

**CITY OF SAN DIEGO URBAN DIVISION
JULY 2020 DOWNTOWN DEVELOPMENT STATUS LOG**

PROJECTS UNDER CONSTRUCTION						
PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETE DATE*
11TH & BROADWAY SDP 2014-40 534-33-03 thru 05	Pinnacle 11th Avenue U.S., LLC	E / side 11th between Broadway / E	32 stories; 618 apartments (39 affordable); 11K retail	1 st Tower up to 22 nd Floor	12/17	1 st Tower 3/21
14TH & COMMERCIAL CCDP 2017-25 545-614-11 & 535-621-02	S.V.D.P. Management Inc.	NE corner 14th / Commercial	14 stories; 407 apartments (403 affordable); 5K retail	Site Work Underway	5/20	5/22
220 W. BROADWAY CCDP 2019-01 533-517-01	Holland Acquisition Co. LLC	Broadway/ Union/ Front/ C	37 stories; 431 apartments (86 affordable) 270K office; 18K retail	Demolition of existing courthouse underway	1/20	6/23
450 B OFFICE BUILDING CCDP 2017-15 533-435-01	BCL, Inc.	N / side B between 4th / 5th	3 stories; 58K office	Framing Up to 3 rd Floor	12/19	6/21
915 GRAPE STREET CDP 2014-35 533-213-02 thru 04 & 19	Bayview SD., LLC	SW corner Grape / California	8 stories; 70 apartments (6 affordable); 1K retail	Exterior Finishes Underway	12/17	9/20
AC HOTEL GQDP/VAR/NUP 2017-27 535-093-17	Briad Group	743 5th / 744 6th	8 stories; 147-room hotel; 1K retail	Basement Work Underway	8/19	7/21
EZABELLE CCDP/SDP 2018-07 535-156-08	Nakhshab Development & Design, Inc.	W / side 13th between Island / J	7 stories; 46 apartments (3 affordable)	Up to 3 rd Floor	1/20	1/21
HORTON PLAZA OFFICE	Stockdale Partners	E / 1 st / 4 th / G	4-9 stories; 700K office (+existing 300K retail)	Demolition Underway	6/20	6/22
JEFFERSON MAKERS QUARTER CCDP/PDP 2018-23 534-352-01 thru 04	JPI Real Estate Acquisition, LLC	Broadway /15 th / 16 th / E	8 stories; 368 apartments (19 affordable); 20K retail	Relocation of Storm Drain Underway	4/20	6/22

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

**NOTE: New project addition since last Status Log

KETTNER & HAWTHORN CCDP/PDP 2018-08 533-113-01 thru -04	KR Kettner, LLC	W / side Kettner between Hawthorn / Ivy	6 stories; 117K office; 13K retail	Framing Up to 5 th Floor	5/19	7/21
MANCHESTER PACIFIC GATEWAY BLOCK 3B	Manchester Financial Group	W / side Pacific Highway between F / G	370K Navy office	Site Work Underway	6/18	9/20
MODERA SAN DIEGO CCDP 2016-08 535-374-01	MCRT Investments, LLC	E / side 14th between K / L	7 stories; 383 apartments	Framing Completed; Exterior Finishes Underway	11/18	11/20
THE BLOCK CCPDP 2015-11(A) 534-185-01 thru 10 & 14	Broadway Block Owner, LLC	C / Broadway / 7th / 8th	21-41 stories; 620 apartments; 20K retail	Towers Topped Out	12/17	3/21
THE LINK CCDP 2017-39 535-180-25	Affirmed Housing	NE corner G /17th	88 apartments (86 affordable)	Site Work Underway	3/19	9/20
THIRD & A CCDP/PDP 2018-16 533-443-02 thru 05	Hanover R.S. Lmted Partnership	N / side A between 3 rd / 4 th	21 stories; 270 apartments; 4K retail	Up to 6 th Floor	9/19	12/21

PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED AND/OR IN PLAN CHECK)

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETE DATE*
1ST & BEECH CCDP/PDP 2015-49(A) 533-423-12	Willmark Communities, Inc.	S / side Beech between 1st / 2nd	39 stories; 364 apartments (23 affordable)	Pending Completion of Building Plans	Not Available	Not Available
5TH & ASH CCDP/PDP/NUP 2017-29 534-453-01	Vanderval Hotels, LLC	SE corner 5th / Ash	16 stories; 271-room hotel	Pending Completion of Building Plans	Not Available	Not Available

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6TH & G HOTEL PDP 2019-10 535-101-02 & 03	6 th & G, LLC	NE corner 6 th / G	6 stories; 180-room hotel; 2k retail	Pending Issuance of Building Permits	Not Available	Not Available
7TH & A CCPDP 2014-18 534-052-02, 03, & 534-033-03	7th Ave & A Street, Inc.	N / side A between 7th / 8th	21 stories; 281 apartments; 9K retail	Pending Completion of Building Plans	Not Available	Not Available
7TH & ISLAND HOTEL CCDP/PDP 2015-60 534-111-08 & 09	J Street Development, Inc.	NW corner 7th / Island	20 stories; 324-room hotel	Pending Completion of Building Plans	Not Available	Not Available
7TH & MARKET CCDP/CCPDP/NUP 2015-73 535-122-04	Cisterra 7th & Market, LLC	Market / 7th / 8th / Island	19-39 stories; 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
11TH & B CCDP/CCPDP 2018-40 534-192-01 thru 03, 07	B Street, LLC	S / side B between 10th / 11th	40 stories; 415 apartments 8K retail	Pending Completion of Building Plans	Not Available	Not Available
13TH & F CCDP/NDP 2019-11 534-345-04 & 13	Carleton Management Group	NE corner 13 th / F	8 stories; 87 apartments 4k retail	Pending Issuance of Building Permits	Not Available	Not Available
13TH & BROADWAY CCDP/Rezone 2018-48 534-205-08	Chelsea Investment	N / side Broadway between 13th / 14th	14 stories; 273 apartments (271 affordable)	Pending Completion of Building Plans	Not Available	Not Available

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TWO AMERICA PLAZA CCDP/PDP/NUP 2018-58 533-474-08	Crown Invest, LLC	S / side B between Kettner / India	13 stories; 301-room hotel 49 apartments 25K retail	Pending Issuance of Building Permits	Not Available	Not Available
499 WEST ASH CCDP 2016-49 533-402-07, 08, 09	San Diego Carte Hotel, LP / Pierpoint Management	Ash / A / Columbia / State	24 stories; 336 apartments (26 affordable); 204-room hotel; 25K retail; 10K office	Pending Completion of Building Plans	Not Available	Not Available
777 BEECH CCDP/CCPDP 2018-57 534-032-03	JSD2, LLC	S / side Beech between 7th / 8th	12 stories; 104 condominiums	Pending Completion of Building Plans	Not Available	Not Available
1060 C STREET CCDP 2019-02 534-192-05	B Street, LLC	NW corner 11 th / C	9 stories; 76 apartments	Pending Completion of Building Plans	Not Available	Not Available
BLOCK F MAKERS QUARTER CCPDP 2018-44 535-172-01 thru 06 & 11	Block F Titleholder, LLC	F / 15th / G / 16th	32 stories; 405 apartments; 48k office; 19K retail	Site Cleared; Pending Completion of Building Plans	Not Available	Not Available
CEDAR & KETTNER CCDP 2019-13 533-322-04-07 & 09-13	Holland Acquisitions; Bridge Housing	W / side Kettner between Cedar / Beech	359 apartments (64 affordable); 5K retail	Pending Completion of Building Plans	Not Available	Not Available
CEDAR PARK CCDP/NUP 2014-73 533-331-01-00	Creative House	SE corner India / Cedar	2 stories; 5K retail	Pending Completion of Building Plans	Not Available	Not Available
CITIPLACE CCDP/CCPDP 2015-65 533-422-07,08, 13 & 14	Essex Property Trust	N / side Ash between Front / 1st	7 stories; 147 apartments	Pending Completion of Building Plans	Not Available	Not Available

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COLUMBIA & HAWTHORN CCDP/PDP 2017-19 533-581-08, 02, 11, 12, 07, 06, 01 12	AHST 8, LLC	S / side Hawthorn between Columbia / Grape	9 stories; 33 apartments; 22-room hotel	Pending Completion of Building Plans	Not Available	Not Available
CREATIVO CCDP 2016-47 535-394-04	Fabric Investments	NE corner K / 16th	4 stories; 13 apartments; 1K retail; 2K office	Pending Completion of Building Plans	Not Available	Not Available
EAST VILLAGE GREEN PARKING GARAGE	City of San Diego	F / 13th / G / 14th	185-space parking garage	Pending Issuance of Building Permits	11/20	11/22
EV 9TH & ISLAND CCDP/PDP/NUP 2017-30 535-126-0200	EV Project, LLC	S / side Island between 9th / 10th	13 stories; 132-room hotel	Pending Issuance of Building Permits	Not Available	Not Available
FRONT & BEECH CCDP 2018-50 533-422-01 thru 03	Affirmed Housing Group	SE corner Beech / Front	7 stories; 78 apartments (76 affordable)	Pending Completion of Building Plans	Not Available	Not Available
INDIA & BEECH CCDP/PDP 2015-48 533-324-16	Forge Land Company, LLC	SW corner India / Beech	28 stories; 137 apartments (8 affordable); 3K retail	Pending Completion of Building Plans	Not Available	Not Available
MANCHESTER PACIFIC GATEWAY BLOCK 1B	Manchester Financial Group	W / side Pacific Highway between Broadway / E	27 stories; 536K office; 218-room hotel; 76K retail	Underground Parking Underway	Not Available	Not Available
MANCHESTER PACIFIC GATEWAY BLOCK 2	Manchester Financial Group	Harbor / E / F / Pacific Highway	29 stories; 1080-room hotel 80K retail	Underground Parking Underway	Not Available	Not Available
MANCHESTER PACIFIC GATEWAY BLOCK 3A	Manchester Financial Group	E / side Harbor Drive between F / G	8 stories; 210K office; 72K retail	Underground Parking Underway	Not Available	Not Available
MANCHESTER PACIFIC GATEWAY BLOCK 4	Manchester Financial Group	Pacific Highway/ G / Harbor	11 stories; 240K office; 143K retail	Underground Parking Underway	Not Available	Not Available

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PACIFIC & BROADWAY – PARCEL 1 CDP 2014-71 533-124-01, 02, 04, 10 & 11	Bosa Development California II, Inc.	NE corner Pacific Highway / Broadway	45 stories; 306 condominiums; 15K retail	Pending Completion of Building Plans	Not Available	Not Available
PINNACLE 11TH & E CCDP 2017-21 534-334-10	Pinnacle Park Boulevard Development, LP	S / side E between 11th / Park	41 stories; 226 apartments (+15 off-site affordable); 236 condominiums; 6K retail	Pending Completion of Building Plans	Not Available	Not Available
STATE & GRAPE CCDP/PDP 2017-20 535-581-01, 02, 06, 07, 10, 11, 12	AHST 8, LLC	NW corner Grape / State	9 stories; 92 apartments; 56-room hotel	Pending Completion of Building Plans	Not Available	Not Available
THE FELLOW PTS 653111 533-393-05	Cast Development	NE corner 16 th / J	19 stories; 129 apartments (13 affordable); 1k retail	Pending Issuance of Building Permits	Not Available	Not Available
THE REY PHASE 2 CCPDP 2013-06 534-066-05	Wood Partners	8th / 9th / A / B	23 stories; 459 apartments	Pending Completion of Building Plans	Not Available	Not Available
UNION & ASH 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	36 stories; 395 apartments (32 affordable)	Pending Issuance of Building Permits	Not Available	Not Available

PROJECTS UNDER REVIEW						
PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETE DATE*
9G PTS 649856 535-136-01	Cisterra Development	S / side G between 9th / 10th	22 stories; 241 apartments; 36k retail	Pending Approval	Not Available	Not Available
929 GRAPE** PTS 661279 533-213-16-00	Iida Sangyo, Ltd.	SE corner Pacific Hwy / Grape	12 stories; 49 condominiums (5 affordable)	Pending Approval	Not Available	Not Available
1122 FOURTH AVENUE PTS 657138 533-521-04, 05, 08	Caydon San Diego Property, LLC	N / side C between 3rd / 4th	41 stories; 336 condominiums (+32 off-site affordable); 190-room hotel; 4K retail	Pending Approval	Not Available	Not Available

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1425 MARKET** PTS 655063 535-153-11 &14	CRG	S / side Market between 14 th / 15 th	30 stories; 336 apartments (23 affordable); 1K retail	Pending Approval	Not Available	Not Available
PINNACLE PARK & C CCDP 2019-16 534-193-13 & 14	Pinnacle Development	NW corner Park / C	39 stories; 444 apartments (30 affordable)	Pending Approval	Not Available	Not Available
PINNACLE COLUMBIA & A CCDP 2019-07 533-404-01 & 07	Pinnacle Development	S / side A between India / Columbia	38 stories; 128 apartments; (+10 off-site affordable) 290-room hotel	Pending Approval	Not Available	Not Available
PINNACLE PACIFIC HEIGHTS CCDP 2109-08 534-074-01, 15-16	Pinnacle Development	E / side 11 th between A / B	32 stories; 395 apartments (58 affordable); 2K retail	Pending Approval	Not Available	Not Available

PROJECTS COMPLETED 2020						
PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETE DATE*
4TH & J MPDP 2015-25 535-341-01	Legacy Gas Lamp, LLC	S / side J between 3rd / 4th	6 stories; 170 apartments	Completed	8/17	3/20
THE LEO (15TH & G) CCDP/NUP/VAR 2014-70 533-172-07 & 08	15th & G, LLC	NE corner 15 th / G	5 stories; 28 apartments; 3K retail	Completed	5/18	6/20
MERIAN (PARK + MARKET) CCDP/CCPDP/SDP 2016- 15 535-134-14	HPG Park + Market, LLC	Park / 11th / Market / G	34 stories; 427 apartments (85 affordable); 50K office; 21K retail	Completed	7/17	6/20

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	CONDOMINIUMS	APARTMENTS	COMMERCIAL	HOTEL ROOMS	PUBLIC PARKING
PROJECTS UNDER CONSTRUCTION (15)	0	3,301 (642 affordable)	93k RETAIL 1.5M OFFICE	147	0
<i>Total Units Under Construction</i>	<i>3,301 Units</i>				
PROJECTS APPROVED; PENDING CONSTRUCTION (33)	705	4,513 (547 affordable)	538k RETAIL 1.2M OFFICE	2,941	385
<i>Total Units Pending Construction</i>	<i>5,218 Units</i>				
PROJECTS SUBMITTED; PENDING APPROVAL (7)	385	1,544 (86 affordable)	43k RETAIL 0k OFFICE	480	0
<i>Total Units Pending Approval</i>	<i>1,929 Units</i>				
TOTAL PROJECTS (57)	1,090	9,358 (1,275 affordable)	674k RETAIL 2.7M OFFICE	3,568	385

10,448 UNITS

**CITY OF SAN DIEGO URBAN DIVISION
DOWNTOWN DEVELOPMENT PROJECT COMPLETION HISTORY**

	CONDOMINIUMS	APARTMENTS	COMMERCIAL	HOTEL ROOMS	PUBLIC PARKING
PROJECTS COMPLETED IN 2019 (16)	285	1,305	49k RETAIL 164k OFFICE	239	0
PROJECTS COMPLETED IN 2018 (12) ⁵	232	1,833	135k RETAIL 44k OFFICE	624	0
PROJECTS COMPLETED IN 2017 (9) ⁴	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) ³	0	488	37k RETAIL 0k OFFICE	0	0
PROJECTS COMPLETED IN 2012 (4) ²	0	109	10k RETAIL 0k OFFICE	0	0
PROJECTS COMPLETED IN 2011 (1) ¹	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
PROJECTS COMPLETED IN 2001-2019 (205)	8,787	11,902	1.2M RETAIL 1.3M OFFICE	5,627	7,303
PROJECTS COMPLETED IN 2001-2020 (208)	8,787	12,527	1.221M RETAIL 1.353M OFFICE	5,627	7,303

¹ Thomas Jefferson School of Law completed, but not listed in table.

² U.S Federal Courthouse completed, but not listed in table.

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

⁴ SD Central Courthouse completed, but not listed in table

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