

Civic Center Revitalization – Initial Process

City Council Information Item: 201

January 9, 2023





Today's Discussion

- 1. Review of the site and description of need
- 2. Civic Center Revitalization Committee
- 3. Responses to City Council Prior Questions
- 4. Options and Decision Points
- 5. Updated Timeline to Notice of Availability (NOA)
- 6. Possible Timeline for the Construction of a new City Hall
- 7. Seek input from City Council









Centre City Planned District

- 1. Result in distinctive world class downtown
- 2. Establish Downtown San Diego as the physical and symbolic heart of the City
- 3. Create an intense yet liveable downtown
- 4. Reinforce transit with pedestrian emphasis
- 5. Link together unique, diverse and memorable neighborhoods

Public/Civic (PC). This district provides a center for government, civic uses, cultural institutions, educational facilities, and public and support services, and it accommodates residential uses. Within the PC District, a minimum of 40 percent of the ground-floor street frontage shall contain commercial uses.





Mayor's Vision/Goals

- 1. Provision of world class city services
- 2. Maximizing creation of affordable homes to address the affordable housing and homelessness crisis
- 3. A Civic Core that all San Diegans can be proud of
- 4. Keep the process simple and straightforward
- 5. Public input





Civic Center Revitalization Committee

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Work of the Committee

- 1. Met twice a month since the end of September
- 2. Received input from State Housing and Community Development Department (HCD)
- 3. Received input from City staff
- 4. Presentations from various interest groups
- 5. Presentation by SANDAG re: possibility of a Central Mobility Hub
- 6. Established working groups and stakeholder roundtables
- 7. Received public input



Working Groups and Stakeholder Roundtables

- Downtown Partnership Betsy Brennan
- ❖ Tourism Julie Coker
- Civic Center Design Jennifer Luce
- Economic Development Steve Cushman



Working Group: Downtown Partnership – Key Points

- 1. Focus on the six blocks
- 2. Maximize revenue through density
- 3. Maximize number of City workers downtown
- 4. Create an urban plaza for public civic discourse and gathering
- 5. Encourage vibrancy and activation through high quality urban design
- 6. Keep people in work/live type district



Working Group: Tourism – Key Points

- 1. Space should be mixed use
- 2. Be aspirational
- 3. Vibrancy is key and arts should play a major role
- 4. Build outward instead of inward
- 5. Housing
- 6. Incorporate transportation



Working Group: Civic Center Design – Key Points

- 1. Civic Center must provide a place for future generations
- 2. Reimagine Civic Center while building community trust
- 3. Honor Public Service
- 4. Take risks/be bold
- 5. Create dynamic municipal synergies
- 6. Embrace arts and culture
- 7. Commit to climate action
- 8. Ensure safety and inclusiveness
- 9. Demand design excellence





Working Group: Economic Development – Key Points

- 1. Goals: Build a new City Hall as well as affordable and workforce housing
- 2. Issue the Notice of Availability for five of the six blocks
- 3. Separate the City Hall project on the sixth block COB Site
- 4. Retain outside consultant to advise and recommend development and disposition for the NOA
- 5. Work to maintain a theatre presence
- 6. JLL should look at public facing services to determine what services should be downtown





Responses to Some Prior City Council Questions



Prior Request for Information

- 1. Number of housing units
- 2. Super Notice of Availability (NOA)
- 3. 101 Ash insurance coverage
- 4. Occupy Ash
- 5. Homeless Shelter
- 6. Homeless Response Center/former Housing Navigation Center



Options and Considerations





General Considerations

- 1. Five block vs six block NOA
- 2. Stand alone City Hall project vs roll the City Hall into the NOA
- 3. Lease the land vs sell the land
- 4. One NOA for the five blocks vs two NOAs
- 5. Does the City consider purchases some of the adjacent property



Timelines



Timeline to Notice of Availability

January 2023

September 19
First CCRC

meeting

October 4
Staff met with HCD

Make final determination of properties to be included in NOA

February 2023
Obtain HCD's approval of

NOA

















October 3

CCRC meeting with HCD presentation October 24-30

Meet with HCD to continue discussions January/February 2023

Seek City Council approval of declaration

February/March 2023

Release NOA



Timeline for NOA Decision Making, Award & Negotiations

May/June

2023

NOA Responses Due November 2023

Obtain HCD's Input/Approval

February 2024

Take to full City Council for final Award and authorization to enter into negotiations May/June 2026

Take to full City Council for final approval of lease and development agreement















September/ October 2023

Staff/Consultant Analysis complete December/January 2023/2024

LU&H &/or Economic

Development

Committee

Presentation/ Action

March/April 2026

Bring back negotiated lease and development agreement to LU&H &/or Economic Development Committee



Timeline for the Construction of a New City Hall

March-August 2023

City work with consultant to identify its downtown space requirements

November 2023 -January 2026

Complete CEQA process, obtain necessary permits and finalize design of new City Hall

October 2026 - May 2029

Construct new City Hall



















May-October 2023

Issue RFQ, shortlist the responses, select the Architecture firm, and negotiate scope and terms

August 2024 - October 2026

Issue RFQ to select CMAR, shortlist respondents, award contract, issue first construction package to demolish COB



Begin moving into new City Hall

Questions & Discussion

