

Nelson W. Wolff Municipal Stadium Master Plan

Plan Maestro del Estadio Municipal Nelson W. Wolff

Public Meeting 3: Validation

Reunión Pública 3: Validación



**ECONOMIC
DEVELOPMENT**

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PROJECT SCOPE

Develop a master plan for the future redevelopment of the Nelson W. Wolff Municipal Stadium (Wolff Stadium) site. Resident, business owners, and institutional partner feedback will help identify the amenities, services, and opportunities that would best benefit the neighborhood and region and be part of guiding the development of the master plan for the site.

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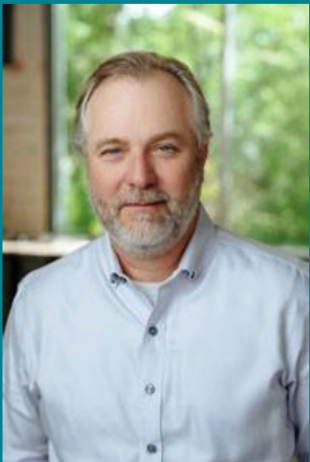
AGENDA

- Community Input Summary
- Market Study Summary
- Proposed Master Plan structure
- Framework Elements
- Potential Use Cases
- Community Use Case Preferences
- Feedback and Survey
- Next Steps



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SESSION TEAM



BRYAN
MASK



MOLLY
PELL



JASON
GRANADO



SARAH
KHALIL



MIGUEL
SALDANA



CASSANDRA
MODESTO



HECTOR
VALDEZ



SCOTT
ACKERSON



JAMES
ANDREWS



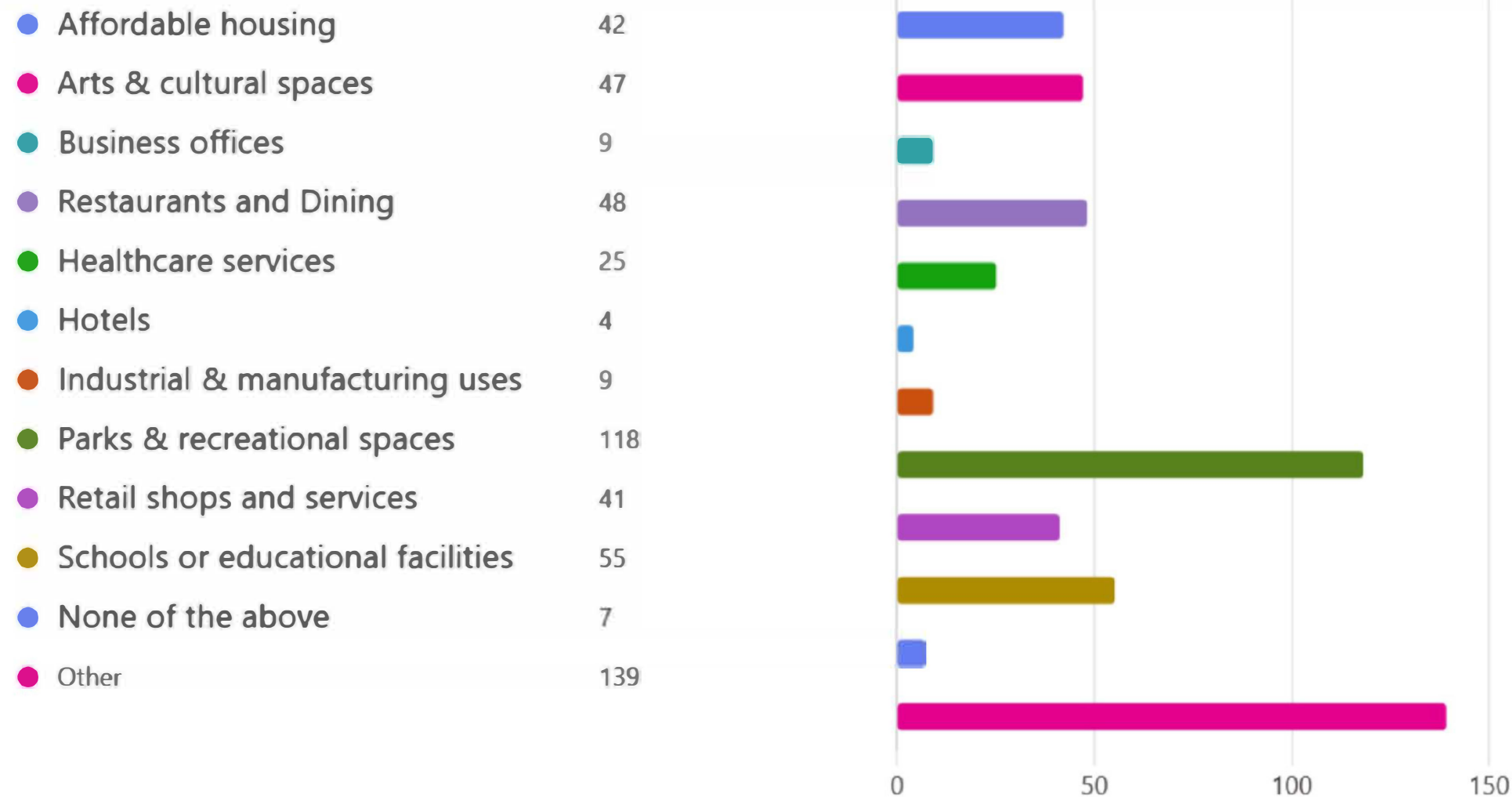
COMMUNITY INPUT SUMMARY

COMMUNITY SURVEY

- Opened for input on August 3, 2026
- 220 responses
- Key indicator for
 - preferred uses for the site
 - and what the community believes the City's priorities should be for the site.

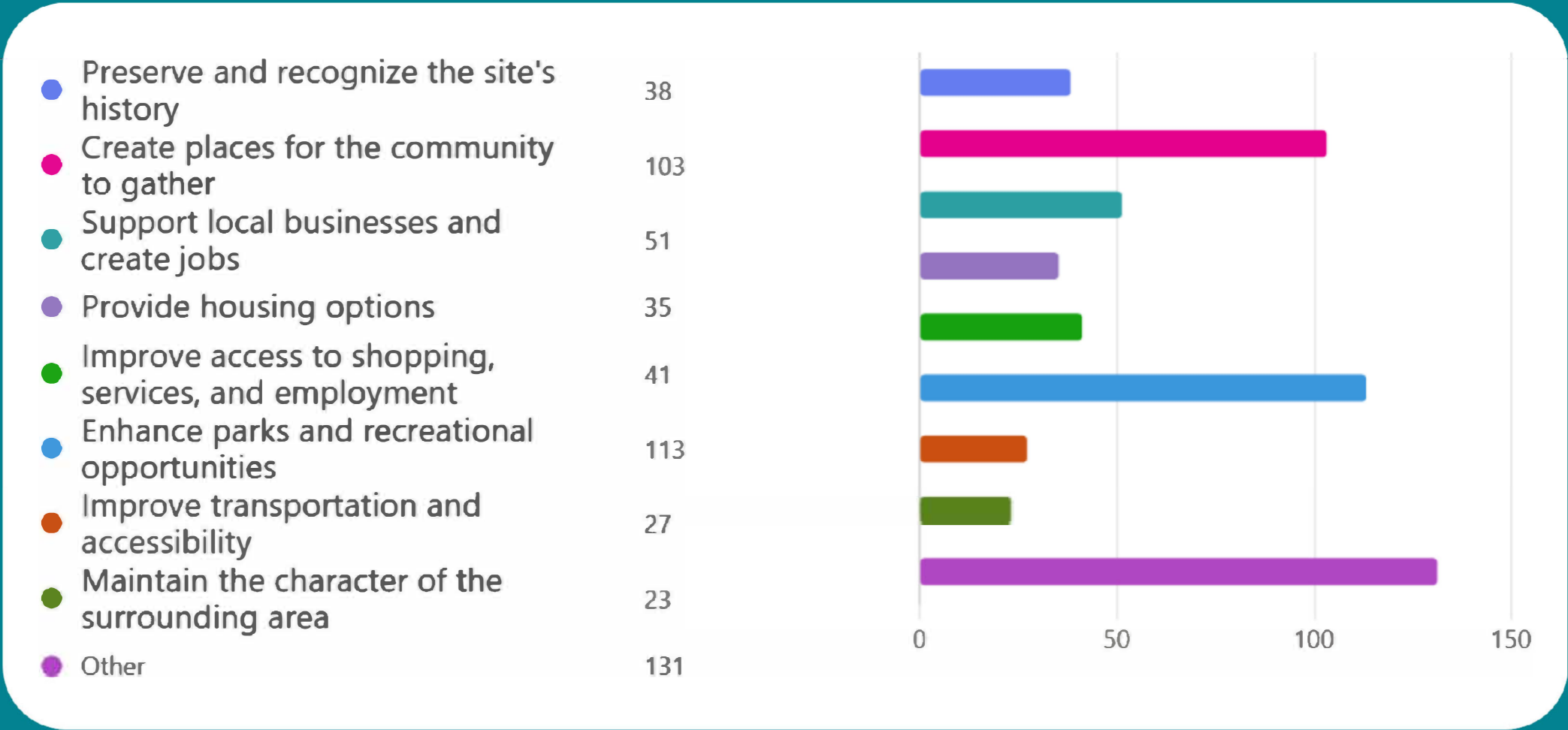


On the question of which uses would you support on the Wolff Stadium site:



- Highest support for **Parks & Recreational Spaces**
- Schools or educational facilities, restaurants and dining, arts & cultural spaces, and affordable housing rounded out the top 5
- “Other” responses trended on continued sports/stadium use

On the question of what should be the City’s highest priorities for the site’s future:



- Highest support for **Enhance parks and recreational opportunities**
- Strong runner up for **Create places for the community to gather**
- “Other” responses trended on continued sports/stadium use

PUBLIC MEETING 1

- Meeting held on August 6, 2026
- Over 40 attendees
- Focus on listening
- Develop community priorities:
 - Activities
 - Buildings
 - Outdoors
- Over 140 community ideas





Participants envisioned a safe, affordable, and year-round community destination that combines health and wellness, arts and culture, recreation, gathering spaces, youth engagement, and events for residents of all ages.



Participants envision a connected, welcoming, and walkable community destination that supports aging in place, health, housing, education, employment, culture, entertainment, and everyday needs for residents of all ages and incomes.



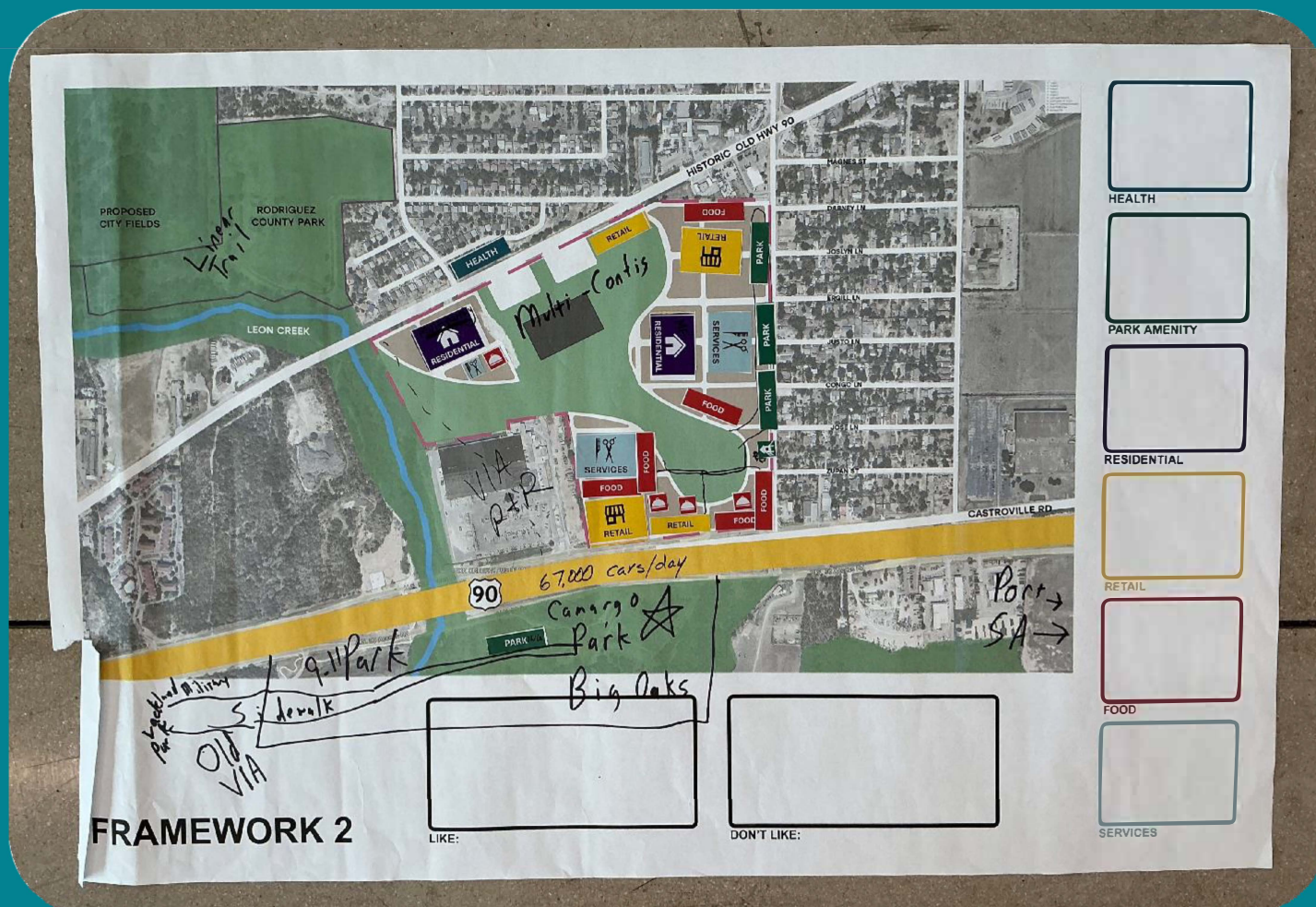
Participants envision a shaded, accessible, and connected outdoor network that blends recreation, gardening, nature, wellness, transportation, and community events. The space should welcome children, seniors, families, pedestrians, cyclists, and pets while offering year-round opportunities for activity and gathering.

PUBLIC MEETING 2

- Meeting held on August 20, 2026
- Over 30 attendees
- Focus on site organization
- Understand community preferences:
 - Site Framework
 - Uses
 - Adjacencies
- Over 330 community data points



PATTERN ANALYSIS



1. Park and food are the top uses.
2. Food clusters at two locations: Hwy 90 frontage and the central spine.
3. Health appears on every scored map but stays small in points.
4. Residential is placed selectively and with conditions.
5. Services is lowest-scoring but present in nearly every map.
6. Historic Old Hwy 90 edge is a preferred development corridor.
7. Linear trail connectivity appears in two maps independently.
8. Two qualitative-only groups used Framework 1 to advocate for sports programming.

MARKET RESEARCH

POTENTIAL REUSE SUMMARY

- Market research includes:
 - Demographic Analysis
 - Economic Analysis
 - Market Feasibility
 - Insight into potential redevelopment strategies and phasing

Use	Market-Supported	Early Phase Delivery
Multifamily (apartments)	X	X
Single-Family (houses)	✓	✓
Industrial	✓	✓
Retail	✓	✓
Office	X	X
Medical Office	✓	✓
Urgent Care/Emergency Room	X	X
Hotels	X	X
Community/Recreation	✓	✓

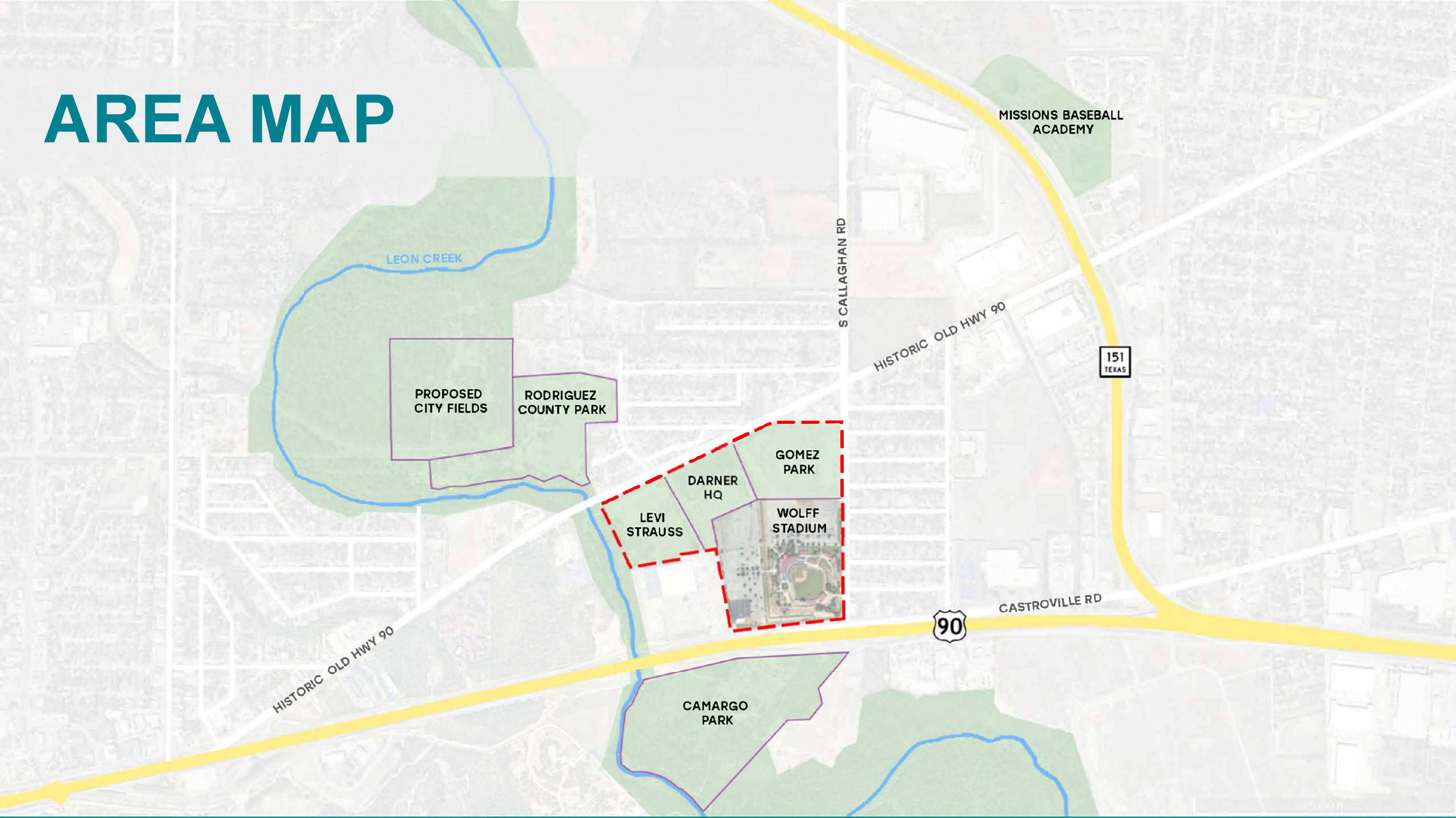
CREATING A MASTER PLAN FOR THE COMMUNITY

CORE PRINCIPLES

- Connect the neighboring community with existing and new amenities
- Quality over quantity
- Carry on Wolff Stadium site as a place for gathering and community
- Increase economic value by means of adjacency to attractive and compelling public spaces

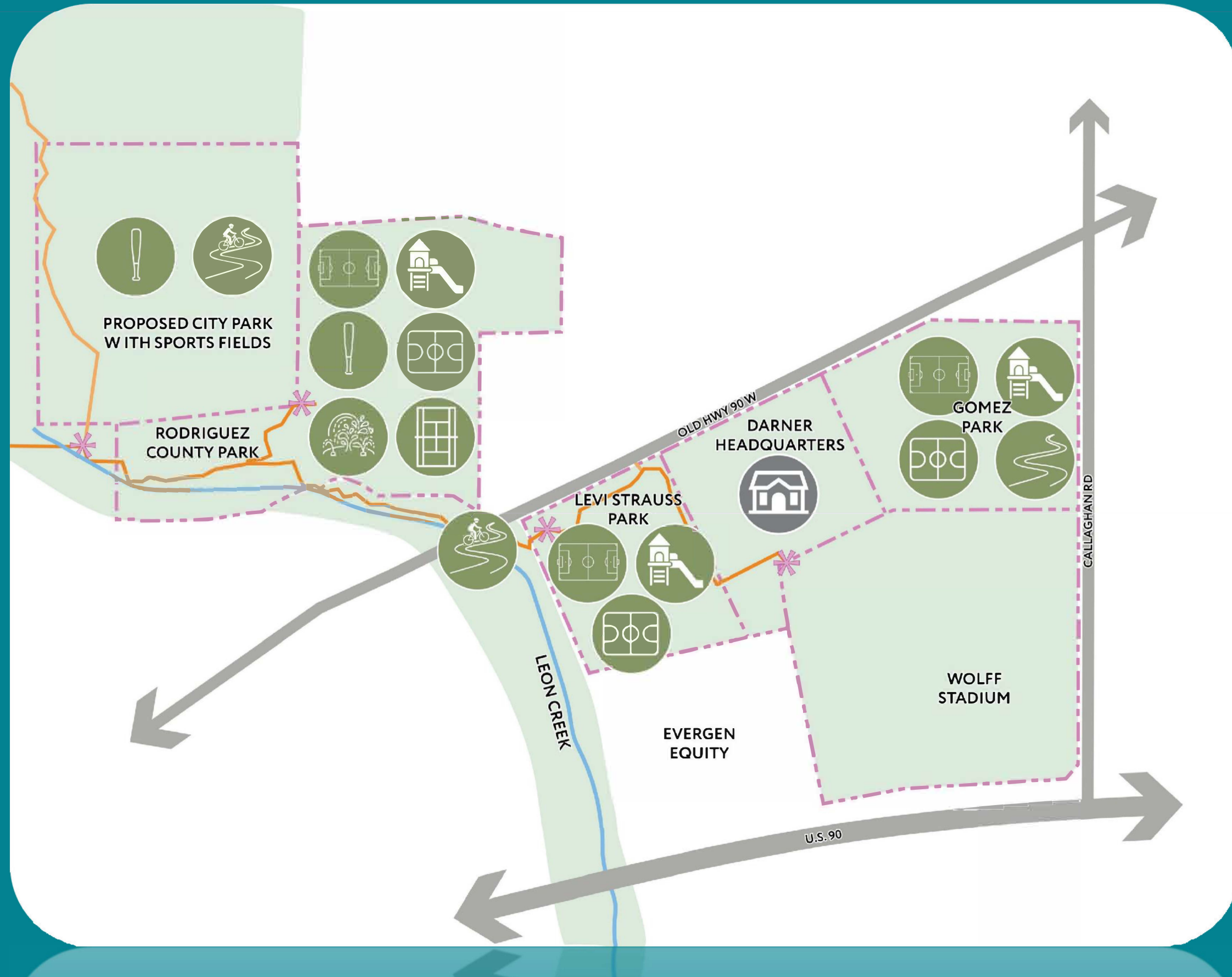


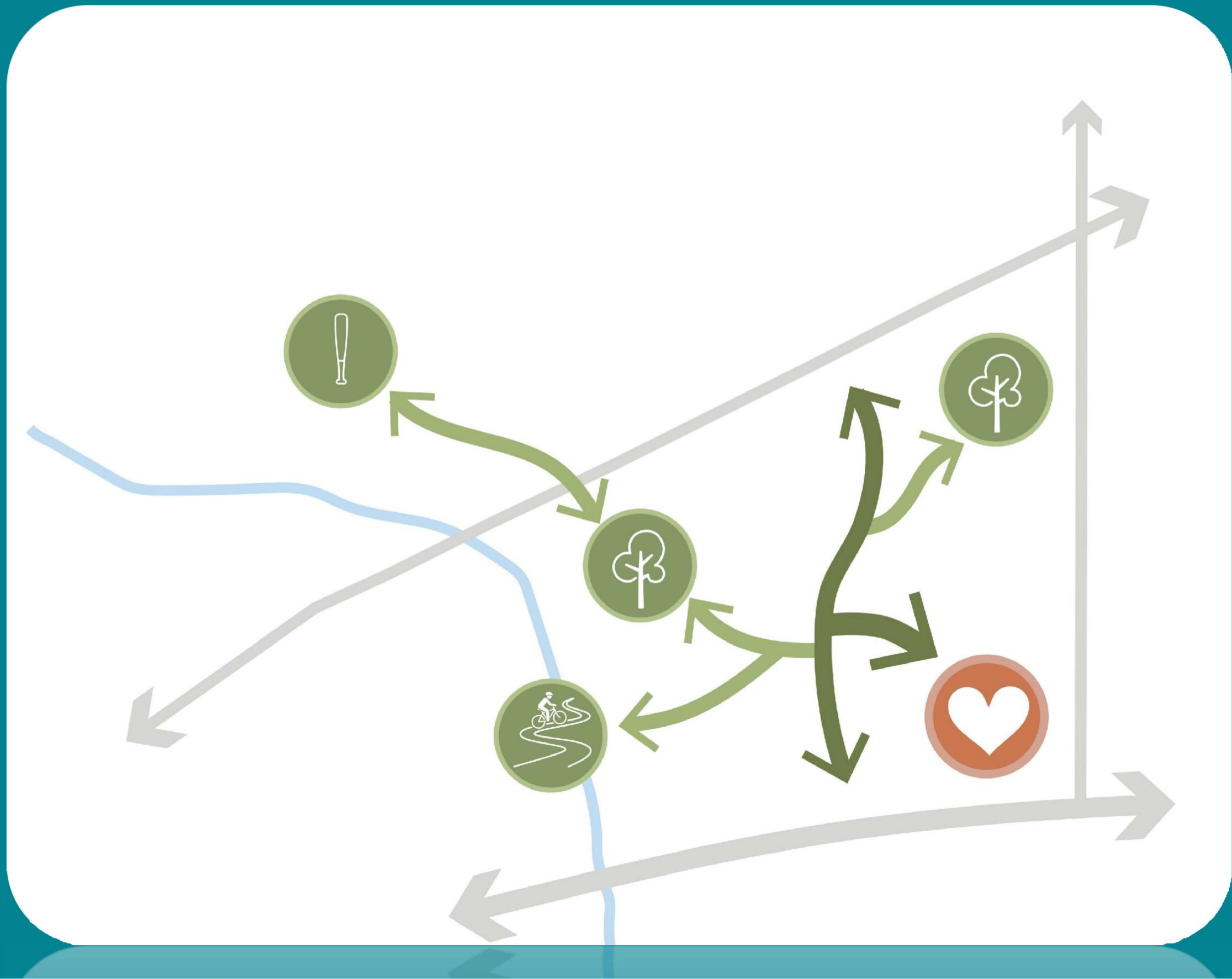
AREA MAP





PARKS & PUBLIC SPACE



























SITE USE VISION







OLD HWY 90 W

DARNER HQ

GOMEZ PARK

ERGIL LN

JUSTO LN

CONGO LN

S CALLAGHAN RD

CLETO RODRIGUEZ FWY

4

3

2

5

1

AREA 1





AREA 1 – RETAIL & MIXED-USE CORNER

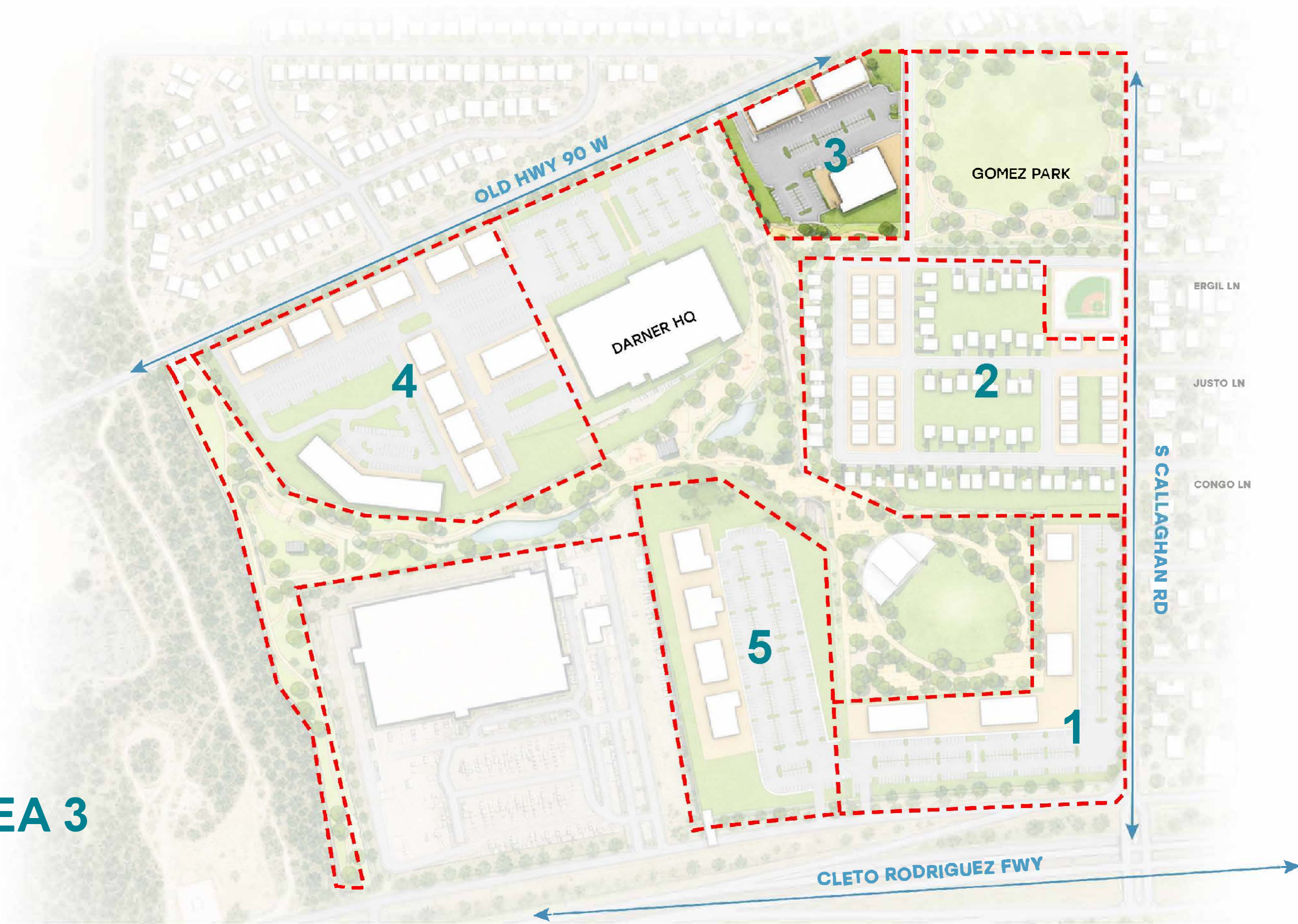
AREA 2

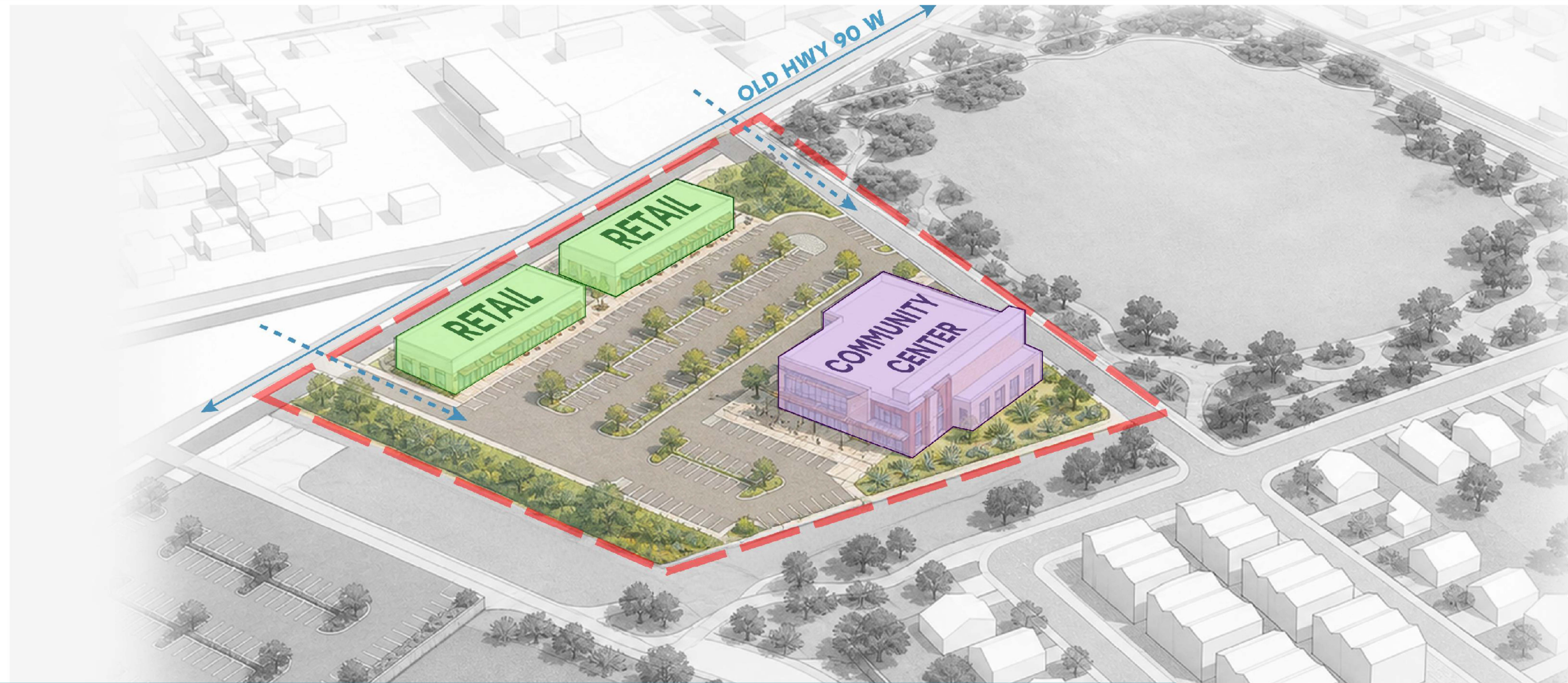




AREA 2 – NEIGHBORHOOD SCALE RESIDENTIAL

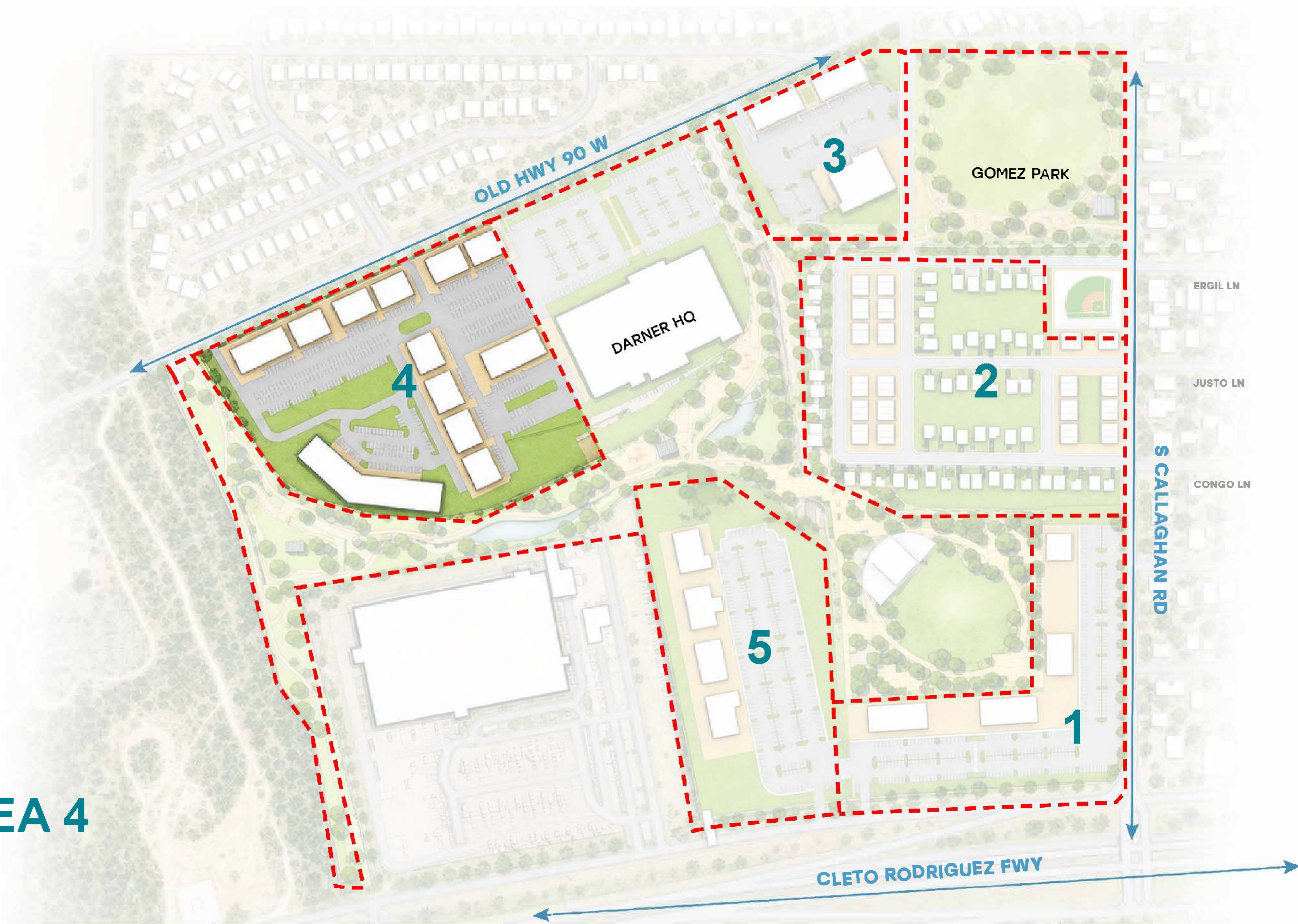
AREA 3

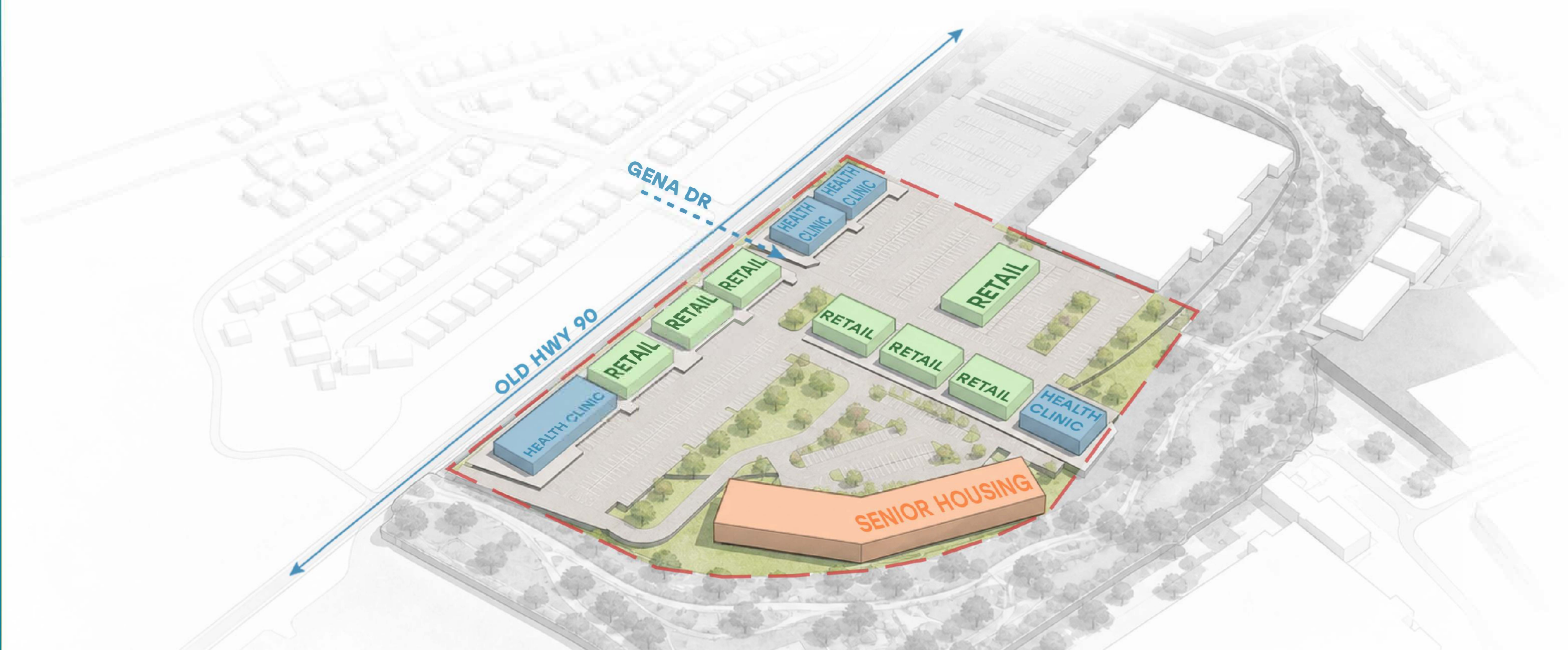




AREA 3 – COMMUNITY CENTER & COMMERCIAL

AREA 4





AREA 4 – HEALTH, SENIOR LIVING, & COMMERCIAL

AREA 5





AREA 5 – COMMERCIAL FLEX SPACE

COMMUNITY INPUT

- **Vote on your preferred options:**
 - **Green Dot:** mark your preferred option for each area
 - **Red Dot:** mark up to three options you absolutely would not want to see on the site.
 - **Write-In:** leave us your feedback



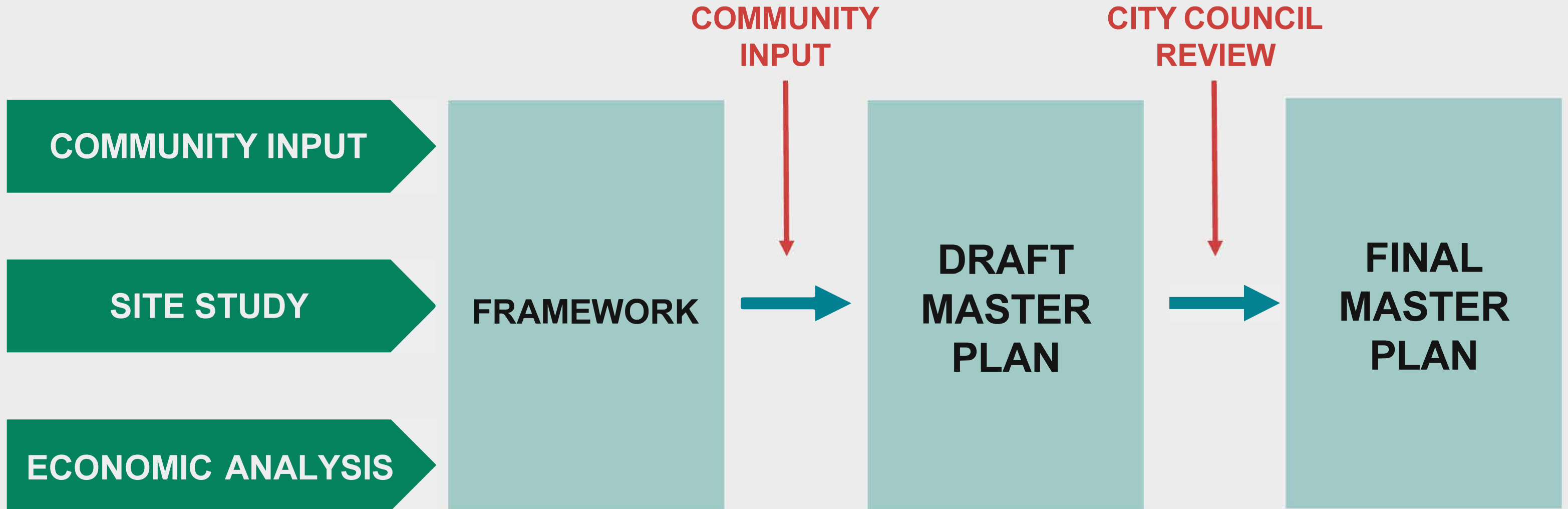
SPEAK UP & SURVEY

- Voice your opinion
- Take the survey

**Nelson W. Wolff Municipal
Stadium Master Plan
Community Survey**



MASTER PLAN PROCESS



NEXT STEPS

- Update the master plan to reflect the community's feedback.
- Further develop design, reports, and analysis to help City Council understand the potential for redevelopment of the site.
- Draft Master Plan reviewed by City Council on October 14, 2026
- Final Master Plan to be presented to the community by end of year

Nelson W. Wolff Municipal Stadium Master Plan

Plan Maestro del Estadio Municipal Nelson W. Wolff

**Thank you for
participating!**
¡Gracias por participar!



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