

(R-95-597)

RESOLUTION NUMBER R- 284861

ADOPTED ON NOV 01 1994

BE IT RESOLVED, by the Council of The City of San Diego that the City Manager's recommendations as contained in City Manager Report No. 94-335 concerning the Site Plan, Expansion Program and Urban Design for expansion of the San Diego Convention Center be and they are hereby approved, subject to consideration of those recommendations contained in Councilmember Barbara Warden's memorandum of October 31, 1994, a copy of which is attached to this Resolution.

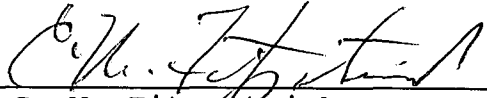
BE IT FURTHER RESOLVED, that City Manager be and he is hereby directed to:

1. Consider that the possibility of any future expansion of the Convention Center be near and in the direction of the current proposed Sports Arena site.
2. Have the Design Review Committee review the proposed Urban Design Plan, estimate the cost of the contract, and recommend whether any contribution to the Port District is appropriate.
3. Suggest that the Design Review Committee coordinate with the Port District to expedite the Master Plan for the properties to be utilized in the proposed Convention Center expansion.

BE IT FURTHER RESOLVED, that not to exceed \$50,000 be allocated for development of a Master Plan.

APPROVED: JOHN W. WITT, City Attorney

By


C. M. Fitzpatrick
Assistant City Attorney

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R- 284861



THE CITY OF
SAN DIEGO

BARBARA WARDEN
COUNCILMEMBER
FIFTH DISTRICT

Date: October 31, 1994
To: Mayor Golding and Members of the City Council
From: Councilmember Barbara Warden *Barbara*
Subject: Council Support for Convention Center Expansion Plans

I would like to urge your support tomorrow for the City Manager's recommendations: to approve Site Plan Option Two; to approve the proposed expansion program of 760,000 gross square feet; and to approve the urban design criteria outlined in the Manager's report.

In supporting these items, I intend to make a motion at Council to approve these recommendations and to direct the City Manager to develop a parallel design process and design contract for the design, financing and construction of the public park amenities and pedestrian bridge which need to accompany the expanded Convention Center.

My reasoning for separating the park and public amenities from the design/build process for the Convention Center Expansion is:

- To provide an opportunity for local construction firms and local architectural firms which are not bidding on the overall Convention Center expansion to bid on and win a smaller design and construction project for the urban design projects.
- To keep the City's architects and project managers focused on their primary responsibility to see that the expanded Convention Center is built on time and on budget. By separating the design and construction contracts for the urban design amenities, the City's architects and project managers will be freed from this other time consuming project.
- The urban design plan prepared by the team of MCM/ZHA and Paraterre is conceptual in nature and in need of detailed refinement. I would like to see the conceptual design plans refined further in a design contract separate from MCM/ZHA's design contract. These plans must be linked to the Convention Center's design, but should be handled by a different architectural and construction firm to ensure that MCM/ZHA's focus remains on the Convention Center expansion.
- The budget for Convention Center expansion does not contain funding for these extra public improvements. The pedestrian and park space improvements may require phased construction and funding from other Agencies (CCDC, Port District, etc.). If taken out of the budget for the entire Convention Center expansion contract, the Convention Center's expansion schedule would be delayed.
- The City Council has placed the Convention Center expansion on the fast-track for completing the design and construction process in 36-months, an extremely rapid time-frame for the public-sector. For every month the Convention Center expansion project is delayed, the City of San Diego would lose \$5 million in additional revenues from lost Convention Center bookings.

In short, I want to see the Convention Center plans kept on a tight schedule, but do not want to see the final urban design amenities delay the Convention Center's construction schedule.



CEO ROUNDTABLE

•A Division of the Greater San Diego Chamber of Commerce•

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Bob Lichter

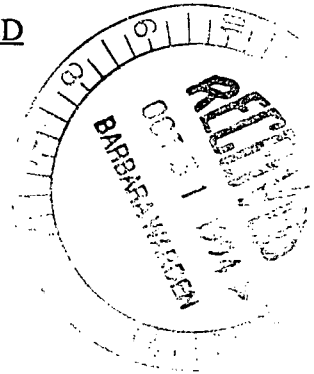
October 31, 1994

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The Honorable Barbara Warden
Councilmember, Fifth District
CITY OF SAN DIEGO
202 C Street, MS 10A
San Diego, CA 92101



Subj: San Diego Convention Center Expansion

Dear Barbara:

The Executive Committee of the CEO Roundtable asks that the City Council expedite its consideration of alternative site plans and urban design issues for the Convention Center expansion. We recognize the economic importance of the visitor and convention industry to San Diego's economy and the need for our existing facility to remain competitive in a highly volatile convention and trade show market.

Director Emeritus
Malin Burnham

General Counsel
Charles Black

Managing Director
Mac Strobl

It is our firm belief that the expansion of San Diego's Convention Center must be expedited, and that its parameters should be dictated by the needs of the marketplace to ensure this region's ability to retain and expand its share of critical convention and trade show business. The Roundtable firmly supports the space program developed by the San Diego Convention Center Corporation and endorsed by the San Diego Convention and Visitors Bureau, incorporating the following specific standards:

- A minimum of 300,000 sq. ft. of additional contiguous rectangular exhibit space.
- Loading docks and direct drive-ons equal to one dock for every 10,000 sq. ft. of additional exhibit space. One direct drive-on for each exhibit hall (maximum of 5).
- Minimum of 10,000 sq. ft. of additional meeting space, including at least a 40,000 sq. ft. state-of-the-art ballroom. Meeting rooms should accommodate theater style seating from 100 to at least 600 persons.
- Registration lobby and pre-function spaces should be a minimum of 160,000 total sq. ft., and have the capability of accommodating two 10,000 person conventions simultaneously.
- Support areas must include a centrally located kitchen (next to ballroom) and service and chair storage spaces and corridors to service all meeting and function space from the back of the house.

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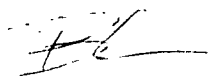
- Improve the special events area, incorporating design details to maximize the utilization of this area.
- The expansion project should be completed by December, 1997, and not exceed the \$140,000,000 budget.
- The urban design issues regarding pedestrian access to the waterfront must be considered in the planning process.

Clearly the expansion of the center must take into consideration concerns that have been expressed with regard to view and pedestrian access to the bay. However, it is our considered opinion that these issues are best addressed during the actual design phase of the expansion, by the professional design/build team to be retained by the City for this program. It is neither productive or appropriate to complicate broad policy direction with project micro-management.

Therefore, we urge the City Council to provide policy oversight by establishing the broad design parameters -- incorporating the above operational specifications, and allowing design professionals to develop an approach that meets both operational and aesthetic needs of the facility within the context of the surrounding community.

The paramount issue before the Council is a need to proceed as rapidly as possible, without allowing itself to become overburdened with design details that can best be managed by your team of professional experts.

Respectfully,



Robert J. Lichter, Chairman

On behalf of the CEO Roundtable Executive Committee:

*Gene Bell, Union -Tribune Publishing Co.
Ann Burr - Southwestern Cable TV
Steve Cushman - Cush Automotive Group
Peter Davis - Bank of Commerce
Neil Derrough - KNSD-TV Channel 39
Peter Ellsworth - Sharp Healthcare
David Hale - Gensia, Inc.
Don Ings - Solar Turbines, Inc.
Keith Johnson - The Fieldstone Co.*

*Joseph McInerney - Forte Hotels, Inc.
Arnie Kleiner - KFMB Stations
Peter Kovacs - KELCO
Tom Page - SDG&E
John Robbins - American Residential
Gail Stoorza-Gill - Stoorza, Ziegaus &
Metzger
Richard Vortmann - NASSCO
Tom Morgan - Semantic Solutions*

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