



Downtown Community Planning Council San Diego

November 30, 2020

Board of Port Commissioners

Port of San Diego

Submitted via email to: [publicrecords@portofsandiego.org](mailto:publicrecords@portofsandiego.org)

Re: **Fifth Avenue Landing Project**

Dear Commissioners:

The Downtown Community Planning Council (DCPC) was established to make recommendations on land use matters and to protect the Downtown Community Plan. DCPC members are elected to represent downtown residents, businesses and civic organizations.

After reviewing the details of the Fifth Avenue Landing project, **we strongly urge your denial** for the following reasons:

- The recently released Final Environmental Impact Report for this project identifies an abnormally high number of significant, unavoidable and adverse environmental impacts which cannot be mitigated below a reasonable level including - visual and aesthetic, greenhouse gas emission, sediment contamination, noise, parks, traffic, circulation and parking impacts.
- The proposed marina component of the project could easily disturb the engineered cap designed to contain toxic sediments from the former Campbell Shipyard. **EVERY new project should move towards a cleaner Bay.**
- A 44-story, 498-foot high hotel monolith, built directly on the top of the existing public promenade, simply does not fit at this location or any other along the Downtown Bayfront. **Any project that reduces the existing openness of the promenade is a step in the wrong direction.**
- While recognizing the Port has land use authority in trust for the public, we hope the Port would at least acknowledge relevant Downtown Community Plan Waterfront Goals and Policies and attempt to work within them - especially since these were developed with input from the Port. In particular -

*Policy 5.5-P-2. Ensure that development along the waterfront is low in scale and intensity, increasing in stepped building envelopes further inland. Along the waterfront, maintain the highest development intensities along the Broadway corridor, tapering down to the north and south.*

*Policy 5.5-P-10. Continue to develop the waterfront as one of downtown's key open space, park and recreational areas, which is both physically and visually accessible to the public.*

- It would forever foreclose the ability to expand the Convention Center and even if expansion is not pursued, areas crucial to supporting existing Convention Center operations would be displaced for several large annual events such as Comic Con and the San Diego Auto Show.
- While sea level increases were touched upon, they were frankly given no more than lip service. Given the location, parameters and expected longevity of this project, it's likely to be the first to suffer problems from sea level rise. **This would be an awfully expensive mistake which should be fully addressed before approval.**

Developers certainly have the right to propose projects. But the Port has no obligation to approve a project with so many issues and negative impacts. **This project, at this location, is trying to pound a square peg into a round hole.** We ask that you prioritize public interest and deny this project as proposed.

Cordially,



Bill Orabone  
DCPC 2020 Chair

cc: Mayor Kevin Faulconer  
Mayor Elect Todd Gloria  
District 3 Councilperson Chris Ward  
District 3 Councilperson Elect Stephen Whitburn  
Mike Hansen, Director of Planning, City of San Diego  
Brad Richter, Deputy Director, Urban Planning Division, City of San Diego  
Karl Schwing, San Diego District Director, California Coastal Commission  
Lesley Nishihara, Director of Planning, Port of San Diego  
Jason Giffen, VP, Planning, Environment & Government Relations, Port of San Diego