

EAST VILLAGE QUARTER

POSITION: The Chamber's Transportation & Land Development Committee voted to SUPPORT the proposed development on October 20, 2020. The Chamber's Public Policy Committee voted to SUPPORT the proposed development on December 8, 2020. The Board of Directors voted to SUPPORT the proposed development on January 28, 2021.

RATIONALE: The East Village neighborhood has experienced dramatic investment over the last decade, however, the majority of the new developments in the neighborhood have been residential. This mixed-use commercial building will bring needed diversity into the neighborhood and attract additional technology firms downtown.

STATUS: The proposal was approved with the City Council's Economic Development & Intergovernmental Relations committee on October 28, 2020 and the full City Council on November 10, 2020. The City and the Padres Development Team are finalizing the terms of the exclusive negotiating agreement (ENA) and began negotiating in 2021. We expect the City Council to approve the sale of the site in mid/late 2021.

SUMMARY

In September 2020, the Padres Development Team (Padres, Tishman Speyer, Ascendant, Kristen Hall City Design, Carrier Johnson + CULTURE) was selected to redevelop Tailgate Park, the 1000 spot parking lot adjacent to Petco Park. The proposed development, called East Village Quarter, will include over 600 market rate and affordable housing units, 1.3 million square feet of commercial office space, 236,000 acres of parks and open space and a parking structure with 1,600 spaces to be used by the ballpark for Padres games and events.

The City Council approved an exclusive negotiating agreement (ENA) between the Padres Development Team and the City of San Diego. The ENA must be finalized by December 31, 2020 in order to maintain local control over the site.

INDUSTRY/IES IMPACTED

The proposal will impact the broader East Village/Downtown community, the construction and building industry, the tourism industry, San Diego residents, and the region's workforce. Local businesses will benefit from the increased foot traffic.

SUPPORTERS

- Downtown San Diego Partnership
- East Village Association
- San Diego Regional EDC
- San Diego Military Advisory Council
- San Diego County Building Trades Council
- Southwestern Regional Council of Carpenters

OPPONENTS

- None known

ARGUMENTS IN FAVOR

- This mixed use development will bring significant investment to a previous vacant lot in the heart of San Diego's Downtown.
- The project will create new park space available to all residents and visitors in one of the densest areas in the city.
- The proposed development meets the current requirements on the Padres' long-term lease on the space and creates additional dedicated parking spots on the site.

ARGUMENTS IN OPPOSITION

- This project will make downtown even more dense than it already is and increase traffic.