

**Shelter Island
Summary of Projects
As of June 28, 2007**

Shelter Pointe Hotel

Estimated \$35 Million Redevelopment

- 158-room expansion
 - New restaurant
 - Enhanced promenade
 - New Seawall
 - Entire site upgrade
 - Public art
 - Option granted October 2006
 - Construction to commence mid-2008
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Kona Marina and Kona Kai Marina (completed)

\$7 Million Redevelopment Completed

- Recent ownership change
 - 518 all-new Bellingham slips installed
 - Focused on providing larger slips
 - New mega yacht slip at K Dock
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Casa Del Mar

- Originally part of the Shelter Pointe Hotel
 - Recently acquired by Bartell Hotels
 - **Proposed \$8 Million Renovation:**
 - 47 room expansion
 - New seawall
 - Demo of the Former Voyager building
 - Renovation of the Original building
 - New landscaping and sitework & public art
 - Option granted in October 2006
 - Construction to commence early 2008
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Silvergate Yacht Club

\$6 million complete redevelopment of site:

- Demo of all existing buildings
- New 2 story clubhouse
- All new marina slips
- New ADA gangway

- Parking lot and site upgrades
 - Public art
 - Option for 40-year lease granted May 2007
 - Construction estimated to commence end of 2007
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Koehler Kraft Co., Inc.

\$2 million redevelopment of boatyard in progress

- New building under construction
 - All new bulkhead and docks
 - Second generation family business
 - Specializes in wooden boats
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Eichenlaub Marine

\$1.4 million redevelopment project submitted

- All new bulkhead and docks
 - New and renovated buildings
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Red Sails Inn (completed)

\$1 million project completed:

- All new interiors and kitchen equipment
 - Maintained character on exterior
 - All new docks
 - Public art installed on the dining patio
 - Completed December 2005
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Shelter Island Entrance Corridor

Marine Sales and Service Site

Concept envisioned under the America's Cup Harbor Master Plan:

- 30,000 square feet of marine sales and service
- park on the corner
- public access and view to the yacht harbor
- 10-foot wide promenade

Parking Lot

- Commercial recreation land use designation
 - Requires CEQA and Coastal processing
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San Diego Yacht Club

\$8.7 million redevelopment:

- 3 new buildings in place of existing
 - Junior sailing
 - Lockers, and
 - Shop area
 - Other uses
 - ADA gangway
 - Previous upgrades to the clubhouse and pavilion building
 - Option for 40-lease granted May 2007
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Southwestern Yacht Club

\$8 million redevelopment plans submitted

Kettenburg Boatyard

\$7 million Redevelopment of boatyard:

- 2 buildings for the Boatyard Operation
 - 3 buildings for marine related commercial office space with a small food service area
 - all new docks, public guest dock and dinghy dock
 - Continuous promenade from Pt. Loma Seafoods to Shelter Island Drive
 - Should start construction soon
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Sun Harbor Marina (completed)

\$3.9 Million Redevelopment completed May 2005

- First tenant to redevelop under new ACH MP concept
 - All new buildings
 - Pizza Nova Restaurant
 - New marina with Bellingham docks
 - Water taxi and guest dock
 - LEED Certified project
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Marina Green—Point Loma Marina dba The Wharf

\$9 million Commercial/Marina Development

- Project includes:
 - Public park and promenade
 - 50 slip marina with guest docks
 - 30,000 square feet of marine related office space and restaurant
 - Option to develop a multi-level parking structure on the former Westy's Lumber site
 - New 30-year lease
 - Phase I under construction
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Holiday Inn Renovations and 50-60 Room Expansion

\$5.8 Million Renovation of Existing Hotel

\$10.8 Million Expansion

- 50-60 room addition, new lobby, meeting space, fitness room
 - New presence at corner of Nimitz and North Harbor Drive
 - Option for 50-year lease granted June 2007
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Best Western Posada

\$4 Million renovation approved in March 2007

- New ownership
 - New facade
 - All new landscaping
 - Restaurant renovation
 - Public art
 - Under construction; estimated completion 2009
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North Harbor Drive Street Realignment

Project Budget: \$3.5 Million

- Status: 30% design,
 - Agreement reached with City regarding street vacation, staff processing application
 - Project will create 185 new spaces
 - Eliminate safety hazards
 - Beautify area
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Driscoll's Wharf / Commercial Fishing

Coastal Conservancy has granted \$450,000 for a comprehensive planning effort to include:

- Driscoll's Wharf,
 - Commercial Fishermen,
 - Coastal Conservancy, and
 - District
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Shelter Island Boat Launch Ramp

- Renovation Plan being developed with Department of Boating and Waterways
 - Public Outreach estimated for Labor Day
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