



Qualification for Architectural Services

MIXED-USE PORTFOLIO

2026 | 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.

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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

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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 mixed-use, retail, entertainment, restaurant, multifamily, and hospitality developments. AO is led by a group of seven seasoned managing partners, including Rob Budetti and RC Alley. 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.





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.*



An aerial photograph of a modern urban development. The central focus is a large, multi-story building complex with a mix of white, grey, and brown facades. To the right of the main building is a large, paved parking lot filled with numerous cars. In the foreground, a multi-lane road with white lane markings shows a blue and white bus, a white van, and several cars. The background reveals a vast, flat landscape with scattered trees and distant buildings under a hazy sky. The text "MIXED-USE EXPERIENCE" is overlaid in large, white, sans-serif capital letters on the left side of the image.

MIXED-USE EXPERIENCE



The Boardwalk at Bricktown

OKLAHOMA CITY, OK

A vibrant, vertical destination redefining the urban landscape.

The Boardwalk at Bricktown will deliver an exciting architectural tapestry of modern design and a rich mixed-use experience at the heart of a vibrant entertainment district. Designed to be the tallest building in the nation, this bold development encompasses over 3 acres and over 5 million square feet of residential, hospitality, retail, dining and entertainment. Within its sleek forms, the Dream hotel and residential towers will each feature their own unique luxe amenities, creating a dynamic urban hub for tenants and visitors. Dining, retail, and open plazas elevate and energize the streetscape, forging interaction, connection and inviting the world to experience the best OKC has to offer. A catalyst for urban evolution, The Boardwalk embodies the spirited essence of Oklahoma City, honoring its rich past, dynamic present, and promising future.

PROJECT DATA

5 Million SF | 3.92 AC | 1,750 SF Residential
300-Key Dream Hotel | 496-Key Dual Brand Hotel
1,583 Rental Units (Luxury & Affordable Housing)
184 Serviced Residences
163,000 SF Retail, Entertainment, and Dining

Client: Matteson Capital, Thinkbox

Role: Architect of Record, Design Architect, Planner

Project Status: Entitled



Mountain View Village

RIVERTON, UT

An iconic, experience-driven mixed-use destination.

This dynamic central gathering place honors the region's deep-rooted history with its architecture, mature landscaping, and thoughtful Americana artwork, creating a community town center for all. The new destination brings together a thoughtful mix of boutique retail and national brands, restaurants, a vibrant food hall, creative office, fitness center, luxury theater, and a bevy of entertainment offerings designed to elevate experience in this burgeoning Utah region.



PROJECT DATA

Phase I: 394,878 Retail SF | 37.6 AC

Phase II: 497,087 Commercial SF | 33.08 AC

Client: CenterCal Properties, LLC

Role: Architect of Record, Design Architect, Interior Design, Landscape Architect

Project Status: Construction Complete

Completion Date: June 2022

Awards:

EIFS 2024 Excellence Awards - Winner, Mixed-Use Category

ENR Mountain States 2023 Best Projects, Award of Merit Office/Retail/Mixed-Use

Utah Construction & Design - Commercial/Retail Project of the Year



Elliott

SALT LAKE CITY, UT

Mixed-Use project realizing Salt Lake City's vision for a vibrant urban realm.

This proposed 345-unit urban mixed-use community is situated in the heart of a growing enclave aspiring to deliver unique experiences for the next generation. Comprising two podium buildings—the 7-story Elliott South and the 8-story Elliott North—are bisected by Richards Street, which offers an engaging public space along the shared edge. Inspired by the rugged beauty of Utah's granite mountains, the architecture is a masterful display of form and function, envisioning the buildings as two granite sculptures that were gradually separated over time. Elliott offers a sanctuary where modern lifestyles, artistic expression, and community vitality converge within the bustling cityscape.



PROJECT DATA

345 DU | 1.86 AC | 185.5 DU/AC

Client: The Boyer Company

Role: Design Architect, Landscape Architect

Project Status: Entitled



The Forge

VINEYARD, UT

A hub for retail, office, residential, and entertainment set in the heart of Utah County.

Set on approximately 35 acres, The Forge is a mixed-use development comprising 60,000 SF of retail and entertainment, 100,000 SF of office space, 600 units of multifamily residential, 30 townhomes, a hotel, and 500-car parking structure. A lively neighborhood park will be the center of the community, bringing vibrancy and greenery to the surroundings, as well as enhance pedestrian connection from the existing theater and retail center district south of the site.



PROJECT DATA

35 AC | 60,000 SF retail | 100,000 SF office
600 residential units | 30 townhomes

Client: Dakota Pacific Real Estate

Role: Design Architect, Landscape Architect

Project Status: On-the-Boards



The Central Park

PHOENIX, AZ

New work, play, live community
in Phoenix's midtown.

Spanning over a vast area, the Central Park project aims to transform and revitalize part of Phoenix's midtown, enhancing the overall quality of life for residents and visitors alike. Featuring a vibrant mixed-use program consisting of residential, office, grocery, as well as senior independent living atop restaurant and retail space all connected via pathways to foster an energizing work, play, live community.



PROJECT DATA

17.82 AC | 245,000 SF Office | 1,450 Residential Units
78,000 SF Restaurant + Retail

Client: Pivotal Group

Role: Architect of Record, Planner

Project Status: Entitled



Heritage Marketplace

KATY, TX

A modern lifestyle hub.

Situated at the southeast corner of the Frontage Road at Interstate 35 and Kohler's Crossing in Katy, Texas, lies a dynamic 101-acre mixed-use lifestyle retail and multifamily center. Anchored by an in-line power center, multi-story residential buildings, and main street retail, this project boasts a restaurant-anchored multiuse commons area. The architecture takes cues from modern designs inspired by the historical farmland in the area. Along the freeway frontage, a diverse range of casual dining options, including both drive-through and sit-down tenants, enhances the overall appeal of the development.



PROJECT DATA

101 AC

Client: NewQuest Properties

Role: Architect of Record, Design Architect, Planner

Project Status: Under Construction



Kyle Park

KYLE, TX

Mixed-use oasis blending tradition and modern living.

This 70-acre mixed-use destination blends residential, retail, office, and entertainment spaces in a walkable, modern agrarian setting. Inspired by local history and the nearby railroad, its design features brick, steel, glass, and wood. The District Commons offers vibrant community experiences with markets, live music, and family-friendly zones, while tree-lined streets and regional materials create a dynamic, welcoming environment for all.



PROJECT DATA

70 AC

Client: NewQuest Properties

Role: Architect of Record, Design Architect, Planner

Project Status: On-the-Boards



The Districts at Pearland

PEARLAND, TX

Vibrant mixed-use hub with authentic charm.

The Districts at Pearland is a dynamic mixed-use neighborhood with residential, entertainment, retail, and waterfront districts, offering convenient access to shopping, dining, and lodging in a pedestrian-friendly setting. Inspired by local history, the five districts pay homage to Pearland's agrarian and railroad past. Encouraging social interactions in open spaces, the community features modern, environmentally responsible spaces crafted with regional materials and local expertise. With walkable streets, patios, and beautiful landscaping, The Districts at Pearland is a unique commercial and social hub for the community and beyond.



PROJECT DATA

1,916,200 SF Total Site

Client: NewQuest Properties

Role: Architect of Record, Design Architect, Planner

Project Status: On-the-Boards



Brazos Town Center

ROSENBERG, TX

Concept design for premier lifestyle center.

Brazos Town Center integrates 100 acres of retail, entertainment, and restaurants with high-end multi-family units, single family homes, and a medical/professional office park – all interconnected with parks, trail systems, lakes and fountains. AO is providing a variety of conceptual design services for the existing retail center, with an emphasis on providing alternative uses to retail with placemaking and stronger connectivity.



PROJECT DATA

100 AC

Client: NewQuest Properties

Role: Architect of Record, Design Architect, Planner

Project Status: On-the-Boards



Stevens Creek Promenade

SAN JOSE, CA

Mixed-use, modular housing community with dual-branded hotel.

This mixed-use modular development contains three 5-story residential buildings and a dual branded hotel. Two of the residential buildings will feature market-rate units and the third building is 100% affordable. There are a total of 580 units between the 3 buildings ranging from studios to 2 bedrooms in the market rate buildings. The project also features a “Green Promenade” which starts from Stevens Creek Blvd adjacent to the Hotel and extends between both market rate buildings. The 250 guest-room dual brand hotel is 5 stories of guest rooms over a 3-level podium parking structure, hotel lobby and retail.



PROJECT DATA

580 DU | 9.22 AC | 62.9 DU/AC
250-Key Hotel

Client: Miramar Capital & TPC

Role: Architect of Record, Design Architect

Project Status: Under Construction

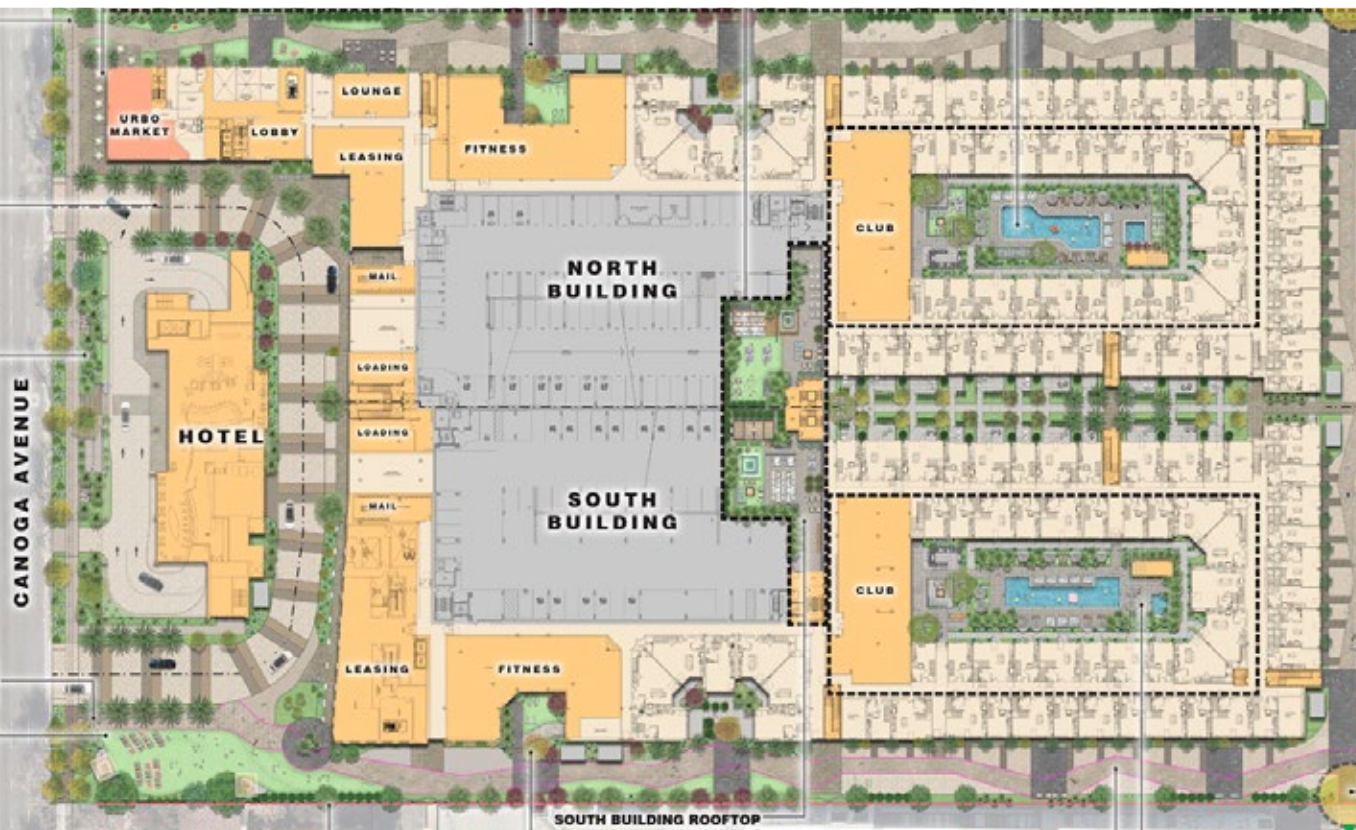


The District at Warner Center

WOODLAND HILLS, CA

A set of high-rise, modern luxury apartments anchoring a 12-story hotel.

This pair of 8-story high-rise podium communities introduces 880 units of luxury housing to the heart of Los Angeles, anchored by a striking 12-story hotel with 204 keys. The development is thoughtfully designed to cater to modern lifestyles, featuring state-of-the-art fitness studios, inviting pools and spas, stylish lounges, and expansive outdoor spaces. Community workspaces and bike storage add convenience for residents, while carefully curated amenities create spaces for relaxation, collaboration, and recreation. Together, these elements form a vibrant urban retreat that seamlessly integrates living, leisure, and connectivity.



PROJECT DATA

852 DU | 7.89 AC | 111.53 DU/AC
12-Story Hotel | 204 Keys

Client: Kaplan Communities

Role: Architect of Record, Design Architect

Project Status: Entitled



The Vine at the Gateway

EL MONTE, CA

The front line of urban development in Los Angeles.

Flanked by interstate highways, mountains, and the valley, the project symbolically represents a gateway to Los Angeles and the intersection of diverse transportation systems, histories, ethnicities, and cultures. Located within the 60-acre El Monte Transit Community in the San Gabriel Valley, The Vine at the Gateway is a mixed-use development featuring a vertically integrated urban entertainment venue with a cinema, fitness center, retail and office spaces, dining, and entertainment. The project is anchored by a 174-key hotel occupying five levels of a 12-story tower along Interstate 10. The top four levels will feature 55 luxury condominiums and a rooftop pool and bar with panoramic views of the San Gabriel Mountains.



PROJECT DATA

60 AC Master Plan
100,000 SF Lifestyle Retail and Office
60,000 SF Cinema and Fitness Center
174 Key Hotel
55 Luxury Condominiums

Client: Grapevine Development

Role: Architect of Record, Design Architect, Planner

Project Status: On-the-Boards



11111 Jefferson

CULVER CITY, CA

A cultural oasis of livability, well-being, and sustainability.

Set on a triangular infill site, this mixed-use development transforms a key east-west gateway into a vibrant urban oasis. Defined by its unique shape and island-like setting, the design integrates 230 mixed-income residences, 16,500 SF of retail, 11,500 SF of office space, and a 38,600 SF market. A dramatic bottom-up skylight connects retail levels to the residential courtyard above, infusing the interior with natural light and ventilation. The development emphasizes wellness and connection with over 20,000 SF of open space, including a public paseo, a resident courtyard with pool, and the new Machado Park—creating a dynamic, community-focused destination rooted in livability.



PROJECT DATA

3.43 AC

28,290 SF Retail and Office | 38,123 SF Market

231,945 SF Residential

Client: 3MR Capital & The John Buck Company

Role: Architect of Record, Design Architect, Landscape Architect



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

644 DU | 7.5 AC | 86 DU/AC

Client: Trammell Crow Residential

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: June 2023

Awards:

LABC Architectural Awards - Winner, Mixed-Use Projects

ENR California 2024 Best Projects - Award of Merit, Residential/Hospitality

MFE Awards - Grand Winner, Mid-Rise Category

Gold Nugget Awards - Merit Award, Best Mixed-Use Project

SITE PLAN



Alhambra Place

ALHAMBRA, CA

Transforming an under-performing retail center into a vibrant horizontal mixed-use center.

Once an underperforming retail center that was left vacant for nearly a decade, this 10.6-acre site has been transformed into a thriving mixed-use destination. Now a vibrant hub of retail, entertainment, and residential offerings, the lifestyle center has revitalized the surrounding community—emerging as a dynamic gathering place with something for everyone.



PROJECT DATA

260 DU | 10.6 AC | 24.53 DU/AC
134,000 SF Commercial

Client: Shea Properties

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: January 2016



The Vineyards at Porter Ranch

LOS ANGELES, CA

Pedestrian friendly retail destination in LA's Porter Ranch neighborhood.

The Vineyards at Porter Ranch is a 24-acre mixed-use development in Los Angeles' Porter Ranch neighborhood. The center includes a cinema, grocery, retail stores, restaurants, a 2-story community building, and a central gathering place. 3-story, walk-up multifamily residential with 266 units on a 10-acre site and 90,000 SF of medical office are also included. The Vineyards was designed as a sophisticated, pedestrian-oriented retail experience that integrates the best and latest technologies for a sustainable operation.



PROJECT DATA

24 AC | 232,000 SF

Client: Shapell Properties

Role: Architect of Record, Design Architect, Planner

Project Status: Construction Complete

Completion Date: January 2019

Awards:

LA Business Journal CRE Awards - Gold, Retail Category



The Point

EL SEGUNDO, CA

New outdoor lifestyle center becomes the living room of LA's South Bay.

The former industrial site welcomes locals and visitors to gather, relax and enjoy in an expansive open air "living room" with a lush central plaza and upscale fashion-fueled shops and eateries. This home away from home is a place where design succeeds in helping strangers become family.



PROJECT DATA

118,531 SF Retail | 13.05 AC

Client: Federal Realty Investment Trust

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: July 2015

Awards:

ICSC Global Awards US Design & Development - Commendation, Retail Projects under 150k SF of total retail space

ICSC Global Awards US Design & Development - Commendation for Sustainability, Retail Projects under 150k SF of total retail space



2nd & PCH

LONG BEACH, CA

Resort-style social and entertainment landmark.

Set on 11 acres of an iconic corner of Pacific Coast Highway, this 220,000 SF seaside shopping and dining destination establishes an iconic gateway between Orange County and Long Beach. Through careful planning, the project embraces the community and achieves an integrated, pedestrian-friendly lifestyle destination through context and bold design.



PROJECT DATA

11 AC | 220,000 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

Gold Nugget Awards - Merit Award, Best Commercial Project - 20,000 SF & Over

LABJ CRE Awards - Gold, Best Retail Project

CMAA Project Achievement Award - Winner,

Commercial - More than \$100M



The Square Cypress

CYPRESS, CA

Mixed-use development with contemporary architectural aesthetic.



The Square Cypress stands as a dynamic 13.33-acre mixed-use development integrating residential, hospitality, and commercial spaces along Katella Avenue. The project's three-sided accessibility creates intuitive flow throughout the site, featuring the Acadia Apartments, a sophisticated 251-unit residential community, alongside 63,975 square feet of thoughtfully designed single-story commercial space across three buildings. An interconnected network of landscaped walking paths connects residential areas directly to retail amenities, while a sophisticated five-story hotel anchors the development. The architectural approach embraces contemporary design elements that both reflect the neighborhood's character and establish a cohesive visual identity throughout the project.

PROJECT DATA

Commercial & Retail

7.07 AC | 63,975 SF

60,000 SF Public Space | 31,500 SF Private Amenities

Multifamily - Acadia Apartments

251 DU | 3.86 AC | 65 DU/AC

Client: Shea Properties

Role: Architect of Record, Design Architect, Planner

Project Status: Construction Complete

Completion Date: August 2024

Awards:

IIDA Calibre Design Awards - Winner, Best Multifamily Housing (Acadia)





Mark

RIVERSIDE, CA

Adaptive reuse development transforms a historic downtown district.

At the heart of the city's historic district sits a building that once stood as three structures: the city's first fire station, a livery stable, and an automobile dealership. The historic building has transformed into a seven-story mixed-use podium project that pays homage to the three original structures that once stood there. The building successfully transitions to a modern architectural style utilizing urban blocking and contrasting design principles, giving prominence to the historic façade. Rehabilitated to its former glory, the historic façade and its original storefronts are preserved hosting two restaurants, a café and boutique shops.



PROJECT DATA

165 DU | 1.2 AC | 137.5 DU/AC
22,000 SF Retail

Client: Regional Properties

Role: Architect of Record, Design Architect, Planner

Project Status: Construction Complete

Completion Date: April 2023

Awards:

Gold Nugget Awards - Merit Award, Best Renovated, Restored, or Adaptive Re-Use Residential Project



Confidential Mixed-Use Village

CALIFORNIA

Dynamic pairing of low-rise residential & retail neighboring an industrial center.

On a 48-acre site, a large mixed-use multifamily development unfolds in the desert region of California. The new village will consist of 4 neighborhoods of 2.5-to 3-story townhomes and tuck-under apartments with garages, totaling 1,000 units in addition to 59,400 square feet of retail and a hotel. This new living and shopping hub sits adjacent to a large industrial facility and will vastly transform the city and surrounding area, attracting the next generation of renters and desert dwellers, while also bolstering the local economy.



PROJECT DATA

1,000 DU | 48 AC | 20 DU/AC
59,400 SF Commercial

Client: Confidential

Role: Design Architect, Planner

Project Status: On-the-Boards



Pearl La Floresta

BREA, CA

Modern reinvention of the traditional village center integrating live, work, play.

This mixed-use development reinvigorates the village center for a new millennium, with shopping, dining, entertainment and multifamily residential experiences occurring in synergy. The nexus of this ground-up retail, restaurant, and residential destination is a circular plaza. The major streets and promenades of the master plan radiate from and visually connect with this pivotal space. The plaza is flanked by a large-scale catenary sculpture, "Oasis," which is set in motion by the breeze. The central plaza features a lively fountain, village green, and terraced outdoor seating groups which promote communal gathering and identity.



PROJECT DATA

204 DU | 2.92 AC | 69.9 DU/AC
110,000 SF Retail

Client: UDR

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: January 2017

Awards:

ICSC U.S. Design and Development Awards
Commendation/ Sustainable Commendation
Merit Gold Nugget Award - Best Commercial Project
Over 20,000 SF



Park & Paseo

SANTA ANA, CA

A vibrant new gateway into the city of Santa Ana.



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 development includes 1,221 apartments and 74,000 SF of retail/ commercial. 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

1221 DU | 18 AC | 67.8 DU/ AC | 74,000 SF Commercial

Client: Alliance Residential

Project Status: Arden (Phase I) Completed 2019

Archive (Phase 2) Completed 2020

Atlas (Phase 3) Completed 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



The Row at Red Hill

SANTA ANA, CA

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

The Row at Red Hill promotes an enriched and diverse culture, healthy community living, and a thriving regional economy. The site comprises four distinct neighborhoods, retail, and an energetic mix of public and private amenities totaling 80,000 square feet. At the gateway sits Market Hall and a centrally located plaza with open-air community gathering space. Grand paseos lead pedestrians to an expansive 15,000 square foot fitness and wellness center for residents. Serving as the crown jewel of the community, four rooftop amenity decks feature saltwater pools and spas, outdoor barbeques and kitchens, private cabanas, fire pits, dog parks, play areas, and luxurious community rooms.



PROJECT DATA

1,100 DU | 14.37 AC | 76.55 DU/AC
53,000 SF Retail

Client: Greystar

Role: Architect of Record, Design Architect, Planner

Project Status: Under Construction

Awards:

Gold Nugget Awards - Merit Award, Multifamily Community of the Year
Gold Nugget Awards - Merit Award, Best Multifamily Housing Community - 60-100 du/ac
Gold Nugget Awards - Grand Award, Best On-the-Boards Site Plan



REVO at Jefferson Stadium

ANAHEIM, CA

Stadium adjacent apartments deliver integrated, urban community.

Phase 3 of the Platinum Triangle development, this project sits adjacent to Angel Stadium and emphasizes community space, contemporary design, and active street frontages to foster a dynamic urban environment. Dubbed “Sports Town,” it assumes an industrial sports persona. Its colors and materials represent the hometown team, featuring glass, metal and concrete. Open catwalks surrounding the corner plaza are reminiscent of stadium promenades and offer views of Angel Stadium. A skybox lounge, evoking the exclusivity of stadium suites, is integrated into the pool amenities.



PROJECT DATA

332 DU | 4.5 AC | 74 DU/AC

Client: JPI

Role: Architect of Record, Design Architect, Planner

Project Status: Construction Complete

Completion Date: November 2021

Awards:

Gold Nugget Awards - Merit Award, Best Multifamily Housing Community - 60-100 du/ac



VRV

STANTON, CA

A hip new enclave that exudes a young, vibrant, and active lifestyle for millennials.

This hip new enclave exudes a young, vibrant, and active lifestyle and transforms an outdated strip mall into a landmark mixed-use community, paving the way for an urban renaissance in the City of Stanton. The 5-story building provides resort-style amenities anchored by a resident lounge featuring double-volume ceiling height and large windows opening out to the main pool deck. From here, an expansive vista is experienced across a diagonal view corridor terminating at a two-story open-air clubroom. The project's iconic element is an eclectic retail experience on the first floor activated above by a striking rooftop deck.



PROJECT DATA

300 DU | 3.75 AC | 80 DU/AC
6,325 SF Retail

Client: Bonanni Development

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: September 2023

Awards:

CoStar Group Impact Awards - Multifamily Development of the Year for Orange County
Gold Nugget Awards - Grand Award, Best Multi-Family Housing Community 60-100 du/ac

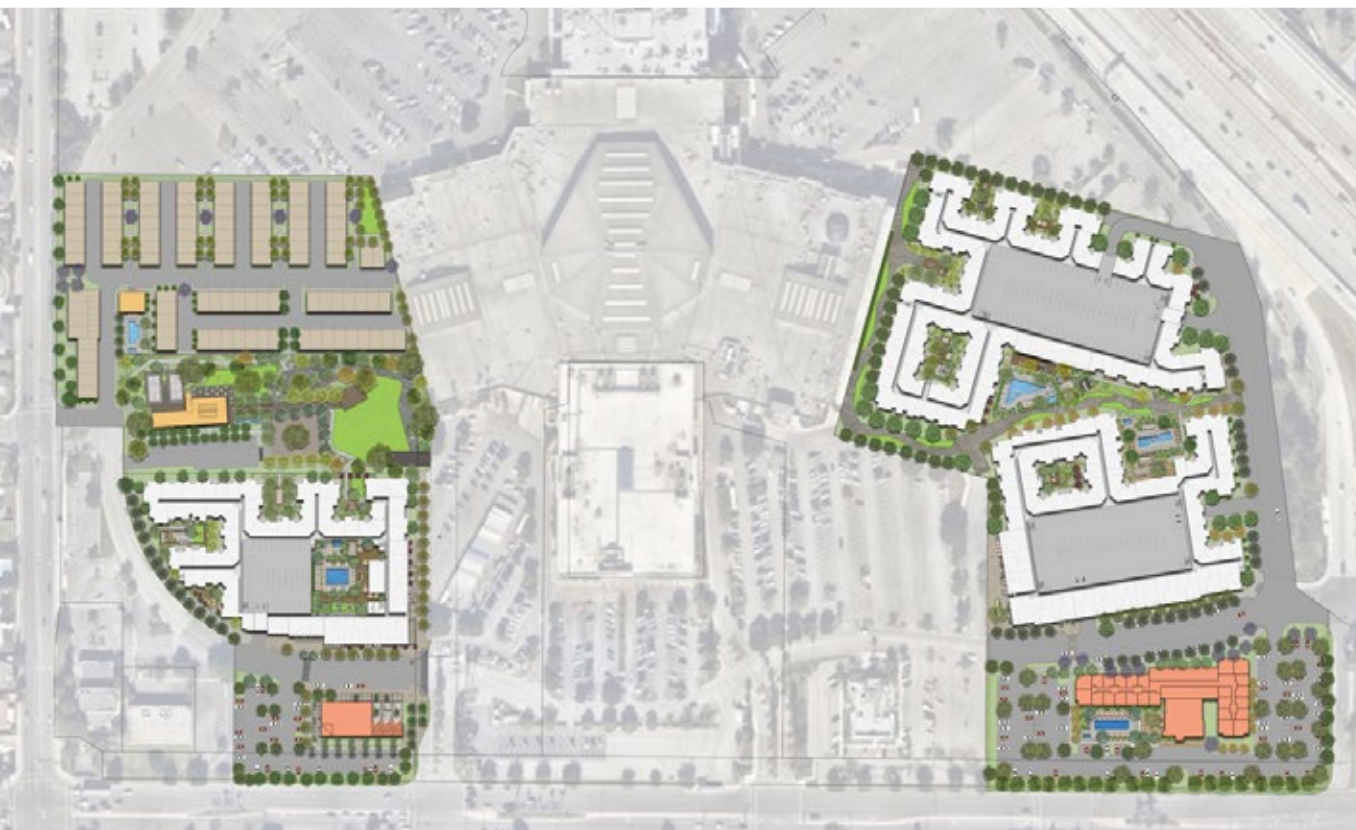


Bolsa Pacific

WESTMINSTER, CA

Mixed-use repositioning development reinvigorating a new city center.

Flanking the site of the Westminster Mall, a new mixed-use redevelopment project is set to transform a portion of the mall into a thriving urban center. The plan will re-envision the outdated mall and introduce contemporary multifamily housing, for sale townhomes, shops and restaurants, a community park, and a hotel. The site will consist of three 5- and 6-story wrap apartment buildings with integrated retail and high-end amenities. A newly designated 2.5-acre park will anchor the site, featuring pathways and connections to nearby trails. This development will spark an urban renaissance for the city's future generations.



PROJECT DATA

1,065 DU | 26 AC | 40.96 DU/AC

200,000 SF Retail | 175 Key Hotel

2.5 AC Park | 102 Townhomes

Client: Shopoff Realty Investments

Role: Architect of Record, Design Architect

Project Status: On-the-Boards



Prado West

DANA POINT, CA

Coastal urban mixed-use community establishing a new downtown character.

This new development creates a vibrant, lively, and pedestrian-friendly downtown area that reflects the character of the beautiful beach and harbor coastal city of Dana Point. An eclectic and diverse architectural character establishes a sophisticated urban experience for this unique, three-building site. The project was dissected into three areas separated by a large existing US post office. An internal connector street permeates through the site, bridging the gap and linking residents to the main retail street on Amber Lantern. Various restaurants, boutiques, and neighborhood-serving retail activate the pedestrian streetscape, delivering the ultimate coastal urban experience.

PROJECT DATA

109 DU | 2.3 AC | 47.4 DU/AC
32,500 SF Retail

Client: Raintree Partners

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: December 2021

Awards:

Gold Nugget Awards - Merit Award, Mixed-Use Community of the Year

Gold Nugget Awards - Merit Award, Best Mixed-Use Project

MHN Excellence Awards - Silver, Development & Design: Low-Rise Category



Harvest at Terra Vista

RANCHO CUCAMONGA, CA

Hybrid mixed-use community
of wrap & walk-up style
apartments and retail.

A mixed-use project unveils a unique 17.2-acre hybrid site, consisting of 671 units of 3-story tuck-under and 4-story wrap-style apartments with 20,000 SF of commercial space. The hybrid design segments the large site, providing manageable and pedestrian-friendly parcels that deliver architectural diversity, stimulate connectivity, and promote community engagement. The tuck-under section contains a stand-alone amenity building that boasts a resort-style pool, and community room for residents to enjoy. The wrap building provides a pool, fitness courtyard, and a 4th-floor lounge with an adjacent outdoor deck.



PROJECT DATA

3-Story Walk-Up: 323 DU | 4-Story Wrap: 348 DU
17.2 AC | 39 DU/AC
10,000+/- SF Leasing Center | Clubhouse | Gym
15,000 SF Retail

Client: Lewis Management Corp.

Role: Architect of Record, Design Architect

Project Status: Entitled

Awards:

Gold Nugget Awards - Merit Award, Best On-the-Boards Multifamily Community



Vici, Little Italy

SAN DIEGO, CA

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

Located in a neighborhood rich in history the vision for this mixed-use development was to ensure that it was representative of the seaside environment and reflected the historic character of the neighborhood. Near the waterfront's edge, Vici's design creates a strong relationship between indoor and outdoor spaces. Stepped massing respects the pedestrian character of the main street while bay windows and rooftop amenities maximize waterfront views. Vici delivers a sustainable place to live, work, and play that is unique and inspired by the community in which it resides.



PROJECT DATA

97 DU | 0.55 AC | 176 DU/AC | 14,720 SF Retail
LEED Silver Certified

Client: H.G. Fenton

Role: Design Architect, Architect of Record

Project Status: Completed 2018

Awards:

Gold Nugget Awards - Grand Award, Best Mixed-Use Project
BIASD ICON Awards - Winner, Community of the Year
NAHB Multifamily Pillars of the Industry Awards - Finalist, Best Mixed-Use Community
Gold Nugget Awards - Merit Award, Multifamily Community of the Year



The Arbor at Mira Mesa

SAN DIEGO, CA

A walkable, green oasis blending urban living and community.

The Arbor at Mira Mesa reimagines a 20-acre retail center into a vibrant, mixed-use community within San Diego's Mira Mesa Community Plan. This redevelopment blends nearly 500 residential units with retail and potential office spaces, creating a walkable, green-centric neighborhood. At its heart lies the "Arbor"—a stunning heavy timber structure with fold-up doors, patios, and a green screen, positioned 600 feet from the corner street to draw in visitors. Acting as a natural gathering spot, the Arbor connects seamlessly with surrounding retail, enhancing the pedestrian experience. By combining lush outdoor spaces with urban amenities, The Arbor at Mira Mesa fosters a community that emphasizes connection, walkability, and sustainability, setting a new standard for mixed-use development in the area.



PROJECT DATA

20 AC | 500 DU

Client: Hines

Role: Design Architect, Planner

Project Status: On-the-Boards



Harbor Island West Marina

SAN DIEGO, CA

Re-energizing North San Diego Bay.

Harbor Island West Marina will bring an elevated mixed-use experience that will activate and re-energize the north edge of San Diego Harbor. The "Gateway to the Bay" will be completely reimagined with reconstructed docks and 16,000 SF of multi-tenant retail and amenities, including rentals, management offices, lockers, and other boater facilities, as well as an exclusive lounge and fitness center for marina members. With renewed vibrancy, boaters and harbor visitors alike will enjoy an expansive 6,000 SF oceanfront viewing deck, shopping, convenient dining, and easy access to San Diego's beautiful Embarcadero and downtown Gaslamp District.



PROJECT DATA

16,000 SF

6,000 SF Viewing Deck

Client: HIW Associates, Beauchamp Realty

Role: Architect of Record, Design Architect, Landscape Architect

Project Status: On-the-Boards

Awards:

Gold Nugget Awards - Merit Award, Best Reimagined Retail Space



The Row at Civita

SAN DIEGO, CA

A multi-block, mixed-use destination.

The Row at Civita is a master-planned development in San Diego, located between the I-5 and I-805 freeways. It features a new town center with 368 apartment residences, retail shops, restaurants, office space, a hotel, and ample parking. Modeled after projects like Santana Row in San Jose, Civita offers a multi-block destination complete with a central park, main street retail, lifestyle gathering spaces, and a vibrant urban atmosphere. This mixed-use lifestyle community spans over 1.2 million square feet across eight newly formed city blocks.



PROJECT DATA

1.2M SF Retail | 8 New City Blocks
368 DU | 3.88 AC | 94.85 DU/AC

Client: Sudberry Propertis

Role: Architect of Record, Design Architect, Interior Design, Landscape Architect

Project Status: Entitled



The Watermark Mixed-Use

SAN DIEGO, CA

A major mixed-use destination featuring a full array of outdoor experiences for all ages.

The Watermark will create a community destination that will feature a perfect fusion of retail and socialization. This mixed-use development will offer over 400,000 SF of Class A office space, 325,000 SF of local and national brand retail, a luxury theater, boutique Hotel and a Whole Foods Market. Its signature space, defining design feature and the heart of the development is the Central Park gathering space. This social setting will support popular brands by activating the outdoor venues with community events, designed to attract like-minded customers to a full array of outdoor experiences integrating food, fashion, sports and entertainment.



PROJECT DATA

34.96 AC | 400,000 SF Class- A Office
325,000 SF Retail, Theater & Boutique Hotel

Client: Sudberry Development, Inc.

Role: Design Architect, Landscape Architect

Project Status: On-the-Boards



HomeTownSD

SAN DIEGO, CA

A transformative new mixed-use gateway and catalyst for innovative development.

HomeTownSD proposes a once-in-a-generation opportunity to maximize public land to address San Diego's housing crisis, build a world-class arena and public market, and catalyze opportunity for diverse local residents and businesses. Doing so will create a precedent-setting model for developing equitable, green and inclusive mixed income communities in the region and beyond. The development includes a dynamic program of affordable, mixed-income, and market-rate apartments, mixed-use, retail, open space, office, hotel, plaza, and sports arena featuring 21st century, timeless design.



PROJECT DATA

3,250 DU | 18 AC

225,000 SF Arena

315,000 SF Commercial Uses

300-Key Hotel

Client: Monarch Group, Essex, Eden Housing, JMI

Role: Architect of Record, Design Architect, Planner

Project Status: On-the-Boards



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