

### RIVERWALK SAN DIEGO

**POSITION:** The Chamber's Transportation & Land Development Committee voted to SUPPORT the project on July 21, 2020. The Chamber's Public Policy Committee voted to SUPPORT this proposal on August 11, 2020. The Chamber's Board voted to SUPPORT this proposal on September 24, 2020.

**RATIONALE:** This is a hugely important project for the region, as it will convert a golf course into a transit-oriented, live-work-play community, housing thousands of San Diegans and generating tens of millions of dollars in local tax revenue.

**STATUS:** On November 17, 2020, San Diego City Council unanimously voted to pass the project.

#### SUMMARY

Riverwalk is a plan to redevelop the 27-hole Riverwalk Golf Club in Mission Valley into a new transit-oriented neighborhood. The proposed development will include 4,300 residential housing units (including over 400 affordable units), 1 million square feet of commercial office space, 150 thousand square feet of retail space, and approximately 100 acres of parkland and open space. The proposed development will revitalize the San Diego River and will become the largest park accessibly by trolley in San Diego.

Hines and its partners have conducted significant community outreach and has incorporated feedback into the proposal. This includes limiting density to find a balance that fits with the community, capping building heights at seven stories, and providing adequate parking for residents and visitors.

#### ADDITIONAL INFORMATION

Hines commissioned an economic impact analysis which estimated that the proposed Riverwalk project will create over 21,000 temporary construction jobs and 12,000 permanent jobs within the county. The environmental analysis of the proposed development found that the project will have only minor effects on the surrounding environment, including traffic to the Mission Valley area.

#### INDUSTRY/IES IMPACTED

The proposal will impact the Mission Valley community, the construction and building industry, San Diego residents, and the region's workforce.

#### SUPPORTERS

- Circulate San Diego

#### ARGUMENTS IN FAVOR

- San Diego is experiencing a housing crisis and the 4,300 units built by this project will help mitigate the problem.
- The investment into the San Diego River will return the waterfront to its original glory.

#### OPPONENTS

- None known

#### ARGUMENTS IN OPPOSITION

- This mega development is too big and will disrupt the character of the neighborhood.

- The project will create tens of thousands of construction and permanent jobs.
- As a transit-oriented development, Riverwalk will encourage transit ridership and decrease the region's dependency on automobiles, furthering the city's ability to meet its Climate Action Plan goals.
- The 1 million square feet of commercial office space will encourage new companies to locate in San Diego, creating high-paying jobs for the region.