

January 22, 2023

Christopher Ackerman-Avila, Policy Advisor  
Office of Mayor Todd Gloria  
City Administration Building  
202 C Street, 11th Floor  
San Diego, CA 92101

RE: Civic Center Revitalization Committee

Please share with the Committee, staff and public.

Having read the draft final report to the Mayor and City Council that the Committee will be considering, I offer the following comments and observations.

The report captures the discussions and the comments of the committee and the work groups. As a framework for the next phase, the report highlights many of the objectives and attributes that should be part of the redevelopment of the civic core. However, I find a few important gaps that should be addressed and emphasized for any future development in order to meet the report's findings:

#### Next Phase Evaluation Recommendations

Assuming the city follows the "Midway approach", adding specific recommendations and requirements in the report to the Mayor and City Council would make more sense as well as be transparent to all potential developers as to how any proposals would be judged. Establish the next phase decision tools.

#### Developer Concepts of Six Blocks vs COB Stand-Alone

The recommendation to develop the COB site first for a new city hall and city administration building means that the remaining blocks will have no public connection to the site of government and city hall. In the next phase allow the development teams the option of proposing that COB be developed separately or propose how they would integrate a publicly accessible city hall within their proposed submission. The six blocks are a miniature chess board. Tear down the parkade? Or Golden Hall? Maybe even the Civic Theater (with a later development to include a new theater)? Perhaps a development team will propose an innovative concept your committee has not thought of. I am fearful that a stand-alone city administrative building at the COB site will be disconnected from the public.

#### Sustainability and Climate Action

There are insufficient recommendations for any future development to exceed the City's climate action plan. Given our climate future, the report should emphasize that any development be a leader and innovator with sustainability.

### Housing for All

The draft report says housing is secondary. A new city administrative building and housing for all are equally important. Both should be primary.

### Multi Modal Center

The concept of a multi modal center as proposed by SANDAG would overwhelm the proposed six blocks. It's a nice gesture but is inappropriate in this area. Locations at the Santa Fe depot, convention center, Old Town might be more functional.

I look forward to hearing the discussions regarding these comments and observations.

A handwritten signature in black ink that reads "Charles Kaminski". The script is cursive and fluid, with the first name "Charles" and last name "Kaminski" clearly legible.

Charles Kaminski  
PO Box 2729  
La Jolla, CA 92038