

**CENTRE CITY DEVELOPMENT CORPORATION
DEVELOPMENT STATUS LOG
2002 FINAL REPORT**

PROJECTS UNDER CONSTRUCTION

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
ACQUA VISTA CCDP 40-0470	Watt Commercial	Ash/Columbia/ Beech/State	390 apartments; 5k retail	Project up to 4 th level of concrete	5/02	8/04
BALLPARK CCDP 40-0125	Padres	7th/10th/K/ Park	Ballpark & Buildings	Seating bowls underway	6/00; 2/02	4/04
BELLA VIA CCDP 40-0114	Bella Via Associates	NW corner India/Cedar	41 condominiums; 5k retail	First floor underway	8/02	2/04
BILLBOARD LOFTS CCDP 41-0553	Sebastian Mariscal	NW Union/Ash	24 apartments	Site demolition underway	12/02	5/04
CAMDEN TUSCANY CCDP 99-0983	Camden Development	W/side Kettner bet Cedar/Date	163 apartments; 8k retail	Exterior finishes/ site work underway	5/01	3/03
CITY WALK MDP 98-0360	Olson Development	Market/State G/Union	109 condominiums	Site work underway; Completion within 30 days	9/00	2/03
DOMA LOFTS AND TOWNS CCDP 40-0463	CityMark Development	W/side Kettner bet Date/Fir	124 condominiums; 7k retail	Exterior finishes underway	10/01	5/03
GASLAMP SQUARE GQSP 98-0354	Champion Development	5th/Island/ 6th/J	88 condominiums; 120 apartments; 58k retail	Phase I (apartments) excavation underway	11/02 1 st Phase 11/03 2 nd Phase	7/04 1 st Phase 7/05 2 nd Phase
THE GRANDE AT SANTA FE PLACE (SOUTH) CCDP 40-0115	BOSA Development	E/side Pacific Highway bet B/C Streets	222 condominiums	Garage work completed	4/02	10/04
HAWTHORN PLACE CCDP 2002-46	Phillip Boczanowski	SW India/ Hawthorn	35 condominiums; 4k retail	Grading completed; Foundation work started	11/02	6/04

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PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
ISLAND VILLAGE CUP 40-0925	Barone Galasso	S/side Market bet 12th/13th	280 living units (low-income); 5k retail	Framing completed; exterior finishes started	3/02	6/03
LA VITA CCDP 2002-17	Intergulf Development/ Lennar	Beech/State/ Cedar/Union	304 condominiums	Excavation completed	11/02	2/05
MARKET SQUARE MANOR CUP 40-0119	Senior Comm. Centers/ Chelsea	14 th /Market/ Island	200 senior apartments (low-income)	Framing completed	3/02	6/03
MILLS AT CORTEZ HILL CCDP 40-0454	Skandia Real Estate Group	6 th /Cedar/ 7th/I-5	133 apartments; 3k retail	Garage work completed; pending framing	11/01	11/03
MUSIC VILLAGE (HOUSE OF BLUES) CCDP 41-0225	Chris Jones	E/side 5th bet Broadway/C	40k retail; 25k office	Shell Building modifications on hold	1/01	10/03
NORTHBLOCK LOFTS CCDP 40-0453	Oliver McMillan	S/side F bet 6th/7th	97 apartments; 8k retail	Excavation completed; foundation/garage work started	9/02	3/04
OMNI HOTEL CCDP 99-0491	Burnham Development Group	S/side L bet 6th/7th	512-room hotel; 37 condominiums	Tower work up to 16 th floor	9/00	4/04
ON BROADWAY CUP 98-1109	CIM Development	N/side Broadway bet 4th/5th	33 apartments; 40k retail; 275 parking spaces	Tenant improvements/ exterior finishes underway; Completion within 60 days	7/01	3/03
PACIFIC TERRACE MDP 99-0972	Intracorp	N/side J bet 3rd/4th	53 condominiums; 6k retail	Exterior finishes started	7/01	7/03
PALERMO CCDP 40-0471	Barone Galasso	Front/Cedar/ First/Beech	225 apartments	Garage work completed; first floor work underway	7/02	5/04

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PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
PARK BOULEVARD WEST CCDP 41-0557	Western Pacific	W/side 12 th bet Market/Island	117 condominiums; 10k retail	Excavation completed; foundation/garage work started	9/02	6/04
PARK PLACE MDP 99-0476	BOSA Development	NW corner Harbor Blvd./ Kettner	178 condominiums	Tower topped out; exterior finishes underway	10/00	4/03
PIPITONE BUILDING GQSP 99-0970	Pipitone/Mihos	W/side 6th bet E/F	12 apartments; 4k retail	Exterior finishes underway	5/01	9/03
PORTA d'ITALIA CCDP41-240/241	Intracorp	N&S/side Grape between India/Columbia	200 apartments; 10 retail	Garages completed; framing started	7/02	1/04
RENAISSANCE (2 nd Tower) MDP 98-1106	Lambert Development	Market/Front/ G/First	109 condominiums; 14k retail	Tower topped out	12/00	4/03
TITAN CCDP 41-0548	Jonathon Segal	W/side State bet Fir/Grape	21 apartments	Exterior finishes underway	5/02	8/03
TREO CCDP 40-0124	Intergulf	Kettner/A/ India/B	326 condominiums; 2k retail	Site work underway; Completion within 30 days	11/00	2/03
UNION SQUARE CCDP 41-0224	Western Pacific Development	N/side Broadway bet 14th/15th	262 condominiums	Foundation/garage work underway; framing started on Building 1	2/02	12/03 Phase I 6/04 Phase II
VICTORIAN HOUSE CCDP 99-0489	Sferra-Carini	W/side Union bet Cedar/ Date	8 condominiums	Exterior finishes underway	4/02	4/03
VILLA HARVEY MANDEL APARTMENTS CCDP 41-0227	St. Vincent de Paul	S/side Imperial bet 16th/17th	90 apartments (low-income)	Exterior finishes started	4/02	6/03

PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
ALLEGRO TOWER CCDP 40-0922	Leo Frey	E/side Kettner bet Ash/Beech	211 apartments; 4k retail	Pending issuance of building permits (drawings 100% level)	3/03	6/05
BOSA PACIFIC HIGHWAY AND E CCDP 2002-20	BOSA Development	E side Pacific Highway bet E/F	271 condominiums	Pending completion of building plans (Schematic level)	4/04	7/06
BROADWAY 655 CCDP 41-0226	Rob Lankford	SE corner Broadway/ Kettner	400k office; 10 apartments; 6k retail	Pending completion of building plans (50% level)	3/03	9/05
BROADWAY LOFTS	Watt Commercial	NE 5th/Broadway	73 apartments; 16k retail	Pending completion of building plans (100% level)	3/03	12/03
CATHOLIC CHARITIES MIXED-USE CCDP 2002-24	Catholic Charities	SW corner of 9th/F	24 apartments; 3k retail	Pending completion of building plans (50% level)	6/03	12/04
CHILDREN'S MUSEUM TOWER MDP 41-0232	Children's Museum/ Pinnacle Development	Front/Market/ Union/Island	198 condominiums; 10k retail 40-58k Children's Museum	Pending issuance of building permits (drawings 100% level)	2/03	8/05
COLUMBIA PARKING GARAGE CUP 2002-01	Columbia Parking Associates	S/side C bet India/Columbia	600 space garage; 11k retail	Pending completion of building plans (100% level)	3/03	3/04
COLUMBIA STREET LOFTS CCDP 40-0465	Columbia Street Lofts LLC	1836 Columbia (bet Date/Fir)	6 condominiums	Demolition completed; permits issued; project on hold	6/03	12/04
COLUMBO VENTURES CCDP 2002-31	Columbo Venture LLC	1918 Columbia (bet Fir/Grape)	10 apartments	Pending issuance of building permits (drawings 100% level)	3/03	9/04

PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
CORTEZ PARK LOFTS CCDP 2002-37	Oliver McMillan	S/side Date bet 8th/9th	179 apartments	Pending completion of building plans (Schematic level)	4/03	7/04
DIAMOND TERRACE CCDP 2002-16	Intracorp	NE corner of 9th/J	112 condominiums; 11k retail	Pending completion of building plans (100% level)	6/03	6/05
DIEGAN HOTEL CCDP 41-0225	Diegan LLC/ Chris Jones	E/side 5 th bet Broadway/C	180-room hotel	Pending issuance of building permits (100% level)	3/03	3/05
8 TH AND ASH CONDOMINIUMS CCDP 41-0235	FMA Development	SE corner of 8 th /Ash	57 condominiums	Pending completion of building plans (Schematic level)	9/03	9/05
G LOFTS WEST CCDP 2002-36	Oliver McMillan	S/side G bet 7th/8th	153 apartments; 5k retail	Pending completion of building plans (50% level)	4/03	4/04
THE GRANDE AT SANTA FE PLACE (NORTH) CCDP 40-0115	BOSA Development	E/side Pacific Highway bet A/C Streets	222 condominiums	Pending issuance of building permits issuance (drawings 100% level)	5/03	11/05
INTERCONTI- NENTAL HOTEL CCDP 2002-34	Isis Hotels	N/side G bet 2nd/3rd (Horton Plaza)	450-room hotel	Pending completion of building plans (Schematic level)	1/04	1/06
KIMPTON HOTEL CCDP 99-0490	Burnham Development Group	S/side J bet 6th/7th	235-room hotel; 7k retail	Pending completion of building plans (50% level)	9/03	6/05
KUSI MIXED USE MDP 99-0485	McKinnon Broadcasting	Island/First/ J/Second	194 apartments; 120k office; 21k retail	Pending review of revised plan of hotel substitution for residential (50% level)	9/03	3/06
LES LOFTS CCDP 99-0977	Amos Shechtman	744 7th	10 apartments	Pending completion of building plans (Schematic level)	9/03	12/04

PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
LOFTS ON FOURTH CCDP 99-0976	JS Properties	E/side 4 th bet Ash/Beech	49 condominiums; 3k retail	Pending completion of building plans (50% level)	6/03	6/05
LOFTS ON FIFTH CCDP 99-0484	JS Properties	W/side 5th bet Ash/Beech	24 condominiums	Building permit issued; pending financing	3/03	12/04
MAIN LIBRARY CCDP 41-0229	City of San Diego	11th/K/Park/J	400k library	Design Development Drawings underway	1/04	1/06
NEUHAUS ATELIERS CCDP 2002-21	Graham Downes	W/side 11 th bet F/G	17 apartments	Pending completion of building plans (100% level)	3/03	3/04
ONE SANTA FE PLACE CCDP 40-0467	Catellus Development	N/side Broadway bet P.Hwy/Trolley	540k office; 7k retail	Pending completion of building plans (50% level)	9/03	3/06
PI PARKING GARAGE CUP 2002-40	Padres	10 th /Island/ 11th/J	1,000 space garage; 3k retail	Pending completion of building plans (100% level)	3/03	2/04
PARK BOULEVARD EAST CCDP 41-0558	Western Pacific	SE Park/Island	104 condominiums	Demolition completed; Pending completion of building plans (100% level)	6/03	3/05
PARK IT ON MARKET SOUTH (CUP 40-0458)	CCDC	Market/7th/ Island/8th	950 space parking garage; 6k retail	Building plans completed; project on hold until 2005	1/05	1/06
PORTICO CCDP 2002-13	Intracorp Development	NE corner of Ash/India	84 apartments; 6k retail	Pending issuance of building permits (100% level)	2/03	8/04
R7 PARKING GARAGE CUP 2002-45	CCDC	K/6th/L/7th	1,000 space garage; 15k retail	Pending completion of building plans (50% level)	5/03	4/04
SIX @ 529 CCDP 2002-15	Mark Rhodes	529 13 th Street	6 apartments	Pending completion of building plans (Schematic level)	6/03	3/04

PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
STAYBRIDGE SUITES CCDP 41-0233	Sandy Shapery	Park/A/ 11th/Russ	180-room hotel	Pending construction start within 60 days	3/03	9/04
TRELLIS GQSP 41-0546	Intracorp	N/side K bet 5 th / 6 th	140 condominiums; 19k retail	Pending issuance of building permits (100% level)	3/03	12/04
VILLA RENATA CCDP 2002-18	JDB Properties	2041 Columbia Street	12 apartments	Pending completion of building plans (Schematic level)	6/03	9/04
VILLAGE HOTEL CCDP 41-0223	Bell Hotel, LLC	W/side 15 th bet J/K	41-unit group residential	Pending completion of building plans (Schematic level)	6/03	3/04

PROJECTS UNDER REVIEW (DEVELOPMENT PERMITS PENDING)

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
AVION CCDP 2002-58	Doug Austin	SW Market/15th	48 apartments; 3k retail	Administrative Review	12/03	3/05
BOSA PACIFIC HIGHWAY AND ASH CCDP 2002-59	BOSA Development	SE Ash/ Pacific Highway	241 condominiums	Board review in March	6/04	12/06
CITYMARK TENTH & MARKET CCDP 2002-56	CityMark	10th/11th/ Market/Island	231 condominiums; 4k retail	Board Review in February	9/03	9/05
D1/D2 PARKING LOT CUP 41-0550	City of San Diego	SE corner of Imperial/Park	450 parking spaces	Requires CUP hearing	1/04	4/04
ENTRADA APARTMENTS CCDP 2002-02	SAS Development	SE corner of 13 th /Island	177 apartments	Agency review in January	3/03	12/04

PROJECTS UNDER REVIEW (DEVELOPMENT PERMITS PENDING)

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
G LOFTS EAST CCDP 2002-60	Oliver McMillan	N/side G bet 10th/11th	153 apartments; 5k retail	Board review in February	6/03	12/04
KETTNER DUPLIX CCDP 41-0555	Victor Krebs	E/side Kettner bet Grape/Hawthorn	1 Single-family dwelling; 1 apartment	Administrative review - on hold	6/03	3/04
MARKET STREET LOFTS CCDP 2002-	Oliver McMillan	NE corner Market/7th	34 apartments; 13k retail	DDA required; Board/Agency review in January/February	6/03	12/04
MUSEUM OF CONTEMPO- RARY ART CCDP 41-0560	MOCA	W/side Kettner bet Broadway/ C	16k museum Rehab Baggage Bldg	City Council review in February/March	8/03	12/04
NINTH & BROADWAY HOUSING CUP 2002-57	Bud Fischer	SE corner of Broadway/9th	271 Living Units; 127 apartments (75% low-income); 2k retail	OPA required; Board/Agency review in February/March	12/03	9/04
RENAISSANCE HOTEL GQSP 41-0552	5 th & J LLC	N/side J bet 5 th / 6 th	344 hotel rooms; 7k retail	DDA/SEIR required; Board/Agency review in May/June	1/04	1/06
SMART CORNER CCDP 2002-29	Lankford & Associates	11th/C/Park/ Broadway	299 condominiums; 93k office; 25k retail	DDA required; Board/Agency review in January/February	6/03	6/05
SOUTHBLOCK LOFTS CCDP 2002-51	Oliver McMillan	SE corner of 6th/G	62 apartments; 14K retail	DDA required; Board/Agency review in January/February	6/03	12/04
TAILGATE PARK CUP 41-0551	City of San Diego	Park/K/ 14th/Imperial	1,060 parking spaces	Requires CUP hearing	4/03	7/03
10 TH /G HAUS CCDP 2002-19	Graham Downes	SE corner 10th/G	42 apartments; 3k retail	Administrative Review	3/03	9/04

PROJECTS UNDER STUDY / PENDING SUBMITTAL

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
CAMPUS AT THE PARK	JMI / Bumham Development	Park/Imperial/ 11 th	Program under study	Preliminary Design Stage	?	?
EAST VILLAGE SQUARE	Padres/Hines	S/side J bet 7th/10th	Program under study	Preliminary Design Stage Master Plan under preparation	6/03-9/03	4/05-12/05
INDIA/A	Jalmar Development	SE India/A	Residential condominiums	Preliminary Design Stage	?	
PARKLOFT (PHASE II)	Douglas Wilson Companies	Market/8th/ Island/9th	220 condominiums; 10k retail	Preliminary Design Stage	?	?
PARK VILLAGE	Intracorp	N/side G bet 11th/Park	Residential condominiums; street level retail	Preliminary Design Stage	?	?
P1 RESIDENTIAL	CCDC	SE Island/10th	Residential	RFQ/P due in January 2003	3/04	6/05
6 TH /MARKET	Blumenthal	S/side Market bet 6th/7th	170 condominiums; 5k retail	Preliminary Design Stage	?	?
11 TH /J	Boyd	N/side J bet 11th/Park	80 condominiums	Preliminary Design Stage	?	?
13TH/MARKET RFQ/P	CCDC	SE13th/Market	Moderate-income condominiums	RFQ/P responses being reviewed	?	?

PROJECTS COMPLETED IN 2002

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
BORDERS BOOKS GQSP 98-0351	Borders Books	SW corner of 6th/G	34k retail	Completed	9/01	7/02
CITYMARK ON CORTEZ CCDP 40-0112	CityMark Development	1523 Ninth	16 condominiums	Completed	2/01	7/02

PROJECTS COMPLETED IN 2002

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
CORTEZ HILL FAMILY CENTER CUP 41-0228	City of San Diego	SE 9th/Beech	45 Transitional Housing Units (low-income)	Phase 1 completed	1/02 1 st Phase 6/03 2 nd Phase	12/02 1 st Phase 3/04 2 nd Phase
DATE STREET TOWNHOMES	Sebastian Mariscal	SE corner Date/State	2 townhomes	Completed	11/01	4/02
DISCOVERY AT CORTEZ HILL CCDP 98-0353	BOSA Development	N/side Beech bet 8th/9th	199 condominiums	Completed	12/99	7/02
ESSEX LOFTS CCDP 40-0127	Ted Smith	NW corner State/Fir	36 apartments	Completed	11/00	9/02
THE HERITAGE CCDP 98-0344	Forest City Residential West	8th/Ash/9th/Beech/7th/Cedar	230 apartments	Completed	6/99	3/02; 9/02
900 F CCDP 98-0343	900 F Street Partners	N/side F bet 9th/10th	115 apartments; 1k retail	Completed	8/99	5/02
101 MARKET MDP 98-1105	Morgan Co./SAS Development	Market/1st/Island/2nd	149 apartments; 11k retail	Completed	9/00	5/02
PARKLOFT (PHASE 1) CCDP 99-0967	Douglas Wilson Companies	S/side Island bet 8th/9th	120 condominiums	Completed	10/00	9/02
PORTO SIENA CCDP 99-0945	Intracorp Development	N/side Cedar bet India/ Columbia	88 condominiums; 5k retail	Completed	8/00	7/02
RENAISSANCE (1 st Tower) MDP 98-1106	Lambert Development	Market/Front/G/First	109 condominiums	Completed	12/00	8/02
ROWHOMES ON F STREET CCDP 99-0968	Sebastian/deFreitas	N/side F bet 10th/11th	17 rowhomes	Completed	11/00	2/02
SECOND AVE. APARTMENTS CCDP 98-1111	Siry Investments	E/side 2nd bet Beech/Cedar	24 apartments	Completed	6/01	3/02
W HOTEL	Gatehouse Capital	SW corner Columbia/State	261-room hotel	Completed	12/00	12/02

2002 YEAR-END PROJECT SUMMARY

	CONDOMINIUMS	APARTMENTS	COMMERCIAL	HOTEL ROOMS*	PUBLIC PARKING
PROJECTS UNDER CONSTRUCTION	2,013	1,988	229k RETAIL 25k OFFICE	512	275
PROJECTS APPROVED; PENDING CONSTRUCTION	1,183	1,024	153k RETAIL 1,060k OFFICE	1,045	3,550
PROJECTS SUBMITTED; PENDING APPROVAL	772	915	76k RETAIL 93k OFFICE	344	1,510
SUB-TOTAL	3,968	3,927	458k RETAIL 1,178k OFFICE	1,901	5,335
POTENTIAL PROJECTS BEING STUDIED**	470	0	15k RETAIL 0k OFFICE	0	0
TOTAL	4,437	3,927	473k RETAIL 1,178k OFFICE	1,901	5,335
PROJECTS COMPLETED IN 2002	551	599	51k RETAIL	261	0
PROJECTS COMPLETED IN 2001	439	100	26k RETAIL 0k OFFICE	178	500

* These figures do not include hotel projects within the Port of San Diego's jurisdiction (750-room Hyatt expansion under construction or the 1,200-room Campbell Landing hotel in preliminary design)

** These figures do not include the Padres' Ballpark Ancillary Projects not already submitted, approved, or under construction, and which are currently under program review, or the Main Library

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