

3.0 PROJECT DESCRIPTION

The City Council approved the Otay Ranch GDP in 1993 as a comprehensive planning document for the approximately 23,000-acre Otay Ranch community in the City that includes a broad range of residential, commercial, retail, and industrial development interwoven with civic and community uses, such as libraries, parks, and schools, as well as an open space preserve system. The Eastlake III GDP was approved in 1990 and is a planning document that applies to approximately 942 acres at the eastern edge of the City intended to implement the Eastern Territories Planning Area identified in the Chula Vista General Plan. The Otay Ranch and Eastlake III GDPs are implemented through individual SPA plans that specify the development standards, land plans, goals, objectives, and policies of the GDP for the individual SPAs. Each SPA plan establishes design criteria and defines precisely the type and amount of development permitted in the SPA, as well as other City standards for the SPA.

The proposed Project would include implementation of the Chula Vista UID SPA Plan, which is based on provisions for the Project site included in the Otay Ranch GDP for the Main Campus Property and the Eastlake III GDP for the Lake Property. The approximately 383.8-acre UID SPA is designated as a future university site with a mix of retail and residential land uses that transition to the open space areas south of the Project site along the Otay River Valley. The Project would include transit-oriented development with higher densities and mixed uses within 0.25 mile of a transit stop. The UID SPA Plan considered is conceptual at the time of the public review period for this EIR. Accordingly, the Project does not include specific development details for the UID SPA, as would be included for a TM or final map. Prior to any physical improvements within the Project site, a TM and a final map would need to be submitted to and approved by the City, and a determination made about whether additional environmental review is required.

3.1 PROJECT LOCATION

The Project site includes a total of approximately 383.8 acres of land in the communities of Otay Ranch and Eastlake III in the City known as the UID planning area, which is split between the 353.8-acre Main Campus Property to the west and the 30-acre Lake Property to the east, just west of Lower Otay Lake. The Project site is located entirely within the southeastern portion of City of Chula Vista (City), California. The City is located in San Diego County (County) and is approximately seven miles southeast of the downtown area of the City of San Diego and about seven miles north of the U.S.-Mexico International Border.

Figure 3-1, *Regional Location*, and Figure 3-2, *Project Vicinity*, show the Project location and surrounding areas. Within the exception of the 10-acre High Tech K-12 School, the Project site is vacant and undeveloped. The Main Campus Property ranges in elevation from approximately 620 feet above mean sea level (AMSL) on the northwestern portion of the property near Hunte Parkway to approximately 340 feet AMSL at the southwestern end of the property near the Otay River Valley. The Lake Property ranges from about 500 feet AMSL in its northern portion to about 560 feet AMSL in its southern portion. The Otay Valley Regional Park and the Otay River Valley are located to the south of the Project site, State Route (SR-) 125 is located about 0.5 mile to the west of the Main Campus Property and two miles west of the Lake Property, and the Millenia development (currently under construction) is located immediately north of the Main Campus Property and 1.5 miles west of the Lake Property. Eastlake Parkway and Hunte Parkway, which

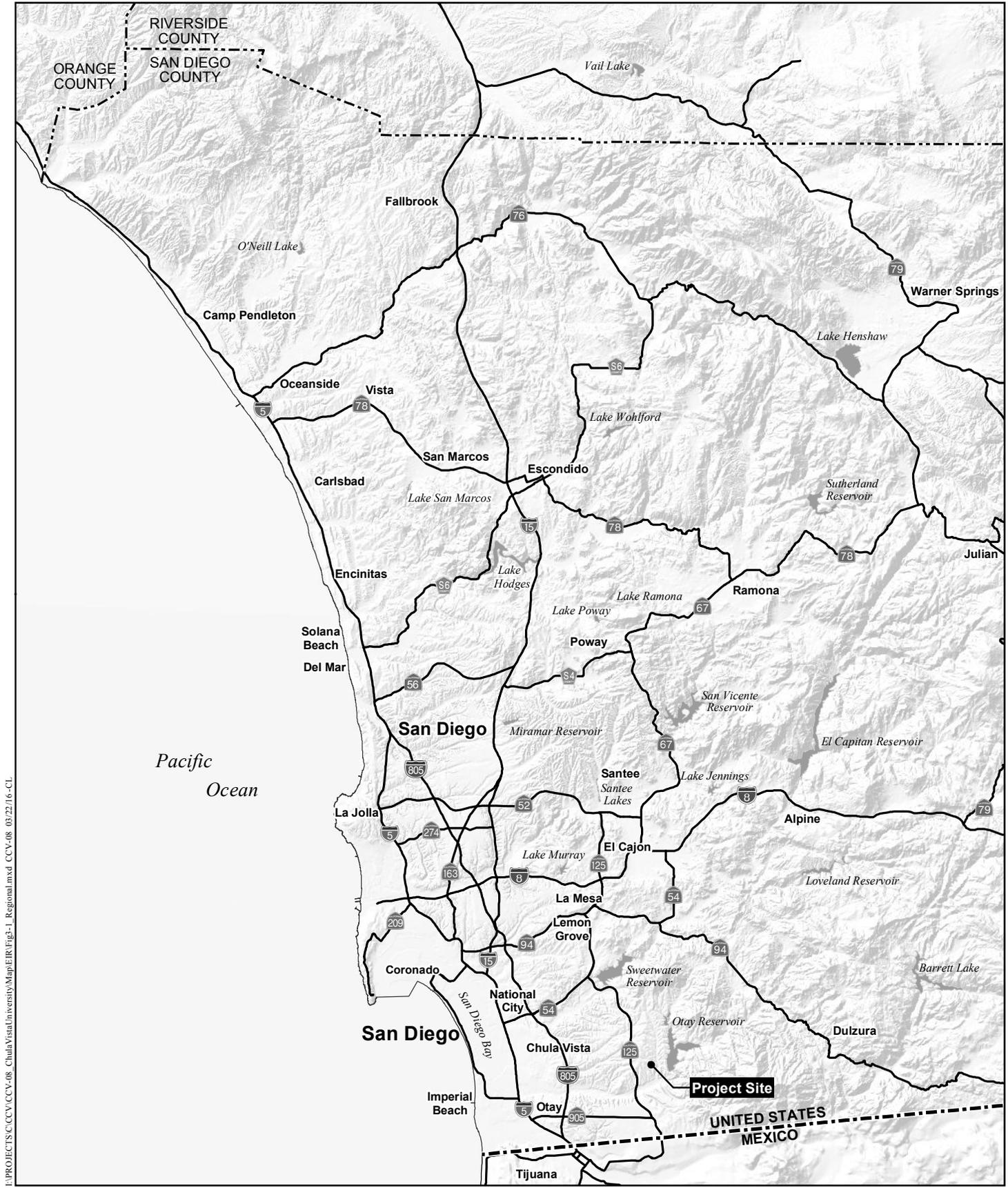
currently terminate at the northwestern boundary of the Main Campus Property, provide access to the northern part of the Main Campus Property. Wueste Road provides access to the Lake Property.

3.2 STATEMENT OF PROJECT OBJECTIVES

The intent of the UID SPA Plan is to stimulate academic and business investment and development, and to bring intellectual capital and research activities to the City. Section 15124(b) of the CEQA Guidelines requires an EIR to include a statement of objectives for the Project. The Project objectives frame the overall purpose of the Project and assist the development of Project alternatives. The SPA Plan identifies Project objectives that would implement the UID vision as follows:

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 Bay¹ 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 ongoing 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 "South Bay" refers generally to the region in southwestern San Diego County that includes the cities of Chula Vista, Imperial Beach, National City, and Coronado, as well as the communities of Bonita and Lincoln Acres in the unincorporated County of San Diego and the community of Southeastern San Diego in the City of San Diego.



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Regional Location

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Project Vicinity

UNIVERSITY INNOVATION DISTRICT EIR

3.3 UID SPA PLAN COMPONENTS

The Project would implement the UID SPA Plan, which includes a mixed-use development of academic/university, commercial, retail, residential, and recreational uses. At buildout, the Project would offer a unique community that reflects a growing demand for dynamic, urban education centers. The Project takes many qualities of a traditional campus (e.g., open landscaped spaces and coherent architectural edges) and integrates them with several qualities of a contemporary town center (e.g., pedestrian-friendly streets and multi-use buildings with retail at street level).

The UID SPA Plan would (1) implement the objectives and policies included in the Chula Vista General Plan regarding future development of a university and a Regional Technology Park (RTP) in the Otay Ranch area and (2) meet specific university and RTP land uses, characteristics, and policies (including strategic framework policies) in the Otay Ranch GDP. Therefore, this UID SPA Plan is consistent with the Chula Vista General Plan and the Otay Ranch GDP, as amended. The SPA Plan refines and implements the Village concept, goals, objectives, and policies of the Otay Ranch GDP (as amended). The SPA Plan was prepared as required by the GDP and pursuant to Title 19, Zoning, of the Chula Vista Municipal Code (CVMC).

Implementation of the UID SPA Plan would stimulate academic and business investment and bring intellectual capital and research activities to the City. The SPA Plan defines detailed development parameters for the UID SPA, including the development framework, land use and development intensity, key character nodes, mobility, design criteria, and phasing appropriate for long-term buildout of a high-quality academic innovation center. The development concept in the UID SPA Plan promotes coordinated development with Villages 9 and 10, efficient public transit and viable walkability, and a strong emphasis on the urban built form to foster a vibrant mixed-use innovation hub supportive of the Project objectives.

The UID SPA Plan utilizes a classic urban grid on the Main Campus Property, which is divided into about 35 mostly rectangular city blocks. The UID SPA Plan includes three distinct, gridded “clusters.” The boundaries of the clusters were determined using the existing canyons and key thoroughfares such as Hunte Parkway and Orion Avenue. The three clusters are comprised of six “transects.” The UID SPA Plan utilizes “transect-” (or form-) based planning that focuses on the form of development rather than land use and seeks to provide a gradual transition from intense urban development to open space areas. Transect-based planning allows for different urban functions and intensities throughout a development area. The UID SPA Plan would implement form-based regulations and standards that focus on compatibility between buildings, streets, and public spaces. Form-based codes approach the development of land by regulating the form, character, and street presence of a building focusing attention on the public presentation of buildings and creating a public realm with compatible land uses that is comfortable for pedestrians. Land use types are still controlled but play a secondary role to the creation of communities and streetscapes that are pedestrian friendly as a result of compatible development. A key objective of transect-based planning is the creation of integrated and coherent land uses.

In addition to six transects, the UID SPA Plan includes two special districts and three open space sectors. While the transects and special districts consist of areas identified for urban development, the sectors include areas identified as pedestrian walkways, common space, and habitat conservation

areas. The use of transects, special districts, and open space sectors allow for the facilitation of development by form and intensity rather than by land use.

The components of the UID SPA Plan are described below and summarized in Table 3-1, *Overview of Proposed Transects, Special Districts, and Sectors*, which includes a summary of the Project as it relates to each transect, special district, and sector within the UID SPA. Mixed-use development would be permitted throughout the Project site and would relate and transition to the adjacent mixed-use Villages 9, 10, and 11 and Millenia areas. The planned development included in the UID SPA Plan is the focus of this EIR. The UID SPA Plan is available for review at the offices of the City of Chula Vista, Development Services Department, located at 276 Fourth Avenue, Chula Vista, California 91910.

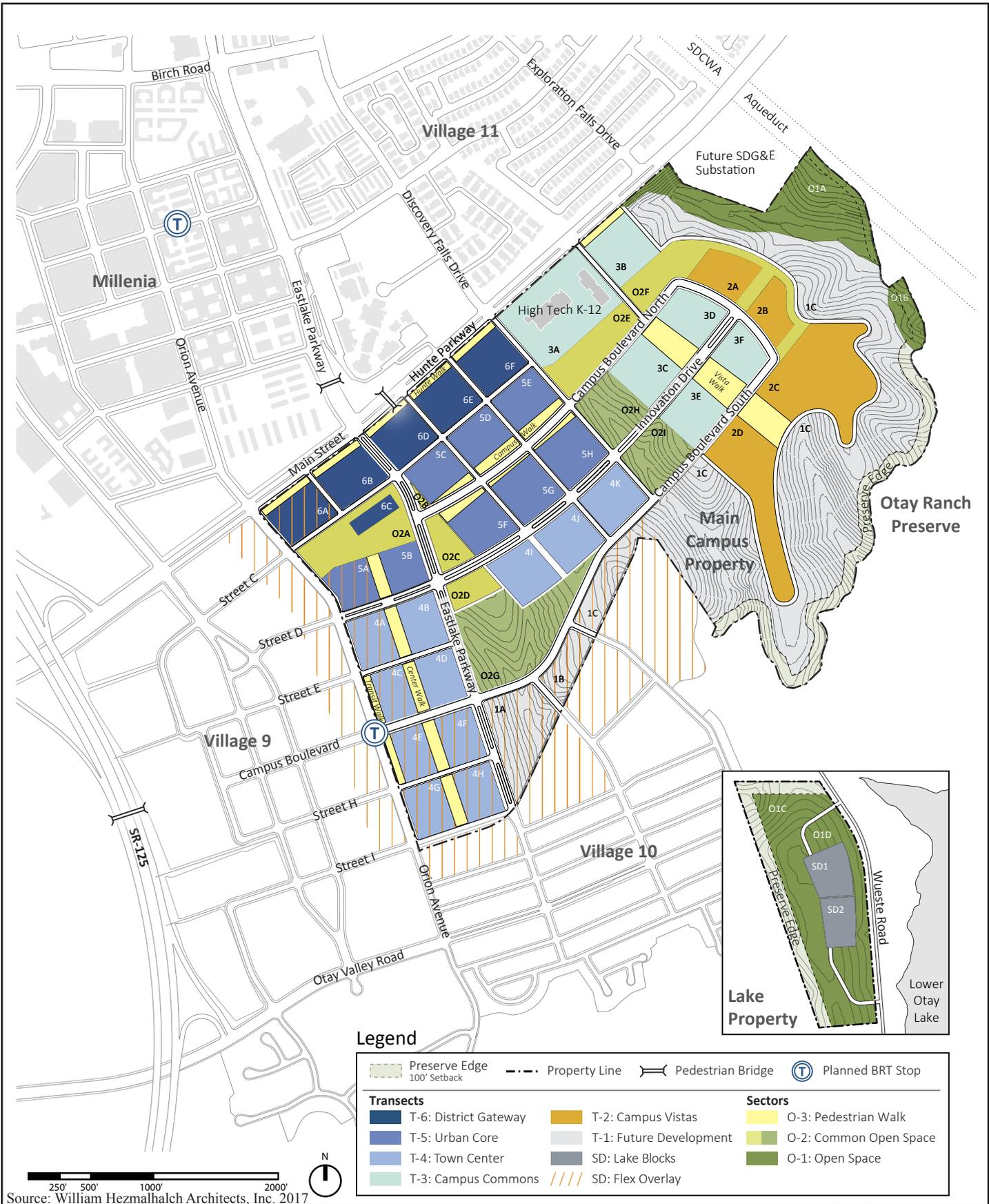
3.3.1 Development Concept

The Project would implement the University/RTP objectives and policies of the Chula Vista General Plan to stimulate academic and business investment in the area and to bring intellectual capital and research activities to the City. The UID SPA is adjacent to existing urban development and planned for transit-oriented development with higher densities and mixed uses located within 0.25 mile of transit stops or station.

Figure 3-3, *Site Utilization Plan*, illustrates the site utilization plan for the Project site. As shown in Figure 3-3, the Project includes a variety of transects, special districts, and sectors over about 35 blocks. Each transect features distinct but compatible floor area ratios (FARs) and design characters. To facilitate high compatibility with land uses surrounding the Project site, the UID SPA Plan focuses higher densities (e.g., urban and campus development) within the center of the Main Campus Property and transitions into less dense development and open space and habitat conservation at the edges of the property near the Otay Ranch Preserve (Preserve). The Lake Property features mostly habitat conservation areas with some low-intensity satellite academic uses with limited building footprints.

For the purposes of land use and environmental impact analysis in this EIR, the Project is evaluated using the maximum dwelling unit yield and gross square footage permitted by the UID SPA Plan (thus providing a conservative impact analysis). The proposed maximum development area for the UID SPA is 10,066,200 square feet that would support a total of 34,000 people including a mix of students, faculty, staff, residents, and office/retail workers. The university land uses are assumed to include up to 20,000 full-time students and 6,000 university faculty and staff. Innovation uses would include a mix of office, laboratory, and retail uses to support up to 8,000 jobs. Residents on the site are anticipated to include up to 5,400 students and 6,000 non-student residents within 2,000 market-rate units. A total of 13,500 parking spaces would be provided at full build-out to support the proposed UID SPA Plan development. Educational, commercial, and residential uses are not specifically included and may be developed within any of the transects/special districts; however, the total amount of development proposed within the UID SPA (10,066,200 square feet) would not be exceeded.

Chapter 3, *Development Code*, of the UID SPA Plan includes “development standards” that regulate the placement of the buildings within the various transects and development areas in the UID SPA. Specifically, development standards include minimum and/or maximum FARs, gross



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Site Utilization Plan

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Figure 3-3

square footage of development, building heights, and setbacks, as well as various guidelines for buildings and lots to regulate key characteristics of the built form (e.g., pedestrian and vehicle access, open space, parking, etc.). Brief descriptions of the proposed transects, special districts, and open space sectors are provided below in order of descending development intensity (i.e., the most intense development area [Transect T-6] is discussed first).

A. Transect T-6: District Gateway

Transect T-6: District Gateway would serve as a major gateway to the UID by providing visual and physical entry to the Project site from Eastlake Parkway and Hunte Parkway/Main Street. Eastlake Parkway would have median and formal street trees to provide shade. In addition, other landscaping and streetscape features would contribute to the entryway's formal appearance. Buildings within this transect would have a strong, active architectural presence along the street by providing strong visual cues illustrating the innovative mixed-use character of the transect. Buildings would be at least three stories or 42 feet in height and no taller than 92 feet, with the exception of the "signature tower" in Block 6C, which would be between 200 and 250 feet in height with up to 500,000 square feet of developed space. Active ground-floor uses would occur on Hunte Parkway/Main Street along a 20-foot-wide pedestrian walkway, referred to as "Hunte Walk" (which is included in Sector O-3: Pedestrian Walk). Parking structures in this transect would be screened or below grade. As shown on Figure 3-3, Transect T-6: Gateway District would encompass five blocks, as well as location of the "signature tower" in Block 6C.

B. Transect T-5: Urban Core

Transect T-5: Urban Core would include the center for innovation for the UID, featuring 11 walkable blocks and "Campus Walk," which would include a central common open space feature spanning three blocks. The buildings in this transect would emphasize dramatic shapes and forms constructed of materials that highlight emerging technology. A mix of laboratory spaces, civic services, and common plaza areas would promote pedestrian activities. Similar to Transect T-6, building heights in Transect T-5 would range between 42 and 92 feet. The majority of this transect (Blocks 5C through 5H) is located towards the center of the Project site; however, there are two blocks (Blocks 5A and 5B) along Street D between Eastlake Parkway and Orion Avenue. Streetscapes in this transect would include interactive multi-modal spaces that would combine the street, landscape, architecture, and gathering spaces. Formal street trees and formal lawns would be accented with celebratory banners and demonstration projects. Some areas would be allocated for multi-modal facilities (such as bike- and car-share programs) and common open spaces.

Table 3-1 OVERVIEW OF PROPOSED TRANSECTS, SPECIAL DISTRICTS, AND SECTORS

Transect/Sector	Acres	Maximum Floor Area Ratio (FAR)	Building Height Limits (feet)	Maximum Gross Square Footage (GSF)	Description
T-6: Gateway District	20.0	2.0	Min. 42 Max: 92 ¹	2,098,000	<ul style="list-style-type: none"> • Provides a strong urban edge for the UID along Hunte Parkway/Main Street between Orion Avenue and Discovery Falls Drive • Serves as a major gateway to the UID by providing visual and physical entry from Eastlake Parkway and Hunte Parkway/Main Street. • Includes the signature tower in Block 6C between 200 and 250 feet in height surrounded by common open space (Area O2A) • Includes Special District: Flex Overlay on Block 6A
T-5: Urban Core	25.3	2.5	Min: 42 Max: 92	2,757,700	<ul style="list-style-type: none"> • Represents the center of innovation for the UID • Adjacent and south of T-6 and includes Campus Boulevard North and Innovation Drive • Located along a central common open space feature (Campus Walk) • Includes Special District: Flex Overlay on Block 5A
T-4: Town Center	33.6	2.0	Min: 42 Max: 92	2,929,900	<ul style="list-style-type: none"> • A campus-oriented mixed-use area intended to extend the character of the adjacent Village 9 • Majority of transect located between Orion Avenue and Eastlake Parkway, with three blocks to the east of Eastlake Parkway along Innovation Drive • Adjacent to the pedestrian-friendly Transit Walk and a planned BRT stop (at Campus Boulevard and Orion Avenue) and bisected by the pedestrian-friendly Center Walk • Includes Special District: Flex Overlay on Blocks 4A, 4C, and 4E through 4H

Table 3-1 (cont.) OVERVIEW OF PROPOSED TRANSECTS, SPECIAL DISTRICTS, AND SECTORS

Transect/Sector	Acres	Maximum Floor Area Ratio (FAR)	Building Height Limits (feet)	Maximum Gross Square Footage (GSF)	Description
T-3: Campus Commons	29.0	1.3	Min: none Max: 50	1,642,400	<ul style="list-style-type: none"> • A campus-oriented mixed-use area with reduced density and scale, when compared to Transects T-4 through T-6 • Located along Campus Boulevard North, Innovation Drive, and Campus Boulevard South • Bisected by pedestrian-friendly Vista Walk
T-2: Campus Vista	26.4	0.5	Min: none Max: 50	575,600	<ul style="list-style-type: none"> • A transition area between urban and open space • Located south of Campus Boulevard South and east of Transect T-3 • Bisected by pedestrian-friendly Vista Walk (which is also bisects Transect T-3)
T-1: Future Development	99.8	0.2	Min: none Max: 50	-- ²	<ul style="list-style-type: none"> • May include a limited extension of the development in Transects T-2 through T-6 • Located between Campus Boulevard South to the north and the Preserve to the south • Includes Special District: Flex Overlay on Blocks 1A, 1B, and a portion of 1C
SD: Lake Blocks	5.2	0.2	Min: none Max: 50	47,600	<ul style="list-style-type: none"> • Development limited to satellite academic uses with low or infrequent use, and may include a Chancellor's residence and/or Conference Center • Located on the Lake Property along Wueste Road, just west of Lower Otay Lake
O-3: Pedestrian Walk	14.5	--	N/A	N/A	<ul style="list-style-type: none"> • Comprises a system of five pedestrian walkways throughout the Project site, including Hunte Walk, Transit Walk, Campus Walk, Center Walk, and Vista Walk Includes pedestrian and bicyclist amenities

Table 3-1 (cont.) OVERVIEW OF PROPOSED TRANSECTS, SPECIAL DISTRICTS, AND SECTORS

Transect/Sector	Acres	Maximum Floor Area Ratio (FAR)	Building Height Limits (feet)	Maximum Gross Square Footage (GSF)	Description
O-2: Common Open Space	39.5	--	N/A	15,000 ³	<ul style="list-style-type: none"> • Comprises a system of shared common open spaces for recreation and gathering throughout the Project site • Includes four pavilion features to provide shade and gathering opportunities, and (potentially) academic sports facilities
O-1: Open Space	41.1	--	N/A	N/A	<ul style="list-style-type: none"> • Includes non-developable areas that would be maintained as natural habitat • Located in two places, including in the northeastern corner of the Main Campus Property and in the Lake Property
Street Rights-of-Way	49.3	--	N/A	N/A	<ul style="list-style-type: none"> • Includes proposed Campus Boulevard North, Innovation Drive, and Campus Boulevard South • Includes extension of Eastlake Parkway, Discovery Falls Drive, and Orion Avenue • Includes other streets throughout the Project site
TOTAL	383.8*			10,066,200	

*Totals may not match due to rounding.

¹ Exception: The signature tower in Block 6C would be between 200 and 250 feet in height.

² Development is encouraged to be focused in Transects T-2 through T-6; however, a maximum of 10 percent of the total developed gross square footage within the other transects may be permitted within Transect T-1 (subject to Design Review and approval by the City Council).

³ Up to 15,000 gross square feet of development are permitted in the Common Open Space for pavilion features.

C. Transect T-4: Town Center

Transect T-4: Town Center is intended to serve as a transition and interface with the “Main Street” feel of the adjacent Village 9 Town Center, located to the west of Orion Avenue. The majority of this transect (Blocks 4A through 4H) is located between Orion Avenue and Eastlake Parkway (and adjacent to Village 9), three blocks (Block 4I through 4K) are located to the east of Eastlake Parkway and south of Innovation Drive and would be adjacent to common open space and open space areas. Buildings would be scaled to reflect a walkable, pedestrian-oriented setting with a high degree of building design, variation, and visual interest. Buildings would create a two- to three-story “Streetwall Frontage” along Orion Avenue. Similar to Transects T-6 and T-5, buildings in Transect T-4 would range between 42 and 92 feet in height. There would be no setbacks between buildings and streets. A Bus Rapid Transit (BRT) stop (or “Transit Hub”) that would serve the Project site and nearby off-site residential and commercial areas would be located at the intersection of Campus Boulevard and Orion Avenue. Two pedestrian walkways (which are included in Sector O-3: Pedestrian Walk) are adjacent to Transect T-4 and include “Center Walk,” a 100-foot-wide pedestrian and open space corridor spanning over four blocks, and “Transit Walk,” a two-block, 50-foot-wide walkway centered at the planned BRT stop. Streetscapes would be multi-modal and comfortable for all users. Street trees would provide shade and street furniture would provide bicycle parking, seating, and gathering opportunities. Frontage along Campus Boulevard South would provide opportunities for active uses, plazas, and connections to Center Walk.

D. Transect T-3: Campus Commons

Transect T-3: Campus Commons is located in the eastern portion of the Main Campus Property to the east of Discovery Falls Drive. This transect includes four blocks situated around “Vista Walk,” which is a pedestrian and recreational area included in Sector O-3: Pedestrian Walk. Transect T-3 also includes High Tech K-12 School and an area adjacent and east of the existing school. Buildings in this transect would be designed as “signature pieces” and integrated with sculptural outdoor spaces. Overall, development in this transect would be lower in density and scale (compared to the more central transects) to serve as a transition to the southern open space areas. The site begins to decrease in elevation gradually towards the south. Building heights would not exceed 50 feet. Building form and location would maintain viewsheds of the southern-facing views to the Preserve. Streetscapes in this transect would utilize orientation and landscaping to increase opportunities for views of the Preserve to the south.

E. Transect T-2: Campus Vista

Transect T-2: Campus Vista is located between Transects T-1 and T-3 in the eastern portion of the Main Campus Property. Transect T-2 comprises four areas, including two areas to the south of Campus Boulevard South and two areas to the east of Transect T-3. Vista Walk (which is included in Sector O-3: Pedestrian Walk) would continue through this transect from Transect T-3. Transect T-2 would provide a transition to naturalized open spaces and southern-facing views, which would be achieved by lower building densities compared to Transects T-3 through T-6, and by limiting buildings heights to 50 feet. Buildings would vary in size and shape with a distinctive stepping down toward the edges of this transect. Art and/or building pieces would be located in Vista Walk to contribute to the viewshed and provide locations from which to enjoy the nearby natural vistas.

Similar to Transect T-3, streetscapes in Transect T-2 would utilize orientation and landscaping to increase opportunities for views of the Preserve to the south. Thematic street trees and landscape would continue from Campus Boulevard North and Campus Boulevard South.

F. Transect T-1: Future Development

Transect T-1: Future Development is intended to allow limited development at low intensities within the Main Campus Property and to serve as the final transition between the built and natural environments. The maximum FAR and building height in this transect would be similar to Transect T-2; however, additional development restrictions would limit the buildout of this area based on the amount of development in Transects T-2 through T-6. Specifically, development may be permitted in Transect T-1 subject to the ability to make one of the following findings:

1. Development does not exceed 10 percent of the maximum development within Transects T-2 through T-6.
2. A minimum of 85 percent of the total allowed gross square footage has been developed in Transects T-2 through T-6.

In addition, to build within Transect T-1, findings must be made that development within Transect T-1 would be better utilized than would otherwise be achieved in Transects T-2 through T-6. Also, additional permit review would be required, including Design Review and City Council approval, prior to any development in Transect T-1. This transect generally comprises the southern edge of the Project site adjacent to the Preserve.

G. Special District (SD): Lake Blocks

The Lake Blocks Special District is located in the Lake Property adjacent to Lower Otay Lake, about 0.5 mile to the east of the Main Campus Property. Access to the Lake Blocks Special District would occur from Wueste Road and development within this area would be limited to satellite academic uses with low or infrequent use and may include a Chancellor's residence and/or Conference Center. Site development would be oriented toward Lower Otay Lake and/or surrounding open space views. Development footprints and impacts would be limited, and the maximum building height would be 50 feet in this special district.

H. Sector O-3: Pedestrian Walks

Sector O-3 includes a series of pedestrian walks within the UID SPA Plan to provide a system of public spaces comprised of squares, plazas, common open spaces, and natural landscapes that are interconnected by a network of complete streetscapes. Each of the pedestrian walks would include wide views to open landscape areas or views along key district corridors. The UID SPA would include five pedestrian walks, including Hunte Walk, Transit Walk, Campus Walk, Center Walk, and Vista Walk, which are each briefly described below.

Hunte Walk would be located adjacent to Transect T-6: District Gateway along the southern side of Main Street/Hunte Parkway between Discovery Falls Drive and Orion Avenue. Hunte Walk would provide an area for multi-modal activities (e.g., walking and bicycling) and would connect with the City's Regional Trail.

Transit Walk would be located near the southwestern corner of the Project site adjacent to Transit T-4: Town Center along the east side of Orion Avenue between Street E and Street H, and would provide enhanced pedestrian access to the planned BRT stop at the intersection of Campus Boulevard and Orion Avenue. Street trees would provide shade along Transit Walk and street furniture would provide bicycle parking, seating, and gathering opportunities.

Campus Walk would be located within Transect T-5: Urban Core along both sides of Campus Boulevard North between Eastlake Parkway and Discovery Falls Drive. Campus Walk would be approximately 200 feet wide and would include trees and lawns accented with celebratory banners and demonstration projects. Space within Campus Walk would be allocated for multi-modal facilities such as bike- and car-share areas and pedestrian resting spaces.

Center Walk would be located within Transect T-4: Town Center and a portion of T-5: Urban Core between (and parallel to) Eastlake Parkway and Orion Avenue. The termini of Center Walk would occur at Street I and Block O2A near the “signature tower” associated with Transect T-6: District Gateway. Center Walk would provide pedestrian access to buildings located along the walk.

Vista Walk would be located within portions of Transect T-3: Campus Commons and Transect T-2: Campus Vistas and would span the length of three blocks between Campus Boulevard North and a proposed open space area adjacent to Blocks 2C and 2D. Vista Walk would be between 160 and 220 feet in width and would include informal landscaping.

I. Sector O-2: Common Open Space

Sector O-2 includes several shared common open spaces throughout the Project site for enhanced pedestrian connectivity, gathering spaces, and active and passive recreational areas/amenities. The locations of the Sector O-2 areas would provide key common open space features that visually anchor the Project and allow visual access to dramatic viewsheds within the Project site. Common open spaces in Sector O-2 are divided into two types of distinct spaces, including social spaces and slopes, as described below.

Social spaces within Sector O-2 would include landscaping, hardscaping, design features, and pedestrian furniture. Each common open space would be uniquely designed to interact with the immediate built environment and provide pedestrian circulation through the space. Development in Sector O-2 would be limited to four pavilion features and (potentially) some academic sports facilities. Pavilion features would be constructed at key access points and would provide informal venues for community events and places to enjoy views. Each pavilion feature would be limited to 5,000 square feet in area and be individually designed and scaled to fit its unique location. Academic sports facilities to support academic uses may be developed in any Sector O-2 area (or may be developed in a transect as part of the academic campus). Sports facilities may include sports and fitness centers and/or a stadium.

Slopes within Sector O-2 are located in natural terrain areas that slope down toward the Preserve. The exact locations and designs of these slopes would be determined on future TM(s), master precise plan(s), and/or final maps. These areas include naturalized landscape, storm water management, and vista points that are aligned with the natural topography of the Project site. Slope areas may include informal landscaping designed to stabilize slopes and minimize erosion, as well

as trails and supporting amenities (e.g., benches and signage). No structures other than walls and fences would be permitted in slope areas, and heights of walls and fences would be minimized to the extent possible. Turf would not be permitted in the slope areas.

J. Sector O-1: Open Space

Sector O-1: Open Space is intended to protect existing natural habitat; therefore, access and development in Sector O-1 would be prohibited, with the exception of limited grading and planting (if necessary). Sector O-1 areas are located within the Lake Property and the northeastern corner of the Main Campus Property. Noise and lighting restrictions would be implemented in adjacent and nearby areas to reduce and/or avoid impacts to wildlife within Sector O-1 and the Preserve.

K. Preserve Edge

A 100-foot-wide “Preserve Edge” would provide a buffer zone between the Preserve and proposed development along the eastern boundary of the Main Campus Property, and the western and northern boundaries of the Lake Property. The Preserve Edge would help protect the Preserve from direct and indirect impacts associated with human activity. No development is proposed in the Preserve Edge, with the exception of sewer facilities, storm drain systems, utility access roads, and a rural trail.

L. Special District (SD): Flex Overlay

The Flex Overlay Special District is intended to support Villages 9 and 10, and would serve as a transition area between the university-focused UID and the mixed-use development in Villages 9 and 10. Flexibility and coordination of the development within the Flex Overlay would help foster a seamless relationship between the Project and Villages 9 and 10. Project development within the Flex Overlay would be required to be consistent with for the design guidelines/standards for Villages 9 and 10. Development within Transect T-1 should first occur within the portions of Transect T-1 with the Flex Overlay prior to development within the remaining portions of Transect T-1.

3.3.2 Off-Site Improvements

Proposed off-site utility improvements are shown on Figure 3-2 and include drainage improvements (including a detention basin) to the south of the Main Campus Property for storm water conveyance, and sewer improvements to serve the Lake Property. For the Main Campus Property, off-site drainage would be conveyed within pipelines that would follow an existing trail easement to the south of the Project site. For the Lake Property, off-site improvements would be necessary for the proposed sewer system to be located within existing access roads and would connect to the Salt Creek Interceptor between the Lake Property and Main Campus Property. Also, the proposed Project would include a rural trail along an existing 8-foot-wide dirt road within the Preserve as a link between the trails within the UID, Village 10, and the Salt Creek Sewer Interceptor/Greenbelt Trail; the construction of this trail would be consistent with the Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan (a comprehensive, long-term habitat conservation plan that addresses the needs of multiple sensitive plant and animal species and the preservation of natural vegetation communities in southern San Diego County). The

proposed rural trail would be located just south of the Project site and is shown as a yellow line on Figure 3-4, *Pedestrian and Bicycle Circulation Plan*.

3.3.3 Mobility

The UID circulation system would provide a system of roadway and trail corridors to support both vehicular and non-vehicular modes of transportation. This system includes the extension of existing and planned roads, trails, and transit from adjacent villages, internal systems to serve the Project site, and a connection to the greenbelt system. Streets in the Project site have been designed as “complete” streets, considering all modes of transportation by providing vehicular travel lanes, bike lanes or bike routes, sidewalks, and transit lanes, where appropriate.

A. Existing Site Access

Regional vehicular access to the Project site is currently provided from SR-125 via Olympic Parkway to Eastlake Parkway. Eastlake Parkway currently terminates at its intersection with Hunte Parkway, which is located at the gateway of the UID. Hunte Parkway is planned to extend westerly through Village 9 as Main Street, and a new access ramp would connect Hunte Parkway/Main Street to SR-125, providing direct access to the Project site. A future access ramp would connect the future Otay Valley Road to SR-125, providing secondary access from the south. Existing public transportation is currently provided by Chula Vista Transit, a part of Metropolitan Transit System (MTS). Routes 709 and 712 serve the Otay Ranch area; however, neither route currently extends service to the Project site. The nearest bus stop is located over one mile away, north of Hunte Parkway at the intersection of Olympic Parkway and Eastlake Parkway; however, transit stops are planned along Hunte Parkway/Main Street as part of the Village 9 development.

B. Proposed Vehicular Circulation Network

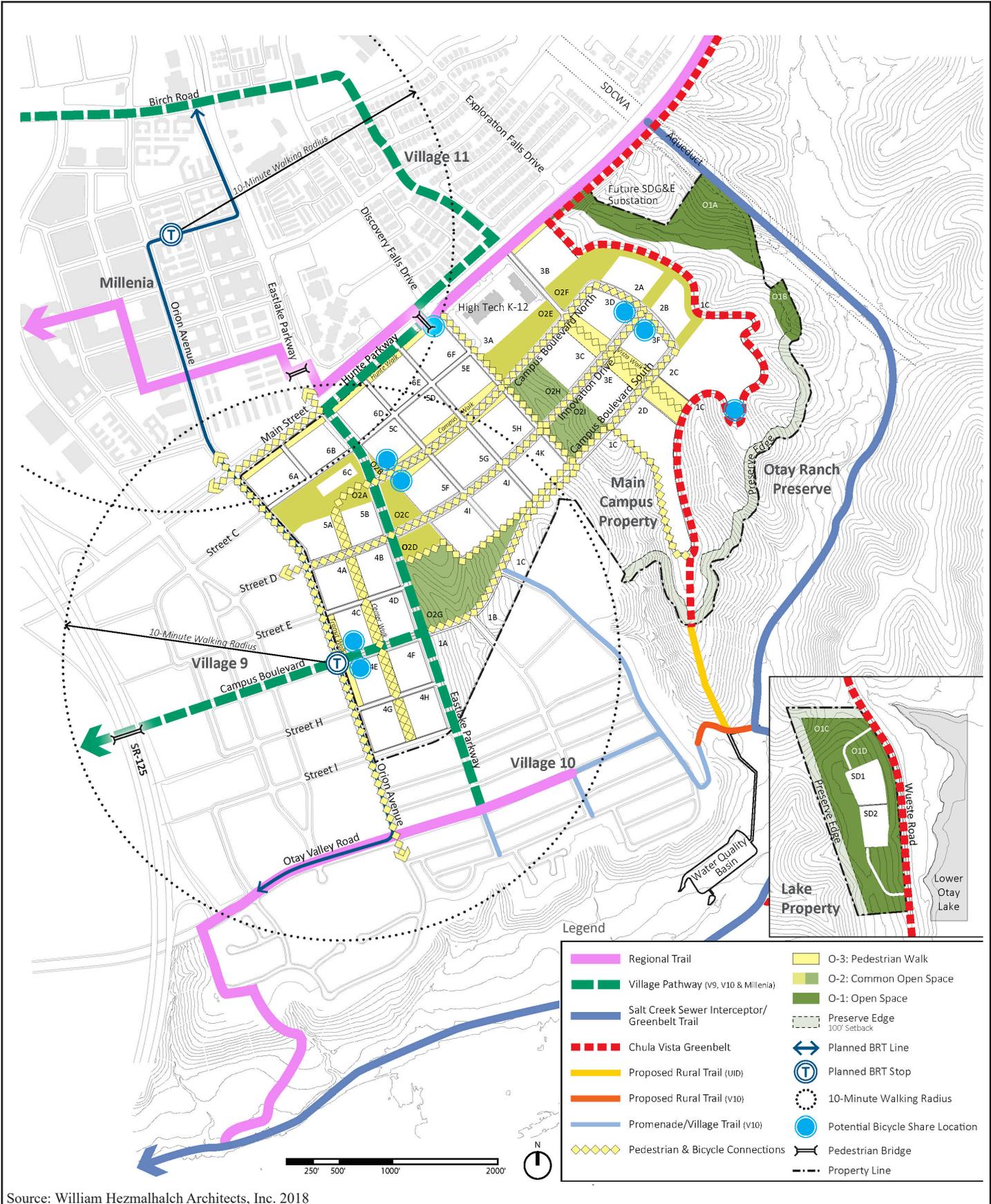
Roadway System

The proposed circulation system would organize traffic into roadway classifications consistent with the Otay Ranch GDP. Project roadways would form a modified grid street pattern that promotes walkability and supports urban development. This modified grid pattern gives way to a more irregular street pattern near the eastern edge of the SPA, providing a transition to the natural open space areas in the south, and responding to the topography of this portion of the site. The proposed roadway circulation system is shown on Figure 3-5, *Vehicular Circulation Plan*, and shown in Table 3-2, *Project Roadway Characteristics*. Roads within the Project site that are identified in the Circulation Element of the Chula Vista General Plan include Otay Valley Road and Hunte Parkway/Main Street.

Hunte Parkway/Main Street and Eastlake Parkway would serve as the primary entrances to the Project and adjoining villages by providing access from SR-125 via two future freeway access ramps. Main Street would be a six-lane gateway road that would connect SR-125 and Village 8 East to existing Hunte Parkway. An access and parking plan is provided as Figure 3-6, *Access and Parking Plan*.

A series of roadways would serve as primary connections within and throughout the Main Campus Property and would provide connections with surrounding villages and developed areas (e.g., Villages 9, 10, and 11 and the Millenia development). The layout of these streets is shown on Figure 3-5.

Hunte Parkway becomes Main Street to the west of Eastlake Parkway, and provides a direct connection to SR-125 to the west. Eastlake Parkway, Discovery Falls Drive, and Orion Avenue are the primary north-south streets within the Project site. Orion Avenue, which extends from the northern boundary of the Project site to Otay Valley Road and separates the Project site from Village 9, would include transit service at its intersection with Campus Boulevard. Orion Avenue would include two center lanes (one in each direction) dedicated for buses only. Campus Boulevard North, Innovation Drive, and Campus Boulevard South would provide primary east-west connections through the Project site and to Village 9. There are several other public streets proposed within the Main Campus Property that were designed to maximize connectivity within the Project site and promote walkability. The exact alignment of these streets would be determined at the TM level and built as needed by individual projects.

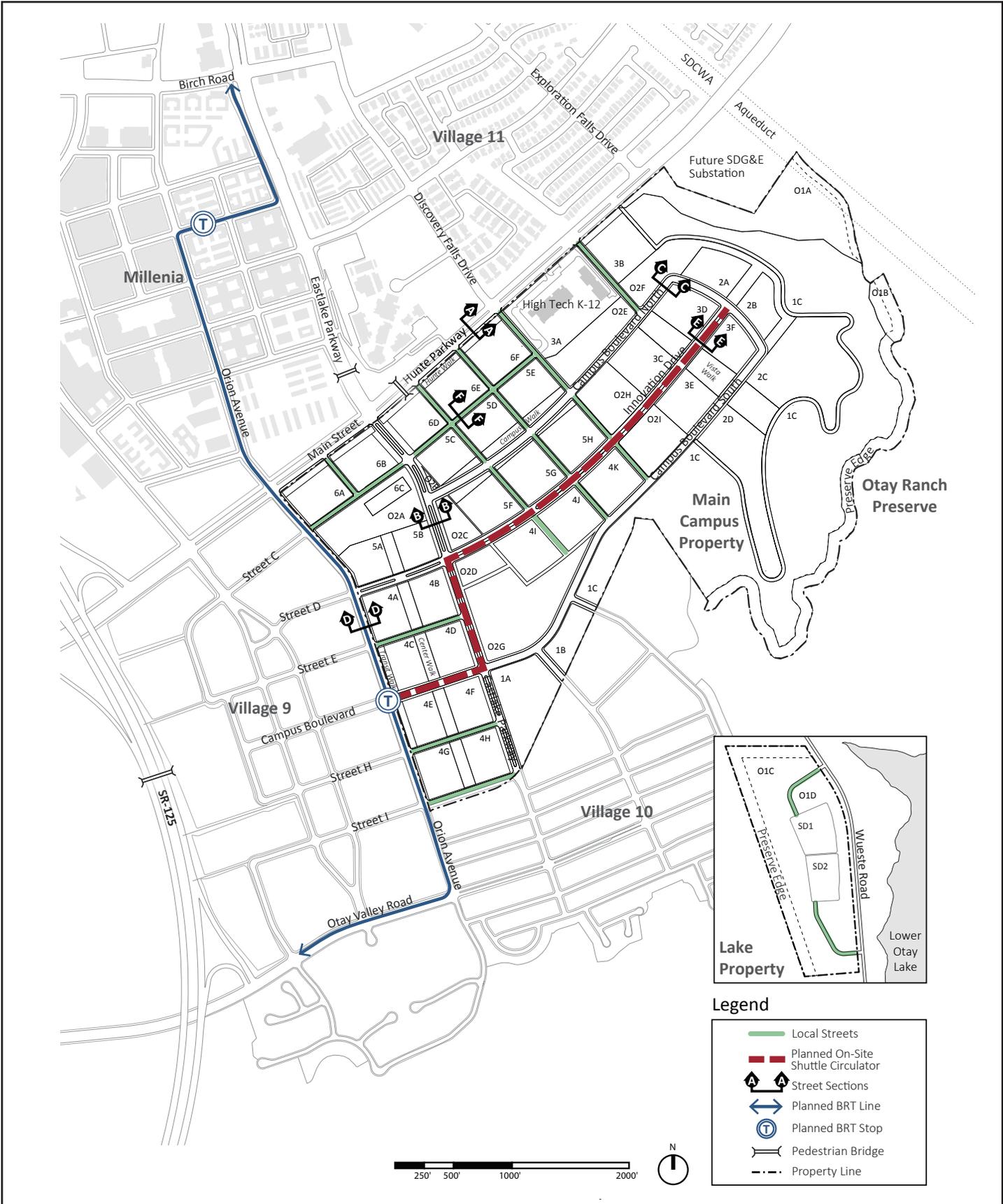


I:\PROJECTS\CCV\CCV-08 - Chula Vista University Map\EIR\Fig.3-4 - Pedestrian Circulation Plan.mxd CCV-08 8/27/2018 - CL

Source: William Hezmalhalch Architects, Inc. 2018

Pedestrian and Bicycle Circulation Plan

UNIVERSITY INNOVATION DISTRICT EIR



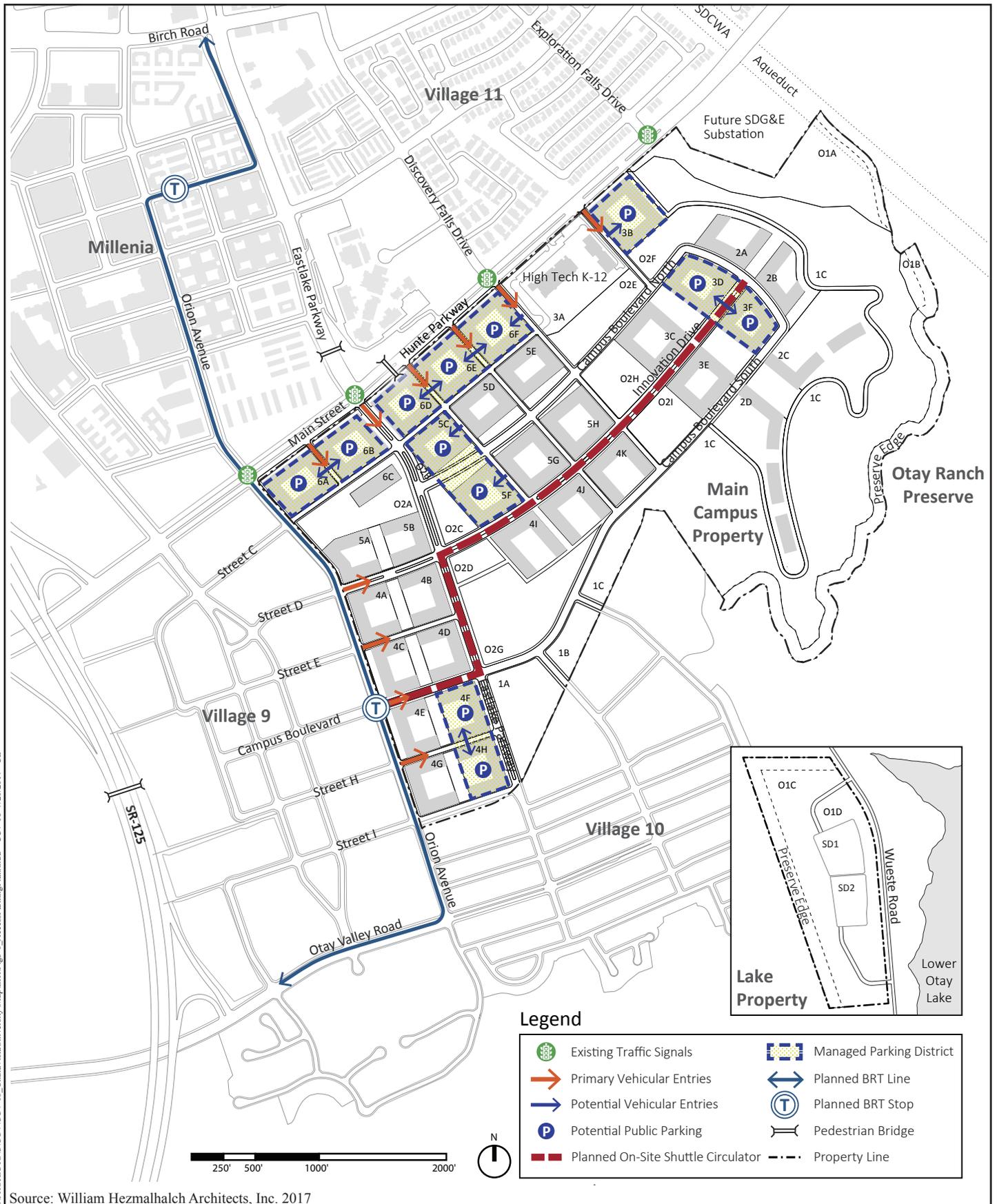
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Source: William Hezmalhalch Architects, Inc. 2017

Vehicular Circulation Plan

UNIVERSITY INNOVATION DISTRICT EIR

Figure 3-5



I:\PROJECTS\CCV\CCV-08 - Chula Vista University\Map\EIR\Fig 3-6 - Access Parking Plan.mxd CCV-08 7/20/2017 - CL

Source: William Hezmalhalch Architects, Inc. 2017

Access and Parking Plan

UNIVERSITY INNOVATION DISTRICT EIR

Figure 3-6

Table 3-2 PROJECT ROADWAY CHARACTERISTICS

Roadway Name	Classification	Widths (in feet)				Number of Lanes	Parking	Bicycle Facilities	Pedestrian Facilities	Transit Facilities
		Right-of-Way	Curb-to-Curb	Median	Planting Strip					
Hunte Parkway	6-lane Major	128	100	16-24	Up to 8 (varies; both sides)	6 (3 in each direction)	Emergency only	Class IV; 7-foot-wide bikeways with 3-foot-wide buffers (1 in each direction)	10-foot-wide sidewalks (both sides)	None
Eastlake Parkway	Village Entry Street	120	60	20	12 (both sides)	2 (1 in each direction)	None	Class IV 6-foot-wide bikeways with 3-foot-wide buffers (1 in each direction)	10-foot-wide sidewalks (both sides)	None
Campus Boulevard North	Town Center Street	94	58	None	8 (both sides)	2 (1 in each direction)	Parallel (both sides)	Class IV 7-foot-wide bikeways with 3-foot-wide buffers (1 in each direction)	10-foot-wide sidewalks (both sides)	None
Campus Boulevard South	Town Center Street	94	58	None	8 (both sides)	2 (1 in each direction)	Parallel (both sides)	Class IV 7-foot-wide bikeways with 3-foot-wide buffers (1 in each direction)	10-foot-wide sidewalks (both sides)	None
Orion Avenue	Town Center Street	108	78	None	6 (both sides)	2 (1 in each direction)	None	Class IV 6-foot-wide bikeways with 3-foot-wide buffers (1 in each direction)	9-foot-wide sidewalks (both sides)	11-foot-wide transit lanes (1 in each direction in center of roadway)

Table 3-2 (cont.) PROJECT ROADWAY CHARACTERISTICS

Roadway Name	Classification	Widths (in feet)				Number of Lanes	Parking	Bicycle Facilities	Pedestrian Facilities	Transit Facilities
		Right-of-Way	Curb-to-Curb	Median	Planting Strip					
Innovation Drive	Town Center Street	110	82	24	None, but may have tree grates or cutouts for trees and as needed to meet water quality standards	2 (1 in each direction)	Parallel (both sides)	Class IV 7-foot-wide bikeways with 3-foot-wide buffers (1 in each direction)	14-foot-wide sidewalks (both sides)	High-Frequency Local Bus (Campus Shuttle)
Local Streets	Local Street	56	36	None	8 (both sides)	2 (1 in each direction)	Parallel (both sides)	Shared with vehicles	Sidewalks (both sides)	None

Traffic Calming Measures

Traffic calming measures promote pedestrian and bicycle safety, as well as vehicle safety, by controlling the speed and distribution of vehicles traveling through the Project site. Specific traffic calming measures included as part of the Project design include narrow, multi-modal streets, multiple connections, and on-street parking.

Alternative Transportation Network

The following section describes the major alternative mode circulation systems in the Project site for bicycles, pedestrians, public transit, and low-speed vehicles.

C. Bicycle Circulation

The Project area and surrounding development include a series of existing and planned bicycle pathways and facilities. The Project would include additional improvements that would integrate the Project site with adjacent local and regional bicycle facilities. Specifically, the Project would include a series of shared vehicle/bicycle lanes, as well as dedicated bicycle lanes within the Project site. Project improvements would also include construction of part of the Village Pathway that connects to Villages 9 and 10 and the Millenia development, and a rural trail south of the Project site that connects the Main Campus Property to the water quality detention basin to the south of Village 10. Existing, planned, and proposed bicycle circulation features are shown on Figure 3-4, which depicts internal bicycle amenities, as well as planned connections to regional and neighboring bicycle facilities.

On-street shared vehicle/bicycle lanes would be provided internally along Discovery Falls Drive, between Campus Boulevard and Hunte Parkway. Dedicated bike lanes would be included along Campus Boulevard North, Innovation Drive, Campus Boulevard South, and Main Street/Hunte Parkway to minimize conflicts with pedestrians and motorists. Lastly, several bicycle paths would be included along Campus Boulevard North, Eastlake Parkway, Campus Boulevard South, and several other streets. For those local streets that would include a shared vehicle/bicycle lane, the traffic volumes and vehicular speeds on these streets would be low enough to accommodate bicyclists as well as vehicles.

A Village Pathway is currently planned to connect several villages in the Project area, including Village 8 East, Village 9, Village 10, Village 11, the Millenia development, and the Project site. As shown on Figure 3-4, the Village Pathway is planned to cross SR-125 at Campus Boulevard, continue east through the Project site near Campus Boulevard, head north along Eastlake Parkway, and cross Hunte Parkway with a pedestrian bridge. The planned Village Pathway would then continue east and northward through Village 11 (and westward near Birch Road). The Village Pathway in Otay Ranch is intended to provide an off-street, interconnected multi-use trail that allows bicyclists and pedestrians to travel between village cores and Town Centers. The Village Pathway would consist of 10-foot-wide paved trails and would ultimately connect to a planned pedestrian bridge over SR-125 to facilitate bicycle travel between Village 9, Village 8 East, and the Project site; however, this pedestrian bridge is not within the Project site and was previously evaluated as part of the EIR for Village 9 (EIR 10-04; SCH# 2010061090). The bridge would be 15 feet wide to accommodate separate bicycle and pedestrian facilities.

A regional trail connection is planned at the south side of Otay Valley Road that would connect to two proposed dedicated bicycle lanes along Orion Avenue and Eastlake Parkway. This trail would connect with a Promenade/Village Trail as part of the development in Village 10 (south of the Project site) that would terminate at Campus Boulevard South within the Project site. The UID SPA Plan also designates the extension of a proposed rural trail to the south of the Project site, which would connect to a proposed rural trail included as part of the Village 10 development. The rural trail included as part of Village 10 is planned to also connect to the Greenbelt Trail. Greenbelt trails would conform to the Chula Vista Greenbelt Master Plan. Some park pathways would be designed to accommodate bicyclists, subject to City approval. The alignment of these Class I pathways would be determined by individual park site master plans.

D. Pedestrian Circulation Network

The pedestrian circulation network includes an interconnected system of sidewalks, the Village Pathway and Greenbelt Trail described above, connections to pedestrian bridges, and other trails. The proposed pedestrian circulation is shown on Figure 3-4. Areas are designated to serve as pedestrian walkways throughout the Project site, in addition to pedestrian connections. The Village Pathway described above for bicycle circulation would also permit pedestrian usage and would connect the Project with Village 11 and Millenia to the north, Village 10 to the south, and Village 9 to the west. Proposed pedestrian trails in Village 10, including the proposed rural trail and proposed Promenade/Village Trail would connect with the proposed rural trail included as part of the proposed Project.

E. Transit Network

The Project would accommodate the future extension of transit service into the Project site. Transit service would consist of a bus system that would provide local connections between residential, employment, and major activity centers within the UID and the remainder of Otay Ranch, as well as regional connections. The proposed South Bay BRT Line would traverse the Project site along Orion Avenue and would provide a regional transit connection to surrounding cities and to the Mexico-United States border. The types of bus service that would be available are described in greater detail in Section 5.3, *Transportation/Traffic*. Figure 3-4 identifies the anticipated transit stops and transit routes within the Project site. The final route, type of service, and timing of service would ultimately be determined by the transit agency.

F. Low-Speed Vehicles Circulation Network

Low-speed vehicles, which are small electric vehicles with a low maximum speed, provide an alternative vehicular mode of transport, designed for use during shorter trips. Low-speed vehicles would be permitted on all streets with a posted speed limit of 35 miles per hour or less, as well as potentially on the Village Pathway. The circulation system has been designed to provide an internally connected system of low speed streets that allow low-speed vehicles to travel between various destinations within the Project site. Low-speed vehicles would not be permitted on sidewalks or trails.