



Draft Civic Center Guiding Principles

Prepared by the Civic Center Working Group:
City of San Diego; CCDC; Downtown San Diego Partnership

I. Serve the Public

- Provide convenient citizen access to city government
- Incorporate vital, sunny and generous public space
- Reinforce transit and trolley connectivity
- Respect and reinforce the pedestrian grid and streetscape

II. Protect the Taxpayers

- Maximize the city's real estate assets
- Develop a Civic Center redevelopment strategy that is fiscally prudent
- Create a financing strategy with payments equal to current expenditures
- Avoid spending more city funds to maintain/rehab City Hall or the Concourse
- Promote private sector participation to leverage public investment
- Phase Civic Center redevelopment to meet city's needs

III. Support Public Employees

- Provide a safe, secure and healthy environment for public employees
- Increase worker productivity by centralizing more of the city's work space
- Satisfy city's space needs to 2030 and beyond

IV. Ensure Consistency with Centre City Community Plan

- Make plan consistent with goals of the community plan update
- Coordinate with adjacent governmental and private entities
- Re-open B Street to pedestrians; explore transit connection

V. Further City's Redevelopment Goals

- Serve as a catalyst for private sector investment in the Core (current location)
- Boost tax increment to the city by stimulating private development
- Exemplify smart growth with a dynamic mix of uses supported by transit

VI. Promote Civic Identity and Pride

- Make Civic Center a model of energy efficiency and sustainability; adhere to LEED silver rating
- Design a Civic Center of which all San Diegans can be proud; reflect San Diego locale and climate; use high quality design/construction materials
- Integrate and celebrate the San Diego Civic Theatre

VII. Timeline

- Planning and pre-development work complete by 2006
- Request for proposals (RFP) process in 2007-2008
- Construction in 2009-2013
- First phase completed by 2013; co-terminus with lease expirations