

**CENTRE CITY DEVELOPMENT CORPORATION  
DEVELOPMENT STATUS LOG  
2004 FINAL REPORT**

**PROJECTS UNDER CONSTRUCTION**

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE	COMPLETION DATE
ALLEGRO TOWER CCDP 40-0922	Allegro LLC	E/side Kettner bet Ash/Beech	211 apartments; 4k retail	Tower topped out; exterior finishes underway	4/03	4/05
ALTA CCDP 2003-15	Anka Development	S/side Market bet 6 <sup>th</sup> / 7 <sup>th</sup>	158 condominiums; 10k retail	Excavation started	12/04	9/06
BAYVIEW MOTEL & APARTMENTS CCDP-200408	Mo Siry	S/side Fir bet Columbia/State	121-room motel; 79 apartments	Garage work underway	11/04	11/06
BROADWAY LOFTS	Watt Commercial	NE 5th/Broadway	84 apartments (possible conversion to condominiums); 16k retail	Interior/exterior renovations underway	3/04	6/05
BROADWAY 655 CCDP 41-0226	Rob Lankford	SE corner Broadway/ Kettner	370k office; 6k retail; 10 apartments	Building topped out; exterior finishes started	12/03	8/05
CHILDREN'S MUSEUM MDP 41-0232	Children's Museum	Front/Market/ Union/Island	40-58k Children's Museum	Basement work completed; building commencement on hold	5/03	N/A
CONVENTION CENTER PARKING GARAGE	Port of San Diego	Harbor Drive/ Park Boulevard	1,925-space garage	Exterior finishes/site work underway	11/03	3/05
CORTEZ BLU CCDP 41-0235	Hovnanian Enterprises	SE corner of 8 <sup>th</sup> /Ash	67 condominiums	Garage work nearing completion	7/04	7/06
DIAMOND TERRACE CCDP 2002-16	Intracorp	NE corner of 9th/J	113 condominiums; 11k retail	Tower topped out	9/03	9/05

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ECCO CCDP 2002-31	Columbo Venture LLC	1918 Columbia (bet Fir/Grape)	10 condominiums	First floor work underway	9/04	12/05
ELECTRA CCDP 2003-08	BOSA Development	SW Broadway/ Kettner	248 condominiums	Interior demolition underway	11/04	6/07
ELEMENT CCDP 2002-58	Centex	SW Market/15th	65 condominiums; 4k retail	Excavation underway	11/04	5/06
FAHRENHEIT CCDP 2003-16	CityMark Development	SE 10th/Island	77 condominiums	First floor work underway	9/04	12/05
FINESTRA LOFTS CCDP 2003-27	Finestra Lofts LLC	E/side India bet Fir/Grape	8 condominiums	Garage work underway	6/04	12/05
GASLAMP CITY SQUARE (NORTH) GQSP 98-0354	K. Hovnanian	4 <sup>th</sup> /Island/ 5 <sup>th</sup> /J	88 condominiums 25k retail	Garage work underway	6/04	3/06
THE GRANDE AT SANTA FE PLACE (NORTH) CCDP 40-0115	BOSA Development	E/side Pacific Highway bet A/B Streets	222 condominiums	Tower up to 38 <sup>th</sup> floor	6/03	10/05
HOTEL SOLAMAR CCDP 99-0490	Burnham Development Group	N/side J bet 6th/7th	235-room hotel; 7k retail	Exterior finishes underway	1/04	5/05
ICON CCDP 2003-07	Levin/Menzies	SW corner of 11 <sup>th</sup> /J	325 condominiums; 16k retail	Demolition work completed	9/04	12/06
LOFTS @ 677 SEVENTH AVENUE CCDP 2002-36	Oliver McMillan	S/side G bet 7th/8th	153 apartments; 5k retail	Garage work underway	9/04	6/06
LOFTS ON FIFTH CCDP 99-0484	Urban Coast, LLC	W/side 5th bet Ash/Beech	24 condominiums	Excavation underway	11/04	8/06
LOFTS ON FOURTH CCDP 99-0976	Urban Coast, LLC	E/side 4 <sup>th</sup> bet Ash/Beech	49 condominiums; 3k retail	Excavation underway	11/04	8/06
M2i CCDP 2002-56	CityMark Development	10th/11th/ Market/Island	230 condominiums; 12k retail	Building topped out; exterior finishes started	11/03	6/05

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THE MARK CCDP 2003-09	Douglas Wilson Companies	Market/8th/ Island/9th	260 condominiums; 10k retail	Garage work underway	9/04	3/07
MARKET STREET VILLAGE CCDP 2003-04	SRM Development	E/side 14 <sup>th</sup> bet Market/G	225 apartments; 43k retail (Albertson's Market)	Excavation underway	9/04	9/06
METROME CCDP 2003-12	Barratt American	N/side J bet 11th/Park	184 condominiums	7 <sup>th</sup> floor work underway	1/04	10/05
MUSIC VILLAGE (HOUSE OF BLUES) CCDP 41-0225	Diegan LLC	E/side 5th bet Broadway/C	40k retail; 25k office	Shell Building modifications underway; T.I. permits pending	1/01	10/05
9 <sup>TH</sup> AND F HOUSING CCDP 2002-24	Catholic Charities	SW corner of 9th/F	24 apartments; 3k retail	Exterior finishes underway	5/04	8/05
PARK BLVD. EAST CCDP 41-0558	Western Pacific	SE Park/Island	107 condominiums	Exterior finishes underway	6/03	6/05
PARK TERRACE CCDP 2003-32	Intracorp	10th/11th/ Park/K	223 condominiums; 25k retail	Excavation started	12/04	12/06
PINNACLE MUSEUM TOWER MDP 41-0232	Pinnacle Development	Front/Market/ Union/Island	182 condominiums; 10k retail	Tower up to 26 <sup>th</sup> floor	5/03	8/05
ROSARIO HALL SDP 40-0924	Bob Sinclair	NW corner of 14th/Island	2k retail	Site work underway; completion within 30 days	5/03	2/05
SMART CORNER CCDP 2002-29	Lankford & Associates	11th/C/Park/ Broadway	299 condominiums; 93k office; 25k retail	Excavation underway	11/04	3/07
350 W. ASH	B&H Property Systems	NE Ash/Union	76 condominiums	Conversion of office building underway	4/04	3/05
TRELLIS GQSP 41-0546	Intracorp	N/side K bet 5 <sup>th</sup> / 6 <sup>th</sup>	149 condominiums; 19k retail	Site work underway; completion within 60 days	4/03	2/05

**PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)**

<b>PROJECT</b>	<b>DEVELOPER</b>	<b>LOCATION</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>START DATE</b>	<b>COMPLETION DATE</b>
1337 INDIA CCDP 2004-17	Berkson	E/side India bet Ash/Beech	60k office 20k retail	Pending completion of building plans (Schematic level)	9/05	12/06
BEECH & UNION CCDP 2004-44	CityMark Development	SW corner Beech/Union	84 condominiums 5k retail	Pending completion of building plans (Schematic level)	5/05	11/06
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	12/06	5/09
BROADWAY SQUARE 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 (100% level)	2/04	8/06
CELAGIO CCDP 2004-40	Celagio LLC	NE corner 9th/Island	47 condominiums	Pending completion of building plans (Schematic level)	4/05	10/06
COLUMBIA LOFTS CCDP 40-0465	Columbia Street Lofts LLC	1836 Columbia (bet Date/Fir)	6 condominiums	Pending completion of building plans (100% level)	3/05	6/06
DANIELS LITTLE ITALY CCDP 2003-52	Michael Daniels	SW India/Fir	56 condominiums; 8k retail	Pending completion of building plans (Schematic level)	12/05	6/07
DIAMONVIEW TOWER CCDP 2004-32	Cisterra Partners	SW corner J/10th	250k office 75k retail	Pending completion of building plans (50% level)	6/05	3/07
DIEGAN HOTEL CCDP 41-0225	Diegan LLC/ Steve Rebeil	E/side 5 <sup>th</sup> bet Broadway/C	191-room hotel	Pending issuance of building permits (100% level)	2/05	11/06
ELLE CCDP2004-24	Bay Structures	S/side A bet India/Columbia	191 condominiums	Pending start of excavation within 60 days	3/05	3/07

**PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)**

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15 <sup>TH</sup> STREET LOFTS CCDP 2004-04	4166 Holdings	W/side 15 <sup>th</sup> bet Market/Island	2 live/work lofts	Pending completion of building plans (50% level)	6/05	3/06
14 <sup>TH</sup> / IMPERIAL CCDP 2004-42	Intracorp	SE 14th/Imperial	57 condominiums; 2k retail	Pending completion of building plans (Schematic level)	5/05	11/06
HARD ROCK HOTEL GQSP 2004-13	Rockon LLC	NE 5th/L	393-room hotel; 25k retail	Pending completion of building plans (Schematic level)	3/05	9/06
HILTON CONVENTION CENTER HOTEL	Hilton Hotels	Harbor Drive/ Park Boulevard	1,200-room hotel	Granted option by Port of San Diego	6/05	12/07
INTERCONTINENTAL HOTEL CCDP 2002-34	Isis Hotels	N/side G bet 2nd/3rd (Horton Plaza)	450-room hotel	Pending completion of building plans (Schematic level)	9/05	12/07
ISLAND-MARKET CENTRE CCDP 2003-53	Oak Shelter Systems	Market / Island/ 13 <sup>th</sup> / 14 <sup>th</sup>	166 condominiums; 44 apartments; 10k retail	DDA approved; site acquisition needed	6/05	3/07
KUSI MIXED USE MDP 99-0485	McKinnon Broadcasting	Island/First/ J/Second	123-room hotel; 68k office; 18k retail; 42 condominiums	Pending completion of building plans (50% level)	6/05	12/07
LAUNDRY LOFTS CCDP 2004-25	Centex	NW corner 15th/Island	208 condominiums 2k retail	Pending completion of building plans (Schematic level)	7/05	7/07
THE LEGEND (formerly LEFT FIELD BLOCK) CCDP 2003-54	Bosa Development	J/K/7th/8th	183 condominiums; 31k retail	DDA approved; Pending completion of building plans (Schematic level)	4/05	4/07
LES LOFTS CCDP 99-0977	Amos Shechtman	744 7th	10 apartments	Pending completion of building plans (50% level)	6/05	9/06
LILLIAN PLACE CCDP 2003-39	Wakeland Housing	S/side J between 14 <sup>th</sup> / 15 <sup>th</sup>	74 apartments	Pending completion of building plans (100% level)	2/05	8/06

**PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)**

<b>PROJECT</b>	<b>DEVELOPER</b>	<b>LOCATION</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>START DATE</b>	<b>COMPLETION DATE</b>
LOFTS @ 889 DATE STREET CCDP 2002-37	Oliver McMillan	S/side Date bet 8th/9th	179 condominiums	Pending issuance of building permits (100% level)	2/05	11/06
MAIN LIBRARY CCDP 41-0229	City of San Diego	11th/K/Park/J	400k library	Design Development Drawings underway	8/05	12/07
MARRIOTT RESIDENCE INN	Marriott	SE corner Island/Sixth	90-room hotel 8k retail	Pending completion of building plans (Schematic level)	6/05	12/06
MUSEUM OF CONTEMPORARY ART CCDP 41-0560	MOCA	W/side Kettner bet Broadway/C	16k museum Rehab Baggage Bldg	Demolition completed; Pending issuance of building permits	3/05	12/05
NEXUS CCDP 2003-51	Centex Homes	SW corner 9 <sup>th</sup> /G	68 condominiums; 3k retail	Pending completion of building plans (50% level)	3/05	9/06
9 <sup>TH</sup> /ASH CCDP 2004-03	Anka Development	NE corner 9 <sup>th</sup> /Ash	137 condominiums	Pending completion of building plans (50% level)	3/05	3/07
ONE LIBRARY CIRCLE CCDP 2003-40	Doug Austin	NE corner Park/K	129 condominiums; 19k retail	Pending completion of building plans (Schematic level)	9/05	12/07
PALM RESTAURANT CCDP 2004-43	Julian Building, LLC	SE corner J/6th	7k retail	Pending issuance of building permits	2/05	8/05
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	12/05	12/06
R-3 CCDP 2004-02	Lloyd Russell	2341 India Street	3k office	Pending completion of building plans (Schematic level)	3/05	12/05

**PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)**

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RENAISSANCE HOTEL GQSP 41-0552	5 <sup>th</sup> & J LLC	N/side J bet 5 <sup>th</sup> / 6 <sup>th</sup>	344-room hotel; 7k retail	Pending completion of building plans (Schematic level)	5/05	2/07
SANTA FE PARCEL 6 CCDP 2003-46	Doug Austin	SW corner Kettner/A	114 condominiums; 12k office; 3k retail	Pending completion of building plans (Schematic level)	6/05	9/07
17 <sup>TH</sup> /G CCDP 2004-29	Doug Austin	NE corner 17th/G	84 condominiums	Pending completion of building plans (Schematic level)	9/05	3/07
SOLUNTOS BAKERY	Mario Cefalu	E/side India bet Cedar/Date	5k retail	Pending issuance of building permits	6/05	6/06
SPINNAKER HOTEL	Fifth Avenue Landing	Convention Center	250-room hotel	Granted option by Port of San Diego	9/05	9/07
VANTAGE POINTE CCDP 2003-28	Pointe of View	9th/10th/A/B	689 condominiums; 32k retail	Demolition started; Pending start of excavation within 60 days	2/05	8/07
VILLA RENATA CCDP 2002-18	JDB Properties	2041 Columbia Street	12 apartments	Pending completion of building plans (Schematic level)	12/05	3/07

**PROJECTS UNDER REVIEW (DEVELOPMENT PERMITS PENDING)**

<b>PROJECT</b>	<b>DEVELOPER</b>	<b>LOCATION</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>START DATE</b>	<b>COMPLETION DATE</b>
ASH & PACIFIC CCDP 2004-39	Lennar/ Intergulf	E/side Pacific Highway bet Ash/Beech	184 condominiums 2k retail	Under appeal to the Planning Commission	5/05	11/06
1111 ISLAND CCDP2004-53	Barratt Homes	S/side Island bet 11th/Park	183 condominiums	Board review in February	9/05	6/07
11 <sup>TH</sup> & B CCDP 2004-57	TC Holdings	NE corner of 11 <sup>th</sup> and B	196 condominiums 7k retail	Board review in January	12/05	12/07
14 <sup>TH</sup> AND K CCDP 2004-48	Intracorp San Diego	E/side of 14 <sup>th</sup> bet K and L	131 condominiums 6k retail	Board review in March	12/05	9/07
HANOVER APARTMENTS CCDP 2004-58	Hanover Company	S/side Beech bet Union/Front	146 apartments; 4k retail	Board review in March	9/05	9/07
LOFTS @ 633 G CCDP 2002-51	Oliver McMillan	SE corner of 6th/G	100 apartments; 16k retail	Requires DDA; Agency review in April	12/05	9/07
LOFTS @ 722 MARKET CCDP 2002-52	Oliver McMillan	NE corner Market/7th	100 apartments; 10k retail	DDA required; Agency review of ENA in March	4/06	1/08
LOFTS 32 CCDP 2004-54	Pacific Homes International	SE corner 17th/Imperial	32 condominiums	Administrative review	12/05	6/07
PACIFIC POINTE CCDP 2004-61	Pointe of View	E/side 11 <sup>th</sup> bet Broadway/E	403 condominiums; 12k retail	Board review in April	3/06	6/08
RESCO LITTLE ITALY CCDP 2004-60	SD Group LLC	S/side Juniper bet Kettner/India	7k retail;	Board review in April	12/05	6/06
T.R. PRODUCE CCSDP 2004-31	T.R. Produce LLC	N/side J bet 8th/9th	27k office 10k retail	Planning Commission review in February	6/05	6/06

**PROJECTS COMPLETED IN 2004**

<b>PROJECT</b>	<b>DEVELOPER</b>	<b>LOCATION</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>START DATE</b>	<b>COMPLETION DATE</b>
ACQUA VISTA CCDP 40-0470	K. Hovnanian	Ash/Columbia/ Beech/State	390 condominiums	Completed	5/02	4/04
BALLPARK CCDP 40-0125	Padres	7th/10th/K/ Park	Ballpark & Buildings; Outfield Park	Completed	6/00; 2/02	3/04
COLUMBIA PARKING GARAGE CUP 2002-01	Columbia Parking Associates	S/side C bet India/Columbia	600-space garage; 11k retail	Completed	4/03	5/04
D1/D2 PARKING LOT CUP 41-0550	City of San Diego/ JMI Realty	SE corner of Imperial/Park	443 parking spaces	Completed	12/03	1/04
ENTRADA APARTMENTS CCDP 2002-02	SRM Development	SE corner of 13 <sup>th</sup> /Island	172 apartments	Completed	4/03	6/04
GASLAMP CITY SQUARE (SOUTH) GQSP 98-0354	Champion Development	4 <sup>th</sup> /Island/ 5 <sup>th</sup> /J	120 condominiums; 56k retail	Completed	11/02	8/04
THE GRANDE AT SANTA FE PLACE (SOUTH) CCDP 40-0115	BOSA Development	E/side Pacific Highway bet B/C Streets	222 condominiums	Completed	4/02	8/04
HAWTHORN PLACE CCDP 2002-46	Phillip Boczanowski	SW India/ Hawthorn	35 condominiums; 4k retail	Completed	11/02	3/04
LA VITA CCDP 2002-17	Intergulf Development/ Lennar	Beech/State/ Cedar/Union	304 condominiums	Completed	11/02	2/05
LOFTS @ 777 6TH CCDP 40-0453	Oliver McMillan	S/side F bet 6th/7th	97 apartments; 8k retail	Completed	9/02	8/04
MILLS AT CORTEZ HILL CCDP 40-0454	Skandia Real Estate Group	6 <sup>th</sup> /Cedar/ 7th/I-5	133 condominiums; 3k retail	Completed	11/01	6/04

**PROJECTS COMPLETED IN 2004**

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NEUHAUS ATELIERS CCDP 2002-21	Graham Downes	W/side 11 <sup>th</sup> bet F/G	17 apartments	Completed	6/03	3/04
OMNI HOTEL/ METROPOLITAN CCDP 99-0491	Burnham Dev. Group	S/side L bet 6th/7th	512-room hotel; 32 condominiums	Completed	9/00	4/04
PADRES PARKADE CUP 2002-40	Padres	10 <sup>th</sup> /Island/ 11th/J	1,000-space garage; 3k retail	Completed	3/03	3/04
PALERMO CCDP 40-0471	Barone Galasso	Front/Cedar/ First/Beech	230 condominiums	Completed	7/02	8/04
PARCEL C PARKING LOT CUP 2004-07	JMI Realty	Park/Imperial/ Library Circle/ 12th	500-space surface parking lot	Completed	3/04	6/04
PARK BLVD. WEST CCDP 41-0557	Western Pacific	W/side Park bet Market/Island	120 condominiums; 6k retail	Completed	9/02	10/04
PORTA d'ITALIA CCDP41-240/241	Intracorp	NW/SW corner of Grape/Columbia	200 apartments; 10 retail	Completed	7/02	1/04
PORTICO CCDP 2002-13	Intracorp Development	NE corner of Ash/India	84 condominiums; 6k retail	Completed	3/03	10/04
SIXTH AND K PARKADE CUP 2002-45	CCDC	K/6th/L/7th	1,000-space garage; 15k retail	Completed	5/03	8/04
STAYBRIDGE SUITES CCDP 41-0233	Sandy Shapery	Park/A/ 11th/Russ	68-room hotel	Building remodel completed for 68 rooms; Future addition -112 rooms	5/03	1/04
TAILGATE PARK CUP 41-0551	City of San Diego	Park/K/ 14th/Imperial	1,060 parking spaces	Completed	11/03	2/04
UNION SQUARE CCDP 41-0224	Western Pacific Development	N/side Broadway bet 14th/15th	262 condominiums	Completed	2/02	Bldg 1 - 9/03 Bldg 2 - 6/04 Bldg 3 - 8/04

## FINAL 2004 PROJECT SUMMARY

	CONDOMINIUMS	APARTMENTS	COMMERCIAL	HOTEL ROOMS	PUBLIC PARKING
PROJECTS UNDER CONSTRUCTION	3,164	776	256k RETAIL 488k OFFICE	356	1,925
PROJECTS APPROVED; PENDING CONSTRUCTION	2,954	534	291k RETAIL 393k OFFICE	3,041	950
PROJECTS SUBMITTED; PENDING APPROVAL	1,129	346	74k RETAIL 27k OFFICE	0	0
<b>TOTAL</b>	<b>7,247</b>	<b>1,656</b>	<b>621k RETAIL 935k OFFICE</b>	<b>3,397</b>	<b>2,875</b>
PROJECTS COMPLETED IN 2004	<b>1,932</b>	<b>486</b>	<b>122 RETAIL 0 k OFFICE</b>	<b>580</b>	<b>4,603</b>
PROJECTS COMPLETED IN 2003	<b>948</b>	<b>823</b>	<b>91k RETAIL 0k OFFICE</b>	<b>0</b>	<b>275</b>
PROJECTS COMPLETED IN 2002	<b>551</b>	<b>599</b>	<b>51k RETAIL 0k OFFICE</b>	<b>261</b>	<b>0</b>
PROJECTS COMPLETED IN 2001	<b>439</b>	<b>100</b>	<b>26k RETAIL 0k OFFICE</b>	<b>178</b>	<b>500</b>
<b>PROJECTS COMPLETED IN 2001-2004</b>	<b>3,870</b>	<b>2,008</b>	<b>290k RETAIL 0k OFFICE</b>	<b>1,019</b>	<b>5,378</b>