

# SDSU | Mission Valley





# SDSU Mission Valley

## Overview

### Property Acquisition

Property acquisition

- Owner: SDSU
- \$88 million Purchase Price
- Closed August 13, 2020

### Site Development

160 acre demolition and initial site development, including River Park

- Owner: SDSU
- Contractor: Clark Construction
- Engineer: Project Design Consultants
- Landscape Architect: Schmidt Design Group
- Expected Completion: Sep 2023

### Stadium

35,000 capacity stadium and outbuildings

- Owner: SDSU
- Contractor: Clark Construction
- Architect: Gensler
- Completion Date: Sept 2022

### Residential Development

Public Private Partnerships

- Long Term Ground Leases
- Private Capital
- Non-recourse to University
- Expected Completion: 10-15 Years

### Innovation District

Public Private Partnerships

- Long Term Ground Leases
- SDSU Build-to-Suit
- State/Campus Project
- Expected Completion: 10-15 Years

### Hotel

Public Private Partnership

- Long Term Ground Lease
- Expected Completion: 10-15 years





SAN DIEGO STATE  
UNIVERSITY  
Mission Valley

# THE SITE HISTORICALLY



**1930 FLOW**

# EXISTING STADIUM CUT & FILL | 1965

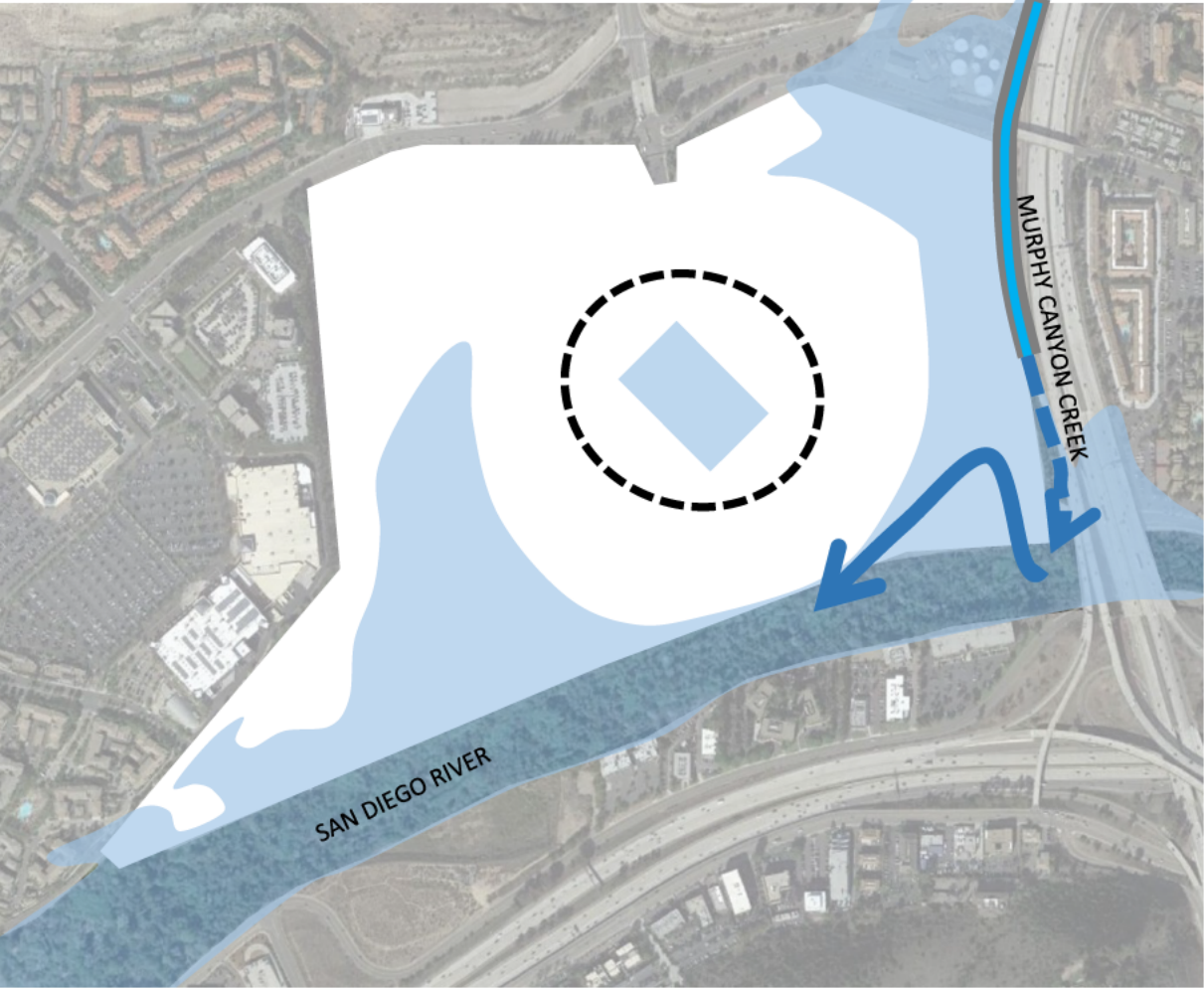


# THE RESULT:

- 1965 TO PRESENT
- HYDROLOGY IGNORED
- RIVER ASSETS IGNORED
- FLOOD RISKS IGNORED



# SITE HYDROLOGY CONCEPT



CURRENT 100 YEAR FLOOD CONDITION

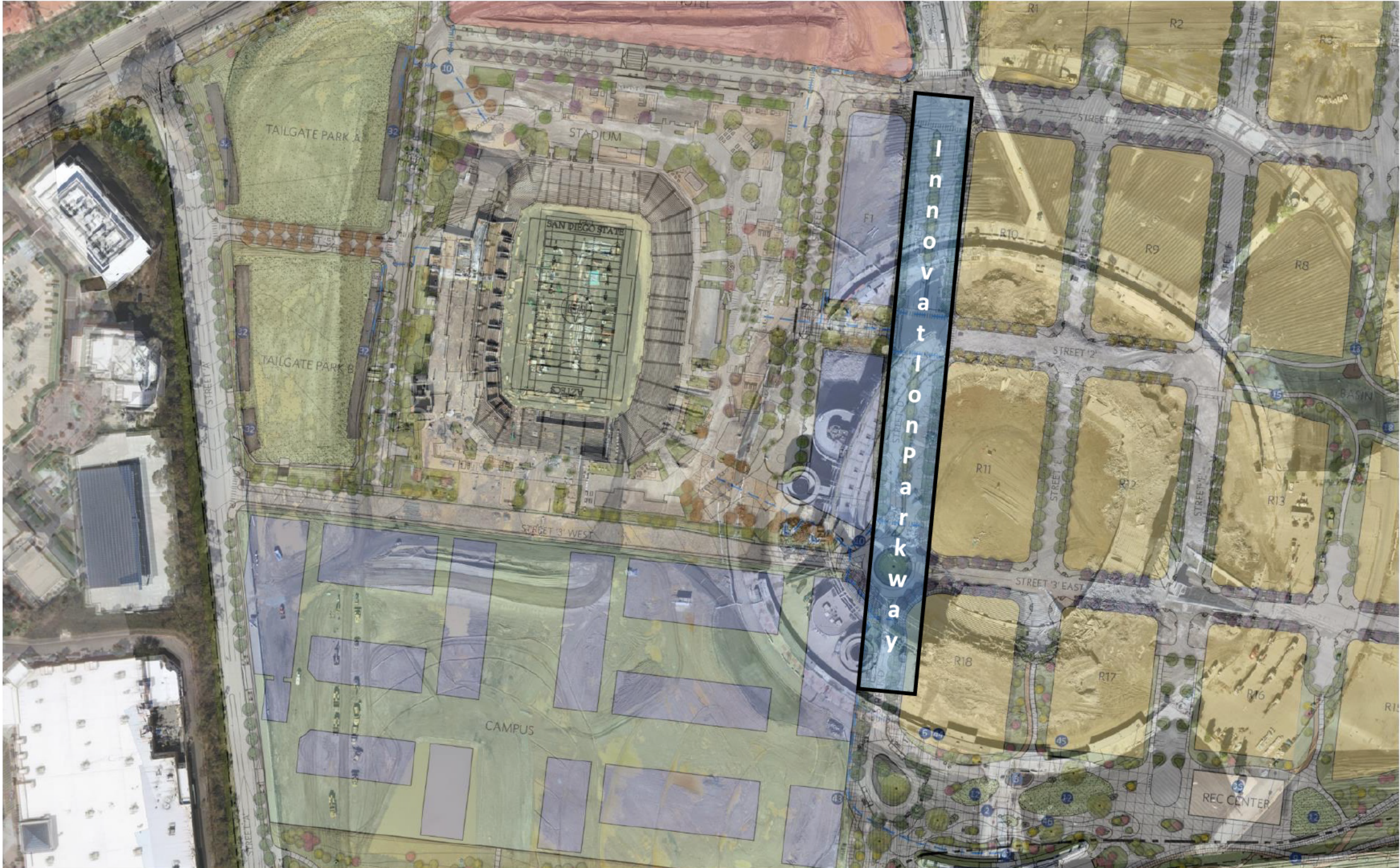


NEW 100 YEAR FLOOD CONDITION

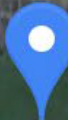
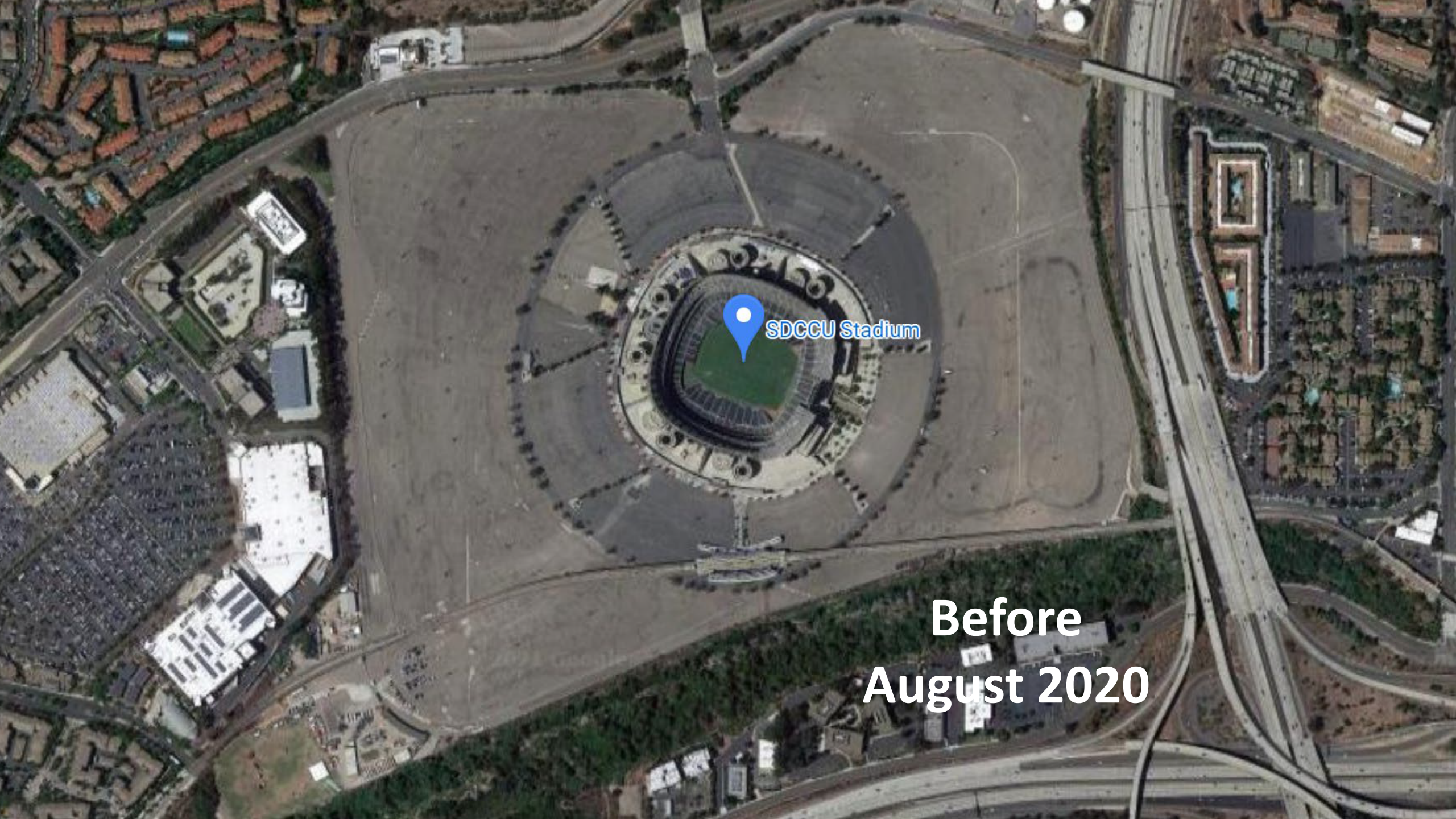


# Construction Update





Innovation Parkway



SDCCU Stadium

**Before  
August 2020**



Current  
4/23/21

# Construction Update



APRIL 26, 1966 - CITY-PURCHASED PILING DELIVERY ON SITE COMMENCED APRIL 8, 1966. THE PILING CAN BE SEEN STOCKPILED RADIIALLY ABOUT THE STADIUM AND ON THE STADIUM FLOOR.



# Construction Update



**90% of the old San Diego Stadium materials being recycled**

**125,000 Cubic Yards of concrete to be reused for site fill, road base and other hardscape**

**Two million square feet of asphalt removed, crushed and being reused on site**

# Construction Update

## Schedule/Upcoming Milestones

- Construction Start – August 2020
- First Footing Pour – December 2020
- Start Structural Demolition SDCCU – December 2020
- Demolition Complete to Plaza Level – Spring 2021
- Steel Erection Begins – May 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



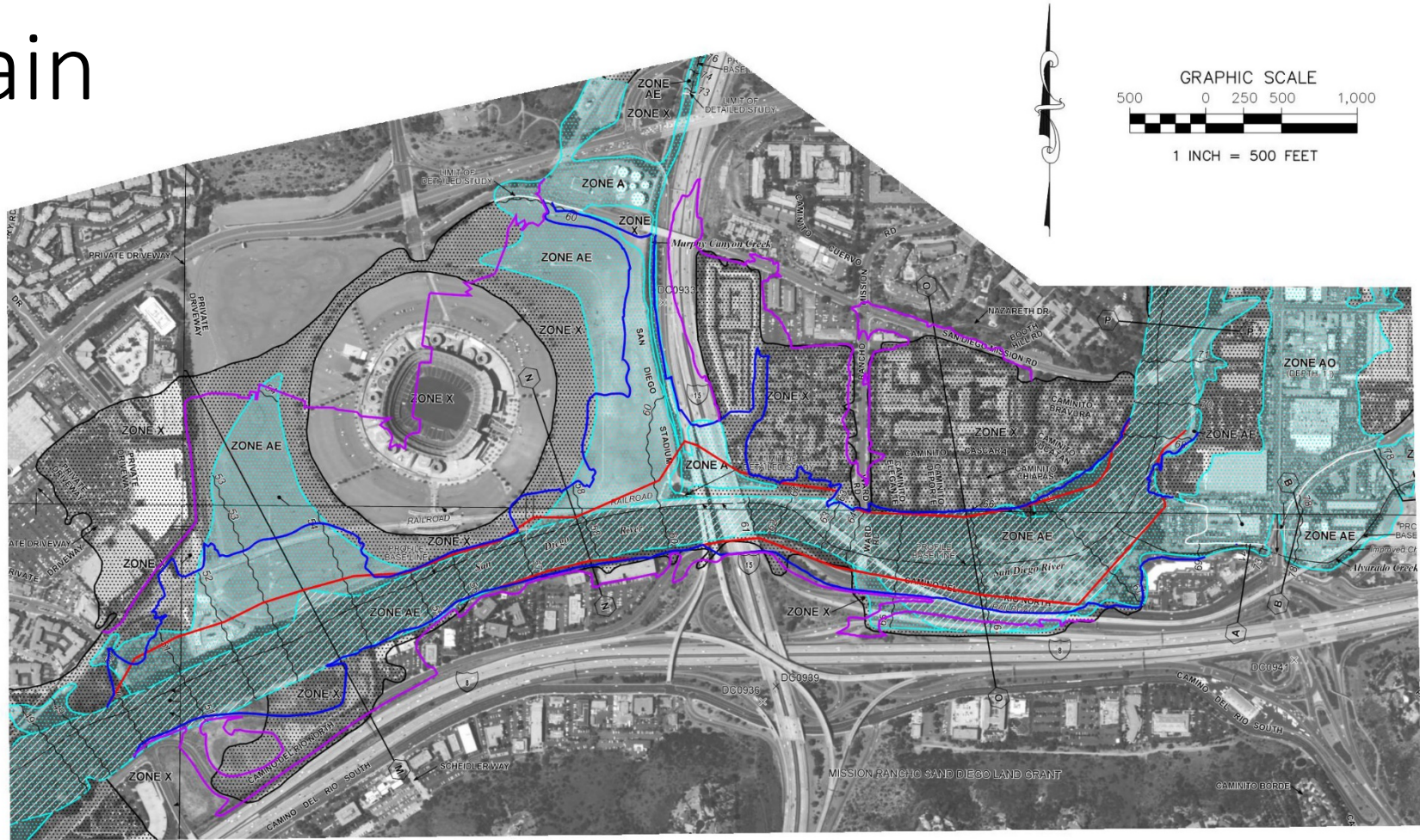
# September 2022



- LEGEND**
- 1. IMPROVED PAVEMENT (ASPHALT TO ASPHALT)
  - 2. IMPROVED PAVEMENT (GRAVEL TO GRAVEL)
  - 3. SPACE STRUCTURE
  - 4. 10' STREET FLOOD WALL
  - 5. 10' STRENGTHENED FLOOD WALL
  - 6. 10' STRENGTHENED FLOOD WALL WITH TOPPING
  - 7. 10' STRENGTHENED FLOOD WALL WITH TOPPING AND CURB
  - 8. 10' STRENGTHENED FLOOD WALL WITH TOPPING AND CURB AND FLOOD WALL
  - 9. 10' STRENGTHENED FLOOD WALL WITH TOPPING AND CURB AND FLOOD WALL AND FLOOD WALL
  - 10. 10' STRENGTHENED FLOOD WALL WITH TOPPING AND CURB AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL
  - 11. 10' STRENGTHENED FLOOD WALL WITH TOPPING AND CURB AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL
  - 12. 10' STRENGTHENED FLOOD WALL WITH TOPPING AND CURB AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL
  - 13. 10' STRENGTHENED FLOOD WALL WITH TOPPING AND CURB AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL
  - 14. 10' STRENGTHENED FLOOD WALL WITH TOPPING AND CURB AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL
  - 15. 10' STRENGTHENED FLOOD WALL WITH TOPPING AND CURB AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL
  - 16. 10' STRENGTHENED FLOOD WALL WITH TOPPING AND CURB AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL
  - 17. 10' STRENGTHENED FLOOD WALL WITH TOPPING AND CURB AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL
  - 18. 10' STRENGTHENED FLOOD WALL WITH TOPPING AND CURB AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL
  - 19. 10' STRENGTHENED FLOOD WALL WITH TOPPING AND CURB AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL
  - 20. 10' STRENGTHENED FLOOD WALL WITH TOPPING AND CURB AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL AND FLOOD WALL



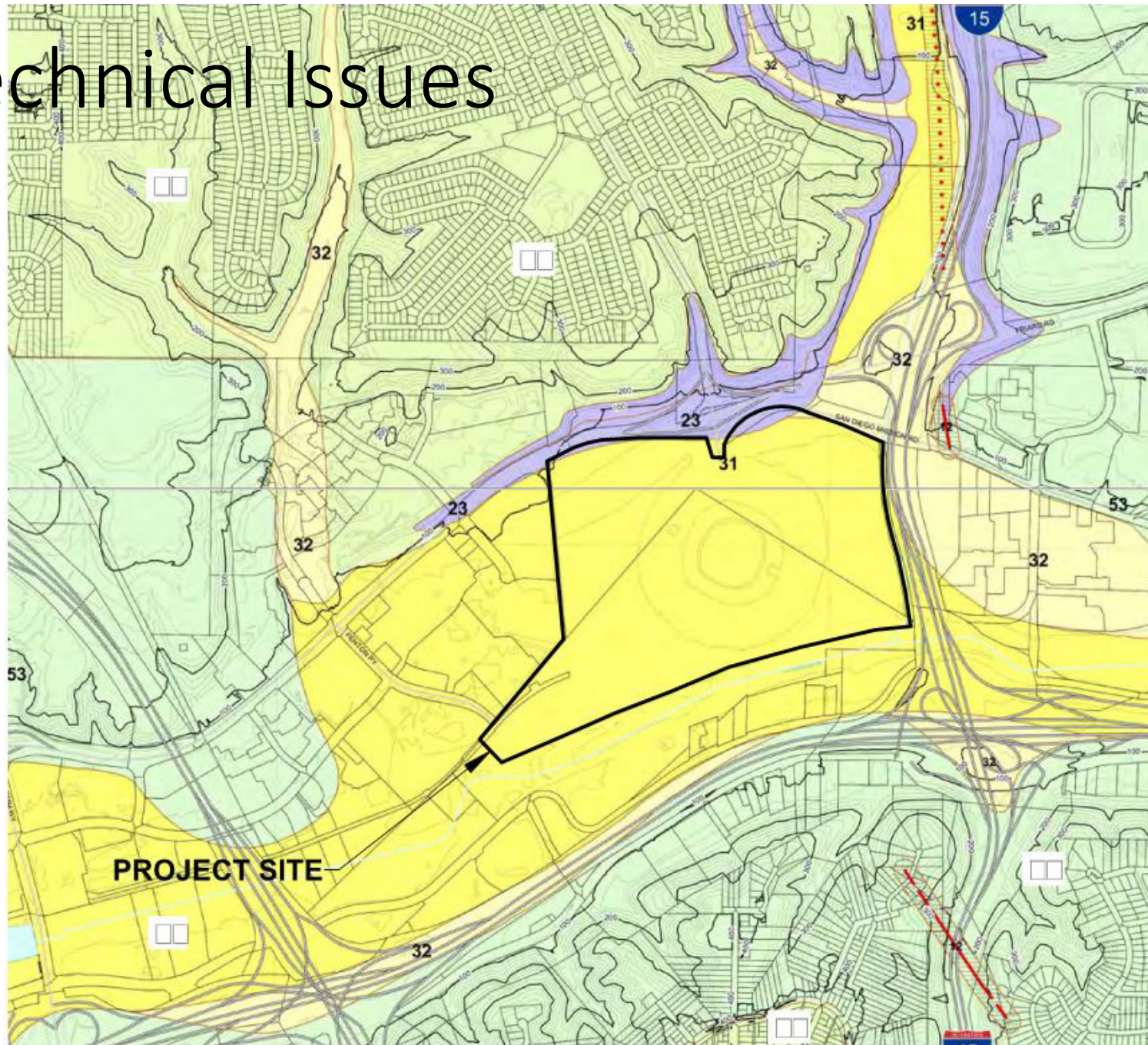
# Floodplain



## LEGEND:

- PROPOSED CONDITION SAN DIEGO RIVER 100-YEAR FLOODPLAIN (ZONE AE)
- PROPOSED CONDITION SAN DIEGO RIVER 500-YEAR FLOODPLAIN (SHADED ZONE X)
- PROPOSED CONDITION SAN DIEGO RIVER REGULATORY FLOODWAY

# Geotechnical Issues



## LEGEND

### Geologic Hazard Categories

#### FAULT ZONES

- 12 Potentially Active, Inactive, Presumed Inactive, or Activity Unknown

#### SLIDE-PRONE FORMATIONS

- 23 Friars: neutral or favorable geologic structure

#### LIQUEFACTION

- 31 High Potential -- shallow groundwater major drainages, hydraulic fills
- 32 Low Potential -- fluctuating groundwater minor drainages

#### OTHER TERRAIN

- 52 Other level areas, gently sloping to steep terrain, favorable geologic structure, Low risk
- 53 Level or sloping terrain, unfavorable geologic structure, Low to moderate risk

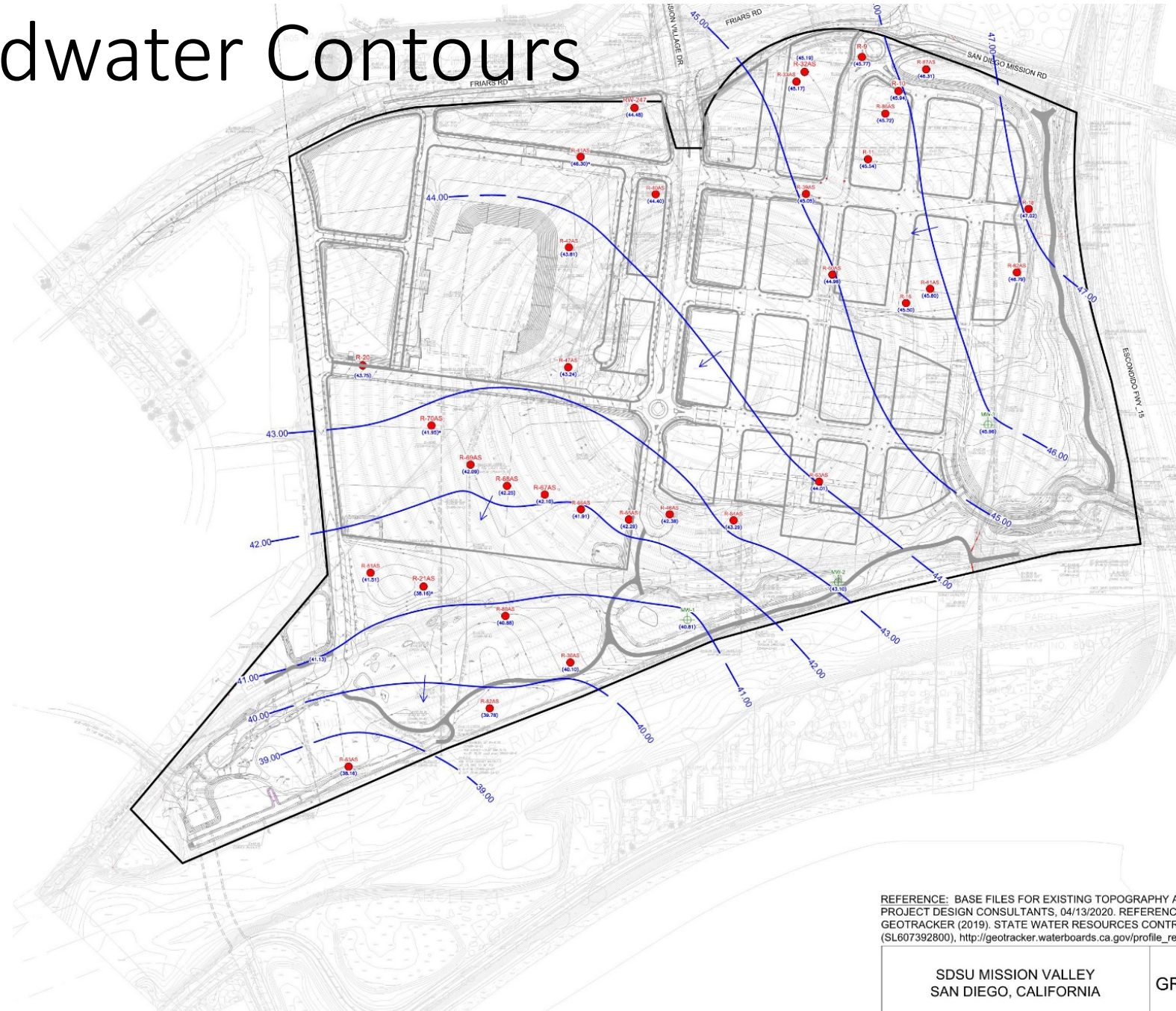
#### Water (Bays and Lakes)

- Water (Bays and Lakes)

#### FAULTS

- Fault
- Inferred Fault
- Concealed Fault
- Shear Zone

# Groundwater Contours



## EXPLANATION

- **RW-111/R-81AD** APPROXIMATE LOCATION OF PREVIOUS ENVIRONMENTAL BORING OR MONITORING WELL DATA USED IN THIS REPORT (ALL BORINGS/WELLS NOT INCLUDED)
- ⊕ **MW-3** APPROXIMATE LOCATION OF SITE DEVELOPMENT GROUNDWATER MONITORING WELL - PHASE 2
- **47.00** GROUNDWATER ELEVATION CONTOUR (NGVD 29) (DASHED WHERE UNCERTAIN)
- (45.96) GROUNDWATER ELEVATION, JULY 2019 (NGVD29)
- APPROXIMATE GROUNDWATER FLOW DIRECTION
- ANOMALOUS GROUNDWATER ELEVATION, NOT USED FOR CONTOURING
- APPROXIMATE LIMITS OF STADIUM SITE
- APPROXIMATE LIMITS OF OVERALL PROJECT SITE



REFERENCE: BASE FILES FOR EXISTING TOPOGRAPHY AND IMPROVEMENTS AND PROPOSED GRADING BY PROJECT DESIGN CONSULTANTS, 04/13/2020. REFERENCE VERTICAL DATUM: NGVD 29. GEOTRACKER (2019). STATE WATER RESOURCES CONTROL BOARD, GEOTRACKER, MISSION VALLEY TERMINAL (SL607392800), [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=SI607392800](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SI607392800), ACCESSED 4/16/2019

SDSU MISSION VALLEY  
SAN DIEGO, CALIFORNIA

GROUNDWATER ELEVATIONS

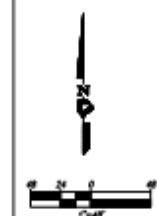
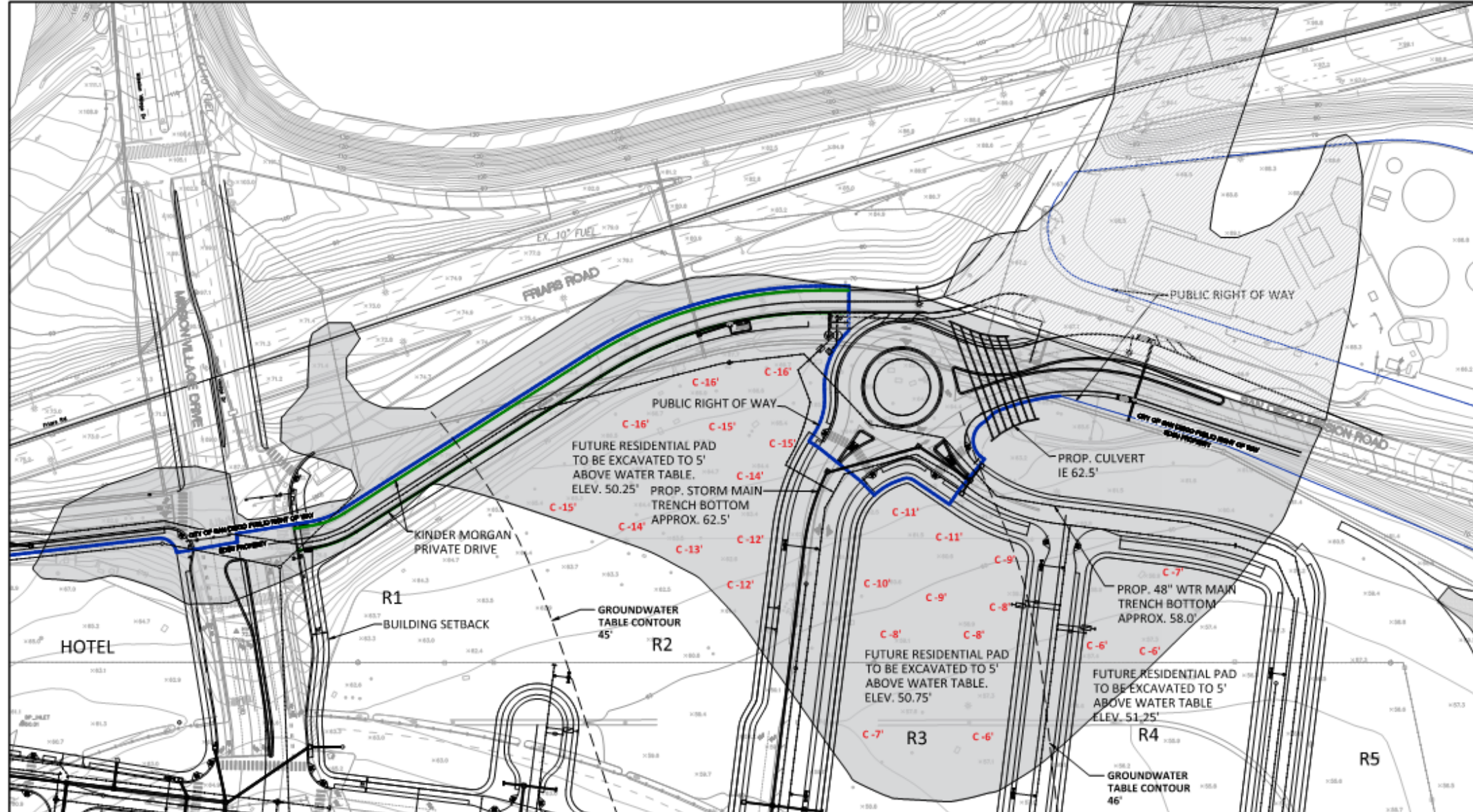


PROJECT NUMBER: PLATE NUMBER:

ISSUE DATE: 8/19/20

SD605

5

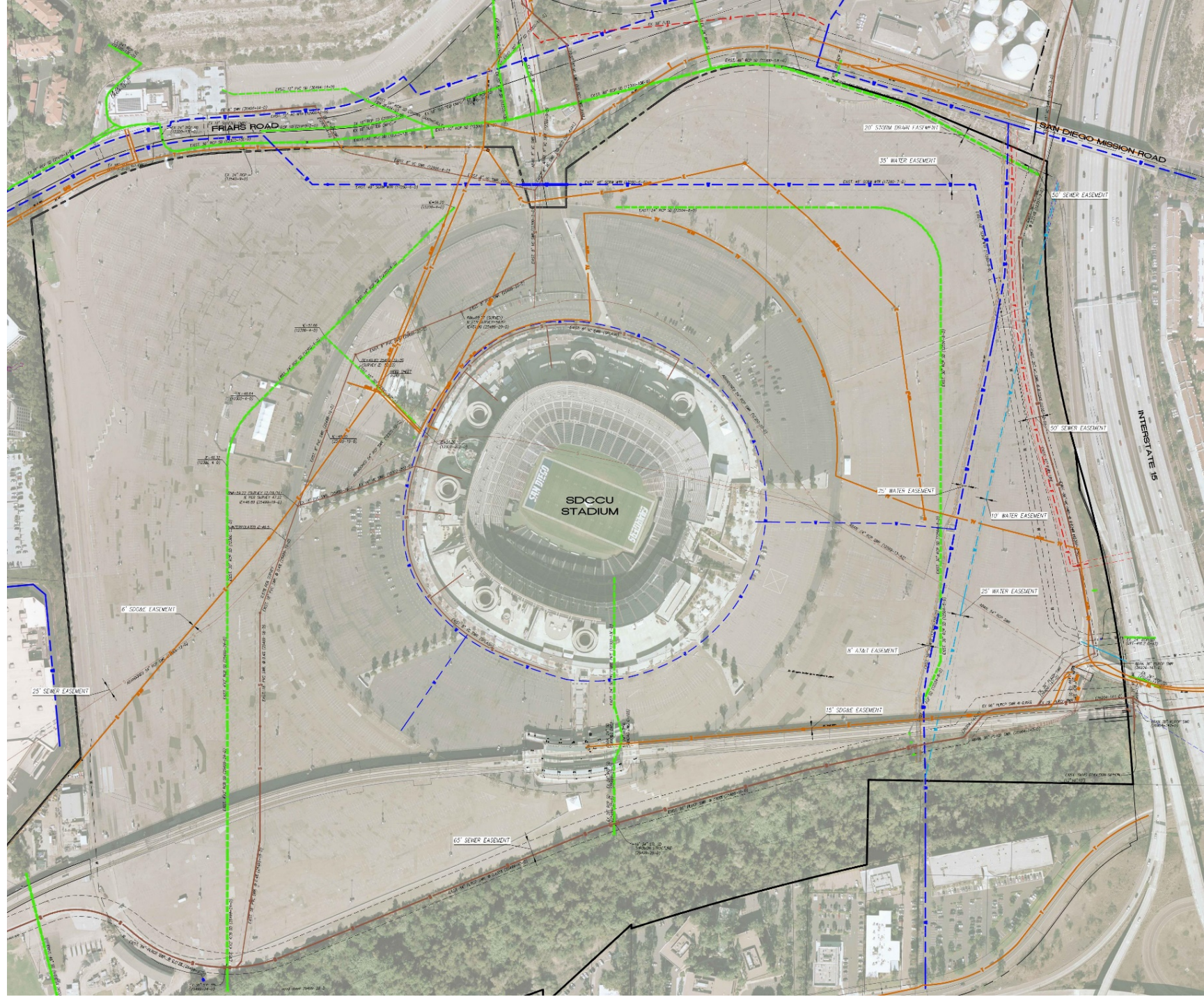


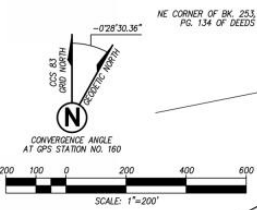
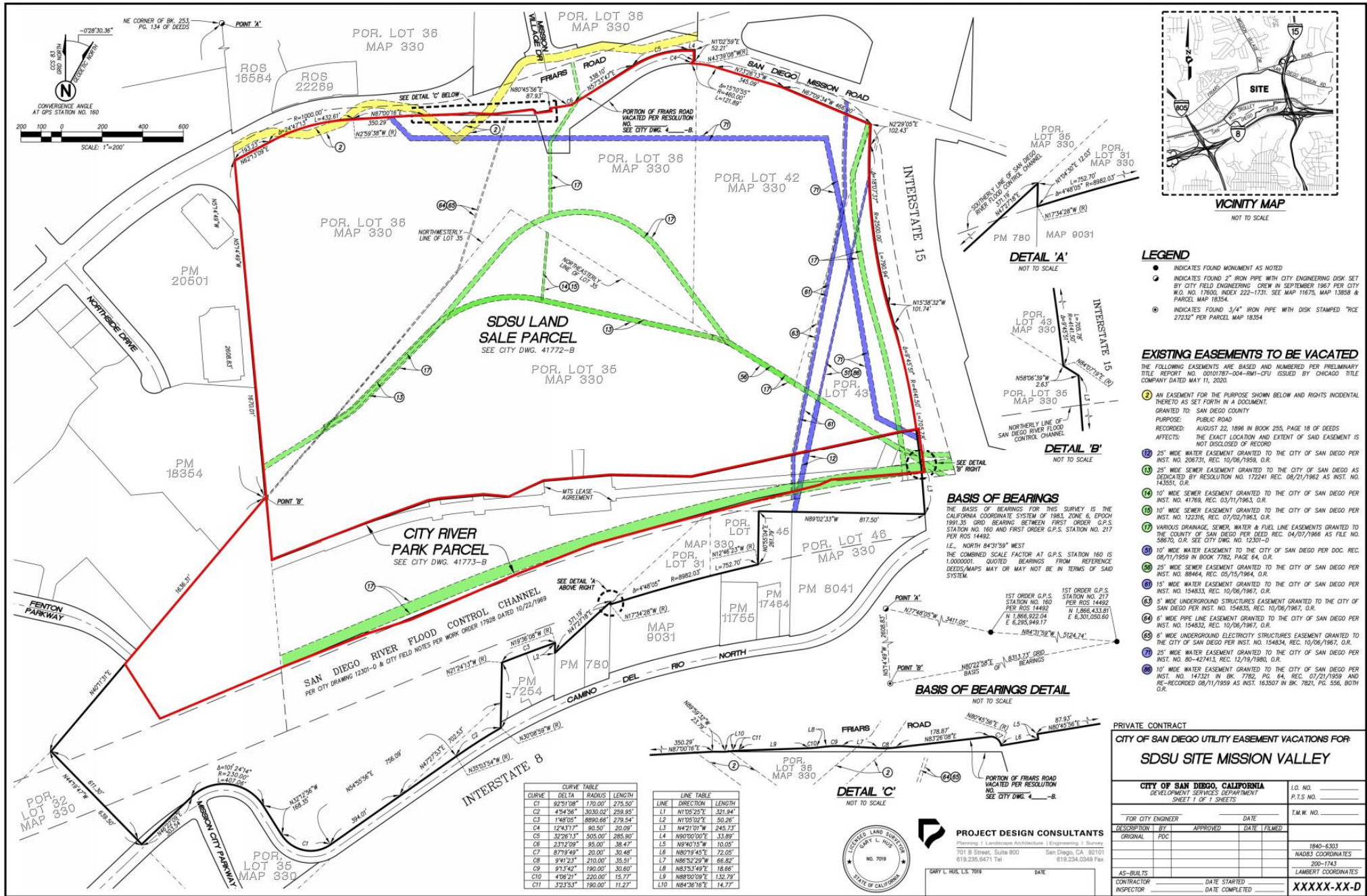
- OFF-TERMINAL CONTAMINATION PLUME LIMITS (REMEDIATED)
- CONTAMINATION PLUME LIMITS
- C-XX' EXCAVATION CUT QUANTITY (FROM EXISTING GROUND TO 5' ABOVE GROUNDWATER TABLE)

DATE: 4/21/2020

## GRADING EXHIBIT

# Existing Utilities/ Relocations/ Abandon in Place





**LEGEND**

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES FOUND 2" IRON PIPE WITH CITY ENGINEERING DISK SET BY CITY FIELD ENGINEERING CREW IN SEPTEMBER 1967 PER CITY W.D. NO. 17600, INDEX 222-1731. SEE MAP 11675, MAP 13858 & PARCEL MAP 18354.
- INDICATES FOUND 3/4" IRON PIPE WITH DISK STAMPED "ICE 27232" PER PARCEL MAP 18354

**EXISTING EASEMENTS TO BE VACATED**

THE FOLLOWING EASEMENTS ARE BASED AND NUMBERED PER PRELIMINARY TITLE REPORT NO. 0310787-004-184-C7U ISSUED BY CHICAGO TITLE COMPANY DATED MAY 11, 2020.

- ② AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.  
GRANTED TO: SAN DIEGO COUNTY  
PURPOSE: PUBLIC ROAD  
RECORDED: AUGUST 22, 1996 IN BOOK 255, PAGE 18 OF DEEDS  
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD
- ⑩ 25' WIDE WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 000731, REC. 10/06/1959, O.R.
- ⑪ 25' WIDE SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO AS DECIDED BY RESOLUTION NO. 172241 REC. 08/21/1962 AS INST. NO. 143551, O.R.
- ⑫ 10' WIDE SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 41769, REC. 03/11/1963, O.R.
- ⑬ 10' WIDE SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 122316, REC. 07/02/1963, O.R.
- ⑭ VARIOUS DRAINAGE, SEWER, WATER & FUEL LINE EASEMENTS GRANTED TO THE COUNTY OF SAN DIEGO PER DEED REC. 04/07/1959 AS FILE NO. 58670, O.R. SEE CITY DWG. NO. 12301-D
- ⑮ 10' WIDE WATER EASEMENT TO THE CITY OF SAN DIEGO PER DEC. REC. 08/11/1959 IN BOOK 7765, PAGE 64, O.R.
- ⑯ 25' WIDE SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 88464, REC. 05/15/1964, O.R.
- ⑰ 15' WIDE WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 154833, REC. 10/06/1967, O.R.
- ⑱ 5' WIDE UNDERGROUND STRUCTURES EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 154833, REC. 10/06/1967, O.R.
- ⑲ 6" WIDE PIPE LINE EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 154832, REC. 10/06/1967, O.R.
- ⑳ 6" WIDE UNDERGROUND ELECTRICITY STRUCTURES EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 154833, REC. 10/06/1967, O.R.
- ㉑ 25' WIDE WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 80-427413, REC. 12/19/1980, O.R.
- ㉒ 10' WIDE WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER INST. NO. 147323 IN BK. 7762, PG. 64, REC. 07/21/1959 AND RE-RECORDED 08/11/1959 AS INST. 163507 IN BK. 7821, PG. 556, BOTH O.R.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 ZONE 8, EPOCH 1991.35 GRID BEARING BETWEEN FIRST ORDER G.P.S. STATION NO. 160 AND FIRST ORDER G.P.S. STATION NO. 217 PER ROS 14492.

I.E., NORTH 84°31'59" WEST  
THE COMBINED SCALE FACTOR AT G.P.S. STATION 160 IS 1.0000001. QUOTED BEARINGS FROM REFERENCE DEEDS/MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

**BASIS OF BEARINGS DETAIL**

NOT TO SCALE

CURVE TABLE			LINE TABLE		
CURVE	DELTA	BEARINGS	LINE	DIRECTION	LENGTH
C1	92°51'08"	170.00'	L1	N1°55'25"E	321.94'
C2	4°54'56"	3030.02'	L2	N1°55'02"E	50.26'
C3	1°48'05"	8890.66'	L3	N4°21'01"W	245.73'
C4	12°43'37"	80.50'	L4	N90°00'00"W	33.89'
C5	32°26'13"	505.00'	L5	N9°40'15"W	10.05'
C6	2°12'09"	95.00'	L6	N80°19'45"E	72.05'
C7	8°19'16"	20.00'	L7	N86°32'29"W	66.82'
C8	9°11'37"	210.00'	L8	N83°53'49"E	18.66'
C9	9°13'42"	190.00'	L9	N88°00'09"E	132.79'
C10	4°06'21"	220.00'	L10	N84°36'16"E	14.77'
C11	3°23'53"	190.00'			

PRIVATE CONTRACT			
CITY OF SAN DIEGO UTILITY EASEMENT VACATIONS FOR SDSU SITE MISSION VALLEY			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 3 SHEETS		A.O. NO. _____	P.I.S. NO. _____
FOR CITY ENGINEER		DATE	T.M.K. NO. _____
DESCRIPTION	APPROVED	DATE FILED	
ORIGINAL	POC		
			1840-8303 NAD83 COORDINATES 200-1743
			LAMBERT COORDINATES
AS-BUILT IS	DATE STARTED	DATE COMPLETED	XXXX-XX-D
CONTRACTOR	DATE STARTED	DATE COMPLETED	
INSPECTOR	DATE STARTED	DATE COMPLETED	

**PROJECT DESIGN CONSULTANTS**  
 Planning | Landscape Architecture | Engineering | Survey  
 701 B Street, Suite 800 San Diego, CA 92101  
 619.236.9471 Tel 619.236.0340 Fax

GHY L. REC. L.S. 7018 DATE \_\_\_\_\_

ENCLOSED LAND SURVEY  
 GARY L. HUGHES  
 NO. 7098  
 STATE OF CALIFORNIA



# Street Vacation/Acquisition

