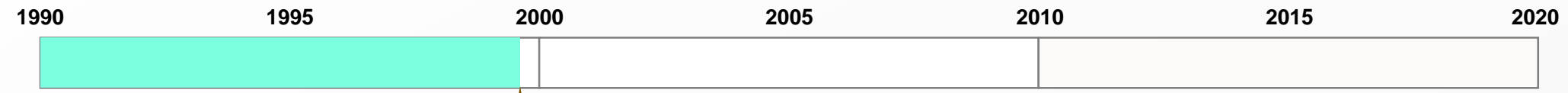


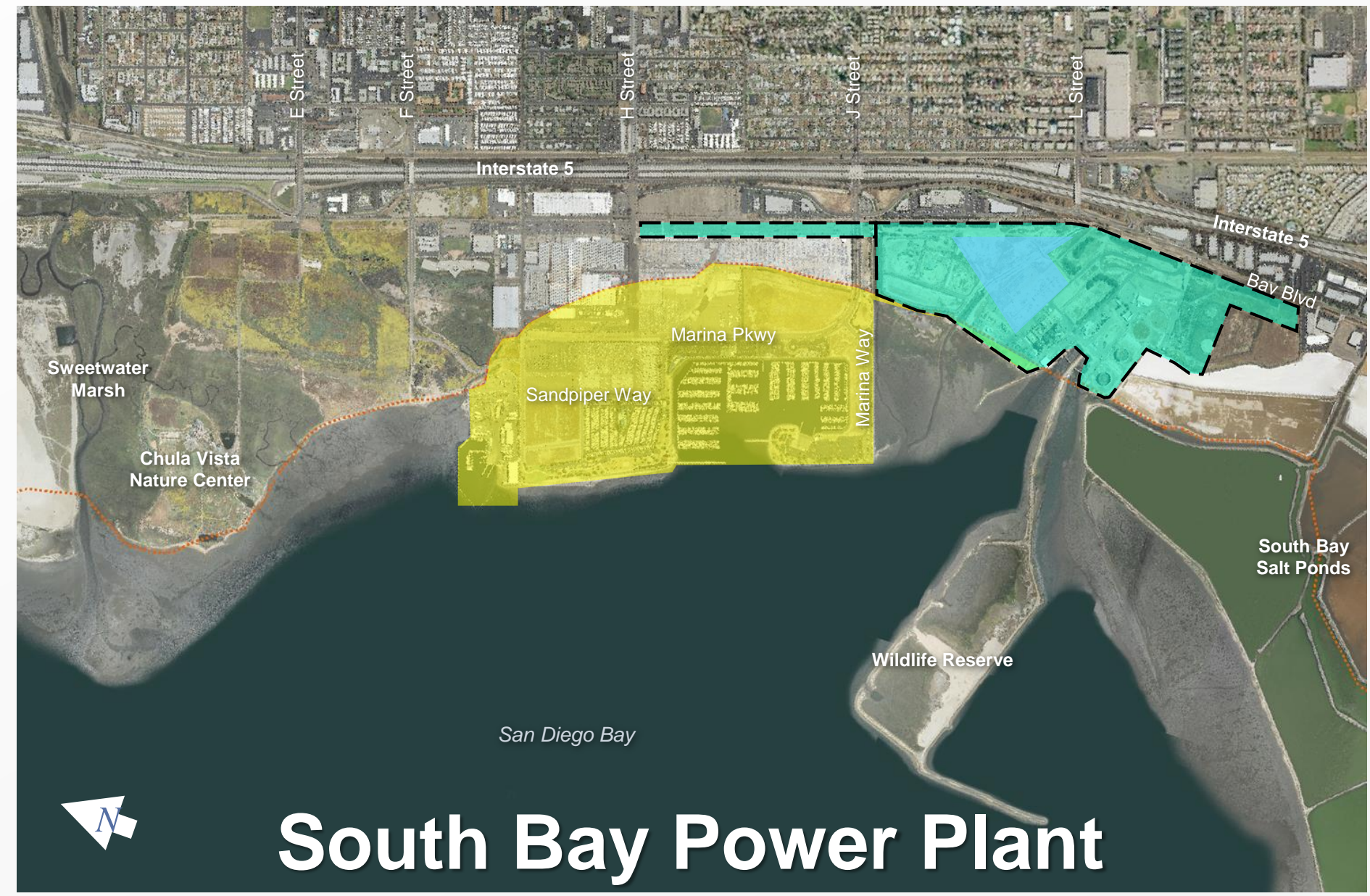


Chula Vista Bayfront

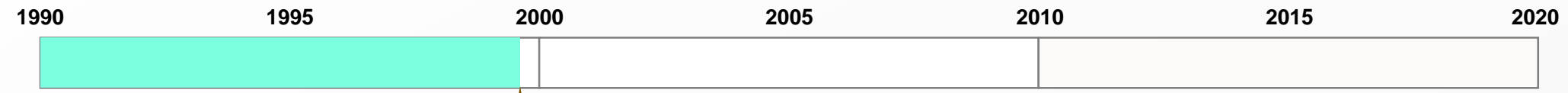




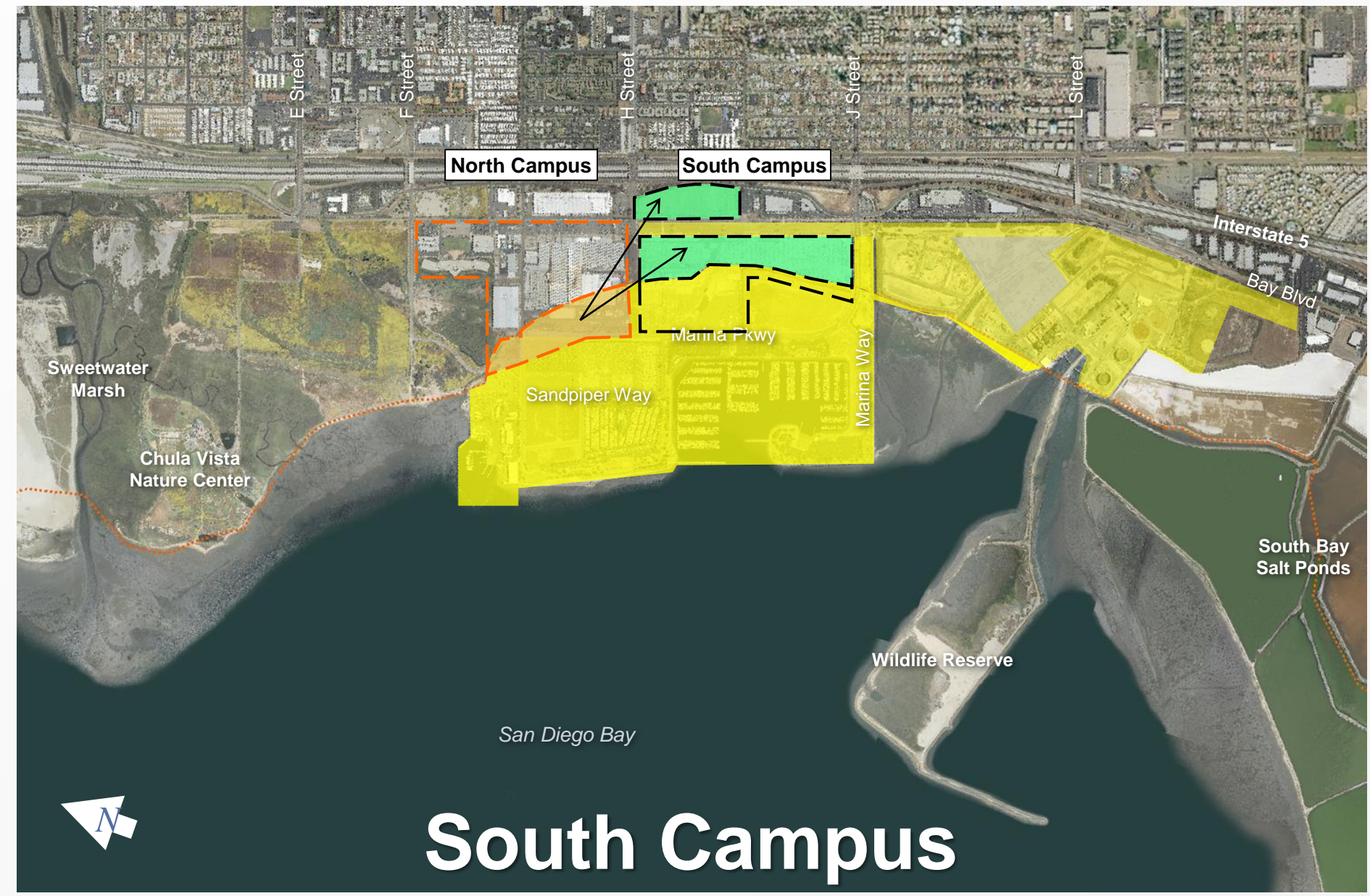
1999



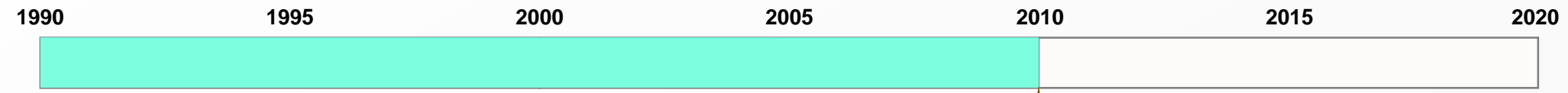
South Bay Power Plant



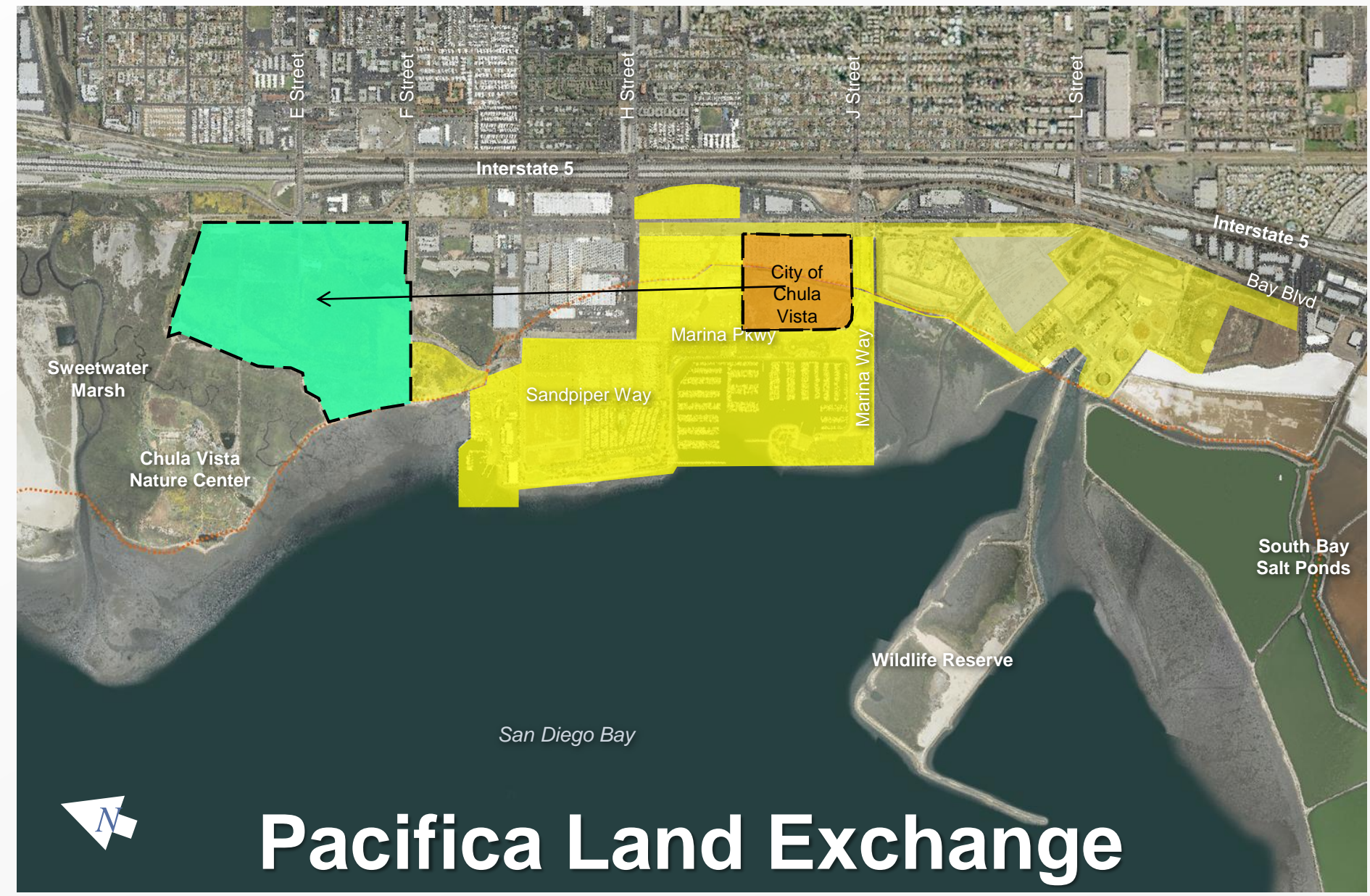
1999



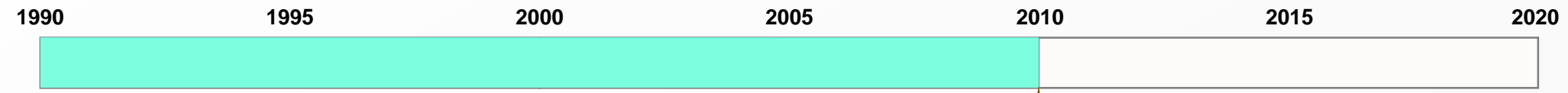
South Campus



2010



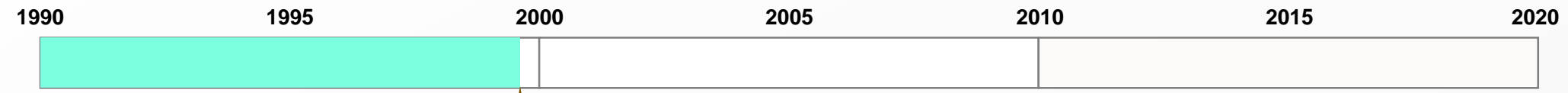
Pacifica Land Exchange



2010



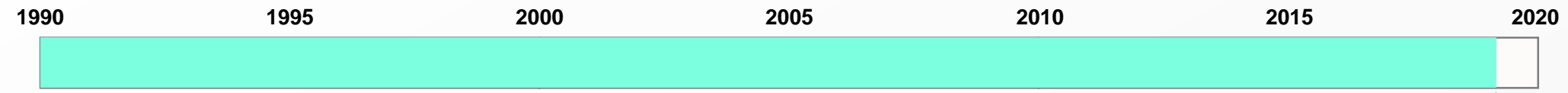
Substation Relocation



1999



Historic Tidelands



2019







Planning Process (Began 2001)

- Joint planning effort by Port and City of Chula Vista
- Collaboration with Pacifica Companies
- Driven by community input

Settlement Agreement (May 2010)

- Wildlife and habitat
- Energy efficiency
- Building design
- Public participation
- Parks and Recreation
- Job Quality

Entitlements

- Environmental Impact Report Certification – May 2010
- State Lands Commission Approval – December 2010
- Coastal Commission Approval – August 2012

Wildlife Advisory Group (WAG)

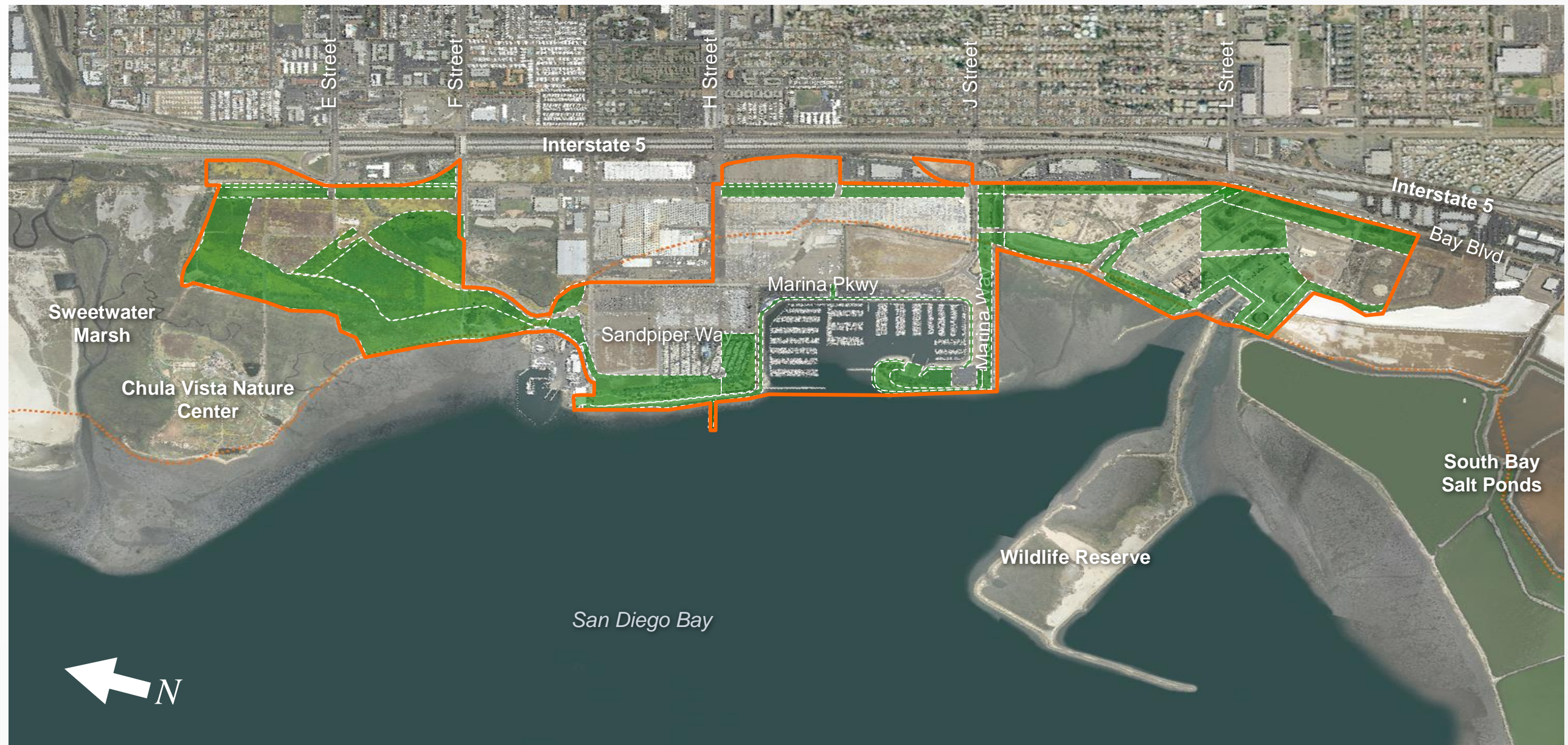
- Natural Resources Management Report

Bayfront Cultural Design Committee

- Design Guidelines

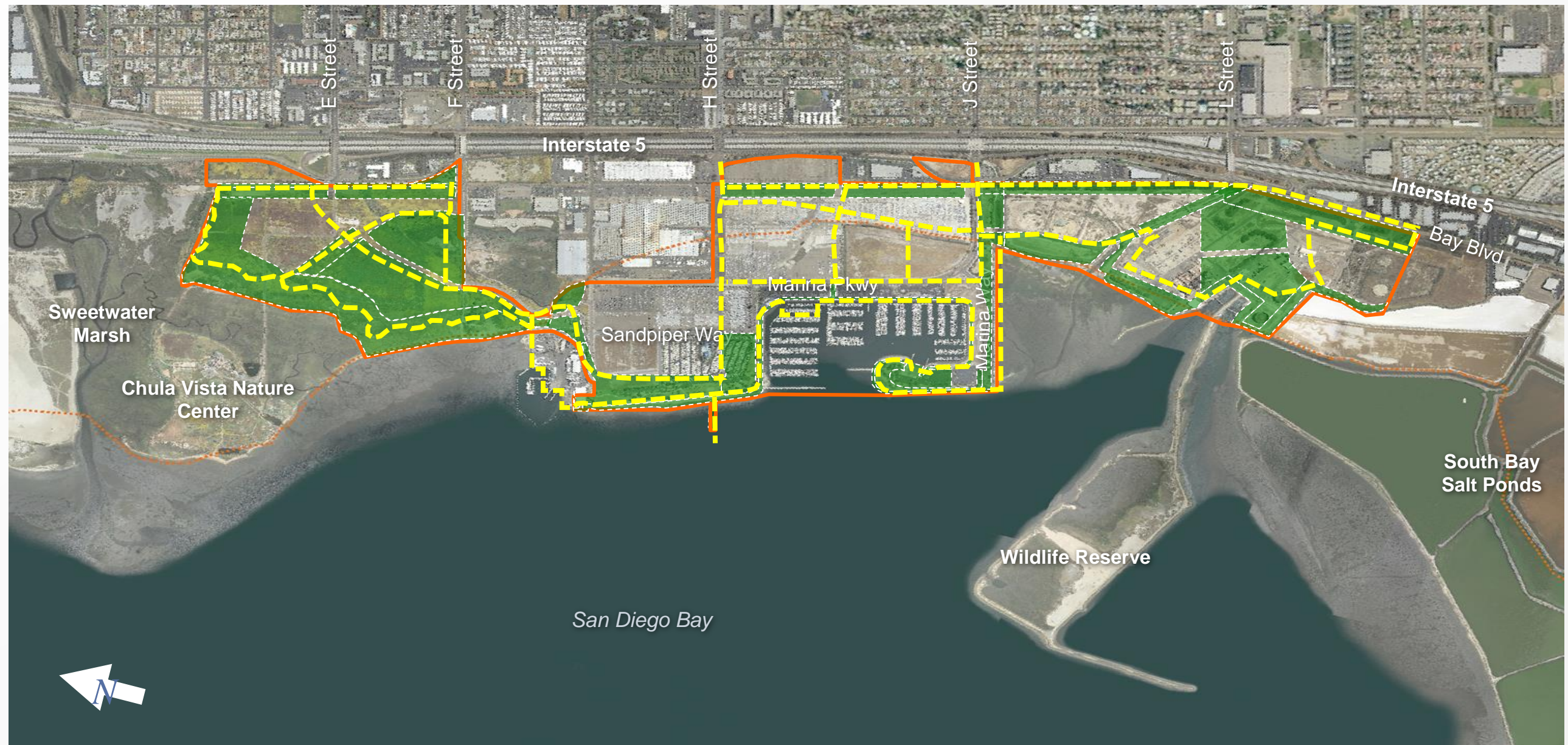


Chula Vista Bayfront Master Plan



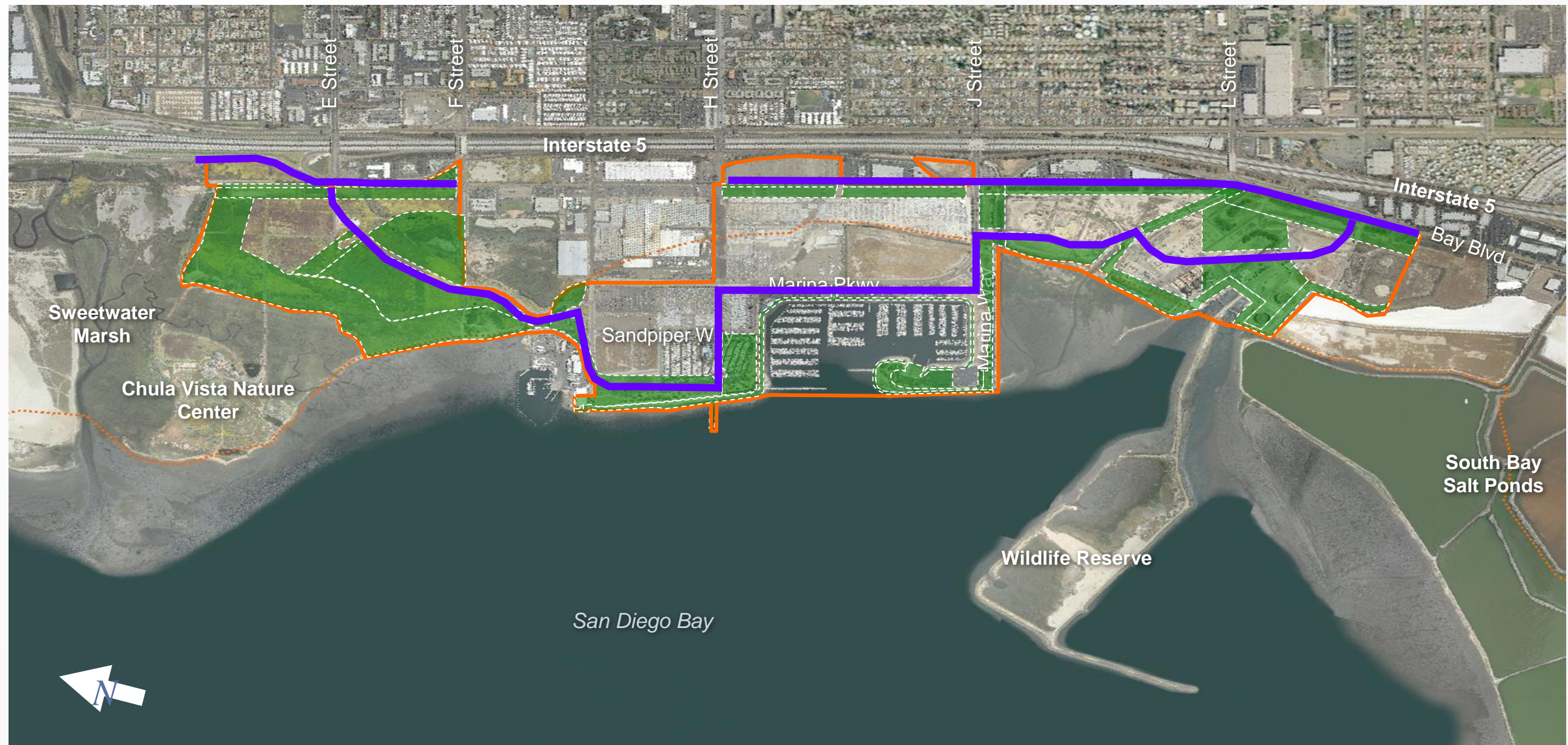
Public Access and Open Space

Chula Vista Bayfront Master Plan



Public Amenities - Promenades

Chula Vista Bayfront Master Plan



Public Amenities - Bikeways

Chula Vista Bayfront – Master Plan Illustrative



Chula Vista Bayfront Project

Completed so far...



Improvements

- Demolished South Bay Power Plant
- Removed industrial pollution & contaminants
- Completed two land exchanges



H Street Extension

- \$8.2 million project
- Includes separate bike path
- 16" water line to Harbor District

Port

- Existing Lease Revenues
- Project Lease Revenues
- Annual Contribution
- Pacifica Land Exchange
- SDG&E

Revenue



City

- Transit Occupancy Tax
- DIF
- Property Tax Equiv.
- Municipal Services Agreement
- PAD Fees

Revenue



JEPA

Convention Center

Bayfront Infrastructure



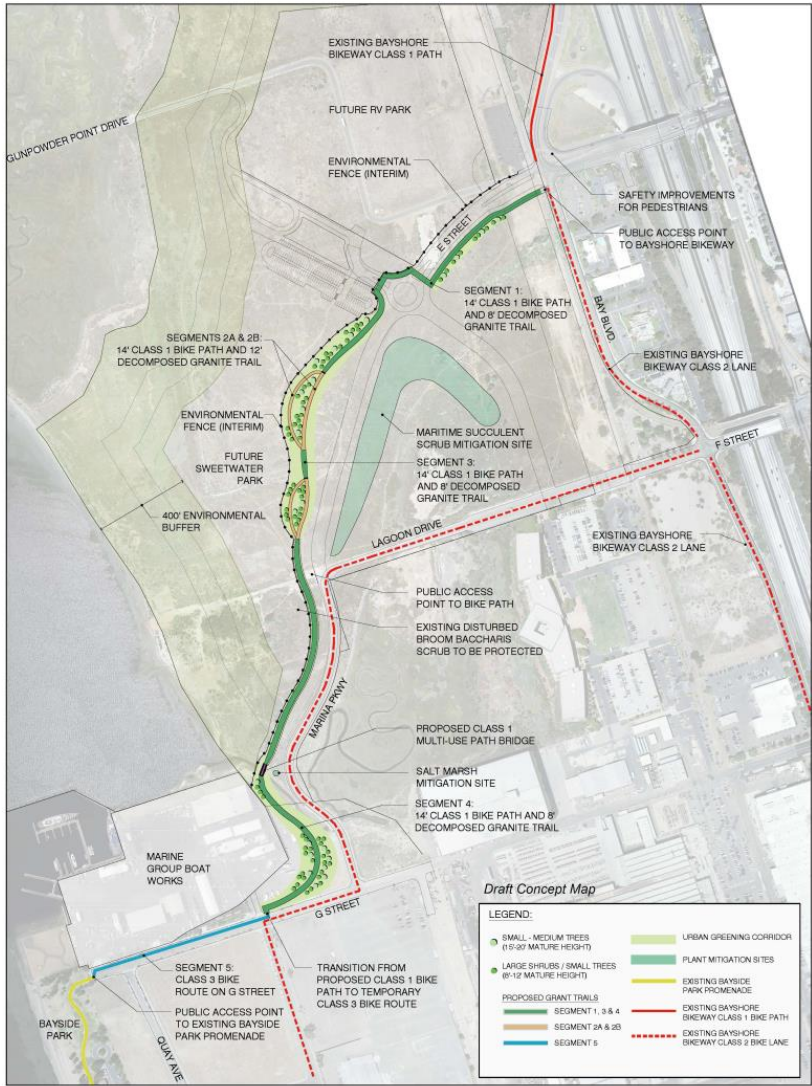
Chula Vista Bayfront Project

Soil Import and South Campus Demolition and Grading



Chula Vista Bayfront Project

\$4.8 Million Sweetwater Bicycle Path and Promenade Project Grant



SITE PLAN Draft Concept Map
SWEETWATER BICYCLE PATH AND PEDESTRIAN PROMENADE - URBAN GREENING STRATEGY



PEDESTRIAN / BIKE BRIDGE AND NORTHEAST BOAT WORKS BUILDING



BOAT WORKS EAST EDGE PROMENADE AND LANDFORM



BOAT WORKS EAST EDGE FROM PEDESTRIAN / BIKE BRIDGE



AERIAL VIEW OF BOAT WORKS EAST EDGE LOOKING NORTH

Chula Vista Bayfront Project

Destination RV Park – “Costa Vista” by Sun Communities, Inc.



**First project on the
Chula Vista Bayfront**



**Coastal Development
Permit approved
September 12**



**Construction anticipated
to begin summer 2019**



**Could open in early
2020**

Disposition and Development Agreement

- **Term: 4 Years with option to extend up to 3 Years (Total 7 Year Term)**
- **Design and Development of Project**
- **Responsibilities of Parties**
- **Conditions to Close Escrow**
- **Lease of Project Site**



Project Cost

Proposed Sources and Uses Of Funds (In Millions)

	Developer Private Investment	District/City Public Investment	Total
A. Hotel/Convention Center	\$785.0	\$240.0	\$1,025.0
B. Infrastructure	---	\$63.2	\$63.2
C. Parking Improvements	---	\$40.0	\$40.0
D. Total	\$785.0	\$343.2	\$1,128.2



Revenue Sharing Agreement

Priority Disbursement Description	
1	To District, Reimbursement of its Annual Contribution
2	To City, Reimbursement of 73.6% of Actual Bayfront Fire Services Costs
3	To District and City, Reimbursement of General Fund Contributions (Through Close of Escrow)
4	To District and City, Reimbursement of General Fund Contributions (After Close of Escrow)
5	To JEPA, One Year Additional Debt Service Reserves or Reserve Fund Insurance Policy
6	To District and City, Split Remaining Revenues 50/50

- Residual Revenues Expected in Lease Year 19

Project Benefits

Chula Vista

Jobs:

- **120 Construction**
- **3,300 On-going**

Economic Output:

- **\$74.6 Million Construction**
- **\$329Million/Year On-Going**

Surplus Revenues*:

- **District – \$53.7M**
- **City – \$53.9M**

***At Lease Year 39**

Regional

Jobs:

- **2,200 Construction**
- **4,470 On-going**

Economic Impact:

- **\$1.3 Billion Construction**
- **\$475 Million/Year On-Going**

Thank you!



PORT of
SAN DIEGO

