

MIXED-USE

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 Diego

3111 Camino Del Rio North, Suite 500
San Diego, CA 92108
619.297.0131

San Francisco

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

Fresno

1111 East Herndon Avenue, Suite 217
Fresno, CA 93720
559.553.0131

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

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.

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.

MULTIFAMILY RESIDENTIAL EXPERIENCE





MULTIFAMILY RESIDENTIAL EXPERIENCE

PROJECT	SITE AREA (ACRES)	RESIDENTIAL UNITS	DENSITY (UNITS/ACRE)	COMMERCIAL AREA (SQ. FT.)	RESI. PARKING	CURRENT STATUS	SGPA SERVICES	DESCRIPTION
Cedros 330	1	8	8	16,755	15	Built	Design, Entitlements, CD, CA	Market rate mixed-use, podium, retail/office/residential, 2-stories
Pacific Highlands Ranch	24	330	13.75	160,000	0	Built	Design, Entitlements, CD, CA	Mixed-use open air community center, retail/residential/office
SDSU South Campus Plaza	3.57	350	98	328,000	300	Built	Design, Entitlements, CD, CA	Residential/retail/commercial mixed use for higher education, 6 stories
Westlake Center	1.95	179	92	34,460	260	Entitlements	Design, Entitlements	Market rate mixed-use, 6-stories, podium, roof deck
Fremont Hub	3.3	303	92	28,720	520	Entitlements	Design, Entitlements	Market rate mixed-use, pool and garden area
815 B Street	0.54	41	76	3,160	45	Built	CD, CA	Market rate mixed-use, infill, roof deck
G Square	0.17	10	5.9	750	14	Built	Design, Entitlements, CD, CA	Market rate mixed-use, small-scale infill development, density bonus
330 Cedros	0.93	8	9	13,885	15	Built	Design, Entitlements, CD, CA	Market rate mixed-use
28168 Mission Boulevard	1.81	97	54	1,700	108	Built	Design, Entitlements	Market rate mixed-use, 4-stories, podium, infill, TOD
Quetzal Gardens	0.74	71	96	12,175	94	Construction	Design, Entitlements, CD, CA	Large affordable family housing, 6-stories, podium, parking stackers, mixed-use, infill, density bonus
Mariposa Place	0.41	80	195	0	27	Construction	Design, Entitlements, CD, CA	Special needs affordable housing, 7-stories, podium, infill, streamlining, density bonus
777 West San Carlos	1.21	154	127	3,000	154	CD	Design, Entitlements, CD, CA	Large family affordable housing, 6-stories, podium, infill, density bonus
Embark Apartments	0.30	62	207	600	8	Built	Design, Entitlements, CD, CA	Veterans affordable housing, 6-stories, podium, infill, mixed-use, density bonus
LittleJohn Commons	0.67	31	46	0	30	Built	CD, CA	Senior affordable housing, 3-stories, infill
Alvarado Gardens	4.46	100	22	17,000	176	Entitlements	Design, Entitlements	Large family affordable housing, 4-stories, mixed-use, infill
TOTAL	45.06	1,824	1,141.65	620,205	1,766	-	-	-

SDSU SOUTH CAMPUS PLAZA SAN DIEGO, CA

As SDSU moves from its commuter-oriented past into a more residential future, it has built a new mixed-use campus gateway.

Project Description

SGPA teamed with Sundt and SVA for this design-build project. The South Campus Plaza project offers diversified retail options alongside high-quality student housing and amenities. SGPA designed the 300 car parking structure which was designed to support the retail tenants and patrons as well as the student residences on the upper floors.

Project Features

- 3.57 acres of university-owned land
- 350 units (98 DU/AC)
- 300 parking stalls
- Approximately 328,000 SF in Phase I
- Six stories
- Ground-floor commercial retail
- Upper-floor student housing
- Structured parking facility
- Campus green featuring public promenade and pedestrian malls
- LEED Silver
- Project Cost: \$105M



UNIVERSITY MALL DAVIS, CA

Bringing smart density to this commercial center will provide an exciting new food and social hub at the edge of campus.

Project Description

The client asked SGPA to reimagine this small aging mall across the street from the UC Davis campus. The proposed plan intensifies the land uses on the site by adding structured parking, 175 student residential units, and 16,000 SF of additional retail. A new bicycle path is incorporated into the heart of the site for easy bike access to the residential, retail, and food options. New restaurant spaces with roof terraces and outdoor dining are added throughout the project. Pedestrian sidewalk connections are woven through the site with high quality paving and new lush landscaping. The new project will create a lively new retail, food, and social hub for university students and nearby residents alike.

Project Features

- 4.7 acres
- 174 units, 37 units per acre
- 122,000 SF of retail
- Bicycle path and extensive bike parking
- Outdoor dining roof decks and patios
- Residential Amenities: Leasing office, community lounge, game room, bike shop, bike storage, outdoor BBQ, fire pit, and social terraces
- Services Provided: Feasibility Studies, Schematic Design, Entitlement Processing



G SQUARE SAN RAFAEL, CA

G Square sets a precedent for small-scale infill developments.

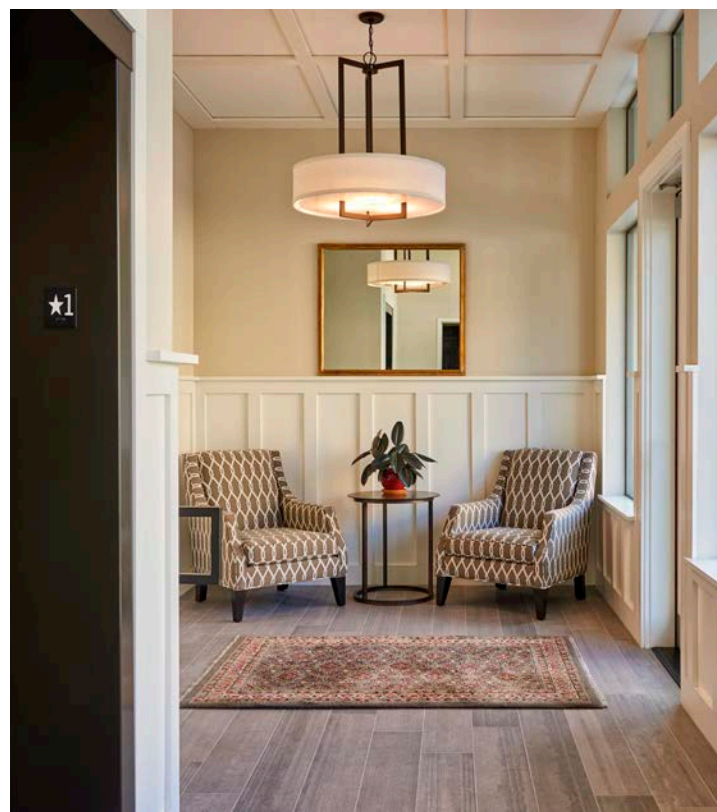
Project Description

This mixed-use project is located in the unique West End Village of downtown San Rafael. To secure entitlements, the design successfully navigated a rigorous design review process. This three-story building enhances the identity and charm of this historic shopping district. All of the parking is hidden within the building and tucked behind a new corner retail shop with large storefront windows.

The ten luxury townhouse units feature open plans and large outdoor patios and balconies. The façade of the building was carefully designed with awnings, balconies, and other architectural details to respect and reinforce the scale and character of the neighborhood.

Project Features

- 0.17 Acres
- 10 Units
- Retail: 750 SF
- Parking Spaces: 14
- Uses State Density Bonus Law for increased density
- Services Provided: Programming, Schematic Design, Entitlement Processing, Construction Documentation, and Construction Administration





MOONLIGHT MIXED-USE ENCINITAS, CA

Integration of relaxed beach culture into the vibrant Encinitas community.

Project Description

This coastal mixed-use building's spatial and architectural features are anchored on quintessential Californian design. The essence of the adjacent beach community flows through the project and is reflected in an interior promenade that leads from Highway 101 toward the Pacific. Two levels of subterranean parking support a curated retail shop, creative office space, communal hospitality driven amenities, and a private multi-level residence. A work-life, indoor-outdoor balance is struck by careful planning and orchestration of the user's interactions with the space, the community and each other.

Project Features

- 18,302 SF office space
- 1,202 SF retail space
- 2,771 SF residence
- Indoor/outdoor shared kitchen and lounge
- Art and green wall installation



FREMONT HUB FREMONT, CA

Fremont, the fourth largest city in the Bay Area, has embarked on an ambitious plan to create a new walkable downtown district.

Project Description

Fremont Hub, an existing suburban shopping center, will be redeveloped to create a strong southern anchor for the new downtown. The first phase will be a 303 unit mixed-use building that extends to Capitol Boulevard and makes a strong connection with the rest of the retail. The new street extension will be lined with angled parking, trees, upgraded landscaping, and 28,720 SF of shops and restaurants with outdoor dining patios. The new site plan will substantially improve the pedestrian experience and create the vibrant gathering spaces and urban walkable environment that the City envisions.

Project Features

- 7 Acres (3.3 Acres: mixed-use building, 1.5 Acres: drug store, 2.2 Acres: new single-story shops)
- 303 Units and 28,720 SF of retail
- Residential Amenities: leasing office, community lounge, game room, bike shop, bike storage, pool, outdoor BBQ, fire pit, and social terraces
- Services Provided: Feasibility Studies, Schematic Design, Entitlement Processing



CEDROS 330 SOLANA BEACH, CA

Cedros 330 is an award-winning mixed-use development situated in the coastal community of Solana Beach.

Project Description

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.

Project Features

- 0.93 acres
- Retail: 4,355 SF
- Restaurant: 2,800 SF
- Residential: 8 Market Rate Rental Units
- Office: 8,600 SF
- Parking Spaces: 15
- Restaurant patio
- Luxury units with expansive view decks
- Close proximity to the Pacific Ocean
- Photovoltaic Panels for onsite electricity generation
- EV Charging Stations
- High recycle content materials throughout



1500 OLIVER FAIRFIELD, CA

This carefully designed mixed-use development will transform a four-acre parcel of land, which includes a 44,000 SF building, into an inspiring destination to live and play.

Project Description

The project sensitively interfaces a community commercial district with Woodcreek, a residential neighborhood in Fairfield. The northwest wing of the building is set back from Woodcreek Drive, abutting and aligning with an existing retail building that includes three restaurant tenants. The northeast wing begins with a single-story community lounge closest to Woodcreek Drive and gradually increases in height away from the residential neighborhood.

Project Features

- 40,000 SF
- Site Area: 4 Acres
- Number of Units: 119
- Retail Area: 15,255 SF
- Number of Floors: 5 Levels
- Density: 30 DU/AC
- Amenities: Leasing Offices, Community Lounge, Fitness Center, Bike Storage, Outdoor Pool and BBQ Terrace



28168 MISSION BOULEVARD HAYWARD, CA

This design is the first step in creating a new friendly, walkable neighborhood with 1,700 SF of commercial space and 97 residential units.

Project Description

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.

Project Features

- Site Area: 1.8 Acres
- Number of units: 97 Units
- Retail Area: 1,700 SF
- Number of Floors: 4
- Density: 54 DU/AC
- Amenities: Offices, Community Lounge, Conference Room, Bike Shop, Outdoor Pool, and BBQ Terrace



QUETZAL GARDENS SAN JOSE, CA

New mixed-use development that will transform local neighborhood into a walkable urban community.

Project Description

Quetzal Gardens is the new development of 71 apartments in the Little Portugal Urban Village for extremely and very low-income families with 20 set aside as permanent service-enriched supportive housing for the homeless. There will be 12,175 SF of community-serving space for nonprofits including Somos Mayfair as well as some business incubator space in partnership with the City of San Jose.

The building is arranged to promote social interaction with supportive supervision. A central play area and other amenities are designed to create a high quality living environment for families with children. A full-time service coordinator will provide on-site mental health treatment and case management.

Project Features

- 71 Units (96 Units/Acre); 109,000 SF
- Ground-Floor Commercial Space: 12,175 SF
- GreenTRIP Certified
- 5th floor roof terrace with edible gardens
- 3rd floor common room that opens out to a common landscaped courtyard and children's play area



EMBARK APARTMENTS OAKLAND, CA

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

Project Description

Embark Apartments consists of a six-story podium building with 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.

Project Features

- Podium level and sixth floor courtyards
- Coordination with TCAC
- Ground-Level Retail of 600 SF
- Energy efficient design standards



MARIPOSA PLACE SAN JOSE, CA

New construction for unique mixed-use building to create a memorable gateway for the rapidly changing West San Carlos Avenue district.

Project Description

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.

Project Features

- 95,000 SF
- 80 residential units
- 27 parking spaces on one level
- 50 bicycle parking spaces
- 9 motorcycle parking spaces
- 7th floor roof terrace and common area amenity spaces



740 WEST SAN CARLOS SAN JOSE, CA

This unique mixed-use building will create a memorable gateway for the rapidly changing West San Carlos Avenue district.

Project Description

This infill site is in the Diridon Station Area Plan (DSAP). The 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 triangular site, providing a small retail space facing a new plaza and adding a new pedestrian path, linking a future light rail stop with the West San Carlos district.

Project Features

- 1.1-acre site
- 73,000 SF residential
- 95 Units, 89 Units/Acre
- 129 Parking Spaces on two levels
- Retail: 2,700 SF
- Pool, spa, and fitness room
- 7th floor sky lounge and sky deck
- Services Provided: Programming, Schematic Design, Entitlement Processing



777 WEST SAN CARLOS SAN JOSE, CA

777 West San Carlos provides smart residential density in this fast-changing transit rich neighborhood.

Project Description

This infill site is located in the Diridon Station Area Plan (DSAP). 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. The metal, wood, and plaster exterior creates a warm, modern, industrial character and reinforces the sense of place in this historic area. With an active street edge and carefully scaled massing and wall articulation, the building is designed to enhance the walkability and appeal of the neighborhood.

Project Features

- 1.21 acre site
- 154 units, 127 units per acre
- 154 parking spaces on two levels
- 3,000 square feet of retail
- Pool, spa, fitness and media rooms
- 7th floor sky lounge and sky deck
- Uses state density bonus law for increased density
- Services Provided: Programming, Schematic Design, Entitlement Processing



TRIPOLI AVENUE APARTMENTS COACHELLA, CA

Affordable Housing Mixed-Use Urban Infill Development to foster economic development within the Downtown Core.

Project Description

This Transit-Oriented Development is located in the Downtown Core of Coachella, CA within the Pueblo Viejo District. 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 that opens to a Children's Play Area and a Retail Block located along the main downtown street.

Project Features

- Mixed-Use Development with two separate Buildings
- 2,500 SF Ground Floor Retail
- 2,100 SF Community Center
- Outdoor Children's Community Play Area
- 108 Affordable Residential Units
- One-, two- and three-bedroom Unit Plans
- 165 Surface Parking Stalls



CASS STREET APARTMENTS SAN DIEGO, CA

Beachfront surf living in the heart of the vibrant and lively Pacific Beach neighborhood.

Project Description

Project includes 3,000 SF of retail with covered parking and podium. The total building area is approximately 19,000 SF sitting on 0.28 of an acre. Due to the tight height constraints this project's structural system will be constructed out of concrete in order to keep the floor plates to a minimum dimension. The residential units stack two floors above the retail for a total of 12 units (two affordable). This project features a street corner patio for outdoor dining and social interaction that reinforces this walkable community. The beach and surfing culture in this area is carefully fused into the architectural character and functionality of the overall design.

Project Features

- Outdoor courtyards
- 3,000 SF of ground level retail space



HOOVER STREET APARTMENTS INDIO, CA

This affordable housing development provides work force, family, and senior veteran housing with associated services tailored to maximize economic and community development within the area.

Project Description

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. This Community Campus will include basic services to financially challenged residents, provide community integration of disabled or socially disadvantaged community members, promote job creation, and offer new business attraction for local retailers.

Project Features

- Mixed-Use Development with five separate Buildings
- 5,100 SF Ground Floor Retail
- 2,500 SF Work Force Training Development Center
- 1,990 SF Senior Veteran Community Center
- 303 Residential Units for Family, Work Force, Senior Veteran Community members
- One-, two- and three-Bedroom Unit Plans
- 322 Surface Parking Stalls
- Outdoor Amenities including Dog Run, Playgrounds and Courtyards



LITTLEJOHN COMMONS ALAMEDA, CA

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

Project Description

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.

Project Features

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



ALVARADO GARDENS SAN PABLO, CA

The site plan provide a high-quality affordable housing with commercial tenants on the ground floor. It also creates a new Alvarado plaza to provide a new public gathering space and to connect the new commercial uses with the Alvarado Adobe and bring additional activity and attention to the museum.

Project Description

The site plan provides 100 units of high-quality affordable housing for individuals and families, the units have open design floor plans and ample storage for flexible use of space to meet individual needs. There are community meeting rooms, counseling rooms and offices for on-site service providers. The project provides an active frontage along San Pablo Avenue with attractive ground floor commercial space for local entrepreneurs, neighborhood retail, food uses, and community service providers. The architectural language harmonizes with Alvarado Adobe and reinforces San Pablo's community identity. Creates a friendly sidewalk along San Pablo Avenue and steps back with a varied roof line to break up the building mass. The site plan provides continued public access and parking to the Blume House and Alvarado Adobe. The grand courtyard, the Open-air walkways between units and amenities, and the Blume House Neighborhood Park together build a strong access to nature.

Project Features

- 4.46 acres; 3-4 stories.
- 100 residential units
- 176 parking spaces
- 17,000 SF of Commercial & Cultural Building area
- Service Provided: Programming, Schematic Design



COVENANT LIVING AT MOUNT MIGUEL SPRING VALLEY, CA

Luxury apartments transforming this Continuing Care Retirement Community.

Project Description

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.

Project 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



WESTLAKE CENTER DALY CITY, CA

A former commercial office and retail site revitalized with ground level retail and 179 new rental units.

Project Description

The Westlake community was planned as a model suburb with a shopping and a commercial core at its center. This mixed-use project will be the first residential addition to the center and will continue its evolution into a more walkable and dense mixed-use village. The project will replace an aging office and retail structure with a six-story building that will include 179 units and 34,460 SF of retail space.

The ground level will have neighborhood-serving restaurants, shops and a pharmacy. Outdoor dining will spill out onto new landscaped and tree lined sidewalks to create a friendly walkable environment.

The residential units are clustered around two landscaped courtyards on the second floor. Residents will be able to enjoy many amenities including a rooftop sky deck and lounge that offers dramatic views of Lake Merced and Twin Peaks.

Project Features

- 1.95 Acres; 92 Units/Acre
- Residential Units: 179
- Retail/Restaurants: 334,460 SF
- Green roof, sky deck
- Services Provided: Programming, Master Planning, Schematic Design, Entitlement Processing



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
Embark 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

WESTLAKE MIXED-USE ▪ Daly City, CA

Kimco Realty, Western Region

Michael Strahs | Director of Development
T: 650.746.7501 | E: mstrahs@kimcorealty.com

EMBARK APARTMENTS AND QUETZAL GARDENS ▪ Oakland/San Jose, CA

Resources for Community Development

Carolyn Bookhart | Director of Housing Development
T: 510.841.4410 | E: cbookhart@rcdev.org

28168 MISSION BOULEVARD ▪ Hayward, CA

JC Martin Company

JC Martin | Owner and Partner
T: 408.455.4006 | E: jcmartin@aol.com

TOWN PARK TOWERS AND EASTERN PARK APARTMENTS ▪ San Jose, CA

Northern California Presbyterian Homes and Services

Yumiko Westland | Director of Facilities
T: 415.202.7800 | E: vwestland@ncphs.org

SEACREST VILLAGE, VARIOUS PROJECTS ▪ Encinitas, CA

Seacrest Village Retirement Communities

Pam Ferris | President and CEO
T: 760.632.0081 | E: pferris@seacrestvillage.org

RIDGEVIEW TERRACE APARTMENTS AND UNITY HOMES ▪ San Francisco, CA

Bay Corporation

Bruce Powelson | Construction Manager
T: 510.520.2644 | E: bpowelson@baycor.us

SAN PABLO HOTEL ▪ Oakland, CA

East Bay Asian Local Development Corporation

Capri Roth | Executive Vice President of Real Estate Development
T: 510.606.1799 | E: croth@ebaldc.org

SOUTH CAMPUS PLAZA ▪ San Diego, CA

San Diego State University

Robert Schulz | University Architect
T: 619.594.6017 | E: rschulz@sdsu.edu

"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