



## **FOR IMMEDIATE RELEASE**

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### **San Diego City Council Approves Quarry Falls; 230-Acre Sustainable Community in Mission Valley**

*Project exemplifies City of Villages concept; walkable, sustainable, green development offers mix of housing, shops, offices, access to transit, Trolley*

SAN DIEGO – Sudberry Properties, Inc, a San Diego-based real estate development and asset management firm, today announced that the San Diego City Council voted late Tuesday night 7-1 to approve the proposed Quarry Falls Community, a 230-acre mixed-use project to be built at the current site of Mission Valley's last sand and gravel quarry. This marks the final step in the approval process to turn the declining quarry into a thriving green community in the heart of the city. Sudberry now begins detailed construction documents for design of the project's first phase and offsite improvements.

"We are very pleased to have reached this major milestone after more than six years of work to create a sustainable community that will set a new standard for addressing some of the region's most pressing planning needs," said Tom Sudberry, president and CEO of Sudberry Properties. "We want to thank the many members of the Mission Valley and Serra Mesa planning groups who provided input as our plan evolved, plus the city planners who worked with our team to keep refining the concept. We are very proud of the result – a sustainable, walkable community with all the best attributes of the City of Villages concept."

With less than 5 percent of the remaining land in city limits deemed developable, Quarry Falls is the ideal project for incorporating the concepts of smart growth and sustainable design to create a walkable community with attainable housing, village shops, businesses, access to San Diego's Light Rail System, and abundant acres of park space all within a 15 minute walk of one another.

City planners and leaders have long recognized the need for incorporating smart growth principles into current and future development as evidenced by the adoption of the "City of Villages" concept into the General Plan. Quarry Falls embodies the best qualities of this concept and will serve as the new standard for future development in San Diego, Sudberry said.

From the beginning, Quarry Falls was designed as a walkable, sustainable community with the idea of reducing dependency on cars. It features a shuttle system, a hybrid-car sharing program,

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and a network of hiking, biking and walking trails close to the trolley stop, so that residents have everything they need to live, work, and play without having to drive.

Quarry Falls will not only offer residents a great place to live, Sudberry said, but also allows visitors from all over the city to enjoy the many benefits the community offers. More than one-third of Quarry Falls will be devoted to open space and public areas that will include public parks, landscaped public parkways, private open space and a Civic Center with a plaza, amphitheater for public events and Heritage Museum. The museum will celebrate the history of Mission Valley and be operated by The San Diego River Park Foundation. The addition of Mission Valley's first public school, a K-8 charter operated by High Tech High, will also benefit many in and around the community.

For the residential component, Quarry Falls will ultimately include approximately 4,780 diversely-priced homes, 10 percent of which will be priced as affordable according to San Diego's guidelines. Additionally, there will be approximately 900,000 square feet of office and retail space for shops and restaurants on the site to generate substantial jobs and revenue in the area.

Also incorporated into Quarry Falls is a myriad of sustainable design features that include a water reclamation plant, solar orientation and energy management systems, a community garden, high efficiency irrigation systems, natural filtration of storm water, and the use of sustainable and recyclable building materials. In recognition of these attributes, Quarry Falls was one of three San Diego County projects selected as a pilot project for the U.S. Green Building Council's new LEED for Neighborhood Development program. Sudberry recently submitted for Gold certification under the LEED-ND project.

Sudberry Properties has also committed to go to great lengths to mitigate traffic issues, providing nearly \$50 million in funding for planned improvements to key freeway interchanges, local intersections, pedestrian and bicycle paths and other key transportation arteries.

Sudberry said that Quarry Falls is scheduled to be built in four phases over a 12 to 15 year timeframe, with each phase taking approximately 3 to 4 years to complete. Construction will begin approximately 18 months from approval.

***About Sudberry Properties, Inc.***

Sudberry Properties, Inc. is a San Diego based real estate development and asset management firm that specializes in quality shopping center projects and sustainable mixed-use urban communities. It is one of the leading retail and urban community developers in Southern California. For more information about Sudberry Properties, Inc., please visit [www.sudberryproperties.com](http://www.sudberryproperties.com).

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