

September 29, 2022

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City Administration Building  
202 C Street, 11th Floor  
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RE: Civic Center Revitalization Committee

Please share with the Committee, staff and public.

As the Committee considers the development of the Civic Center core, I offer the following comments and questions:

1. The COVID epidemic has taught us that work from home, on-line meetings, remote learning and other innovative tools are now integrated into business, educational and cultural practices. How will these new concepts and technologies be accounted for in the revitalization concepts? How will potential challenges such as COVID in the future add to the discussion of permanent office functions vs remote in the government spaces?
2. What is the projected population increase over the next 25-50 years (City-wide and downtown) and how will that affect citizen representation, number of council districts, and future undetermined and undefined departmental needs as city functions in planning for new City Hall administrative and operations space?
3. Some types of affordable housing and work force housing will be included. Will this type of housing be incorporated within any market rate housing development vs stand-alone buildings? The committee should require the project to provide economic integration throughout any housing developments in the Civic Center revitalization area.
4. The Committee should consider the reuse and/or rehabilitation of any existing buildings/structures in the subject revitalization area. How will this be considered? Can existing buildings be retrofitted for housing, offices, etc.?
5. The Committee should be informed of the conditions (environmental, infrastructure, structural, layout flexibility, etc.) of the existing buildings/structures in order to consider their possible inclusion in any development.
6. The Committee should be provided with a cost benefit analysis of a scenario of keeping and rehabilitation of existing buildings/structures for utilization as new functions (housing, offices, etc.) vs demolition of all and complete new development. Analysis of energy requirements to build new vs reuse existing.

7. The City should undertake a typical 45-year analysis report of the potential for any historically significant buildings/structures in the development area. The Civic Theater (1965) was designed by established City Master Architect Lloyd Ruocco. Installed in 1972, the Bow Wave fountain is a significant piece of art in the City of San Diego's Civic Art Collection. There may be other important significant structures that should be identified and a strategy developed for inclusion, reuse or relocation.
8. The revitalization area is within the downtown Community Planning Group (CPG) area. How will the CPG interface with the Committee?
9. San Diego's design community including such organizations as the American Institute of Architects, Urban Land institute, American Society of Landscape Architects, American Planning Association, etc. are rich in resources and knowledge. How will these groups contribute to the discussion?
10. What are the potential developments surrounding the identified revitalization area and how might that connect and integrate to make a seamless character for this neighborhood? Think of the California Theater, 4<sup>th</sup> & B Street, the C Street trolley corridor, etc. Understanding that a city and its neighborhoods and pedestrian experience is seamless is critical.
11. Meetings in the individual council districts are necessary. Make all possible notices of such meetings on social media such as Nextdoor, Facebook pages, thru the Council District newsletters and emails. Attendance may be minimum but doing due diligence for promotion is critical as is the timing during the day of the meeting.

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

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