

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 will lead shoppers to a commercially themed main street and a centrally located pedestrian plaza that will serve as the center's focal point. The plaza will feature a clock tower, water fountain, landscaped planters and trees in grated planters. Seat walls will provide a public gathering area for the development and the neighborhood. East of the plaza will be a Vons grocery store and other inline retail shops, and west of the plaza will be several major retail stores 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 is scheduled for completion in November 2014.</p> <ul style="list-style-type: none"> • The former Robinsons-May building will be significantly rebuilt and will house a new 40,000-square-foot location of 24 Hour Fitness and a new 12-screen, state-of-the-art movie theater being developed by Regal Entertainment Group. Plans for the 24-hour Fitness also include an indoor lap pool and a fully enclosed rooftop basketball court. • 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. • The proposed renovation is a 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>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>
La Costa Town Center Approved	\$9.7 million	Demolition of the existing Vons building as well as one other building (total of 45,830-square-feet), and the construction of two new mixed use buildings, including 48,908-square-feet of ground floor retail space and 60 apartments (mix of one, two and three bedrooms). Recreation amenities for the apartments include an exercise room, barbeque 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.

Residential

Project	Est. Value	Description
Robertson Ranch West Village Under Construction	\$236 million	<p>The Robertson Ranch Master Plan was approved in February 2005. The East Village is nearing buildout. 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"> • Lot sizes range from 4,000 to 8,500-square-feet. • Homes will range from 1,600 -4,200-square-feet in size • Architectural styles may include Spanish, Mediterranean, Craftsman, and Traditional <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"> • 100 senior apartments • 314 market rate apartments
La Costa Town Square Residential 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 In Progress to reach construction	\$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>
La Costa Townhomes	\$17.2 million	<p>The La Costa Townhomes, marketed under the name "Costa Pointe", is a 58-unit luxury condominium development perched on the south side La Costa Avenue. The project, which was completed in 2013, includes three-story buildings clustered in three-plex, four-plex and</p>

		six-plex configurations. Each unit includes its own direct access garage with floor plans ranging from 1,340-square-feet to 1,737-square-feet. The development affords panoramic views of the La Costa Golf Course with recreational amenities consisting of a swimming pool and spa; barbeque and gym facilities; and a children's playground with turf play area. Costa Pointe is currently marketed as long term rentals ranging in price from \$2,450 to \$3,295 a month.
La Costa Residential 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 Center 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 3 bedroom homes are estimated to sell in the \$620K to \$630K price range, while the 4+ bedroom homes are estimated to sell in the \$620k to \$650k price range. Homes in Montecina are estimated to begin selling in October of 2014.
Fair Oaks Valley 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 range from \$1 to \$2 million. The project preserves 55.5 acres of open space by clustering the development.
State Street Townhomes Approved	\$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.
Cantarini Ranch – Holly Springs In-Active	\$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) 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.

Retirement Community

Project	Est. Value	Description
Dos Colinas	\$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

Project	Est. Value	Description
ViaSat Expansion 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-feet of professional office space and 32,058-square-feet of manufacturing space with a total building area of 143,100-square-feet. 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"> • 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; • 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 • a bus stop and turnout on southbound El Camino Real;

		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.
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Agriculture/Open Space

Project	Est. Value	Description
New Floral Trade Center Under Construction	\$4.5 million	<p>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 to for the project for the following amounts and uses:</p> <ul style="list-style-type: none"> • \$600,000 for creation of an access road off Carlsbad Ranch agricultural lands connecting Cannon Road and Car Country Drive; • \$163,833 for coolers, display and supporting equipment for operation of the relocated Floral Trade Center; and • \$271,000 for installation and cultivation of blueberries, tangerines, hops, olives and dragon fruit. <p>Funding for the projects total(s) \$1,033,833.</p>
NRG Redevelopment	Unknown	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&E intend to work cooperatively to relocate the existing SDG&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&E operations center site. The General Plan Update anticipates designating both sites for visitor-commercial and publically accessible open space uses.

Hotels

Project	Est. Value	Description
Fairfield Inn 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 firepit. 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 Under Construction	\$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. 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	<p>Marbrisa (timeshare) and the Sheraton Hotel project were approved together in 2004. The approval includes 350 hotel units and 350 timeshare units.</p> <ul style="list-style-type: none"> • Phases 1&2 of the Sheraton Hotel (250 units/pool/conference rooms/restaurant/spa) are constructed. <ul style="list-style-type: none"> ○ Phase 3 (future) 100 hotel units • Phase 1 of Marbrisa (80 units) is complete • Phase 2 of Marbrisa under construction: 162 timeshare units/Sales offices/Primary resort pool area and recreation room <p>Phase 3 (future) 108 timeshare units</p>
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 (71 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.
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Infrastructure

Project	Est. Value	Description
Poseidon Desal Plant Under Construction	\$1 billion	<p>The project is a 50 million gallon a day Carlsbad Seawater Desalination Plant located at the Encinas Power Station. The project includes a network of desalinated water delivery pipelines, 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>
NRG New Power Plant Pending	\$600 million	<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>
Vista-Carlsbad Sewer Interceptor/pump station	Construction Cost; \$43 million	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

As of: Tuesday, November 04, 2014

		<p>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&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>
Encinas Wastewater Plant expansion	Cost Ph IV : \$1.8 million Ph. V: \$10.9 million	Encinas Wastewater Plant Expansion was completed in 2012. The project involved increasing the capacity of the facility from 22.5 million gallons per day MGD to 36 MGD. The city is currently repaying Encinas for the city's share of bond and financing costs.