

MASTER PLAN

**MANCHESTER
PACIFIC
GATEWAY**





History



PROJECT GOALS

- Amplify San Diego's position as a tourist destination
- Encourage new businesses to locate or expand in the City
- Complement other downtown developments or venues
- Enhance San Diego's development efforts and image
- Clean up 8 blighted blocks at the front door of downtown San Diego
- Develop a new state of the art Class A office building for the US Navy
- Offer over 250,000 sq. ft. of retail, dining and a museum
- Create a 1.9 acre waterfront plaza at the foot of Broadway
- Provide over 2,400 parking spaces for the public on nights, weekends, and holidays
- Add E, F and G streets and implement the next phase of the NEVP (North Embarcadero Visionary Plan)
- Provide public access

Sustainability Strategy

“The development team is committed to upholding sustainable practices, and intends to position Manchester Pacific Gateway as a model for future sustainable projects. We take great pride in creating an environmentally responsible example of urban planning and design.”

SOCIAL IMPACT

- Improved quality of health and well being
- Enhanced comfort & productivity
- Neighborhood restoration
- Community education on environmental design

SUSTAINABLE DESIGN FEATURES

- Energy Conservation
 - Indoor Air Quality
 - Resource Efficiency
 - H2O Conservation
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Our Inspiration



North Embarcadero Visionary Plan



Illustrative Landscape Map

OVERALL SITE PLAN



Manchester Pacific Gateway

Manchester Pacific Gateway, LLC

San Diego, CA

55,7987,000

BLOCK 3A & 4AB DESIGN REVIEW

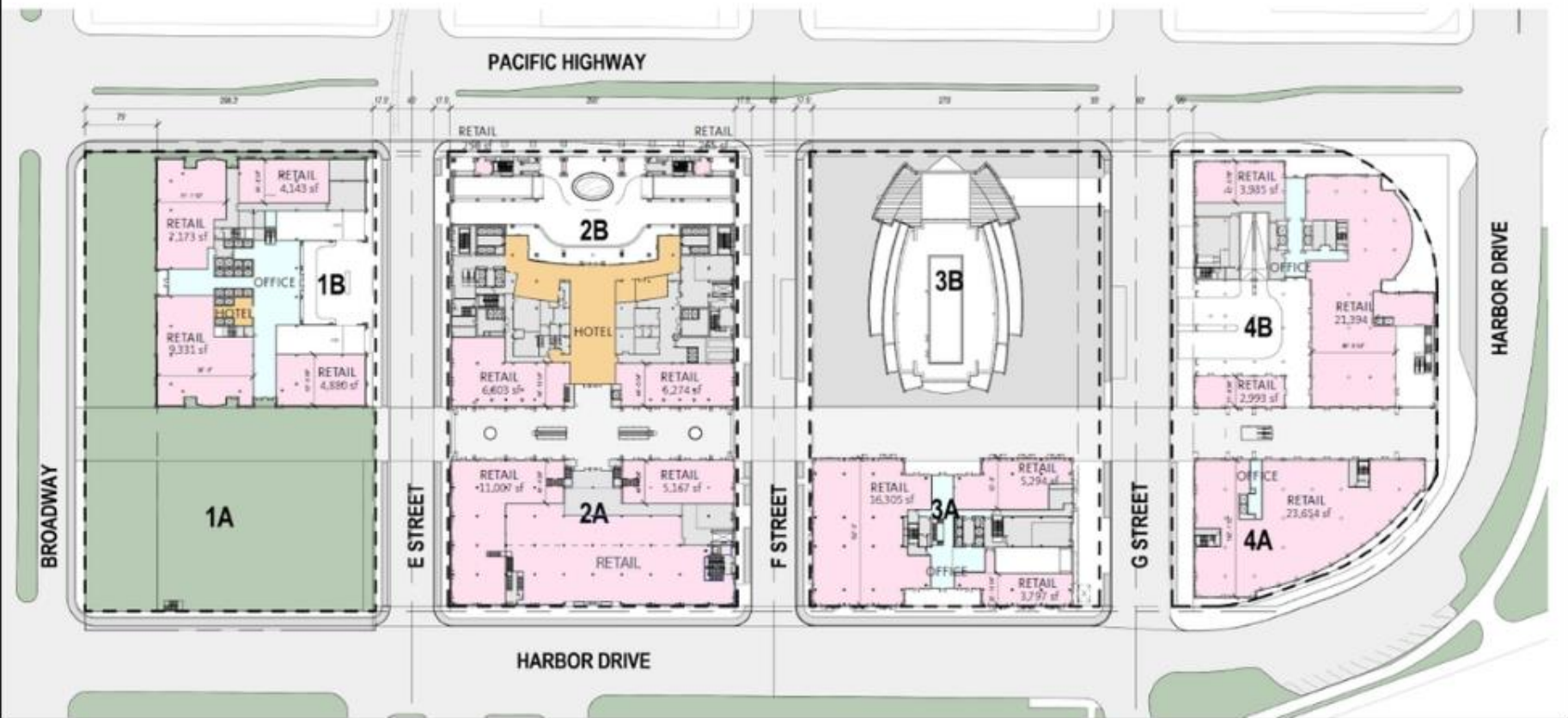
JUNE 14, 2018



Ground Floor Plan - Level 1

OVERALL RETAIL PLAN LEVEL 01

- RETAIL
- HOTEL
- SERVICE
- OFFICE
- GREEN SPACE

























PROJECT OUTCOMES

"Our goal is to develop a world-class waterfront destination for locals, tourists, employees and guests to enjoy, and to create jobs, income, and tax revenue for the city." - Papa Doug Manchester

- TOT Sales Tax: over \$12 million dollars a year of TOT to the City for parks, roads, police, fire and other public projects for the neighborhoods
 - Construction jobs: over 2,443 construction jobs
 - Permanent jobs: over 3,920 permanent jobs
 - Property Tax: over \$10 million dollars a year of property tax to the County of San Diego for schools and other public uses
 - Sales Tax: over \$15 million dollars a year in sales tax
 - Total project cost: \$1.5 billion dollar investment in San Diego
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MANCHESTER PACIFIC GATEWAY



MANCHESTER FINANCIAL GROUP



Gensler



PROJECT DESIGN CONSULTANTS

Turner

CPC

Choate Parking Consultants, Inc.

