



Mayor's Taskforce on Chargers Issues:

Facilities / Redevelopment Sub-Committee

Preliminary Report

Date: 1.09.03

Goals:

1. Promote the concepts of Sustainable Design and City of Villages
2. Provide seamless transitions (on-site / off-site) along the site's edges
3. Provide appropriate land uses, programs, and densities
4. Acknowledge, enhance, and promote the environs of the San Diego River
5. Increase trolley ridership and the use of public transportation

Approach:

- A. Baseline Approach – No modifications to existing stadium
- B. Renovated existing stadium with some redevelopment
- C. New stadium and extensive redevelopment
- D. Redevelopment of site and a new stadium at another location

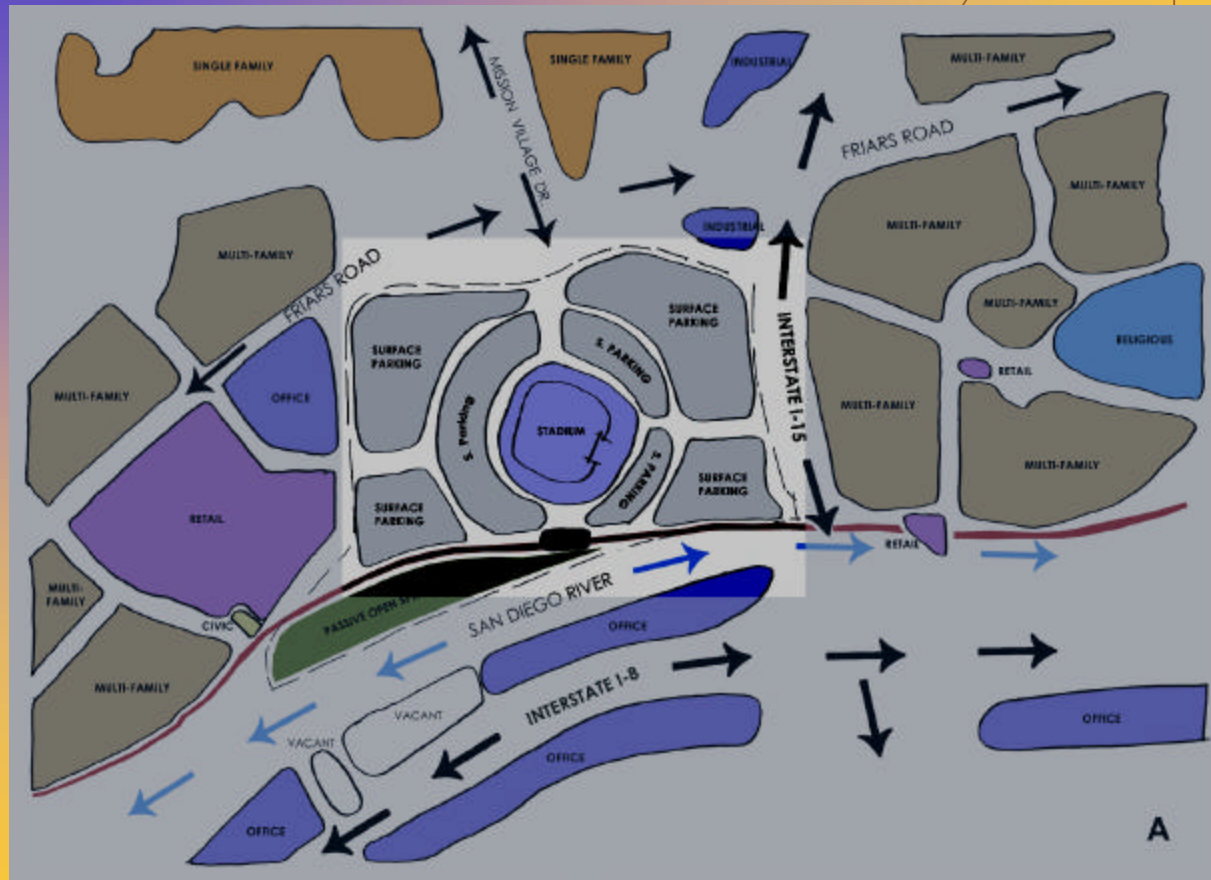
Approach:

A. **Baseline Approach** – No modifications to existing stadium

Existing structures and grounds to remain as is.

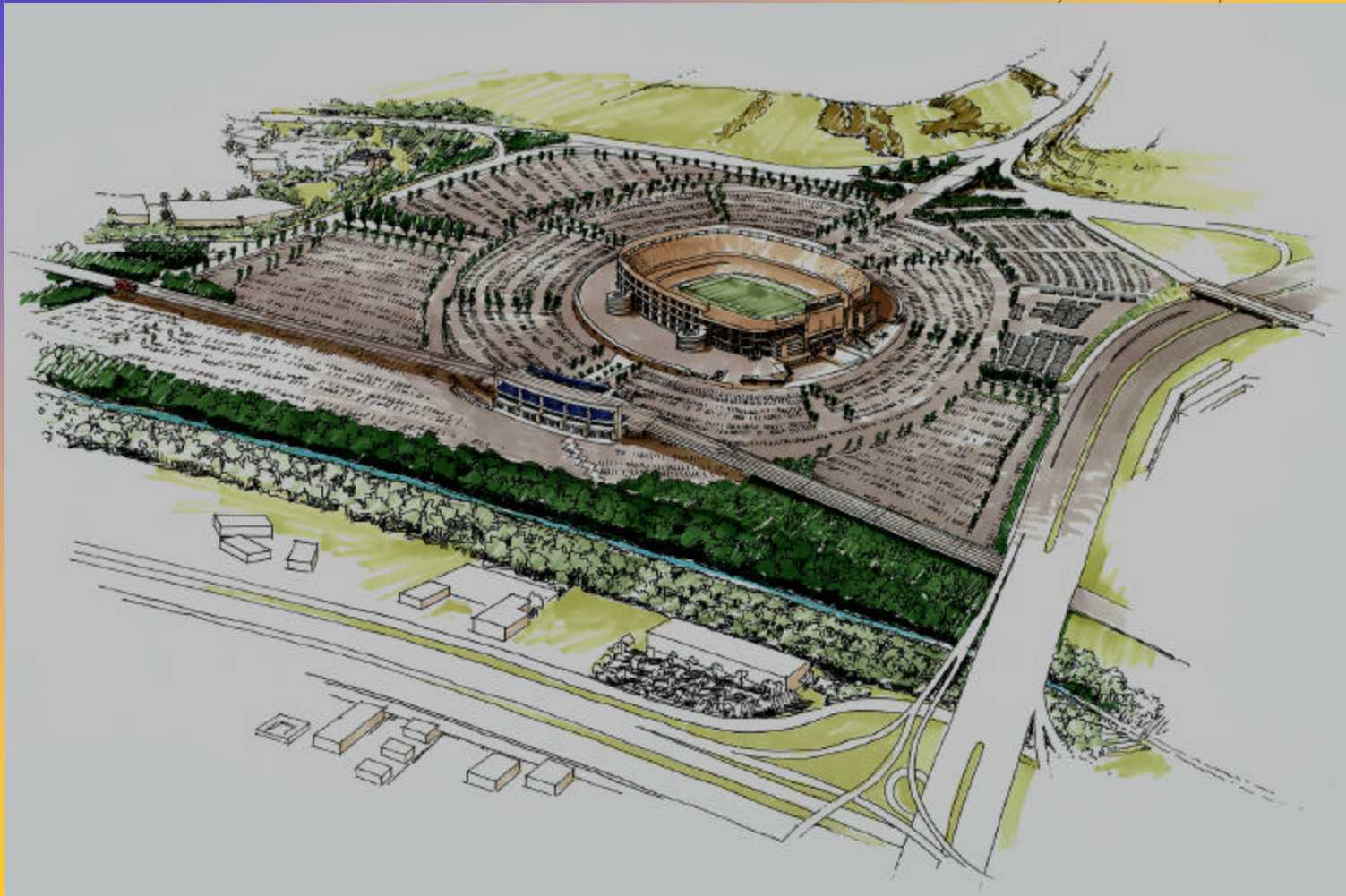
Improvements and/or maintenance to the facility, as required.

Approach:



A. Baseline Approach – No modifications to existing stadium

Approach:



A. Baseline Approach – No modifications to existing stadium

Approach:

B. Renovate existing stadium with some redevelopment

Existing stadium to receive a major renovation along with an 80-acre mixed-use development:

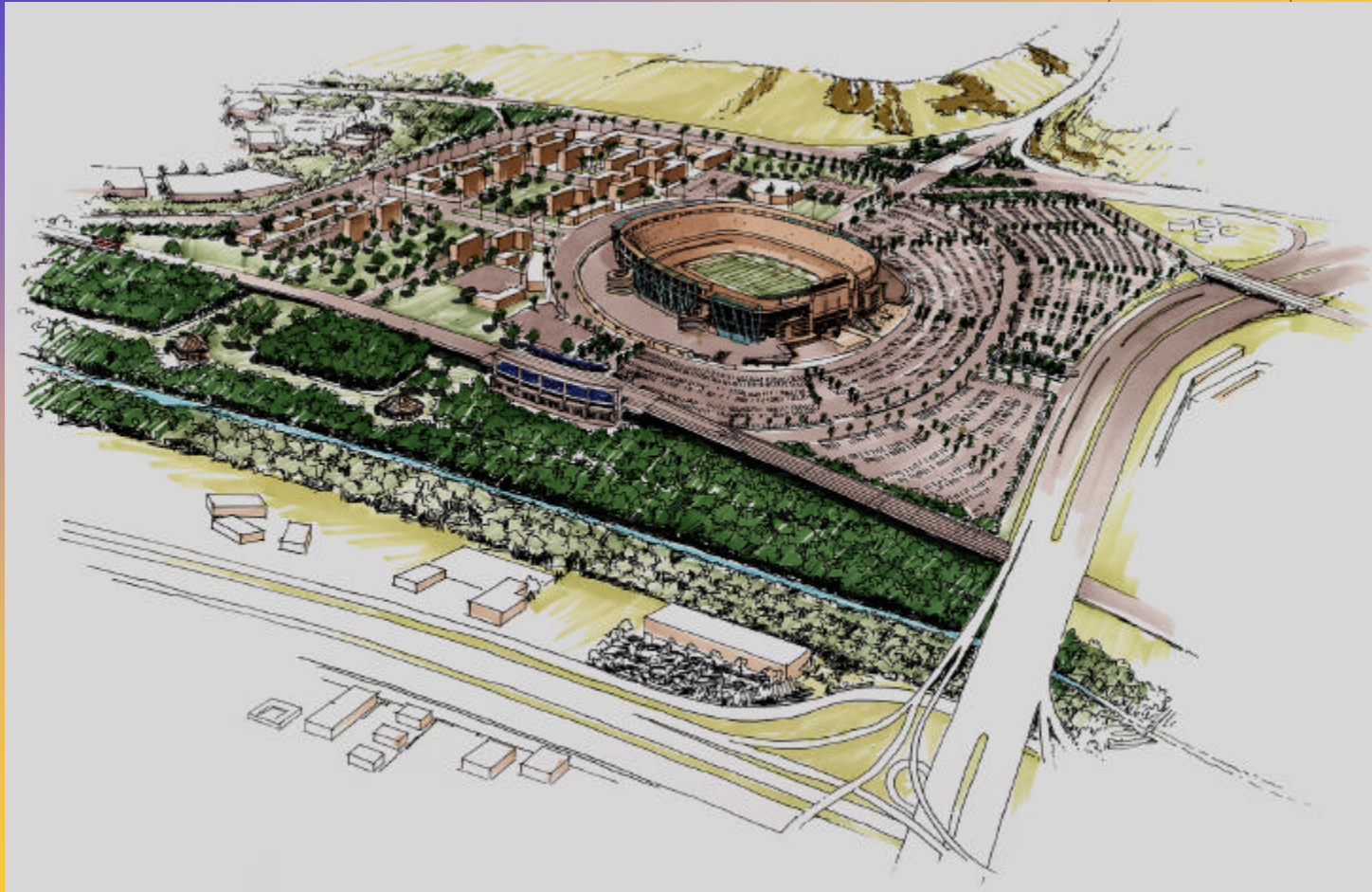
- 3,000 units of housing (4,500 parking spaces)
- 70,000 GSF of retail with associated parking
- 7.5 Acre San Diego River Park with a 2-story Nature Center
- 40,000 GSF expansion of the trolley concourse
- Stadium Parking: 8,000 spaces

Approach:



B. Renovate existing stadium with some redevelopment

Approach:



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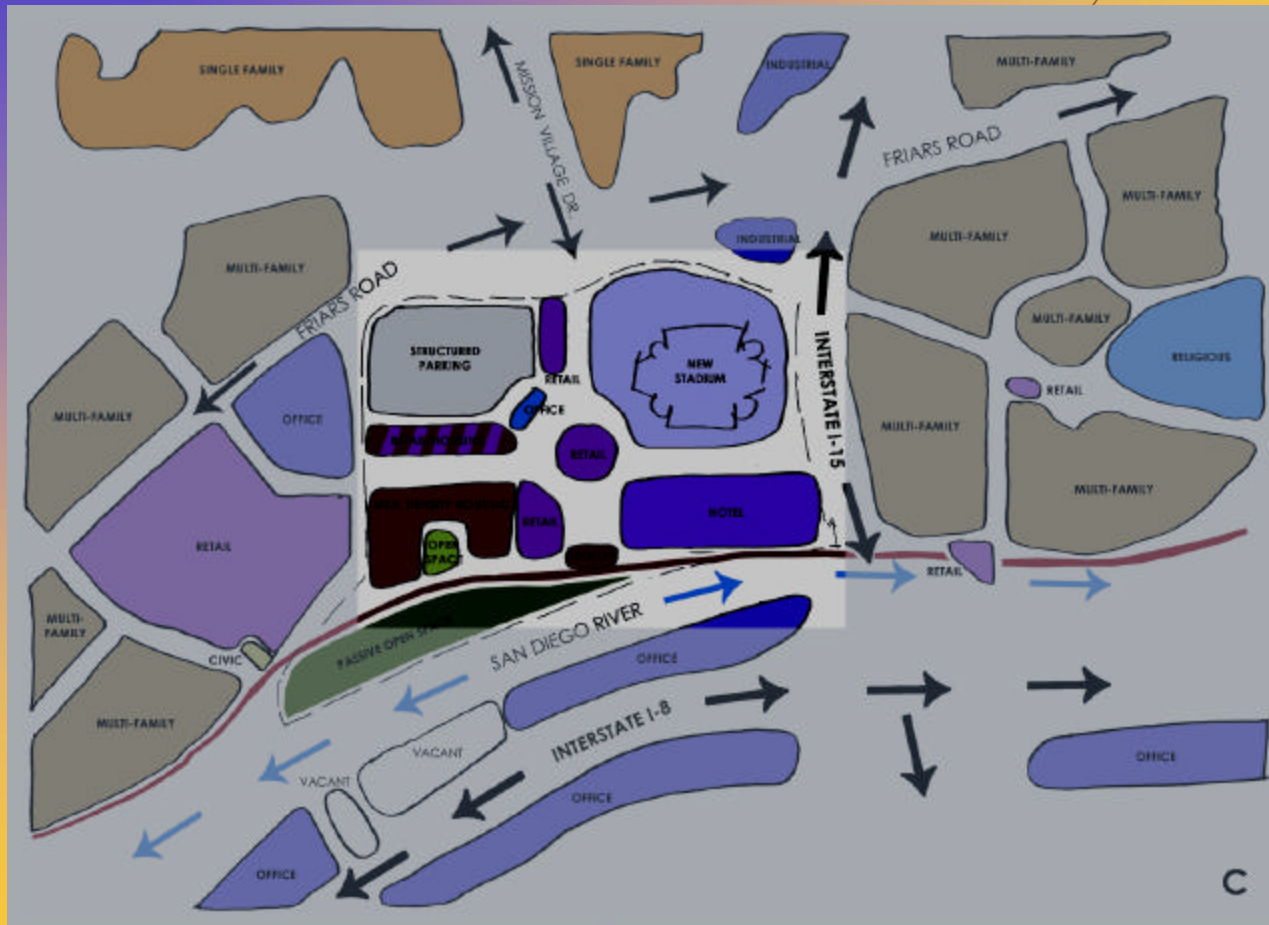
Approach:

C. New stadium with extensive redevelopment

A new stadium along with a 120-acre mixed-use development containing:

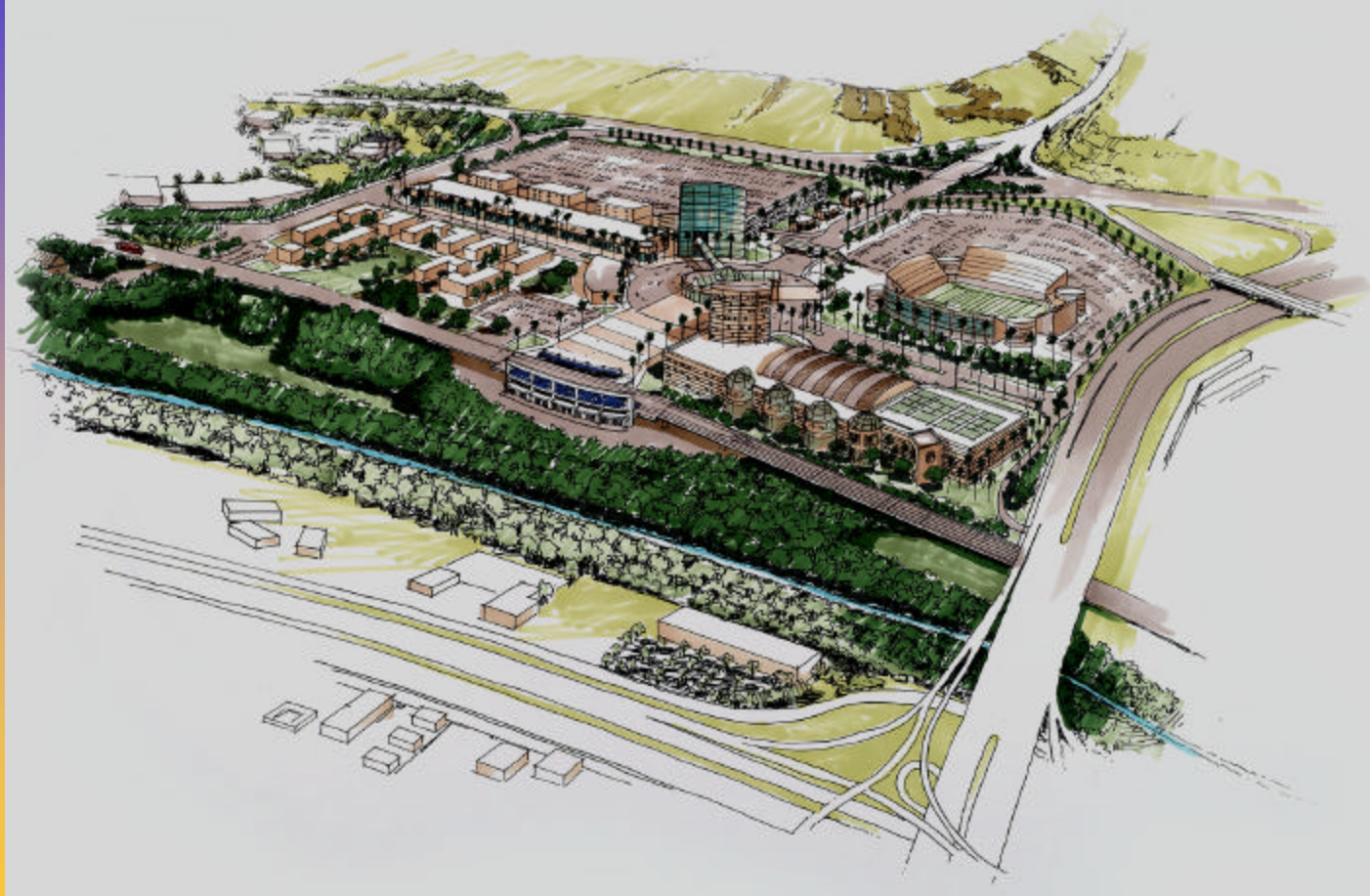
- 1,070 units of housing (1,605 parking spaces)
- 350,000 GSF of retail with associated parking
- 9-acre San Diego River Park with 2-story Nature Center
- 40,000 GSF expansion of trolley concourse
- 450-guestroom hotel with 1,000 parking spaces
- 15-story office tower containing 300,000 GSF with parking
- Joint-use parking structure containing 7,500 spaces

Approach:



C. New stadium with extensive redevelopment

Approach:



C. New stadium and extensive redevelopment

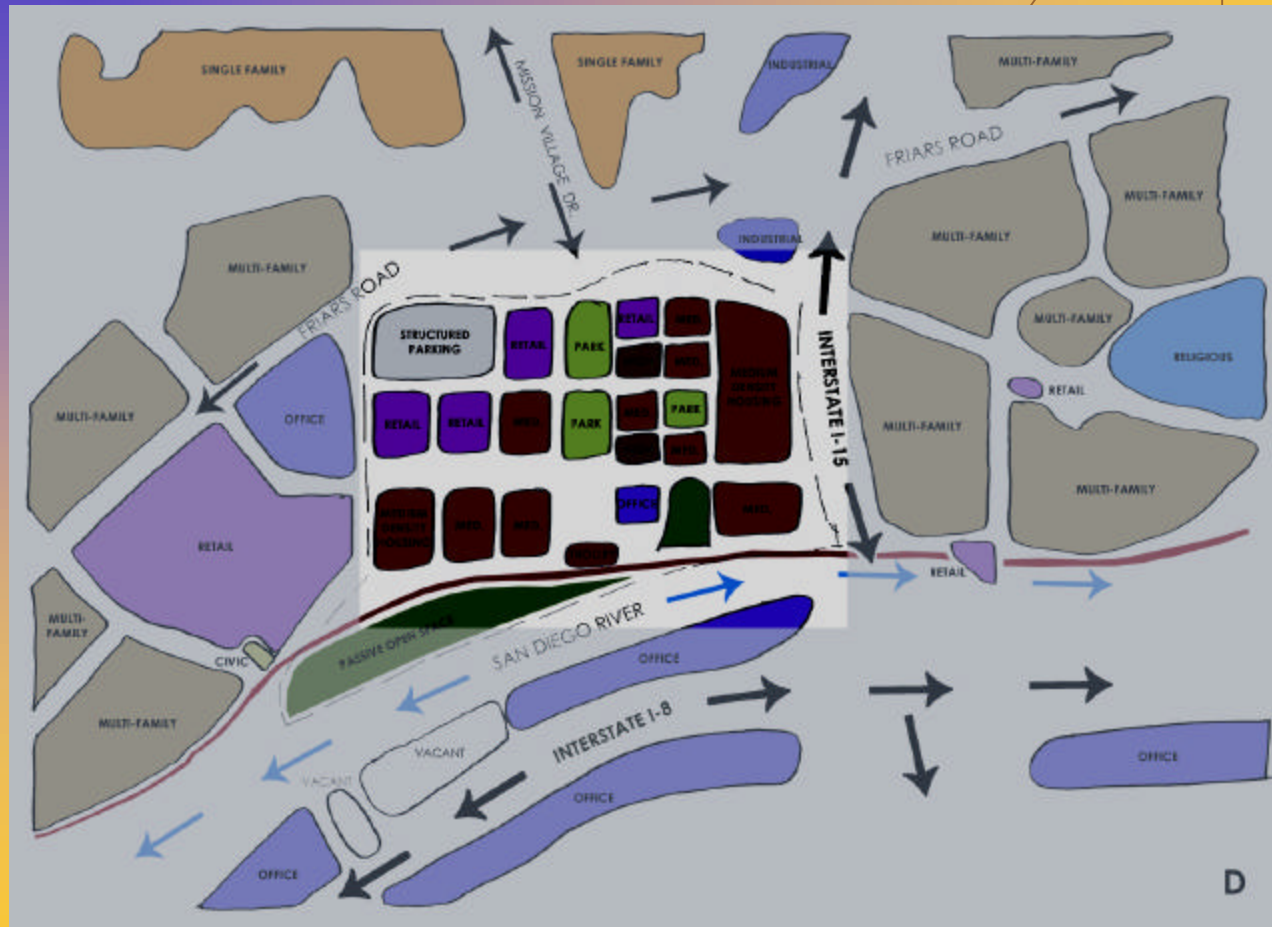
Approach:

D. Redevelopment of site and a new stadium at another location

A 166-acre mixed-use development containing:

- 3,570 units of housing (7,140 parking spaces)
- 533,000 GSF of retail with associated parking
- 9-acre San Diego River Park with a 2-story Nature Center
- 40,000 GSF expansion of the trolley concourse
- 15-story office tower containing 300,000 GSF with parking
- Parking structure containing 3,000 spaces

Approach:



D. Redevelopment of site and a new stadium at another location

Approach:



D. Redevelopment of site and a new stadium at another location

Next Steps:

- Sub-Committee to document findings from various meetings
- Sub-Committee to meet with Finance Committee
- Committee Chairs (Facilities / Redevelopment, Finance, and Contracts Committees) to develop methodology
- Taskforce Committee to conduct workshop on resolution of various approaches
- Sub-Committee to provide preliminary draft report