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## Planned tower 1st to use city's floor-area bonus program



Rendering courtesy of AVR P Skyport Studios

*A rendering of the street-level view of Pinnacle International's proposed 41-story tower at the intersection of 11th Avenue and E Street.*

### By Mark Armao

Civic San Diego's Design Review Committee recently recommended that the CivicSD board approve the design of a 41-story residential tower at the intersection of 11th Avenue and E Street in East Village.

Developed by a subsidiary of Vancouver-based Pinnacle International, the building would contain 462 dwelling units—roughly split between apartments and condos—around 5,300 square feet of retail space and 541 parking spaces.

Having received the green light from both the committee and the Downtown Community Planning Council, the design will go before the full CivicSD board on Jan. 31.

The 430-foot-high tower would rise above a four-story podium containing a ground-floor retail space, lobbies, parking, storage, residential units and a rooftop pool. A seven-level subterranean garage would provide parking spaces for residents.

Designed by San Diego-based AVR P Skyport Studios, the tower's façade will feature large expanses of blue-green glass interspersed with vertical concrete bands and glass balconies. The angle of the windows and living spaces in many of the units were designed to maximize views of San Diego Bay and the Pacific Ocean.

"The building itself gestures toward the water and the units are oriented in that way," AVR P Skyport senior project manager Pablo Collin said in an interview with *The Daily Transcript* last year.

At the 37th level, the building's expression would change, where glass-walled penthouse units would overlook a second pool deck.

Unit types would be roughly halved between for-rent and for-sale dwelling units. Levels three through 18 will contain 226 apartments and levels 19 through 41 will hold 236 condominiums.

"The building is designed to be flexible in terms of its occupants," said Collin, who was the lead architect on the project. "It's half and half right now, but as the market forces dictate as time goes on, who knows where it will actually end up."

To maximize the size of the structure, the developers are taking advantage of three city programs that allow for an increase in the maximum allowable floor area.

Under the first program, the developer will simply write a check to the city for a boost in building density. The second bonus program requires the building to achieve LEED Gold certification to earn the extra square footage, while the third has not been utilized since being established in 2006. The program involves the transfer of development rights (TDR), whereby the allowable floor area that could be built at the site of a future public park can be transferred to a nearby private development.

The developers propose to purchase development rights from such city-owned park sites as the planned East Village Green. Valuation of the rights will be assessed by an independent consulting firm, according to CivicSD staff.

The TDR program can also be used to help fund the preservation or restoration of historic buildings on sites with transferable floor area.

Thanks to the bonus programs, the project's permissible floor area increased from the base maximum of 180,000 square feet to the currently proposed above-grade floor area of 577,056 square feet.

Collin said the "very high-density project" would rival the residential density of Cisterra Development's proposed 7th and Market project, a \$400 million undertaking that is tied up in litigation.

Pinnacle International has several downtown projects in the works, including the second phase of Pinnacle on the Park and a 618-unit apartment tower at 11th Avenue and Broadway.