

Pacifica Residential

The proposed Pacifica development would include three main components: a maximum of 1,500 residential units, up to 15,000 square feet of retail uses, and parking structures both semi-subterranean and above-grade (see the *Site Plan, Figure 3-11a*). The residential buildings would range from 70 to 220 feet high (approximately 4 to 19 stories) maximum, including all roof equipment and podiums. The podiums would be situated beneath the residential towers and would range from 15 to 45 feet high (approximately 1 to 4 stories). *Figures 3-11b and 3-11c* illustrate conceptual plans for the residential development. The retail uses would be included at the street level to create a village atmosphere and pedestrian-friendly area. The required parking would be located in parking structures both below-grade and above-grade, for a total of 2,300 parking spaces. The above-grade structured parking would be located in the center of the residential structures, generally surrounded and enclosed by the residential and ancillary retail uses in order to minimize its visibility. As part of the proposed Pacifica project, 225 units of the residential development on parcels H-13 and H-14 will be reserved for affordable housing. Of those affordable housing units, 90 units will be set aside for low-income residents and 135 will be for low to moderate-income residents. The proposed building footprint for the Pacifica project on parcels H-13 and H-14 will cover 497,900 square feet of the project site. For views to the northwest and the northeast of the project site, see *Figures 3-11d and 3-11e*.

[Pacifica Site Plan](#)

[Conceptual Plan, Section One](#)

[Conceptual Plan, section 2](#)

[View of J Street Plaza and Gateway Park](#)

[View of L-ditch and J-Street Plaza](#)

[View of Marina Walk](#)

[View from NE](#)

[View from NW](#)

[View of walking trail](#)

[View from CV Nature Center with Gaylord](#)

[View from I-5 at J with Gaylord, No-L ditch](#)

[View from Lowes
Coronado Bay
Resort with L-ditch
& Gaylord](#)



The view above shows how the Pacifica Buildings will block public views (as seen from the freeway and J Street) of the waterfront area. This view is significant even though visual access to any large amount of water or the horizon line does not exist. The image to the right, shows a more easterly view from the freeway, more in line with J Street. This image indicates the primary extent of the primary view corridor, though views still exist heading more towards the north and northwest.

