

## SEAPORT: A Resilient Urban Edge

### PROJECT DESCRIPTION

a redevelopment proposal for a 70-acre waterfront district in Downtown San Diego

### KEY QUESTION

How will Southern California coastal cities respond to sea level rise and a changing economy?

Located at the southern terminus of the Pacific Coast Highway, Seaport is comprised of 40 acres on land and 30 acres in San Diego Bay. It will be a new central waterfront district between the North Embarcadero and Convention Center areas of Downtown San Diego. The vision is a world-class waterfront with attractions and public realm destinations that appeal to San Diego residents and visitors while making the shoreline environment more resilient to the effects of climate change. The project is organized along a new half-mile esplanade and boardwalk with parks, plazas, performance venues, beaches and habitat terraces interspersed with retail, restaurants, markets, hotels, an aquarium and an observation tower. The project will replace aging, low-density retail and parking lots with over 30 acres of transformed public space and shoreline habitat on San Diego Bay and a new economic activator for downtown which will create thousands of new jobs.

Design themes draw from San Diego's bayfront context, including dynamic rhythms of the tides and seasons and the flexibility to adapt to sea level rise. The project also takes the Southern Californian outdoor lifestyle to new heights with programming and activities for all ages that will define a new era in healthy urbanism. Art, culture and educational institutions will also find a home at the new Seaport with a marine-focused charter school, performing arts venues, and a partnership with the Smithsonian to showcase coastal issues through innovative virtual reality and projection technologies. The team was recently selected to continue exclusive discussions with the Port of San Diego about implementing this vision.

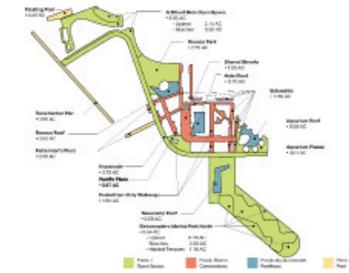
Key public realm elements of the district include:

- The **Esplanade** is a half-mile new water's edge pathway for pedestrians, bicyclists, sightseers and peoplewatchers.
- **G Street Pier**, adjacent to Tuna Harbor, will continue to function for as a working harbor for fisherman while also hosting a floating swimming pool and handboat launch for visitors.
- **Ruocco Park** will rise up and around the base of the observation tower to allow views of San Diego Bay and create a dramatic amphitheater for outdoor performances.
- **Pedestrian streets** and curbless shared space streets will invite locals and tourists to shop and explore in the marketplace core.
- **Pacific Place** will be a dramatic terraced plaza and performance space at the terminus of the Pacific Coast Highway.
- **Embarcadero Marina Park North** will be improved as a showcase of active living with beaches, workout centers and a base camp to pick up gear to enjoy San Diego Bay.

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01. Seaport's **public realm** design knits together a wide variety of existing and proposed uses, from a working fishing harbor to high end hotels. An array of destinations and public spaces are strung along the half-mile Esplanade.



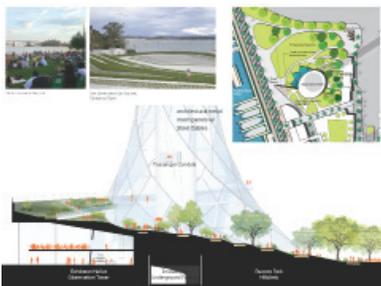
02. 75% of Seaport's land area will be **publicly-accessible open space**. The role of public open space in adding economic and experiential value to all other uses was very clear to the entire team. Public open space that is accessible and inviting to all is also important to the California Coastal Commission.



03. **Waterside amenities** and **landside mobility** were important considerations for how to increase access and activation of the waterfront. The project includes an active fishing harbor, marinas and dock and dine facilities for visitors. Transit options include a streetcar, tram and a potential gondola skyway.



04. The **Esplanade** is made up of a 35-foot upland promenade and a 15-foot boardwalk cantilevered out over the existing riprap. The promenade portion is distinguished by a meandering strandline texture that evokes San Diego's place at the Pacific Ocean. The wooden boardwalk is dotted with modern driftwood-inspired seating sculptures.



05. The existing **Ruocco Park** will be doubled in size by sloping it up and around the Observation Tower to a promontory viewpoint. The expanded park will offer stunning views and a hillside amphitheater for movies and performances in the park.

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06. The marketplace area of Seaport has stone-paved **pedestrian streets**. They can receive deliveries and service vehicles in the morning, but most of the day allow only foot traffic as shoppers make their way to the various bodegas, beer halls, fish markets and other retail.



07. Where the Pacific Coast Highway meets the sea, **Pacific Place** widens out into a sparkling plaza with expansive views. The plaza is terraced with artful driftwood-inspired seating and a floating stage. The **Aquarium** exhibits extend into the landscape all the way to shoreline habitat terraces.



08. At the south end, a dramatically transformed **Embarcadero Marina Park North** is home to new active recreation and wellness programs. The roof of the basecamp is accessible to enjoy a great view over the park and out to the Coronado Bridge. Intertidal habitat terraces expand the district's environmental and educational opportunities.



09. The existing mole landform which protects the Embarcadero Marina is transformed with bay side **beaches** sloped to allow visitors to touch the water and enjoy kayaks, standup paddleboards and other recreation steps from downtown.



10. Marina side **habitat terraces** and tide pools are carved into the mole landform to provide intertidal habitat and educational opportunities for the Aquarium and marine-focused charter school. Beaches and terraces are sloped and stepped to ensure amenities and habitat are available into the future as sea level rises.