

# QUARRY FALLS



*San Diego's Future*

## Facts About Quarry Falls

**Current Use:** Active sand and gravel quarry for nearly 70 years.

**Landowner:** The Grant Family

**Developer:** Sudberry Properties, Inc.

### **The Quarry Falls Community Plan:**

**Total acreage:** Approximately 230 acres

- 93.8 acres - Residential
- 67.4 acres – Public parks/open space
- 37.5 acres – Office, retail, mixed-use
- 29.7 acres – Landscaped public rights-of-way
- 2.1 acres – Private recreation

**Location:** Mission Valley Quarry, bordered by I-805 to the east, Friars Road to the south, Mission Center Road to the west, Serra Mesa to the north.

**Hiking/Biking Trails:** 1.5 miles

### **Design Team:**

<b>Carrier Johnson</b>	Architect
<b>Wallace Roberts &amp; Todd</b>	Landscape Architect & LEED-ND Consultant
<b>TCB/Aecom</b>	Civil Engineer
<b>EDAW</b>	Stormwater Quality Consultant
<b>KLR Planning</b>	Environmental Consultant and Planner
<b>KOA Corporation</b>	Traffic Engineer

### **Development Program:**

- **Parks, Recreation and Civic Space**
  - Mission valley's first public park
  - Civic Center with a plaza, amphitheater for public events and Heritage Museum that will celebrate the history of Mission Valley and be operated by The San Diego River Park Foundation.
  - Recreation Center
  - Donates 17 acres to San Diego River Park Foundation
- **Residential:** 4,780 diversely priced homes designed in a broad range of home types and densities.
  - 478 affordable homes built onsite, price controlled and attainable based on city standards
  - 300-500 homes for seniors
- **Retail:** 480,000 SF designed to be the activity center and heart of Quarry Falls.
- **Office:** 420,000 SF designed in a campus environment.

SUDBERRY PROPERTIES, INC.

5465 Morehouse Drive #260 San Diego, CA 92121 Phone: (858) 546-3000 Fax: (858) 546-3009  
www.sudprop.com www.QuarryFalls.com

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## **Sustainable Design Features:**

One of only two projects in San Diego registered as a pilot project for the U.S. Green Building Council's new LEED for Neighborhood Development program.

- Alternative fuel shuttle system
- Hybrid car-sharing program
- Network of hiking, biking and walking trails
- Solar orientation and energy management systems
- Drought tolerant and native landscaping
- Community garden
- High efficiency irrigation systems designed for reclaimed water
- Natural filtration of storm water
- Construction waste recycling (75%)
- Use of sustainable and recyclable building materials
- Energy efficient appliances and fixtures

## **Public Services:**

- K-8 public charter school operated by High Tech High
- Fire Station site

## **Development Schedule:**

**Total Development Time:** 12-15 years

**Total Phases:** 4

**Total Time Per Phase:** 3-4 years

**Construction Begins:** Approximately 18 months from approval.

**Phase I (Years 1-4):** School, residential, office, retail, finger parks, Civic Center West

**Phase II (Years 5-8):** Residential, office, retail, Quarry Falls Park, Civic Center East

**Phase III (Years 9-12):** Residential, office, retail, finger parks, Community Rec Center

**Phase IV (Years 12-15):** Residential, office

## **Fiscal Benefits:**

- 100 percent privately funded
- Nearly \$50 million for off-site traffic improvements
- \$9.1 million annual fiscal revenues to City after build out

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