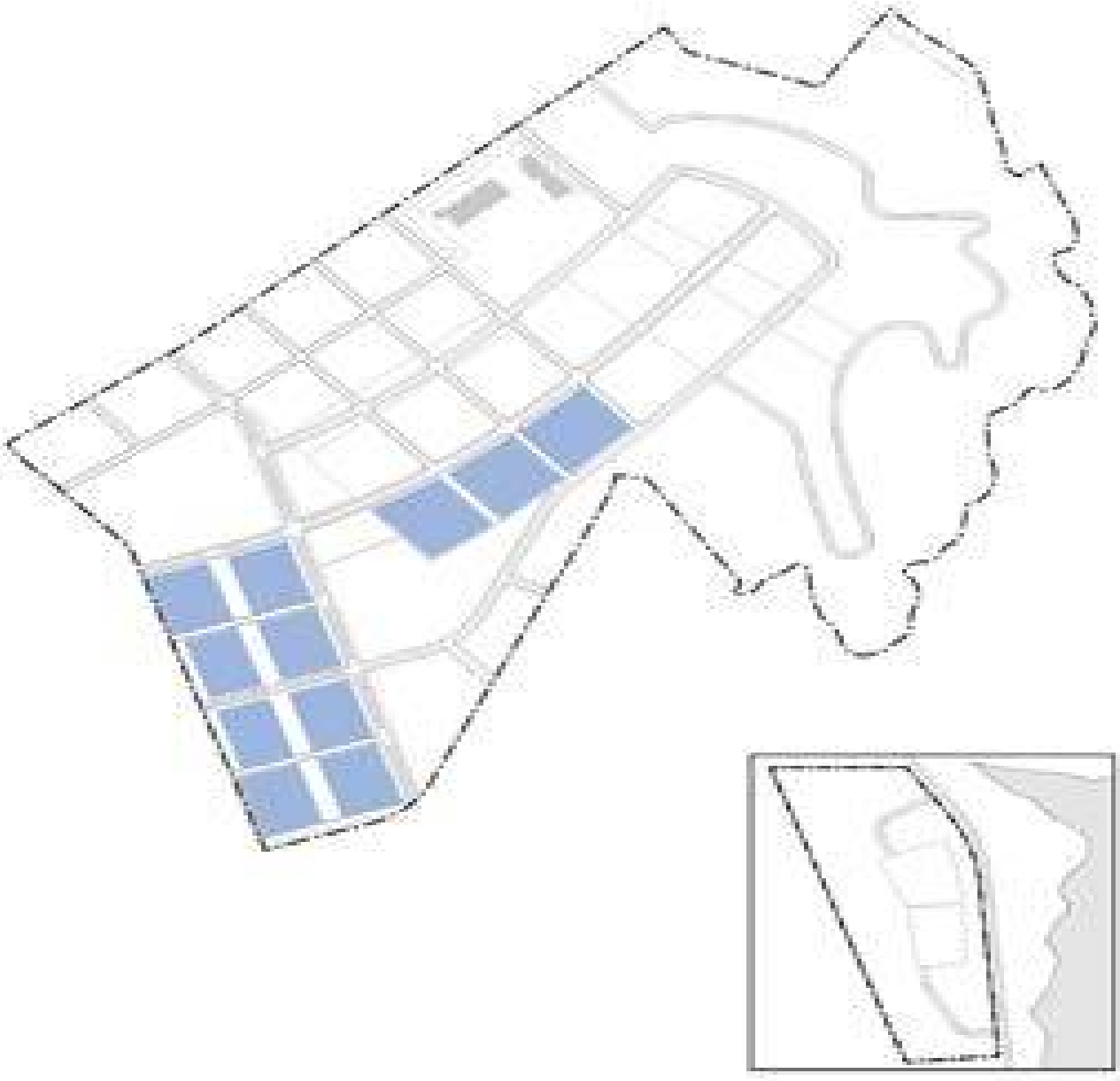
Buildings are pedestrian-scaled creating a two- to three-story Streetwall Frontage along Orion Avenue; upper stories step back. Adjacent to the Transit Walk is a Build-To line to frame the Transit Hub. Design and siting of buildings interact with the pedestrian realm creating strong connections between outdoor space and the built form.

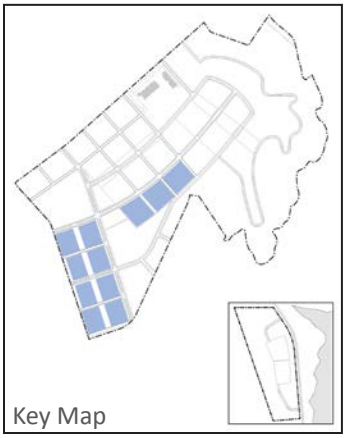
C. Streetscape & Pedestrian Realm

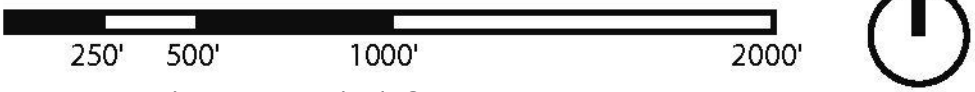
Streetscapes are multi-modal and comfortable for all users. The Transit Walk surrounds the Transit Hub as a dynamic linear open space feature. Street trees provide shade while street furniture provides bicycle parking, seating and gathering opportunities. Campus Boulevard South frontage shall be at the Build-To line with ample opportunities for active uses, plazas, and connections to Center Walk.

Table 3D: T-4 Development Standards

Standard	Requirement
Maximum FAR	2.0
Maximum Development	2,929,900 GSF
Building Height	Minimum: 42 feet Maximum: 92 feet
Minimum Common Open Space	None
Setbacks	
Orion Avenue Streetwall Frontage	0 feet to building
Transit Walk Build-To Line	0 feet to building
Eastlake Parkway Streetwall Frontage	0 feet to building
Campus Boulevard Streetwall Frontage	0 feet to building
Local Street Frontage	No requirement
Setback to Parking Lot	10 feet; landscape or architectural buffer required.
Placemaking Guidelines	
Transit Walk	See § 3.4.10. O-3: Pedestrian Walks
Center Walk	
SD: Flex Overlay	See § 3.4.9. SD: Flex Overlay
Local Street	See § 4.5.10. Local Streets







Development Standards & Key Features

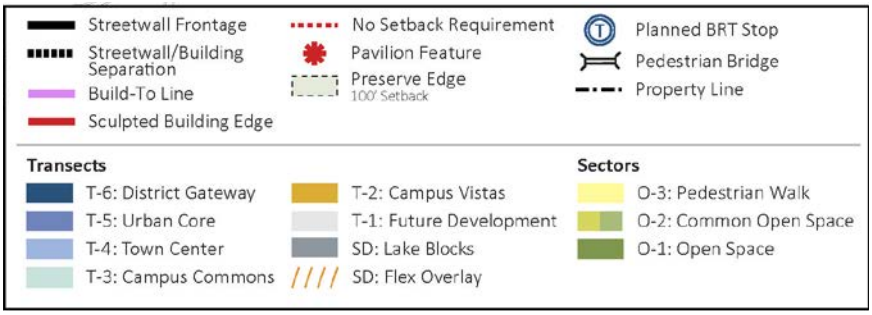
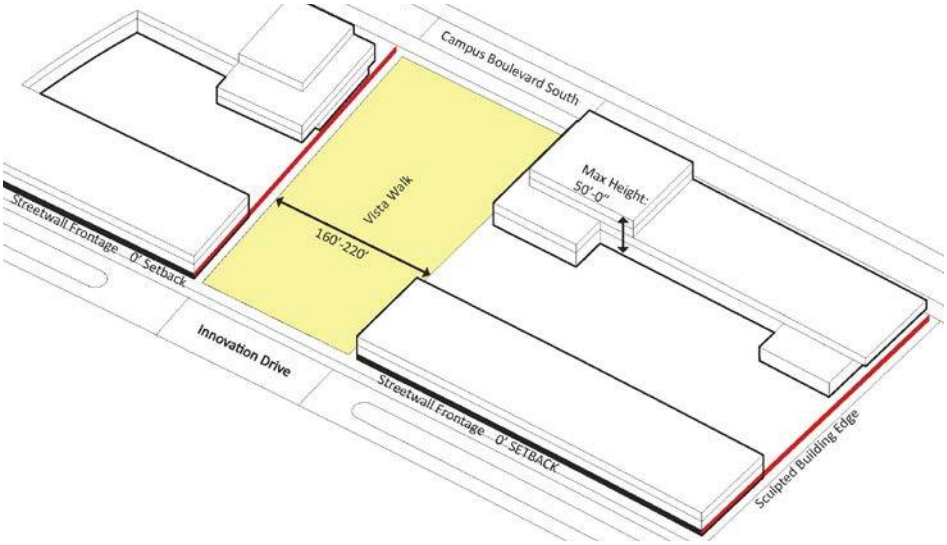


Figure 3F: T-4 Town Center Regulating Plan



3.4.5. T-3: Campus Commons

T-3 provides a campus-like setting focused around the Vista Walk. Intensity is lower here as topography begins to taper down into the open space.

A. Design Intent

T-3 built and landscape character are more naturalized and low-slung than the higher Transects. A campus-style layout focuses a series of building around the Vista Walk. Lower density character and scale define this Transect. Views to the Otay Ranch Preserve are dramatic and design shall consider capturing and maintaining viewsheds.

B. Building Form

Buildings are designed as signature pieces integrated with sculptural outdoor spaces. The built environment will have a large degree of massing variation that frames the Vista Walk and the viewshed to the south. Adjacency to landscape canyon areas and building silhouettes is a key consideration as viewed north into the Transect from the Otay Ranch Preserve. Building sites 3C and 3E are significant focal points as they serve as entry points to the eastern side of the UI District and overlook a dramatic canyon. Special attention must be paid to these facades which are designated as a Sculpted Building Edge.

C. Streetscape & Pedestrian Realm

Streetscapes utilize orientation and landscaping to increase the drama of the views to the south. Maintaining strict setbacks here is less important as buildings have a stronger orientation to the Vista Walk than the street. Thematic street trees and landscape are continued from Innovation Drive. On-street parking and parking lots or structures are strategically located to enhance access to T-3 buildings. If sports facilities are located in the adjacent Common Open Space Sectors, provide clear pedestrian connections and wayfinding to these facilities.

Table 3E: T-3 Development Standards

Standard	Requirement
Maximum FAR	1.3
Maximum Development	1,642,400 GSF
Building Height	Minimum: None Maximum: 50 feet
Minimum Common Open Space	None
Setbacks	
Campus Boulevard South	No requirement
Innovation Drive Streetwall Frontage	0 feet
Vista Walk	0 feet; minimum of 160 to 220 feet building separation across Vista Walk
O-2: Common Open Space	0 feet
Setback to Parking Lot	10 feet; landscape or architectural buffer required.
Placemaking Guidelines	
Vista Walk	See § 3.4.10. O-3: Pedestrian Walks
Innovation Drive	See § 4.5.9. Innovation Drive
O-2: Commons Space	See § 3.4.11. O-2: Common Open Space
Street Frontages	See § 3.5.1. Building Location Conditions

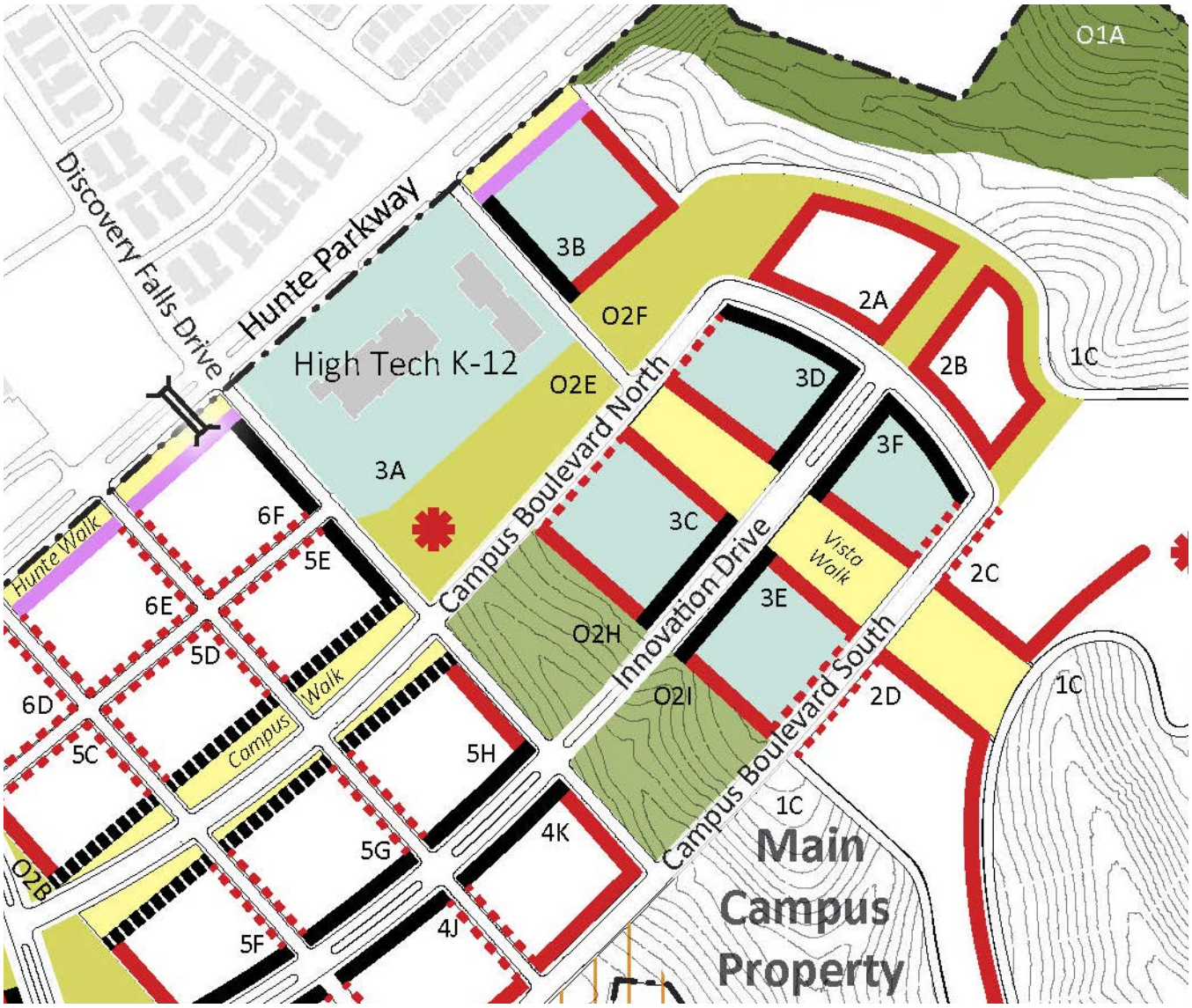


Figure 3G: T-3 Campus Commons Regulating Plan

Source: Ayers Saint Gross

Travel Plaza - Chesapeake House

3.4.6. T-2: Campus Vistas

T-2 is the sculptural edge of the UI District. This innovation or academic campus setting is one of the lowest intensity areas creating a transition from the urban form to the open space beyond. Key consideration factors include topography and thoughtful transitions to naturalized spaces.

A. Design Intent

T-2 buildings and landscape character are integrated with the dramatic topography of the Transect. Light-filled spaces are oriented toward the views to the south or urban views toward the District center. Generous use of windows and transitional spaces allow the buildings and land to function as a unified statement. Art or building pieces located in the Vista Walk anchor the viewshed and provide places to enjoy the natural vistas.

B. Building Form

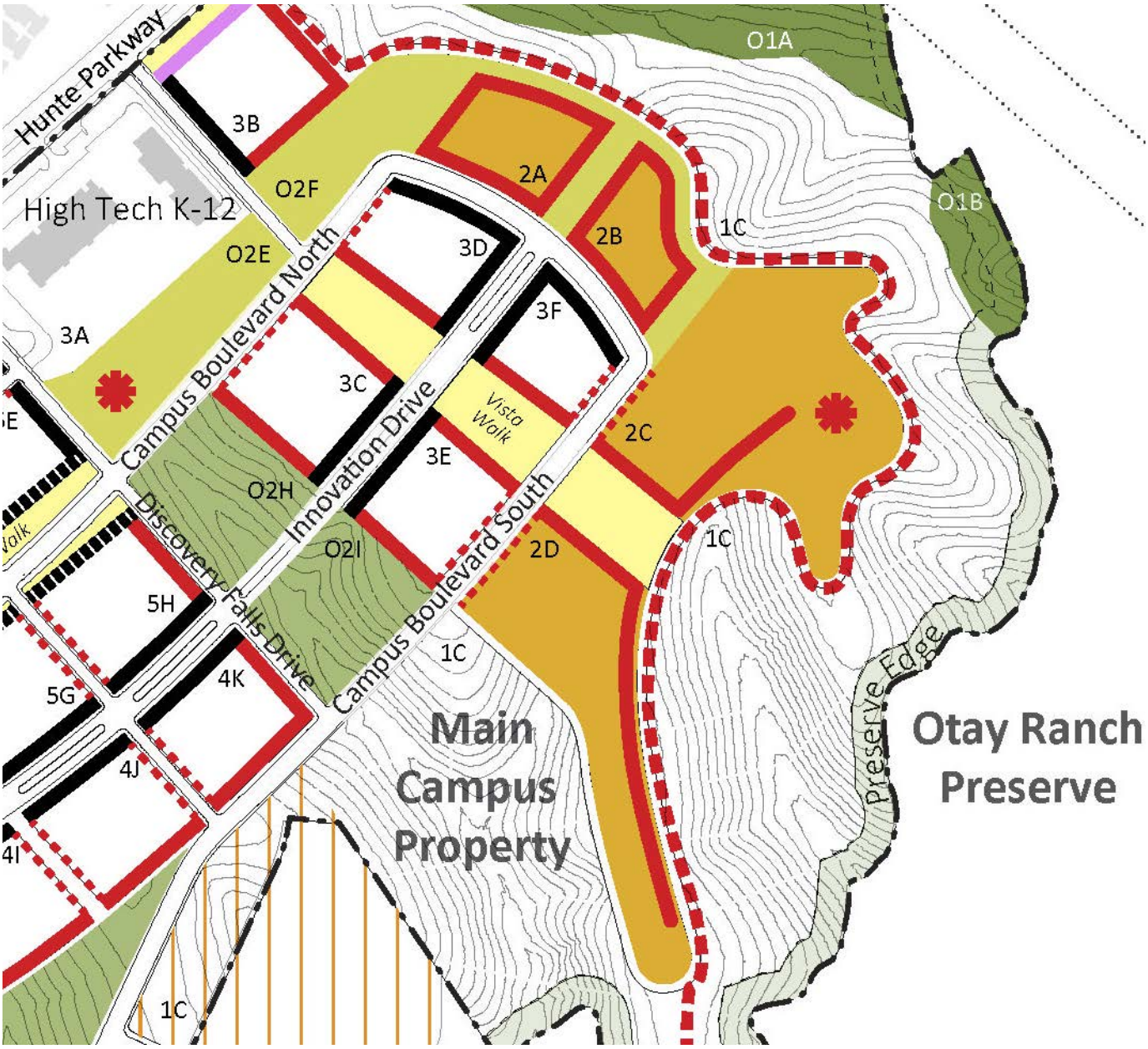
Buildings are designed to work coherently with the topography of the land; slope, access, and view consideration drive design of the built form. Buildings frame the Vista Walk and connect indoor and outdoor spaces. Parking and pedestrian connections to the rest of the UI District shall be carefully located. Buildings are varied in size and shape with a distinctive stepping down toward the Transect edges. Distinctive silhouettes are created to be viewed from Hunte and Eastlake Parkways as well as from Otay Ranch Preserve open space areas.

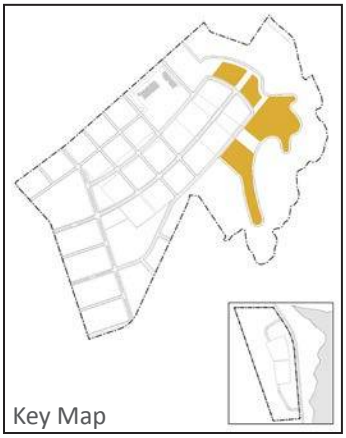
C. Streetscape & Pedestrian Realm

Streetscapes utilize orientation and landscaping to increase the drama of the views to the south. Maintaining strict setbacks here is less important as buildings may have a stronger orientation to the Vista Walk than the street. Thematic street trees and landscape should be continued from Campus Boulevard North and Campus Boulevard South. On-street parking and parking lots or structures should be strategically located to enhance access to T-2 buildings. The Chula Vista greenbelt trail surrounds the Transect and connects to Hunte Parkway.

Table 3F: T-2 Development Standards

Standard	Requirement
Maximum FAR	0.5
Maximum Development	575,600 GSF
Building Height	Minimum: none Maximum: 50 feet
Minimum Common Open Space	None
Setbacks	
Campus Boulevard North & South	No setback
From Trail	10 feet to building
Vista Walk	0 feet; 160 to 220 feet minimum building separation across the Walk
Setback to Parking	15 feet; landscape buffer required
Placemaking Features	
Commons Pedestrian Walk	See § 3.4.10. O-3: Pedestrian Walks
Pavilion	See § 3.4.11. O-2: Common Open Space
Local Street	See § 4.5.10. Local Streets
Block 3E	Provide significant focal point and serve as entry points to the east side of the UI District.





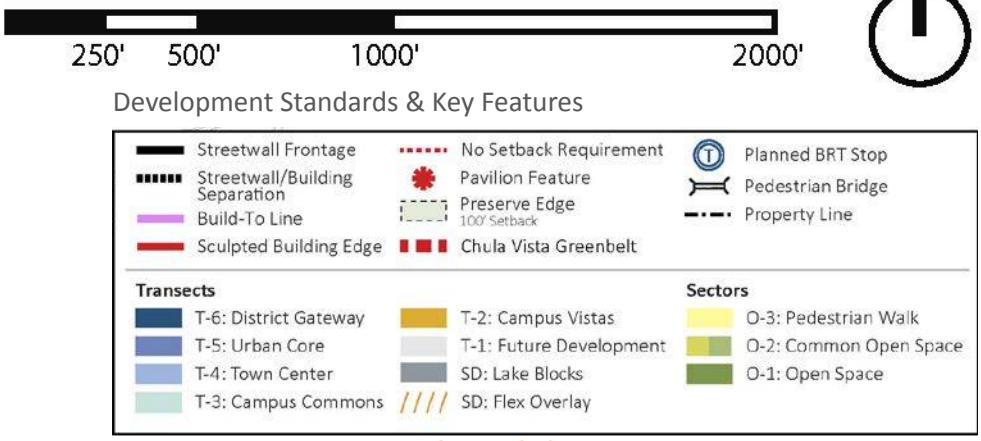


Figure 3H: T-2 Campus Vista Regulating Plan

3.4.7. T-1: Future Development

T-1 is a transitional and naturalized landscape edge buffering the natural slope and fuel-modification areas. Development will be focused in Transects T-6 through T-2; limited extension of development into this Transect will be permitted based on conditions listed below.

A. Design Intent

T-1 character transitions to a naturalized terrain from the built environment to the expansive open space beyond the UI District.

B. Building Form

Where development occurs, intensity is low and building height serves as stepped transition from the higher-intensity Transects to the open space edges. Buildings are designed to work with the topography of the land. Slope, access, and view consideration drive design of the built form. Provision of services, parking, and pedestrian connections to the rest of the UI District shall be carefully located. Buildings are varied in size and shape. Building silhouettes as viewed from Otay Ranch Preserve open space areas shall be carefully considered.

C. Streetscape & Pedestrian Realm

Buildings shall provide strong orientation toward capturing and framing views. Streetscapes and pedestrian pathways will provide connections to the regional trails network and access to trails in the Otay Ranch Preserve open space. Landscape is naturalized, designed to blend with the dramatic topography.

D. Development Thresholds and Permits

Development may be permitted subject to the ability to make the following findings:

1. Development does not exceed 10% of the maximum development of T-2 through T-6.
2. A minimum of 85% of total GSF has been developed in Transects T-6 through T-2.
3. AND unique findings can be made that better development would occur by utilizing portions of T-1 than would otherwise be achieved in Transects T-6 through T-2.

All development within this Transect shall be subject to Design Review and require City Council approval even when development conforms to all established development standards. Fuel modification shall be utilized per the FPP.

A Rural Trail traverses this Transect from the Campus Vista off-site to the Salt Creek Sewer Interceptor/ Greenbelt Trail (refer to § 4.4.2. Planned On-site Pedestrian and Bicycle Circulation Network).

No development is permitted in the Preserve Edge except for trails, fencing, and utilities as described in Appendix D: Preserve Edge.

Table 3G: T-1 Development Standards

Standard	Requirement
Maximum FAR	0.2
Maximum Development	Limited to GSF transferred from another Transect
Building Height	Minimum: none Maximum: 50 feet
Minimum Common Open Space	60% land area for passive or active Common Open Space
Building Setbacks	
Eastlake Parkway	10 feet
Campus Boulevard South	10 feet
T-2 Boundary	10 feet
Otay Ranch Preserve Line	150 feet
Open Space Area	30 feet
Preserve Edge	50 feet
Parking	Limited to on-street or structured parking on a per-project basis
Placemaking Features	
Preserve Edge	See Appendix D: Preserve Edge
Street Frontages	See § 3.5.1 C. Sculpted Building Edge

Figure 3I: T-1 Future Development Regulating Plan

Source: Ayers Saint Gross

Rancho Solano Preparatory School

3.4.8. SD: Lake Blocks

The Lake Blocks are located adjacent to Lower Otay Lake. The majority of the Lake Property is dedicated to Open Space Sectors or reserved as Preserved Edge buffer area. Development shall be limited to satellite academic uses for low-intensity or infrequent use. Key consideration factors include traffic generation, sewer capability, and thoughtful transitions to naturalized spaces.

A. Design Intent

The Lake Blocks character reflects the Lake-side setting. Site development will orient toward Lake and/or surrounding open space views. Development shall be undertaken with a limited physical and impact footprint.

B. Building Form

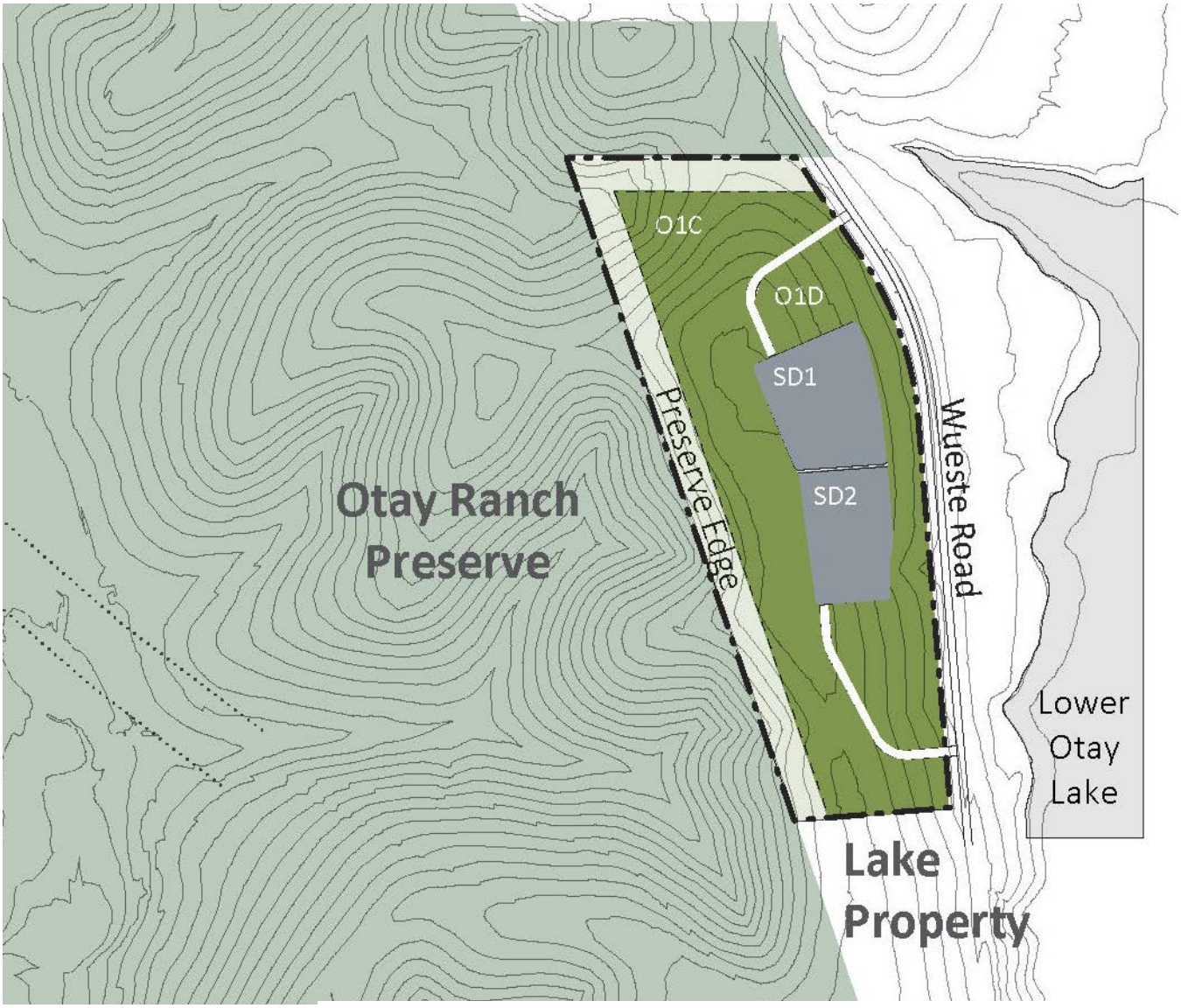
Building form and design are unique, reflecting the purpose and location of the site. Slope, access, and view considerations drive design of the built form.

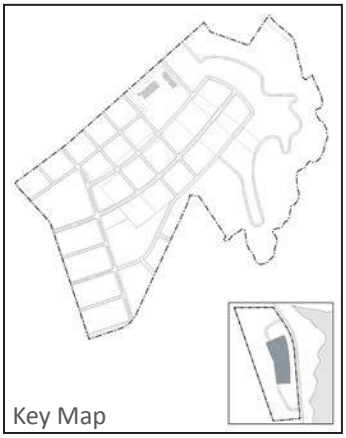
C. Streetscape & Pedestrian Realm

Access to the site is limited. Streetscapes utilize orientation and landscaping to increase the drama of the surrounding views. Parking shall be limited to the least amount necessary to service the use. Provide landscape and design features that tie the Lake Blocks thematically to the Main Campus Property.

Table 3H: SD-Lake Property Development Standards

Standard	Requirement
Maximum FAR	0.2
Maximum Development	47,600 GSF
Building Height	Minimum: none Maximum: 50’
Minimum Common Open Space	None
Setbacks	
Wueste Road Frontage	10 feet
Common Open Space	10 feet
Parking	Same as building setbacks
Placemaking Features	
Preserve Edge	See Appendix D: Preserve Edge





Development Standards & Key Features

Streetwall Frontage	No Setback Requirement	Planned BRT Stop
Streetwall/Building Separation	Pavilion Feature	Pedestrian Bridge
Build-To Line	Preserve Edge 100' Setback	Property Line
Sculpted Building Edge	Otay Ranch Preserve	

Transects		Sectors
T-6: District Gateway	T-2: Campus Vistas	O-3: Pedestrian Walk
T-5: Urban Core	T-1: Future Development	O-2: Common Open Space
T-4: Town Center	SD: Lake Blocks	O-1: Open Space
T-3: Campus Commons	SD: Flex Overlay	

Figure 3J: SD-Lake Property Regulating Plan

Source: WHA

3.4.9. SD: Flex Overlay

SD: Flex Overlay establishes a permeable edge between Village 9, Village 10 and the UI District. Engagement with the street, design techniques, built form, and land use from the identified blocks of Village 9, Village 10 and the UI District are allowed to occur on either side of Orion Avenue. Flexibility and coordination of the development within the Flex Overlay will enable a robust and viable Town/Gown area that fosters a seamless relationship between the Villages.

The identified portions of Village 9 may be combined with or designed to support or include UI District uses. Similarly, Village 9 land uses (including residential) and built form standards may be developed within the Flex Overlay. Coordinated development of the built form and academic-suitable pedestrian setting between UI District and Village 9 uses are encouraged and may result in undefined building and use boundaries. Interim, incubator, or long-term academic, residential, or business innovation uses, including student and faculty living and service uses, may be established on either side of Orion Avenue within the Flex Overlay. Establishment of UI District buildings and uses should occur within the Flex Overlay before development occurs within the rest of the Flex Overlay T-1 Transect.

A. Built Form

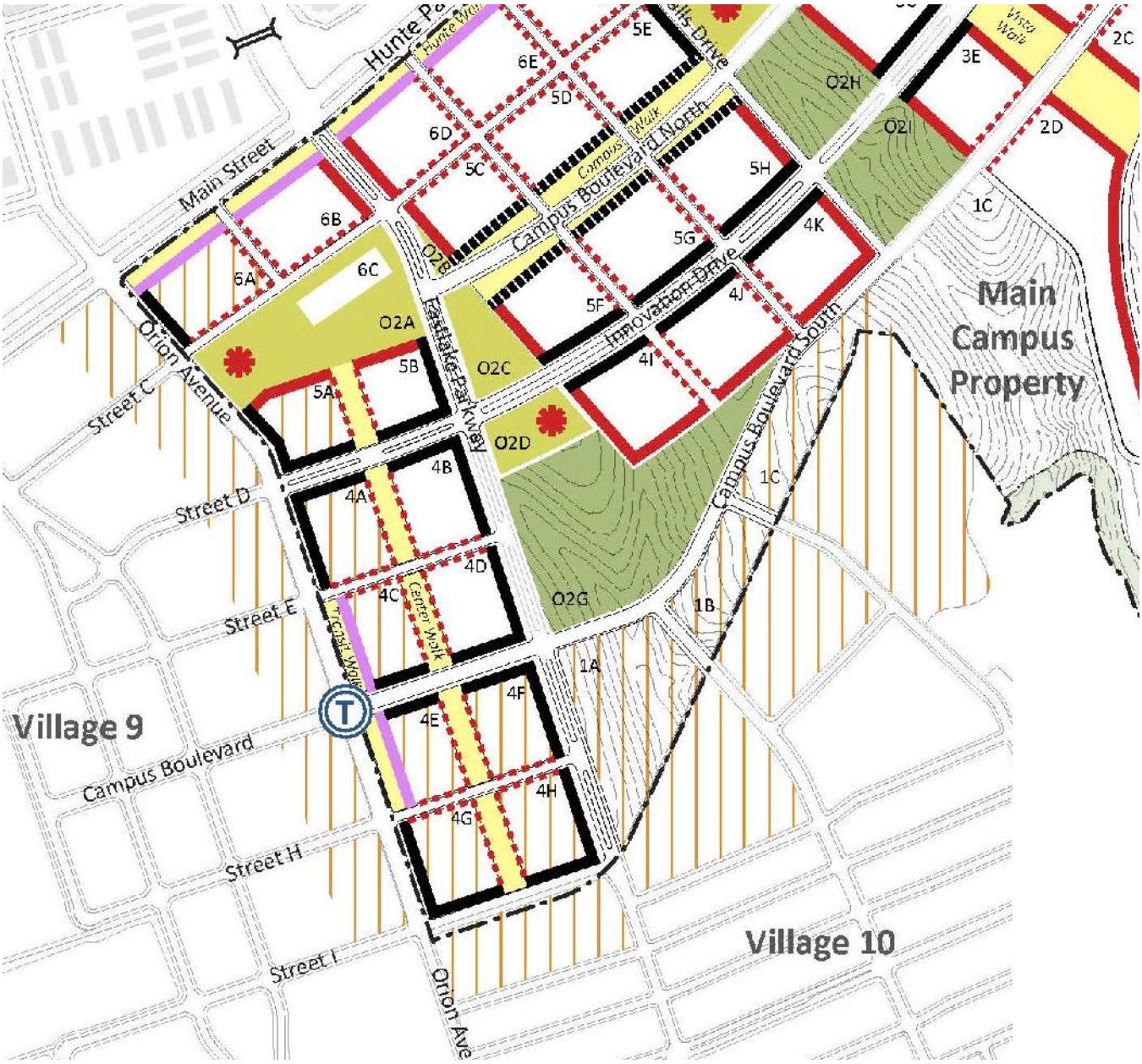
Built form and intensity, including building height, within the SD-Flex Overlay may be consistent with Village 9 standards or UI District standards. Development along Orion Avenue shall create a strong pedestrian-oriented relationship with the street. Height and intensity focuses at the Main Street/Orion Avenue intersection and descends south along Orion Avenue.

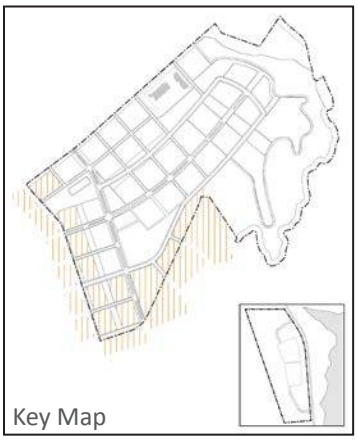
B. Development Processing

All Flex Overlay development shall be in substantial conformance with the goals and policies of the UI District, and shall not exceed the total development capacity established by the sum of the SPA Plans. Development within the Flex Overlay shall not require a SPA Plan amendment. Refer to Chapter 10: Administration & Implementation for processing requirements.

Table 3I: SD-Flex Overlay Development Standards

Standard	Requirement
Maximum FAR	Consistent with underlying Transect or Zone
Maximum Development	Consistent with underlying Transect or Zone
Building Height	Consistent with underlying Transect or Zone
Minimum Common Open Space	Consistent with underlying Transect or Zone
Building Setbacks	
Consistent with the underlying Transect or Zone	





250' 500' 1000' 2000'

N

Development Standards & Key Features

- Streetwall Frontage
- Streetwall/Building Separation
- Build-To Line
- Sculpted Building Edge
- No Setback Requirement
- Pavilion Feature
- Preserve Edge (100' Setback)
- Planned BRT Stop
- Pedestrian Bridge
- Property Line

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
- SD: Flex Overlay

Sectors

- O-3: Pedestrian Walk
- O-2: Common Open Space
- O-1: Open Space

Figure 3K: SD-Flex Overlay Regulating Plan

Source: WHA

Santiago Canyon College

3.4.10. O-3: Pedestrian Walks

The O-3 Sector establishes a system of highly compelling, public realm spaces created by highly interconnected squares, plazas, common open spaces, and natural landscapes tied together by a network of complete streetscapes and boulevards. These are spaces between buildings and beyond the streets where the built environment interacts with unique spaces to create a campus feel. Recreational amenities for the UI District are provided in these Pedestrian Walks in an unconventional and uniquely urban manner.

A. Design Intent

Pedestrian walks are areas that have wide views, to open landscape or views down key district corridors. Space that has a character associated with it. Internal retail experience, walk with character related experience.

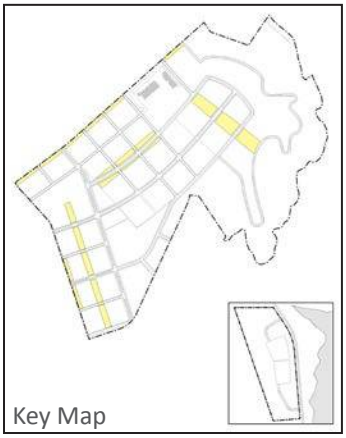
1. Hunte Walk

T-6 buildings will line the southern edge of Hunte Walk with any parking structures screened from view. Hunte Walk provides support for multi-modal activities and connects with the City's Regional Trail. Buildings facing Hunte Parkway have a strong presence on the street showing mixed use education innovation excitement and clarity on the edge. It becomes the visual entry to the District and the "buzz" in this area.

- Build on the educational piece of High Tech K-12.
- Continue City bike and pedestrian linkages onto the site.
- Provide an alternate mode opportunity gateway signage that shows many different routes to "final destination points."

Table 3J: O-3 Pedestrian Walk Standards

Standard	Requirement
1. Hunte Walk	
Width	20 feet
Minimum Programming	Plaza; Mobility Services; Bike-share Facility
2. Transit Walk	
Width	50 feet
Minimum Programming	Plaza; Mobility Services; Bike-share Facility
3. Center Walk	
Width	50 feet
Minimum Programming	Seating/study configurations
4. Campus Walk	
Building Separation	200 feet
Minimum Programming	Demonstration Project Space; Picnic space; Art
5. Vista Walk	
Building Separation	160 to 220 feet
Minimum Programming	Picnic space; Art



250' 500' 1000' 2000'

N

Development Standards & Key Features

- Streetwall Frontage
- Streetwall/Building Separation
- Build-To Line
- Sculpted Building Edge
- No Setback Requirement
- Pavilion Feature
- Preserve Edge 100' Setback
- Planned BRT Stop
- Pedestrian Bridge
- Property Line

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
- SD: Flex Overlay

Sectors

- O-3: Pedestrian Walk
- O-2: Common Open Space
- O-1: Open Space

Figure 3L: O-3 Regulating Plan

2. Transit Walk

T-4 buildings line the Transit Walk to frame the Transit Hub. Street trees provide shade while street furniture provides bicycle parking, seating and gathering opportunities.

- Celebrate complete streets and multi-modal presence.
- Provide a coherent identity to make it clear you have arrived to celebrate the uniqueness of the place.

Source: WHA

University of California, Irvine

Source: iStock

3. Campus Walk

Campus Walk is bisected by Campus Boulevard North. Buildings on either side of Campus Walk will be separated by 200 feet but their location is not based on the curvature of Campus Boulevard North (refer to § 3.4.3. T-5: Urban Core). Formal street trees and formal lawns are accented with celebratory banners and demonstration projects. Space is allocated for multi-modal facilities such as bike- and car-share, and contemplative resting spaces. Quiet contemporary areas should be provided to encourage innovative thinking.

Source: iStock

Source: WHA

Soka University

4. Center Walk

T-5 and T-4 buildings line Center Walk and provide pedestrian access to these buildings.

- Primary identity and formal entry to the District.
- Buildings are separated to open up views.
- Planting will be formal to allow views.

Source: iStock

Source: iStock

5. Vista Walk

The lower intensity and more sculptural buildings T-3 and T-2 are located along Vista Walk. Vista Walk's topography begins to lower toward the Otay Ranch Preserve and is more natural in nature. The landscape and events should celebrate this setting.

- Planting to be informal.
- Vista Walk ranges in width from 160 to 220 feet.

Source: WHA

Soka University

Source: WHA

Soka University

Source: Ayers Saint Gross

Minnesota State University Mankato Student Dining

3.4.11. O-2: Common Open Space

The O-2 Sector establishes a system of shared common open spaces for enhanced pedestrian connectivity, gathering spaces, and recreational amenities. Both active and passive recreational activities are allowed in this Sector. O-2 spaces are located to provide key Common Open Space features that visually anchor the UI District and capture dramatic viewsheds across the site. Common open spaces are divided into two types of distinct spaces—social spaces and slopes.

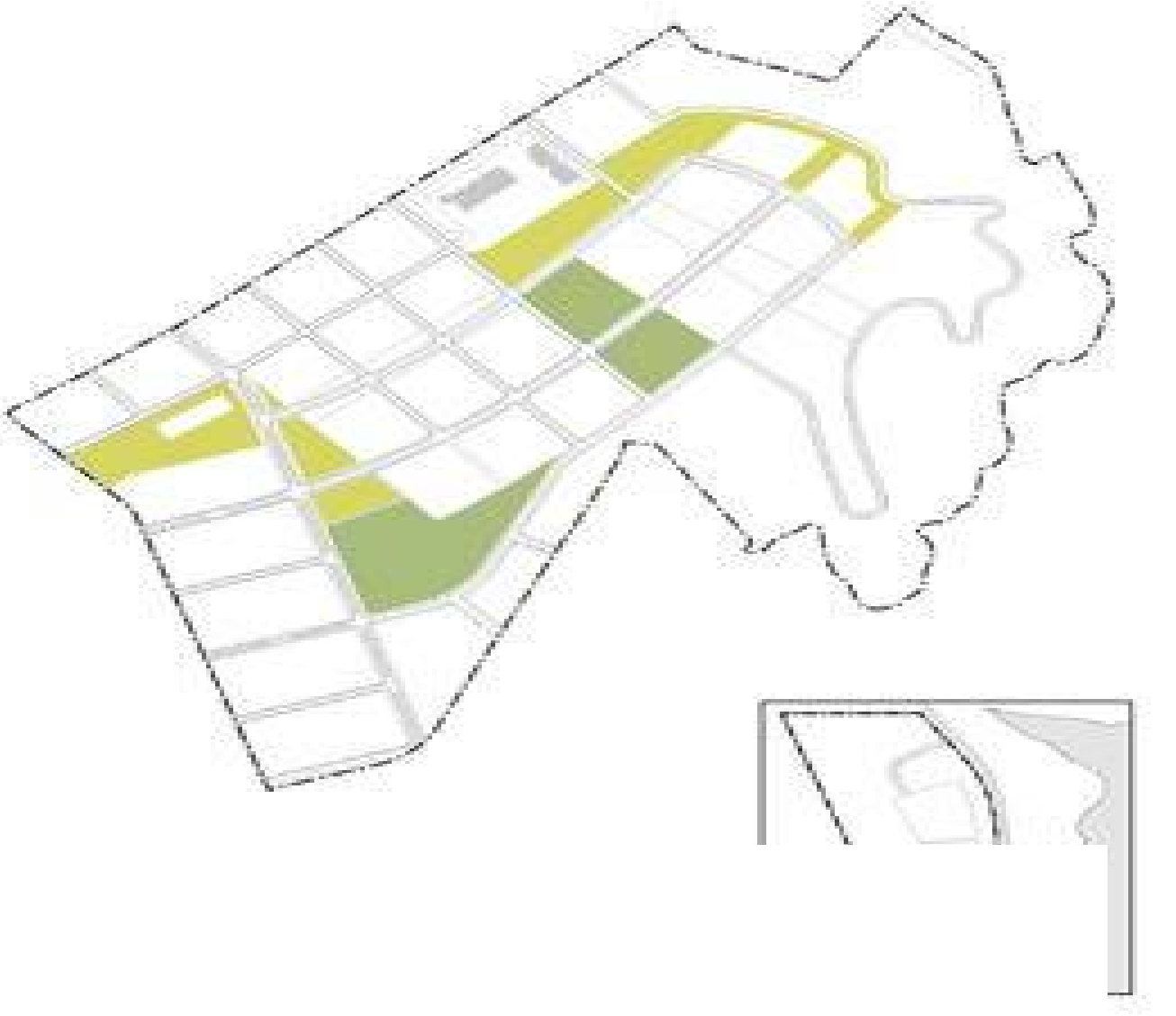
A. Design Intent

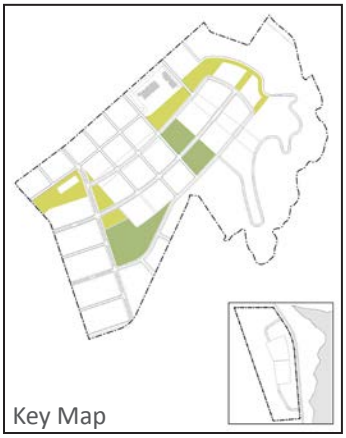
O-2 Social Spaces create enjoyable pedestrian spaces that positively contribute to the social environment of the UI District. Landscape, hardscape, design features, and pedestrian furniture are central elements of these spaces. Each space should be uniquely designed to interact with the immediate built environment and provide continuous pedestrian circulation through the space. Statement art or staging areas for demonstration projects are encouraged. Within the Common Open Space, pavilions are designated for smaller, public structures to anchor key and access key points in the UI District's broad range of landscape amenities. Conceived as a series of garden pavilions, these facilities will provide informal venues for community events and places to enjoy viewsheds and trail networks.

Infusing some of the rugged, cliff side character of the existing site into future developments is a key part of the UI District Plan. Three existing canyons and canyon edges are a unique landscape amenity. These landscapes adjoin the Otay Ranch Preserve and are intended to draw this landscape character into the UI District area.

Table 3K: O-2 Development Standards

Standard	Requirement
Pavilion Features	
Building Separation	100 feet from any adjacent building
Setback	50 feet from any street
Height	50 feet maximum; scaled appropriately to size of space and adjacent structures
Built Square Footage	5,000 square feet maximum per Pavilion Feature
Social Space Features	
Required Elements	Hardscape Seating areas Public art Shade
Minimum Programming	Picnic space; Art





250' 500' 1000' 2000'

N

Development Standards & Key Features

Streetwall Frontage
Streetwall/Building Separation
Build-To Line
Sculpted Building Edge
No Setback Requirement
Pavilion Feature
Preserve Edge
100' Setback
Planned BRT Stop
Pedestrian Bridge
Property Line

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
SD: Flex Overlay

Sectors
O-3: Pedestrian Walk
O-2: Common Open Space
O-1: Open Space

Figure 3M: O-2 Regulating Plan

Source: Ayers Saint Gross

Source: Ayers Saint Gross

Eckerd College

B. Building Form

Development in the O-2 Sector is limited to identified Pavilion Features and potential academic sports facilities.

Pavilion Features are architectural structures that accent the space by providing shade and gathering space. Each Pavilion Feature should be individually designed and scaled to suit the unique characteristics of the site. Limited provision of built square footage is permitted as part of the Pavilion Feature; spaces that serve the public such as concessions, demonstration kitchens, restrooms, or other civic-associated uses are permitted.

C. Alternative Common Open Space Configurations

Where development patterns alter the provision or location of Common Open Space, similar space shall be identified and provided equal to the total Common Open Space consistent with Table 3K: O-2 Development Standards.

D. Academic Sports Facilities

Sports facilities to support academic uses may be developed in any O-2 Sector area, or may be developed integral to an academic campus as part of a Transect. Academic sports facilities include the following land uses consistent with Table 3N: Permitted Uses:

- Sports and Fitness Facilities, Active or Support.
- Stadium.

FIGURE 3N: EXAMPLE OF ACADEMIC SPORTS FIELDS

E. Slopes

O-2 Slopes are areas defined by natural terrain that slopes down toward the Otay Ranch Preserve open space. The natural topography of these blocks make them ideal locations for grading of naturalized or manufactured slopes that support the overall UI District development. Actual location and design of these slopes will be determined by future tentative map(s), master precise plan(s), and/or final maps for individual projects. These areas include naturalized landscape, storm water management, and vista points, that are aligned with the natural topography of the site. They may have roads bridging the dramatic change in topography. Slopes will conform to the following standards:

4. Trails and supporting uses such as benches, maintenance, and signage.
5. No structures other than walls and fences are permitted; heights of walls and fences shall be minimized to blend into topography.
6. Plants shall have an informal character.
7. Planting techniques such as clustering of trees and shrubs shall be used to screen or break-up large slope areas; plant spacing shall consider fire protection spacing.
8. Native and drought tolerant species are preferred.
9. Turf shall not be permitted.
10. Landscaping shall be designed to minimize erosion and stabilize slopes.

3.4.12. O-1: Open Space

The O-1 Sector provides for a non-development area that protects existing natural systems and habitat. Development is prohibited in this area. Fencing, access, and conservation activities shall be consistent with Appendix D: Preserve Edge Plan. Grading and development of adjacent Transects shall not modify the natural systems or species within this area. Limited grading and planting may be allowed subject to Chapter 10: Administration & Implementation and Appendix D: Preserve Edge Plan.

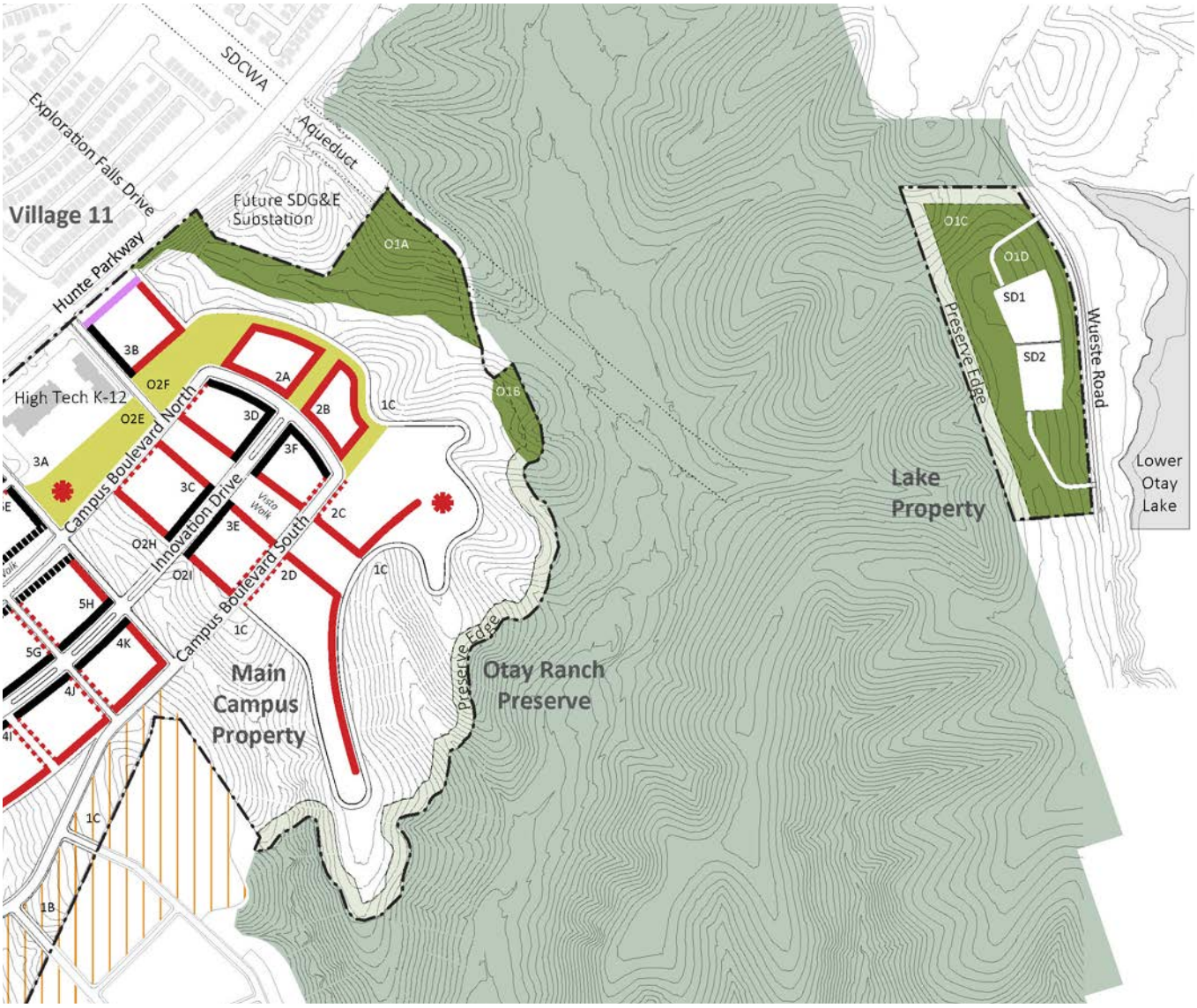
TABLE 3L: O-1 DEVELOPMENT STANDARDS

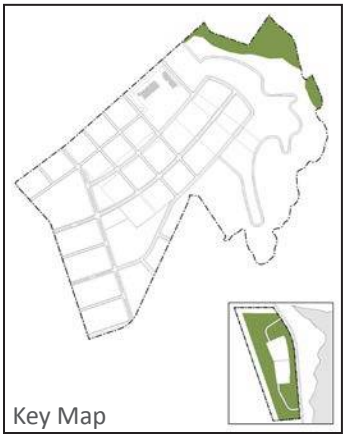
Standard	Requirement
Maximum FAR	0.0
Density	Prohibited
Maximum Development	Prohibited

3.4.13. Preserve Edge

A. Landscape

No development except for sewer facilities, storm drain systems, utility access roads and a rural trail are proposed in the 100-foot wide Preserve Edge. Refer to Appendix D for all Preserve Edge requirements. No invasive non-native plant species shall be introduced into areas immediately adjacent to the Otay Ranch Preserve. All Common Open Space slopes immediately adjacent to the Otay Ranch Preserve should be planted with native species that reflect the adjacent native habitat. The plant lists in appendices E and F of the FFP (Appendix F) must be reviewed and used when developing landscaping plans in areas adjacent to the Otay Ranch Preserve.





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N

Development Standards & Key Features

Streetwall Frontage
Streetwall/Building Separation
Build-To Line
Sculpted Building Edge
No Setback Requirement
Pavilion Feature
Preserve Edge
100' Setback
Otay Ranch Preserve
Planned BRT Stop
Pedestrian Bridge
Property Line

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
SD: Flex Overlay

Sectors
O-3: Pedestrian Walk
O-2: Common Open Space
O-1: Open Space

Figure 30: O-1 Preserve Edge Plan

3.5. Form-Based Regulations Applicable to All Transects

All standards, dimensions, and requirements identified in tables or using the word “shall” are minimum or maximum requirements (as identified) applicable to the Transect. Guidelines that incorporate “should” indicate that the standard is not mandatory, but is strongly recommended.

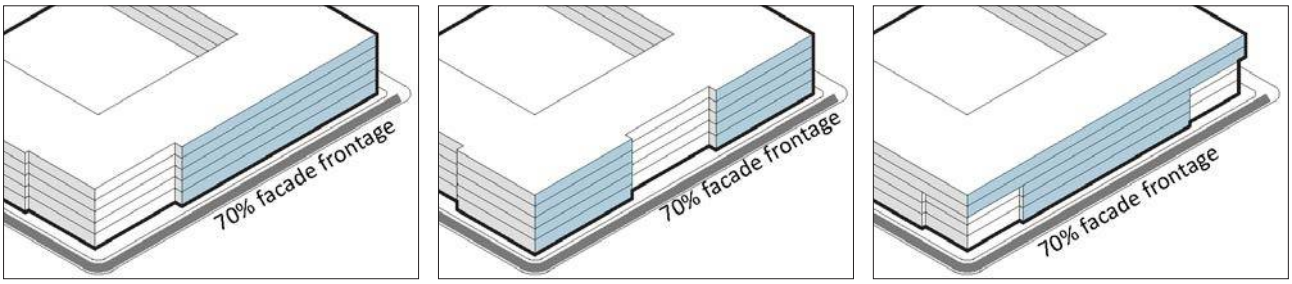
3.5.1. Building Location Conditions

The Regulating Plan identifies building location conditions that inform the relationship between the buildings, streets, and pedestrian spaces. Each building location condition is explained below. The siting of buildings play a critical role in establishing the character and sense of place for the UI District. The built environment should have a strong architectural form that creates an active interface between the building, pedestrian experience, and street. Siting buildings at the street’s edge gives spatial definition to the pedestrian realm that is critical to supporting an active urban setting.

Four types of setback conditions are established by Figure 3C: Regulating Plan; each is described below and further regulated by each Transect’s requirements. In general, buildings should be sited at or near setback/Build-To lines to establish consistent and continuous building street walls that give scale and definition to adjacent streets, gathering places, and civic spaces.

A. Streetwall Frontage

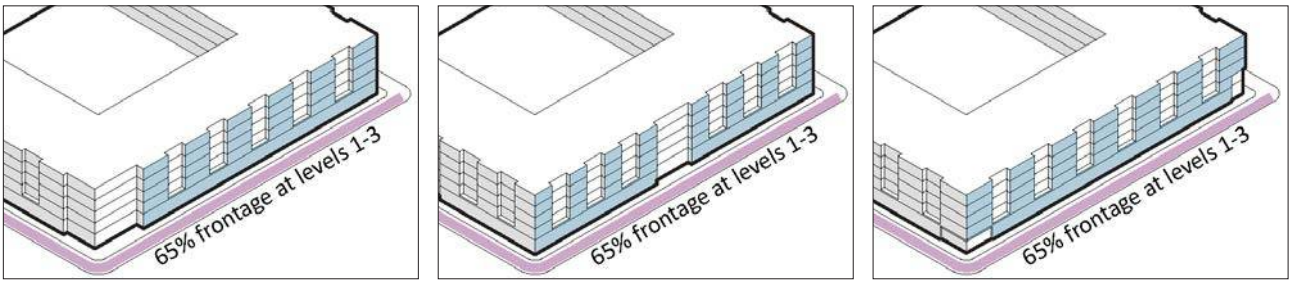
Streetwall Frontages require buildings to be sited and designed to create a strong architectural presence along the street. Where a Streetwall Frontage is indicated, the exterior wall of the building aligns with at least 70% of each of indicated line - creating coherent urban street corridors that span across multiple blocks. Building footprints and massing are required to extend at least 70% of their exterior walls to all Streetwall Frontage lines. Access to parking is permitted. Parking lots shall be limited to a maximum of 25% of the street frontage.



Streetwall Frontage Examples

B. Build-To Line

Build-To Lines encourage location of key building edges directly adjacent to these lines - promoting coherent developments that frame the street and relate directly to sidewalks and key Common Open Spaces. Where a Build-To line is indicated, the exterior wall of the building is required to coincide with the back of ROW or the Pedestrian Walk. In any given block, 65% of the length of the block shall have building footprints and massing of the first three stories located at the Build-To line. Design features and minor deviations from the Build-To line are permitted, up to 35% of the building frontage may deviate, for such architectural features as weather protection, recesses, niches, ornamental projections, entrance bays, or other articulations of the facade. Access to parking is permitted. Parking lots shall be limited to a maximum of 15% of the street frontage.

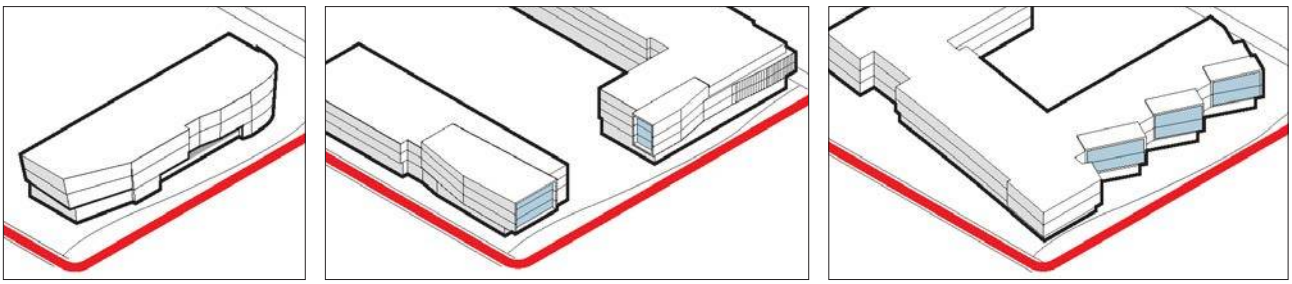


Build-To Line Examples

C. Sculpted Building Edge

Sculpted Building Edges describe “street wall” configurations that face directly onto specified landscape amenities and natural areas. Consciously planned to engage and integrate with these landscapes and areas, all building facades bearing this designation will be modulated with significant setbacks and design features like terraces, porches and pergolas that enhance the landscape and open space character of these parcels.

Sculpted Building Edges will require this modulation over at least a minimum of 50% and a maximum of 80% of the specified frontage. These restrictions will ensure that Sculpted Building Edge facades will maintain a datum line against which to appreciate the dynamic nature of these edges.



Sculpted Building Edge Examples

D. No Requirement Setback

The no setback requirement indicates that liberties in design and building siting are permitted and/or encouraged. Setbacks are a more traditional form of zoning regulation indicating the minimum required distance between the exterior building wall and the street. Wherever no setback requirement is indicated, buildings may be located further from the street. These locations are ideal for creating broader pedestrian spaces, incorporating plazas or civic spaces, and allow for a higher degree of flexibility in building shape and siting. Parking should be located behind buildings, however parking lot frontage is not limited in these areas.

E. Encroachments

Encroachments shall be permitted consistent with CVMC § 12.28.020; special encroachments may be permitted on a case-by-case basis through Design Review. In all cases, encroachments shall comply with the adopted California Building Codes.

3.5.2. Other Requirements

A. Parking

Parking requirements shall be as provided in Chula Vista Municipal Code Chapter 19.62 (Off Street Parking and Loading), or as determined by an approved Parking Management Plan. The Parking Management Plan shall utilize the strategies discussed in Section 4.8 (Parking and TDM) to accurately project the total amount of parking required to meet total demand at any one time. All available on-street parking spaces shall be counted towards satisfying a project's total required parking.

B. Micro-Residential Units

Micro-residential units or efficiency dwelling units as defined by § 1208.4 of the 2016 California Building Code (CBC) or § R304 of the 2016 CRC are permitted within the UI District.

Source: Ayers Saint Gross

C. Energy Conservation

Sustainable or "green" building practices shall be incorporated into all buildings within the UI District to ensure the development is zero net energy. The California Energy Efficiency Plan defines Zero Net Energy (ZNE) Code building as: "...one where the net of the amount of energy produced by on-site renewable energy resources is equal to the value of the energy consumed annually by the building, at the level of a single 'project' seeking development entitlements and building code permits, measured using the California Energy Commission's Time Dependent Valuation (TDV) metric."

A ZNE Code Building meets an Energy Use Intensity (EUI) value designated in the Building Energy Standards by building type and climate zone that reflect best practices for highly efficient buildings. Prior to issuance of building permits, a ZNE confirmation report (ZNE Report) prepared by a qualified building energy efficiency and design consultant shall be prepared. The ZNE Report will describe how development within the UI District has been designed and constructed to achieve ZNE, or otherwise achieve an equivalent level of energy efficiency, renewable energy generation or greenhouse gas emissions savings. The ZNE Report may:

- Evaluate multiple buildings and/or land use types;
- Rely upon community-wide strategies to support its determination that the buildings are designed to achieve ZNE. For example, shortfalls in renewable energy generation for one or more buildings may be offset with excess renewable generation from one or more other buildings, or off-site renewable energy generation; and
- Make reasonable assumptions about the estimated electricity and natural gas loads and energy efficiencies of the subject buildings.

All development shall also comply with California Title 24 Part 6 Energy Code and Part 11 Green Building Standards.

D. Landscape

No invasive non-native plants are allowed. Consider the use of structural soil under the sidewalk, permeable paving or other methods to minimize upheaving of sidewalks when placing trees in tree wells. Trees should have ample room for root development. All landscape shall be in accordance with the City of Chula Vista Landscape and Water Conservation Ordinance (CVMC 20.12) and the landscape manual.

All parking lot trees shall comply with the City's policy that, in good growing conditions, the trees will achieve 50% canopy cover over the parking stall areas five to fifteen years after the planting date for that tree (acknowledging the competing space requirements for utilities, sight lines, accessibility or other parking lot design features) and providing light colored—"cool"—paving and/or shade structures in those areas to meet the 50% coverage requirement if the use of shade trees is limited due to the abovementioned reasons.

E. Lighting

Lighting of all developed areas adjacent to the Preserve Edge shall be directed away from the Otay Ranch Preserve, wherever feasible, and consistent with public safety. Where necessary, development should provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the Otay Ranch Preserve and sensitive species from night lighting. A Lighting Plan must demonstrate that light spillage from the UI District is avoided to the greatest extent possible.

F. Signs

All signs within the UI District shall be approved through the adoption of a UI District Sign Program for the respective development project(s), consistent with CVMC § 19.60.050J. The Sign Program will be developed for the first development and may be amended as development proceeds.

The use of creative signs will be encouraged in the UI District. Examples of creative signs include the use of graphic screens or displays over empty storefront spaces, identifying or thematic signs on street furniture such as trash receptacles, or the use of pavement signs in parking lots to add visual interest and as a means of promoting both businesses and special events or programs. Wayfinding elements to direct visitors to important public spaces and services such as shall be allowed on either the public streets or private property subject to the Direct of Public Works. Approval for these sign options shall be established in an approved Sign Program or during Design Review.

G. Noise

Uses in or adjacent to the Otay Ranch Preserve should be designed to minimize noise impacts. Berms or walls should be constructed adjacent to any use that may introduce noises that could impact or interfere with wildlife utilization of the Otay Ranch Preserve. Excessively noisy uses or activities adjacent to breeding areas, including grading activities, must incorporate noise reduction measures or be curtailed during the breeding season of sensitive bird species, consistent with Table 3-5 of the MSCP Subarea Plan.

All uses shall comply with the provisions of CVMC Chapter 19.68, Performance Standards and Noise Control. It shall also be noted that as a matter of practice, Chula Vista also implements the noise compatibility guidelines and CNEL thresholds of the City of San Diego.

H. Loading

Off-street loading shall be subject to CVMC § 19.62.140.

I. Waste Management

Waste management shall be subject to CVMC § 8.23.25.

J. Hazardous Materials

Hazardous materials shall be subject to CVMC § 8.34.

K. Storm Water

All development shall be reviewed and required to conform to the Chula Vista BMP Design Manual. Bioretention areas located on private property shall be located within dedicated easements that allow the City to access and conduct inspections and restrict property owners from modifying the geometry and landscaping of these areas.

3.6. Permitted Uses

Land use is regulated by Land Use Types, Affiliation Categories and Form-Based Transects. Correlation of these tools directly links the built form to the use. This is intended to incentivize mixed-use development associated with primary academic and business innovation users, and enable the City to track land uses consistent with the ratios for the site as established by the GDP. Permitted uses promote the goals of the UI District, however, they play a secondary role to the built form in the creation of walkable, pedestrian-friendly streetscapes. Developments are encouraged to prioritize design of a mixed-use built environment with spaces that can be flexible for complementary uses. Permitted uses in the UI District promote an environment suitable for economic development and employment through relationships formed between academic research and study, business entities, research and product development activities, and light industrial/manufacturing uses.

Table 3A: Site Utilization Development Summary establishes the maximum development program and required ratio of Land Use Types to be developed within the UI District. Consistent with the GDP, establishment and combination of uses should:

- Promote the development of a university campus with opportunities to develop research institutions, "intellectual capital" industries, and business innovation uses that complement the viability of an academic campus;
- Provide for high quality science, advanced technology, and manufacturing type development;
- Allow research and development uses with some limited light industrial uses;
- Support, secondary, or other uses are encouraged to locate in the Village 9 Town Center, Flex Overlay, or EUC to support a robust academic and business innovation campus.

Consistent with the GDP, Table 3A: Site Utilization Development Summary establishes maximum development potential by Transect. Development of all uses by shall be consistent with the standards of the applicable Transect, maximum gross square footage by Land Use Type as established by Table 3M: Land Use Ratios and Table 3N: Permitted Uses.

Source: Ayers Saint Gross

Travel Plaza Maryland House

3.6.1. Land Use Types

Five land use types have been established to promote Academic and Business Innovation uses. Each Land Use Type has identified permit requirements. Documentation shall be required to establish or convert all land uses within the UI District. Land Use Types D through E have more stringent requirements for development in order to incentivize Land Use Types A through C. See Table 3N: Permitted Uses or specific uses by Land Use Type.

A. Land Use Type A: Academic (Higher Learning)

This land use type encompasses all uses establishing, supporting, or affiliated with a higher learning academic institution(s).

B. Land Use Type B: On-Site Living

This land use type provides for a variety of living configurations to serve students (undergraduate and graduate), faculty, and staff of an academic institution(s).

C. Land Use Type C: Business Innovation (High Technology)

This land use type provides for non-residential business innovation development that supports a campus atmosphere.

D. Land Use Type D: Market Rate Residential

Market rate residential includes any residential unit, attached or detached, that is for-sale or for-lease to persons not attending or affiliated with an academic institution located within the UI District.

E. Land Use Type E: Other Uses

A robust mixed use area requires the integration of pedestrian-oriented service uses to support the primary district uses. “Other Uses” include all non-affiliated retail or service uses identified in Table 3N: Permitted Uses, and similar uses. To maintain an innovation focused UI District, the total gross square footage of Other Uses shall be limited to a maximum of 25 percent the combined gross built square footage of Land Use Types A, B, and C at the time of application.

3.6.2. Affiliation Categories

Development is encouraged to prioritize design of a mixed-use built environment with spaces that can be flexible for complementary uses. For this purpose, Affiliation Categories establish the form and relationship of uses as the primary concern, and the application of actual uses as the secondary consideration.

Permitted Uses are based on the following Affiliation Categories that correlate built form with primary use:

A. Category 1 – Affiliated Mixed-Use Development

Mixed use format (horizontal or vertical) development that establishes anchor academic and business innovation tenants, or use is affiliated directly with or in support of academic or business innovation use. Examples include:

- Two-building complex combining lecture hall space with a graduate residence annex connected by a breezeway.
- University administration building with a coffee shop and neighborhood market on the ground floor.
- Corporate office combined with laboratory space for business and university applications.

B. Category 2 – Affiliated Stand-Alone Development

Development directly affiliated with operation or support of Land Use Types A, B or C and designed as an independent single-use building. Building and site design shall create visual and pedestrian connections to adjacent affiliated uses.

- Documentation of direct affiliation with, or sponsorship by an anchor Land Use Type A, B, or C is required. Examples include:
- Free-standing campus health services building.
- Independently run food court, sponsored by a corporate tenant, accessible to the UI District and the public.
- Joint-use library building.

C. Category 3 – Non-Affiliated Uses

Development of permitted retail or service use by an independent operator that is not affiliated with a Land Use Type A, B, or C. Development may be in a stand-alone or vertical mixed use configuration. All Category 3 uses shall be processed as Type E. consistent with Table 3M: Land Use Ratios. Examples include:

- Fast food restaurant, not-affiliated with the university, located on the ground-floor of a market rate residential building.
- Laundromat in a one-story, stand-alone building.
- Two-story building facing Orion Avenue with coffee shop on the ground floor and hair salon on the second floor.

Table 3M: Land Use Ratios

Land Use Type	Ratio	Maximum Developable	Affiliated Category		
			1 Mixed-Use	2 Stand-Alone	3 Non-Affiliated
Type A. Academic (Higher Learning)[1]	55.2%	4,452,542 GSF	✓	✓	
Type B. On-Site Living[1]	20%	1,613,240 GSF	✓	✓	
Type C. Business Innovation (High Technology)	24.8%	2,000,418 GSF	✓	✓	
Type D. Market Rate Residential[2]	- -	2,000,000 GSF	✓	✓	✓
Type E. Other Uses[3]	- -	- -	✓	✓	✓
Total	100%	10,066,200 GSF			

1. UI District should supply at least 30% of student housing need and 20% of graduate student/faculty/staff housing needs. May be met through collaboration between UI District and private ownership interests.

2. Market Rate Residential is assumed to be 1,000 GSF per unit and not part of the land use ratio;

3. The Land Use Type (A, B, or C) of each use shall be determined at time of application to track square footage ratios. Other Uses are to be a maximum of 25% of combined gross built square footage of Land Use Types A, B, and C.

3.6.3. Permitted Uses

Table 3N: Permitted Uses lists the types of uses allowed by form-based category. All uses shall comply with CVMC § 19.04 (Definitions) and any related performance standards.

A. Permit and Approval Requirements

Establishment of land uses or conversion of space from one land use to another is subject to the preferred ratio and maximum developable square footage by land use type; see Table 3A: Site Utilization Development Summary. The City shall establish a process for the recordation and tracking of land uses.

Prior to the establishment of any land use, the applicant shall obtain all necessary approvals and permits in compliance with all applicable requirements of this SPA and the CVMC.

Uses within the T-1 Transect, where permitted subject to Table 3G: T-1 Development Standards, shall be consistent with the use permissions identified for Transects T-2 through T-6 based on the Form-Based Use Category consistent with Table 3N: Permitted Uses.

B. Uses Not Specifically Listed

Uses omitted from Table 3N: Permitted Uses are considered prohibited uses. Uses not listed, but deemed by the Development Service Director to be similar to a listed use, may be allowed subject to a use determination made by the Development Service Director consistent with CVMC § 19.14.025.

C. Temporary Uses/Special Events

Innovation developments often take root in areas with extensive vacant or undeveloped parcels. These voids do little to advance an area's vitality and—in most cases—hinder it. In the short term, it's not realistic to develop all parcels of the UI District to their ultimate FAR—nor is it desirable to under-develop them before the market matures—so a bridging strategy is necessary. In many cases, the best bridging strategy is a coordinated program of Temporary Uses.

Ranging from "pop-up" events to prefabricated buildings, these interim uses

maintain street vitality and serve to connect a campus' core facilities. Temporary Uses can include mobile food venues, prefabricated housing and art/performance installations. In many cases, food truck venues can create a strong, desirable temporary use, providing a fantastic, constantly-changing range of food options that would not be feasible in conventional developments. In a similar way, event spaces—like Boston's District Hall—provide opportunities to draw gatherings of entrepreneurs and innovators to a site well ahead of major, permanent structures. These spaces offer venues for the type of gatherings—hackathons, un-conferences and demo days—that are so critical to attracting Millennials and related technology communities to the UI District—particularly the IT and gaming industries. Pop-ups like these incubate the larger site and drive social media traffic that is often the most effective way to attract and retain 21st Century talent. Likewise, temporary art and cultural venues are draws for both technology communities and visitors from the larger metropolitan area.

A special event process is permitted that allows these type of special events from one day long to one-year long. The special uses/events may also be renewed if they achieve the necessary placemaking spaces. The Development Services Director has the authority to approve the temporary use/special event.

D. Educational Production of Crops (Research & Small-Scale Production)

Consistent with the GDP the following agricultural standards will be employed for all educational crop production activities:

- A 200-foot distance buffer shall be maintained between developed property and any ongoing agricultural operations.
- Use of pesticides shall comply with federal, state and local regulations.
- In those areas where pesticides are to be applied, vegetation shall be utilized to shield adjacent urban development (within 400 feet) from agricultural activities.
- The applicant shall notify adjacent property owners of potential pesticide application through advertisements in newspapers of general circulation.
- Where necessary to ensure the safety of area residents, appropriate fencing shall be utilized.

E. Parking Structures/Parking Lots

Commercial parking lots and park-and-ride facilities are permitted as discussed in § 4.5.3. Potential Parking Locations & Phasing.

These parking facilities are not part of the square footage allocation shown on Table 3M: Land Use Ratios.

Table 3N: Permitted Uses

	Land Uses	Transects T-2 through T-6			T1 & Lake Blocks Affiliated	Use Notes (Explanatory)
		Category 1 Affiliated Mixed-Use[1]	Category 2 Affiliated Stand-Alone[2]	Category 3 Non-Affiliated[3]		
Land Use Type A: Academic (Higher Learning)						
1	Active & Passive Common Open Space	P	P	- -	P	Public or private plazas, courtyards, sports fields or courts, Common Open Space, trails, etc.
2	Administrative & Student Activity Offices	P	P	- -	P	
3	Educational Production of Crops (Research & Small Scale Production)	P	P	- -	- -	Horticulture nurseries, greenhouses, raising/harvesting of crops, aquaculture, agricultural processing, on-site sales, keeping of small animals (no meat production)
4	Broadcast Studios & Digital Publishing	P	P	CUP	- -	
5	Cultural Facilities	P	P	P	P	Indoor or outdoor library, museum, theater, arboretum, art gallery, archives, interpretive centers, etc.
6	Educational, Instructional, Studio, or Lab Rooms	P	P	- -	P	All academic classroom, instructional, lecture hall, lab or research facilities including Multi-Institutional Teaching Center (MITC) from GDP/SRP University policies (pg II-55)
7	Vocational/Trade School	P	P	- -	- -	
8	Sports & Fitness Facilities, Active or Support	P	P	CUP	- -	Fields/courts/pools, locker rooms, pools, instructional studios, gyms, administration offices, conditioning and gym areas; excludes stadiums.
9	Stadium	CUP	CUP	CUP	- -	
10	Student, Staff, & Faculty Services	P	P	- -	P	Food services, medical, maintenance/ storage, etc.
Land Use Type B: On-Site Living						
11	Chancellor's Residence	P	P	- -	P	
12	Dormitories	P	P	- -	- -	

Legend:
P = Permitted; ZA = Zoning Administrative Conditional Use Permit; CUP = Conditional Use Permit (will require a public hearing);
T = Temporary Use Permit; - - = Not Permitted

All development subject to Design Review (Chapter 10.8.1). Minor Design Review permits require Zoning Administrative approval and Major Design Review permits require public hearing approval by the Planning Commission.

TABLE 3N: PERMITTED USES, CONTINUED

	Land Uses	Transects T-2 through T-6			T1 & Lake Blocks Affiliated	Use Notes (Explanatory)
		Category 1 Affiliated Mixed-Use[1]	Category 2 Affiliated Stand-Alone[2]	Category 3 Non-Affiliated[3]		
13	Graduate, Faculty & Staff Residences	P	ZA	CUP	- -	
14	Social or Fraternal Organizations	P	P	- -	- -	Minimum 2,000 foot separation from any Primary or Secondary education facility
Land Use Type C: Business Innovation (Technology)						
15	Business, Executive, & Professional Offices	P	P	CUP	- -	All office users, financial institutions & large or small independent office
16	Corporate & Regional Headquarters	P	P	P	- -	Larger than 100,000 SF.
17	Exhibit Halls & Convention Facilities	P	P	P		
18	High-Tech Research & Developmental	P	P	P	- -	"High quality science, advanced technology & manufacturing"; research, development, experimental, film, electronic or testing
19	Hospitals, Emergency Rooms	P	P	P	- -	
20	Industry Incubator Space	P	P	P	- -	
21	Light Industrial/Manufacturing	P	ZA	CUP	- -	
22	Limited Supporting Convenience & Professional Offices	ZA	ZA	- -	- -	Encouraged to locate in Village 9 Town Center or EUC per GDP/SRP
23	Medical, Dental, & Health Practitioners	P	P	ZA	- -	
24	Medical Clinics, Urgent Care, Treatment Facilities	P	P	CUP	- -	
25	Shared Workspaces	P	P	ZA	- -	

Legend:
P = Permitted; ZA = Zoning Administrative Conditional Use Permit; CUP = Conditional Use Permit (will require a public hearing);
T = Temporary Use Permit; - - = Not Permitted

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Table 3N: Permitted Uses, Continued

	Land Uses	Transects T-2 through T-6			T1 & Lake Blocks Affiliated	Use Notes (Explanatory)
		Category 1 Affiliated Mixed-Use[1]	Category 2 Affiliated Stand-Alone[2]	Category 3 Non-Affiliated[3]		
Land Use Type D: Market Rate Residential						
26	Live/Work and Shopkeeper Units	- -	- -	P	- -	Minimum 3-story building height; residential prohibited on the ground floor.
27	Attached or Detached For-Sale or For-Lease Units	- -	- -	CUP	CUP	
Land Use Type E: Other Uses						
28	Assembly	P	- -	- -		Amusement, entertainment, religious assembly, movie theater, dancing, etc.
29	Child Care Centers	ZA	ZA	CUP	- -	
30	Facility-Based Child Care	ZA	ZA	CUP	- -	
31	Family Day Care Homes	- -	- -	P	- -	Limited to market rate residential units
32	CPF	P	P	ZA	- -	
33	Eating & Drinking Establishments	P	AZ	CUP	- -	
34	Education, Primary or Secondary	P	P	P	- -	
35	Food, Beverages & Groceries	P	P	P	- -	
36	Hotel/Motel	P	P	CUP	- -	
37	Personal Services	P	P	CUP	- -	Fitness, spa, salon/barbershop, dry cleaner, other similar retail service provider
38	Recycling Facilities	ZA	ZA	CUP	- -	CVMC § 19.58.340/345
39	Sundries, Pharmaceuticals, & Convenience Sales	P	ZA	CUP	- -	
40	Wearing Apparel & Accessories	P	- -	- -	- -	
41	Wireless Telecommunication Facilities	Subject to CVMC 19.89				
Temporary Uses						
42	Certified Farmer's Market	T			- -	CVMC § 19.58.148
43	Mobile Food Trucks/Services	T				CVMC § 8.2
44	Special Events	T				As described in this SPA.
45	Education Production of Crops	T				As described in this SPA.

Legend:
P = Permitted; ZA = Zoning Administrative Conditional Use Permit; CUP = Conditional Use Permit (will require a public hearing);
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All development subject to Design Review (Chapter 10.8.1). Minor Design Review permits require Zoning Administrative approval and Major Design Review permits require public hearing approval by the Planning Commission.