



March 20, 2017

RECEIVED**MAR 22 2017**SAN DIEGO UNIFIED
PORT DISTRICT
REAL ESTATE

Mr. Shaun Sumner
Assistant Vice President
Real Estate Development
Port of San Diego
3165 Pacific Highway
San Diego, CA 92101-1128

Dear Mr. Sumner,

We, the residents of the Grande South at Santa Fe Place, are extremely concerned about your forthcoming decision as to the fate of Harbor Drive on the North Embarcadero. Our building was well represented at your February 16th public outreach meeting on this subject as were our neighboring buildings along Pacific Highway.

There is unanimity in our disappointment in the meeting for the following reasons:

1. Any change to Harbor Drive traffic flow has a profound impact on Pacific Highway, yet this aspect was not disclosed in the meeting.
2. Leaseholders of Commercial properties on port lands on the North Embarcadero were not invited to present their opinions and concerns publicly.
3. There was no mention of potential parking impacts to the Brigantine Group in light of their planned \$13 million renovation to the Anthony's site.
4. There was no mention of the proposed Wyndham upgrade and the impacts on that plan from each of the Harbor Drive alternatives that were shown.
5. There was no mention of the traffic pattern impacts vis a vis the Manchester project.
6. There was no mention of the impact of the loss of parking for the Midway Museum.
7. There was no consideration for the City's plan to eliminate a traffic lane on Pacific Highway in favor of a bike lane.
8. There was no mention of the traffic impact on serving the needs of cruise ships at the Broadway and B Street Piers involving buses, semis, cabs and personal vehicles.
9. None of the seven Harbor Drive alternatives shown were accompanied by figures from Traffic Impact Analysis studies.

To our members, the meeting appeared narrowly focused with a complete lack of consideration for the context of existing and proposed development in and around the North Embarcadero. A Harbor Drive future plan that does not consider the potential impact to Pacific Highway would be a serious oversight. The Manchester project and the Port's renewal of Seaport Village will dramatically increase Pacific Highway traffic as will the Intercontinental hotel and the two new condominium towers on the NE and SE corners of Broadway. If, as we suspect, Pacific Highway becomes another clogged arterial, it will have the effect of discouraging people from visiting both the Embarcadero and the renewed Seaport Village particularly when there is inadequate parking available when they arrive.

It is our understanding that you have scheduled another outreach meeting on March 29th.



We urge you to conduct this session as a fair, balanced, and transparent public meeting where we can hear what the developers and operators of the commercial interests on the Embarcadero have to say about the future of Harbor Drive. We would further ask that the meeting allow questions and commentary from all participants.

We are sure that you are aware that the residential buildings on Pacific Highway are very enamored with the potential Wyndham upgrade as proposed by Felcor Corporation. We feel this attractive upgrade would offer the Embarcadero added vitality, increased parking, enhanced traffic flow on Harbor Drive and with the Port's full support, could be accomplished in a reasonable time frame. This option should be fully disclosed to the public in the upcoming forum.

Sincerely,

Lawrence Allman

President

The Grande South at Santa Fe Place Homeowners Association

Cc: Ms. Randa Coniglio
President and CEO
Port of San Diego



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MAR 6 2017

Planning & Green Port

March 3, 2017

The Port of San Diego
3165 Pacific Highway
San Diego, CA 92101

RE: Comments and concerns regarding NEVP Phase II

To whom it may concern at The Port of San Diego:

The Grande North is a 221 unit condominium complex at 1205 Pacific Highway. As a major stakeholder in the Columbia neighborhood we are excited about the enhancements to the North Embarcadero area.

We realize planning efforts are just starting regarding the Phase II improvements. Several Grande North homeowners attended the first Community Workshop on February 16, 2017. As a result, we are submitting several comments that we hope you will take into consideration as you move forward.

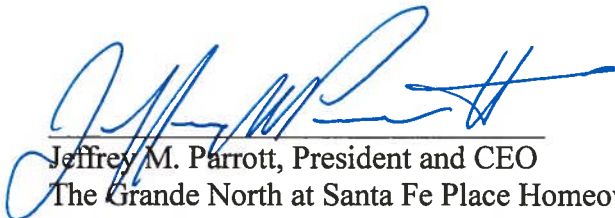
Our major concerns, at this point, revolve around the need for multi-modal solutions due to the impact of increased visitors, vehicle congestion on Pacific Highway, pedestrian and biking safety, the impact to the Wyndham Hotel and increased shaded seating.

- Will new parking spaces be created in another location to handle the projected increase in people visiting the North Embarcadero, especially if current parking spaces are reduced?
- How will the use of alternative modes of transportation be utilized to accommodate the increase in visitors?
- Pacific Highway already has numerous high-rise buildings, both residential and commercial, under construction or planned which will dramatically increase density and vehicle traffic. We understand that a traffic study will be completed at a later date for Phase II.
 - We do not favor changes to traffic flow or number of lanes on Harbor Drive that would add additional traffic to Pacific Highway south of Ash Street.

- If Phase II makes the North Embarcadero area more pedestrian and bike friendly, we would like to see measures adopted that make the area safer, especially for a projected increase in children using the park.
 - Will car speed be reduced, bike lanes separated from traffic and Vision Zero concepts adopted to eliminate pedestrian injuries?
- We don't believe the full offset should be applied to the Wyndham Hotel. The hotel should not be forced to re-build. A smaller offset would be appropriate.
 - Wyndham staff has produced a design which provides considerable walking and park/grass area in addition to useful shops and resources at ground level without changing the general sightlines or increasing the setback. Any rule which forces the buildings to move back from Harbor Drive will require the increase in the height or width of the current buildings and would directly impact the sightlines of visitors and 5 high rise condominiums with over a thousand residences. One of the Ports goals is to increase the view of the bay and the 150 foot setback would reduce views with no major improvements to the use of the bay.
- We agree that programmed parks get greater use and we like most of the ideas suggested by the pictures presented at the meeting.
 - We want much more shaded seating than is currently available in the Phase 1 section. Lack of shade severely limits the amount of time people can spend at the bay.

Thank you for improving the North Embarcadero and for taking our concerns into consideration.

Sincerely:



Jeffrey M. Parrott, President and CEO
The Grande North at Santa Fe Place Homeowners Association
1205 Pacific Highway
San Diego, CA 92101