

LATITUDE 33 RECEIVES APPROVAL FOR SAN DIEGO MIXED-USE PROJECT

San Diego — Latitude 33 Planning and Engineering and Tucker Sadler Architects announced that the mixed-use project on Friars Road received approval from the City of San Diego Planning Commission on April 20, 2017. As a testament to the extensive public outreach completed by the development team, which began in August 2015 and included dozens of community meetings, no appeals were filed within the subsequent appeal period, ending May 4, 2017. Entitled by LandCap Investment Partners, LLC with Guardian Investment Capital, LLC and designed by Tucker Sadler Architects, the Friars Road project is a prime example of Latitude 33's planning capabilities to usher a project to successful approval.

The Friars Road Project will be located on a 5.43-acre site, directly across from Fashion Valley Mall and the Fashion Valley Transit Center. The 319-unit project will consist of two buildings with eight and nine stories of residential homes, over two stories of parking and six shopkeeper units. The homes will provide top-level amenities, with exercise, recreational, and concierge services. The project is designed to achieve LEED Silver Certification.

Greg Mueller, CEO & Principal of Tucker Sadler Architects, states, "The buildings are designed to reflect the natural topography of the hillsides. The rooflines swoop and undulate as the bluff does today. The interiors will be vibrant and inviting with floor-to-ceiling windows to showcase San Diego's superb natural light and allow the outside to become an integral element of the interior. Exceptionally lush landscaping will complete the residential environment."

Commissioner Doug Austin, FAIA, stated, "My reason for voting yes is because we're getting density where we want density. We're getting a project that is appropriate where it's located. I think it's going to improve the site dramatically visually."