

POMERADO NEWS

Construction to start on mixed-use Poway Road project

By **STEVE DREYER**

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G rading is expected to begin in two weeks on a \$35 million mixed-used development on **Poway** Road following today's groundbreaking ceremonies.

The three-building "Outpost" development, formerly called "The Trading Post," is the first of its kind to be approved under the updated Poway Road Specific Plan. It will include 53 residential units, an "urban food hall," a Crunch fitness center and two levels of underground parking.

The project, being developed by Canadian-based Capexco, is expected to be completed by fall of next year. Construction will take place on a 1.58-acre site once occupied by the Poway News Chieftain and Poway Irrigation.



Drawing shows "The Outpost" development along Poway Road. ()

While Monday's ceremony, attended by about 75 people, will likely be soon forgotten, "This project will be remembered for generations to come," Mayor Steve Vaus said.

According to Trent Claughton, president and CEO of Capexco, the development – which will encompass two-story and three-story buildings encircling a central paseo – was named Outpost to speak to Poway's colorful history, early Californian roots and being a destination for all of San Diego County.

"Outpost marks an important milestone in Poway's history that we hope will become a model for revitalization and creating a walkable downtown district for Poway, Claughton said in remarks prepared for the event. "It brings needed housing and compelling new food and fitness concepts to Poway in a vibrant live, play and work mixed-use development."

Anchor tenants are Crunch Fitness and the locally-based 3 Brothers Group, which operates The Barrel Room in Rancho Bernardo, several Urge Gastropubs, Mason Ale Works and Mason Coffee Works. The "urban food hall" is projected to have up to 15 "artisan food concepts" from around San Diego, according to a press release prepared for the groundbreaking.

"This is all about our roots," said Grant Tondro, who grew up in Poway and is a partner in the food business.

Capexco partner Marco DeDominicis, a Poway resident, said it should take up to 2 1/2 months to dig the "hole" containing the two levels of parking. He said every effort will be taken to lessen the impact of dirt-hauling trucks on Poway Road traffic.

Building 1 will be a 30-foot-tall, two-story structure. There will be a 20,000-square-foot "food hall" on the first floor and second floors and a 6,500-square-foot patio on the second floor.

Building 2 will be a three-story, 30-foot-tall residential building with four, two-bedroom "live-work" units and two, two-story lofts.

Building 3 will be a three-story, 38-foot-tall structure with a 20,225-square-foot fitness center, 33 two-bedroom apartments, 10 one-bedroom apartments and four one-bedroom/loft units.

Parking for 329 vehicles would be provided, including 325 below ground and four at ground level.

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