



Downtown Community Planning Council San Diego

PUBLIC SPACES SUBCOMMITTEE

DOWNTOWN COMMUNITY PLANNING COUNCIL

Wednesday September 14, 2016

Civic San Diego Board Room 401 B Street, Suite 400 San Diego, CA 92101

MEETING SUMMARY

Members Attending: Kay DiFrancesca, Deb Herscovitz, Pat Stark, Dan Wery, Anne Potter, Gary Smith, Alex Ward

Members Absent: Kim Brewer, Jon Baker, Claudia Escala, Lindsay King, Michael Rosenbaum, Luke Vinci,

Meeting preceded by joint meeting with Finance Subcommittee to complete input for all the relevant projects/ DIF recommendations to full DCPC group.

ACTION ITEM

Presentation of Seaport San Diego proposal by team principals Yehudi “Gaf” Gaffen, GAFCON, and Frank Wolden, SKYPORT STUDIOS

- Team and Plan currently selected for further concept development/exclusive negotiation with Port of San Diego to redevelop waterfront area between Manchester Hyatt and Midway Museum, including 40 acres of land and 30 acres of water.
- View <http://seaportsandiegoca.com/> for plan in greater depth.

Public and Committee Questions and Comments

Schedule/ Concurrent Processing of Port Master Plan and Seaport San Diego:

- Seaport actually lags far behind the completion of the Port Master Plan. The Port Master Plan should go to Coastal Commission next year, while the Seaport Plan is probably four years away from EIR and Coastal Commission submittals, hence starting now with the lengthy development and governmental entitlement process.
- Construction start anticipated 2020, with 1st phase open 2022 and completion in 2025. Project will be phased, with existing tenants relocated to “east village” temporarily – the site of the future underground Aquarium and last phase of the project.



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Positives:

- Expansion of activated park areas including downtown beaches and water activities
- Better interaction of the bay waterfront with boating facilities for day sailors as well as visiting yachts and the small commercial fishermen
- The expanded promenade facilitating and connecting the various pedestrian and cycle traffic along the entire waterfront

Concerns:

- Pedestrian interface
- Traffic congestion at the already impeded intersections around the Seaport District and surrounding neighborhoods
- Sufficient parking/ parking plan for both visitors and employees to relieve the current impact on the surrounding neighborhoods
- Extremely large scale (square footage) of the currently envisioned development
- Phasing/ construction impediments during the 4+ year expected development period

ACTION - With general support of Concepts and moving forward through next due diligence phase, Committee supported a letter of positive recommendation (with concerns as project develops) by DCPC to the Port.

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