



SEARCHING FOR SAN DIEGO

CIVIC-NESS

HISTORY | PRECEDENTS | GLOBAL EXAMPLES



January 9, 2023

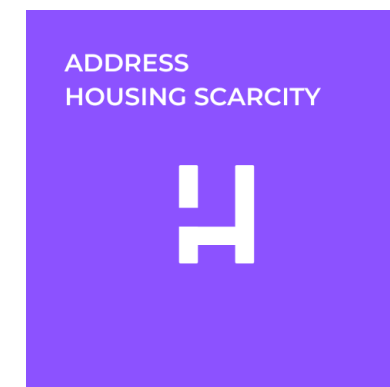
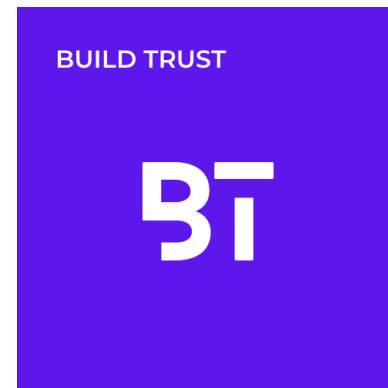
Manifesto for the Heart of San Diego: Appendix 2

Authored by the Civic Center Revitalization Committee Design Roundtable



WHAT MAKES GREAT CIVIC-NESS?

Civic-ness: A condition of reciprocity where architecture not only provides for the private activities and well-being of its users but creates a resilient framework for public life and social exchange.



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INTRODUCTION

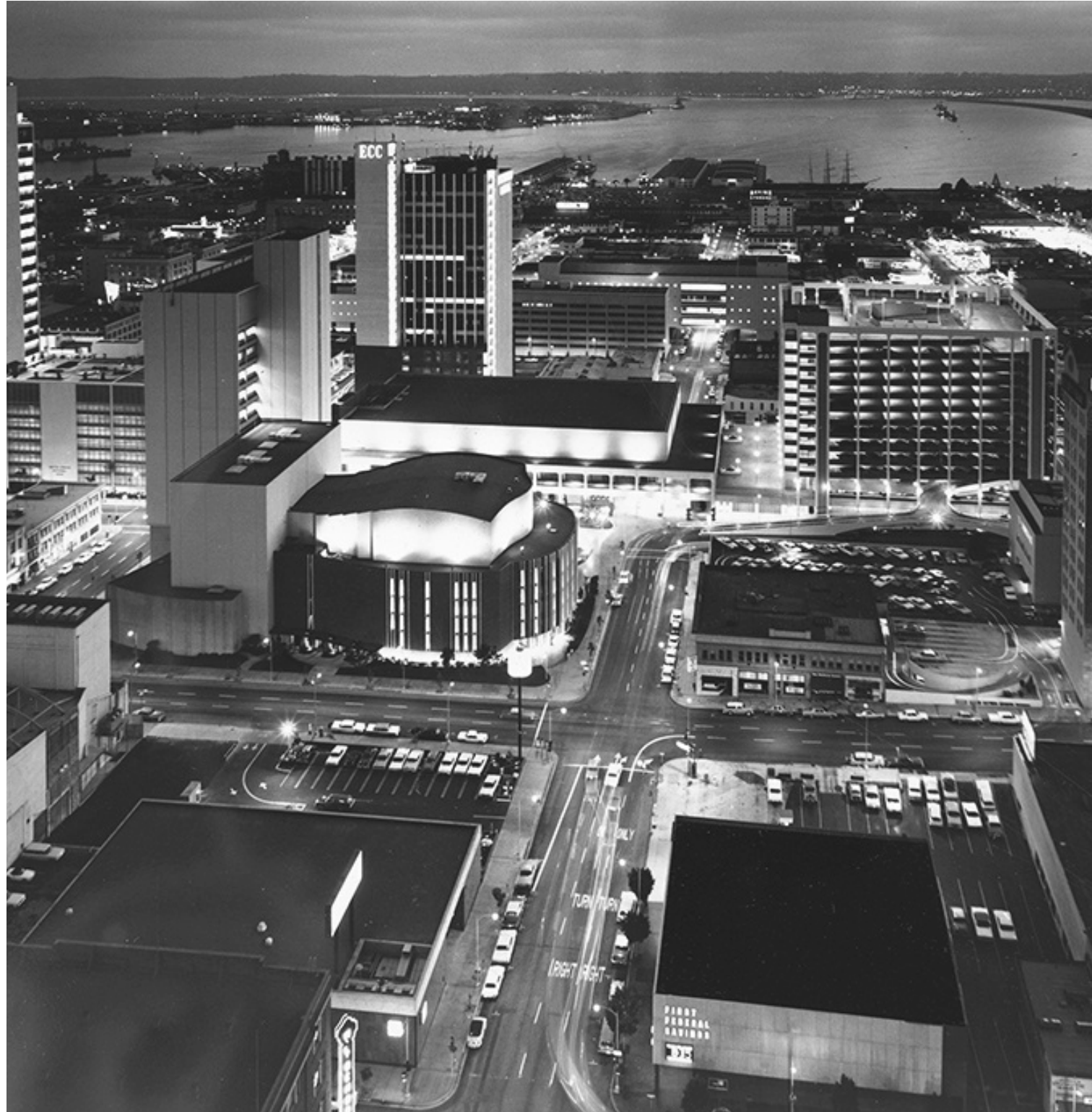
Learn from San Diego's history and context



PAST (1935)



PRESENT



PAST (1968)



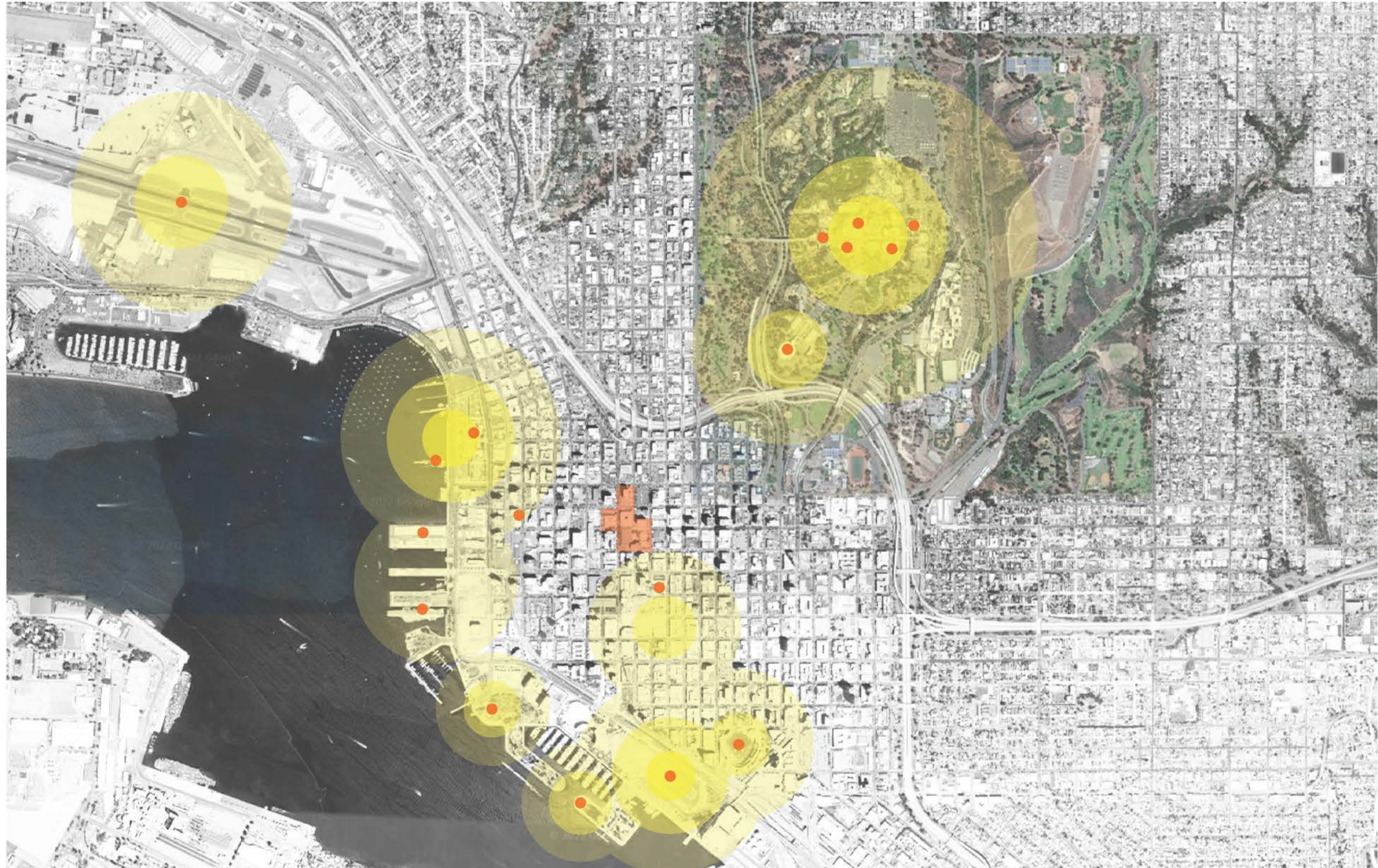
PRESENT



PAST (1960s)



PRESENT



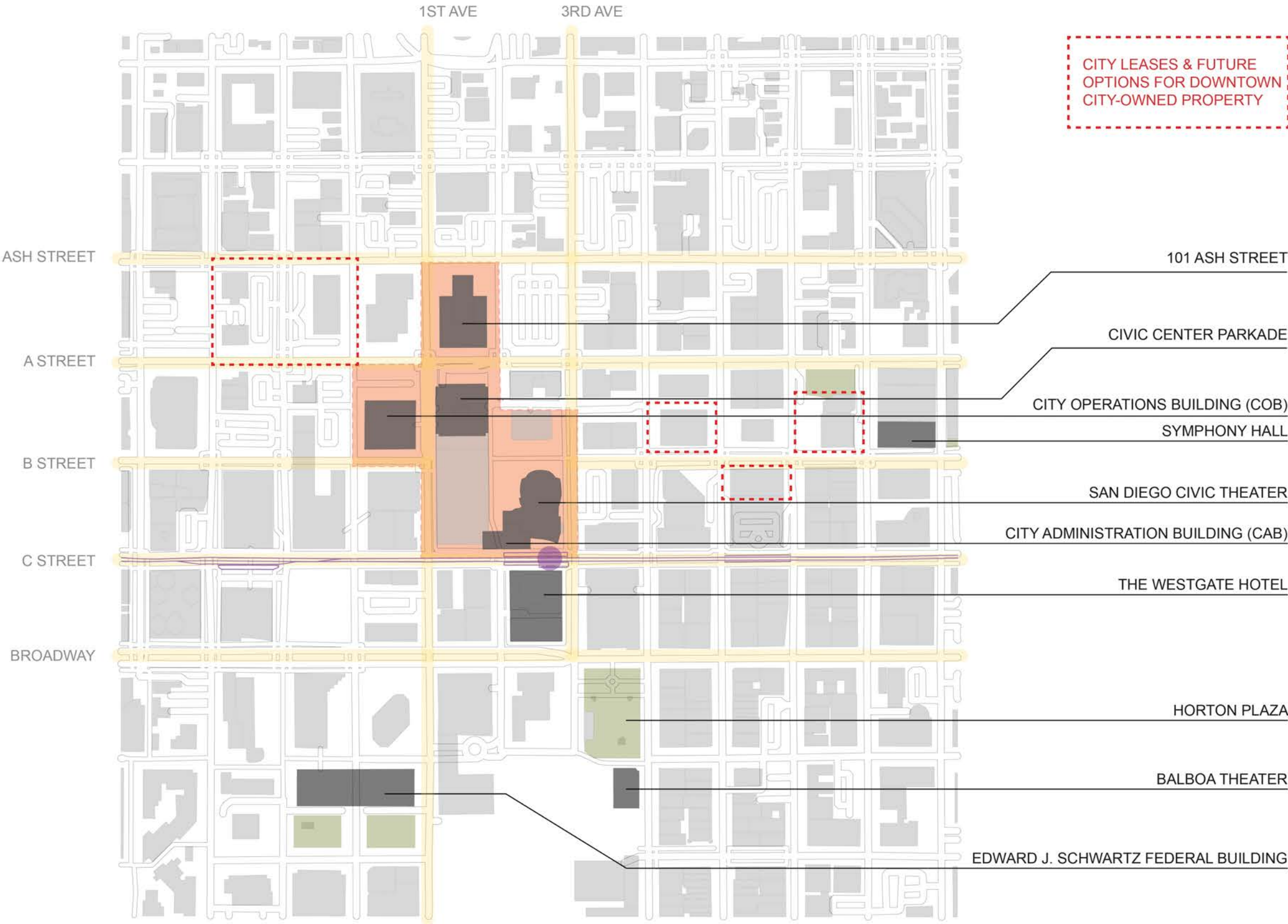
Create a centralized hub for civic activity

CONTEXT: DOWNTOWN



An opportunity to build a new civic campus

CONTEXT: PROJECT SITE

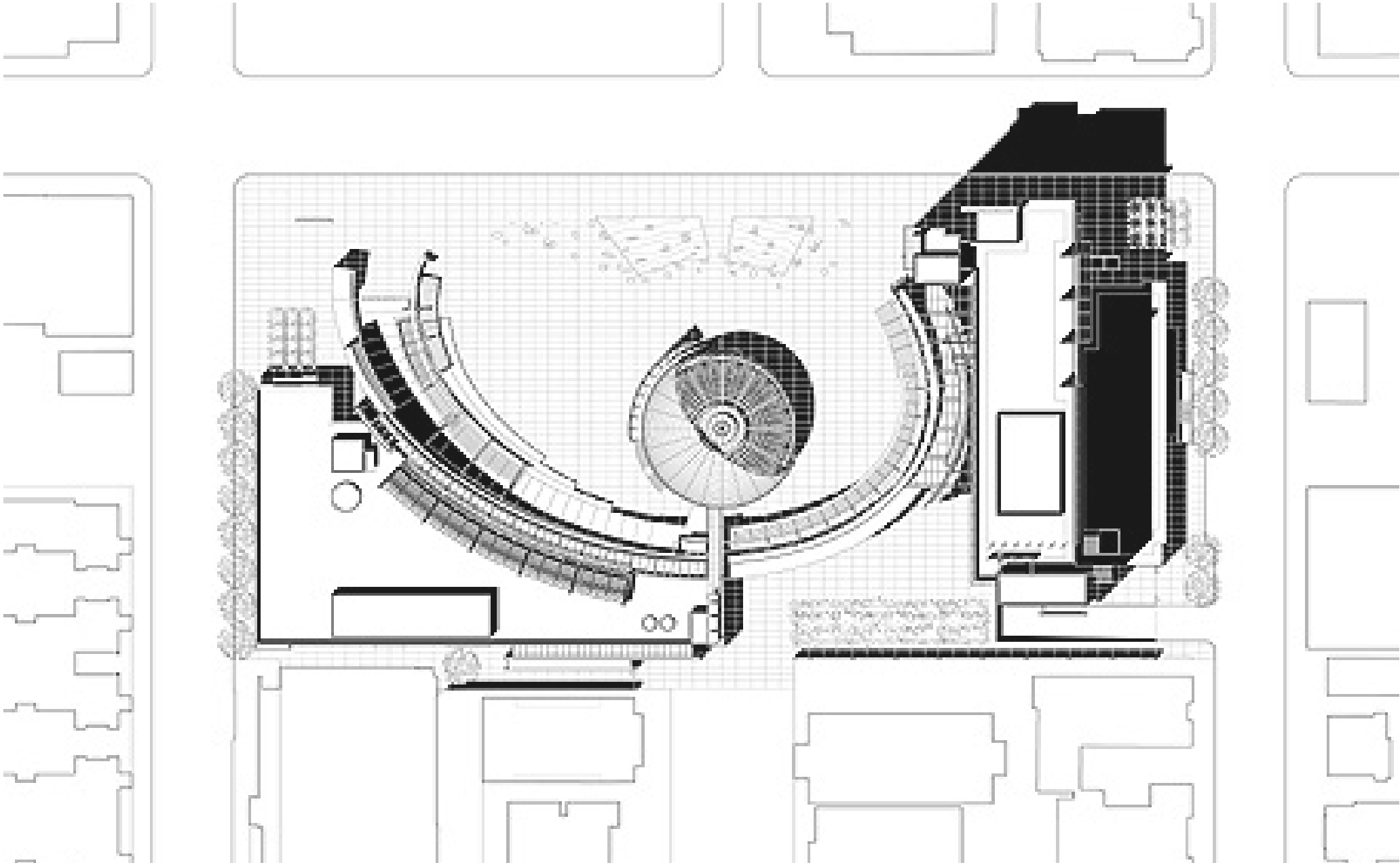


CIVIC-NESS IN CITY HALLS

Build trust between those who govern and those governed

A transparent rotunda welcomes citizens to multi-functional spaces

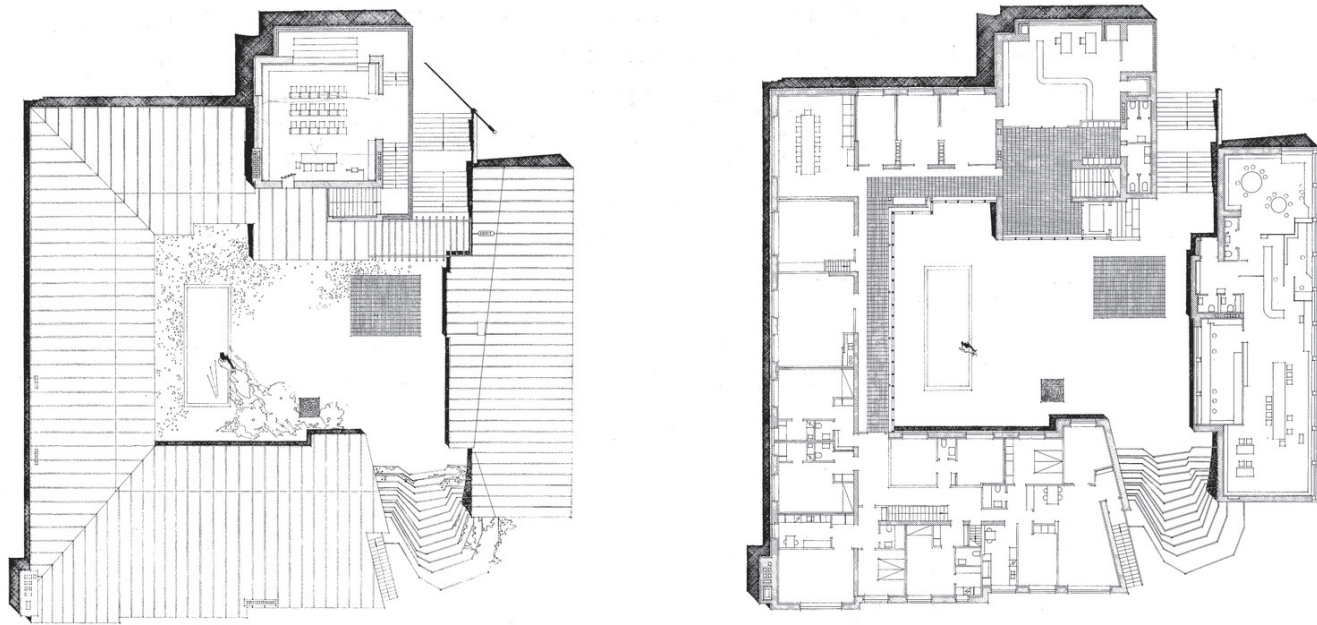
SAN JOSE CIVIC CENTER San Jose, USA



Classicism blends with modernity to create intimacy and cohesion

SAYNATSALO TOWN HALL

Saynatsalo, Finland



Encourage community participation and engender civic pride

TORONTO CITY HALL & NATHAN PHILIPS SQUARE

Toronto, Canada



Long Beach, USA - Long Beach Civic Center

Austin, USA - Austin City Hall

Chandler, USA - Chandler City Hall

Philadelphia, USA - Convention Hall and Civic Center

San Francisco, USA - San Francisco City Hall

Del Mar, USA - Del Mar Civic Center

The Hague, Netherlands - Hague City Hall

Cheongju, South Korea - Cheongju New City Hall

CIVIC CONNECTIVITY

Activate cultural spaces on a macro scale

Activated connections between the Civic Center, the Broad, Disney Concert Hall, MOCA, the LA Opera House, and more



LOS ANGELES CIVIC CENTER

Los Angeles, USA



Inspire and influence the surrounding neighborhood

LOS ANGELES CIVIC CENTER

Los Angeles, USA



PAST (1934)



PRESENT

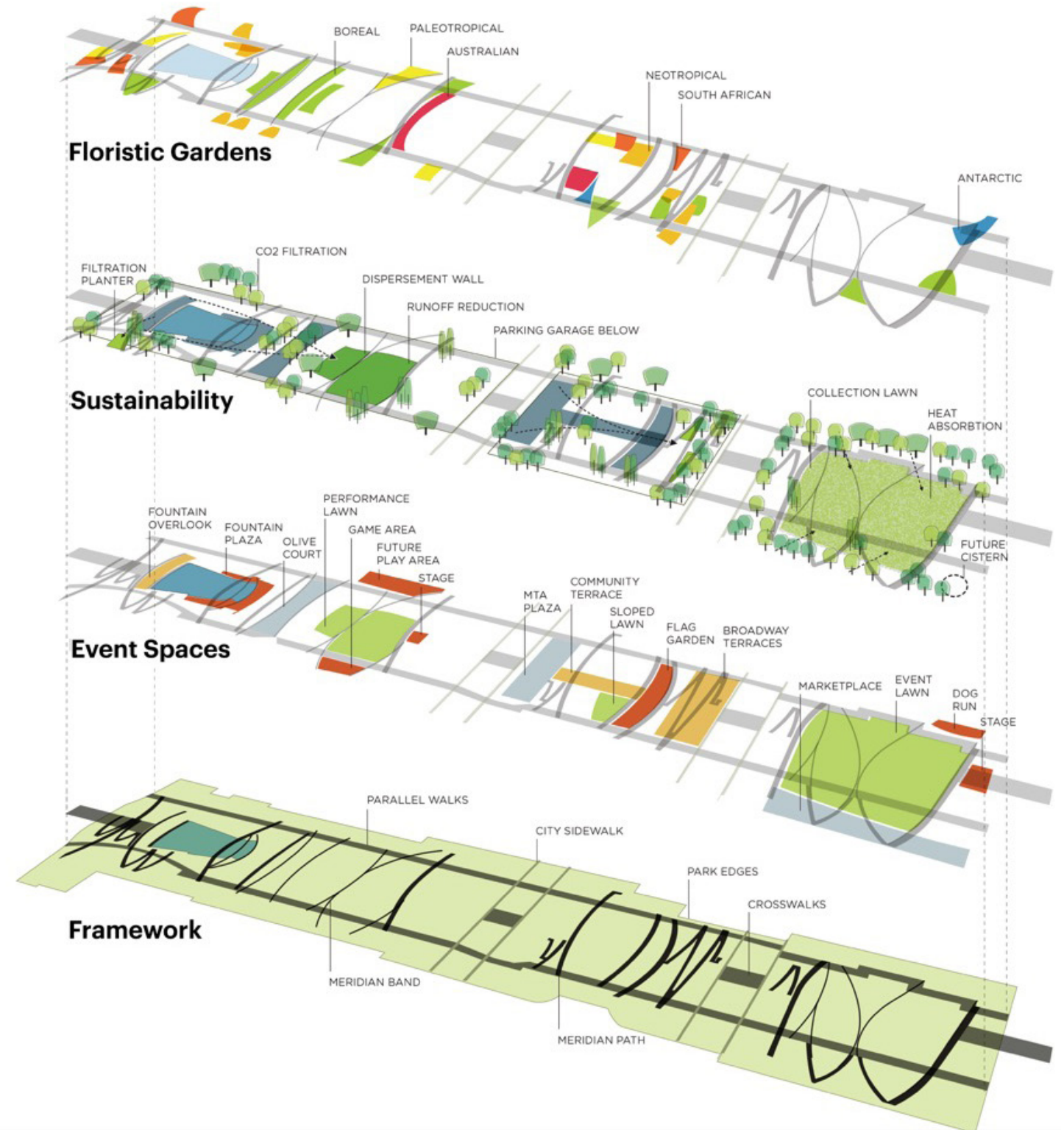
Pedestrian circulation accentuates the city's diverse cultural and horticultural traditions



Lean into vernacular and climate

LOS ANGELES CIVIC CENTER

Los Angeles, USA



Embrace the public

LOS ANGELES CIVIC CENTER

Los Angeles, USA



EVENT LAWN

Shift urban design from vehicle-dominated to pedestrian-friendly

PLACE DE LA REPUBLIQUE

Paris, France

PAST



PRESENT



Shift urban design from vehicle-dominated to pedestrian-friendly

THIRD STREET PROMENADE

Santa Monica, USA



Shopping, dining, and entertainment

Encourage alternative modes of transportation

BICYCLE TRANSIT

Amsterdam, Netherlands



- Colors differentiate bike paths, roads, and sidewalks
- Reduces carbon emissions and traffic congestion
- Timed lights and safety incentivize use of bicycles

Accessible transportation hub with retail and functional circulation

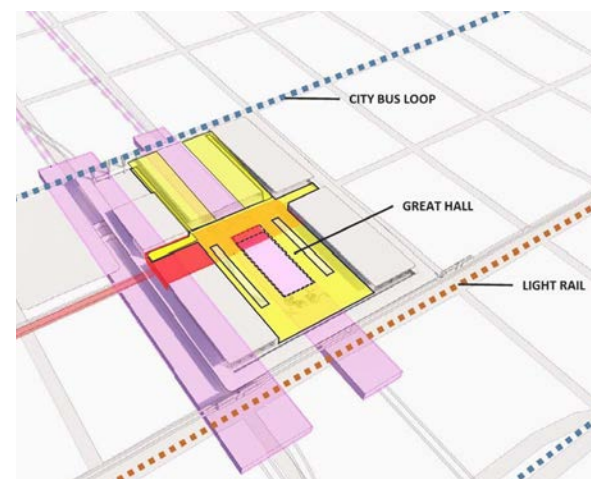
WORLD TRADE CENTER: THE OCULUS New York City, USA



Connect urban transportation systems, the airport, housing, jobs, and institutions at the civic center site

POTENTIAL CENTRAL MOBILITY HUB

San Diego, USA



-40'

-20'

STREET LEVEL

New York City, USA - Hudson Yards

New York City, USA - Grand Central Station

New York City, USA - The Highline

New York City, USA - Moynahan Train Hall

Neyagawa, Japan - Kayashima Station

London, United Kingdom - Kings Cross Station

PUBLIC SPACE

Climate-specific landscape architecture for vibrant, safe gathering spaces

Active plazas

PLACE DE LA REPUBLIQUE: PLAZA

Paris, France



Make it easy for people to discover art, community, and culture

METROPOLITAN MUSEUM OF ART: PLAZA

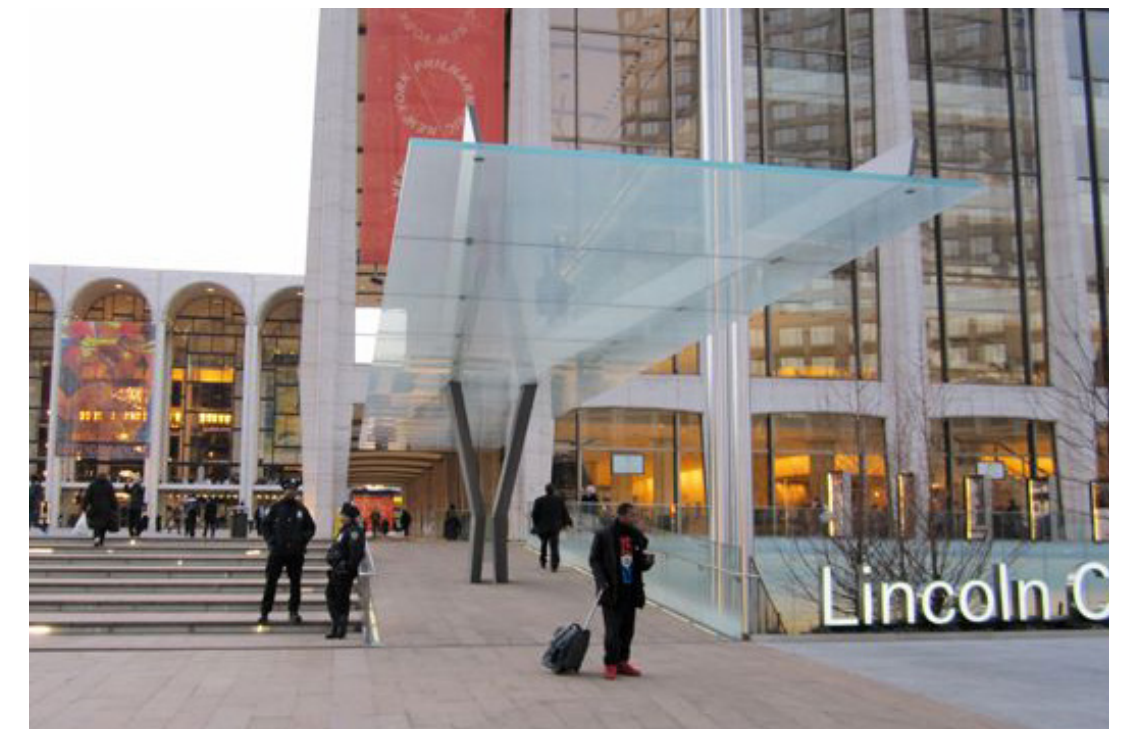
New York City, USA



inviting entrances, wide sidewalks, shaded resting spaces



GREENERY & BENCHES



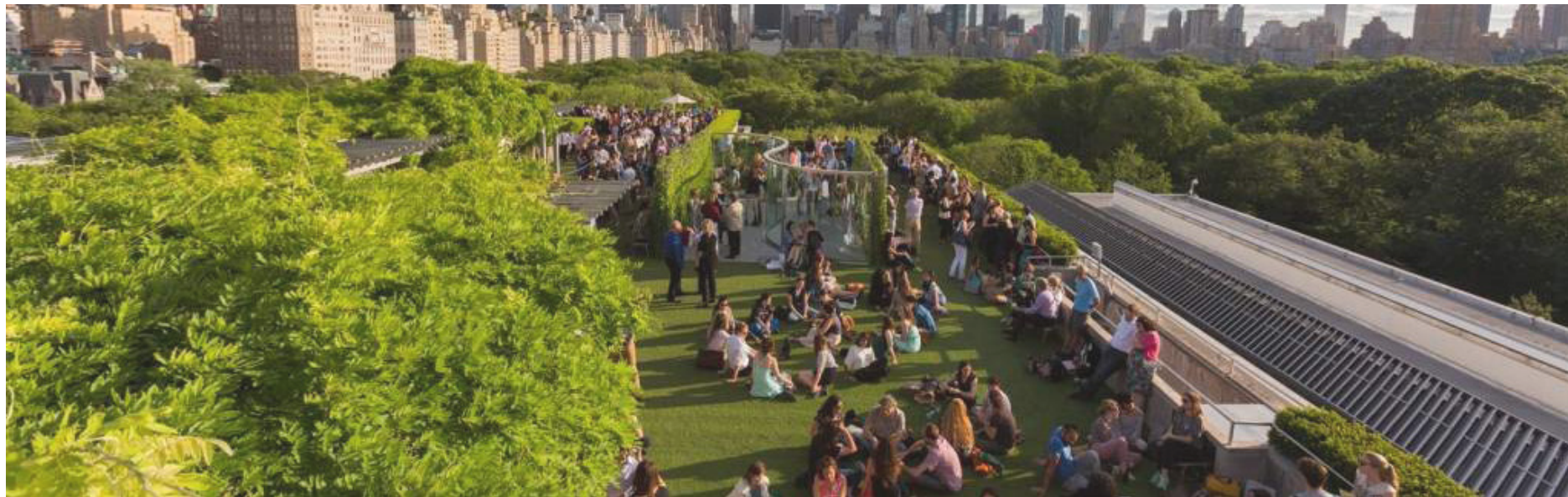
PROMENADE CANOPY

Rooftop open to the public with a seamless indoor/outdoor connection

MOMA: ROOFTOP SCULPTURE GARDEN

San Francisco, USA





GATHERINGS AND EVENTS



SCULPTURE



A former nightclub becomes an intimate, safe, public courtyard with trees and a waterfall that softens the sounds of the city

PALEY POCKET PARK
New York City, USA



Paris, France - Centre Pompidou Plaza

Siena, Italy - Piazza del Campo

Rome, Italy - Piazza Di Spagna

Venice, Italy - Piazza San Marco

Chicago, USA - Obama Presidential Center

San Francisco, USA - Union Square

New York City, USA - Hudson Yards Plaza

Los Angeles, USA - Music Center Plaza

Los Angeles, USA - Tongva Park

Pasadena, USA - Huntington Garden Conservatory

Dallas, USA - Fountain Place Public Square

Seattle, USA - Olympic Sculpture Park

Toronto, Canada - The Bentway

Toronto, Canada - Simcoe Wavedeck

Toronto, Canada - Sugar Beach

Vancouver, Canada - Lonsdale Plaza

Vancouver, Canada - Granville Bridge

London, United Kingdom - Victoria and Albert Museum's Sackler Courtyard

CIVIC PROGRAMMING

Activate and engage

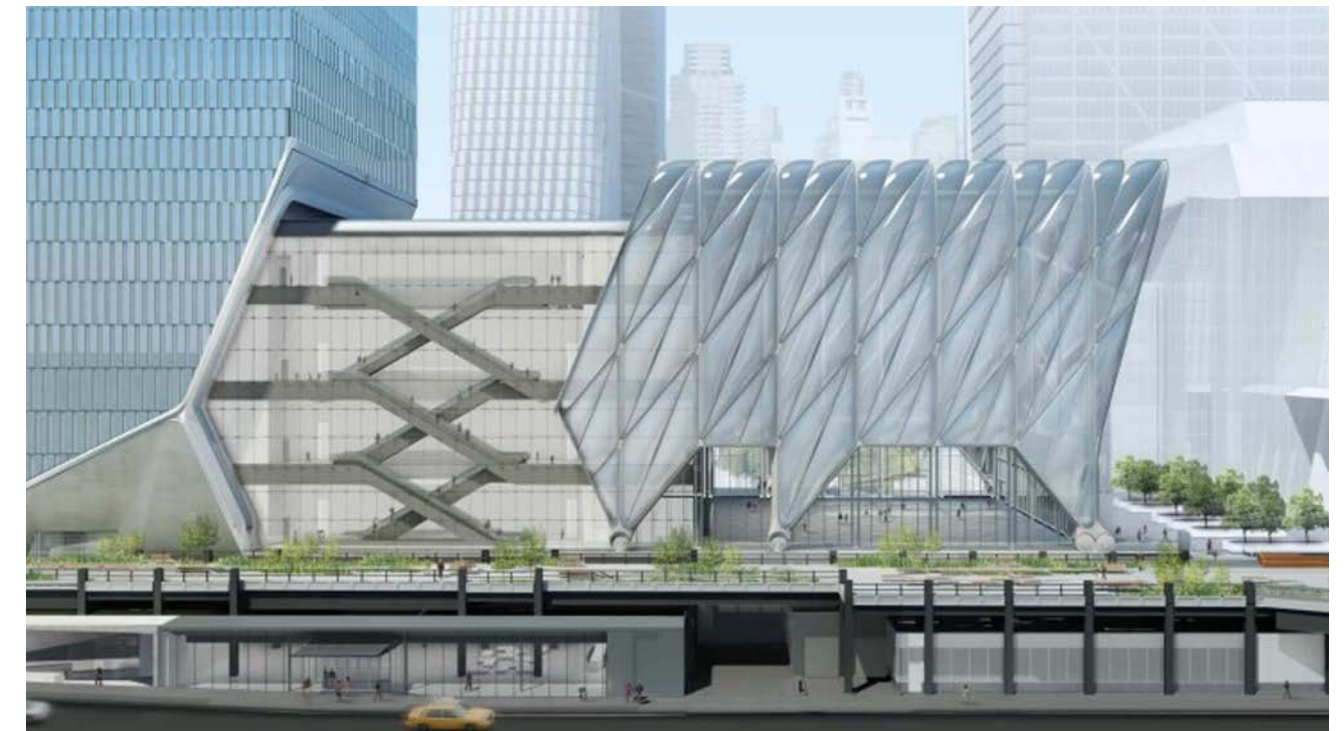
Flexible system accommodates large-scale indoor and outdoor programming on demand

HUDSON YARDS: THE SHED

New York City, USA



CONTRACTED



EXPANDED

Flexible system provides a place for art

HUDSON YARDS: THE SHED

New York City, USA



PERFORMANCE SPACES



GALLERY

Bi-folding glass doors create indoor/outdoor public spaces

OITA PERFECTURAL ART MUSEUM

Oita-Shi, Japan



Build spaces for people to engage, collaborate, make, learn, and connect

MINGEI INTERNATIONAL MUSEUM

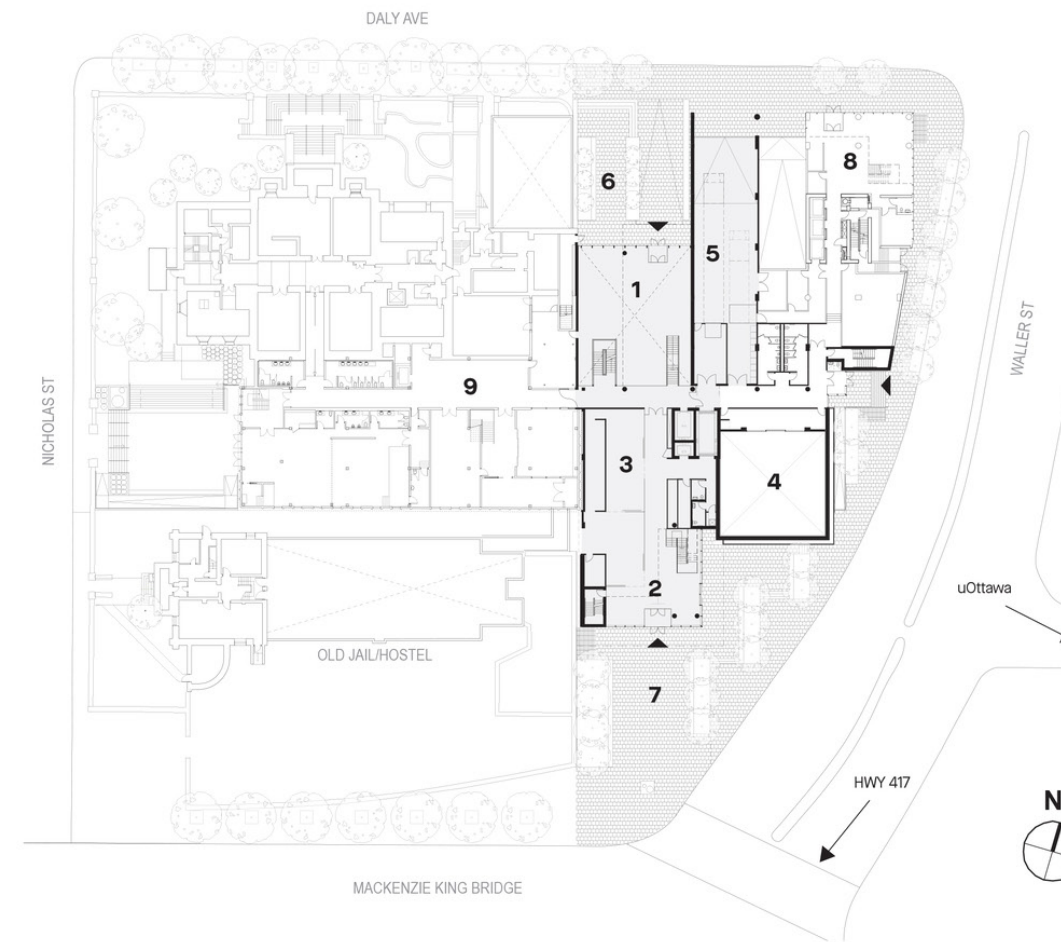
San Diego, USA



A bold, contemporary presence for art

OTTAWA ART GALLERY

Ottawa, Canada



SITE / GROUND LEVEL

- 1 Atrium/Cafe
- 2 Main Entrance
- 3 OAG Shop/Art Rental
- 4 Ottawa U Black Box Theatre
- 5 Loading Dock
- 6 North Courtyard
- 7 South Plaza
- 8 Hotel Le Germain
- 9 Ottawa Arts Court



New York City, USA - Museum of Modern Art

Seattle, USA - Washington State Convention Centre

Seattle, USA - Seattle Public Library

Sao Paulo, Brazil - Museu de Arte de Sao Paulo

Amsterdam, Netherlands - Gerrit Rietveld Academy and Sandberg Institute

Oxford, United Kingdom - Fitzhugh Auditorium

Paris, France - Parc de la Villette

PERFORMING ARTS VENUES

Embrace arts and culture

A vibrant campus for opera, ballet, music, film screenings, and more

LINCOLN CENTER
New York City, USA



Improve outdated design: add pedestrian promenades and flexible public interventions



PAST (1960's)

PRESENT



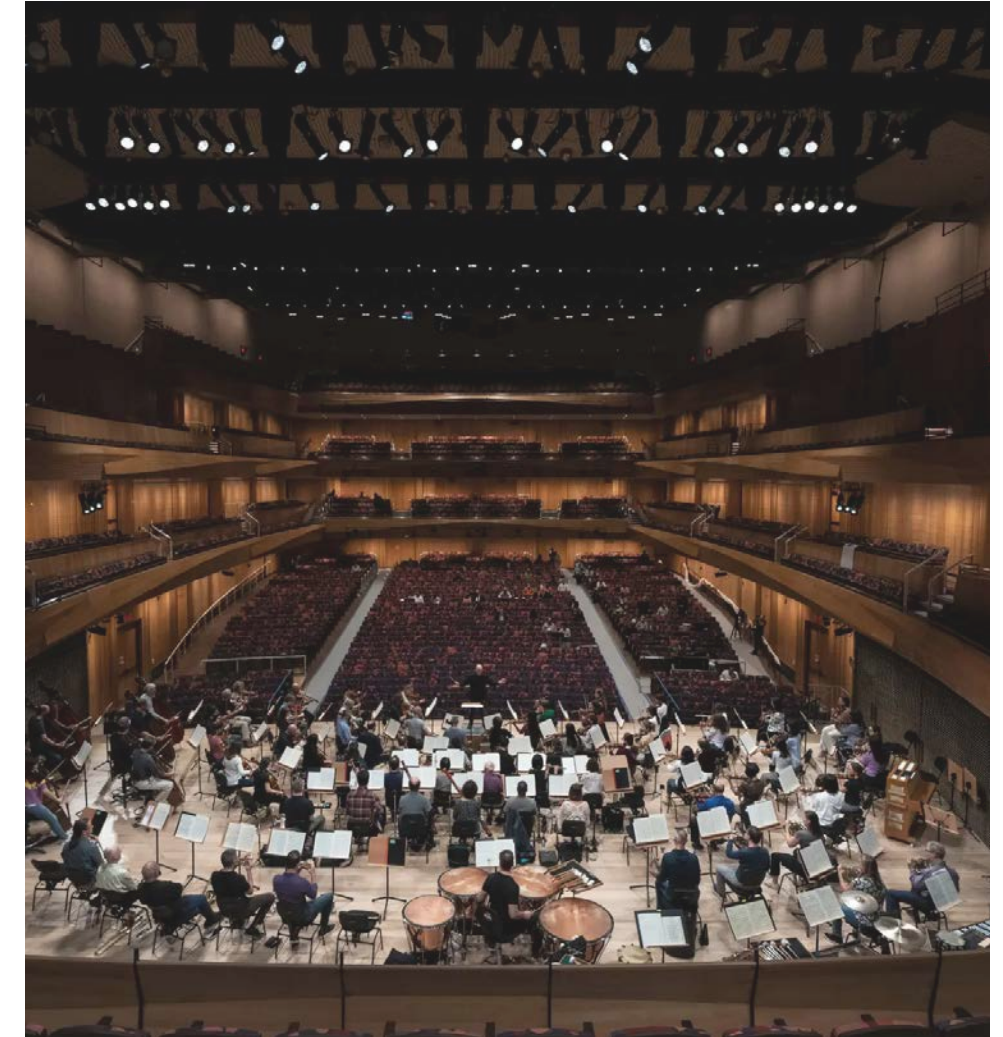
ORIGINAL

Philharmonic Hall (1962)



RENOVATION

Avery Fisher Hall (1976)



PRESENT

David Geffen Hall

A redesigned welcoming, defined new entrance and transparent facade

LINCOLN CENTER: ALICE TULLY HALL

New York City, USA



PAST (1960'S)



PRESENT (Redeveloped in 2009)

Transparent, welcoming entrance

LINCOLN CENTER: ALICE TULLY HALL

New York City, USA



People can walk on the grass roof of a restaurant and screening room

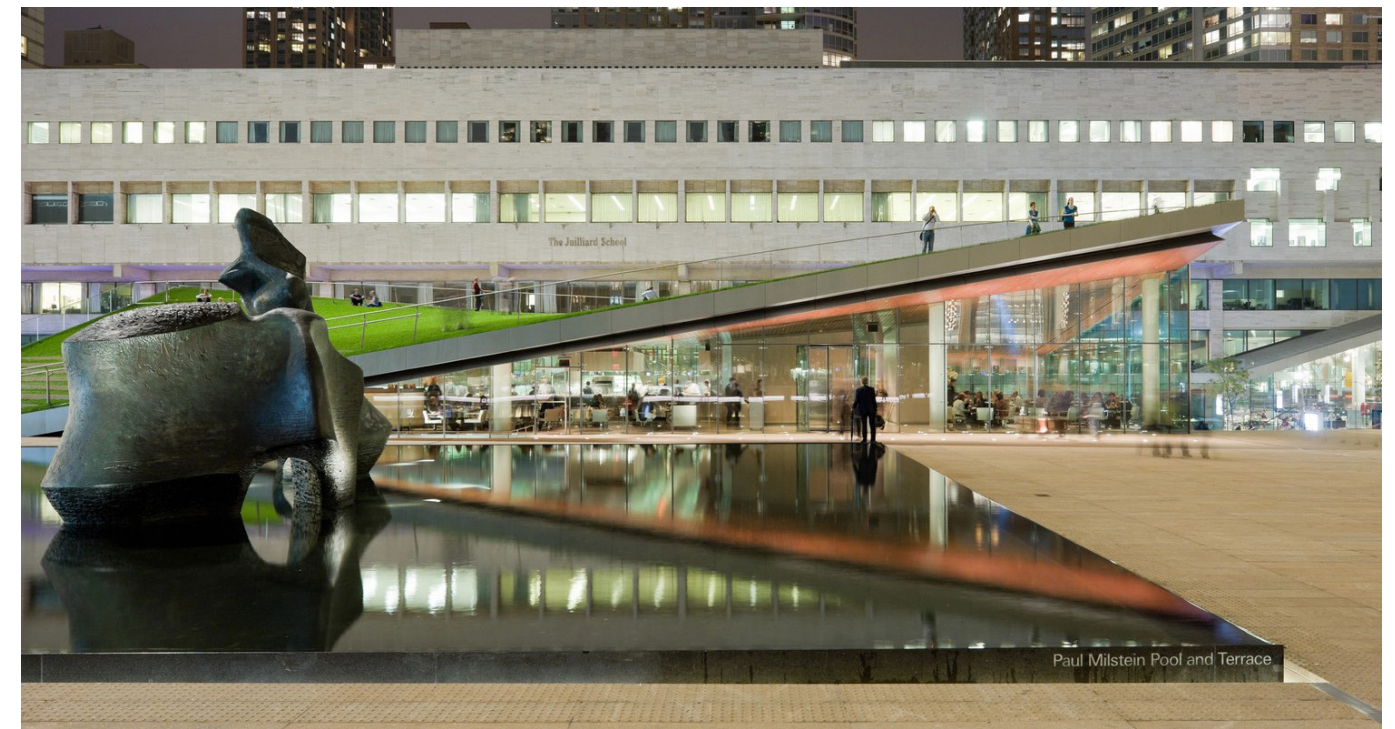


LINCOLN CENTER: HYPAR PAVILION

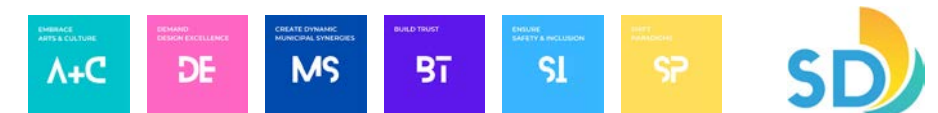
New York City, USA



PAST



PRESENT



People can walk on the roof of this opera house

OPERA HOUSE

Oslo, Norway



An outdoor concert venue that gathers the San Diego community, creates jobs, and generates revenue

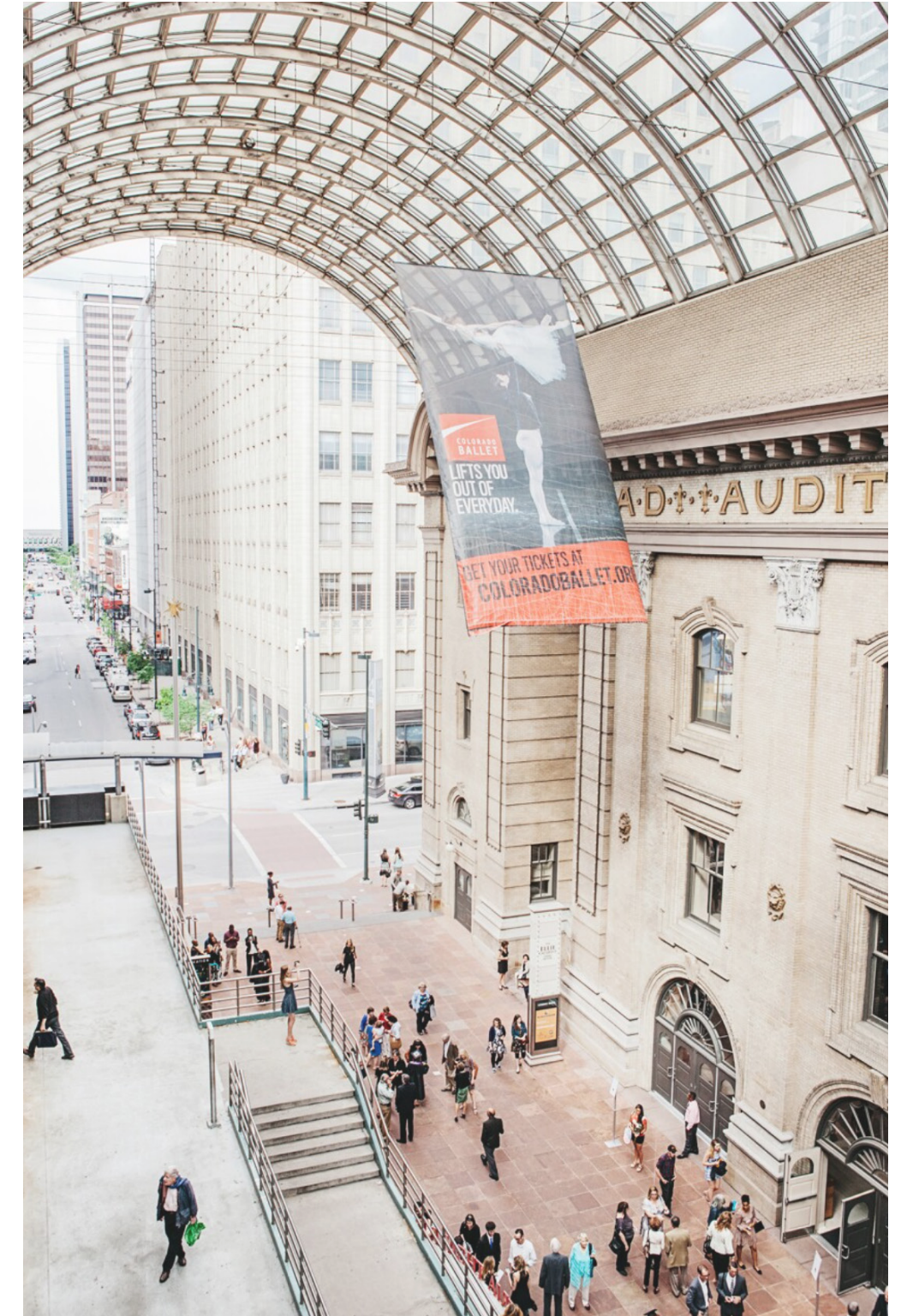
THE RADY SHELL AT JACOBS PARK
San Diego, USA



A glass roof spans between new and old theaters to form a district of civic engagement

DENVER PERFORMING ARTS COMPLEX

Denver, USA



Toronto, Canada - Royal Conservatory of Music

Toronto, Canada - Four Seasons Centre for the Performing Arts

Kansas City, USA - Kauffman Center for the Performing Arts

Philadelphia, USA - Kimmel Centre for the Performing Arts

Seattle, USA - Benaroya Hall

Washington, USA - Kennedy Centre for Performing Arts

Los Angeles, USA - Walt Disney Concert Hall

Tokyo, Japan - Suntory Hall

Copenhagen, Denmark - Tivoli Concert Hall

Hamburg, Germany - Elbphilharmonie

Lucerne, Switzerland - Lucerne Culture and Congress Centre

CLIMATE ACTION

Commit to design for the health and wellness of people and planet

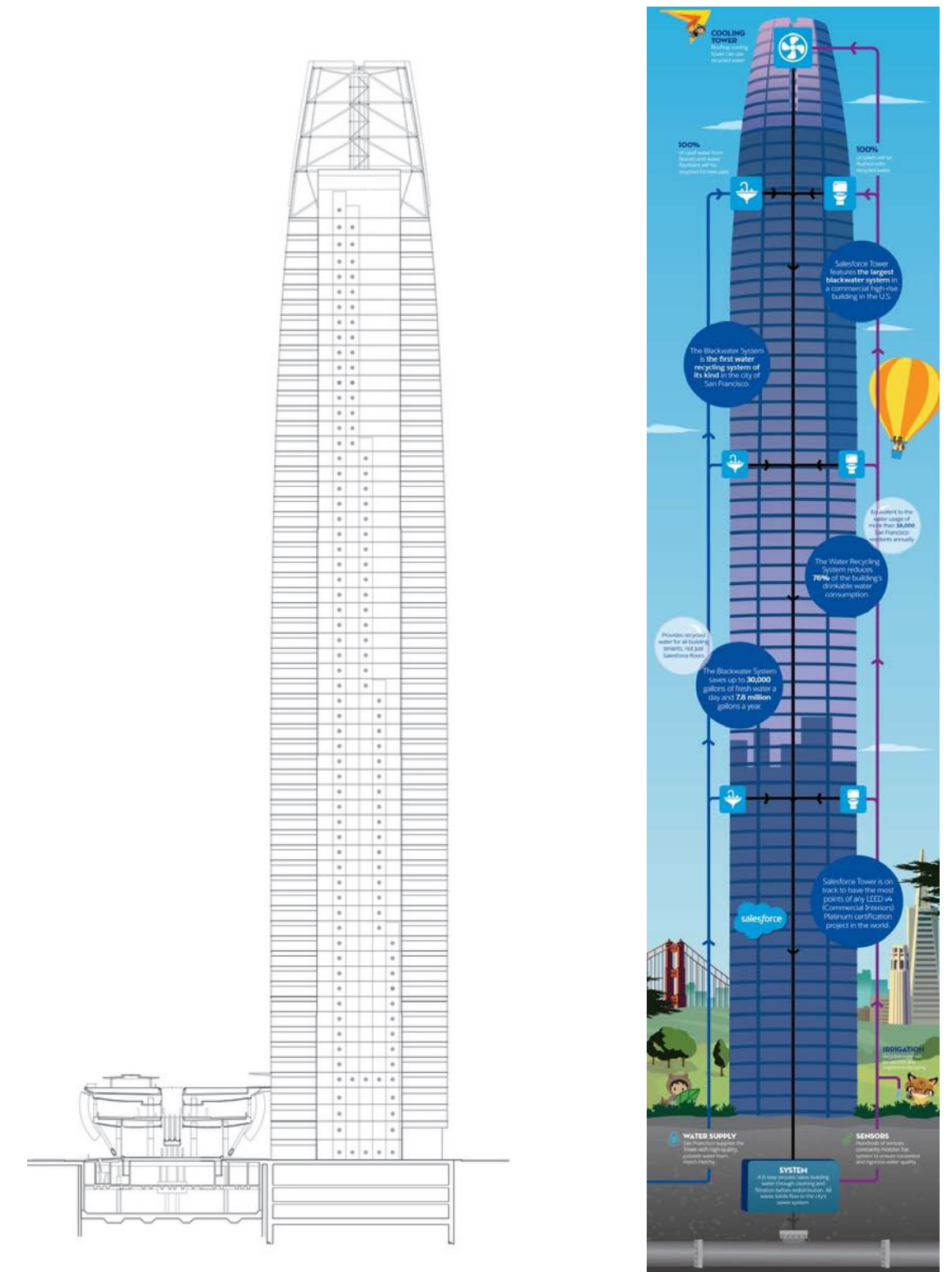
Mitigate climate change through smart design

- Blackwater and greywater systems - wastewater is treated and repurposed for nonpotable uses throughout the building for flushing toilets, irrigation, operating cooling towers, etc.
- Saves 30,000 gallons of freshwater per day



SALESFORCE TOWER

San Francisco, USA

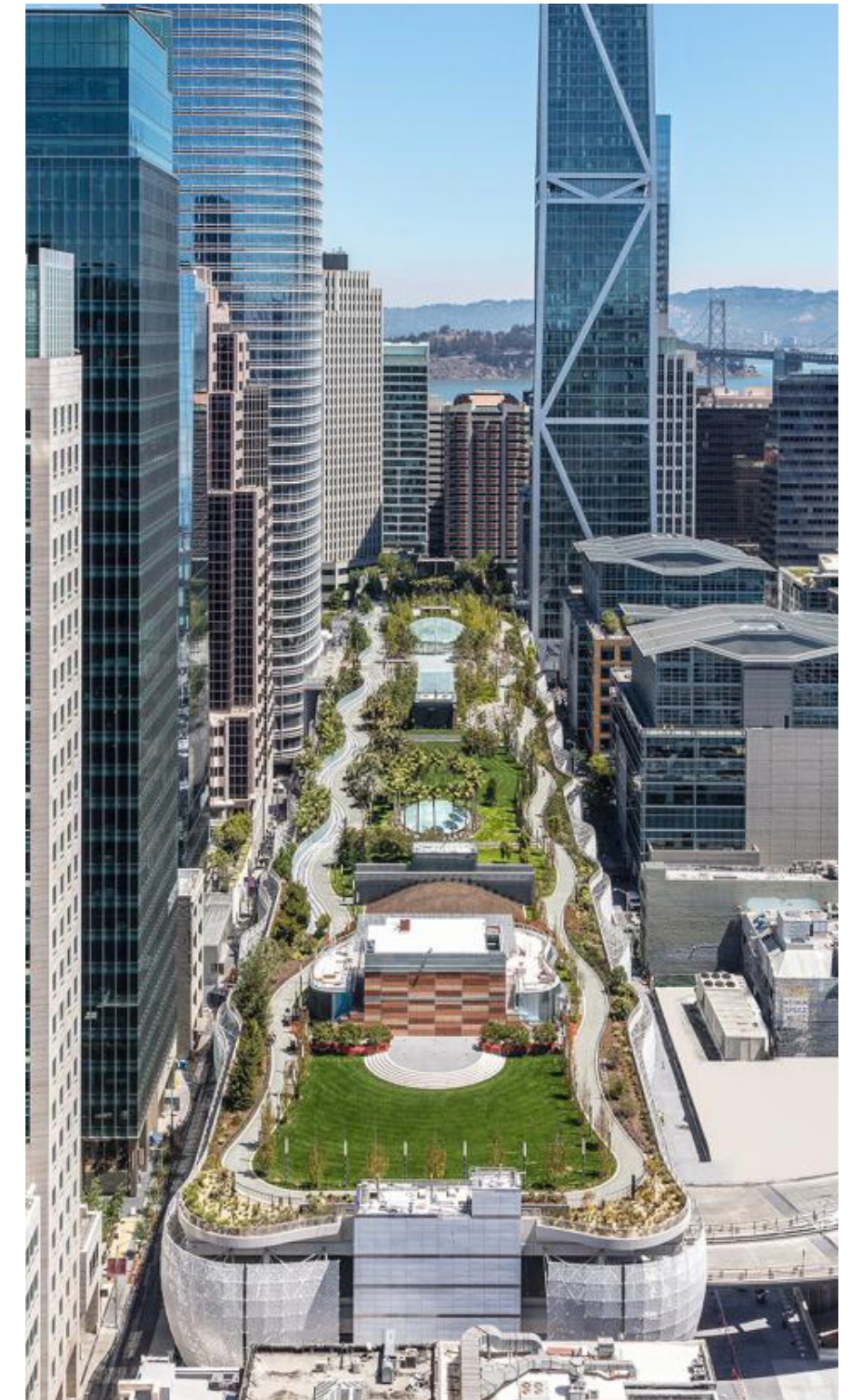
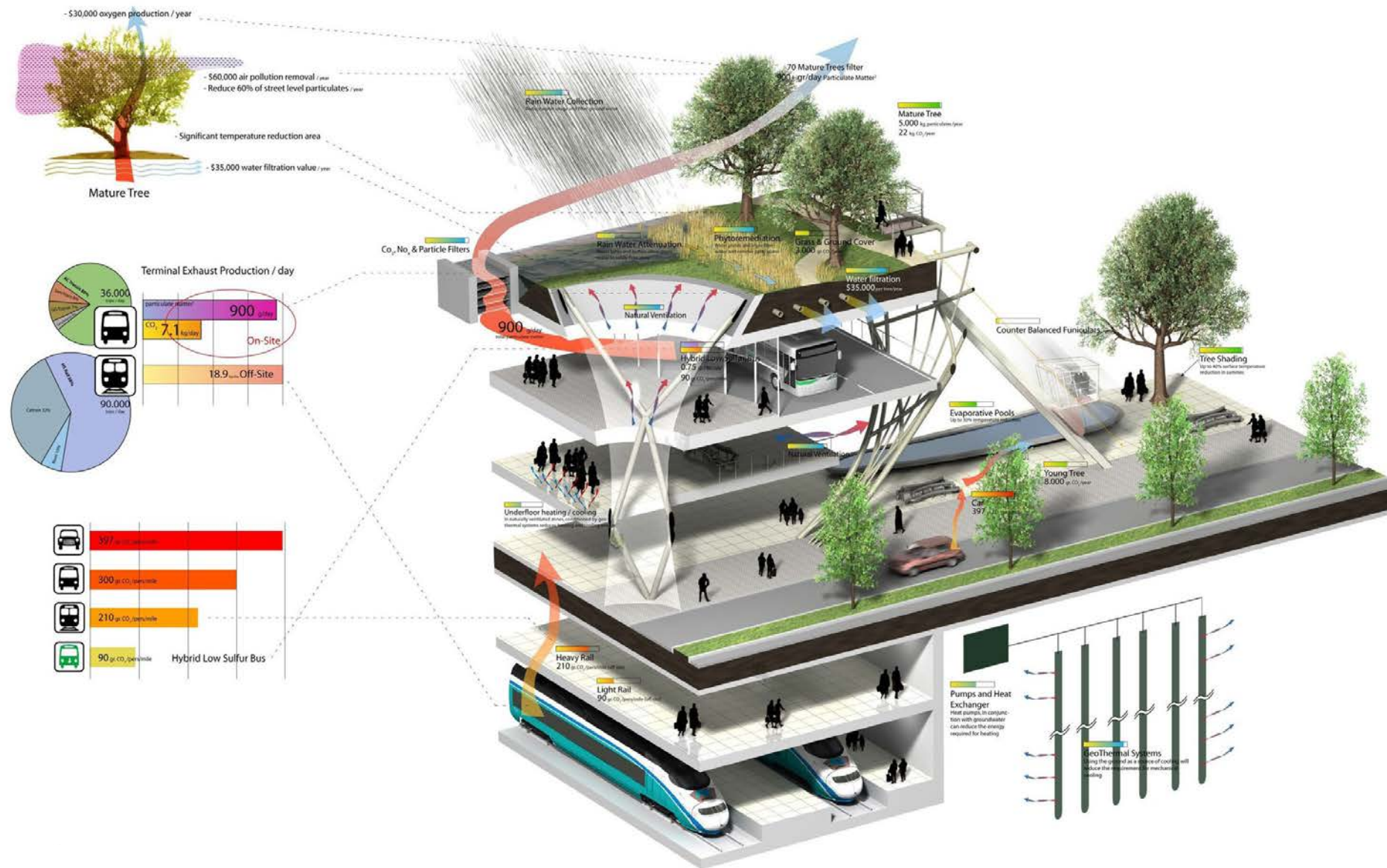


Build for the future

- Enhance biodiversity, sustainability, health, and well-being
- Vibrant green community spaces create ecological benefits
- Biodiverse, self-sustaining ecosystems
- Collect rain water, irrigation runoff, and greywater for reuse

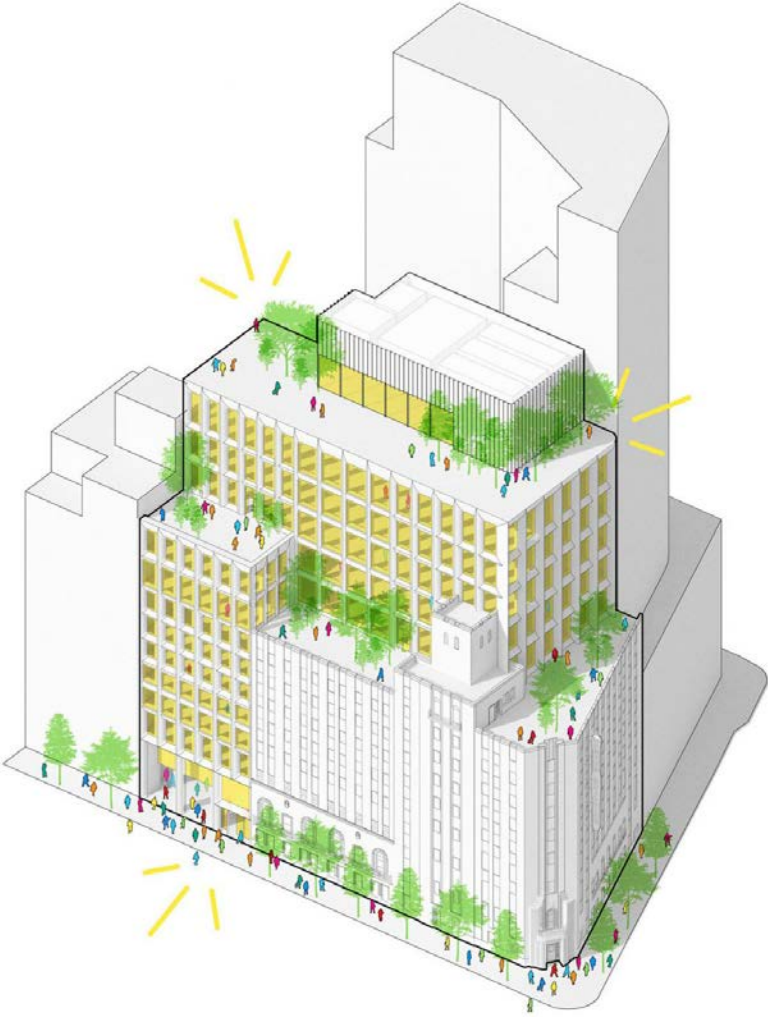
SALESFORCE TRANSIT CENTER & PARK

San Francisco, USA



Adaptive reuse transformed an abandoned women’s prison into a global activism hub for the women’s and girls’ rights movements, offering resources to drive critical change

THE WOMEN’S BUILDING
New York City, USA

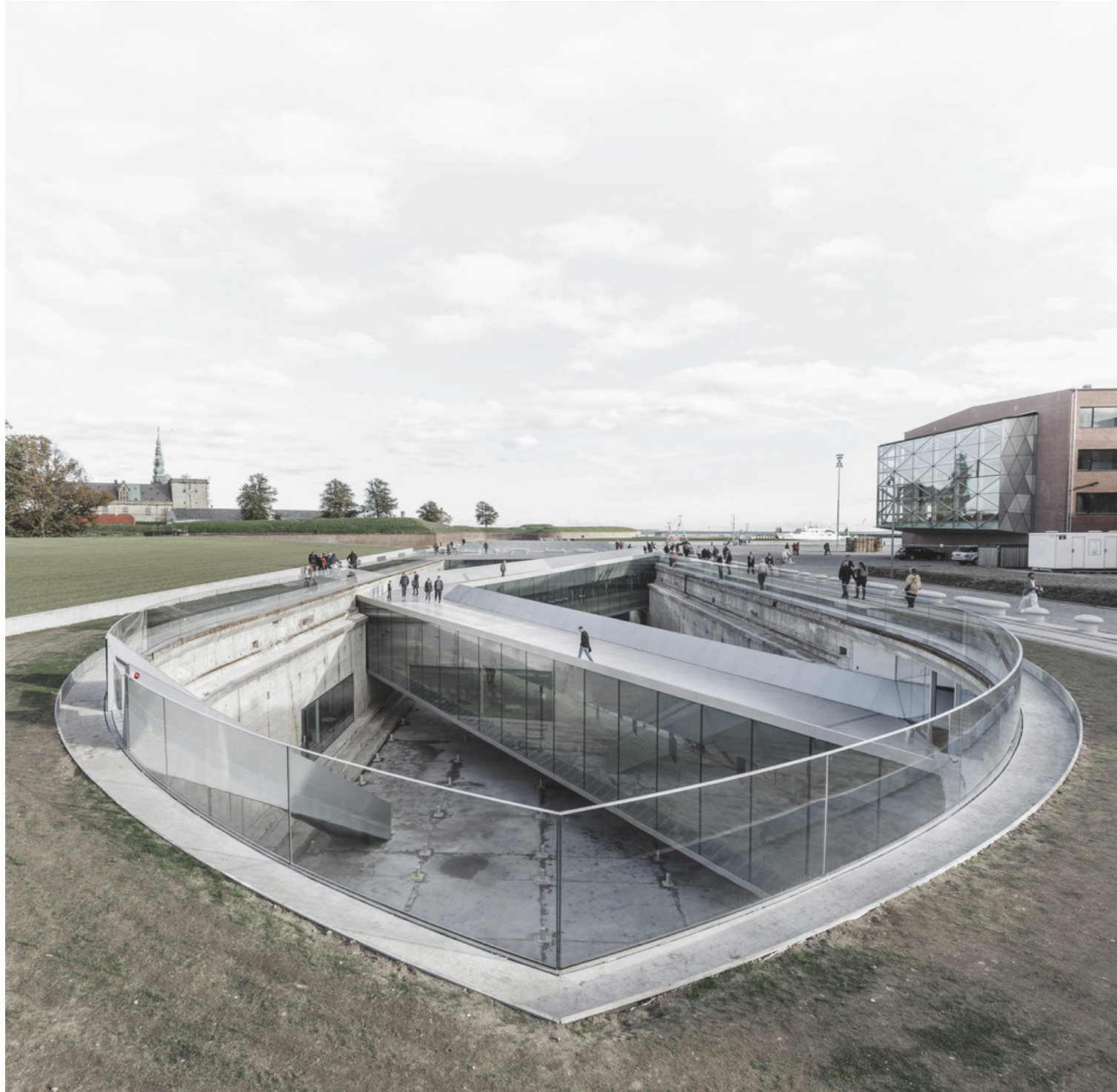


PAST

PRESENT



Adaptive reuse of historic dock walls capitalizes on negative space, inserting light-filled galleries below ground



DANISH NATIONAL MARITIME MUSEUM

Helsingor, Denmark



New York City, USA - Industria Superstudio

New York City, USA - Box Studios

New York City, USA - 122 Community Arts Centre

New Haven, USA - Yale School of Art

Cambridge, USA - Harvard Lewis Law Centre

Louisville, USA - 21c Museum Hotel Louisville

Oklahoma City, USA - 21c Museum Hotel Oklahoma City

Los Angeles, USA - Downtown LA Proper Hotel

Los Angeles, USA - Exchange LA

Los Angeles, USA - Grand Central Market

Los Angeles, USA - Spring Arcade Building

Sao Paulo, Brazil - SESC Pompeia Factory

Frankfurt, Germany - East Side Lofts

Florida, USA - Babcock Ranch

HOUSING

A human right

Consider local and regional plans to maximize housing opportunities located appropriately throughout our downtown core.

AFFORDABLE	Eligibility for affordable housing is impacted by America Median Income (AMI) and is to cost no more than 30% of a household's monthly income
MISSING MIDDLE	A range of house-scale buildings with multiple units. This typology sits in the middle of a spectrum between detached single-family homes and mid-rise to high-rise apartment buildings, in terms of form, scale, number of units, and affordability
CO-LIVING	Short-term or flexible leases shared between multiple people or families
MICRO-UNITS	Typically consists of a one-room living space designed to include a bed, a bathroom, storage, and a kitchenette, with access to communal amenities
MARKET RATE	Housing that is based on existing area market values and demand, rather than relying on subsidies or government assistance. Rental prices may vary based on location, demand, amenities, size, building condition, etc.
LUXURY	Housing built to meet the demands of a small cross-section of wealthy homebuyers and renters

Housing scarcity is the underlying cause of homelessness

ROSE APARTMENTS

Los Angeles, USA

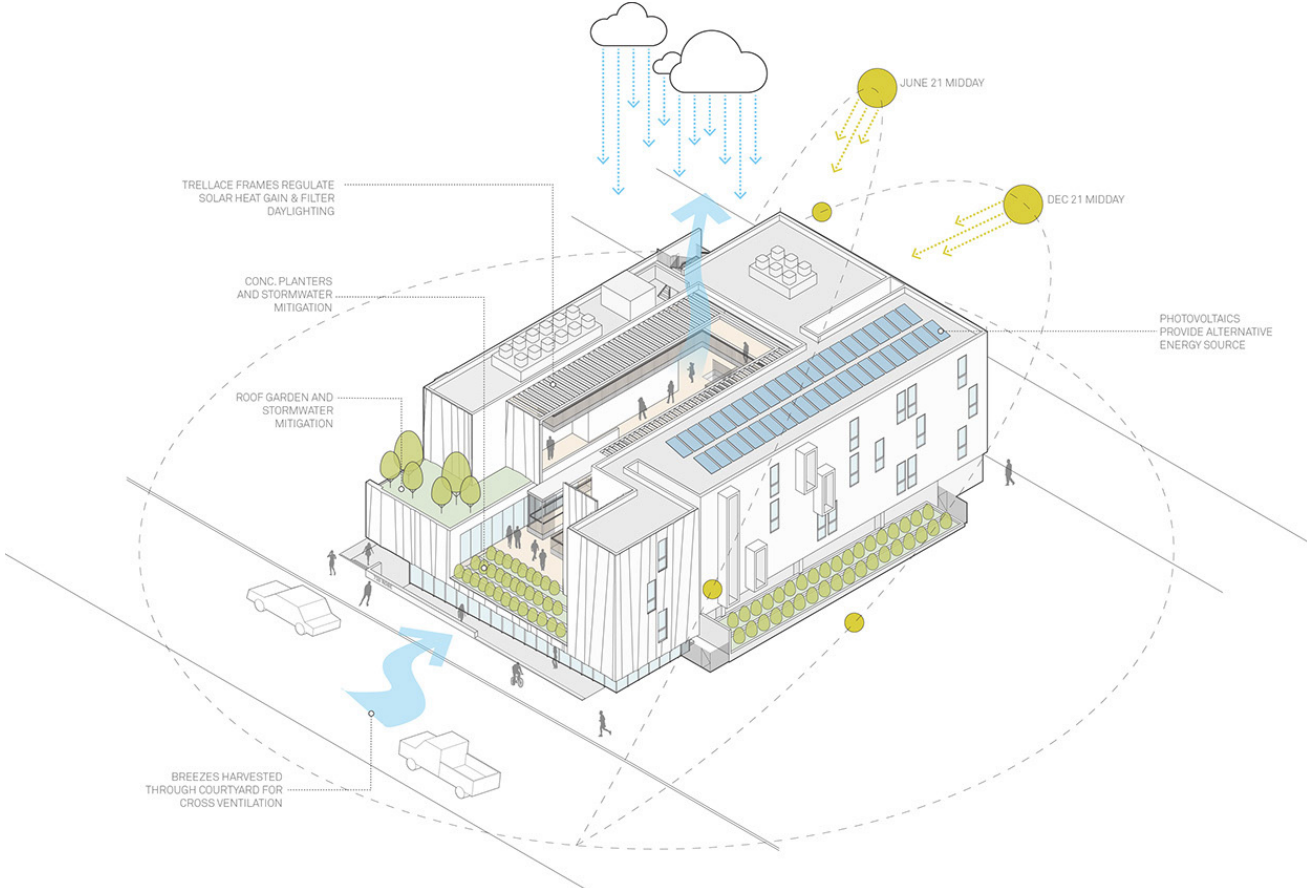


4 stories, 35 affordable units, 28,600 sq ft



Affordable housing for formerly homeless people: increased sense of security, privacy, openness, and inclusiveness

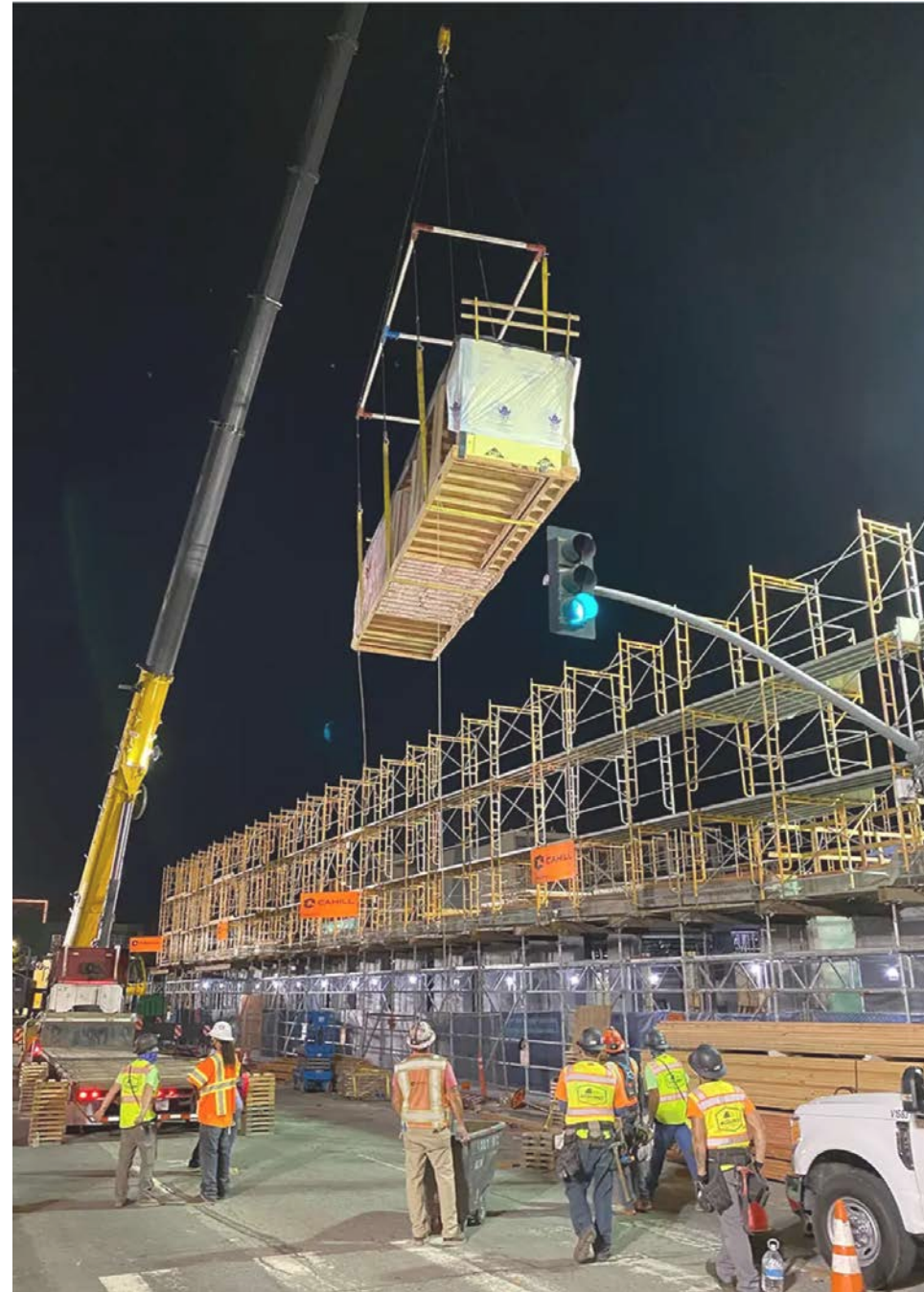
ROSE APARTMENTS Los Angeles, USA



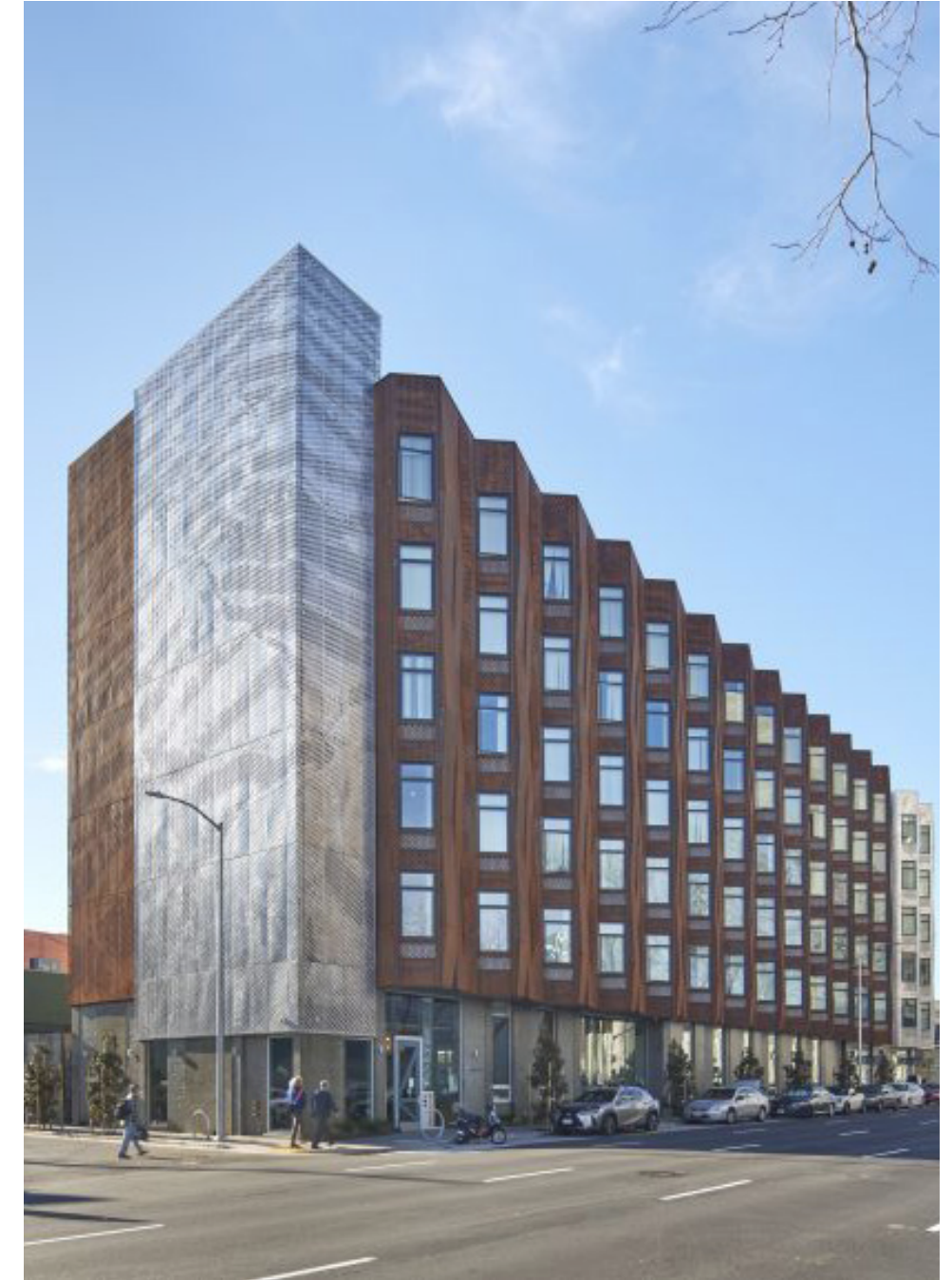
THIRD FLOOR PLAN



1. Modules are pre-fabricated in a factory to reduce on-site construction time



2. Modules are lifted into place over a pre-poured concrete podium



3. Cladding completes the final result: 6 stories, 145 studio apartments, 63,000 sq ft

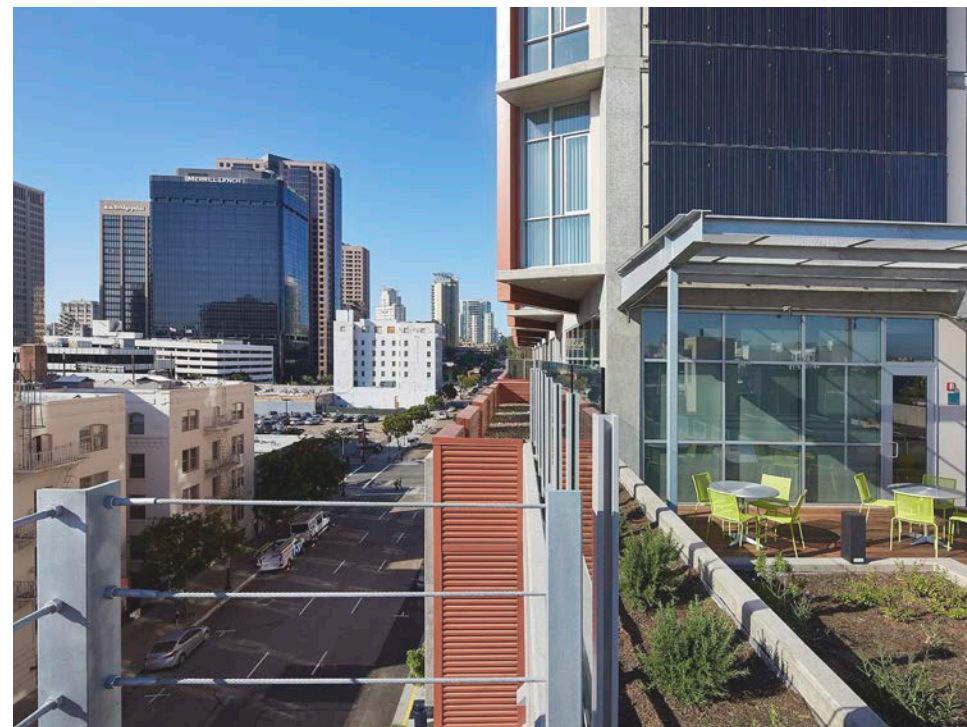
Maximize housing opportunities with affordable micro-units

THE CELADON

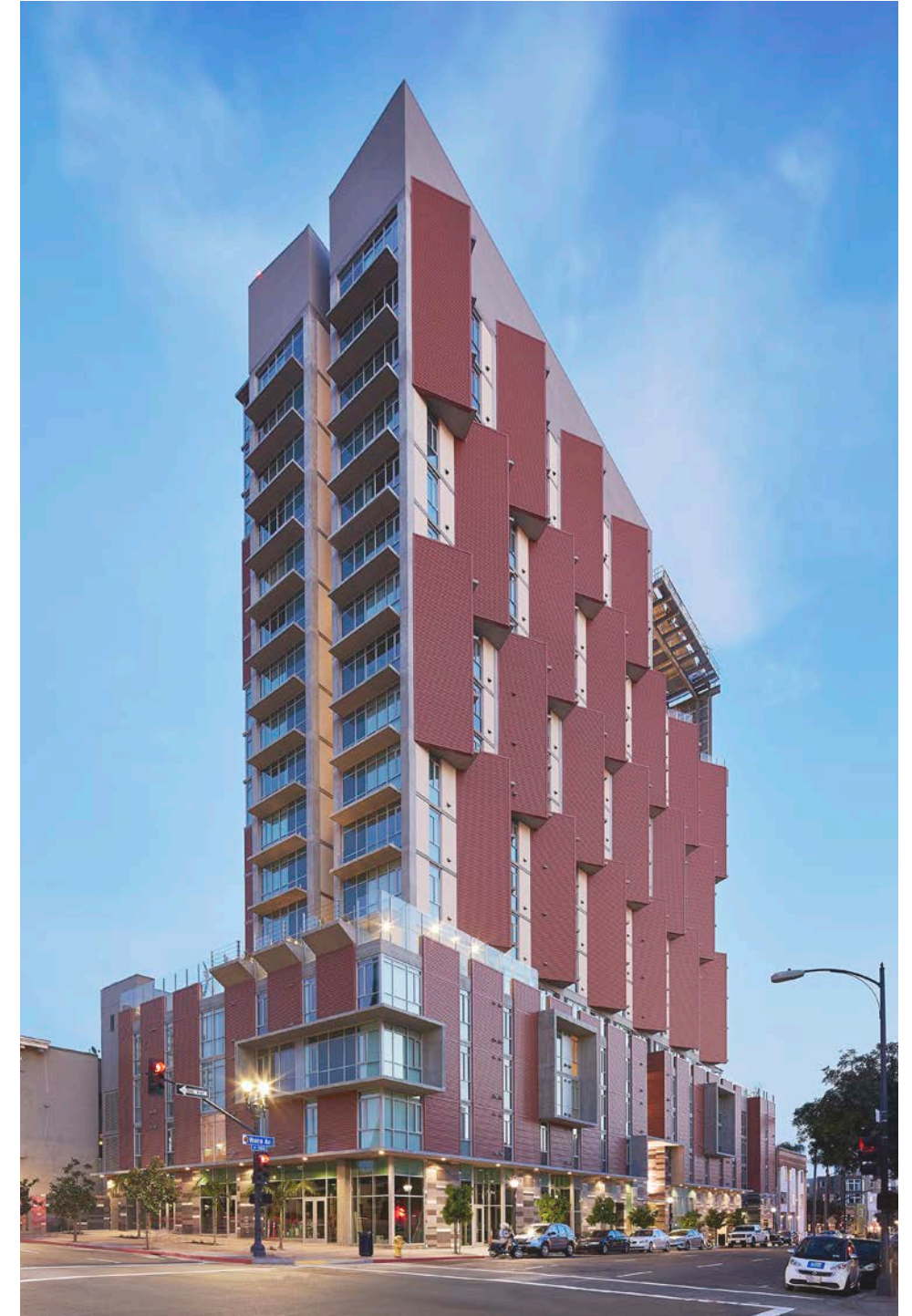
San Diego, USA



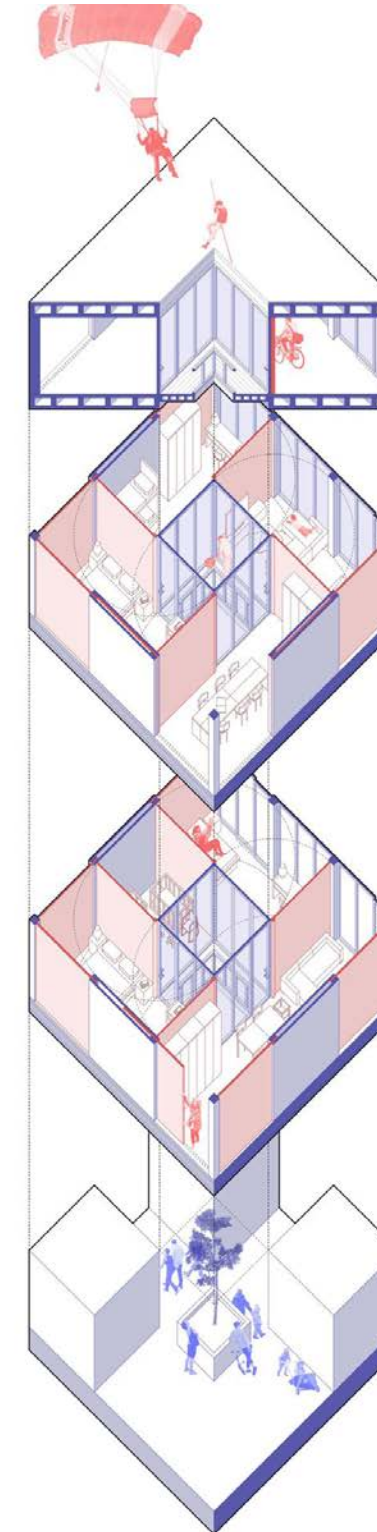
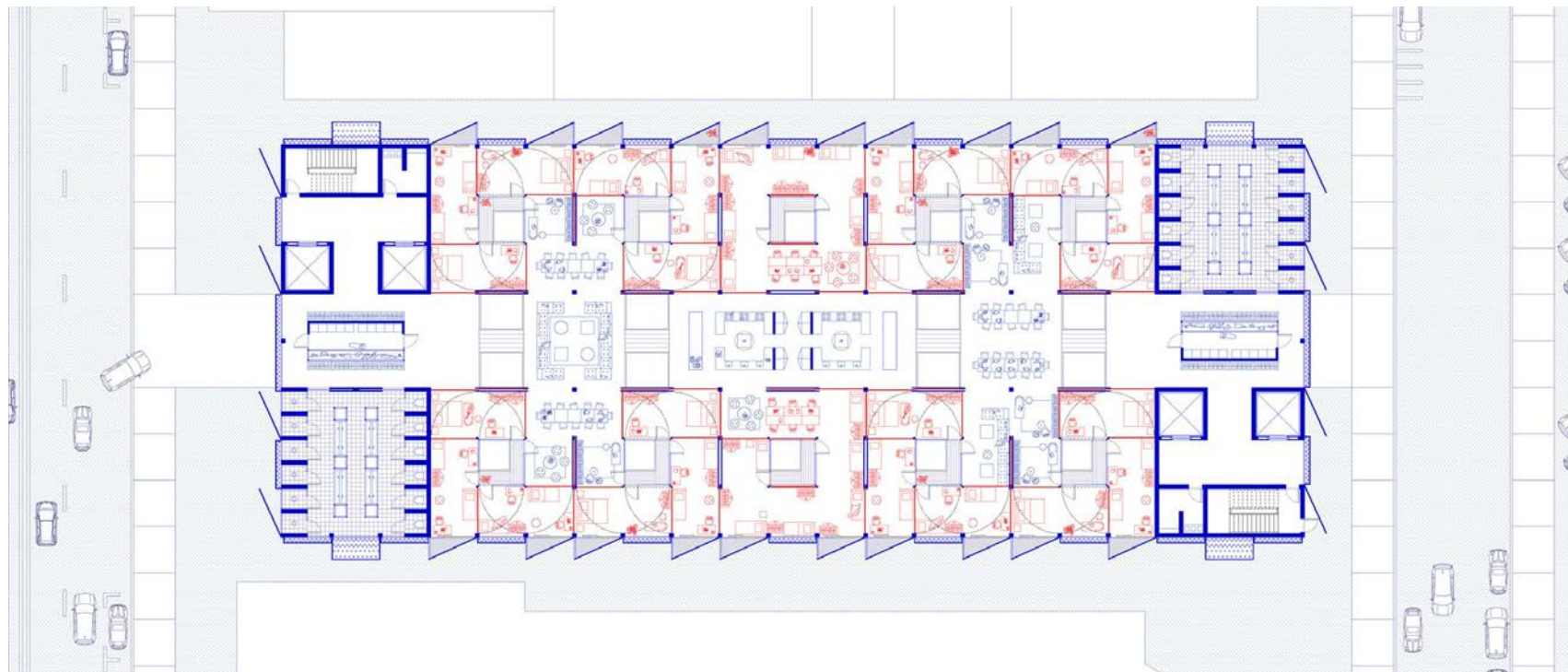
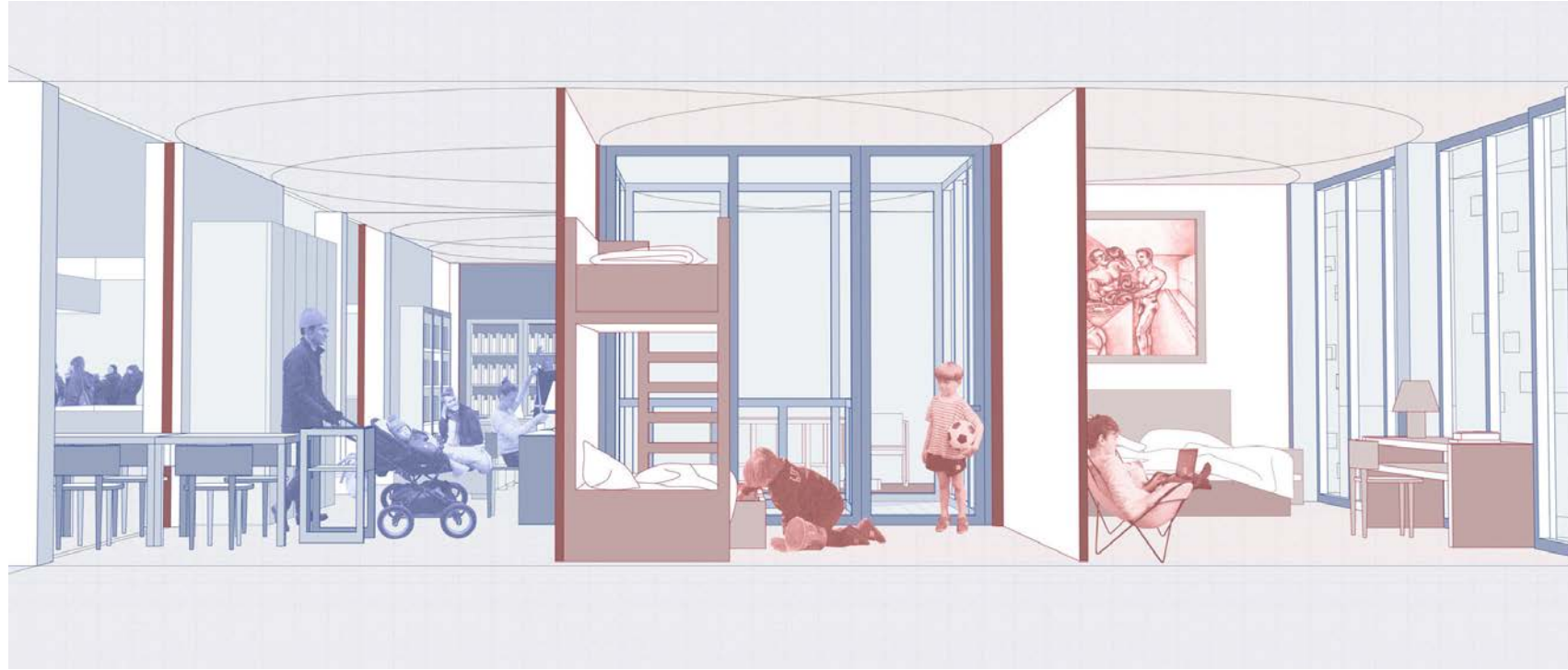
COMMON AREA



TERRACE WITH ECO-ROOF



17 stories, 250 units



Leon, Mexico - Las Americas Social Housing

Los Angeles, USA - Florence Mills Apartments

Los Angeles, USA - Formosa1140

New York City, USA - South Bronx Housing: The Jennings

New York City, USA - Via Verde

New York City, USA - Carmel Place

New York City, USA - Via 57 West

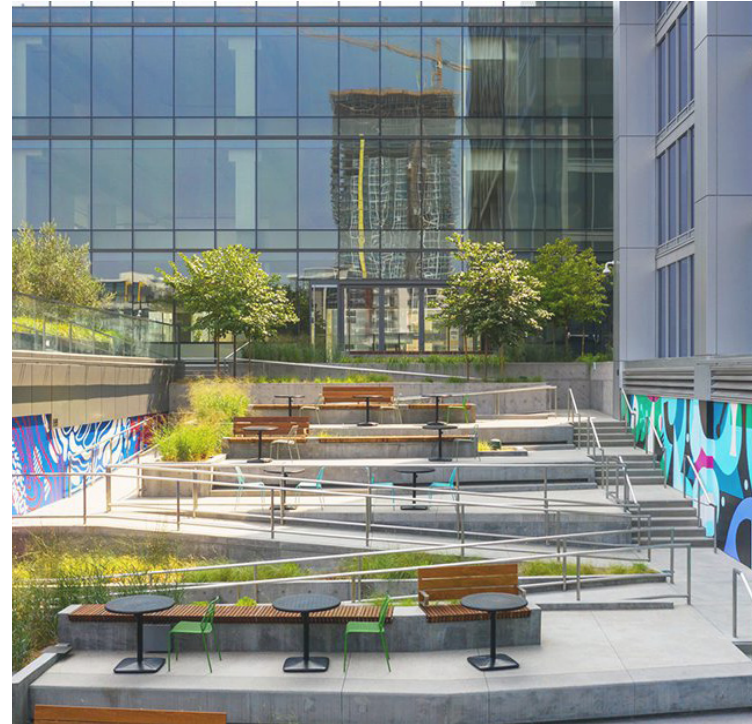
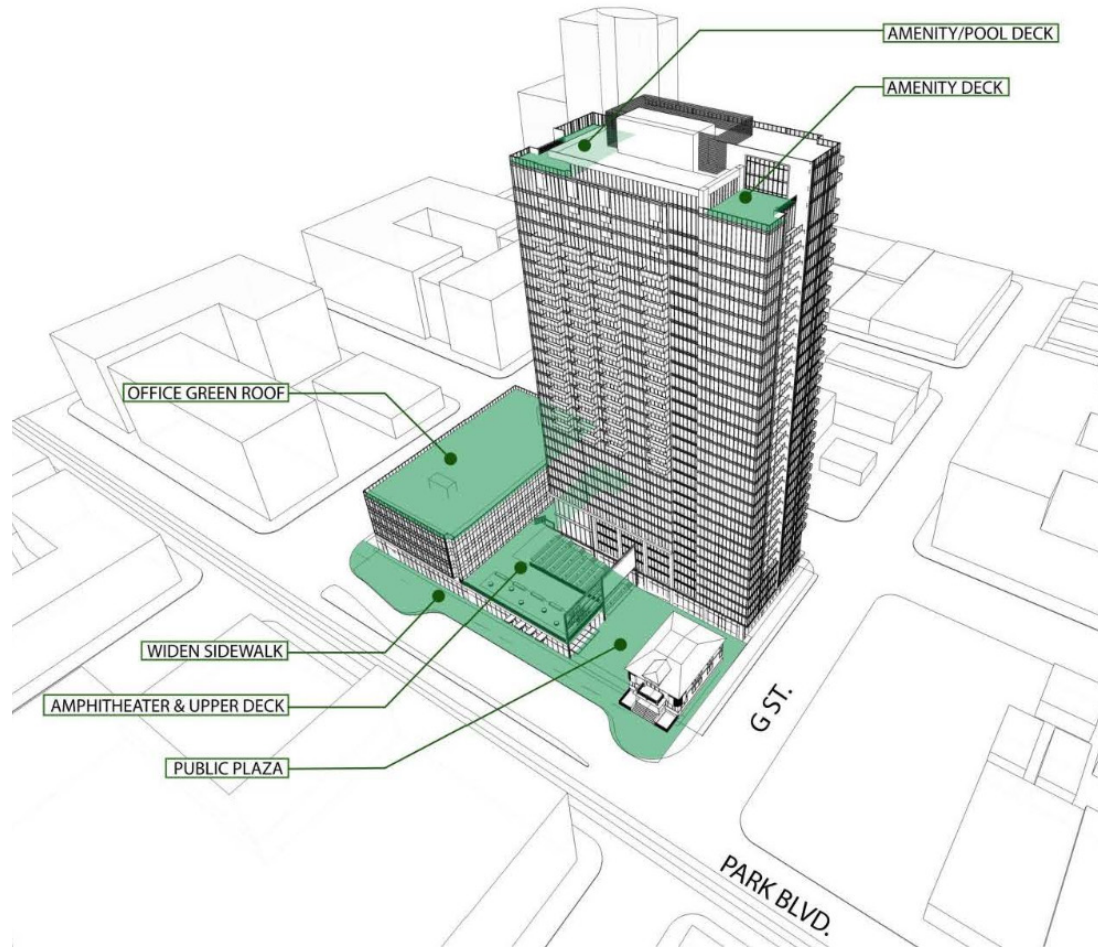
Brooklyn, USA - 450 Warren

Ubud, Indonesia - Clan Living Hotel

MIXED-USE PROGRAMMING

Homes, offices, restaurants, and shopping inspire a 24/7 civic place that supports residents and visitors

Synergize civic-ness through relationships with educational institutions

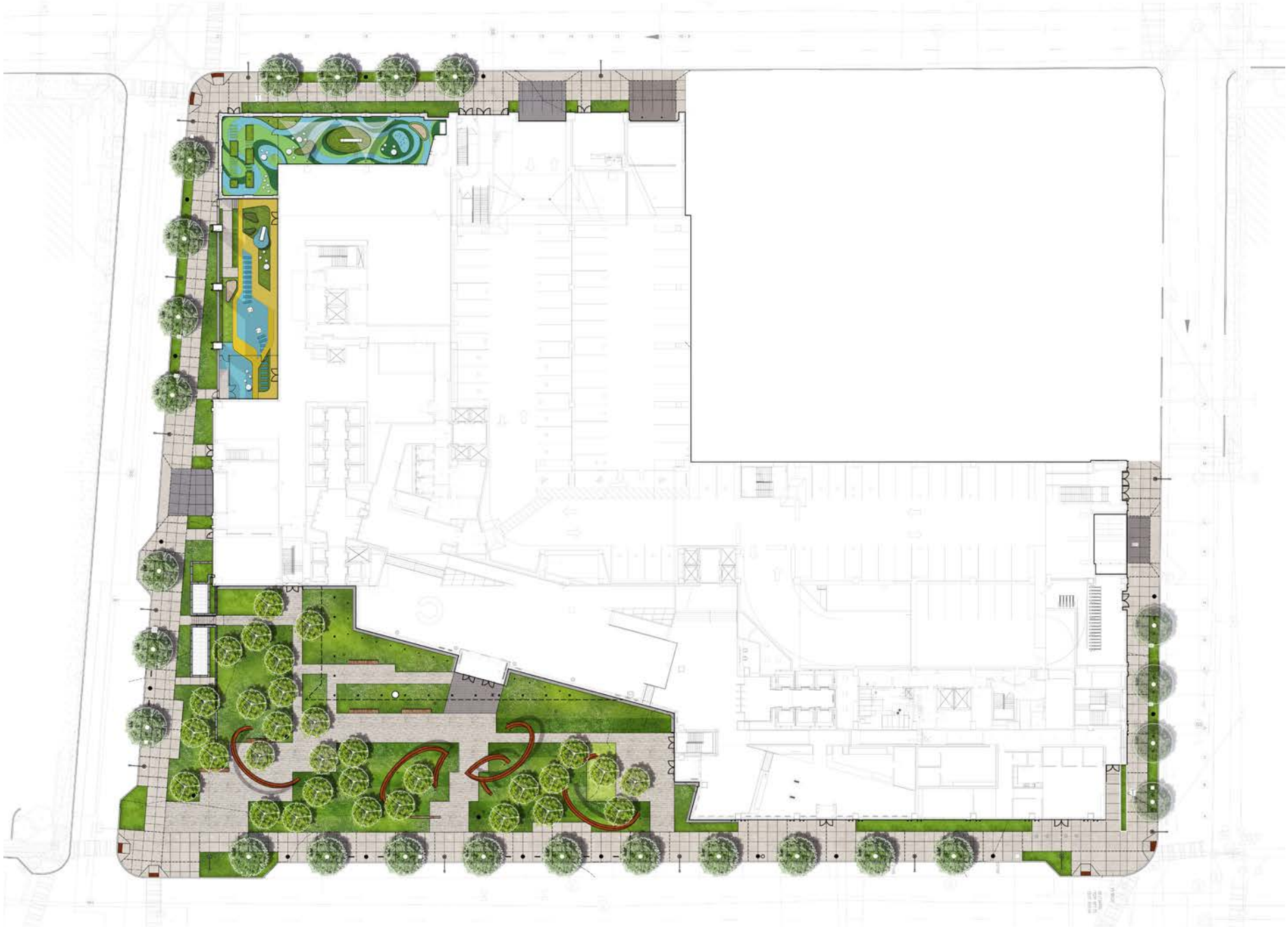


Residential, office, retail, and a UCSD campus extension merge education with community

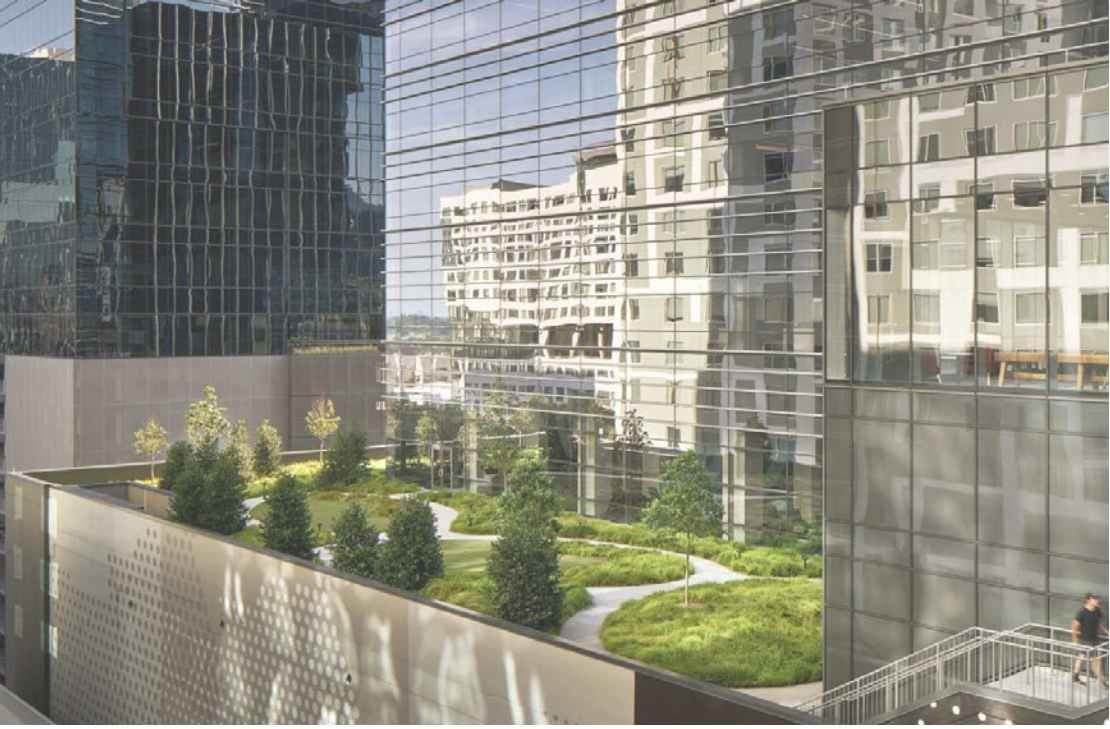
34 stories, 426 apartments with 85 affordable units

Outdoor amenities at ground level are open to the public

NORFOLK SOUTHERN HEADQUARTERS Atlanta, USA



Landscaping and outdoor amenities foster vibrant working and gathering spaces on private rooftop terraces



Shenzhen, China - Prince Plaza

Auckland, New Zealand - Commercial Bay Precinct

Philadelphia, USA - One Franklin Tower

Chicago, USA - Willis Tower

New York City, USA - Renovated Ford Foundation Centre for Social Justice

Los Angeles, USA - Isla Intersections Supportive Housing and Paseo

Santa Monica, USA - Santa Monica Public Parking Structure

London, United Kingdom - One Ashley Road

London, United Kingdom - Cadence

Toronto, Canada - Quayside Development

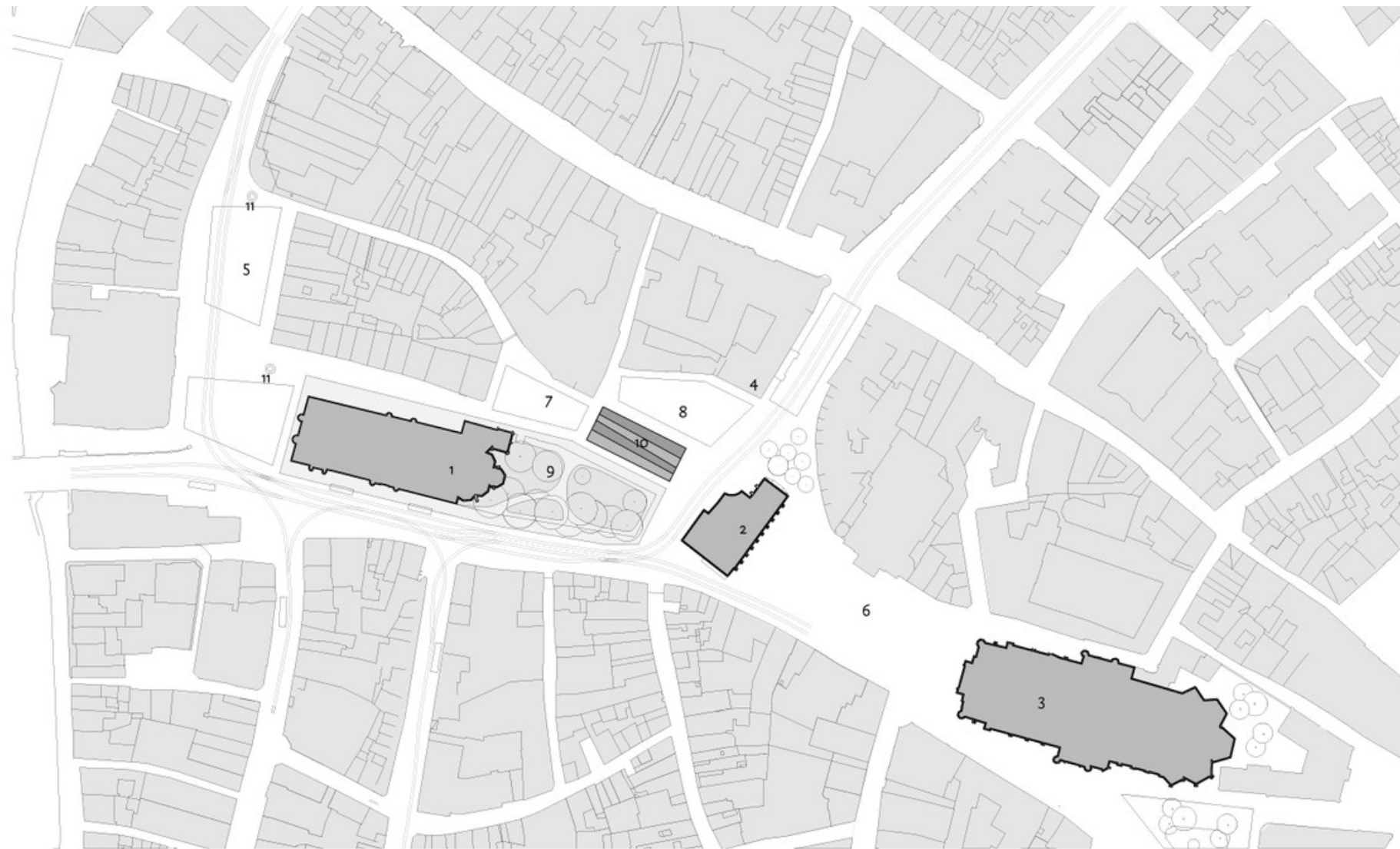
URBAN FOLLIES AND CIVIC ART

Small scale interventions for civic gatherings

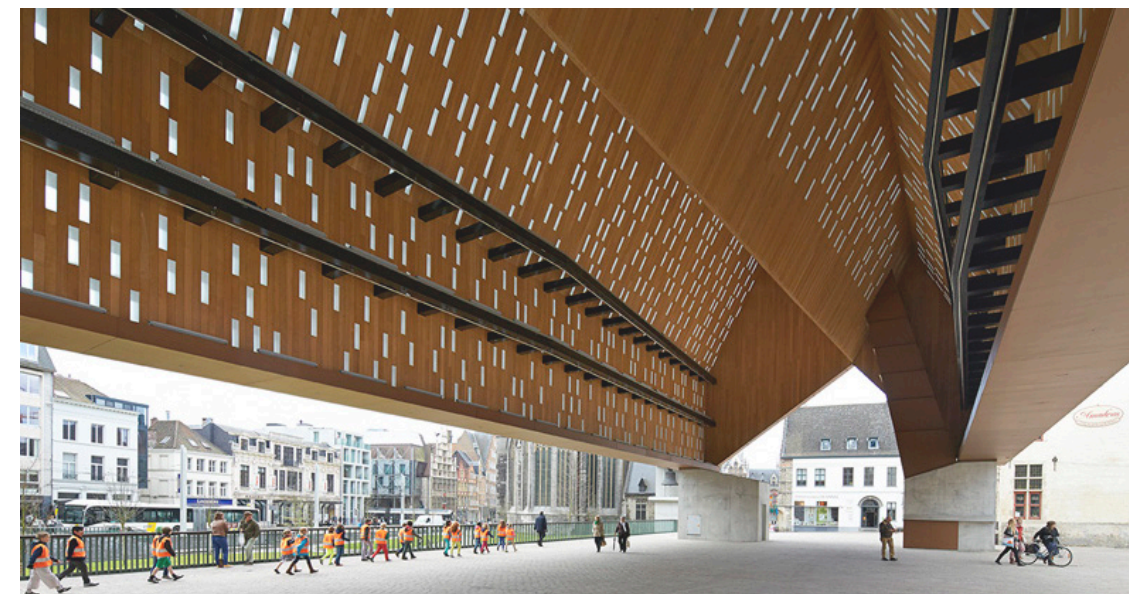
Multi-purpose public square inspires 24/7 activation

MARKET HALL

Ghent, Belgium



- 1. St. Nikolaaskerk (church)
- 2. Belfry
- 3. St. Baafskathedraal (cathedral)
- 4. City Hall
- 5. Korenmarkt (square)
- 6. St. Baafsplein (square)
- 7. Gouden Leeuwplein (square)
- 8. Poeljemarkt (square)
- 9. The Green (parc)
- 10. Market Hall
- 11. Sculpture



Modular spaces for multi-purpose public engagement

PLACE DE LA REPUBLIQUE: PAVILION

Paris, France





Integrate arts and culture into site design



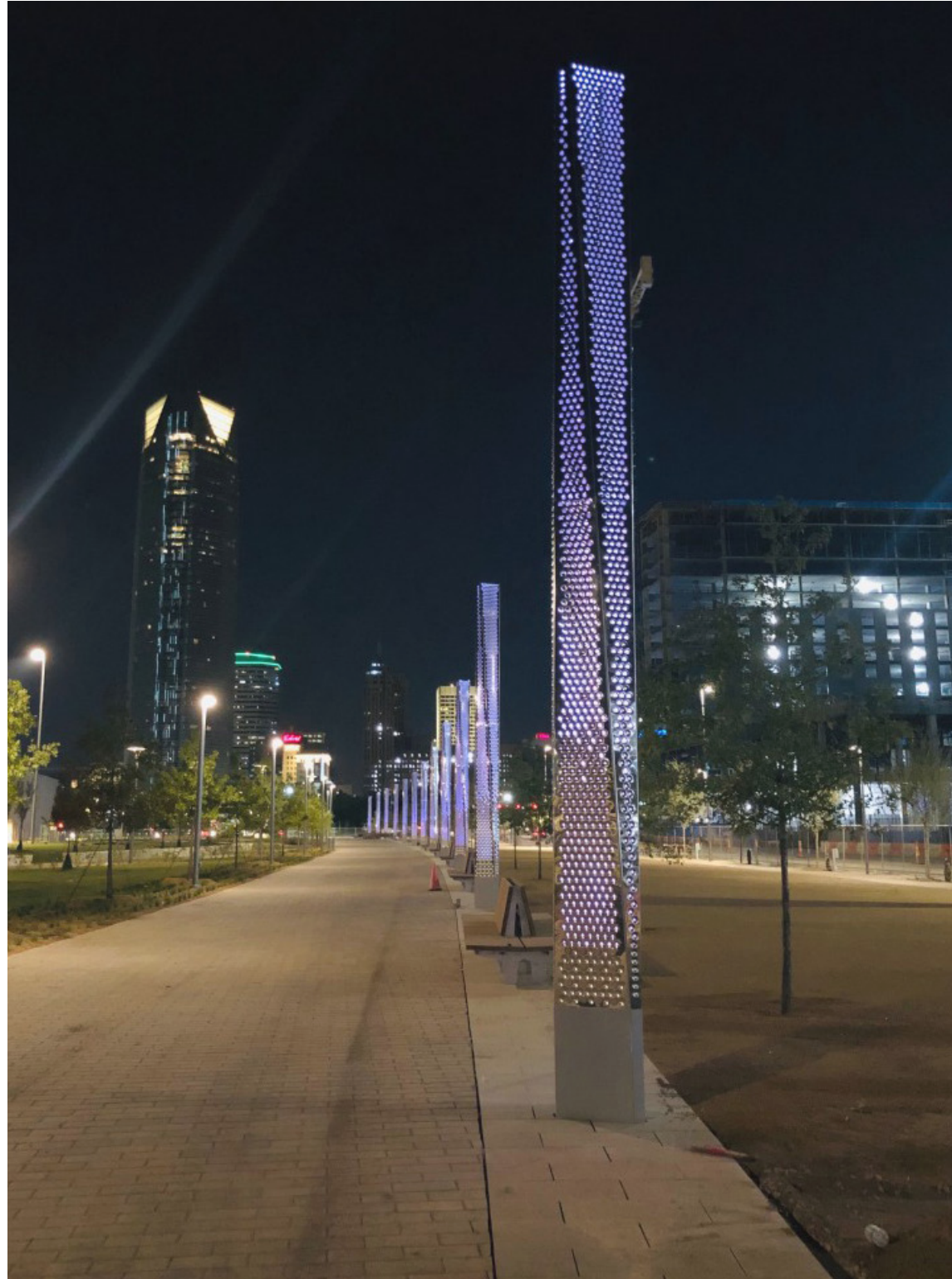
MILLENNIUM PARK: THE BEAN

Chicago, USA



Safe space by design enhances community wayfinding

SKY PILLARS
Oklahoma City, USA



Support artists and activism

GIVE - BY LORENZO QUINN

Various Locations



Livorno, Italy - Red Loggia

Istanbul, Turkey - Baskitas Fish Market

London, United Kingdom - The Smile

San Francisco, USA - A Room in the City (Urban Works Agency)

Los Angeles, USA - ROW DTLA

Chicago, USA - Colour Jam by Jessica Stockholder

Napa, USA - Infinity

Fresno, USA - Acero Picado

Kansas City, USA - East Village Parking Garage

Dublin, Ireland - Grand Central Plaza

Denver, USA - Denver Sculpture Park

Cedar City, USA - Canyon Light

Salt Lake City, USA - Salt Lake City International Airport

Salt Lake City, USA - Salt Lake City International Trax Station

Thank you.

If you would like to add your name in support of the manifesto, [click here](#).