

MASTER PLANNING SERVICES

Enriching Life Through Design

At SGPA, we enrich life through design by creating memorable places that promote human connection and well-being. Through collaboration, building on our expertise, and empowering our employees, we strive to find thoughtful design solutions that meet our clients' goals and bring new vitality to our neighborhoods and communities.

SGPA ARCHITECTURE AND PLANNING

San Francisco

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San Francisco, CA 94104
415.983.0131

San Diego

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San Diego, CA 92108
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Fresno

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Fresno, CA 93720
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sgpa.com



ABOUT SGPA





ABOUT SGPA

SGPA Architecture and Planning is a leading design firm with offices in San Francisco, San Diego, and Fresno. For over five decades, we've become specialists in projects that feature or blend retail, community, recreation, wellness, education, and housing.

As trusted advisors, we help each client discover what's most important to the project's success before we start 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.

SGPA believes in employing a step-by-step design process. The initial design process employs quick alternative design studies to test the project program and explore alternative solutions. This process allows for greater flexibility and collaboration, and can be completed with a low up-front investment. Once the project program has been established, more detailed studies are utilized to finalize and test the design.

Established

1969 | 53 years in business

Staff

39	Employees
15	Registered Architects
9	LEED Accredited Professionals
16	BIM Modelers
8	Administrative Staff

Small & Green

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

See Our Work Online

www.sgpa.com



RANGE OF OUR FULL-SERVICE CAPABILITIES

- Site Planning
- Master Planning
- Feasibility Studies
- 3D Planning Studies
- Testing multiple site plan options
- Planning and Entitlements
- Community Outreach
- Designing for Future Adaptability
- Adaptive Re-Use
- Historical and Cultural Integration
- Sustainable Solutions
- Branding and Lifestyle Graphics
- Landscape, Lighting, and Facade Improvements

TEAM



KEITH PITTSFORD

ARCHITECT

PRINCIPAL, VICE PRESIDENT



HILARY BACKMAN

SENIOR DESIGNER



JACLYN SHOR

ARCHITECT, NCARB

SENIOR ASSOCIATE, SENIOR PROJECT MANAGER



STUART LYLE

ARCHITECT, AIA

PRINCIPAL, PRESIDENT



GLENN WOOD

ARCHITECT, LEED AP

PRINCIPAL, DIRECTOR OF DESIGN



PHILIP D'AGOSTINO

ARCHITECT, LEED AP

PRINCIPAL, DIRECTOR OF OPERATIONS

TEAM





KEITH PITTSFORD

ARCHITECT, AIA

VICE PRESIDENT, DIRECTOR OF SAN DIEGO

Keith directs the San Diego office and oversees all projects, staff, and clients. Since joining SGPA in 1993, he has developed specialties in planning, design, entitlements, and repositioning strategies for large-scale projects that enrich the community.

At SGPA, Keith guides our project leaders to challenge conventional thinking and develop big ideas. He leads dynamic team efforts to find the path connecting great design, user experience, contextualism, community input, sustainability, and efficiency. Knowing that the decisions made early can affect other factors downstream, he enjoys the early conceptual planning that set projects up for success.

Keith is also an expert witness determining property value through evaluations of highest and best use. He is an active member of the Mission Valley Planning Group, ICSC, and NAIOP. Keith is committed to being a responsible contributor in the community and influence design for the betterment of our built environment.

CREDENTIALS

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

AFFILIATIONS

- International Council of Shopping Centers (ICSC)
- City of San Diego Mission Valley Community Planning Board
- Habitat for Humanity
- National Association for Industrial and Office Parks (NAIOP)

BACKGROUND

- Over 30 years of architectural experience
- Project design & management emphasis
- Focus on planning entitlement processing
- Special experience in retail, theming, and public space design

PROJECT EXPERIENCE

330 CEDROS ▪ Solana Beach, CA

RAF Pacifica Group

Mixed-use development situated in the coastal community of Solana Beach. With strong ties to its surf and industrial heritage, this infill project uses every inch of space to maximize usability and profitability while maintaining a strong connection to its community and place. Cedros Avenue is an arts district with a vibrant and active art and music scene. This project weaves into its environment and becomes a contributing part of the fabric and history to become an exciting part of the future of this quaint beach town.

SOUTH CAMPUS PLAZA ▪ San Diego, CA

San Diego State University

As SDSU moves into a more residential future, it incorporated a new mixed-use, transit-oriented development that offers diversified retail options alongside high-quality student housing and amenities. The 328,000 SF project included ground-floor commercial retail, upper-floor student housing, over 400 car parking structure, and campus green spaces.

THE VILLAGE AT PACIFIC HIGHLANDS RANCH ▪ Carmel Valley, CA

Coast Income Properties

This project combines affordable housing, retail, and public spaces into one community. The design offers a spacious two-acre village green park, as well as other smaller parks, including a community garden.

MIRA MESA MARKET CENTER ▪ San Diego, CA

Vestar

This project consists of a renovation of an existing single tenant building (Old Navy) into a multi-tenant use building to accommodate Old Navy and Ulta retailers. SGPA and our team of consultants prepared a physical needs assessment evaluation which evaluated the adequacy of the existing systems in conjunction with the demands of the new tenants. This process was completed early in the design process to inform the client and tenants as to the costs involved in splitting the HVAC, fire, and electrical systems in the existing building.

SHOPS AT LA JOLLA VILLAGE ▪ La Jolla, CA

Shopcore

The Shops at La Jolla Village offer this affluent region of San Diego a modern retail design with glass storefronts. Located near the University of California San Diego (UCSD), all residential apartments on-site are designated for student occupancy.



HILARY BACKMAN

SENIOR ASSOCIATE, SENIOR DESIGNER

With over 25 years of experience, Hil has designed a range of successful projects in California and abroad. He has been fortunate to design many building types including Residential, Retail, Senior Living, Hotels, Education, and Offices; as well as large scale planning projects from Eco-Tourism to Urban Planning. At SGPA, Hil blends effective communication skills and a flexible approach to design while working with clients, consultants, and colleagues to create special places that resonate with end users. He is also involved with the architectural and planning communities with associations such as ICSC, NIAOP, ULI, and BIA. Hil enjoys bringing life to projects, "taking it from dream to reality." He enjoys the collaborative process of working with clients and draws his inspiration from past and current architectural masters defining design with mass, texture, light, time and space.

CREDENTIALS

- Dalhousie University, Master of Architecture
- Dalhousie University, Environmental Design Studies in Architecture, Bachelor of Arts
- Concordia University, BFA

AFFILIATIONS

- International Council of Shopping Centers (ICSC)
- Urban Land Institute (ULI)
- San Diego Housing Federation (SDHF)

BACKGROUND

- Over 26 years of professional experience
- With SGPA since 2018

PROJECT EXPERIENCE

CEDROS 330 ▪ Solana Beach, CA

RAF Pacifica

This mixed-use, landmark project is a unique beach community, Cedros 330 responds to the history and culture of a place rich in its heritage of art and manufacturing. With an industrial beach aesthetic, Cedros 330 is comprised of 26,000 SF of retail, office, restaurant and residential. SGPA worked closely with the city and community to integrate the design, progressive in its sustainable elements: photovoltaics, water reuse, recycled materials and water treatment/retention. Patios, restaurants, and public gathering areas appeal to the community's live-work-shop-dine approach.

CITY HEIGHTS AFFORDABLE HOUSING ▪ San Diego, CA

Family Health Centers of San Diego

This project is designed to address the growing need for affordable housing in the City Heights community. Repurposed shipping containers are used to create an iconic building with unique texture and detail. The street level contains retail shopping, a cafe, and convenient parking. The upper podium contains offices, a community garden, skydeck, social gathering spaces, and 116 units of affordable family housing.

CAMPUS PARK APARTMENTS ▪ Pala Mesa, CA

(private client)

This project is along the I15 corridor near Pala road in a rural setting. Originally entitled as an office complex in 2012, the market has not matured for that use and is currently being redesigned for multi-family housing. There are approximately 300 units in a three story courtyard-building grouping. Amenities include remote business and activities with a pool. The parking designed to wrap around the building in order to minimize cost while maintaining required parking demands in this semi-rural area. The units have since been re-imagined after COVID to provide each unit with a home office option. We are currently exploring townhouse and detached single family options.

DEL SOL VILLAGE ▪ San Diego, CA

(private client)

Set into a hillside in south San Diego near the 805 and 905 junction, Del Sol Village is a collection of two- to three- story apartment buildings over parking that is nestled into the hillside. There is a total of 420 units with 15% affordable housing to increase the density through a bonus density provision in the City of San Diego. The project has a central pool and clubhouse building with adjacency to local hiking trails. SGPA solved the difficult issue of leveling the site by creating stepped pads that descend along the hillside. This design solution allowed for a tuck under garage solution that took advantage of the stepped grading condition. Furthermore, this enabled each building to capitalize on light and views.



JACLYN SHOR

ARCHITECT

SENIOR ASSOCIATE,
SENIOR PROJECT MANAGER

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, multi-family, mixed-use, affordable housing, senior living facilities, wellness, education and commercial projects.

CREDENTIALS

- Registered Architect, California C38133
- Cal Poly State University at San Luis Obispo, Bachelor of Architecture
- National Council of Architectural Registration Boards

AFFILIATIONS

- National Council of Architectural Registration Boards
- Urban Land Institute Young Leader
- NCARB Subject Matter Expert

BACKGROUND

- Over 12 years of professional experience
- With SGPA since 2015

PROJECT EXPERIENCE

CITY HEIGHTS AFFORDABLE HOUSING ▪ San Diego, CA

Family Health Centers of San Diego

This project is designed to address the growing need for affordable housing in the City Heights community. Repurposed shipping containers are used to create an iconic building with unique texture and detail. The street level contains retail shopping, a cafe, and convenient parking. The upper podium contains offices, a community garden, skydeck, social gathering spaces, and 116 units of affordable family housing.

TRIPOLI AVENUE MIXED-USE AFFORDABLE HOUSING ▪ Coachella, CA

Chelsea Investment Corporation

The City's Pueblo Viejo Revitalization Plan prioritizes multi-story commercial and mixed-use buildings, street enhancements and outdoor paseos that support the community's vision of a high intensity, culture-focused Downtown designation. This uniquely angular site is utilized to the fullest potential with 108 affordable units spread across two buildings, a community center and retail block along the main downtown street.

HOOVER STREET MIXED-USE AFFORDABLE HOUSING ▪ Coachella, CA

Chelsea Investment Corporation

The development will transform the currently vacant 8.7 acre lot into an intergenerational community that offers affordable housing, community development services for Work Force Training and VA Services, and commercial retail space. The Site Design consists of five separate three- and four-story buildings containing 100% affordable housing with open courtyards, outdoor amenity areas, and playgrounds dispersed throughout.

EMBARK AFFORDABLE HOUSING ▪ Oakland, CA

Resources for Community Development

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).

SEACREST VILLAGE MASTER PLAN AND CORE RENOVATION ▪ Encinitas, CA

Seacrest Village Retirement Communities

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.



STUART LYLE

ARCHITECT, AIA

PRESIDENT, DIRECTOR OF 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. His role as President and the Director of the San Francisco office is to ensure that all staff have the necessary resources and support available to do their best work.

Stuart specializes in transforming underutilized spaces and structures into new and vibrant environments. Staff and clients alike rely on Stuart's ability to focus a diverse team on a creative solution to a design problem.

As someone who grew from student intern to President at SGPA, Stuart believes that assisting people with their professional growth is the most satisfying part of his job. He takes pride in managing a great group of people and hopes to give them all the same opportunities that he has had over the years.

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
- With SGPA since 1993
- Focus on planning entitlement processing for retail + mixed use projects

PROJECT EXPERIENCE

LITTLEJOHN COMMONS ▪ Alameda, CA

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.

EMBARK AFFORDABLE HOUSING ▪ Oakland, CA

Resources for Community Development

This project included programming, design, and construction of 62 new, affordable apartments and community spaces for veterans with 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).

QUETZAL GARDENS AFFORDABLE HOUSING ▪ San Jose, CA

Resources for Community Development

Programming, Design, and Construction of 71 new, affordable family apartments and ground floor retail space for local non-profit, job training and community support organization Somos Mayfair, for Resources for Community Development (RCD). The podium type building will include puzzle lifts to maximize parking, large community and service spaces, a large children's play area, and a sixth floor community garden space.

MARIPOSA PLACE ▪ San Jose, CA

San Jose Midtown Development LLC

New construction for unique mixed-use building to create a memorable gateway for the rapidly changing West San Carlos Avenue district. This infill site is located in the Diridon Station Area Plan (DSAP). This recently adopted plan sets goals for creating a dense, walkable mixed-use neighborhood within walking distance to Diridon Station. The DSAP envisions this declining industrial and commercial area as a new high-density residential neighborhood with a vibrant public realm and a strong sense of place. This building was designed to carefully fit the unique narrow site and adding a new pedestrian path, linking a future light rail stop with the West San Carlos district.



GLENN WOOD

ARCHITECT, LEED AP

PRINCIPAL, DIRECTOR OF DESIGN

With over 20 years of professional experience, Glenn specializes in the design of mixed-use urban environments that allow people to live more active, fulfilling, and healthy lifestyles while reducing their environmental footprint. Glenn has led the design effort on numerous projects that integrate retail, residential, commercial, and civic uses into walkable and sustainable neighborhoods. His role includes leading the design direction of the San Francisco office, developing strong client relationships, and mentoring future firm leadership. In each project, Glenn strives to develop a common vision that synthesizes the unique cultural, economic, and planning goals of the local community with the aspirations of the client to create livable and lasting new places.

CREDENTIALS

- Registered Architect, California C31064
- LEED Accredited Professional
- Cal Poly State University at San Luis Obispo, Bachelor of Architecture

AFFILIATIONS

- American Institute of Architects
- Design Review Board Commissioner – El Cerrito, CA
- Urban Land Institute

BACKGROUND

- Over 21 years of experience
- With SGPA since 2013

PROJECT EXPERIENCE

28168 MISSION BOULEVARD ▪ Hayward, CA

JC Marting Company

This project proposes to redevelop an existing commercial site and surface parking lot on a 1.81 +/- acre site. Located within walking distance to the South Hayward BART station, the design aims to create an attractive streetscape with active uses and abundant glazing on the ground level. Ground floor programming will include a commercial space, garage parking, lobby and other support areas. A challenge was how to fit enough units and parking on a fairly steep sloping site while providing adequate fire truck access and creating an attractive mixed-use building that follows the requirements of the form based code for this area.

EMBARK AFFORDABLE HOUSING ▪ Oakland, CA

Resources for Community Development

This project included programming, design, and construction of 62 new, affordable apartments and community spaces for veterans with 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).

QUETZAL GARDENS AFFORDABLE HOUSING ▪ San Jose, CA

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EVERGREEN CIRCLE ▪ San Jose, CA

Arcadia Development Company

Evergreen Circle envisions an 80-acre master planned community with 250 town- homes and single family homes, a retail paseo, retail outlets and a 14 acre softball athletic complex. Multiple parks link back to the existing Meadowfair Park and Community Center. The master plan creates a complete neighborhood where residence can meet their daily needs by walking, bicycling and taking transit. The plan consists of a series of parks and trails that connect the adjacent residential neighborhoods and land uses to the new parks and retail center. The heart of the project is a central commons open space and a pedestrian friendly restaurant and food area that will act as an inviting social gathering place for the community.



PHILIP D'AGOSTINO

ARCHITECT, LEED AP

PRINCIPAL, DIRECTOR OF OPERATIONS

As a Studio Leader in SGPA's San Francisco office, Philip is responsible for managing retail projects from conceptual design through planning, governmental approvals, and construction. He believes the built environment has an extraordinary impact on our everyday lives. Philip's passion for retail design began on the east coast and grew deeper after working as a corporate architect for Gap, Inc. Philip calls upon this multifaceted, retail knowledge while working on projects for major retail centers, regional malls, and mixed-use developments. Since joining SGPA in 2001, Philip continues to strengthen his retail knowledge by attending conferences, events, and workshops hosted by the International Council of Shopping Centers.

CREDENTIALS

- Registered Architect, California C31487
- LEED Accredited Professional
- North Carolina State University, Bachelor of Environmental Design in Architecture

AFFILIATIONS

- International Council of Shopping Centers (ICSC)
- San Francisco Bay Area Planning and Urban Research Association (SPUR)

BACKGROUND

- Over 23 years of experience
- With SGPA since 2002

PROJECT EXPERIENCE

CITYLINE ENTERTAINMENT BLOCK ▪ Sunnyvale, CA

Hunter Properties

The revitalization of downtown Sunnyvale includes an entertainment block diagonally across from the town plaza, the social heart of the city. This new epicenter of the city features a 52,700 SF specialty market and a high-end multiscreen theater. The primary design goal for this building was to activate the corner and draw people in from the town plaza adjacent to the site. This was strategically done by moving the entrance of the lobby closer to the corner and adding a dramatic two-story glass entrance.

ALMADEN RANCH ▪ San Jose, CA

Arcadia Companies

The 39-acre site is divided into two areas of retail tenants including home improvement, health club, sporting goods, office supplies, small market, theme restaurants, and supporting shops. The shops located along Almaden Expressway are designed to be more neighborhood-oriented and located near the street edge with pedestrian linkages to adjacent buildings and courtyards that offer outdoor gathering places and dining courts.

WESTSIDE DISTRICT ▪ Rohnert Park, CA

Cypress Equities

This unique mixed-use shopping district is designed to be adjacent to a magnificent resort casino that combines world-class cuisine, lively entertainment, spa facility, shopping and urban living. The 29 acre project includes approximately 300,000 SF of retail, 350 residential units and a 100-key hotel. A unique feature located at the heart of the shopping district will be a central park that includes outdoor fountains and terraced seating for outdoor entertaining and special events.

BAYFAIR CENTER ▪ San Leandro, CA

Madison Marquette

Renovation and expansion of an existing 873,000 square foot regional mall including renovated and new retail tenant space, new space for quick service restaurants, and new interior food collection. Renovation of the food collection includes six new tenants with open visibility and individual branding display opportunities. The quick service dining includes contemporary architecture and lighting, as well as an outdoor plaza and seating area. The dining area is framed by contemporary seating 'rooms' that incorporate new marble flooring, new wood lattice ceiling grid and perimeter angled soffit walls supported by lit columns.

MASTER PLANNING EXPERIENCE





MASTER PLANNING EXPERIENCE

PROJECT	SITE AREA (ACRES)	CITY BLOCKS	RESIDENTIAL UNITS	RETAIL AREA (SQ. FT.)	OFFICE AREA (SQ. FT.)	PARKING SPACES	NOTES
Cityline Downtown Sunnyvale TOD Master Plan	37	6	1,096	540,000	970,000	6,600	Former mall adjacent, TOD, adjacent to historic Murphy Avenue and Caltrain
Pac Commons South Master Plan	150	34	1,500	420,000	1,300,000	8,485	Also includes elementary school, parks and trail system
Folsom Ranch Master Plan	180	30	1,045	730,000	335,000	7,700	Also includes 27 acre hospital and medical office site
San Antonio Center TOD Master Plan	31	10	2,650	365,000	525,000	6,200	Former shopping center, includes 6 acres of parks and open space
Evergreen Master Plan	81	10	250	315,000	5,000	1,700	Includes 14 acre sports park, ped circulation connects to larger trail system
North Forty Mixed Use Village Master Plan	16	5	471	99,400	0	1,250	Also includes 150 key hotel & conference center
North Forty Retail & Entertainment Master Plan	19	7	0	435,000	0	1,630	Also includes 125 key hotel & conference center
Scotts Valley Town Center Master Plan	17	7	277	70,000	25,000	980	Adjacent to existing movie theater, city library, and live theater
Bayfair TOD Master Planning	56	8	528	467,000	0	3,540	Re-imagines large mall site adjacent to BART transit station
Cambrian Park Master Plan	17	7	265	200,000	40,000	1,420	Redevelopment of former shopping center into residential, retail and entertainment
Fairmont TOD Master Plan	15	5	940	79,000	20,000	1,830	Existing shopping center transformed to residential and mixed use walkable village, adjacent to BART
Fairfield Station TOD Vision	25	8	875	20,000	15,000	1,925	Downtown redevelopment adjacent to commuter rail station
University Mall Master Plan	8	4	177	112,000	0	650	Redevelop existing mall into mixed use student housing, food and entertainment center
University District Master Plan	260	8	1,236	75,000	200,000	2,800	260 acre site with 12 distinct neighborhoods
Pacific Highlands Ranch	24	4	330	160,000	20,000	1,200	Planned mixed-use, neighborhood housing, food and market, fitness center
TOTAL	652	153	10,074	3,852,400	3,255,000	47,910	

THE AZTEC SAN DIEGO, CA

SDSU Mission Valley brings a common space for students and residents to live, learn, and play.

Project Description

SDSU Mission Valley will transform the San Diego Stadium site to support SDSU's academic, educational, and cultural mission. The transit-oriented site will include an Innovation District with modern facilities to create opportunities for public engagement and interaction with public and private industry partners, along with a multi-use stadium, housing, retail, and more than 80 acres of community park and open space, including a 34-acre River Park.

Project Features

- Stadium access and adjacent parking structure
- Option for a turnkey hotel on-site
- Multiple park/recreation areas strategically situated
- Transit Oriented Development



Legend

- A Residential Community
- B Hotel
- C Retail / Office Village
- D Parking Garage
- E MLS Stadium
- F Practice Facility
- G Tech Office Campus
- H Conference Hotel
- I Creative Office
- J Entertainment
- K Creative Office
- L Main Street Shopping District
- M Trolley Arrival Plaza
- N High Rise on the Park
- O Community Park / Potential Future NFL Stadium
- P Riverfront Park
- Q Event Plaza
- R Linear Park



1 Sports Park Plaza



2 Outdoor Seating



3 Residential Rooftop



4 High Rise Building



5 Outdoor Seating



6 Trolley Arrival Plaza



7 Urban Bicycle paths



8 Aztec Trolley

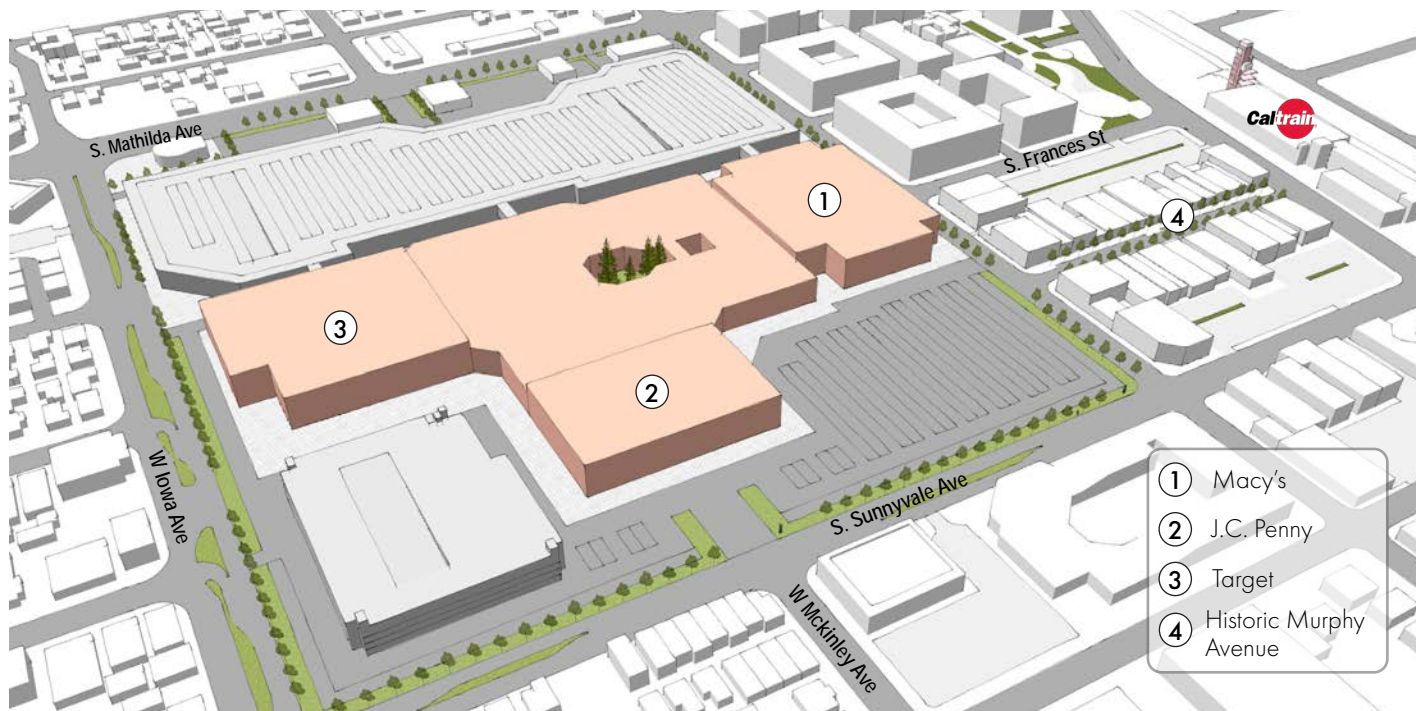


9 River Park Trails



10 River Park Trails

TOWN CENTER MALL AERIAL (2002)



CURRENT MASTERPLAN AERIAL (2021)



CITYLINE MASTERPLAN SUNNYVALE, CA

Downtown Sunnyvale's revitalization features an entertainment block diagonally across from Redwood Square, the social heart of the city.

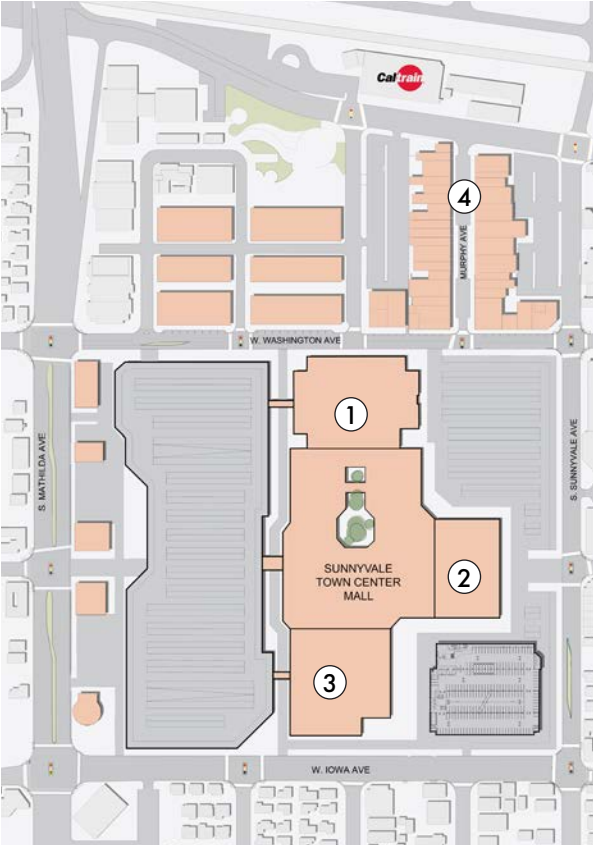
Project Description

This project creates a usable and functional mixed-use town center, highlighting the close proximity to the nearby historic Murphy Avenue and the Sunnyvale Cal Train station. By replacing a shopping mall built in 1979, Cityline integrates public gathering space, entertainment, higher-density residential, offices, and retail within a new street grid to create a diverse mixed-use community.

Project Features

- 37 Acres; six City Blocks
- 540,000 SF of Retail; 970,000 SF of Offices; 1,096 Residential Units; 6,600 Parking Spaces
- Network of bike routes throughout the site
- New Transit Bus Stop
- Complex Phasing Program
- Transit Oriented Development
- Redwood Square: A new central plaza offering green space and community gathering
- New street grid creates usable/functional blocks and connections to surrounding streets
- New on-street parking with combination of above-grade and below-grade parking
- New AMC Theatres
- New higher density residential and office added to reformatted retail

TOWN CENTER MALL PLAN (2002)



- ① Macy's
- ② J.C. Penny
- ③ Target
- ④ Historic Murphy Avenue

INTERIM SITE PLAN (2017)



- ① Macy's
- ② Target
- ③ Historic Murphy Avenue

CURRENT MASTERPLAN (2021)



- ① Redwood Square
- ② Target
- ③ Whole Foods & AMC Theatres
- ④ Historic Murphy Avenue

NORTH FORTY LOS GATOS, CA

An orchard is transformed into a Master Planned Urban Village.

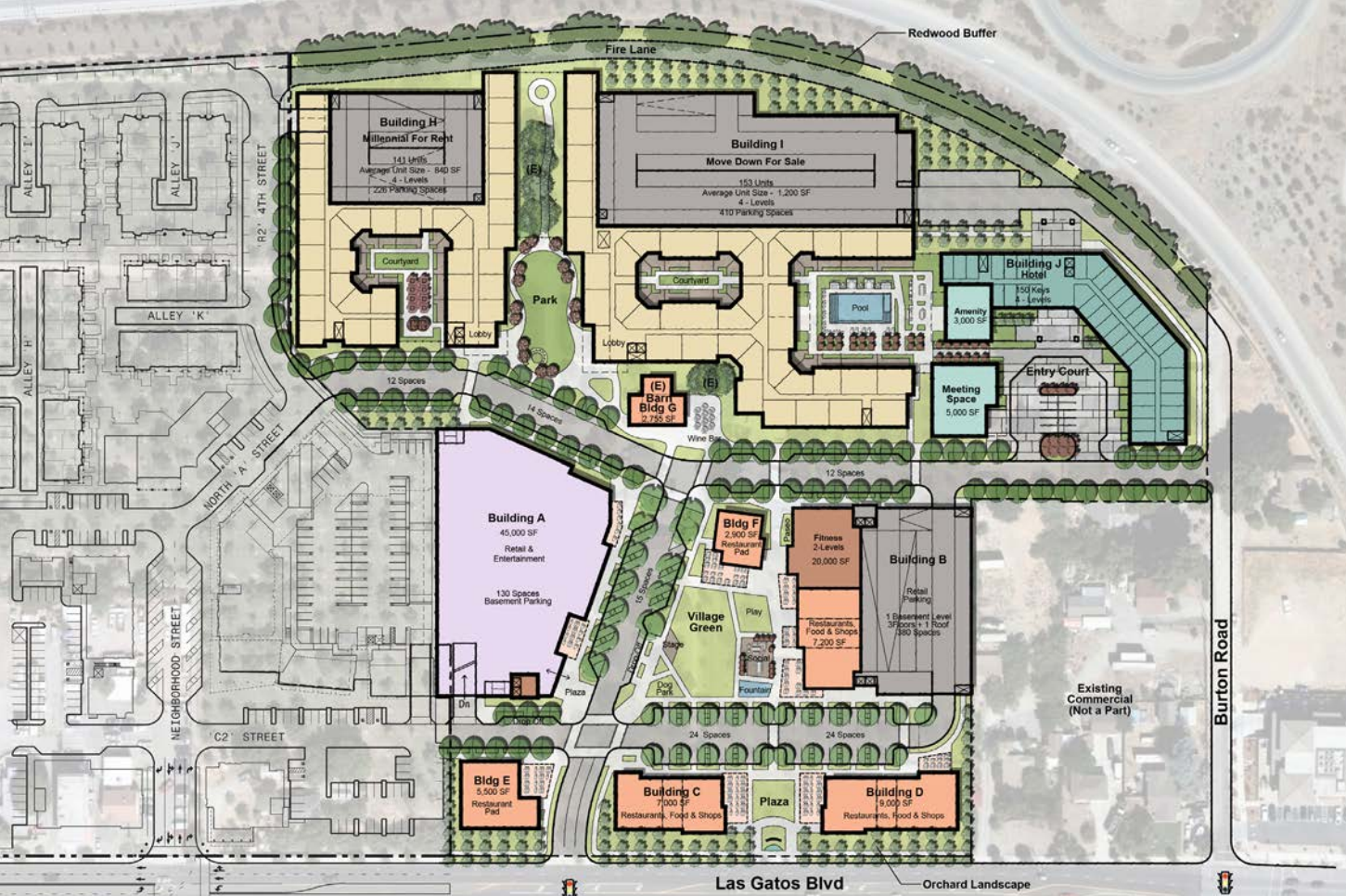
Project Description

The North Forty plan offers the Town of Los Gatos a way to preserve its history while planning for its future. The property's owner is a long-standing local family, whose intention to strengthen Los Gatos by providing a new high quality mixed use neighborhood.

SGPA led the site plan design of the Phase II neighborhood mixed-use district. The new retail area at the heart of Phase II features a theater, a fitness center, and the Village Green within a walkable neighborhood setting dotted with cafés, restaurants and other quality shops. This charming new village center will create an exciting new community gathering place for the new residents living in the neighborhood as well as the larger Los Gatos community. The design reinforces the history, agricultural heritage and small town character of the Town of Los Gatos.

Project Features

- 16-Acre Master Planned Community
- 471 Residential Units
- 99,400 SF of Retail
- Multiple Parking Structures (1,250 parking spaces)
- 150-Key Boutique Hotel and Conference Center



PACIFIC HIGHLANDS RANCH CARMEL VALLEY, CA

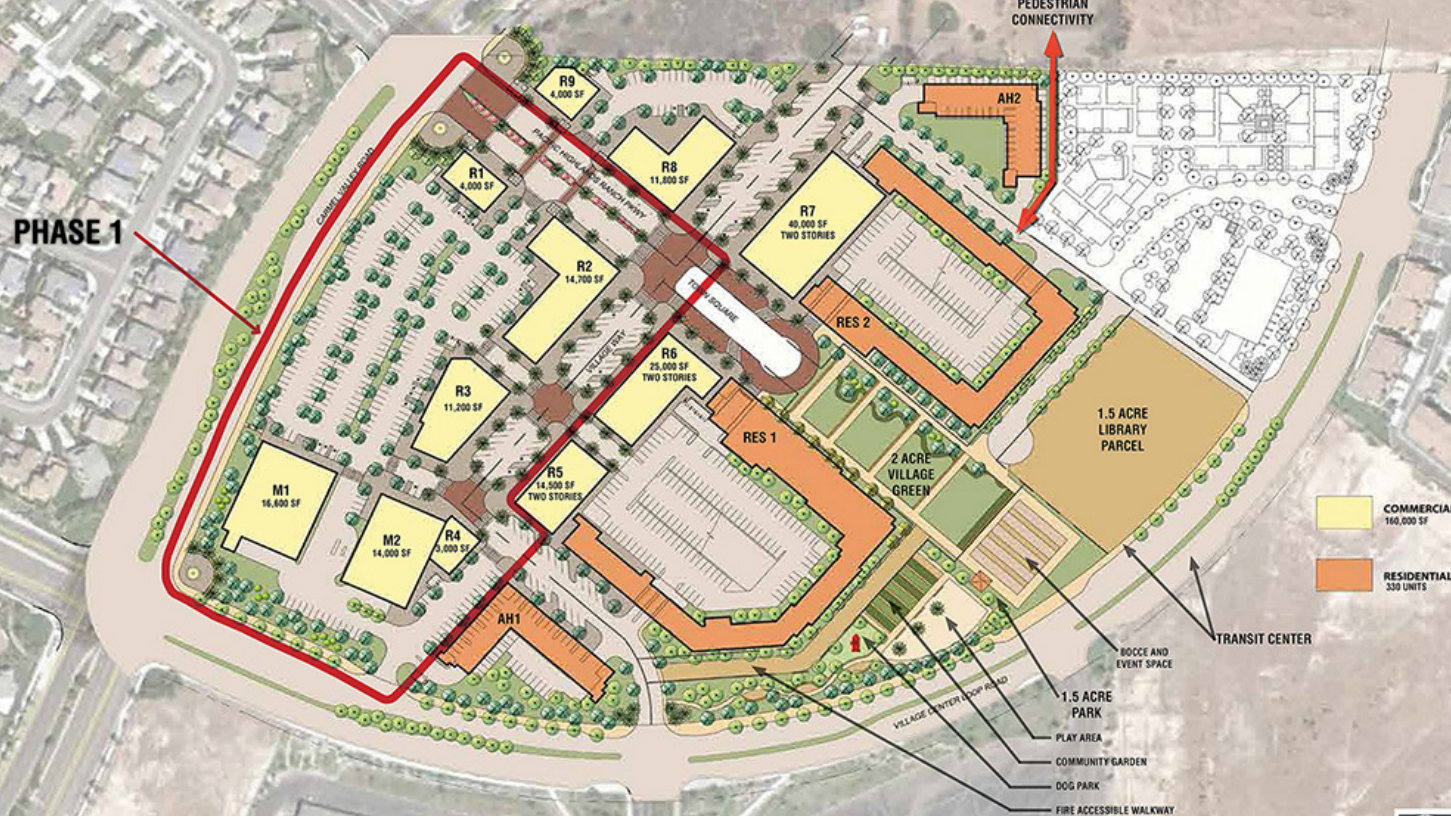
This 24-acre, pedestrian-friendly village center in the northern reaches of San Diego combines affordable housing, retail, and public spaces into one community.

Project Description

Pacific Highlands Ranch is neighbored by the upscale San Diego communities of Del Mar, Torrey Pines, and Rancho Santa Fe. The pedestrian-friendly village center also features a spacious two-acre green park that includes a community garden and a tot lot, which brings the neighbors together to enjoy the outdoors. Other public amenities includes a transit center and a library.

Project Features

- Neighbored by Del Mar, Torrey Pines, and Rancho Santa Fe
- Spacious two-acre village green park and additional smaller parks, including a community garden and tot lot
- Proposed new public library to be built in the southeastern corner of the site
- Approximately 160,000 SF of commercial retail
- Potential for a specialty grocery store, pharmacy, and variety of restaurants and shops
- Approximately 330 multi-family residential units
- Transit center





SAN ANTONIO CENTER MOUNTAIN VIEW, CA

Master Planning, implementing design, and building upon the goals of Mountain View's San Antonio Precise Plan to improve urban design and enhancing walkability.

Project Description

This project creates strong connections to surrounding streets, highlighting the close proximity to nearby transit centers. New higher-density residential and office were added to reformat retail blocks to create a diverse mixed-use community.

Project Features

- 31 Acres; 10 City Blocks
- 365,000 SF of Retail; 525,000 SF of Offices
- 2,650 Residential Units; 6,200 Parking Stalls
- Six acres of Open Space Parks
- Network of bike routes throughout the site
- New Transit Bus Stop
- Complex Phasing Program
- Transit Oriented Development

Proposed Features

- Extension of Hetch Hetchy Greenway provides open space and public amenities
- New street grid creates usable/functional blocks and connections to surrounding streets
- New on-street parking with combination of above-grade and below-grade parking
- New North/South Linear Park system and bike route to CalTrain and new bus transit stop on Showers Drive
- New higher density residential and office added to reformat retail
- Existing single-level retail structures replaced with 6-7 level buildings

PROPOSED AERIAL



EXISTING MASTERPLAN



EVERGREEN CIRCLE SAN JOSE, CA

This master plan creates a complete neighborhood where residents can meet their daily needs by walking, bicycling, and taking transit.

Project Description

The 80-acre plan consists of a series of parks and trails that connect the adjacent residential neighborhoods to the new parks and retail center. The heart of the project is a central common open space and a pedestrian friendly restaurant and food area that will act as an inviting social gathering place for the community.

The plan fulfills the Envision San Jose 2040 General Plan.

Project Features

- Retail: 365,000 SF
- Residential Units: 250
- 14-acre softball athletic complex
- Services: Programming, Schematic Design, Entitlement Processing
- Efficient land use, strong placemaking, concentrating on commercial and residential growth
- Creating an environment where people can meet daily needs by walking, bicycling and taking transit
- Enhancing streetscape activity
- Creating a well-connected, safe, and walkable community





MIRA MESA MARKET CENTER SAN DIEGO, CA

Conversion of a single tenant into a multi-tenant building.

Project Description

This project consists of a renovation of an existing single tenant building (Old Navy) into a multi-tenant use building to accommodate Old Navy and Ulta retailers. SGPA and our team of consultants prepared a physical needs assessment evaluation which evaluated the adequacy of the existing systems in conjunction with the demands of the new tenants. This process was completed early in the design process to inform the client and tenants as to the costs involved in splitting the HVAC, fire, and electrical systems in the existing building.

Project Features

- 22,000 SF
- Retrofit/renovation to existing building
- Single tenant to multi-tenant use
- Evaluation of adequacy of existing conditions



PACIFIC COMMONS SOUTH FREMONT, CA

A 20-acre lifestyle retail center that was specifically designed to be an entertaining pedestrian-friendly haven.

Project Description

SGPA has developed multiple master planning options for this 150-acre site, bordered by a wetland reserve and the San Francisco Bay.

This new development will be a southern extension of the existing Pacific Commons retail area. The retail anchors are a food-oriented central plaza, with a department store and large market.

Extensive walking and biking trails network with linear parks that connect the neighborhoods with the existing retail, the wetland reserve, the new 44-acre regional park, and a future ACE commuter rail station. The pedestrian experience is further enhanced with inviting plazas and seating areas that are sprinkled throughout the retail development.

Project Features

- Retail center core, anchored by a high end market
- Contains a central plaza focused on food tenants to complement the existing theater
- Two hidden above-grade parking structures wrapped with retail and food uses
- 150 Acres
- 420,000 SF of Lifestyle Retail
- 1,500 Residential Units
- 30-Acre Tech Office Campus
- Elementary School
- Park and Trail System



CARMEL CROSSING/ MERGE 56 DEL MAR, CA

Designed as the social and cultural heart, Carmel Crossing is a diverse blend of uses that create a walkable and sustainable village with a focus on entertainment and daily use.

Project Description

Carmel Crossing facilitates economic growth in the area by providing business-focused amenities with office space, restaurants, and a hotel. This mixed-use community also reduces the need for vehicular dependence and trips by providing various uses in one location. Planning features include many courtyards, public plazas, and a landscaped meandering pedestrian promenade that stretches from East to West.

Project Features

- 40,000 SF theater above 40,000 SF market
- 31,000 SF of retail shops and restaurants
- 44,000 SF three-story fitness facility
- 25,000 SF of office space
- 130 room (17,400 SF) hotel
- Two six-level parking structures (1,600 stalls)



APPROACH AND EXPERIENCE





APPROACH

FACILITATING CONSENSUS

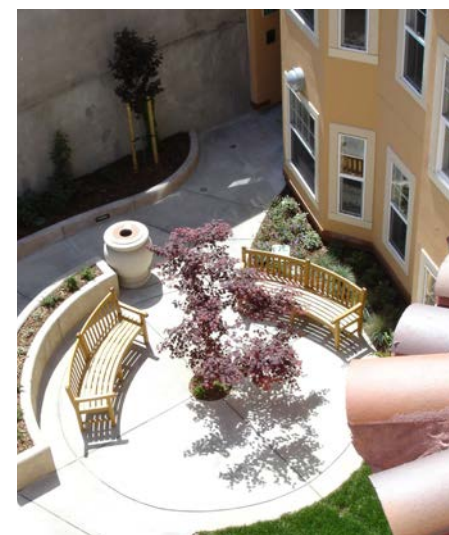
We understand that not every community is the same. Differences create the personality and character of a place, so we know how important it is to address them through our design solutions. SGPA views our work as a people-centric discipline. Through design, we enrich lives while creating caring environments.

The following case study illustrate techniques we've used to understand how a community's culture should inform its architecture.

COMMUNITY OUTREACH

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 it's 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.





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 JOSE	ENTITLEMENTS/PERMITS
740 and 777 West San Carlos Apartments	Planning Entitlements
Lincoln Glen Retirement Community	Planning Entitlements & Building Permits
Story and King Retail Center	Redevelopment Agency Review, Planning Entitlements, & Building Permits
Quetzal Gardens Apartment	Planning, Entitlements, & Building Permit
CITY OF SAN FRANCISCO	ENTITLEMENTS/PERMITS
3rd Street Youth Center & Clinic	Tenant Improvement Permit
Crocker Amazon Senior Apartments	Neighborhood Approval, Planning Entitlements, & Building Permit
Jackie Robinson Apartments Renovation	Soft Story Retrofit Permit
On Lok House/On Lok Senior Health Services	Planning Permit, Building Permit, and Tenant Improvement Permit
Ridgeview Terrace Renovation	Planning Entitlement & Building Permit
Unity Homes Renovation	Building Permit
Women’s Community Clinic	Historic District Entitlement, Municipal Transit Authority Review for Easement, & Tenant Improvement Permit
Ridgepoint Office Building	Conditional Use Authorization and Building Permit
Eastern Park Apartments	Conditional Use Authorization, Dwelling Unit Conversion, & Building Permit
CITY OF BERKELEY	ENTITLEMENTS/PERMITS
Ashby Health Center	Tenant Improvement Permit
Over 60 Health Center	Tenant Improvement Permit
West Berkeley Health Center	Landmarks Preservation Board Approval, Planning Entitlement, & Building Permits

NORTHERN CALIFORNIA WORK	
CITY OF CONCORD	ENTITLEMENTS/PERMITS
Monument Corridor Health Center	Planning and Building Permits
CITY OF NAPA	ENTITLEMENTS/PERMITS
Community Clinic Ole	Planning and Tenant Improvement Permits
CITY OF OAKLAND	ENTITLEMENTS/PERMITS
Harrison Hotel Apartments Renovation	Historic District Review & Building Permit
Jack London Gateway Senior Apartments	Planning, Entitlements, & Building Permit
Keller Plaza Apartments Renovation	Planning Review for Sitework, & Building Permit
Native American Health Center	Tenant Improvement Permit
Embarc Apartments	Planning, Entitlements, and Building Permit
CITY OF RICHMOND	ENTITLEMENTS/PERMITS
William Jenkins Health Center	Planning, Entitlements, & Building Permits
Westridge Apartments Expansion	Planning, Entitlements, & Building Permits



COMMUNITY AND AGENCY EXPERIENCE, CONT.

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

SOUTHERN CALIFORNIA WORK	
CITY OF ENCINITAS	ENTITLEMENTS/PERMITS
Seacrest Village Katzin Residence	Major Use Permit
Seacrest Village Master Plan	Major Use Permit
COUNTY OF SAN DIEGO	ENTITLEMENTS/PERMITS
La Vida Real - Senior Living CCRC	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
CITY OF SAN DIEGO	ENTITLEMENTS/PERMITS
Mira Mesa Market Center	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
Imperial Marketplace	Tentative Map, Sign Program, Substantial Conformance Review, Southeast San Diego Planned District

SOUTHERN CALIFORNIA WORK	
CITY OF SAN DIEGO, CONT.	ENTITLEMENTS/PERMITS
Pacific Plaza II	Planned Commercial Development (PCD), Rezone, Coastal Development Permit, Building Permits
Casa de Mañana Senior 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), EIR
Park Valley Center	FSDRIP Special Use Permit, Substantial Conformance Review, Comprehensive Sign Plan, Building Permits
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

AWARDS AND REFERENCES





RELATED AWARDS

BEST COMMERCIAL REAL ESTATE AWARD

San Diego Business Journal

For: Cedros 330

HEALTHY PLACE CROWN JEWEL AWARD

Urban Land Institute - San Diego

For: County of San Diego Waterfront Park and Parking Structure

NATIONAL AWARD OF EXCELLENCE - CIVIC

Design-Build Institute of America

For: County of San Diego Waterfront Park and Parking Structure

DESIGN EXCELLENCE IN RESTORATION AND RE-USE AWARD

Berkeley Architectural Advocates

For: Lifelong West Berkeley Health Center

HISTORICAL PRESERVATION AWARD

Berkeley Architectural Heritage Association

For: Lifelong West Berkeley Health Center

GOLDEN NUGGET GRAND AWARD GREENPOINT-RATED COMMUNITY OF THE YEAR

Pacific Coast Builders Conference

For: Jack London Gateway

GOLDEN NUGGET AWARD OF MERIT - BEST INFILL, REDEVELOPMENT, OR REHABILITATION SITE PLAN

Pacific Coast Builders Conference

For: Jack London Gateway

AIA ORCHID AWARD

American Institute of Architects

For: SDCCD Mesa Commons Cafeteria and Bookstore

CCFC DESIGN AWARD

Community College Facility Coalition

For: SDCCD Mesa Commons Cafeteria and Bookstore

GOLDEN NUGGET AWARD OF MERIT - BEST MIXED-USE PROJECT

Pacific Coast Builders Conference

For: Seven Directions Apartments and Clinic

NEIGHBORHOOD PLANNING AWARD

Inland Empire Section of the American Planning Association

For: City of Rancho Mirage Section 19 Specific Plan

PROJECT INNOVATIONS - EXEMPLARY PROJECT

Buildings Magazine

For: CreekBridge Village Salinas

ULI HEALTHY PLACES AWARD

Urban Land Institute

For: SDCCD Mesa Commons Cafeteria and Bookstore

GOLDEN NUGGET GRAND AWARD - MASTER PLANNED PROJECT OF THE YEAR

Pacific Coast Builders Conference

For: Rivermark Village

GOLDEN NUGGET GRAND AWARD OF MERIT - BEST MIXED-USE PROJECT

Pacific Coast Builders Conference

For: Oceanview Village

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

Pacific Coast Builders Conference

For: Rivermark Village



CLIENT REFERENCES

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"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 Services



BUS STOP

750

SGPA ARCHITECTURE
AND PLANNING