

January 11, 2008

2/8/08
Jo Faulconer
FBI.
DG

Councilmember Kevin Faulconer
202 C Street, MS 310A
San Diego, CA 92101

Dear Mr. Faulconer:

As the Vice President for JP Morgan and President & CEO of Sage Hospitality Resources, the asset manager and management company of the Courtyard by Marriott San Diego Downtown, we feel it necessary to share our thoughts on the upcoming revitalization project of C Street and the Master Plans that are being presented. We worked closely, almost eight years ago now, with the City and saw the future opportunities of redeveloping areas of downtown such as ours, taking the historic San Diego Trust and Savings Bank building and converting it into a Courtyard by Marriott.

We support the revitalization of C Street and agree that "circulation" is important to the area. Proper circulation will deter crime and entice business owners to perhaps consider the storefronts on C Street. We support the northern alignment of the trolley tracks to allow this circulation. Due to our location, we would also support the movement of the trolley station one block east from 5th Avenue to between 6th and 7th Avenues.

Although we support the revitalization, we have many concerns regarding the different proposed plans due to the nature of our business. Our hotel has a leased operation for valet parking. Unfortunately, we do not have on-site parking, so the circulation, or flow, of traffic around our hotel is not only important for the feeling of safety and security for our guests, but also for retrieval times of our guest cars, which are parked a block and a half away.

The proposed plan to move the trolley stop to between 6th and 7th Avenue, and continue to use a two-car system (with longer car lengths) that would still fit between the blocks, would be the best situation for our hotel operation. Other than the temporary inconvenience of the construction of aligning the trolley tracks to the north of C Street, we do not see that this would cause us any long-term issues.

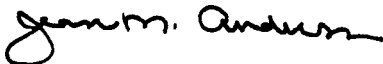
It is our understanding that one of the options proposed is to go to a longer trolley, from 82 feet to 91 feet, and to be able to utilize a three-car system. If this was to happen, it would be necessary to shorten both 6th and 7th Avenues from three lanes to two lanes of traffic one block north and south of C Street. This will cause congestion in the area, hence longer vehicle retrieval times for our guests. As well as the reduction to only two lanes, we all know that, due to the coordination of signal lights, trolley driver accuracy,

and sometimes pedestrian traffic, the trolleys are not always able to stop within the block without hanging a portion of their car over the main street. In actuality, this could potentially cause both 6th and 7th Avenues around C Street to become one lane.

Again, we support the revitalization of C Street and alignment of the trolley tracks, but oppose MTS's proposed plans to lengthen the trolley cars, reduce traffic lanes or create trolleys that may not potentially fit within current blocks.

We look forward to future community dialogues on this subject, and we hope you consider the impact to our business and the surrounding businesses when choosing which of these options to implement for the revitalization project.

Sincerely,



Jean Anderson
Vice President
JP Morgan Asset Management



Walter Isenberg
President and CEO
Sage Hospitality Resources

Cc: Mayor Jerry Sanders
Nancy Graham, Centre City Development Corporation
Barbara Warden, Downtown San Diego Partnership
Jody Blackinton, Courtyard by Marriott, San Diego Downtown