



Manchester Pacific Gateway Project Overview

Goals:

1. Cultivate a world-class mixed-use development on the San Diego Waterfront
2. Develop a new Class A office building for the U.S. Navy Headquarters
3. Increase quality of life by granting public access and engagement
4. Enhance the local economy by creating new jobs
5. Create Class A office space to attract businesses who are relocating or expanding to the San Diego region

Project Principles:

1. Build a true sense of place for community
2. Restore the cultural and historical interest of the public
3. Get the local community involved
4. Create a vision for tomorrow

History:

1. Navy conducted significant public outreach and then went through a NEPA (National Environmental Policy Act), CEQA (California Environmental Quality Act) and Coastal Commission approval process for a mixed use waterfront development that also included a new Class A Office Building for the US Navy. The City Council and Navy approved a Development Agreement for the 8 block property
 - i. Manchester Financial Group was awarded the project after public review
2. Five public agencies (City, County, Navy, Port and CCDC) coordinated the program for development on the Navy Broadway Complex including the NEVP (North Embarcadero Visionary Plan)
 - i. Manchester Financial Group went through an extensive public review with the City of San Diego and NAVY over 9 years ago and had tremendous public outreach with Civic San Diego to get City Master Plan Approvals
3. The pre-development has continued with public support by the Downtown SD Partnership, Chamber of Commerce, EDC, SDMAC (San Diego Military Council), and other groups and organizations

Public Benefits:

The public benefits for the development are significant and unprecedented including but not limited to:

1. Over 4 of 12 acres will be public open space (33% public open space) including a 1.9 acre public park at the foot of Broadway along Harbor Drive

- i. Expansion and continuity of San Diego's North Embarcadero Visionary Plan
 1. Park
 2. Urban streetscape design
 3. Landscape site plan
- ii. Beautiful Extension of Downtown San Diego to the waterfront that encourages pedestrian engagement
 1. Paseo
 2. Street setbacks
 3. Plaza
 4. 40,000 square foot museum
 5. Sidewalk cafes and restaurants
 6. Opening up E, F and G streets for pedestrian access, walkability, and vehicles, connecting the downtown to the San Diego Bay
2. Public parking will include over 2,500 parking spaces for nights, weekends and holidays
3. Public Art and Signage

Environmental Benefits:

Our goal is to clean up an 8 city-block chain link blighted property at the front door of San Diego and implement the following:

1. Transportation and transit systems (TOD)
2. Urban design
3. Public facilities and services
4. Natural and cultural resources
5. Economic development and growth
6. LEED Gold Sustainability

Economic Benefits:

1. Over \$12 million dollars a year of TOT to the City for parks, roads, police, fire and other public projects for the neighborhoods
2. Over \$10 million dollars a year of Property Tax to the County of SD for schools and other public uses
3. Over \$15 million dollars a year in Sales Tax
4. Over 2,443 construction jobs
5. Over 3,920 permanent jobs
6. Over 2,500 parking spaces for the public on nights, weekends and holidays
7. Over 240,000 SF of retail and museum including visitor serving restaurants and shops
8. Providing a new Class A office building for the US Navy