

The Pacific: 1964 vs Present



The (Existing) Building

- SOM designed
- UOP Dugoni School of Dentistry
- ~250,000 GSF (2-level parking garage)
- 2-level mechanical penthouse
- Large surface parking lot



The Development

- 66 condos (main building)
- 10 Townhomes (surface lot)
- Avg size ~2,000 sf
- Mechanical penthouse adapted to 2-level condominiums
- Added 20k square feet of NSF



How it Started

- Fantastic location
- Great “bones”
- Did not meet current seismic code
- Fortress like ground-plan design
- Entitled height in area where ground-up would not be viable
- Deep floor plates did not support smaller units
- Cost and schedule benefits



How it Went...

Lendlease

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- Retrofitted to seismic code
- Loads of unforeseen surprises (columns needed work, floor leveling, etc.)
- Entitlements proved to be smooth – neighbors loved the reduction in traffic
- Porous + enhanced ground-plane
- Market demanded larger units
- Cost and schedule was likely greater than new ground-up





<https://www.holmes.us/portfolio-articles/the-pacific/>

<https://handelarchitects.com/project/the-pacific>

https://www.bizjournals.com/sanfrancisco/news/2022/04/13/office-apartment-conversions.html?utm_source=st&utm_medium=en&utm_campaign=ae&utm_content=fr&ana=e_fr_ae&j=27360505&senddate=2022-04-13

Action – Call joe M. Steel vs concrete?

- floor plate size and depth (larger units)

Functionally obsolete

Constraints: depth of units (not suited well for small units). ceiling heights

Challenges

Financing: What's different – contingency etc

Entitlements – benefit of grandfathering

Structural

Office dynamics – obsolete product (charts on market for next gen office)

