

**CIVIC SAN DIEGO  
FINAL 2018 DOWNTOWN DEVELOPMENT STATUS LOG**

<b>PROJECTS UNDER CONSTRUCTION</b>						
<b>PROJECT</b>	<b>DEVELOPER</b>	<b>LOCATION</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>START DATE*</b>	<b>COMPLETE DATE*</b>
<b>4TH &amp; J</b> MPDP 2015-25 535-341-01	Legacy Gas Lamp, LLC	S / side J between 3rd / 4th	170 apartments	Framing Topped Out	8/17	12/19
<b>11TH &amp; BROADWAY</b> SDP 2014-40 534-33-03 thru 05	Pinnacle 11th Avenue U.S., LLC	E / side 11th between Broadway / E	618 apartments (39 affordable); 11K retail	Excavation Underway	12/17	12/20
<b>15TH &amp; G</b> CPDP 2014-70 533-172-07 & 08	15th & G, LLC	NE corner 15 <sup>th</sup> / G	28 apartments; 3K retail	Up to 2 <sup>nd</sup> Floor Framing	5/18	11/19
<b>320 WEST CEDAR</b> CCDP/SDP 2016-39 533-353-10	JMAN at the K Lofts, LLC	NW corner Cedar / Union	43 apartments (5 affordable)	Up to 3rd Floor	7/18	12/19
<b>330 13TH STREET</b> CCPDP 2014-72 535-371-02 thru 09	The Richman Group of California LLC	N / side K between Park / 13th	208 apartments; 5K retail	Exterior Finishes Underway	4/17	6/19
<b>625 BROADWAY</b> 534-321-06	Hammer Ventures	S / side Broadway Between 6 <sup>th</sup> / 7 <sup>th</sup>	231 apartments	Building Conversion Underway	11/16	7/19
<b>915 GRAPE STREET</b> CDP 2014-33 533-213-02 thru 04 & 19	Bayview SD., LLC	SW corner Grape / California	70 apartments (6 affordable); 1K retail	Up to 1 <sup>st</sup> Floor	12/17	12/19
<b>1836 COLUMBIA STREET</b> CCDP 2015-66 533-233-19	1836 Columbia Street, LLC	W / side Columbia between Fir / Date	18 apartments	Up to 2 <sup>nd</sup> Floor	9/18	12/19

\* NOTE: Construction dates are provided to Civic San Diego by the Applicant/Developer

<b>CARTE HOTEL</b> CCDP 2013-17 533-402-07, 08 & 09	J.R. Legacy Holdings, Inc.	SW corner Ash / State	239-room hotel; 4K retail	Topped Out Exterior Finishes Underway	5/17	5/19
<b>CONTOUR</b> CCDP 2016-07 533-123-05	Contour @ 2118, LLC	W / side Columbia between Hawthorne / Ivy	10 apartments; 2K office	Framing Topped Out	12/17	9/19
<b>F11</b> CCPDP 2014-55 534-334-03 thru 06	Richman Group	N / side F between 11th / Park	99 apartments; 3K retail	Exterior Finishes Underway	5/16	3/19
<b>FIRST AND G OFFICE BUILDING</b> 535-061-12	Bosa Development	N / side G between Front / First	162K office	Building Conversion Underway	12/18	12/19
<b>LAUREL PACIFIC VALERO</b> CCDP/CCPDP/CDP/CUP 2016-30 533-021-01	Oram Enterprises, Inc.	SE corner Pacific Hwy / Laurel	4K gas station	Building Finishes Underway	5/18	9/19
<b>McDONALD'S REMODEL</b> CCDP 2017-08 534-074-05	McDonald's Corp	W / side Park between A / B	5K retail	Exterior Finishes Underway	11/18	5/19
<b>MANCHESTER PACIFIC GATEWAY BLOCK 1B</b>	Manchester Financial Group	W / side Pacific Highway between Broadway / E	536K office; 218 hotel rooms; 76K retail	Underground Parking Underway	6/18	Not Available
<b>MANCHESTER PACIFIC GATEWAY BLOCK 2</b>	Manchester Financial Group	Harbor / E / F / Pacific Highway	1080 hotel rooms; 80K retail	Underground Parking Underway	6/18	Not Available
<b>MANCHESTER PACIFIC GATEWAY BLOCK 3A</b>	Manchester Financial Group	E / side Harbor Drive between F / G	210K office; 72K retail	Underground Parking Underway	6/18	Not Available
<b>MANCHESTER PACIFIC GATEWAY BLOCK 3B</b>	Manchester Financial Group	W / side Pacific Highway between F / G	370K Navy office	Underground Parking Underway	6/18	6/21

<b>MANCHESTER PACIFIC GATEWAY BLOCK 4</b>	Manchester Financial Group	Pacific Highway/ G / Harbor	240K office; 143K retail	Underground Parking Underway	6/18	Not Available
<b>MODERA SAN DIEGO</b> CCDP 2016-08 535-374-01	MCRT Investments, LLC	E / side 14th between K / L	383 apartments	Grading Underway	11/18	5/20
<b>NOOK EAST VILLAGE</b> CCDP/CCPDP 2016-18 535-396-11, -12	Trestle Development	NW corner 15th / K	91 apartments (90 affordable); 2K retail	Exterior Finishes Underway	6/17	2/19
<b>PARK + MARKET</b> CCDP/CCPDP/SDP 2016-15 535-134-14	HPG Park + Market, LLC	Park / 11th / Market / G	427 apartments (85 affordable); 50K office; 21K retail	Up to 11 <sup>th</sup> Floor	7/17	7/20
<b>PINNACLE AT THE PARK - PHASE 2</b> CCDP 2011-06 535-391-07, 12 thru 15	Pinnacle Development	SW corner Island / 15th	451 apartments (25 affordable); 9K retail	Exterior Finishes Underway	6/16	6/19
<b>SAVINA</b> CDP 2011-14 533-392-03, 05, 07	Bosa Development	SW corner Kettner / Ash	285 condominiums; 12K retail	Exterior Finishes Underway	3/16	6/19
<b>SHAKE SHACK LITTLE ITALY</b> CCDP/NUP 2018-05 533-221-09	Shake Shack California, LLC	NW corner India / Grape	3K retail	Site Work Underway	10/18	5/19
<b>THE BEACON</b> CCDP/CCPDP 2016-19 534-210-12	Wakeland Housing	S / side C between 14th / 15th	44 apartments (43 affordable)	Framing Completed	5/18	8/19
<b>THE BLOCK</b> CCPDP 2015-11(A) 534-185-01 thru 10 & 14	Broadway Block Owner, LLC	C / Broadway / 7th / 8th	620 apartments; 20K retail	Up to First Floor	12/17	12/20
<b>VALENTINA</b> CCDP/CDP 2015-46 533-213-06 & 18	Alta 1919 Holdings LLC c/o Wood Partners	E / side Pacific Hwy between Cedar / Grape	110 apartments	Exterior Finishes Underway	4/17	6/19

<b>PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)</b>						
<b>PROJECT</b>	<b>DEVELOPER</b>	<b>LOCATION</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>START DATE*</b>	<b>COMPLETE DATE*</b>
<b>1ST &amp; BEECH</b> CCDP/PDP 2015-49(A) 533-423-12	Willmark Communities, Inc.	S / side Beech between 1st / 2nd	364 apartments (23 affordable)	Pending Completion of Building Plans	Not Available	Not Available
<b>5TH &amp; ASH</b> CCDP/PDP/NUP 2017-29 534-453-01	Vanderval Hotels, LLC	SE corner 5th / Ash	154-room hotel	Pending Completion of Building Plans	Not Available	Not Available
<b>7TH &amp; A</b> CCPDP 2014-18 534-052-02, 03, & 534- 033-03	7th Ave & A Street, Inc.	N / side A between 7th / 8th	281 apartments; 9K retail	Pending Completion of Building Plans	Not Available	Not Available
<b>7TH &amp; ISLAND HOTEL</b> CCDP/PDP 2015-60 534-111-08 & 09	J Street Development, Inc.	NW corner 7th / Island	324-room hotel	Pending Completion of Building Plans	Not Available	Not Available
<b>7TH &amp; MARKET</b> CCDP/CCPDP/NUP 2015-73 535-122-04	Cisterra 7th & Market, LLC	Market / 7th / 8th / Island	159 apartments (34 affordable); 59 condominiums; 153-room hotel; 155K office; 200 public parking spaces 39K retail	Pending Completion of Building Plans	Not Available	Not Available
<b>14TH &amp; COMMERCIAL</b> CCDP 2017-25 545-614-11 & 535-621-02	S.V.D.P. Management Inc.	NE corner 14th / Commercial	407 apartments (403 affordable); 5K retail	Pending Completion of Building Plans	Not Available	Not Available

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<b>17TH &amp; G</b> CCDP 2017-39 535-180-25	Affirmed Housing	NE corner G / 17th	88 apartments (86 affordable)	Pending Completion of Building Plans	3/19	9/20
<b>450 B OFFICE BUILDING</b> CCDP 2017-15 533-435-01	BCL, Inc.	N / side B between 4th / 5th	58K office	Pending Completion of Building Plans	Not Available	Not Available
<b>499 WEST ASH</b> CCDP 2016-49 533-402-07, 08, 09	San Diego Carte Hotel, LP / Pierpoint Management	Ash / A / Columbia / State	336 apartments (26 affordable); 204-room hotel; 25K retail; 10K office	Pending Completion of Building Plans	Not Available	Not Available
<b>AC HOTEL</b> GQDP/VAR/NUP 2017-27 535-093-17	Briad Group	743 5th / 744 6th	147-room hotel; 1K retail	Pending Issuance of Building Permits	Not Available	Not Available
<b>BLOCK F MAKERS QUARTER</b> CCPDP 2018-44 535-172-01 thru 06 & 11	Block F TitleHolder, LLC	F / 15th / G / 16th	405 apartments; 48k office; 19K retail	Pending Completion of Building Plans	Not Available	Not Available
<b>CITIPLACE</b> CCDP/CCPDP 2015-65 533-422-07,08, 13 & 14	Essex Property Trust	N / side Ash between Front / 1st	147 apartments	Pending Completion of Building Plans	Not Available	Not Available
<b>CREATIVO</b> CCDP 2016-47 535-394-04	Fabric Investments	NE corner K / 16th	13 apartments; 1K retail; 2K office	Pending Completion of Building Plans	Not Available	Not Available
<b>EAST VILLAGE GREEN PARKING GARAGE</b>	City of San Diego	F / 13th / G / 14th	185-space parking garage	Pending Issuance of Building Permits	7/19	7/21
<b>EZABELLE</b> CCDP/PDP 2018-07 535-156-08	Soheil Nakhshab	W / side 13th between Island / J	46 apartments (5 affordable)	Pending Issuance of Building Permits	Not Available	Not Available
<b>INDIA &amp; BEECH</b> CCDP/PDP 2015-48 533-324-16	Forge Land Company, LLC	SW corner India / Beech	137 apartments (8 affordable); 3K retail	Pending Completion of Building Plans	Not Available	Not Available

<b>JEFFERSON MAKERS QUARTER</b> CCDP/PDP 2018-23 534-352-01 thru 04	JPI Real Estate Acquisition, LLC	Broadway /15 <sup>th</sup> / 16 <sup>th</sup> / E	8 stories 368 apartments (19 affordable); 20k retail	Pending Completion of Building Plans	Not Available	Not Available
<b>PACIFIC &amp; BROADWAY – PARCEL 1</b> CDP 2014-71 533-124-01, 02, 04, 10 & 11	Bosa Development California II, Inc.	NE corner Pacific Highway / Broadway	306 condominiums; 15K retail	Pending Completion of Building Plans	Not Available	Not Available
<b>PACIFIC HEIGHTS</b> CCDP 2013-13 534-074-01, 15 & 16	MB Property Acquisitions, LLC	E / side 11 <sup>th</sup> between A / B	279 apartments; 8K retail	Pending Completion of Building Plans	Not Available	Not Available
<b>PINNACLE 11TH &amp; E</b> CCDP/PDP 2017-21 534-334-10	Pinnacle Park Boulevard Development, LP	S / side E between 11th / Park	226 apartments; 236 condominiums; 6K retail	Pending Completion of Building Plans	Not Available	Not Available
<b>THE REY PHASE 2</b> CCPDP 2013-06 534-066-05	Wood Partners	8th / 9th / A / B	459 apartments	Pending Completion of Building Plans	Not Available	Not Available
<b>THIRD &amp; A</b> CCDP/PDP 2018-16 533-443-02 thru 05	Hanover R.S. Lmted Partnership	N / side A between 3 <sup>rd</sup> / 4 <sup>th</sup>	270 apartments; 4K retail	Pending Issuance of Building Permits	Not Available	Not Available

<b>PROJECTS UNDER REVIEW</b>						
<b>PROJECT</b>	<b>DEVELOPER</b>	<b>LOCATION</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>START DATE*</b>	<b>COMPLETE DATE*</b>
<b>4TH &amp; J GASLAMP HOTEL</b> CCDP/SDP 2018-60 535-342-11	RGC 4J, LLC	South side of J between 4th / 5th	12 stories 241 hotel rooms 5k retail	Pending Approval	Not Available	Not Available
<b>6TH &amp; A</b> CCDP/PDP 2017-05 534-034-03, 04, 05 & 09	Malek Investments, LLC	N / side A between 6th / 7th	389 apartments (29 affordable); 7K retail	Pending Approval	Not Available	Not Available
<b>10TH &amp; E</b> CCDP/PDP/SDP 2017-46 534-335-09	Capexco, Inc.	S / side E between 10th / 11th	365 apartments; (16 affordable) 3k retail	Pending Approval	Not Available	Not Available
<b>11TH &amp; B</b> CCDP 2018-40 534-192-01 thru 03, 07	B Street LLC	S / side B between 10th / 11th	38 stories 415 apartments 8k retail	Pending Approval	Not Available	Not Available
<b>13TH &amp; BROADWAY</b> CCDP/Rezone 2018-48 534-205-08	Chelsea Investment	N / side Broadway between 13th / 14th	14 stories 273 apartments (271 affordable)	Pending Approval	Not Available	Not Available
<b>TWO AMERICA PLAZA</b> CCDP/PDP 2018-58 533-474-08	Crown Invest, LLC	S / side B between Kettner / India	13 stories 301 hotel rooms 49 apartments 25k retail	Pending Approval	Not Available	Not Available
<b>777 BEECH STREET</b> CCDP 2018-57 534-032-03	JSD2, LLC	S / side Beech between 7th / 8th	104 apartments	Pending Approval	Not Available	Not Available
<b>800 BROADWAY</b> CCDP/PDP 2017-06 534-184-03 thru -05	Minto Investment Group	N / side Broadway between 8th / 9th	384 apartments (28 affordable); 22K retail	Pending Approval	Not Available	Not Available
<b>1122 FOURTH AVENUE</b> CCDP/SDP 2014-76 533-521-04, 05, 08	Caydon	N / side C between 3rd / 4th	444 apartments (45 affordable); 7K retail	Pending Approval	Not Available	Not Available

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<b>BAHIA VIEW</b> CCDP/SDP 2017-02 535-153-14 & 11	Bahia View Condominiums, LLC & Sea Realty	S / side Market between 14th / 15th	95 condominiums (6 affordable); 7K retail	Pending Approval	Not Available	Not Available
<b>CEDAR PARK</b> CCDP 2014-73 533-331-01-00	Creative House	SE corner India / Cedar	5K retail	Pending Approval	Not Available	Not Available
<b>COLUMBIA &amp; HAWTHORN</b> CCDP/PDP 2017-19 533-581-08, 02, 11, 12, 07, 06, 01 12	AHST 8, LLC	S / side Hawthorn between Columbia / Grape	33 apartments; 22-room hotel	Pending Approval	Not Available	Not Available
<b>EV 9TH &amp; ISLAND</b> CCDP/PDP 2017-30 535-126-0200	J Street Development	S / side Island between 9th / 10th	132-room hotel	Pending Approval	Not Available	Not Available
<b>FRONT &amp; BEECH</b> CCDP 2018-50 533-422-01 thru 03	Affirmed Housing Group	SE corner Beech / Front	7 stories 78 apartments (76 affordable)	Pending Approval	Not Available	Not Available
<b>KETTNER &amp; HAWTHORN</b> CCDP/PDP 2018-08 533-113-01thru -04	Gensler San Diego	W / side Kettner between Hawthorn / Ivy	117K office; 13K retail	Pending Approval	Not Available	Not Available
<b>PARK &amp; BROADWAY</b> CCDP/PDP 2018-41 534-206-01 thru 06	Downtown Park Inc.	Park / 13 <sup>th</sup> / C / Broadway	607 apartments 15k retail	Pending Approval	Not Available	Not Available
<b>STATE &amp; GRAPE</b> CCDP/PDP 2017-20 535-581-01, 02, 06, 07, 10, 11, 12	AHST 8, LLC	NW corner Grape / State	92 apartments; 56-room hotel	Pending Approval	Not Available	Not Available
<b>UNION &amp; ASH</b> CCDP 2018-26 533-343-04 thru 06 & 533-421-03 thru 04	Union and Ash Properties LLC	N / side Ash between Union and Front	395 apartments (32 affordable)	Pending Approval	Not Available	Not Available

PROJECTS COMPLETED 2018						
PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETE DATE*
<b>AV8</b> SDP 2014-15 533-124-01, 02, 04, 10 & 11	City Mark Development	E / side Kettner between Hawthorne / Ivy	133 apartments; 10K retail	Completed	5/16	5/18
<b>BAYSIDE FIRE STATION</b> CCDP 2010-27 533-321-01, & 02	City of San Diego	SE corner Pacific Hwy / Cedar	Fire Station	Completed	4/16	5/18
<b>BROADSTONE MAKERS QUARTER</b> CCDP 2014-46 534-360-05,06 & 19	Alliance Realty Partners, LLC	Broadway / 16th / 17th / E	269 apartments; 5K retail	Completed	4/16	9/18
<b>HOMEPLACE SUITES</b> CCPDP 2014-06 534-031-02	San Diego Hope Partners, LP	E / side 6th between Ash / Beech	98-room hotel	Completed	9/16	6/18
<b>INTERCONTINENTAL HOTEL</b> (Lane Field South)	Lankford Phelps Portman Lane Field	Broadway / Pacific Hwy / C / Harbor	400-room hotel	Completed	5/16	8/18
<b>LUMA</b> CCPDP 2015-07 533-334-05	LMI Little Italy Holdings, LLC	NW corner Ash / Columbia	220 apartments; 5K retail	Completed	8/16	12/18
<b>MAKERS QUARTER BLOCK D</b> CCDP 2015-58 534-252-12 & 13	L2HP, LLC	NE corner 15th / F	44K office; 9K retail	Completed	5/17	6/18
<b>MOXY HOTEL</b> CCDP 2015-45 534-326-02	J Street Development, Inc.	E / side 6th between E / F	126-room hotel	Completed	4/17	10/18
<b>PACIFIC GATE</b> CDP 2012-23 533-531-03	Bosa Development	Pacific Hwy / Broadway / E / Rail Corridor	232 condominiums; 16K retail	Completed	12/14	4/18

<b>PARK 12 (BALLPARK VILLAGE)</b> CCPDP 2012-21 535-563-38	Greystar	Park / Imperial / 12th / Library Circle	718 apartments (27 affordable); 55K retail	Completed	5/15	12/18
<b>SHIFT</b> CCPDP 2015-20 535-392-08	Lennar Multifamily Communities, LLC	15th / 16th / J / Island	368 apartments; 18K retail	Completed	3/16	6/18
<b>VICI / AMO</b> CCPDP 2013-10(A) 533-233-09 thru 12 and 533-351-08	HG Fenton Development	N / S sides Date between India / Columbia	125 apartments; (11 affordable); 17K retail	Completed	11/14	6/18

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FINAL 2018 DOWNTOWN DEVELOPMENT STATUS LOG**

	<b>CONDOMINIUMS</b>	<b>APARTMENTS</b>	<b>COMMERCIAL</b>	<b>HOTEL ROOMS</b>	<b>PUBLIC PARKING</b>
PROJECTS UNDER CONSTRUCTION (28)	285	3,621 (293 affordable)	474k RETAIL 1.5M OFFICE	1,537	0
<i>Total Units Under Construction</i>	<i>3,906 Units</i>				
PROJECTS APPROVED; PENDING CONSTRUCTION (22)	601	3,985 (604 affordable)	155k RETAIL 273k OFFICE	982	385
<i>Total Units Pending Construction</i>	<i>4,586 Units</i>				
PROJECTS SUBMITTED; PENDING APPROVAL (18)	95 (6 affordable)	3,628 (497 affordable)	117k RETAIL 117k OFFICE	752	0
<i>Total Units Pending Approval</i>	<i>3,723 Units</i>				
<b>TOTAL PROJECTS (68)</b>	<b>981 (6 affordable)</b>	<b>11,275 (1,435 affordable)</b>	<b>746k RETAIL 1.9M OFFICE</b>	<b>3,271</b>	<b>385</b>

**12,215 UNITS**

**CIVIC SAN DIEGO  
DOWNTOWN DEVELOPMENT PROJECT COMPLETION HISTORY**

	CONDOMINIUMS	APARTMENTS	COMMERCIAL	HOTEL ROOMS	PUBLIC PARKING
PROJECTS COMPLETED IN 2018 (12) <sup>5</sup>	232	1,833	135k RETAIL 44k OFFICE	624	0
PROJECTS COMPLETED IN 2017 (9) <sup>4</sup>	0	1,014	17k RETAIL 0k OFFICE	317	0
PROJECTS COMPLETED IN 2016 (7)	0	563	30k RETAIL 0k OFFICE	764	0
PROJECTS COMPLETED IN 2015 (10)	0	1,248	40k RETAIL 280k OFFICE	90	0
PROJECTS COMPLETED IN 2014 (4)	0	493	22k RETAIL 0k OFFICE	0	0
PROJECTS COMPLETED IN 2013 (3) <sup>3</sup>	0	488	37k RETAIL 0k OFFICE	0	0
PROJECTS COMPLETED IN 2012 (4) <sup>2</sup>	0	109	10k RETAIL 0k OFFICE	0	0
PROJECTS COMPLETED IN 2011 (1) <sup>1</sup>	0	0	0k RETAIL 0k OFFICE	0	0
PROJECTS COMPLETED IN 2010 (5)	0	469	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
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
PROJECTS COMPLETED IN 2002 (15)	551	599	51k RETAIL 0k OFFICE	261	0
PROJECTS COMPLETED IN 2001 (13)	439	100	26k RETAIL 0k OFFICE	178	500
<b>PROJECTS COMPLETED IN 2001-2018 (184)</b>	<b>8,502</b>	<b>9,390</b>	<b>1.135M RETAIL 1.196M OFFICE</b>	<b>4,862</b>	<b>7,303</b>

<sup>1</sup>Thomas Jefferson School of Law completed, but not listed in table.

<sup>2</sup>U.S Federal Courthouse completed, but not listed in table.

<sup>3</sup>San Diego Central Library / Charter School completed, but not listed in table.

<sup>4</sup>SD Central Courthouse completed, but not listed in table.

<sup>5</sup>Fire Station #2 (Bayside) completed, but not listed in table.