PRESS RELEASE

FOR IMMEDIATE RELEASE: September 30, 2016

Downtown San Diego Partnership Supports Measure C

The Partnership’s Board of Directors votes to support the San Diego Chargers’ stadium and convention center initiative

Today, after six months of dedicated due diligence and research, the Downtown San Diego Partnership is proud to announce its support of the Chargers’ Ballot Measure C, otherwise known as the, “San Diego Integrated Convention Center Expansion/Stadium and Tourism Initiative.”

“This is no rush to judgement,” said Frank Urtasun, Board Chairman of the Downtown Partnership. “The Partnership held three public forums, 13 meetings and met with 26 individuals representing 14 organizations. From those meetings, we came up with a considered set of conditions that the Chargers have agreed to resolve. That’s why over 75 percent of our board supported this position.”

“We have had a long history of supporting large iconic projects and a sports and entertainment district downtown, this project is representative of both,” said Kris Michell, President and CEO of the Downtown Partnership. “Vibrant downtowns attract young, talented entrepreneurs, international visitors, and business professionals alike. A joint-use football stadium and convention center facility will put San Diego on the world stage and contribute to the year-round vibrancy enjoyed by world-class urban centers.”

The Partnership is the leading voice and advocate for the revitalization of downtown San Diego, represents more than 350 member organizations and 11,000 property owners, and is leading the effort to advance downtown as the economic, social, cultural, and governmental center of our region.

Please reference attached appendix which includes the board motion, issues under consideration and the letter from Chargers Chairman, Dean Spanos.

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APPENDIX

A. MOTION
The following motion was approved by the Board of Directors:

“The Downtown San Diego Partnership supports Measure C, otherwise known as the ‘San Diego Integrated Convention Center Expansion/Stadium and Tourism Initiative’, so long as the following occurs. After the November 8 election, as a precondition to the formation of the JPA, or the appropriate governing entity, a process is implemented to adequately address the associated quality of life and fiscal responsibility issues, including those enumerated in this document under the section titled “Issues Under Consideration.” Specifically, this includes: signage, parking and transportation, infrastructure, Tailgate Park parking replacement, parking revenue recovery for Padres, protection of the current TMD funding prioritization, activation and utilization, scheduling conflict resolution measures, urban design considerations, conflicts with adjacent uses, height and street-wall allowances, entertainment uses, eating and drinking establishments, street frontage and right of way uses, lighting and noise abatement, management of historical resources, special benefit zones, the inclusion of incubator and/or accelerator uses on site, and a guarantee that no General Fund dollars will be spent in the implementation of the elements of this initiative. The Partnership’s support is based upon the San Diego Chargers memorializing and formalizing the details of this commitment in a letter to the Partnership and the City of San Diego received on September 29, 2016.”

B. ISSUES UNDER CONSIDERATION
The following issues were identified by the Ad Hoc Committee as warranting further discussion and consideration for action by the San Diego Chargers, the City of San Diego and Measure C Advocates:

- **Parking and Transportation**
  - Tailgate parking replacement and parking revenue recovery for Padres.
  - Provision of sufficient parking for convention center and stadium events.
  - Infrastructure upgrades for ingress/egress.
  - Augmentation of access through partnerships with alternative transportation modes.

- **Digital Signage Allowances**
  - Adequately address community concerns relating to exterior digital and architectural signage.
  - Equitable treatment for Padres and Chargers regarding exterior-facing signage.

- **Structure Height, Scale and Density**
  - Collaboration with community and surrounding stakeholders throughout architectural design process.
  - Significant commitment to soften physical presence of facility through architectural design.

- **Lighting and Noise Abatement**
  - Adequately address community concerns relating to lighting and noise abatement issues.
  - Recourse for breach of agreed-to regulations relating to lighting and noise.

- **Impacts to or conflicts with existing, adjacent property owners and uses**
  - Reduction or elimination of detrimental impacts to surrounding community and property owners.
• **Active Street Frontage and ROW Uses**
  - Prevention of “dead zone” through 24/7, year-round, community-activing uses such as office and retail wrapping facility along street frontages.
  - Minimal blank wall along street frontages.
  - Community support regarding allowed uses in public Rights of Way.

• **Historical Resources**
  - Responsible treatment of impacted historical resources.

• **Integration with PBID**
  - No reduction in downtown Clean & Safe jurisdiction.

• **Planning, Entitlements and Approval Processes**
  - Proper authority and oversight for planning, entitlement and approval of uses.

• **Cost Allocation**
  - Appropriate allocation of predevelopment and construction costs.

• **TMD Funding Protection**
  - Protection of current TMD funding allocation.

• **No Backstop from General Fund Guarantee**
  - No General Fund dollars spent in the implementation of the elements of the initiative.
  - No Exposure to General Fund in case of cost overruns, Force Majeure or Economic Downturn.

• **Potential for Future Convention Center Expansion**
  - Preservation of the potential for a future contiguous Convention Center expansion.

• **MTS Bus Yard Relocation**
  - Appropriate feasibility analysis, cost estimates, and allocation of costs of MTS bus yard relocation.
  - Collaboration with MTS regarding logistics and operational needs during relocation.

• **Incubator/Accelerator Integration**
  - Incorporation and prioritization of innovation uses within development.

• **Consistent Activation/Utilization**
  - Sufficient, year-round non-NFL event uses.
  - Non-game day security of periphery of facility.

• **Scheduling Conflict Resolution**
  - Event management agreement between Padres, Convention Center and Chargers.
  - Downtown In Progress (DTIP) funding to support programs that alleviate construction and operating conflicts.

• **Inclusiveness**
  - Community outreach by Chargers and development team to identify and recognize specific neighborhood concerns and potential solutions.
September 29, 2016

Frank Urtasun | Chairman
Kris Michell | President & CEO
Downtown San Diego Partnership
401 B Street, Suite 100
San Diego, CA 92101

Dear Frank and Kris,

On behalf of the San Diego Chargers, I want to thank you for the thorough process and detailed inquiries you made on behalf of the Downtown San Diego Partnership and the neighborhoods of downtown.

We worked very diligently over the past several months to design Measure C with sensitivity to downtown and to protect the City general fund. We are proud to have garnered the endorsements of over 110,000 San Diegans who want to keep our team in San Diego and build a new multi-use Convention Center and Stadium in the East Village.

As you know, it has always been our desire to be both a good neighbor and a willing participant in a dialogue and process to address the concerns of downtown and its constituents. We have been in an ongoing discussion with Mayor Faulcone regarding a litany of issues, like those outlined in your Executive Committee motion of September 20, 2016.

Accordingly, by my signature below, we acknowledge and agree that the issues you have outlined in your motion, referenced above, that you title "issues under consideration," and that the Mayor refers to as "quality of life issues," will be resolved to the Mayor’s specifications and prior to the establishment of a governing authority, or we will not proceed with the project.

We welcome the endorsement of the Partnership and look forward to an ongoing relationship. Should we be so fortunate to receive your organization’s endorsement on Friday, we will thereafter transmit a copy of this letter to the office of Mayor Faulcone.

Sincerely,

Dean A. Spanos