

(R-2002-1326 REV)

RESOLUTION NUMBER R- 296304

ADOPTED ON APR 09 2002

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SAN DIEGO APPROVING THE CENTRAL CORE
AMENDMENT TO THE CENTRE CITY COMMUNITY PLAN
RELATING TO FLOOR AREA RATIOS AND HEIGHTS

WHEREAS, the Centre City Development Corporation [CCDC] Board of Directors held a public meeting on December 5, 2001, to consider the proposed Central Core Amendment to the Centre City Community Plan and made specific recommendations on the amendment; and,

WHEREAS, the Planning Commission of the City of San Diego [Planning Commission] held a duly noticed public hearing on February 7, 2002, to consider the proposed Central Core Amendment; and,

WHEREAS, the Planning Commission recommended adoption by the Council of the Central Core Amendment; and

WHEREAS, the Council held a duly noticed public hearing on April 9, 2002, and considered the recommendations of the Centre City Project Area Committee, CCDC Board, the Planning Commission, and public testimony regarding the Central Core Amendment; NOW,
THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that this Council approves the Central Core Amendment to the Centre City Community Plan, a copy of which is attached hereto as Attachment 1 and is on file in the office of the City Clerk as document

No. RR- 296304.

APPROVED: CASEY GWINN, City Attorney

By: _____


Douglas K. Humphreys
Deputy City Attorney

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CENTRAL CORE

Central business district

Emphasis

Highest intensity governmental, commercial, office and residential development.

Overall Form

High-rise commercial office and residential development will extend from the Waterfront to the Civic Center and from A Street to E Street. This is the Central Business District of San Diego, and the entire region.

The Centre City Planned District Ordinance will establish minimum floor area ratios and height limits within the Central Core area, and may also permit exceptions to such limits for projects exhibiting overriding public benefits such as: affordable housing; high-density workforce housing; public parking associated with a residential or commercial project; or, the preservation of historic resources; or, if the project contains significant site constraints such as: earthquake faults; easements; or a small development site which can not be expanded. The consideration of an exception shall also evaluate the potential for the project to be redeveloped in the future to achieve a higher intensity.

High-rise buildings will be designed to create a strong street wall to define the sidewalk and public space. Upper level setbacks will be used to maintain openness to the sky to let light and air to the pedestrian on the street.

Design standards will be used to achieve sculpted building tops and an interesting skyline.

An active, comfortable pedestrian environment will be emphasized through street level design standards, incentive programs, and plaza design criteria. Lower building elements will be highly articulated to create variety and to promote the pedestrian scale of the street.

Land Use

The Core will have a wide range of commercial office, commercial retail, and residential uses as well as governmental office and judicial facilities.

The Core will be a daytime and nighttime activity area emphasized by street level commercial uses focused on Broadway and C Street.

Places & Destination

Broadway will be downtown's Grand Boulevard. As downtown's most important street, sidewalk cafes, shops and storefronts will be required to create a very pedestrian environment. Sidewalk paving, colorful awnings, arcades banners and street trees will be used to reinforce this image. Street level setbacks along the length of Broadway will increase the area devoted to the sidewalk.

C Street, downtown's major transit street, will continue to emphasize the pedestrian, the LRT and transit stops.

Broadway will also connect the Bayfront Open Space with the Civic Center. This will create a strong new development axis for downtown and will be the first project of the Bay-Park Link. The Civic Center will be

the eastern edge of the Core, the ceremonial terminus to the Broadway axis. The Civic Center open space will be an urban plaza, approximately 1.5 acres, emphasizing intersection of Broadway and 12th Avenue.

The most significant urban open space within the City, the "Broadway Focus," will be located at the western edge of downtown.

Equidistant between these major places, at the site of the old City Administration Complex, a secondary urban open space will be created. This space will reestablish the former downtown street pattern and provide an important plaza area for the Civic Theater.

Circulation & Parking

Broadway will not only emphasize pedestrian access, but will emphasize transit through improved bus accommodations.

Through the re-use of the City Administration Complex, B Street will become a through street, designed for both the auto *and* pedestrian.

Transit facilities and services will be provided through the implementation of the Centre City Parking Management Plan and will include:

*Transit and remote parking improvements,
"Baseline" parking requirements,
Maximum on-site parking requirements,
Flexible off-site parking incentives, and
Shared parking.;*