

San Diego Unified Port District

AGENDA RELATED

MEMORANDUM

OCT 10 2006

# 29

Date: October 6, 2006  
To: Board of Port Commissioners  
From: Bruce B. Hollingsworth, President/CEO  
Subject: **National City Stadium Concept**

---

This memo is to update the Board on the status of the concept proposed by the City of National City to examine the feasibility of developing a football stadium on 52 acres of land near the 24<sup>th</sup> Street Marine Terminal in the City of National City. Commissioner Cushman was approved by the Board to lead the concept review of the feasibility of locating the football stadium in part on Port property. Commissioner Valderrama and members of the Port staff assisted Commissioner Cushman in this review.

After meetings with the City of National City to determine their thinking on this concept, staff examined the feasibility of physically placing a stadium the dimensions of Qualcomm Stadium and supporting parking structures on the proposed 52-acre site. The result of this examination indicated that from a space perspective, a stadium could be built on the site.

This has been the extent of the work of this team on the issue of feasibility of the physical ability to build a stadium on this site in keeping with the direction of the Board. A by-product of this initial examination is the identification of some site challenges that would need to be examined if further consideration of this site were to occur. First there are CEQA and Coastal Act considerations including the usual entitlement process. Another issue deals with height setback restrictions from the federally protected marsh areas that are contained in National City's Local Coastal Plan. Additionally, ingress and egress issues might be a factor due to proximity to the marsh.

Another challenge will be infrastructure costs. Freeway access and other surface transportation needs will generate significant project costs over and above the stadium construction costs. Other relocation expenses for existing tenants, Port revenue stream protection and continued protection and development of Port maritime business will also add significant additional cost.

At this juncture, it is now up to the City of National City and the Chargers to consider and discuss this matter. It is my expectation that Commissioner Cushman will brief the Board in open session at the Board's October 10<sup>th</sup> meeting. Lastly, enclosed are copies of letters from the San Diego Port Tenants Association (SDPTA) and the Working Waterfront Group (WWG) with regard to their positions to the National City stadium proposal. You will most likely be hearing from them.

dzb:#203068

Enclosures: Letters from SDPTA and WWG