

Let's Go Build a Stadium!
No wait, A Campus!
No wait, ...

How a scrappy band of Alumni, Trustees, Wealthy Property Owners, Campus Executives, 2 Presidents a small army of planners and one plucky University Architect, stopped the San Diego heist of the century and gave birth to a new campus.

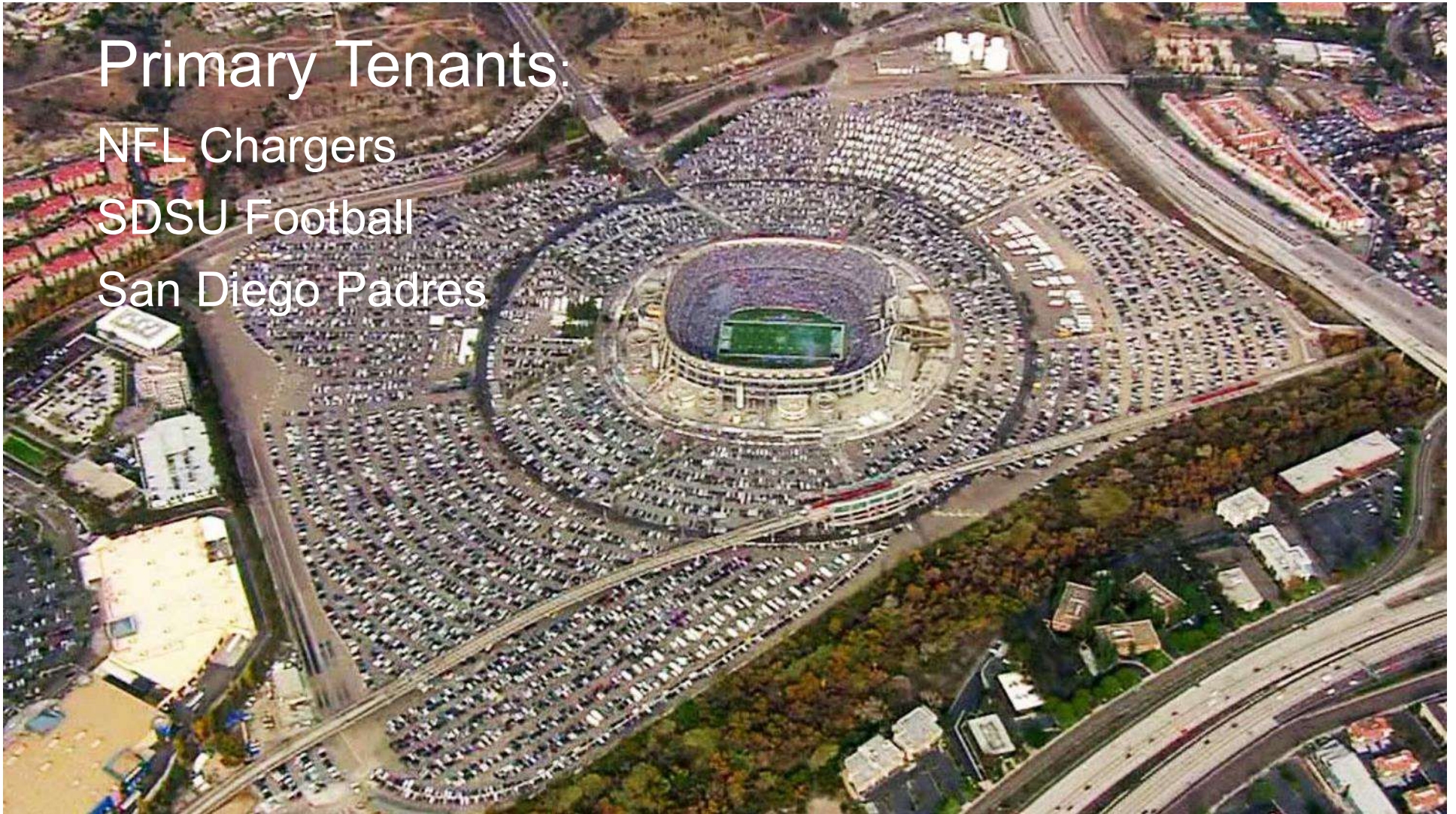
San Diego Stadium aka SDCCU, aka QUALCOMM, aka The Murph

Primary Tenants:

NFL Chargers

SDSU Football

San Diego Padres



The Stadium and the Aztecs

Aztec Football was 1 of 2 Original Tenants



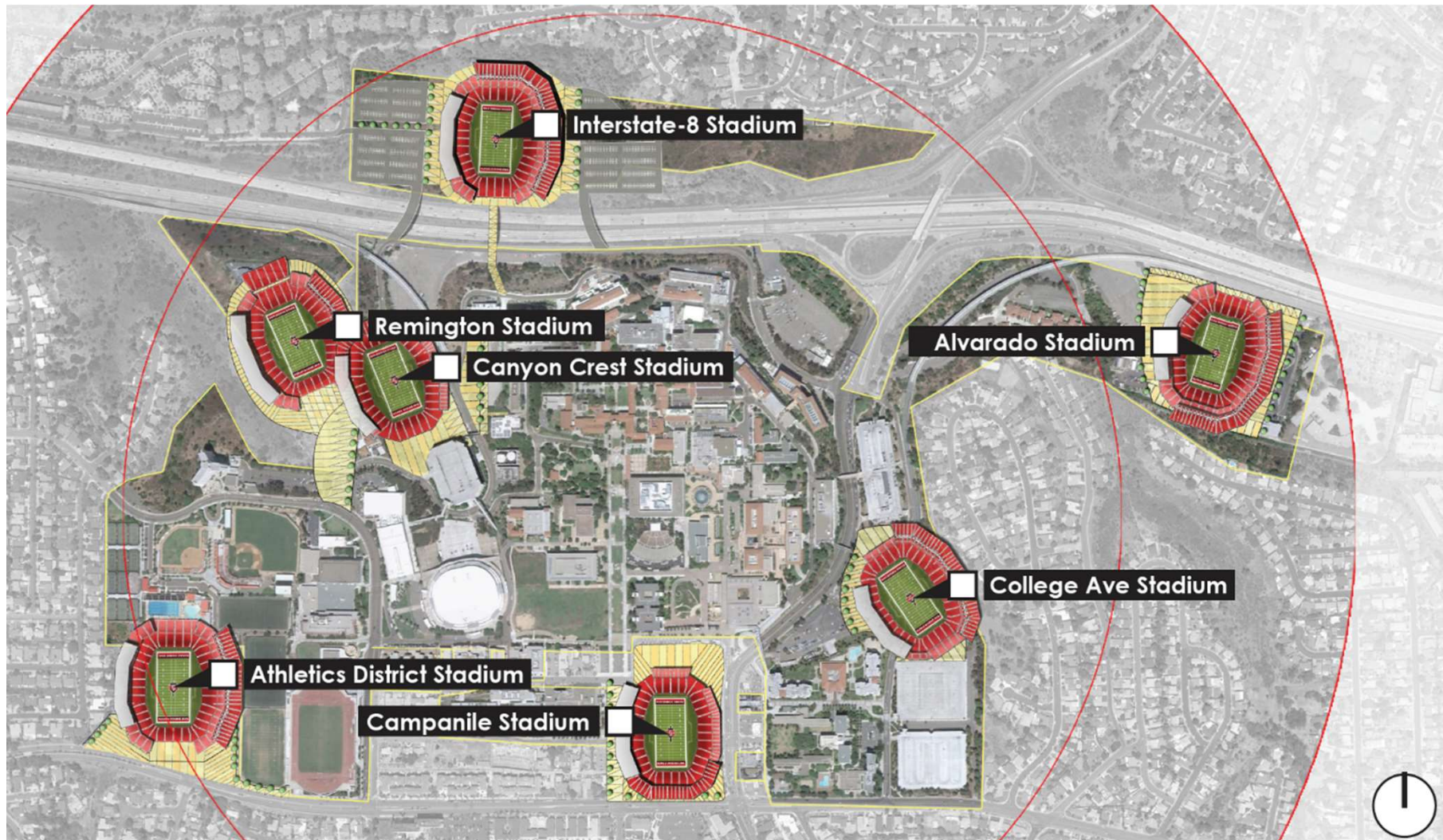
The Chargers and SDSU

With the Padres in Petco, the Chargers were clearly THE Tenant.



2011 A President's Dilemma

New Stadium or No Football



2011 A President's Dilemma

Not a lot of Choices Off Campus Either



Nearest NCAA Div 1A Football Venue

2011-2012

“I’ve Been Thinking,” ...

said Mayor Sanders to our Athletic Director

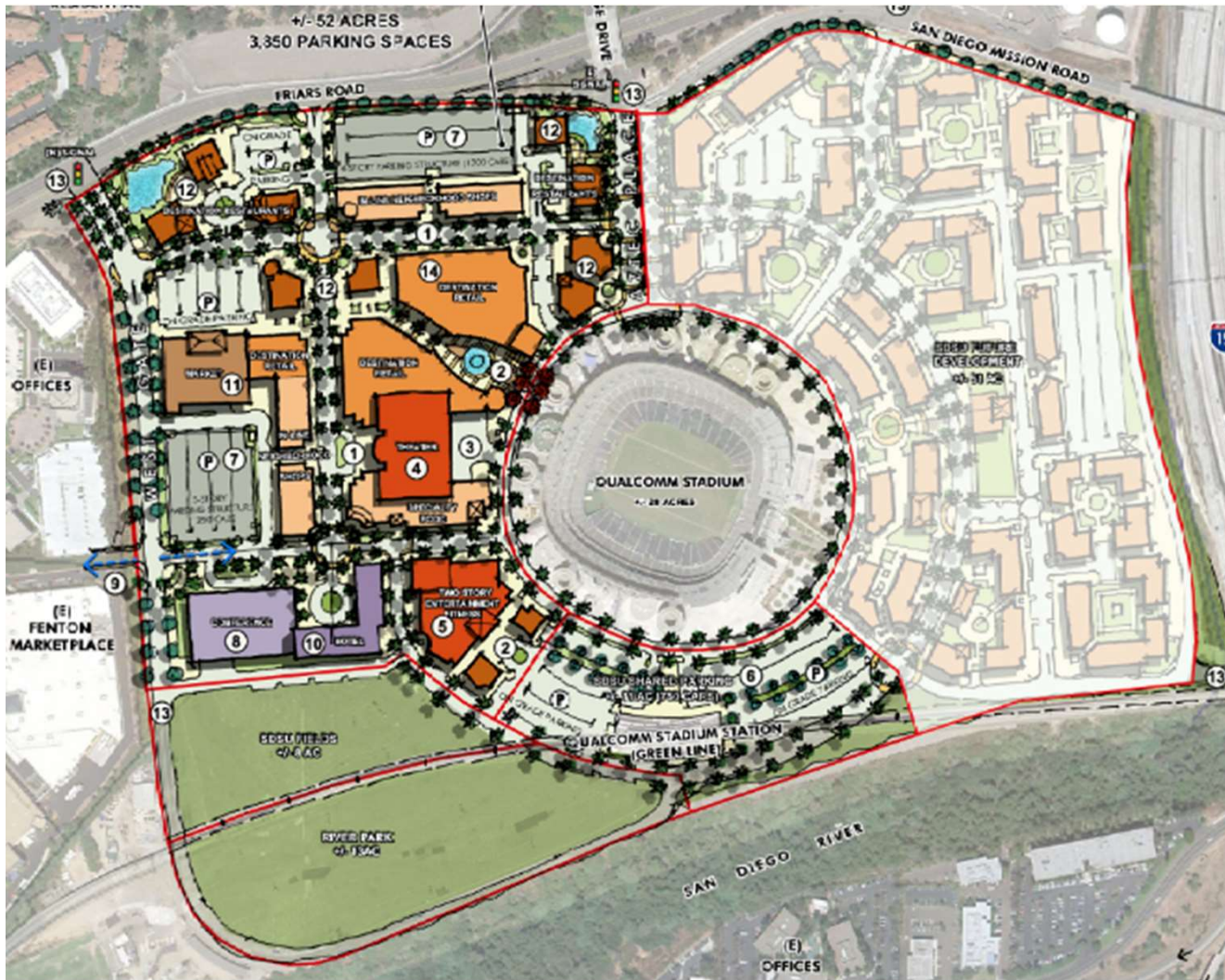
“I don’t think the City has any business owning a stadium, SDSU should own it.”

This aerial map illustrates the development plan for the area surrounding Qualcomm Stadium in San Diego. The stadium is centrally located, with a large parking lot and the Qualcomm Stadium Station (Green Line) situated directly in front of it. To the west of the stadium, a large parking structure (4-levels) and several smaller parking areas are shown. The map is divided into numerous numbered parcels (1-16) and color-coded zones (H, S, M, QSR, T, P, S/O). Key roads include Friars Road to the north, San Diego Mission Road to the northeast, and the San Diego River to the south. Other landmarks include Sports Park (20 AC total), Fenton Marketplace, and various office and market areas. The map also shows existing infrastructure like signals and drive lanes.



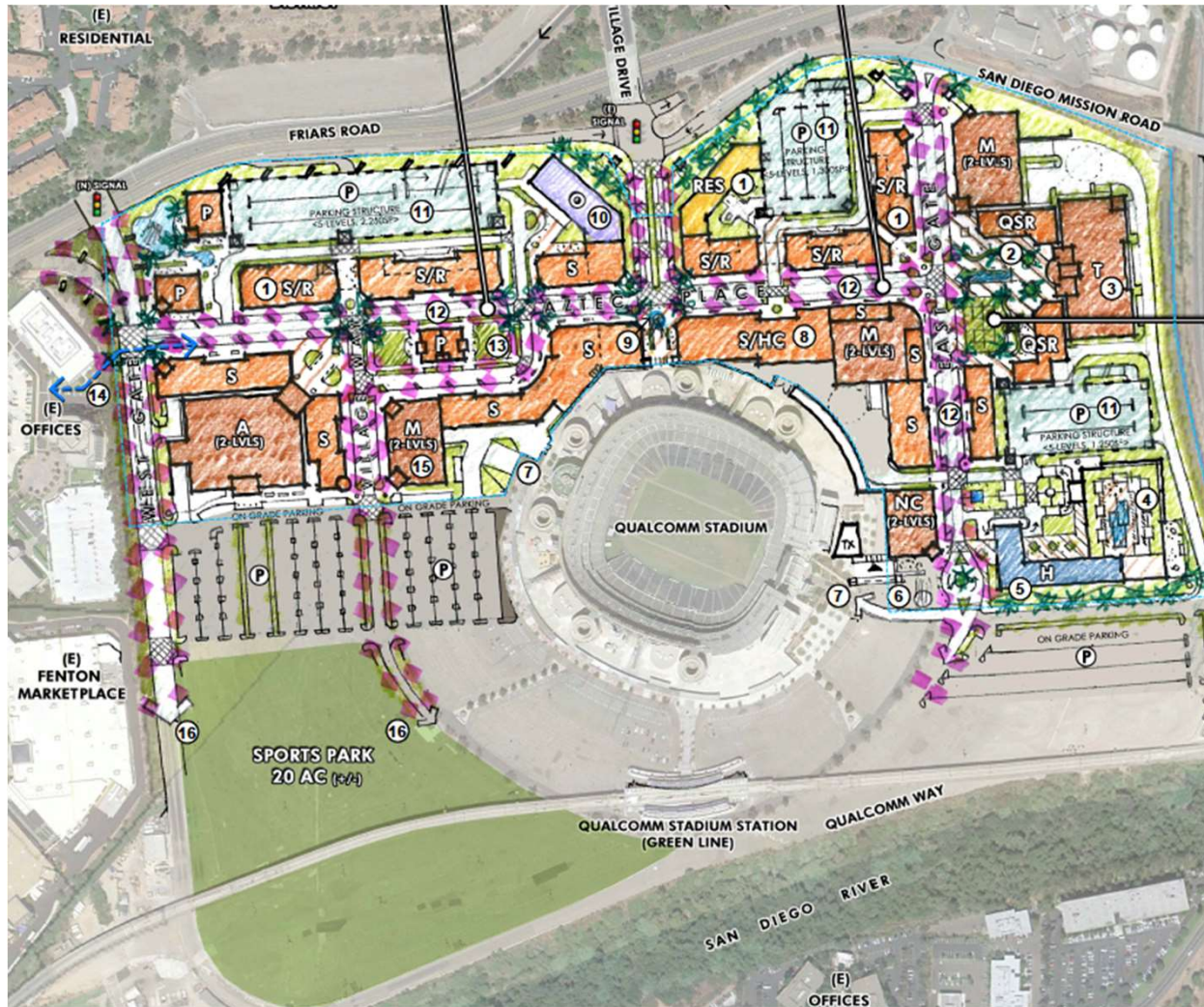
RESILIENCY: CONNECT & REJUVENATE

SDSU Should Own It



More Academic? We can do that.

SDSU Should Own It

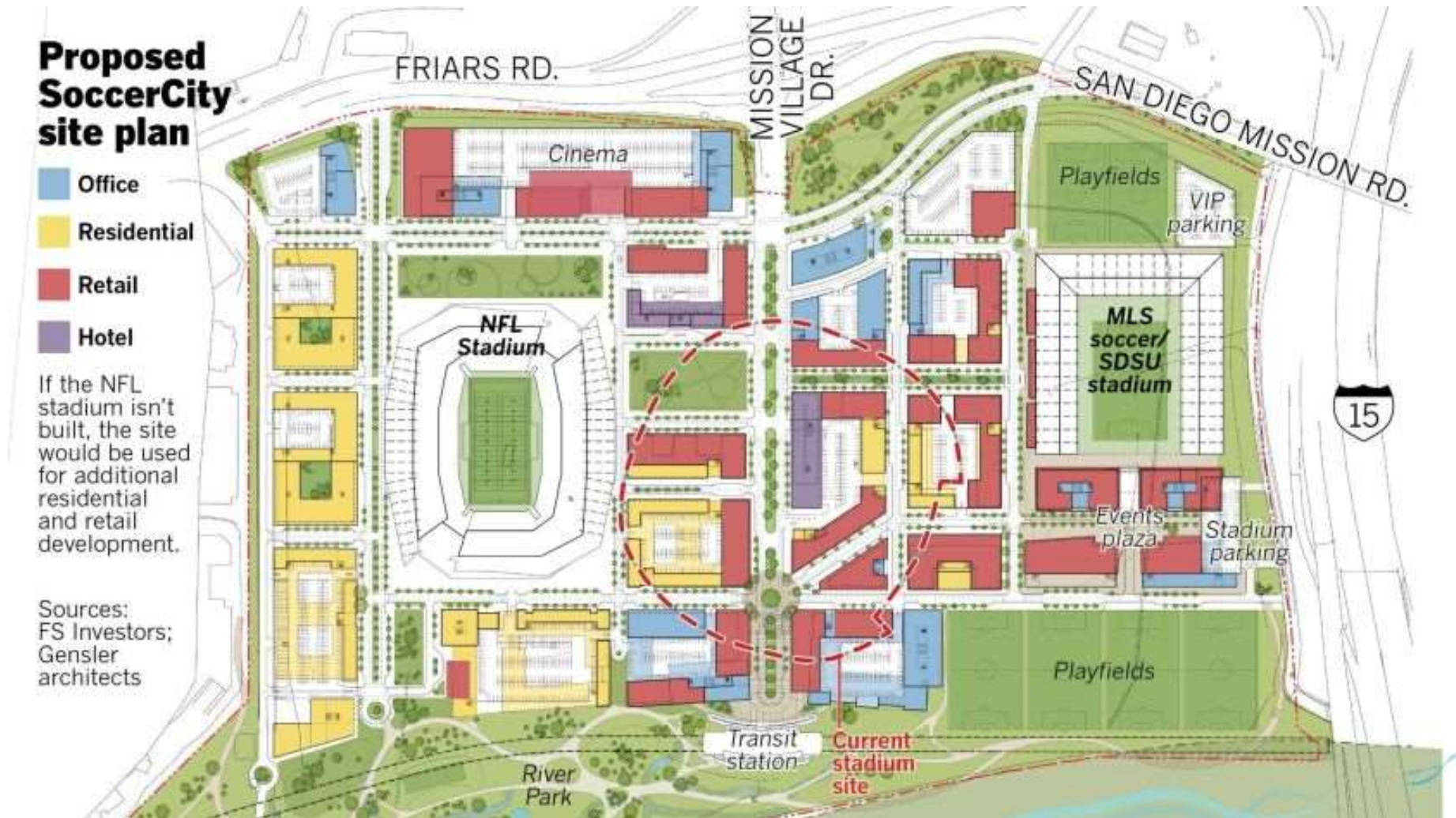


More retail tax revenue? We can do that.

2016 Would you like a Free Stadium?



We're building what?



CEQA vs the “Citizens Initiative”

EIR vs Voter Direction



Irwindale Stadium aka The Raider Crater

Subsidy plus entitlements is even better.



Back in California

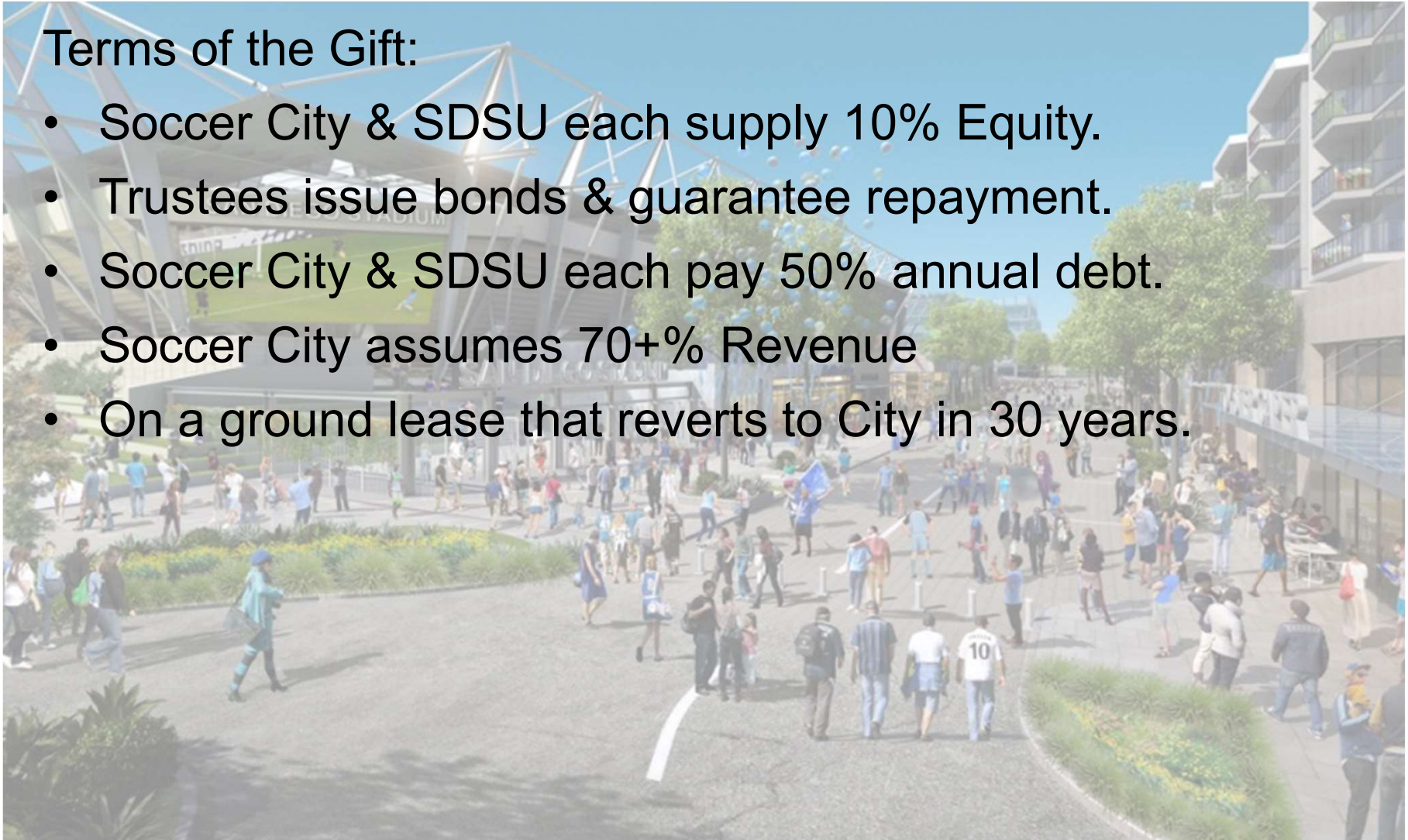
An initiative can revise anything in the Municipal Code:

- Authorize sale of public land without Council Approval
- Reassign authorities from Council to Mayor
- Adopt Municipal Specific Plans
- Identify, or disallow, Environmental Obligations
- Prohibition of Municipal Support for competing interests
- ...

Back to that Free Stadium

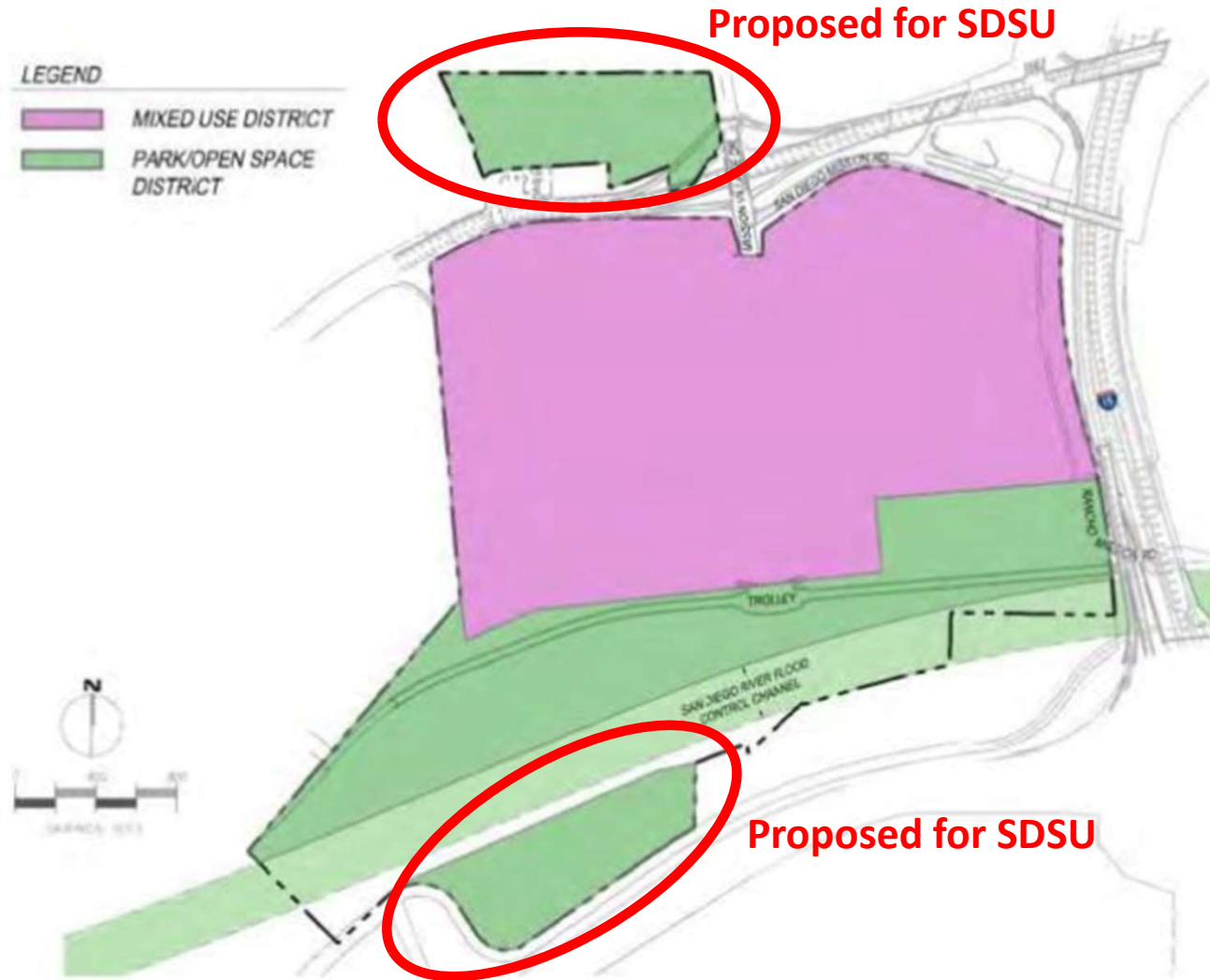
Terms of the Gift:

- Soccer City & SDSU each supply 10% Equity.
- Trustees issue bonds & guarantee repayment.
- Soccer City & SDSU each pay 50% annual debt.
- Soccer City assumes 70+% Revenue
- On a ground lease that reverts to City in 30 years.



“Sweetening” the Deal

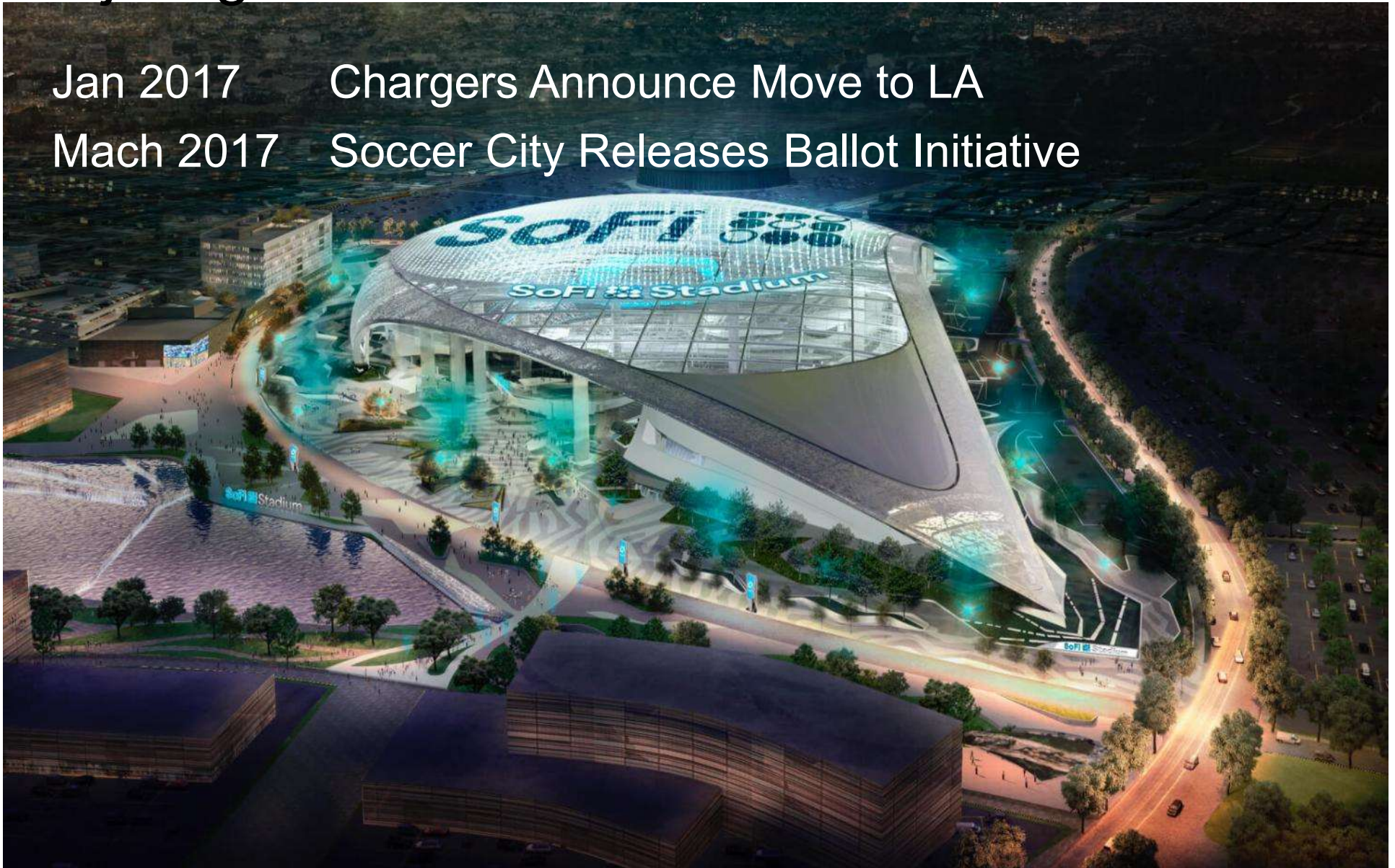
Figure 3.8: Stadium Area District Map



It just got Real

Jan 2017 Chargers Announce Move to LA

Mach 2017 Soccer City Releases Ballot Initiative



The Campaign Kicks Off

Pro Soccer City

Landon Donovan

Mayor of San Diego

Councilman Sherman (Stadium Site)

SD County Taxpayers Association

60+ % of Voters aware of Soccer City Initiative

70+ % of those aware would vote yes

Secret Planning and Public Plans

Confidential land cost data, e.g. Development Costs,
Residual Value & Purchase Price.

Confidential analysis of options prior to issuing Draft EIR

+

Avoiding Opposition Attack Pieces

=

Do everything under Attorney Client Privilege.

The Planning Team

All Under CEQA Counsel for Atty Client Privilege

Gatzke Dillion - CEQA Counsel

Dudek - CEQA Author

JMI Realty - Development Advisor

JMI Sports - Stadium Business Plan & CM

Legends - Stadium Revenue Plan

Populous - Stadium Feasibility Study

Carrier Johnson - Master Plan

Rick Engineering - Grading and Civil Plans

Butsko (Now MV5) - Dry Utilities

OCMI CM - Estimating & Staff Augmentation

Soccer City vs Friends of SDSU.



Competing Plans



Soccer City

SDSU West



The Plan



GUIDING PRINCIPLES

SDSU EXPANSION

INTEGRATE SITE'S NATURAL FEATURES

REGIONAL ASSET

COLLEGE CAMPUS ENVIRONMENT

TRANSPARENT PROCESS



SDSU MISSION VALLEY
carrierjohnson + CULTUR3

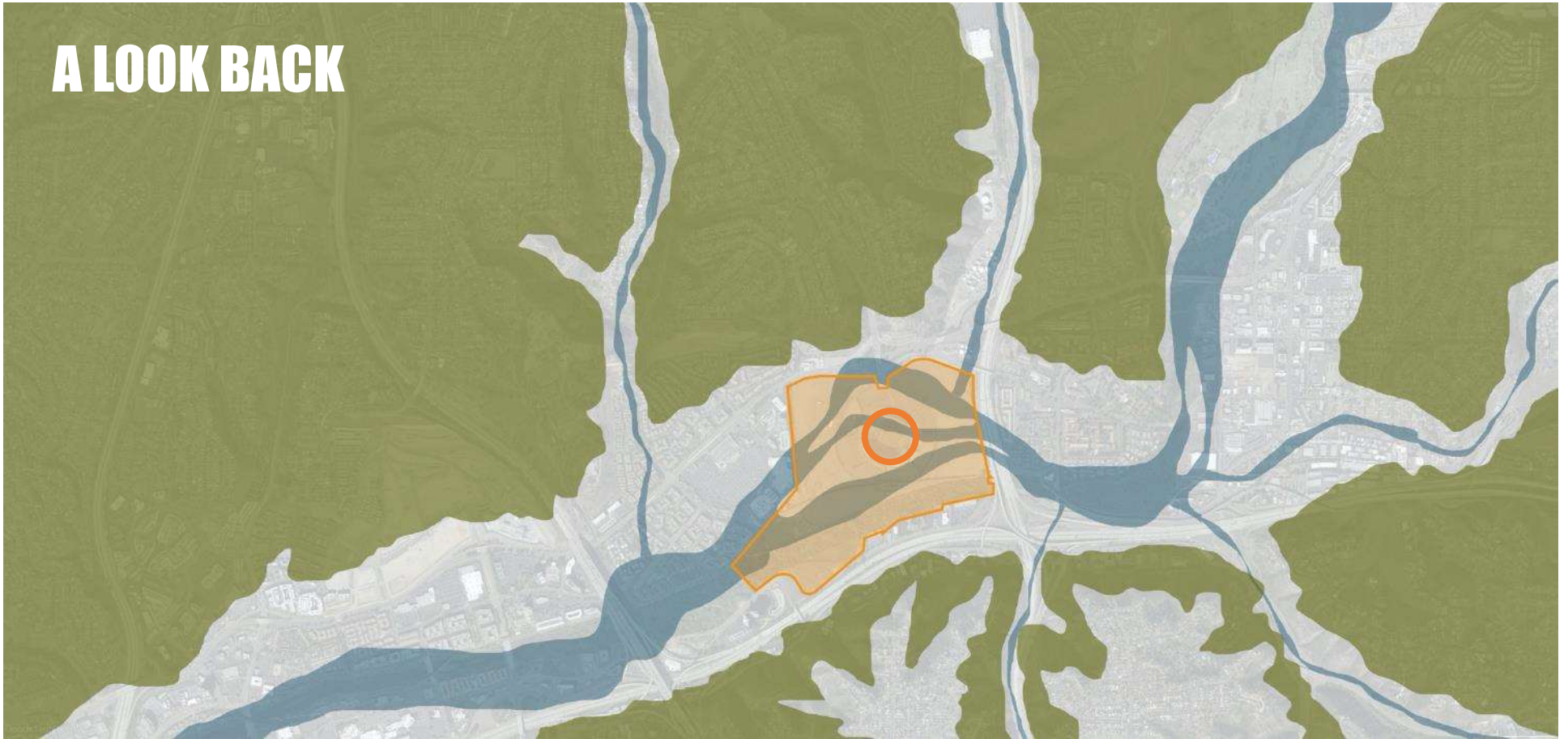


RESILIENCY: CONNECT & REJUVENATE

One University – Two Sites



A LOOK BACK

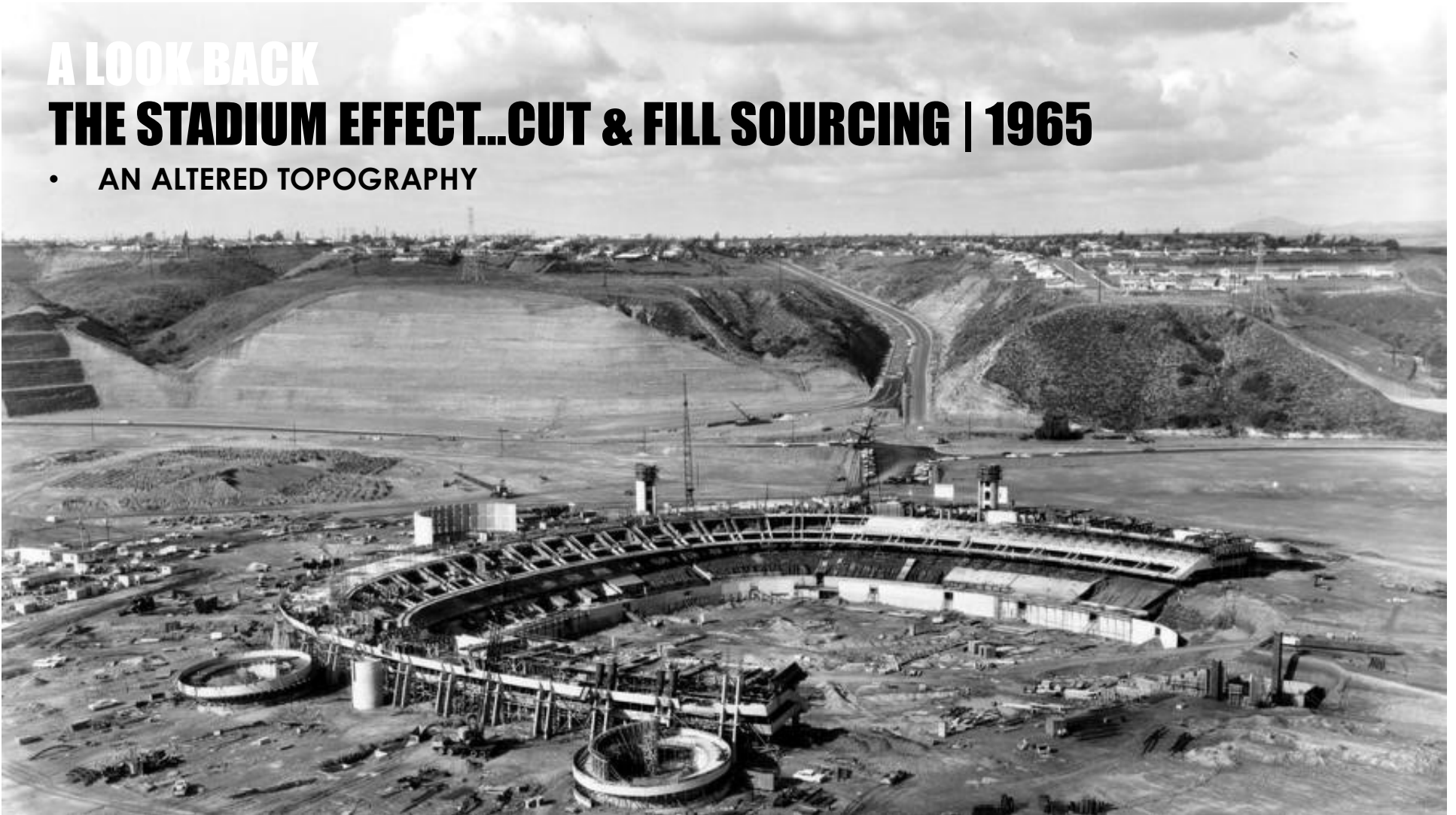


- WATERSHED RESPECTED
- SITE PROVIDES NATURAL FLOW
- NATURAL TOPOGRAPHY MANAGED FLOODS

A LOOK BACK

THE STADIUM EFFECT...CUT & FILL SOURCING | 1965

- **AN ALTERED TOPOGRAPHY**



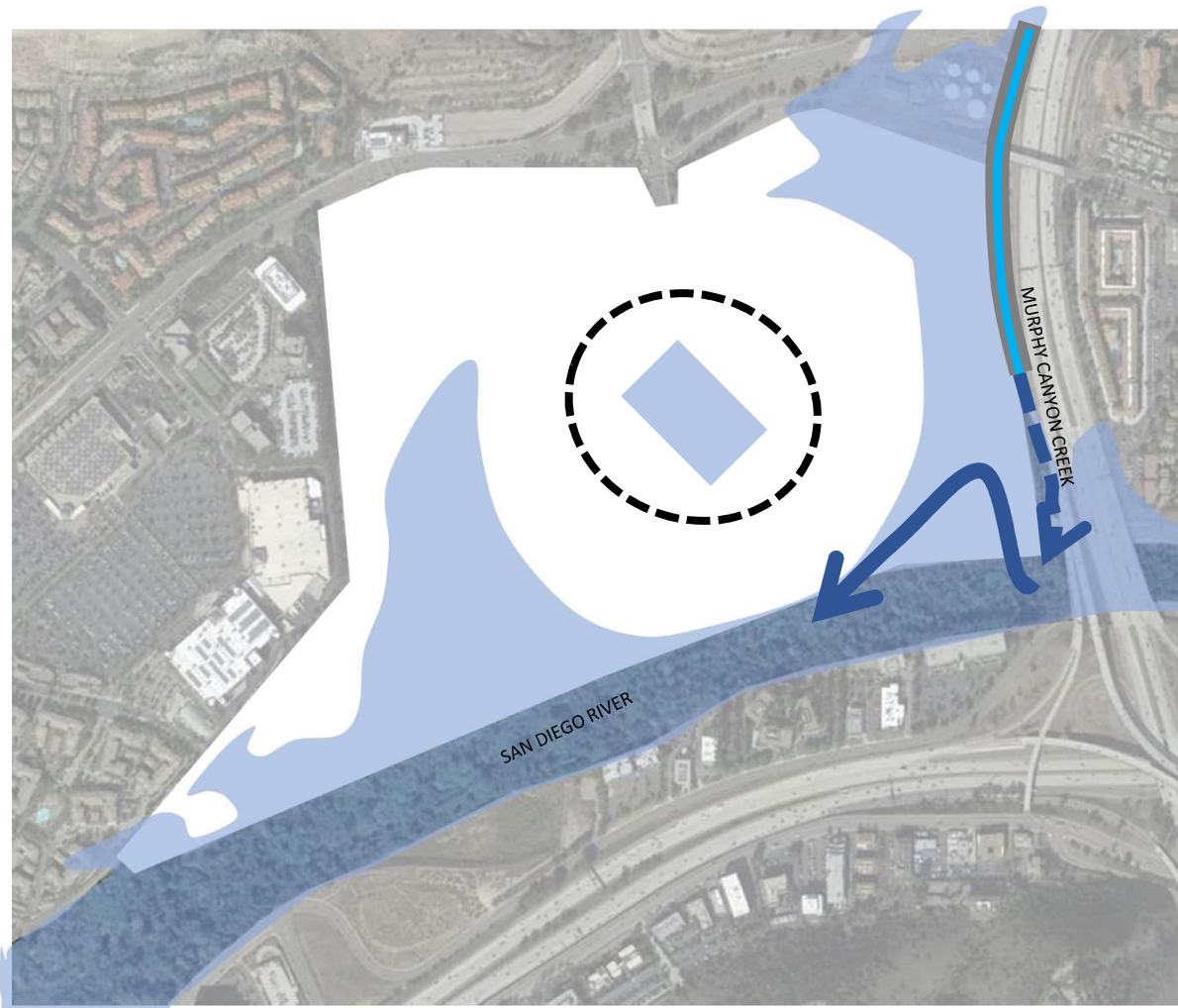
RESILIENCY: CONNECT & REJUVENATE

THE RESULT:

- 1965 TO PRESENT
- HYDROLOGY ALTERED
- RIVER ASSETS IGNORED

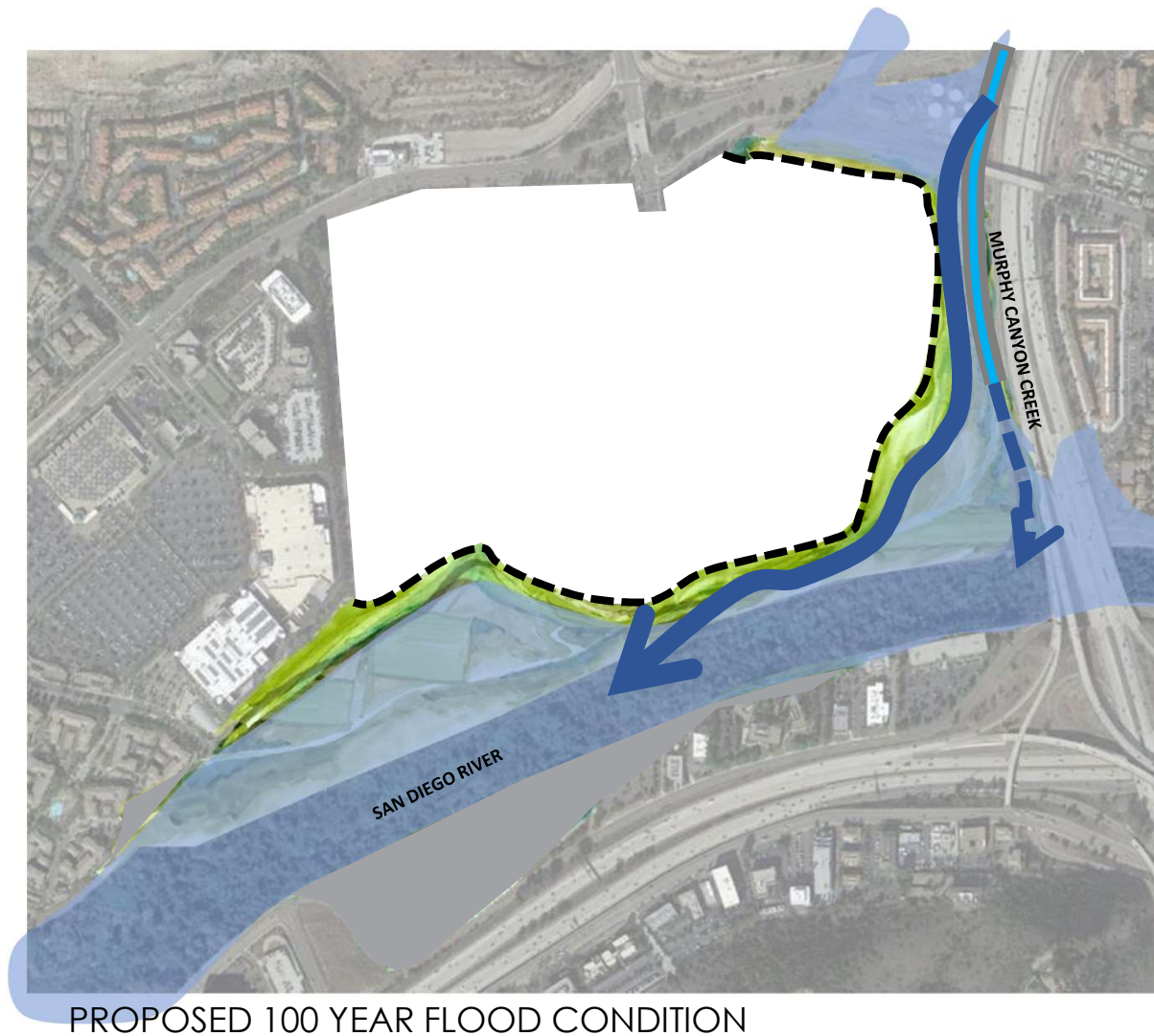


OPEN SPACE FIRST... HYDROLOGY CONCEPT



CURRENT 100 YEAR FLOOD CONDITION

OPEN SPACE FIRST... HYDROLOGY CONCEPT



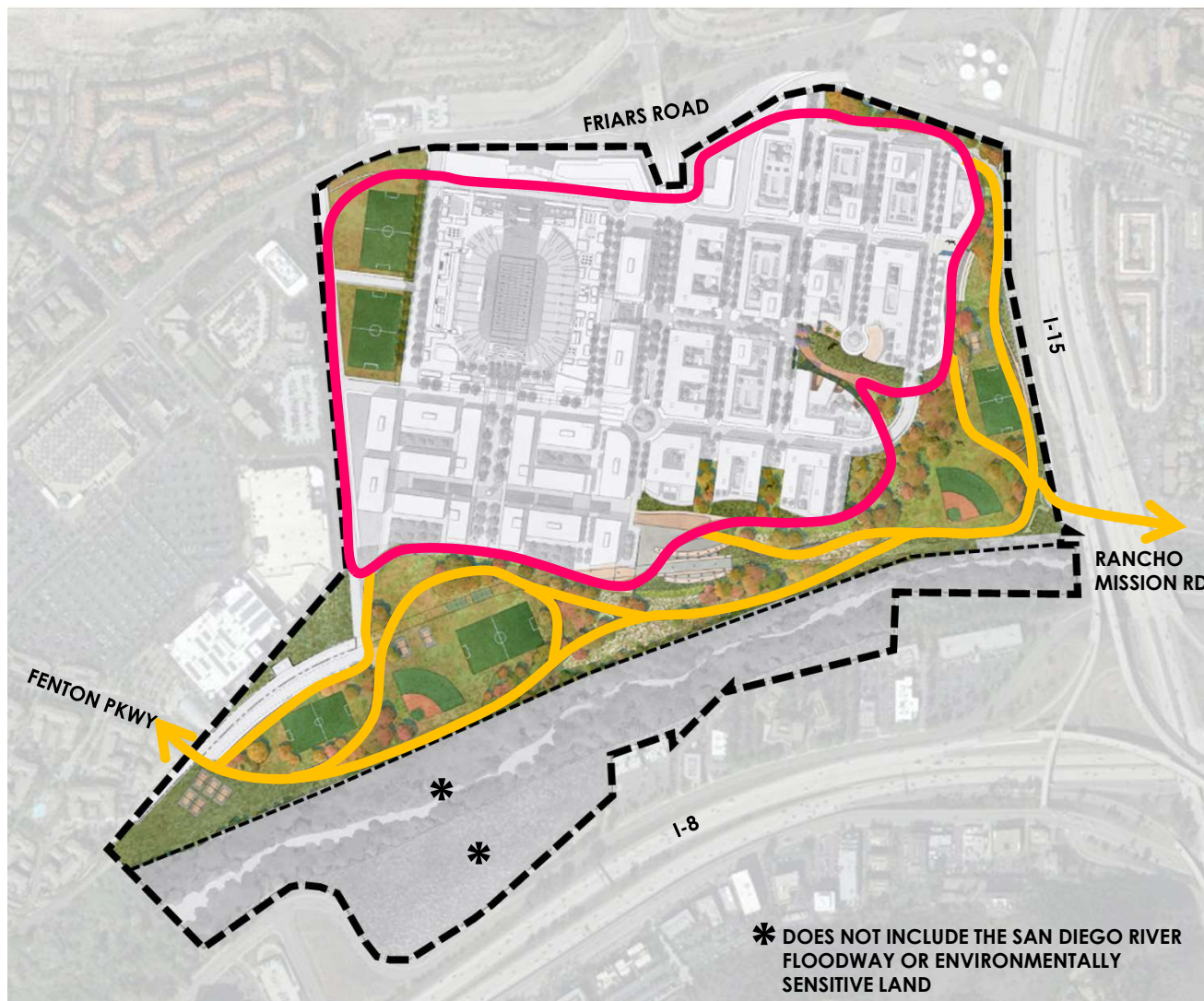


OPEN SPACE FIRST... RIVER ENGAGEMENT

- FINGER PARKS
- PROVIDES PEDESTRIAN ACCESS
- SETS TONE FOR DEVELOPMENT PARCELS
- ENHANCES CONNECTION



OPEN SPACE FIRST...



OPEN SPACE FIRST... COMMUNITY PARKS

- ACTIVE & PASSIVE RECREATION
- SDSU/COMMUNITY SHARED
- LOCATION PRESERVED FOR CITY AQUATIC & REC CENTER
- COMMUNITY PARKING & ACCESS
- HIKE & BIKE TRAILS/LOOP

Project Overview

- 83 Acres of parks, recreation and open space



Project Overview

- 83 Acres of parks, recreation and open space
- 1.6 M GSF of Campus Office, Innovation and R&D Space



Project Overview

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- 1.6 M GSF of Campus Office, Innovation and R&D Space
- 35,000 Seat Stadium



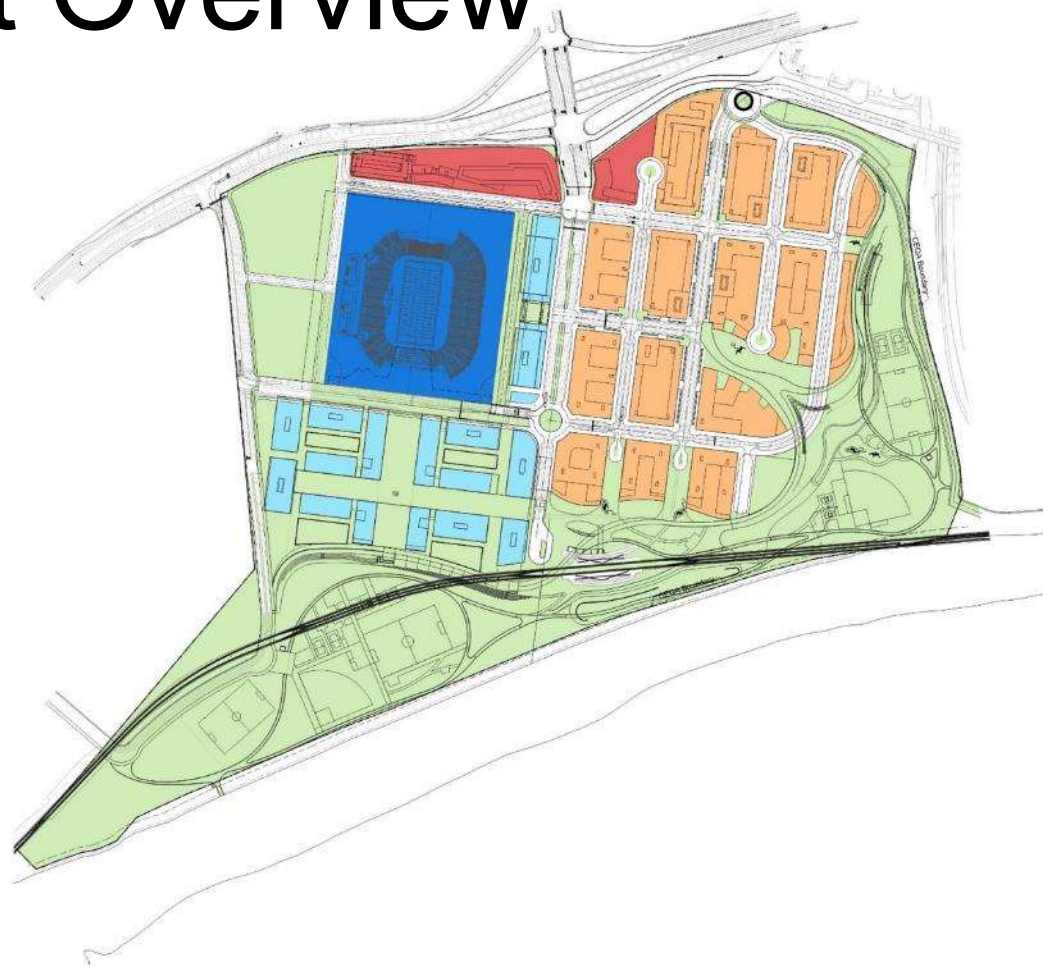
Project Overview

- 83 Acres of parks, recreation and open space
- 1.6 M GSF of Campus Office, Innovation and R&D Space
- 35,000 Seat Stadium
- 4,600 Residential Units



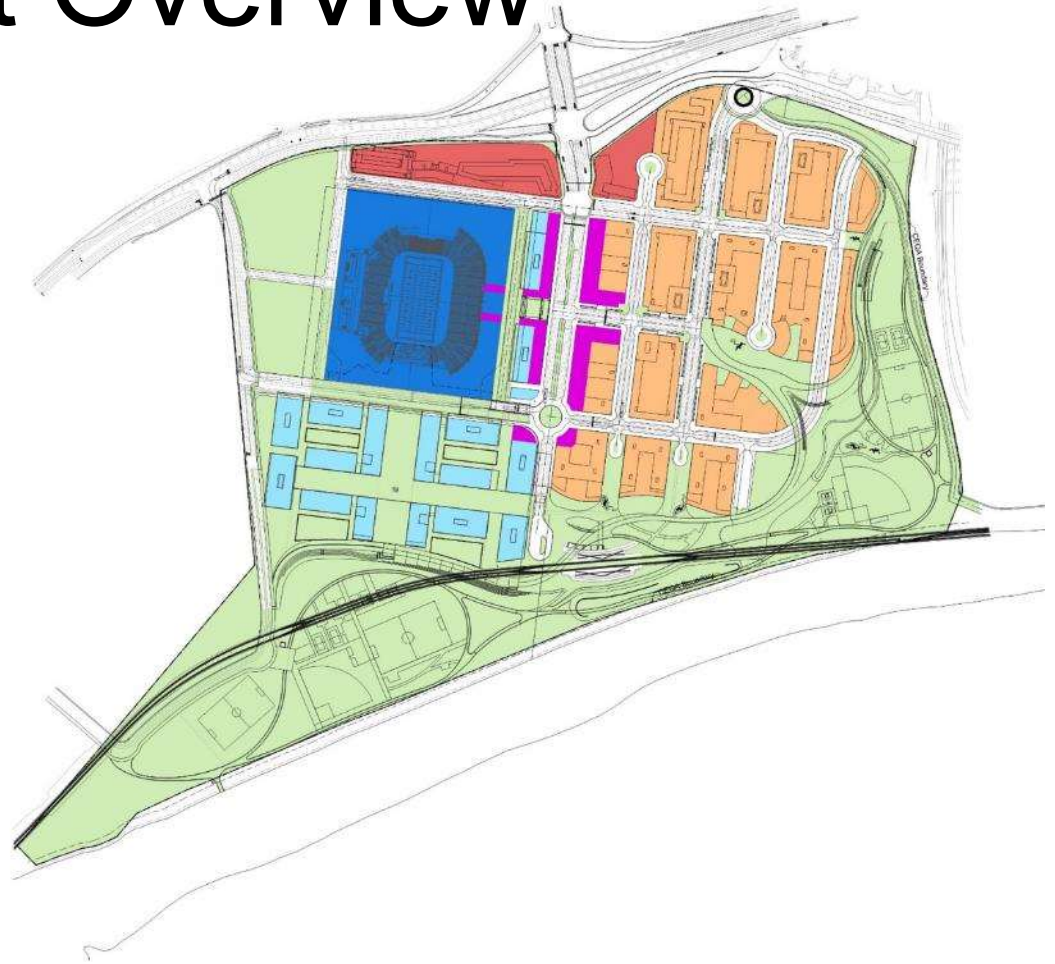
Project Overview

- 83 Acres of parks, recreation and open space
- 1.6 M GSF of Campus Office, Innovation and R&D Space
- 35,000 Seat Stadium
- 4,600 Residential Units
- 400 Hotel Rooms



Project Overview

- 83 Acres of parks, recreation and open space
- 1.6 M GSF of Campus Office, Innovation and R&D Space
- 35,000 Seat Stadium
- 4,600 Residential Units
- 400 Hotel Rooms
- 95,000 GSF of Retail Space
- 15,000 Additional FTE Students



CEQA/Entitlements

- Project Level EIR for all Project Components
- Draft EIR June 2019
- Certify EIR Jan 2020



FINANCING



How will SDSU finance the project?	What will NOT be relied upon for project financing?
Revenue from public-private partners – both commercial and residential	No reliance on general operating fund
Fundraising	No Student tuition or fees
Non-state revenue (i.e. cell site towers) to be paid back with revenue generated from the site	No City general fund
Stadium financed by revenue from stadium, naming rights, Athletics revenue, etc.	

SDSU **MISSION VALLEY**
carrierjohnson + CULTUR3

SDSU MISSION VALLEY

WHY SDSU?



with **61%**
of alumni
residing in
San Diego
County



42,000
jobs in
San Diego
County



\$5.67
Billion
in economic impact



\$457
Million
in state
and
local taxes



120
Years
committed
to
San Diego



R. W. A. S. G.

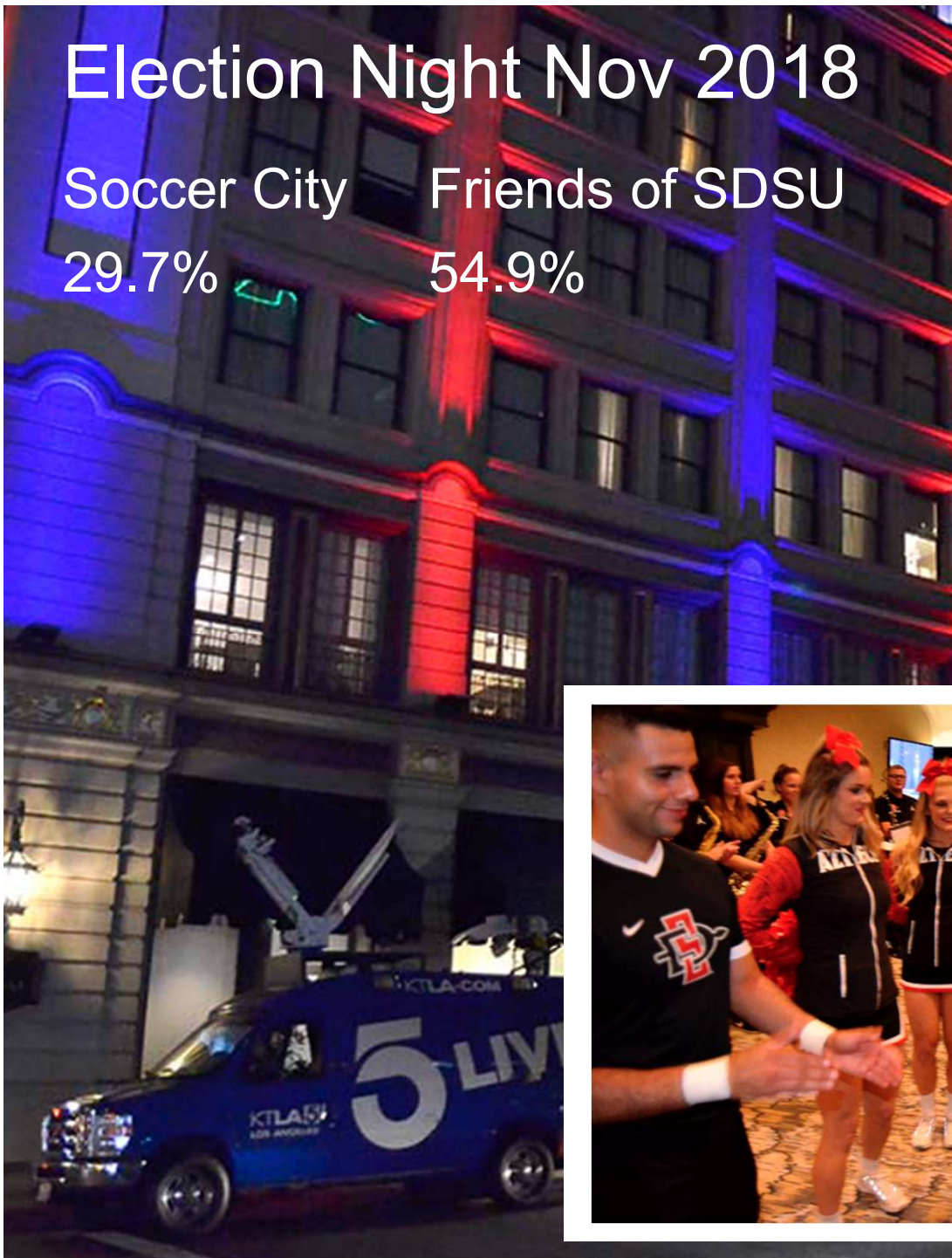
SDSU **MISSION VALLEY**
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Election Night



Election Night Nov 2018

Soccer City Friends of SDSU
29.7% 54.9%



What Just Happened

Soccer City

\$27 Million

No on Soccer City*

\$6 Million

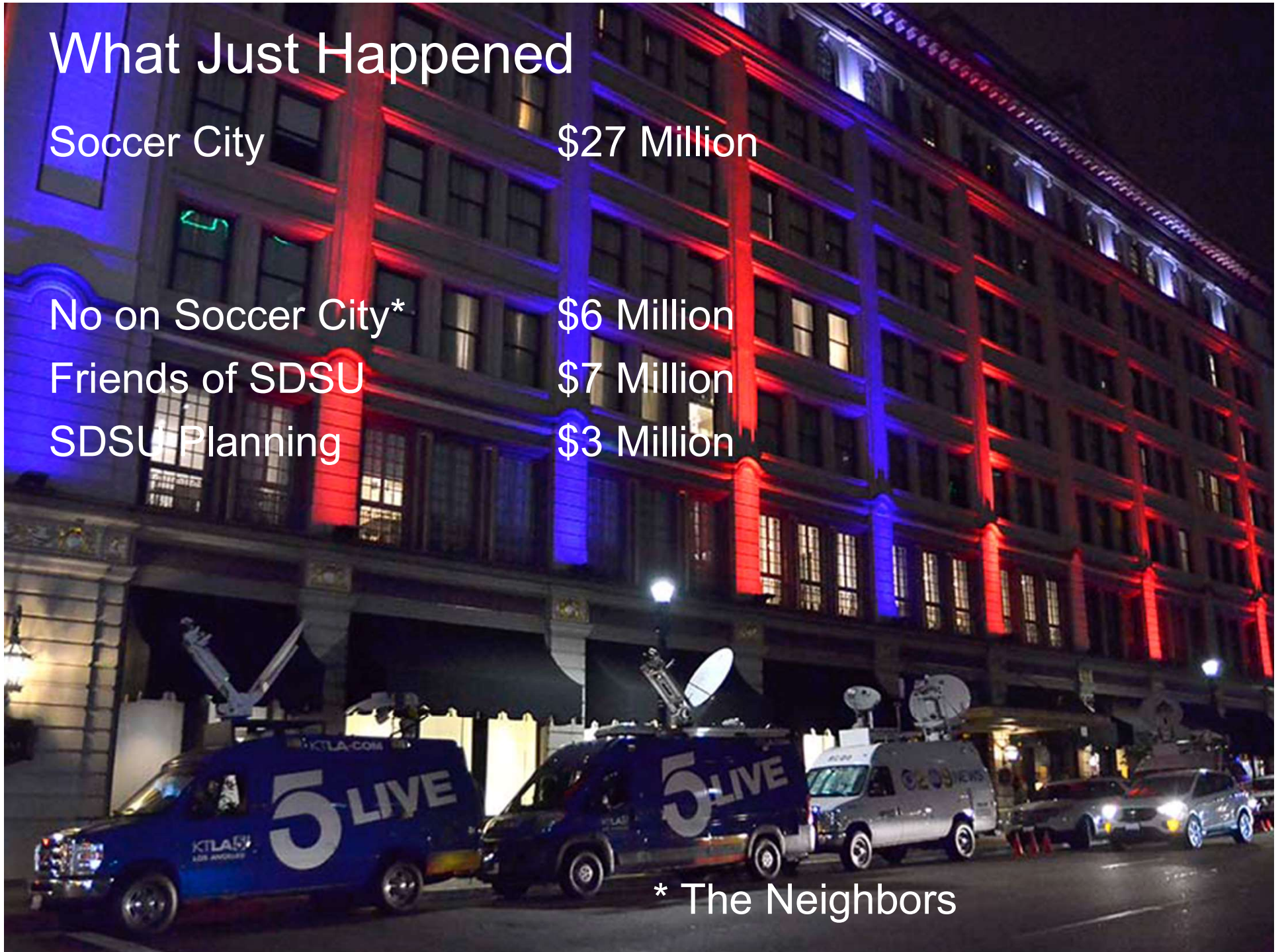
Friends of SDSU

\$7 Million

SDSU Planning

\$3 Million

* The Neighbors



Dec 2019, What's Next?

- Negotiate Purchase & Sale Agreement
- Complete, Publish & Certify EIR
- Design & Permit Improvements for 2022 Opening
- Obtain BOT Approval for all of Above
- Expend \$40 Million in Pre-Con Services Prior to Project Approval or Property Acquisition.

Staffing a New Campus

Project funded a New SDSU MV Administration

Senior VP of MV Development

Assoc VP of MV Development

Senior Assoc Athletic Director

Director of Construction for MV

Program Mgr for MV Stadium & Site

+7 FTE of Staff Augmentation

75-90% of Univ Architect

50-75% Director of Planning

Campus Working Groups



External Projects Participants

Feb 2019

Master Plan

- Carrier Johnson - Planning
- Rick Eng – Civil Engineering
- MV5 - Dry Utilities
- Group Delta – Geo-Tech
- Geo Syntec – Site Assessment

Site Dev & Utilities

- Rick Eng – Civil Engineering
- Carrier Johnson – Planning
- Contractor TBD
 - AE TBD
- OCMI – Staff Augment/CM
 - JMI Realty – CM

Real Estate

- JMI Realty – Master Dev
- Ernst & Young - Proforma

Purchase Agreement

- Sheperd Mullins – Draft PSA
- Gatzke Dillon – Lead CEQA

Public Relations

- Intessa Communications

Stadium Proforma

- JMI Sports – Pro-Forma, PM
- Legends – Business Plan

EIR:

- Gatzke Dillon – Lead CEQA
- Dudek – Tech Sections

Stadium Construction

- Clark Construction,
 - AE TBD
- OCMI – Staff Augment/CM
 - JMI Sports – CM



What we promised.

Pay Market Value for the Land

No Tax-Payer Dollars

No Student Fees

36 Acre City Park

80 Acres of Open Space

Stadium Opens Fall 2022

Anything Anybody Remembers from those 200+ Presentations

San Diego State University – Mission Valley

Designing It All

INITIAL PROJECT COMPONENTS:

- **Stadium**
- **Site Development & Municipal Park**
- **Offsite Mitigations**

\$660 Million



Active Projects

2 Projects – 1 Outcome



Aztec Stadium

Collaborative Design Build

SELECTION PROCESS:

1. Best Value Qualification Based Selection of G.C.
2. Mutual Qualification Based Selection of AE Team Under Contract to G.C.



Feasibility Study: Populous
Size: 35,000 Seats
Cost: \$250 Million
Completion Date: Aug. 2022

Site Grading & Utilities

Modified Collaborative Design Build

Simple Program

Elevation Points
Utility Volumes
Points of Connection

No Aesthetic Concerns

Large % of Self Perform Work by GC

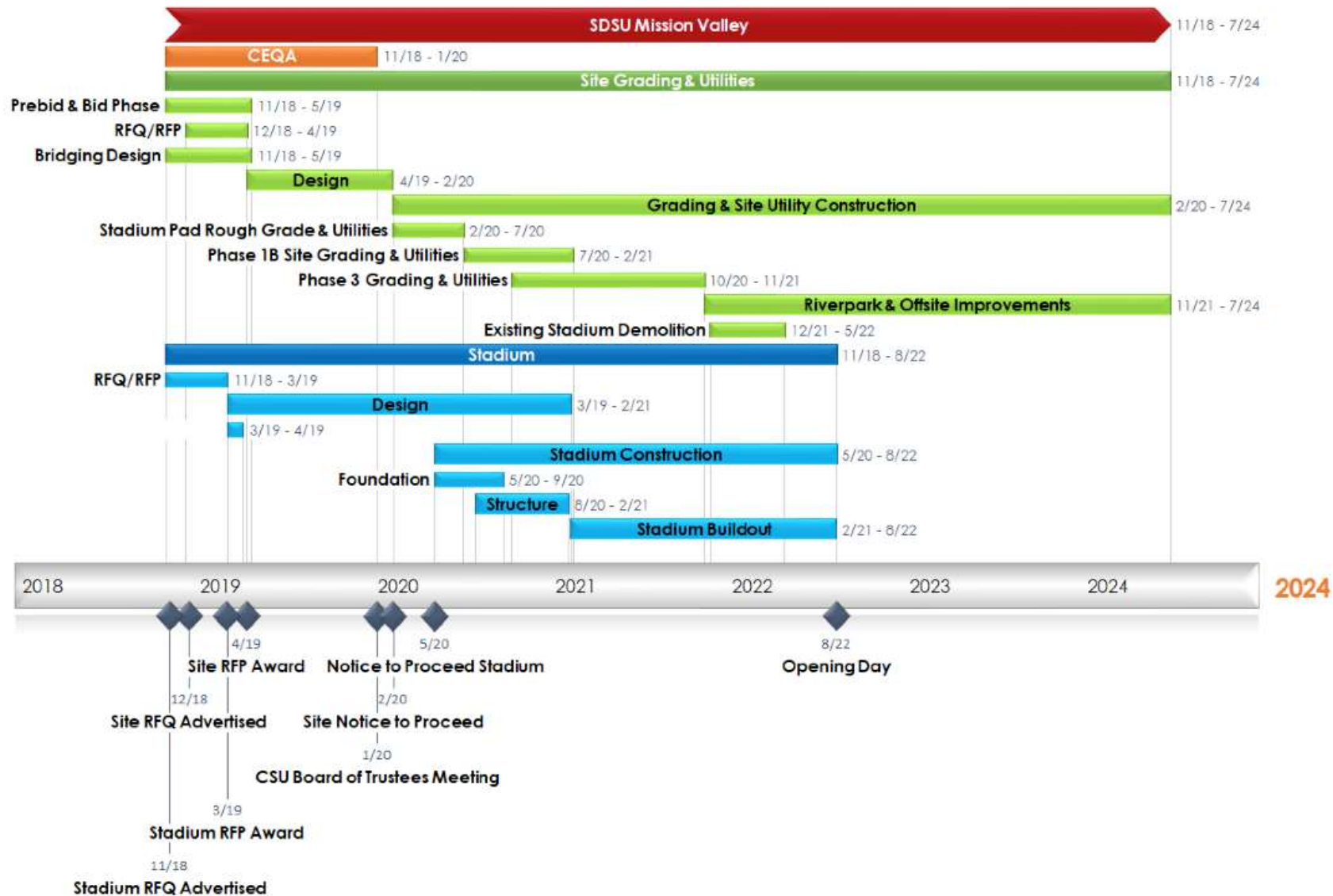
RFP Package at 100% DDs



Grading Study: Rick Engineering

Cost: \$200 Million

Completion Date: 2023



Initial Projects Completion

JUNE 2022 TO JUNE 2024



AVA
VIRTUAL 2021

RESILIENCY: CONNECT & REJOVENATE

Initial Projects Completion

Opening Day



Future Development

Public Private Developments



RESILIENCY: CONNECT & REJUVENATE

Research and Innovation Campus

Ground lease/P3

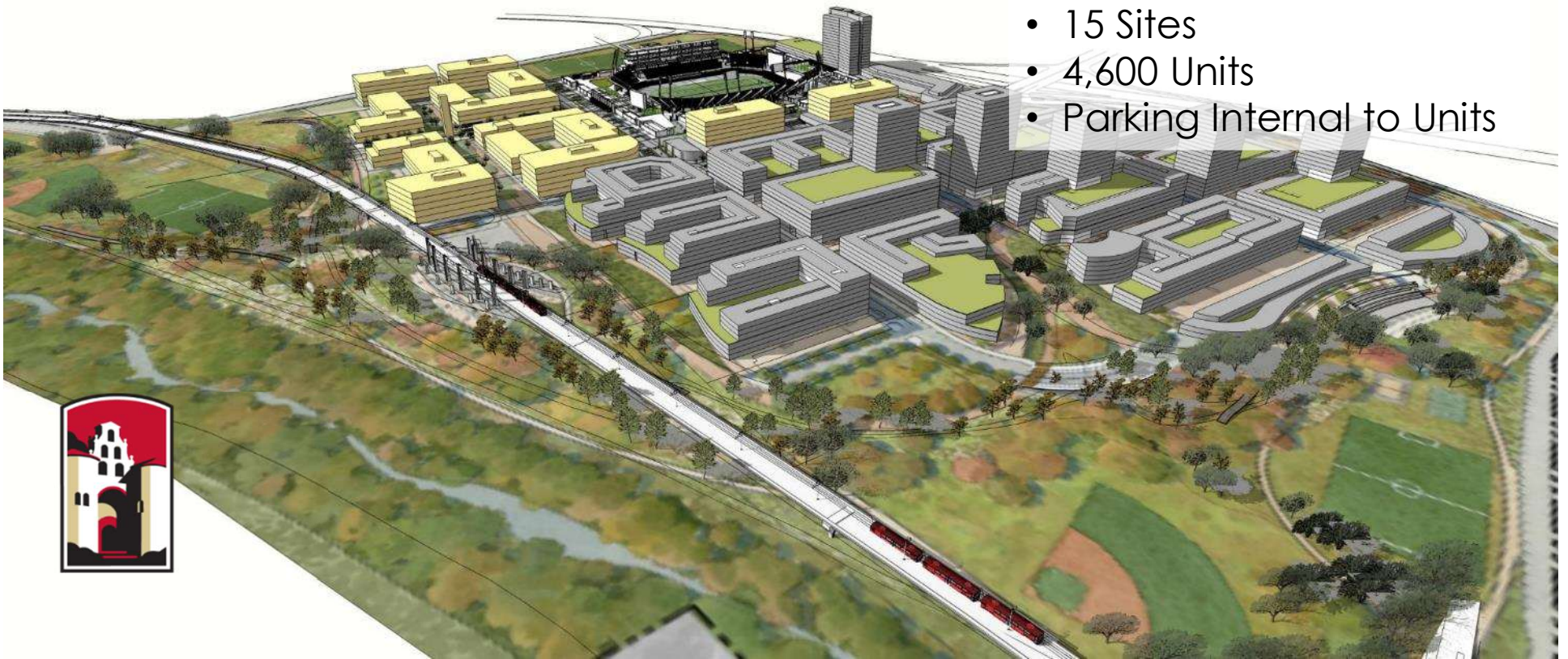
- 1.6 MILLION SF
 - 16 BUILDINGS/PADS
 - 3-6 STORY BUILDINGS
- 5,000 UNDERGROUND PARKING SPACES



Residential Community

Ground lease/P3

- 15 Sites
- 4,600 Units
- Parking Internal to Units



Retail & Hospitality

Ground lease/P3



RETAIL (Mixed Use)

95,000 SF

NEIGHBORHOOD SERVICE

- 12,000 SF GROCERY STORE
- ENTERTAINMENT RETAIL

STAY

250 ROOM CONFERENCE HOTEL

- 40,000 SF MEETING SPACE
- 75 CONDOS ABOVE

150 ROOM SELECT SERVICE
HOTEL

REJUVENATE

2019

PSA

EIR

Design & Construction

January 2020 BOT

Property Acquisition??

Property acquisition and offsite improvements

- Owner: SDSU
- Budget: \$134M
- (\$88 M Purchase Price)

Site Development ✓

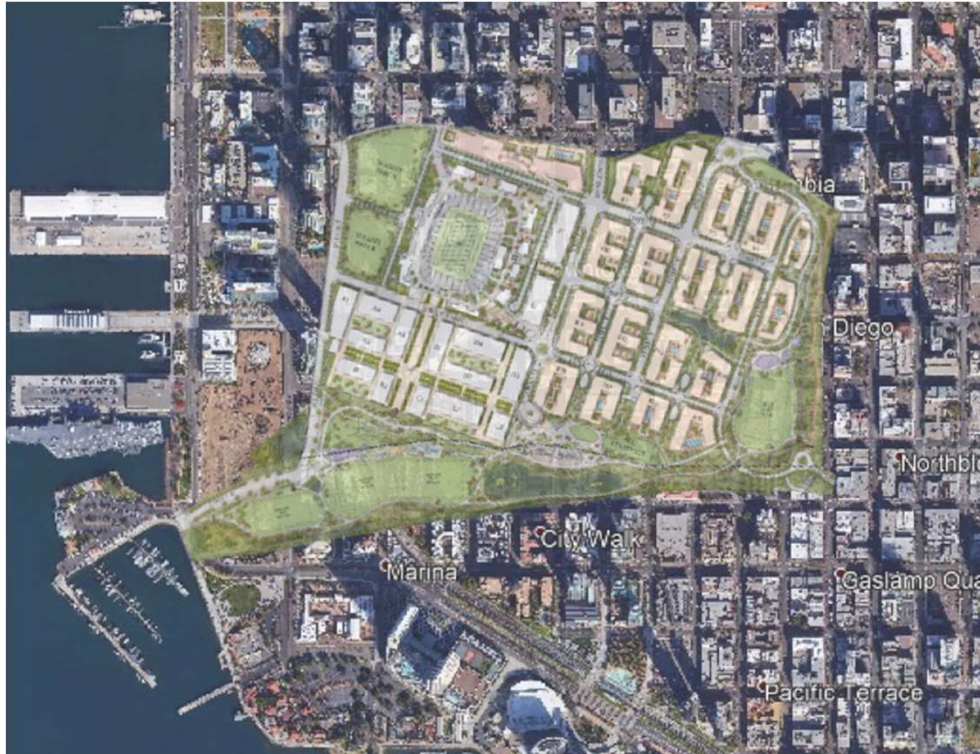
160 acre demolition and redevelopment

- Owner: SDSU
- Engineer: Project Design Consultants
- Budget: \$216M
- Expected Completion: Sep 2023





Mission Valley to Existing Campus Comparison



Mission Valley to Downtown Comparison

SDSU Mission Valley – Site Development

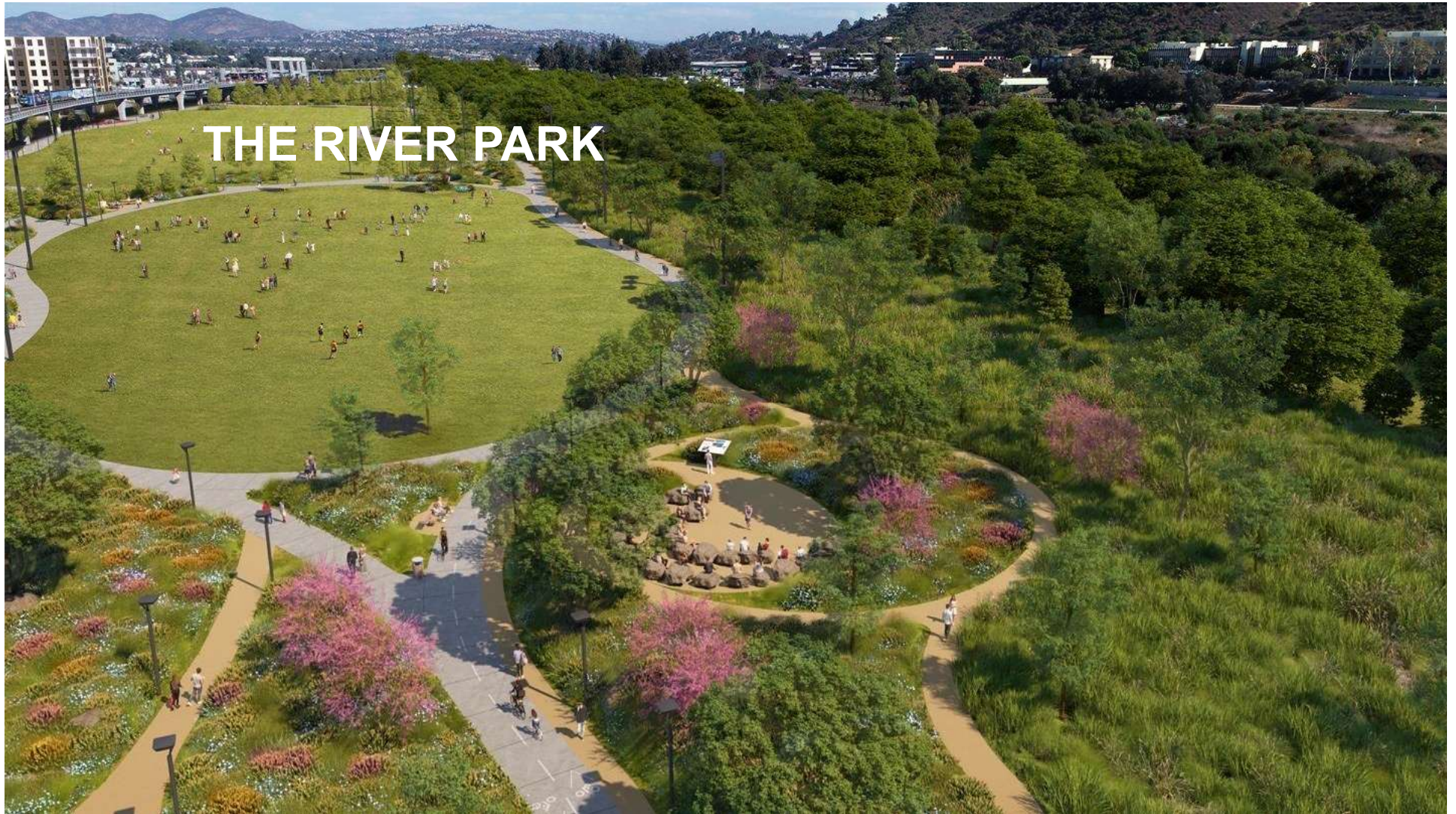


PARKS & OPEN SPACE

- 80+ TOTAL ACRES
- 4 MILES HIKE/BIKE TRAILS
- ACTIVE AND PASSIVE RECREATION
- WATER QUALITY BASINS AND FLOOD MITIGATION



SAN DIEGO STATE
UNIVERSITY
Mission Valley



THE RIVER PARK



Field View Before



Field View After



East Park Before



East Park Ater



H Street Bridge Before



H Street Bridge After

TROLLEY PLAZA



March 2020 BOT

Property Acquisition??

Property acquisition and offsite improvements

- Owner: SDSU
- Budget: \$134M
- (\$88 M Purchase Price)

Site Development ✓

160 acre demolition and redevelopment

- Owner: SDSU
- Engineer: Project Design Consultants
- Budget: \$216M
- Expected Completion: Sep 2023

Stadium ✓

35,000 capacity stadium and outbuildings

- Owner: SDSU
- Architect: Gensler
- Budget: \$310M
- Completion Date: Sept 2022

SDSU Mission Valley – Aztec Stadium

STADIUM

- 35,000 CAPACITY MULTI-USE STADIUM
- MULTI-USE RECREATION FIELDS/TAILGATE PARK
 - 1,000 GAME DAY PARKING SPACES
- SHARED PARKING WITH INNOVATION DISTRICT





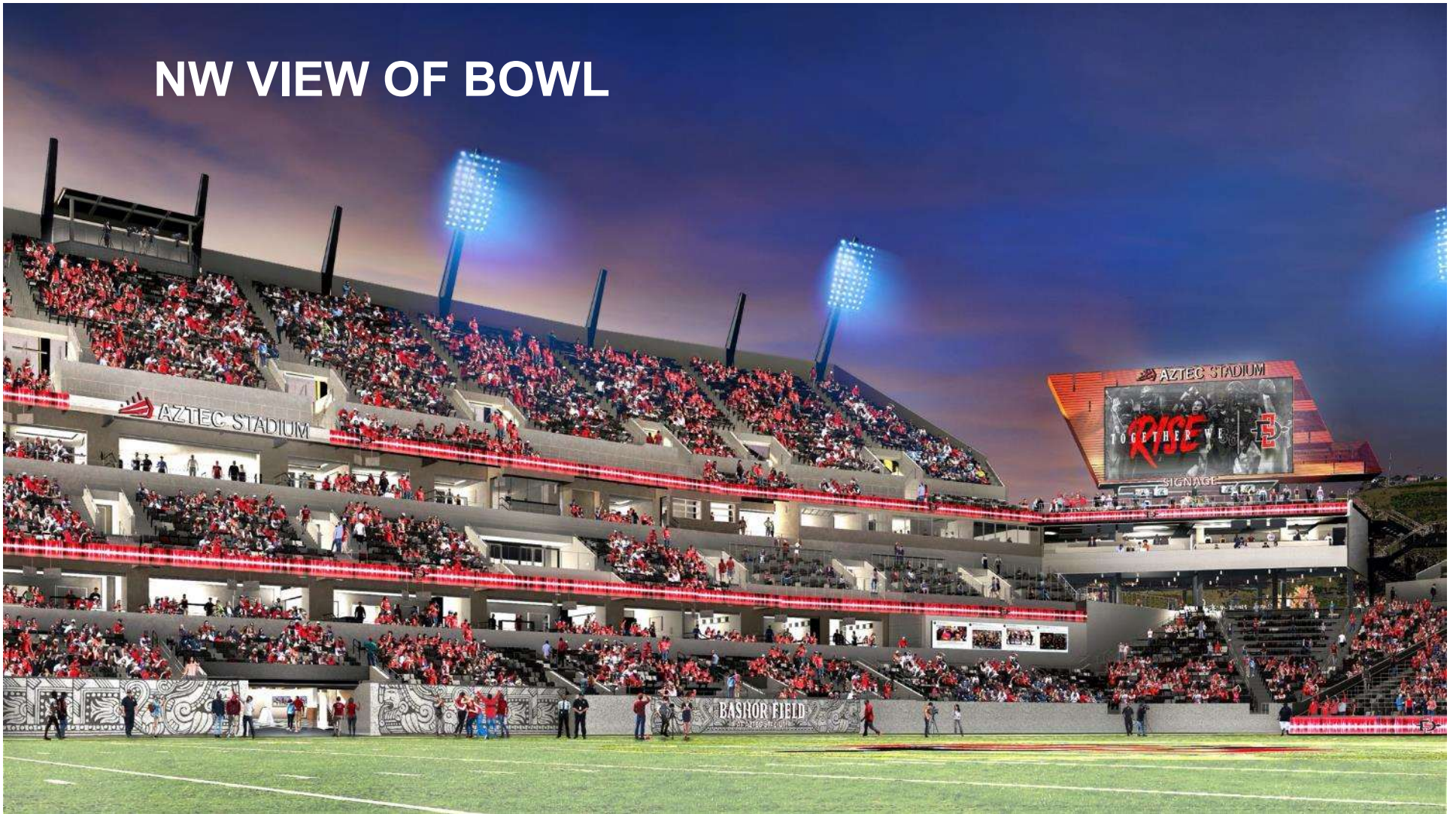


NE - BAR



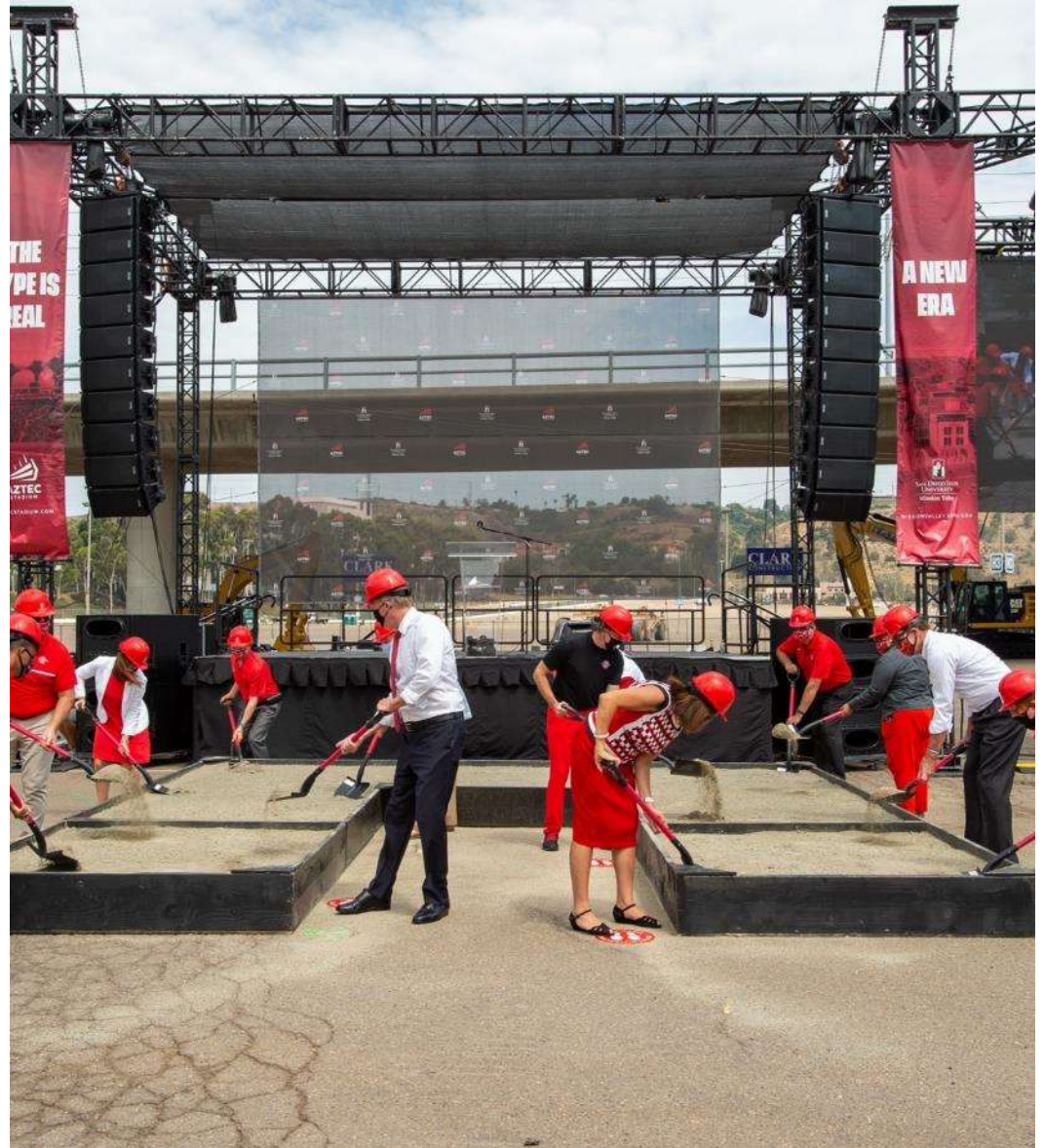


NW VIEW OF BOWL



August 2020

- Sale Agreement approved
June 30, 2020
- Close of escrow
August 13, 2020
- Start Construction
Aug 14
- Groundbreaking –
August 17, 2020



?

SDSU Mission Valley Update

(SDSU MV Oversight Committee)

May 28, 2021



RESILIENCY: CONNECT & REJUVENATE

SDSU Mission Valley Update

May 28, 2021

Agenda

1. Introductions
2. Construction Update
3. Innovation District Planning Update
4. Retail Planning
5. Residential Update
6. Stadium Fundraising and Sales







November 2020



December 2020



January 2021



February 2021







May 2021



APRIL 26, 1966 - CITY-PURCHASED PILING (DELIVERY ON SITE COMMENCED APRIL 8, 1966)
CAN BE SEEN STOCKPILED RADIALLY ABOUT THE STADIUM AND ON THE







Construction Milestones



- Construction Start – September 2020
- First Footing Pour – December 2020
- Start Structural Demolition SDCCU – December 2020
- Demolition Complete to Plaza Level – Spring 2021
- Steel Erection Begins – Spring 2021
- Steel Top-Out – Summer 2021
- Demolition Complete – Summer 2021
- River Park Construction Start – Summer 2021
- Stadium Opening – 2022 Season
- Trolley Plaza Opening – 2022 Season
- River Park Complete – Fall 2023

FUN FACTS



Structural Steel: 6,400,000 lbs.



Concrete: 200,000 CY
620 miles of sidewalk!



Rebar: 7,500,000 lbs.



Wet Utilities: 38,000 LF

7 Miles of utilities!



Imported Soil: 470,000 CY

40,000 Dump Trucks!



Conduit: 173 Miles

SDCCU Stadium to Barstow!

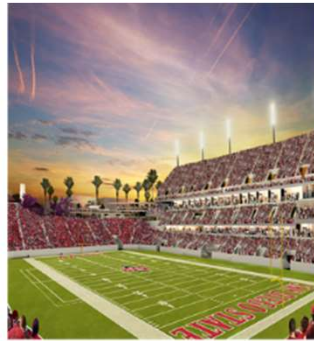


Site Size: 160 Acres

60 Downtown city blocks!



LOCAL IMPACT



TRADE PARTNERS

- **28** SUBCONTRACTORS WITH SAN DIEGO OFFICES



DESIGN FIRMS

- **12** DESIGN PARTNERS WITH SAN DIEGO OFFICES



SDSU ALUMNI

- **11** SDSU ALUMNI FROM CLARK WORKING ON SDSU MISSION VALLEY

SDSU Mission Valley – Innovation District

- Formed External Advisory Board
- Innovation District Planning
 - Visioning and Assessment of Competitive Positioning
 - Market Analysis
 - Development Structure, Strategy and Implementation Phasing
- Meeting with Potential Partners
- Gensler Selected as Architect to Redesign Layout



SDSU Mission Valley – Innovation District



- Visioning
 - Meetings with Campus stakeholders (Deans, Faculty, Dept. Chairs, Research/Admin Staff)
 - Existing Conditions/ Partnerships
 - Aspirations
- Market Analysis
 - Life Sciences/Biotech
 - Low Vacancy Rates in UTC present opportunity for MV
 - Developers Bullish on Future Rent Growth in MV
 - Existing Vacancy Rates in MV due to lack of Class A Office Space

SDSU Mission Valley – Residential

- Real Estate Market Analysis
 - Performed detailed multifamily market update addressing demographic trends, inventory, absorption levels...
- Procurement & Delivery Strategy
 - Identify procurement strategies and timeline to achieve short and medium-term schedule goals
 - Devise Affordable Housing strategy for initial pads
- Financial Analysis
 - Identify impacts of new master plan assumptions and final SRB repayment schedule
 - Development of cost allocation methodology to calculate minimum ground lease payments required to recoup costs to date
 - Analysis of mitigation measures and development of cost recovery mechanisms via impact fees



SDSU Mission Valley – Residential

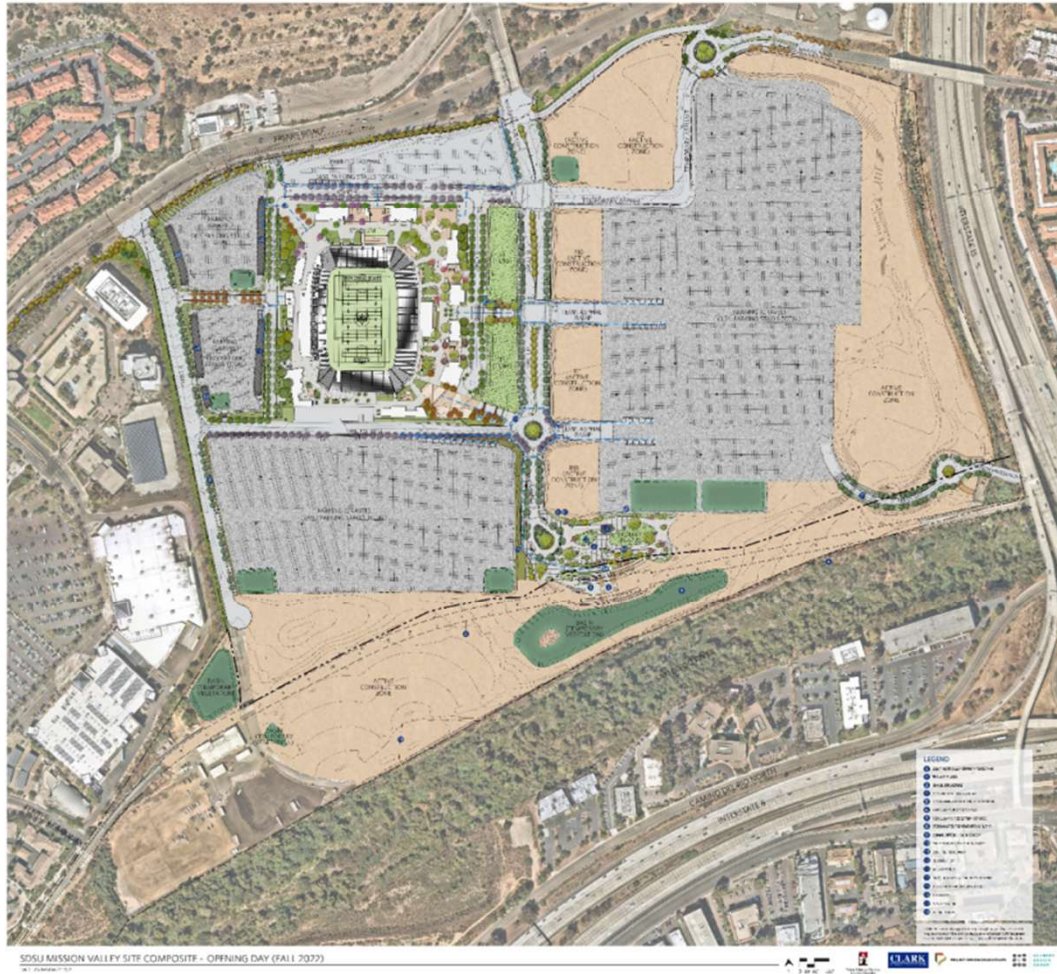


- Real Estate Market Analysis
 - Total employment in San Diego County projected to recover to pre-COVID levels by 2023
 - Demand for Housing in Mission Valley strong
 - Investor sentiment is strong and stable
 - Rents remain stable with superior rental growth expected from 2022-2025

- 
- “Plans are worthless, but planning is everything”.

Dwight Eisenhower (more or less)

SDSU Mission Valley



Interim Condition Upon Completion of Initial Site Development

- Rough graded development parcels
- Major utilities
- Roads to support stadium event circulation
- River Park

Planning is Replanning

Making it Marketable

Construction Types & Parcel Sizes

Making it Work

Retail Plans vs Retail Tenants

Making it Affordable

Innovation District Site (re)Planning

Construction Type & Parcel Size

2017 Plan
15 Residential Blocks

2020 Plan
18 Residential Blocks

2021 Plan
?? Residential Blocks



■ Super Blocks
(Wrap/aka Texas Doughnut)

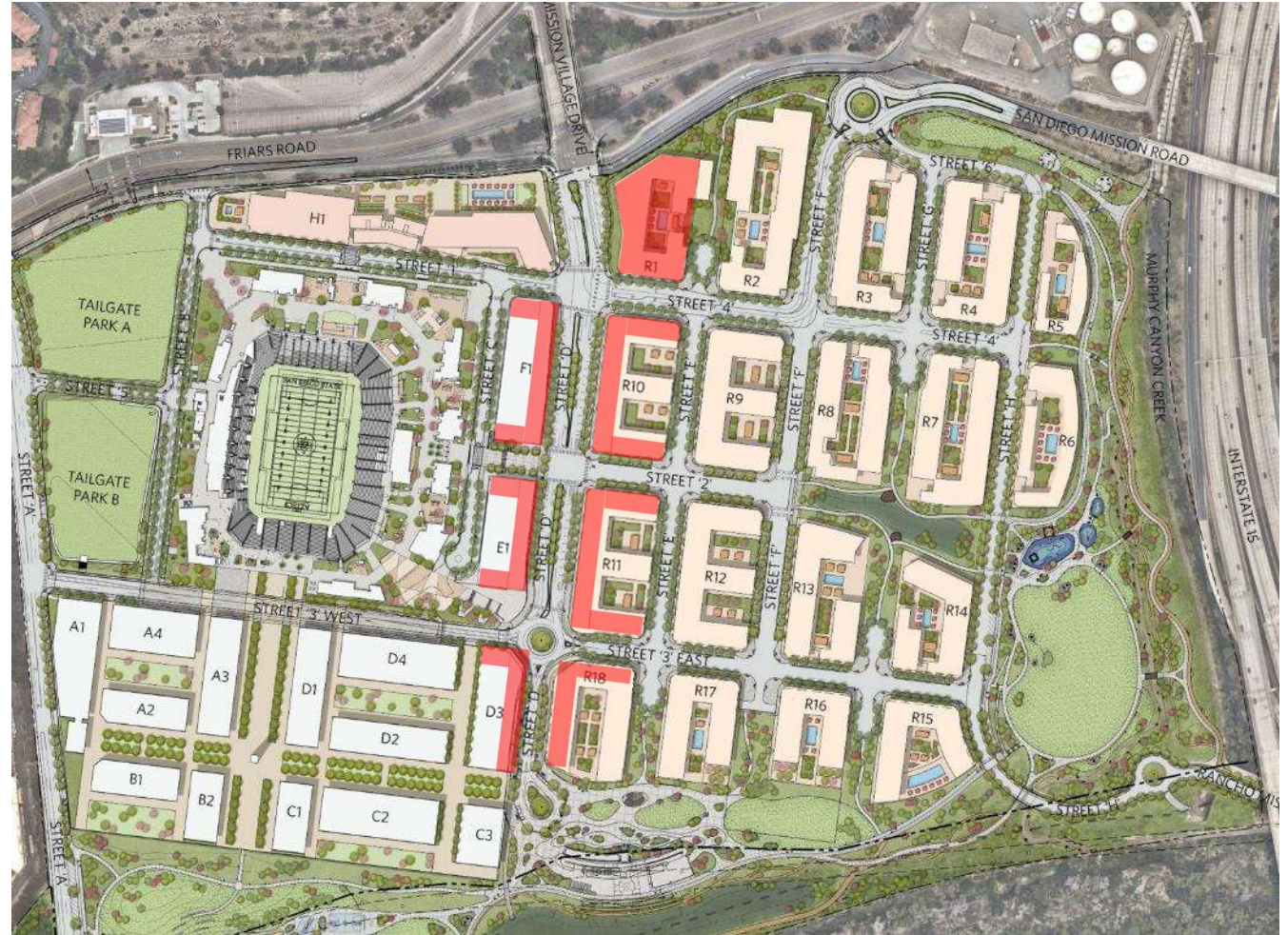
■ Affordable Sites

Retail Plan vs Retail Tenants

2017 Plan

Retail on 7 Building Pads
No Dedicated Parking

Retail Bays Either <20'
Or over 150,00 GSF

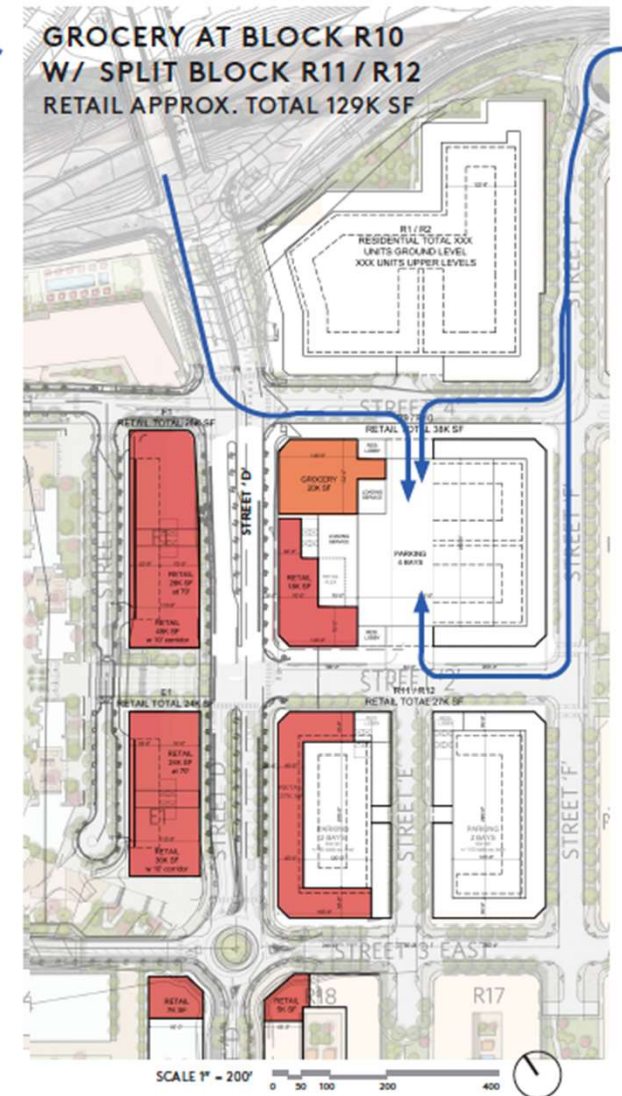
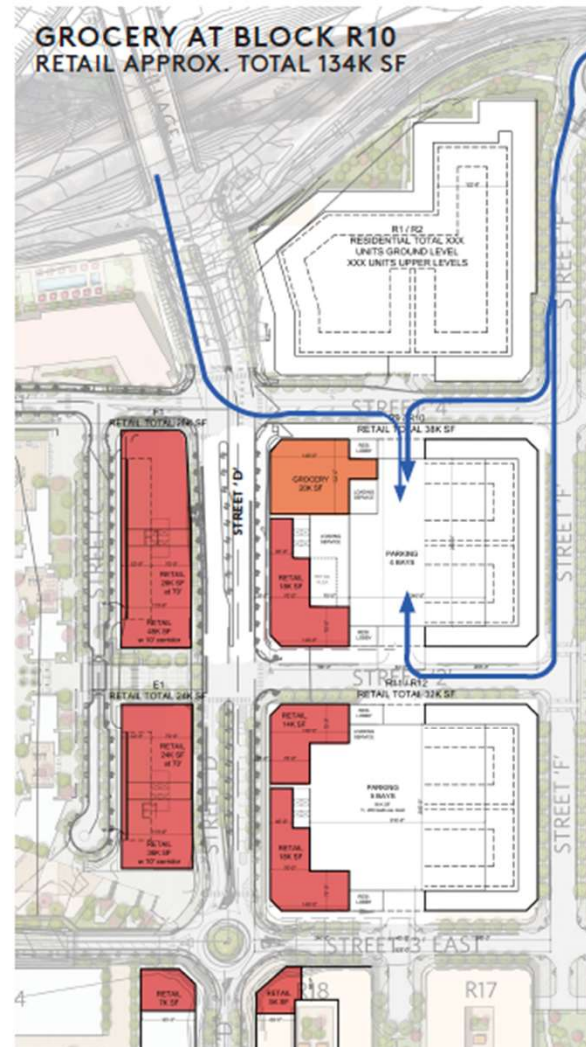
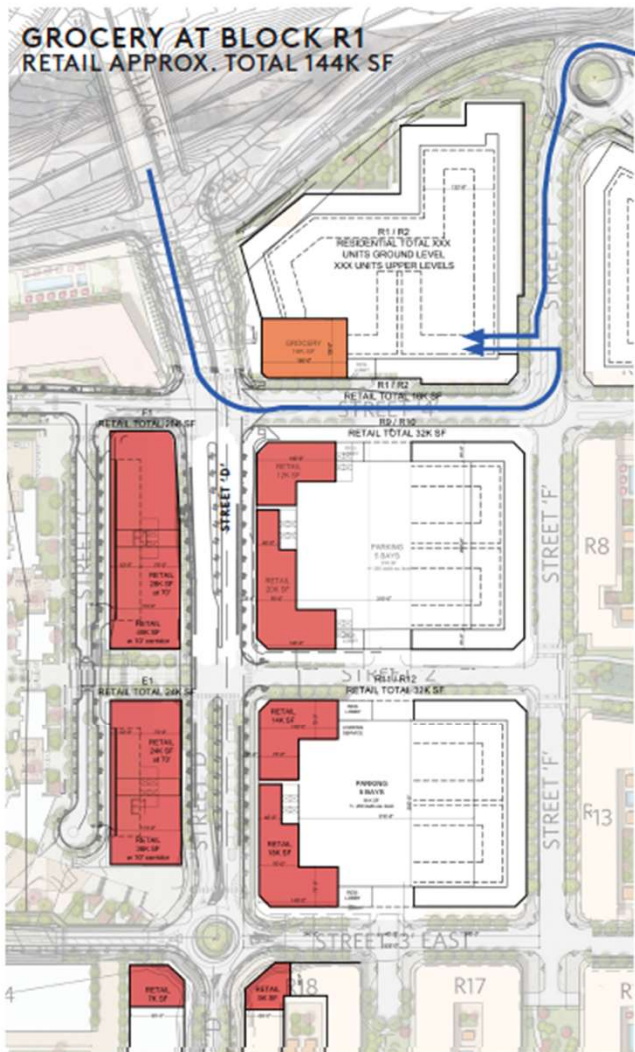


Retail Plan vs Retail Tenants

2017 Plan

Retail on 7 Building Pads

No Dedicated Parking



Final Retail Plan

2020 Plan

Retail on 4 Pads

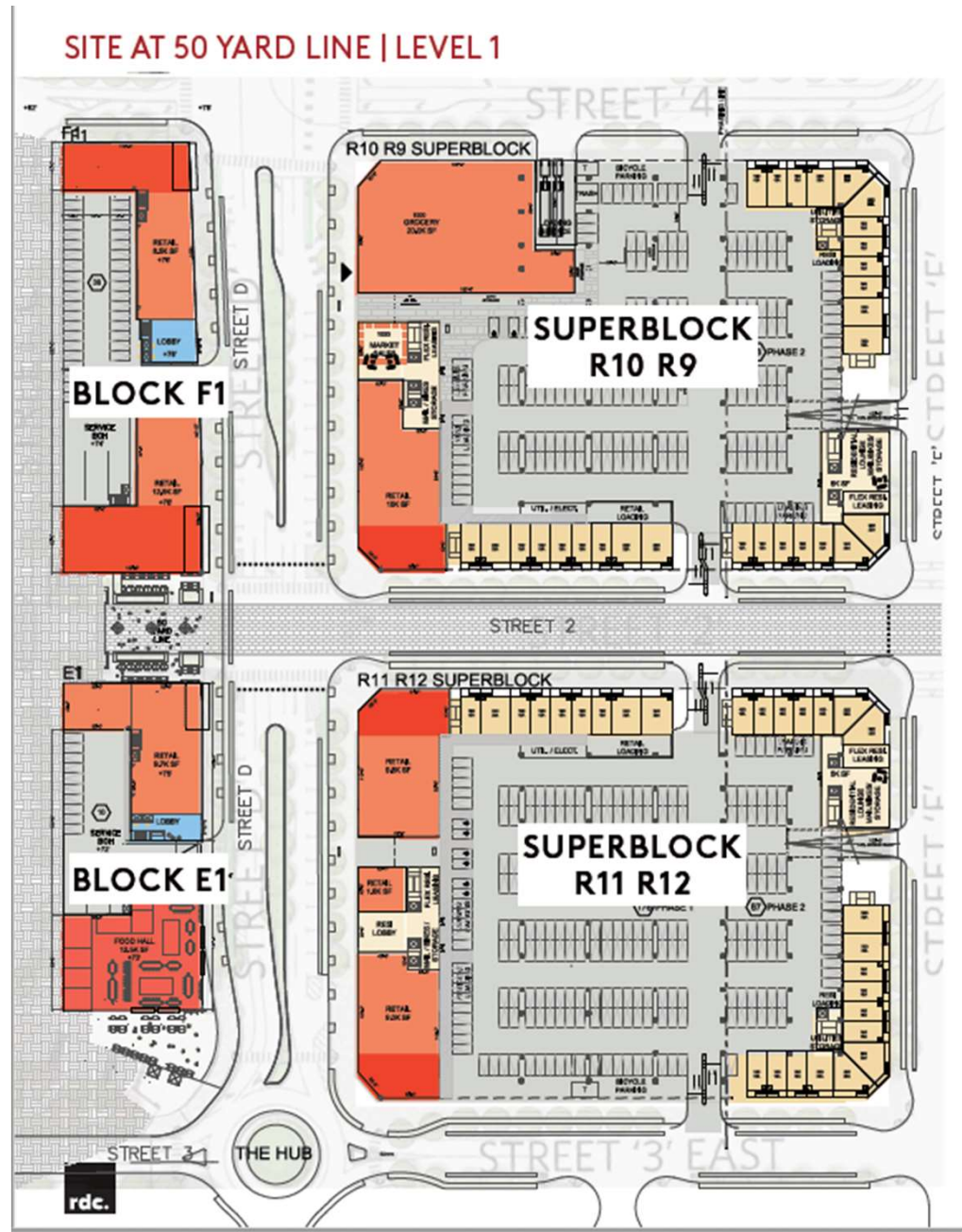
Reduced Extent increases
rental rates of retail GSF



Final Retail Plan

380 Parking Stalls
In 2 Structures

Parcels Combined to allow
Wrap Construction and
At Grade Retail Parking



Innovation District Site (re)Planning

Is Everything about parking!?

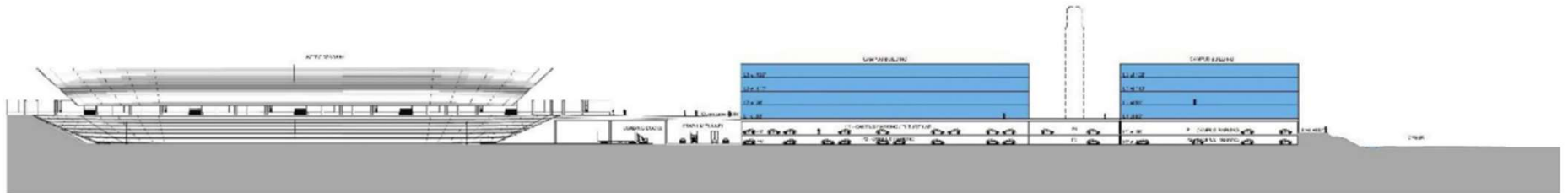
SDSU Mission Valley – Innovation District



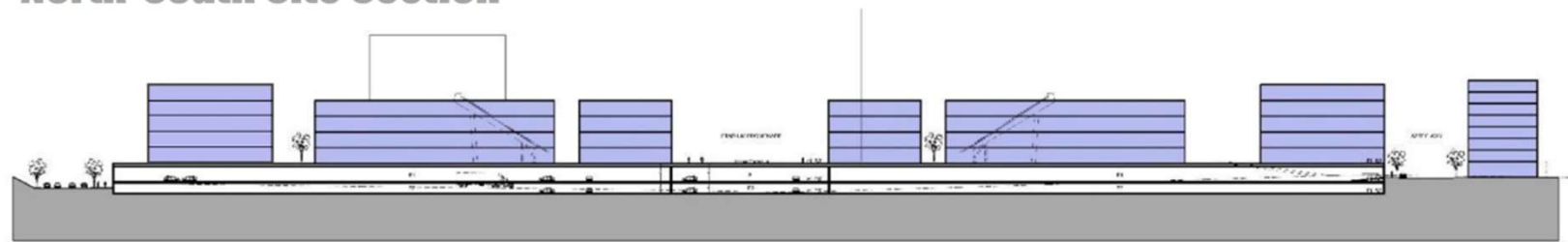
Current Plan

- A1-A4, B1-B2, C1-C3, D1-D4 built above one large parking structure
- Single two-level parking deck with 5,000 spaces
- Provides access to Stadium Concourse level

SDSU Mission Valley – Innovation District



North-South Site Section



East-West Site Section



SDSU Mission Valley – Innovation District

Costs Comparisons – Structure Only

Structural Cost

P2/P1 : 1.45 Msf = \$148M

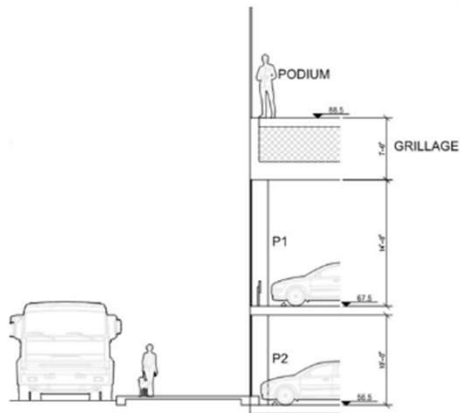
Podium Grillage- 1.1Msf = \$85M

Ventilation- \$5/sf = \$7.25M

Vertical Trans. Premium = \$4M

Total Structure Cost: \$244M

Structure Cost per Stall (4,700 stalls) - \$52,000/stall



Current Master Plan

Structural Cost

Cost per Stall: \$9,000/space

Podium Courtyards - N/A

Ventilation- N/A

Vertical Trans. Premium – N/A

Dirt Import Premium - \$3,000,000

Total Structure Cost 5,000 stalls - \$48M

Total Structure Cost per Stall - \$9,600 /stall

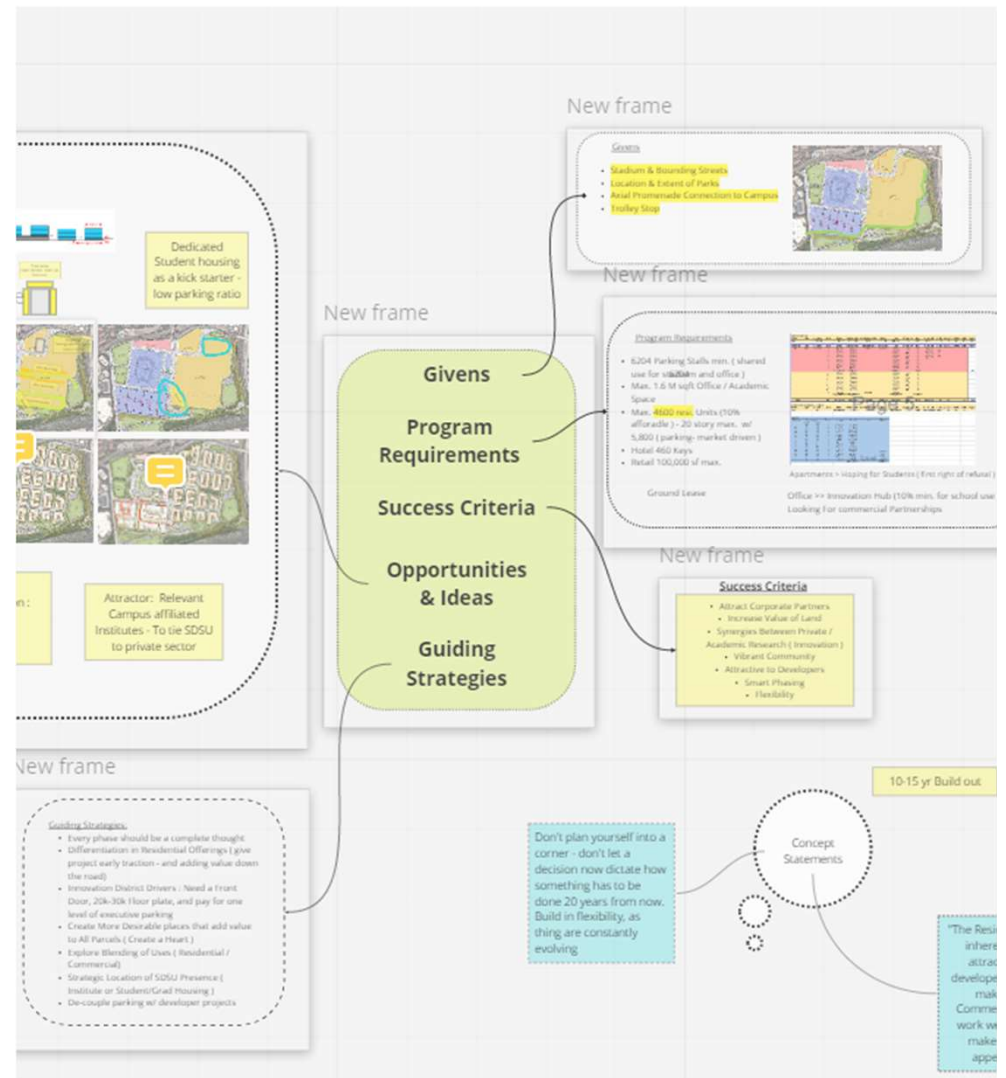


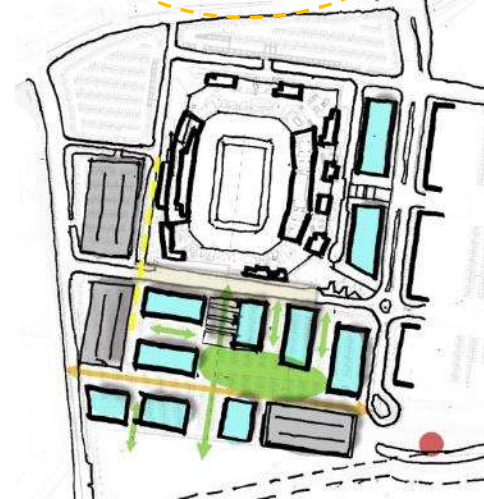
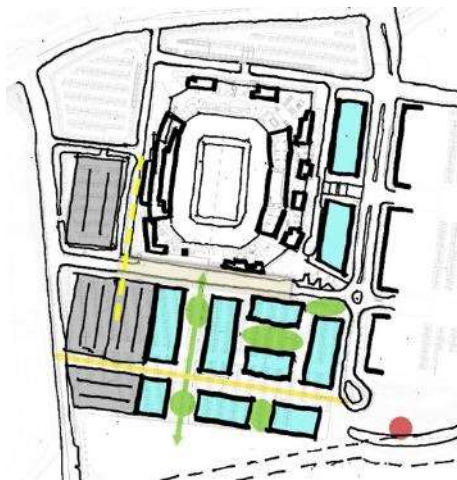
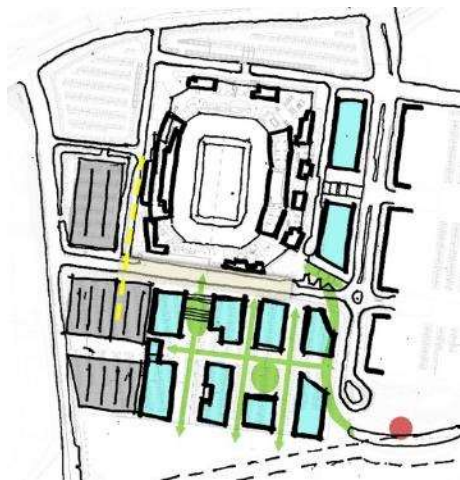
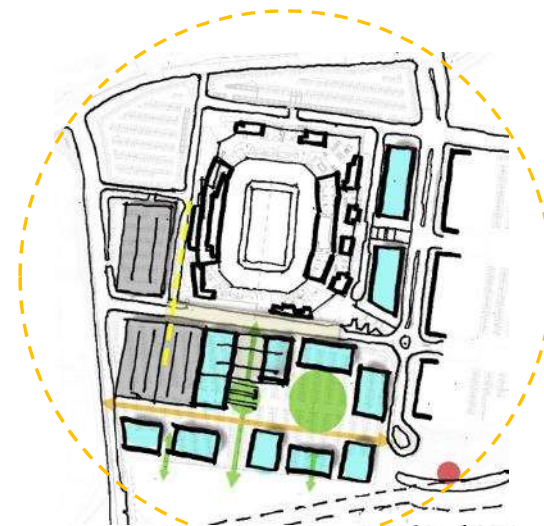
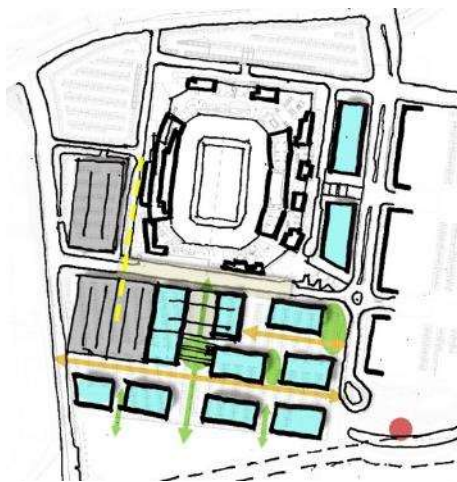
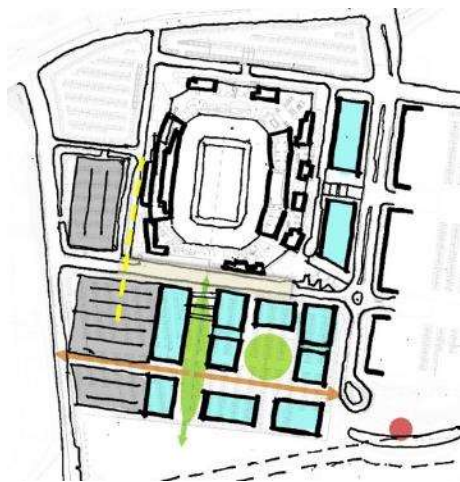
Proposed - Sample Alternative

\$200 Million in Direct Structure Cost

Measures of Success

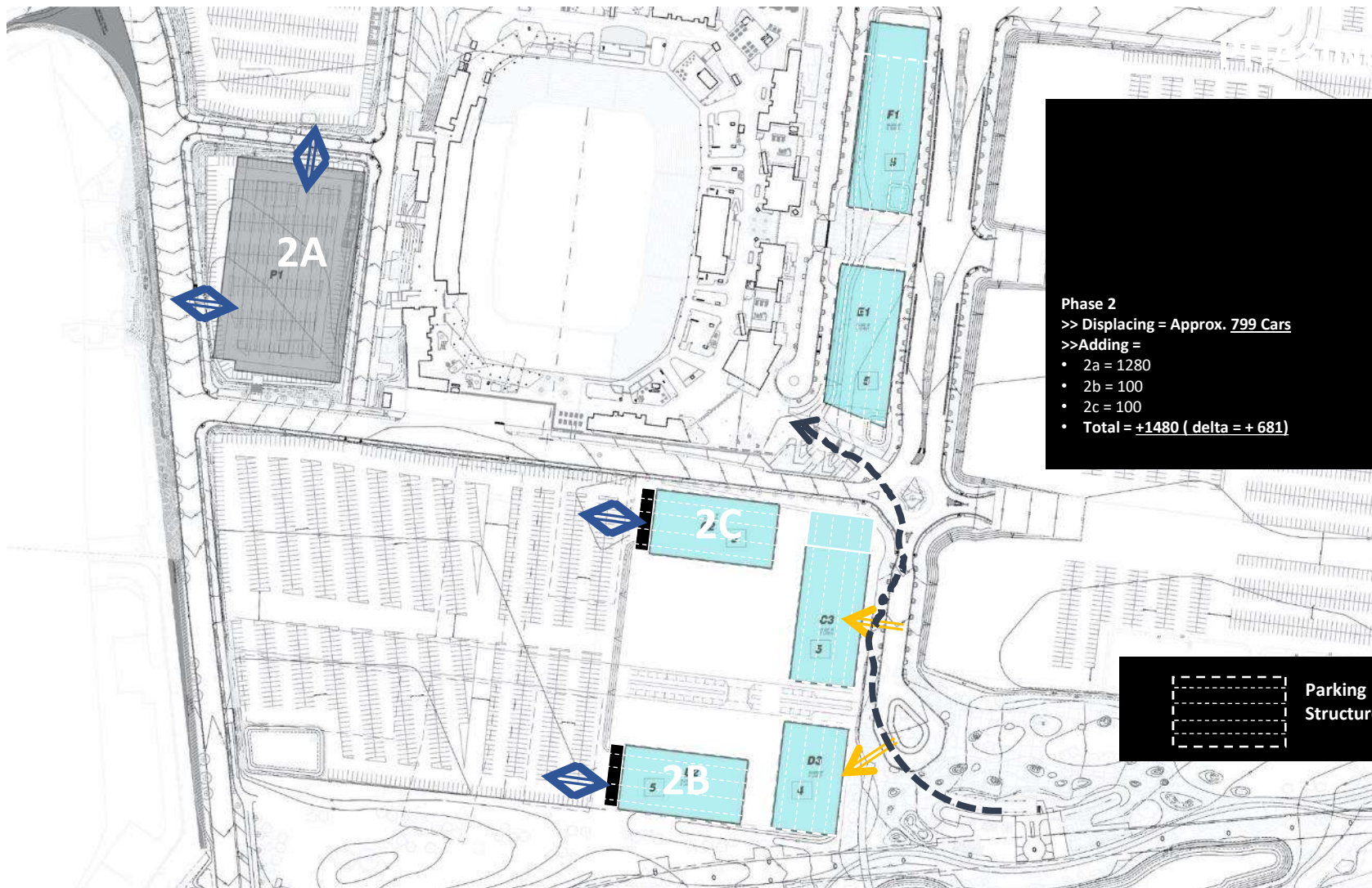
- Increase Value of Land
- Attractive to Outside Investment
- ~~Create Synergies Between Private & Academic Research~~
- ~~Increase Economic Impact of SDSU~~
- ~~Create Vibrant Livable Community~~
- Allows for Flexibility over time
- Minimize Initial phase cost burden











Phase 2
>> Displacing = Approx. 799 Cars
>> Adding =
• 2a = 1280
• 2b = 100
• 2c = 100
• Total = +1480 (delta = + 681)

Parking Below Structure



Phase 3

>> Displacing = Approx. 650 Cars

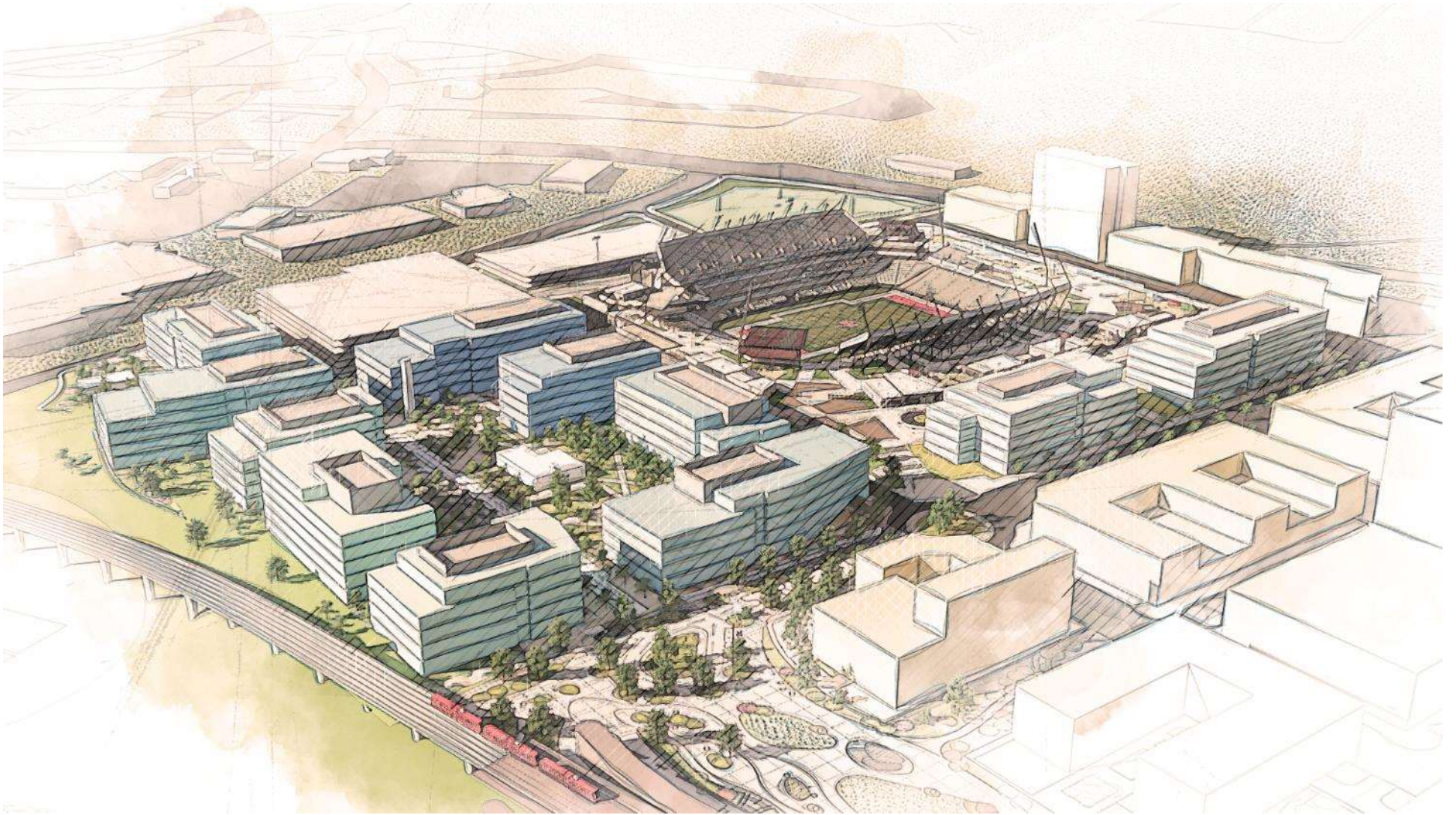
>> Adding =

- 3a = 64
- 3b = 275
- 3c = 1728
- Total = +2067 (delta = + 1417)



Parking Below
Structure





Codes & Permits

Codes and Permitting are Different on this Job

Site Development Permits (no vertical)

PERMIT/APPROVAL MATRIX (NON-SDSU PERMITS)

Revision dated 8/31/2020

	Permit Description	Approval or Permit	Approval/Permit Authority	Approval/Permit Timing	Original (RFP) Responsibility	Updated Responsibility (Primary)	Support	Comments 5/18/20 and 6/17/2020 in red
1	Mapping Related Approvals and Permits							
1.1	Land Purchase and River Park Parcel Creation	"B" Sheet Maps and Legal Descriptions to be recorded at Approval of PSA	City of San Diego	Recorded with PSA	SDSU/Rick Engineering	PDC	Greg-JMIR	A "B" Sheet was also prepared and processed through DSD Mapping for the Murphy Canyon Creek, but it appears that this is not needed for the PSA.
1.2	Street Easement Vacations and Quit Claim for Vacated San Diego Mission Road	City Council conditional approval of a street easement vacation.	City of San Diego	Prior to Parcel Map Recordation	SDSU/Rick Engineering	PDC	Greg-JMIR	This document includes the vacation of the public street right of way for Friars Road, Mission Village Road and San Diego Mission Road. The vacation will be conditionally approved at City Council condition upon the completion of final improvements for Friars, MV and SDM Roads and dedication of proposed right of way.
1.3	Utility Easement Vacation	City Council approval and easement vacation	City of San Diego	Prior to Parcel Map Recordation	SDSU/Rick Engineering	PDC	Greg-JMIR	This document includes the vacation of existing City easements that are either abandoned or replaced with new easements dedicated with the PSA.
1.4	Utility Easement Vacation - Conditional	City Council conditional approval of easement vacation.	City of San Diego	Prior to Parcel Map Recordation	SDSU/Rick Engineering	PDC	Greg-JMIR	This document includes the vacation or partial vacation of utility easements dedicated with the PSA. The vacation will be conditionally approved at City Council condition upon the completion of realignments of the existing 48" water and 36" sewer lines.
1.5	Parcel Map - Includes right of way and easement dedications	Map Recordation	City of San Diego	Prior to completion of public improvements and SDSU improvements within River Park.	SDSU/Rick Engineering	PDC	Greg-JMIR	The Parcel Map includes right of way dedications, public easements and SDSU easements within the River Park.
2	Sewer Relocation							
2.1	8"/18" temporary sewer relocation for Serra Mesa and stadium sewer	City Improvement Permit	City of San Diego	Prior to Construction of Stadium - Phase 1A	PDC	PDC	Tom-JMIR	
2.2	Permanent sewer relocation for Serra Mesa and stadium sewer	City Improvement Permit	City of San Diego	Prior to Completion of Phase 1A	PDC	PDC	Tom-JMIR	
3	Public Improvement Plans - Friars, MV Drive, SD Mission, Rancho Mission, 48" Water							
3.1	San Diego Mission Road widening, geometry, alignments and new right-of-way dedications and vacations	Preliminary Review	City of San Diego	COMPLETED Prior to Phase Public Improvement Plan Submittal	SDSU/Rick Engineering	PDC	Greg-JMIR	Preliminary Review was submitted and commented on by City. Response to comments included with public improvement plans submittal
3.2	Public roadway widening, geometry and alignments (Mission Village Drive, Friars Road, Fenton Parkway) and new right-of-way dedications and vacations	Preliminary Review	City of San Diego	COMPLETED Prior to start of 48" water relocation	SDSU/Rick Engineering	PDC		
3.3	48" water relocation	Public Improvement Permit	City of San Diego	Prior to start of 48" water relocation	PDC	PDC	Tom-JMIR	Has been consolidated into one phase
3.4	Water and sewer studies	City Approval with Public Imp Plans.	City of San Diego	Sewer study approved prior to sewer relocation. Water study approved prior to public improvement permit for water system.	SDSU/Rick Engineering	PDC - Dexter Wilson (Water) and PDC (Sewer)	Dexter Wilson	ongoing process with Leonard Wilson.
3.5	Domestic Water services connections, meters, credit for existing water services, fire service connections	Public Improvement & Water Meter Permits	City of San Diego	Prior to start of 48" water relocation	PDC	PDC	Tom-JMIR	2 meters with phase 1 & 3. 2 meters with Residential improvements.
3.6	Two connections to the 84"/96" Mission Valley trunk sewer main adjusting sewer junction structures and manholes to grade near the San Diego River	City Improvement Permit	City of San Diego	Prior to start of 48" water relocation	PDC	PDC	Tom-JMIR	2 new, 1 existing.
3.7	Two connections to existing storm drain outlets into SD River and creation of storm drainage swale to SW City drainage ditch	City Improvement Permit	City of San Diego	Prior to start of 48" water relocation	PDC	PDC	Tom-JMIR	
3.8	Public storm drain modifications as required (Friars Road & SD Mission)	City Improvement Permit	City of San Diego	Prior to start of 48" water relocation	PDC	PDC		
3.9	Improvements for roadway connections and widening's (Friars Road, Mission Village, SD Mission & Rancho Mission Drive Phase 1B&3)	City Improvement Permit	City of San Diego	Prior to start of 48" water relocation	PDC	PDC		
3.1	Interim Improvements to Mission Village Drive and Friar's Road interchange	City Improvement Permit	City of San Diego	Prior to start of 48" water relocation	PDC	PDC		Included with 3.7
4	Grading and Drainage Improvements							
4.1	DSD Review of Grading Plans, SWPPP & SWQMP	DSD Approval	City of San Diego	Prior to grading within River Park	PDC	PDC		DSD Storm water quality review
4.2	Right of Way permit from PUD for grading in public utility easements	Right of Way Permit	City of San Diego - PUD	Prior to grading within Public Utility Easements	PDC	PDC		Need to process utility settlement and deflection technical study.
4.3	PUD Review of Grading Plans	PUD Approval	City of San Diego	Prior to grading within River Park	PDC	PDC		
5	Other City of San Diego Items							
5.1	Pure Water/Ground Water facilities required by City with associated easements	N/A	City of San Diego	Prior to start of Phase 1A Construction	SDSU/Rick Engineering	Greg-JMIR/Sheppard Mullin (SM)	PDC	
5.2	Existing Ground Water Monitoring Wells Decommissioning and Abandonment	City Improvement Permit	City of San Diego	Prior to start of Phase 1A Construction	SDSU/Rick Engineering	SDSU/JMIR	Clark/PDC	Revised to be a SDSU/JMI item. Clark/PDC will assist in coordination once the scope is developed, and this scope will be included in a separate change order.
5.3	Ground Water Monitoring Wells with new easements	City Improvement Permit	City of San Diego	Submittal and Approval of new well specifications prior to completion of phase 3 grading, installation and commissioning after phase 3 grading	SDSU/Rick Engineering	SDSU/JMIR	Clark/PDC	Revised to be a SDSU/JMI item. Clark/PDC will assist in coordination once the scope is developed, and this scope will be included in a separate change order.
6	MTS Permits for Encroachments within their Easements/Facilities							

Site Development Permits

PERMIT/APPROVAL MATRIX (NON-SDSU PERMITS)

Revision dated 8/31/2020

	Permit Description	Approval or Permit	Approval/Permit Authority	Approval/Permit Timing	Original (RFP) Responsibility	Updated Responsibility (Primary)	Support	Comments 5/18/20 and 6/17/2020 in red
6.1	Easement for Trolley Station platform, ramp and plaza modifications	New Easement and ROE for Improvements	MTS	Prior to Grading in Trolley ROW	SDSU/Rick Engineering	PDC	Tom-JMIR	Can any of these be submitted as a joint permit?
6.2	Easement for Trolley Tracks, support structures and Facilities	Subdivision Map & Easement	MTS	Map Recordation Concurrent with Land Purchase	SDSU/Rick Engineering	PDC	Tom-JMIR	Get a new easement for ramp and stairs.
6.3	ROE - Utilities and grading beneath the elevated trolley facilities	Right of Entry Permit	MTS	Prior to Grading in Trolley ROW	Clark	PDC	Tom-JMIR	ROE from MTS will be associated with a CPUC permit
6.4	Fenton parkway and dry utilities crossing trolley tracks/facilities	Right of Entry Permit	MTS	Prior to Grading in Trolley ROW	Clark	PDC	Tom-JMIR	
6.5	ROE #2 Permanent facilities beneath elevated trolley facilities	Right of Entry Permit	MTS	Prior to park improvements under trolley	Clark	PDC	Tom-JMIR	
6.6	Earthwork Fill against trolley columns and above foundations/stone columns	Right of Entry Permit	MTS	Prior to Grading in Trolley ROW	Clark	PDC	Tom-JMIR	
6.7	Trolley dry utility service relocations due to project grading and improvements	Right of Entry Permit	MTS	Prior to Construction of Phase 3	Clark	SDSUNV5	PDC	
7	Kinder Morgan							
7.1	Letter of permission revising access to KM Mission Valley Terminal facilities (roadway changes)	Letter of Permission	Kinder Morgan	Prior to Public Improvement Plan Approval	SDSU/Rick Engineering	SDSU	PDC	Possible
7.11	Changes to San Diego Mission Rd	Agreement and Easement to KM	Kinder Morgan	Prior to Public Improvement Plan Approval		SDSU /PDC	Tom-JMIR	
7.2	Improvements and grading over the existing fuel line and easement (in order to grade on top of the line)	Letter of Permission	Kinder Morgan	Prior to work over Fuel Line	SDSU/Rick Engineering	PDC/SDSU	Tom-JMIR	
7.3	Monitoring well removals	N/A	TBD	Prior to Construction of Phase 1A	KM/City	SDSU	Tom-JMIR	
8	Offsite Traffic Mitigations not part of Site or Stadium projects - Caltrans - M Haberkorn of GDB has said that CSU does not pay Caltrans or do improvements for another state agency							
8.1	Project Study Report (PSR) or Project Report (PR) for Friars Rd. and I-15 interchange improvements	N/A	Caltrans	Prior to Friars Road Improvements	SDSU/Rick Engineering	SDSU		Nothing to do for now. This MAY be required.
8.2	Encroachment permit or Plans, Specs, and Estimate (PS&E) for improvements/grading in Caltrans right of way	Encroachment Permit	Caltrans	Prior to Friars Road Improvements	SDSU/Rick Engineering	SDSU		Nothing to do for now. This MAY be required.
9	Lowe's and Mission City Corporate Center Owners							
9.1	Letter of permission for improvements and grading along Street A and Friars Road in front of Mission City Corporate Center.	Letter of Permission & Possible Right of Way Dedication	Mission City Corp Center	Prior to Grading for A Street	SDSU/Rick Engineering	Greg-JMIR	PDC and SM	
9.2	Lowe's water easement for City of SD and water meters for SDSU MV and City PUD Wetland Mitigation Site	Grant of Easement to City and SDSU/Lowe's Easement Agreement	Lowe's and City of San Diego	Prior to phase 1A utilities	SDSU/Rick Engineering	Greg-JMIR	PDC and SM	
9.3	Lowe's Permission to grade adjacent to A Street	Letter of Permission	Lowe's	Prior to phase 1A utilities	SDSU/Rick Engineering	Greg-JMIR	PDC and SM	
10	FEMA							
10.1	CLOMR-F (1) Fill area north of 500 ft. buffer	CLOMR	City of San Diego/FEMA	Prior to Construction of Stadium - Phase 1A	SDSU/Chang	Tom and Greg-JMIR and Chang	PDC	
10.2	CLOMR -2 River park area excluding Fenton Connection	CLOMR	City of San Diego/FEMA	Prior to fill in floodplain within 500' of river	SDSU/Chang	Tom and Greg-JMIR and Chang	PDC	
10.3	CLOMR -3 Fenton Connection area	CLOMR	City of San Diego/FEMA	Prior to Fenton Parkway Construction	SDSU/Chang	Tom and Greg-JMIR and Chang	PDC	
10.4	Letter of Map Revision ("LOMR") approval is needed after the grading as-built is completed	LOMR	FEMA	After completion of Grading As-Built	SDSU/Chang	Tom and Greg-JMIR and Chang	PDC	
10.5	LOMR for Fenton connection (May be needed depending on timing)	LOMR	FEMA	After completion of Grading As-Built	SDSU/Chang	Tom and Greg-JMIR and Chang	PDC	
11	CPUC							
11.1	Fenton Parkway crossing trolley tracks	CPUC Approval	CPUC/MTS/City	Prior to construction of Fenton Parkway	SDSU	PDC/Railpros	Tom-JMIR	PUC regulated all railroad crossing.
11.2	Public Access under the Trolley	CPUC Approval	CPUC	Prior to public access under trolley	SDSU	PDC/Railpros	Tom-JMIR	
12	Dry Utilities							
12.1	Work Order #0 - Remove Circuit 382	Design Approval	SDG&E	Prior to stadium grading work	SDSU	SDSUNV5	Clark	No additional costs for NV5
12.2	Work Order #1 - Relocate Circuit 149 and Joint Trench	Design Approval	SDG&E	Prior to start of stadium foundation work		SDSUNV5	Clark	No additional costs for NV5
12.3	Work Order #2 - Stadium Permanent Power / Gas Main	Design Approval	SDG&E	Early Construction of the Stadium		SDSUNV5	Clark	No additional costs for NV5
12.4	Work Order #3 - Site Power Future Site / Gas Main Future Campus	Design Approval	SDG&E	Prior to Stadium Completion		SDSUNV5	Clark	No additional costs for NV5
12.5	Work Order #4 - East ATT Trunk / Toll Relocation	Design Approval	AT&T	Prior to start of Phase 3		SDSUNV5	Clark	Revised to SDSUNV5 contract scope.
12.6	Work Order #5 - Site Power Future Residential / Gas Main for Stadium and Future Residential	Design Approval	SDG&E	With phase 3 grading		SDSUNV5	Clark	No additional costs for NV5
12.7	Work Order #6 - Site Power East Future Residential from Mission / Gas Main East Future Residential	Design Approval	SDG&E	With phase 3 grading		SDSUNV5	Clark	No additional costs for NV5
12.8	Work Order #7 - Remove SDCOU Gas	Design Approval	SDG&E	At start of Stadium Demolition		SDSUNV5	Clark	No additional costs for NV5
12.9	Work Order #8 - Temp Power Trailer	Design Approval	SDG&E	Prior to stadium grading work		SDSUNV5	NV5	Stadium contract
12.10	Work Order #9 - Temp Power Site	Design Approval	SDG&E	Prior to stadium grading work		SDSUNV5	NV5	Stadium contract

Site Development Permits

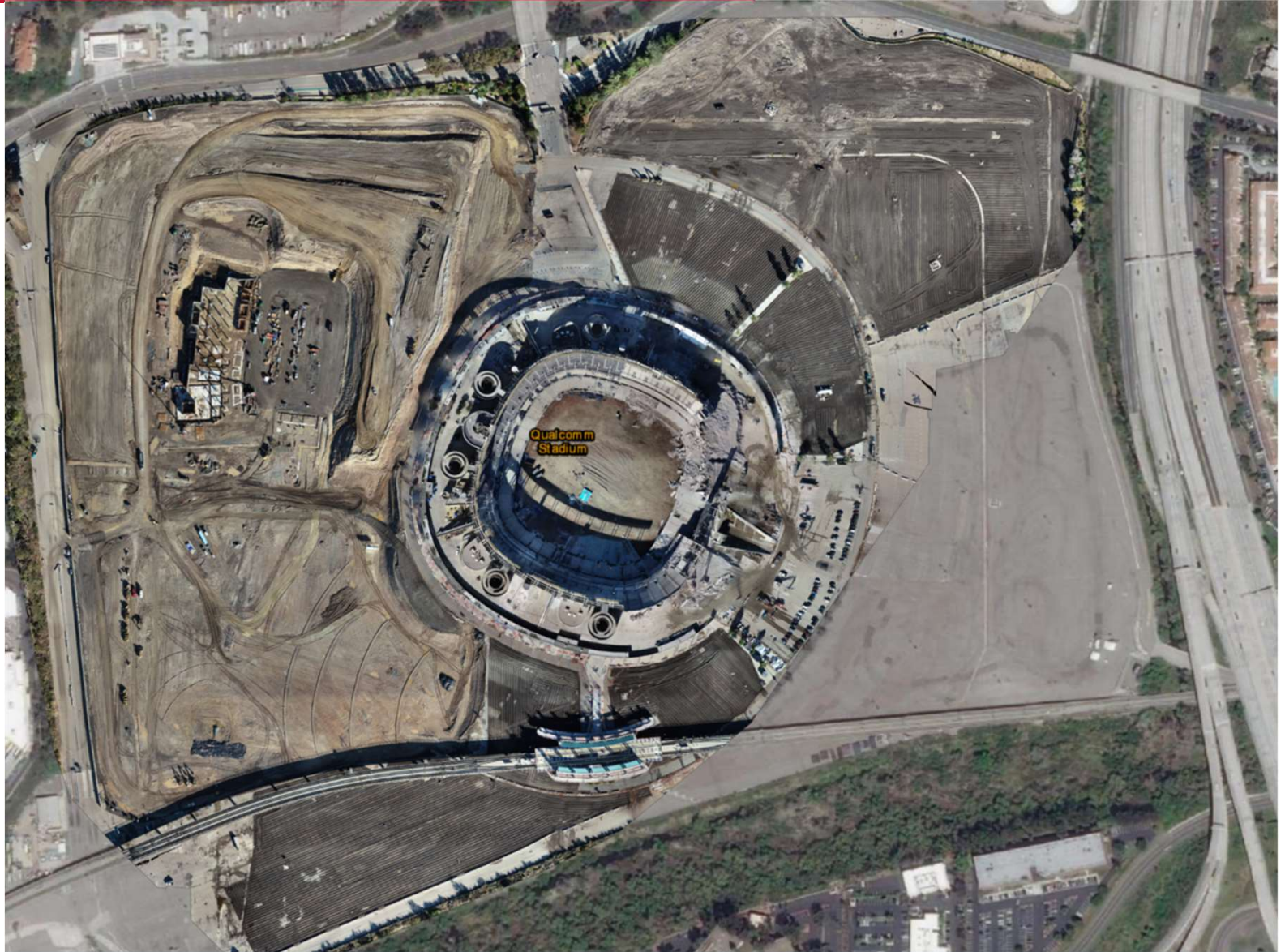
PERMIT/APPROVAL MATRIX (NON-SDSU PERMITS)

Revision dated 8/31/2020

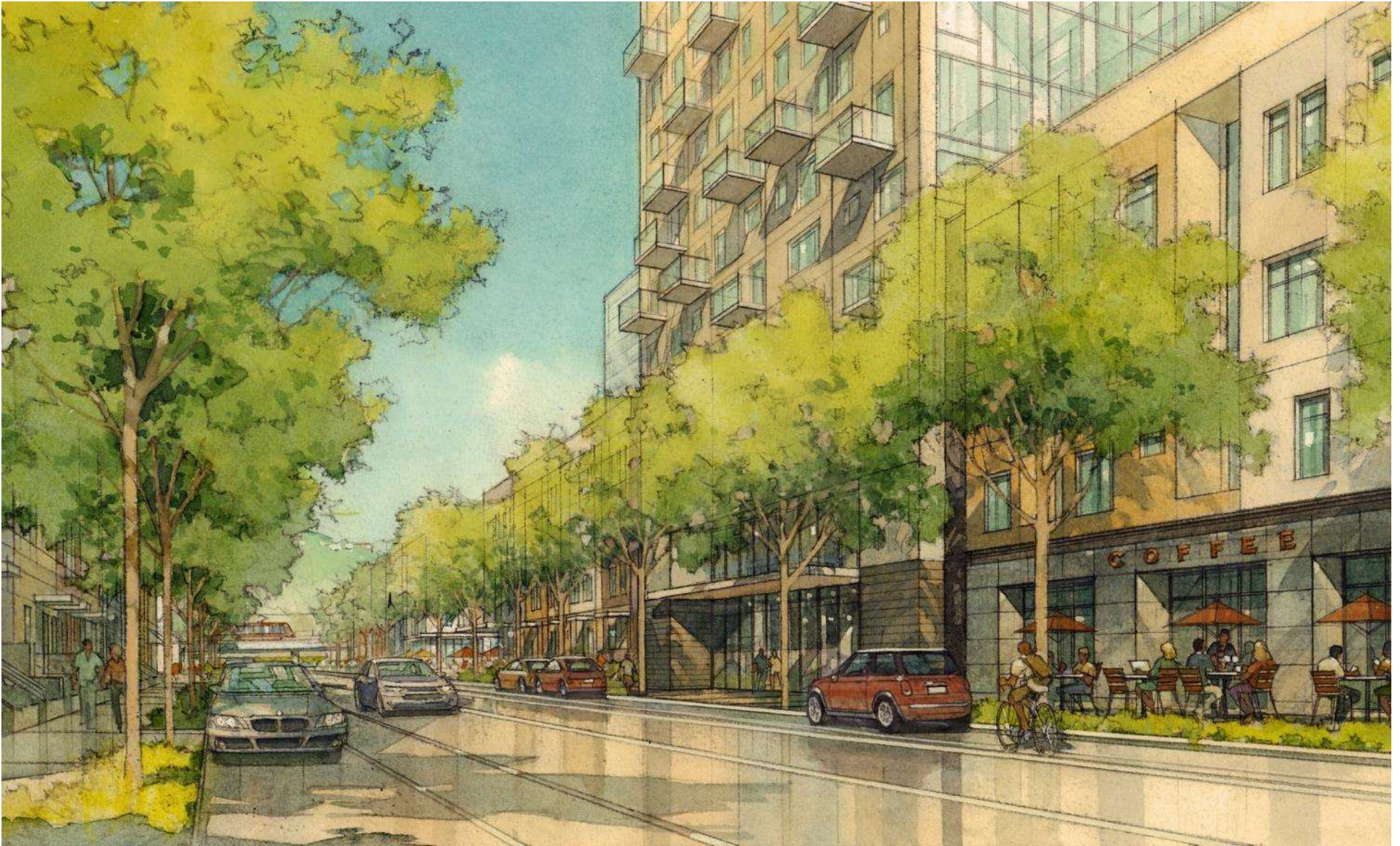
	Permit Description	Approval or Permit	Approval/Permit Authority	Approval/Permit Timing	Original (RFP) Responsibility	Updated Responsibility (Primary)	Support	Comments 5/18/20 and 6/17/2020 in red
12.11	Work Order #10 - COX East Removal	Design Approval	COX	At start of Stadium Demolition	SDSUNV5	Clark		No additional costs for NV5
12.12	Work Order #11 - East Circuit 149 Removal	Design Approval	SDG&E	Before Stadium energizes use of circuit 149.	SDSUNV5	Clark		No additional costs for NV5
12.13	Work Order #12 - Tailgate Lights	Design Approval	SDG&E	Phase 1A	SDSUNV5	NV5		Revised to Clark/PDC/NV5 contract scope.
12.14	Work Order #13 - General Lighting East	Design Approval	SDG&E	Phase 3	SDSUNV5	NV5		Revised to Clark/PDC/NV5 contract scope.
12.15	Broadcast Relocation	Design Approval	Cox/Century Link	Before stadium foundation work begins.	SDSUNV5	SDSU		Revised to SDSUNV5 contract scope.
12.16	AT&T Westside Relocation	Design Approval	AT&T	Phase 1A	SDSUNV5	Clark		No additional costs for NV5
13	Fire and Life Safety					Clark		
14	Individual Building and Structure Permits—ARE ANY BUILDING PERMITS NEEDED FOR RESTROOMS?	Building Permit	State Architect	Prior to start of construction of all buildings/structures in park	PDC	PDC		
15	River Park Design	Approval	San Diego River Conservancy, San Diego River Park Foundation, Surfrider, Audubon Society, Mission Valley CPG, Grantville CPG, Public Outreach	Prior to start of Park Construction	SDSU/PDC	PDC	Schmidt	Approval is not needed for start of construction but review and comment period should be over. What other documents are needed for this?
16	Biological Habitat/Wetlands							
16.1	Fenton Parkway Connection to River Road/Street A	US ACOE 404 Permit RWQCB 401 Permit CDFW 1600 Streambed Alteration Agreement	USACOE RWQCB CDFW	Prior to start of grading for road connection	SDSU/Dudek	SDSU/Dudek/PDC	Clark/PDC	
16.2	Sewer Connections at San Diego River (see 3.4 above) - Temporary Impacts	CDFW 1600 Streambed Alteration Agreement	CDFW	COMPLETED	SDSU/Dudek	JMIR-Greg/Dudek	Clark/PDC	
16.3	Storm Drain Connections (outfalls) at San Diego River - Temporary Impacts	CDFW 1600 Streambed Alteration Agreement	CDFW	COMPLETED	SDSU/Dudek	JMIR-Greg/Dudek	Clark/PDC	
16.4	Murphy Canyon Creek Restoration - NO LONGER NEEDED	US ACOE 404 Permit RWQCB 401 Permit CDFW 1600 Streambed Alteration Agreement	USACOE RWQCB CDFW	NO LONGER NEEDED	SDSU/Dudek	SDSU/Dudek	Clark/PDC	May not do.
16.5	PUD Mitigation Area Encroachment for drainage	Encroachment Permit	City of San Diego, and possibly, permitting agencies	Prior to Start of Grading for River Park	Clark/PDC	Clark/PDC	Clark/PDC	
16.6	River Park Drainage Channel at SW corner outfall connection - Temporary Impacts	CDFW 1600 Streambed Alteration Agreement	CDFW	COMPLETED	SDSU/Dudek	JMIR-Greg/Dudek	Clark/PDC	
17	Permits not Identified by University							
17.1	California Construction General Permit to State Water Board	Notice of Intent Site Risk Assessment Post-Construction water	State Water Board	Prior to start of Phase 1A	SDSU/Dudek	SDSU/Dudek		
17.2	Non-Traditional Small MS4 permit requirements (Small Municipal Separate Storm Sewer Systems)	Phase I MS4 Permit	SDSU	Prior to start of Phase 1A	SDSU/Dudek	SDSU/Dudek		
17.3	Landscape Documentation Package for Model Water Efficient Landscape Ordinance	Phase II Small MS4 Permit Landscape Documentation Package	City of San Diego or SDSU	Prior to start of Phase 1A	SDSU/Dudek	SDSU/Dudek		
17.4	General Dewatering permit	Discharge Permit	RWQB, and COSD or SDSU	Prior to start of Phase 1A	Clark/PDC	Clark	Sub	
18	Other Permits							
18.1	Storm Water Pollution Prevention Program SWPPP		Dept. of Public		Clark/PDC	Clark/PDC	SDSU	
18.2	SDCCU Demolition Permit		CAL OSHA/ EH&S?		Clark	Clark	PDC	
18.3	APCD Air Pollution Control District		APCD		Clark	Clark		
18.4	Future Reclaimed Water system inspection and Documentation	Approval and Documentation	City of San Diego, County Health Department					

I couldn't Help but notice,...

CA Water
Resource
Board



Private Development on Public Land



Today's Team

June 2021

Stadium Construction

- Clark Construction
- Gensler,
- OCMI – Staff Augment/CM
 - JMI Sports – CM

Stadium Operations

- Legends - Fundraising
- Spectra – Stadium Operation
- JMI Sports – Revenue Enhancement

Site Dev & Infrastructure

- Clark Construction
- PDC – Civil Engineering
- Schmidt Design – Landscape
- OCMI – Staff Augment/CM
 - JMI Realty – CM

Retail Planning

- Greg Stoffel – Economist
- RDC – Retail Planning

Innovation District Reconfiguration

- Gensler

P3 Advisory

- Ernst & Young – Proforma
- EY & KMA – Residential
- HG&A – Innovation District

Purchase Agreement

- Sheperd Mullins – Draft PSA

