

**Quarterly Council Update #10**  
**Midway Rising**  
**January 27, 2025**  
**Item #201**



- Home to Pechanga Arena
- 3220, 3240, 3250 and 3500 Sports Arena Blvd.
- 48.5 acre site
- Council District 2





- 4,250 housing units
- 2,000 affordable units (80% AMI and below)
- 2,250 market-rate units
- A modern, 16,000-seat sports arena
- A multi-acre central urban park
- A mixed-use entertainment, arts and cultural district





# Quarterly Update

EIFD or similar mechanism exploration

- KMA completed a draft analysis under review by City, County and Midway Rising

Term Sheet/General Discussions

- Weekly meetings scheduled to progress on negotiation terms

Appraisal Initiation

- An appraiser was selected and begun working on site



# Community Outreach

October 22, 2024

- Encore Events Center in Council District 6

December 10, 2024

- Pacific Highlands Ranch Library in Council District 1



# Development Services Update

## Specific Plan Revisions

- Submitted by Midway Rising
- Finalizing underway by DSD

## Submittal of updated EIR

- Midway Rising submitted an updated EIR, of which review has been completed by City Staff and returned to Midway Rising





# Next Steps

- Further negotiations for site Disposition via lease
- Review and complete comments on EIFD
  - Continue to work closely with the County
- Receive stakeholder feedback and host informational sessions
- Finalize Appraisal to provide necessary and available data for valuation process
- Schedule tours of project for Councilmembers and Staff
- Next Quarterly Update: March/April



Questions?