

DRAFT

# SAN DIEGO STATE UNIVERSITY MISSION VALLEY CAMPUS MASTER PLAN ENVIRONMENTAL IMPACT REPORT

*Prepared for:*



SAN DIEGO STATE  
UNIVERSITY



5500 Campanile Drive  
San Diego, California 92182-1624  
*Contact: Laura Shinn*  
SCH. No. 2019011042

Prepared by  
**DUDEK**  
605 Third Street  
Encinitas, California  
92024

August 2019



# Public Review/Comment Schedule

- **Beginning Date – August 5, 2019**
- **60-days (per SDMC Section 22.0908)**
- **End Date – October 3, 2019**
- **Public Meetings**
  - **September 12, 12-1:30 p.m., Parma Payne Goodall Alumni Center**
  - **September 12, 5:30-7 p.m., Parma Payne Goodall Alumni Center**
  - **September 24, 5:30-7 p.m., Mission Valley Marriott**

# A Look Back THE STADIUM EFFECT | 1965

## THE STADIUM EFFECT:

- CUT AND FILL SOURCING
- AN ALTERED TOPOGRAPHY



# The Result 1965-PRESENT



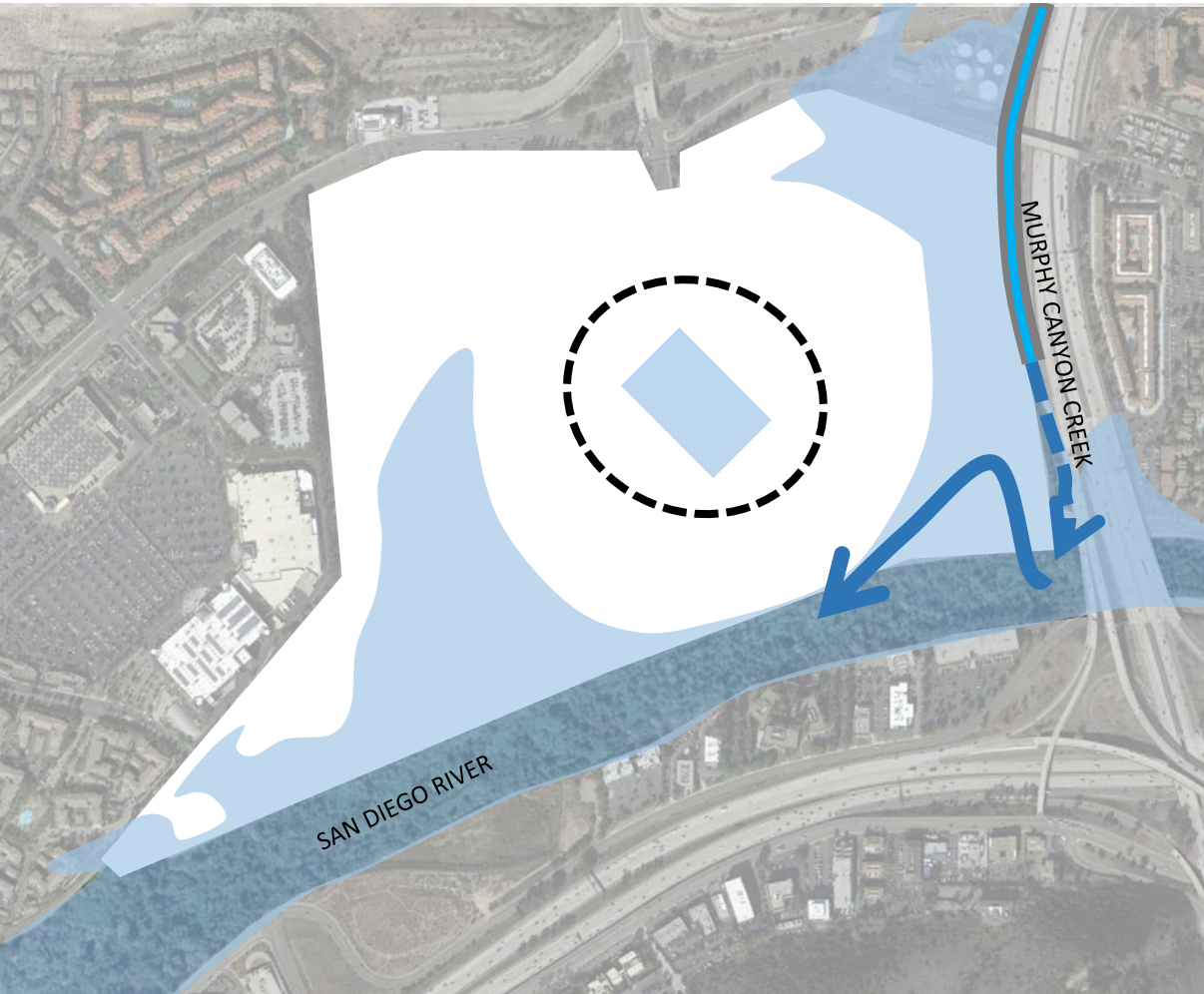
## RESULT:

- 1965-PRESENT
- HYDROLOGY ALTERED
- RIVER ASSETS IGNORED



# Open Space First

# HYDROLOGY CONCEPT



CURRENT 100 YEAR FLOOD CONDITION



PROPOSED 100 YEAR FLOOD CONDITION



# Open Space First



## CONCEPTS:

- FINGER PARKS
- PROVIDES PEDESTRIAN ACCESS
- SETS TONE FOR DEVELOPMENT PARCELS
- ENHANCES COMMUNITY CONNECTIVITY



# Proposed Land Plan



## **PROPOSED CAMPUS USES: INCREASED ENROLLMENT**

- UP TO 15,000 ADDITIONAL FTE

## **RESEARCH & INNOVATION DISTRICT**

- 1.6 MILLION SF
- 5,000 PARKING SPACES BELOW GRADE

## **PARKS & OPEN SPACE:**

- 80+ TOTAL ACRES
- 4 MILES HIKE/BIKE TRAILS

## **HOUSING**

- 4,600 UNITS ON 15 BLOCKS
- AFFORDABLE HOUSING TO BE PROVIDED ON-SITE (No In-Lieu Fees)

## **RETAIL**

- 95,000 SF – COMMUNITY SERVING

## **HOTELS**

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

## **STADIUM**

- 35,000 CAPACITY MULTI-USE STADIUM
- MULTI-USE RECREATION FIELDS
- 1,114 GAME DAY PARKING SPACES



# Sustainability



## ENVIRONMENTAL DESIGN FEATURES:

- LEED SILVER (VERSION 4.0) OR BETTER
- LEED NEIGHBORHOOD DEVELOPMENT
- BIO-RETENTION BASINS TO CREATE AND INCREASE BIOLOGICAL HABITAT, TREAT AND DIRECT STORM WATER
- NATIVE, NON-INVASIVE PLANTS
- RIVER PARK WILL BE COMPLETED BEFORE ANY OTHER VERTICAL CONSTRUCTION (EXCEPT STADIUM)



# Our Community, Our Environment

**The impacts below have been identified as *Less Than Significant Impacts*:**

- Aesthetics
- Energy
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Public Services and Recreation (project-specific)
- Growth Inducement



# Our Community, Our Environment

**Feasible mitigation has been identified to reduce the impacts below to *Less Than Significant Impacts*:**

- Biology
- Cultural Resources (except Historic)
- Geology and Soils
- Hazards and Hazardous Materials
- Noise
- Tribal Cultural Resources
- Utilities
- Wildfire



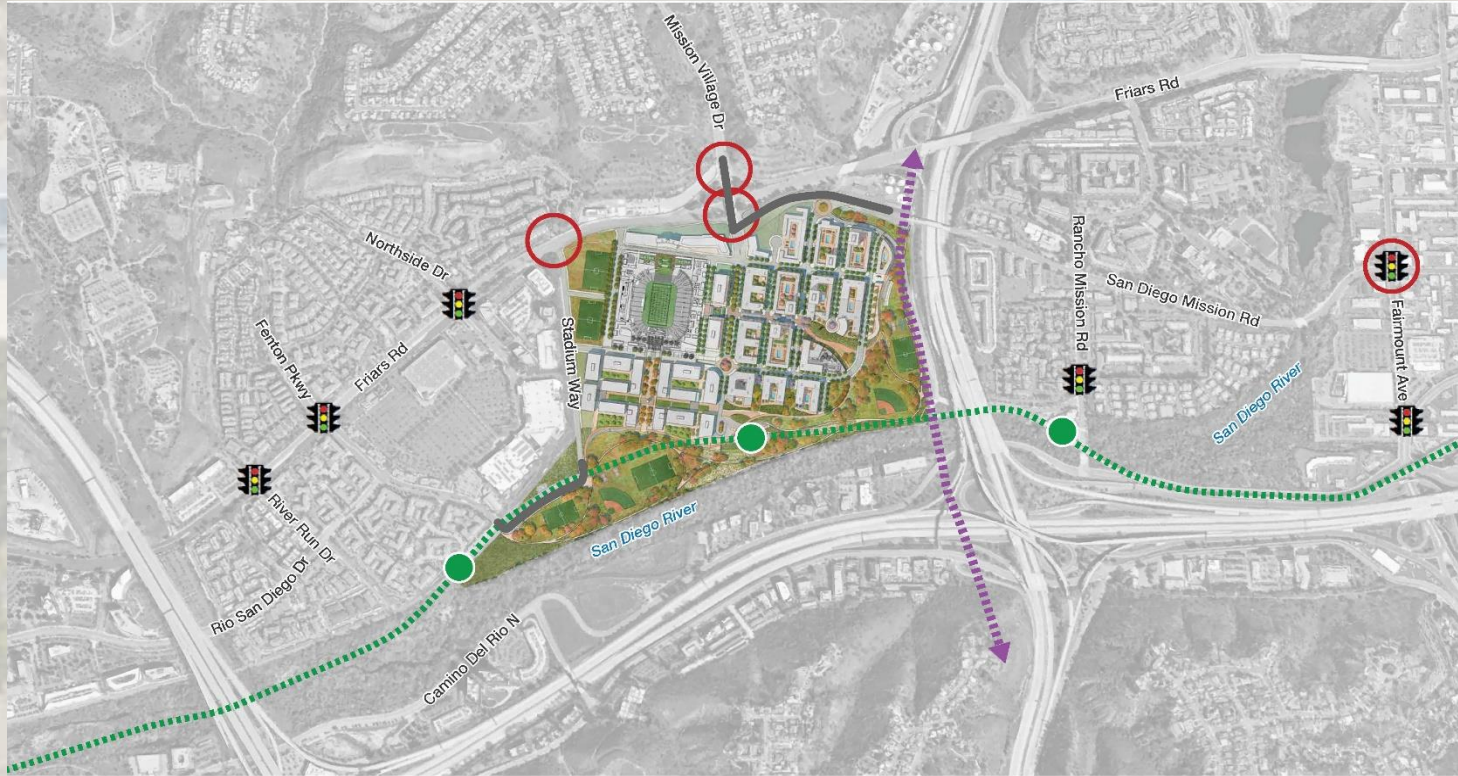
# Our Community, Our Environment

**The impacts below have been identified as *Significant, Unavoidable Impacts*:**

- Air Quality (Construction emissions, Operational emissions, Construction health risk, Consistency with air quality plans)
- Cultural/Historic Resources (SDCCU Stadium)
- Noise (Nighttime and off-site construction, Stadium crowd noise)
- Population and Housing [Cumulative]
- Public Services (Fire and Emergency Medical [Cumulative], Schools [Cumulative])
- Traffic



# Mobility and Access



Mission Village Drive & Friars Road WB Ramps

Mission Village Drive & Friars Road Eastbound Ramps

Friars Road & Stadium Way

Fairmount Ave & San Diego Mission Road



SAN DIEGO STATE UNIVERSITY



## ROADWAY IMPROVEMENTS

- Roadway Improvements/Access
- Intersection Updates (new lanes, markings, etc)
- 🚦 Add or Optimize Traffic Signal

## TROLLEY LINES

- MTS Trolley Green Line/Station
- Proposed MTS Trolley Purple Line

# Transportation Demand Management Program (TDM)

SDSU is proposing an aggressive TDM that will reduce vehicle trips by 14.5%. In addition to hiring a TDM Program Coordinator, some of the strategies for the program include:

## Ride-sharing and Transit

- Car Share service accommodations
- Ridesharing support
- Hotel shuttle service
- Transit Pass programs

## Parking Infrastructure

- Unbundled residential parking
- Metered on-street parking
- Reduced parking supply

## Bicycle Infrastructure

- New bicycle facilities
- Showers and lockers in employment areas
- Dedicated land for bicycle/multi-use trails
- Bicycle parking
- Electric Bike-Share accommodations



# SDSU Mission Valley Milestones

November  
2018

- Measure G passes
- Project due diligence begins

Jan. to July  
2019

- Environmental review
- Land sale negotiations
- Construction & design teams selected

August 5,  
2019



**Draft  
Environmental  
Impact Report  
(DEIR)  
published**

October 3,  
2019



**DEIR public  
comment  
period ends**

Early  
2020

- Final EIR and Project Approval
- SDSU purchases land



**Groundbreaking**



SAN DIEGO STATE  
UNIVERSITY

[www.sdsu.edu/missionvalley](http://www.sdsu.edu/missionvalley)

# Provide Comments

Email us: [mvcomments@sdsu.edu](mailto:mvcomments@sdsu.edu)

Hard copy comments:

**Laura Shinn, Director of Planning  
Planning, Design, and Construction  
San Diego State University  
5500 Campanile Dr  
San Diego, CA 92182-1624**