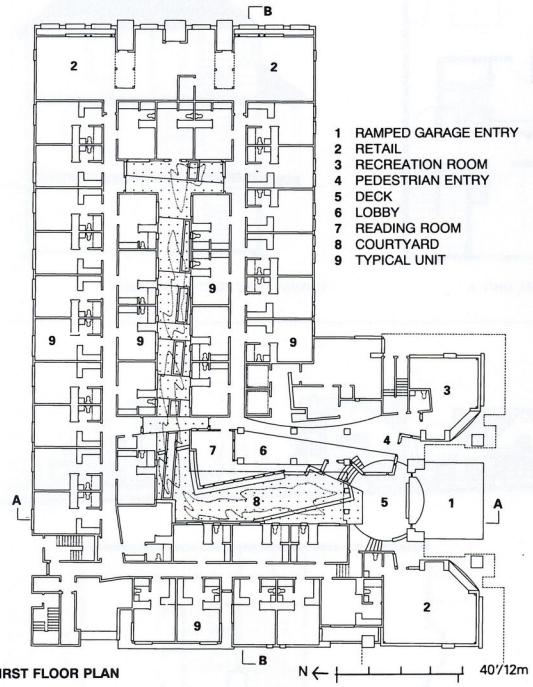
Harborplace Single Room Occupancy Hotel
San Diego, California

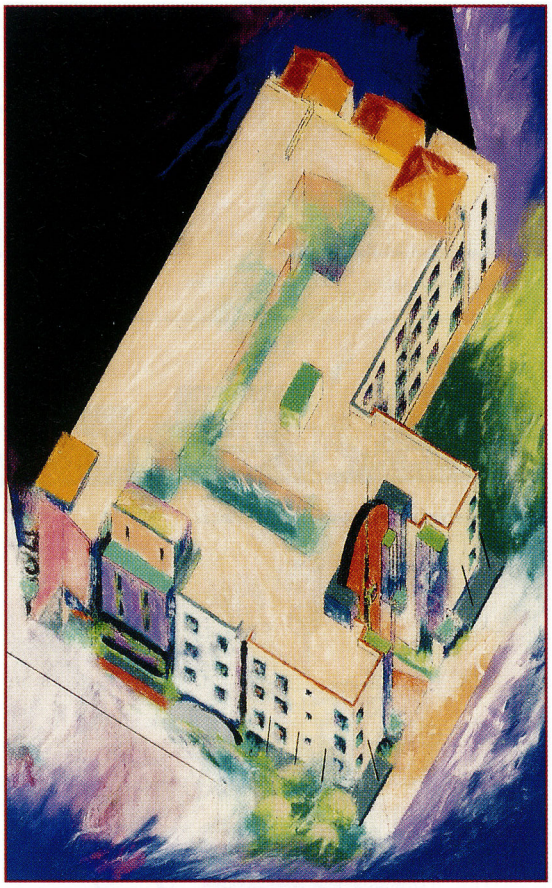
Architect: *Rob Wellington Quigley, San Diego.*

FRONT ELEVATION, HARBORPLACE SINGLE ROOM OCCUPANCY HOTEL

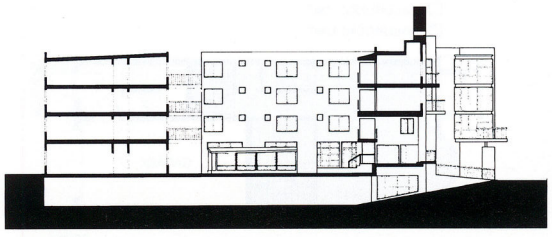


FIRST FLOOR PLAN

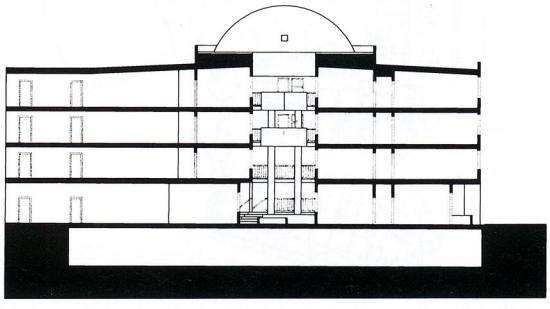
WEST (SIDE) ELEVATION



AXONOMETRIC



SECTION A-A



SECTION B-B

When Rob Quigley designed the Baltic Inn four years ago (P/A October 1988, p. 81), the city of San Diego harbored unsavory images of SROs, and the zoning revisions essential for construction of the Inn were slow in coming. Now that the Baltic Inn has proven a success, Quigley is building Harborplace and other SROs throughout the city, at a much faster pace. This hotel/studio hybrid is home to college students and recent arrivals seeking new jobs in the city, as well as to elderly people on fixed incomes, blue collar workers, and the working poor. Neighbors' fears that the SRO would be a magnet for lowlife were unrealized. The density of the SRO is not a problem: Chance encounters – as residents pass through the lobby en route to the laundry, for example – contribute to a sense of community.

Harborplace will serve the higher end of the low-rent market, with construction costs of approximately $48 per square foot, $10 more than the Baltic Inn, and with marginally higher rental rates. The developers of Harborplace (some of whom funded the Baltic Inn, a profit-making venture) gave Quigley a budget that provides for underground parking, a front porch, stores, recreation room, and articulated façades, divided into the 50-foot module characteristic of the neighborhood.

Applying lessons learned from the Baltic Inn, the floor plan at Harborplace will be "intentionally impure," and a library will flank the courtyard, an amenity suggested by residents of the Baltic Inn. Quigley finds that light wells need not be a design detriment: Andrew Spurlock Martin Poirier, the landscape architects, envision Harborplace's narrow courtyard as a work of art, rather than a mundane patch of greenery. Staggered windows will afford visual privacy, and the sound of televisions, stereos, and conversations will be muffled by fountains, a low-cost white noise system, as well as a landscape amenity.