



Civic Center Revitalization & 7th and Market Project Sites

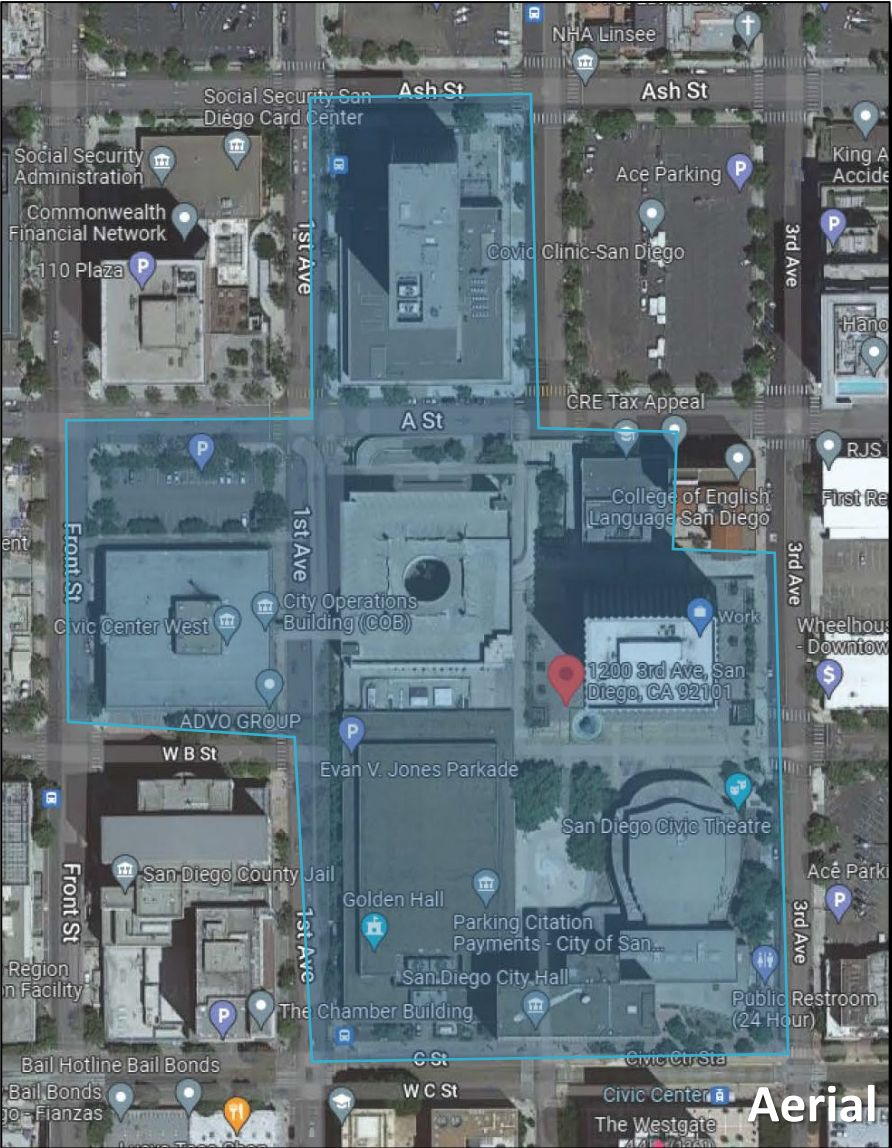
Developer's Meeting Q&A Session (Via Zoom)

June 28, 2023

Today's Agenda

1. Introductions
2. Project(s) Overview
 - a) Site Overview – Civic Center NOA
 - b) Site Overview – 7th and Market NOA
 - c) Surplus Land Act requirements
3. Timeline and Process
 - a) Schedule
4. Questions & Answers

Civic Center Revitalization – The Project Area



Civic Center - Site Detail

1. Mixed Use allowed on all sites
2. No Height Limit on any site (except FAA constraints)
3. No Parking Requirements
4. Park/Sun Overlay Zone applies to all sites
5. A Street, C Street, Ash Street and 1st Street – All “Limited Vehicle Access Overlay” Streets
6. Land Use District “Public/Civic”
7. Base Floor Area Ratio (FAR) 6.0 - 10.0
8. Must incl. Affordable Housing to meet Surplus Land Act requirement

Civic Center Revitalization

Notice of Availability

- No absolute conditions will allow market to determine and provide greatest flexibility
- 25% housing units must be affordable to lower income households (80% AMI or less)
- Expressed Preferences
 - Incorporate Middle Income Housing (btn 80%-150% AMI) and variety of options for extremely low income
 - Prioritize bidders that have strong labor agreements, mobility and climate benefits
 - Preserve a theatre presence (either renovation or rebuild)
 - Review the report from the Civic Center Revitalization Committee
 - Meet with representatives from the San Diego Unified School District regarding a performing arts high school
 - Seek proposals for all five blocks, however the City will consider proposals on individual sites
 - Philanthropic support to maximize public benefit

Civic Center Revitalization

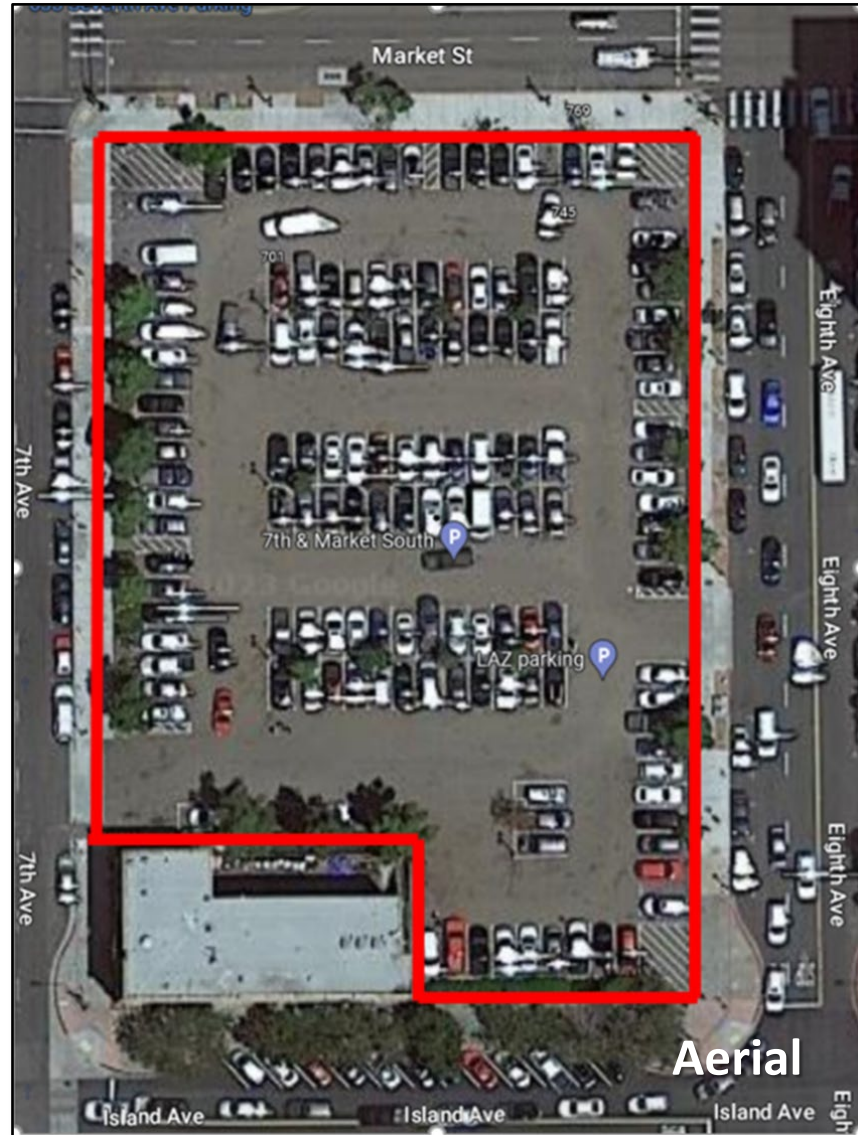
Future City Administration Building

- Not declared surplus
- Separate/concurrent project from the 5-block Notice of Availability
- Develop on the current site of the City Operations Building (COB)
- Incorporate the findings from the JLL space optimization study
- Return to the City Council this summer with a recommended approach

Options include:

- City Public Works Project
- Fee Developer Approach
- Public Private Partnership
 - Design/Build
 - Design/Build/Maintain etc.

7th and Market - The Project Area



7th and Market - Site Detail

1. Housing Successor Site, former redevelopment
2. Mixed Use allowed / 1.26ac
3. No Height Limit on any site (except FAA constraints)
4. No Parking Requirements
5. Land Use District "Employment/Residential Mixed Use"
6. Base Floor Area Ratio (FAR) 6.0 - 10.0
7. Must incl. Affordable Housing to meet Surplus Land Act requirement
8. Letter of Interest submittal
9. No absolute conditions or preferences in the NOA

Surplus Land Act Requirements

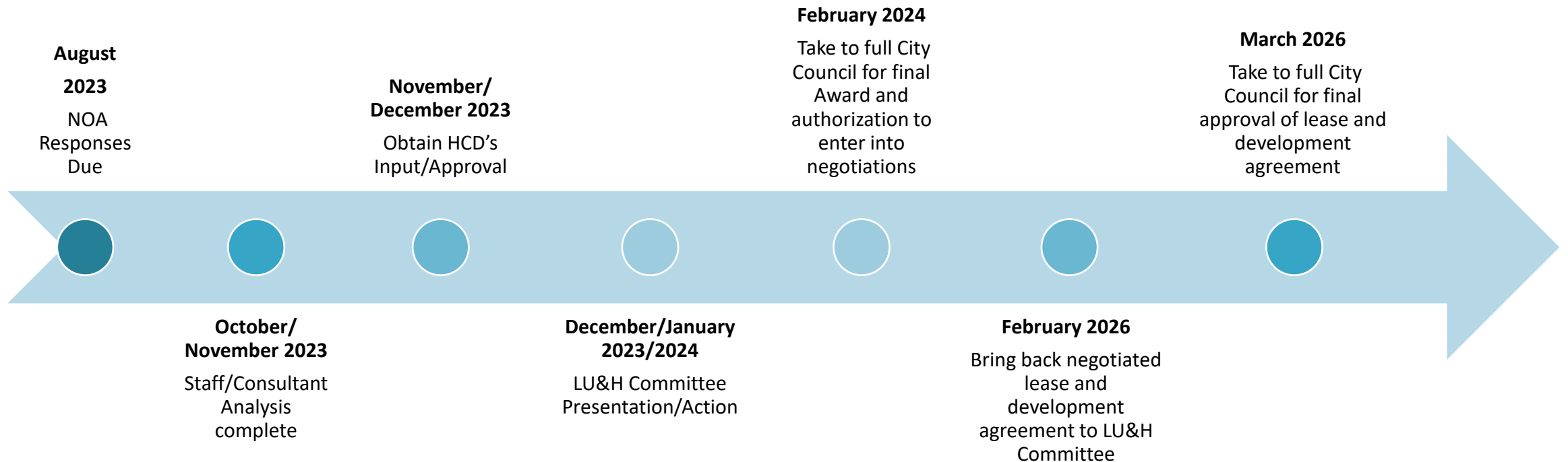
The California Surplus Land Act (Government Code sections 54220-54234) requires local agencies disposing of their surplus land to prioritize affordable housing development.

The SLA is a “right of first refusal” law that requires all local agencies to offer surplus land for sale or lease to affordable home developers and certain other entities before selling or leasing the land to any other individual or entity.

Timelines

Civic Center Revitalization

Timeline for NOA Decision Making, Award & Negotiations



7th and Market

Timeline for NOA Decision Making, Award & Negotiations



Questions & Discussion