

# SEAPORT VILLAGE REDEVELOPMENT Comments Matrix

Key Issue / Public Comments		
<p><b><u>Create a Signature Entry/Address - Themes</u></b></p> <ol style="list-style-type: none"> <li>1. Create view corridor from street level.</li> <li>2. Development should be ADA accessible, keeping in mind surface textures and retail access.</li> <li>3. Entry should have a beginning and an end to tie it all together.</li> <li>4. Entry should have an impact – WOW factor.</li> <li>5. Create an open entry at the foot of Kettner.</li> <li>6. Create a pedestrian experience.</li> <li>7. Consider adding a plaza with historical components, such as Native Americans.</li> <li>8. Entry to Seaport Village should be through Old Police Headquarters (OPH) and continue through.</li> <li>9. Create a Kodak moment entry.</li> </ol> <p><b><u>Improve Circulation – Themes</u></b></p> <ol style="list-style-type: none"> <li>1. Include transportation systems – tram system, electric, monorail, and pedi-cab.</li> <li>2. Support public transportation, multi-modal, trolley, etc.</li> <li>3. Include signage for pedestrians, attractions, transportation.</li> <li>4. Keep walkways wide for access, including bikes.</li> </ol> <p><b><u>Enhance Waterfront – Themes</u></b></p> <ol style="list-style-type: none"> <li>1. Multi-use piers for recreational uses, Dock-n-Dine, and ferry services.</li> <li>2. Include decorative, recreational low-light areas.</li> <li>3. Create park like settings.</li> <li>4. Integrate Seaport Village with Embarcadero Marina Park (EMP) and OPH.</li> <li>5. Install elevated walkways (Widow’s Walk) so that you can see activity on the harbor.</li> </ol>		

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<p>6. The view corridor should have a sense of openness on the bay to water; make it open, not a view of buildings; enhance and enlarge corridor.</p>		
<p><b><u>Increase/Improve Parking – Themes</u></b></p> <ol style="list-style-type: none"> <li>1. Investigate below grade parking.</li> <li>2. Development of Pacific Highway and Kettner will take away some parking space area – consider how to address.</li> <li>3. Park at the convention center and use a shuttle to get around.</li> <li>4. Consider alternative decorative coatings or pavers for roadways and parking areas.</li> <li>5. Consider how to address parking near Chesapeake, as it is city-owned.</li> </ol> <p><b><u>Restore/Renovate Village Buildings –Themes</u></b></p> <ol style="list-style-type: none"> <li>1. Keep historical flavor – consider southwestern, Native American and west coast themes.</li> <li>2. Consider keeping restaurants with a waterfront view (not like Coral Reef).</li> <li>3. Square footage concerns – do not over build.</li> <li>4. Warm (touchable) style.</li> <li>5. Maintain character of buildings/trees – leave in mature trees.</li> </ol> <p><b><u>Expand Village Uses – Themes</u></b></p> <ol style="list-style-type: none"> <li>1. Add gardens with nature/birds.</li> <li>2. Add performing arts – with concerts, theaters, movies, etc.</li> <li>3. Small boutique style hotels, not large box-style.</li> <li>4. Add family attractions, theme parks, inter-active exhibits; movies on the bay (Star of India).</li> <li>5. Consider commercial fishing retention; but still allow recreational mix.</li> <li>6. Addition of unusual, “quirky” features.</li> <li>7. Addition of local Farmers Markets.</li> </ol>		

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| <p>8. Differentiate OPH from Seaport Village.</p> <p>9. Conduct study of ferry service needs and use; include Chula Vista, Coronado, Imperial Beach and National City.</p> <p>10. Consider festival type of areas near OPH site</p> |  |  |
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**Improve Overall Sustainability – Themes**

1. Retail shops & all development need to be built with sustainable materials. Reuse materials, where able, such as timber from Boardwalk.
2. Tie in to Port’s environmental goals and make it educational.
3. Find ways to treat water run-off; capture, treat, and re-use.
4. Use decorative wind features to attract birds.
5. Be careful to not block views of the water with parking structures.
6. Consider solar roofing over parking lots, but keeping it decorative.

**Miscellaneous Themes**

1. Work along with NEVP.
2. Cinderella Carriage, what has happened to it?
3. Review corridor issues – parking, water element, timing of construction.
4. Piers were not developed due to costs.
5. Development of Seaport Village area should be combined with Marina Park.
6. Make distinction that this is Pacific Highway and not Pacific Coast Highway.

- Contact [seaportfeedback@portofsandiego.org](mailto:seaportfeedback@portofsandiego.org) or [jrosato@portofsandiego.org](mailto:jrosato@portofsandiego.org), 619-725-6084