



Founded in 1897, San Diego State University has grown from a small teachers' college into a national research university of 36,000 students enrolled in bachelor's, master's, and doctoral programs. Today, with nearly 240,000 local alumni and 6,000 employees, SDSU is one of the top economic generators of the San Diego region. According to a recent analysis, the university generates \$5.67 billion in economic activity, and \$457 million in state and local tax revenues each year.

To effectively serve increasing demands for higher education, and to support the growing regional economic growth, SDSU must identify opportunities for expansion. However, the campus is landlocked within its 288-acres.

The Mission Valley site is the only proximate piece of land capable of addressing San Diego State University's long-term expansion goals. This land represents a once-in-a-generation opportunity for SDSU to design and **implement a campus plan that ensures the economic returns of an inclusive institution of higher education, and benefits the entire region.**

SDSU MISSION VALLEY

SDSU believes that any development on the Mission Valley site should serve higher education, the public good, and the community's goals and aspirations. SDSU has developed a plan for Mission Valley. The plan is a vibrant, mixed-use, medium-density development that is transit-oriented, and expands the university's educational, research, entrepreneurial, and technology transfer programs.

The site provides housing for upper-division and graduate-level students, faculty and staff, as well as work-force and low-income housing. The plan includes **a new multiuse stadium** for collegiate athletics, professional sports, and other events. The plan provides commercial office buildings in which related SDSU programs will co-locate to combine and contribute to the local tax base along with visitor-serving hotels and neighborhood serving retail uses.

Importantly, given the site's extensive parkland, trolley and other public transportation resources, SDSU Mission Valley **minimizes traffic impacts.** If the site becomes available to SDSU, a thorough and open CEQA process will commence to ensure the plan is in line with the reasonable average daily trip counts and mitigates potential off-site impacts through meaningful improvements to the local circulation network.

SDSU Mission Valley would ensure the economic returns of an institution of higher education, and benefit the entire region.



River Park

Rooted in an environmentally sensitive design to address underlying hydrology challenges, SDSU Mission Valley takes advantage of opportunities to engage the San Diego River. The site plan invites green space into and through the site to create **75 acres of open space and more than four miles of hike and bike trails** that circumnavigate the site for all San Diegans to enjoy. These green spaces culminate at the San Diego River in a 50-acre community river park, a long-held community vision that would finally become a reality under SDSU's plan.



Campus/Technology

For the site to function best, SDSU Mission Valley would include **roughly 1.6 million square feet of campus/tech office space** located adjacent to the stadium to activate the space and create an incubator-like feel to the area, as well as to provide modern facilities for SDSU's internationally recognized researchers, consolidation of offices for faculty and staff, and homes for our interdisciplinary teams researching climate and sustainability, water scarcity and other critical topics. The expansion of community clinics in health and counseling will also provide more opportunities for community engagement.



Housing

SDSU envisions that **4,600 units** will be built to accommodate students, faculty, staff, as well as the general public. This housing will include townhomes, mid-rise and high-rise residential communities situated along various green belts and pocket parks located throughout the site. In addition to campus-supporting housing, market factors will drive decisions regarding the appropriate mix of affordable and market-rate housing, including compliance with applicable City requirements.



Hotel

SDSU Mission Valley would include a **250-room conference center hotel** adjacent to the stadium to support visitors to campus and stadium-related events. It would provide additional meeting and conference space, and serve as a professional incubator for graduate and undergraduate students in our L. Robert Payne School of Hospitality and Tourism Management. Another approximately 150-room select service hotel would also be located on the site.



Retail

The site also would feature **approximately 95,000 square feet of retail space**, located near the stadium, which would be appropriately scaled to support game day activities, but also serve residents, employees, students and visitors during non-game days.



Stadium

After the siting and design of the plan area's open and recreational spaces, trails, and River Park, the next priority was to sensitively locate an **expandable 35,000 seat multiuse stadium**. Located in the upper northwest corner of the site, the stadium would house Aztec football and accommodate professional soccer, as well as a multitude of other sporting and community events. The stadium is also expandable should the NFL ever return to San Diego.



Transit

The availability of the existing trolley line (and potential future Purple-line expansion) was important to the planning of SDSU Mission Valley, contributing to a plan where future residents can and will **live, learn, work, and play without reliance on automobile transportation**. Complying with the CEQA process would ensure that SDSU's mobility plan meets the State of California, SANDAG, and City of San Diego's climate action goals, including AB32, SB375, the RTP/SCS, and the Climate Action Plan.