

Seaport San Diego: Pictures offer a new perspective of \$3.5B mega project

By Jennifer Van Grove

In advance of a public workshop, developer 1HWY1 is leaning on the artistic work of its architect CallisonRTKL Inc. to engineer a more visual — and potentially more digestible — experience of its proposed mega project Seaport San Diego.

The idea is to win over naysayers, Port of San Diego Commissioners in particular, with new and refreshed renderings that emphasize waterfront experiences over the project's many towers, providing a perspective that was perhaps lacking in the past.

In November 2016, the port selected 1HWY1 to redevelop downtown's Central Embarcadero, which includes Seaport Village and follows the coast from Embarcadero Marina Park North to the G Street Mole, just south of the USS Midway Museum. The parties have, since October 2017, been actively negotiating a development program and ground lease for the expansive site, although the board has yet to OK the project.

In late December, 1HWY1 submitted a formal project description, which was reviewed by the board on March 8. Thursday, 1HWY1 will return to the board with a tweaked project, this time seeking additional public and commissioner feedback as it works toward securing preliminary project approval before the end of the year.

As it stands, Seaport San Diego proposes a variety of uses. The development program includes 16 acres of parks and open space, 2,058 hotel rooms spread across seven properties, 229,213 square feet of retail and restaurant space, new piers and marinas creating room for 265 boat slips, an event center, a 225,000 square-foot blue-tech office campus with an ocean sciences school, a fish-processing facility, aquarium and more than 2,100 parking spaces.

1HWY1 is headed by Yehudi "Gaf" Gaffen, Jeff "JJ" Jacobs (son of Irwin Jacobs) and Jeff Essakow.





