



Attachment A.2 – Site Description

Site Description

The Project site is composed of four city blocks, roughly 264,600 square feet in size. The site includes the following five public structures:

- ***The San Diego Civic Theatre*** – The San Diego Civic Theatre is a 2,967-seat performing arts venue located on the southeast corner of C Street and Third Avenue. Built in 1965, the San Diego Civic Theatre is home to San Diego Theatres, Inc., the California Ballet, La Jolla Music Society and Nederlander’s Broadway San Diego, and hosts more than 160 performances a year. A citizen’s group, led by San Diego Theatres Inc., will be conducting a private fundraising effort to modernize and upgrade the theatre. Maintaining a performing arts venue in downtown is important. A Civic Theatre needs to remain a part of the new Project.
- ***City Administration Building (CAB)*** – Built in the mid-1960s, the CAB is outdated, inadequate and very inefficient. At approximately 174,000 square feet, CAB houses office space for about 600 City employees and the City Council Chambers. Numerous studies have determined that addressing asbestos removal, compliance with ADA, associated tenant improvements and additional deferred maintenance would make rehabilitating the CAB infeasible. The intention is to replace the CAB with a new facility within the new Project.
- ***Convention and Performing Arts Center (CPAC)*** – CPAC includes Golden Hall, meeting rooms, the basement, and the exhibit facility known as Plaza Hall. When constructed in the 1960s, CPAC was the City’s largest convention facility. Since construction of the waterfront Convention Center, CPAC has been used to accommodate a variety of meetings, miscellaneous performances and civic gatherings. The CPAC is intended to be replaced with a smaller amount of community and civic meeting space within the new Project.
- ***Evan Jones Parkade*** – The Parkade is an 11-story above-ground parking structure for about 1,200 vehicles. An important part of the design plan and economic analysis for the Project will be to analyze whether the Parkade will remain intact or be replaced by underground parking.
- ***City Operations Building/Development Service Center (COB)*** – The COB is approximately 194,000 square feet on a full city block and houses about 400 employees. This building also contains the Emergency Operations Center and Fire Station No. 1. The COB is intended to be replaced with new facilities within the new Project. Fire Station No. 1 will be relocated to another downtown location and does not require developer assistance. The Emergency Operations Center shall be incorporated into the new Project.