



MANCHESTER FINANCIAL GROUP

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Demolition of the Navy Broadway Complex Paves Way for Manchester Pacific Gateway Project

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San Diego, (April 5, 2017) –The demolition of the Navy Broadway Complex began on April 4, 2017 and is the next step in the planned \$1.3 billion redevelopment of the 12.07-acre Manchester Pacific Gateway project, in the works for nearly 11 years.

“In the 11 years that we have fought for this development, our enthusiasm and commitment has never wavered,” said Papa Doug Manchester. “We have worked through extensive review from six public agencies including the City of San Diego, San Diego County, United States Navy, San Diego Unified Port District, Civic San Diego, and California Coastal Commission, with predevelopment support from the Downtown San Diego Partnership, San Diego Chamber of Commerce, San Diego Economic Development Corporation, San Diego Military Advisory Council and numerous other groups and organizations that believe in our vision. The time has finally arrived for construction of a world-class venue for downtown San Diego.”

Voters granted the 12.07-acre net development property as the Navy Supply Center in 1920. It currently houses the Navy’s regional headquarters that will make way for a new development. The anticipated Manchester Pacific Gateway will feature seven buildings totaling three million square feet within eight-city blocks, including a new 17-story Class A office building for the U.S. Navy headquarters.

“The Navy is very excited to have reached this phase of the Manchester Pacific Gateway project. The transformation of this property is a big win for both the Navy and the City of San Diego. The Navy and San Diego have had a strong, mutually beneficial relationship for over 100 years. This project is another important chapter in that history,” stated Rear Admiral Yancy B. Lindsey, Commander, Navy Region Southwest.

Envisioned by Papa Doug Manchester, father of the San Diego Convention Center, and developer of the triple five-star Fairmont Grand Del Mar, Manchester Grand Hyatt, San Diego Marriott Marquis and Marina, and the Columbia Center office building, this development is geared to become the grand entryway to San Diego's booming upscale downtown and tourist community.

"I'm elated to accept this monumental responsibility for helping shape our waterfront district in the city that I love and call home," said Papa Doug. "We have brought together the best architectural and development team in the world to ensure that every detail speaks to precision, elegance and style that will last for generations to come. I view this as an opportunity to recruit the best talent, businesses, retail, and hospitality to San Diego and to positively impact our economic growth and create new jobs. Manchester Pacific Gateway is a project for everyone, for our downtown local communities, and for people from around the world to see."

The Manchester Pacific Gateway will include the following:

- *Size and location:* 12.07 acres on the waterfront bounded by Broadway, Pacific Highway, and Harbor Drive.
- *Block 1:* 1.9 acre park; 29-story, 473,200-square-foot office tower; 61,874 square feet of retail; 237,115-square-foot luxury boutique hotel with 260 rooms.
- *Block 2:* 29-story, 1.1 million-square-foot convention center hotel with 1,100 rooms; 41,447 square feet of supporting retail; and a 40,000-square-foot museum.
- *Block 3:* Eight-story, 184,365-square-foot office building and 61,620 square feet of retail; 17-story, 372,000-square-foot Navy headquarters in a Class A building.
- *Block 4:* Six-story, 25,256-square-foot office tower; Seven-story, 120,408 square-foot office tower; and 126,323 square feet of retail.

Manchester Pacific Gateway is consistent with the expansion and continuity of San Diego's North Embarcadero Visionary Plan. More than four acres of the 12.07-acre project will be dedicated to parks and public open space, including a 1.9 acre public park on the waterfront at the foot of Broadway along Harbor Drive.

"This project is a beautiful extension of downtown San Diego, connecting the central business district to the waterfront, and encouraging pedestrian engagement," said Perry Dealy, Development Manager for Manchester Pacific Gateway. "The pedestrian paseo, street setbacks, plaza, 40,000 square-foot museum, sidewalk cafes, and restaurants will cater to locals, as well as regional, national and international tourists."

Dealy added that public parking will include 2,500 parking spaces for nights, weekends and holidays. "By opening up E, F and G streets for pedestrian access, walkability, and vehicles, Manchester Pacific Gateway will bring a vital and inspiring connection between downtown San Diego and the bay," said Dealy.

Dick Gibbons, President & CEO for Manchester Financial Group, estimates that the project will bring in more than \$12 million a year of Transient Occupancy Tax (TOT) revenue to San Diego for parks, roads, police, fire and other public benefits for the neighborhoods, and

more than \$10 million a year of property tax to the County of San Diego. In addition, Manchester Pacific Gateway is expected to generate \$15 million a year in sales tax and more than \$14 million in Development Impact Fees (DIF) to fund parks, fire stations and traffic circulation improvements.

“Manchester Pacific Gateway will have a significant positive financial impact for San Diegans,” said Gibbons. “We believe that the project will generate about 2,443 construction jobs and nearly 3,000 permanent jobs. This is a visionary development, a true landmark that promises an extraordinary experience, and has local, regional, and world-wide appeal.”

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About Manchester Financial Group

Founded in 1970 by Papa Doug Manchester, Manchester Financial Group is headquartered in San Diego, California, and specializes in hotel and commercial real estate development. Manchester Financial Group and its subsidiaries have been instrumental in developing downtown San Diego's waterfront, paving the way for the city of San Diego's burgeoning convention industry, while also founding two banks and establishing an extensive and diverse investment portfolio. The company is an integral part of San Diego's economic landscape developing important business properties, including the Manchester Grand Hyatt San Diego, the San Diego Marriott Marquis & Marina and downtown San Diego's First National Bank building. The company invests and takes active leadership roles in industries including tourism, hospitality and convention services, technology, telecommunications, banking, broadcasting, medical device instrumentation, education, and other important areas of health and human services. Over the past few decades, Manchester Financial Group has developed more than \$5 Billion in assets worldwide and continues to be one of San Diego's largest and most profitable private companies. For additional information on Manchester Financial Group, please visit www.manchesterfinancialgroup.com<<http://www.manchesterfinancialgroup.com>.