

MEMORANDUM

DATE: October 21, 2002
TO: Linda Kaufman, Chair, Mission Valley Unified Planning Committee
FROM: Karen Ruggels, Chair, Transportation and Land Use Subcommittee
SUBJECT: **Re-Use/Re-development of the Stadium Site, Mission Valley Community Plan**

The Transportation and Land Use Subcommittee of the Mission Valley Unified Planning Committee met on October 18, 2002, to begin discussions on possible plans for the re-use or re-development to the Qualcomm Stadium property, located within the Mission Valley Community. The following provides you with some of our issues, concerns and suggestions as the City evaluates the stadium property. Please note that the Mission Valley Unified Planning Committee has not taken a formal position on the potential re-use/redevelopment of the stadium property. This list is intended to provide a general list of the Subcommittee's ideas at this time.

1. Traffic –
 - Developers of the stadium property should evaluate the impacts that any future project would have on traffic in our community. The evaluation should include traffic during events and as part of the daily operations of any future project.
 - Developers must be required to pay for any traffic mitigation required for the project. The Mission Valley community should not be required to participate in traffic improvements required to serve development of the stadium property.
 - Ensure construction of the Mission City Parkway Bridge to allow traffic flow and bicycle and pedestrian access across the river.
 2. Community Park – The community needs approximately 50 acres of useable park land. If a community park is to occur on the property, this use should be integrated into the planning efforts for the San Diego River.
 3. River Environment – Any future project should improve the river environment.
 4. Increased Public Access – The development should include public access through the project and along the river, tying into other trails and pedestrian connections in the community.
 5. Parking –
 - The amount of vehicle parking should not be reduced.
 - Consideration should be given to enter into agreements with office/retail developments in the area to lease parking spaces for event days.
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- Shuttle connections to off-site parking areas should be considered.
 - Increase pedestrian access by the use of pedestrian bridges over the river to connect remote parking at near-by office developments with the stadium.
 - Consider structure parking to maintain the amount of parking needed for stadium use.
 - Parking should be integrated into the development, rather than creating a sea of parking.
6. Use of Public Art and Landscaping with color to enhance the development.
7. Indirect and Other Stadium Uses - Consider indirect uses of the stadium parking lot (tailgating, races, etc.) and where these uses will go.
8. Types of Land Uses to Consider in Re-Use/Redevelopment of the Property–
- Mixed Use
 - Amphitheater
 - Residential
 - Eating Establishments, with out door eating areas
 - Senior Housing
 - Childcare Facility
 - Public Places
 - Design as a walkable development
 - Visitor Serving uses (hotels?)