

CITY COUNCIL OF THE CITY OF SAN DIEGO

(R-83-462)

RESOLUTION NO. R-257195

SEP 21 1982

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE SCHEMATIC DRAWINGS FOR THE DEVELOPMENT OF A MAJOR REGIONAL SHOPPING CENTER, AN OFFICE BUILDING, AND RELATED PARKING FACILITIES, INCLUDING THE RELATIONSHIP OF SUCH DEVELOPMENT TO THE PROPOSED ADJACENT AMFAC HOTELS AND RESORTS, INC. HOTEL, WITHIN THE HORTON PLAZA REDEVELOPMENT PROJECT, AND APPROVING CERTAIN REVISIONS THERETO

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 Horton Plaza Redevelopment Project; and

WHEREAS, in order to carry out and implement such Redevelopment Plan, the Agency has approved a Disposition and Development Agreement (the "Agreement") with EWH 1979 Development Company L.P. (the "Developer") which provides for the development of a major regional shopping center, an office building, and related parking facilities within the Project area; and

WHEREAS, said major regional shopping center, office building and related parking facilities are part of a planned mixed use development which also includes the adjacent major high quality hotel to be constructed on the Hotel Parcel (as shown on the Site Map, Attachment No. 1A of the Agreement) by AMFAC Hotels and Resorts, Inc.; and

WHEREAS, pursuant to the Agreement, the Agency on January 12, 1982, by Resolution No. 720, approved the Schematic Drawings and related documents pertaining to the major regional shopping center, office building, and related parking facilities; and

WHEREAS, in connection with the Third Amendment to the Agreement the Agency has approved certain revisions in the Schematic Drawings pertaining to the development of the major regional shopping center, the office building, and related parking facilities; and

WHEREAS, the revisions in the Schematic Drawings have been reviewed and recommended for approval by the Centre City Development Corporation, Inc. and the Planning Commission of the City of San Diego.


NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of San Diego as follows:

1. The Schematic Drawings and related documents approved by the Agency (Resolution No. 720) are hereby approved subject to the conditions set forth in

said Resolution No. 720, including without limitation the relationship of such development to the proposed adjacent AMFAC Hotels and Resorts, Inc. hotel.

2. The revisions in the Schematic Drawings are hereby approved, subject to the conditions contained in Exhibit "A", attached hereto and incorporated herein by this reference.

APPROVED: JOHN W. WITT, City Attorney

By: 
Janis Sammartino Gardner

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EXHIBIT A

REVISIONS IN THE SCHEMATIC DRAWINGS

CONDITIONS OF APPROVAL

1. That subsequent drawings for the Horton Plaza Center including Preliminary Construction Drawings for

Major Retail Department Stores Facades,
Parking Facilities Facades,

and Final Working Drawings and Plans for

Mall Area and Stores and Parking Facilities and
Major Retail Department Stores

should implement the design intent of architectural plans as illustrated by the Basic Concept/Schematic Drawing Sheets SD-1 through SD-12, dated December 1, 1981, photographs submitted by the Jerde Partnership, dated December 18, 1981, and the visual and architectural quality of the slides shown to the Centre City Development Corporation at its Board Meeting held January 8, 1982, copies of which are on file in the offices of CCDC.
2. That the overall design and construction of this project emphasize the appearance of separate buildings and the character of individual activities as illustrated in the photographs and the slide presentation referred to in Item #1.
3. That the detail and cosmetics of the proposed development as illustrated on the model, e.g. banners, awnings and colors be implemented in the actual construction of the buildings.
4. That the activities and retail uses on Fourth Avenue and "G" Street be carefully selected to generate the highest possible foot traffic on the adjoining street rights-of-way.

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5. That the on-site hard scape improvements, particularly those which provide major entrances into the retail center, be coordinated with and complement the quality of off-site hard scape improvements within the public right-of-way.
6. That the pedestrian easements as required in the Disposition and Development Agreement be provided on "E" Street from Second to Fourth Avenues, and on Third Avenue from Broadway to "E".
7. That the alignment of Broadway Place be contained within the right-of-way of Second Avenue, "E" Street and Third Avenue, acknowledging the existing curb (now in place) adjoining the Central Federal Building Tower as shown on Figure 1.
8. That vehicular entrances to the center be designed to de-emphasize their functional aspect and enhance the architecture of the development.
9. That the garages be structured to support future construction of offices and/or residential improvements on the roof surface.
10. That all buildings or phases of development be architecturally integrated including parking structures and department stores.
11. That additional study (alternative design solutions) be provided for:
 - * Parking roof surfaces - consider a colorful roof surface, including landscape planting, paint and colored gravel (interim solution in the event offices are constructed after opening of retail).
 - * Design of the "E" Street zone (private property from the curb face inward including Plaza, Third, "E" and portions of Second and Third Street).
 - * Design of the public space and provision of access to the retail center on the East half of Third Ave. adjoining the Golden West Hotel.
12. That the stairway to the sunken court maintain a sixteen (16) foot setback from the curb face to the edge of the handrail.
13. That the perimeter street improvements, fountains, objects of art, as illustrated in the preliminary construction plans for the retail mall and subsequent construction documents be subject to further review of the Centre City Development Corporation.

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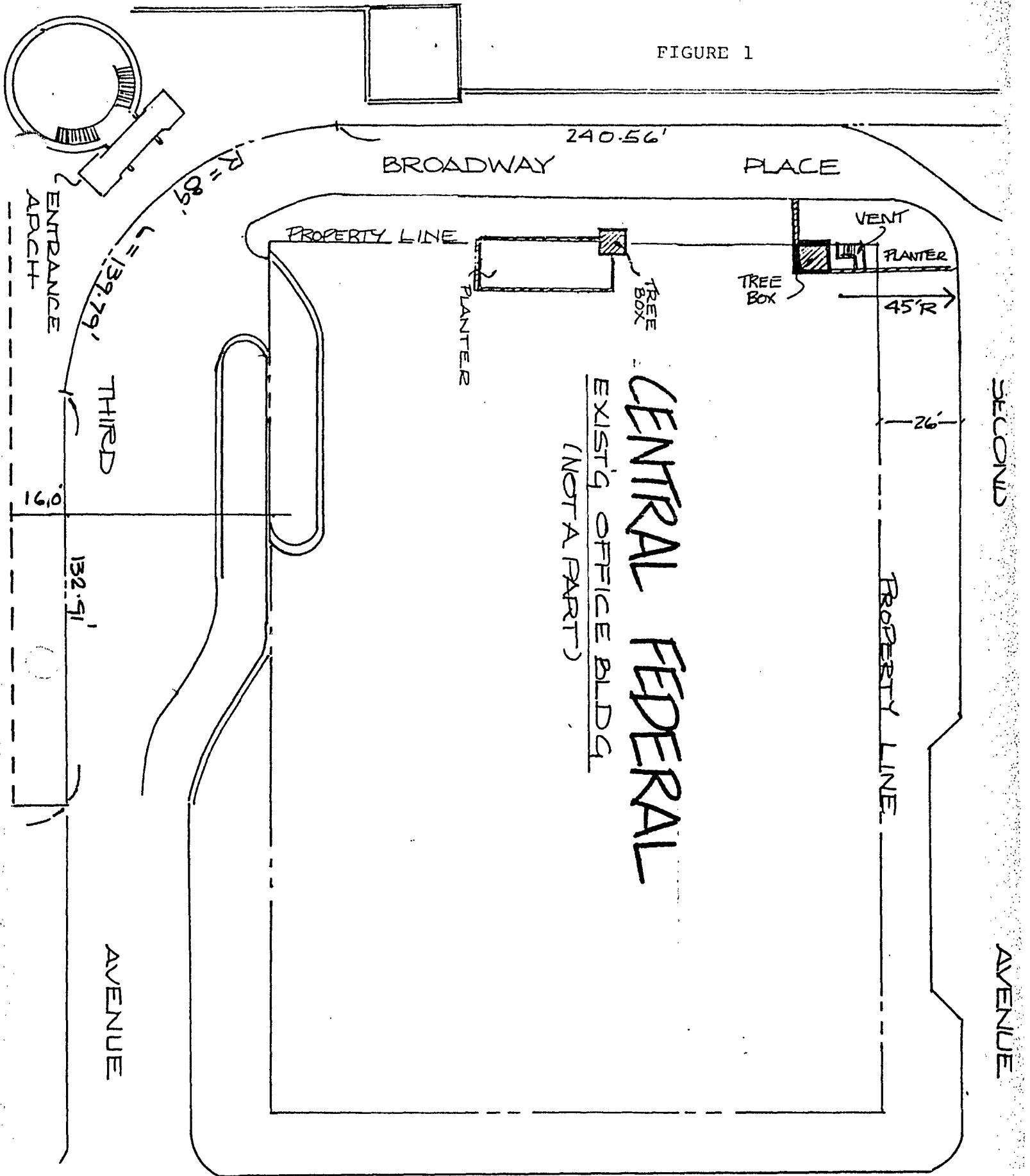
14. That the developer establish a fine arts program pursuant to the Disposition and Development Agreement.
15. Approval of these drawings and documents does not constitute direction to the developer to use the monies set aside for arts as identified in the Fine Arts section of the Disposition and Development Agreement, except as previously approved by the Fourth Implementation Agreement Section 500.
16. That approval of these drawings does not constitute approval of the materials and color board, in particular, Bomanite paving, and that materials and colors will be subject to the further review of CCDC.
17. That the developer consider the retention of a color consultant, graphic consultant, and art consultant to advise the developer and architect on the location and type of art, building colors and graphics.
18. That the developer/architect consider focusing major public art in the following locations:
 - * 1st St. entrance to the retail center
 - * 3rd and "E" St. entrance to the retail center
19. That the developer/architect explore the opportunity of functional elements being designed by artists at the major entrances to the retail center, e.g. 4th and 1st St. entrances to the parking garage.
20. That the developer consider the deletion of the fountain located at the southerly end of the mall, and the archway located at 3rd and "E" St., and that alternative objects of art be considered at these important locations.
21. That the art and other improvements which contribute to the visual senses be conceptualized in a collaborative process of design which involves the developer/architect and CCDC with the assistance of the Arts Advisory Board.

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FIGURE 1



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Passed and adopted by the Council of The City of San Diego on _____,
by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Golding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lucy Killea	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON

Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By Ellen Roward, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-257195 Adopted SEP 21 1982