

City of Carlsbad  
*Significant Projects*

Commercial

| Project  | Est. Value    | Description  |
|--|---------------|--|
| La Costa Town Square Commercial Under Construction | \$75 million  | 264,000-square-foot neighborhood serving commercial center owned by Property Development Centers, a Safeway company. The driveway leads shoppers to a commercially themed main street and a centrally located pedestrian plaza that serves as the center’s focal point. The plaza features a clock tower, water fountain, landscaped planters and trees in grated planters. Seat walls provide a public gathering area for the development and the neighborhood. East of the plaza is a Vons grocery store and other inline retail shops, and west of the plaza will be a 24-hour fitness center and other shops.  |
| Westfield Carlsbad Renovation Under Construction   | \$300 million | <p>The regional mall, originally constructed in 1969, is undergoing a significant renovation. Phase 1, completed November/December 2014, included:</p> <ul style="list-style-type: none"> <li>• The former Robinsons-May building was significantly rebuilt to house a new 40,000-square-foot location of 24 Hour Fitness and a new 12-screen, state-of-the-art movie theater by Regal Entertainment Group. The 24-hour Fitness includes an indoor lap pool and a fully enclosed rooftop basketball court.</li> <li>• Renovation of the mall’s western half will create a contemporary look and better pedestrian access between JCPenney and Macy’s Men’s and Home Furniture and will significantly enhance the streetscape along El Camino Real and Marron Road.</li> </ul> <p>Phase 2 of the renovation is the transformation of the center into an open air, two-story shopping/dining/entertainment destination. Additionally Westfield will add a new dining terrace and upgrade the mix of retail shops.</p> <p>The city has worked in partnership with Westfield to grant access to the city's parking lots to benefit the development through patio dining. The city also is using its first design/build permitting process to speed the mall's redevelopment.</p> |

| Project   | Est. Value    | Description  |
|---|---------------|--|
| La Costa Town Center<br>Approved                | \$9.7 million | Demolition of the existing Vons building as well as one other building (total of 45,830-square-foot), and the construction of two new mixed use buildings, including 48,908-square-foot of ground floor retail space and 60 apartments (mix of one, two and three bedrooms). Recreation amenities for the apartments include an exercise room, barbecue area, and a spa. A parking structure, a portion of which is subterranean is also proposed. A specialty grocery store is anticipated as one of the retail tenants. The mixed use building closest to El Camino Real is three stories tall; the other mixed use building is proposed to be two stories.  |
| Hoehn Motors Audi Dealership<br>Approved        | \$6.4 million | Demolition of the existing 14,460-square-foot former Pontiac GMC dealership located on the west side of Paseo Del Norte and the construction of a new 54,688-square-foot Audi dealership, including a rooftop parking structure. The new dealership ranges in height from 18'6" to 30' to the top of the parapet of the parking structure. A 44' tall permissible architectural projection is included at the northwest corner of the building. Uses within the building include a 19,628 square foot sales/showroom, a portion of which is located in a mezzanine, 26 service bays, parts storage, and rooftop parking for the storage of inventory and vehicles which are being repaired. The rear/west elevation, facing Interstate 5, is enhanced with a series of arched green screens which are inset into the building and enhanced with a stone veneer. All vehicles stored on the rooftop parking deck will be screened from view by a parapet. |
| "MAKE" Tenant Improvement<br>Under Construction | \$5.2 million | <p>156,000 square-foot tenant improvement is under construction at the former Floral Trade Center on Avenida Encinas, west of Interstate 5. The newly converted building will be a collaborative workspace environment intended for urban-minded Gen Y Millennials.</p> <p>The renovation will be a place where tenants make and design things, from sportswear to software to financial deals. A 5,000-square-foot health club is planned, in addition to an onsite cafe that serves breakfast and lunch.</p> <p>The vision, is a concourse of big and small companies that interact with each other in a 40-foot-wide, L-shaped breezeway cut out of the interior. Tenants will gather around a barbecue pit and watch movies projected onto an outdoor screen in an amphitheater. Shuttles will take them over the railroad tracks to the beach and Coaster station.</p>  |

## Residential

| Project  | Est. Value     | Description  |
|--|----------------|--|
| Robertson Ranch West Village<br>Under Construction     | \$236 million  | <p>The Robertson Ranch Master Plan was approved in February 2005. The East Village is nearing build out. The West Village was purchased by Toll Brothers in 2013. Toll Brothers will develop the 239 single family homes in the West Village.</p> <ul style="list-style-type: none"> <li>• Lot sizes range from 4,000 to 8,500-square-feet.</li> <li>• Homes will range from 1,600 -4,200-square-feet in size</li> <li>• Architectural styles may include Spanish, Mediterranean, Craftsman, and Traditional</li> </ul> <p>Shapell will build up to 175,000-square-feet of local serving commercial retail anchored by a grocery store.</p> <p>Shapell will also develop 414 multi-family homes in the West Village. All of the multi-family homes will be rental.</p> <ul style="list-style-type: none"> <li>• 100 senior apartments</li> <li>• 314 market rate apartments</li> </ul> |
| La Costa Town Square Residential<br>Under Construction | \$29.8 million | <p>Arterro by Davidson Communities is a single family subdivision of one and two-story homes consist of seven separate and distinct floor plans with living areas ranging in approximate size from 3,288-square-feet to 4,386-square-feet. Architectural styles include Spanish Colonial, California Ranch, and Palm Beach and the home prices are \$1 million.</p>  |
| Quarry Creek Master Plan<br>Approved                   | \$69 million   | <p>The Corky McMillin Companies is proposing construction of 636 residential units, a 1.5-acre community facilities site, a 1.3-acre park and ride site, 92 acres of natural open space, and supporting infrastructure on a 156-acre site in northeast Carlsbad. Implementation of the proposed densities would satisfy the City's Regional Housing Needs Assessment requirements for low and moderate affordable housing, per state guidelines. The project is located in an environmentally-sensitive area and proposes high residential densities (up to 20 dwelling units per acre). Sensitive resources include wetlands and protected species, cultural resources and the historic Marron adobe that is eligible for listing on the National Register of Historic Places. The site encompasses "El Salto Falls," a formally-designated Native American Sacred Site.</p>          |

| Project  | Est. Value     | Description   |
|--|----------------|---|
| La Costa Residential<br>Under Construction                                       | \$12.8 million | The La Costa Residential project, marketed under the name “Montecina,” consists of 32 detached single-family homes consisting of one- and two-story construction and situated on small lots ranging between 3,760-square-feet to 7,683-square-feet. Located within the La Costa Master Plan, the 9.96 acre site is situated on the northeast corner of Rancho Santa Re Road and Paseo Lupino across from the new La Costa Town Square development. Approved in May of 2013, the project included architecture and plotting of homes ranging in size from 1,833-square-feet to 2,462-square-feet. Three floor plans were approved offering 3-bedroom/2 bath; 4 bedroom/3 bath; and 5 bedroom/3.5 bath configurations. The elevations of the homes are in keeping with the Santa Barbara, Formal Spanish, Monterey, and Tuscan architectural styles. Amenities include a centralized park area with a large grassy play area, barbeque facilities and picnic tables; walking path and community gardens area; and private gated connection with the “Old Rancho Santa Fe Road” public trail that connects with other trail networks in the area and throughout the community. The homes are selling in the \$780 to \$880K range. |
| Southern Preserve La Costa<br>(Formerly: Fair Oaks Valley)<br>Under Construction | \$39.2 million | Blackstone Ranch by California West Communities is a single family subdivision located on the eastern edge of Carlsbad off Camino Junipero. 49 single family residences ranging approximately 3,570- to 4,863-square-feet in size. Four distinct floor plans with two 2- story plans & one single story plans set on 10,000-square-foot home sites. Architectural styles include Italian Villa, Santa Barbara, and Spanish Ranch. Elementary & Middle Schools are in the Encinitas Union School District and the High School is in the San Dieguito School District. Home prices are expected to range from \$1 to \$2 million, with the project opening for sales in February 2015. The project preserves 55.5 acres of open space by clustering the development.  |
| State Street Townhomes<br>Under Construction                                     | \$30 million   | 47 two and three-story air space townhomes, including 41 live/work units and six (6) inclusionary units. Architecture is contemporary seaside; each unit will have two bedrooms and range in size from 1,194-square-feet to 3,155-square-feet.  |

| Project  | Est. Value     | Description  |
|--|----------------|--|
| Cantarini Ranch – Holly Springs<br>Approved-Inactive | \$137 million  | The Cantarini Ranch/Holly Springs residential development project was approved in late 2004 for 148 half-acre minimum sized lots that would accommodate the future development of detached single-family homes and also an 80-unit mixed rate apartment project. The 277-acre project site is located within the Sunny Creek Specific Plan area north of El Camino Real and east of the intersection at College Boulevard and Cannon Road. Associated with this residential development is the preservation of approximately 139 acres of open space. The residential development offers rural estate living with many lots situated on single-loaded streets that will enjoy expansive views of the surrounding open space. Future residents will enjoy access to many multi-use decomposed granite walking paths, open space, and a rural landscape design concept.  |
| Summerhouse (Ocean St. Condos)<br>Under Construction | \$14.5 million | Demolish 50-unit apartment complex for the development of 35, two-story, three bedroom/3 bath, luxury townhomes and a subterranean parking structure adjacent to the Buena Vista Lagoon. Each unit ranges in size from 2,000-3,000-square-feet. Recreation amenities include a pool/spa and a clubhouse with an exercise room.   |
| Poinsettia 61<br>Pending                             | \$63.4 million | Construction of Reach “E” of Poinsettia Lane, a missing link to a major arterial road in between Cassia Road to the north and Skimmer Court and Oriole Court to south, and the construction of 140 detached single-family condominiums on a 60.1-acre site. A total of three development envelopes are proposed, two of which are located on the northern half of the project site and on the east and west sides of the new extension of Poinsettia Lane. The third development envelope is proposed at the southwest corner of the site and will take access from Ambrosia Lane to the west. The one and two-story detached condominiums are proposed to range in size from 1,745 to 2,718 square feet. The project site is located with a Standards Area of the Habitat Management Plan and approval from the Wildlife Agencies will be required.   |
| State Mixed Use 30<br>Approved                       | \$7.5 million  | The project proposes to 1) demolish seven (7) existing residential units (both attached and detached) on a 0.413-acre project site located at 3068 State Street, 3080 State Street and 542 Oak Avenue (i.e., NE corner of State Street and Oak Avenue); and 2) construct in place a 33,732 square foot four-story mixed-use building consisting of 14 residential units (two of which are affordable), 13 timeshare units, one (1) ground floor commercial unit (4,529 square feet) and a roof deck (4,211 square feet). The project also includes construction of an enclosed at-grade parking garage with 23 parking spaces accessed from Oak Avenue, plus 10 additional tuck under parking spaces adjacent to and accessible from the Tyler Street Alley for a total of 33 on-site parking spaces. The project is proposing to purchase an additional 20 spaces through the Village Parking In-Lieu Fee Program. A tentative map is included to merge the three (3) existing legal parcels into one (1) common lot and 28 airspace condominium units (i.e., 14 residential units, 13 timeshare units, and one (1) ground floor commercial |

|                          |   |   |
|--------------------------|---|---|
|                          |   | unit). The architectural design is characterized as coastal contemporary. Building materials consist of two types of natural brick; ledge stone banding, horizontal composite redwood paneling; vertical wood paneling; stucco; green tinted glass and metal adornments and awnings. Tower elements with decorative metal outriggers are provided at each corner of the building for interest, and most importantly at the intersection of State Street and Oak Avenue as a means of grounding the end of the street and providing an important visual beacon for pedestrians and shoppers along the street frontage. |
| Uptown Bressi<br>Pending | Residential<br>Component:<br>\$64 million | Shea Properties proposes a General Plan Amendment and Master Plan Amendment for the development of a mixed use project on 17 acres of land. The project includes 90,267 square feet of commercial space and 125 residential units. The commercial development will be on the eastern side of the property and will consist of multiple buildings ranging in size from 5,000 square feet to 28,000 square feet. The residential units will be developed on the western side of the project and will consist of 103 three story townhomes and 22 stacked flat units.  |

### Retirement Community

| <b>Project</b>          | <b>Est. Value</b> | <b>Description</b>  |
|-------------------------|-------------------|---|
| Dos Colinas<br>Approved | \$36.2 million    | 305-unit continuing care retirement community which allows for residents to age in place. The development includes 58 detached cottages, 166 independent living units (i.e., senior apartments) and an 81-room/95-bed congregate care facility. Interior recreation amenities for the residents include a game room, wine bar, billiards, art studio, gym, salon/spa, theater, lounge, and a gift shop. Outdoor recreation amenities are located within a number of proposed courtyards and include putting greens, a koi pond, bocce ball, a swimming pool and spa, picnic areas, outdoor garden area, as well as a greenhouse/gardening center. |

## Business Growth

| <b>Project</b>                         | <b>Est. Value</b> | <b>Description</b>  |
|--|-------------------|---|
| ViaSat Expansion<br>Under Construction | \$50 million      | <p>The project consists of two, three-story industrial buildings with 527 parking spaces. The buildings will contain a combined 111,042-square-foot of professional office space and 32,058-square-foot of manufacturing space with a total building area of 143,100-square-foot. A large centralized plaza area will be provided between the two buildings. The project site can be accessed from either Gateway Road or Campbell Place. Both buildings will be leased by ViaSat Inc. Other improvements include:</p> <ul style="list-style-type: none"> <li>• A signalized cross walk across El Camino Real at Gateway Road with an added opening in the raised median and enhanced landscape, pavement and architectural features;</li> <li>• the addition of a raised median shaped to further clarify and force right-in and right-out vehicle turns at the Gateway Road/El Camino Real intersection; and</li> <li>• a bus stop and turnout on southbound El Camino Real.</li> </ul> <p>The pedestrian cross walk will link ViaSat’s main campus located at 6155 El Camino Real (west side of ECR) to the newly proposed Bressi Ranch campus. The pedestrian signal will interconnect with the traffic signal at the intersection of Palomar Airport Road and El Camino Real to allow controlled phasing of the signals to minimize conflicts between vehicles and pedestrians. The proposed bus stop for southbound El Camino Real will replace the bus stop that was removed when the Lowe’s shopping center was recently constructed. A turnout will be added as well as benches and shade trellis.</p> |

## Agriculture/Open Space

| <b>Project</b>                                | <b>Est. Value</b> | <b>Description</b>   |
|---|-------------------|--|
| New Floral Trade Center<br>Under Construction | \$4.5 million     | <p>Under construction is 60,000-square-foot total building area.</p> <p>Future uses at the Floral Trade Center property include an organic garden with a farm-to-table culinary arts demonstration kitchen, micro- brewery and tasting room, wine tasting, wholesale floral market, locally resourced produce market open to the public and “marketplace” showcasing regionally sourced products. The site will also include various fields planted with fruits, nuts, grains, and berries for use and/or sale onsite.</p> |

|                   |         |   |
|-------------------|---------|---|
|                   |         | <p>The city granted Agricultural Conversion Mitigation Fee funds totaling \$1,033,833 for the project for the following :</p> <ul style="list-style-type: none"> <li>• \$600,000 for creation of an access road off Carlsbad Ranch agricultural lands connecting Cannon Road and Car Country Drive;</li> <li>• \$163,833 for coolers, display and supporting equipment for operation of the relocated Floral Trade Center; and</li> <li>• \$271,000 for installation and cultivation of blueberries, tangerines, hops, olives and dragon fruit.</li> </ul>  |
| NRG Redevelopment | Unknown | <p>Above-ground demolition of the existing Encina Power Station is anticipated by the end of 2020. Along with the demolition, the city, NRG and SDG&amp;E intend to work cooperatively to relocate the existing SDG&amp;E Operations Center, a 16 acre site located at the northeast corner of Cannon Road and Carlsbad Boulevard, to an alternative site. If successful, the city would take ownership of the 16 acre site. The city and NRG will then be in a position to partner on the redevelopment of the 60 acre NRG EPS site, along with the 16 acre SDG&amp;E operations center site. The General Plan Update anticipates designating both sites for visitor-commercial and publically accessible open space uses.</p> |

## Hotels

| <b>Project</b>                      | <b>Est. Value</b> | <b>Description</b>   |
|-------------------------------------|-------------------|--|
| Fairfield Inn<br>Under Construction | \$5.5 million     | The Excel Hotel Group is currently constructing a Fairfield Inn by Marriott, a business hotel that includes 99 hotel rooms, a 400 square foot meeting room, an exercise room, a small breakfast lounge, and a pool and recreational area with a fire pit. The multi-earth toned colored stucco hotel is three stories and has a modern industrial architectural style designed to blend in with the industrial buildings that are predominant in the area. |
| Holiday Inn and Staybridge Suites   | \$15.6 million    | The Alps Group of Hotels is currently developing two hotels within the Bressi Ranch community located on the southeast corner of Palomar Airport Road and Innovation Way.  |



|   |               |  |
|---|---------------|--|
| Under Construction  |               | The Staybridge Suites is the smaller of the two hotels, consisting of 106 rooms and approximately 73,737 sq. ft. of total building area. All rooms are suites and will include kitchens. The Holiday Inn consists of 133 rooms and is approximately 83,693 sq. ft. in total building area. The Holiday Inn includes a 3,585 sq. ft. meeting room and guest dining area complete with a small bar and lounge area. Both hotels are three stories tall with the exception of one area of the Holiday Inn located on the north side that is one-story. Both hotels propose similarly designed architecture dominated by room windows and stucco building materials. Plane changes are provided in vertical elements that are repeated along the lengths of the buildings to provide articulation and variation in design. Roof parapets and tower features are fully wrapped with architectural cornices to provide a finished appearance. Architectural elements, such as polished granite stone facades highlighted by brushed aluminum reveals, and porte-cochere entries have been employed to highlight the main entrances of each hotel. The hotel project is designed to share access, parking, and outdoor courtyard hotel amenities consisting of a pool, basketball court and a putting green. The development maintains fully landscaped setback from Palomar Airport Road and Innovation Way. |
| Grand Pacific Resorts (Marbrisa Phase 2) Under Construction | \$3.2 million | Marbrisa (timeshare) and the Sheraton Hotel project were approved together in 2004. The approval includes 350 hotel units and 350 timeshare units. <ul style="list-style-type: none"> <li>• Phases 1&amp;2 of the Sheraton Hotel (250 units/pool/conference rooms/restaurant/spa) are constructed. <ul style="list-style-type: none"> <li>○ Phase 3 (future) 100 hotel units</li> </ul> </li> <li>• Phase 1 of Marbrisa (80 units) is complete</li> <li>• Phase 2 of Marbrisa under construction: 162 timeshare units/Sales offices/Primary resort pool area and recreation room</li> </ul> Phase 3 (future) 108 timeshare units   |
| Westin Hotel & Timeshare (Lot 9)                            | \$31 million  | Lease of a 3.15 acre City/CMWD owned property to Grand Pacific Resorts who intends to develop the site into a hotel (74 rooms)/time share (36 rooms) project. The city site is located just east of the existing Marbrisa Resort and Sheraton Hotel projects site that is owned and operated by Grand Pacific Resorts.   |

### Infrastructure

| Project  | Est. Value  | Description  |
|--|-------------|--|
| Poseidon Desalination Plant Under Construction | \$1 billion | The project is a 50 million gallon a day Carlsbad Seawater Desalination Plant located at the Encina Power Station. The project includes a network of desalinated water delivery pipelines, |

|  |                      |  |
|--|----------------------|--|
|  |                      | <p>which would be located underground within the public rights-of-way in the cities of Carlsbad, San Marcos and Vista.</p> <p>The desalination plant will serve all agencies that have agreed to purchase water from the desalination plant. When the project is complete, Poseidon estimates the project will provide water to 300,000 people.</p> <p>The city is partnering with Poseidon Resources to ensure that the plant gets built on time and that traffic impacts are minimized.</p>  |
| <p>NRG New Power Plant<br/>Pending</p> | <p>\$600 million</p> | <p>Joint partnership to remove existing plant and place a new, smaller plant between the railroad and I-5 to be built by NRG.</p> <p>In May of 2012, the California Energy Commission approved NRG's application for certification for the Carlsbad Energy Center Project (CECP). That approval was for a 558 Megawatt combined cycle power plant located east of the existing Encina Power Station (EPS), between the railroad tracks and Interstate 5. As a part of that approval, 3 of the 5 boiler units at the existing EPS plant would be decommissioned, with the remaining 2 boiler units continuing to operate.</p> <p>NRG will amend its CECP project, proposing a plant that is more environmentally friendly, lower profile, utilizing "peaker configuration" technology. NRG will immediately begin the process to completely shut down and demolish the Encina Power Station structures at no cost to taxpayers and begin the process to remediate and redevelop the site.</p> |

| Project   | Est. Value                            | Description  |
|---|---------------------------------------|--|
| Vista-Carlsbad Sewer Interceptor/pump station<br>Approved                       | Construction<br>Cost:<br>\$43 million | <p>The sewer project consists of a new 3,960-foot long force main (sewer line) and an 8,420-foot long gravity sewer line, a 50 mgd capacity sewer lift station, associated utility relocations (natural gas transmission and electrical overhead relocations) and a pipe-support bridge spanning 140-feet across the Agua Hedionda Lagoon channel. The project extends a total distance of approximately 12,380 linear feet (2.35 miles) in a north-south direction from near Chinguapin Avenue, south of Tamarack Avenue, to the Encina Wastewater Pollution Control Facility (EWPCF) on Avenida Encinas, south of Palomar Airport Road.</p> <p>The project will be constructed in three phases. The locations and phases are as follows: Phase 1 - Cannon Road to the EWPCF within the public right-of-way on Avenida Encinas (sewer and gravity force main and 12 inch recycled water line); Phase 2 - south of Chinguapin Avenue to the south side of the Agua Hedionda Lagoon within San Diego Northern Railroad (SDNR) right-of-way (gravity sewer, including the pipe support bridge, 12 inch recycled water line and 6 inch potable water line); and Phase 3 - southern edge of the lagoon to Cannon Road within SDNR, NRG, SDG&amp;E, and West Development properties and within the city's public right-of-way on Avenida Encinas (sewer lift station, sewer force main, and 12 inch recycled water line).</p> |
| Phase III Recycled Water Project<br>Approved--Construction to begin Spring 2015 | Construction<br>Cost:<br>\$34 million | Phase III consists of construction of 16 miles of pipeline ranging in size from 4-inches to 18-inches in diameter, installing 156 metered service connections, expanding the overall capacity of the facility and constructing a 1.5 million gallon storage reservoir at CMWD's Twin D site. Phase III is intended to meet the estimated increasing annual demands as identified in a Feasibility Study included in the Recycled Water Master Plan approved in 2012.   |