

RESOLUTION NUMBER R- 275943

ADOPTED ON JUN 19 1990

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE BASIC CONCEPT DRAWINGS WITH RESPECT TO THE CONSTRUCTION OF A COMMERCIAL OFFICE DEVELOPMENT WITHIN THE COLUMBIA REDEVELOPMENT PROJECT AREA BY SANTA FE PACIFIC REALTY, SUBJECT TO THE CONDITIONS STATED HEREIN.

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 Columbia Redevelopment Project (the "Project"); and

WHEREAS, in order to carry out and implement such Redevelopment Plan, the Council has approved a Development Agreement and the Redevelopment Agency of The City of San Diego has approved an Owner Participation Agreement (the "Agreements") with Santa Fe Land Improvement Company, now known as Santa Fe Pacific Realty (the "Developer"), which provides for the construction of a commercial office development as the first phase of a master planned development within the Project area; and


WHEREAS, pursuant to the Agreement the Developer has submitted to the Council the Basic Concept Drawings pertaining to the development; and

WHEREAS, the Basic Concept 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 Council of The City of San Diego, that the Basic Concept Drawings submitted by the Developer are hereby approved, subject to the conditions stated in Exhibit A attached hereto and incorporated herein by this reference.

APPROVED: JOHN W. WITT, General Counsel

By


Allisyn L. Thomas
Deputy Counsel

ALT:lc
04/19/90
Or.Dept:CCDC
R-90-1738
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"EXHIBIT A"

CONDITIONS APPROVING BASIC CONCEPT PLANS FOR SANTA FE CENTER

1. That CCDC be involved in the design and development process which refines the Basic Concept Drawings and that such drawings be reviewed by the CCDC Board at the Design and Development and 100% Construction Drawing Phases.
2. The development shall reflect a common design theme set through the master planning process for the entire 17 acre mixed use development site. Such design shall unify transit and commercial office elements throughout the site by the consistent use of similar on-site and off-site building, streetscape, and transit corridor materials of high quality and durability.
3. The development shall establish a public plaza by setting back the proposed development from the Broadway frontage by approximately 50 feet. The plaza shall be designed in coordination with plazas to be provided by the City of San Diego, the United States Navy and the San Diego Unified Port District at the terminus of Broadway and shall highlight the intersection of Broadway and Pacific Highway as a the focus of a significant new public open space. The plaza shall be activated with uses to encourage pedestrian traffic including the provision of water features or other art.
4. The existing historic scale of Broadway shall be reflected through the placement of low-rise building elements fronting the plaza. SDG&E Substation B, the Santa Fe Depot, the Armed Services YMCA and the San Diego Hotel are neighboring examples of such scale.
5. Podium facade design for Pacific Highway and "E" Street shall be comparable to the quality of the treatment on Broadway.
6. Development at the street grade shall encourage pedestrian activities through human-scale design features. Pedestrian entrances to the retail frontage shall occur at the intersections of Broadway and California Street and Broadway and Pacific Highway. Pedestrian access along California Street and Pacific Highway shall average one entrance per each 75 feet of linear frontage. An entrance to the office lobby shall be provided from Broadway. On the Pacific Highway frontage, a major retail/commercial entrance shall be focused at the location of the tower extension through

the podium element. Clear glass shall be used at the first floor level.

7. Blank walls shall be enhanced by architectural detailing, artwork, landscaping or other features which have visual interest.
8. Plans for the following elements shall be provided in subsequent reviews:

- o Offsite improvement drawings including dimensioned plans for all street frontages, the plaza in front of the development, the California Street transit corridor, and the parcel immediately to the east of California Street. A plan shall be provided which illustrates proposed paving, street trees, and lighting materials. Such materials shall be coordinated to complement and be comparable in quality to the hardscape materials used for the balance of the site and the paving materials proposed to be used adjacent to the Santa Fe Depot and Santa Fe development north of Broadway, and the open space to be provided at the foot of Broadway. The following specific recommendations are contained in the 1983 Urban Design Program's Streetscape Design Manual Technical Supplement:

<u>Street</u>	<u>Street Tree</u>	<u>Street Light</u>	<u>Sidewalk</u>
Broadway	Magnolia	Type A	Class 3
Pacific Hwy	Palm	Type A	Special Treatment
"E"	Liquidambar	Type C	Class 1
California	Special Treatment	Type C	Special Treatment

- o Plaza design will establish the intersection of Pacific Highway and Broadway as an important entrance to both the waterfront and Centre City. Plaza plans shall illustrate the location of water and electrical outlets, the impact of sun and shadow during noon hours, and furnishings including lighting, seating, kiosks, paving treatment, location of art, etc. Plaza design and offsite improvement drawings shall show the contextual relationship to: 1) the Santa Fe Depot located on the north side of Broadway; 2) the open space/plaza proposed at the westerly terminus of Broadway; 3) the proposed enhancement of Broadway and Pacific Highway as major boulevard streets.
- o Landscape plan to identify plant materials together with an automatic irrigation system to serve the proposed planting. Landscaping shall be

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sufficiently large to have an immediate affect on the appearance of the project.

- o A comprehensive signage plan shall be submitted prior to occupancy of the building which identifies the style, location, number, size, lighting, material and frequency of such signage. The signage plan shall be architecturally integral to and enhance the structure. Such plan shall be prepared in conformance with the municipal sign code and shall be submitted for review in the context of building elevations. In the event that more comprehensive signing legislation is adopted for Centre City prior to the approval of the 100% Construction Drawings for Santa Fe Center, the project shall comply with such legislation.
 - o Pursuant to the existing OPA/DA, Santa Fe shall provide a fine arts program in the amount of one half of one percent (0.5%) of direct development costs. Such art shall be selected with the advice and participation of the Centre City Arts Advisory Board. A maquette which illustrates any proposed sculpture, fountain, or other art shall be provided.
 - o An outdoor building lighting program which highlights the building's architecture.
 - o A color and materials board for the office tower.
 - o A plan which illustrates the grouping and concealing of roof mounted equipment or appurtenances, and the design treatment of roof surfaces which enhance the views of the low-rise roof terrace from higher structures. The design of the roof spire shall be enhanced to create a stronger building silhouette.
 - o A plan for the location of passenger zones, parking meters and fire hydrants.
 - o A plan for the provision of restrooms at the ground floor which shall be accessible to the public during normal business hours.
9. The above grade garage shall be mechanically ventilated, encapsulated, and architecturally integrated with the remainder of the structure.
10. Major vehicular access to serve parking on site shall be from "E" Street which shall be improved as a cul-de-sac street. Such improvement shall be coordinated with the development of the adjoining property immediately to the south of the project.

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No vehicular access shall be from Broadway or Pacific Highway. An auto inlet for pedestrian drop-off shall not be permitted on Broadway.

11. Traffic circulation plans shall provide a turning movement for northbound traffic on Pacific Highway eastbound onto Broadway if required by the City Traffic Engineer.
12. Truck service delivery to the site shall be incorporated into the development from "E" Street and shall not be permitted from other street frontages.
13. The "E" street ground level facade incorporating vehicular and truck service access shall be designed to minimize curbcuts and blank wall areas. Finish materials and architectural treatments used on the street facade shall be continued into garage and service entrances. Views from the pedestrian perspective and neighboring developments to the south shall be considered in such design.
14. All storage and/or utility areas shall be screened from public view.
15. Materials used to clad the building facade shall provide a balance between the use of masonry and reflective glass. The organization of such materials shall emphasize the vertical mass of the structure.
16. The design of the improvements shall include where feasible, energy conservation construction techniques and design, including cogeneration facilities, and active and passive solar energy design.
17. The Developer shall implement mitigation measures and/or mitigation monitoring requirements identified in the Secondary Study for the proposed project.
18. The Developer shall obtain a Local Coastal Permit.
19. The Developer shall comply with the City of San Diego's Transportation Demand Ordinance.
20. The Developer shall submit an FAA "Determination of No Hazard to Air Navigation."
21. On or before submission of the Design and Development Drawings to the Agency, the Developer shall provide a one (1) inch to fifty (50) foot scale block building model which illustrates the true scale of the building based on the building facade and the floor plate of the structure from the ground floor to and including the rooftop. Landscaping at the ground level, intermediate level

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terraces and at the roof level shall also be shown. Architectural detail such as windows, doors and balconies shall not be shown.. The model shall be painted white and be compatible with the model of downtown on display at the Centre City Development Corporation's Downtown Information Center. Upon acceptance by the Agency, the model shall become the property of the Centre City Development Corporation for its use.

22. Prior to commencement of construction on the Site, the Developer shall prepare and install, at its cost and expense, two signs on the barricades around the site which identify the development. Each sign shall be at least four (4) feet by six (6) feet and be visible to passing pedestrian traffic. The design of all signs as well as their proposed location shall be submitted to the Corporation for review and approval prior to installation. All signs shall at a minimum include:

- Color rendering of the development
- Development name
- Developer
- The phrase:

A project of the Redevelopment Agency of the City of San Diego

Mayor Maureen O'Connor
Councilmembers Abbe Wolfsheimer
Ron Roberts
John Hartley
Wes Pratt
Linda Bernhardt
Bruce Henderson
Judy McCarty
Bob Filner

and

Centre City Development Corporation

Completion Date _____.

For information call _____.

The Developer shall obtain a current roster of Redevelopment Agency members before signs are manufactured.

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23. Fine Arts

A fine arts program shall be provided by the Developer. A minimum of one percent (1%) of total development cost (land and base building improvements) shall be expended by Developer for the fine arts program. The fine arts program may include major permanent artworks such as sculpture, wall paintings, murals, stained glass, fountains, mosaics, and various functional elements of the project. When designed by the project architect in collaboration with the artist responsible for the fine arts program, elements of fine art may also include decorative paving, decorative landscaping, attractions inside public areas of buildings and waterworks. Each work shall be designed as an integral part of the project and be inviting to the public that will use the space. The Developer will work closely with Centre City Development Corporation and Centre City Arts Advisory Board in implementing this aspect of the project. The program and each item of the fine art installed shall be determined through a collaborative process of the artist(s), project architect, Developer, Centre City Development Corporation and Centre City Arts Advisory Board, and shall be subject to the approval of the Centre City Development Corporation after the recommendation of the Centre City Arts Advisory Board.

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

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Bernhardt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Filner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR
Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

By Maureen O'Connor, Deputy.

Office of the City Clerk, San Diego, California

Resolution R-275943 JUN 19 1990
Number Adopted.....

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SAN DIEGO, CA