

# A CASE STUDY

UC San Diego, North Torrey Pines Living and Learning Neighborhood



## CLIENT VISION

UC San Diego is a rich, collaborative environment powered by bright minds dedicated to making a difference. The UCSD main campus is located near the Pacific Ocean on approximately 1,200 acres of coastal woodland in La Jolla, California.

As UC San Diego prepares for tremendous growth in the coming years, they are raising the bar with restaurant, housing, educational, and retail offerings to satisfy the evolving tastes of students, faculty and staff.

The North Torrey Pines Living and Learning Neighborhood is a focal point of the University of California San Diego, and provides expansive gathering, living, and learning spaces for students and faculty to enjoy the best elements of life on campus.

The new neighborhood will become the home of a future undergraduate college. This will help to ensure that students continue to benefit from the smaller, more intimate environment offered by the college system and to meet housing demands as a result of increased enrollment.

The retail / restaurant opportunities here rival some the best in San Diego by pairing beautiful, contemporary design with oversized patios along a main pedestrian thoroughfare. This project represents a unique opportunity to plan, design and build a vibrant mixed-use community that incorporates residential, academic and administrative space.

bkm was awarded the furniture for this project based on a long-term relationship and partnership with UC San Diego.

## SCOPE

- 1.5 million sq ft of new residential, academic, and dining space
- 7 buildings
- 2,040 dorms
- 470 private offices
- 100 shared offices
- 7 workstations
- Collaborative areas throughout all buildings
- Building 1: Staff & Student Areas
- Building 2,3,4: Dormitories with lounge areas
- Largest UCSD campus project to date

## PARTNERS

SAFDIE RABINES  
ARCHITECTS

HKS

CLARK  
CONSTRUCTION

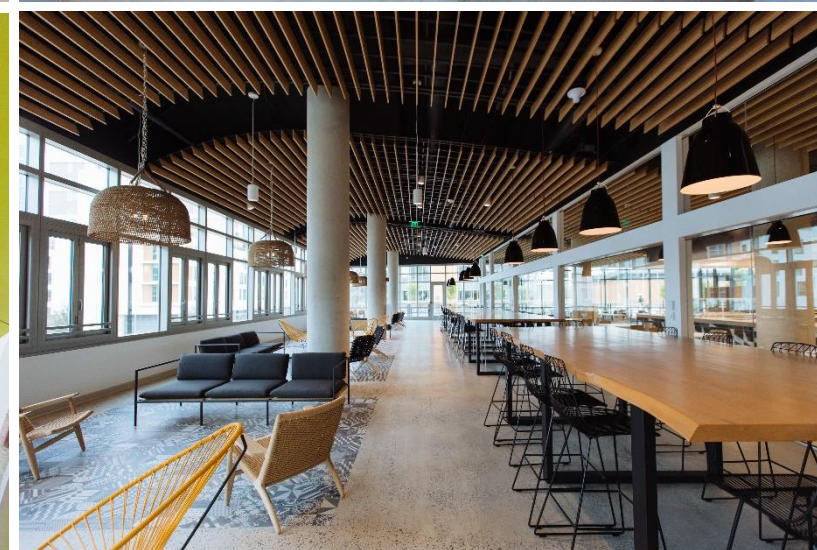
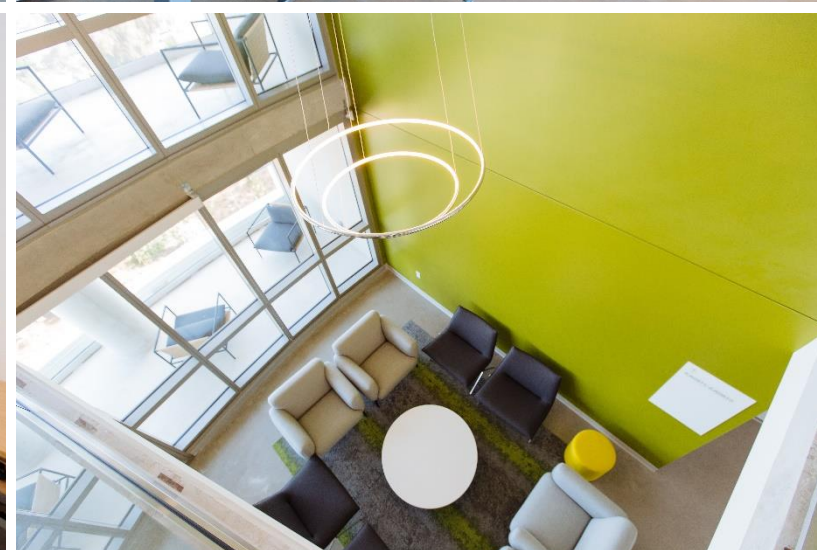
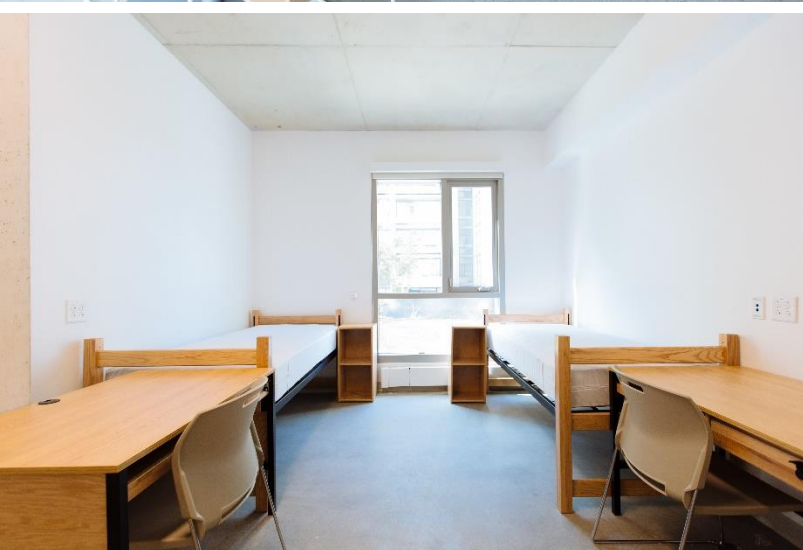
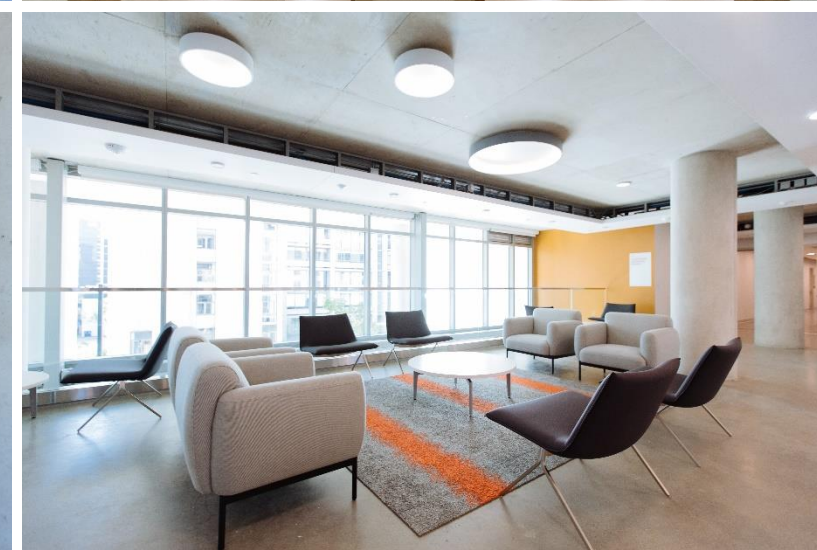
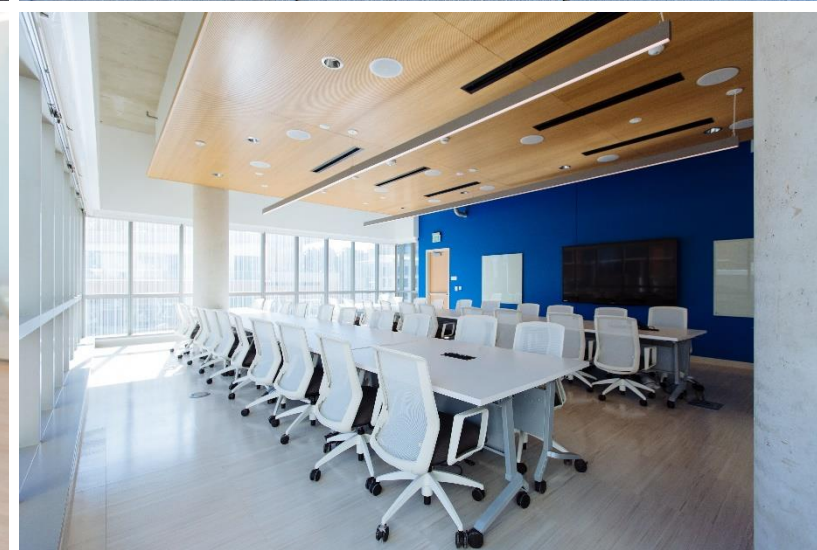
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## BUSINESS ISSUES ADDRESSED

**Attract, Develop, Engage:** UCSD needed a vibrant mixed-use community with room for population growth (about 2k students) and the newest of UCSD's undergraduate colleges, Sixth College.

**Enhance Collaboration:** The NTPLLN project includes many expansive gathering places: retail, restaurants, a main pedestrian thoroughfare, oversized patios, rooftop terraces, and a craft center, all with stunning ocean views.

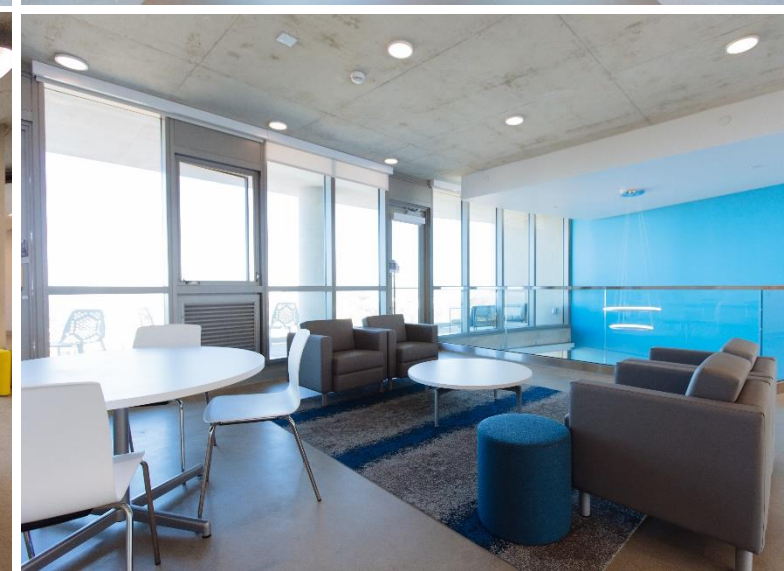
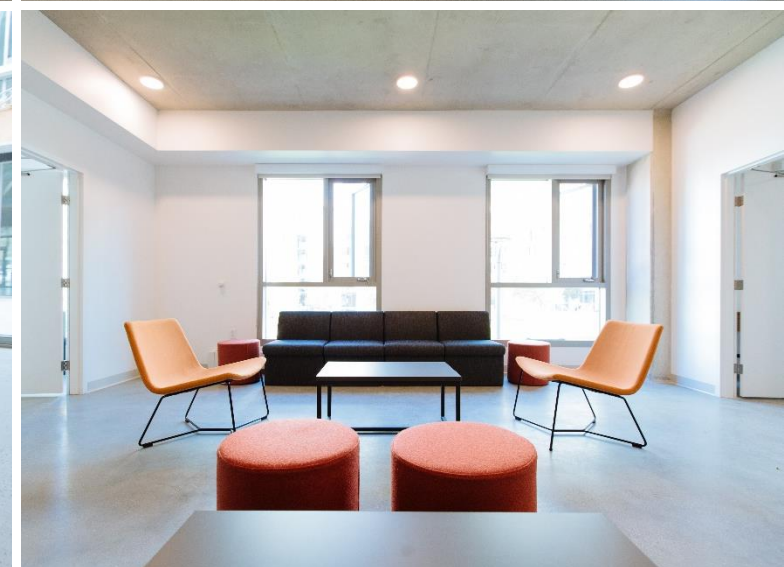
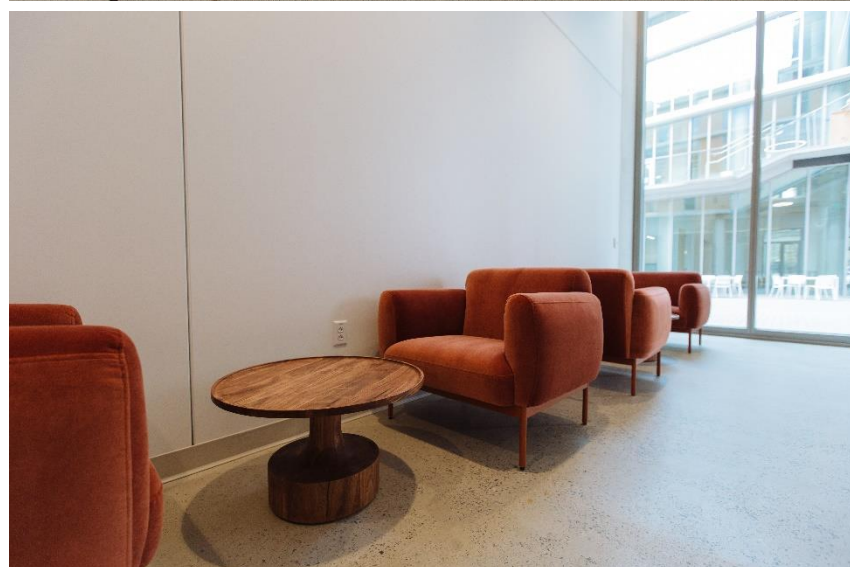
**Reflect Work Culture:** Sustainable, green, human-centered design was required to keep students across disciplines inspired and engaged in their day-to-day lives at UCSD. With this goal in mind, NTPLLN is targeting LEED Platinum certification for the entire project.

## CHALLENGE

COVID-19 proposed a large challenge with project delays. bkm had to maintain social distance with other trades while installing and staying safe with a very compressed installation timelines due to school fall semester opening.

## SERVICES PROVIDED

- Furniture
- Design
- Project Management
- Installation



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The recent transformation of NTPLLN has been incredible. As our construction trade partners step away from the project, the views, architecture, and well-appointed furnishings become the highlight. This University mega project is reduced to a manageable human scale in every lounge, study room, residential unit, shared kitchen, and office. bkm has been a valuable partner from the start, offering thoughtful design guidance, product knowledge, responsiveness, and support.

Derek Jensen, Project Manager  
UC San Diego: Capital Program Management

As a born-and-raised San Diego company, we're excited to be an integral part of making UCSD's vision a reality. The ability to transform more than 1.5 million gross square feet into spaces that inspire an integrated community is everything at the core of what we do.

Jim Skidmore  
bkm Officeworks CEO

