

Appendix A – Cumulative Projects

Table 1					
LAND DEVELOPMENT AND PUBLIC PROJECTS IN THE DOWNTOWN COMMUNITY PLAN AREA					
Figure 3.1-3 Reference Number	Project Name Project Number Assessor's Parcel Number	Location	Description	Estimated Start Date	Estimated Complete Date
PROJECTS UNDER CONSTRUCTION (as of July 2018)					
1	4th & J MPDP 2015-25 535-341-01	North side J Street between 3rd and 4th Avenues	170 apartments	8/17	8/19
2	11th & BROADWAY SDP 2014-40 534-333-03 thru 05	East side 11th Avenue between Broadway and E Street	618 apartments (39 affordable); 11K retail	12/17	12/20
3	15th & G CPDP 2014-70 533-172-07 & 08	Northeast corner 15th Street and G Street	28 apartments; 3K retail	5/18	11/19
4	330 13th STREET CCPDP 2014-72 535-371-02 thru 09	North side K Street between Park Boulevard and 13th Street	208 apartments; 5K retail	4/17	10/19
5	915 GRAPE STREET CDP 2014-33 533-213-02 thru 04 & 19	Southwest corner Grape Street and California Street	70 apartments (6 affordable); 1K retail	12/17	6/19
6	BROADSTONE MAKERS QUARTER CCDP 2014-46 534-360-05,06, 19	Broadway/16th Street/ 17th Street/E Street	269 apartments; 5K retail	4/16	9/18
7	CARTE HOTEL CCDP 2013-17 533-402-07, 08, 09	Southwest corner Ash Street and State Street	239-room hotel; 4K retail	5/17	5/19
8	CONTOUR CCDP 2016-07 533-123-05	West side Columbia between Hawthorne Street and Ivy Street	10 apartments; 2K office	12/17	3/19
9	F11 CCPDP 2014-55 534-334-03 thru 06	North side F between 11th Avenue and Park Boulevard	99 apartments; 3K retail	5/16	12/18
10	INTERCONTINENTAL HOTEL (Lane Field South) 760-013-39	Broadway/Pacific Hwy/ C Street/Harbor Drive	400-room hotel	5/16	8/18
11	LAUREL PACIFIC VALERO CCDP/CCPDP/CDP/CUP 2016-30 533-021-01	Southeast corner Pacific Hwy and Laurel Street	4K gas station	5/18	5/19
12	LUMA (520 W. ASH) CCPDP 2015-07 533-334-05	Northwest corner Ash Street and Columbia Street	220 apartments; 5K retail	8/16	2/19
13	MOXY HOTEL CCDP 2015-45 534-326-02	East side 6th Avenue between E Street and F Street	126-room hotel	4/17	9/18

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14	NOOK EAST VILLAGE CCDP/CCPDP 2016-18 535-396-11, 12	Northwest corner 15th Street and K Street	91 apartments (90 affordable); 2K retail	6/17	12/18
15	PARK + MARKET CCDP/CCPDP/SDP 2016- 15 535-134-14	Park Boulevard/11th Avenue/Market Street/ G Street	427 apartments (85 affordable); 50K office; 21K retail	7/17	7/20
16	PARK 12 (BALLPARK VILLAGE) CCPDP 2012-21 535-563-38	Park Boulevard/Imperial Avenue/12th Street/ Library Circle	720 apartments (27 affordable); 55K retail	5/15	12/18
17	PINNACLE AT THE PARK - PHASE 2 CCDP 2011-06 535-391-07, 12 thru 15	Island Avenue/J Street/ 14th Street/15th Street	451 apartments (25 affordable); 9K retail	6/16	6/19
18	SAVINA (KETTNER & ASH) CDP 2011-14 533-392-03, 05, 07	Southwest corner Kettner Blvd/Ash Street	285 condominiums; 12K retail	3/16	3/19
19	THE BEACON CCDP/CCPDP 2016-19 534-210-12	South side C Street between 14th and 15th Streets	44 apartments (43 affordable)	5/18	12/19
20	THE BLOCK CCPDP 2015-11(A) 534-185-01 thru 10 & 14	C Street/Broadway/7th Avenue/8th Avenue	620 apartments; 20K retail	12/17	12/20
21	VALENTINA (1919 PACIFIC HWY) CCDP/CDP 2015-46 533-213-06 & 18	East side Pacific Hwy between Cedar Street and Grape Street	110 apartments	4/17	12/18
PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)					
22	1st & BEECH CCDP/PDP 2015-49(A) 533-423-12	South side Beech Street between 1st/2nd Ave	364 apartments (23 affordable)	Not Available	Not Available
23	7th & A CCPDP 2014-18 534-052-02, 03 & 534-033- 03	North side A Street between 7th/8th Ave	281 apartments; 9K retail	Not Available	Not Available
24	7th & ISLAND HOTEL CCDP/PDP 2015-60 534-111-08 & 09	Northwest corner 7th Avenue and Island Avenue	324-room hotel	Not Available	Not Available
25	7th & MARKET CCDP/CCPDP/NUP 2015-73 535-122-04	Market Street/7th Avenue/8th Avenue/ Island Avenue	159 apartments (34 affordable); 59 condominiums; 153- room hotel; 155K office; 200 public parking spaces 39K retail	Not Available	Not Available

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26	14th & COMMERCIAL CCDP 2017-25 545-614-11 & 535-621-02	Northeast corner 14th Street/Commercial Street	448 apartments (444 affordable); 6K retail	Not Available	Not Available
27	1122 FOURTH AVENUE SDP 2014-76 533-521-04, 05, 08	North side C Street between 3rd/4th Ave	282 apartments (22 affordable); 12K retail	Not Available	Not Available
28	1836 COLUMBIA STREET CCDP 2015-66 533-233-19	West side Columbia Street between Fir Street and Date Street	18 apartments	Not Available	Not Available
29	320 WEST CEDAR CCDP/SDP 2016-39 533-353-10	North side C Street between 14th Street and 15th Street	43 apartments (5 affordable)	7/18	12/19
30	450 B OFFICE BUILDING CCDP 2017-15 533-435-01	North side B Street between 4th Street and 5th Street	58K office	Not Available	Not Available
31	499 WEST ASH CCDP 2016-49 533-402-07, 08, 09	Ash Street/A Street/ Columbia Street/State Street	336 apartments (26 affordable); 204-room hotel; 25K retail; 10K office	Not Available	Not Available
32	777 BEECH CCDP (EOT) 2006-19 534-032-03	South side Beech Street between 7th/8th Ave	78 apartments; 14K retail	Not Available	Not Available
33	AC HOTEL GQDP/VAR/NUP 2017-27 535-093-17	743 5th Street/744 6th Street	147-room hotel; 1K retail	Not Available	Not Available
34	CEDAR PARK CCDP 2014-73 533-331-01	Southeast corner India Street and Cedar Street	5K retail	Not Available	Not Available
35	CITIPLACE CCDP/CCPDP 2015-65 533-422-07,08, 13, 14	North side Ash Street between 1st Avenue and Front Street	147 apartments	Not Available	Not Available
36	CREATIVO CCDP 2016-47 535-394-04	Northeast corner K Street and 16th Street	13 apartments; 1K retail; 2K office	Not Available	Not Available
37	EAST VILLAGE GREEN PARKING GARAGE	F/13th/G/14th Streets	180-space parking garage	3/19	1/21
38	INDIA & BEECH CCDP/PDP 2015-48 533-324-16	Southwest corner India Street and Beech Street	137 apartments (8 affordable); 3K retail	Not Available	Not Available
39	LUCIA NEL CIELO CCDP 2012-37 535-180-03	16th/17th/F/G Streets	424 apartments; 3K retail	Not Available	Not Available
40	MANCHESTER PACIFIC GATEWAY 760-013-00	Broadway/Harbor Drive/Pacific Hwy	1,250K office; 350K Navy office; 1,390 hotel rooms; 160K retail	Not Available	Not Available

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41	MCDONALD'S REMODEL CCDP 2017-08 534-074-05	1280 Park Blvd	5K retail	Not Available	Not Available
42	MODERA SAN DIEGO CCDP 2016-08 535-374-01	East side 14th between K Street and L Street	383 apartments	9/18	3/20
43	PACIFIC & BROADWAY – PARCEL 1 CDP 2014-71 533-124-01, 02, 04, 10, 11	Northeast corner Pacific Hwy and Broadway	306 condominiums; 15K retail	Not Available	Not Available
44	PACIFIC HEIGHTS CCDP 2013-13 534-074-01, 15 & 16	A Street/B Street/11th Avenue/Park Boulevard	279 apartments; 8K retail	Not Available	Not Available
45	SHAKE SHACK LITTLE ITALY CCDP/NUP 2018-05 533-221-09	Northwest corner India Street and Grape Street	3K retail	8/18	4/19
46	STREETLIGHTS MAKERS QUARTER CCPDP 2015-22 535-172-01 thru 06 & 11	F/15th/G/16th Streets	293 apartments; 23K retail	Not Available	Not Available
47	THE REY PHASE 2 CCPDP 2013-06 534-066-05	8th Avenue/9th Avenue/ A Street/B Street	459 apartments	Not Available	Not Available
48	5th & ASH CCDP/PDP/NUP 2017-29 534-453-01	Southeast corner 5th Avenue and Ash Street	154-room hotel	Not Available	Not Available
49	6th & A CCDP/PDP 2017-05 534-034-03, 04, 05, 09	North side A Street between 6th Avenue and 7th Avenue	389 apartments (29 affordable); 7K retail	Not Available	Not Available
50	10th & E CCDP/PDP/SDP 2017-46 534-335-09	South side E Street between 10th Avenue and 11th Avenue	365 apartments; (16 affordable) 3k retail	Not Available	Not Available
51	13th, PARK & C CCDP/PDP 2017-04 534-206-01	South side C Street between Park Boulevard and 13th Street	300 apartments; 7k retail	Not Available	Not Available
52	17th & G CCDP 2017-39 535-180-25	Northeast corner G Street and 17th Street	88 apartments (86 affordable)	Not Available	Not Available
53	800 BROADWAY CCDP/PDP 2017-06 534-184-03 thru 05	North side Broadway between 8th Avenue and 9th Avenue	384 apartments (28 affordable); 22K retail	Not Available	Not Available
54	BAHIA VIEW CCDP/SDP 2017-02 535-153-14 & 11	South side Market Street between 14th Street and 15th Street	95 condominiums (6 affordable); 7K retail	Not Available	Not Available

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55	COLUMBIA & HAWTHORN CCDP/PDP 2017-19 533-581-01, 02, 07, 08, 11, 12	South side Hawthorn Street between Columbia Street and Grape Street	33 apartments; 22-room hotel	Not Available	Not Available
56	EV 9th & ISLAND CCDP/PDP 2017-30 535-126-0200	South side Island Avenue between 9th Avenue and 10th Avenue	132-room hotel	Not Available	Not Available
57	PINNACLE 11th & E CCDP/PDP 2017-21 534-334-10	South side E Street between 11th Avenue and Park Boulevard	226 apartments; 236 condominiums; 6K retail	Not Available	Not Available
58	STATE & GRAPE CCDP/PDP 2017-20 535-581-01, 02, 06, 07, 10, 11, 12	Northwest corner Grape Street and State Street	92 apartments; 56-room hotel	Not Available	Not Available
59	EZABELLE CCDP/PDP 2018-07 535-156-08	454 13th Street	45 apartments (6 affordable)	Not Available	Not Available
60	KETTNER & HAWTHORN CCDP/PDP 2018-08 533-113-01 thru 04	Kettner Blvd between Ivy Street and Hawthorn Street	117K office; 13K retail	Not Available	Not Available
61	THIRD & A CCDP/PDP 2018-16 533-443-02 thru 05	North side A Street between 3rd Avenue and 4th Avenue	270 apartments; 4K retail	Not Available	Not Available
PROJECTS COMPLETED AS OF JULY 2018					
--	AV8 SDP 2014-15 533-124-01, 02, 04, 10 & 11	East side Kettner Blvd between Hawthorne Street and Ivy Street	133 apartments; 10K retail	5/16	5/18
--	BAYSIDE FIRE STATION CCDP 2010-27 533-321-01 & 02	Southeast corner Pacific Hwy and Cedar Street	Fire Station	4/16	5/18
--	MAKERS QUARTER BLOCK D CCDP 2015-58 534-252-12 & 13	Northeast corner 15th Street and F Street	44K office; 9K retail	5/17	6/18
--	PACIFIC GATE CDP 2012-23 533-531-03	Pacific Hwy/Broadway/ E Street/Rail Corridor	232 condominiums; 16K retail	12/14	4/18
--	SHIFT CCPDP 2015-20 535-392-08	15th Street/16th Street/ J Street/Island Avenue	368 apartments; 18K retail	3/16	6/18
--	HOMEPLACE SUITES CCPDP 2014-06 534-031-02	East side 6th Street between Ash Street and Beech Street	98-room hotel	9/16	6/18

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--	VICI/AMO (HG FENTON INDIA/DATE) CCPDP 2013-10(A) 533-233-09 thru 12 & 533-351-08	India/Date/Columbia Streets	Vici - North Side: 97 apartments; 14K retail Amo - South Side: 28 apartments (11 affordable); 3K retail; 11K public plaza	11/14	6/18

Source: Civic San Diego 2018

Table 2 DOWNTOWN DEVELOPMENT SUMMARY					
	CONDOMINIUMS	APARTMENTS	COMMERCIAL	HOTEL ROOMS	PUBLIC PARKING
PROJECTS UNDER CONSTRUCTION (21)	285	4,155 (315 affordable)	160k RETAIL 52k OFFICE	765	0
<i>Total Units Under Construction</i>	<i>4,440 Units</i>		--		
PROJECTS APPROVED; PENDING CONSTRUCTION (26)	365	4,144 (562 affordable)	332k RETAIL 1,825k OFFICE	2,218	380
<i>Total Units Pending Construction</i>	<i>4,509 Units</i>				
PROJECTS SUBMITTED; PENDING APPROVAL (14)	331	2,192 (171 affordable)	69k RETAIL 117k OFFICE	364	0
<i>Total Units Pending Approval</i>	<i>2,372 Units</i>				
TOTAL PROJECTS (61)	981	10,491 (1,048 affordable)	561k RETAIL 1,994k OFFICE	3,347	380
<i>Total Units</i>	<i>11,472 Units</i>				

Source: Civic San Diego 2018