The City of SAN DIEGO

MIDWAY RISING:

MORE HOMES. MORE JOBS. MORE OPPORTUNITY.

A 49-acre redevelopment that will deliver 4,250 new homes, including 2,000 affordable homes, along with parks, jobs and a modern arena for San Diego.



Midway Rising is a proposed redevelopment of approximately 49 acres of City-owned land at the San Diego Sports Arena site. The project will transform an underutilized property into a complete, walkable neighborhood with housing, parks, retail and a modern arena. The development will deliver one of the largest mixed-income and affordable housing developments in California.

Key Features

- 4,250 housing units, including 2,000 affordable homes for households earning up to 80% of the area median income.
- A new 16,000-seat sports and entertainment arena.
- Nearly 15 acres of parks and open space, including a central urban park.
- A mixed-use district with retail, art and cultural spaces.
- Improved transit access and mobility connections.

Economic Impact

According to a study commissioned by Midway Rising and conducted by the San Diego Regional Economic Development Corporation, the project is projected to generate significant economic benefits for the City and region:

- $285 million in local economic impact.
- 172% increase in housing stock in the Midway area.
- 3,100 permanent jobs with wages averaging 12% higher than existing site jobs.
- Annual arena-related spending projected to grow from $160 million to $344 million.
- $1.4 million in new annual City tax revenue and $3.9 million for the County.

During construction:

- $3 billion in regional economic output.
- $94 million in City tax revenue.
- 21,900 construction jobs.

Sustainability and Climate Action

The project supports the City's Climate Action Plan through sustainable design and land use:

- All-electric, energy-efficient buildings powered by renewable energy.
- Rooftop solar installations across the development.
- Expanded tree canopy and shaded pedestrian areas.
- On-site stormwater capture and water quality improvements.

By integrating housing, jobs and services in one location, the project reduces vehicle miles traveled and lowers greenhouse gas emissions. Environmental review has been completed in compliance with the California Environmental Quality Act (CEQA) to evaluate and mitigate potential impacts.

Project Background and Next Steps

- A 1972 coastal height limit historically restricted development in the area.
- Voters approved height limit modifications in November 2020.
- The City began the Midway Rising process in 2021 to lease surplus land and the Sports Arena site for redevelopment.
- The Superior Court and Court of Appeal invalidated the results of the height-limit modifications.
- To address the court's concerns, the City placed a revised measure on the 2022 ballot, supported by a Supplemental Environmental Impact Report (SEIR).
- Voters approved the updated measure in November 2022, but it again faced legal challenges.
- The Superior Court upheld the measure, but the Court of Appeal reversed, requiring project-level environmental review despite its programmatic nature.
- After going through the planning, environmental review and legal processes, on Nov. 9, 2026, the San Diego City Council unanimously approved the Midway Rising redevelopment project.
- Before construction can begin, Midway Rising must secure financing, meet development requirements, finalize its ground lease with the City and obtain permits.

Why It Matters

Midway Rising will:

- Expand access to affordable housing.
- Revitalize a key City-owned site.
- Create jobs and economic growth.
- Deliver parks and community spaces.
- Support long-term climate goals.

More Information

For more information about the Midway Rising development project, visit sandiego.gov/economic-development/real-estate/midway-rising.