



## DTSC at epicenter of new soccer stadium

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An 18,000-seat soccer stadium could soon emerge on property that once produced and tested [Bradley Fighting Vehicles](#), thanks in part to the efforts of the California Department of Toxic Substances Control (DTSC).

From 1951 to 1997, FMC Corporation had defense contracts to build and test military vehicles on 75 acres across from the Mineta San Jose International Airport.

In 2005, the city bought the land with the intention of expanding the airport, but those plans changed. Now, the [San Jose Earthquakes](#) are proposing to build a privately financed \$70 million soccer stadium on 15 acres. An additional 10 acres will be used for public soccer fields, and 50 acres are pegged for the proposed [Coleman Highline](#) commercial development by [developer Hunter Storm](#). The city picked Hunter Storm to master plan all 75 acres. The stadium groundbreaking had a record-setting number of participants.

“This is probably the most dynamic site in the South Bay,” said Derek K. (Deke) Hunter Jr., managing member of Hunter Storm, a company that Hunter said is drawn to locations that are “mass transit centric.”

And this site is definitely that. It’s across from the airport, is just off a freeway, is near a Caltrain station, and is the northern terminus of a proposed expansion of Bay Area Rapid Transit, or BART, Hunter said.

“This helps connect San Jose to San Francisco for the high-tech industry,” he said. Coleman Highline, as proposed, consists of 1 million square feet of office space, a 300-room hotel, and 50,000 square feet of retail near the soccer stadium.

At full build out, the development could generate \$3 million in property and hotel bad taxes, and up to 7,000 jobs, Hunter said.

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Artists rendering of proposed development.



## Earthquakes stadium continued

Not bad for a site that has been abandoned for many years. FMC used the property to assemble the Army's famed armored troop carrier and tank, which was named after Gen. Omar Bradley. When the Earthquakes started dismantling the buildings in 2011, an M2 Bradley ferried a demolition employee to the job, according to [a story](#) in the San Jose Mercury News.

The manufacturing operations, which included metal fabrication, welding, painting and parts assembly, involved coolants, lubricants, solvents and other contaminants. Some of those seeped into the groundwater, which has been the subject of a cleanup by FMC since 1998. DTSC is overseeing the remediation.

Groundwater treatment wells have been installed on portions of the property, and land-use restrictions are in place. The stadium had to be designed around the wells, said Alex Lee, DTSC's project manager, and some old concrete and asphalt from the site will be crushed for reuse. Soil containing low levels of petroleum hydrocarbons and metals that was under the concrete and asphalt will be excavated during grading and installation of utilities.

"The construction of the stadium is a big deal," Lee said.

That's for sure. Earthquakes President Dave Kaval said the new stadium will be an economic draw. The team sells out most of its games, which are currently played at a 10,000-seat stadium at Santa Clara University. The new arena will hold 8,000 more fans.

Many of those fans showed up last October for a groundbreaking ceremony that set a Guinness record for most participants when [6,256 people wielding blue shovels](#) each dug for two minutes.

Construction is expected to last up to a year.



SHOVEL-READY: Some of the 6000+ participants at the groundbreaking ceremony.