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**Eight-Year Vision Coming to Life
With Start of Civita – The Future Heart of Mission Valley**

*Grading underway on walkable, sustainable, connected mixed-use
development on site of old quarry in Mission Valley*

SAN DIEGO – After more than eight years of planning, design and engineering, Sudberry Properties has broken ground on the first phase of Civita, the 230-acre mixed-use development that will turn a 70-year-old quarry in Mission Valley into a walkable community with attainable housing options, 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.

Formerly known as Quarry Falls, the new name, Civita, was selected because it combines the roots of Latin words for “civic and community” and “vitality and life,” essential elements envisioned for a successful mixed use development in the heart of urban San Diego.

Tom Sudberry, chairman of Sudberry Properties, said Civita incorporates the principles of smart growth such as the redevelopment of infill sites, concentrating development with a mix of housing, retail, business and civic uses and creating a transit-oriented and pedestrian-friendly community plan. . Planners and smart growth experts view Civita as one answer to curbing this city’s sprawl and reviving quality of life in the heart of San Diego, as evidenced by the development’s many awards including the 2010 Catalyst Project of the Year by the State of California.

The Civita community is planned in four phases over a 12 to 15 year timeframe with each phase taking approximately three to four years to complete. The first phase includes apartments and townhomes. Additionally, there will be almost 1 million square feet of office and retail space for shops and restaurants in subsequent phases, providing the opportunity to live, work and play in Civita.

“Civita will be a sustainable new community that fits with many of Mission Valley’s needs,” Sudberry said. “This includes attainable homes, new public parks from the San Diego River to the top of Civita, a civic center with heritage museum and urgently needed traffic improvements throughout the valley.”

The quarry is located on land currently owned by the Grant family, who has a long and rich history in San Diego. Recognizing that the quarry was nearing the end of its life cycle, in 2002 they selected Sudberry Properties to help create a community within Mission Valley.

“It was ingrained in us by our fathers and uncles that we should work to keep the land together, that it should always be managed in a manner that enhances the community,” said Pat Grant, whose grandfather Franklin first acquired the land in the late 1920s. “We have never wanted to put another isolated apartment complex or strip of shops on the land. Our own ethics drive a desire to make it sustainable, walkable and desirable. Civita is the embodiment of the best ideas emanating from all the vision meetings we had with the experts who soon joined our team.”

The team was led by Sudberry Properties and included numerous architects and recognized experts in the fields of engineering, environmental protection and other disciplines. During the eight-year planning process, the team relied on its collective expertise as well as input from community planners and residents to create the concept for Civita.

“You could do a development on that hillside that had no personality, but creating a really great community that’s a dream of so many people is a lot harder,” said Fred Kent founder of the nonprofit organization Project for Public Spaces and recognized national authority on smart growth. “It takes a lot more energy, a lot more skills. This community will be better for everyone.”

More than one-third of Civita 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.

Gordon Carrier, of Carrier Johnson, San Diego, which developed initial master plans during the entitlement process, said the entire project was developed around the central open space, with the ultimate objective of being able to walk the community in any direction along green belts, trails and tree-lined streets.

“Rather than leveling the site, the idea was to restore the land to its natural topography and connect the mesas to the valleys – go from low to high,” he said. “The elevation change complements the site, opens up great views and provides many different experiences depending on your points of view.”

The final master plan was developed by Elkus Manfredi Architects, of Boston, which has extensive experience in developing mixed use projects, residential communities and retail complexes throughout the U.S. Its projects include: City Place, West Palm Beach, Florida; Liberty Wharf and Fan Pier in Boston; Americana in Glendale, California; the Woodlands

in Woodlands, Texas; City North, Phoenix, Arizona; and several projects for Disney. Howard Elkus, principal architect, and his team worked on the final sculpting of the Civita site, including how the different types of housing would connect to each other and the village center with a creative flow of roads and trails.

“The project is remarkable in its topography,” said Elkus. “It provides for a unique, exciting sustainable community with extraordinary views and scaled neighborhoods. The physical definition of Civita as it relates to the valley and the river and the surrounding communities -- the whole flavor of this part of San Diego -- has the makings of something extraordinary. The integration of the open space with the built environment will distinguish and differentiate this new community versus anything else in the region.”

Civita will ultimately include approximately 4,700 diversely-priced residential homes, including single-family, condominiums, townhomes, apartments, live/work residences, flats, row homes, as well as homes for seniors. Ten percent of homes will be priced as attainable according to San Diego’s guidelines for affordable housing.

Sudberry Properties launched initial grading on the master plan in mid-November 2010, with grading for the residential developments in phase one to follow shortly thereafter.

Sudberry recently completed sale of 9.5 acres to Shea Homes for the development of 200 townhomes, called Origen, with two and three-bedroom units, during the first phase of Civita. Shea anticipates breaking ground on the models in August 2011. Sudberry broke ground in November 2010 on the first apartment complex in Civita, called Circa 37 after the year the quarry was first mined. It will have 306 apartments with preleasing set for later this year and the first occupancies in December 2011 or January 2012. A second phase of Circa 37, with some 500 units, is still in the planning stages. The apartment complex will have a spectacular pool area designed by the same landscape architect that developed pools for Steve Wynn in Las Vegas. The first phase will also have a 175-unit senior complex. Details are pending.)

From the beginning, Civita was designed as a walkable, sustainable community with the idea of reducing dependency on cars. Featuring a shuttle system, a hybrid-car sharing program, and a network of hiking, biking and walking trails close to the trolley stop, the ultimate goal was to provide residents everything they need to live, work, and play without having to drive.

Civita will add sustainable design features that include solar orientation and energy management systems, drought tolerant and native landscaping, a community garden, high efficiency irrigation systems, a reclaimed water treatment plant, natural filtration of storm water, construction waste recycling and the use of sustainable and recyclable building materials.

In recognition of its sustainable features and neighborhood-oriented design, the Civita plan achieved a gold rating as a pilot project for the U.S. Green Building Council’s new LEED for Neighborhood Development program. The first national standard for

neighborhood design that integrates principles of smart growth and green building, the program serves as a guide for creating compact, walkable, well-connected communities with a holistic approach to sustainability. It is also a recipient of 2009 Governor's Environmental and Economic Leadership Award (GEELA), California's highest environmental honor, which is administered by the California Environmental Protection Agency and the Natural Resources Agency. Civita has also been named as a Catalyst Project by the California Department of Housing and Community Development (HCD) as a model for sustainable land use. It was one of only 12 projects in the state to earn the designation.

As with any development, there have been concerns about traffic. Sudberry Properties has gone 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. The first work on infrastructure improvements is expected to begin in (November, 2010).

For further information, see the project website at www.civitalife.com

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