

5 stadium projects that are knocking construction out of the park

By Kim Slowery • October 9, 2018



Not content to just cash in on game days, professional sports teams are including retail, hotel, entertainment and residential components and outdoor recreation space in their new stadium and arena projects, or they are adding them after the stadiums and arenas are constructed.

Here is a review of some of the biggest sports-driven mixed-use projects under construction:

1. Los Angeles Stadium and Entertainment District at Hollywood Park

Location: Inglewood, California

League/team: NFL/ Los Angeles Rams and Los Angeles Chargers

Total investment: \$5 billion

Contractor: Turner Construction/AECOM Hunt

Key features:

- 70,000-square-foot stadium with capacity for 100,000 people
- 6,000-seat amphitheater
- 780,000 square feet of office space
- 890,000 square feet of retail
- 300 hotel rooms
- 2,500 residences
- 25 acres of public and outdoor recreation space

Projected stadium completion: 2020

Rams owner Stan Kroenke is the driving force and financier behind this mega-project. In fact, when Kroenke petitioned the NFL for permission to move the team back to Los Angeles from St. Louis, he declared he would build the state-of-the-art development, even if the Rams were forced to stay in St. Louis.

The construction phase hasn't been a smooth path, however. The Federal Aviation Administration launched a lengthy review of the stadium in Nov. 2015 due to concerns that the venue's height would interfere with local air traffic and radar. After stalling above-ground

construction for a few months, the agency decided in Jan. 2017 that the team could build the venue to its designed height as long as it paid for a new \$29 million radar system at the nearby Los Angeles International Airport. Record rainfall also flooded the site during excavation. As a result of these events, the official opening was pushed back one year.

2. Globe Life Field and Texas Live! Entertainment District

Location: Arlington, Texas

League/team: MLB/Texas Rangers

Total investment: \$5.35 billion

Contractor: Manhattan Construction Group/Con-Real/LeVis Consulting Group

Key features:

Ballpark:

40,000-person capacity
retractable roof

Texas Live!:

300-room Live! by Loews hotel
dining, retail, residential
35,000-square-foot arena and convention space
redevelopment of the existing Rangers stadium

Projected stadium completion: 2020

When Rangers fans visit Globe Life Field for the first time, they'll experience a more intimate seating design closer to the action on the field and all the amenities and perks of a modern ballpark. They won't have to travel further than they're used to because the \$1.1 billion Globe Life Field and \$250 million first phase of the Texas Live! development are located on a former Rangers parking lot. The total investment of the space between the new baseball stadium and AT&T Stadium, home to the NFL's Dallas Cowboys, will reach approximately \$4 billion.

3. Chase Center and Golden State Warriors Mixed-Use Development

Location: San Francisco

League/team: NBA/Golden State Warriors

Total investment: \$1 billion

Contractor: Clark Construction Group/Mortenson Construction

Key features:

18,000-seat arena
580,000 square feet of office and laboratory space
100,000 square feet of retail
3.2 acres of outdoor space with a 35,000-square-foot public plaza;
access to multiple modes of transportation

Projected arena completion: 2019

The Golden State Warriors fought a long legal battle before Clark and Mortenson were able to start construction. Local activists objected to the development of the center and its ancillary projects that are near women's and children's hospitals, claiming that the construction and operations would be disruptive, hinder access to medical care and have a negative impact on patients. The fight made it all the way to the California Supreme Court, which handed the final victory to the Warriors. The team did, however, have to delay its move and inaugural season in the new venue until the 2019-2020 season.

4. Mission Rock

Location: San Francisco

League/team: MLB/San Francisco Giants

Total investment: \$1 billion to \$1.6 billion*

Developer: San Francisco Giants (with the city, county and port of San Francisco)/Tishman Speyer

Key features:

1,500 residences, including low- and middle-income units
office, retail and dining space
8 acres of public space
sea-level rise adaptation elements
renovation of Pier 48

Projected completion: 2025

*Subject to change.

In addition to addressing the Bay Area's dearth of affordable housing and providing public outdoor recreational space, the Mission Rock project, near the Giants' Home at AT&T Park, will be built for an anticipated sea-level rise. The project will also see construction of 18,260 square feet of stormwater gardens at the transition line between the shoreline and park areas, making the space more resilient against flooding. The Mission Rock development is expected to generate at least 13,500 construction jobs and \$25 million a year for the city.

5. Ballpark Village Phase I and Phase II**Location:** St. Louis**League/team:** MLB/St. Louis Cardinals**Total investment:** \$360 million**Contractor:** PARIC Corp.**Key Features:**

Phase I (complete):
100,000-square-foot entertainment and event space

Phase II (under construction):
29-story luxury residential high-rise
St. Louis' first new Class-A office building in 30 years
Live! by Loews hotel
retail, dining and entertainment space

Projected completion: 2019

Like Texas Live!, Cordish Co. is the Cardinals' development partner for the Ballpark Village mixed-use project, part of the Busch Stadium district. The second phase started construction this summer and is expected to create 1,500 construction jobs and generate millions of dollars for the city. Phase one, now complete, exceeded its diversity goals with 26% of work on the core and shell performed by minority contractors and more than 8% contracted to women-owned construction companies. Phase two, according to Ballpark Village officials, should surpass those figures.