



**PORT of  
SAN DIEGO**  
Waterfront of Opportunity

**Port of San Diego Projects**  
**Ernie Medina, Chief Engineer**

Construction Network



# Today's Outline

## 1. Port of San Diego – Introduction

## 2. Major Developments

- Chula Vista Bayfront - Gaylord Pacific Resort
- Pangaea
- East Harbor Island Entertainment District
- Harbor Police Headquarters
- Freedom Park at Burnham Navy Pier
- Seaport San Diego
- Navy SEAL Museum

## 3. Conclusion



# Port of San Diego



Responsibilities outlined in the Port Act and Tidelands Trust Doctrine



Manages San Diego Bay and the waterfront 'Tidelands' on behalf of the people of the State of California



Promotes commerce, navigation, fisheries, recreation, and environmental stewardship



We collect no taxes; we generate our own revenue



# Port of San Diego Granted Lands

**34**  
miles of waterfront

**11,977**  
acres of Submerged  
Tidelands

**2,404**  
acres of Port Tidelands





# Wide-Ranging Operations



Maritime



Waterfront  
Development



Public  
Safety



Experiences



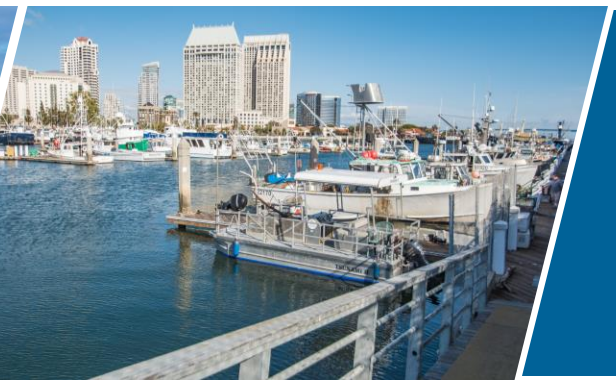
Environment



**PORT** of  
**SAN DIEGO**  
Waterfront of Opportunity



**PORT of  
SAN DIEGO**  
Maritime



**4th**

Largest of the 11  
California Ports

**2**

Cargo  
Terminals

**2**

Cruise  
Terminals

**2**

Commercial Fishing  
Marinas



# PORT of SAN DIEGO

Waterfront  
Development



**800+**

Tenants & Subtenants

**10,000+**

Hotel Rooms

**\$1.35B**

Gaylord Resort on  
Chula Vista Bayfront

**\$4B**

Proposed Redevelopment of  
Central Embarcadero



# TRANSFORMATION IN PROGRESS – PHASE 1

## Bringing the Community's Vision to Life



### Chula Vista Bayfront



#### SUN OUTDOORS SAN DIEGO BAY

RV site with traditional RV stalls and vacation rentals, a pool house, day spa, restaurant, perimeter promenade and more.



#### SUN OUTDOORS RV RESORT



#### PROTECTED AREA

Preserve area for natural resources that provides space for plants and animals to thrive adjacent to the national wildlife refuge.

#### GAYLORD PACIFIC RESORT AND CONVENTION CENTER

Resort and convention center with up to 1,600 rooms, an award-winning Relâche Spa, and bespoke dining options.



#### GAYLORD PACIFIC RESORT AND CONVENTION CENTER

#### HARBOR PARK



#### SWEETWATER PARK

#### SWEETWATER BIKE PATH & PROMENADE

Multi-use pedestrian and bike pathway winding through two new parks, featuring optimal views of San Diego Bay.



#### SWEETWATER PARK & HARBOR PARK

Two new parks accounting for more than half of the project's 70 acres of new park space, featuring specialty gardens, playgrounds, picnics areas, and beach area and much more!

#### LIVING COAST DISCOVERY CENTER

A non-profit zoo and aquarium located on Sweetwater Marsh National Wildlife Refuge on San Diego Bay.





# Gaylord Pacific Resort & Convention Center

## Performance Highlights

- 3<sup>rd</sup> highest grossing Marriott property in the world!
- \$350 million in revenue projected this year
- 400k+ room nights booked in 2026





# Pangaea Proposal Update

**PANGAEA**  
— CHULA VISTA —  
SPORTS ENTERTAINMENT DISTRICT

**Divaris Group of Companies**  
Mr. Gerald Divaris Chairman and CEO  
4525 Main Street, Suite 900  
Virginia Beach, VA 23462

**The McGarey Group, A Divaris Group Company**  
Mr. E. Denver McGarey, CEO and President  
12 Elkton Drive  
Pinehurst, NC 28374

**Tucker Sadler Architects**  
Mr. Greg Mueller, Design Principal and CEO  
1747 Hancock Street, Suite A  
San Diego, CA 92101



# PANGAEA



# Pangaea Exclusive Negotiating Agreement





**Future entertainment district including proposed Topgolf**

**Parks connected by a waterside promenade**



**PORT of SAN DIEGO**  
Waterfront of Opportunity  
**East Harbor Island  
Redevelopment Plans**



# East Harbor Island - Topgolf



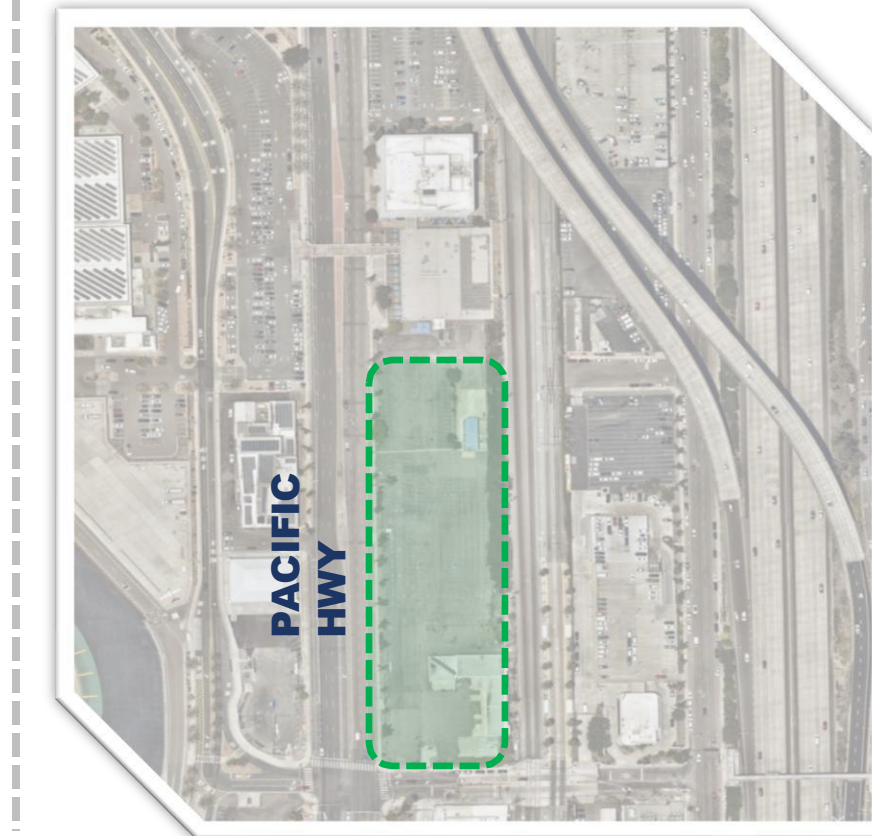


# Sites Currently Under Consideration

Harbor Police Headquarters



**Existing Location**



**Port Admin Location**

## Areas of Analysis:

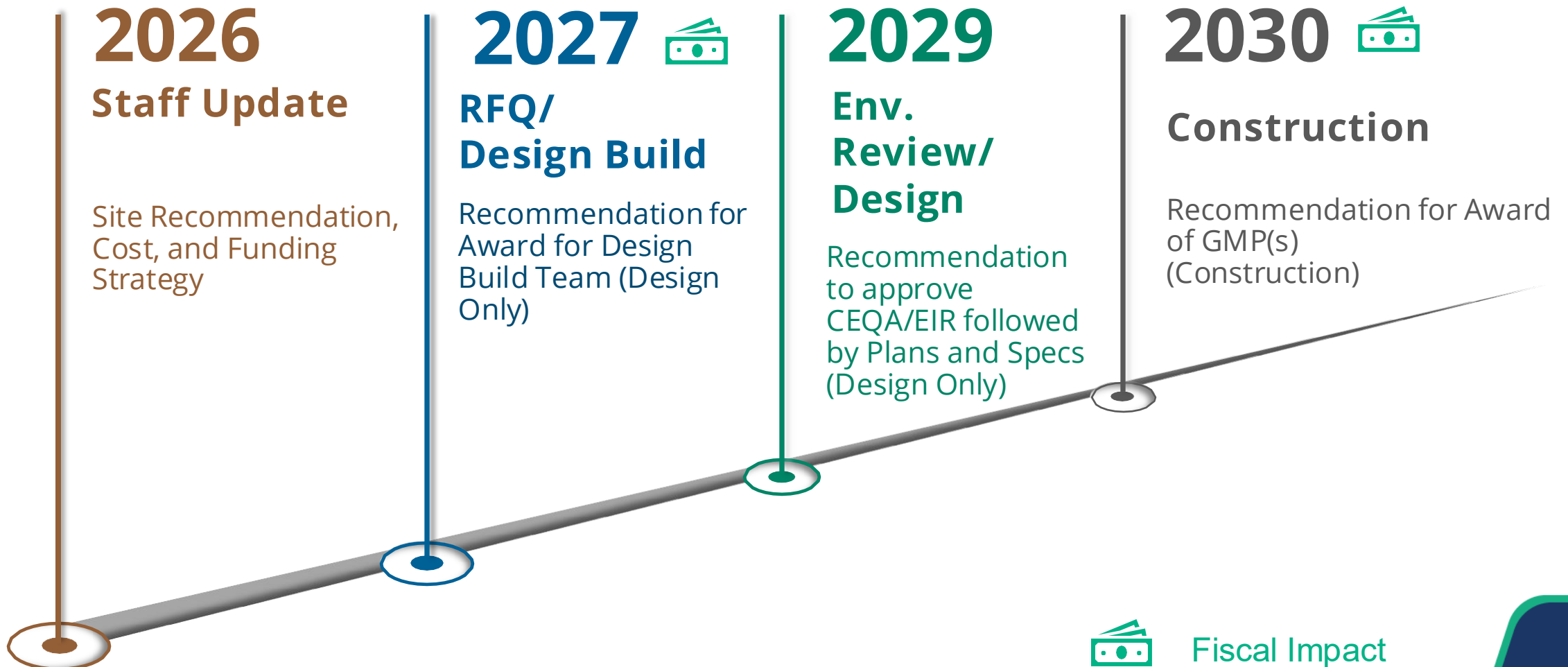
1. Construction Phasing Considerations
2. Emergency Response Times Impacts
3. Potential Site Opportunity Cost



# Preliminary Look-Ahead (Based on Existing Site)

Harbor Police Headquarters Update

Occupancy ~2032 





# Freedom Park at Burnham Navy Pier



# Seaport San Diego



# Building Two – The Goal

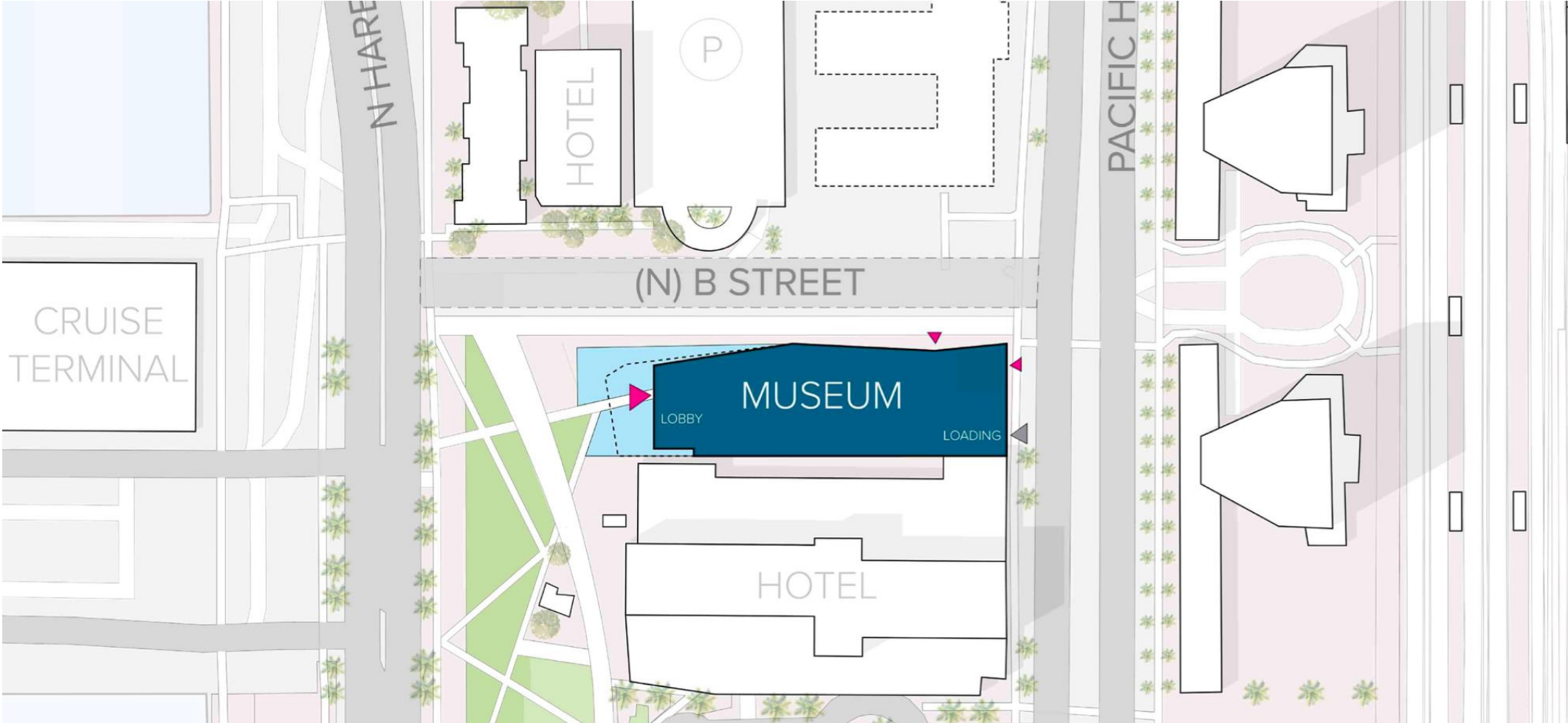
## A World-Class Museum and Experience

Opportunity to enter a long-term agreement for a custom-designed museum to be purpose-built on some of the most sought-after real estate in the United States – The San Diego waterfront. This iconic museum would be a major draw in the heart of the city's vibrant tourist center, serving as the prime location to honor the history and heritage of the SEALs, as well as an attractive event venue for the military and the San Diego community alike.

Usable Interior Space: 85,450 square feet



# Iconic Design – Top-Down View







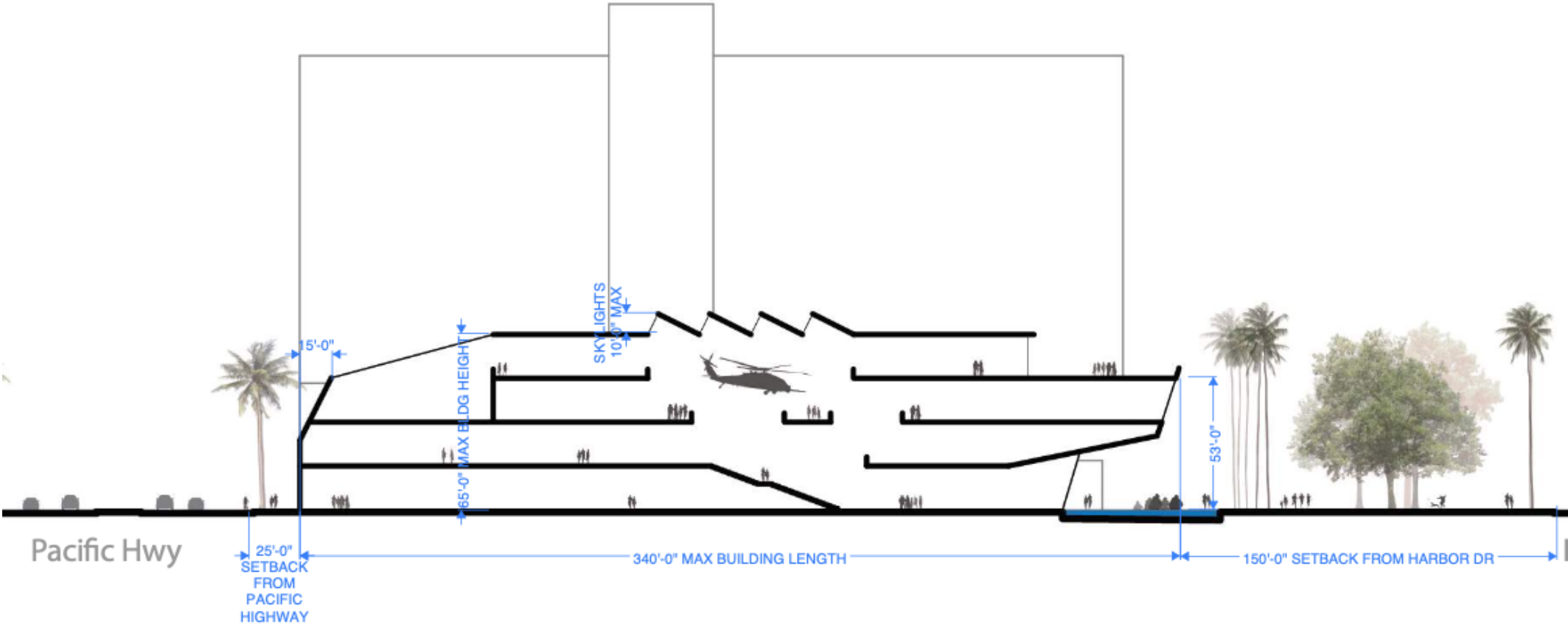








# Iconic Design – North View





# World Class Partners

## Partnering with the Best in Industry

The Navy SEAL Museum has partnered with the world-class talent required to actualize our vision of bringing a truly world-class, impactful museum to the San Diego Region.

### Gallagher & Associates Museum Consultants

#### Projects

- Smithsonian National Air and Space Museum
- National World War II Museum
- International Spy Museum
- Grammy Museum
- U.S. Olympic & Paralympic Museum



### Hensel Phelps

#### Commercial Development & Construction

#### Projects

- Intercontinental San Diego
- Marriott Residence Inn & Springhill Suites
- Downtown San Diego Bayfront
- Smithsonian National Air and Space Museum



### ZGF Architects

#### Projects

- Nike World Headquarters
- Space Shuttle Endeavor Exhibit at the California Science Center
- University of Virginia, Hardie Football Operations Center
- Port of Portland, PDX Airport Main Terminal



# Ernie Medina, Chief Engineer

emedina@portofsandiego.org

To register as a Port Vendor:

- Visit [www.portofsandiego.org](http://www.portofsandiego.org)
- Scroll down to Vendor Portal & Current Solicitations
- Register under Vendor Registration



[portofsandiego.org](http://portofsandiego.org)

*Thank you*



**PORT of  
SAN DIEGO**  
Waterfront of Opportunity