

Michelle Mowad >> REAL ESTATE

Elephants to Get \$45 Million New Home



In four short weeks, the San Diego Zoo plans to unveil its largest exhibit since opening in 1916.

The \$45 million, 7.5-acre Elephant Odyssey set to open May 23 will serve as the home to the zoo's seven pachyderms, as well as numerous other animals held in captivity, including the California condor, dung beetles and lions.

The exhibit takes up 10 percent of the zoo's space in Balboa Park.

Construction workers have been on site 24 hours a day, seven days a week since construction began in October 2007.

"The Elephant Odyssey is a collection of 15 exhibits," explained Ken Baldwin, president of San Diego-based **Ferguson Pape Baldwin Architects**, which served as the lead architectural firm for the project. "It was really remarkable how many environments, exhibits, zookeepers and curators, and subcontractors were involved."

Most of the construction and design team consists of local firms. The contractor manager is the San Diego office of Rudolph and Sletten. San Diego Zoo architect and exhibit designer Steve Fobes served as the project coordinator. **Neri Landscape Architecture** of La Jolla was the landscape architect. **Arcon Engineers** of Kearny Mesa was the structural engineer. **Snipes-Dye Associates** of La Mesa was the civil engineer. **MA Engineers** of Sorrento Valley was the mechanical engineer. **ILA Zammit Engineering** of Kearny Mesa was the

electrical engineer. **TJP Engineering** of Imperial Beach was the life support and safety engineer.

The new exhibit is built on the footprint of the old hoof and horn mesa, which once featured antelope, deer and giraffes. Animals at the old exhibit were shifted to other areas inside the zoo, transported to the zoo's Wild Animal Park in Escondido, or sent to breed at other zoos.

The Elephant Odyssey incorporates features from the animal's natural habitats.

At the center of the new enclosure is the elephant exhibit, which has been increased to 2.5 acres from the existing 0.3 acres. The new exhibit consists of four yards that can be opened into one large yard to accommodate the entire herd.

The elephants will have access to heaters, shelter and shade, while visitors will be able to walk under the elephants' habitat.

Constructed directly under the elephant's exhibit is a tunnel, which will project multimedia educational programs.

Zoo Director John Dunlap says the exhibit will incorporate hands-on elements for guests, while showcasing important conservation milestones in the history of the zoo.

The exhibit will also house camels, jaguars and rattlesnakes, as well as life-size replicas of prehistoric animals such as an eagle, woolly mammoth and saber-toothed cat.

Construction work was designed to minimize impacts on the animal and plant collections.

More than 300 mature trees were salvaged, moved, protected and replaced during construction of the exhibit and 1,700 lesser plants were saved.

Bucking A Trend: Apartment rents are falling in Southern California markets, with the notable exception of San Diego.

The University of Southern California's Lusk Center for Real Estate released a study April 8 stating rents were down 3.8 percent in Los Angeles, 2 percent in Orange County and 4 percent in Riverside and San Bernardino counties.

Lowered rents were a result of increasing unemployment, which is forcing tenants to move or double up with friends or family.

The center said San Diego was one of the nation's healthiest apartment markets, with average rents edging up 1 percent.

Combat Training: San Diego-based **T.B. Penick & Sons** was awarded a \$9.1 million contract for the design and construction of a combat training tank complex at Marine Corps Air Station Miramar.

The complex includes a swimming pool with dive tower, concrete pool deck and site infrastructure improvements including perimeter walls and gates, utilities, parking and roadwork.

The project is projected to be completed by late 2010.

Send real estate, construction, design and urban planning news to Michelle Mowad at mmowad@sdbj.com. She may also be reached at 858-277-6359, ext. 3109.

PROGRESS REPORT

Temecula College Breaks Ground on San Marcos Site

Temecula-based Community Collective broke ground in mid-March on the Autumn Terrace development, a 93,900-square-foot mixed-use community in San Marcos. Development costs are estimated to be \$30 million by its completion date of April 2010.

The Redevelopment Agency of the city of San Marcos has provided Autumn Terrace Development a \$13.5 million loan for acquiring the site and developing the project.

The new community, on Autumn Drive between Mission Road and San Marcos Boulevard, is being built in partnership with the San Marcos Redevelopment Agency.

Autumn Terrace will consist of 7,500 square feet of commercial and retail space and 205 parking spaces. Of the 103 apartment units, 100 will be reserved for occupancy by families whose income does not exceed 60 percent of the current area median income. The residential units are slated to be arranged in five three-story buildings placed around open space and parking areas. The commercial space will be on the ground level along Autumn Drive. There will be an on-site management office, community meeting room and laundry room.

Lowry Lane will be developed into a through street from San Marcos Boulevard to Autumn Drive. The developer has secured low-income, tax-credit financing and recently closed on its construction loan from Boston Capital.

Rent for the one-, two- and three-bedroom units is expected to range from \$410 to \$1,175.

Community Collective is applying for a LEED Certification. In an effort to attain it, the community will include energy efficient features such as solar electric panels, Energy Star-rated appliances and lighting, ultra-low-flow water fixtures and drought tolerant landscaping. Countertops and flooring will be made from recycled materials. A portion of concrete from previously demolished buildings will be crushed and used for fill and storm water management that will treat 90 percent of the runoff for removal of pollutants before it enters the public storm drain system.

Ginger Hitzke, managing partner for Community Collective, is heading the development and construction of the project. The legal team includes Alfred Fraijo Jr., Claudia Gutierrez and Michael Kiely from the Los Angeles office of the law firm of Allen Matkins Leck Gamble Mallory & Natsis. The Allen Matkins team negotiated the financing agreements, including the construction loan with Boston Capital and low-income, housing tax-credit financing. Allen Matkins also advised Community Collective through land-use and redevelopment issues. Allen Matkins real estate expertise was critical to advancing the financing negotiations and getting the development off the ground on schedule.

The construction team includes Allgire General Contractors in conjunction with Foundation for Form as architect, SW Engineering, civil engineer, DeLorenzo Inc., landscape architect and Swinerton Management and Consulting as Green Building Advisor.

Sully-Jones Roofing Co. has completed re-roofing of the Las Serenas Apartments community located at 4352 Delta St., in the Logan Heights area of San Diego. Approximately 44,000 square feet of roofing was installed on the apartment community owned by Community Housing Works and managed by John Stewart Co. The contract was valued at approximately \$128,000. Nearly 36,000 square feet of Owens Corning 30-year shingles were installed, as well as some 8,400 square feet of the patented Polara spun polyester fiber membrane material on flat roof areas.

— Cassandra Dump

SALES AND LEASES

SALES

Coronado Isle Townhomes purchased the 10-unit apartment building at 2234-2244 Brant St. from East West Bank for \$1,300,000.

Located in the Bankers Hill neighborhood of downtown San Diego, the 13,000-square-foot building features two one-bedroom and eight two-bedroom units averaging 1,300 square feet. Most units have bay and downtown views.

The project is 90 percent complete with \$700,000 worth of improvements needed before completion. The new buyer plans to finish construction and lease the property as apartments.

Merrick Matricardi, Eric Comer and Jim Neil of CB Richard Ellis represented Coronado Isle Townhomes in the purchase. The seller, East West Bank, represented itself.

The 11-unit apartment community at 1083 S. Mollison Ave. in El Cajon was sold for \$1,205,000.

The property was built in 1978 and sports two functional floor plans consisting of one studio unit of 350 square feet, and 10 two-bedroom/one-bathroom units with 900 square feet.

The sellers were Paul B. Bundy Jr. and Sigrid H. Bundy of Escondido. The buyers were Adnan and Khalida Barbat of San Diego. Chad Bramwell of Hendricks & Partners represented the seller. The buyers' representative was not disclosed.

A 2,300-square-foot commercial property at 430-432 Vista Village Drive in Vista was sold for \$500,000.

Adam Molnar of Coldwell Banker Commercial represented the seller, the Du's

Family Partnership. The buyer was the city of Vista, through its redevelopment agency.

LEASES

Synopsis leased 4,400 square feet of office space at Gateway at Torrey Hills, 3580 Carmel Mountain Road, in San Diego. The 66-month lease is valued at \$970,821.

Steve Holland and Tom Martinez of CB Richard Ellis represented the lessee, and Joe Anderson, Rick Reeder and Dave Odmark of Grubb & EllisBRE Commercial represented the lessor, Cisterra Partners.

Zeta Interactive leased 2,200 square feet of office space for 39 months at 12730 High Bluff Drive, Suite 260, from Avondale Partners for \$237,860.

Robert Kuzman and Jenna Herman of Grubb & EllisBRE Commercial represented the lessor, and Michael Martel of Jones Lang LaSalle Americas represented the lessee.

Hodad's leased 1,900 square feet of retail space for \$217,738 for five years at 300 Carlsbad Village Drive, Suite 202, in Carlsbad from SVF.

Bruce Schiff, Phil Lyons and Chad Iafrafe of Grubb & EllisBRE Commercial represented the lessor and lessee in the transaction.

Valley Music leased 2,400 square feet of retail space at 1611 N. Magnolia Ave., Suite 310, from Magnolia Gateway. The five-year lease is valued at \$127,440.

Joe Yetter, Mike Clark and Brian Jinings of Grubb & EllisBRE Commercial represented the lessor. Jennifer Reeves of Realty World Parkway represented the lessee.

The 1,700 square feet of office space at

5030 Camino de la Siesta, Suite 304, was leased to Potomac-Hudson Engineering for three years at \$122,878.

Jack Kruger of Grubb & EllisBRE Commercial represented the lessor, The Koll Co., while Andrew Ewald of Grubb & EllisBRE Commercial represented the lessee.

Mission Courtyard leased 3,000 square feet of office space for 16 months from The Escrow Group. The property is located at 5030 Camino de la Siesta, Suite 108, and the value of the transaction is \$95,752.

Jack Kruger of Grubb & EllisBRE Commercial represented the lessor and lessee.

S & T Medical Technologies leased 1,500 square feet of industrial space at 2734 W. Loker Ave. in Carlsbad. The 38-month lease from H.G. Fenton is valued at \$68,695. Dennis Visser, Aric Starck and Steven Field of Grubb & EllisBRE Commercial represented the lessor. Isaac Little of Lee & Associates represented the lessee.

Echo Loans leased 2,900 square feet of office space at 950 Boardwalk Ave. in San Marcos from Home Loan Funding. The one-year lease is valued at \$43,755.

Brooks Campbell of Grubb & EllisBRE Commercial represented the lessee. Lars Eisenhauer of CB Richard Ellis represented the lessor.

CONTACT POINT

Please e-mail sales and leases to aschweizer@sdbj.com. We cannot publish every submission we receive due to space limitations.

— Cassandra Dump