



Town Center



Village 8 West | Master Precise Plan

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Town Center



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Chapter 1

Introduction

Town Center



Village 8 West | Master Precise Plan



Chapter 1: Introduction

1.0. Introduction

The Town Center will be the primary destination for a new community embracing the spirit of a diverse American Town. The goal of this plan is to establish a framework for creating a vibrant Town Center that provides for healthy and active lifestyles, diverse housing choices, and opportunities for a high quality of living, while providing the tools to enable flexibility for future growth.

1.1. Purpose

This Town Center Master Precise Plan (“MPP”) is required by the Village 8 West SPA Plan and provides the entitlement bridge linking the approved policies and land use designations of the SPA Plan with subsequent project-level approvals within the Village 8 West Town Center planning area. It serves as a framework document by which future “Individual Site Plans” will be evaluated for compliance with the approved Master Precise Plan concepts, which encompass site planning, access, architecture, landscape architecture, signage and lighting guidelines. This Master Precise Plan is consistent with and must also implement the requirements of the Fire Protection Plan.

The MPP coordinates the interaction and spatial relationships between buildings, structures, landscaping, and public spaces and activities while providing a unified design theme for signage, lighting and street furniture to implement the SPA’s vision of a pedestrian friendly Town Center. The MPP provides an overall framework for reviewing proposed site plan applications, public space design, and public right-of-way improvements.

This document does not provide precise design solutions but merely establishes guidelines to insure that, over time, the Village 8 West Town Center is developed as a cohesive, integrated community. Revisions to individual site plans may occur during final design, and will not require revisions to this MPP.

The MPP also provides designers, builders, and developers with guidelines and standards that promote creativity and design quality that reinforces the Village 8 West design concepts.

The MPP includes parameters for each of the following areas of community vision:

- **Site Planning** - The placement of buildings, monuments, public spaces and parking areas.
- **Access** - The conceptual location of pedestrian and bicycle connections, driveway locations for vehicular access, and transit stops.
- **Architecture** - Creative massing and design guidelines for buildings.
- **Landscape Architecture** - Planting palettes and specification for standard benches, light fixtures, and other street furnishings.
- **Signage** - Guidelines and standards for acceptable signage and way finding.
- **Healthy Lifestyles** - Discussion of healthy habits and how community design and programming can support a healthy lifestyle.

The mandatory requirements outlined in Chapter 3 apply to those features that are required to support a healthy lifestyle and implement the pedestrian friendly character of the community. Guidelines provided in Chapter 4 and 5 also support the character of the community but can be achieved in a variety of ways; therefore, guidelines are intentionally flexible to allow for more creative design.

The MPP serves as a living document, addressing the long-term growth of the Town Center and the eventual build-out of the entire community. Strict interpretation and application of the regulations and guidelines contained herein should be balanced with the goal of creating a walkable and vibrant community that supports the changing needs and desires of residents, schools, businesses, and the City.

1.2. Related Documents

Development of Village 8 West is guided by a series of documents that provide various levels of goals, policies, and implementation measures.

The Chula Vista General Plan (GP) provides the broadest level of regulations and guidance. Each subsequent document provides an increasingly greater level of detail.

The Otay Ranch General Development Plan (GDP) divides the Otay Ranch area into a series of villages and planning areas based upon its “village” concept. In 1996, the Otay Ranch Overall Design Plan further refined the village concept and provides overall design guidance.

The village concept organizes land uses by establishing a village core or town center to serve as the commercial and social activity hub of a village. Pursuant to the currently adopted GDP, the Village 8 West Town Center consists of a mix of uses including a town square, an elementary school, mixed-uses, commercial, and a variety of residential uses as shown in *Exhibit 1-1: Village 8 West Town Center Uses*.

The GDP requires the approval of a SPA Plan for each Village. The City approved the Village 8 West SPA in 2013, by Resolution No. 2013-270. The SPA provides village-wide, Form-based code regulations per Ordinance no. 3295. These regulations and design guidelines support implementation of a pedestrian-friendly community supported by transit and other alternative modes of transportation. The SPA also establishes the boundaries of the Town Center and the permitted range of development intensities in the Town Center.

The City approved minor revisions to the Village 8 West SPA Plan on February 18, 2020 by Resolution No. 2020-033.

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Development intensities include minimum and maximum commercial intensity to support the SPA's walkability goal. At the minimum, the Town Center is required to provide 100,000 square feet of retail, 17,000 square feet of office uses, and up to 1,210 residential dwelling units. At the maximum, the Town Center could include up to 250,000 square feet of retail, 50,000 square feet of office, and 1,210 residential dwelling units. Residential units and commercial square footage may be transferred between planning areas, subject to the procedures and requirements set forth by the SPA Plan. Transfers allow flexibility in the development pattern to appropriately address market conditions that exist at the time of implementation.*

A Planned Sign Program (PSP) for the Town Center will be submitted to the City for approval prior to approval of the first final map for a parcel within the Town Center area. Any signage or banners within the public right-of-way will require submittal of a Master Encroachment Permit to the Land Development/Engineering Division.

** The final distribution of commercial square footage and residential dwelling units shall be determined during the design review process for parcels within the Town Center, pursuant to the Village 8 West SPA Plan, Chapter 9 - Implementation and Administration.*



1.3. Design Review

Design review submittals shall be processed in accordance with the process set forth in Chapter 9 of the Village 8 West SPA Plan and this Master Precise Plan in order to receive approval or conditional approval by the Planning Commission.

Planning Commission decisions may be appealed to the City Council pursuant to Chula Vista Municipal Code (CVMC) Section 19.14.480.

Individual site plans may occur during final engineering and design, and will not require revisions to this MPP or any exhibit herewithin.

The design review process for the Village 8 West Town Center involves a two-part, integrated procedure: design review and approval by the Master Developer, and Design Review and approval by the City of Chula Vista. The emphasis of this document is on City review of Design Review submittals following the adoption of this Master Precise Plan. Design review submittals for individual parcels within the Town Center may include signage design in lieu of preparing a separate Planned Sign Program for each parcel.

Chapter 1: Introduction



EXHIBIT 1-1: VILLAGE 8 WEST TOWN CENTER USES

Legend

-  MPP Boundary
-  Mixed Use Planning Area
-  Town Square
- Retail: 100,000 - 250,000 SF
- Office: 17,000 - 50,000 SF
- Residential Dwelling Units: 1,210 DU

Note: The final boundaries between Parcels C and D will be refined during the Design Review process, per the provisions in the Village 8 West SPA Plan, Chapter 9 - Implementation.





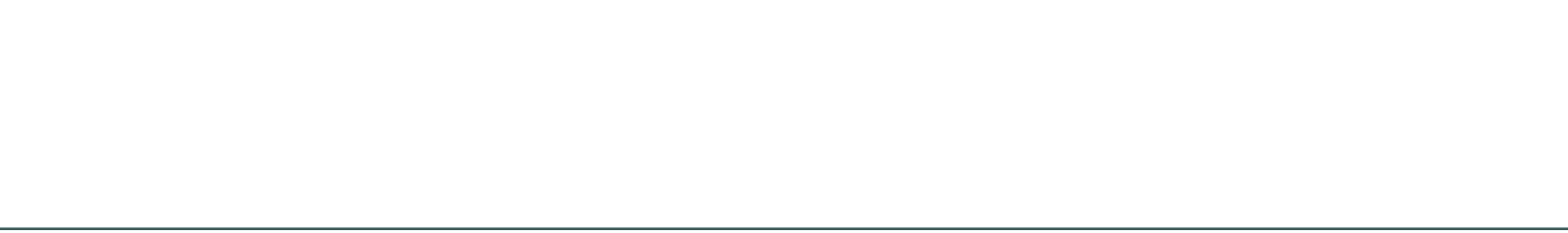
Chapter 2

Town Center Concept

Town Center



Village 8 West | Master Precise Plan



Chapter 2: Town Center Concept

2.0. Town Center Concept

The Village 8 West Town Center focuses on places and spaces that encourage a high quality of life through the provision of people-centered designs and amenities.

Building design plays an important role in the feel of a community which is why the relationship between structures and open space need to be well thought out and integrated. In the larger planning areas of the Village 8 West Town Center, buildings allowing mixed uses in either a horizontal or vertical fashion are encouraged.

Village 8 West seeks to provide a vibrant, pedestrian-oriented, multi-modal environment, that incorporates spaces programmed with amenities and activities that support health and wellness, sustainability, and social connectivity.



2.1. Principles of Healthy Communities

The primary goal of the Town Center is to create a vibrant and healthy community that supports a healthy and active lifestyle. The following principles are adapted from the Urban Land Institute's publication *"Ten Principles for Building Healthy Places"* (ULI, 2013). These principles provide guidance to developers and designers in the creation of physical environments that affect human behavior in a way that improves mental and physical well-being. These principles go beyond the initial development of the Town Center and are intended to serve the community as it evolves.

- 1) Put People First** - Design around the needs of people first. Encourage walking and exercise by including ample amenities such as sidewalks, trails, plazas, stairways, safe pedestrian street crossings, multiple connections, benches, lighting and proximity to parks. Use building placement to define sidewalk edges and maximize daylighting and views. Enhance the pedestrian experience with ground-level architectural details and front doors that face the street.
- 2) Recognize the Economic Benefits** - Walkable retail areas require less parking, do not rely on drive-by traffic alone and provide a destination that encourages people to spend time and money. Implement shared parking strategies for the Town Center to maximize these benefits.
- 3) Empower the community to participate in healthy lifestyles** - Create opportunities for people to get involved through branding, community partnerships, and community participation that further promotes a community identity centered around an active lifestyle.
- 4) Make healthy choices safe, accessible, fun and easy** - Design wide sidewalks and functional plazas, lighting, shade, benches and buffers from fast-moving vehicles. Implement traffic calming measures including well-defined pedestrian crossings. Mark bikeways for maximum visibility. Use planters, bollards, and other physical barriers to protect pedestrians. Provide comfortable and convenient transit stops. Provide easily accessible community information regarding trails, amenities, and programs for pedestrians, bicyclist and transit user.
- 5) Design for all ages and abilities** - Design open, flexible floor plans and features. Enhance pedestrian crossings to promote safety and pedestrian visibility. Consider components that are easy to use such as lever door handles, low light switches, and easy-open hinges. Focus on the school as a major community component.

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- 6) **Mix it Up** - Encourage a broad range of uses including retail, office, and residential on the same site or in the same building. Balance parking demands to minimize the need for large parking fields while still providing enough to support local businesses and retail. Optimize uses by providing flexible spaces that are well utilized. Consider uses that are not traditionally mixed.
- 7) **Promote access to healthy food** - Provide retail space that can accommodate a variety of potential grocers including ethnic, health food, or other niche food markets. Allow space for farmers markets. Encourage restaurant "incubators", local food markets or restaurants, or demonstration kitchen space. Allow for community and demonstration gardens in public spaces and "left-over" spaces. Consider the use of edible plant palettes in parks, plazas and other public spaces.
- 8) **Make it Active** - Create spaces that encourage physical activity. Maximize opportunities for joint uses. Provide opportunities for parents and children to be active together. Locate senior center activities adjacent to schools and libraries to take advantage of shared educational opportunities. Provide opportunities for physical activity near office uses so workers can exercise during breaks. Consider bike-share programs that provide a healthy alternative transportation option.
- 9) **Embrace a Unique Character** - Integrate natural systems to create community identity. Encourage uses and design elements that are unique and appropriate to the demographic of the community and the features of the site. Use public art and innovative design features to establish character.
- 10) **Energize Shared Spaces** - Create flexible spaces that can be adapted for a variety of uses such as street festivals, health fairs, food truck roundups, and athletic events. Create shared spaces where cars, bicycles and pedestrians can coexist safely.

2.2. Evolution of Place

The most memorable places are those that evolve over time and leave an impression of individuality by responding to the specific needs and desires of the surrounding community. The Village 8 West MPP promotes flexibility to allow creative development that responds to the various needs and desires of the greater community and the marketplace.

Flexibility is key, allowing for a wide range of development options and embracing a simplified approach to placemaking. Architectural design remains simple and relies upon concepts that apply universally to any architectural design, allowing buildings to serve as a backdrop and set the stage for everyday life. The MPP focuses on the design of public spaces.

The surrounding landscape should serve as a unifying theme which allows a diverse range of activities within the same space and a variety of individual retail and restaurants. Attention to pedestrian-oriented details will make Village 8 West unique and memorable. Public art, community events, and public/quasi-public uses will shape the fabric of the community, instilling community pride and a shared sense of belonging.

2.2 Town Center Character

Village 8 West's character is inspired by contemporary European architecture and the sociability of quaint European villages. Building form shall be pedestrian scale and visually interesting. Design elements may include stone lintels and surrounds at doorways and windows, shutters and asymmetrical elements

capture this style. Varied roof pitches from shallow to steep are acceptable. Smooth stucco finishes and the creative color on elevations will help to modernize the architecture.

Final architectural details to be determined during the Design Review Process and may vary from the description in the MPP.

2.3. Illustrated Plan

Exhibit 2-1: Illustrated Conceptual Town Center Plan represents one of the many possible build-out scenarios for the Town Center. This exhibit is provided for conceptual purposes only.

Initial phases of the Town Center will focus on attracting activity. While some residential uses will be located nearby in the first few years of development, there will not be enough to support the long-term viability of large retail uses. Retail uses will initially depend upon both Village 8 West residents and residents of other villages, and will likely consist of small retail uses that support the local community. Buildings will consist of



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simple construction that provides an attractive front façade. The simple structure itself will have the flexibility to be adaptively reused to larger, more intensive retail space or a more necessary use once the surrounding residential areas have been fully developed. Vacant parcels can serve as temporary parking fields or be used for seasonal events and sales. These vacant

parcels can later be developed for additional retail space as the marketplace dictates.

Later phases will likely include one or more larger “destination” retail uses that can draw people from a broader customer base. The Town Center’s organization will allow visitors to park once and walk from restaurants



EXHIBIT 2-1: ILLUSTRATED CONCEPTUAL TOWN CENTER PLAN

to retail and public spaces. Once Village 8 West and surrounding villages are completely built-out, the Town Center will expand the amenities, services, and uses within a convenient walking distance to meet the demands and desires of nearby residents and businesses. During these final stages, architecture will evolve towards more permanent structures and styles.

It is important to remember the flexible vision of the MPP. As long as the Town Center continues to remain relevant and meets the needs of its residents in a walkable and bicycle-friendly environment, the possibilities for the Town Center are many.

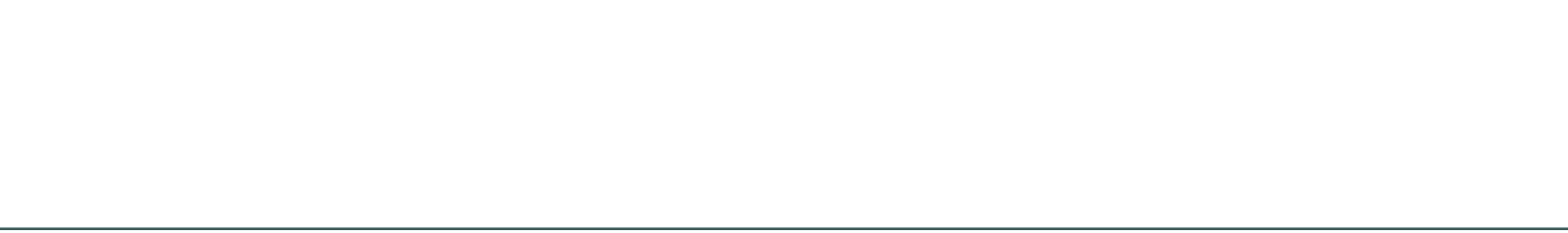
Chapter 3

Mandatory Elements

Town Center



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Chapter 3: Mandatory Elements

3.0. Mandatory Elements

The overall land use pattern and mix of uses illustrated in **Exhibit 2-1: Illustrated Conceptual Town Center Plan** represents one potential design solution that supports the principles of Healthy Communities and achieves the type of community envisioned by the MPP:

- Pedestrian connections and spaces maximize walkability,
- Buildings located at the street edge frame and define key pedestrian corridors,
- Parking locations minimize the visual impact of parking lots on the pedestrian experience,
- Key commercial locations and building orientations foster economic vitality and activate important pedestrian corridors and public spaces,
- Activities encompass a wide range of choices to support various lifestyles, ages, and abilities, and
- Amenities enhance public spaces and further define the types of activities that can occur.

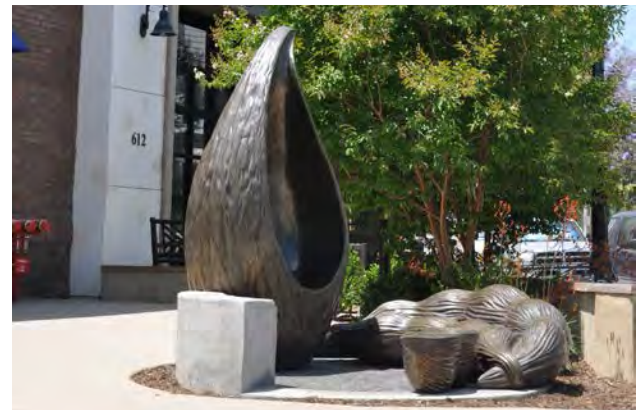
While there are many design solutions, there are critical elements to achieve the MPP vision and must be part of any successful development application. These elements are identified in Exhibit 3-1: Mandatory Elements and are described in the following sections.

3.1. Landmarks

Landmarks help orient and identify one's location as well as establish the importance of various locations throughout the Town Center.

The MPP identifies two types of required landmarks:

- Gateway landmarks announce entry into the Town Center.
- Internal landmarks help orient people within the Town Center.



Public Art as a Landmark.



Architectural Feature as a Landmark.



EXHIBIT 3-1: MANDATORY ELEMENTS

Legend

- | | | | | | |
|---|-------------------|---|--|---|-----------------------|
|  | Town Square |  | Transitional Edge |  | Vehicular Driveway |
|  | Gateway Landmark |  | Plaza Street |  | Pedestrian Plaza |
|  | Internal Landmark |  | Regional Trail |  | Local Transit Stop |
|  | Town Square Edge |  | Village Pathway |  | Potential BRT Station |
|  | Prominent Edge |  | Pedestrian Connection into Planning Area | | |

Chapter 3: Mandatory Elements

Landmarks shall be clearly identifiable by pedestrians, bicyclists, and drivers and may consist of any of the following:

- Monuments: Stand alone structures that announce entry or importance of a particular location. Monuments may include signage, landscaping, clock towers, symbols, or other prominent features.
- Public Art: A permanent, significant sculpture or art installation.
- Architectural Feature: A significant and unique feature of a building such as tower, special massing feature, or prominent architectural detail.
- Major retail use or tenant.
- Pedestrian Plaza: See Section 3.5.1.

3.2. Town Square

The Town Square serves as the heart of the Town Center. Centrally located within the intersection of the couplets, this public space provides the main venue for a variety of community activities that energize the village. The Town Square's importance to the community shall be reflected in the design of the square itself but also by the "Town Square Edges" as described in Section 3.4

The Town Square shall be designed in accordance with the following:

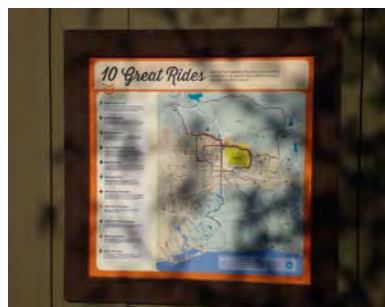
- a) A strong and well-defined pedestrian connection between the east side and west side of the square, including mid-block crosswalks across La Media Parkway.

- b) Up to 1,500 SF (approximately 30'x 50') of indoor retail space is permitted. Retail uses shall encourage or support social interaction or healthy lifestyle. Retail uses may include food vendors with outdoor seating (outdoor seating shall not be counted toward the retail square footage), food truck accommodations, small flower shops or media stands with outdoor display space, bike or sports equipment rentals. Permanent retail buildings are not permitted unless they are accessory to a park building.
- c) Town Square grading shall be designed to create interesting spaces and a visual connection to adjacent retail spaces.
- d) A variety of flexible spaces shall be provided to accommodate community events such as farmers markets, concerts, outdoor movie screenings, health fairs, food festivals, food truck roundups, and more.
- e) A variety of amenities that support the village and promote active lifestyles, social interaction, sustainability, and educational opportunities shall be provided.
- f) Retail uses that support transit users should be encouraged near transit stops, such as coffee carts, dry cleaners, cafes and mini-marts.

Exhibit 3-2: Town Square Concept Plan and *Exhibit 3-2a: Town Square Cross Sections* illustrates one potential design for the Town Square and demonstrates how the Town Square relates to and addresses adjacent walkways.



Small retail uses and vendors help enliven spaces and support surrounding activities and social interaction.



Bike parking and readily available trail and route maps make bicycling a convenient, healthy form of transportation while promoting fitness and fun.



Flexible open areas allow for a variety of fitness and event opportunities.



Farmers markets, food festivals, community gardens, or edible landscapes provide residents with access to healthy foods, nutritional education, and opportunities for social interaction and community participation.



Dog parks offer an excellent opportunity for owners to socialize.



Playgrounds and splash parks offer exercise and playtime for children while providing opportunities for family bonding.



“Little Free Library” and other interactive features encourage life-long learning and enrichment.

Chapter 3: Mandatory Elements



Legend

- ① Gateway Landmark
- ② Internal Landmark
- ③ Town Square Edge
- ④ Prominent Edge
- ⑤ Transitional Edge
- ⑥ Regional Trail
- ⑦ Village Pathway
- ⑧ Pedestrian Connection
- ⑨ Vehicular Driveway
- ⑩ Pedestrian Plaza
- ⑪ Transit Stop
- ⑫ Plaza Street
- ⑬ Food Truck Spaces/
Farmer's Market
- ⑭ Limited Community
Oriented Retail
- ⑮ Dog Park



Not to Scale

EXHIBIT 3-2: TOWN SQUARE CONCEPT PLAN



EXHIBIT 3-2A: TOWN SQUARE CROSS SECTIONS

3.3. Plaza Street

Plaza Streets are those that can be closed temporarily for community events such as farmers markets, street fairs, and food truck round-ups. Two Plaza Streets are identified in the MPP: Northbound and Southbound La Media Parkway which are adjacent to the main Town Square. If Plaza Streets require closure for special events, a Traffic Control Plan that safely re-routes traffic shall be approved by Traffic Engineering.

- a) Where street frontage only allows for a five-foot sidewalk and zero-foot front yard setback, uses such as sidewalk cafes or merchandise displays shall be located in plazas, paseos or buildings with adequate front clearance widths.
- b) Plaza Streets surrounding the Town Square may include enhanced paving within the travel lane and at pedestrian crossings.
- c) Accessibility requirements must be maintained at all times, including a minimum four-foot clear pedestrian walkway width. To ensure accessibility in retail conditions, include an additional five-foot sidewalk setback on Town Center streets where no other pedestrian pathway or sidewalk exists.

Chapter 3: Mandatory Elements

3.4. Corridors & Edges

Corridors represent the paths of travel for pedestrians, bicyclists and vehicles. In addition to establishing the limits of corridors, edges also occur where uses transition. Therefore, these zones must be carefully considered.

The SPA Plan establishes the major corridors through the site. Dedicated transit lanes are accommodated within the La Media Parkway median south of the Town Square. This is done by splitting both roadways into couplets, providing dedicated bicycle lanes and sidewalks on both sides of the street. Main Street and La Media Parkway are designed as complete streets to accommodate vehicles, pedestrians, bicycles and transit all together. The SPA also identifies the Regional Trail and Village Pathway that connect to ranch-wide and regional trail systems.

Corridors, particularly pedestrian corridors, must be addressed appropriately to create safe, fun, and interesting paths of travel that will activate public spaces, support retail uses, and encourage healthy lifestyles. The MPP further defines these corridors by identifying the significant edges and connections as described in the following sections.



This corridor which also functions as a transitional edge uses landscape and street furniture to provide visual and physical delineation.



A plaza street transformation into a street fair.

3.4.1. Town Square Edges

The Town Square serves as the center for most pedestrian activity. Therefore, Town Square Edges represent the most important edges in the Town Center. The following requirements apply to Town Square Edges:

- a) Well-defined by strong residential, retail or civic building frontages located immediately adjacent to the street.
- b) Breaks in the edge shall be permitted to allow for paseo connections to parking areas, pedestrian courtyards or plazas, and seating space for restaurants and cafes.
- c) Primary pedestrian entries to retail spaces shall face the public street or paseo.
- d) Locate driveways along the Town Square Edges where possible.
- e) Include enhanced paving materials within travel lanes and at pedestrian crossings along the Town Square Edges to provide connectivity between the Town Square and adjacent Town Center parcels.

3.4.2. Prominent Edges

Prominent Edges include highly visible street frontages beyond the Town Square that are anticipated to carry large volumes of vehicular traffic, bicyclists, and pedestrians.

Prominent Edges may consist of retail uses but may also include urban residential, live/work, or office uses compatible with a retail environment.



An example of an appropriate retail frontage along a Town Square Edge.



This paseo through the buildings provides a connection between the street and parking in the rear while maintaining a strong edge.

Chapter 3: Mandatory Elements

The following requirements apply to Prominent Edges:

- a) Buildings shall be sited such that parking is located behind or to the side of the building.
- b) When more than five consecutive parking spaces are located along a Prominent Edge, screening may be provided in the form of landscaping, low decorative walls, or similar treatment. Screening/landscaping treatments may vary based on visibility from public spaces.
- c) Prominent Edges shall provide pedestrian connections to the interior/through the site.
- d) Non-residential vehicular driveways shall be 24 feet wide for a two-way driveway, and may include a median break between ingress and egress lanes to create a shorter pedestrian crossing between driveway segments.
- e) Residential vehicular driveways shall be 18 feet wide for a two-way residential ingress/egress.
- f) Vehicular driveways shall be designed to promote safe pedestrian crossing.

3.4.3. Transitional Edges

Transitional Edges represent locations where commercial or mixed-use development is expected to converge with predominantly high-density residential uses but no street separation exists to provide a transition. These edges must provide an appropriate transition that creates a synergy between both uses. Transitional Edges shall be addressed by one or more of the methods described below:

- a) Paseo Buffer: Provide a paseo between the commercial uses and the residential uses that consist of a pedestrian promenade, landscaping, and lighting.
- b) Open Space Buffer: Locate community open space between the commercial uses and the residential uses.
- c) Mixed-Use Buffer: Multi-family buildings may be designed to include a ground-floor retail component along the parking edge.



Live-work units with entries separated by grade.



Landscaping defines the edge and screens parking.

d) Screen buffer: Provide one or more of the following screening methods:

- Landscaped berm or slope.
- Trees, hedges or other landscaping.
- Open fencing such as tubular steel fencing or other attractive fence designs that provide visual access to the adjoining property. Chain link fencing is not permitted. Breaks in fencing shall be provided to allow pedestrian access between both sites where grade separations permit.
- Solid screen walls shall only be permitted in locations where noise mitigation or privacy are of critical importance, such as adjacent to loading, delivery, or storage areas.

3.4.4. Pedestrian Connections

The Mandatory Elements Plan identifies the minimum pedestrian connections required within the Town Center. The location of these connections is approximate and may be modified to reflect the final design of the individual parcel. Additional connections are encouraged to increase walkability of the village. The following requirements apply to all required Pedestrian Connections:

- a) Defined by edges that may consist of adjacent buildings and/or landscape elements.
- b) Consist of paseo pathways, a pedestrian courtyard or plaza, and/or an outdoor seating area.
- c) Maintain a minimum of five-foot clear path of travel.



Common recreation area located between retail and residential uses provides separation and allows both uses to benefit from the amenities.



An attractive paseo between parking and residential uses provides visual safety for the parking area, promotes easy access for residents to adjacent retail uses, provides additional pedestrian connections through the area, and eliminates the need for walls.

Chapter 3: Mandatory Elements

- d) Include a minimum 10% landscaping that may occur in planter beds, pots, and/or trellises.
- e) Clearly defined pedestrian connectors through the use of bollards, landscape bulb-outs, or other design features that shorten the crossing distance, define the crosswalk area, and signify that drivers must slow down and yield to pedestrians.

3.5. Nodes

Nodes are locations where people or transit modes meet. These include pedestrian plazas, transit stops, and parking areas as outlined in the following sections.

3.5.1. Pedestrian Plazas

Pedestrian spaces include plazas, courtyards and outdoor seating areas where people will meet and gather. The location of pedestrian spaces shown on the MPP are conceptual. Alternative locations are acceptable provided that they are within relative proximity of those shown on the map, occur in a logical location that are readily accessible, and support retail uses in the Town Center. Additional pedestrian spaces in addition to Mandatory Pedestrian Plazas are encouraged throughout the Town Center.

The following requirements apply to all pedestrian spaces:

- a) Pedestrian Plazas shall be defined by surrounding buildings or landscaping.
- b) Pedestrian Plazas shall provide a minimum dimension of 10 feet for pedestrian areas, exclusive of walkways.



Fireplace provides a focal element for the space.



Retail windows facing this sitting area provide safety within the space.



Planters are used to define outdoor seating areas.

- c) Buildings adjacent to Pedestrian Plazas shall provide windows or entries that face the pedestrian space, providing a visual and/or physical connection.
- d) Walkways shall be distinguished from pedestrian spaces through the use of paving treatments, landscaping, low walls or fences, or other features to ensure that walkways are not obstructed and pathways are easy to follow.



Special paving distinguishes pedestrian pathways from seating areas.



Pedestrian crossing through large parking area.



Pedestrian crossing with landscape bulb-out, bollards, and striping to promote safe pedestrian crossings.

Chapter 3: Mandatory Elements

- e) Each plaza shall include the following minimum elements:
- Outdoor seating and/or dining
 - Trash and recycling receptacles
 - 15% landscaping
 - Nearby access to bicycle parking
 - At least one focal point element such as public art (may include interactive art), a fountain, a fire place, a feature specimen tree, a prominent architectural element, or other identifying feature that helps distinguish the plaza from other plazas in the Town Center.

3.5.2. Transit Stops

Transit stops represent the intersection of pedestrians with public transit and should be designed to allow pedestrians a comfortable and safe place to wait for transit. The following requirements apply to all transit stops:

- a) Transit stops shall be designed in accordance with the requirements of the transit provider.
- b) Each transit stop shall include the following minimum amenities:
- Sheltered seating
 - Trash and recycling receptacles
 - Lighting
 - Route maps and timetables



Transit stops will include shelters and furnishing.





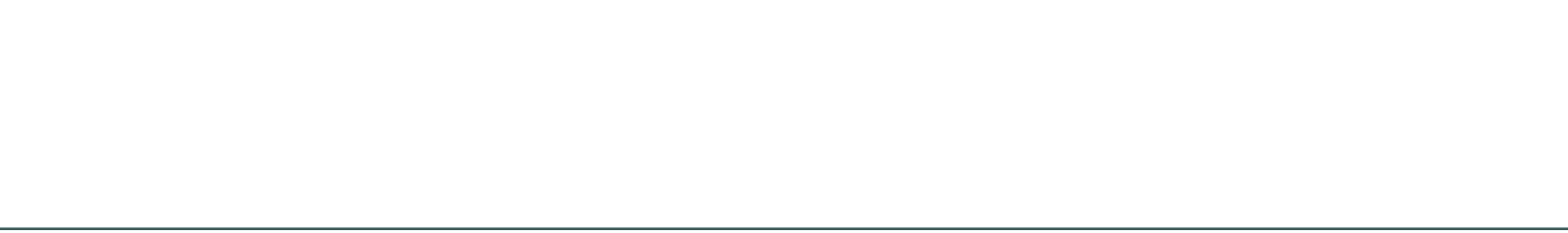
Chapter 4

Streetscape Palettes

Town Center



Village 8 West | Master Precise Plan



Chapter 4: Streetscape Palettes

4.0. Streetscape Palettes

The following chapter provides a palette of appropriate materials that may be used to establish a unified design theme for streetscapes within the Town Center. Common furniture and landscaping along Main Street and La Media Parkway provide continuity and a consistent level of design quality.

The following section provides samples of appropriate street furniture and landscape materials for use within the public rights-of-way and public spaces. A standard for each streetscape element shall be selected for the first phase of the Town Center and shall be used for all future phases of the Town Center. Exceptions to the standard may be used to create unique and creative landmarks or serve as functional art in strategic and appropriate locations. These exceptions may also be counted toward fulfilling landmark and focal point requirements. All vegetation shall be in accordance with the Approved Village 8 West Fire Protection Plan.

4.1. Trail Paving

The Village Pathway and Regional Trail will be defined through the Town Center. The Regional Trail shall be concrete through the Town Center and transition to decomposed granite outside the Town Center where grades permit. A consistent paving finish in adobe tan integral color will be applied to distinguish the Village Pathway from the sidewalk. Visual queues will be provided to meet ADA requirements and enhance accessibility.

4.2. Lighting

Lighting will vary based upon location and application within the Town Center.

Street lights shall be designed at a pedestrian scale and promote safe night-time pedestrian activity.

Lighted bollards at mid-block crosswalks, at plaza entries or along pedestrian pathways provide low-level lighting for pedestrian safety.

Final fixture and lighting design to be determined with each Design Review.



4.3. Transit Shelters

Transit Shelters offer a unique design opportunity to help riders easily identify arrival in the Village 8 Town Center. However, the Master Plan recognizes the ultimate design is subject to review and approval of the transit authority.



4.4. Wayfinding Signage

Community directional signs help people easily navigate through the community as well as provides increased aesthetic and theme features. Signage shall be clear, understandable and reflect the overall identity of the Town Center.

Additionally, markers depicting information such as mileage can also be implemented to enhance features such as the trail system.

Signage shall be subject to approval of a Planned Sign Program.



Chapter 4: Streetscape Palettes

4.5. Street Furnishings

Metal benches are preferred to wooden benches due to their durability. Benches shall be consistent with the standard bench design selected for the first phase of the Town Center unless they serve as a functional art piece.



Trash and recycling receptacles shall be provided throughout the Town Center in convenient and frequent locations to discourage littering. Individual bins for trash and recycling or a single bin that is split in half are acceptable. Bins shall be clearly mark and of a consistent design as established by the first phase of the Town Center. The design and materials should be complementary to the selected bench design.



4.6. Bike Racks

Bike racks shall be provided in convenient locations to promote their use and in highly visible locations to provide security. The design and materials should be complementary to the selected bench and receptacle design but may vary based upon location and availability of space. Exceptions are permitted when the bike rack serves as a functional public art piece. All bike rack designs shall provide the following features:

- Support for bicycles in an upright position by the frame.
- A design that prevents the bicycle from tipping over.
- Ability to secure the frame and one or both wheels.
- Easy, independent bike access.
- Anchors, significant weight and/or other elements that prevent the rack to be easily moved.
- Theft resistant, durable materials.



4.7. Grates and Trenches

Tree grates and trenches may be required in some locations to ensure pedestrian safety. Although not required, if they are used, they shall be of a consistent design and material throughout. The design and materials shall be established by the first phase of development that includes such features.



Chapter 4: Streetscape Palettes

4.8. Walls

Low walls may be used for a variety of applications including retaining dirt, defining planters, and screening parking. Where appropriate, walls shall be designed to provide seating. Such walls that occur within or immediately adjacent to the public right of way should be of a consistent design but can be modified to complement adjacent buildings where appropriate.





Precast pots and planters



Barrier Examples



Enhanced Paving Examples

4.9. Precast Pots and Planters

Precast Pots and Planters may be used where planting space is limited to enhance doorway entries or define outdoor pedestrian spaces. Variety in shape, size, color, and material are encouraged to provide interesting and creative combinations but colors and materials shall be complementary to one another throughout the Town Center.

Depending on where these elements are located, an appropriate irrigation method shall be provided.

4.10. Barriers

Barriers consisting of bollards, gates, walls, planter or similar elements may be utilized to define a space and/or restrict pedestrian access. Examples include outdoor seating areas, trails, water quality features, or emergency vehicle access routes. The selected barrier should be location specific. Barrier gates and bollards shall be a consistent design as defined by the first installation of such features, and require review approval from the Fire Marshall if proposed for an emergency access driveway or road.

4.11. Enhanced Paving

Enhanced paving may be utilized within the travel lanes and at pedestrian crossings adjacent to the Town Square.



Chapter 4: Streetscape Palettes

4.12. Street Trees

Main Street



Koelreuteria bipinnata /
Chinese Flame Tree



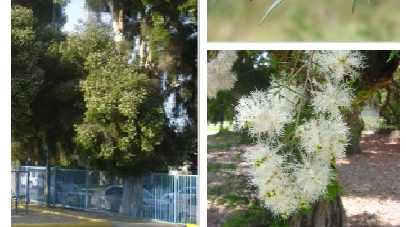
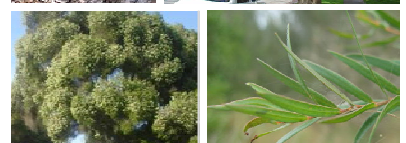
Metrosideros excelsus /
New Zealand Christmas Tree

La Media Parkway



Metrosideros excelsus /
New Zealand Christmas Tree

Avenida Caprise



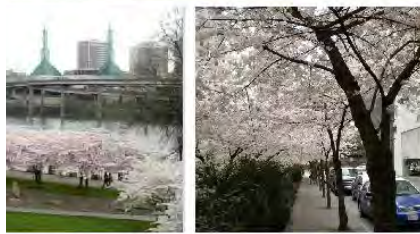
Melaleuca linariifolia /
Flaxleaf Paperbark

Note: Tree planting must comply with the City's Shade Tree Policy, No. 576-19.

4.13. Accent Trees



Erythrina coralloides /
Naked Coral



Prunus x yedoensis 'Akebono' /
Flowering Cherry



Lagerstroemia indica 'Muskogee'
or 'Natchez' /Crape Myrtle



Magnolia grandiflora 'Little
Gem' /Southern Magnolia



Rhapsiolepis indica 'Majestic
Beauty' /Indian Hawthorn



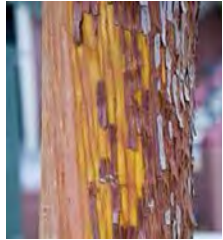
Tabebuia ipe /
Pink Trumpet Tree

Chapter 4: Streetscape Palettes

4.14. Parking Lot Trees



Arbutus 'Marina' /NCN



Cupania anacardioides / Carrotwood Tree



Tristania conferta /Brisbane Box



Tipuana tipu /Tipu Tree



Note: Tree planting must comply with the City's Shade Tree Policy, No. 576-19.

4.15. Groundcover



*Delosperma 'Alba' /
White Trailing Iceplant*



*Myoporum parvifolium
'Prostratum' / Myoporum*



*Gazania splendens 'Sunrise
Yellow' / Trailing Gazania*



*Trachelospermum jasminoides /
Star Jasmine*



*Latana montevidensis /
Lavender Swirl*

Chapter 4: Streetscape Palettes

4.16. Shrubs



Callistermon viminalis 'Little John' / Weeping Bottebrush



Rhapiolepis indica 'Enchantress' / Indian Hawthorne



Pittosporum tenuifolium 'Marhorie Channon' / NCN



Coprosma repens 'Marbel Queen' / Mirror Plant



Rhapiolepis indica 'Clara' / Indian Hawthorne



Agapanthus africanus / Lily of the Nile



Hermerocallis hybrid Daylily



Rhapiolepis indica 'Ballerina' / Indian Hawthorne



Leptospermum scoparium 'Ruby Glow' / New Zealand Tea Tree



Strelitzia reginae / Bird of Paradise





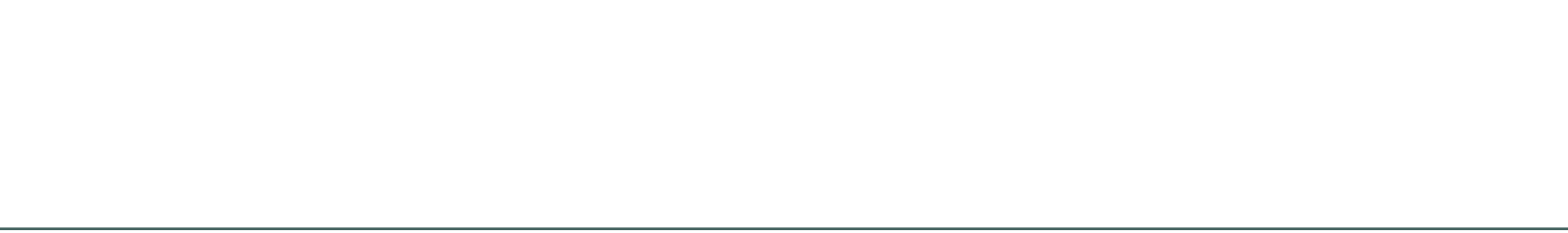
Chapter 5

Design Guidelines

Town Center



Village 8 West | Master Precise Plan



Chapter 5: Design Guidelines

5.0. Design Guidelines

The following guidelines are intended to enhance the required elements in Chapter 3 and comply with the Guidelines set forth in the Village 8 West SPA, therefore these documents shall not conflict with each other. Each of the following guidelines should be considered in the design of individual sites and applied as appropriate to the conditions of each planning area. Guidelines are not intended to be strict but rather encourage good design practices that will further implement the goals of a walkable community.

5.1. Site Planning and Building Placement

The dynamic mixed-use character of the Town Center will be established by the site design and placement of high-density residential, commercial, and mixed-use buildings that form the streetscape, define pedestrian pathways, and establish urban spaces. The following should also be considered when designing individual planning areas:

- a) Arrange buildings to create a variety of outdoor spaces including paseos, courtyards, plazas, squares, community living rooms, seating areas, arcades and/or usable open spaces.
- b) Site buildings to create a unified, pedestrian-activated, business promenade and to define and scale pedestrian pathways.
- c) Orient buildings toward public streets, pedestrian pathways and/or active spaces.
- d) Design open areas that are large enough to be usable, however, not so large that they appear empty or barren.

- e) Provide architectural treatments, structures, and/or landscaping that shelters pedestrian walkways, such as arbors or pergolas where appropriate.
- f) Design pedestrian and vehicular circulation routes that are intuitive, well-defined and easily discernible for appropriate and functional maneuverability and activity levels.
- g) Provide well-planned pedestrian linkages that are as direct as possible between key areas of the site.
- h) Vary the type, height, and form of buildings to activate the urban, mixed-use character of the Town Center.
- i) Anticipate pedestrian behavior when arranging buildings on site and consider their natural path of travel. Opt for designs that encourage people to park once and walk.
- j) Encourage buildings to be setback from the sidewalk where outdoor use of the sidewalk may occur.



5.2. Building Form and Relief

Architectural forms and features greatly affect how light strikes and frames the building, having a large impact on how the space is perceived in the pedestrian environment. The following elements facilitate and create dynamic interrelations of light, depth, and place along the streetscape and within other pedestrian spaces:

- a) Encourage buildings to include courtyards, arcades, and other usable pedestrian spaces.
- b) Provide pedestrian pathways through or between long lengths of buildings, where feasible, to connect parking areas to the street and the commercial frontage.
- c) Design building forms to be aesthetically pleasing and well-proportioned, resulting in a balanced composition of elements.
- d) Layer wall planes and volumes to provide a rhythm of dynamic building forms and shadows.
- e) The following elements are encouraged along publicly visible frontages to provide architectural relief and shall be incorporated as appropriate:
 - Planter walls
 - Seating opportunities
 - Accent or festive lighting
 - Focal objects (water, murals, sculpture, topiary)
 - Outdoor dining spaces
 - Awnings
 - Building overhangs
 - Bay windows
 - Building openings and entryways



Chapter 5: Design Guidelines



Sidewalk Café Concept

- f) For retail elevations facing the public street, provide a building entry every 40 - 60 feet to maintain shoppers' interest as they walk down the street; or other pedestrian features such as plazas, public art, benches, significant landscape or water feature.
- g) Provide massing elements at major corners, project entries, building entries, pedestrian nodes, or major intersections.
- h) Design outdoor seating areas as an extension or integral part of the adjacent building and consider locations or building features that provide shade.
- i) When providing café sidewalk seating areas associated with a restaurant or other commercial establishment, a 5' minimum clear pedestrian walkway must be maintained. Any encroachments into the public ROW are subject to approval of a City of Chula Vista Encroachment Permit.



5.3. Roof Design

Roofs greatly affect how a building is perceived from a distance. The following elements are appropriate:

- a) Design roofs for functionality while enhancing and complementing the architectural design of the building.
- b) Integrate form, materials, fascia and/or cornice elements into the overall design vocabulary.
- c) When used, create contiguous parapets and incorporate them into side/rear elevation returns.
- d) Use roof forms or screens to hide mechanical equipment from view whenever possible.
- e) Incorporate low impact design (LIDs) in the site plan and route all roof drains into landscaped areas.

5.4. Façade Treatment

Next to massing, façade treatments are the most important factor affecting how space is perceived in the pedestrian environment. The following facilitate the creation of interesting and attractive façades:

- a) Articulate buildings and/or provide architectural detailing along publicly visible elevations to enhance human scale and visual interest.
- b) Avoid monolithic buildings of singular form, height, wall plane, or materials visible to the public to the greatest extent possible. When buildings of a single form and height are used, articulate the building with layered wall planes, banding, architectural details, and/or materials.

Chapter 5: Design Guidelines

- c) Use projections, overhangs, recesses, banding, and other architectural details to provide shadow, articulation, and scale to building elevations as appropriate to the architectural style.
- d) Avoid identical architectural appearance or use of the same materials or color palette in the design of adjacent mixed-use buildings, unless it is integral feature of the project design vocabulary.
- e) Express a unified design for all elevations of a single building visible from a public street or pedestrian space.
- f) Orient major building and tenant entries toward the main pedestrian frontage whenever possible.
- g) Incorporate techniques such as the following in the design of façades to enhance building architecture and reduce overall mass:
 - Color change/color variation
 - At least two different exterior materials
 - Change in texture
 - Vertical/horizontal wall plane projections/recesses
 - Variation of roof line (height or form)
 - Architectural elements significantly different from main building in mass or height
 - Projections
 - Balconies
 - Window groupings or treatment
- h) Enhance entries through massing, articulation, architectural design elements, and/or signage.
- i) For commercial and other non-residential buildings, provide glazing at the ground level.

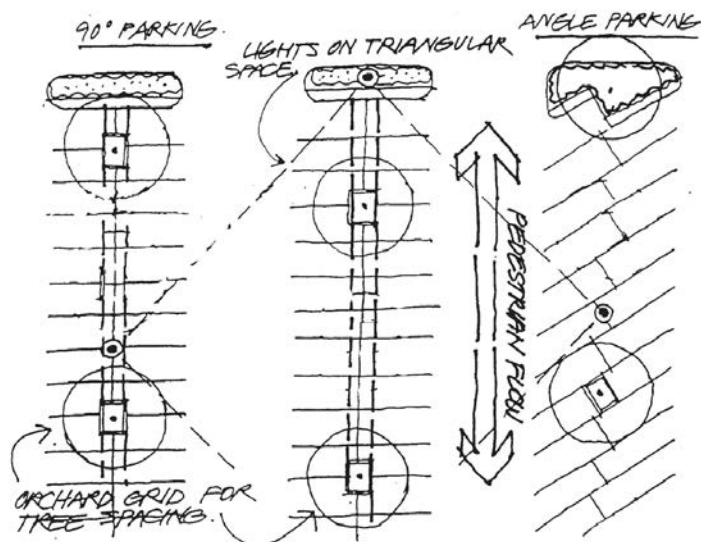


5.5. Parking

Convenient and accessible parking is an important factor ensuring the success of retail uses within the Town Center. A pedestrian-friendly Town Center must provide adequate parking and a clear path of travel to encourage visitors to park-once and walk. This requires distributing parking efficiently and reducing the impact of large parking areas on the public streetscape.

The following guidelines apply to the design of parking lots and structures in the Town Center:

- a) Locate permanent surface parking lots, podium parking, and above-ground structured parking behind or to the side of buildings to reduce their frontage on the Town Square.
- b) Provide attractive landscape screening or walls with architectural detailing, enhanced materials at the ground floor, or vertical planted screen devices. Screen surface parking lots that exceed 100 feet



Conceptual Parking Layout*

*Tree planting must comply with the City's Shade Tree Policy, No. 576-19.

Chapter 5: Design Guidelines

in length along the public street frontage through the use of berms, landscaping, low walls or any combination of these.

- c) Provide adequate vehicle stacking distance at entrances to paid or gated parking facilities to reduce traffic impacts on public streets.
- d) A shared Parking District or Master Parking Agreement may be established for commercial uses that allows required parking to be provided off site. Consider shared parking programs between uses with different peak periods, and account for available on-street parking in order to reduce the parking footprint within the Town Center. All parking agreements shall be subject to review and approval by the Development Services Director. When provided, design above-ground structured parking and podium parking to provide a pedestrian interface with the street. This can be achieved by one or more of the following techniques:
 - Include retail spaces on the ground floor of the parking structure.
 - Wrap the structure with commercial or residential living space on the most prominent street interfaces.
 - Create a pedestrian entry space that provides access to pay stations, elevators, and stairwells.
- e) Design entries into parking lots and structures to be convenient and easy to find through location and/or signage.
- f) Entries to parking areas shall contain a driveway throat of adequate distance prior to the first stop sign in order to mitigate internal “bottlenecks” and overflow queuing into the public roads.
- g) Parking lots shall be designed to minimize pedestrian /automobile conflicts while promoting walkability with accessible walkways from the public right-of-way.



5.6. Service and Utilities

Due to the strong emphasis on pedestrian activity within the Town Center, location and screening of unsightly service and utility areas is critical to ensuring the creation of a comfortable, pedestrian atmosphere. The following shall be considered in the location and design of mechanical equipment, utilities, service and loading areas, and waste collection facilities:

- a) Provide appropriate loading and service areas.
- b) Locate above-ground equipment, outdoor storage, trash/recycling storage, and loading and service areas on lanes, to the side or rear of the building, or within parking areas or structures. The precise location of any and trash/recycling storage area(s) shall be approved on the site plan.
- c) Shield loading, service, and storage areas with walls, berms, or landscaping to limit visibility from public streets or pedestrian spaces.
- d) Integrate screening of mechanical equipment, waste enclosures, service areas, and other service-oriented building necessities into the site and building design.
- e) Incorporate similar colors and materials as the principal building into the design of the screening, enclosures, and/or service buildings.
- f) Locate waste containers away from public rights-of-way, building entries, and pedestrian spaces and screen from public view.
- g) Screen all roof-mounted equipment with parapets, screen walls, fencing, equipment wells, structural enclosures, or similar features.
- h) Screen and incorporate on-site utilities into the landscaping to the greatest extent possible.
- i) Mount electrical equipment onto the interior of a building whenever practical. When interior mounting is impractical, screen electrical equipment from public view with walls, berms, or landscaping.
- j) Transformers shall not be located in trails.
- k) Fire risers shall be screened.



Chapter 6

Design Checklists

Town Center



Village 8 West | Master Precise Plan

Checklist: Planning Area B

All projects must comply with the requirements of the applicable policies and design guidelines, in addition to the transect and zone.

Parcel Size

1.2 Acres

Permitted Uses:

- Residential (18-45 du/ac)
- 0 to 4,000 sf of retail/commercial uses
- All other uses permitted in T4: TC Zone of the Village 8 West SPA

Anticipated Uses:

- Commercial/Retail

Mandatory Elements:

- Gateway Landmark located at the couplet split on the northerly portion of the parcel.
- Town Square Edge along Main Street (south boundary of parcel).
- Village Pathway along Main Street Frontage.
- Potential transit stops on East and West Boundaries based on SANDAG requirements for Transit locations.

Site Design/Pedestrian Access:

- Village Pathway along Main Street Frontage.
- Pedestrian access connections at north edge, driveways and south edge.

Vehicle Access

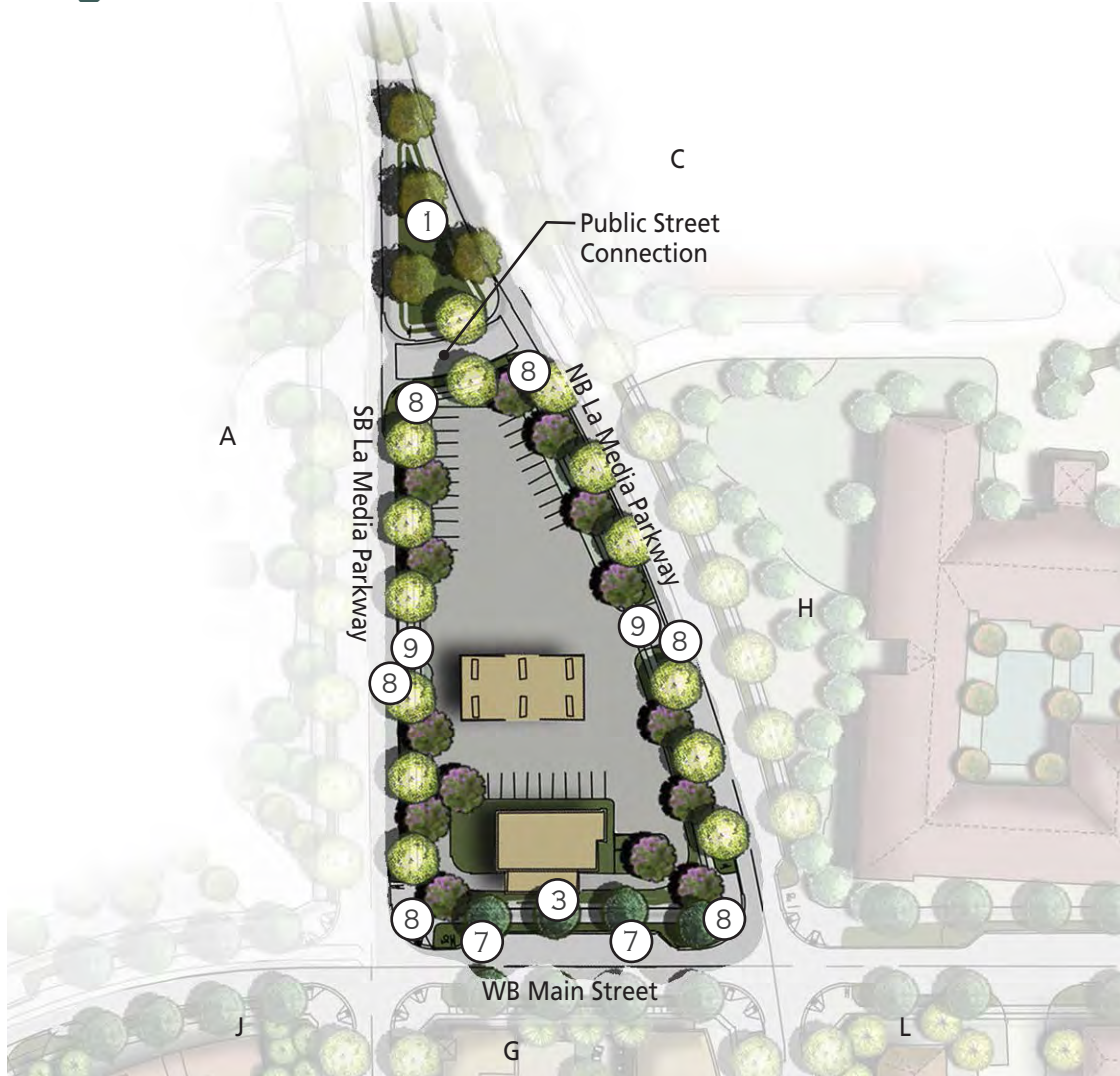
- No vehicle access permitted from Main Street except for emergency vehicle access
- Vehicle access drives to be provided as required from La Media Parkway
- Street connection/turn-around to be provided to provide two-way access to Planning Area A, C and D

Parking Alternative Options

- Open parking lots
- On-street parking

Chapter 6: Design Checklists

Planning Area B



Legend

- | | | |
|---------------------|-------------------------|----------------------|
| ① Gateway Landmark | ⑤ Transitional Edge | ⑨ Vehicular Driveway |
| ② Internal Landmark | ⑥ Regional Trail | ⑩ Pedestrian Plaza |
| ③ Town Square Edge | ⑦ Village Pathway | ⑪ Transit Stop |
| ④ Prominent Edge | ⑧ Pedestrian Connection | ⑫ Plaza Street |

Checklist: Planning Area C

All projects must comply with the requirements of the applicable policies and design guidelines, in addition to the transect and zone.

Parcel Size

7.5 Acres

Permitted Uses:

- Residential (18-45 du/ac)
- 0 to 36,000 sf of retail/office uses
- All other uses permitted in T4: TC Zone of the Village 8 West SPA

Anticipated Uses:

- Residential

Mandatory Elements:

- Prominent Edge along Main Street.
- Transitional Edge between Commercial and Residential Uses.
- Potential transit stops on La Media Parkway and Main Street based on SANDAG requirements.
- Village pathway along Main Street.

Site Design/Pedestrian Access:

- Front door and/or pedestrian plaza should be provided from Main Street where feasible.
- Village pathway along Main Street.

Anticipated Vehicle Access

- Driveway from Main Street
- Driveway from La Media Parkway

Parking Alternative Options

- Open parking lots
- Individual garages
- On-street parking
- Parking structures

The boundary between Planning Areas C and D and the allocations of residential units may be refined during the Design Review process per provisions in the Village 8 West SPA Plan, Chapter 9 — Implementation.

Planning Area C



Legend

- | | | |
|---------------------|-------------------------|--------------------------|
| ① Gateway Landmark | ⑤ Transitional Edge | ⑨ Vehicular Driveway |
| ② Internal Landmark | ⑥ Regional Trail | ⑩ Pedestrian Plaza |
| ③ Town Square Edge | ⑦ Village Pathway | ⑪ Potential Transit Stop |
| ④ Prominent Edge | ⑧ Pedestrian Connection | ⑫ Plaza Street |

Checklist: Planning Areas F & W

All projects must comply with the requirements of the applicable policies and design guidelines, in addition to the transect and zone.

Parcel Size

5.1 Acres

Permitted Uses:

- Residential (18-45 du/ac)
- 0 to 10,000 sf retail/office uses
- All other uses permitted in T4: TC Zone of the Village 8 West SPA

Anticipated Uses:

- Retail
- Residential (18-45 du/ac)

Mandatory Elements:

- Town Square Frontage (Pedestrian Plaza) along La Media.
- Internal Landmark at northeast corner of site (intersection of WB Main Street and SB La Media Parkway).
- Regional Trail along La Media Parkway.
- Plaza Street along La Media Parkway.
- Pedestrian Connection into site that connects to the Town Square.

Site Design/Pedestrian Access:

- Front door and/or pedestrian plaza area shall face the Town Square along La Media.
- Buildings shall be designed to engage the Plaza street and the Town Square.
- A pedestrian connection shall be provided at the northeast corner to connect to the Town Square in the form of a paseo or plaza.
- Regional Trail along La Media Parkway.

Vehicle Access

- Vehicle access permitted from La Media Parkway and from Main Street.

Parking Alternative Options

- Open parking lots
- Individual garages
- On-street parking
- Parking structures

Chapter 6: Design Checklists

Planning Areas F & W



Legend

- | | | |
|---------------------|-------------------------|----------------------|
| ① Gateway Landmark | ⑤ Transitional Edge | ⑨ Vehicular Driveway |
| ② Internal Landmark | ⑥ Regional Trail | ⑩ Pedestrian Plaza |
| ③ Town Square Edge | ⑦ Village Pathway | ⑪ Transit Stop |
| ④ Prominent Edge | ⑧ Pedestrian Connection | ⑫ Plaza Street |

Checklist: Planning Area G-1

All projects must comply with the requirements of the applicable policies and design guidelines, in addition to the transect and zone.

Final park design requirements will be subject to the park agreement and park master plan process.

Parcel Size

2.3 Acres

Permitted Uses:

- Park
- All other uses permitted in SD: Park (P) of the Village 8 West SPA

Anticipated Uses:

- Town Square
- Limited Community-Oriented Retail*

Mandatory Elements:

- Pedestrian Plaza
- Internal Landmark
- Major East-West Pedestrian Path
- Plaza Streets along La Media Parkway

(*) Note: Limited community-oriented retail lessees may include but are not limited to; food and beverage sales (coffee shop, beer garden, wine tasting), live music, yoga/fitness classes and do trailing.

Site Design/Pedestrian Access:

- The Town Square is the most important site within the Town Center since it serves as the visual, physical, and social heart of the entire Village.
- The east-west pedestrian access is intended to unify and create a synergy between the commercial uses located on either side of the Town Square.
- This will be the main gathering place for the community so a flexible pedestrian space, designed to accommodate large crowds and community events is required.
- Spaces within the Town Square shall be programmed to provide amenities and features that address the needs of the community and promote social interaction and physical activity.
- Pedestrian connections provided at corners of the Town Square and along street frontage wherever grades allow.

Vehicle Access

- No vehicle access permitted except as required for emergencies.
- Food Trucks and other vehicles associated with community events permitted on Plaza Street.

Parking Alternative Options

- Not Applicable

Chapter 6: Design Checklists

Planning Area G-1



Legend

- | | | |
|---------------------|-------------------------|-------------------------------------|
| ① Gateway Landmark | ⑥ Regional Trail | ⑪ Transit Stop |
| ② Internal Landmark | ⑦ Village Pathway | ⑫ Plaza Street |
| ③ Town Square Edge | ⑧ Pedestrian Connection | ⑬ Food Truck Spaces/Farmer's Market |
| ④ Prominent Edge | ⑨ Vehicular Driveway | ⑭ Limited Community-Oriented Retail |
| ⑤ Transitional Edge | ⑩ Pedestrian Plaza | ⑮ Dog Park |

Checklist: Planning Area G-2

All projects must comply with the requirements of the applicable policies and design guidelines, in addition to the transect and zone.

Final park design requirements will be subject to the park agreement and park master plan process.

Parcel Size

0.5 Acres

Permitted Uses:

- Park
- All other uses permitted in SD: Park (P) of the Village 8 West SPA

Anticipated Uses:

- Town Square
- Dog Park
- Limited Community-Oriented Retail*

Mandatory Elements:

- Town Square

(*) Note: Limited community-oriented retail lessees may include but are not limited to; food and beverage sales (coffee shop, beer garden, wine tasting), live music, yoga/fitness classes and dog training.

Site Design/Pedestrian Access:

- As an extension of the Town Square, this parcel should provide additional community amenities. It's separation from the main Town Square parcel creates an ideal opportunity for smaller-scaled retail and recreational uses that serve the needs of the community.
- Limited retail or retail services may occur here to support the primary use. An example might include short-term dog sitting services to allow nearby residents to make a quick trip to the store.
- Pedestrian connections at north edge and driveways.
- Additional pedestrian connectivity along street frontage where grades allow.

Vehicle Access

- No vehicle access permitted except to open parking lot.

Parking Alternative Options

- Open parking lots
- On-street parking

Chapter 6: Design Checklists

Planning Area G-2



Legend

- | | | |
|---------------------|-------------------------|-------------------------------------|
| ① Gateway Landmark | ⑥ Regional Trail | ⑪ Transit Stop |
| ② Internal Landmark | ⑦ Village Pathway | ⑫ Plaza Street |
| ③ Town Square Edge | ⑧ Pedestrian Connection | ⑬ Food Truck Spaces/Farmer's Market |
| ④ Prominent Edge | ⑨ Vehicular Driveway | ⑭ Limited Community-Oriented Retail |
| ⑤ Transitional Edge | ⑩ Pedestrian Plaza | ⑮ Dog Park |

Checklist: Planning Area H-1

All projects must comply with the requirements of the applicable policies and design guidelines, in addition to the transect and zone.

Parcel Size

7.5 Acres

Permitted Uses:

- Residential (18-45 du/ac)
- 20,000 sf to 75,000 sf retail/office uses
- All other uses permitted in T4: TC Zone of the Village 8 West SPA

Anticipated Uses:

- Retail
- Potential Residential or Office Above (horizontal or vertical mixed use is permitted)

Mandatory Elements:

- Town Square Edges along La Media Parkway and portions of Main Street.
- Prominent Edges along Main Street and at the corners of Avenida Caprise/Main Street.
- Plaza Street on La Media Parkway.
- Major Pedestrian east-west connection through site that connects to the Town Square.
- Pedestrian Plaza along the Major Pedestrian Path.
- Additional Pedestrian connections into the site from NB and SB Main Street.

Site Design/Pedestrian Access:

- This parcel provides an opportunity for retail uses due to its size and proximity to the Town Square.
- Retail uses shall be oriented primarily toward the Town Square and secondarily toward a central paseo/pedestrian plaza located near La Media Parkway approximately half-way between WB and EB Main Street.
- The major east-west Pedestrian Path shall be designed to create synergy with the Town Square, should include retail frontage to activate the Pedestrian Plaza, and provide access to parking located in the easterly portions of the site.
- Grading of the site may provide opportunities to create a creative and unique Pedestrian Plaza that can serve as an extension of the Town Square.

Vehicle Access

- No vehicle access permitted from La Media Parkway except for emergency vehicle access.
- Vehicle access drives to be provided as required from Main Street and Avenida Caprise.

Parking Alternative Options

- Open parking lots
- Individual garages
- On-street parking
- Parking structures

Planning Area H-1



Legend

- | | | |
|---------------------|-------------------------|----------------------|
| ① Gateway Landmark | ⑤ Transitional Edge | ⑨ Vehicular Driveway |
| ② Internal Landmark | ⑥ Regional Trail | ⑩ Pedestrian Plaza |
| ③ Town Square Edge | ⑦ Village Pathway | ⑪ Transit Stop |
| ④ Prominent Edge | ⑧ Pedestrian Connection | ⑫ Plaza Street |

Checklist: Planning Area H-2

All projects must comply with the requirements of the applicable policies and design guidelines, in addition to the transect and zone.

Parcel Size

1.2 Acres

Permitted Uses:

- Residential (18-45 du/ac)
- All other uses permitted in T4: TC Zone of the Village 8 West SPA

Anticipated Uses:

- Fire Station*

*A trigger analysis shall be completed to determine the need, location and timing for construction of the Village 8 West Fire Station and is subject to the review and approval of the Chula Vista Fire Department.

Mandatory Elements:

- Gateway Landmark located at the Main Street couplet split on the easterly portion of the parcel.
- Village Pathway along Avenida Caprise.

Site Design/Pedestrian Access:

- A potential fire station would provide an opportunity to create a landmark through creative architectural design.
- Pedestrian connectivity at Avenida Caprise and along adjacent streets. To be determined during design review.

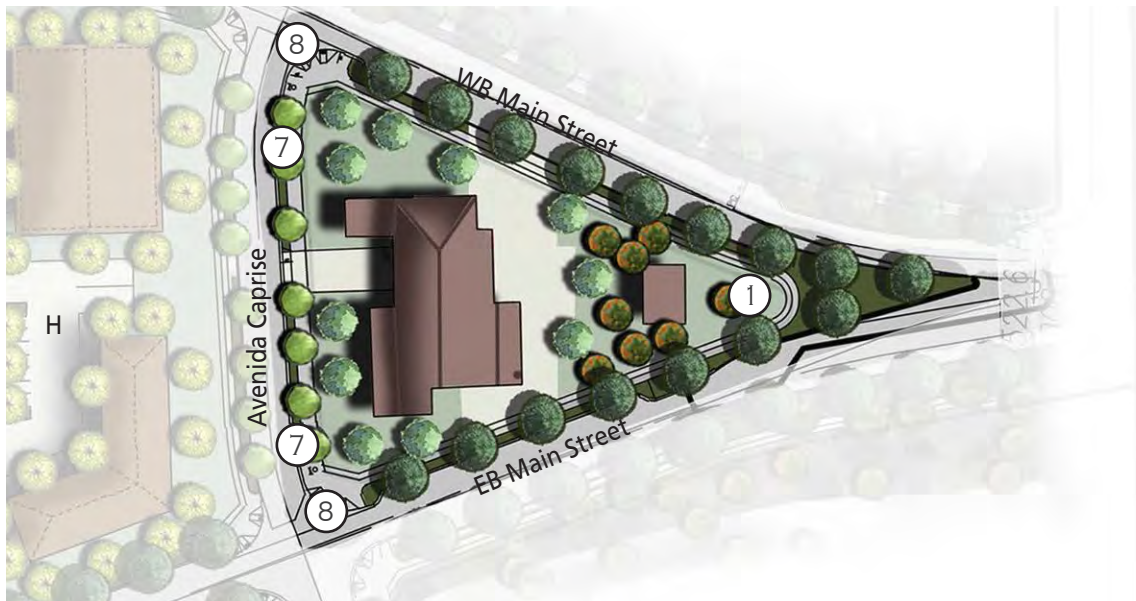
Vehicle Access

- No vehicle access permitted from Main Street except for emergency vehicle access.
- Vehicle access drives to be provided from Avenida Caprise.

Parking Alternative Options

- Open parking lots

Planning Area H-2



Legend

- | | | |
|---------------------|-------------------------|----------------------|
| ① Gateway Landmark | ⑤ Transitional Edge | ⑨ Vehicular Driveway |
| ② Internal Landmark | ⑥ Regional Trail | ⑩ Pedestrian Plaza |
| ③ Town Square Edge | ⑦ Village Pathway | ⑪ Transit Stop |
| ④ Prominent Edge | ⑧ Pedestrian Connection | ⑫ Plaza Street |

Checklist: Planning Area J

All projects must comply with the requirements of the applicable policies and design guidelines, in addition to the transect and zone.

Parcel Size

5.5 Acres

Permitted Uses:

- Residential (18-45 du/ac)
- 0 to 18,000 sf retail/office uses
- All other uses permitted in T4: TC Zone of the Village 8 West SPA

Anticipated Uses:

- Residential/Mixed Use (horizontal or vertical mixed use is permitted)

Mandatory Elements:

- Internal Landmark at northeast corner of site.
- Prominent Edge along La Media Parkway and WB Main Street.
- Regional Trail along La Media Parkway.
- Pedestrian Access from WB Main Street.

Site Design/Pedestrian Access:

- Front door and/or pedestrian plaza area shall face Main Street and La Media Parkway.
- Regional Trail shall be provided along La Media Parkway Frontage.

Vehicle Access

- Vehicle access as required from Main Street and La Media Parkway.

Parking Alternative Options

- Open parking lots
- Individual garages
- On-street parking
- Parking structures

Planning Area J



Legend

- | | | |
|---------------------|-------------------------|----------------------|
| ① Gateway Landmark | ⑤ Transitional Edge | ⑨ Vehicular Driveway |
| ② Internal Landmark | ⑥ Regional Trail | ⑩ Pedestrian Plaza |
| ③ Town Square Edge | ⑦ Village Pathway | ⑪ Transit Stop |
| ④ Prominent Edge | ⑧ Pedestrian Connection | ⑫ Plaza Street |

Checklist: Planning Area L

All projects must comply with the requirements of the applicable policies and design guidelines, in addition to the transect and zone.

Parcel Size

14.0 Acres

Permitted Uses:

- Residential (18-45 du/ac)
- 87,000 sf to 145,000 sf retail/office uses
- All other uses permitted in T4: TC Zone of the Village 8 West SPA

Anticipated Uses:

- Retail
- Residential

Mandatory Elements:

- Internal landmark at northwest corner of site
- Town Square Edge along portions of Main Street and La Media Parkway
- Prominent edge along remaining portion of Main Street
- Potential transit stop on Main Street
- Transitional Edge between retail and residential uses
- Pedestrian Connections into the site mid-block along Main Street and between retail and residential uses

Site Design/Pedestrian Access:

- Front doors or significant retail glazing shall face La Media Parkway, Main Street, and Avenida Caprise to provide a pedestrian-friendly frontage
- Access shall be provided between the commercial and residential portions of the site to promote walkability.
- A north-south connection through the site may be provided approximately mid-block along Main Street to promote walkability. (A pedestrian crossing across Main Street is not required)

Vehicle Access

- Vehicle access drives to be provided via La Media Parkway, Main Street, and Avenida Caprise as required
- Commercial vehicle access shall be provided via La Media Parkway and Avenida Caprise and shall be designed to minimize noise conflict with adjacent residential uses through location, screening, time limitations, and other appropriate strategies.

Parking Alternative Options

- Open parking lots
- Individual garages
- On-street parking
- Parking structures

Planning Area L



Legend

- | | | |
|---------------------|-------------------------|----------------------|
| ① Gateway Landmark | ⑤ Transitional Edge | ⑨ Vehicular Driveway |
| ② Internal Landmark | ⑥ Regional Trail | ⑩ Pedestrian Plaza |
| ③ Town Square Edge | ⑦ Village Pathway | ⑪ Transit Stop |
| ④ Prominent Edge | ⑧ Pedestrian Connection | ⑫ Plaza Street |

Checklist: Planning Area X

All projects must comply with the requirements of the applicable policies and design guidelines, in addition to the transect and zone.

Parcel Size

0.7 Acres

Permitted Uses:

- All uses permitted in T4: TC Zone of the Village 8 West SPA

Anticipated Uses:

- Landscaping

Mandatory Elements:

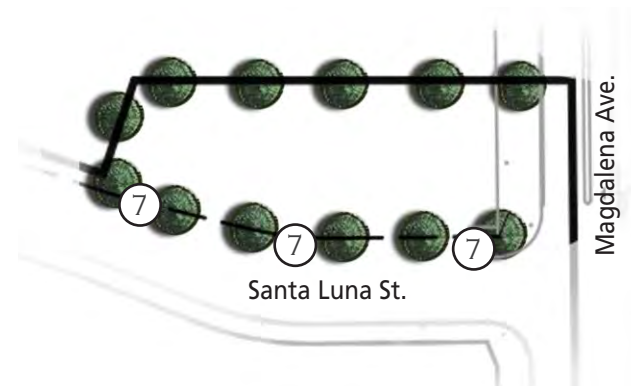
- None

Site Design/Pedestrian Access:

- Village Pathway on Santa Luna Street

Vehicle Access

- None



Legend

- | | | |
|---------------------|-------------------------|----------------------|
| ① Gateway Landmark | ⑤ Transitional Edge | ⑨ Vehicular Driveway |
| ② Internal Landmark | ⑥ Regional Trail | ⑩ Pedestrian Plaza |
| ③ Town Square Edge | ⑦ Village Pathway | ⑪ Transit Stop |
| ④ Prominent Edge | ⑧ Pedestrian Connection | ⑫ Plaza Street |