

**CENTRE CITY DEVELOPMENT CORPORATION
DEVELOPMENT STATUS LOG
2003 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	Exterior finishes underway	5/02	2/04
ALLEGRO TOWER CCDP 40-0922	Allegro LLC	E/side Kettner bet Ash/Beech	211 apartments; 4k retail	Building up to third floor	4/03	6/05
BALLPARK CCDP 40-0125	Padres	7th/10th/K/ Park	Ballpark & Buildings	Ballpark nearing completion; Outfield Park under construction	6/00; 2/02	2/04
BROADWAY 655 CCDP 41-0226	Rob Lankford	SE corner Broadway/ Kettner	454k office; 6k retail; 10 apartments	Excavation started	12/03	6/06
CHILDREN'S MUSEUM MDP 41-0232	Children's Museum	Front/Market/ Union/Island	40-58k Children's Museum	Garage work underway	5/03	11/05
COLUMBIA PARKING GARAGE CUP 2002-01	Columbia Parking Associates	S/side C bet India/Columbia	600-space garage; 11k retail	Garage topped out, exterior finishes started	4/03	4/04
D1/D2 PARKING LOT CUP 41-0550	City of San Diego/ JMI Realty	SE corner of Imperial/Park	443 parking spaces	Site graded	12/03	2/04
DIAMOND TERRACE CCDP 2002-16	Intracorp	NE corner of 9th/J	113 condominiums; 11k retail	Garage work underway	9/03	5/05
ENTRADA APARTMENTS CCDP 2002-02	SRM Development	SE corner of 13 th /Island	172 apartments	Exterior finishes started	4/03	4/04

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GASLAMP SQUARE GQSP 98-0354	Champion Development	4 th /Island/ 5 th /J	88 condominiums; 120 apartments; 58k retail	Framing 4 th floor	11/02 1 st Phase 2/03 2 nd Phase	7/04 1 st Phase 9/05 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	Tower up to 39 th floor	4/02	10/04
THE GRANDE AT SANTA FE PLACE (NORTH) CCDP 40-0115	BOSA Development	E/side Pacific Highway bet A/B Streets	222 condominiums	Garage work underway	6/03	12/05
HAWTHORN PLACE CCDP 2002-46	Phillip Boczanowski	SW India/ Hawthorn	35 condominiums; 4k retail	Exterior finishes underway	11/02	3/04
LA VITA CCDP 2002-17	Intergulf Development/ Lennar	Beech/State/ Cedar/Union	304 condominiums	Tower up to 15 th floor	11/02	2/05
LOFTS @ 6TH CCDP 40-0453	Oliver McMillan	S/side F bet 6th/7th	97 apartments; 8k retail	Exterior finishes underway	9/02	3/04
M2i CCDP 2002-56	CityMark Development	10th/11th/ Market/Island	230 condominiums; 12k retail	Grading underway	11/03	4/05
MILLS AT CORTEZ HILL CCDP 40-0454	Skandia Real Estate Group	6 th /Cedar/ 7th/I-5	133 condominiums; 3k retail	Exterior finishes underway	11/01	2/04
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; building permits pending	1/01	10/04
NEUHAUS ATELIERS CCDP 2002-21	Graham Downes	W/side 11 th bet F/G	17 apartments	Exterior finishes underway	6/03	3/04
OMNI HOTEL CCDP 99-0491	Burnham Dev. Group	S/side L bet 6th/7th	512-room hotel; 37 condominiums	Exterior finishes, site work underway	9/00	4/04

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PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
PI PARKING GARAGE CUP 2002-40	Padres	10 th /Island/ 11th/J	1,000-space garage; 3k retail	Garage topped out; exterior finishes underway	3/03	2/04
PALERMO CCDP 40-0471	Barone Galasso	Front/Cedar/ First/Beech	225 apartments	Exterior finishes underway	7/02	3/04
PARK BLVD. EAST CCDP 41-0558	Western Pacific	SE Park/Island	107 condominiums	Garage work underway	6/03	3/05
PARK BLVD. WEST CCDP 41-0557	Western Pacific	W/side Park bet Market/Island	120 condominiums; 6k retail	4 th floor framing underway	9/02	6/04
PINNACLE MUSEUM TOWER MDP 41-0232	Pinnacle Development	Front/Market/ Union/Island	182 condominiums; 10k retail	Garage work underway	5/03	11/05
PORTA d'ITALIA CCDP41-240/241	Intracorp	NW/SW corner of Grape/Columbia	200 apartments; 10 retail	Site work underway; Completion within 30 days	7/02	1/04
PORTICO CCDP 2002-13	Intracorp Development	NE corner of Ash/India	84 apartments; 6k retail	Exterior finishes started	3/03	6/04
ROSARIO HALL SDP 40-0924	Bob Sinclair	NW corner of 14th/Island	2k retail	Renovation continuing; new construction started	5/03	6/04
SIXTH AND K PARKADE CUP 2002-45	CCDC	K/6th/L/7th	1,000-space garage; 15k retail	First floor work underway	5/03	6/04
STAYBRIDGE SUITES CCDP 41-0233	Sandy Shapery	Park/A/ 11th/Russ	180-room hotel	Existing building remodel completed; New building permit pending	5/03	12/04
TAILGATE PARK CUP 41-0551	City of San Diego	Park/K/ 14th/Imperial	1,060 parking spaces	Site graded	11/03	2/04
TRELLIS GQSP 41-0546	Intracorp	N/side K bet 5 th / 6 th	149 condominiums; 19k retail	First floor work underway	4/03	12/04

PROJECTS UNDER CONSTRUCTION

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
UNION SQUARE CCDP 41-0224	Western Pacific Development	N/side Broadway bet 14th/15th	262 condominiums	Bldg 1 - completed; Bldg 2 exterior finishes underway; Bldg 3 - framing completed	2/02	Bldg 1 - 9/03 Bldg 2 - 6/04 Bldg 3 - 8/04

PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
AVION AT 15 TH & MARKET CCDP 2002-58	Centex	SW Market/15th	65 condominiums; 4k retail	Pending completion of building plans (Schematic level)	3/04	6/05
BOSA PACIFIC HIGHWAY AND ASH CCDP 2002-59	BOSA Development	SE Ash/ Pacific Highway	241 condominiums	Pending completion of building plans (Schematic level)	6/05	12/07
BOSA PACIFIC HIGHWAY AND E CCDP 2002-20	BOSA Development	E side Pacific Highway bet E/F	271 condominiums	Re-design of project underway	12/04	6/07
BOSA STATION B CONDOMINIUMS CCDP 2003-08	BOSA Development	SW Broadway/ Kettner	236 condominiums	Pending completion of building plans (Schematic level)	3/04	9/06
BROADWAY LOFTS	Watt Commercial	NE 5th/Broadway	84 apartments; 16k retail	Pending completion of building plans (100% level)	2/04	11/04
COLUMBIA STREET LOFTS CCDP 40-0465	Columbia Street Lofts LLC	1836 Columbia (bet Date/Fir)	6 condominiums	Demolition completed; permits issued; project on hold	6/04	12/05
COLUMBO VENTURES CCDP 2002-31	Columbo Venture LLC	1918 Columbia (bet Fir/Grape)	10 condominiums	Pending issuance of building permits (drawings 100% level)	3/04	1/05
CORTEZ BLU CCDP 41-0235	Hovnanian Enterprises	SE corner of 8 th /Ash	67 condominiums	Pending completion of building plans (50% level)	3/04	3/06

PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
DIEGAN HOTEL CCDP 41-0225	Diegan LLC/ Steve Rebeil	E/side 5 th bet Broadway/C	191-room hotel	Pending issuance of building permits (100% level)	1/04	12/05
FAHRENHEIT CCDP 2003-16	CityMark Development	SE 10th/Island	77 condominiums	Pending completion of building plans (Schematic level)	6/04	6/05
ICON CCDP 2003-07	Levin/Menzies	SW corner of 11 th /J	320 condominiums; 27k retail	Pending completion of building plans (Schematic level)	3/04	3/06
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)	12/04	12/06
KIMPTON HOTEL CCDP 99-0490	Burnham Development Group	N/side J bet 6th/7th	235-room hotel; 7k retail	Pending completion of building plans (50% level)	1/04	10/05
LES LOFTS CCDP 99-0977	Amos Shechtman	744 7th	10 apartments	Pending completion of building plans (Schematic level)	3/04	3/05
LILLIAN PLACE CCDP 2003-39	Wakeland Housing	S/side J between 14 th / 15 th	74 apartments	Pending completion of building plans (Schematic level)	12/04	6/06
LOFTS @ 889 DATE STREET CCDP 2002-37	Oliver McMillan	S/side Date bet 8th/9th	179 apartments	Pending completion of building plans (100% level)	2/04	5/05
LOFTS @ 677 SEVENTH AVENUE CCDP 2002-36	Oliver McMillan	S/side G bet 7th/8th	153 apartments; 5k retail	Pending completion of building plans (100% level)	2/04	5/05
LOFTS @ 707 TENTH AVENUE CCDP 2002-60	Oliver McMillan	N/side G bet 10th/11th	153 apartments; 5k retail	Pending completion of building plans (Schematic level)	5/04	8/05

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 issuance of building permits	3/04	9/05
LOFTS ON FIFTH CCDP 99-0484	JS Properties	W/side 5th bet Ash/Beech	24 condominiums	Building permit issued; pending financing	3/04	9/05
MAIN LIBRARY CCDP 41-0229	City of San Diego	11th/K/Park/J	400k library	Design Development Drawings underway	10/04	4/07
THE MARK CCDP 2003-09	Douglas Wilson Companies	Market/8th/ Island/9th	260 condominiums; 10k retail	Pending completion of building plans (Schematic level)	5/04	11/06
MARKET STREET VILLAGE CCDP 2003-04	SRM Development	E/side 14 th bet Market/G	225 apartments; 43k retail (Albertson's Market)	Pending completion of building plans (Schematic level)	3/04	12/05
MARKET STREET VILLAGE II CCDP 2003-29	SRM Development	13th/14th/ Market/Island	265 apartments; 24k retail	Board review in September	9/04	6/06
METROME CCDP 2003-12	Barratt American	N/side J bet 11th/Park	184 condominiums	Pending completion of building plans (100% level)	12/03	6/05
MUSEUM OF CONTEMPO- RARY ART CCDP 41-0560	MOCA	W/side Kettner bet Broadway/ C	16k museum Rehab Baggage Bldg	Demolition completed; Pending issuance of building permits	2/04	2/05
NINTH & BROADWAY HOUSING CUP 2002-57	Bud Fischer	SE corner of Broadway/9th	268 Living Units; 126 apartments (75% low-income); 2k retail	Pending completion of building plans (50% level)	3/04	3/06
9 TH AND F HOUSING CCDP 2002-24	Catholic Charities	SW corner of 9th/F	24 apartments; 3k retail	Pending issuance of building permits	1/04	4/05

PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
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
SIXTH AND MARKET CCDP 2003-15	Anka Development	S/side Market bet 6 th / 7 th	158 condominiums; 10k ret	Pending completion of building plans (Schematic level)	3/04	1/06
SIX @ 529 CCDP 2002-15	Mark Rhodes	529 13 th Street	6 apartments	Project may not proceed due to DDA/development of entire block	6/04	6/05
SMART CORNER CCDP 2002-29	Lankford & Associates	11th/C/Park/ Broadway	299 condominiums; 93k office; 25k retail	Pending completion of building plans (Schematic level)	8/04	3/07
VANTAGE POINTE CCDP 2003-28	Pointe of View	9th/10th/A/B	689 condominiums; 32k retail	Pending completion of building plans (Schematic level)	6/04	12/06
VILLA RENATA CCDP 2002-18	JDB Properties	2041 Columbia Street	12 apartments	Pending completion of building plans (Schematic level)	2/04	2/05
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)	6/04	6/05

PROJECTS UNDER REVIEW (DEVELOPMENT PERMITS PENDING)

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
CEDAR AND FRONT CCDP 2003-24	Cornerstone Communities	N/side Cedar bet Front/Union	20 condominiums	Project being revised	6/04	9/05
DANIELS LITTLE ITALY CCDP 2003-52	Michael Daniels	SW India/Fir	56 condominiums; 8k retail	Board review in February	12/04	6/06

PROJECTS UNDER REVIEW (DEVELOPMENT PERMITS PENDING)

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
EAST VILLAGE SQUARE CCDP 2003-10	Padres/JMI Realty	S/side J bet 7th/10th	655k of potential retail/office/residential	Master Plan approved; pending development submittals	6/04	6/06
ISLAND-MARKET CENTRE CCDP 2003-53	Oak Shelter Systems	Market / Island/ 13 th / 14 th	166 condominiums; 44 apartments; 10k retail	RFQ/P selection; DDA in preparation; Agency review in March	3/05	12/06
KUSI MIXED USE MDP 99-0485	McKinnon Broadcasting	Island/First/ J/Second	123-room hotel; 68k office; 18k retail; 42 condominiums	Red. Plan/PDO amendments; Agency review in March	3/05	12/07
LOFTS @ G CCDP 2002-51	Oliver McMillan	SE corner of 6th/G	62 apartments; 14K retail	DDA required; Agency review in January	9/04	3/06
LOFTS @ MARKET CCDP 2002-52	Oliver McMillan	NE corner Market/7th	34 apartments; 13k retail	DDA required; Agency review in March	9/04	3/06
9 TH /G CCDP 2003-51	Intracorp	SW corner 9 th /G	68 condominiums; 3k retail	Board review in February	12/04	6/06
ONE LIBRARY CIRCLE CCDP 2003-40	Doug Austin	NE corner Park/K	118 condominiums; 17k retail	Board review in January	6/04	6/06
PARK TERRACE CCDP 2003-32	Intracorp	10th/11th/ Park/K	187 condominiums; 20k retail	Board review in January	4/04	10/05
RENAISSANCE HOTEL GQSP 41-0552	5 th & J LLC	N/side J bet 5 th / 6 th	344-room hotel; 7k retail	DDA/SEIR required; Agency review in March	3/04	3/06
SANTA FE PARCEL 6 CCDP 2003-46	Doug Austin	SW corner Kettner/A	87 condominiums; 19k office	Board review in January	9/04	9/06
10 TH /G HAUS CCDP 2002-19	Graham Downes	SE corner 10th/G	42 apartments; 3k retail	Administrative Review	10/03	2/05

PROJECTS COMPLETED IN 2003

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
BELLA VIA CCDP 40-0114	Bella Via Associates	NW corner India/Cedar	41 condominiums; 5k retail	Completed	8/02	12/03
BILLBOARD LOFTS CCDP 41-0553	Sebastian Mariscal	NW Union/Ash	24 apartments	Completed	12/02	9/03
CAMDEN TUSCANY CCDP 99-0983	Camden Development	W/side Kettner bet Cedar/Date	163 apartments; 8k retail	Completed	5/01	5/03
CITY WALK MDP 98-0360	Olson Development	Market/State G/Union	109 condominiums	Completed	9/00	2/03
DOMA LOFTS AND TOWNS CCDP 40-0463	CityMark Development	W/side Kettner bet Date/Fir	124 condominiums; 7k retail	Completed	10/01	5/03
ISLAND VILLAGE CUP 40-0925	Barone Galasso	S/side Market bet 12th/13th	280 living units (low-income); 5k retail	Completed	3/02	8/03
MARKET SQUARE MANOR CUP 40-0119	Senior Comm. Centers/ Chelsea	14 th /Market/ Island	200 senior apartments (low-income)	Completed	3/02	8/03
ON BROADWAY CUP 98-1109	CIM Development	N/side Broadway bet 4th/5th	33 apartments; 40k retail; 275-space garage	Completed	7/01	3/03
PACIFIC TERRACE MDP 99-0972	Intracorp	N/side J bet 3rd/4th	53 condominiums; 6k retail	Completed	7/01	5/03
PARK PLACE MDP 99-0476	BOSA Development	NW corner Harbor Blvd./ Kettner	178 condominiums	Completed	10/00	5/03
PIPITONE BUILDING GQSP 99-0970	Pipitone/Mihos	W/side 6th bet E/F	12 apartments; 4k retail	Completed	5/01	12/03

PROJECTS COMPLETED IN 2003

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
RENAISSANCE (2 nd Tower) MDP 98-1106	Lambert Development	Market/Front/ G/First	109 condominiums; 14k retail	Completed	12/00	5/03
TITAN CCDP 41-0548	Jonathon Segal	W/side State bet Fir/Grape	21 apartments	Completed	5/02	5/03
TREO CCDP 40-0124	Intergulf	Kettner/A/ India/B	326 condominiums; 2k retail	Completed	11/00	2/03
VICTORIAN HOUSE CCDP 99-0489		W/side Union bet Cedar/ Date	8 condominiums	Completed	4/02	9/03
VILLA HARVEY MANDEL APARTMENTS CCDP 41-0227	St. Vincent de Paul	S/side Imperial bet 16th/17th	90 apartments (low-income)	Completed	4/02	6/03

FINAL 2003 PROJECT SUMMARY

	CONDOMINIUMS	APARTMENTS	COMMERCIAL	HOTEL ROOMS*	PUBLIC PARKING
PROJECTS UNDER CONSTRUCTION	2,204	1,526	233k RETAIL 479k OFFICE	692	4,103
PROJECTS APPROVED; PENDING CONSTRUCTION	2,956	1,620	222k RETAIL 93k OFFICE	876	950
PROJECTS SUBMITTED; PENDING APPROVAL	744	182	113k RETAIL 87k OFFICE	467	0
TOTAL	5,904	3,328	568k RETAIL 659k OFFICE	2,035	5,053
PROJECTS COMPLETED IN 2003	948	823***	91k RETAIL 0k OFFICE	0	275
PROJECTS COMPLETED IN 2002	551	599	51k RETAIL 0k OFFICE	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 (planned Spinnaker and Hilton hotels)

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

*** Of the 823 apartments completed for the year, 570 were restricted for low- and moderate-income residents.