

South Campus Plaza

Mixed-Use Podium / Student Housing + Retail ■ SDSU ■ San Diego, CA

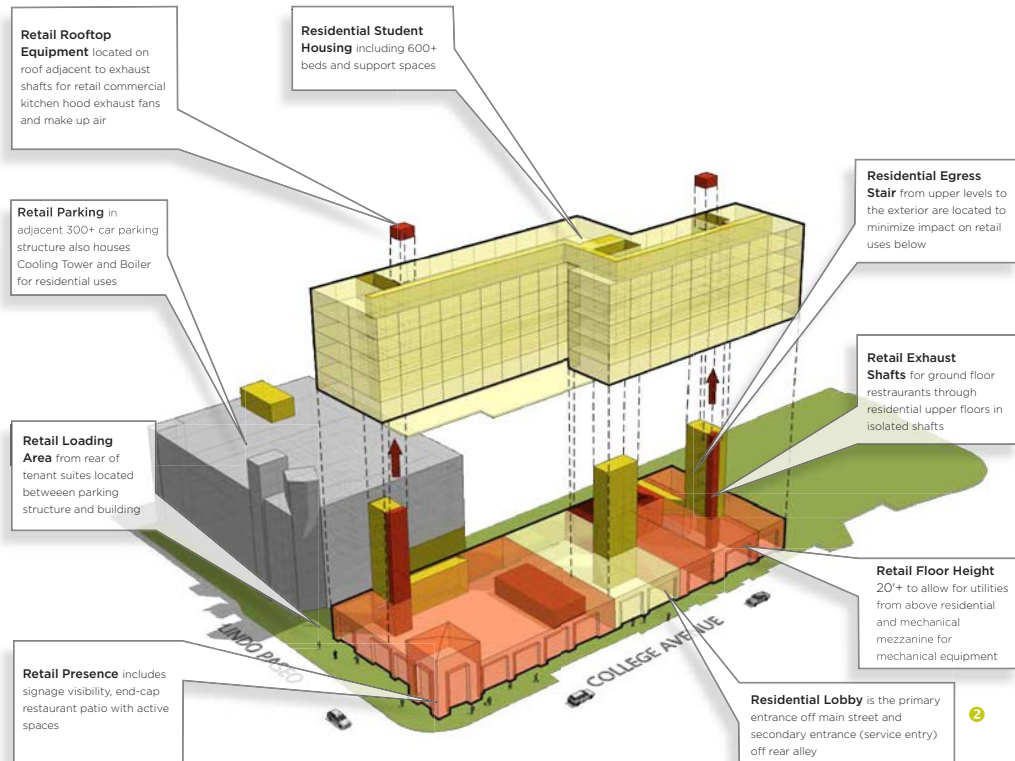


OVERVIEW

South Campus Plaza opened for business in the winter of 2017, a new mixed-use student housing and retail project located on the campus of San Diego State University. We created a pedestrian-friendly destination for shopping, dining, and living. South Campus Plaza includes housing for more than 600 students, along with retail uses that are designed to serve both the campus and the surrounding neighborhoods. We also designed a 300-car parking structure to support retail uses.

FEATURES

- Budget: \$142.7M
- Residential/Retail space: 225,000 SF
- Parking Structure: 122,000 SF Six-level parking structure for 300 cars
- The retail component of South Campus Plaza includes a Trader Joe's grocery store, restaurants, and other retail shops.



MIXED USES & OUR APPROACH

Our approach is to seamlessly integrate retail with residential uses by focusing on maintaining flexibility for each use to operate independently, as well as benefit from the integrated functions. From the sizing and location of the mechanical exhaust shafts for restaurant ventilation to the effective use of space on mezzanines, each design element seeks to improve the function of the other. Other critical considerations include the understanding of egress requirements for the residential occupants coming down through ground level, and effectively planning to reduce the impact to the leasable area for the retail tenants, as well as, ensure adequate loading and unloading functions that are critical to retail and restaurant tenants.

UNIQUE MECHANICAL DESIGN APPROACH

Location of the cooling tower and chillers to support two retail/student housing towers is within the adjacent parking structure to allow for maximized efficiency of retail uses on the ground level of the housing buildings. Mechanical support spaces for the retail/restaurant suites on the ground level were built into mezzanine spaces, making use of the large floor to floor heights. Noise impacts and efficient use of space on the ground level were also a primary focus for the success of this project.

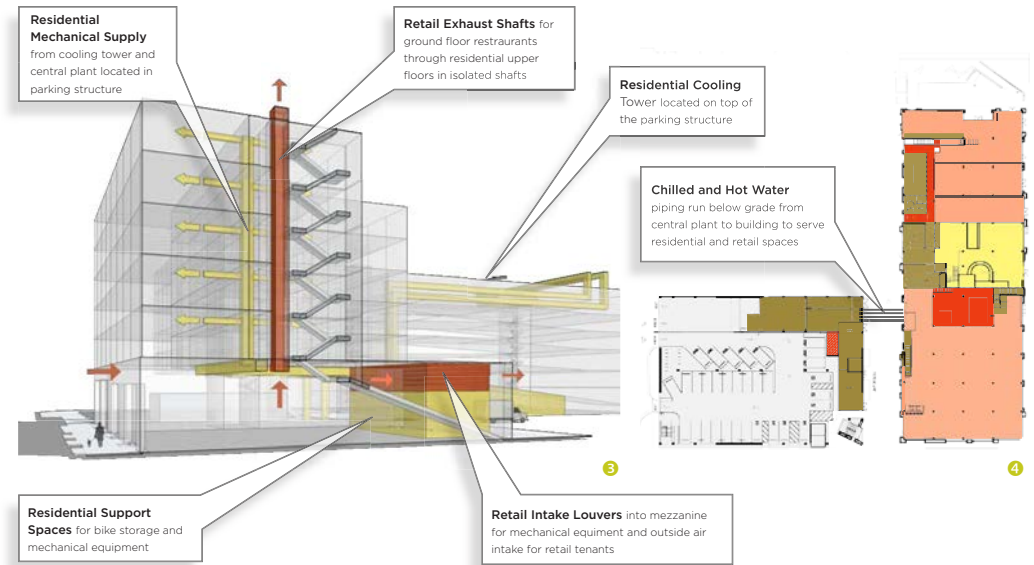


IMAGE KEY

- 1 New Trader Joe's Grocery
- 2 Mixed Use Axonometric Diagram
- 3 Mechanical Air Distribution section diagram
- 4 Floor Plan Diagram
- 5 Alternate View of Parking Structure
- 6 Parking Structure Main Entry

* Design-Build project in collaboration with SVA and Sundt