

San Diego Unified Port District
MEMORANDUM

INFORMATION

AUG 10 2007

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Date: August 10, 2007

To: Board of Port Commissioners

From: Karen J. Weymann, Assistant Director, Real Estate
Rita A. Vandergaw, Director, Marketing

Subject: Response to Mayor Sanders regarding Broadway Pier and Lane Field

At the August 7, 2007 Board Meeting, a letter from the Office of Mayor Sanders was delivered to members of the Board requesting a meeting to address the Broadway Pier cruise terminal and that the Board direct the Lane Field developers to submit to a design review panel of the Centre City Development Corporation (CCDC). The Mayor's concerns, and staff's recommendations, are described below.

Broadway Pier Cruise Facility

The Mayor expressed concern that the design of the Broadway Pier facility be consistent with an internationally first class waterfront. In light of the first phase improvements of the North Embarcadero Visionary Plan (NEVP) scheduled for the intersection of Broadway and Harbor Drive, the Mayor requested discussion of an economical but aesthetically pleasing alternative to the prefabricated facility.

Discussions with the cruise lines, fire marshal, and Homeland Security Department prompted the need for a facility at Broadway Pier, more permanent than a tent, to service homeport cruise ships during construction on "B" Street. As you may recall, the facility is urgently needed to be in place by the fall of 2008 to support confirmed three-ship cruise calls and the planned redevelopment of "B" Street Pier scheduled to commence early 2009. The timely completion of the Auxiliary Cruise Ship Terminal at Broadway Pier and the redevelopment of "B" Street Pier are essential to meeting the berthing commitments made by the Port to our cruise line partners and to maximizing the economic impact of the cruise industry to the region in the coming years.

In light of the concerns raised by the Mayor and other stakeholders, the Board directed staff to continue the design of the Auxiliary Cruise Terminal at Broadway Pier, during which time both City and CCDC staff will be informed of our progress and solicited for their input.

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Lane Field Project

At the July 26 NEVP Joint Powers Authority (JPA) meeting, Fred Maas of CCDC suggested that the Lane Field development team meet with CCDC's peer design review panel for an evaluation of the project. Comprised of notable architects, the panel is an integral part of the CCDC design review process for projects such as the Irvine Company's office building and the Navy Broadway Complex.

Staff has communicated to CCDC staff that the Port has been through a design review process with its architects, and that the Board approved the conceptual plan for Lane Field at its February 2007 meeting. In the continuing spirit of cooperation, staff will brief the City and CCDC on any design refinements, however, staff recommends that the Board not entertain a design review process outside the Port's discretion.

Conclusion

Early next week, staff will prepare a response letter for Chairperson Rios's signature addressing the Mayor's concerns. In the coming weeks, staff will continue to schedule briefings with the City, CCDC, and other stakeholders to keep them informed on the projects and to solicit their input. However, as the Board has directed staff, it is imperative that both the Broadway Pier and Lane Field projects proceed on schedule.