



AIA San Diego
URBAN DESIGN COMMITTEE

REGULAR MEETING NOTES - February 03, 2017
 SANDAG Headquarters – 401 B Street, 8th floor conference room

1. Call to order: 7:55am – Laura Shinn

2. AIA UDC Attendance:

a. (BG) Bob Goldyn	present	RJC Architects
b. (CB) Christine Babla	<i>absent</i>	AECOM
c. (CK) Chris Knell	<i>absent</i>	HKS
d. (DM) David McCullough	<i>absent</i>	McCullough Landscape Architecture
e. (DS) Dan Stewart	present	AIA SD past president, RJC Architects
f. (FW) Frank Wolden	<i>absent</i>	NSAD / Skyport Studio
g. (JC) Jack Carpenter	present	Mosher Drew
h. (JS) Jon Schmid	present	Cook + Schmid
i. (LS) Laura Shinn	present	SDSU (AIA UDC Chair)
j. (MS) Michael Stepner	<i>absent</i>	NSAD
k. (PB) Phil Bona	present	AIA SD Chapter president, BNIM

3. Guest Attendance:

a. Fred Besancon	Spurlock Landscape Architects
b. Todd Schechinger	Schmidt Design Group
c. Mike Stone	FS Investors
d. Jon Dunbar	FS Investors
e. Ben Maddad	California Strategies
f. Dan Brown	BNIM

4. Parliamentary Items:

- a. February meeting minutes – DS motion to approve; second by BG, motion passed by unanimous vote of members present.

5. GoalSD (Mike Stone)

- a. Mike Stone presented on the San Diego River Park and Soccer City Initiative that looks to redevelop the Qualcomm Stadium property.
 - i. 55 acres of parks.
 - 1. 34 acre river park along the San Diego River.
 - 2. 12 acres of active-use playing fields.
 - 3. 9 acres of neighborhood parks.
 - ii. Housing.
 - 1. 480 affordable housing units.
 - 2. 800 student focused housing units.
 - 3. 3,520 market rate housing units.
 - iii. (2) hotels with a total of 450 rooms.
 - iv. Major League Soccer (MLS) Expansion Team
 - 1. Soccer is the 3rd largest sport in America (1-Football / 2-Baseball)
 - 2. 18,000 – 32,000 seat stadium for MLS.
 - 3. 6 practice fields.
 - 4. Joint use with SDSU.



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- v. Traffic upgrades
 - 1. \$50 Million in upgrades
 - 2. Friars / Fenton Parkway Intersection
 - 3. Friars / I15 intersection
 - 4. SD Mission Road
 - 5. Friars Road
- vi. NFL Stadium – 16 acre option for the city to allow for NFL team.
- vii. Environmental
 - 1. Site is starting from the worst standpoint – a parking lot.
 - 2. Water retention and filtration – River Park.
 - 3. 3,000 page Comprehensive Environmental Analysis published on GoalSD.com for public review.
- viii. Milestones / Schedules
 - 1. MLS – Deliver soccer stadium by 2020.
 - 2. Construction for stadium start June 2018.
- ix. UDC discussion
 - 1. Why hasn't MLS been in San Diego prior?
 - a. No soccer specific / focused stadium.
 - b. Requirement for corporate depth and sponsor.
 - 2. Chargers Training Facility (Murphy Canyon)
 - a. Use as a youth soccer academy.
 - 3. Other uses
 - a. Educational campus – there are minimal sites in San Diego that remain for an annex or expansion for education.
 - b. SDSU and UCSD joint services.
 - 4. Process / Next Steps
 - a. AIA UDC to write letter (in coordination with SD Design Counsel) to press to encourage a public selection process, public input, and focus plan due to the site as a regional asset.
 - i. Focus plan – regional asset
 - ii. Liberty Station Process was similar
 - iii. RFP – Design-Build / Developer
 - iv. Evaluation criterion / parameters
 - v. Public input / design charrettes / online surveys

Meeting adjourned at 9:30am.

Notes respectfully submitted by Bob Goldyn, AIA