



**PORT of
SAN DIEGO**
Waterfront of Opportunity

Chula Vista Bayfront Update Chula Vista City Council

Vice Chair Ann Moore



Chula Vista Bayfront Master Plan

Transformation in Progress – Phase 1





Chula Vista Bayfront Master Plan

Transformation in Progress – Phase 3



Unsolicited Proposal Overview



- Sports and hospitality concept affiliated with an elite professional athlete
- Complementary uses include:
 - Popstroke
 - Water Polo academy
 - Retail village and dining
 - Health and wellness facility
 - IMAX theatre
 - Multi-purpose stadium
 - Blue tech & aquaculture space
 - Parking



PANGAEA

— CHULA VISTA —

SPORTS ENTERTAINMENT DISTRICT

Divaris Group of Companies
Mr. Gerald Divaris Chairman and CEO
4525 Main Street, Suite 900
Virginia Beach, VA 23462
(757) 497-2113
gdivaris@divaris.com
www.divaris.com

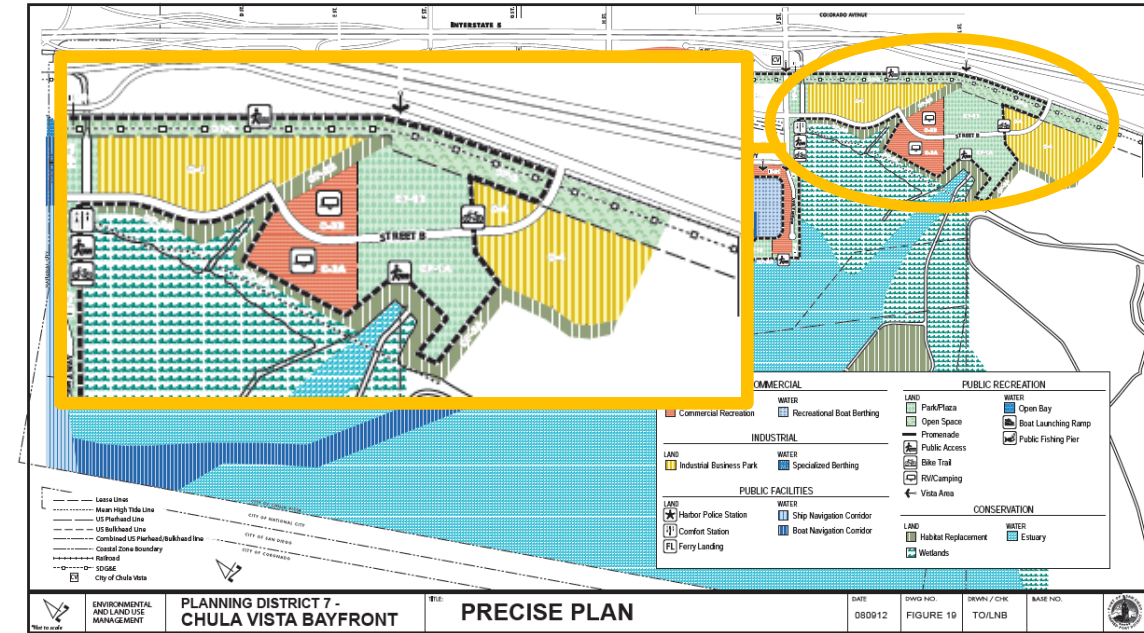
The McGarey Group, A Divaris Group Company
Mr. F. Denver McGarey, CEO and President
12 Elkton Drive
Pinehurst, NC 28374
(910) 758-0098
denver@themcgareygroup.com
www.themcgareygroup.com

Tucker Sadler Architects
Mr. Greg Mueller, Design Principal and CEO
1747 Hancock Street, Suite A
San Diego, CA 92101
(619) 277-9478
gmueller@tuckersadler.com
www.tuckersadler.com

Port Master Plan – Chula Vista Bayfront

Project list for the 124-acre Otay District (Phase 3) includes:

- 237 space RV park (Commercial Recreation at 14 acres)
- Roadway and infrastructure improvements
- Wetland and upland habitat creation, restoration and enhancement (Telegraph Canyon Creek and no-touch buffers)
- 24-acre passive public park
- Two parcels designated Industrial Business Park (O-1 at 18 acres and O-4 at 28 acres)
- From CCC staff report: *“No specific projects are proposed in the area designated Industrial Business Park, and future development projects in those areas would require a PMPA.”*





Recent Actions

1. **Board of Port Commissioners received a presentation on July 15**

- a. Considered Port Code and Board Policy surrounding unsolicited proposals.
- b. Considered relevant factors including:
 - Market demand/location
 - Unique project features
 - Strength of development team
 - Time and resource savings.

2. **Board voted unanimously to:**

- a. Adopt a resolution waiving the requirement for a competitive process pursuant to Board of Port Commissioners Policy No. 360; and
- b. Adopt a resolution authorizing staff to negotiate and enter into a six (6) month Exclusive Negotiating Agreement (ENA) with The McGarey Group.



What the ENA is Not

- It is NOT a Development Agreement.
- It is NOT a Lease of Port land.
- It is NOT a Financing Agreement.
- It is NOT a formal CEQA review.
- It is NOT a Funding Commitment by the Port.
- It is NOT a "Deal."

The ENA is an opportunity for preliminary discussions and negotiations and additional study, evaluation and advancement of its concepts.



Next Steps

1. **Negotiate and Enter into 6-Month ENA with Developer**
 - a. Confirm agreement between elite professional athlete and developer
 - b. Prepare market study for primary and adjacent uses
 - c. Confirm the need for geographic exclusivity based on market study
 - d. Explore project description/understand adjacent uses
 - e. Outline preliminary development/entitlement approach
 - f. Negotiate labor agreements
 - g. Develop public outreach plan
 - h. Develop community benefits plan
 - i. Conduct outreach to CVB stakeholders, City of Chula Vista, WAG and public
2. **District to engage in preliminary discussion with State Lands during ENA**
3. **Report to Board at a future Open Session meeting.**

Thank you



**PORT of
SAN DIEGO**
Waterfront of Opportunity



PANGAEA

— CHULA VISTA —

SPORTS ENTERTAINMENT DISTRICT

Divaris Group of Companies
Mr. Gerald Divaris Chairman and CEO
4525 Main Street, Suite 900
Virginia Beach, VA 23462
(757) 497-2113
gdivaris@divaris.com
www.divaris.com

The McGarey Group, A Divaris Group Company
Mr. F. Denver McGarey, CEO and President
12 Elkton Drive
Pinehurst, NC 28374
(910) 758-0098
denver@themcgareygroup.com
www.themcgareygroup.com

Tucker Sadler Architects
Mr. Greg Mueller, Design Principal and CEO
1747 Hancock Street, Suite A
San Diego, CA 92101
(619) 277-9478
gmueller@tuckersadler.com
www.tuckersadler.com.com

Introduction



TUCKER SADLER



Greg Mueller
CEO & Design Principal

Tucker Sadler Architects, a nationally certified minority-owned, and small business enterprise, is based in San Diego with a six-decade legacy of delivering complex, high-profile projects across the U.S. and abroad. Known for inclusive design and deep community engagement, Tucker Sadler fosters trust and collaboration among diverse stakeholders to create vibrant public spaces rooted in community pride. The firm's portfolio spans every building type and sector, with a longstanding reputation for quality, accountability, and lasting client relationships.

A World Class Team



THE MCGAREY GROUP
CREATING PLACES ALIVE WITH POSSIBILITY



TUCKER SADLER

- **Westgate Entertainment District**
- **Ka Makana Ali'i Shopping Center**
- **Virginia Beach Town Center**
- **Gallery Place**
- **Atlantic Station**
- **Desert Ridge Marketplace**
- **Modelo Mixed Use Development**
- **Hanover Broadway Retail**
- **Manchester Pacific Gateway**
- **Harbor Park at Cabrillo Way**
- **Bryant Street Pier Development**

Glendale, AZ
West Oahu, HI
Virginia Beach, VA
Washington, DC
Atlanta, GA
Phoenix, AZ
Commerce, CA
Oakland, CA
San Diego, CA
San Pedro, CA
San Francisco, CA



Westgate Entertainment District

Westgate Entertainment District turned former agricultural fields into a vibrant, high-density mixed-use district. Today, it's a dynamic hub of light, sound, and energy—anchoring Glendale's sports, retail, and entertainment scene.

Anchored by a Multi-Purpose arena and a 30-screen theater, the Entertainment District features:

- Six 15-story office towers
 - Three hotels
 - Six 10-story residential/retail lofts
 - Expansive event lawns
- **223 Acres** at full build out
 - **8 million SF** of retail, residential, hotel, and office space
 - **612,000 SF** multi-purpose arena
 - **1.7 million SF** stadium
 - **78,000 SF** theater and arts center



A Global Destination

- **Destination hub for sport, waterfront vitality, and Chula Vista pride** -- a unique convergence of culture, community, and coast.
- **Latinx and cross-border culture** embedded throughout retail, dining, and gathering spaces reflect regional identity.
- **Capturing demand from the 7.1M-strong Cali-Baja Region** -- a magnetic draw for a vibrant, binational audience.





The Rise of Racket Sports in North America

- Racket Sports have seen explosive growth across North America, with participation surging by double and even triple digits for four consecutive years.
- Pickleball has now surpassed 19 million players in the U.S., solidifying its title as fastest growing sport in America.
- Tennis participation in the U.S has grown by 34% since 2019, rising from 17.7 million players to over 25.7 million in 2024.

A Destination for All

- **Inclusive design throughout the site** – Universal accessibility ensures ease of use for individuals of all physical abilities.
- **Accessible athletics for all ages** with affordable access to professional grade sports education.
- **Programs for underserved & at-risk youth**-- Sports and mentorship opportunities for local youth, including those with disabilities.
- **Health and wellness education** – Integrated programs focused on physical fitness, nutrition, and mental well-being for all ages.



Regional Community Benefits

Job creation at every level – From construction to operations, the project creates meaningful employment across the San Diego region.

Commitment to union labor – The Development team has signed an MOU with regional unions and looks forward to negotiating Project Labor Agreements (PLA).

Regional economic boost - Drives year-round activity through new restaurants, retail, events, and recreation.

Stewardship of the waterfront – Revives an underutilized shoreline with lasting public access, ecological care, and year-round activation.

Opportunities for Sports Scholarship Programs – Supports pathways to higher education through athletic excellence.

Wide range of certification programs: Yoga, Fitness, Nutrition, Lifeguard, Management, Operations, and more.

Educational Programs for Regional K-12 and Higher Education through partnerships with the sports programs, theater, and wellness center

Local, Regional, and International Tournaments – Attracts visitors and strengthens Chula Vista's role as a global sports destination.



South Bay Community Benefits

- **64.9 acres of open space (51% of the site)** – Prioritizes nature, walkability, and gathering spaces throughout the development.
- **Community outreach and engagement** – Ensures South Bay residents are directly and actively involved in wellness programs, sports, cultural events, and activities across the property.
- **Discounted rates for the South Bay community** – Ensures affordability and equitable access to facilities and programs.
- **Exposure to new sports and experiences** – Introduces youth and families to a range of sports they might not otherwise access.
 - Water Polo, Swimming, Tennis, Golf, Padel Ball
 - Additional playing fields for Soccer, Rugby, Lacrosse, Baseball
- **Inclusion of local artisans, merchants, and retailers** – Showcases South Bay's unique culture and supports small business growth.
- **Reconnect the South Bay community to the waterfront** – creates new public spaces and waterfront access for the community.



Master Plans Comparison



LOCALLY APPROVED LAND USE DEVELOPMENT PLAN CITY OF CHULA VISTA & PORT OF SAN DIEGO

Source: www.portofsandiego.org



PROPOSED LAND USE DEVELOPMENT PLAN

- 2,828,105 / 64.9 ACRES OF OPEN AREA (INCLUDES ACTIVE, PASSIVE, BUFFER AND PUBLIC ZONES)
- 300,00 SF RETAIL / CULTURAL DEVELOPMENT
- 1,418,000 SF - SPORTS/ WELLNESS DEVELOPMENT (INCLUDES POPSTROKE, WATERPOLO, TENNIS, SOCCER AND SPORTS WELLNESS)
- 722,970 SF - HOTELS
- 464,250 SF - OFFICES / BUSINESS ZONE

Pangaea Campus Plan



DEVELOPMENT LEGEND

PHASE 1

- A** PEDESTRIAN PLAZA
- B** LATIN QUARTER RETAIL WITH HOTEL ABOVE
- C** ANCHOR RETAIL
- D** PARAGON ENTERTAINMENT
- E** PARKING STRUCTURE
- F** POP STROKE
- G** VIEWING THEATRE
- H** VALET DROP-OFF
- I** HOTEL 1
- J** HOTEL 2
- K** CENTRAL TENNIS COURT
- L** TICKET CENTRE & GUEST SERVICES
- M** LARGE MATCH COURTS - 3
- N** SMALL MATCH COURTS - 6
- O** 9 HARD COURTS - PRACTICE
- P** 7 CLAY COURTS - PRACTICE
- Q** 3 PICKLE BALL COURTS
- R** 6 PADEL BALL COURTS
- S** WELLNESS CENTRE & SPORTS RETAIL
- T** 6-8 WATER POLO ACADEMY - MAIN POOL
- U** VIEWING DECK & RESTAURANT/ CONFERENCE CENTER
- V** WATERPOLO SECONDARY POOLS - 2
- W** RECREATIONAL LAP POOL
- X** BEACH AREA

PHASE 2

- A1** SOCCER/MULTIPURPOSE STADIUM & ENTERTAINMENT
- B1** BLUE TECH OFFICE
- C1** SOCCER/COMMUNITY PRACTICE & EVENT FIELDS



TUCKER SADLER
2044 1st Ave Suite 300
San Diego, CA 92101
(P) 619.236.1662 (F) 619.236.9267

DIVARIS
GROUP OF COMPANIES
THE M-GAREY GROUP
CREATING PLACES ALIVE WITH POSSIBILITY

Pangaea Open Space Plan



ZONE CLASSIFICATION

	ACTIVE OPEN SPACE (SOCCER PRACTICE ZONE) - 9.3 ACRES/405,771 SF
	ACTIVE OPEN SPACE (TENNIS ZONE) - 11.4 ACRES/497,354 SF
	ACTIVE OPEN SPACE (POPSTROKE ZONE) - 1.5 ACRES/66,436 SF

	BUFFER ZONE - 22.9 ACRES/999,362 SF
	PASSIVE OPEN ZONE - 10.9 ACRES/ 473,522 SF
	PUBLIC PLAZA - 8.9 ACRES / 385,660 SF

TOTAL SITE AREA - 126.3 ACRES/5,500,274 SF

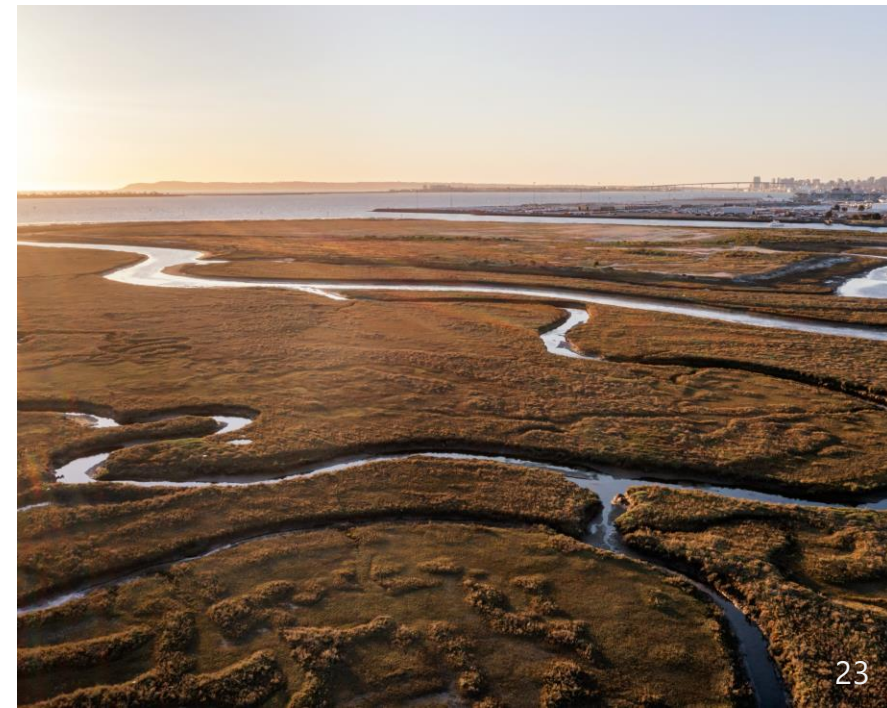
TOTAL OPEN AREA - 64.9 ACRES/2,828,105 SF

TOTAL PEDESTRIAN WALKWAY DISTANCE - 2.3 MILES



Built-In Environmental Protections

- **22.9-acre “No Touch Buffer”** (Lot OP-2A): Native habitat restoration planned to offset impacts and enhance ecosystem function
- **100-foot buffer zones** maintained from Wildlife Refuge and J Street Marsh
- **No public access** to buffer areas
- **Bird-strike mitigation** through downward-shielded lighting, non-reflective building design, and glass articulation
- **Only native plants** in buffers and restoration areas
- No trees in or near buffers to **prevent raptor perching/nesting**



Aerial View



LATIN QUARTER
RETAIL

PARAGON
ENTERTAINMENT

I-5 SAN DIEGO FWY

HOTEL #3

HOTEL #4

POPSTROKE
(PARKING BELOW)

HOTEL #2

TENNIS, PADEL &
PICKLEBALL COURTS

SOCCER STADIUM
(PARKING BELOW)

I-5 SAN DIEGO FWY

PRACTICE FIELDS

OFFICES
(PARKING BELOW)

BAY BLVD.

HOTEL #1
(PARKING BELOW)

TENNIS COMPLEX

6-8 SPORTS WATER
POLO COMPLEX

PUBLIC TRAIL
(2.3 MILES)

Aerial View



OFFICES
(PARKING BELOW)

6-8 WATER POLO
COMPLEX

TENNIS COMPLEX

HOTEL #1
(PARKING BELOW)

PUBLIC TRAIL
(2.3 MILES)

HOTEL #3

LATIN QUARTER
RETAIL

PRACTICE
FIELDS

HOTEL #2

POP STROKE
(PARKING BELOW)

SOCCER STADIUM
(PARKING BELOW)

TENNIS, PADEL &
PICKLEBALL COURTS

HOTEL #4

ANCHOR RETAIL

PARAGON CINEMA

BAY BLVD

Retail / Entertainment and Dining Plaza



Elite Athlete Sponsored Sports Centre Campus



Viewing Theatre



Hotel & Wellness Center



Retail / Entertainment Aerial View



6-8 Water Polo Academy Aerial View



Incorporating the Big Idea

During the Exclusive Negotiation Agreement (ENA) process, the Development Team will:

- Enter into an ENA with the Port of San Diego
- Negotiate Project Labor Agreements (PLAs) with the Unions
- Identify key partners in the development
- Develop public outreach participation plan
- Develop community benefits plan





PANGAEA

— CHULA VISTA —

SPORTS ENTERTAINMENT DISTRICT

THE MCGAREY GROUP
CREATING PLACES ALIVE WITH POSSIBILITY

 **DIVARIS**
GROUP OF COMPANIES



TUCKER SADLER