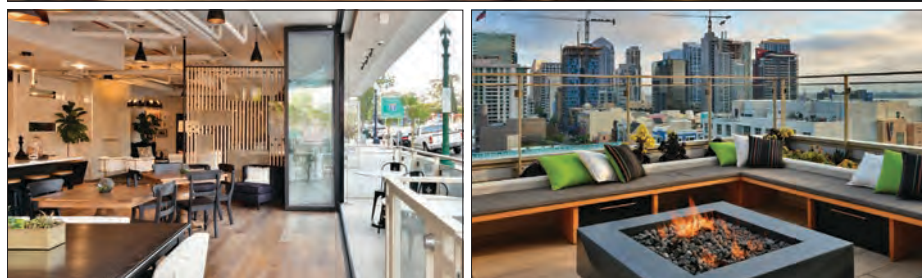




**OUTSTANDING
ARCHITECTURAL
DESIGNS**



Project: EighteenTen Apartments, San Diego
Architect: AVR P Skyport

The apartment homes at 1810 State Street, in San Diego's Little Italy district, create a resort-style living experience where residents feel like they are on vacation every day. This eight-story, multi-family community, boasts modern-styled interiors and incredible perspectives of the San Diego bay and skyline. Designed by **AVR P Skyport**, 1810 State Street houses 99 boutique apartments, a rooftop hangout and a private sky-spa retreat featuring panoramic views. Challenged by serious vertical and horizontal constraints, the architecture responds to the difficult "squeeze" with its visual composition of concrete, stone and utilization of vertical glass. The homes at 1810 State have been tailored for modern living, with bespoke designs that feature fresh looks, polished finishes and lavish amenities. Each home has a unique floor plan that has been curated to maximize living space, while creating a vibrant connection to the pedestrian experience at the ground and the bay views above.



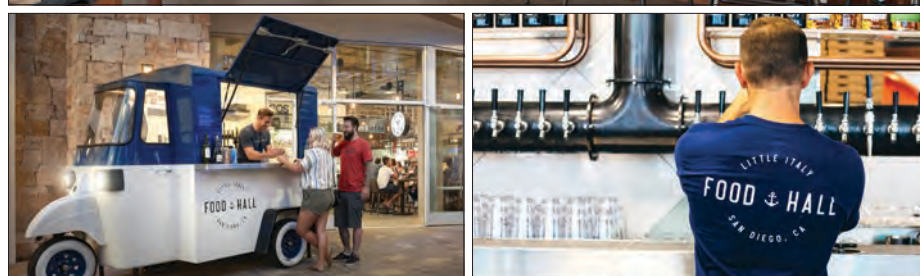
Project: Shift Apartments, San Diego
Architect: Carrier Johnson + CULTURE

Shift, an apartment building owned by Lennar Multifamily Communities, broke ground in spring 2016 and was completed in spring of 2018. Designed by **Carrier Johnson + CULTURE**, Shift consists of a 21-story post-tensioned concrete tower, wrapped with a pair of five-story wood-framed structures, above three levels of below-grade parking, encompassing an entire city block. The 630,000-square-foot mixed-use project features 368 apartments and retail spaces. The building's unique exterior consists of a variety of materials, including architectural exposed concrete; three different colors of plaster and metal panels (red, black and gray); and several different window systems including window wall, curtain walls sloping in and out, storefronts and vinyl windows. Having all these different types of exterior skin systems required a lot of up-front coordination with each different trade. The project was turned over in phases so that Lennar could start leasing apartments as early as possible.



Project: Mission Federal Credit Union Headquarters, San Diego
Architect: ID Studios

ID Studios is behind the building of **Mission Federal Credit Union's** headquarters in San Diego. The interest in openness and collaboration drove the need for spaces that provide a focus-driven environment, as well as, open spaces that provide opportunities for synergy. The design features strong horizontal and vertical lines to exude strength and reliability, along with being welcoming and approachable. In addition to choosing sustainable materials in both design and construction, Mission Federal strategically planned to cut its energy and water usage by installing solar tubes and water-efficient landscaping. LED lighting is used throughout and built-in trash and recycling bins were installed in all business and break hubs for the easy, effective sorting of waste and recyclable materials. "It was inspiring and a true pleasure to partner with Mission Federal Credit Union, Level 10 Construction and Jones Lang LaSalle on Mission Federal Credit Union's new headquarters," said Associate and Senior Designer at ID Studios, **Jill Russel**.



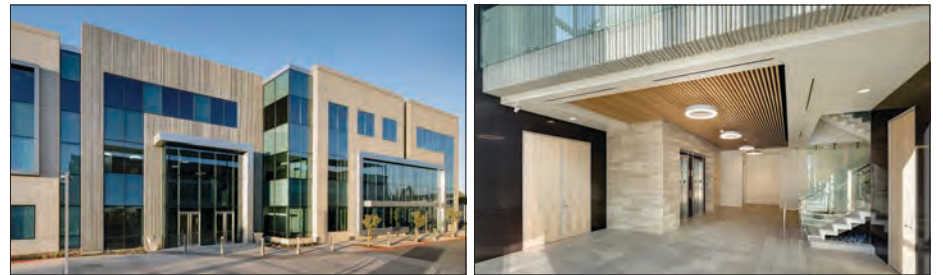
Project: Little Italy Food Hall, San Diego
Architect: Gensler

Interior designer, **Gensler**, teamed up with business owner, Grain & Grit Collective and building developer, HG Fenton to create a vibrant, community-oriented, social dining experience inspired by the unique history of Little Italy. Located on the popular Piazza della Famiglia, the only pedestrian street in Little Italy, Little Italy Food Hall creates a seamless transition between food and neighborhood. Surrounded by some of the trendiest restaurants in town, the 5,000-square-foot Food Hall brings together six unique food stations under one roof. Weaving together the rich economic history of the close-knit Italian community, the project utilizes authentic nautically-inspired materials, textures, patterns, and re-imagined architectural details that pay homage to the unique immigrant history of the Little Italy neighborhood. Voted Top 10 Best New Food Hall in 2019 by USA Today, Little Italy Food Hall has become a true community-focused destination in the heart of San Diego's most prominent dining districts.



Project: Learning Resource Center, San Marcos
Architect: LPA Inc.

LPA recently finished the Learning Resource Center (LRC) in San Marcos. The project demonstrates a high sustainable quotient is achievable regardless of certification pursuit, with an overall EUI (Energy Use Intensity) of 31, 30% better than California’s stringent Title 24 energy standards. The college campus is sited on a hillside offering panoramic views across the small coastal valleys of San Marcos. The project meets the current 2030 Challenge goal of 70% fossil fuel reduction for new construction. Currently pursuing LEED Gold certification, design included energy star roof, high performance Low-E glass, optimized access to natural light, while maintaining overall glazing on exterior envelope to 40%. The building captures and directs 100% of roof storm-water by collecting and filtering it on site via bio-retention ponds. The new LRC has turned the outdated introvert stereotype of a library into a lively campus destination where students, staff and community can work together.



Project: North City Lot 5, San Diego
Architect: Pacific Cornerstone Architects

Pacific Cornerstone and San Diego-based Urban Villages is developing the multi-phase, 204-acre North City adjacent to the campus of California State University, San Marcos. Designed as a “live-work-learn” community with access to existing mass transit. The commercial component is an important element of this plan. North City lot 5 is designed to aid in filling the need for commercial space in the planning district. The building enhances the “urban core” environment developing in the North City Planning area. The building’s location along this Highway 78 corridor works as a benefit for the project’s visibility, strengthening North City’s image as an urban core. The team overcame material cost increases, tenant design changes, new roadway work/requirements, and a heavy San Diego rainy season, to deliver a successful project. Pima Medical Institute, a Health care education provider, already signed a 15-year lease valued at more than \$16 million, to occupy 40,000 square feet.

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Project: IDEA 1, San Diego
Architect: Miller Hull Partnership

IDEA1 is built on the strong pillars of Innovation, Design, Education and Arts, and **Miller Hull** is the right firm to carry this project out. This vibrant mixed-use cluster targets design and technology jobs that support innovation-based economic development. The full-city-block development mixes offices, residential, fitness and restaurants to encourage social and business connections among inhabitants and the broader neighborhood. Completed projects include a new K-8 charter school, multiple new restaurants, a tactical urbanism community block called Quartyard and University of California, San Diego's first downtown campus extension that will open in 2020. With over 50,000-sqaure-foot of future office space, units available designed as raw, creative and reconfigurable spaces. 295 Start Up housing units with the focus on flexible, fresh and current spaces for today's urban dweller, and 12,000-square-foot of street level retail is intended for collaboration between the diverse inhabitants.



Project: Oceanside High School Performing Arts Center, Oceanside
Architect: HED

HED has created the Oceanside High School's new Performing Arts Center which serves as an iconic gateway to the downtown Oceanside community. The large, transparent lobby glows at twilight and in the evening hours. This space serves as its own multipurpose venue, uniting the plaza and two performance halls. Timeless materials of block, glass and metal panel reflect a civic quality, but are also durable and will stand the test of time with heavy student and community use. Outdoor spaces include: driveways, drop-off areas, parking and pedestrian plazas that contribute to a coherent, safe and readily occupied urban landscape. Sustainable landscape and building strategies are utilized as part of the design. "What people can see when they first enter the space is a world class facility. This space was designed by theater people. It is truly state of the art," said Jeremy Sewel, PAC Technician at Oceanside High School.

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Project: GreatCall, San Diego
Architect: Hollander Design Group

Hollander Design Group recently embarked on creating a new and more efficient workspace for GreatCall. GreatCall designs and markets the Jitterbug smartphone; the phone allows our aging citizens to live safely on their own with confidence. They began by facilitating focus groups with over half of its staff members for feedback. Staff goals were reported back to the leadership team who adjusted the project brief accordingly. The space is organized into suites supporting frequent brief meetings, sharing of work progress and group sprints for their products. Suites support each product line and engineers would move fluidly between teams and suites. During the process of design, GreatCall changed their ownership and structure twice as they raised capital and were ultimately acquired. Since occupancy GreatCall has been able to reduce their product cycle time, helping their customers live more confidently and safely on their own.



Project: North Torrey Pines Living & Learning Neighborhood, San Diego
Architect: HKS Architects Inc.

HKS Architects spearheaded the North Torrey Pines Living and Learning Neighborhood project which creates a 1.8 million-square-foot new campus at UCSD called the Sixth College. This is an integrated mix of residential, learning and community spaces with and outdoor areas for social activities and events. Included in the 2,000-bed student living learning complex are two academic programs, a new facility for the Provost and Student Affairs, an auditorium/lecture hall, mixed-use/retail, a two-story dining hall, a craft center, community library, transit hub and a 1,200-car below-grade parking garage. The site's location has commanding ocean views and beach access and the neighborhood is designed to human-scale with gentle elevation changes and a strong focus on indoor-outdoor connectivity. Landscape design includes fixed seating and intimate gathering areas for pedestrians, large open event areas, bioswales, dedicated bike lanes, curb-less travel lanes and two transit stops. The project is seeking LEED Platinum certification.

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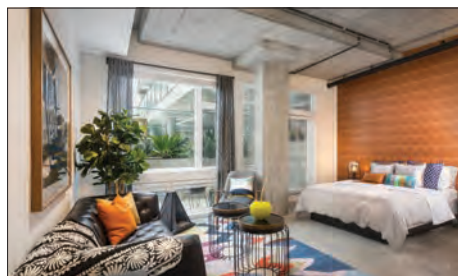
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Project: Broadstone Makers Quarter, San Diego
Architect: JWDA

JWDA recently built the Broadstone Makers Quarter, a 7-story mixed-use market-rate rental that is the first project to be completed for the Makers Quarter I.D.E.A District in the East Village neighborhood of downtown San Diego. The S-shape design of the building forms two central courtyard and outdoor amenity areas. The exterior wall assembly alleviates noise pollution with high Sound Transmission Class (STC) ratings. Stormwater runoff and drainage are addressed with a combination of bio-filtration planters and modular wetlands. 80% of the rooftop is equipped with photovoltaic panels to support the energy needs of the building. Expansive streetscapes along 16th & Broadway encourage pedestrian and bicycle uses. The Innovation + Design + Education + Arts (I.D.E.A) District aims to bring together local entrepreneurs, artists, and residents by providing vibrant retail, office space and high density housing to downtown San Diego.



Project: Vertex Pharmaceuticals Research Center, San Diego
Architect: DGA planning | architecture | interiors

Vertex is a global biotechnology company that invests in scientific innovation to create transformative medicines for people with serious and life-threatening diseases. San Diego is home to one of Vertex's three research hubs and where the first medicines to treat cystic fibrosis were discovered and developed. **DGA** wanted to embody the company's core values, local identity, scientific breakthroughs and community outreach into the center's architecture. The solution: a campus designed around the idea of breathing. The building's layout resembles that of human lungs; with two wings connected by a central corridor, similar to the trachea. The clear glass structure of the research center reinforces the idea of a "breathing" building and allows unobstructed scenes of landscapes and canyon views. It was important to maintain employees' sense of a tight-knit family while doubling the amount of space. Amenities are centrally clustered, creating a social gravity that pulls scientists out of their offices and into a communal space.

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Project: Exotic Gardens Apartments, San Diego
Architect: Stephen Dalton Architects

Stephen Dalton Architects is behind the Exotic Gardens multi-family project located on El Cajon Boulevard in University Heights. Sections of the building are carved away to offer views of the sky from below and allow fresh breezes to pass through the massing. Each side of the building is carved out in such a way to create different geometric views and shapes from the sidewalk. The “L-shaped” site presented challenges due to its odd shape and narrow dimension. Stephen Dalton Architects turned this challenge into an opportunity to arrange the units around a central courtyard, envisioned as a community gathering space. The building has a unique mix of flats and lofts, one bedrooms and two bedrooms, appealing to a diverse group of renters. Unit sizes are small in footprint, but high ceilings make the units feel spacious and open. When the project sold, it set a record for highest selling price per unit in the area.



Project: Viasat, Carlsbad
Architect: SCA Architecture

SCA Architecture is building Viasat offices, deemed the largest development in the City of Carlsbad for the largest employer in Carlsbad. Located across the street from Viasat’s existing headquarters, the new campus is being built on a 23-acre vacant parcel of land they acquired in October 2015. The campus expansion can accommodate six office buildings, three parking structures, a cafe/conference center and recreational amenities for company employees. Three parking structures, subterranean parking and surface parking accommodate a total of 2,053 vehicles. The project qualified for San Diego Gas and Electric Savings by Design program incentives which serve to encourage design and construction of energy efficient buildings. Buildings on the site exceeded California energy code requirements in some instances by more than 10%. The two- and three-story office buildings range in size from 77,000 to 120,000 square feet, and total 587,000 square feet of space.





Project: Skyline Elementary School, Solana Beach
Architect: Davy Architecture Inc.

Skyline Elementary School underwent huge transformations since the summer of 2018. Replacing its 62-year old grandfather facility, the new, state of the art school is designed to serve as an educational and community center for Solana Beach. **Davy Architecture's** design takes full advantage of the long, steeply sloping site. The plan creates a "split-level" condition, with two-story areas facing a busy street while one-story wings open onto outdoor teaching areas. Skyline School balances sustainability, durability and civic presence with current best practices in education to benefit its 650 student-body. Educator, Loris Malaguzzi, states the environment is the "third teacher." Outdoor and indoor learning spaces give students unique learning opportunities and extend the learning environment into nature.



Project: Borrego Springs Library, Borrego Springs
Architect: Roesling Nakamura Terada Architects Inc.

Roesling Nakamura Terada Architects, Inc. (RNT) is behind the Borrego Springs Library which acts as a social and civic hub of the community. The project connects the unique environment and ecology of the desert, the natural dark sky and star gazing, and vast history of this desert community. With the layout of the library and park, community groups and visitors are encouraged to use these inspirational Interior and exterior gathering spaces. It is the intent of this project to showcase and preserve the natural beauty of the Anza Borrego Desert while providing a durable and sustainable building that stands up to a harsh desert climate. High Efficiency LED lighting is used throughout the Library to complement the natural daylight. To complement these passive building strategies, active strategies like low-water use fixtures and landscaping, high performance HVAC systems (Variable Refrigerant Flow), and renewable energy technologies like Photovoltaic Panels are used.

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