

**CITY OF SAN DIEGO URBAN DIVISION
FINAL 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 | 31 stories; 618 apartments (39 affordable); 11K retail | Tower Topped Out Exterior Finishes Underway | 12/17 | 1 st Tower 12/21 |
| 13TH & F CCDP/NDP 2019-11 534-345-04 & 13 | Carleton Management Group | NE corner 13 th / F | 8 stories; 87 apartments 4K retail | Demolition Completed | 9/20 | 6/22 |
| 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 | Up to 8 th Floor | 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 | Underground Garage Work 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 | Exterior Finishes Underway | 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 | 2/21 |
| AC HOTEL GQDP/VAR/NUP 2017-27 535-093-17 | Briad Group | 743 5th / 744 6th | 8 stories; 147-room hotel; 1K retail | Up to 4 th Floor | 8/19 | 10/21 |
| EZABELLE CCDP/SDP 2018-07 535-156-08 | Nakhshab Development & Design, Inc. | W / side 13th between Island / J | 7 stories; 46 apartments (3 affordable) | Topped Out | 1/20 | 7/21 |

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

**NOTE: New project addition since last Status Log

| | | | | | | |
|---|----------------------------------|--|--|--|-------|-------|
| 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 | Underground Garage Work Underway | 4/20 | 12/22 |
| KETTNER & HAWTHORN CCDP/PDP 2018-08 533-113-01 thru -04 | KR Kettner, LLC | W / side Kettner between Hawthorn / Ivy | 6 stories; 175K office; 13K retail | Exterior Finishes Underway | 5/19 | 6/21 |
| MODERA SAN DIEGO CCDP 2016-08 535-374-01 | MCRT Investments, LLC | E / side 14th between K / L | 7 stories; 383 apartments | Exterior Finishes Underway | 11/18 | 6/21 |
| 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 | Exterior Finishes Underway | 12/17 | 3/21 |
| THIRD & A CCDP/PDP 2018-16 533-443-02 thru 05 | Hanover R.S. Lmt'd Partnership | N / side A between 3 rd / 4 th | 21 stories; 270 apartments; 4K retail | Up to 20 th Floor | 9/19 | 12/21 |
| 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) | Underground Parking Garage Work Underway | 9/20 | 9/23 |

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 | Beech Street Inc. | S / side Beech between 1st / 2nd | 39 stories; 364 apartments (23 affordable) | Pending Completion of Building Plans | Not Available | Not Available |

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|--|-------------------------------|---|--|---|------------------|------------------|
| 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 |
| 6TH & G HOTEL PDP 2019-10 535-101-02 & 03 | 6th & G, LLC | NE corner 6th / 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 & 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 |
| 9G PTS 649856 535-136-01 | Cisterra Development | S / side G between 9th / 10th | 22 stories; 241 apartments; 36k retail | 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 |

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|--|--|--|---|--|------------------|------------------|
| 800 BROADWAY** PTS 676300 APN 534-184-03-00 | CA Ventures | N / side Broadway between 8 th / 9 th | 40 stories; 389 apartments; 5K retail | Pending Issuance of Building Permits | 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 |
| 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 |
| 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 | Site Cleared; 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 | 6/21 | 6/23 |
| 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 |

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|---|---|--|---|---|------------------|------------------|
| FRONT & BEECH CCDP 2018-50 533-422-01 thru 03 | Affirmed Housing Group | SE corner Beech / Front | 7 stories; 78 apartments (76 affordable) | Pending Issuance of Building Permits | 3/21 | 12/23 |
| 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 | 1,035-room hotel; 76K retail | Underground Parking Underway | Not Available | Not Available |
| MILANO** PTS 661180 533-402-01-00 | Toll Brothers | E / side Columbia between W. Ash / W. A | 37 stories; 356 apartments; 12K retail | Pending Issuance of Building Permits | Not Available | Not Available |
| 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 |
| 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 Completion of Building Plans | 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 Completion of Building Plans | 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 Completion of Building Plans | Not Available | Not Available |

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| | | | | | | |
|---|-------------------|--|--|---|---------------|---------------|
| RESEARCH AND DEVELOPMENT DISTRICT (RaDD) BLOCK 2A | IQHQ San Diego | E / side Harbor between E / F | 5 stories; 81K office; 89K retail | Pending Completion of Building Plans | Not Available | Not Available |
| RaDD - BLOCK 2B | IQHQ San Diego | W / side Pacific Highway between E / F | 17 stories; 670K office; 39K retail | Pending Completion of Building Plans | Not Available | Not Available |
| RaDD - BLOCK 3A | IQHQ San Diego | E / side Harbor between F / G | 6 stories; 130K office; 39K retail | Pending Completion of Building Plans | Not Available | Not Available |
| RaDD - BLOCK 4A | IQHQ San Diego | SE corner Harbor / G | 3 stories; 13K office; 43K retail | Pending Completion of Building Plans | Not Available | Not Available |
| RaDD - BLOCK 4B | IQHQ San Diego | SW corner Pacific Highway / G | 7 stories; 207K office; 33K 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 | Site Cleared; 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 |
| 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 |

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**NOTE: New project addition since last Status Log

| PROJECTS UNDER REVIEW | | | | | | |
|---|--------------------------------|--------------------------------------|---|------------------|--------------------|-----------------------|
| PROJECT | DEVELOPER | LOCATION | DESCRIPTION | STATUS | START DATE* | COMPLETE DATE* |
| 929 GRAPE PTS 661279 533-213-16-00 | Iida Sangyo, Ltd. | SE corner Pacific Highway / Grape | 12 stories; 44 condominiums; 5 affordable apartments | Pending Approval | Not Available | Not Available |
| BROADWAY SUITES** PTS 668014 534-323-01-00 | Narendra Patel | SE corner 8 th / Broadway | 20 stories; 317-room hotel; 1 dwelling units | Pending Approval | Not Available | Not Available |
| CALIFORNIA THEATER 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 |

| 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 |
| 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 |
| 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 |
| THE LINK CCDP 2017-39 535-180-25 | Affirmed Housing | NE corner G /17th | 88 apartments (86 affordable) | Completed | 3/19 | 7/20 |
| U.S. NAVAL HEADQUARTERS | Manchester Financial Group | W / side Pacific Highway between F / G | 370K Navy office | Completed | 6/18 | 10/20 |

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FINAL 2020 DOWNTOWN DEVELOPMENT STATUS LOG**

| | CONDOMINIUMS | APARTMENTS | COMMERCIAL | HOTEL ROOMS | PUBLIC PARKING |
|---|---------------------|---|--|--------------------|-----------------------|
| PROJECTS UNDER CONSTRUCTION (14) | 0 | 3,695 (588 affordable) | 97k RETAIL 1.2M OFFICE | 147 | 0 |
| <i>Total Units Under Construction</i> | <i>3,695 Units</i> | | | | |
| PROJECTS APPROVED; PENDING CONSTRUCTION (37) | 705 | 5,648 (598 affordable) | 486k RETAIL 1.3M OFFICE | 2,764 | 385 |
| <i>Total Units Pending Construction</i> | <i>6,353 Units</i> | | | | |
| PROJECTS SUBMITTED; PENDING APPROVAL (3) | 380 | 5 (5 affordable) | 4k RETAIL 0 OFFICE | 507 | 0 |
| <i>Total Units Pending Approval</i> | <i>385 Units</i> | | | | |
| TOTAL PROJECTS (54) | 1,085 | 9,348 (1,191 affordable) | 587k RETAIL 2.5M OFFICE | 3,418 | 385 |

10,433 UNITS

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

| | CONDOMINIUMS | APARTMENTS | COMMERCIAL | HOTEL ROOMS | PUBLIC PARKING |
|--|--------------|---------------|--|--------------|----------------|
| PROJECTS COMPLETED IN 2020 (5) | 0 | 713 | 24k RETAIL 420k OFFICE | 0 | 0 |
| 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 2001-2020 (210) | 8,787 | 12,615 | 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.