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MASTER PLANNING

Bressi Ranch Master Plan (Carlsbad, CA) 132 acre master plan commercial park including a combination of corporate office, light manufacturing, warehouse, and research & development uses. A total of 40 lots, each lot ranges in size from 1.5 to 9.8 acres. The overall project can accommodate 2,100,000 square feet of space. Over 50% of the master plan has been built-out with product designed by Smith Consulting Architects.

Gateway to the Americas (Calexico, CA) 620 acre master plan to include industrial, office, retail, and residential located at the Calexico / Mexicali Border Crossing East. Phase I of the development (Maggio Industrial Center) included the completed construction of a 124,800-square foot industrial warehouse building located at the corner of Pan American St. and Rood Road.

Nuevo Business Park (Perris, CA) 75 acre master plan, Kearny Real Estate acquired the property in November 2004. Kearny successfully received approval of the EIR and Tentative Map in July 2007 to subdivide the property into finished parcels ranging from one to eight acres with eventual build-out of approximately 1,000,000 square feet. Indicative of Kearny's flexibility and willingness to respond to changing market conditions, rather than execute the original business plan of speculative and build-to-suit projects, Kearny completed \$3 million in off-site sewer, water, and storm water improvements and sold the land in three separate transactions to two developers and one user in 2007 for returns exceeding the original underwritten returns with considerably less risk.

Otay Crossings Commerce Park (Otay Mesa, CA) 311 industrial zoned acres in the Otay Mesa sub-market of San Diego. The site is raw land on the Mexican border and involves entitlements, inclusive of a supplemental EIR, tentative and final map, and horizontal development including on and off-site improvements. The project will enable development of approximately 3,000,000 square feet with project costs of approximately \$400 million. The 311 acres also has a tentative right-of-way reservation of 94 acres for the future SR-11 (1.8 mile extension off the 905 running southeast to the Mexican border) and a new international border crossing. The timing of this new freeway and Port of Entry are a critical element of the project.

Wingspoint (Bakersfield, CA) 100 acre preliminary master plan including light industrial, office, retail, and hospitality / hotel uses. The site is located contiguous to the Bakersfield International Airport, therefore airport density strategies were incorporated to determine product type locations and allowable densities within the overall master plan.

SACO Ranch (Bakersfield, CA) 220 acre preliminary master plan totaling 2,968,500 square feet divisible into a 1,157,500 square foot Office Center, and a 1,811,000 square foot Industrial Park.

La Costa Town Square (Carlsbad, CA) 88 acre master plan including a 284,897 square foot community shopping center, 55,000 square feet of office building space, 64 single-family detached residential units, and a 9.8 acre multi-family residential site.

140 Acre Foundation Plan Update (Menifee, CA) Located at the corner of Scott Road & Haun Road, this foundation plan update was submitted to the County of Riverside in 2008. It consists of 140 acres divisible into light industrial, retail, office, and other commercial uses.

NorthPointe (Carlsbad, CA) 634,000 square feet total within this 70 acre master plan. The plan is divisible into a 300,000 square foot Viasat, Inc. R&D campus, 135,000 square foot NorthPointe West campus, and 199,000 square foot industrial spec product on remaining acreage.

Calexico Gran Plaza (Calexico, CA) 147 acre master plan including light industrial, office, retail, and automotive dealership uses. The site is located on raw land adjacent to the U.S. / Mexico border.