

SDSU | Mission Valley



Why SDSU MV?

Opportunity

Location

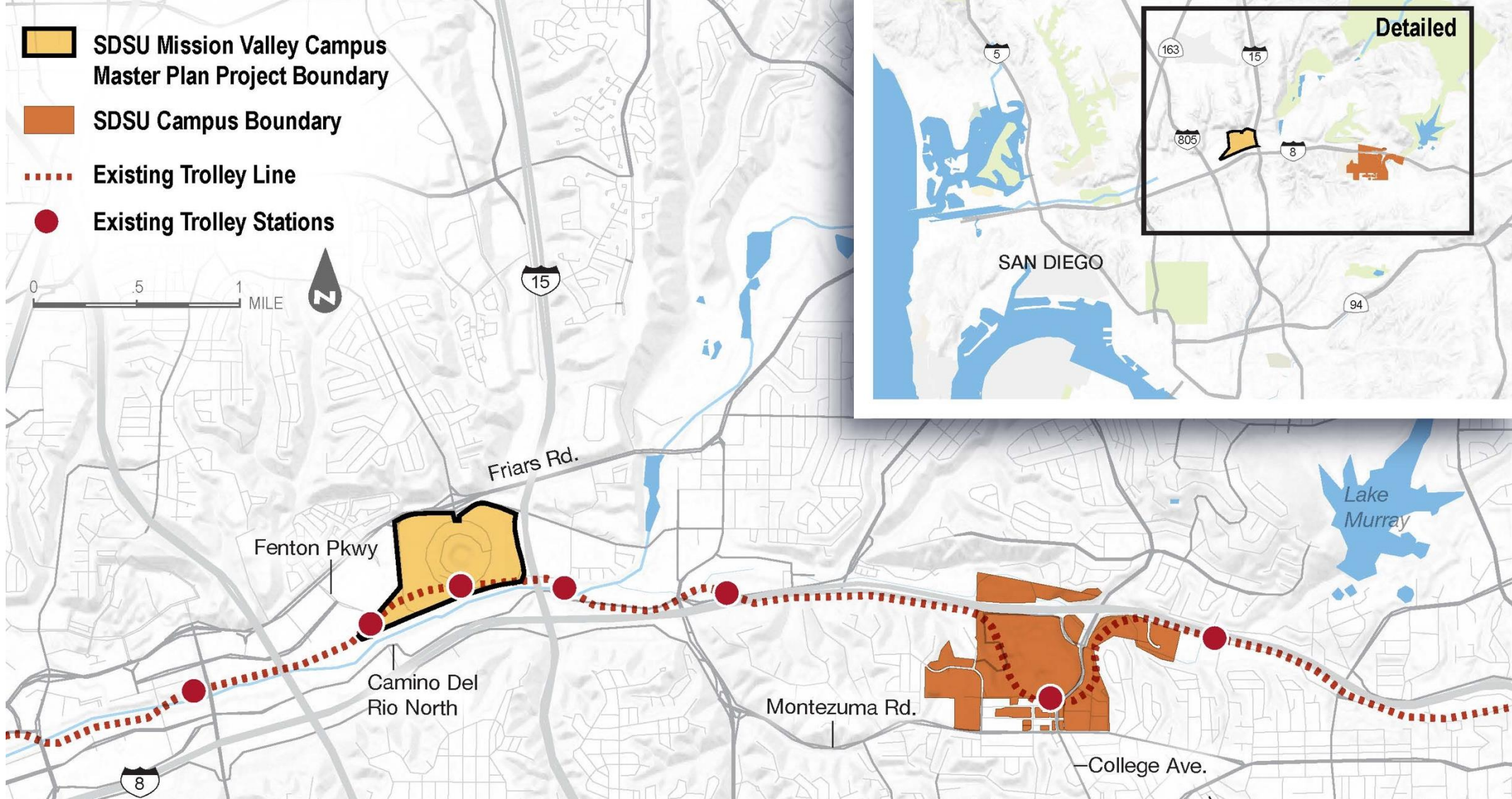
Immediate Need



Scale of Property



Mission Valley to Existing Campus Comparison



Adjacency to Existing Campus



Nearest NCAA Div 1A Football Venue

Show ▾

What

Projects Overview

Property Acquisition

Property acquisition and offsite improvements

- Owner: SDSU
- Budget: \$134M
- (\$88 M Purchase Price)
- Expected Completion: Sep 2037

Stadium

35,000 capacity stadium and outbuildings

- Owner: SDSU
- Architect: Gensler
- Budget: \$310M
- Completion Date: Sept 2022

Site Development

160 acre demolition and redevelopment

- Owner: SDSU
- Engineer: Project Design Consultants
- Budget: \$216M
- Expected Completion: Sep 2023

Residential Development

Public Private Partnerships

- Long Term Ground Leases
- Private Capital
- Non-recourse to University
- Expected Completion: 10-15 Years

Innovation District

Public Private Partnerships

- Long Term Ground Leases
- SDSU Build-to-Suit
- State/Campus Project
- Expected Completion: 10-15 Years



THE SITE HISTORICLY



1930 FLOW

EXISTING STADIUM CUT & FILL | 1965

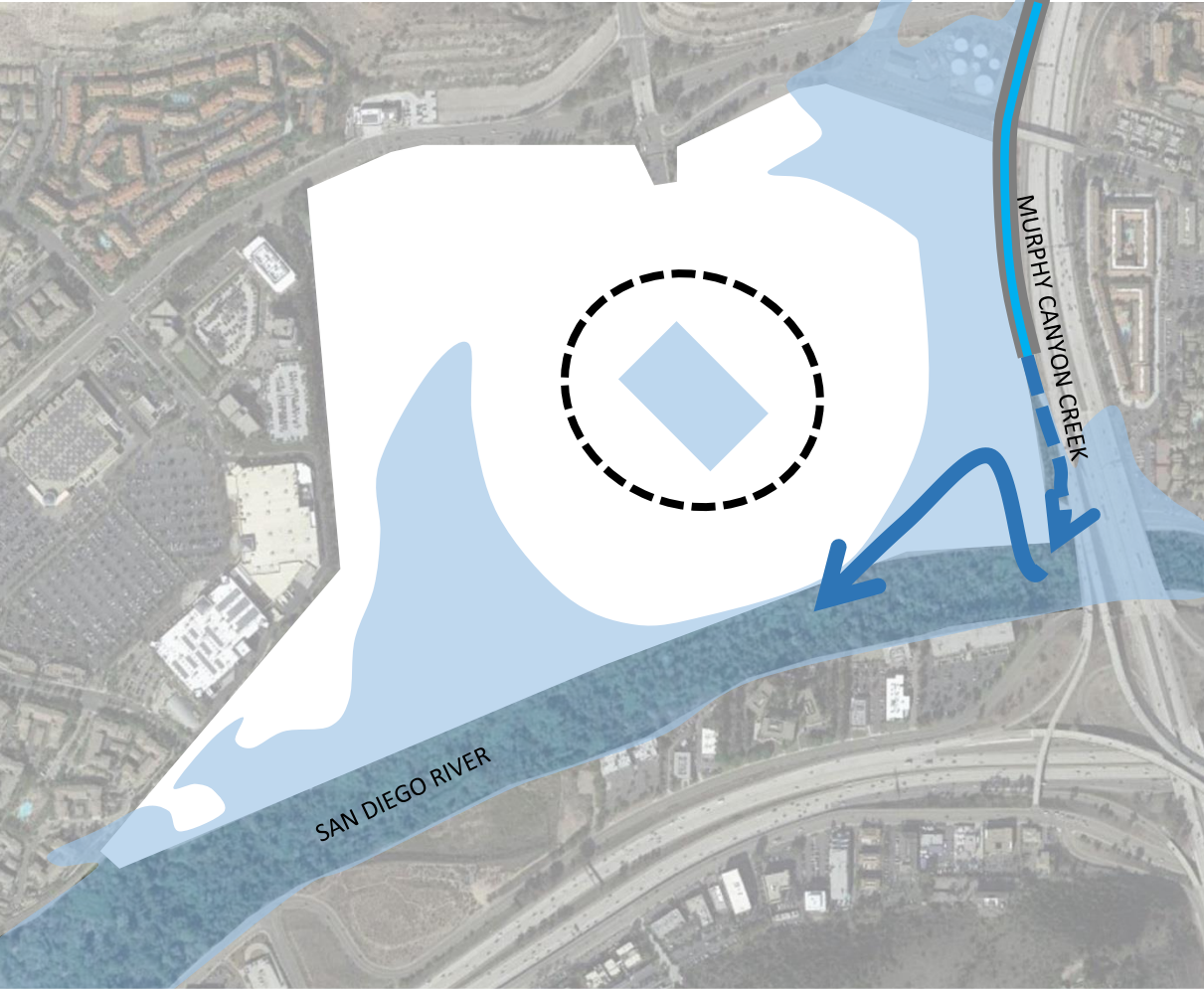


THE RESULT:

- 1965 TO PRESENT
- HYDROLOGY IGNORED
- RIVER ASSETS IGNORED
- FLOOD RISKS IGNORED



SITE HYDROLOGY CONCEPT



CURRENT 100 YEAR FLOOD CONDITION



NEW 100 YEAR FLOOD CONDITION

SDSU Mission Valley – Site Development

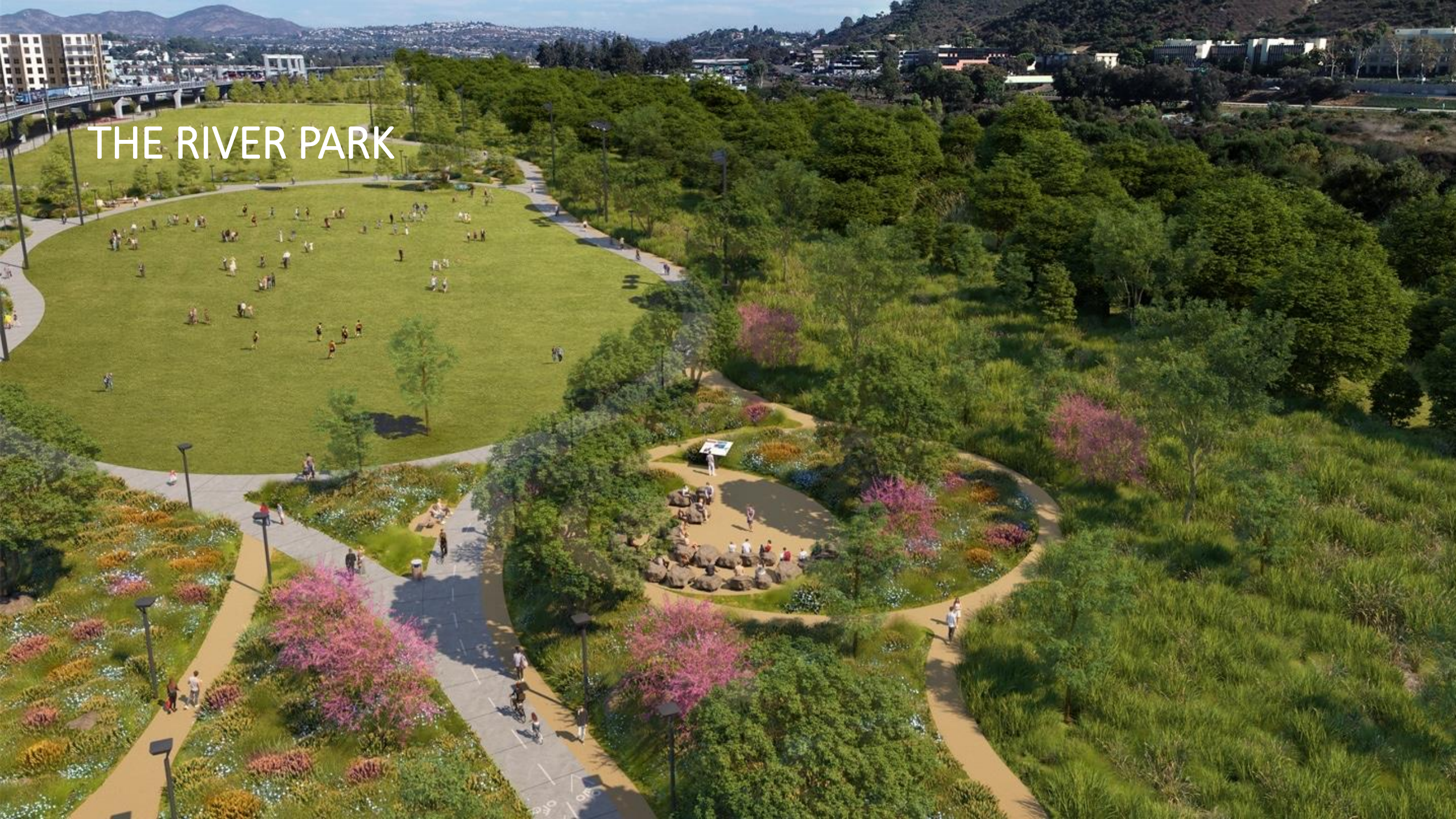


PARKS & OPEN SPACE

- 80+ TOTAL ACRES
- 4 MILES HIKE/BIKE TRAILS
- ACTIVE AND PASSIVE RECREATION
- WATER QUALITY BASINS AND FLOOD MITIGATION



THE RIVER PARK





Field View Before



Field View After



East Park Before



East Park Ater



H Street Bridge Before



H Street Bridge After

TROLLEY PLAZA



SDSU Mission Valley – Aztec Stadium

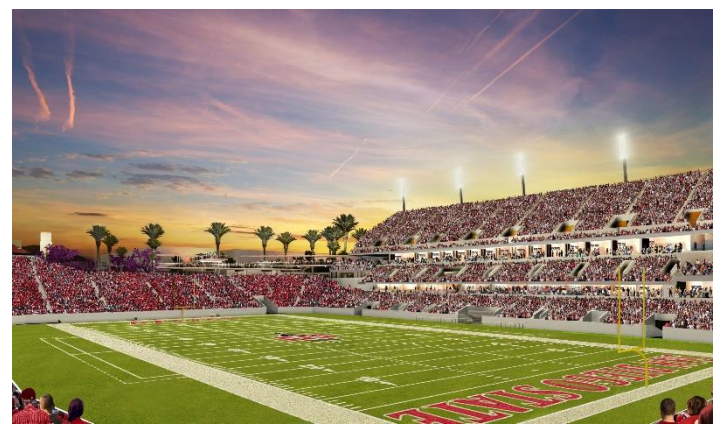


STADIUM

- 35,000 CAPACITY MULTI-USE STADIUM
- MULTI-USE RECREATION FIELDS/TAILGATE PARK
 - 1,000 GAME DAY PARKING SPACES
- SHARED PARKING WITH INNOVATION DISTRICT



SAN DIEGO STATE
UNIVERSITY
Mission Valley





AZTEC STADIUM
ESTABLISHED 1966



iced cream

TACOS MEXI

EL JARDIN

WINE & BEER

STUDENT SECTION CONCOURSE



THE PIERS



PLAYERS TUNNEL

DEFEND OUR VALLEY

SAN DIEGO STATE AZTECS



NW VIEW OF BOWL



NE - BAR



EAST CLUB

FOR IT'S THE RED AND BLACK HAIL TO OUR TEAM SAN DIEGO AZTECS FIGHT!



FOUNDERS LOUNGE

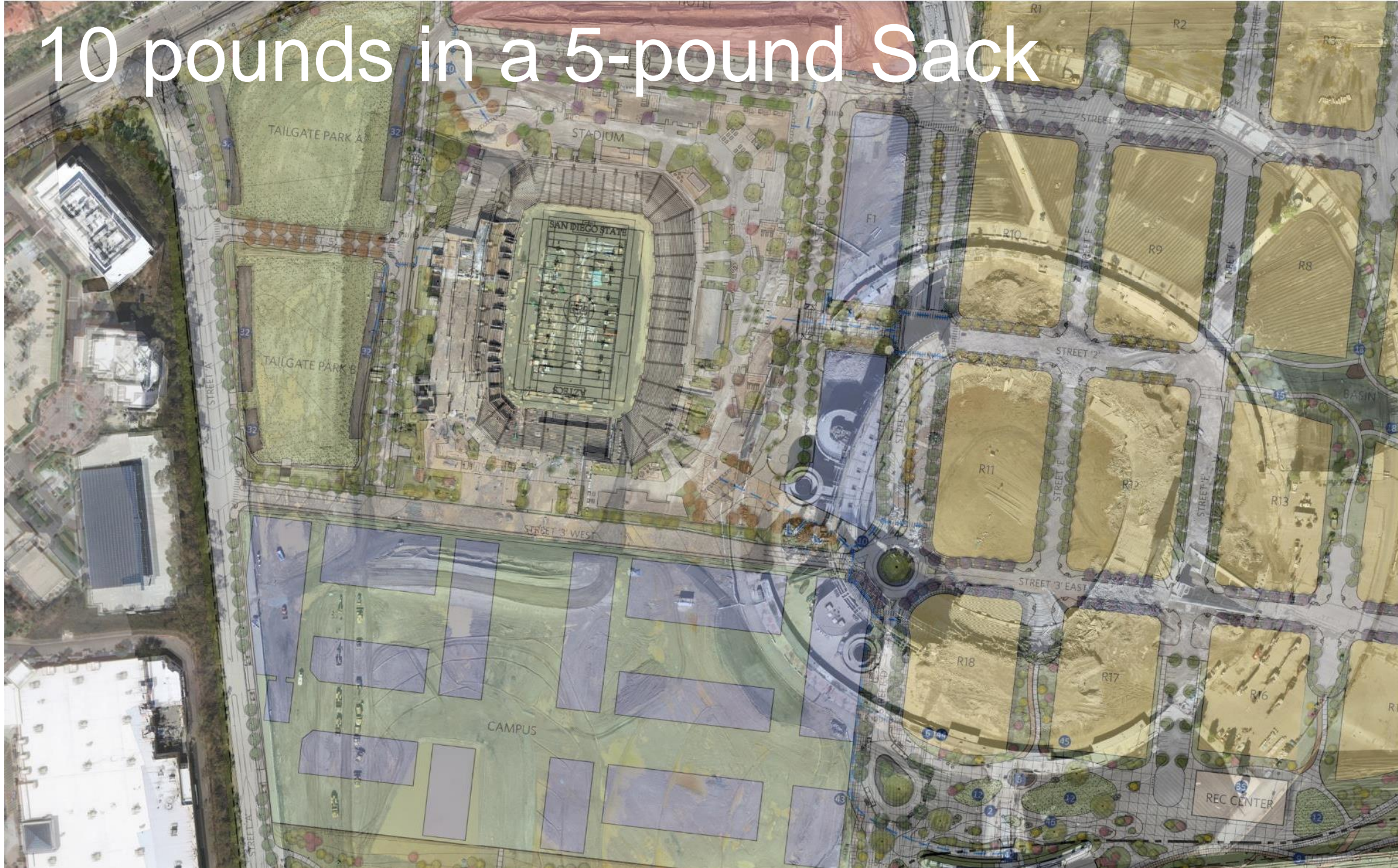


AZTEC
Founders Lounge

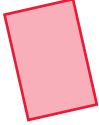
Getting There is Half the Fun!



10 pounds in a 5-pound Sack



Hmmm?



SAN DIEGO STATE
UNIVERSITY
Mission Valley

September 2022



- LEGEND**
- 1 BISHOP TRILLEY STATION TO REBORN
 - 2 TRILLEY PLAZA
 - 3 BRIDGE STRUCTURE
 - 4 15' HOV3 TRUCKS ABOVE
 - 5 15' HOV3 TRUCKS ABOVE
 - 6 15' HOV3 TRUCKS ABOVE
 - 7 VEHICLE DROP-OFF AREA
 - 8 VEHICLE & PEDESTRIAN BRIDGE
 - 9 STORMWATER TREATMENT BASIN, T10
 - 10 COMMERCE FIRE & BIKE LOOP
 - 11 PROPOSED ACCESSIBLE PATHWAY
 - 12 EXISTING FLOORWAY
 - 13 FLOORING FINISH
 - 14 SOLAR PANELS
 - 15 NEW TRILLEY STATION RAMP & STAIRS
 - 16 BUS STOP & BIKEWAY (E/F/H)
 - 17 BIKE RACKS
 - 18 PLAZA SEATING
 - 19 PLAZA TABLES



SAN DIEGO STATE UNIVERSITY
Mission Valley

What's Next



SDSU Mission Valley – Residential



HOUSING

P3: Private Development on Leased Land

- 4,600 UNITS ON 18 BLOCKS
 - Market-rate
 - Workforce
- AFFORDABLE ON-SITE
 - 10% (Up to 460 units)
 - 60% AMI
 - Income-Averaging
 - Family/Senior



SDSU Mission Valley – Retail



RETAIL

1st Floor of Mixed Use Buildings

- 95,000 SF – Ground Level on D Street

No Stand-Alone Retail Pads

SDSU Mission Valley – Hotel



HOTEL

P3: Private Development on Leased Land

- UP TO 400 HOTEL ROOMS
- 40,000 SQFT CONFERENCE SPACE



SDSU Mission Valley – Innovation District



RESEARCH & INNOVATION DISTRICT

- 1.6 MILLION SF
- 15 BUILDINGS
- 3-6+ STORIES
- PUBLIC-PRIVATE PARTNERSHIPS
- 5,000 PARKING SPACES
- TROLLEY ACCESS
- SUPPORT UP TO 15,000 ADDITIONAL STUDENTS OVER TIME



SDSU Mission Valley – Financial

Innovation District Development Models

- Ground lease model with public or private partner
 - Individual partner
 - Commercial developer
- SDSU-led Build to Suit
- State/Campus funded capital project



Main Campus Projects



Electrical Infrastructure	\$23 Million
University Towers Renovation	\$80 Million
Small T.I. & Repairs	\$30 Million

All RFP Release Dates TBD

Questions?



