

CITIZENS STADIUM ADVISORY GROUP -
STADIUM SITE REDEVELOPMENT PRINCIPLES

1. SITE PLANNING

- A. Implement the San Diego River Park Master Plan
- B. Provide a passive and active public park extending from the river of at least 30 acres to provide the required habitat buffer and reduce the park deficiency in Mission Valley
- C. Position the new football stadium in the northeast corner of the site so that it can be built while Qualcomm Stadium is in use.
- D. Set aside land for a regional multi-modal transit station that connects the Green Line, future Purple Line, Bus Rapid Transit routes, and Bike Paths. Providing transportation options will decrease traffic congestion in Mission Valley and the need to provide parking structures.
- E. All site planning should occur within the context of both the San Diego regional needs and especially the opportunities and constraints of the Mission Valley Community. Proper planning requires a comprehensive approach to the revision of the Mission Valley Community Plan as soon as possible.
- F. The site plan should incorporate bio-retention and sensitive landform designs that blend the development into the San Diego River while eliminating future flood hazards.
- G. Landscape designs should include native vegetation and water conservation measures.
- H. Site and building designs should incorporate energy and water saving elements that include opportunities for utilization of renewable resources, water and energy conservation and reuse.

2. STADIUM DESIGN AND FUNCTION

- A. The new stadium should seat 62,000 to 65,000 for regular season football games and be capable of expanding the seating to 70,000 to 75,000 seats for a Super Bowl or larger event.
- B. The new stadium should have open ends for regular season games that can be filled in with temporary seating for Super Bowls and special events.
- C. Orient the new stadium playing field in a north/south direction
- D. The southern open end of the new stadium should relate to the new park discussed above for use during football events and to provide vistas to the park and San Diego River.
- E. The design of the new stadium should be uniquely San Diego and reflect the San Diego lifestyle, character and environment. A committee of experts in design should be empanelled to review the design of the stadium and the approval of this panel must be secured prior to issuing a building permit. It is very important that the city and community be involved in the stadium design to ensure an architectural icon for San Diego.
- F. The new stadium design should incorporate energy and water saving elements that include opportunities for utilization of renewable resources, water and energy conservation and reuse.

3. ANCILLARY DEVELOPMENT

- A. Ancillary development should be mixed-use (retail, residential, office, cultural, recreational, hospitality, etc.), compact, walkable, bikeable, and integrate sufficient open space for both active and passive activities. Uses should be mixed throughout the site plan and within individual buildings. The project should meet or exceed the SANDAG Smart Growth Design Guidelines.

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- B. Include an onsite affordable housing element with a range of housing opportunities. Explore the feasibility of providing on site affordable housing at a level greater than 10% of the onsite housing.
- C. Ancillary development should utilize shared parking concepts to the maximum extent possible. This is particularly true for office development which is an excellent land use for sharing parking with football games and large events at the new stadium.
- D. Future development should incorporate elements of the historic importance of the SD River and the connection between the Native American, Spaniard, Mexican, and Early American eras. Local sports history associated with Jack Murphy Field and Stadium should also be included.
- E. Any development program should incorporate a Transit Center including the planned north south Purple Line and future BRT options.
- F. A circulation element should be designed to incorporate extensive pedestrian and bicycle activities both on site and connecting to major regional bike routes.
- G. Landscape designs should include native vegetation and water conservation measures.
- H. Site and building designs should incorporate energy and water saving elements that include opportunities for utilization of renewable resources, water and energy conservation and reuse.
- I. Construction techniques should incorporate reuse of material where ever possible.

4. IMPLEMENTATION

- A. The City should assemble a team of outside consultants and City Planning and Development Services staff to create a task force for the creation of a Stadium Redevelopment Planning Task Force. This Task Force will be charged with engaging the community and Chargers in drafting and submitting for approval by the Mayor and City Council a comprehensive Specific Plan and Financing Strategy for the entire stadium redevelopment area.
- B. After City approval of the Stadium Specific Plan and all required CEQA documentation, the City shall implement the plan by securing financing for public improvements and bidding individual or multiple parcels for development. The best, most profitable and fastest way to realize the redevelopment of the Stadium site is to have multiple developers and architects involved, not one Master Developer that entitles and develops everything.