



Summary of Programmatic Changes

<u>Retail</u>	<u>March 2018</u>	<u>Current (Approximate)</u>	<u>Parcel</u>
	277,712 SF	276,000 SF	All

The program for retail spaces has not changed much from the March 2018 presentation. Active ground floor uses, retail shops and restaurants line the street level of all buildings and public spaces spread among all the parcels. In addition to street retail, destination retail and food uses are proposed on a second level at selected locations. Second level retail uses include waterfront restaurants and bars, hotel shops, entertainment retail, and components of the food/market hall and microbrew center. Food and Beverage services have been largely eliminated in all but the Full-Service Hotel, and 'decanted' into the Village and other retail spaces to be a shared resource that maximizes the offerings for all visitors.

<u>Aquarium</u>	192,050 SF	180,000 SF	F
	<i>*includes Butterfly Exhibit</i>	<i>*includes Butterfly Exhibit</i>	

The aquarium is on the same site block as previous. It is located adjacent to the learning center, boutique themed hotel, blue tech office and visually connected to the San Diego Bay to create a synergistic relationship with the waterfront. The program and conceptual design continue to be a partnership with OdySea and UCSD/Scripps.

<u>Spire/Tower</u>	88,331 SF	80,000 SF	A
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The Spire/Tower was originally proposed as a stand-alone observation tower with a ride component. Our team has been working with AECOM to further analyze the tower and based precedent and market demand studies determined that a tower observation attraction in combination with a base building provided the optimum feasibility. The current design maintains the original design vision of an iconic tower for the site. The base structure is planned to accommodate approximately 380 hotel rooms at the base. Instead of a ride attraction, there will be several types of added "experiential" activities at the top in addition to an observation platform 500 feet above the City.



	<u>March 2018</u>	<u>Current (Approximate)</u>	<u>Parcel</u>
<u>Hospitality</u>	826 Rooms	1933 Rooms	A,B,D,F

Breakdown and locations

Full Service Hotel	<i>239 Rooms</i>	<i>128 Rooms</i>	<i>D</i>
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A full-service hotel is located in parcel D, also known as the plaza block, this was originally luxury villas. The hotel is directly related to the adjacent marina and mega yacht visiting slips. The lower level may accommodate a ships chandlery for provisioning the visiting boats, upper levels provide traditional full-service hotel accommodations, guest amenities and a restaurant. An arrival porte cochere is located on the east side.

Micro Hotel	<i>350 Rooms</i>	<i>350 Rooms</i>	<i>B</i>
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The micro hotel is one of the categories located in parcel B, Village block. The micro-rooms, averaging 170 SF, will provide an upscale experience at an affordable price. The micro hotel program remains the same with the addition of a pool/amenity deck.

Hostel	<i>237 Rooms</i>	<i>225 Rooms</i>	<i>B</i>
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A hostel is another category of hospitality located in parcel B, Village block, that has amenities built around a social experience and provides a highly affordable alternative to a conventional hotel. The hostel program remains the same with the inclusion of additional amenities such as a roof top pool deck.

Select/Limited Service/Ext Stay/Suites

<i>None</i>	<i>1230 Rooms</i>	<i>A,B,F</i>
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The team reviewed and underwrote select and limited service, extended stay, and suite hotels. The concept of a hospitality district creates efficiencies across multiple platforms. Rather than building multiple full-service hotels that compete against each other for the same services, these concepts will drive most of the operational revenue from room nights and leave the amenities to be provided by the greater Seaport district. All the brands and concepts explored will be new to San Diego. They will be spread among parcels A, B, D and F to meet the goal of providing multiple hospitality options at varying price points to serve visitor needs.



	<u>March 2018</u>	<u>Current (Approximate)</u>	<u>Parcel</u>
<u>Learning Center</u>	<i>84,600 SF</i>	<i>75,000 SF</i>	<i>F</i>

The learning center is located in parcel F, adjacent to the aquarium and blue tech office. The vision of the program is a marine related center similar to the Ocean Institute located in Dana Point and is proposed to be administered by Scripps Institute of Oceanography/UCSD. The Seaport team is working with the Port and State Lands Commission to ensure the programming of learning center is consistent with the Public Trust Doctrine.

<u>Office</u>	<i>144,987 SF</i>	<i>150,000 SF</i>	<i>F</i>
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The Blue Tech office is located in parcel F and is proposed to house a multi-functional research facility in combination with private sector blue tech companies. This concept of focusing academic research programs with private entrepreneurial enterprise has been successful in San Diego (high tech and bio tech) as well as many centers around the country and could become a new model for driving innovation in the blue economy. The vision is to create a vibrant ocean focused incubator on the water. Discussions are ongoing to incorporate four departments of the University which will each benefit from the building's proximity to the ocean well as aquarium and learning center infrastructure :

1. Engineering: underwater robotics, underwater engineering, and related
2. Big data: Ocean data collection
3. Medical: Marine-derived therapies and drugs
4. Scripps Institute of Oceanography

The blue tech element is intended to act as an incubator for private industry to find business applications for the information generated by the faculties listed above. The Blue Tech element will be integrated with the aquarium and the learning center in terms of both the design of the physical space and much of the programming.

<u>Parking</u>	<i>2,328 Spaces</i>	<i>2,200 Spaces</i>	<i>B,C,F</i>
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Parking is primarily located underground at parcels B, C and F. The conceptual design is subterranean high bay structures built for double stacked mechanized systems with a long-term adaptive reuse strategy. Some additional convenient surface parking spread along the waterside will be added to the existing parking that already exists at both the G St. and Kettner Moles.

<u>Multi-Purpose Event Center</u>	<i>20,000 SF</i>	<i>85,000 SF</i>	<i>C</i>
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The multi-purpose event center is located in parcel C and has expanded due to analysis showing market demand. It is envisioned as a shared facility for the entire Seaport Waterfront District and Downtown San Diego community as a whole. It will be a multi-purpose venue able to host



community events, weddings, banquets, concerts, plays and corporate events typically hosted at hotels and smaller convention centers. All of the hotels (1933 keys in up to 6 different price points) in Seaport are to be ‘decanted’ of their typically exclusive large gathering spaces such as ballrooms and meeting spaces. The goal is to create a central strategically located mixed use space that will be utilized and activated on a continuous basis. As such having a venue that is designed to support all manner of visitor expectations is critical to the shared district-wide concept. The proposed venue will be able to open up to the waterfront promenade to host a range of events with giant “roll away” doors to expose the excitement within.



	<u>March 2018</u>	<u>Current</u>	<u>Parcel</u>
<u>Public Realm</u>	<i>75% of the 40 acres</i>	<i>Greater than 70%</i>	<i>All</i>

The Public Open Space Program remains essentially the same. Public parks, urban open spaces, promenades and pedestrian oriented streets are located throughout the area and will cover over 70% of the project site. Added features are a park and water feature along the fault line, opening up the Bay at the end of the fault line with access to the water, and a larger beach in the thumb park.

Waterside

Dockage	<i>13,200 LF</i>	<i>14,070 LF</i>
Slips	<i>200</i>	<i>195</i>

The waterside program remains consistent with the intent of the original plan. Uses in Tuna Harbor have been modified from a Recreation Boating and Commercial Fishing basin to a Commercial Fishing focus with selected and complementary secondary uses. To offset this change increases in recreational berthing outside of Tuna Harbor have been added to the plan.

Commercial Fishing-Waterside

Tuna Harbor will be revitalized with new and improved infrastructure. Currently Tuna Harbor has approximately 80 “useable” slips. After construction, there will be 110-115 functional slips including side ties. Larger slips to accommodate larger vessels will be built. These larger slips will be adaptive to accommodate berthing for smaller vessels as well. Long side ties, both inboard and outboard, on the fixed pier at G St. will provide additional flexibility. Current Commercial Fishing Berthing water use is designated on 13.1¹ acres in Tuna Harbor, and this will remain the primary use.

Commercial Fishing-Landside

After completing an MOU with the San Diego Fishermen’s Working Group, 3.992² landside acres, primarily on the G St. Mole, will be designated for Commercial Fishing. A fish processing building, similar to Chesapeake, is currently being designed and will be approximately 25,000 SF. Additional upper level space will be available for Food & Beverage uses and meeting space.

New Marinas

¹ This is subject to GIS refinement with the PMPU.

² This is subject to GIS refinement with the PMPU.



Midway Cove marina will be designated for Recreational Berthing. Total Slips = 8. 660 LF (including 180 LF of side tie)

G St. Mole marina will be West of the Fish Market, and it will be designated for Sportfishing and Blue Technology. Total Slips = 14. 1,860 LF (including 1,100 LF of side tie)

The 100% Corner marina will be re-designated for recreational berthing and will include a Mega-Yacht marina. Total Slips = 42. 4,130 LF (including 1,650 LF of side tie). A new pier ("California Pier") will bifurcate the 100% Corner marina and will be located at the terminus of Pacific Highway. It will be designated for large historical vessels from the Maritime Museum and other visually appealing transient tall ships.

PROGRAM	RFP	MARCH 2018	CURRENT (APPROXIMATE)
Retail	388,625 SF	277,712 SF	276,000 SF
Aquarium	178,490 SF	192,050 SF	180,000 SF
Education	65,150 SF	84,600 SF	75,000 SF
Spire	18,000 SF	88,331 SF	80,000 SF
Office	19,130 SF	144,987 SF	150,000 SF
Hospitality	1075 Rooms Total	826 Rooms Total	1933 Rooms Total
<i>Hostel (Low Cost)</i>	<i>225 Rooms</i>	<i>237 Rooms</i>	<i>225 Rooms</i>
<i>Micro Hotel (Low Cost)</i>	<i>350 Rooms</i>	<i>350 Rooms</i>	<i>350 Rooms</i>
<i>Select/Limited Service (Moderate Cost)</i>	<i>0 Rooms</i>	<i>0 Rooms</i>	<i>800 Rooms</i>
<i>Extended Stay (Moderate Cost)</i>	<i>0 Room</i>	<i>0 Rooms</i>	<i>430 Rooms</i>
<i>Full Service Hotel (High Cost)</i>	<i>500 Rooms</i>	<i>239 Rooms</i>	<i>128 Rooms</i>
Multi-Purpose Event Center	20,000 SF	20,000 SF	85,000 SF
Parking	2,410 stalls	2,328 stalls	2,200 stalls
Public Realm	70% committed	75%	Over 70%
Docks	10,670 LF	13,200 LF	14,070 LF
Slips	164	200	195
Fish processing & Off loading plant	0 SF	0 SF	25,000 SF
Veterans Museum	0 SF	0 SF	75,000 SF



PARCEL A – TOWER BLOCK (1.5 Acres)

- Retail (65,000 SF)
- Hotel, Mod. Cost (400 keys)

PARCEL B – VILLAGE BLOCK (4.4 Acres)

- Retail (72,550 SF)
- Hotel, Low Cost (575 keys)
- Hotel, Mod. Cost (600 keys)

PARCEL C – EVENT BLOCK (2 Acres)

- Retail (30,000 SF)
- Event Center (55,000 SF)

PARCEL D – PLAZA BLOCK (2.4 Acres)

- Retail (23,000 SF)
- Hotel, High Cost (133 Keys)

PARCEL E – BEACH BLOCK (4.3 Acres)

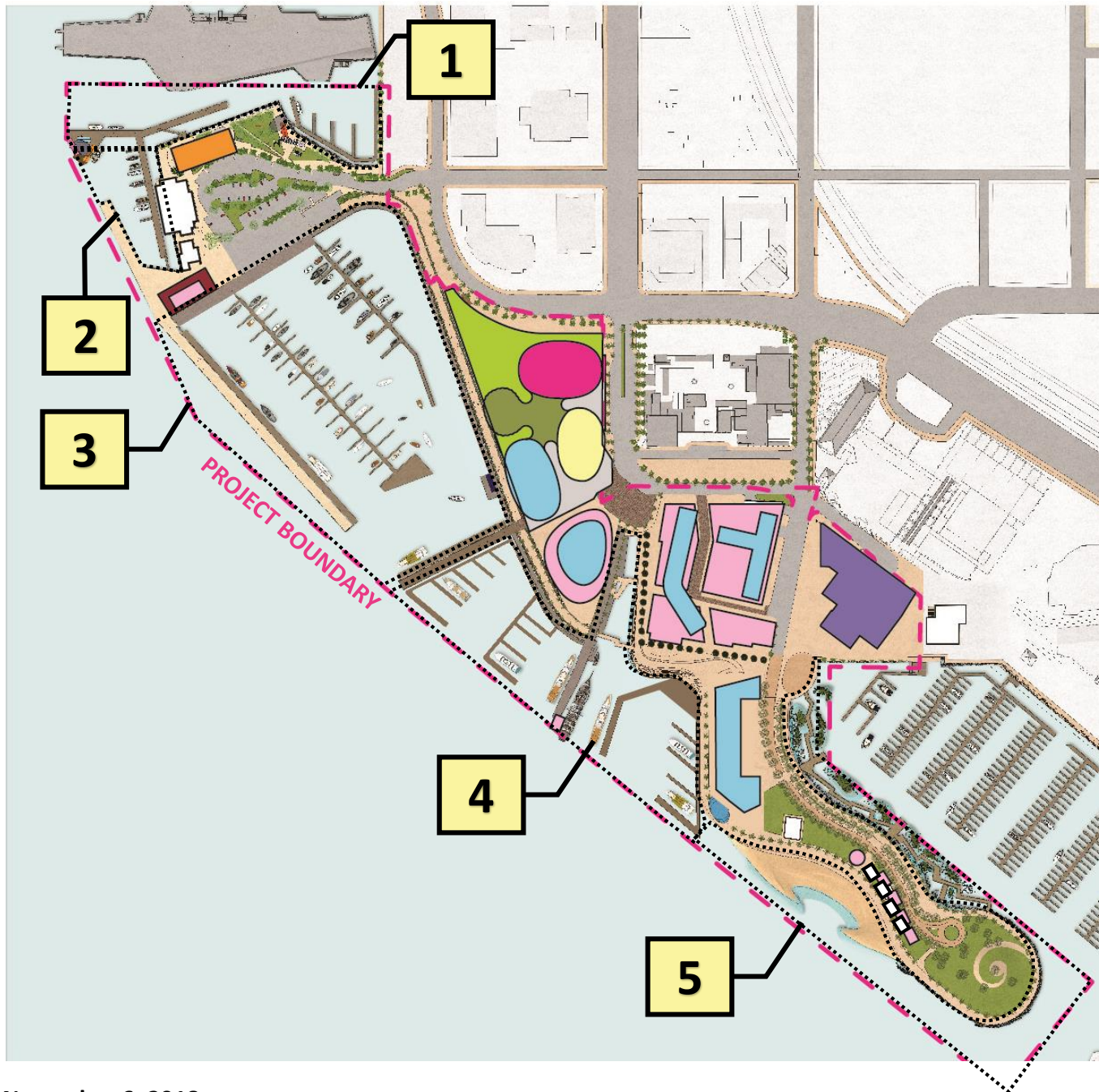
- Retail (15,000 SF)

PARCEL F – AQUARIUM BLOCK (4.3 Acres)

- Retail (70,000 SF)
- Hotel, Mod. Cost (225 keys)
- Office (150,000 SF)
- Aquarium (180,000 SF)
- Education (75,000 SF)

PARCEL G – G STREET MOLE (2.8 ACRES)

- Retail (5,000 SF)
- Fish Processing & Offloading Plant (25,000 SF)
- Veterans Museum (75,000 SF)

**Zone 1 – Midway Cove Marina**

Recreational Boating
Large Vessel Berthing
Water Taxis
Dock and Dine

Zone 2 – G-Street Marina

Blue Tech + Sport Fishing

Zone 3 – Tuna Harbor

Commercial Fishing

Zone 4 – 100% Corner Marina

Excursion Boats/Eco Tourism
Dinner Boats
Visiting Pier
Water Taxi
Transient Docks
Semi-Tidal Canal

Fresh Water Feature
Recreational Boating
Mega Yachts

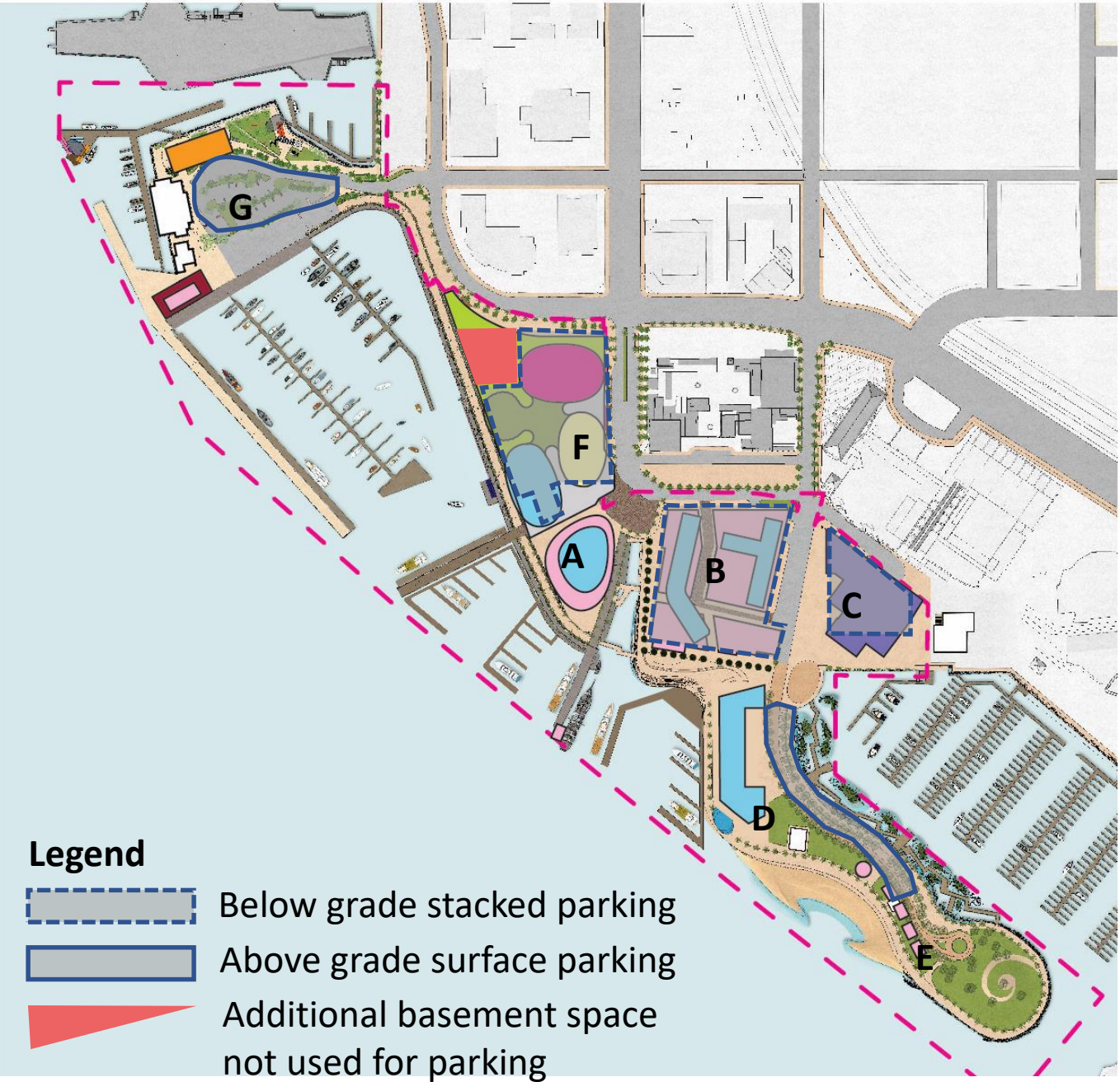
Zone 5 – Kettner Mole

Beach
Wetlands
Kayak Launch


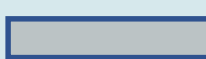

Opportunities for parking has been defined on the following development parcels:

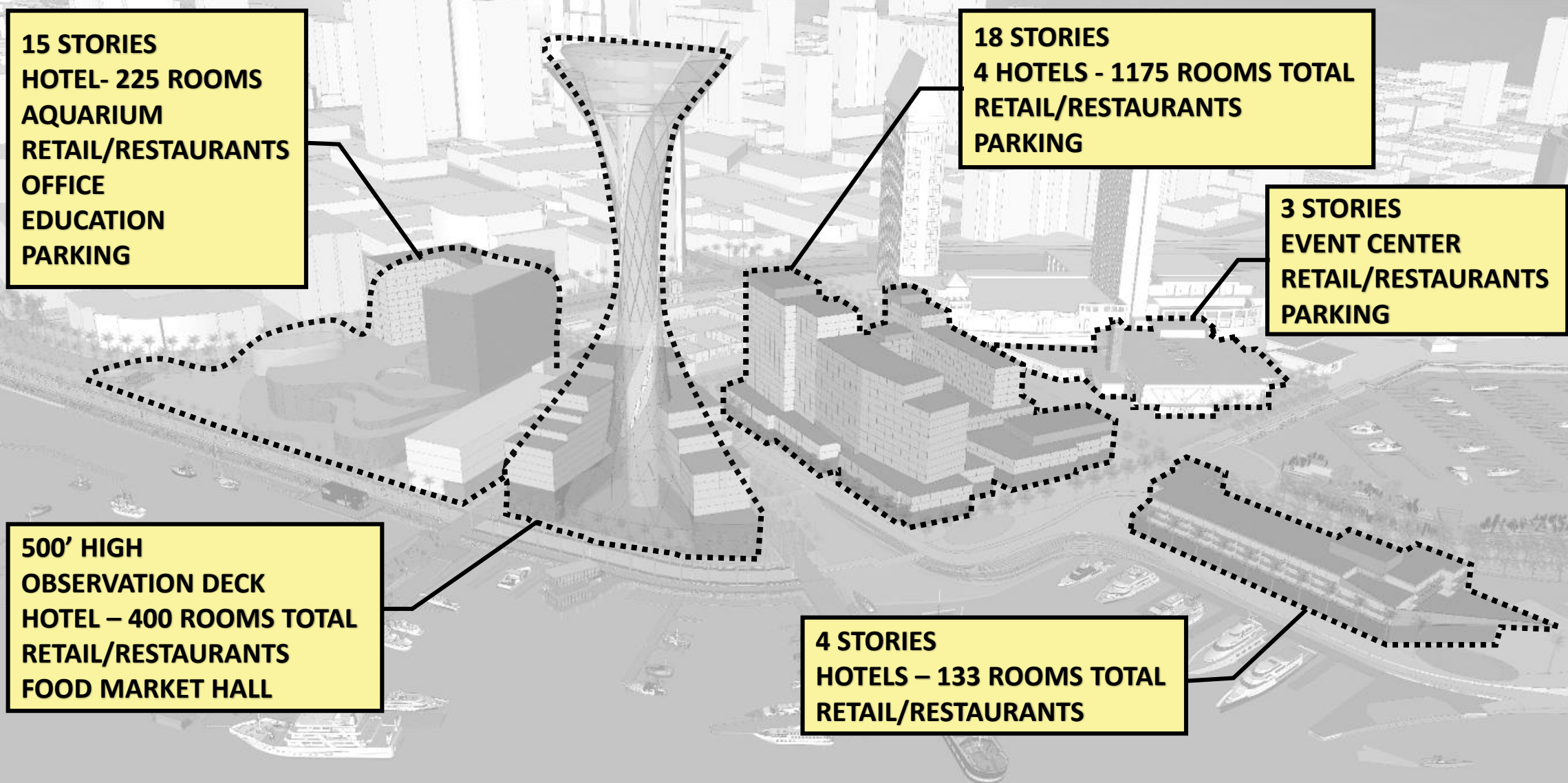
- PARCEL B – VILLAGE BLOCK**
800 spaces, below grade
- PARCEL C – EVENT BLOCK**
400 spaces, below grade
- PARCEL E – BEACH BLOCK**
80 spaces, surface lot
- PARCEL F – AQUARIUM BLOCK**
709 spaces, below grade
- PARCEL G – G STREET MOLE**
211 spaces, surface lot

2200 parking spaces



Legend

-  Below grade stacked parking
-  Above grade surface parking
-  Additional basement space not used for parking



15 STORIES
HOTEL- 225 ROOMS
AQUARIUM
RETAIL/RESTAURANTS
OFFICE
EDUCATION
PARKING

18 STORIES
4 HOTELS - 1175 ROOMS TOTAL
RETAIL/RESTAURANTS
PARKING

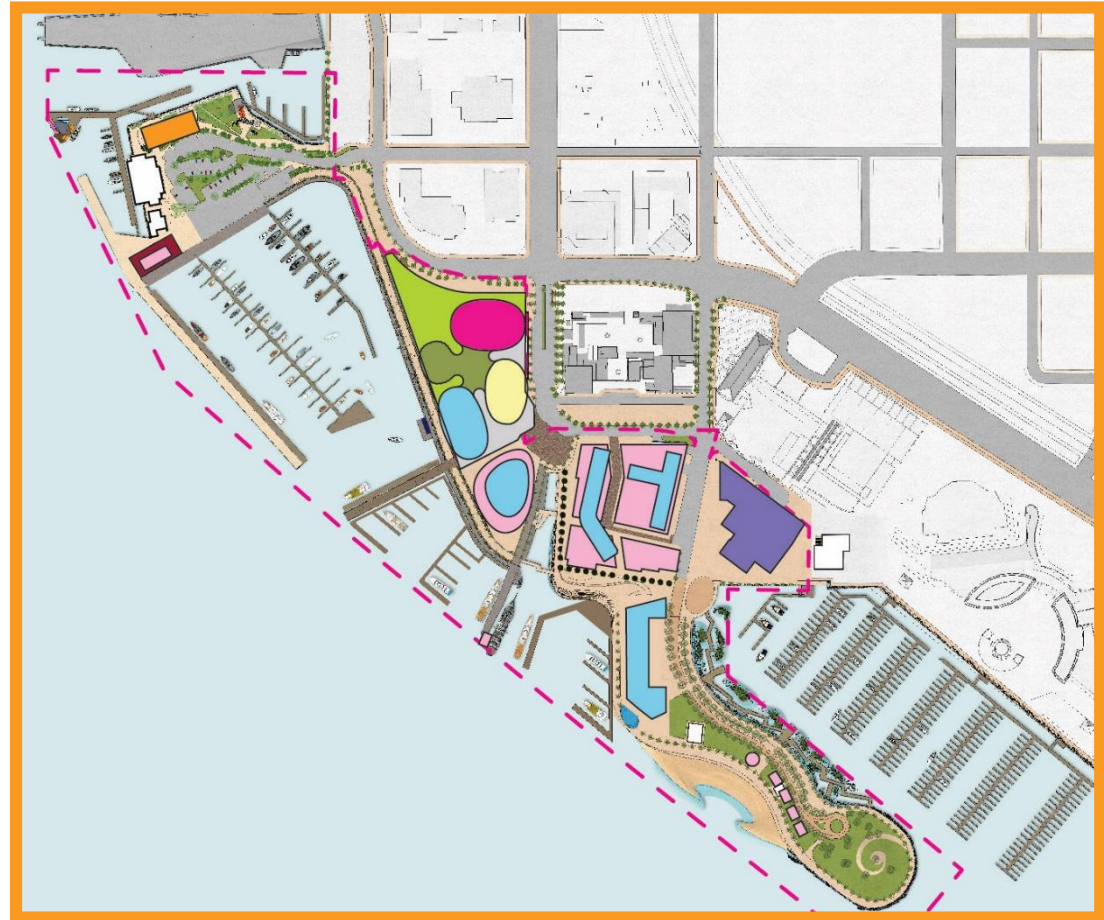
3 STORIES
EVENT CENTER
RETAIL/RESTAURANTS
PARKING

500' HIGH
OBSERVATION DECK
HOTEL – 400 ROOMS TOTAL
RETAIL/RESTAURANTS
FOOD MARKET HALL

4 STORIES
HOTELS – 133 ROOMS TOTAL
RETAIL/RESTAURANTS



March 2018



Current Design, October 2018

MARCH 2018



- UPPER BAYFRONT
- VILLAGE CORE
- LOWER BAYFRONT

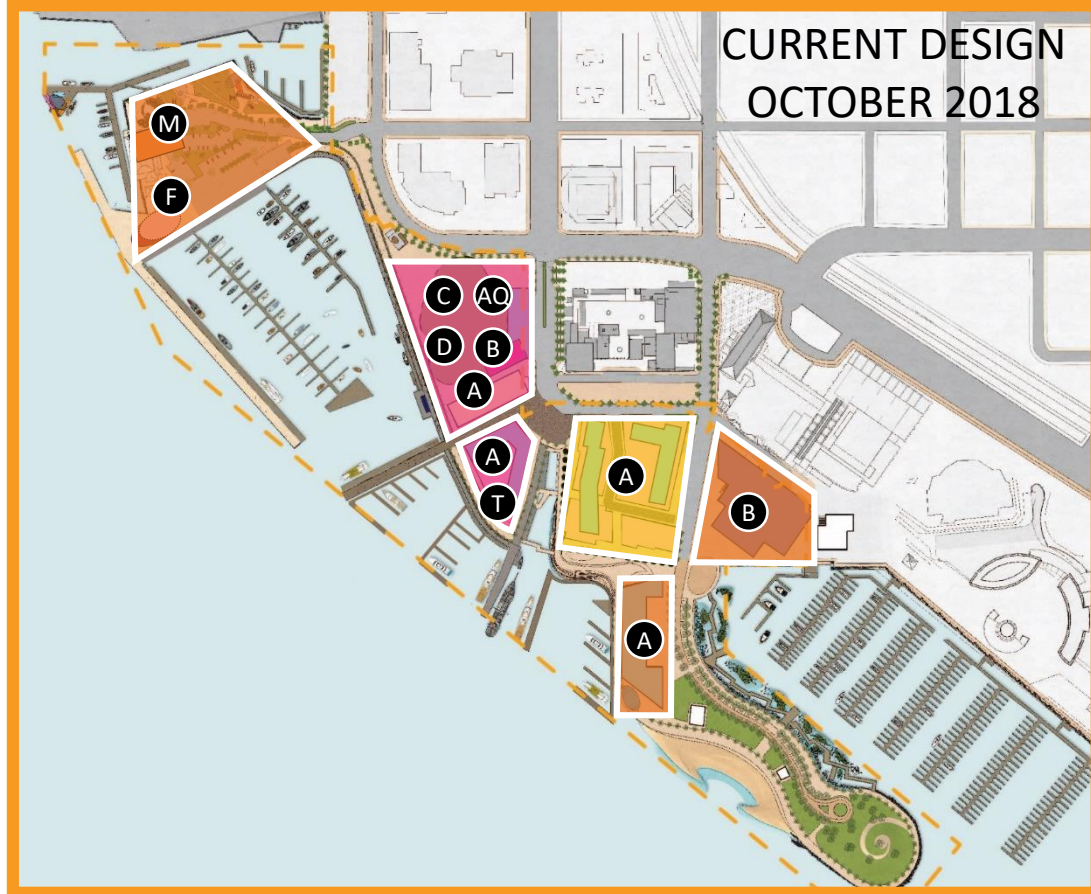
DRAFT ILLUSTRATION
March, 2018

T	Spire & Entertainment Complex, Offices
T	Food Hall & Microbrew E Merged with T
H	Hospitality, Retail, Food & Beverage
H	Hospitality, Retail
H	Hospitality, Retail, Food & Beverage
AO	Aquarium, Marine Research
LC	Learning Center

November 6, 2018

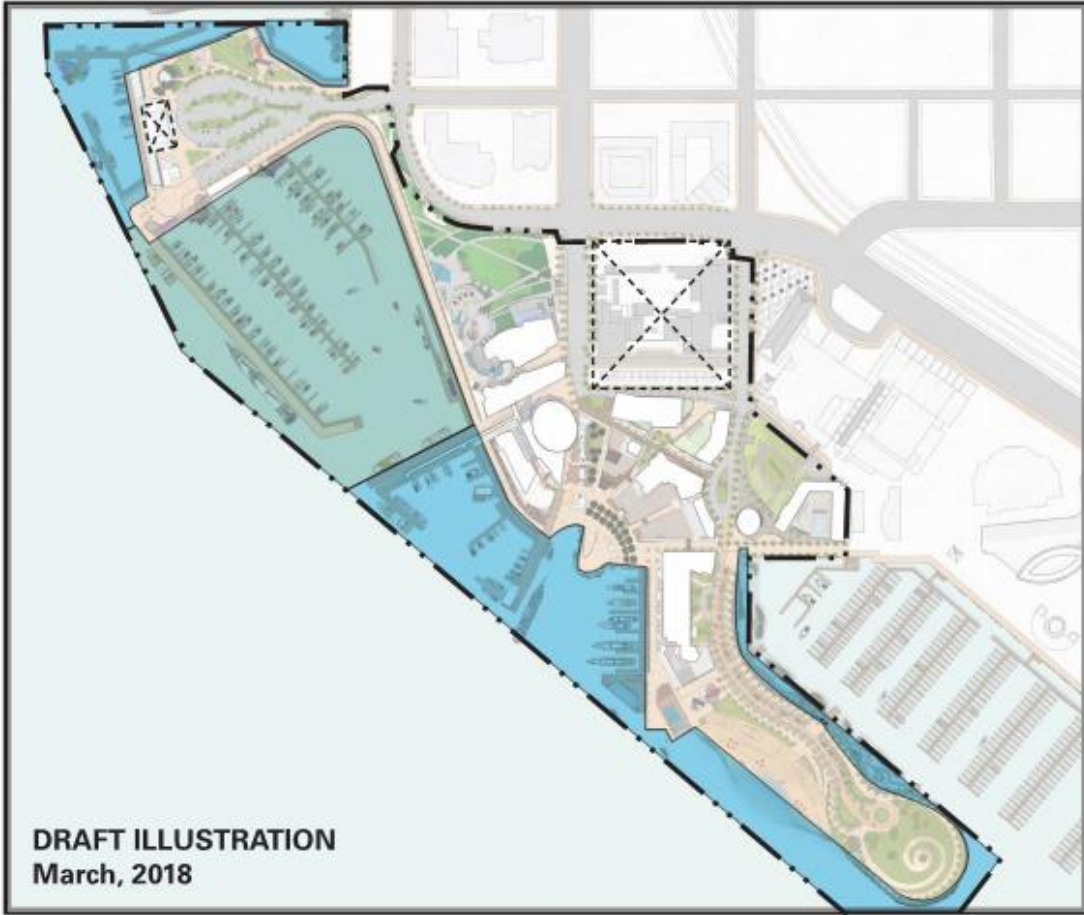
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CURRENT DESIGN
OCTOBER 2018



C	D	Park, Amenities, Food & Beverage	A	Hospitality, Retail
AO	Aquarium, Marine Research, Office, Education		E	Food Hall & Microbrew
T	Spire/Observation Deck			
A	Hospitality, Retail, Food and Beverage			
A	Hospitality, Retail		M	Museum
B	Event Center		F	Fish Processing Facility, Food and Beverage

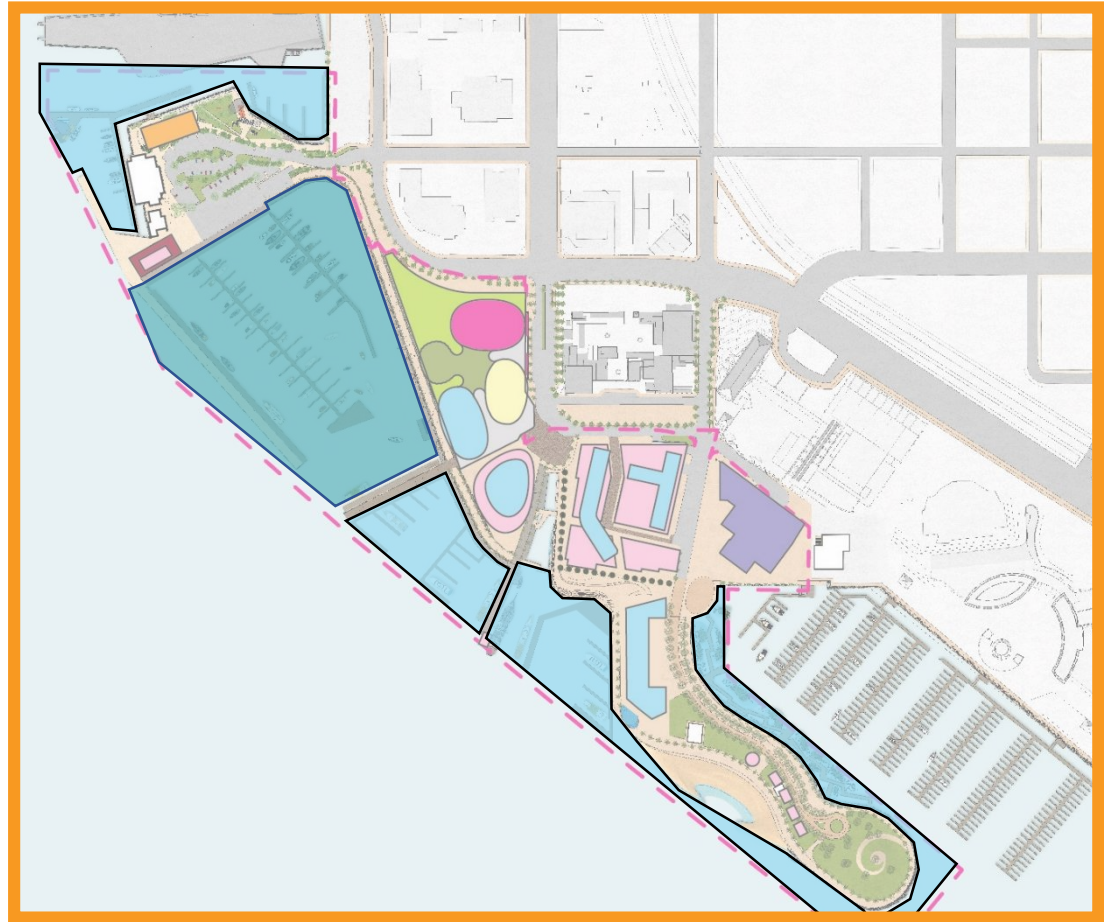
LAND USE COMPARISON



MARCH 2018

	<u>March 2018</u>	<u>Current November 2018</u>
Dockage	13,200 LF	14,070 LF
Slips	200	195

- Recreational Berthing
- Commercial & Recreational Berthing
- Commercial Fishing/ Berthing



Current Design, November 2018