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Sent Via Email to Lucy Contreras at lcontreras@portofsandiego.org

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RE: Narrative of Changes to Each of the Programmatic Components for Seaport San Diego

The Seaport Village Redevelopment known as Seaport San Diego continues to evolve from the plan in the RFP that we submitted to the Port and to the Public in May 2016. Through our Due Diligence investigation, ongoing Market and Feasibility Studies, and Design Development, we believe an improved plan is being established. The included slide show reflects the analysis of the Due Diligence findings and the current concept for the site.

The Due Diligence work involved a focus on a Fault Hazard Study and a limited geotechnical investigation for soil condition and environmental evaluation of past site uses. It has been determined there is an active fault bisecting the site with an anticipated width ranging from 75' to 85' including the fault zone and setbacks. In the RFP we submitted, the following building elements were located within this fault zone:

- 2-Story Underground Parking Garage
- Full-Service Hotel
- Waterside Retail

We made adjustments to the design and reallocated the parking into three separate structures, moved the Hotel, and reoriented the waterside retail. This fault has also created new opportunities in the Public Realm and Waterside. We now have accessibility via a gateway into the project on Pacific Highway and a new park with water amenities. We have integrated the Bay into the site by breaking the water's edge to create a new public feature allowing people to interact with the water. These changes are a substantial improvement to the site and to the experiences people will have at Seaport San Diego.

The Due Diligence effort also included an investigation into the existing utilities on the site. As a result of this examination, we determined there is a substantial underground impact to the site plan under the Kettner Corridor. This corridor contains significant franchise utilities that support the island of Coronado and it would be near impossible to relocate them. Further analysis of these franchise utilities will be completed with our continued Due Diligence to determine any impacts to the Public Realm plans on the Embarcadero Marina Park (The Thumb). Other local site utilities could be relocated during the course of construction. One specific utility, a 4.5' by 8' storm drain, will need to move under Ruocco Park due to foundation impacts of the Spire.

Both the fault and franchise utilities have created a “squeeze” of the central area of Seaport San Diego. The fault from the North and the franchise utilities from the South have pushed the development up giving the design team added opportunities to capture additional views as well as create a more diverse urban setting at the water’s edge.

Through our continued review of the market and feasibility and working with new partners such as Scripps Institution of Oceanography, we have made further improvements to the plan. The aquarium has moved to the area adjacent to Tuna Harbor in order for it to have a direct relationship with the water. The Spire remains in this area and thus the move of the aquarium has created a synergy between these two entertainment programs. The Learning Center also has moved to this area so it has a direct relationship to the educational opportunities associated with the aquarium.

The Hospitality and Retail components have been adjusted as a result of further study. The retail has been decreased and this reduction was supported by the CBRE Market and Feasibility Study. Market research also showed there is demand for a Full-Service Hotel as well as the demand for a 5 Star, 5 Diamond Hotel. The analysis found there is a void for a 5 Star, 5 Diamond Hotel in the California Urban Waterfront Environment and the team is developing plans for this type of luxury hospitality element.

This new and improved plan will:

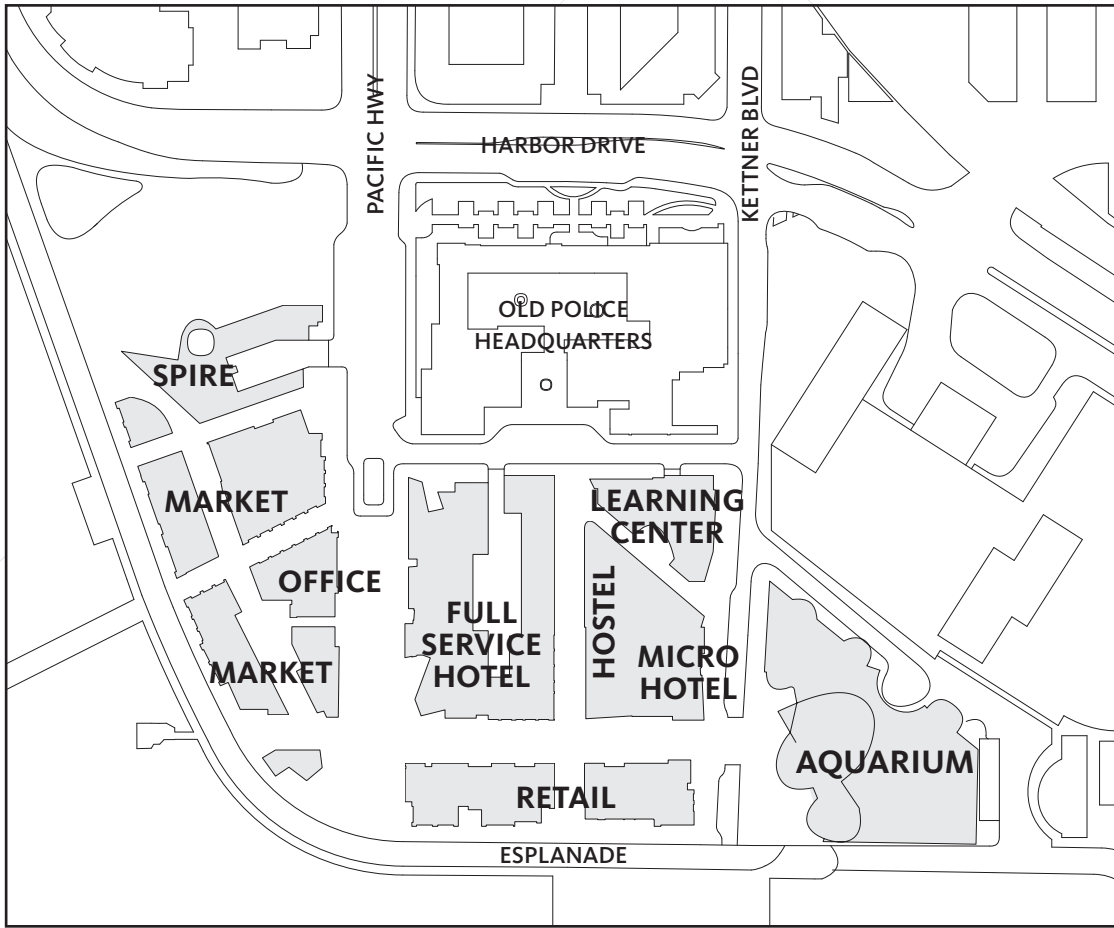
- Open our waterfront with a world class urban resort district – a game changer for San Diego.
- Provide San Diegans with a new favorite destination that will draw people from across the globe.
- Feature 30 acres of parks, walkways, a beach, and other public spaces that will make Seaport San Diego unique.
- Draw people back for repeat visits to the iconic spire, aquarium, market and other unparalleled experiences.
- Include vibrant places to shop, taste and learn that will awaken our waterfront.

- Showcase the water's edge, the signature experience of Seaport San Diego, inspiring all who visit.

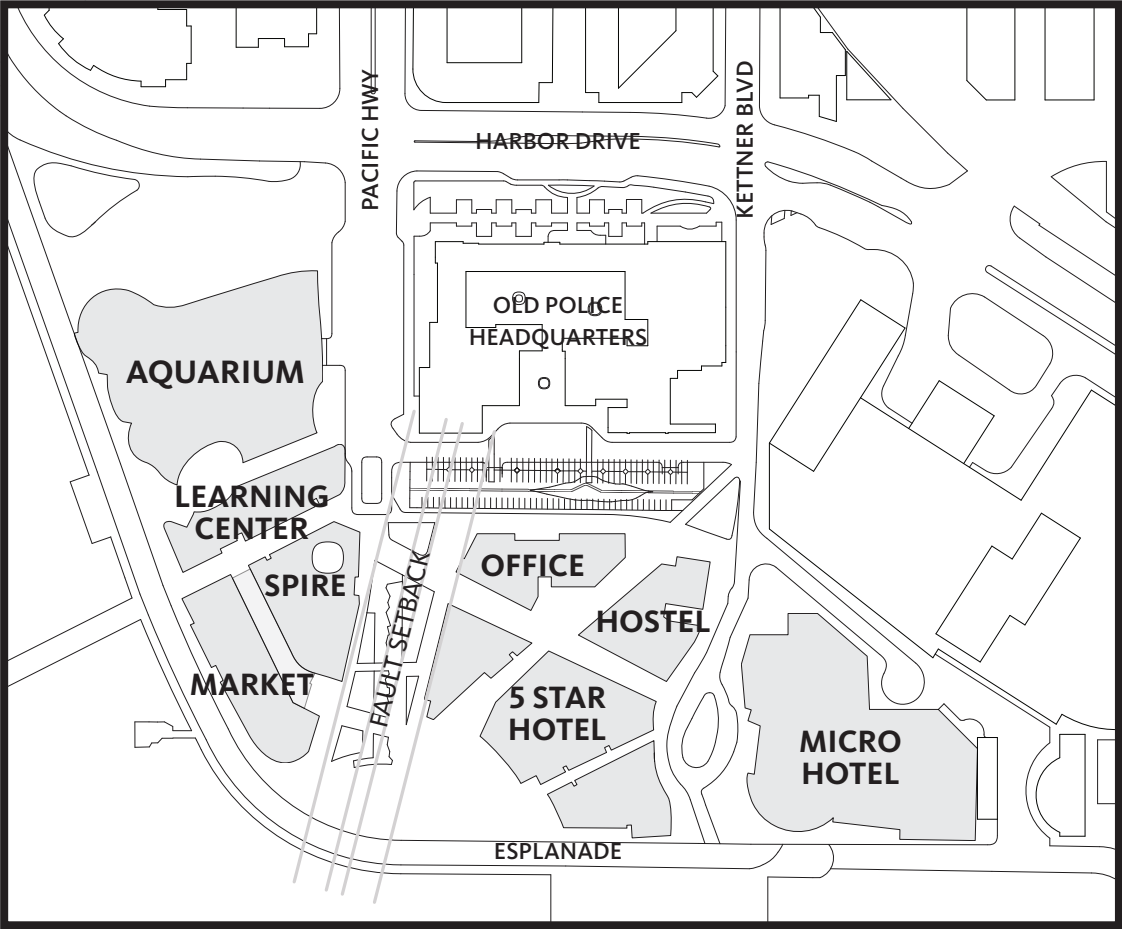
The revitalization of the new Seaport is a chance to offer visitors world-class recreational, commercial, cultural and educational attractions while incorporating the rich aquatic heritage and industry of the region. It is an extraordinary opportunity to thoughtfully establish a global centerpiece in the heart of our city. We have shaped this prospective plan to revamp the topographical waterfront landscape to encourage local, national and international tourism by building a diverse district to encourage reconnection with the sea and with each other. We envision the new Seaport will be an interactive hub with vital, ongoing programs and activities for the global public good. We submitted our proposal with hopeful anticipation that our concept for the renaissance of the Seaport Village area of San Diego be realized. We continue diligently onward with this vision and hope our enhanced design will inspire all who visit this special waterfront destination.



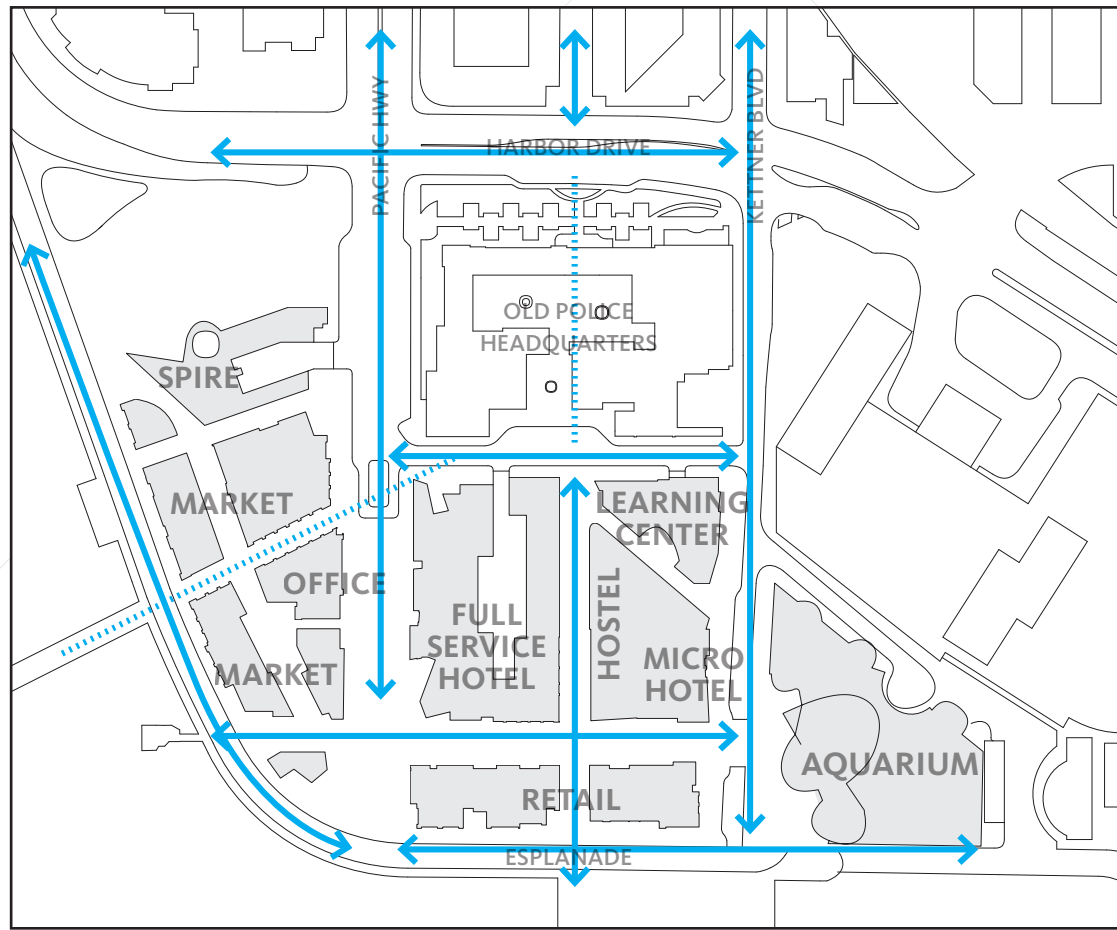
WATERFRONT
magic
SAN DIEGO
style



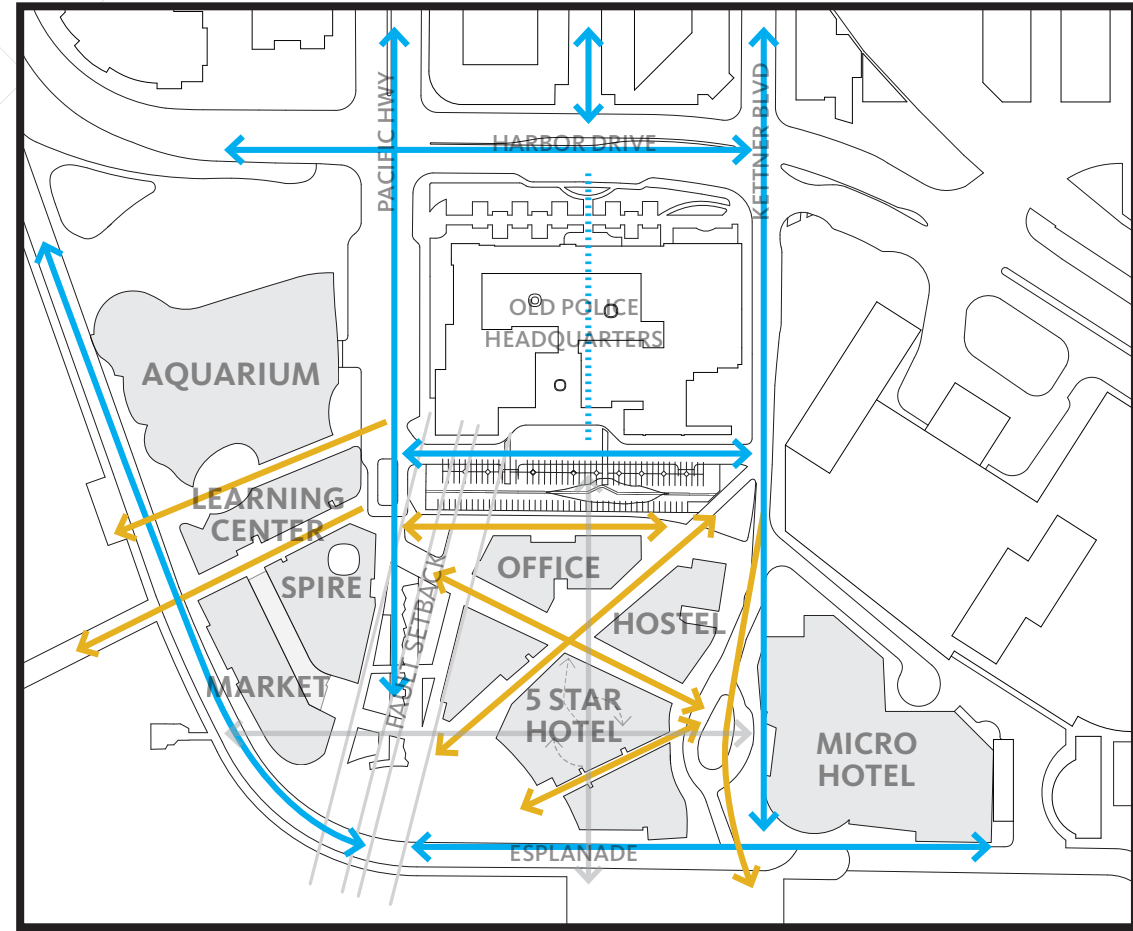
RFP SUBMITTAL, 2015



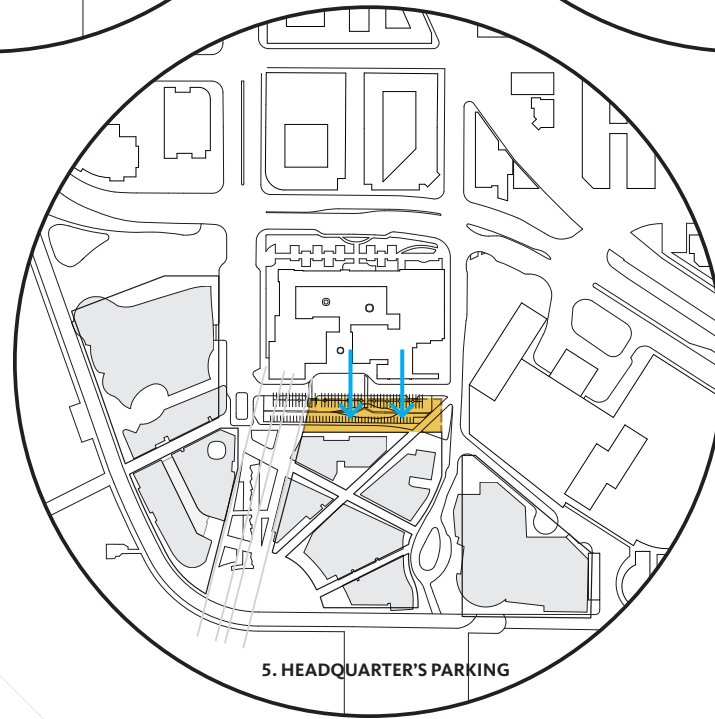
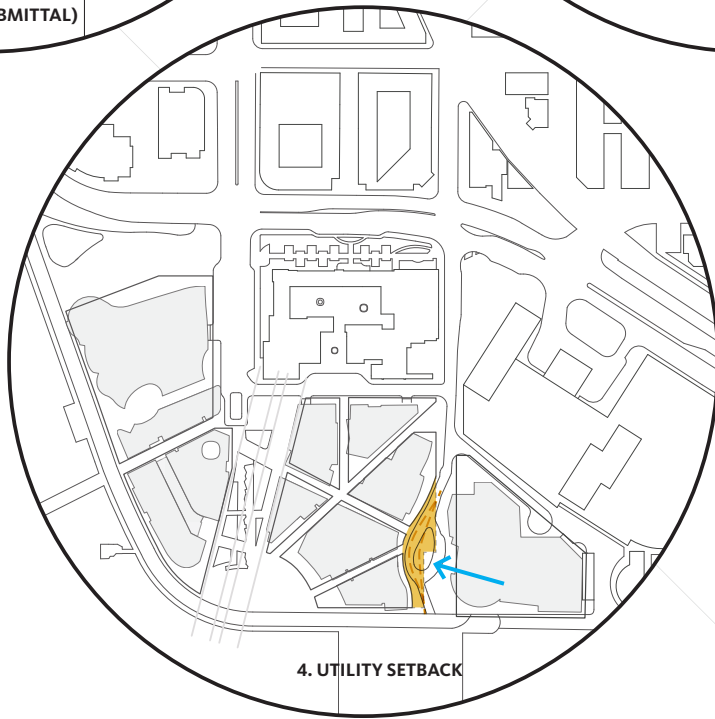
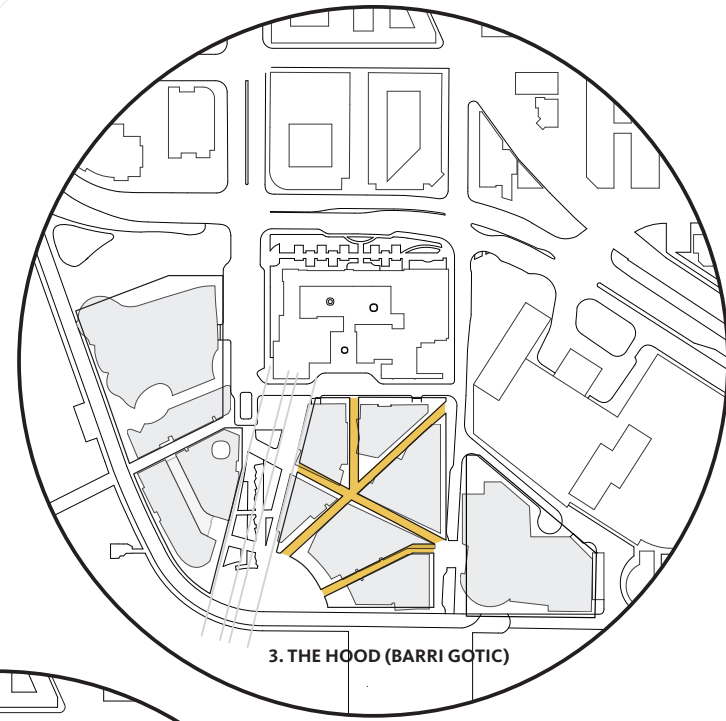
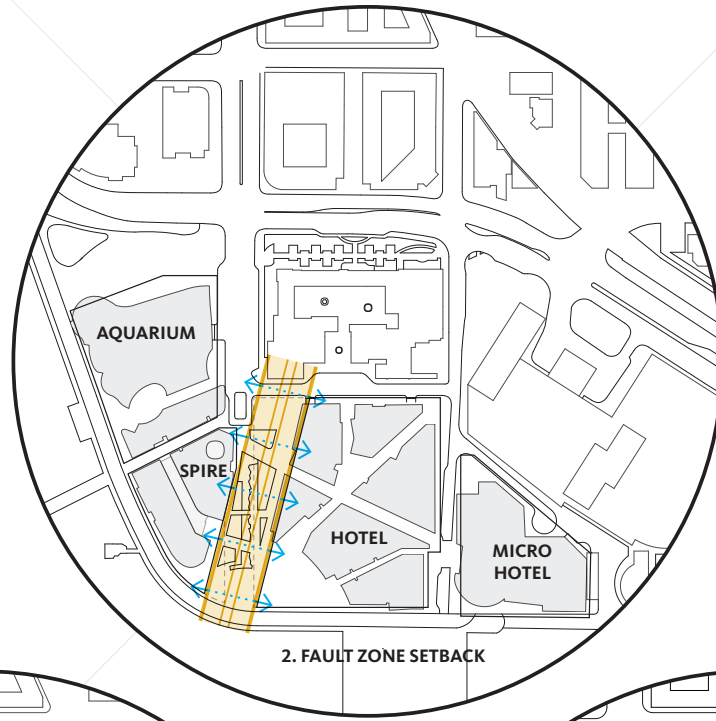
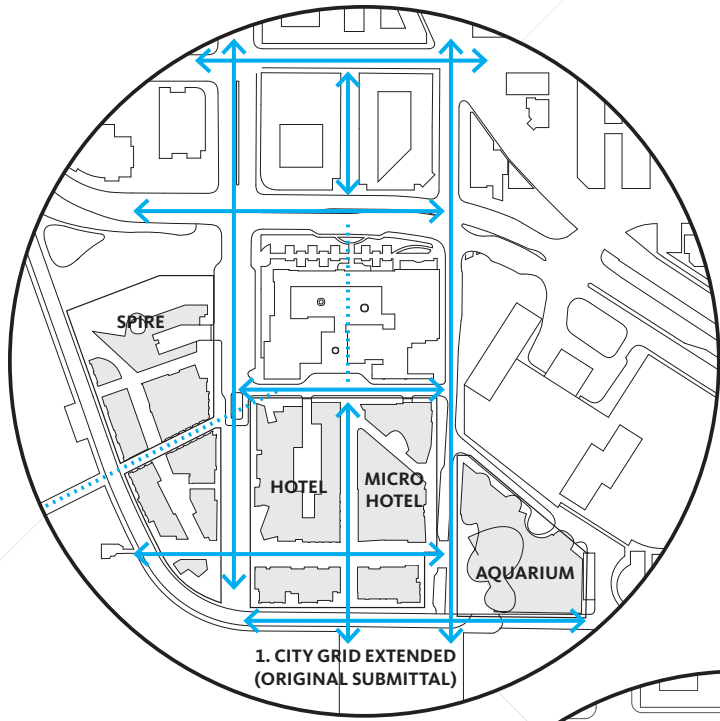
CURRENT DESIGN, 2018



RFP SUBMITTAL, 2015



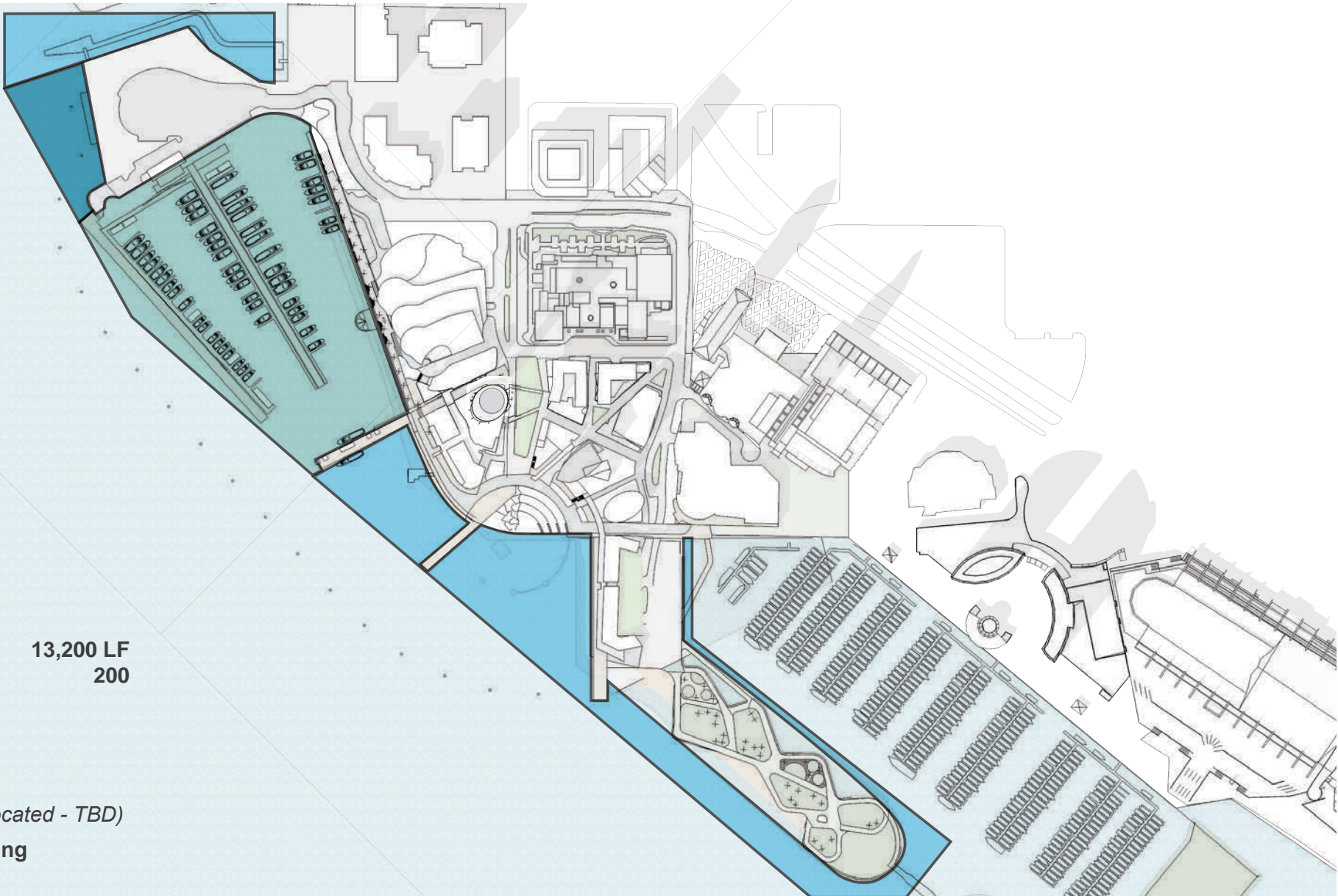
CURRENT DESIGN, 2018





OVERALL VIEW





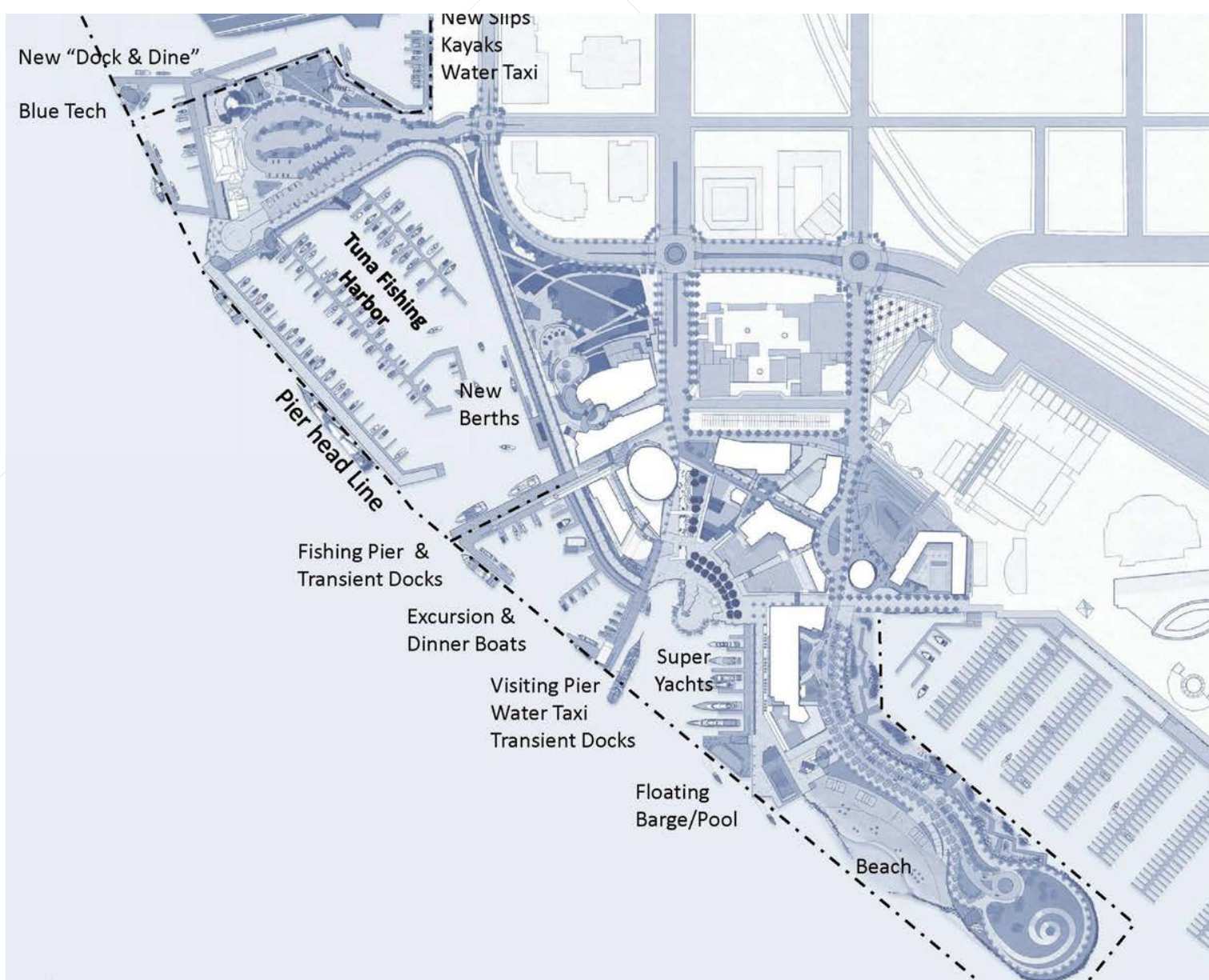
Dockage
Slips

13,200 LF
200

- Recreational Berthing
- Sportsfishing/Recreational
(Commercial fishing to be relocated - TBD)
- Commercial Fishing / Berthing

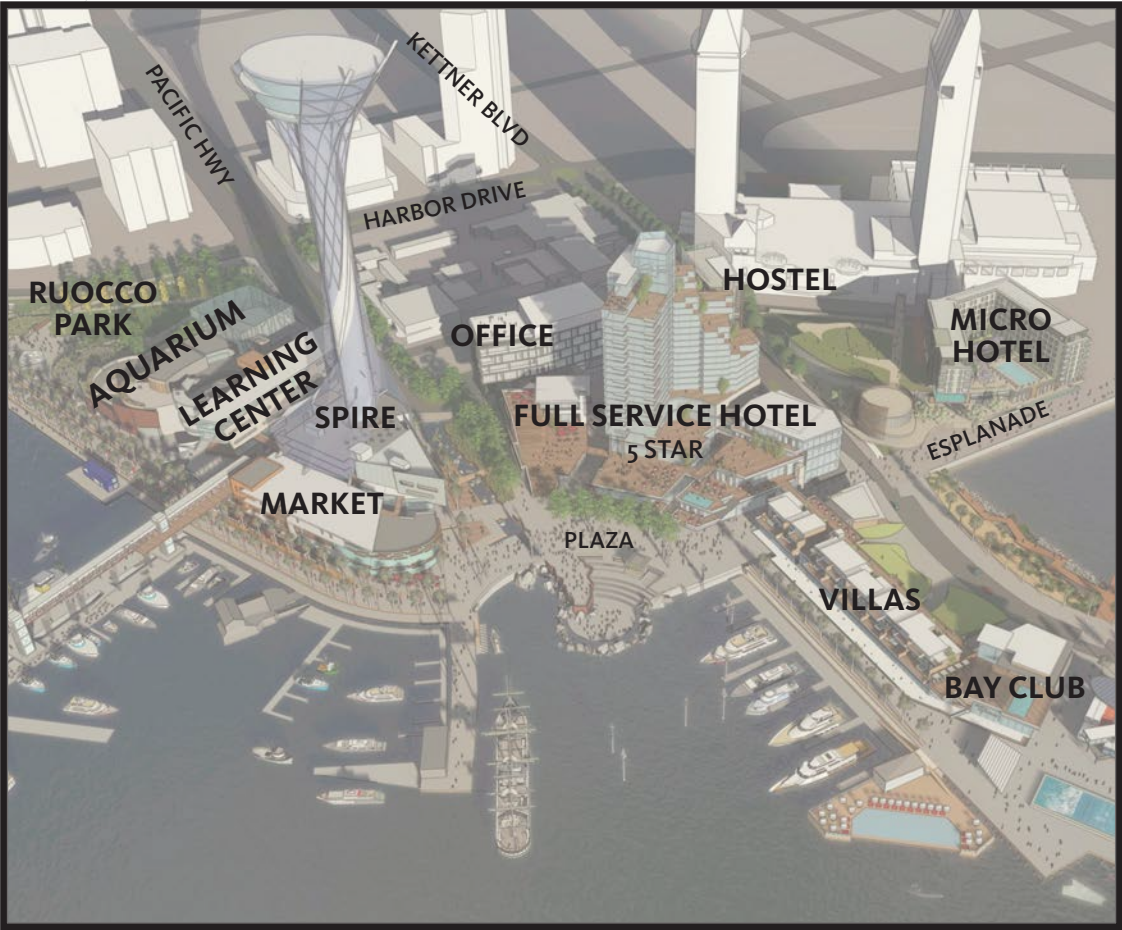


PUBLIC REALM MASTER PLAN





RFP SUBMITTAL, 2015



CURRENT DESIGN, 2018

DESIGN CHANGE

Retail Previous 388,625 SF | **263,514 SF**
*288,206 inc. decks

Retail shops and restaurants line the street level of all buildings and public access. In addition to street retail, destination retail and food uses are proposed on a second level at selected locations. Deck space terraces used for these areas will be included. Many of the intended uses will promote health and wellness and encourage active lifestyles.

Aquarium Previous 178,490 SF | **192,050 SF**
*includes Butterfly

A state of the art aquarium is proposed with three levels of exhibits with collaboration with OdySea Aquariums. Roof terraces will provide public park and event spaces.

Butterfly

A butterfly exhibit is proposed in conjunction with the aquarium that will include two levels of exhibits.

Spire Previous 18,000 SF | **88,331 SF**
*tower/lobby only

The spire includes uses such as the core base footprint, a ticketing area, two level lobby, gift store, lounge and observation deck all of which are spread throughout the base, core and tower. The tower rises a maximum of 500 feet above sea level, containing a 13,000 SF observation deck and 10,000 SF upper event space.

Full Service Hotel (5 Star) Previous 405,805 SF | **367,964 SF**
500 Rooms | **228 Rooms**
8 Villas

A full service hotel includes meeting rooms, restaurants, shops and a second level public open space proposed as the centerpiece of this new urban district. This second level public space will extend to specialty villas associated with the main hotel tower and will have direct

access to the water. In addition, the concept includes a bar & grill with rooftop dining at the top of the tower.

Micro-Hotel Previous 117,450 SF | **130,937 SF**
350 Rooms | **350 Rooms**

A second hotel with micro-rooms averaging 170 SF will provide an upscale experience at an affordable price.

Hostel Previous 122,381 SF | **129,492 SF**
225 Rooms | **237 Rooms**

A new generation Hostel with amenities built around a social experience will provide highly affordable alternative to a conventional hotel.

Learning Center Previous 65,150 SF | **84,600 SF**

Scripps School will provide facilities on 4-5 levels to educate and promote maritime careers. This education complex will also provide entry to both aquarium and spire attractions while including a ground floor fish market and restaurant.

Office Previous 19,130 SF | **144,987 SF**

The Port may re-locate it's headquarters to the area, establishing approximately 123,000 SF of office and include retail at ground floor. Bluetech office space will be found on the second levels of specific buildings, creating mixed-use environments near the urban edges while providing harbor views.

Parking Previous 2,410 Spaces | **2,328 Stalls**

Parking is located in a maximum of three underground structures located mostly under the hotels, event space and market/retail area. Access to the parking structures

will be provided at the aquarium, along the roadway south of the Headquarters and Kettner.

Event Center Previous 20,000 SF

Wrapped in ground level retail, this event center will also include facilities shared with the full service hotel. The space will service the reflection of San Diego's lifestyle and promotion of healthy living and wellness.

Public Open Space **approx. 31 acres**

Public parks, urban open spaces, promenades and pedestrian oriented streets are located throughout the area and will cover up to 75% of the project site. The main focus for this program is to promote a health and wellness lifestyle. These areas will promote activities such as; outdoor cinema, park space, nature trails, beaches, plaza events and pier walk experiences.

Marina

Dockage Slips **13,200 LF**
200

Recreational Berthing **15.8 acres**
Commercial Fishing / Berthing **13.1 acres**

PROGRAM TOTALS:
COMPARISON