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San Diego



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COUNCIL

March 27, 2019

Mayor Kevin Faulconer
City of San Diego
202 C Street
San Diego, CA 92101

Re: Mission Valley Stadium Site

Dear Mayor Faulconer:

The American Institute of Architects San Diego Chapter and the San Diego Green Building Council encourage the City of San Diego and San Diego State University to consider and integrate the following recommendations into the sale of the Mission Valley property, the new SDSU Mission Valley Master Plan and future P3 development of the site.

- SDSU should continue to work with the Mission Valley Planning Group and design community to coordinate the SDSU Master Plan with the Mission Valley Community Plan Update and the San Diego River Master Plan.
- The City of San Diego Climate Action Plan (CAP) calls for eliminating half of all greenhouse gas emissions in the City by 2035. It focuses on new jobs, improved public health, air quality, conserving water, increased clean energy and improved quality of life. The CAP goals should be woven into the sale of this public land to SDSU. The Master Plan should target specific strategies concerning energy and water efficient buildings, clean and renewable energy, bicycling, walking, transit, zero waste and climate resiliency.
- Per the California Energy Commission, all new commercial construction will be Zero Net Energy by 2030. Since much of the development will occur after 2030, SDSU should take the initiative and develop all the projects to this future criteria so the entire campus and development can be a state of the art sustainable community for our city.
- SDSU should work with the neighborhood and sustainability community to develop specific goals to promote the County of San Diego Live Well strategies and the mantra, "Leading Well to Live Well".
- SDSU students continue to promote sustainability on campus. SDSU should pursue the USGBC LEED for Neighborhood Development (ND) certification for the new "West Campus". SDSU should also pursue a minimum of LEED Silver certification (a SDSU standard) for all the projects, including the P3 projects built by private developers. Pursuing LEED ND will help the developers achieve individual building certification, reinforce the Climate Action Plan, enhance energy efficiency and align with the County Live Well strategies.
- SDSU should work with the sustainability community to develop a more environmentally and energy efficient master plan. For example, reorienting the street blocks in the east-west orientation versus the north-south orientation can potentially improve energy efficiency of the buildings by over 15%. Other common sense planning strategies can reduce construction and operational costs. Additional constructive advice can also be provided on the urban design details, including the connectivity of green space, south



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- facing courtyards, visual connections between the trolley station and the stadium and the effective use of roundabouts.
- We recommend developing design guidelines for the master plan that promote contemporary, environmentally contextual design.
- As future operational carbon of new construction is reduced with energy efficiency, embodied carbon from building materials will grow and it will be responsible for almost half of the total new construction emissions by 2050. For a development this large, SDSU should have stated goals to reduce transit carbon, operational carbon and embodied carbon.

We are interested and willing to meet with the City of San Diego and San Diego State University to clarify or expand on any of these recommendations. We can be a resource and advocate to help you enhance the financial, environmental and design impact of the new Mission Valley development.

Respectfully,

American Institute of Architects, San Diego Chapter

San Diego Green Building Council

Cc: Members of the San Diego City Council
San Diego State University