



FOR IMMEDIATE RELEASE
 Thursday, Dec. 9, 2021

City of San Diego Receives Responses for Redevelopment of Sports Arena Site

MULTIPLE RESPONSES RECEIVED; 90-DAY NEGOTIATING PERIOD NOW UNDERWAY

SAN DIEGO – In a key step toward revitalizing the Midway District and increasing affordable housing options, the City of San Diego announced today that it received seven responses to the Notice of Availability (NOA) to redevelop the 48.5-acre site that includes the Sports Arena and is now negotiating with five of the respondents.

“This project will bring much needed affordable housing for San Diegans and will serve as a catalyst for revitalizing a neighborhood that has waited years for transformation,” said Mayor Todd Gloria. “With multiple responses to consider, we have confidence that this process will result in a success for the Midway community and for our entire city.”

On Oct. 4, 2021, the City issued an NOA, signifying to developers that the City intends to lease the site for a mix of residential, entertainment, office, and park uses. A 90-day good-faith negotiating period is now underway.

Interested parties had 60 days to submit their responses to the NOA by the deadline of Dec. 3. Of those received, the City will commence negotiations with:

- Discover Midway (Affirmed Housing, ASM Global, Brookfield Properties, National Core)
- Hometown SD (Monarch Group, Essex, Eden Housing, JMI Sports)
- Midway Rising (Chelsea, Zephyr, Legends, AECOM)
- Midway Village (Toll Brothers, Revitate, Bridge Housing)
- Neighborhood Next (Wakeland, Community Housing Works, The ConAm Group)

Two proposals, from The Panacea Group (C. Daniel Gallardo) and Cotterkey Investments, were deemed not to be responsive to the conditions outlined in the NOA and will not proceed to negotiations.

During the 90-day negotiating period, the City will seek to garner the greatest return to the community from the site by maximizing the amount of affordable housing and ensuring the delivery of a state-of-the-

art regional entertainment venue to replace the 55-year-old Pechanga Arena. Following negotiations, City staff will present the results to the Land Use and Housing Committee then the full City Council for input.

"We are so pleased that restarting the process in accordance with the Surplus Land Act guidelines has resulted in additional interest," said Penny Maus, Director of the City's Department of Real Estate and Airport Management. "Greater interest encourages creativity, and we hope this will ultimately benefit San Diegans by resulting in a better project."

The NOA released this fall included a Disclosure regarding Measure E, the voter-approved amendment to San Diego's Municipal Code that eliminated the 30-foot coastal height limit in the Midway-Pacific Highway Community Plan area. Potential respondents were notified that ongoing litigation puts the fate of Measure E in doubt and were advised that, by submitting a response to the NOA, they were assuming the risk of committing resources toward redevelopment of the property.

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