

**NAVY BROADWAY COMPLEX
VERBAL AUDIENCE COMMENTS
Workshop No. 4 – May 13, 2006**

Gary Smith, President, Downtown San Diego Residents Group

Good morning; my name is Gary Smith; I reside at 701 Kettner Boulevard. I am President of the San Diego Downtown Residents Group. Our group happens to be about twenty years old and we keep very good notes and I've got a couple of things from our old notes, not that I was here that long ago, um, and a couple of questions. First of all, the uh, we agree with your comments that this was meant to be a graceful experience, especially for pedestrians. The pedestrian main photo fair is going to be in accordance with the North Embarcadero Visionary Plan along the walk. The lighted way between these different blocks was originally proposed, I believe to keep the driveways and the service entrances to all these buildings off of the thru streets so that the pedestrian experience would be friendly. That service access has now turned into a competing pathway with the North Embarcadero Plan, not necessarily bad but we'd like to know the reason why that changed. Uh, secondly, the reservation of 50,000 square-foot reservation for an iconic cultural or civic building has morphed into 50,000 square feet scattered around among multiple buildings for whatever museum use there is. Not that a Navy Museum is necessarily a bad idea, but what about an African American museum or the immigrants museum and were also for that or the Opera House and why is that particular one being decided on or is that just the Navy's decision or was it actually asked out to other museum agencies whether they wanted to take advantage of that site? Furthermore, since the original proposal to this proposal, uh, that building right there, Building 3A seems to prop up to separate the Navy now from the that doesn't seem to be appropriate at the site that's celebrating the Navy headquarters being there. Thank you very much.

Charles Kaminski

Good morning, thanks for the opportunity to give my comments. Well, you know my mantra, my mantra is this the right development for San Diego right now. I've been saying that since this project started and I haven't heard anyone from the City take a leadership role, I don't know if Councilmember Faulconer is still here but the question really is, is this the right development at the right time? My mantra is this development was negotiated in 92, probably a little bit earlier. We are 16, 17 years into this and we're still doing hotels, office buildings all across our Waterfront with Lane Field development to the north. We're going to have more hotels, more retail. This is really a tourist destination. This is not a citizen of San Diego destination at this point. Second comment is I am not really clear where we are in terms of gross-square feet right now. The initial presentation had about 2.8 million. Can someone from CCDC tell me how much square footage the developer is proposing right now? (Response from Garry Papers.)

I understand that Garry. What I believe is important, I think the public needs to know what has changed from the previous illustrations to this one and that's a significant one. We've basically added another 300,000 square feet of space, build able space to the site. Um, again the other item is the phasing of this project...what is going to happen with all of the public amenity spaces? Is that all going to be built at once or are we going to see this on an incremental basis?

The citizens of San Diego should have some expectation of what this 15 acre; four-block development will look like the first year it's turned over to whatever development occurs here. Will all the streets be done? Will all the public sidewalks be done? Will all the setbacks be done? And, will there just be lots or are we going to see this over the next 10 to 15 to 20 years, each block being developed on its own?

And the last question I have or comment I have is the EIR. This is a change from what we've looked at in terms of how this project and the City have developed since 1992. We have a projection of 90,000 residents, we have the Midway, we have expansion of the Convention Center, we have PETCO Park, and I haven't heard anything about whether the EIR is going to be reopened and looked at. My feeling is the City and the Agency have said "No, we don't need to", and yet I believe that that's the real critical issue that has to occur here. The last question is I believe the Navy is a very valuable player in all of this. I believe their security concerns are real important and I think the Navy has to ask themselves "Is this the right place for their project? Should it be at 32nd Street or should it be somewhere else where an exchange could be made and this site given to the citizens of San Diego? Thank you.

Don Wood

Hi, my name is Don Wood. I served on the original Bayfront Coordinating Community Complex Committee back in 1988 and 1989 that developed and designed standards that this project will be based on. First of all, I'd like to clarify some things. At the second meeting, one of the developers was asked about the width of the side block on Harbor Drive. They said 17 feet. If you look at the design standards, the width of the highest sidewalk on Pacific Highway has to be 17 feet, the width of the continuous sidewalk on Harbor Drive has to be 25 feet, so let's be clear on that. Uh, one of the key design principles we discussed on that Committee was a principal called "You can build up or you can build, out but you can't do both." That was a reaction to what had happened with the Marriott Hotel and the Hyatt Hotel where the developer originally proposed tall towers, Marriott looking like sails, the Hyatt just one tall tower that was gonna be turned so that the narrow side was toward downtown. By the time those projects were done, you had the tower plus you had this big platform base that went up four or five stories that took up every square inch of the property line, kept the public off the site. So one of the principles we discussed in great detail and it was pretty general consensus, was put up towers and include everything within the structure of that tower or put up the six or seven-story building and go out wide but keep it low so that you preserve use from the urban core. These projections were seen looking down on buildings, looks to me like the plan is to build over big fat platforms with powers coming up so you get the worst of both worlds. I'd suggest once again that you go up or you go out but don't do both. Uh, if the Navy doesn't need two buildings, that site 3A be made into public park land so that the Navy staff preserves its view of the harbor and more of the public has access to the waterfront along Harbor Drive for public events and that seems like a very simple use that could be done within the context of this planning process. Uh, last point I want to make is that the North Embarcadero Visionary Plan is a scam, it's a landscaping plan that's street scaping but CCDC never put in the buildings that were gonna go along Harbor Drive. Let's finish the North Embarcadero Visionary Plan, decide what buildings are gonna go up between Lindbergh Field and Seaport Village, draw them in and then do an updated EIR on the whole project before this project goes forward. Thank you.

Mac McLaughlin

Thank you. Good morning, I'm McLaughlin. I'm president of the uh, USS Midway Museum and I sometimes feel in gatherings like this like the elephant in the room that nobody really wants to talk about. I don't know why I feel like that but uh, when I retired from the Navy, and signed on to bring the Midway here as a museum and the men in here in this room were privy to the you know, decades. Literally a discussion about whether you should or you should not come. One of the first things I did when I got here was I went to these wonderful discussions about the North Embarcadero Visionary Plan and yet I'm told that the Visionary Plan, it was always depicted in gray, and I said "Well okay, I've learned over time that we were not actually incorporated into that initial plan for obvious reasons", there was a lot of ambiguities as to the future of the Midway and whether or not it was gonna come. Number one and number two, whether or not it was gonna be successful for the long term. Uh, so I say okay, uh, let's just get back to building the museum and recently uh sitting there on Sunday morning I opened up the paper and see ourselves in a color of a mid gray with these beautiful Manchester uh recommendation and development and uh, developing is a park and a gateway into the midway and I said well, this is good, I think but now I'm gray again but I can't, uh, I guess my point to this group is a lot of you aren't aware of the fact that the Midway recently signed a forty-year lease with the Port of San Diego. In that forty-year lease, the Midway is tasked with the responsibility over the next ten years in leading a conversation as to how we transition from gray into parklands, okay. I and my board of directors see this Manchester proposal and this discussion as a an acceleration, if you will of that seven- to ten-year plan to enter into the discussion and joined with all of you, and including the Navy Pier as part of the overall assessment. Now we all understand that there's a real estate bounty here and part of it belongs to the city and CCDC and part of it belongs to the port of San Diego but as Perry shared with earlier, there's a very healthy conversation going on between the port tenants and the port and we are going to remain engaged in this conversation and we would very much like to be included as part of the solution to the challenge of park lands and the development of the front porch of San Diego. You cant look at that piece of gray property up there without acknowledging that if you're gonna build a porch, that's the steps into the water from the porch, so we look very much to continue in the conversation with you all and also very much in transitioning our color of gray to join the rest of you and build in the long-term success uh, for San Diego's waterfront. Thank you.

Ashley Gardner

Hi. Thank you for having this workshop. This is the first one I've attended. Uh, I currently work as Operations Director at the Women's History Museum in Golden Hill near Balboa Park. I also was uh, helped uh build the temporary facility of the Coronado Playhouse over in Coronado which gives a wonderful view from the other side, and a few weeks ago, I think, we received a letter from uh, Jerry sanders at the Museum that went out to several cultural organizations saying how do we put San Diego on the map as an arts and cultural center, what's missing. A few weeks later after that, I open the Sunday paper to see the Manchester spread and I must say I was somewhat distressed to see the listing of hotels opposite hotel shops, more hotels then, more shops, and I think I asked the question, "Where is the arts and culture in this picture? Where is the arts and culture center for San Diego if it's not on the waterfront?" Sydney makes a statement. Singapore just made a huge statement with their Opera House and Arts Center right on the waterfront, uh, why not San Diego? I understand this is a navy project and it has the navy theme and I applaud that, how could you not have a Navy theme with the Midway sitting right

out there one of the most successful Midway uh museums in the country now I think it's the report I've heard lately but I'm just asking the question is there concentration now on a center of arts and culture for San Diego citizens, not the tourists that come in although that's an interest to tourists when they do arrive but you know whether it's an opera house, an opera house and its live theater that has an open amphitheatre that has, fits people who come in and rest that they who allow free performances for our public who cant afford a sixty-dollar ticket. I think it's really an amazing time to make a statement about arts and culture in San Diego. I know the city doesn't have the money at the time but you have to plan ahead and this may be one of the last opportunities to even look at having 30 or 50 thousand square feet that could be dedicated to not just performing arts but fine arts and street arts and children's art and classes. I don't extend myself the connection with lane field and what's going on, maybe that's the thing to look at but I just wanna make that statement that it's our city it's very edge, you know, this is our waterfront, this is our front porch, and I just don't see arts and culture being looked at as an important statement and id like to see that looked at in a conversation.

Susan Davis

Thank you. I really came to listen to all of you and I just wanted to thank you for your input because uh, number one, I think it's excellent and I think that you deserve to have your questions answered and I know that we all want this to be, you know, the greatest front porch in the world and we want to dream and we need to have this reflect what we all believe in San Diego. So I ask as you work in the workshop and you continue to talk, "What is it that you want it to reflect to make sure that the people scale is there?" We all know what that's like. We all know the kind of spaces that we love to be in because they don't dominate us. We can relate to them and I would just ask for all of us to continue to keep that in mind. I think some of the concerns that have been raised is how does the Gateway Master Plan relate to Lane Field and North Embarcadero? We need to see that in total. We need to see some way that maybe that does pick up some of the features that we would look for in here but you know it's not realistic to do all that. We can dream as well. I know that Kevin shared that – I wanted to share that we have the relationship of the entire area together and especially, I said it before, the people scale. We've got to be able to continue that. I just know that those folks who are here who have experience, of working with this before, please continue your involvement. I've heard from people that have said, "You know what, they've already decided it, there's no way that our input is gonna make any difference", and I would say to all the folks who've been having these workshops and have been working very hard at that, we need to keep on it. We have a limited amount of time. Like you, I wish we had more and I ask those questions about whether we can extend. We have some, some real constraints in doing that so that means that we have to concentrate our efforts as much as we can and try to answer some of these questions of the issue of the second Navy building and whether or not that needs to be there – whether that opens up some areas. I think that's an important question that needs to be asked. I didn't quite understand and I may admit this, how this evolved and is different from the early uh designs. I know we had some uh, diagonal walkway through there and uh, are we pretty clear now about how this has changed and uh again, how does it relate to the total design of the entire area? Thank you so much and thank you all for being here.