



COUNCIL PRESIDENT SEAN ELO-RIVERA
City of San Diego
Ninth District

COUNCIL PRESIDENT PRO TEM MONICA MONTGOMERY STEPPE
City of San Diego
Fourth District

COUNCILMEMBER RAUL CAMPILLO
City of San Diego
Seventh District

MEMORANDUM

DATE: September 15, 2022

TO: Mayor Todd Gloria

FROM: Council President Sean Elo-Rivera, Ninth District 
Council President pro Tem Monica Montgomery Steppe, Fourth District 
Councilmember Raul Campillo, Seventh District 

SUBJECT: Civic Core Redevelopment Priorities

The redevelopment of the civic core is a once-in-a-generation opportunity that must be maximized, as the potential benefits to the public are enormous. The City can address long-standing problems, such as our severe deficit of affordable homes and the City's portfolio of inadequate and obsolete office space. By addressing these issues, the City can bring forth a more livable, sustainable, and equitable community.

On March 14, 2022, the City Council was presented with information by the Department of Real Estate and Airport Management (DREAM) related to the possible redevelopment of the civic core. Councilmembers provided some of our priorities if the Civic Center and surrounding City-owned property were to be redeveloped. On July 26, 2022, DREAM committed to returning to City Council by October 31, 2022, to present the plan for the redevelopment process. And on September

15, 2022, Mayor Gloria announced the formation of the Civic Core Revitalization Citizen's Committee.

In advance of the October deadline, we respectfully request the following are considered by the Committee and addressed by DREAM in the presentation to City Council:

- Opportunities to maximize new housing in the civic core.
- Opportunities to create City facilities that meet the needs and expectations of both City employees and San Diego residents, and to do so in a way that is equity-centered and fiscally responsible.
- The pros and cons of a “Super Notice of Availability” of City property made available in accordance with the Surplus Land Act that includes multiple underutilized City parcels and properties, including:
 - City Administration Building
 - City Operation Building
 - Golden Hall
 - Civic Center Plaza
 - Civic Theater
 - Evan V. Jones Parkade
 - Property located at 101 Ash Street
 - Property at 14th Street and Imperial Ave serving as a Housing Navigation Center
 - Police Headquarters
 - City maintenance facility located at 20th and B Streets
- The potential for conditions attached to the Request for Proposals that would require, but not be limited to, the following:
 - A minimum of 25 percent of homes built to be income-restricted affordable units
 - New City Administration and Operations facilities with “in-house” childcare facilities
 - Single room occupancy units to be owned and operated by the San Diego Housing Commission
 - Permanent supportive housing
- The pros and cons of relocating the Police Headquarters to the redeveloped civic center, including the possibility of consolidating all City public safety executive and administrative offices in a redeveloped City Operations or Administration Building.
- Opportunities to progress toward the goals of the City's Climate Action Plan, including “green” buildings, electric vehicle charging, plentiful and secure bicycle parking, and proximity and safe connections to public transit facilities.

Through the redevelopment of the civic core, the City is presented with an incredible opportunity to write a new chapter for San Diego, in which expectations are not only met, but exceeded. We look forward to the presentation in October serving as the beginning of that new chapter.

For any questions or concerns, please contact Brendan Dentino, Rules Committee Consultant, Council District 9, at dentinob@sandiego.gov.

CC: Charles Modica, Independent Budget Analyst
Jessica Lawrence, Director of Policy, Office of the Mayor
Penny Maus, Director, Department of Real Estate and Airport Management
Jaymie Bradford, Chair, Civic Core Revitalization Citizen's Committee