

# The San Diego Union-Tribune

Seaport San Diego: Pictures offer a new perspective of \$3.5B mega project



1/12 A view of the Seaport San Diego project, as seen from Coronado's Bay View Park. (Courtesy, Seaport San Diego. Master Architect: CallisonRTKL Inc.; Iconic Tower: BIG; Landscape: OJB.)

Developer 1HWY1 releases new and refreshed renderings ahead of public workshop.

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JULY 19, 2022 12:19 PM PT

In advance of a public workshop, developer 1HWY1 is leaning on the artistic work of its architect CallisonRTKL Inc. to engineer a more visual — and potentially more digestible — experience of its proposed mega project Seaport San Diego.

The idea is to win over naysayers, Port of San Diego Commissioners in particular, with new and refreshed renderings that emphasize waterfront experiences over the project's many towers, providing a perspective that was perhaps lacking in the past.

In November 2016, the port selected 1HWY1 to redevelop downtown's Central Embarcadero, which includes Seaport Village and follows the coast from Embarcadero Marina Park North to the G Street Mole, just south of the USS Midway Museum. The parties have, since October 2017, been actively negotiating a development program and ground lease for the expansive site, although the board has yet to OK the project.



2/12 Seaport San Diego proposes to construct an urban beach at the southern boundary of the project on the peninsula known today as Embarcadero Marina Park North. The view looks northward toward the project, with a relocated Ruocco Park separating the beach from the tower and hotels in the background. (Courtesy, Seaport San Diego. Master Architect: CallisonRTKL Inc.; Iconic Tower: BIG; Landscape: OJB.)



3/12 A view of the children's nature play area, living shoreline and urban beach, as pictured looking south toward the Rady Shell. (Courtesy, Seaport San Diego. Master Architect: CallisonRTKL Inc.; Iconic Tower: BIG; Landscape: OJB.)



4/12 Developer JHWY1 is proposing to relocate Ruocco Park north of the urban beach as part of a reimagined experience on the peninsula where Embarcadero Marina Park North is today. The observation tower and other hotels contemplated in the project can be seen in the background. (Courtesy, Seaport San Diego, Master Architect: CallisonRTKL Inc.; Iconic Tower: BIG; Landscape: OJB.)



5/12 Today's Embarcadero is, on average, 20 feet wide. The Seaport project promises to triple the average width of the bayfront promenade to 60 feet, creating room for pedestrians and bicyclists. The rendering is looking north with the proposed 500-foot observation tower pictured right in the background. Also pictured on the right is an elevated pedestrian walkway, known as the Green Strand, which travels the length of the site and connects to the second story of Seaport's many waterfront buildings. (Courtesy, Seaport San Diego, Master Architect: CallisonRTKL Inc.; Iconic Tower: BIG; Landscape: OJB.)



6/12 The developer wants to create a passive recreation feature called the Seaport Steps, where anyone can go to enjoy views of San Diego Bay. The steps look out over Ruocco Park and to the Rady Shell. (Courtesy, Seaport San Diego, Master Architect: CallisonRTKL Inc.; Iconic Tower: BHG; Landscape: OJB.)



7/12 A reimagined Kettner Boulevard introduces a wide, more direct connection to the water with an open space area that is up to 110 feet wide. The Green Strand, pictured in the background, travels over Kettner Boulevard and connects the event center on the right to 5-star hotel on the left. (Courtesy, Seaport San Diego, Master Architect: CallisonRTKL Inc.; Iconic Tower: BHG; Landscape: OJB.)



8/12 The rendering depicts marina views looking toward a lookout point at the foot of Pacific Highway, as seen from an elevated vantage point on the Green Strand near the event center. (Courtesy, Seaport San Diego. Master Architect: CallisonRTKL Inc.; Iconic Tower: BIG; Landscape: OJB.)



9/12 As proposed in the Seaport San Diego project, San Diego's fishermen will get a new home at the southwest tip of the G Street Mole. IHWY1 envisions building a three-story mixed-use building with a commercial fish processing facility on the ground floor, office space on the second level and a restaurant on top. The building connects to the Green Strand, offering the public views of the commercial fishing activity without interfering with operations. (Courtesy, Seaport San Diego. Master Architect: CallisonRTKL Inc.; Iconic Tower: BIG; Landscape: OJB.)



10/12 A rendering of Seaport San Diego, as seen from the all-new California Pier that juts out of the Kettner Mole. The image is meant to highlight how the project promotes water activities, including dock-and-dine experiences. (Courtesy, Seaport San Diego. Master Architect: CallisonRTKL Inc.; Iconic Tower: BIG; Landscape: OJB.)



11/12 The rendering depicts a blue-water vantage point at the end of an all-new California Pier, which juts off the Kettner Mole. (Courtesy, Seaport San Diego. Master Architect: CallisonRTKL Inc.; Iconic Tower: BIG; Landscape: OJB.)



12/12 A color-coded map of the different land uses proposed in the Seaport San Diego project.

Hotels are highlighted in yellow, the blue-tech campus is highlighted in dark blue, retail space is highlighted in coral, restaurants are highlighted in orange, the event center is highlighted in purple, the aquarium is highlighted in blueish purple, the ocean-sciences school is highlighted in teal, marina facilities are highlighted in blue, and health and wellness facilities are highlighted in gray.  
(Courtesy, Seaport San Diego, Master Architect: CallisonRTKL Inc.; Iconic Tower: BIG; Landscape: OJB.)