

(RA-95-7 REV.)
REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO
RESOLUTION NO. 2440
ADOPTED ON AUGUST 9, 1994

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO, APPROVING SEVERAL
ACTIONS REGARDING THE PRELIMINARY MASTER PLAN
FOR THE PROPOSED SAN DIEGO ENTERTAINMENT AND
SPORTS CENTER.

WHEREAS, the Redevelopment Agency of The City of San Diego (the "Agency") is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Centre City Redevelopment Project (the "Project"); and

WHEREAS, on November 30, 1993, the Council of The City of San Diego voted 7-0 to adopt the "L Street Corridor" as the location for the proposed San Diego Entertainment and Sports Center; and

WHEREAS, on March 22, 1994 the City Council voted 7-0 to select the "12th Avenue East" site, which is bordered by K Street on the north, Imperial Avenue on the south, 12th Avenue on the west, and 14th Street on the east as the optimum site for the Entertainment and Sports Center; and

WHEREAS, the Centre City Development Corporation ("CCDC") was authorized to advertise and select consultants to conduct the necessary geotechnical and infrastructure studies to determine the feasibility of developing the Sports Center on the "12th Avenue East" site; and

WHEREAS, the City Manager and CCDC were directed to work with San Diego Gas and Electric Company ("SDG&E") to develop a phased relocation and reuse plan addressing Station "A" properties; and

WHEREAS, the City Manager and CCDC were directed to conduct a reuse value analysis of the existing Midway Sports Arena in order to evaluate its financial resources and how they could be used to support the financing of the Sports Center; and

WHEREAS, the City Manager and CCDC were authorized to continue negotiations with Arena Group 2000 on a financing plan for the Sports Center and acquisition of National Basketball League and National Hockey

League franchises; and

WHEREAS, the City Manager and CCDC were directed to report the results of these studies and negotiations to the City Council and the Redevelopment Agency of The City of San Diego in 120 days; and

WHEREAS, negotiations regarding financing and acquisition of tenant sports franchises are underway; NOW, THEREFORE,

BE IT RESOLVED, by the Redevelopment Agency of The City of San Diego, as follows:

1. That it accepts the geotechnical analysis "Report of Fault Hazard Investigation for the Entertainment and Sports Center, San Diego, California" prepared by Woodward-Clyde Consultants.

2. That it endorses the "Preliminary Master Plan for the San Diego Entertainment and Sports Center" and authorizes:

- * CCDC to proceed with redevelopment activities that would complement the Entertainment and Sports Center if it were developed on the preferred site.
- * The City Manager and CCDC continue to work with SDG&E to develop a phased relocation and reuse plan for SDG&E Station "A" properties. In the relocation plan, SDG&E is to determine site and building area requirements for relocation, and alternative relocation sites; and the City is to identify possible City-owned real estate, and other assets, available for consideration in development, exchange, or sale for the relocation of SDG&E Station "A" uses.
- * CCDC to coordinate area-wide infrastructure improvements with the development of the Sports Center including: street lighting; sewer, water, and storm drain improvements; and accelerating, and/or reprioritizing, utility undergrounding districts.
- * CCDC to proceed to evaluate the "10th, 11th and 12th Avenue Parkway" and "International Plaza" concepts identified in "A Vision for Centre City East" prepared by Dean Adele Santos. This to be followed by an access and parking plan for the Sports Center to determine traffic impacts, transportation management and mitigation measures, and the siting of planned parking structures.

3. That it authorizes the City Manager and CCDC to continue to negotiate with Arena Group 2000 in the acquisition of NBA and NHL Franchise(s) and to formulate a financing plan for the proposed downtown Entertainment and Sports Center.

4. That the progress and/or findings of these studies and negotiations be reported to the City Council and the Redevelopment

Agency of The city of San Diego in 180 days.

APPROVED: JOHN W. WITT, General Counsel

By

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Deputy Counsel

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