

# The Daily Transcript

Established 1882

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Friday, August 18, 2023

## Latitude 33 celebrates 30 years of big projects with new offices



Photo courtesy of Latitude 33 Planning & Engineering

Latitude 33 Planning & Engineering's new headquarters at 10731 Treena Street in Scripps Ranch.

**By Thor Kamban Biberman**

Latitude 33 Planning & Engineering moved into a new corporate headquarters in Scripps Ranch in June as part of its 30th anniversary celebration.

The company not only needed a larger space, but a more efficient one with open floor plans.

Working with RBN Architects and general contractor BNBuilders, Latitude 33 President Matt Semic said his firm completely transformed the existing building.

"There are a lot of places to gather where we have indoor/outdoor workspaces with slider walls," he said.

Latitude 33's new space occupies about 11,000 square feet of the building at 10731 Treena Street. The office features floor-to-ceiling glass, natural wood, private offices, individual and group workstations, and

a floating staircase visible throughout the office. A full kitchen with beer taps opens to a spacious outdoor patio with high-top dining areas, lounge spaces, and gas firepits, among other features.

"We also have remote staff space for people who work from out of town ... we like creative spaces," Semic said, adding that his team likes to move around and work on laptops rather than being anchored to computer stations.

"It's easy for everyone to plug in anywhere here," said Kris Taylor, Latitude 33's chief financial officer, noting that the new space enabled Latitude to fully implement its hybrid work model.

The move comes as the firm has not only undertaken some of the largest and highest-profile developments in the region, but new projects in Northern California and the Mountain West region. It also has added offices in Sacramento and Salt Lake City.

Semic said his company won't be growing for the sake of growing, however.

"We're planning to expand organically," he said. "We're going to build around our personnel."

For three decades now, Latitude 33 has been working on some of the area's most high-profile projects. Most recently, it has been paving the way for the Terminal 1 redevelopment and expansion at San Diego International Airport. Latitude 33 is leading the site work, including the installation of utilities, on-grade roadways and grading, along with improvements intended to make it easier to access the terminal.

The first phase of work will include 19 gates, additional gate seating, restaurants and shops, and additional security checkpoints with more lanes and a host of energy-efficient upgrades. The remaining 11 gates are expected to be completed in 2028.

Semic said the challenge of the project will be to have the first phase completed by its intended opening date of early 2026.

"We are moving mountains to make that happen," he said.

Latitude 33 is working with the San Diego County Regional Airport Authority. Gensler is the project architect, and Turner Construction Co. is the general contractor.

Latitude 33 also is involved in multiple hospital projects.

One is a 220,000-square-foot outpatient pavilion on UC San Diego's Hillcrest medical campus currently under construction. Completion is tentatively slated for 2025.

Another hospital project for Latitude 33 is the Sharp Grossmont Neurosciences Center in La Mesa that broke ground in August of last year. The facility is reportedly the first hospital in San Diego County where advanced neurosurgical, neurological, and orthopedic-spine expertise will be in a single facility. Completion is expected in the spring or summer of next year.

Additionally, Latitude 33 is working on numerous projects on UC San Diego's main campus. One is Triton Center (also known as Triton Village), a planned 332,000-square-foot project intended to be the grand entrance to UC San Diego. The project will include a Welcome Center, a new Alumni Center, multi-purpose facilities for meetings and events, classrooms and offices for UCSD Extension and global education programs, a student health and wellbeing clinic and health promotion services, a fitness center, administrative office space for campus support, and a mix of retail and restaurant spaces, including a campus bookstore. That project is slated to open by 2026.

Latitude 33 handled planning and engineering work for the Portside Pier project, which replaced the old Anthony's Seafood Restaurant on the North Embarcadero.

Portside Pier features a Brigantine Seafood and Oyster Bar, Miguel's, Ketch Brewing Tasting Deck, Top Sail Lounge, Ketch Grill and Taps, and Portside Coffee and Gelato Shop. In addition, the public can enjoy panoramic views of San Diego Bay with free access to a second-level perimeter walkway and a viewing deck that has tables and seating for up to 108 visitors. There is also an expanded dock and dine to accommodate up to four vessels.

Latitude 33 provided survey and boundary verification, utility and precise grading design, and collaboration with the Port of San Diego to implement storm water quality measures on a site suspended above San Diego Bay.

"We were able to support this project while having a minimal amount of room for infrastructure," Semic said. "It's an amazing facility."

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