



SGPA ARCHITECTURE
AND PLANNING

SENIOR LIVING BROCHURE

1545 Hotel Circle South, Suite 200
San Diego, CA 92108
619.297.0131

200 Pine Street, Suite 500
San Francisco, CA 94104
415.983.0131

5084 N. Fruit Avenue, Suite 103
Fresno, CA 93711
559.777.8007

www.sgpa.com

About SGPA

SGPA ARCHITECTURE AND PLANNING is a leading design firm with offices in San Diego, San Francisco, and Fresno. For over 50 years, we've become specialists in projects that feature or blend senior living, wellness, community, and retail.



ESTABLISHED

1969 / 51 years in business

STAFF

- 53** Employees
- 16** Registered Architects
- 17** LEED Accredited Professionals
- 36** BIM Modelers
- 10** Administrative Staff

THREE LOCATIONS

Principal Place of Business:

- 1545 Hotel Circle South
Suite 200
San Diego, CA 92108
619.297.0131
- 200 Pine Street
Suite 500
San Francisco, CA 94104
415.983.0131
- 5084 N. Fruit Avenue
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Fresno, CA 93711
559.777.8007

SMALL & GREEN

Certified Small Business Enterprise
U.S. Green Building Council Member

SEE OUR WORK ONLINE

www.sgpa.com

As trusted advisors, we help each client discover what's most important to the project's success before we even begin design. That's how the original vision reaches its utmost potential. Through creativity and effective management, we guide clients toward viable and sustainable solutions that produce value over time and delight users every day.

SELECTED PROJECT TYPES

- senior living & memory care
- skilled nursing facilities
- affordable and market rate senior housing
- vitality & wellness centers
- medical clinics & offices
- community health centers
- mixed-use, retail, residential, office, hotels + civic
- transit oriented developments
- affordable and market rate multi-family housing
- student housing
- higher education facilities
- high tech & office
- HUD construction & renovation
- retail lifestyle & entertainment centers
- master planning of all uses described above

RANGE OF OUR FULL-SERVICE CAPABILITIES

- project team management
- project team scheduling
- master planning
- programming
- site selection
- feasibility studies
- design development
- cost control
- construction documentation
- local governmental agencies
- planning, entitlements & building permits
- Office of Statewide Health Planning and Development (OSHPD)
- Housing and Urban Development (HUD)
- California Tax Credit Allocation Committee (CTCAC)
- California Coastal Commission
- capital campaign support
- special expertise managing the public review process to obtain required governmental approvals

“**ENRICHING LIFE
THROUGH DESIGN**”

—SGPA Mission Statement”

Stuart Lyle

President, Director - San Francisco



Since 1988, Stuart has focused his career on all aspects of project management from preliminary planning and government entitlement processing through construction administration.

Stuart specializes in facilitating design solutions that meet the needs of all stakeholders. Staff and clients alike rely on Stuart's ability to focus a diverse team on a creative solution to a design problem.

Stuart has always believed in assisting clients to achieve their project goals. He strives to bring people to the table and ensure that they are not only solving the problems at hand, but also creating an enthusiastic vision for the future.

SELECTED PROJECT EXPERIENCE

LITTLEJOHN COMMONS

Alameda, CA | Housing Authority of the City of Alameda

Project includes 31 new senior affordable apartments. Construction will be funded by competitive 9% tax credits and implements extensive accessibility, energy efficiency, and green building measures. It will provide much needed housing to a vulnerable population while maintaining a high standard of quality and efficient use of funding.

ON LOK HOUSE

San Francisco, CA

Full building renovation of fully occupied apartment building and associated clinic and day health care space that serves very low income, frail seniors. Project is the complete renovation of a 54-apartment PACE (Program for All-Inclusive Care for the Elderly) facility which consists of five floors of apartments above a street level adult day health care space and primary geriatric care clinic at the garden level. Project was funded with a HUD insured financing and construction was overseen by HUD.

LIFELONG WEST BERKELEY HEALTH CENTER

Berkeley, CA | LifeLong Medical Care

Project programming, design, and documentation for the renovation of and three-story addition to an existing 12,000 square foot National Historic Landmark facility into a 19,000 square foot safety net clinic. Extensive neighborhood and agency involvement was required to secure project entitlements. This project is OSHPD 3 compliant.

LIFELONG ASHBY HEALTH CENTER

Berkeley, CA | LifeLong Medical Care

Programming, building assessment, and design for a new 11,000 SF tenant improvement at the Ed Roberts Campus. Office space will be converted to an OSHPD 3-compliant safety net clinic offering services to homeless individuals, including wellness services such as acupuncture, HIV, reproductive and behavioral counseling, as well as primary medical care.

LIFELONG WILLIAM JENKINS HEALTH CENTER

Richmond, CA | LifeLong Medical Care

Extensive programming and design for the construction of for a new, 30,000 SF health center in downtown Richmond. The new building will be constructed on the site of the existing clinic located in modular buildings. The existing clinic will remain operational during construction, necessitating a phased design approach. The Clinic will house Primary Care, Urgent Care, Imaging, a Dental, Wellness Center and feature a Community Meeting Space and Garden.

TOWN PARK TOWERS

San Jose, CA

Provided Design Development, Construction Documents, and Construction Administration assistance for a full building renovation of a fully occupied apartment building that serves seniors for Northern California Presbyterian Homes and Services. Project consists of full renovation of ground floor communal use and service spaces, and 2016 apartments comprising 120,000 total square feet of renovated space. The renovation provided superior energy savings, improved resident comfort, and renewed the building envelope and all interior surfaces.

CREDENTIALS

- Registered Architect, California C24741
- Registered Architect, AZ, OR, WA, UT, NV, HI
- Montana State University, Bachelor of Architecture with Honors
- Montana State University, Master of Architecture

AFFILIATIONS

- American Institute of Architects
- National Council of Architectural Registration Boards

BACKGROUND

- Over 25 years of experience
- Focus on design and construction of senior living and community health centers
- With SGPA since 1993

Pamela Camack Associate Principal, Senior Living | Wellness Studio Leader



As SGPA's Senior Living | Wellness Studio Leader, Pamela brings aging care and wellness expertise to the team. Her passion for these caring environments and knowledge of best practices translate into living and working spaces that are sensitive to the needs of the resident and efficient for staff.

Pamela blends strong management skills with 3D modeling expertise to help her clients visualize and complete successful projects. She is known for persistently tackling challenging issues and has built a reputation with clients, contractors, and teammates for getting things done thoroughly and on time. Pamela's role as project leader includes over-sight of the project through all phases.

As a Registered Architect and LEED Accredited Professional, she believes in incorporating sustainable concepts into her projects. As an active board member of Leading Age, Pam stays ahead of current trends in universal design. She is also responsible for providing strategic ideas that influence firmwide operations.

CREDENTIALS

- Registered Architect, California C32910
- California Polytechnic State University, San Luis Obispo, Bachelor of Architecture, Cum Laude
- LEED Accredited Professional
- Revit Certified
- NCARB
- Subject Matter Expert for the California Architect's Board Supplemental Examination Development

AFFILIATIONS

- Leading Age San Diego Regional Board Member
- California Assisted Living Association

BACKGROUND

- Over 13 years professional experience
- With SGPA since 2006

SELECTED PROJECT EXPERIENCE

PINNACLE SENIOR LIVING - ASSISTED LIVING AND MEMORY CARE Murrieta, CA

Designed to accommodate a variety of care levels, while also facilitating the lifestyle, physical requirements and personal preferences of its residents, and maintaining a residential style and scale. 104 units. 80 assisted living units, 24 memory care units.

LIFELONG WEST BERKELEY HEALTH CENTER Berkeley, CA | Lifelong Medical Care

Project programming, design, and documentation for the renovation of and three-story addition to an existing 12,000 square foot National Historic Landmark facility into a 19,000 square foot safety net clinic. Extensive neighborhood and agency involvement was required to secure project entitlements. This project is OSHPD 3 compliant.

SEACREST VILLAGE - CAMPUS PLANNING Encinitas, CA

Facility programming and master planning for a 13.8 acre campus including a new central plant, emergency generator replacement, 1,700 SF storage addition, 30 unit independent living addition, 26 bed memory care residence, 58 bed skilled nursing facility renovation, and a new 13,500 SF Vitality Center which includes a multipurpose room, pool, spa, and fitness areas.

SEACREST VILLAGE - KATZIN RESIDENCE FOR MEMORY CARE Encinitas, CA

This 17,500 square foot residence integrates indoor and outdoor spaces while providing privacy, security, and state-of-the-art dementia care. A light-filled neighborhood environment centers around a residential kitchen and dining area.

PACE SENIOR CLINIC San Diego, CA | N/A

The existing retail box, which was designed by SGPA in 1998, is being repurposed into a new OSHPD 3-compliant healthcare clinic and PACE facility. The facility will offer medical, physical therapy, behavioral health, dining, transportation, and administrative services to serve low-income frail elderly participants. The project will include ample natural light from the addition of new skylights and windows, a vertical garden with green walls, and an outdoor patio/garden.

KEIRO - SKILLED NURSING/MEMORY CARE FACILITY RENOVATION Los Angeles, CA

Renovation of a 1968 facility including adding 5,000 SF to accommodate a skilled nursing and memory care facility. The building is divided into two operational areas to accommodate multiple levels of care. The project serves the Japanese community.

“You’ve been a pleasure to work with...Besides being very organized and an expert at what you do, you’ve tolerated all my questions and listened patiently... I will jump at the opportunity to work together again.”

—Craig Carlson
Cartega International

Jaclyn Shor Senior Associate



Joining our team in 2015, Jaclyn's fresh skill set, perspective and enthusiasm heighten our firm's exposure to today's top programs and relevant industry trends. From an early age, Jaclyn knew she wanted to pursue architecture. As a Project Architect, Jaclyn is inspired by architecture's ability to combine problem solving, technology, and creativity into one profession. Her projects range from master planned communities, senior living facilities, wellness, multi-family, mixed-use, and commercial projects.

SELECTED PROJECT EXPERIENCE

SEACREST VILLAGE CORE RENOVATION

Encinitas, CA

Design and Construction services provided by SGPA. This project includes renovation of the commercial kitchen, main dining room, lobby/lounge, wellness center, independent living residential unit, public restrooms, employee breakroom offices, meeting room/private dining room, laundry facilities, central plant upgrades, chilled water piping replacement, electrical bus-duct replacement, new rooftop HVAC equipment, and reframing a new roof.

SEACREST VILLAGE - CAMPUS PLANING II

Encinitas, CA

Facility programming and master planning for a 13.8 acre campus including a new independent living addition over administrative offices with adjacent below grade parking and a bridge connection at an adjacent building, and a new assisted living addition over memory care addition including new campus entrance.

EMBARK APARTMENTS

Oakland, CA

Programming, design, and construction of 62 new, affordable apartments and community spaces for veterans and a small retail space developed by Resources for Community Development (RCD). The building will provide much needed housing for veterans, a percentage of which will be formerly homeless, as well as, case management and other services provided by HUD-Veterans Affairs Supportive Housing (VASH).

DEL SUR TOWN CENTER

San Diego, CA

This project is the focal point of an environmentally progressive master-planned residential community. The 210,000 square foot Town Center will contribute to the pedestrian nature of the community and will include shops, restaurants, office and commercial space, as well as homes.

SCOTTSDALE PROMENADE

Scottsdale, AZ

Scottsdale's premiere retail center pays homage to the spirit of Frank Lloyd Wright's neighboring Taliesin West. The façade renovation presents an inspired new look for the matured center, positioning it into the competitive shopping marketplace. SGPA promoted our vision to the City of Scottsdale with clear designs to build on the existing framework and celebrate the architectural heritage of Frank Lloyd Wright while preserving the spirit of the existing center.

OTAY RANCH VILLAGE II SWIM CLUB*

Chula Vista, CA

This swim club recreation center is the central focus of the new master planned community of Otay Ranch Village. The design includes two pools, a spa, a bocce ball court, outdoor dining and BBQ areas, a fitness center, commercial kitchen and multi-purpose room.

**Work performed while at previous firm*

CREDENTIALS

- Registered Architect, California C38133
- Cal Poly State University at San Luis Obispo, Bachelor of Architecture

AFFILIATIONS

- Urban Land Institute Young Leader
- National Council of Architectural Registration Boards

BACKGROUND

- Over 10 years of architectural experience
- Over 12 years of Revit Building Information Modeling (BIM) experience
- AIA Built Environment Education Program (BEEP), Program Educator
- Pacific Coast Builder's Conference, Grand Award: On-The-Boards Single Family Detached Home, 2012
- Cal Poly State University at San Luis Obispo, Dean's Honor List 2008, 2009 and 2010
- With SGPA since 2015



PROJECT EXPERIENCE

Seacrest Village | Master Plan

Senior Living ■ La Jolla, CA

For the past decade, SGPA has partnered with Seacrest Village to serve active and aging adults through community centered design.

CAMPUS MASTER PLANNING

- Major Use Permit

CORE RENOVATION

- 16,300 SF interior renovation
- Kitchen, dining room, and Wellness Center
- Independent Living residential units

OTTENSTEIN VITALITY CENTER

- Three indoor pools and jacuzzi
- Poolside juice bar and lounge
- Aerobic facilities
- Fitness center with sauna and massage rooms
- 2nd floor synagogue/multipurpose room

LEE AND FRANK GOLDBERG RESIDENCE COURT ADDITION AND RENOVATION

- 2-story, 45,000 SF addition to existing independent living facility
- 34 one-or-two bedroom apartments
- Design emphasizes privacy, security and community

STORAGE BUILDING

- 2-story, 3,400 SF addition to existing independent living facility
- New loading dock and service entrance
- Service elevator and walking freezer storage

KATZIN RESIDENCE MEMORY CARE

- Single-story, 17,500 SF facility with fully landscaped secure gardens
- 22 single occupancy bedrooms and 2 dual occupancy bedrooms
- Extensive skylights provide natural daylight
- Small-Home concept with central activity area

JOSEPH & DOROTHY GOLDBERG HEALTHCARE CENTER RENOVATION

- Renovation of the resident units and dining rooms, including new finishes, furniture and toilet room
- Updated nurse station, medication room, nurse's office, seating areas, and hair salon
- Total redesign of tub/shower rooms from institutional model to resort spa model

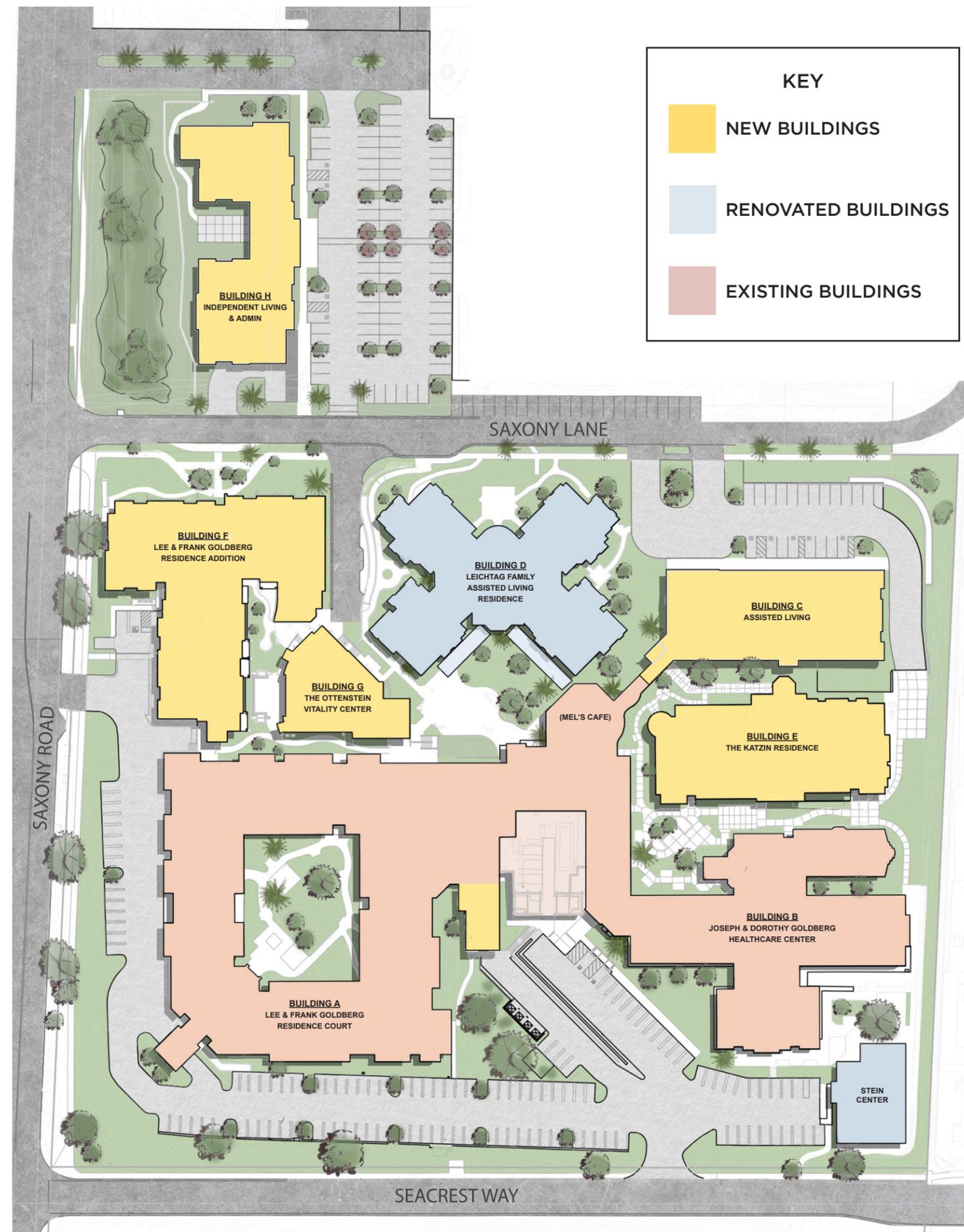
GARDEN COURT RENOVATION

- 86,000 SF; Creation of walking paths, New library
- Upgrades of fitness center, multimedia room, and beauty room

CENTRAL PLANT UPGRADES

- Healthcenter Emergency Generator Replacement

CAMPUS CENTRAL KITCHEN AND DINING RENOVATION



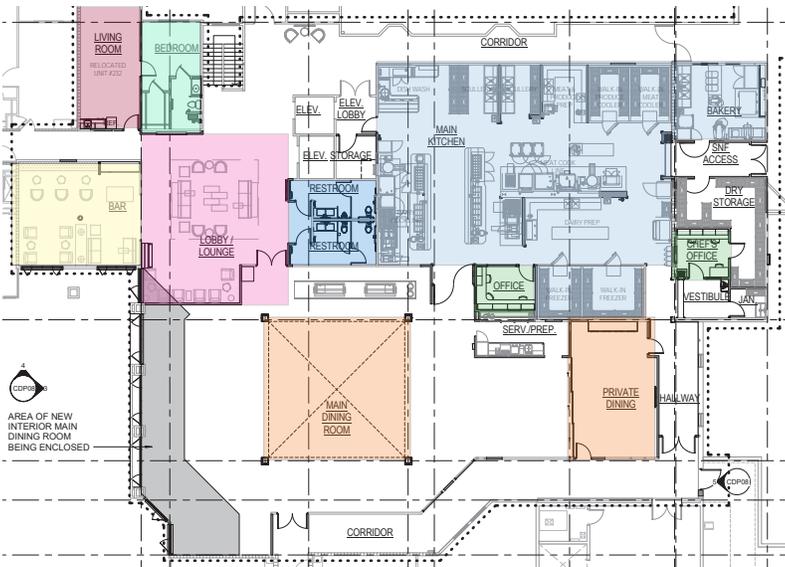
Seacrest Village Core Renovation

Retirement Community ■ Renovation ■ Encinitas, CA



After 30 years, the Core of this thriving Retirement Community is being renovated.

This project includes renovation of the commercial kitchen, main dining room, lobby/lounge, wellness center, independent living residential unit, public restrooms, employee breakroom, offices, meeting room/private dining room, laundry facilities, central plant upgrades, chilled water piping replacement, electrical bus-duct replacement, new rooftop HVAC equipment, and reframing a new roof.



FEATURES

- 16,300 SF interior renovation
- Occupied Skilled Nursing Renovation including renovation of the Satellite Kitchen and pantry areas
- Transition Planning includes: temporary kitchen trailers, temporary parking lot addition, and temporary dining facilities
- New roof over private dining room

*Featured rendering created by ID Studios, Inc.

Seacrest Village Lee & Frank Goldberg Residence

Independent Living ▪ Addition ▪ Encinitas, CA



Privacy, security and community are the design features of the new independent living wing.

Seacrest Village's 45,000 square foot independent living facility is an addition to the existing facility. The independent living homes are nestled in a garden setting, maintaining privacy and security.

FEATURES

- 2-story independent living addition to existing facility that includes 30 units of one and two-bedroom apartments
- Bridge connections to new Vitality Center and adjacent existing residence court building provide connectivity to campus

HIGHLIGHTS

- Independent living addition units range from 760 square feet to 1,200 square feet
- Units include full kitchens, walk-in closets and balconies/patios
- Sky lights above atrium entrance provide ample natural lighting to lobby and common areas.



Seacrest Village Ottenstein Vitality Center

Multi-Purpose, Indoor Pool and Fitness Center ■ Encinitas, CA



Designed to be responsive to emerging seniors' lifestyles, this vitality center enhances both physical and spiritual wellness for Seacrest residents.

The center includes 3 indoor pools, aerobic facilities, Jacuzzi and fitness center. The fitness center has an exercise area, sauna and massage rooms. The second floor functions as a synagogue/multipurpose room.



FEATURES

- 2-story building with fitness center on ground floor and synagogue/multipurpose room on second floor
- Vitality Center: 12,500 square feet

HIGHLIGHTS

- Provides physical vitality through aquatic and fitness center and spiritual vitality through synagogue
- Natural light in fitness center and skylights and indirect lighting in synagogue
- Executed in Revit, utilizing BIM

Seacrest Village Katzin Residence

Memory Care ▪ Encinitas, CA



As part of the Seacrest senior living community, this memory care residence creates an indoor/outdoor living environment with privacy, security, and state-of-the-art dementia care.

Residents enjoy a family neighborhood environment filled with soft natural sky lighting. At the heart is a residential kitchen and dining area with a fireplace for a homelike feel. Resident rooms open directly into living space, eliminating institutional corridors and increasing staff visibility.

FEATURES

- 15,700 square feet
- 26 bedrooms
- Single-story facility with fully landscaped secure gardens
- Extensive skylights provide natural daylight
- Neighborhood concept with central activity area
- Indirect natural lighting
- Full bathrooms in each unit
- Window seats in the bedrooms
- Fireplaces, garden rooms, water features



Seacrest Village Goldberg Health Care Center

Skilled Nursing Facility ■ Renovation ■ Encinitas, CA



Renovation of this 56-bed skilled nursing facility enhances quality of care, resident amenities, and efficiency for caregivers.

Project programming, design services, construction documents, OSHPD permitting and construction administration services.

FEATURES

- Complete renovation of the resident units including new finishes, furniture and toilet room renovation
- In the main dining room, designed new casework for a serving station, new floor finishes, new lighting and new furniture
- New finishes, furniture and casework for the assisted dining room
- Updated nurse station, medication room, nurse's office, seating areas, and hair salon
- Total redesign of tub/shower rooms from institutional model to resort spa model
- Replaced corridor finishes, new ceiling lights and tiles, new wall sconces and door surrounds
- New nurse call system
- Upgraded fire alarm system to code
- OSHPD-2

Seacrest Village Lee & Frank Goldberg Residence

Independent Living ▪ Renovation ▪ Encinitas, CA



The renovation of the Court is the hub of activity for the independent living area of Seacrest Village.

It is a two-story central gathering space, with the entrance to the library on the second floor. Natural light floods the space from clerestory windows to create a lively, inviting space for seeing friends and being seen.

FEATURES

- 86,000 square feet
- New wall and ceiling construction
- New corridor carpeting and wall finishes
- Cosmetic upgrades at fitness center, multimedia room, new library, beauty salon and public restrooms

HIGHLIGHTS

- Juxtaposition and design of buildings maximizes ocean views
- Creation of walking paths and special use outdoor activity areas throughout campus
- Library has beautifully styled doors with alcoves for reading and a fireplace
- Clerestory windows for ample softened natural light



Casa de Mañana | Master Plan

Independent Senior Living ■ La Jolla, CA



A historic oceanfront senior community

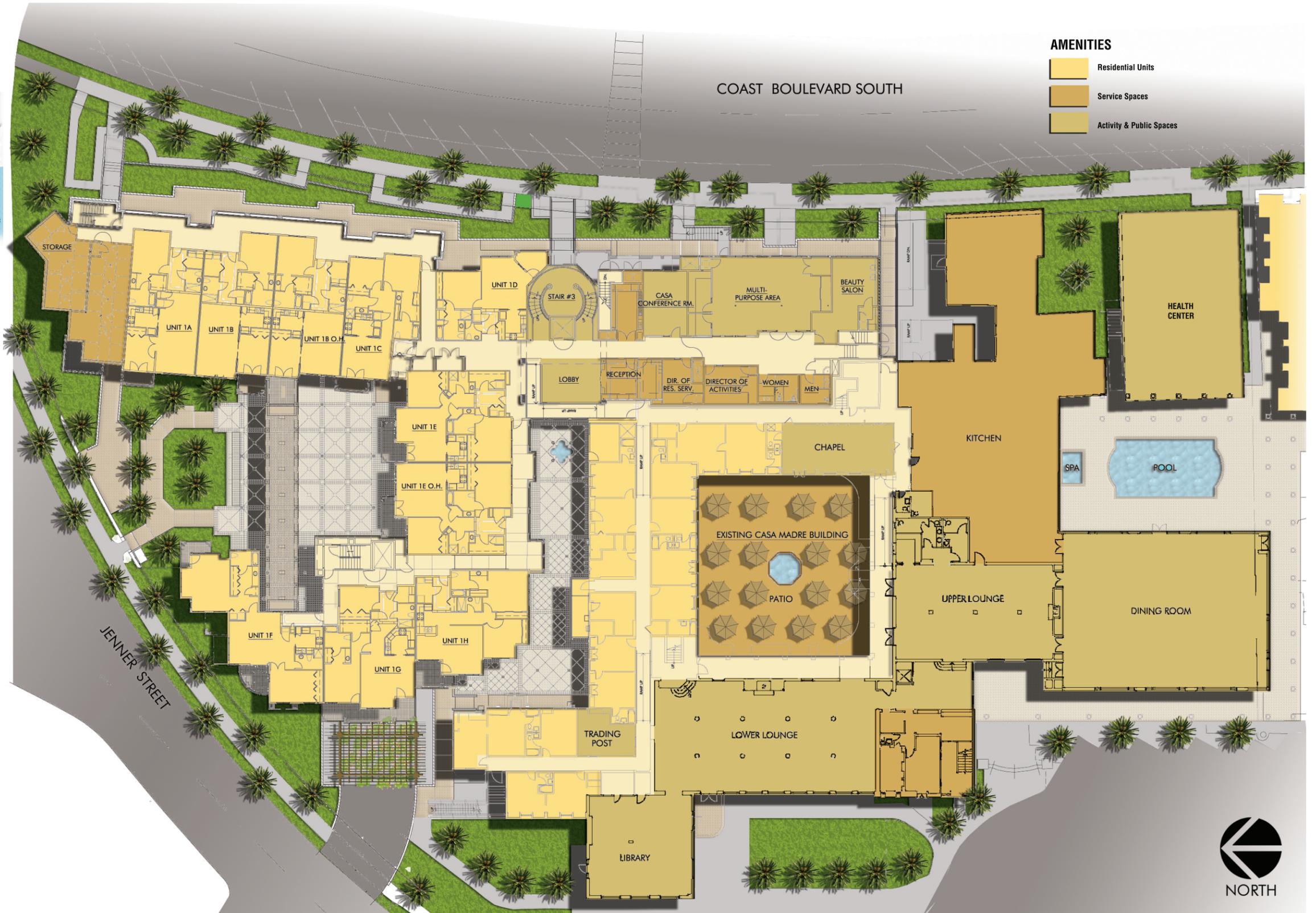
Respecting the history of a community landmark and working with an extensive program within a 30 foot height limitation were part of the challenges for this project. Attention to place making and community entered design was integral to the project approach.

FEATURES

- 13,500 SF
- Community Lounge
- Craft and Exercise Room
- Central gathering space for the community
- Intensive integration of older building components
- Design compliments existing historic facility

PROCESSING

- Community Consensus Building
- City of La Jolla
- Coastal Commission Processing



NORTH

Casa Norte at Casa de Mañana

Independent Senior Living ■ Deluxe Podium Apartments ■ La Jolla, CA



Casa Norte is an addition to Casa de Mañana in La Jolla, a historic oceanfront senior community.

It is an independent living facility able to accommodate both ambulatory and non-ambulatory residents. The addition consists of 39 unique one and two-bedroom living accommodations. Each unit contains a complete kitchen and laundry facility. Parking for 43 cars is located under the new structure.

FEATURES

- Community Lounge
- Craft and Exercise Room
- Central gathering space for the community
- Intensive integration of older building components
- Design compliments existing historic facility

The Villas at Casa de Mañana

Independent Senior Living ■ Deluxe Podium Villas ■ La Jolla, CA



The addition to this historic oceanfront retirement community consists of 17 one- and two-bedroom living accommodations.

Each villa contains a complete kitchen, laundry facility and private patio overlooking the famous children's rock cove of this resort community. Open beam ceilings and arched windows are a feature in many of the units. The architectural design is inspired by the Irving Gill "Mission" style, keeping with the existing buildings and their historic surroundings. Subterranean parking for 57 cars is located under the new units. The project is part of a phased master plan for ultimate development of the property.

FEATURES

- Residential: 17 villas
- Parking: 57 spaces

HIGHLIGHTS

- Design blends with existing facility
- Minimal visual impact to the community

La Vida Real | Master Plan

Senior Living Community ▪ Rancho San Diego, CA



La Vida Real

Senior Living Community ■ Rancho San Diego, CA



Conceived as a Spanish hill town to nestle into the landscape and fit within a 40 foot high height limit, La Vida Real blends with Rancho San Diego's predominant Spanish-Colonial architecture.

The design of this 1, 2 and 3-story building incorporates a Santa Barbara style of clay tile roof, cement plaster, stone and wrought iron. Twelve courtyards, each in a different theme, bring the exterior spaces of the building to the interior.



COMPONENTS

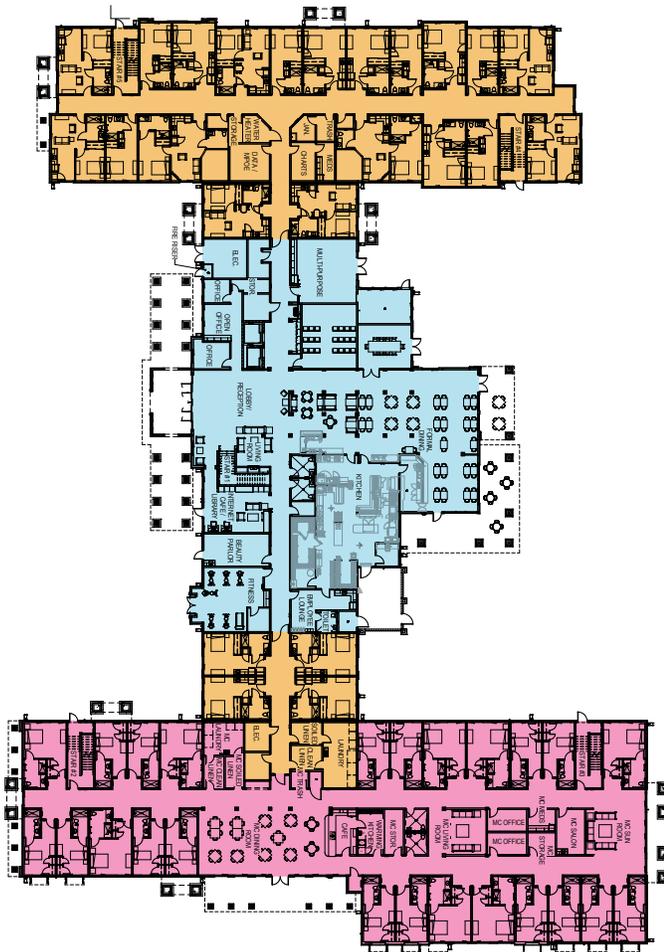
- 382,000 sf on 11 acres
- 205 independent living units
- 114 assisted living units
- 24 memory care units
- 12 themed courtyards

SGPA'S ROLE

- Project programming
- Conceptual planning and building design
- Governmental processing and entitlements

Pinnacle Senior Living

Senior Living ■ Murrieta, CA

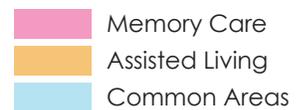


This Assisted Living and Memory Care community will span four acres in the city of Murrieta.

Tuscan design comes to the heart of the Murrieta Community in the form of this new 104 unit two-story building with 80,000 square feet. Designed to accommodate a variety of care levels, while also facilitating the lifestyle, physical requirements and maintaining a residential style and scale. Common area amenities will include a several dining alternatives with restaurant-style menu choices, a private dining room, bistro for casual dining, a state-of-the-art fitness and physical therapy center, a full service beauty salon, theater, resource library, activity and event rooms, and a lounge.

FEATURES

- 80 assisted living units
- 24 memory care units
- Memory care units include private enclosed garden/patio areas
- Community dog park
- Resident vegetable gardens
- Walking paths and open space
- Emergency Generator



Del Monte Senior Housing | Littlejohn Commons

Independent Living ▪ Affordable ▪ Alameda, CA



New senior housing for The Housing Authority of the City of Alameda.

A part of a larger redevelopment of the historic Del Monte warehouse, the Alameda Housing Authority is providing a new senior housing community to serve the island's low income senior population. The project is financed with California tax credits and exceeds California energy code requirements through various measures including the use of rooftop solar photovoltaic panels. Extensive landscaping and community gardens all contribute to the high quality of life of this active senior living community.

FEATURES

- Awarded 9% Tax Credits
- 31 new senior affordable apartments
- Implements many energy saving measures
- Extensive Community Gardens

Covenant Living at Mount Miguel

New Construction ■ Independent Living ■ Spring Valley, CA



Luxury apartments coming to this Continuing Care Retirement Community

SGPA is collaborating with Covenant Living at Mount Miguel to design new independent living apartments for their community located in Spring Valley, California. This campus was originally built in 1965 and currently occupies 26.5 acres of land that includes 261 residential units, 48 assisted living units, 99 skilled nursing beds, and a Life Center that houses numerous campus amenities. Development of this new building will add 30 luxurious apartments that incorporate exterior corridors and open stairs to maintain the resort style and feeling of the campus. This building is intended to be energy efficient with a goal to sustain 50 to 60 years and will serve as a model for the future redevelopment of the campus.

FEATURES

- 16 two-bedroom and 14 one-bedroom units
- Grand entrance lobby with double height space and skylights
- Subterranean parking garage
- 100% ADA compliant building and units
- Concrete and steel construction
- Emergency generator
- Naturally ventilated corridors
- Outdoor amenity area with fireplace, seating area and trellis



Lincoln Glen Manor Central Facilities Building

Retirement Community ▪ Addition and Renovation ▪ San Jose, CA



A 5,000-square-foot expansion and renovation of common spaces and administrative offices better serves residents' frailty and diversity, and maximizes their ability to interact socially.

To accommodate the changing needs of new seniors, a six-acre continuum of care retirement community undertook a two-part project to expand and update a 40-year-old central facility and convert an existing assisted living building to memory care. The dining room and chapel were enlarged to accommodate mobility aids such as walkers, wheelchairs, and scooters. Site improvements added gardening space, a tot play area, and visitor parking.

FEATURES

- Memory care units feature flexible floor plans for different accommodations
- Floor plan designed to allow phase transition from independence to memory care
- Units offer options for shared and independent toileting and bathing
- Kitchen renovation allows more diverse food preparation and food service styles
- Sensory rich "Wander Garden," providing a safe outdoor environment
- Seismic and fire safety improvements
- Improved identity for center
- Food preparation renovated to an open kitchen for residents' observation
- Dining room expansion improves day lighting and allows mobility aids
- Addition of lobby and reception areas

Lincoln Glen Manor Memory Care Center

Independent Living to Memory Care ■ Renovation ■ San Jose, CA



A 40-year-old independent senior living community is being converted in phases to memory care living.

The existing 19-unit building is part of a six-acre continuum of care retirement community accommodating 190 residents.

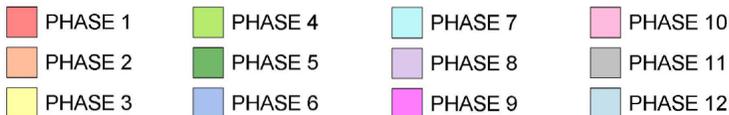
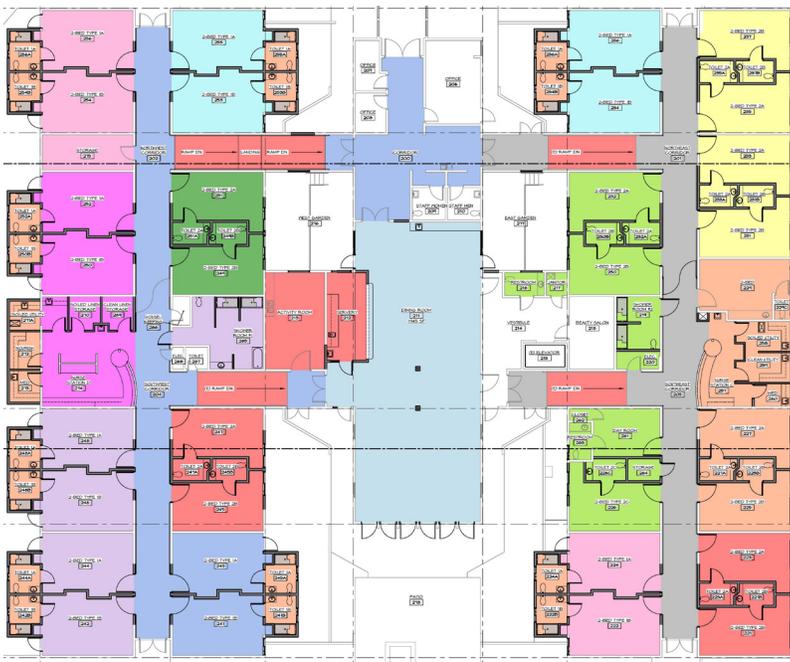
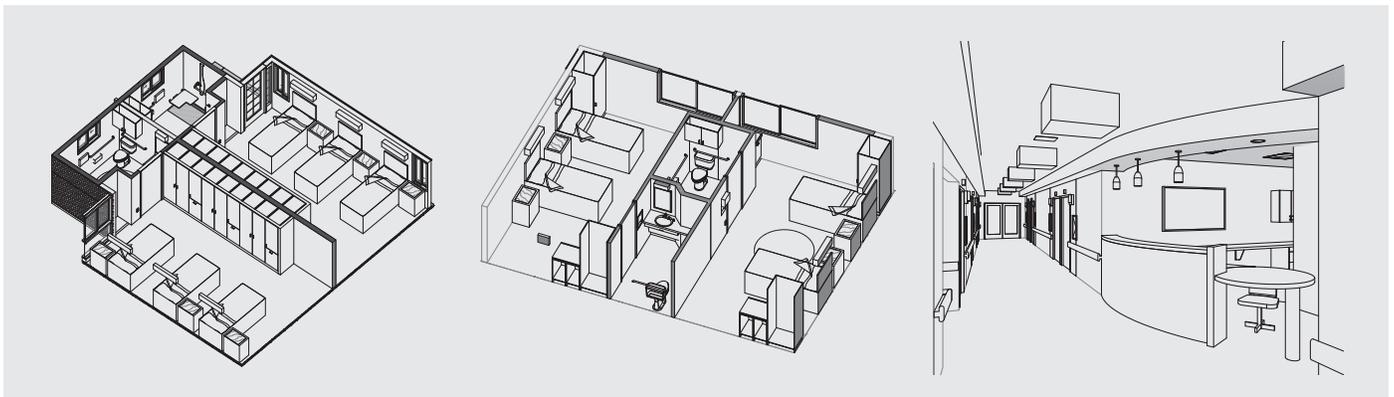
FEATURES

- Conversion of eight independent living units to assisted living memory care
- New dining area, activity room, staff station and sunroom
- Memory care units feature flexible floor plans for singles, couples, and shared living
- Seismic and fire safety improvements
- “Wander Garden” is visible from staff station, providing safe, sensory-rich outdoor space
- Central shared areas are easily visible without long hallways or multiple turns
- Floor plan encourages independence and the familiar routines of home
- Floor plan designed to allow phase transition from independence to memory care
- Units offer options for shared and independent toileting and bathing
- Shared units provide visual cueing to toilet and adjacent sleeping resident



Keiro Senior Healthcare

Skilled Nursing Facility ■ Renovation ■ Los Angeles, CA



At this skilled nursing and dementia care facility, which serves the Japanese American community, the south wing is being renovated into a full memory care residence.

The bed count will be reduced from 3 beds per room to 2 beds per room. In doing so, this multi-phased project will provide new private bathrooms, new nurses' and support stations, and create a more residential environment for residents to live and thrive.

FEATURES

- 19,000 SF
- 32 bedrooms for 64 residents
- Single story facility with full landscaped and secure gardens
- New servery to accommodate meals in the dining room
- Full bathrooms in each bedroom
- New finishes throughout the facility
- Upgraded building systems
- OSHPD 2

Eastern Park Apartments

Occupied Affordable Senior Housing ■ Renovation ■ San Francisco, CA



The project entails the renovation of 201 existing residential units, ground floor common and office space, and parking.

The renovation includes window replacements, main entrance door upgrades, interior finish upgrades, kitchen and lobby casework upgrades, various accessibility upgrades, including voluntary accessibility upgrades in 12% of dwelling units.

The project is seeking a formal unit conversion through the City of San Francisco Planning Department's Section 317 process. The result will remove a dwelling unit and replace it with resident services offices.



FEATURES

- Efficient windows
- New roofing
- LED lighting throughout
- Expansion of entry vestibule
- New deck

Lytton Gardens Apartments

Occupied Affordable Senior Housing ■ Renovation ■ Palo Alto, CA



Renovation of an affordable senior housing building to include 5% full mobility accessible units.

The project will include siding replacement throughout building exterior, interior refurbishment, including new casework, flooring, paint, plumbing fixtures, and lighting.

FEATURES

- 180,131 SF
- Efficient domestic water boilers
- Heat pump units for each apartment
- LED lighting throughout



Embark Apartments

Mixed-Use Podium / Affordable Veterans Housing + Retail ■ Oakland, CA



Conceptual design, entitlements, and construction documents for an affordable, veteran's housing development in Oakland.

Embark Apartments will consist of a six-story podium building with approximately 62 residential units intended for veteran housing. The ground floor will include community spaces, retail, administrative offices, and a tenant suite for a social services organization. The design is equipped with energy efficient standards, and on the sixth floor, a common room and sky deck, providing a common indoor/outdoor space with dramatic views to the Oakland and San Francisco skyline with sunset views.

The overall design and massing is sensitive to the neighboring buildings and will greatly enhance the quality and safety of the neighborhood. An active ground level is designed to be welcoming with a lot of large windows and an attractive human scaled design.

This project worked with the California Tax Credit Allocation Committee (CTCAC) and their regulations for federal and state low-income housing tax credit program.

FEATURES

- Podium level and sixth floor courtyards
- Coordination with CTCAC
- Ground-Level Retail of 2,000 SF
- Energy efficient design standards

On Lok House

Mixed-use Affordable Senior Housing ■ Renovation ■ San Francisco, CA



Renovation of an occupied mixed-use facility offering affordable senior housing and healthcare.

This concrete building, constructed in 1979, is undergoing renovation including replacement of all windows, interior finish, kitchen, bath, and accessibility upgrades; new roofing and guardrails, and mechanical, plumbing, and lighting upgrades to achieve greater energy conservation.

FEATURES

- Seven-story concrete building
- 47,000 square feet
- Primary care geriatric clinic
- Adult day care
- 54 affordable senior rental apartments
- Type I Construction on an urban infill site
- HUD Insured Loan
- Increase comfort of resident seniors by improving disabled access, upgrading kitchenettes, lighting and finishes
- Improve energy conservation and water consumption for lower operating costs
- Complex construction phasing to accommodate keeping residents on site.

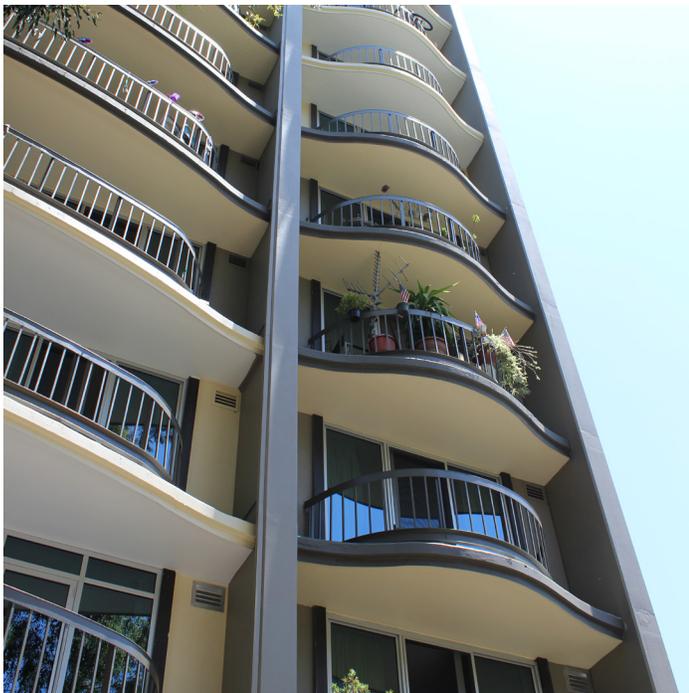
Town Park Towers

Occupied Affordable Senior Housing ■ Renovation ■ San Jose, CA



A ten story high-rise containing 216 affordable senior apartments, Town Park Towers is undergoing a complete renovation renewing it's exterior weather resistant surfaces and all interior surfaces.

Re-design and replacement of the building heating, cooling, and ventilation is included, providing superior energy savings and improved resident comfort.



FEATURES

- 216 apartments; 120,000 square feet
- Complete re-planning of communal use and service spaces including multi-purpose room, warming kitchen, game and exercise areas and service offices
- Replacement of all exterior glazing for increased energy conservation
- New variable Refrigerant Flow system to replace the original water cooler fan coil system
- New mechanical outdoor air ventilation for all apartments, with energy recovery
- Rejuvenation of the existing rooftop solar thermal system

Fuji Towers Senior Housing

Occupied Affordable Senior Housing ■ Renovation ■ San Jose, CA



This six story, 140 unit affordable rental apartment building recently underwent a full rehabilitation while remaining occupied.

Exterior envelope components such as windows, paint and roofing were replaced. All interior finishes were replaced, and sitework was reconfigured and rejuvenated.

FEATURES

- Abatement of interior hazardous materials
- Replacement of all interior finishes
- Reconfiguration of ground floor for ADA compliance
- HUD Insured Loan
- Parking reconfiguration for both disabled parking and ambulance access
- Addition of new resident vegetable garden
- Addition of new communal laundry room for residents
- New fencing and gate system with access controls for improved site security



Oak Center Towers

Occupied Affordable Senior Housing ■ Renovation ■ Oakland, CA



To determine recommended repairs and upgrades of an existing senior affordable housing building, SGPA is completing a physical needs assessment in downtown Oakland.

In an effort to provide greater energy efficiency, accessibility, and comfort, this scope includes upgrades to the windows, the residential unit interiors, communal and management spaces, and the electrical mechanical systems.

FEATURES

- Approximately 196 units
- 11 story building

Crocker Amazon

Independent Living ▪ Affordable ▪ San Francisco, CA



This three-story affordable apartment complex, which provides an independent living environment for seniors, was the product of an intensive community process.

In order to overcome strong neighborhood opposition to development of the site and gain community endorsement, the team identified stakeholders in the neighborhood, formed a community advisory committee, performed photographic research of the neighborhood's past and present building vocabulary and scale, and held large open neighborhood meetings.



FEATURES

- 37 studio, 1 and 2-bedroom units
- Community room
- Exercise room
- Parking: 10 spaces
- Secured acceptance from a previously unsupportive community
- Design incorporates features of adjacent homes "honoring" the surrounding residents

San Pablo Hotel

Occupied Affordable Senior Housing ■ Renovation ■ Oakland, CA



A full renovation of the interior, which includes 144 living units of affordable housing.

San Pablo Hotel is an occupied renovation of a senior living community that was originally built in 1906 with 144 affordable, senior SRO apartments. The project received a 4% tax credit financing for the refreshing of unit interiors, reprogramming of ground floor common areas, and upgrades to building infrastructure.

Residents have been heavily involved in the design of the exterior landscape and site improvements. These contributions encourage ownership over the process and overall satisfaction with the end result.

HIGHLIGHTS

- Occupied renovation
- Upgrading to current ADA criteria
- Restoration of building's historic elements
- Extensive resident engagement through design workshops
- Financed by 4% CA tax credits
- Renovation of laundry room with addition of new modern appliances
- Modifications made to existing courtyard including the addition of planting beds, a walking path, and improvements to the landscaped area available to residents.

Jack London Gateway Senior Housing

Independent Living ▪ Affordable ▪ Oakland, CA



Senior living in a mixed-use neighborhood.

An existing 30-year-old neighborhood retail center is revitalized and expanded with a new retail tenant building beneath a new affordable senior living complex. In close proximity to the West Oakland BART station, the project integrates critically needed housing for the aging population with a shopping center that provides necessary goods and services for the community.

FEATURES

- Approximately 7.4 acre site
- 60 senior living units and 1 manager's unit
- 71,360 square feet of retail
- Solar thermal and photovoltaic panels
- PCBC Gold Nugget Grand Award – GreenPoint Rated Community of the Year
- PCBC Gold Nugget Award of Merit – Best Infill, Re-Development or Rehab Site Plan



ADDITIONAL INFORMATION

Community and Agency Experience

For decades, we've provided a vast range of architectural services involving California public agencies that provide housing, healthcare, education, recreation, and transportation.

NORTHERN CALIFORNIA WORK

CITY OF SAN FRANCISCO

3rd Street Youth Center & Clinic
Crocker Amazon Senior Apartments
Jackie Robinson Apartments Renovation
On Lok House/On Lok Senior Health Services
Ridgeview Terrace Renovation
Unity Homes Renovation
Women's Community Clinic

Ridgepoint Office Building
Eastern Park Apartments

ENTITLEMENTS/PERMITS

Tenant Improvement Permit
Neighborhood Approval, Planning Entitlements, & Building Permit
Soft Story Retrofit Permit
Planning Permit, Building Permit, and Tenant Improvement Permit
Planning Entitlement & Building Permit
Building Permit
Historic District Entitlement, Municipal Transit Authority Review for Easement, & Tenant Improvement Permit
Conditional Use Authorization and Building Permit
Conditional Use Authorization, Dwelling Unit Conversion, & Building Permit

CITY OF BERKELEY

Ashby Health Center
Over 60 Health Center
West Berkeley Health Center

ENTITLEMENTS/PERMITS

Tenant Improvement Permit
Tenant Improvement Permit
Landmarks Preservation Board Approval, Planning Entitlement, & Building Permits

CITY OF CONCORD

Monument Corridor Health Center

ENTITLEMENTS/PERMITS

Planning and Building Permits

CITY OF NAPA

Community Clinic Ole

ENTITLEMENTS/PERMITS

Planning and Tenant Improvement Permits

CITY OF OAKLAND

Harrison Hotel Apartments Renovation
Jack London Gateway Senior Apartments
Keller Plaza Apartments Renovation
Native American Health Center
Embark Apartments

ENTITLEMENTS/PERMITS

Historic District Review & Building Permit
Planning, Entitlements, & Building Permit
Planning Review for Sitework, & Building Permit
Tenant Improvement Permit
Planning, Entitlements, and Building Permit

CITY OF SAN JOSE

740 and 777 West San Carlos Apartments
Lincoln Glen Retirement Community
Story and King Retail Center
Quetzal Gardens Apartment

ENTITLEMENTS/PERMITS

Planning Entitlements
Planning Entitlements & Building Permits
Redevelopment Agency Review, Planning Entitlements, & Building Permits
Planning, Entitlements, & Building Permit

CITY OF RICHMOND

William Jenkins Health Center
Westridge Apartments Expansion

ENTITLEMENTS/PERMITS

Planning, Entitlements, & Building Permits
Planning, Entitlements, & Building Permits

SOUTHERN CALIFORNIA PUBLIC WORK

CITY OF ENCINITAS

Seacrest Village Katzin Residence

ENTITLEMENTS/PERMITS

Major Use Permit

Seacrest Village Master Plan

Major Use Permit

CITY OF SAN DIEGO

Imperial Marketplace

Tentative Map, Sign Program, Substantial Conformance Review, Southeast San Diego Planned District

Pacific Plaza II San Diego, CA

Planned Commercial Development (PCD), Rezone, Coastal Development Permit, Building Permits

Casa de Manana - Sr. Living Complex

Conditional Use Permit, Coastal Development Permit, Building Permits

La Valencia Hotel

La Jolla Planned District, Special Use Permit, Coastal Development Permit, Building Permits, Substantial Conformance Review

The Brickyard at Hazard Center

Planned Commercial Development (PCD), Tentative Map, Building Permits, First San Diego River Improvement Project (FSDRIP)

Rio Vista

Planned Commercial Development (PCD), Tentative Map, Building Permits, First San Diego River Improvement Project (FSDRIP)

Costa Verde

Specific Plan-Community Plan Amendment, Planned Residential Development (PRD), E.I.R.

Park Valley Center
Comprehensive Sign Plan, Building Permits

FSDRIP Special Use Permit, Substantial Conformance Review

Scripps Gateway

Planned Commercial Development (PCD), Tentative Map, Building Permits, Conditional Use Permits

University Square

Conditional Use Permit, Planned Commercial Development (PCD), and Redevelopment District, Building Permits

College Grove

Substantial Conformance; Approvals to existing PCD

Torrey Highlands Village Center

Planned Commercial Development (PCD), Tentative Map, Comprehensive Sign Program, Building Permits

Del Mar Highlands Town Center

Planned Commercial Development (PCD), Tentative Map, Comprehensive Sign Program, Building Permits

Mira Mesa MarketCenter

Planned Commercial Development (PCD), Tentative Map, Redevelopment District Formation, Building Permits, Park and Ride

Rancho Penasquitos Town Center

Planned Commercial Development (PCD), Tentative Map, Building Permits

Sports Arena Retail Project

Specific Plan, Tentative Map, Planned Commercial Development (PCD), First San Diego River Improvement Project (FSDRIP), Building Permits

Vons

La Jolla Planned Development Permit, Coastal Development Permit, Variance for Parking Lot

Wal-Mart & Vons

Planned Commercial Development (PCD), Tentative Map, Building Permits

SAN DIEGO COUNTY

La Vida Real- Sr. Living CCRC

ENTITLEMENTS/PERMITS

Major Use Permit in accordance with Valle de Oro Community Plan and Rancho San Diego Specific Plan

Del Sur Target-anchored Center

Site Development permit and Community Plan Amendment

Pacific Highlands Ranch

Pacific Highlands Ranch Community Plan, Substantial Performance Review, Planned Community Development Amendment

Flower Hill

Coastal Development Permit

Green & Sustainable Experience

As designers, we believe it is our professional responsibility to infuse all of our projects with sustainable design strategies. Our team seeks opportunities for sustainable choices within and beyond the LEED certification process.



KELLER PLAZA, Oakland, CA

HUD Green Retrofit • Renovation • Construction Cost \$17.6M

- Replacement of appliances and light fixtures with EnergyStar models
- Replacements of bath fans with humidistat controlled EnergyStar fans
- Replacement of plumbing fixtures and irrigation with water conserving models
- Replacement of hydronic boilers and with efficient models
- Add additional attic insulation
- Replace all finish flooring with renewable resilient surfaces and recyclable carpeting
- Replace defective doors with agri-fiber core doors
- Replace all existing thermostats with EnergyStar programmable models
- Replacement of all windows with dual pane vinyl framed models
- Replacement of landscaping with drought tolerant planting
- No-VOC interior paints and finishes



MONUMENT CORRIDOR HEALTH CENTER, Concord, CA

LEED Certified • Renovation • Construction Cost \$5M

- Solar Photovoltaic
- Enhanced Commissioning of Building Energy and Refrigerant Systems
- 16% improvement in building energy performance
- 10% recycled content for installed materials



JACK LONDON GATEWAY SENIOR HOUSING, Oakland, CA

**GREENPOINT RATED • BAY FRIENDLY LANDSCAPING
Renovation & Expansion • Construction Cost \$14M**

- Solar Thermal and Solar Photovoltaic Systems
- Daylight collectors for corridor daylighting
- Filtered air distribution to mitigate freeway proximity
- Recycled and renewable finish materials
- Water conserving plumbing fixtures
- EnergyStar appliances and light fixtures
- Ceiling fans in all apartments to improve air circulation with less energy use



TOWN PARK TOWERS, San Jose, CA

Occupied Senior Housing Renovation • Construction Cost \$18.3M

- Energy modeling of entire building
- Replacement of hydronic fan coil system with Variable Refrigerant System
- Elimination of existing Cooling Tower
- Replacement of all exterior glazing with insulated super low heat gain glazing units
- No-VOC interior finish materials
- Solid surface countertops
- Apartment make up air ventilation to supply kitchen and bath exhaust fans without using conditioned air



ON LOK HOUSE, San Francisco, CA

Occupied Senior Housing Renovation • Construction Cost \$5.8M

- Energy modeling of entire building
- Replacement of all lighting with LED lamps
- Replacement of all exterior glazing with insulated glazing
- Replacement of all interior finished with No-VOC materials
- Addition of new emergency generator to keep residents in place during power emergencies
- Preparation for solar thermal and photovoltaic panels
- Enhanced roof insulation and cool roofing membrane
- Replacement of existing air conditioning with high efficiency system
- Addition of air filtration for ventilation air

Facilitating Consensus

We understand that not every community is the same. Differences create the personality and character of a place, so we know how important it is to address them through our design solutions. SGPA views our work as a people-centric discipline. Through design, we enrich lives while creating caring environments.

CROCKER AMAZON SENIOR APARTMENTS

While listening and communicating are critical skills in facilitation, we strive to move beyond this by providing a vision. In our experience, this vision focuses and catalyzes feedback from community and staff. Our work with Crocker Amazon Senior Apartments displays our proactive steps:

After a previous developer was unable to overcome neighborhood opposition to residential development on the site, a new developer selected SGPA to lead the 12 month process to work with immediate neighbors as participants in the development vision for the site. By listening to residents' impressions of their neighborhood, it became clear that their pride in the 1920s vintage mission revival style homes was paramount, as many lived in such homes purchased - and in some cases built - by their parents or grandparents.

As residents demonstrated pride for their neighborhood and its consistent architectural character, our design team understood that the new building must reflect the mission revival style. SGPA also realized that the new building would benefit politically from incorporating actual decorative details copied from surrounding homes, some occupied by the most virulent development opponents.

After open neighborhood meetings, individual neighbors were interviewed at their homes, where their memories, vision for the neighborhood, and exterior details of their homes were recorded. By presenting the resulting building design back to the neighborhood, and noting how it recalled the elements neighbors were most proud of, resounding community support was secured, leading to Planning Approval, HUD funding and successful construction.



QUETZAL GARDENS APARTMENTS

We are experienced in public outreach and presentations to community groups, public agencies, and critical stakeholders. One project that reflects these efforts in particular is Quetzal Gardens Apartments, an affordable housing development that was approved by the San Jose Planning Commission with enthusiastic support from both the Commissioners and the community.

In collaboration with Resources for Community Development and a non-profit jobs training organization, Somos Mayfair, we met with the resident and community groups many times to understand their history and needs. It was through open communication that we were able to address issues of concern and were, in turn, inspired to design a building that reflects the neighborhood and its story.



Technical Resources & BIM Experience

SGPA leverages the virtual tools of design management and construction during design to gain efficiencies and reduce issues in the field. This results in a smooth process and increased project value. For our education projects, we use Autodesk Revit 2019, supported by AutoCAD 2019.

TECHNOLOGY RESOURCES

One of our key strengths during our five decades of practice has been the development of technical standards and strong management principles through the use of the most current technologies. At SGPA our staff are deeply experienced in the art and science of project management: providing strong leadership through budgets, schedules, and the critical nuts and bolts communications that occur every day. A firm can't be around as long as we have without them.

For instance, SGPA uses Newforma and Basecamp software for communications and recordkeeping. Through Newforma we can distribute large amounts of information to large collaborative teams. In addition to tracking data transfers, document changes, and email correspondence, Newforma manages meeting minutes and provides a centralized project information access point for all team members. Throughout complicated projects, this tool allows decision makers to focus on the information itself, rather than where to find it.

“SGPA is an industry leader in virtual construction and design. I was extremely impressed with the knowledge and expertise of the SGPA team regarding BIM. Their leadership guided our construction team to implement the project's 3D model in the field. SGPA's 3D design model had resolved all major conflicts and system clashes before the project was bid to the trade contractors. That directly reduced the amount and number of change orders associated with the project.

—Kevin Smart, Construction Manager
PCL Construction

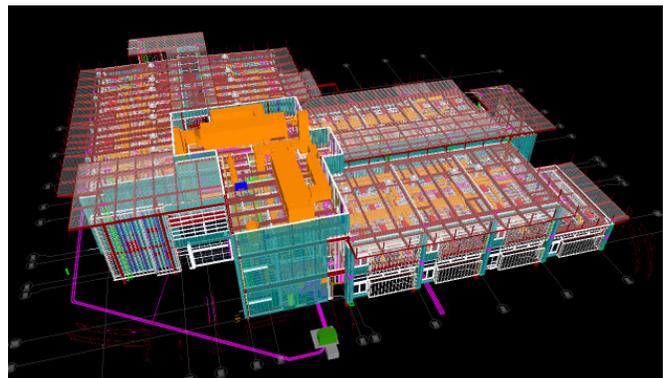
BIM EXPERIENCE

The construction industry has undergone a substantial shift in the use of computer technology for design, planning, coordination, and construction. SGPA's staff is experienced and proficient in the use of these new technologies. Many of us are recognized industry experts who have provided training, instruction, and counsel to builders across California.

SGPA produces work using Autodesk Revit and Navisworks. With this building information modeling (BIM) technology, we produce models that coordinate information from architects, engineers, and contractors into one virtual building. We require all our consulting engineers of major building systems to design and model in Revit or similar BIM technologies. Team-wide adoption of the technology makes our drawings more synchronized and accurate.

We believe that the most effective means for working with contractors in solving field challenges is to prevent them before they even occur. We use the digital tools and methodologies a contractor would use during construction—primarily through Navisworks—in our design process. This allows comprehensive clash detection of all major building systems, eliminating the bulk of high expense changes before the project is even bid.

During construction, we are able to converse and operate natively within the same tools that a contractor uses. Many shop drawings and submittals, for instance, are now being produced in three dimensions and coordinated and reviewed using Navisworks. SGPA is proactive and informed, and communicates closely with the contractor to head off problems before they are built.



Awards

SGPA's projects have repeatedly received national recognition and awards for design excellence. One of our greatest honors comes from return clients with new assignments.

DESIGN EXCELLENCE IN RESTORATION & RE-USE AWARD

Berkeley Design Advocates

LifeLong West Berkeley Health Center

HISTORICAL PRESERVATION AWARD

Berkeley Architectural Heritage Association

LifeLong West Berkeley Health Center

NATIONAL AWARD OF EXCELLENCE - CIVIC

Design-Build Institute of America

County of San Diego Waterfront Park
and Parking Structure

**BEST PROJECT AWARD IN HIGHER
EDUCATION/RESEARCH**

ENR California

San Diego Continuing Education Facility
at Mesa College

**GOLD NUGGET GRAND AWARD (CATEGORY 33)
GREENPOINT RATED COMMUNITY OF THE YEAR**

Pacific Coast Builders Conference

Jack London Gateway, Oakland, California

**GOLD NUGGET AWARD OF MERIT (CATEGORY 23)
BEST INFILL, RE-DEVELOPMENT OR REHAB SITE PLAN**

Pacific Coast Builders Conference

Jack London Gateway, Oakland, California

GOLD NUGGET AWARD OF MERIT BEST MIXED-USE

Pacific Coast Builders Conference

Oceanview Village, San Francisco, California

ULI HEALTHY PLACES AWARD

Urban Land Institute

Mesa Commons Cafe & Bookstore, San Diego, California

GOLD NUGGET AWARD OF MERIT BEST MIXED-USE

Pacific Coast Builders Conference

Seven Directions Apartments and Clinic,
Oakland, California

HEALTHY PLACE CROWN JEWEL AWARD

Urban Land Institute - San Diego

County of San Diego Waterfront Park
and Parking Structure

NEIGHBORHOOD PLANNING AWARD

Inland Empire Section of the American Planning Association
(IES-APA)

City of Rancho Mirage - Section 19 Specific Plan,
Rancho Mirage, CA

PROJECT INNOVATIONS - EXEMPLARY PROJECT

Buildings Magazine

CreekBridge Village, Salinas, California

**GOLD NUGGET GRAND AWARD
MASTER PLANNED PROJECT OF THE YEAR**

Pacific Coast Builders Conference

Rivermark Village, Santa Clara, California

**GRAND AWARD FOR BEST COMMUNITY TOWN PLAN
100 ACRES OR MORE CO-WINNER**

Pacific Coast Builders Conference

Rivermark Village, Santa Clara, California





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