

SAN DIEGO UNIFIED PORT DISTRICT

INFORMATION

JUN 08 2012

MEMORANDUM



Date: June 8, 2012

To: Board of Port Commissioners

From: Michelle White
Environmental Policy Manager, Government Relations
mwhite@portofsandiego.org

Subject: Pond 20 Update

The Pond 20 Memorandum of Understanding (MOU), authorized in January 2012 by the Board of Port Commissioners (Board), outlines a public outreach process to determine the highest and best use of the Pond 20 parcel. This outreach process includes four phases:

- Phase I - public outreach to discuss the outreach process and the objectives of the MOU;
- Phase II - development workshop to make information available to those interested in submitting a project idea for Pond 20;
- Phase III - Letters of Interest submitted by project proponents; and
- Phase IV – public outreach to discuss the staff recommendation and obtain feedback.

The District currently is concluding Phase II of this process.

A Pond 20 Development Workshop was held in Imperial Beach on May 17, 2012 at the Dempsey Holder Safety Center. The workshop was set up in an open house format, with the purpose to supply information to potential project proponents on past studies, District planning processes, and the Pond 20 public outreach process. District staff was present from the Government Relations, Real Estate, and Environmental and Land Use Management departments to answer questions. Approximately 60 people participated in the workshop, many of whom actively engaged in conversations with District staff.

At the request of several workshop participants, a second Development Workshop has been scheduled for June 25, 2012. This workshop also will be held at the Dempsey Holder Safety Center and will follow the same open house format. The second Development Workshop will culminate Phase II of the Pond 20 outreach process.

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District staff from the Engineering, Government Relations, and Real Estate departments also reached out to stakeholders that submitted Pond 20-related projects for consideration in the Capital Improvement Program (CIP). On June 5, representatives from the South County Economic Development Council, Wildcoast, and the City of Imperial Beach met with staff at Pond 20 to discuss their ideas for aesthetic improvements. This information also was discussed at the CIP workshop on June 7.

To initiate Phase III of the outreach process, District staff is now soliciting Letters of Interest for Pond 20 conceptual project ideas. Project proponents are asked to include the following information in their Letter of Interest:

- **Conceptual Project Description.** Provide a brief conceptual description of the project, including: type of improvements, potential for revenue generation, and other benefits to the community.
- **Project/Site Suitability.** Describe why Pond 20 is best suited for this conceptual project. Include a description of which portions of Pond 20, if not the entire site, would be utilized. Describe any site or regulatory challenges and how this project could overcome them.
- **Cost and Financing.** Conceptually describe how this project may be funded and identify potential sources of financing/funding, if known.
- **Stakeholder Consideration.** Identify stakeholder comments and existing and past community plans taken into consideration when developing the Conceptual Project, and describe how the project will support the stakeholders' goals.
- **Profile of Team or Partnership.** Provide a brief description of the team or partnership, if known. Letters of support from other organizations may be attached to the Letter of Interest.

Information on the Letters of Interest is being distributed at the Development Workshops. Staff will notify the public of the process for submitting Letters of Interest through the District website and in local newspapers. In addition, a letter (Attachment A) is being distributed to all Pond 20 stakeholders. Letters of Interest are due to the District on August 24, 2012.

District staff, along with staff from the cities of San Diego and Imperial Beach, will review all Letters of Interest that are received by the deadline and develop a staff recommendation for a Pond 20 conceptual project idea. Additional stakeholder outreach will be conducted to obtain feedback on the staff recommendation. District staff anticipates presenting the staff recommendation, along with all

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comments received during the outreach process, to the Board of Port Commissioners for consideration by December 2012.

Staff will keep the Board apprised of the Pond 20 outreach process. Please contact me at 619-686-7297 if you have any questions.

Attachment:

(A): Request for Letters of Interest for Pond 20

June 7, 2012

RE: Request for Letters of Interest for Pond 20

To Whom It May Concern:

The Port of San Diego (District), the City of Imperial Beach (Imperial Beach) and the City of San Diego (San Diego), (collectively "Parties") are conducting an outreach process to solicit conceptual project ideas for Pond 20.

Pond 20 is a 95.13 acre undeveloped parcel of land located at the south end of San Diego Bay. This parcel was purchased by the District in April 1998 as part of the Western Salt land acquisition, and is currently not included in the Port Master Plan. Although the District has jurisdiction over Pond 20, this parcel is within the city of San Diego and included within the Redevelopment Area for Imperial Beach. The parcel fronts the 1400 block of Palm Avenue, which is often described as the "front porch" of Imperial Beach.

As part of the outreach process, the Parties are requesting Letters of Interest from groups who wish to propose conceptual projects for Pond 20. Letters of Interest are due to the District by **2:00 p.m. on August 24, 2012** (*revised as of May 29, 2012*).

Letters of Interest should include the following information:

1. **Conceptual Project Description.** Provide a brief conceptual description of the project, including: type of improvements, potential for revenue generation, and other benefits to the community.
2. **Project/Site Suitability.** Describe why Pond 20 is best suited for this conceptual project. Include a description of which portions of Pond 20, if not the entire site, would be utilized. Describe any site or regulatory challenges and how this project could overcome them.
3. **Cost and Financing.** Conceptually describe how this project may be funded and identify potential sources of financing/funding, if known.
4. **Stakeholder Consideration.** Identify stakeholder comments and existing and past community plans taken into consideration when developing the Conceptual Project, and describe how the project will support the stakeholders' goals.

5. **Profile of Team or Partnership.** Provide a brief description of the team or partnership, if known. Letters of support from other organizations may be attached to the Letter of Interest.

Information on Pond 20, including past studies and the public comments received as part of the stakeholder outreach, is available on the District's website at: www.portofsandiego.org/pond-20.

The Parties will review all Letters of Interest that are received by August 24, 2012 and develop a staff recommendation. Once a staff recommendation has been developed, additional stakeholder outreach will be conducted to obtain feedback. The staff recommendation, along with all comments received during the outreach process, will be presented to the Board of Port Commissioners for consideration. It is anticipated that the results of this outreach process will be presented to the Board of Port Commissioners prior to December 2012.

For additional information, interested groups may also attend a Development Workshop on Monday, June 25, 2012 from 4:30 p.m. to 6:00 p.m. This is the second Pond 20 Development Workshop, at which Port staff will be available to answer questions and provide information on Pond 20. The workshop is open to the public and will be held at:

Dempsey Holder Safety Center
950 Ocean Lane
Imperial Beach, CA 91932

Please submit Letters of Interest to the following address:

Pond 20 LOI
San Diego Unified Port District
Government Relations
P.O. Box 120488
San Diego, CA 92112-0488
Attn: Michelle White

Thank you for your interest in Pond 20. For additional information or questions, feel free to email mwhite@portofsandiego.org or call 619-686-7297.