

## MINUTES

Tuesday, June 2, 2009

San Diego Convention Center, Room 31ABC

6-8 p.m.

### **Present:**

Co-chairs: Stephen Cushman, Cheryl Kendrick

Task Force Members: Mark Steele, Susie Baumann, Gordon Boerner, Pete Garcia, Lorena Gonzalez, Bob Nelson, Patrick Duffy, Bill Evans, Vincent Mudd, Bill Sauls, Diane Takvorian, Lani Lutar

### **Absent:**

Task Force Members: Fred Maas, Mike McDowell, Richard Bartell

**MCTF Staff Absent:** Cynthia Olmstead

1. **Call to Order:** Co-chair Kendrick, 6:06 p.m.
2. **Non-agenda public comment:**
  - Robin Munro- East Village Resident- Support of expansion
3. **Comments: Co-chair Kendrick**
  - Task Force members have presented three questions regarding financing an expansion. These questions will be answered at one of the next two meetings. Ask that Task Force members wait on asking financing questions until the financing presentations occur.
  - Mention revised meeting schedule: there has been an addition of an August 4<sup>th</sup> meeting at the San Diego Convention Center.
  - Recommend that members look at schedule and make sure that all relevant topics are addressed. If there are more topics they would like to see discussed, they should submit requests to the co-chairs.
4. **Presentation: San Diego Convention Center Phase III Expansion**

Greg Mueller, Tucker Sadler Architects; Don Grinberg, HNTB Architect

  - Mr. Mueller and Mr. Grinberg presented their findings from studying the planning of a proposed expansion over the past months. They focused on how a phase III expansion would relate to phases I and II, and how to connect the Gaslamp to the bayfront.
  - Mr. Mueller and Mr. Grinberg discussed benchmarking trips to convention centers in Vancouver, Chicago and San Francisco.
  - The proposed Convention Center expansion program includes a 225,000 sq. ft. exhibit hall, 80,000-100,000 sq. ft. of meeting room space, and 80,000 sq. ft. of multi-purpose ballroom space.

- The proposed ancillary development program includes a 500 room hotel, 40,000 sq. ft. of retail space, and outdoor public-access space.
- Between 2003-2007, nine possible expansion sites were reviewed. The two sites focused on in renderings presented are the 5<sup>th</sup> Avenue Landing site and Tailgate Park site, adjacent to Petco Park.
  - Tailgate Park site presents issues with both a faultline falling in the middle of the proposed site and a half-mile walk to reach the current facility. Six different options were looked at for this site; a focus was placed on an option that would build on both sides of the faultline.
  - Fifth Avenue Landing site would make a connection from the bayfront to the Gaslamp with a bridge going from Fourth avenue to the park adjacent to the new Hilton Bayfront. This site would involve a four-level convention center expansion.
  - Video was presented by Tucker Sadler Architects on conceptual design of the Fifth Avenue Landing site.

#### **5. Task Force Questions and Comments:**

- Suggestion for architects to look more at placing the Convention Center on Fifth Avenue Landing site and the hotel on the Tailgate Park site.
- Suggestion to generate energy onsite
- Suggestion to get the public involved in a committee addressing urban design issues and requirements for expansion.
- Suggestion to work with the California Coastal Commission to ensure that retail space abides by regulations of California environmental and public trust laws.

#### **6. Public Questions and Comments:**

- Rob Lankford- Downtown San Diego Partnership- Support of expansion.
- Charles Konvinski:
  - Question re: How will access to South Embarcadaro Park be maintained and will it become a private park for the Convention Center or will it still be maintained as a public park?
  - Comment re: Board should require a minimum LEED certification of silver.
  - Comment re: Suggestion to use lavatory water as a water resource for proposed green roof.
  - Comment re: Make sure public has opportunity to use Convention Center public access areas at all times (ex. staircase at Red Bull Air Race)
- Don Wood:
  - Question re: Would this concept intrude into the green park space on the north end of the Hilton Bayfront? If so, has a design team received a message from the Port or Coastal Commission that it would be allowed?
  - Question re: Why was a 500-room hotel designed when the lease between Fifth Avenue Landing and the Port calls for a 250-room hotel? Would the Port let you double the size?



- Kip Howard- Representing owners of Hilton Bayfront- Support of Expansion
  - Comment re: A portion of the existing Hilton leasehold property is being used in this design: Hilton expressing concern. Hilton is working with SDCCC and design team to address concerns.
- Kirk Starr- Local Union 831- Question re: Why is the end of the building, referred to as Hall H, being largely unutilized by this plan?
- Jim Chatfield: JMI Realty representing Ballpark Village- Support of expansion.

**7. Additional Task Force Member Questions and Comments:**

- Suggestion to have the following meetings regarding financing recorded and posted online.
- Suggestion to move the June 15 meeting to 9 a.m., rather than 8 a.m., due to traffic congestion.

**8. Adjournment:** Co-chair Cushman, 7:22 p.m.