



Built for San Diego

Live, Learn and Leisure

SDSU | Mission Valley

missionvalley.sdsu.edu



SDSU Mission Valley

SDSU Mission Valley transforms the former San Diego Stadium site to support SDSU's academic, educational, and cultural mission. The transit-oriented site will include an Innovation District with modern facilities to create opportunities for public engagement and interaction with public and private industry partners, along with a multi-use stadium, housing, retail, and more than 80 acres of community park and open space, including a 34-acre River Park.

4,600 residences, including 460 affordable homes

1.56M+ square feet of research, office, technology, laboratory, and innovation space

95,000 square feet of neighborhood-serving commercial/retail, including a grocery store and restaurants

35,000 capacity multi-purpose stadium

1 hotel with conference space

80+ acres of parks, recreation, and open space, including a River Park

4+ miles of pedestrian + bike trails and pathways

15,000 additional student enrollment made possible

\$3 Billion annual economic impact at full build-out



Milestones

Voters Approve 2018

- Measure G approved by voters
- Due diligence begins

Planning Begins 2019

- Environmental review
- Land sale negotiations
- Clark Construction & design teams selected
- Draft Environmental Impact Report published

City Approves 2020

- CSU Board of Trustees approve Final EIR and Master Plan
- San Diego City Council approves the purchase and sale agreement for SDSU Mission Valley
- Snapdragon Stadium breaks ground on August 17

Construction 2021

- Construction of the stadium despite economic disruption from COVID-19 pandemic

Snapdragon Stadium Opens 2022

- Stadium opens September 3
- AvalonBay chosen for first residential and retail project

River Park Construction 2023

- River Park construction to be completed at end of the year
- MLS announces San Diego expansion franchise to play at Snapdragon Stadium
- Chelsea chosen to develop first affordable housing project
- LPC West chosen to develop first innovation district project

Vertical Construction 2024

- Vertical development to begin on residential, retail, affordable housing, and innovation district
- Full site development expected in 10 to 15 years depending on economic conditions

Major League Soccer 2025

- New MLS team to begin playing at Snapdragon Stadium

Vertical Projects 2026

- Expected completion of the first residential & retail space by Avalon Bay Communities
- Expected completion of the first innovation district project by LPC West
- Construction begins on first affordable housing project by Chelsea Investment Corp.





Sustainable Design

Before SDSU Mission Valley, the space between the city's former stadium and the San Diego River was rarely looked upon as an environmental plus. After heavy rain, it was common for motor oil, bacteria and chemicals to flow into the fragile river ecosystem, which empties into the ocean near the entrance to Mission Bay.

The site's park and open space will serve as a buffer and as a 'green sponge' to naturally absorb and filter runoff while creating recreational opportunities and rebuilding the native ecosystem.

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Innovation District

*A Hub
for
Innovation*

The SDSU Mission Valley Innovation District will enable the university and its partners to help people enhance their livelihoods, create new career pathways for students, expand the region's capabilities, and design new solutions to important problems facing our community and the world through collaborative interactions that allow ideas and knowledge to transfer more seamlessly.

Innovation District

As one of the top public research universities in the nation, the Innovation District will:

- Enable engagement and interaction with public and private industry partners
- Facilitate internships
- Enhance San Diego's entrepreneurship ecosystem
- Create new learning experiences
- Inspire innovative discoveries
- Advance technology
- Foster new research
- Provide collaborative research partnerships



1.6 million square feet of office, technology, and research space.

The first innovation district project will be developed by LPC West.



River Park

Among more than 80 acres of park and open space, there will be multi-use fields suitable for soccer, rugby, flag football, and a variety of youth and intramural sports. Along the property's south side beneath the shade of the elevated trolley line, there will be picnic areas, fitness equipment, basketball courts and other activities. The park will include play structures for kids aged 2 and up, pedestrian and bike pathways, and interpretive signage.

Sustainable Highlights

SDSU Mission Valley is being designed to exemplify excellence in sustainable design and operations.

- LEED Silver Certification minimum for all buildings
- Shielded, solar-powered light fixtures
- Bio retention basins that naturally filter 100 percent of storm runoff before flowing into the San Diego River
- Drought-tolerant native plants and trees

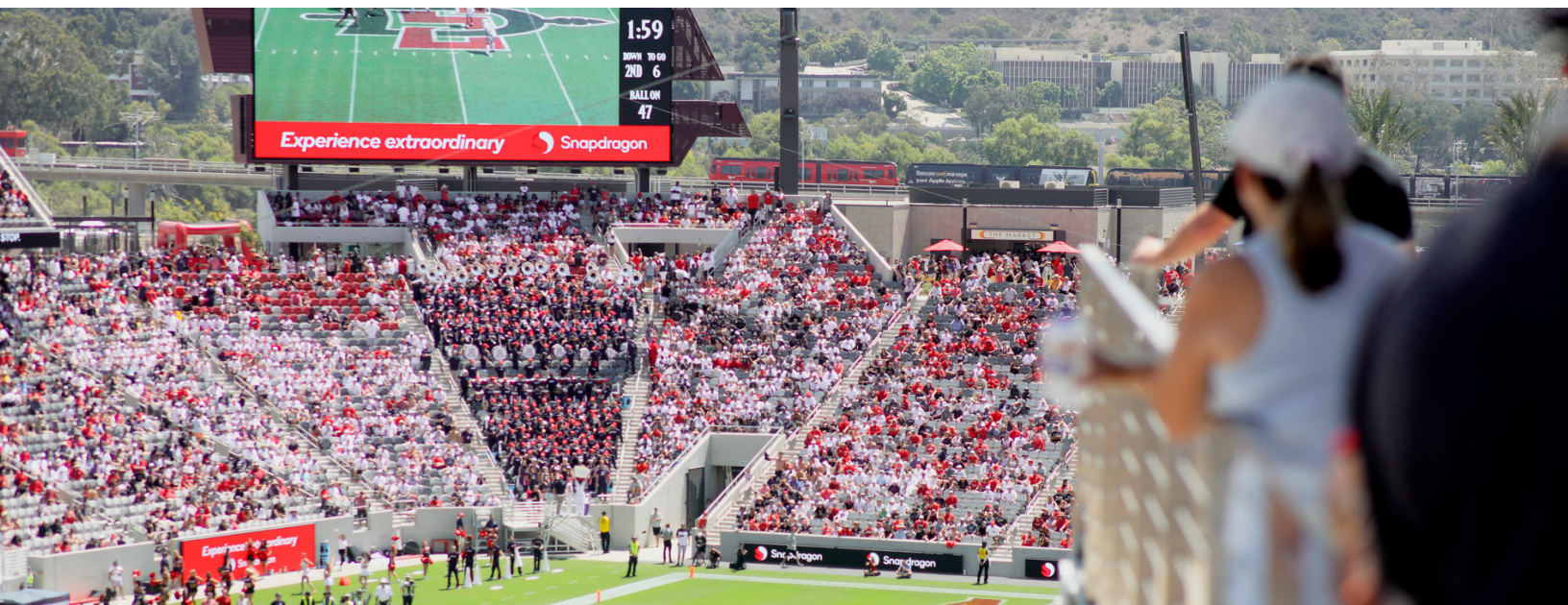
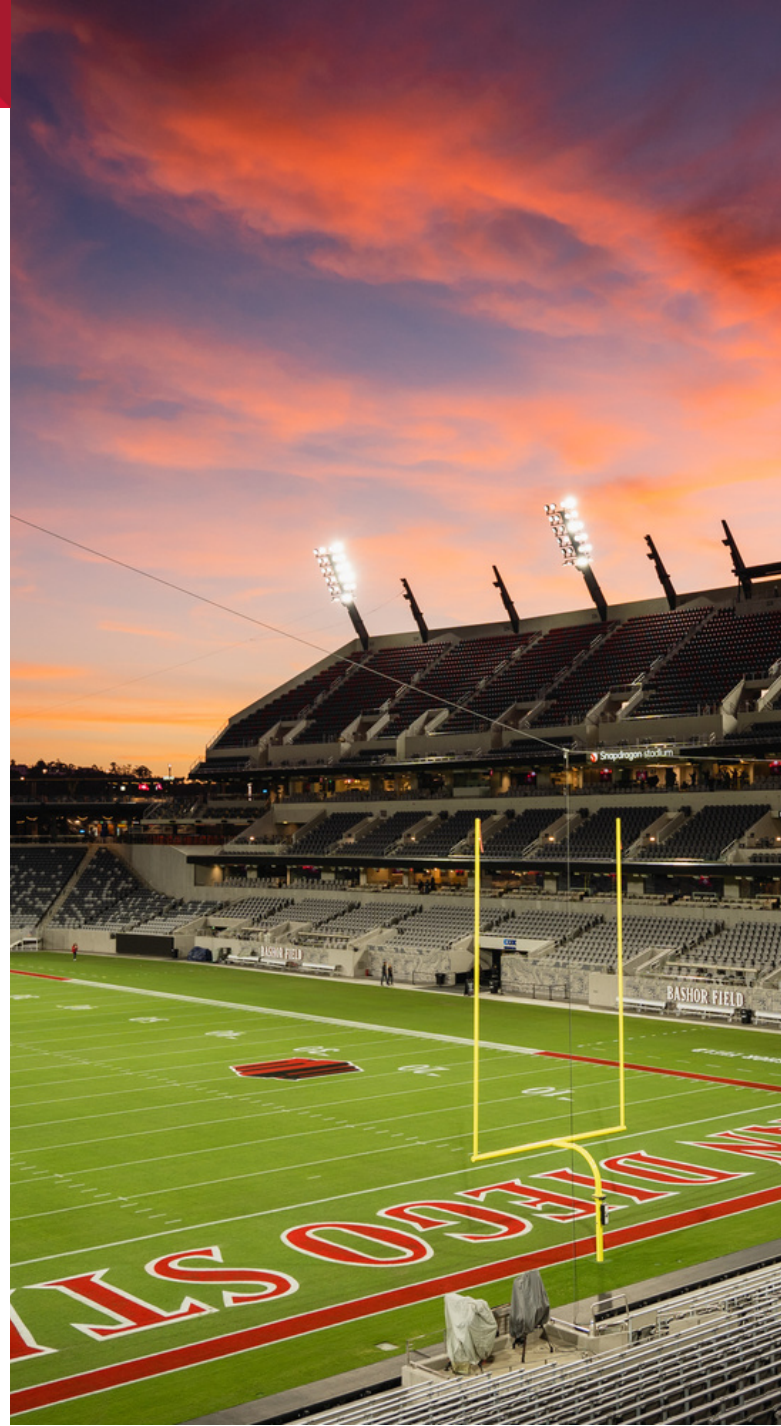
Did you know? 90% of the former stadium and parking lot was diverted from the landfill and recycled, including 200,000 tons of concrete which is reused on site.



Snapdragon Stadium

Built for America's Finest City

As part of SDSU Mission Valley, Snapdragon Stadium is designed to meet the needs of the entire San Diego community and will launch the university into a bold new future. This year-round entertainment destination will feature over 300 projected events annually and serve as a hub of community engagement and Aztec pride. In 2023, the stadium received LEED Gold certification for its sustainable development.



San Diego State University is the oldest university in San Diego with a 126-year history of education and service. The SDSU alumni community of more than 400,000 includes leaders at the regional, state, and national levels.



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