



Architecture.
Design.
Relationships.

Qualification for Architectural Services

PARKING DESIGN PORTFOLIO

2025 | aoarchitects.com



OUR STORY

Founded in 1974 in Southern California, AO began as a two-person team focusing on small commercial and retail improvements. Today, we are a multidisciplinary design and planning firm with a team of over 325 professionals, shaping some of the world's most sought-after multifamily, mixed-use, retail, restaurant, and entertainment destinations. For decades, relationships have been at the core of our practice—partnerships with clients, collaborators, and communities that drive our legacy of creative design and quality architecture. Our journey reflects a commitment to innovation, collaboration, and building better communities. As we look to the future, we continue to advance our story, delivering inspired spaces that leave a lasting impact.

CONTACT

Rob Budetti, Managing Partner | rob@aoarchitects.com
RC Alley, Managing Partner | rca@aoarchitects.com
Jason Rupp, Partner | jasonr@aoarchitects.com
T 714.639.9860

Orange County
San Diego
Sunnyvale
Oakland
New York
Atlanta
Orlando

MULTIFAMILY | RETAIL | HOSPITALITY | RESTAURANT
MIXED-USE | OFFICE | INDUSTRIAL | **PARKING** | LANDSCAPE
INTERIORS | GLOBAL DESIGN | SCI + TECH | HEALTHCARE
MODULAR | TRANSIT-ORIENTED | PUBLIC UTILITIES

aoarchitects.com

Firm Profile

PRACTICE

With a talented team skilled in a variety of project types, AO has emerged as a national leader in the design of multifamily and mixed-use developments specializing in garden-style, wrap, podium, and modular buildings spanning across diverse sectors including market-rate, affordable, luxury, senior, intergenerational, mixed-income, and student housing. AO is led by a group of seven seasoned managing partners, including Rob Budetti, RC Alley, Hugh Rose, and Ken Smith. The group views each project as a unique opportunity to apply proven technical expertise, generate creative solutions within budget, and deliver inspired and successful projects.

AO emphasizes the team approach – owner, architect, consultants and contractor – collaborating through all phases of the project. We are adept at leading multi-disciplined, high-performance teams to provide solutions of design relevance, cost effectiveness, and operational and organizational excellence. We strive to understand the specific location constraints and site features, and pursue intelligent solutions that maximize the opportunities and create high value for our clients. AO is organized around a Principal-led system which ensures the highest quality expertise and continuity from beginning to end of each project. Principal commitment means that your project will receive the resources and talent needed to meet all deadlines and deliverables every time.



7 Office Locations

200+ Permitted Parking Projects

10 Dedicated Parking Team Experts

73 Licensed Architects

51 Years in Business

30 Years Under Current Management

350 Permanent Employees

150+ Design Awards Received

17 Diverse Studios Offering Tailored Expertise

AO

ALLIANCE



IRVINE COMPANY



SUDBERRY PROPERTIES



BOYER

Hines

SHOPOFF REALTY INVESTMENTS

GREYSTAR



ANTON

ESSEX

Shea Properties

KEY CLIENTS & COLLABORATORS

Leaders in Structured Parking Design

With over 200 high-quality parking structures completed, AO has established a reputation for excellence through projects that emphasize cost-effectiveness and long-term savings. Drawing on 20 years of experience, AO's Parking Studio delivers space-maximizing, cost-minimizing solutions.

Expert Parking Solutions, Exceptional Value

Yes, we're passionate about parking—and that's precisely why you need us on your team. Our expertise means smarter layouts, reduced waste, and superior value, ensuring efficient and cost-effective solutions. Trust us to deliver parking designs that maximize functionality and minimize expenses.

Relationship-Driven Collaboration

We prioritize cultivating meaningful relationships as the cornerstone of our practice. Our collaborative ethos is characterized by attentive listening to our clients, stakeholders, and fellow consultants, ensuring that their concerns shape and enrich our design.

Local Parking Code & EV Specialists

At AO, we dive deep into the intricacies of parking design and electric vehicle requirements. Our team's in-depth understanding of local codes ensures compliant, forward-thinking solutions that meet current and future needs for sustainability.



DESIGNergy*

[design + synergy]

Each AO team is fully supported by our diverse and integrated studio structure comprised of in-house experts.

We leverage the design expertise and resources of AO's specialized studios under the direction of highly experienced market sector leaders. Together, we execute mixed-use developments that marry the comforts of home, the joys of entertainment, and the functionality of the workplace *to create spaces where people, community, and business flourish.*





KEY PARKING TEAM MEBERS

KEY TEAM MEMBERS



RC Alley

ARCHITECT, NCARB

MANAGING PARTNER



A 2nd generation architect, RC developed an interest in architecture at a young age while performing odd jobs at his father's firm. Along the way, RC's father passed down an aptitude for math and analytical thinking, a passion for great design and a dedication to technical excellence. RC's passion for architecture has served him well as he has led the AO Multifamily and Mixed-Use studios for over 30 years. RC's approach is hands-on from conceptual design to final construction documents. He remains highly involved in each and every project, maintains frequent communication with his clients.

KEY PROJECT EXPERIENCE

Vici Little Italy, San Diego, CA
Park & Paseo, Santa Ana, CA
The Row at Red Hill, Santa Ana, CA
The Grant, Concord, CA
Mountain View Village, Riverton, UT
Malden Station, Fullerton, CA

Rob Budetti

ARCHITECT, NCARB

MANAGING PARTNER



Recognizing his interest and passion for math and art, Rob Budetti's decision to go into architecture was — as he puts it — “brash.” And from his first day, on his first job, his career has carried that subtext. After nearly three decades in the industry, Rob enjoys the creativity that can be found in the chaos: the busy, hectic work that comes while managing complex, large-scale projects globally. In addition to overseeing retail, mixed-use, commercial, office, and hospitality design projects, Rob is responsible for growing and developing AO's dynamic teams.

KEY PROJECT EXPERIENCE

Boardwalk at Bricktown, Oklahoma City, OK
2nd & PCH, Long Beach, CA
Shops at Hollywood Park, Inglewood, CA
DSRT Surf, Palm Desert, CA
Mountain View Village, Riverton, UT

Jason Rupp

PARTNER



Since beginning his career in structured parking design in 1988, Jason Rupp has become a recognized expert in creating efficient, cost-effective parking solutions tailored to project needs. His experience spans uses like university campuses, medical facilities, and multifamily developments. Jason blends design-build efficiency with design-bid-build precision, optimizing each structure for functionality and cost. Focusing on pedestrian and vehicle interaction, he designs parking solutions that enhance user experience while meeting programming, scheduling, and budgeting requirements.

KEY PROJECT EXPERIENCE

2545 Main, Irvine, CA
Blizzard at the Oaks, Irvine, CA
The Row at Red Hill, Santa Ana, CA
Park & Paseo, Santa Ana, CA
Baker Block, Costa Mesa, CA
405 Mateo, Los Angeles, CA

Michael Mayhew

ASSOCIATE



As a valued member of AO's parking studio, Mr. Mayhew has over 25 years of experience in Architecture. As an Associate, Project Manager, Michael is an essential member of the parking studio who demonstrates an unwavering commitment to excellence and attention to detail in every endeavor. With a keen eye for problem-solving and efficiency, Michael consistently drives outcomes that exceed expectations of clients, while adhering to programming, scheduling, and budgeting demands.

KEY PROJECT EXPERIENCE

Food Hall at Mountain View Village, Riverton, UT
Crystals at Sky Harbor, Phoenix, AZ
Puesto at the Veranda, Concord, CA
Dink & Dine Pickle Park, Mesa, AZ
Ippudo Ramen, San Francisco, San Francisco

Eddie Velasquez

ASSOCIATE



Mr. Velasquez grew up inspired by the great Mid-Century architects who influenced the style of his home in Coachella Valley, California. Today, he yields 36 years of experience in the industry as a designer and 24 of those years have been with AO. While managing projects from the design development stage through completion, Eddie has worked on several commercial, industrial and parking projects. He is an excellent problem solver with exceptional knowledge of California Building Code and agency processing efficiencies.

KEY PROJECT EXPERIENCE

The Home Depot Mission Valley, San Diego, CA
2545 Main, Irvine, CA
The Row at Red Hill, Santa Ana, CA
Wylden Apartments, Los Angeles, CA
405 Mateo, Los Angeles, CA

An aerial photograph of a large-scale urban development. In the foreground, a massive parking lot is filled with cars, adjacent to a long, low commercial building. Behind it, several multi-story buildings of varying architectural styles are clustered together. The background features rolling hills with sparse vegetation and some distant structures. The entire image has a warm, orange-toned overlay.

RETAIL & MIXED-USE EXPERIENCE



2nd & PCH

LONG BEACH, CA

Parking structure for the resort-style social and entertainment landmark.

Set on 11 acres of an iconic corner of Pacific Coast Highway, this seaside shopping & dining destination creates a gateway between Orange County and Long Beach. With over 100,000 cars passing the site daily, mitigation measures were integrated to improve traffic circulation. The parking structure and creative auto bridges which link the property with the rooftops of several adjacent buildings increase parking accessibility. Additional parking over Whole Foods and the retail buildings provide 1,200 stalls for patrons.



PROJECT DATA

465 Stalls | 4 Tiers | 180,000 SF

Client: CenterCal Properties

Role: Architect of Record, Design Architect, Landscape Architect

Project Status: Construction Complete

Completion Date: October 2020

Awards:

LABC Architectural Awards - Winner, Retail/Restaurants

LABJ CRE Awards - Gold, Best Retail Project

CMAA Project Achievement Award - Winner,

Commercial - More than \$100M



Westfield Valley Fair Regional Mall

SANTA CLARA, CA

Regional mall expansion and renovation.

Since 2012, AO has provided architecture, design support, and planning services for the renovation and enhancement of Valley Fair Mall, delivering a range of projects that elevate the mall experience. Working closely with Westfield's design team, AO continues to contribute to both large-scale and targeted upgrades, including restroom and common area enhancements, parking structure facade and circulation improvements, and new bank pad buildings for Chase and Bank of America. Key highlights include the full renovation of the vibrant Valley Fair Luxe Wing, the reimagined Center Court and Dining Terrace. This collaborative effort has transformed Valley Fair into a modern, inviting destination for tourists, locals, shoppers and diners.



PROJECT DATA

550,000 SF

Client: Unibail Rodamco Westfield Corporation

Role: Architect of Record

Project Status: Construction Complete



Westfield Century City Mall

LOS ANGELES, CA

Regional mall expansion,
renovation and parking
structure

At Century City Mall, renovations to the parking structure and Gelson's Court introduced a fresh, modernized environment with upgraded finishes, a living wall, and a newly designed valet drop-off and lounge, complete with restrooms and a bike storage area. AO played a key role in transforming the parking structure's interiors and exterior skin, enhancing both functionality and visual appeal.



Client: Unibail Rodamco Westfield Corporation



Westfield Topanga Center

CANOGA PARK, CA

Enhancing a regional mall destination and parking structure.

The 250,000 SF expansion of Westfield Topanga has transformed this already renowned regional destination into a vibrant and dynamic hub. The newly completed center offers expansive exterior plazas for seasonal events, and a curated mix of global and local brands. At the heart of the expansion is a chef-driven food hall, featuring top culinary concepts from across the country, designed to attract both local food enthusiasts and visitors. In addition, the center now includes cutting-edge sit-down restaurants, sleek lounges and cocktail bars, distinctive interior and exterior boutiques, premier entertainment and recreational options, and beautifully landscaped indoor and outdoor public spaces.

PROJECT DATA

250,000 SF

Client: Unibail Rodamco Westfield Corporation

Role: Architect of Record

Project Status: Construction Complete





Desert Hills Premium Outlets

CABAZON, CA

Expansive parking structure
for a world-renowned shopping
destination.

This 639,608 square foot parking structure is 4-levels and contains 1,800 stalls. Desert Hills Premium Outlets has been one of the best performing value centers in the United States for many years. Throughout a 20 year history and a total of 6 construction phases, AO has been involved in the development of this world renowned value oriented shopping destination. The project contains approximately 200 tenants. Developed around a contemporized Spanish aesthetic, the project contains a series of public promenades, courtyards, and accent spaces to create a varied pedestrian experience throughout the project.



PROJECT DATA

1,800 Stalls | 4 Tiers | 639,608 SF

Client: Sanders Construction

Role: Architect of Record, Design Architect



The Watermark

SAN DIEGO, CA

Parking structure for a major mixed-use destination.

A four-level, 485,000-square-foot parking structure with top deck shade structures and over 1,200 parking stalls will serve the Watermark retail center adjacent to the I-15 freeway and Scripps Poway Parkway. The Watermark community destination will feature a perfect fusion of retail and socialization. The mixed-use development will offer over 400,000 square feet of Class A office space, 325,000 square feet of local and national brand retail, a luxury theater, a boutique hotel, and a Whole Foods Market.



PROJECT DATA

1,200 Stalls | 4 Tiers | 485,000 SF

Client: Sudberry Development, Inc.

Project Status: On-the-Boards



Home Depot Parking Structure

SAN DIEGO, CA

Innovative parking project
reviving history.

The Home Depot Mission Valley parking project presents a remarkable opportunity to pay homage to the site's history while embracing modernity. This project involves the demolition of the 64-year-old Scottish Rite Center to make way for a new Home Depot and a fresh Scottish Rite building. As a tribute to the original building's iconic Googie architecture, the design features a pylon sign reminiscent of the original. The 155,000 SF multi-level parking garage, serving as the store's front façade, accommodates 383 stalls and 92 surface stalls. Also, it houses a contractor staging area with a 15-foot clearance on the ground floor, and supports solar panels, and electric vehicles.



PROJECT DATA

383 Stalls | 3 Tiers | 155,000 SF

Client: WD Partners

Role: Architect of Record, Design Architect

Project Status: Under Construction



BANC

IRVINE, CA

Parking structure for a flagship lifestyle destination in the heart of Irvine.

This visionary mixed-use development brings a new sector of urban entertainment to the county. The flagship project features an 11-story BANC branded luxury hotel with an adjoining 6-story office building. The 258-key hotel destination includes penthouse levels, fitness club, luxury spa, restaurants and a six-level parking structure with an expansive rooftop beach club. The new destination will be enjoyed by both business and leisure travelers. The Landscape design is predominantly drought tolerant with seasonal plantings, colorful accent features, and signature specimen trees.



PROJECT DATA

856 Stalls | 8 Tiers with 9th Level Event Deck
374,000 SF

Client: WGE Capital Group

Role: Architect of Record, Design Architect,
Landscape Architect

Project Status: On-the-Boards

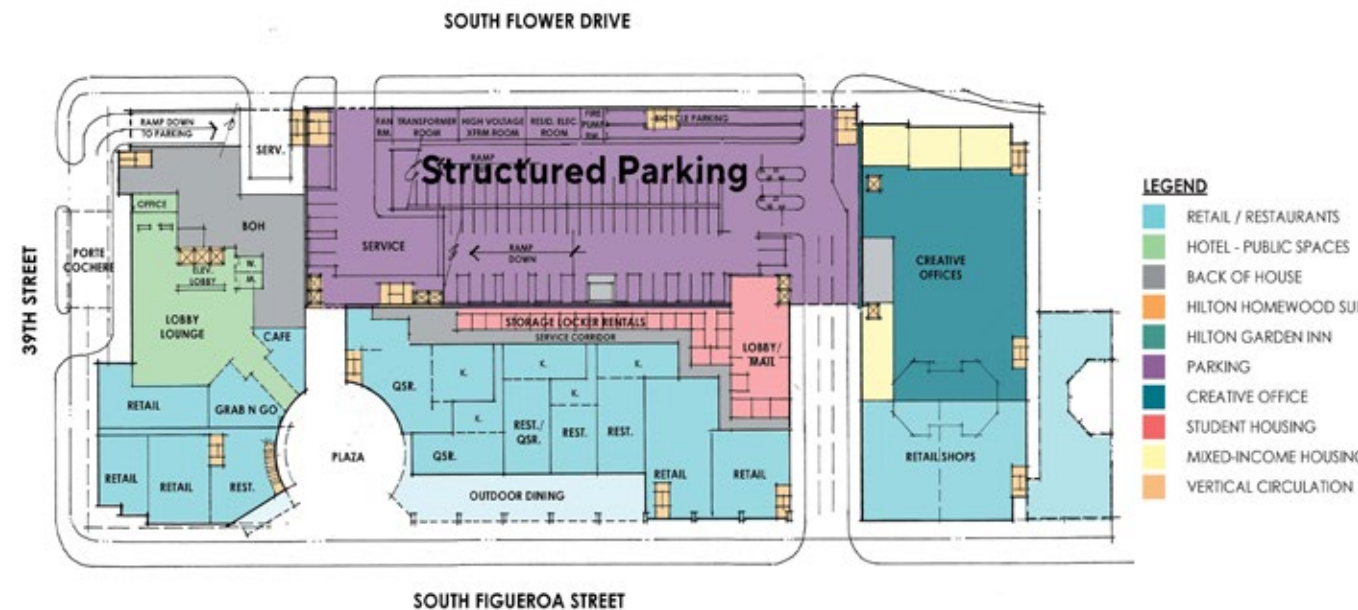


Exposition Point

LOS ANGELES, CA

Parking for a sustainable mixed-use development marvel.

A 360,000 SF, 7-story parking structure with rooftop amenities is planned at Exposition Point, a large mixed-use project located on a 4.4-acre site adjacent to Exposition Park and close to USC's University Park Campus. The project is a smart growth, environmentally sustainable site designed to help the community meet its existing and future needs. It will provide much-needed community housing at a range of income levels, a 7-story hotel, a 7-story student housing building, creative office space and neighborhood-serving retail and restaurants.



PROJECT DATA

1,042 Stalls | 7 Tiers | 360,000 SF

Client: Ventus Group

Role: Architect of Record, Design Architect, Landscape Architect

Project Status: On-the-Boards



The Walk

NEWPORT BEACH, CA

Where health, retail and lifestyle converge.

The Walk was redeveloped to include new parking, plus over 75,000 SF of restaurant, retail and medical office space. The newly renovated specialty center now includes above and below-grade structured parking for 260 cars, 16,000 SF of new retail space and a signature restaurant and pedestrian promenade and 29,000 SF of new medical office space.



PROJECT DATA

75,000 SF | 16,000 SF Retail

Client: Richard Dick & Associates

Role: Architect of Record, Design Architect

Project Status: Construction Complete



Disney Pixar Pals Parking Structure

ANAHEIM, CA

A new parking structure and pedestrian bridge enhance guest experience.

This 2.4M SF parking structure added over 5,000 parking spaces to the west side of the Disneyland Resort. AO provided architectural services for the structure's façade and the Magic Way pedestrian bridge. The bridge connects visitors from Pixar Pals to the rest of the resort, improving traffic circulation and eliminating street-level pedestrian crossings. The new path also guides guests through the Downtown Disney District before reaching the main entrance of the theme park.



PROJECT DATA

2.4M SF Structure

5,000 Stalls

Pedestrian Bridge

Client: Bomel Construction

Role: Design Architect

Project Status: Construction Complete

Awards:

IPMI Awards of Excellence - Winner, Innovation in Facility Design

OFFICE & INDUSTRIAL EXPERIENCE



2545 Main

IRVINE, CA

Stand-alone structure designed with the consumer in mind.

Located within the Irvine Business Complex, this stand-alone parking structure serves as extra parking for the 2525 Main office complex. Designed with the consumer in mind, the 7-tier, naturally ventilated structure includes 540 parking stalls, a bicycle lock room, an elevator, and a connecting walking path to the neighboring commercial buildings.



PROJECT DATA

540 Stalls | 7 Tiers | 181,143 SF

Client: Covi Concrete

Role: Architect of Record, Design Architect

Project Status: Construction Complete



Blizzard at the Oaks

IRVINE, CA

Premiere prairie parking structure in Irvine.

A prairie-style parking structure with rooftop parking and over 440 parking stalls that primarily serves the Blizzard Entertainment office and the surrounding business park.



PROJECT DATA

440 Stalls | 4 Tiers | 132,363 SF

Client: Sanders Construction

Role: Architect of Record, Design Architect

Project Status: Construction Complete



405 Mateo

LOS ANGELES, CA

Creative office gem in the heart of DTLA's Arts District.

Nestled between Mateo St. and East 4th St. in the dynamic Arts District of Downtown Los Angeles, 405 Mateo emerges as an impressive 8-story ground-up hub, boasting a sprawling 40,000 square feet of creative office space. The structure seamlessly integrates with the adjoining historic adaptive reuse building, The Maxwell, resulting in a dynamic mixed-use project. The multi-story, 207-stall parking garage serves both the office and retail spaces as well as provides accessible parking for the local neighborhood. Infused with a modern aesthetic that harmonizes with the district's rich history, 405 Mateo showcases striking metal screens, warm red brick facades, and expansive glass paneling that not only elevate its architectural allure but also provide breathtaking panoramic views of the cityscape. This thoughtful design not only enhances the functionality of the building but also pays homage to the vibrant spirit that defines the Arts District.



PROJECT DATA

197 Stalls | 6 Tiers | 73,761 SF

Client: Hudson Pacific

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: January 2019



DLX8 Parking Structure

SANTA ANA, CA

Maximizing vehicular flow, site usage and driver efficiency.

Designed to fill the need for additional delivery vehicle parking for a nearby package delivery center, this parking structure incorporates several unique features. The structure and vehicle layout were specifically designed to maximize the flow through the building and maintain a high degree of safety. The features incorporated include single direction speed ramps that direct circulation through the structure in an efficient system. The majority of the delivery vehicles are parked in a “stacked” design that works with the vehicle flow and increases the vehicle density. In addition, the layout of the structure’s columns was designed to work with both the current planned use as well as allowing the structure to be re-stripped in a conventional parking stall configuration and still maintain a high stall count.



PROJECT DATA

1,657 Stalls | 5 Tiers | 706,246 GSF

Client: Confidential

Role: Architect of Record, Design Architect



MULTIFAMILY EXPERIENCE

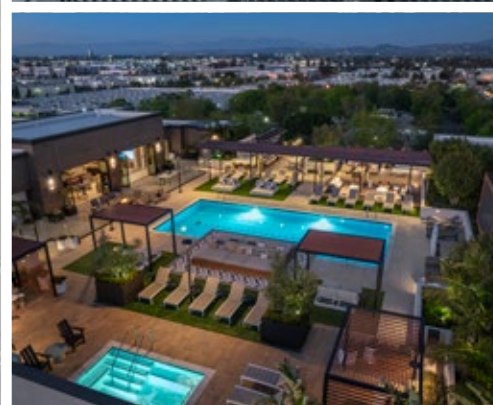


The Row at Red Hill

SANTA ANA, CA

Connecting Santa Ana's industrial heritage with 21st century urban tech.

Set to become Orange County's next social hub, The Row at Red Hill offers 80,000 square feet of retail space alongside five-story rental apartments. To address parking needs, the AO Parking Studio devised a solution accommodating both residents and retail visitors. Behind the main street's Market Hall, four 5-story (Type IB) parking structures provide 2,455 stalls, including 80 retail spaces in Buildings A, B, and D. These structures link to urban paseos and central plazas. Expansive rooftop decks feature saltwater pools, spas, outdoor kitchens, private cabanas, and fire pits, promoting an elevated lifestyle.



PROJECT DATA

2,458 Stalls | 5-7 Tiers | 908,512 GSF

Client: Greystar

Role: Design Architect, Architect of Record, Planner

Project Status: Under Construction

Awards:

Grand Award, Best On-the-Boards Site Plan

AIA OC Design Awards - Honor Award, Multifamily/
Mixed-Use > Unbuilt

NAHB Best in American Living Awards - Platinum,
OTB Multifamily Project

Gold Nugget Awards - Grand Award, Best On-the-
Boards Mixed-Use Project



Cloud House

STANTON, CA

Largest rooftop skydeck
extending across the parking
structure.

Rising 6 stories high, an above-grade Type IB parking structure was designed at the core of the building, delivering 547 parking stalls for residents. This structure takes a unique approach, capitalizing on the opportunity to create one of the largest rooftop sky decks in Orange County. Poised to be the largest aerial playground in the region, an audacious 17,500 SF sky deck crowns the structure, offering a carefree urban getaway without leaving home. The vibrant spaces are outfitted for al fresco entertaining, evening fireside cocktails, poolside movie nights, and anytime lounging and relaxation. The technical execution of the design established the foundation that achieved the client's vision to urbanize the surrounding community.



PROJECT DATA

547 Stalls | 7 Tiers | 218,966 SF

Client: Bonanni Development

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: January 2025

Awards:

MHN Excellence Awards - Bronze, Unbuilt
NAHB Best in American Living Awards - Platinum, On-the-Boards Multifamily Project
Gold Nugget Awards - Grand Award, Best On-the-Boards Multifamily Community Under 100 du/ac



The George

ANAHEIM, CA

A luxury development in a prime Orange County location.

At the epicenter of an international entertainment destination, just minutes from Disneyland and the Angels Stadium, this luxury project delivers midcentury chic using bold jewel tones, extensive use of transparency and glass for a premier indoor/outdoor living destination. This 340 unit residential project located on a 3.82 acre site, features an integrated leasing center, with a clubhouse, and lush modern pool, spa, and courtyard.



PROJECT DATA

578 Stalls | 9 Tiers | 238,240 SF
24,000 SF Roof Deck

Client: Lyon Living

Role: Design Architect, Architect of Record

Project Status: Construction Complete

Completion Date: April 2018

Awards:

Gold Nugget Awards - Grand Award, Best Indoor/
Outdoor Lifestyle for a Community

NAHB The National Awards - Silver, Best Multifamily
Model Community

Gold Nugget Awards - Merit Award, Best Multifamily
Housing Community - Under 60-100 DU/AC



The Griffith

GLENDALE, CA

Converting constraints into opportunities.

This 224-unit project on the border between the cities of Los Angeles and Glendale converts constraints into opportunities. The site, a rezoned surface lot, sits amid numerous transportation routes. Regional access into Glendale from the I-5, SR-134 and SR-2 allows the project to serve as a gateway and catalyst for redevelopment. A twenty-foot county storm drain easement bisects the site. This significant limitation is transformed into a private green oasis, offering lush views from the adjacent double-height leasing office, club room and fitness. Due to the location of the adjacent Metrolink station, the parking structure was designed to mitigate noise to the residential units as well as engage the railway frontage.



PROJECT DATA

344 Stalls | 6 Tiers | 130,319 SF

Client: Mill Creek Residential

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Year: 2017

Awards:

NAHB Multifamily Pillars of the Industry Awards - Finalist, Best Low-Rise Apartment Community (non-garden, 5 stories or less)

MHN Excellence Awards - Silver, Best Development & Design: Mid-Rise



The Core

ANAHEIM, CA

Innovative design given a challenging constraint.

This 400-unit ballpark-adjacent project sets the stage for the evolution of an entire neighborhood. The 6-story, concrete flat-plate parking structure houses parking for the contemporary industrial apartments near The Angels Stadium in Anaheim, CA. Site constraints lent the design of the single bay of parking which extends over 665' long and utilizes an exterior speed ramp for vertical circulation.



PROJECT DATA

718 Stalls | 6 Tiers | 268,608 SF

Client: Lennar

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: August 2018

Awards:

NAHB Multifamily Pillars of the Industry Awards -
Finalist, Best Low-Rise Apartment Community (non-
garden, 5 stories or less)

MHN Excellence Awards - Silver, Best Development
& Design: Mid-Rise



Malden Station

FULLERTON, CA

Transforming Fullerton into its trend-setting future.

On the site of a former citrus packing house from Orange County's agricultural era, this rail adjacent mixed-used, 200 unit with 5,000 SF retail project moves at the speed of growth in downtown Fullerton. Within the Transportation Corridor, the project backs onto the former Santa Fe Railway and newer Metrolink station and sits adjacent to the SOCO District which provides an array of restaurant/entertainment uses. The parking for retail and residential portions are in separate levels within the 6-tier structure, with combined access to the parking structure but are separated via an internal gate.



PROJECT DATA

371 Stalls | 6 Tiers | 140,919 SF

Client: Pinnacle Living

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: December 2015

Awards:

NAHB Best in American Living Awards - Winner,
Multifamily Community of the Year

NAHB Best in American Living Awards - Platinum,
Mixed-Use Community



Baker Block

COSTA MESA, CA

Iconic street art bringing life to concrete.

Located on a 4.16-acre site on the northwest corner of Baker and Pullman Streets, this 4-story wrap project provides 240 units wrapped around an above-grade parking structure. The project features a 55-foot-high mural which scales the entire facade of the Baker Block project visible from the 55 freeway. The mural titled "Welcome Home" displays the collaboration between the community, nature and the surf society of Costa Mesa.



PROJECT DATA

446 Stalls | 7 Tiers | 181,155 SF

Client: Red Oak Investments

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: January 2017

Awards:

Gold Nugget Awards - Merit Award, Best

Multifamily Community 30-60 du/ac

MHN Excellence Awards - Gold, Development &

Design: Mid-Rise

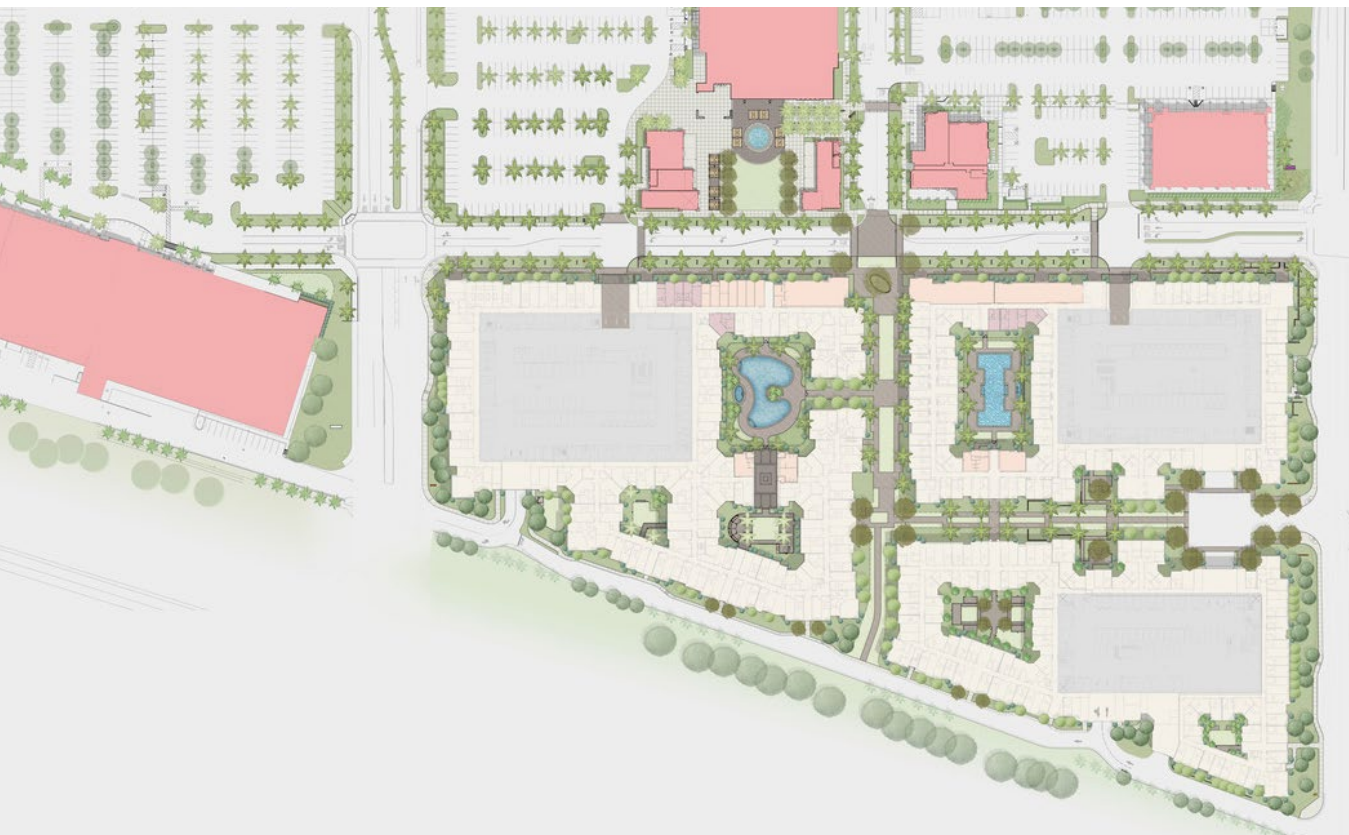


The Marketplace Apartments

IRVINE, CA

Transforming an outdoor mall into a horizontal mixed-use community.

Reviving California's third largest outdoor shopping mall, The Marketplace sparks transformation for the city of Irvine. Through three phases, it will become a vibrant apartment community with 1,261 units, repurposing former retail spaces and infusing new vitality into the center. This expansive horizontal mixed-use project prioritizes connectivity to surrounding retail, offering easy access to shopping, a food court district, and nearby 24-hour fitness facilities. Three Type IIIA buildings wrap around Type II A 6-tier parking structures, totaling 1,961 stalls for residents and shoppers alike.



PROJECT DATA

1,961 Stalls | 3 Structures | 6 Tiers

Client: Irvine Company Apartment Development

Role: Architect of Record, Design Architect, Planner

Project Status: Under Construction



Promenade Village

IRVINE, CA

Master-planned development inspiring a luxurious European-inspired environment.

As part of a large-scale multifamily development inspired by Spanish, Palladian, and Italianate architecture, AO designed and permitted the parking structures serving buildings 6 through 11. These 5- to 6-level structures provide a combined total of 3,261 stalls across 1,195,063 square feet, supporting the residential community's 2,697 units. Strategically integrated into the master plan, the parking facilities ensure convenience and accessibility within the network of amenity-rich villages.



PROJECT DATA

3,261 Stalls | 5 - 6 Tiers | 1,195,063 Sq.Ft.

Client: Irvine Company Apartment Development

Role: Architect of Record (Bldg 1- Bldg 5)
Design Architect & Architect of Record (Bldg 6 - Bldg 11)

Project Status: Under Construction



Redwood Place

SUNNYVALE, CA

Master-planned community featuring luxury wrap-style apartments.

This 887-unit, 18.36-acre master-planned apartment community features four wrap buildings with centralized amenities, contributing to the vibrant Silicon Valley landscape. AO led the design of two of the wrap buildings and all four of the 6-level parking structures, enhancing the functionality and livability throughout the development.



PROJECT DATA

1,682 Stalls | 6 Tiers | 639,160 Sq. Ft.

Client: Irvine Company Apartment Development

Role: Architect of Record

Project Status: Construction Complete

Completion Date: May 2024



Cameo

ORANGE, CA

Modern wrap community with exclusive parking garage.

Located on a 5.9-acre, urban mixed-use site this 5-story, 262-unit multifamily community harmonizes with an existing 98,000 square foot office building and proposed exclusive 346-space parking garage. Forms and elements are inspired by the simple, horizontal character of adjacent office buildings and the interaction of the building to the pedestrian nature of Town & Country Road, through the ground level, "stoop-like" entry elements, nearby regional shopping center, and sensitivity to visible freeway edges. Living units view into two small landscaped courtyards and one main recreation courtyard with a sheltered pool area.



PROJECT DATA

465 Stalls | 5 Tiers | 176,700 SF

Client: Toll Brothers

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: January 2021



Panorama

OXNARD, CA

Contemporary wrap with a rooftop amenity deck.

Panorama offers a unique opportunity for urban coastal living that embraces contemporary design principles, promotes community interaction, and provides luxurious living spaces. Located near the 101 freeway, the 5-story residential apartment building consists of 333 units with a 5,000-square-foot rooftop amenity deck. The amenity mix includes a pool and spa, club and fitness space, a leasing lobby with office space, plus a mail and packaging room. The design fosters a cohesive and efficient layout that optimizes space and enhances the livability of the development.



PROJECT DATA

503 Stalls | 8 Tiers | 201,795 SF

Client: Fore Property Company | Fore Green Development

Role: Architect of Record, Design Architect

Project Status: Under Construction



Wylden Apartments

LOS ANGELES, CA

Contemporary wrap apartments
reviving a Los Angeles
industrial zone.

Caltrans zoning requirements presented unique challenges for the Wylden Apartments site in Glassell Park, Los Angeles. AO designed a structure to provide parking without exceeding setbacks, minimizing road impact, and mitigating freeway noise. By relocating stairs northward, the team created a 7-level parking structure with 594 parking stalls and 187 bike stalls within 227,776 square feet, ensuring ease of access for residents. Enhancing the structure is a 5,482 square foot amenity roof deck, featuring a club room and open-air lounges with outdoor grills and seating.



PROJECT DATA

594 Stalls | 7 Tiers | 227,776 SF

Client: Fairfield Residential

Role: Architect of Record, Design Architect

Project Status: Under Construction



Alexan NoHo West

NORTH HOLLYWOOD, CA

Transforming an outdated retail center into a vibrant regional destination.

Shining as North Hollywood's newest star, Alexan NoHo West has revitalized a once-dormant shopping center, into a bold, urban destination, befitting one of San Fernando Valley's most active commercial corridors. Once an obsolete Macy's department store connected to a 570,000-square-foot outdoor mall, the modern apartments breathe new life into the prime real estate. The site constraints yielded two sister buildings, one wrap, and one podium, providing 658 units connected to the large outdoor retail plaza, central park, a movie theater, offices, and a parking structure, forming a 25-acre artistic and energetic regional hub.



PROJECT DATA

1,044 Stalls | 6 Tiers

Client: Trammell Crow Residential

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: June 2023



Park & Paseo

SANTA ANA, CA

A vibrant new gateway into the city of Santa Ana.

The development includes approximately 721,482 SF of parking with 2,236 stalls. The 18 acre site is designed as a mixed use, apartment and retail master plan with 4 sites. Three of the sites, Arden, Archive, and Atlas, are wrap-type with 5 story Type III construction. The fourth site is phased with an existing office building and DATA center to remain and a subsequent second phase to replace it with a podium residential project. The master planned site is envisioned as a community that integrates nature, community and the urban environment and is a true multigenerational, live / work / play mecca where families prosper, relationships form and businesses burgeon.



PROJECT DATA

2,236 Stalls | 7-8 Tiers | 721,482 SF

Client: Alliance Residential

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: May 2022

Awards:

Gold Nugget Awards - Merit Award, Multifamily Community of the Year

NAHB Multifamily Pillars of the Industry - Winner, Best Multifamily Community Amenities

AIA OC Design Awards - Merit Award, Multifamily/ Mixed-Use Development > Built

Vici, Little Italy

SAN DIEGO, CA

Honoring Little Italy with a landmark urban village and seaside destination.

This development features 225 parking stalls across three subterranean levels, catering to both retail and residential needs. Situated in a historic seaside neighborhood, the parking solution supports a mixed-use vision that reflects the area's character and environment. Vici's design enhances the relationship between indoor and outdoor spaces near the waterfront. With stepped massing, bay windows, and rooftop amenities, it preserves pedestrian character while maximizing waterfront views. Vici offers a sustainable living, working, and leisure environment, uniquely inspired by its community.

PROJECT DATA

225 Stalls | 3-SubT Levels
LEED Silver Certified

Client: H.G. Fenton

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: July 2018

Awards:

NAHB Best in American Living Awards - Multifamily
Community of the Year

Gold Nugget Awards - Grand Award, Best Mixed-Use Project
BIASD ICON Awards - Winner, Community of the Year





144 N. Orange Street
Orange, CA 92866
714.639.9860

www.aoarchitects.com

