

CIVIC SAN DIEGO
2013 FINAL DOWNTOWN DEVELOPMENT STATUS LOG

PROJECTS UNDER CONSTRUCTION						
PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETION DATE*
9TH & BROADWAY CCDP 2009-07 534-331-01 & 15	Bridge Housing, Corp.	SE corner 9 th / Broadway	250 affordable apartments; 5k retail	Up to fourth floor	1/13	3/15
15TH AND ISLAND PHASE ONE CCDP 2011-06 535-391-07-09,12-15	Pinnacle Development	Island / J / 14 th / 15 th	481 apartments (49 affordable); 8k retail; 57k public park	Up to fourth floor	12/12	10/15
2104 COLUMBIA STREET CCDP 2012-35 533-123-04	Zac Stover	2104 Columbia Street	10 apartments	Demolition Complete	5/13	1/14
BROADSTONE LITTLE ITALY CCDP 2011-01 533-212-02 & 04	Alliance Residential	W/side Kettner bet Fir / Grape	201 apartments; 9k retail	Exterior finishes underway	1/12	2/14
EL VILLAJ CCDP 2012-36 533-582-05	Jeff Svitak	1941-1945 Columbia Street	18 apartments	Framing near completion	5/13	1/14
FORM15 CCDP 2012-03 533-144-11	15 th & Market Investors, LP.	14 th /15 th / Market/ G	242 apartments; 10k retail	Up to fifth floor	11/12	5/14
JUNIPER STREET CCDP 2010-61 533-121-01,02,11	Danube Little Italy	S/side Juniper bet Kettner / India	32 apartments; 3k retail	Framing near completion	12/12	2/14

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PARK AND G CCDP/PDP 2012-17 535-146-01&04	OliverMcmillan Foster G12th LLC.	Park/G/13 th / Market	208 apartments; 5k retail	Up to first floor	4/13	12/14
URBANA CCDP 2011-62 535-126-09 -12	H.G. Fenton Development	W/side Tenth bet Island / J	96 apartments	Up to first floor	3/12	11/14
SEMPRA OFFICE BUILDING CCDP/PDP/CSP 2013-02 535-115-01 thru 08	SDG –Left Field, LLC.	7 th /8 th / Island/ J	280k office 14k retail	Below-grade parking garage underway	10/13	6/15

PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)						
PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETION DATE*
6TH AVENUE HOTEL CCDP 2011-07 535-116-02	J Street Hospitality, Inc.	E/side 6 th bet Island / J	90-room hotel	Pending completion of building plans	6/14	12/15
15TH AND ISLAND PHASE TWO CCDP 2011-06 535-391-07-09,12 thru 15	Pinnacle Development	Island / J / 14 th / 15 th	451 condominiums; 25 affordable apartments 9k retail	Pending completion of building plans	Not Available	Not Available

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450 B OFFICE BUILDING CCDP/PDP 2012-63 533-435-01	BCL, Inc.	N/side B bet 4 th /5 th	50k office addition; 9k retail addition	Pending completion of building plans	Not Available	Not Available
719 ASH CCDP 2007-40 534-033-01	BF Hospitality	S/side Ash bet 7 th / 8 th	340-room hotel; 2 condominiums; 5k retail	Pending completion of building plans	Not Available	Not Available
777 BEECH CCDP 2006-19 534-032-03	JSD1 / JSD2	S/side Beech bet 7 th / 8 th	78 condominiums; 15k retail	Pending completion of building plans	Not Available	Not Available
880 W. BROADWAY CCDP 2007-19 533-471-09	Irvine Company	NE corner Pacific Highway / Broadway	680k office; 5k retail	Pending completion of building plans	Not Available	Not Available
11th AND BROADWAY PHASE ONE CCDP 2011-50(A) 534-333-02 & 09	Pinnacle 11 th Avenue U.S., LLC.	E/side 11 th bet Broadway / E	309 apartments (20 affordable); 5k retail	Pending completion of building plans	Not Available	Not Available
ALPHA SQUARE CCDP 2013-09 535-129-09 thru 12	Alpha Square	SE corner of Market and 14 th Street	201 Living Units; 2 Managers Units; 5k retail	In plan check pending issuance of building permits	3/14	9/15

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PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETION DATE*
ATMOSPHERE CCDP 2011-23 533-451-02, 16, 10, 11 & 12	Wakeland Housing & Development Corp.	Beech/Ash/4 th & 5 th	205 affordable; apartments 1k retail	In plan check pending issuance of building permits	Not Available	Not Available
BAHIA VIEW CCSDP 2007-27 535-153-11	Bahia View Condominium s, LLC	S/side Market bet 14 th / 15 th	95 condominiums (6 affordable); 5k retail	Pending completion of building plans	Not Available	Not Available
BAYSIDE FIRE STATION CCDP 2010-27 533-321-01,02	City of San Diego	SE corner Pacific Highway / Cedar	Three-bay City of San Diego Fire Station	Pending completion of building plans	Not Available	Not Available
BELLA PACIFICO CDP 2012-34 533-213-18	Thomas Chen & Associates	Pacific Hwy. / California/Fir	71 condominiums; 3k retail	Pending completion of building plans	Not Available	Not Available
BLUE SKY CCDP/PDP 2013- 06 534-066-01 thru 07	Gray Development	8 th /9 th /A/B	939 apartments	In plan check pending issuance of building permits	3/14	Not Available
CITIPLACE CCDP 2007-03 533-342- 07,08,13,14	Essex Property Trust	N/side Ash bet Front / First	140 apartments; 3k retail	Pending completion of building plans	Not Available	Not Available
COLUMBIA TOWER CCDP 2008-47 533-404-01,07	Chhatrala Group	S/side A bet India / Columbia	387-room hotel; 6 condominiums	Pending completion of building plans	Not Available	Not Available

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PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)						
PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETION DATE*
GASLAMP HOTEL (formerly Marriott Renaissance Hotel) GQSP 41-0552 535-084-02,05,07,09	The Robert Green Company	N/Side J bet 5 th /6 th	362-room hotel; 4k retail	Building permits issued. Construction to commence in 2014	Not Available	Not Available
HARBOR VIEW HOTEL CDP 2012-09 533-114-03 & 760-007-22	GLJ Partners	Pacific Highway/Grape/ Fir/ California	364 hotel rooms	Building permits issued. Construction to commence in 2014	1/14	7/15
KETTNER & ASH CCDP 2011-14 533-392-03,05,07	Bosa Development	SW corner Kettner / Ash	285 condominiums; 12k retail	Pending completion of building plans	Not Available	Not Available
LANE FIELD NORTH (Port District)	Lane Field San Diego Developers	Harbor Drive / Broadway / B / Pacific Highway	400-hotel rooms; 25k retail	Conceptual Design Approved/Pending Coastal Commission Approval and completion of building plans	Not Available	Not Available
LUCIA NEL CIELO CCDP 2012-37 535-180-03	SD Mega Block, LLC	16 th /17 th /F/G	424 apartments; 3k retail	Pending completion of building plans	Not Available	Not Available

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PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)						
PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETION DATE*
NAVY BROADWAY COMPLEX	Manchester Financial Group	Broadway / Harbor / Pacific Highway	1,265k office; 350k Navy office; 1,500 hotel rooms; 160k retail; 40k museum	Development Agreement; Master Plan, Phase I Buildings Consistency Determination Approved	Not Available	Not Available
PACIFIC & BROADWAY CCDP/CDP 2012-23 533-531-03	Bosa Development	Pacific Highway / Broadway / E / Rail Corridor	232 condominiums; 16k retail	In plan check pending issuance of building permits	7/14	7/17
PACIFIC HEIGHTS CCDP 2013-13 534-074-01,15 &16	MB Property Acquisitions, LLC.	A/B/11 th /Park	279 apartments; 8k retail	Pending completion of building plans	Not Available	Not Available
PALATINE CCPDP 2011-42 533-241-04 & 11	Duane Schinnick	North side of Fir bet Columbia / State	101 apartments	Pending completion of building plans	Not Available	Not Available
SR-1 CCDP 2013-24 533-582-05	Idea Enterprises, L.P	1929-33 Columbia	24 apartments	In plan check pending issuance of building permits	2/14	2/15
STADIUM VIEW CCDP 2012-07 535-136-09,10,11	Stadium View Condominiums, LLC	10 th /11 th /G/Market	117 condominiums; 6k retail	Pending completion of building plans	Not Available	Not Available

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PROJECTS UNDER REVIEW (DEVELOPMENT PERMITS PENDING)						
PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETION DATE*
401 WEST ASH CCDP 2013-07 533-402-07,08 & 09	J.R. Legacy Holdings, Inc.	SW corner Ash/State	410 hotel rooms; 3k retail	Design Review approved by Civic San Diego Board. Pending issuance of Development Permit	3/14	3/16
11th AND BROADWAY PHASE TWO CCDP/SDP 2011-50 534-333-02 & 09	Pinnacle 11 th Avenue U.S., LLC.	E/side 11 th bet Broadway / E	309 apartments; 5k retail	Pending Approval	Not Available	Not Available
13th, PARK AND C CCDP/PDP 2006-61(A) 534-206-01, 02, 05 & 06	Willmark Communities	S/side C bet Park / 13 th	117 apartments; 9k retail	Pending Approval	Not Available	Not Available
AC HOTEL GQDP/SDP 2013-35 535-093-17	Briad Group	743 5 th Avenue	116 hotel rooms	Pending Approval	Not Available	Not Available
BALLPARK VILLAGE (Parcel C) CCDP/PDP 2013-21 535-563-38	Ballpark Village, LLC	Park/Imperial/ Twelfth/Library Circle	274 condominiums; 360 apartments 52k retail	Pending Approval	Not Available	Not Available
FAIRFIELD MARRIOTT CCDP 2013-34 534-326-02	J Street Hospitality, LLC.	831 6 th Avenue	154 hotel rooms	Pending Approval	Not Available	Not Available

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HG FENTON INDIA/DATE CCDP/PDP 2013-10(A) 533-233-09 thru 12 and 533-351-08	HG Fenton Development	India/Date/ Columbia	North Side: 97 apartments; 14k retail South Side: 28 apartments; 3k retail; 20k public plaza	Pending Approval	Not Available	Not Available
MITRA CCDP 2013-39 535-396-07	Naskshab Development & Design	W/side 15 th bet J / K	10 apartments	Pending Approval (Administrative Review)	Not Available	Not Available

PROJECTS COMPLETED IN 2013						
PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETION DATE*
13TH AND MARKET CCDP 2011-38 535-145-08 & 05	Hanover Companies	13 th / Market 14 th / G	264 apartments 20k retail	Completed	3/12	10/13
ARIEL SUITES CCDP 2008-49 533-325-05,06	Leo Frey	SW corner Kettner / Beech	224 apartments; 17k retail	Completed	1/12	12/13
SAN DIEGO CENTRAL LIBRARY CCDP 41-0229 535-362-16	City of San Diego	11 th / K / Park / J	366k library	Completed	7/10	7/13

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**DOWNTOWN SAN DIEGO
DECEMBER 2013 PROJECT STATUS**

	CONDOMINIUMS	APARTMENTS	COMMERCIAL	HOTEL ROOMS	PUBLIC PARKING
PROJECTS UNDER CONSTRUCTION (10)	0	1,538	54k RETAIL 280k OFFICE	0	0
<i>Total Units Under Construction</i>		<i>1,538 Units</i>			
PROJECTS APPROVED; PENDING CONSTRUCTION (26)	1,337	2,649	299k RETAIL 2,345k OFFICE	3,443	0
<i>Total Units Pending Construction</i>		<i>3,986 Units</i>			
PROJECTS SUBMITTED; PENDING APPROVAL (8)	274	921	96k RETAIL 0k OFFICE	680	0
<i>Total Units Pending Approval</i>		<i>1,195 Units</i>			
TOTAL (44)	1,611	5,108	449k RETAIL 2,625k OFFICE	4,123	0
6,719 TOTAL UNITS					

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**DOWNTOWN SAN DIEGO
PROJECT COMPLETION HISTORY**

	CONDOMINIUMS	APARTMENTS	COMMERCIAL	HOTEL ROOMS	PUBLIC PARKING
PROJECTS COMPLETED IN 2013 (3)	0	488	37K RETAIL 0K OFFICE	0	0
PROJECTS COMPLETED IN 2012 (4)	0	109	10K RETAIL 0K OFFICE	0	0
PROJECTS COMPLETED IN 2011 (1) *	0	0	0K RETAIL 0K OFFICE	0	0
PROJECTS COMPLETED IN 2010 (5)	0	605	25k RETAIL 0k OFFICE	0	0
PROJECTS COMPLETED IN 2009 (7)	241	1,116	51k RETAIL 0k OFFICE	450	0
PROJECTS COMPLETED IN 2008 (10)	391	299	52k RETAIL 50k OFFICE	1,496	0
PROJECTS COMPLETED IN 2007 (18)	1,821	264	233k RETAIL 325k OFFICE	393	0
PROJECTS COMPLETED IN 2006 (15)	600	452	120k RETAIL 123k OFFICE	0	0
PROJECTS COMPLETED IN 2005 (17)	1,347	235	138k RETAIL 374k OFFICE	235	1,925

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PROJECTS COMPLETED IN 2004 (23)	1,932	492	122k RETAIL 0k OFFICE	580	4,603
PROJECTS COMPLETED IN 2003 (16)	948	823	91k RETAIL 0k OFFICE	0	275
	551	599	51k RETAIL 0k OFFICE	261	0
PROJECTS COMPLETED IN 2002 (15)					
PROJECTS COMPLETED IN 2001 (13)	439	100	26k RETAIL 0k OFFICE	178	500
PROJECTS COMPLETED IN 2001- 2013 (147)	8,270	5,582	956k RETAIL 872k OFFICE	3,593	7,303

13,852 TOTAL UNITS

* Thomas Jefferson School of Law completed but not listed as one of specific land uses in table.

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