

Chargers Revised Development Proposal

January 27, 2003

QUALCOMM STADIUM and URBAN VILLAGE -Alternative TWO

PRELIMINARY URBAN VILLAGE DEVELOPMENT SUMMARY -

Residential	23-3 to 23 story wood and concrete structures with surface and structured parking with ground-level retail at street frontage on "Main Street"	
	3,294 DU @ 62 DU/AC (4,139,250 SF building area)	53 acres
	5,883 structured parking spaces , 2100 surface spaces	
Office	6 building sites with 4 to 10 story office buildings, 4 story parking garages and landscaped plaza	
	600,000 SF @ 2.1 FAR	6.6 acres
	1,800 structured parking spaces	
Retail	1-2 story free-standing retail and first floor retail integrated with housing	
	230,680 SF	4 acres
	130,680 SF in mixed-use residential configuration and	
	100,000 SF freestanding	
	200 structured parking spaces, 300 surface spaces	
Hotel	4 and 10 story hotels with moderate 20.000 SF support facilities at grade level with a 3 story parking garage and landscaped courtyard	
	400 rooms	3acres
	400 structured parking spaces	
Total development acres		66.6 acres
Total structured parking spaces		8,283
Total surface parking spaces		2,400

COMMON AREAS

Streets 20.4
 acres 1,000 available surface parking spaces
Park 9 acres.

Total common areas 29.4 acres

STADIUM ASSOCIATED AREAS

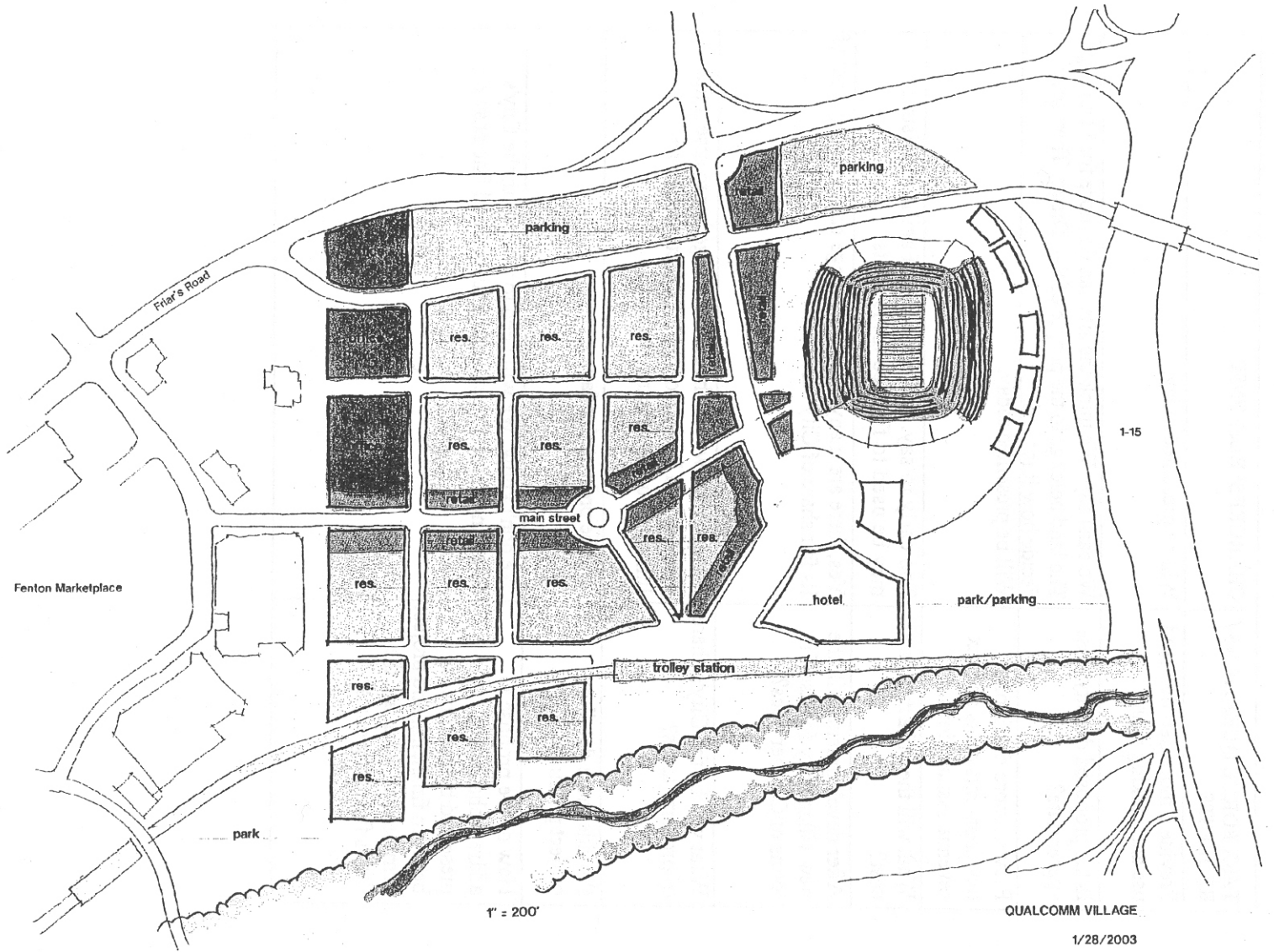
Stadium "footprint" 25 acres
Structured parking 12 acres
 2,500 spaces in 2 level parking structures
Surface parking 20 acres
 3,000 parking spaces
Plazas and open space 8 acres

Total stadium associated areas 71 acres

TOTAL SITE AREA 166 acres

TOTAL PARKING STRUCTURE SPACES 10,783

TOTAL SURFACE PARKING SPACES 6,400



Fnar's Road

parking

parking

res.

res.

res.

res.

res.

res.

res.

res.

res.

main street

hotel

park/parking

1-15

Fenton Marketplace

trolley station

park

1" = 200'

QUALCOMM VILLAGE

1/28/2003

QUESTIONS / REQUESTS FROM TASK FORCE

TASK FORCE QUESTIONS / REQUESTS	CHARGERS' RESPONSE
Provide a more detailed land use and parking plan.	Will be presented today.
Is the proposed density / use appropriate?	We can't say. We think the site can do more for San Diego. The land belongs to the people of San Diego. They should decide how it is used.
Provide more detail on developments costs and tax revenue assumptions.	Will be presented today.
What will the infrastructure cost?	Too early to say. A Community Facilities District may be used to finance these costs.
After development, will the new village pay for itself in terms of City services?	Yes, there are many ways the village can cover the cost of its fair share of City services.
What will be the City's share of property taxes?	We don't know. We should work together to assess the viability of a Redevelopment Project Area or an Infrastructure Financing District.
Provide more detail on project phasing.	Will be presented today.
How do we propose to address challenges presented by the time lag between financing and project completion? What are the City's financing costs?	We don't know. We will need to work with the City's financing experts to explore solutions and find answers.