

**CIVIC SAN DIEGO
2014 DOWNTOWN DEVELOPMENT STATUS LOG**

PROJECTS UNDER CONSTRUCTION						
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 between Island / J	90-room hotel	Topped out	5/14	7/15
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 45 th floor	12/12	6/15
2104 COLUMBIA STREET CCDP 2012-35 533-123-04	Zac Stover	2104 Columbia	10 apartments	Exterior finishes underway	5/13	2/15
ALPHA SQUARE CCDP 2013-09 535-129-09 thru 12	Alpha Square	SW corner Market / 14 th	203 Living Units (201 affordable); 5k retail	Up to 5 th floor	4/14	10/15
BLUE SKY PHASE 1 CCDP/PDP 2013-06 534-066-01 thru 04	Wood Partners	8th / 9th / A / B	480 apartments	Grading and shoring underway	8/14	12/16
CELADON CCDP 2009-07 534-331-01 & 15	Bridge Housing, Corp.	SE corner 9 th / Broadway	250 apartments (248 affordable); 5k retail	Exterior finishes underway	1/13	2/15
HARBOR VIEW HOTEL CDP 2012-09 533-114-03 & 760-007-22	GLJ Partners	Pacific Hwy / Grape / Fir / California	364-room hotel	Up to podium level	6/14	7/15
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 (11 affordable); 3k retail; 11k public plaza	Demo work underway	11/14	11/16

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

PROJECTS UNDER CONSTRUCTION						
PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETION DATE*
LANE FIELD NORTH (Port District)	Lankford Phelps Portman Lane Field	Harbor / Broadway / B / Pacific Hwy	400-room hotel; 27k retail	Up to 7 th floor	05/14	01/16
PACIFIC & BROADWAY CCDP/CDP 2012-23 533-531-03	Bosa Development	Pacific Hwy / Broadway / E / Rail Corridor	232 condominiums; 16k retail	Grading underway	12/14	6/17
PARK AND G CCDP/PDP 2012-17 535-146-01&04	OliverMcmillan Foster G12th LLC.	Park / G / 13 th / Market	208 apartments; 5k retail	Exterior finishes underway	4/13	5/15
PENDRY HOTEL GQSP 41-0546 535-084-02,05,07,09	The Robert Green Company	N / side J between 5 th / 6 th	317-room hotel; 4k retail	Excavation underway	10/14	8/16
SD CENTRAL COURTHOUSE	Administrative Office of the Courts	Union / State / B / C	704k County Courthouse	Steel framing underway	7/14	7/16
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	Glazing installation for 15 th and 16 th floors	10/13	6/15
SR-1 CCDP 2013-24 533-582-05	Idea Enterprises, L.P	1929-33 Columbia	24 apartments	Grading and shoring underway	12/14	6/16
URBANA CCDP 2011-62 535-126-09 -12	H.G. Fenton Development	W / side 10th between Island / J	96 apartments	Exterior finishes underway	3/12	1/15

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

PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)						
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	239-room hotel; 4k retail	Pending completion of building plans	Not Available	Not Available
450 B OFFICE BUILDING CCDP/PDP 2012-63 533-435-01	BCL, Inc.	N / side B between 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 between 7 th / 8 th	340-room hotel; 2 condominiums; 5k retail	In plan check pending issuance of building permits	3/15	3/17
777 BEECH CCDP 2006-19 534-032-03	JSD1 / JSD2	S / side Beech between 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 Hwy / Broadway	680k office; 5k retail	Pending completion of building plans	Not Available	Not Available
1435 IMPERIAL AVENUE CCDP/PDP 2014-43 535-614-10	Imperial Urban Housing, LLC.	S / side Imperial between 14 th and 15 th	63 living units (62 affordable)	Pending completion of building plans	Not Available	Not Available
7TH & A MIXED USE DEVELOPMENT CCDP/PDP 2014-18 534-052-02,03 & 534-033-03	XJD, LLC	N / side of A between 7 th / 8 th	256 apartments; 12k retail	Pending completion of building plans	7/15	7/17
11TH AND BROADWAY CCDP/SDP 2014-40	Pinnacle 11 th Avenue U.S., LLC.	E / side 11 th between Broadway / E	618 apartments (39 affordable); 11k retail	Pending completion of building plans	Not Available	Not Available
13TH, PARK AND C CCDP/PDP 2006-61(A) 534-206-01, 02, 05 & 06	Willmark Communities	S / side C between Park / 13 th	117 apartments; 9k retail	In plan check pending issuance of building permits	2/15	2/17

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

PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)						
PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETION DATE*
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	In plan check pending issuance of building permits	6/15	7/17
AIRBORNE AMERICA CCDP 2014-29 535-614-01 & 02	Airborne America, Inc.	1401 Imperial	21k sky diving facility	In plan check pending issuance of building permits	3/15	3/16
ATMOSPHERE CCDP 2011-23 533-451-02,16, 10, 11 & 12	Wakeland Housing & Development Corp.	SW corner Beech / 5 th	205 apartments (203 affordable); 1k retail	In plan check pending issuance of building permits	Not Available	Not Available
BAHIA VIEW CCSDP 2007-27 535-153-11	Bahia View Condominiums, LLC	S / side Market between 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 Hwy / Cedar	Three-bay City of San Diego Fire Station	In plan check pending issuance of building permits	6/15	6/16
BELLA PACIFICO CDP 2012-34 533-213-18	Thomas Chen & Associates	Pacific Hwy between California / Fir	71 condominiums; 3k retail	Pending completion of building plans	Not Available	Not Available
BLUE SKY PHASE 2 CCDP/PDP 2013-06 534-066-05	Wood Partners	8 th / 9 th / A / B	459 apartments	Pending completion of building plans	Not Available	Not Available
BROADSTONE MAKERS QUARTERS CCDP 2014-46	Alliance Realty Partners, LLC.	Broadway /16 th / 17 th / E	269 apartments 5k retail	Pending completion of building plans	Not Available	Not Available
CITIPLACE CCDP 2007-03 533-342-07,08,13,14	Essex Property Trust	N / side Ash between 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 between India / Columbia	387-room hotel; 6 condominiums	Pending completion of building plans	Not Available	Not Available

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

PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)						
PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETION DATE*
FAIRFIELD MARRIOTT CCDP 2013-34 534-326-02	J Street Hospitality, LLC.	831 6 th Avenue	154-room hotel	Pending completion of building plans	Not Available	Not Available
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 SOUTH (Port District)	Lankford Phelps Portman Lane Field	Harbor / Broadway / C / Pacific Hwy	400-room hotel; 40k retail	Pending completion of building plans	8/15	4/18
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
MITRA CCDP 2013-39 535-396-07	Naskshab Development & Design	W / side 15 th between J / K	10 apartments	In plan check pending issuance of building permits	4/15	5/16
NAVY BROADWAY COMPLEX	Manchester Financial Group	Broadway / Harbor / Pacific Hwy	1,265k office; 350k Navy office; 1,500 hotel rooms; 160k retail;	Development Agreement; Master Plan, Phase I Buildings Consistency Determination Approved	Not Available	Not Available
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	Corky McMillan Co.	N / side of Fir between Columbia / State	101 apartments	Pending completion of building plans	Not Available	Not Available
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

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

PROJECTS UNDER REVIEW (DEVELOPMENT PERMITS PENDING)						
PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETION DATE*
15TH & G CCDP/PDP/VAR 2014-70 533-172-07 & 08	Rob Morgan	NE corner 15 th / G	26 apartments; 2k retail	Pending Approval	8/15	11/16
330 13TH STREET CCDP/NUP 2014-72	Richman Group	N / side of K between Park and 13 th	208 apartments 9k retail	Pending Approval	Not Available	Not Available
915 GRAPE STREET CCDP 2014-33 533-213-02 through 04 & 19	Bayview SD., LLC	SW corner Grape / California	78 apartments; 2k retail	Pending Approval	Not Available	Not Available
1122 FOURTH AVENUE SDP 2014-76 533-521-04,05 & 08	1122 4 th Ave, LLC.	N / side of C between Third and Fourth	282 apartments; 11k retail	Pending Approval	Not Available	Not Available
AC HOTEL GQDP 2013-35 535-093-17	Briad Group	743 5 th	116-room hotel	Pending Approval	Not Available	Not Available
ALEXAN CCDP/SDP 2014-30 535-372-01 through 10 & 16	Trammel Crow	13 th / 14 th / J / K	320 apartments; 1k retail	Pending Approval	Not Available	Not Available
BALLPARK VILLAGE (Parcel C) CCDP/PDP 2013-21 535-563-38	Ballpark Village, LLC	Park / Imperial / 12th / Library Circle	720 apartments (27 affordable); 55k retail	Pending Approval	6/15	9/17
F11 CCDP/NUP 2014-55 534-334-06 through 06	Richman Group	N / side of F between 11 th and Park	99 apartments; 3k retail	Pending Approval	Not Available	Not Available
HYBRID CCDP/PDP 2014-62 535-392-08	Lennar Multi-Family Communities	15 th / Island / 16 th / J	370 apartments; 17k retail	Pending Approval	Not Available	Not Available
IDEA 1 CCDP/CUP 2014-74 534-346-01	The Miller Hull Partnership	W / side of 13 th between F and E	292 apartments 10k retail	Pending Approval	Not Available	Not Available

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

PROJECTS UNDER REVIEW (DEVELOPMENT PERMITS PENDING)						
PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETION DATE*
KETTNER LOFTS CCDP/PDP 2014-15 533-124-01, 02, 04, 10, & 11	City Mark Development	E / side of Kettner between Hawthorne / Ivy	133 apartments; 10k retail	Pending Approval	3/15	3/16
PACIFIC AND BROADWAY CCDP 2014-71 533-471-09	Bosa Development California II, Inc.	E / side of Pacific Highway between Broadway	306 condominiums; 15k retail	Pending Approval	Not Available	Not Available
PRIME CCDP 2014-12 533-582-01	InDev	SE corner Columbia / Grape	9 apartments	Pending Approval	Not Available	Not Available
SIXTH AVENUE SUITES CCDP/PDP 2014-06 534-031-02	San Diego Hope Partners, LP	E / side of Sixth between Ash / Beech	98-room hotel	Pending Approval	5/15	6/16

PROJECTS COMPLETED IN 2014						
PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETION DATE*
BROADSTONE LITTLE ITALY CCDP 2011-01 533-212-02 & 04	Alliance Residential	W / side Kettner between Fir / Grape	201 apartments; 9k retail	Complete	1/12	6/14
1941 COLUMBIA CCDP 2012-36 533-582-05	Jeff Svitak	1941-1945 Columbia Street	18 apartments	Complete	6/13	11/14
FORM15 CCDP 2012-03 533-144-11	15 th & Market Investors, LP.	14 th / 15 th / Market / G	242 apartments; 10k retail	Complete	11/12	9/14
JUNIPER STREET CCDP 2010-61 533-121-01,02,11	Danube Little Italy	S / side Juniper between Kettner / India	32 apartments; 3k retail	Complete	12/12	9/14

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

DOWNTOWN SAN DIEGO DECEMBER 2014 PROJECT STATUS

	CONDOMINIUMS	APARTMENTS	COMMERCIAL	HOTEL ROOMS	PUBLIC PARKING
PROJECTS UNDER CONSTRUCTION (16)	232	1,877	101k RETAIL 280k OFFICE	1,171	0
<i>Total Units Under Construction</i>		<i>2,109 Units</i>			
PROJECTS APPROVED; PENDING CONSTRUCTION (28)	1,105	2,966	346k RETAIL 2,345k OFFICE	3,020	0
<i>Total Units Pending Construction</i>		<i>4,071 Units</i>			
PROJECTS SUBMITTED; PENDING APPROVAL (14)	306	2,537	135k RETAIL 0k OFFICE	214	0
<i>Total Units Pending Approval</i>		<i>2,843 Units</i>			
TOTAL (58)	1,643	7,380	582k RETAIL 2,625k OFFICE	4,405	0
	9,023 TOTAL UNITS				

DOWNTOWN SAN DIEGO PROJECT COMPLETION HISTORY

	CONDOMINIUMS	APARTMENTS	COMMERCIAL	HOTEL ROOMS	PUBLIC PARKING
PROJECTS COMPLETED IN 2014 (4)	0	493	22k RETAIL 0k OFFICE	0	0
PROJECTS COMPLETED IN 2013 (3) ¹	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) ³	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
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 2001-2014	8,270	6,075	978k RETAIL 872k OFFICE	3,593	7,303
(151)					
		14,345	TOTAL UNITS		

¹San Diego Central Library/Charter School completed, but not listed in table.

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

³Thomas Jefferson School of Law completed, but not listed in table.