

Attachment E to Agenda File No. 2016-0531**Comprehensive List of Recommendations****Approach to Project**

1. 1HWY1 to identify the anticipated retail tenant mix, including targeted retailers.
2. A market and feasibility study should be commissioned by the District, at 1HWY1's expense, to demonstrate the following programs can be supported as proposed:
 - Restaurant and retail
 - Hotel
 - Office
 - Attractions
 - Aquarium (marine attractions)
 - SkySpire (observation tower)
 - Water-oriented facilities
 - Commercial fishing
 - Recreational boats
 - Mega yachts
3. 1HWY1 should further define the proposed existing Seaport Village tenant retention and relocation program beyond the proposed construction phase.
4. 1HWY1 to provide clarity of the anticipated "marine related" office tenant mix, including targeted users should be provided to ensure the proposed office program is consistent with the Public Trust.
5. Due to the proposed height and location of the SkySpire, 1HWY1 should obtain:
 - a determination of no hazard from the Federal Aviation Administration
 - a consistency determination from the San Diego Regional Airport; and,
 - a determination from the U.S. Navy to ensure feasibility.
6. A written guarantee should be provided by ThrillCorp that the Seaport SkySpire will not be replicated. This should also be a term of any future real estate agreement between the District and 1HWY1.
7. As a result of the impacts to Ruocco Park proposed under the Seaport proposal, 1HWY1 should submit a plan to the District to satisfy the obligations under the grant agreement with the San Diego Foundation.
8. 1HWY1 to provide clarity regarding the marine-focused charter school and evidence that the proposed use and programming is consistent with the Public Trust.

9. A parking study should be commissioned by the District, at 1HWY1's expense, using the District's parking guidelines to determine whether adequate parking has been proposed.
10. The proposed mobility plan should be refined to reflect coordination with other existing mobility plans in the area, including, but not limited to: City of San Diego, Civic San Diego and the San Diego Association of Governments to identify proposed mobility strategies that could help alleviate any potential parking demand resulting from the proposed uses.
11. 1HWY1 to provide clarity as to its commitment to existing commercial fishing tenants of the G Street Mole during construction and upon completion.
12. Proposed dock and dine facilities, as a public amenity should be considered as a term of any future real estate agreement between the District and 1HWY1.
13. The proposed water mobility plan should be refined to meet site specific objectives and ensure alignment with the PMPU.
14. 1HWY1 to provide clarity regarding activation and programming and any applicable charges for the use of public spaces should be provided to ensure there is adequate public access.
15. 1HWY1 to provide clarity as to whether they are willing to commit 75 percent of the 40 acres of land to parks and open space.
16. 1HWY1 team to receive continued briefings from the PMPU team in order to ensure alignment with the Integrated Planning Vision and an understanding of how the proposal fits within and will tier-off the larger PMPU process.

Proposer's Relevant Experience

17. With RCI being the only proposed member with ground up development experience, their role and level of commitment needs to be clarified.
18. 1HWY1 should form the proposed LLC to identify each of the member's roles and level of financial commitment.

Capability to Perform

19. PWD, as the proposed managing member of 1HWY1, should form the proposed LLC to identify each of the member's roles, including identification of a managing member, and level of financial commitment.
20. As part of the recommendation that the 1HWY1 LLC be formed, the District should be provided with a copy of the agreement, including terms regarding the amount of equity each member will be responsible for capitalizing, and conditions upon which a member could exit the LLC.
21. 1HWY1 to obtain and provide to the District commitment letters from other potential equity providers given the scale of equity required to finance the proposal at an appropriate time during the pre-development phase.

Revenue and Expense

22. As previously detailed in the Approach to Project recommendations, market and feasibility studies should be commissioned by the District, at 1HWY1's expense, to further validate demand and the revenue and expense assumptions made in the 1HWY1 financial model.
23. The financial model should be refined to include, at a minimum:
 - a) An allocation of public improvement costs at the programmatic component level,
 - b) A sources and uses projection at the programmatic component level, and
 - c) Inclusion of additional costs and revenue sources.
24. 1HWY1 to provide clarification on its proposed percentage rents to determine if 1HWY1 is requesting to pay percentage rents(s) that is/are below District standards, or if they are requesting rent concessions.
25. 1HWY1 to conduct an evaluation and provide clarification of 1HWY1's potential returns associated with the school should be conducted, given the proposed lack of District rent payment for this programmatic component.
26. If certain uses are not permitted on Tidelands (i.e. charter school and cinema), 1HWY1 will conduct an evaluation of potential programmatic component alternatives and submit evaluation to the District.