



THE CITY OF SAN DIEGO

Publication Dates: February 14, 2011 and February 22, 2011
Requesting Departments: Redevelopment Agency of the City of San Diego & The City of San Diego

NOTICE OF JOINT PUBLIC HEARING

DATE OF HEARING: Monday, February 28, 2011
TIME OF HEARING: 9:00 a.m. (or as soon as possible thereafter)
MEETING LOCATION: City Administration Building
Council Chambers
202 'C' Street (12th Floor)
San Diego, CA 92101
PROJECT NAME: Proposed Funding by Redevelopment Agency Toward Publicly Owned Buildings or Facilities in Barrio Logan, San Ysidro, and Centre City Redevelopment Project Areas
PROJECT MANAGERS: Robert Chavez (Barrio Logan and San Ysidro)
Jeff Graham (Centre City)
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NOTICE OF A JOINT PUBLIC HEARING REGARDING USE OF REDEVELOPMENT FUNDS TO PAY FOR ALL OR PART OF THE VALUE OF THE LAND FOR, AND/OR THE COST OF INSTALLATION AND CONSTRUCTION OF, PUBLICLY OWNED BUILDINGS OR FACILITIES LOCATED WITHIN THE BARRIO LOGAN, SAN YSIDRO, AND CENTRE CITY REDEVELOPMENT PROJECT AREAS

Notice is hereby given that, on February 28, 2011, the City Council of the City of San Diego (the "City Council") and the Redevelopment Agency of the City of San Diego (the "Agency") will hold a joint public hearing (or hearings, to be conducted concurrently) to consider the use of tax increment revenue and other Agency funds from the Barrio Logan, San Ysidro, and Centre City Redevelopment Project Areas to pay for all or part of the value of the land for, and/or the cost of installation and construction of, publicly owned buildings or facilities located within such respective project areas.

The proposed publicly owned buildings or facilities in the Barrio Logan, San Ysidro, and Centre City Redevelopment Project Areas are briefly described below:

Barrio Logan Redevelopment Project Area:

- **Barrio Logan Fire Station No. 7:** This project will provide for the demolition of the existing 3,645-square-foot fire station and for the design and construction of a new 10,000-square-foot fire station located generally on Cesar Chavez Parkway within the Project Area.

San Ysidro Redevelopment Project Area:

- **San Ysidro Branch Library:** This project will provide for the construction of a 15,000-square-foot library facility located generally at or near East Beyer Boulevard and Otay Mesa Road to replace the existing 4,089-square-foot library facility.

Centre City Redevelopment Project Area:

- **Parks and Open Space Acquisitions:** Property acquisition, including land, for several new parks planned in the Project Area. The planned parks may include public buildings in their design, including recreation facilities, public restrooms, information kiosks, concession stands, and others. The planned parks include, but are not limited to, East Village Green, St. Joseph's Park, Civic Square, North Central Square, and Post Office Square (locations noted below).
- **East Village Green (West and East Blocks):** Future 4.13-acre park bounded by F and G streets and 13th and 15th streets that would be the largest park proposed in the eastern portion of the Project Area. The planned park may include open lawn areas, an informal amphitheater, a recreation facility with a public pool, public restrooms, a café building/concession stand, outdoor seating, shade trees, gardens and trellises, play areas including a tot lot, and below-grade parking.
- **St. Joseph's Park:** Future 1.38-acre park bounded by Beech Street, Ash Street, 3rd Avenue, and 4th Avenue in the Cortez neighborhood. The planned park may include an open lawn for active recreation and public gathering, a recreation facility with a public pool, play equipment for children of different age groups, a north-south linear walkway, a café building/concession stand, and below-grade parking.
- **Navy Broadway Park:** Future 1.9-acre park to be located at the southeast corner of Broadway and Harbor Drive in the Columbia neighborhood and to be developed as a part of the U.S. Navy property redevelopment. The planned park may include public restrooms and other features to be determined through input received at future public workshops.
- **Civic Square:** Future 1.38-acre park bounded by B, C, Union, and Front streets in the Civic/Core neighborhood. The planned park may include a combination of grassy areas and plazas, open grounds for events, children's play areas, shaded seating area, concession stands, below-grade parking, and public restrooms.

- **North Central Square**: Future 0.69-acre plaza park bounded by C Street, 8th and 9th avenues, and a proposed mixed-use high rise to the north in the East Village neighborhood. The planned plaza park may feature open space areas, public art, concession stands, public restrooms, and accommodations for special events, such as art shows, twilight movie showings, and small concerts.
- **Post Office Square**: Future 1.38-acre park bounded by 8th and 9th avenues, F Street, and the historic U. S. Post Office structure on E Street in the East Village neighborhood. The planned park may feature an open space plaza with opportunities for outdoor performance space and public art, and a historical rehabilitation of the Post Office Building as an art and cultural center or other community-serving use with limited retail space and public restrooms.
- **Children's Park**: Existing 1.4-acre park located at 101 Island Avenue along the Martin Luther King, Jr. Promenade. Planned park improvements or modifications may include adding play equipment, a concession stand, and public restrooms, and converting the existing pond and fountain into an interactive water feature.
- **Gaslamp Square Park**: Existing 0.42-acre park located on the south side of L Street between 5th and 6th avenues. Planned park improvements or modifications may include removing an interactive water feature and creating a large event area/gathering space and adding an information kiosk, trees, and seating.
- **North Embarcadero Visionary Plan, Phase II**: Second phase of Esplanade improvements and park project located along the waterfront between B and Hawthorn streets. The planned project would include ticket/concession kiosks, public restroom building with integral storage/trash rooms, and the Grape Street Pier Headhouse building (containing restrooms, laundry, Dock Master Office, Harbor Police Office, U.S. Coast Guard Office, retail concessions, and storage/trash rooms).
- **Fire Station No. 1 Replacement**: New replacement station for the City's largest fire-rescue facility, currently located along the north side of B Street between Front Street and First Avenue. The planned project may include construction of a new building matching the size of the existing one and include several apparatus bays to house engine, truck, medic, and specialty rescue vehicles/equipment, working/living quarters for personnel within a two-story structure, and below-grade parking. The project may be co-developed with another use on the blocks bounded by A, B, and Front streets and First Avenue or A Street and 1st and 2nd avenues.
- **East Village Fire Station**: New fire station to be located on an Agency-owned 19,000-square-foot site along the north side of Broadway between 13th and 14th streets. The planned project may include four apparatus bays to house engine, truck, medic, and battalion chief vehicles, and working/living quarters for up to 13 personnel within a two-story structure with below-grade parking shared with another use on the site.
- **Convention Center/Port Fire Station**: New fire station on a Port of San Diego-owned site, ideally located south of Harbor Drive between Market Street and Park Boulevard

near the San Diego Convention Center. The planned project may include a two- to three-story building that would include three apparatus bays, working/living quarters for the fire-rescue crew, and on-site parking.

- **Business Incubator**: Acquisition and rehabilitation of an existing building to be used as a business incubator. The planned incubator would be designed for use by start-up firms, possibly those specializing in renewal energy, information technology, and clean-tech industries. A possible location is the 1334 Fourth Avenue Building, currently occupied by the Church of Scientology, in the Cortez neighborhood.
- **Convention Center, Phase III**: Site acquisition for and construction of a future Phase III expansion of the San Diego Convention Center located southwest of Harbor Drive and adjacent to the waterfront. The planned project would include approximately 225,000 square feet of additional exhibit hall space, 101,000 square feet of new meeting space, an 80,000-square-foot ballroom, a five-acre waterfront park, retail space, and public art.
- **Public Restrooms**: Approximately six (6) public restrooms within the Project Area, including the Little Italy and East Village neighborhoods, to supplement existing public facilities and serve the Project Area's growing population, including residents, workers, tourists, and the homeless. The restrooms would include freestanding, pre-fabricated, single-user, and unisex facilities, as well as others built and integrated into buildings or projects other than parks and open spaces.
- **Permanent Homeless Housing and Services Center**: Permanent homeless facility to be located at the southwest corner of 6th Avenue and A Street in the Civic/Core neighborhood. The planned project would include the acquisition of the historic World Trade Center property by the Agency and transfer of ownership to an affordable housing developer that would preserve and rehabilitate the building into supportive and transitional housing, a homeless services center, a health clinic, and administrative/training offices.
- **California Theatre Block**: Public/private mixed-use development on the entire block bounded by B and C streets and 3rd and 4th avenues. The planned project may include site acquisition, a public parking facility, and the rehabilitation of the vacant historic California Theatre building as a catalyst to revitalize the declining C Street corridor and take advantage of its location in the heart of the Project Area's financial and government district.
- **Civic Theatre**: Rehabilitation of the City-owned Civic Theatre located at Third Avenue and C Street. The planned project would include design, engineering, and renovation of the exterior and interior of the theatre to preserve it as the region's largest live performing arts venue and a cultural asset for future generations.
- **Historical Resources Rehabilitation Program**: Program established to encourage preservation, rehabilitation, and adaptive re-use of designated historical resources. The program is intended to fund acquisition, rehabilitation, restoration, reconstruction, or relocation of historical resources within the Project Area.

Pursuant to California Health & Safety Code Section 33679, which is part of the California Community Redevelopment Law (Health & Safety Code, Section 33000, et seq.), the City Council and Redevelopment Agency will be conducting a joint public hearing (or hearings, to be conducted concurrently) on the approval of funding for the value of the land for, and/or the cost of installation and construction of, the proposed publicly owned buildings or facilities described above with tax increment funds and other Agency funds.

Summary Reports relative to these actions, prepared in accordance with California Health & Safety Code Section 33679, are available for public inspection and copying during regular office hours (8:00 a.m. to 5:00 p.m., Monday through Friday, holidays excluded) at the following locations:

Office of the City Clerk City Administration Building 202 'C' Street, 2 nd Floor San Diego, CA 92101	City of San Diego Redevelopment Agency Civic Center Plaza Building 1200 Third Avenue, 14 th Floor San Diego, CA 92101
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The Summary Reports, which contain more information regarding the proposed publicly owned buildings and facilities, are also available on the Internet at:

<http://www.sandiego.gov/redevelopment-agency/notices.shtml>.

At any time before the date and time set forth above for the joint public hearing by the Council/Agency, written comments on, or objections to the subject items, may be filed with the Redevelopment Agency, City Clerk, or Centre City Development Corporation. Comments may also be submitted during such period on the other documents referred to in this Notice. All persons wishing to question, comment, object to, or be heard on such matters at the joint public hearing will be given an opportunity to appear and be so heard. If you later desire to challenge actions of the Council/Agency in connection with these items, you could be limited to raising issues that you have raised at or before the public hearing.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the hearing, call the Disability Services Program Coordinator at (619) 236-5979 at least five (5) working days prior to the hearing to assure availability. Assistive Listening Devices (ALDs) are available for the hearing impaired upon request.

Elizabeth Maland
City Clerk
City of San Diego

Publication Dates: Monday, February 14, 2011, and Tuesday, February 22, 2011.