

QUARRY FALLS



San Diego's Future

Top 10 Features, Benefits and Amenities

1. Mixed Income and Multi-Generational Community of Rental and For-Sale Homes

- Infill, smart community to respond to the City's housing crisis.
- Homes are planned to be affordable to a wide range of incomes including homes that will be attainable to first-time buyers.
- Approximately 450 price controlled (affordable) units will be provided on-site.
- Approximately 300 to 500 age restricted (senior) homes will be provided on-site.

2. Expedites and Funds Major Traffic and Pedestrian Improvements

- Transportation Phasing Plans assures improvements are built concurrently with development (four total phases).
- Approximately \$50 million in off-site transportation improvements.
- Generates approximately \$77 million in funding for regional transportation improvements over the life of TransNet.
- Expedites construction of \$140 million improvements at SR-163/Friars Road Interchange.
- Amendment of the Public Facilities Financing Plan to update the Mission Valley Development Impact Fees.
- Improvement at five freeway interchanges - SR-163/Friars Road, I-8/Mission Center Road, I-8/Qualcomm/Texas, I-15/Friars Road, I-805/Murray Ridge Road/Phyllis.
- Twenty-two out of 25 intersections identified with significant impacts are mitigated.
- Funding for traffic calming improvements for Serra Mesa and Greater North Park.
- Transportation Demand Management Plan.
- Pedestrian bridge across Friars Road to connect Quarry Falls to the Rio Vista Trolley station.
- Shuttle System to Rio Vista and Hazard Center Trolley stations.
- Shared car program.

3. Sustainable Community Design

- Registered with the US Green Building Council (USGBC) as a LEED-ND Pilot Project.
- Pedestrian and transit-oriented design.
- Promotes job/housing balance.
- Bicycle access for the entire community.
- Use of landscaped bioswales to naturally filter storm water.
- Recycling of 75 percent of Construction Waste.
- Energy-efficient design – ENERGYSTAR® and WaterSense appliances and fixtures.
- High efficiency/smart Irrigation Systems designed for recycled water.
- Community garden.
- Amendment of existing reclamation plan will keep 150,000 truck trips off city streets.
- Universal design guidelines.

SUDBERRY PROPERTIES, INC.

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4. Public Parks and Open Space

- In excess of 1/3 of the property will be re-vegetated and landscaped into parks and open space.
- Over 17 acres will be developed as a population-based park.
- Nearly 30 acres of public and private open space will be open to the public.
- “Bark” Park.
- Development will occur on less than 50 percent of the overall site area.
- Contribute \$5+ million for a future Mission Valley community park.

5. Mission Valley’s First Public School

- K-8 charter school operated by High Tech High (HTH) with capacity for approximately 800 students.
- Land donated to HTH (\$1 per year lease) with right of future ownership.
- Density of community reduced by 270 homes to accommodate school average daily trips (ADT).
- Development of the school is anticipated to be financed with 100 percent private funds even though Quarry Falls is expected to pay approximately \$11 million in public School Fees.
- Designed to achieve LEED certification.

6. Donation of Land for River Discovery Center

- Approximately 17 acres along and inclusive of the San Diego River will be donated to the San Diego River Park Foundation for public preservation and use.
- This property has zoning that could allow an office development which could generate traffic in excess of 10,000 ADT if the land owners were not donating it to the Foundation.

7. Fire Station Site

- A fire station site has been made available to the fire department that will provide service to both Mission Valley and Serra Mesa.

8. Provides a Gathering Place for all of Mission Valley

- Civic Center – Adjacent to the park, it will include a Heritage Museum operated by the San Diego River Park Foundation, public plazas and meeting rooms, amphitheater, all designed to achieve LEED certification.
- Town Center – New shopping, dining, entertainment, and recreational amenities for all to enjoy designed around a village core.

9. Socially Connected Community

- “Lifestyle Director” or “Town Manager” will provide opportunities and organize events to cultivate sense of community by providing opportunities for personal growth, recreation, and social interaction. Events and activities include:
 - Clubs, leagues and civic groups

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- Artistic and cultural activities
- Recreational and healthy living programs
- Annual events and celebrations
- Charitable, philanthropic and community service activities
- Community Intranet & Wi-Fi

10. Fiscally Positive Community – 100 Percent Privately Funded

- At build out, the community will generate in excess of \$50 million per year in total Property and Sales taxes and over 3,000 permanent jobs.
- Total annual fiscal revenues are estimated at \$9.1 million to the City's General Fund.
- Total annual fiscal costs are estimated at \$6.3 million (\$2.7 million for police, \$1.5 million for fire, and \$2.1 million for maintenance of roads, parks, etc.).
- Positive net annual fiscal revenues estimated at \$2.8 million.

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