



Architecture.
Design.
Relationships.

Qualification for Architectural Services

MULTIFAMILY DESIGN 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

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 RC Alley, Ed Cadavona, and Steve Gaffney. 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*

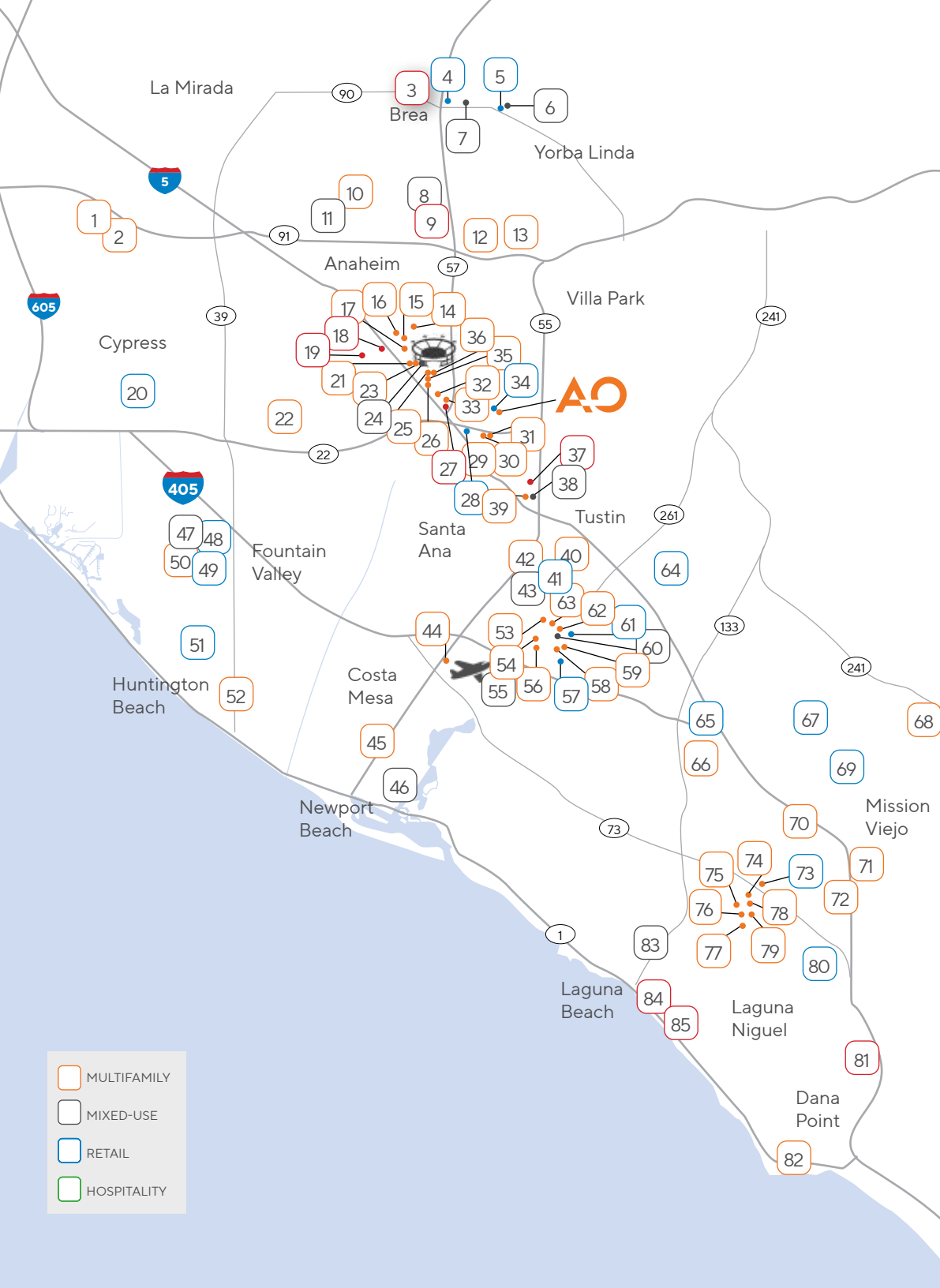
[design + synergy]

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.*



MULTIFAMILY EXPERIENCE



AO ORANGE COUNTY EXPERIENCE

Headquartered in Orange, CA for nearly fifty years, AO has extensive experience working in nearly all Orange County jurisdictions including Westminster and the surrounding regions. Some of our firms key assignments are included below.

1. ARIA APARTMENTS, CERRITOS
2. SAGE APARTMENTS, CERRITOS
3. HAMPTON INN, BREA
4. BREA PLAZA, BREA
5. THE VILLAGE LA FLORESTA, BREA
6. PEARL LA FLORESTA, BREA
7. HINES BREA, BREA
8. UNIVERSITY HOUSE, FULLERTON
9. SPRINGHILL SUITES BY MARRIOTT, PLACENTIA
10. CITY POINTE, FULLERTON
11. MALDEN STATION, FULLERTON
12. DOMINION PLACE, PLACENTIA
13. LINK OC, ANAHEIM
14. PLATINUM TRIANGLE, ANAHEIM
15. PARALLEL, ANAHEIM
16. CHAPMAN GRAND, ANAHEIM
17. THE CORE, ANAHEIM
18. CANDLEWOOD SUITES, ANAHEIM
19. HYATT HOUSE, ANAHEIM
20. JEFFERSON EDGE, ANAHEIM
21. STARLIGHT CINEMAS*, GARDEN GROVE
22. GARDEN BROOK SENIOR VILLAGE, GARDEN GROVE
23. JEFFERSON RISE, ANAHEIM
24. REVO, ANAHEIM
25. LNR STATE COLLEGE, ANAHEIM
26. GATEWAY APARTMENTS PHASE I, ANAHEIM
27. RESIDENCE INN & COURTYARD BY MARRIOTT, ORANGE
28. WESTFIELD SANTA ANA
29. THE ADDINGTON, SANTA ANA
30. OPHELIA, ORANGE
31. TOWN & COUNTRY, ORANGE
32. RENAISSANCE, ANAHEIM
33. ALLURE, ANAHEIM
34. CHAPMAN UNIVERSITY RANDALL DINING HALL, ORANGE
35. GATEWAY APARTMENTS PHASE II, ANAHEIM
36. THE GEORGE, ANAHEIM
37. MARRIOTT DUAL BRAND, ORANGE
38. METRO EAST, SANTA ANA
39. 2114 E. 1ST STREET, SANTA ANA
40. TUSTIN LEGACY, TUSTIN
41. THE VILLAGE AT TUSTIN LEGACY, TUSTIN
42. WARNER RED HILL, SANTA ANA
43. PARK & PASEO, SANTA ANA
44. BAKER BLOCK, COSTA MESA
45. BLUE SOL APARTMENTS, COSTA MESA
46. THE WALK, NEWPORT BEACH
47. THE RESIDENCES AT BELLA TERRA, HUNTINGTON BEACH
48. SOLITA TACOS, HUNTINGTON BEACH
49. EDINGER PLAZA, HUNTINGTON BEACH
50. LUCE APARTMENTS, HUNTINGTON BEACH
51. LA FITNESS, HUNTINGTON BEACH
52. OCEAN & BEACH, HUNTINGTON BEACH
53. RIZE APARTMENTS, IRVINE
54. MAIN STREET VILLAGE, IRVINE
55. BANC*, IRVINE
56. SKYLOFT, IRVINE
57. LA FITNESS, IRVINE
58. MODERA IRVINE
59. THE RESIDENCES ON JAMBOREE, IRVINE
60. 2851 ALTON, IRVINE
61. IRVINE SPECTRUM EXTENSION, IRVINE
62. SHEA CALYPSO, IRVINE
63. AVALON IRVINE
64. NORTHWOOD TOWN CENTER, IRVINE
65. IRVINE SPECTRUM CENTER, IRVINE
66. PROMENADE AT IRVINE SPECTRUM, IRVINE
67. HERITAGE HILL PLAZA, LAKE FOREST
68. LOS ALISOS, MISSION VIEJO
69. TARGET CENTER, MISSION VIEJO
70. FIVE LAGUNAS, LAGUNA HILLS
71. ADAGIO ON THE GREEN, MISSION VIEJO
72. BROADSTONE VILARA, LAGUNA NIGUEL
73. ALISO VIEJO TOWN CENTER, ALISO VIEJO
74. VANTIS APARTMENTS, ALISO VIEJO
75. WOODPARK APARTMENTS, ALISO VIEJO
76. CITY LIGHTS, ALISO VIEJO
77. ALICANTE APARTMENTS, ALISO VIEJO
78. ALIZE AT ALISO VIEJO, ALISO VIEJO
79. THE AVENTINE APARTMENTS, ALISO VIEJO
80. ALISO VILLAGE, LAGUNA NIGUEL
81. INN AT THE MISSION, SAN JUAN CAPISTRANO
82. PRADO WEST, DANA POINT
83. TERRA & FORUM THEATER, LAGUNA BEACH
84. HOTEL LAGUNA, LAGUNA BEACH
85. CLEO & PCH HOTEL, LAGUNA BEACH



Bolsa Pacific

WESTMINSTER, CA

Mixed-use repositioning development reinvigorating a new city center.

Transforming an underutilized and aging mall, Bolsa Pacific redefines the future of Westminster as a vibrant mixed-use city center. The complete redevelopment of the Westminster Mall creates a walkable, connected community that combines modern multifamily housing, for-sale townhomes, retail, dining, hospitality, and open space. As master architect, AO is providing full-service architecture and planning for the high-density multifamily, mixed-use, retail, and hotel components. The project includes a total of 2,250 units, +/-100k square feet of retail and dining, a 120-key hotel, and 10 acres of open space.



PROJECT DATA

2,250 DU | 83.3 AC
100,000 SF Retail | 120 Key Hotel
10 AC Open Space | 854 Townhomes

Client: Shopoff Realty Investments

Role: Architect of Record, Design Architect, Planner,
(Townhome Architecture by Others)

Project Status: On-the-Boards



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: Construction Complete

Completion Date: October 2025

Awards:

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

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

NAHB Best in American Living Awards - Platinum, On-the-Boards Multifamily Project



Colonnade & Meridian at The Market Place

IRVINE, CA

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

Revitalizing California's third-largest outdoor shopping destination, The Market Place is evolving into a dynamic mixed-use community with the addition of Colonnade and Meridian at The Market Place. Designed by AO, the project introduces 1,261 residential units across three wrap-style buildings, bringing new energy to one of Irvine's most iconic retail centers. A central community lawn, park, and plaza anchor the development, seamlessly connecting residents to nearby shops, dining, and amenities while encouraging walkability and social interaction. Approximately 200,000 square feet of underutilized retail space is transformed into a vibrant live-work-play environment, complemented by a robust amenity mix including two resort-style pool courtyards, a green paseo, fitness centers, club lounges, and integrated leasing offices.



PROJECT DATA

1,261 DU | 15.5 AC | 81.3 DU/AC

Client: Irvine Company Apartment Development

Role: Architect of Record, Design Architect, Planner

Project Status: Under Construction



Euclid + Heil

FOUNTAIN VALLEY, CA

A vibrant community seamlessly blending modern living with local character.

Euclid + Heil transforms a former strawberry field into a vibrant, mixed-product community with 606 residences. The development includes 387 AO-designed, contemporary, 5-story apartments and a variety of “for-sale” triplexes and townhomes designed by others, offering diverse housing options tailored to meet a range of lifestyles. With clean lines, varied façades, and premium materials, the apartments seamlessly blend modern architecture with local character. Residents enjoy an array of amenities, including clubhouses, fitness centers, and landscaped courtyards, fostering connection and activity. Euclid + Heil redefines modern living by offering a harmonious balance of functionality, community, and lasting value.



PROJECT DATA

387 DU | 4.09 AC | 94.62 DU/AC

Client: Shopoff

Role: Design Architect, Planner

Project Status: On-the-Boards



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



Cloud House

STANTON, CA

Modern and sleek wrap community with expansive rooftop skydeck.

Cloud House redefines multifamily living with a boutique resort-style experience. Located in Stanton, an emerging community along historic Beach Boulevard, it is only the second multifamily project built in the city in 30 years. This five-story wrap development offers studio, one-, and two-bedroom units for creative residents. Its defining ingenuity is the largest rooftop deck in Orange County, a 17,500-square-foot sixth-level retreat atop the parking structure, featuring a pool, spa, community lounge, and fitness studio. Residents also enjoy ground-floor amenities including a leasing office, co-working space, and multiple courtyards.



PROJECT DATA

321 DU | 3.74 AC | 85.8 DU/AC

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



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



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



Acadia Apartments

CYPRESS, CA

Contemporary apartments in an integrated mixed-use center.

Acadia at The Square Cypress is an urban alternative within a typical suburban context. Acadia is an integral part of the mixed-use project, providing a substantial housing component with a sophisticated pallet of amenities which includes a very large internal courtyard containing a common resident pool facility and club room, and in close proximity to the fitness center. The project is a wrap style apartment development with 251 apartments and is comprised of a multi-level parking structure “wrapped” with four stories of apartment flats.



PROJECT DATA

251 DU | 3.86 AC | 65.02 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)



Aurum

IRVINE, CA

Energetic apartment complex breathing life into the Irvine Business Center.

Located in the Irvine Business Complex, Aurum transforms a former flex-building site into sophisticated housing for professionals. This five-story wrap building features dynamic geometry and layered materials that shape a vibrant streetscape. A striking overhanging stair on the corner connects from the parking structure to a rooftop oasis complete with a resort-style pool, spa, and entertainment pavilion. A welcome lobby and lounge offer an inviting experience. Inside, double-volume ceilings and art-filled lounges evoke understated luxury. Amenities include private work pods, conference rooms, outdoor courtyards, a sunken social lounge, karaoke room, and a fitness center, raising the bar for modern urban living.



PROJECT DATA

178 DU | 2.23 AC | 79.9 DU/AC

Client: Intracorp

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: July 2025



AMLI Brea

BREA, CA

Redesigning an outdated mall into a mixed-use landmark.

An exciting addition to the heart of Brea, this massive mixed-use development required careful massing and a well-balanced placement of design elements to reduce its scale to an inviting modern community. In close proximity to the commercial areas, the contemporary 7-story podium building includes 377 luxurious residential units ranging from studio to 3-bedroom floorplans. Providing modern-day amenities in a suburban city setting, it welcome residents with an entry leasing office, clubroom, roof deck, and multiple courtyards on the podium level including a unique jewel box fitness pavilion, pools, spa, and lounging areas.



PROJECT DATA

377 DU | 3.8 AC | 100 DU/AC

Client: AMLI Residential, Simon Property Group

Role: Architect of Record, Design Architect, Landscape Architect

Project Status: Under Construction

Awards:

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



4th & Parkcenter

SANTA ANA, CA

Transformative housing development with an educational impact.

A transformative redevelopment of the Think Together headquarters, 4th & Parkcenter will deliver 268 family-focused multifamily units to the heart of Santa Ana. Ideally situated near the Santa Ana Metrolink Station and key local attractions, the project strengthens the urban fabric through thoughtful architecture that highlights the site's prominence and honors Think Together's iconic colors and enduring community impact. Proceeds will directly support Think Together, driving program innovation and expanding access to life-changing educational opportunities for underserved youth across California.



PROJECT DATA

268 DU | 2.98 AC | 89.93 DU/AC

Client: Think Together

Role: Architect of Record, Design Architect

Project Status: Entitled



Oakbrook

LAGUNA HILLS, CA

A walkable, wellness-centered Senior Community.

This design-forward senior housing project transforms an underutilized parking lot in Laguna Hills into a vibrant age 55+ community. A new podium building replaces the surface lot, incorporating two subterranean parking levels that serve adjacent office uses, along with at- and above-grade levels serving the 250 residences. The neighboring commercial office building will be repurposed as medical offices that support senior-oriented programming, creating a walkable, on-site network of care. Architecturally, the project bridges contemporary residential and commercial contexts through articulated massing, layered planes, balconies, and a restrained, neutral palette. The building's form shelters an internal pool courtyard and is crowned by two rooftop decks and social spaces that encourage wellness, connection, and healthy aging.



PROJECT DATA

250 DU | 4.2 AC | 59.5 DU/AC

Client: Buchanan Street Partners

Role: Architect of Record, Design Architect

Project Status: Entitled



Garden Brook Senior Village

GARDEN GROVE, CA

Rejuvenating a community with an adaptive reuse senior affordable development.

This project held the unique opportunity to rejuvenate a community by adaptively reusing a half-built structure that had been abandoned for over a decade. The scope involved the reuse of an abandoned 90 ft. steel frame into an affordable, senior, mixed-use project with ground floor retail. The project brings 395 below-market senior apartments, along with 13,000 SF of restaurant and retail space and over 25,000 SF of community and recreational area. The project includes an intergenerational partnership with the adjacent Boys and Girls Club. This is befitting of a place that was reborn in order to reinvigorate a community.



PROJECT DATA

394 DU | 5.09 AC | 77.4 DU/AC
13,000 Retail SF

Client: AMG & Associates

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: June 2023

Awards:

MFE Awards - Merit Award, Affordable Category
Gold Nugget Awards - Grand Award, Best Affordable 55+ Housing Community
SAGE Awards - Winner, Best 55+ Affordable Rental Community



Metro East

SANTA ANA, CA

Progressive design represents next level engagement in hip and artsy Metro East District.

This 419-unit senior affordable project conceives a place where residents can engage fully with the community and one another. Once inside the building, residents are encouraged to mingle via five distinctly themed courtyards full of active and passive activities. The fitness center and recreational lounge areas promote healthy lifestyles. A rooftop sky lounge at the seventh level offers panoramic views. A wide variety of unit plans feature shallow and wide floor plans, which feel open and bright. The building design is an invitation to embrace an exciting new phase of life, fully engaged in the community and influencing the future.



PROJECT DATA

419 DU | 3.2 AC | 130.6 DU/AC

Client: AMG & Associates

Role: Design Architect, Architect of Record

Project Status: Construction Complete

Completion Date: May 2021

Awards:

SAGE Awards - Honors, Best 55+ Urban Affordable

Gold Nugget Awards - Merit Award, Best Affordable Senior Housing Community

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

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



First Point

SANTA ANA, CA

Contemporary, affordable podium development providing ground floor retail.

A modern pair of affordable apartment buildings now serves as a welcoming pedestrian-scaled gateway to Santa Ana. Spanning 6.6 acres at 2114 E. First Street, this TCAC-funded 5-over-1 podium development offers 690 affordable family units. Designed with community and comfort in mind, the project features 8,000 square feet of upscale amenities and 10,000 square feet of ground-floor retail in Building A. As part of a broader initiative, it complements a neighboring senior housing development on the same block, fostering multi-generational living. Together, these projects reflect Santa Ana's core values of diversity, community engagement, and enhanced livability.



PROJECT DATA

690 DU | 6.6 AC | 104.5 DU/AC
10,000 SF Commercial

Client: AMG & Associates

Role: Design Architect, Architect of Record

Project Status: Construction Complete

Completion Date: January 2023

Awards:

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



The Orion

ORANGE, CA

New development bolsters existing community of affordable senior housing.

The Orion is a senior affordable development that responds to the need for senior housing in the city of Orange. Providing 166 affordable apartments, the infill project consists of three new buildings ranging between 3-4 stories with surface parking and elevator accessibility. On the uniquely shaped site will remain two existing residential buildings for seniors and persons with disabilities, while integrating a new phase of apartments to replace a rehabilitation facility. Inspired by local mid-century modern architecture, the new development will bolster an established senior community with connected common green spaces, outdoor courtyards, a dog park, and indoor amenities like a clubhouse and fitness center.



PROJECT DATA

166 DU | 3.85 AC | 43.12 DU/AC

Client: Riverside Charitable Corporation & USA Properties Fund Inc.

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: April 2026



Bryson Legacy

LOS ANGELES, CA

Permanent Supportive Housing project neighboring historic buildings on an urban-infill site.

Promoting social good for Los Angeles residents, Bryson Legacy provides Permanent Supportive Housing in a transit-oriented district. Standing six stories tall, the building is situated adjacent to the historic Bryson Apartment Hotel. Taking cues from the Beaux Arts style architecture, the building also respects the scale, and massing of the notable structure to create a distinctive, contemporary urban statement. A total of 15 units are designed for persons with developmental disabilities and 50% of the total units are affordable, along with 993 SF of support and counseling spaces. Amenities include a ground-floor common area lobby and offices, capped with a large roof deck and elevated courtyards.



PROJECT DATA

64 DU | 0.32 AC | 200 DU/AC

Client: The Richman Group California

Role: Design Architect, Architect of Record

Project Status: Construction Complete

Completion Date: May 2024

Awards:

LA Business Journal CRE Awards - Silver, Best Affordable Housing Project

Gold Nugget Awards - Merit Award, Best Affordable Housing Community (100 du/ac or more)



Marketplace

LONG BEACH, CA

A marketplace ideal for daily living.

Serving as a gateway to the city of Long Beach from Orange County, Marketplace is a proposed mixed-use development comprising 390 apartments, 17 of which are to be very low-income households. Just over 5,000 SF of ground-floor retail space will be positioned at the intersection of PCH and Studebaker activating the streetscape and providing a common marketplace. Taking advantage of the mild year-round Southern California weather, the development proposes 4 open courtyards and an expansive $\pm 10,000$ SF roof deck with a pool for the residents to soak in the natural surroundings.



PROJECT DATA

390 DU | 3.75 AC | 104 DU/AC

Client: Carmel Partners

Role: Architect of Record, Design Architect

Project Status: Entitled



6650 Reseda Blvd

RESEDA, CA

Forward-thinking, affordable project revitalizing a Los Angeles neighborhood.

6650 Reseda Boulevard is a forward-thinking project dedicated to addressing the critical need for high-quality, affordable housing in Los Angeles. Designed as a 100% affordable community, this development seamlessly integrates into the urban fabric of Reseda, fostering a vibrant and sustainable living environment that promotes well-being and community engagement. On a 1.37-acre site, the development features a five-story residential structure built over a single-level podium parking facility, providing 275 thoughtfully designed one-bedroom units ranging from 476 to 603 square feet. This forward-thinking development revitalizes an overlooked site, creating a walkable, thriving community.



PROJECT DATA

275 DU | 1.37 AC | 200.73 DU/AC

Client: AMG & Associates, LLC

Role: Architect of Record, Design Architect

Project Status: On-the-Boards



Coliseum

LOS ANGELES, CA

Creativity and innovation for a new mixed-use modular community in LA.

Embracing the spirit of Los Angeles, this innovative infill development rejuvenates a dormant institutional site, transforming it into a pioneering mixed-use community. First of its kind, this community is anchored by a ground-level, 165,000-square-foot Costco, with four levels of below-ground parking, and five levels of residential units above, totaling 800 urban apartments. A creative mix of top-tier amenities includes co-work and lounge spaces, recreation and fitness center, indoor basketball court, sky deck, and rooftop pool. The design celebrates the Mid-Century architectural aesthetic, inviting pedestrian engagement along Coliseum Street.



PROJECT DATA

800 DU | 4.96 AC | 161 DU/AC
165,000 SF Retail

Client: Thrive Living

Role: Architect of Record, Design Architect

Project Status: Under Construction

Awards:

Gold Nugget Awards - Merit Award, Best Infill Solution



Parkline

LOS ANGELES, CA

Contemporary modular market-rate development in the heart of Los Angeles.

A reimagined commercial site will become a modular workforce and affordable housing development near downtown LA, Dodgers Stadium, and Los Angeles State Historic Park. AO re-entitled the project using modular design and prefabricated construction methods, maximizing unit count within the S-shaped footprint. The design includes a 6,448 square feet of commercial space on the ground level, an expansive roof deck, and open courtyards. A percentage of the apartments will be reserved as low-income units under the affordable housing bonus program.



PROJECT DATA

376 DU | 1.3 AC | 289 DU/AC
6,448 SF Commercial

Client: Thrive Living

Role: Design Architect, Architect of Record

Project Status: Construction Complete

Completion Date: March 2026



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

642 DU | 25 AC | 84 DU/AC

Client: Trammell Crow

Role: Design Architect, Architect of Record

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



701 S. Myrtle Avenue

MONROVIA, CA

Mixed-use community exuding the glory of a traditional urban vibe.

The Monroe is envisioned as both a gateway to the historic core of Monrovia and a link to a developing urban corridor and transit station. Creating an urban plaza for the public at the main corner, an iconic corner tower creates a statement housing street-facing retail along Myrtle Avenue. The podium building provides 300 units distributed within a 4-over-1 podium structure and 2 levels of subterranean parking. The Monroe ushers a distinctive architectural statement to the city at the transition into the 'Old Town' district while providing an enhanced residential experience with its carefully articulated residential amenities.



PROJECT DATA

200 DU | 1.6 AC | 125 DU/AC

Client: Blake Griggs

Role: Architect of Record, Design Architect

Project Status: Entitled



Anacapa Canyon

CAMARILLO, CA

Active senior and student housing designed for all ages.

Anacapa Canyon is a residential project sited on the Cal State University Channel Islands campus. The project consists of single-family development, 2- and 3-story apartments in multiple buildings consisting of 2-story townhomes and flats, as well as a senior living component. Each courtyard building boasts an entry court by which most of the units are accessed, promoting a sense of community. Units also front landscaped pedestrian walkways that add a sense of security and community. A village green and resort style amenities will attract the residents to congregate and socialize at the development's core.



PROJECT DATA

480 DU | 17.3 AC | 27.7 DU/AC

Client: Kennedy Wilson

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: October 2024

Wagon Wheel Town Square

OXNARD, CA

Oxnard's first ever high-density wrap project.

Oxnard's first wrap project, Town Square at Wagon Wheel, consists of two wrap buildings totaling 448 units. Town Square is the catalyst for a new urban, walkable, mixed-use community that will have 12,000 SF of exceptional amenities and is close to Oxnard's favorite shops, restaurants, parks, entertainment, and freeway access. Through placemaking principles and repurposing historical elements, a retro main street environment was created to include a 25,000 SF bowling alley, craft brewery, boutiques and numerous restaurants. Spacious parks, walking paths, gazebos, and green space will abound in the lush landscaping offering a healthy lifestyle to the residents and visitors.



PROJECT DATA

448 DU | 6.58 AC | 68.09 DU/AC

Client: Oakwood Development

Role: Architect of Record, Design Architect, Planner

Project Status: Construction Complete

Completion Date: April 2024



Panorama

OXNARD, CA

Contemporary wrap with a rooftop amenity deck.

Panorama offers a unique opportunity for urban 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

333 DU | 4.2 AC | 78.74 DU/AC

Client: Fore Property Company | Fore Green Development

Role: Architect of Record, Design Architect, Interior Design

Project Status: Under Construction



Soto

TORRANCE, CA

Modern low-rise apartment community elevating the Del Amo Circle District.

On the corner of Del Amo Circle and Carson Street, a new 5-story residential building will rise from what was once a 2.8-acre parking lot servicing neighboring office complexes. The project features a contemporary, low-rise structure with an L-shaped footprint, showcasing modern elevations that draw inspiration from nearby mid-century modern office complexes. A restrained color palette and simple aesthetics embolden the façade. A total of 200 units from studios to two bedrooms form the unit matrix. A highly efficient 6-story parking structure, with one subterranean level, provides 440 stalls for residents, topped off with an amenity deck.



PROJECT DATA

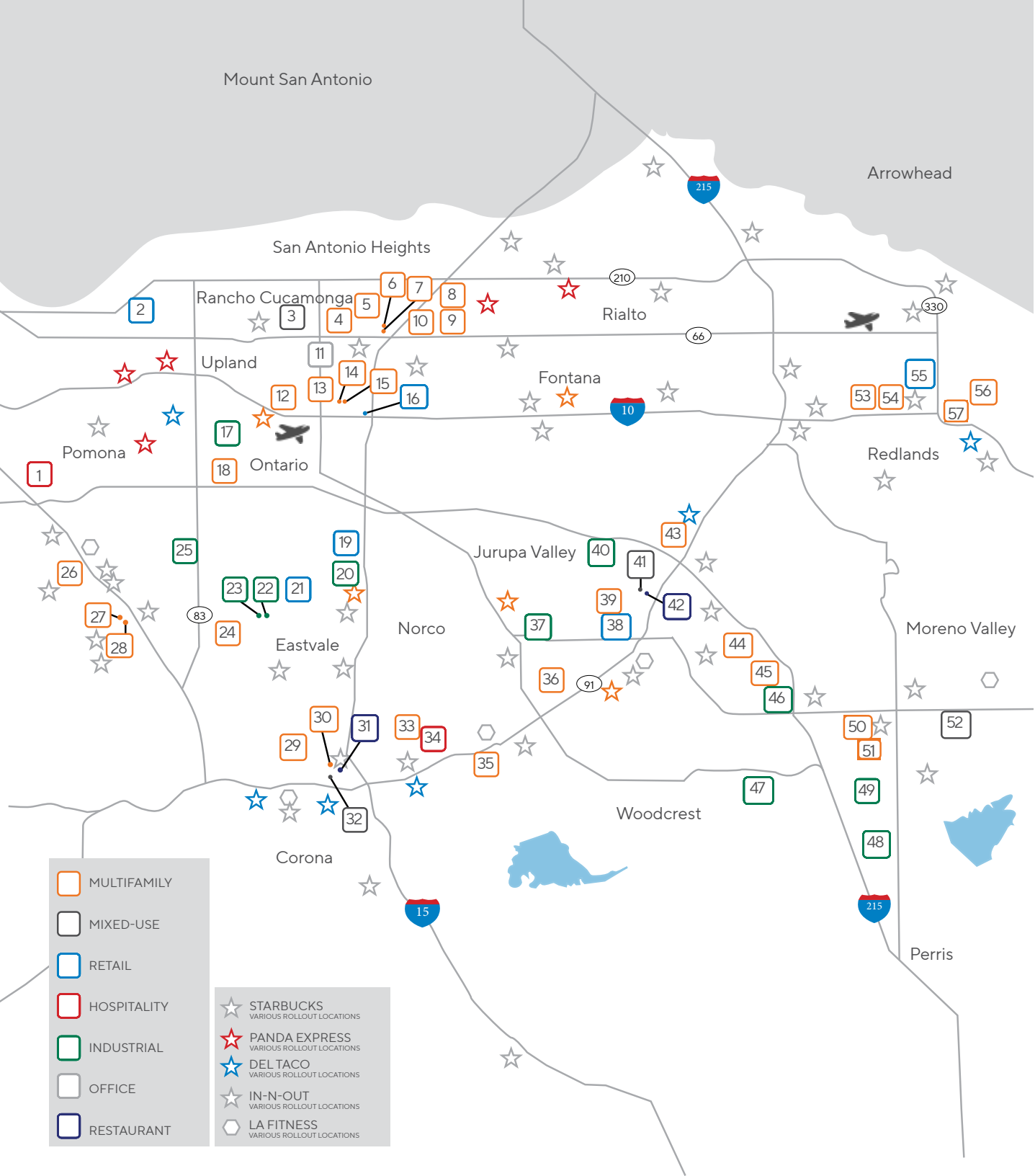
200 DU | 2.83 AC | 70.67 DU/AC

Client: Legacy Partners

Role: Architect of Record, Design Architect

Project Status: Under Construction

AO INLAND EMPIRE EXPERIENCE



1. HILTON GARDEN INN, POMONA
2. SYCAMORE HILLS PLAZA SHOPPING CENTER, UPLAND
3. ARTE, RANCHO CUCAMONGA
4. FOOTHILL AND MILLIKEN, RANCHO CUCAMONGA
5. HOMECOMING AT TERRA VISTA, RANCHO CUCAMONGA
6. MERITAGE AT VICTORIA ARBORS, RANCHO CUCAMONGA
7. CHAMBRAY AT VICTORIA ARBORS, RANCHO CUCAMONGA
8. WESTBURY APARTMENTS, RANCHO CUCAMONGA
9. LA MIRAGE ON ROUTE 66, RANCHO CUCAMONGA
10. GRAND PACIFIC, RANCHO CUCAMONGA
11. ROCKEFELLER HAVEN, RANCHO CUCAMONGA
12. ONTARIO WEST, ONTARIO
13. VISTARA APARTMENTS, ONTARIO
14. LANDMARK APARTMENTS, ONTARIO
15. PIEMONTE, ONTARIO
16. ONTARIO MILLS RENOVATION, ONTARIO
17. GROVE AVENUE BUSINESS PARK, ONTARIO
18. THE GROVE APARTMENTS, ONTARIO
19. THE STATION AT EASTVALE RETAIL CENTER, EASTVALE
20. GOODMAN COMMERCE CENTER, EASTVALE
21. THE MERGE, EASTVALE
22. THE RANCH AT EASTVALE, EASTVALE
23. KIMBALL BUSINESS PARK, CHINO
24. HOMECOMING AT THE PRESERVE, CHINO HILLS
25. CHINO RANCH BUSINESS PARK, CHINO HILLS
26. RANCHO CIELITO, CHINO HILLS
27. AVALON CHINO HILLS, CHINO HILLS
28. CAPRIANA, CHINO HILLS
29. RINCON INDUSTRIAL MASTER PLAN, CORONA
30. ARTISAN METRO AT MAIN, CORONA
31. MAIN ST. BREWERY & LAMPOST PIZZA, CORONA
32. METRO AT MAIN, CORONA
33. ESPLANADE APARTMENTS, RIVERSIDE
34. HAMPTON INN & SUITES, RIVERSIDE
35. METRO GATEWAY, RIVERSIDE
36. CBU MAGNOLIA CROSSING, RIVERSIDE
37. INDUSTRIAL ADAPTIVE REUSE, RIVERSIDE
38. RIVERSIDE PLAZA, RIVERSIDE
39. MERRILL BROWNSTONE APARTMENTS, RIVERSIDE
40. THE DISTRICT AT RUBIDOUX, JURUPA VALLEY
41. STALDER PLAZA, RIVERSIDE
42. HISTORICAL FIREHOUSE RESTAURANT CONVERSION, RIVERSIDE
43. THE EXCHANGE, RIVERSIDE
44. CRESTVIEW APARTMENTS, RIVERSIDE
45. CORE AT SYCAMORE HIGHLANDS, RIVERSIDE
46. SYCAMORE BUSINESS PARK MASTER PLAN, RIVERSIDE
47. MERIDIAN COMMERCIAL, RIVERSIDE
48. PERRIS DISTRIBUTION CENTER, PERRIS
49. MORENO VALLEY FULFILLMENT CENTER, MORENO VALLEY
50. ROCAS GRANDES II, MORENO VALLEY
51. DARWIND DR APTS, MORENO VALLEY
52. MORENO VALLEY MIXED-USE, MORENO VALLEY
53. LUGONIA VILLAGE AT REDLANDS, REDLANDS
54. UNIVERSITY CROSSING, REDLANDS
55. MOUNTAIN GROVE SHOPPING CENTER, REDLANDS
56. RESIDENCES AT CASA LOMA, REDLANDS
57. TENNESSEE VILLAGE, REDLANDS



Vineyards Resort Apartments

ONTARIO, CA

Spanish-style development in the Inland Empire.

Found in a booming development area of Ontario, the Vineyards Resort Apartments is comprised of two 3-story podium buildings containing 925 units on a 22-acre site. The Spanish-styled, luxury apartment community features 5,000 square feet of retail space along the edge of the community entrance, beckoning pedestrians and activating the street level. Resort-style amenities include 3 pools with spas, a clubhouse, creative offices, tot lots, dog parks, an outdoor fitness area with volleyball and tennis courts, and multiple open-space courtyards throughout the development, attributing to the elevated lifestyle crafted by this community.



PROJECT DATA

925 DU | 20.23 AC | 45.72 DU/AC

Client: G.H. Palmer Associates

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: August 2024



Legacy Ontario

ONTARIO, CA

An underutilized street corner animated by mixed-use development.

The first phase of Ontario's latest mixed-use development featuring two 4-story and six 3-story tuck-under apartment buildings with 346 market-rate units, tuck-under garages and surface parking, along with 6,400 square feet of activated retail space along Euclid Avenue. The multifaceted community will provide modern residences with a state-of-the-art amenity package, including a pool court, dog park, clubroom, fitness center with yoga studio, roof deck, sports lounge, and pocket courtyards.



PROJECT DATA

346 DU | 9.4 AC | 40 DU/AC

Client: Legacy Partners

Role: Architect of Record, Design Architect

Project Status: Under Construction



Temescal Residential

CORONA, CA

A timeless approach to a garden community.

Founded in the hills of Corona, a craftsman-inspired multifamily community comprises 4-story tuck-under stacked flats and 2-story duplexes. The 2-story building type was implemented along Lawson Rd. to offer a buffer fronting the neighboring single-family residences and establishing a gradual transition to the 4-story buildings at the core. With the goal to create a visually stunning residential community, the design seamlessly blends timeless craftsman architecture with contemporary living to relate to the surrounding neighborhoods. The buildings and surrounding landscape will exude timeless charm while offering cutting-edge amenities and features.



PROJECT DATA

350 DU | 11.67 AC | 30 DU/AC

Client: MCP Industries, Inc.

Role: Design Architect

Project Status: On-the-Boards



Iowa Apartments

RIVERSIDE, CA

Repositioning of a vacant retail site into a contemporary mixed-use community.

Transforming the site of a vacant K-mart building, this new development delivers an elevated urban design solution featuring a contemporary interpretation of mid-century modern architecture. The project includes three, four-story buildings comprising 300 market-rate apartment units. Enriching amenities include a pool and outdoor recreation space, advanced co-working spaces, a fitness center, and a state-of-the-art club room. Extended amenity space is integrated on two rooftop decks overlooking Iowa Avenue. Located at the ground level, a 1,400 square foot café and outdoor patio will activate the streetscape and enhance pedestrian connection.



PROJECT DATA

300 DU | 8.18 AC | 36.7 DU/AC

Client: UDR, Seritage

Role: Design Architect, Architect of Record

Project Status: Under Construction

Awards:

MHN Excellence Awards - Bronze, Unbuilt Category
Gold Nugget Awards - Grand Award, Best On-the-Boards Mixed-Use Project



The Arlington

RIVERSIDE, CA

Repositioning big-box retail into garden walk-up mixed-use community.

Repositioning big-box retail, which was once a historic Sears building, this project features a 388-unit multifamily community including a mix of 3-story garden-style flats and 2-story townhomes. The commercial portion of the site will comprise a 20,000 SF grocery space and a 5,000 SF restaurant/retail building. The project's architectural style honors the existing Sears building originally designed by Charles Luckman. Character-defining features include boxed framing, strong horizontal lines, proportionality, color palette, and material aesthetics along with landscape elements have been translated into the proposed buildings to ensure that the mid-century legacy continues into the future.



PROJECT DATA

388 DU | 17.43 AC | 22.3 DU/AC

Client: Foulger-Pratt / Seritage

Role: Design Architect

Project Status: On-the-Boards

Neighborhoods at Lugonia Village

RIVERSIDE, CA

Heritage-rich residential project
mimicking the colors of nature.

A collective neighborhood of three-story garden walk-up apartments, townhomes, and paired homes tell a unique story mimicking the local heritage of the city of Redlands. The architecture is a contemporary style nodding to the eclectic entrepreneurial spirit of Lugonia's founding the first Citrus packing house. Taking cues from the surrounding mountains backdropping the region, the contextualized color palette of the community mixes hues of soft grays, warm red rocks to create a texture of mixed materials and natural beauty.

PROJECT DATA

430 DU | 24.4 AC | 17.6 DU/AC

Client: Redlands Summit LLC

Role: Architect of Record, Design Architect, Planner

Project Status: Entitled



Van Buren Apartments

RIVERSIDE, CA

Conceptual design inspired by familiar surroundings of the local community.

A vibrant residential development offers a transformative opportunity for the city of Riverside. Van Buren Apartments embodies a unique 4-story apartment community that will usher 255 units on a 6.37-acre site. A Miami-modern architectural expression is created by a dynamic and angular boundary, bold colors, and a chevron roof line. Designed as a place that is unpretentious and familiar to the community, it encourages connection through flexible environments and integrates an appreciation of local arts and culture. Once developed, this project will be the refreshing tone that defines the community, forming a gateway to the city and the nature surrounding it.

PROJECT DATA

255 DU | 6.65 AC | 40 DU/AC

Client: North Beach Management

Role: Design Architect

Project Status: Entitled





Spruce & Red Oak

RANCHO CUCAMONGA, CA

Hybrid wrap and podium building designed to complement its environment.

A striking 7-story mixed-use residential building along Route 66 is boldly taking the stage as an iconic monument. Unlike anything seen before in the area, it will provide 176 units in a hybrid wrap-podium building configuration. The façade's stair-stepping configurations ascend, embodying elevated design standards and meeting high-density mixed-use project demands with innovation. To the north, Mount San Antonio can be viewed from the project's expansive rooftop amenity deck. On the ground floor, the bustling 6,000-square-foot retail corridor extends to the project's perimeter, activating the area with a restaurant and retail program. This project is unique to its context and a catalyst for future projects.



PROJECT DATA

176 DU | 1.8 AC | 97.78 DU/AC

Client: Western Spire

Role: Architect of Record, Design Architect

Project Status: Entitled

Awards:

MHN Excellence Awards, Gold - Best Unbuilt

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



Foothill & Grove

RANCHO CUCAMONGA, CA

An activated and transitional mixed-use town center.

Strategically located in the "town center" zone between Upland and Rancho Cucamonga, this mixed-use development blends 308 residential units with 14,704 square feet of retail space, creating a walkable, amenitized neighborhood. Spanning seven four-story tuck-under buildings, the site prioritizes connectivity, integrating seamlessly with existing sidewalks and trails. Architecturally, traditional and contemporary elements converge in a transitional style that honors the neighborhood's character while introducing a modern aesthetic, guided by strict adherence to form-based code requirements for cohesive development.



PROJECT DATA

308 DU | 9.15 AC | 33 DU/AC

Client: Fore Properties

Role: Architect of Record, Design Architect

Project Status: Entitled



Ventana at Duncan Canyon

FONTANA, CA

Masterplanned mixed-use community featuring Mediterranean-style architecture.

Ventana at Duncan Canyon is a 101.5-acre master-planned, mixed-use community that creates a unique sense of place in North Fontana. The design reflects a Mediterranean theme and focuses on a mixed-use, Tuscan village environment. Its design will be visually distinctive and will create a unique window into Fontana from the Interstate 15 Freeway. Ventana at Duncan Canyon combines higher-density housing, retail, and high-tech assembly uses that are connected with a pedestrian-oriented paseo, providing connectivity among uses. Large plazas create key focal points along the paseo with the grand piazza, surrounded by commercial and residential uses.



PROJECT DATA

1,523 DU | 101.5 AC | 16-22 DU/AC
476,500 SF Commercial

Client: Frontier Enterprises

Role: Architect of Record, Design Architect

Project Status: Under Construction

Awards:

CoStar Group Impact Awards - Multifamily Development of the Year for Inland Empire (Vasari/Phase I)



Rosette Apartments

RANCHO MIRAGE, CA

Fully affordable housing with a desert modern aesthetic.

Rosette Apartments will become a vibrant mid-century and desert modern community, offering 100% affordable housing to the Coachella Valley. The development features 15 two-story tuck-under apartment buildings housing 236 residences for working families. The desert modern aesthetic is amplified through simple horizontal massing, thoughtful use of color, and strategic breaks in the structure. Innovative use of sunshade devices in the design help to mitigate the desert climate's effects. Residents will enjoy various indoor and outdoor amenities designed to enhance their living experience, such as a pool area for lounging, shaded seating spots, a club, and a fitness center.



PROJECT DATA

236 DU | 10.1 AC | 23.37 DU/AC

Client: The Pacific Companies

Role: Architect of Record, Design Architect

Project Status: Under Construction

Awards:

Gold Nugget Awards - Merit Award, Best On-the-Boards Affordable Housing



Montessa Heights

MURRIETA, CA

Community of 4-story residences that pay homage to Spanish period architecture.

Sited amidst native rolling hillsides and rooted in a rich historical context, is a destination higher-density residential community with resort-like accommodations. The project was conceptualized as 3 distinct neighborhoods which architecturally respond to the nearby wineries in Temecula, as well as the Spanish architecture brought by Murrieta's founder. Of the 4-story tuck-style market-rate buildings, 10% of the units are allocated as affordable. Meandering pedestrian walkways connect the neighborhoods together anchored by the amenity center at the entry and continue beyond into the surrounding city and nearby single-family neighborhoods.



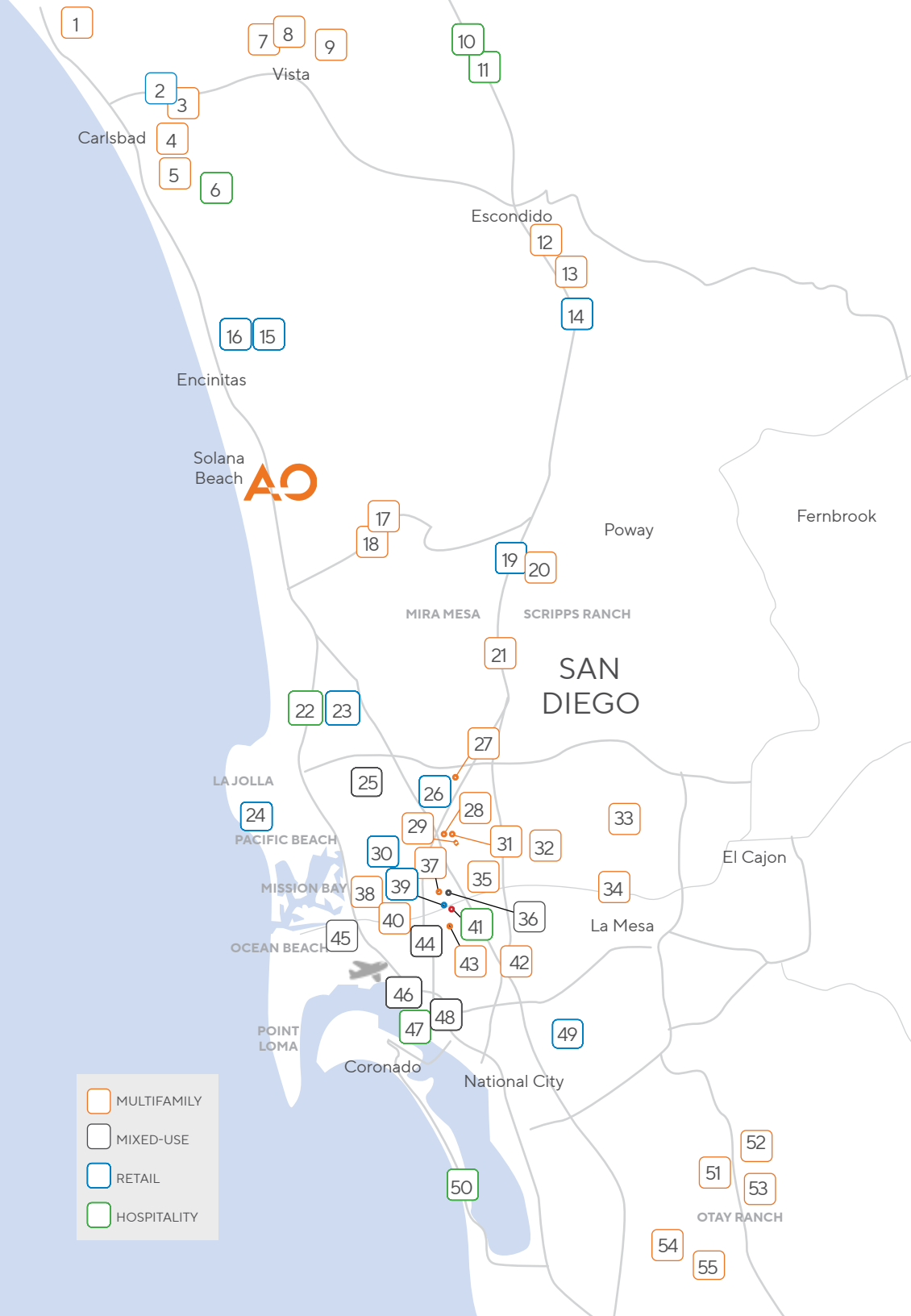
PROJECT DATA

899 DU | 31.4 AC | 28.6 DU/AC

Client: Greystar

Role: Architect of Record, Design Architect

Project Status: Under Construction



AO SAN DIEGO EXPERIENCE

AO has more than twenty years of active experience working in the City of San Diego and surrounding region. AO's San Diego office is located in Solana Beach and our work encompasses large-scale multifamily and mixed-use communities as well as retail, commercial, and hospitality developments. Some of the firm's key assignments are included below.

- | | |
|--|---|
| 1. 401 MISSION, OCEANSIDE | 30. CLAIREMONT VILLAGE, SAN DIEGO |
| 2. WOKCANO, CARLSBAD | 31. OLYMPUS CORSAIR, SAN DIEGO |
| 3. MARISOL APARTMENTS, CARLSBAD | 32. THE VERGE, SAN DIEGO |
| 4. PORTOLA SENIOR, CARLSBAD | 33. MISSION GORGE, SAN DIEGO |
| 5. PACIFIC VIEW, CARLSBAD | 34. SETA, LA MESA |
| 6. HAMPTON INN, CARLSBAD | 35. PORTOFINO APARTMENTS, SAN DIEGO |
| 7. PRESERVE AT MELROSE, VISTA | 36. THE ROW AT CIVITA, SAN DIEGO |
| 8. SKYE APARTMENTS, VISTA | 37. AQUATERA APARTMENTS, SAN DIEGO |
| 9. PERSEA, VISTA | 38. BROADSTONE MISSION VALLEY, SAN DIEGO |
| 10. WELK RESORTS, ESCONDIDO | 39. WESTFIELD MISSION VALLEY, SAN DIEGO |
| 11. MOUNTAIN VILLAS RESORT, ESCONDIDO | 40. PRESIDIO VIEW, SAN DIEGO |
| 12. LATITUDE II, ESCONDIDO | 41. SHERATON, MISSION VALLEY |
| 13. HAVEN76, ESCONDIDO | 42. BEVEL APARTMENTS, SAN DIEGO |
| 14. WESTFIELD NORTH COUNTY, ESCONDIDO | 43. THE BOULEVARD APARTMENTS, SAN DIEGO |
| 15. EL CAMINO SQUARE, ENCINITAS | 44. HILLCREST 111, SAN DIEGO |
| 16. ENCINITAS VILLAGE, ENCINITAS | 45. HOMETOWN SD, SAN DIEGO |
| 17. THE VILLAGE AT PACIFIC HIGHLANDS RANCH | 46. VICI, LITTLE ITALY, SAN DIEGO |
| 18. LUNA APARTMENTS, PACIFIC HIGHLANDS RANCH | 47. MARRIOTT MARQUIS MARINA, SAN DIEGO |
| 19. THE WATERMARK*, POWAY | 48. URBANA, SAN DIEGO |
| 20. SCRIPPS MESA APARTMENTS, SCRIPPS RANCH | 49. DIAMOND NEIGHBORHOODS FAMILY HEALTH CLINIC, SAN DIEGO |
| 21. SOLTERRA APARTMENTS, SCRIPPS RANCH | 50. LOEWS RESORT**, CORONADO BAY |
| 22. HYATT REGENCY AT AVENTINE, LA JOLLA | 51. ENCLAVE APARTMENTS, CHULA VISTA |
| 23. WESTFIELD UTC, SAN DIEGO | 52. ENCLAVE TOWN CENTER AT OTAY RANCH, CHULA VISTA |
| 24. BIRD ROCK PLAZA FOOD HALL, LA JOLLA | 53. ENCLAVE MONTECITO MIXED-USE, CHULA VISTA |
| 25. CLAIREMONT TOWN SQUARE, SAN DIEGO | 54. VILLAGE III, CHULA VISTA |
| 26. OFF ROAD WAREHOUSE, SAN DIEGO | 55. THE RESIDENCES AT ESCAYA, CHULA VISTA |
| 27. CONVOY KERNY MESA, SAN DIEGO | |
| 28. AERO, SAN DIEGO | |
| 29. THE KEATON, SAN DIEGO | |

*Architecture & Landscape Services

**Project completed by Partner or Principal prior to joining AO.



Dos Lunas

ENCINITAS, CA

Hillside apartments cultivating a beacon for modern coastal living.

Nestled above the historic Moonlight Beach, this sophisticated four-story wrap building celebrates the local identity and regional terrain, stepping into the hillside and drawing inspiration from the natural surroundings. The community showcases luxury amenities including an elevated pool courtyard, a two-story fitness center, and a gaming plaza, complete with generous outdoor patios and open space. The use of diverse and complementary architectural expressions which cradle the hillside, along with strategically located open courtyards, breaks down the scale of the building to deliver variation of form reflecting the ever-changing landscape.



PROJECT DATA

202 DU | 4.6 AC | 43.9 DU/AC

Client: Raintree Partners

Role: Architect of Record, Design Architect

Project Status: Under Construction

The Residences at Escaya

CHULA VISTA, CA

Quaint agrarian-style mixed-use village.

Rooted in the master planned community of Otay Ranch, this new village delivers a diverse and vibrant multifamily neighborhood anchored by a downtown-inspired leasing and main street experience. A central village green flanked by boutique shops, community retail, and sidewalk cafes complements broad pedestrian walkways and diagonal and parallel parking to emphasize the main street vibe. Paying homage to the local history, the buildings feature a contemporary Transitional Farmhouse and Agrarian aesthetic. The 3-story, tuck-under garden style development provides 273 units in a variety of types and sizes, along with 30,000 SF of commercial space.

PROJECT DATA

273 DU | 9.1 AC | 30 DU/AC | 30,000 SF Commercial

Client: HomeFed Corporation

Role: Design Architect, Architect of Record

Project Status: Construction Complete

Completion Date: October 2020

Awards:

NAHB Multifamily Pillars of the Industry - Winner, Best Garden Apartment Community (4 stories or less)
San Diego Business Journal - Finalist, Project of the Year



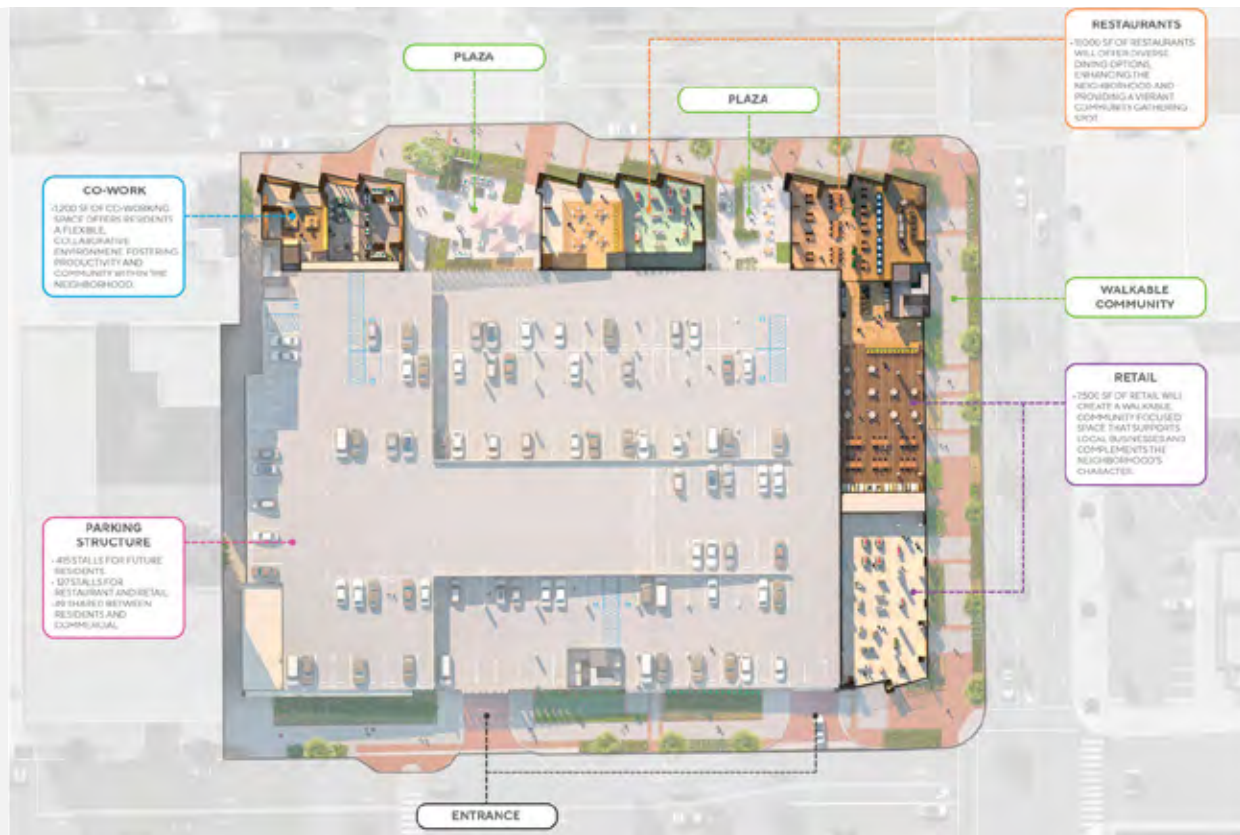


401 Mission

OCEANSIDE, CA

Mixed-use development changing the tide for an oceanfront, urban environment.

This transformative project aligns with the City's mission to establish downtown Oceanside as a premier destination for business, recreation, tourism, entertainment, housing, and the arts. As personified by the maritime setting, the 5-over-3 podium building will fuse surf culture and the arts harmoniously with an urban environment, contributing 332 market-rate apartments and almost 20,000 square feet of double-volume retail, restaurants, and outdoor plazas on the ground floor. Large murals and a natural mix of glass, stucco, metal, and concrete materials encompass the façade creating visual interest and alluding to the native textures of the coast.



PROJECT DATA

332 DU | 2.72 AC | 122.06 DU/AC

Client: JH Real Estate Partners, Inc.

Role: Architect of Record, Design Architect

Project Status: Entitled

Awards:

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

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



SkyLINE

SAN DIEGO

Timeless mixed-use transit village appointing affordable housing and commercial uses.

Integrating affordable apartments, Class A office space, and a regional transit hub, a new contemporary mixed-use village is set to rise in San Diego. Located on a formerly underutilized parking lot, the boomerang-shaped development sits on a sloping, triangular 1.2-acre site fronting the MTS station and I-15 freeway's innovative ramp system supporting the mass transit hub. The building comprises of 100 affordable apartments and 14,000 SF of office space in a single five-story building. Family-oriented units include a mix of one-, two-, and three-bedroom affordable apartments with community-centered amenities.



PROJECT DATA

100 DU | 1.2 AC | 83.3 DU/AC
14,500 SF Commercial

Client: Affirmed Housing Group

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: March 2026

Awards:

Gold Nugget Awards - Merit Award, Best On-the-Boards Affordable Housing



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 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 as 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



Amp30

SAN DIEGO, CA

A dynamic mixed-use podium project growing out of an existing urban fabric.

Amp30 is located in the vibrant core of the North Park District, an area defined by an eclectic mix of small single-family homes and commercial buildings, many of which have been converted into retail spaces. The design features a plan arrangement with building setbacks along the major frontage, respecting the neighborhood's scale. The streetscape showcases a variety of uses, employing diverse materials and frontage types to reflect the character of the existing urban fabric. The overall design intent was to create a project that integrates seamlessly with the neighborhood, growing organically from its context.



PROJECT DATA

202 DU | 1.33 AC | 152 DU/AC
7,796 SF Commercial

Client: HG Fenton

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: January 2025



MoDE

SAN DIEGO, CA

The tallest mixed-use, podium development in the Hillcrest neighborhood of San Diego.

MoDE is a 111-unit mixed-use urban infill project with 4,800 square feet of commercial space in Hillcrest. The 4- and 5-story Type III buildings sit above two levels of subterranean parking and a raised podium. Designed to complement the area, it transitions from a one-story parking structure to match the neighboring two-story scale. Diverse materials and design elements along the streetscape create a dynamic pedestrian experience reflecting the area's commercial diversity. Amenities include a leasing center and a 5,400-square-foot sky deck with a raised spa, offering panoramic views of the downtown skyline and bay sunsets.



PROJECT DATA

111 DU | 1 AC | 111 DU/AC
4,800 SF Retail

Client: Greystar

Role: Design Architect

Project Status: Construction Complete

Completion Date: November 2021

Awards:

Gold Nugget Awards - Merit Award, Multifamily Housing Community - 30-60 du/ac



AMLI Aero

SAN DIEGO, CA

Creating a community that encourages residents to gather, socialize, and enjoy San Diego.

AMLI Aero will include 434 residential units in six stories, with top floor mezzanines in some units. Resident amenities will be provided on-site and include co-working space, mail lounge, leasing center, clubhouse, and fitness center. Usable open space includes a central plaza, three courtyards, roof top pool and roof top sunset deck to ensure that the community will have open space to gather, socialize, exercise, and rest. The roof deck will also include various lounge areas, dining area, and outdoor cooking. Parking will be accommodated in a central parking garage housing vehicle, bicycle, and motorcycle parking spaces.



PROJECT DATA

434 DU | 3.99 AC | 109 DU/AC

Client: AMLI

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: March 2026



Monarch Hillside

SAN DIEGO, CA

A technical marvel, showcasing architectural ingenuity in high-density living.

Monarch Hillside sits on a steeply sloped site and uses the HyTuck prototype to create a distinctive, high-density community with five levels of wood construction. Surrounded by single-family homes, the buildings step down toward Market Street along a central entry drive. Targeting young professionals, it offers larger floor plans, work-from-home flexibility, and urban-style amenities. A central piazza includes an indoor/outdoor clubhouse, jacuzzi, fitness area, and rooftop decks with downtown San Diego views. Inspired by tropical modernism, the design features articulated facades, wood shutters, and operable screens for shade and privacy.



PROJECT DATA

249 DU | 5.71 AC | 43.61 DU/AC

Client: Monarch Group

Role: Design Architect, Architect of Record

Project Status: Under Construction

Awards:

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

AO NORTHERN CALIFORNIA EXPERIENCE

- MULTIFAMILY
- MIXED-USE
- RETAIL
- HOSPITALITY
- RESTAURANT
- INDUSTRIAL

- THE VOID SAN FRANCISCO CENTRE, SAN FRANCISCO
- IPPUDO RESTAURANT, SAN FRANCISCO
- SERRAMONTE REDEVELOPMENT, DALY CITY
- OLLIE HOTEL, SOUTH SAN FRANCISCO
- UNCLE TETSU, SAN MATEO
- KURO-OBI RAMEN, SAN MATEO
- REDWOOD CITY INDUSTRIAL, REDWOOD CITY
- CHERRY ORCHARD, SUNNYVALE
- RESIDENCE INN BY MARRIOTT, CUPERTINO
- COBALT APARTMENTS, SANTA CLARA
- HEARTH NORTH AND SOUTH, SANTA CLARA
- WESTFIELD VALLEY FAIR, SAN JOSE
- 575 BENTON, SANTA CLARA
- SANTA CLARA SQUARE, SANTA CLARA
- HILTON GARDEN INN, SAN JOSE
- ROSEMARY APARTMENTS, SAN JOSE
- SAN JOSE INDUSTRIAL, SAN JOSE
- SILVER CREEK MODULAR, SAN JOSE
- VIRGINIA STUDIO, SAN JOSE
- OAK GROVE APARTMENTS, SAN JOSE
- ASCENT HITACHI VILLAGE, SAN JOSE
- LA MORAGA, SAN JOSE
- CHARLOTTE DRIVE APARTMENTS, SAN JOSE
- GREAT OAKS PARKWAY, SAN JOSE
- CAPITOLA MALL, CAPITOLA
- ANTON ASPIRE AND ASCEND, MILPITAS
- TURING, MILPITAS
- THE DISTRICT, MILPITAS
- LOT 4, MILPITAS
- ILARA, MILPITAS
- CENTRIA, MILPITAS
- MURPHY RANCH, MILPITAS
- OSGOOD APARTMENTS, FREMONT
- HAYWARD INDUSTRIAL, HAYWARD
- WATERFORD PLACE, DUBLIN
- LIVERMORE INDUSTRIAL, LIVERMORE
- INTERNATIONAL STATION, OAKLAND
- MACARTHUR HEIGHTS, OAKLAND
- OAKLAND INDUSTRIAL, OAKLAND
- THE VERANDA, CONCORD
- PUESTO RESTAURANT, CONCORD
- THE GRANT, CONCORD
- REYNOLDS RANCH, LODI
- BRAYDON APTS, NAPA
- VACAVILLE PREMIUM OUTLETS, VACAVILLE
- GREEN TREE APTS, VACAVILLE
- PEABODY ROAD APTS, VACAVILLE
- THE VILLAGE, ELK GROVE
- LYLA APTS, ELK GROVE
- SACRAMENTO INDUSTRIAL, SACRAMENTO
- THE CORE NATOMAS, SACRAMENTO
- THE RAILYARDS, SACRAMENTO
- DOUBLE TREE, SACRAMENTO
- CALIBUNGA WATER PARK, SACRAMENTO
- FOLSOM PREMIUM OUTLETS, FOLSOM
- AVENIDA FOLSOM, FOLSOM
- WESTFIELD GALLERIA AT ROSEVILLE, ROSEVILLE
- CARMEL AT WOODCREEK WEST, ROSEVILLE
- CRACKER BARREL, ROCKLIN
- ROCKLIN COMMONS RETAIL CENTER, ROCKLIN

***ALSO IN NORTHERN CALIFORNIA (NOT FEATURED ON MAP)**

FRISHMAN HOLLOW II, TRUCKEE

MULTIPLE CONFIDENTIAL MODULAR DEVELOPMENTS



The Benton

SANTA CLARA, CA

Establishing a vibrant, mixed-use district near a bustling university hub.

Located across the street from Santa Clara University and nearby Caltrain Station, a new luxury mixed-use neighborhood comprises 335 units, 19,980 SF of retail, and another 2,360 square feet of commercial live-work units. Residential amenities include a centralized clubhouse, fitness center, and pool on the expansive rooftop terrace. Three private courtyards can be found at ground level, with one connected to a public plaza named the Alameda Courtyard. One of the courtyards offers a fenced dog park for residents, while another offers an outdoor barbeque pit. Three percent of units are for low-income residents, while seven percent are for moderate-income residents.



PROJECT DATA

335 DU | 5.42 AC | 61.8 DU/AC

Client: Prometheus

Role: Architect of Record

Project Status: Construction Complete

Completion Date: March 2022

Awards:

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

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



Anton Aspire & Anton Ascend

MILPITAS, CA

Modern mixed-use development and community catalyst.

Located in the city of Milpitas, this 5-story mixed-use development consists of two wrap-style buildings. Anton Aspire spans 3.55 acres with 316 units, while Anton Ascend covers 2.88 acres with 266 units. Together, they feature a 2.1-acre developer-maintained community park, enhancing regional connectivity. The project includes 5,400 square feet of retail space integrated into the ground floor. Each building offers dedicated amenities, including lobbies, recreation centers, and rooftop decks atop the parking structures.



PROJECT DATA

582 DU | 8.53 AC | 68.2 DU/AC | 5,400 SF Retail

Client: Anton DevCo

Role: Design Architect, Architect of Record

Project Status: Construction Complete

Completion Date: December 2021

Awards:

AIA OC Design Awards - Citation Award, Site Planning & Sustainability

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

MHN Excellence Awards - Gold, Unbuilt of Today



Dupont Village

SAN JOSE, CA

Market-rate, modular development featuring industrial style architecture.

This modular development features two residential buildings connected through a central paseo. Building A is 7 stories and contains 314 units of market-rate housing. Building B is 6 stories and will provide 375 units of affordable housing to the community of San Jose. This TOD development sits just two blocks from a BART station providing residents with ease of transportation. The unit plans between the buildings differentiate as the market rate units are much larger than the affordable building units. The project also features 4,000 SF of retail space on the ground floor of the market-rate community.



PROJECT DATA

689 DU | 4.24 AC | 162.50 DU/AC
4,000 SF Retail

Client: Miramar Capital & TPC

Role: Architect of Record, Design Architect

Project Status: Entitled

Awards:

MHN Excellence Awards - Silver, Unbuilt Category

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

Gold Nugget Awards - Merit Award, Innovative Housing Concepts



Stevens Creek Promenade

SAN JOSE, CA

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

This mixed-use modular development located in San Jose, CA 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



El Camino Real

SAN BRUNO, CA

Industrial-style, podium building designed for modular construction.

A six-story modular construction building in the San Bruno Transit Corridor will bring 134 affordable apartments, seamlessly integrating contemporary-industrial aesthetics into the existing industrial landscape. This deliberate design choice fosters a sense of urban revival. The building's entrance on El Camino Real enhances street frontage, featuring lush landscaping to encourage community interaction while a lobby, mail room, leasing offices, and an elevator lobby welcome residents. The modern design incorporates decorative elements, and metal awnings, amplifying the main entry. Additionally, residents can enjoy a 3,000 SF raised outdoor amenity courtyard with a playground, seating area, and open space, catering to outdoor activities.



PROJECT DATA

134 DU | 0.6 AC | 223.3 DU/AC

Client: AMG & Associates

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: June 2025



Orbisonia Heights

BAY POINT, CA

Highly efficient TOD and affordable mixed-use village creating social impact.

Orbisonia Heights is a multifamily, mixed-use project that aims to provide affordable housing solutions through modular construction. Spanning a total of 7 acres, the three-phased, 100% affordable development is slated to provide 384 units to residents of Contra Costa County. Two 5-story podium buildings will provide private amenities, a public library, and 11,558 square feet of commercial space neighboring a public park. It will seamlessly integrate the residential spaces with commercial and public amenities to foster a sense of community and enhance the overall livability of the area. Orbisonia Village will be a testament to the potential of multifamily affordable housing, revolutionizing the integration of housing affordability and community services.

PROJECT DATA

374 DU | 5.27 AC | 70.9 DU/AC

11,558 SF Commercial

Client: Pacific West Communities

Role: Architect of Record, Design Architect

Project Status: Entitled



Osgood Apartments

FREMONT, CA

Urban and sophisticated
modular community in
Northern California.

Aligning with the city's housing goals, this modular affordable development combines two parcels totaling 1.37 acres less than 4 miles from the Fremont BART station hub. The new 173-unit community will consist of 5 levels of Type III units over one level of Type I-A podium parking, providing 72 stalls. Contributing to the vibrancy of the area, a contemporary style is expressed through simple verticality, bold colors, and a mix of materials in the building which create a unique sense of place and smart, efficient design for an urban lifestyle. Amenities include a bicycle storage room, clubhouse, fitness studio, and outdoor open space above the parking garage.



PROJECT DATA

173 DU | 1.37 AC | 126.27 DU/AC

Client: Maracor Development, Inc.

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: January 2026



Concord Village

CONCORD, CA

Honoring city heritage while introducing a contemporary conterpoint.

A multifamily development in Concord combines historic charm with urban vibrancy, located near the BART transit station. The 5-story building, wrapping around a 6-level parking garage, offers 230 units in a modern style featuring metal railings, recessed windows, tile, and brick accents, backdropped by stucco. Amenities include three outdoor courtyards, featuring a pool terrace connected to a clubroom, fitness studio, outdoor lounge spaces, and even a dog park. Forming a welcoming corner plaza at East and Salvio Streets, the community honors Concord's heritage while introducing a dynamic, contemporary living space.



PROJECT DATA

230 DU | 2.1 AC | 109.5 DU/AC

Client: Marginal Properties

Role: Architect of Record, Design Architect

Project Status: Entitled



The Grant

CONCORD, CA

Mixed-use development in Northern California featuring both a wrap and podium.

Located at the corner of Grant Street and Concord Boulevard in Northern California, this high-design mixed-use development spans two sites. The North site features a Type III wrap building with 139 units, while the South site offers a Type III over I podium building with 89 units, combining for a total of 228 residences. The project includes 4,600 square feet of retail space, along with thoughtfully designed amenities such as a fitness center, two bicycle storage barns, a pool and spa, and luxury clubhouses in each building, enhancing convenience and community living.



PROJECT DATA

228 DU | 1.95 AC | 117 DU/AC
4,600 SF Retail

Client: Hines

Role: Architect of Record, Design Architect,
Landscape Architect

Project Status: Construction Complete

Completion Date: December 2022



Santa Maria Studios

SANTA MARIA, CA

Affordable development using the latest technology in modular prefabrication.

This 5-story affordable housing project, located in Northern California includes 534 studio units of approximately 425 SF each, with its own bathroom and kitchen. The Project is organized around two discreet buildings, each offering access to a common amenity area, secure mail room and common laundry facilities. The structure uses the latest technology in modular prefabrication, exceeds the latest energy efficiency and noise mitigation requirements for multifamily dwellings, and aspires to be a prototype of sustainable development for contemporary, affordable housing in the area.



PROJECT DATA

534 DU | 5.51 AC | 96.91 DU/AC

Client: AMG & Associates, LLC & The Pacific Companies

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: November 2023



Lemos Pointe Apartments

AMERICAN CANYON, CA

Modular workforce housing solution backdropped by a rural landscape.

Fashioned in contemporary urban and prairie styles against a rural backdrop, this modular garden-style development is a 3-story, 186-unit apartment community, ranging from studio to 3-bedroom units. The complex is dispersed between 8 buildings that are anchored by a central public park where outdoor activities and pedestrian-friendly walkways activate the community. The project breaks from the traditional construction and delivery methods by using prefabricated modules, constructed in the factory to streamline the construction process on-site, resulting in a shorter construction timeframe and a much lower environmental impact.



PROJECT DATA

186 DU | 6.61 AC | 28 DU/AC

Client: The Pacific Companies

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: June 2024



Atwood at RED

RENO, NV

Contemporary apartments
elevate a premier entertainment
district to new heights.

Bolstering the Reno Experience District, the recently finished Atwood delivers premier apartments to a new mixed-use destination. Anchored by a 2-acre central park, the entertainment district is a new attraction for entertainment, dining, shopping, and living. The 359 luxury apartments feature high-end interior finishes, and a rooftop amenity deck boasting a heated resort-style pool and spa, indoor/outdoor fitness center, and a resident-only beer garden.



PROJECT DATA

359 DU | 4 AC | 90.7 DU/AC

Client: Lyon Living

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: December 2023



Millhaus

SALT LAKE CITY, UT

Incorporating an industrial-chic flare within a podium community.

Alluding to the industrial architectural identity of Salt Lake City, the Millcreek Common Apartments establish a community with sleek, modern elevations. The building consists of 217 market-rate units, ranging from studios to two bedrooms, over 2-story podium parking. At the podium level, community amenities like a pool, outdoor lounges, shaded dining pergola, and dog park service the residents. A 20,000 SF retail plaza with shops and patio seating contributes to the mixed-use component along the ground level. Taking cues from the greater regional vision, this lively new development celebrates local culture, art, ideas, and connection to the new heart of the city.



PROJECT DATA

217 DU | 1.94 AC | 112 DU/AC

Client: The Boyer Company

Role: Design Architect; Architect of Record

Project Status: Construction Complete

Completion Date: December 2025



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



SALT LAKE CITY, UT

District North is a 6-story, 350-unit development ideally positioned for urban connectivity, close to business, cultural, and entertainment districts. The design blends classical principles—symmetry, proportion, and permanence—with modern elements like open floor plans and floor-to-ceiling windows. Its unique parking structure features a grid breaking down the facade's scale with shading baguettes and greenery. Merging Salt Lake City's industrial heritage with contemporary vibrancy, The Jacobson adds lasting aesthetic and architectural value to North Temple's evolving landscape.

350 DU | 2.91 AC | 120.27 DU/AC

Client: The Boyer Company

Role: Design Architect, Architect of Record

Project Status: Entitled



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