



# RETAIL

## 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**

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# 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](http://www.sgpa.com)



## RANGE OF OUR FULL-SERVICE CAPABILITIES

- Site Planning
- Master Planning
- Feasibility Studies
- 3D Planning Studies
- Testing multiple site plan options
- Planning
- 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





## 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 29 years of experience
- With SGPA since 1993
- Focus on planning entitlement processing for retail + mixed use projects

#### PROJECT EXPERIENCE

##### **ALMADEN RANCH** ▪ San Jose, CA

*Arcadia Companies*

The overall site is divided into two areas, in addition to a new street extension known as Cherry Avenue. A wide range 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 neighborhood-oriented and located near the street edge with pedestrian linkages to adjacent buildings and courtyards that offer outdoor gathering places and dining.

##### **VILLAGE OAKS** ▪ San Jose, CA

*Hunter Properties*

Located at the main entrance to the Hitachi Campus in south San Jose, this new community center mixes regional and neighborhood retail. This 30-acre district features a new Urban Street lined with shops and restaurants as well as a mixed-use area with multilevel residential apartments above retail.

##### **ROSSMOOR TOWN CENTER** ▪ Walnut Creek, CA

*Citivest*

The renovated retail and professional offices will become a welcoming destination where the community can enjoy boutique shops, retail services, new restaurants, and a variety of public gathering spaces along with a new Central Plaza. The lighted Central Plaza will become the heart of the project surrounded by new restaurants and dining areas which offer viewing of the featured Bocce Ball Court and seating gardens.

##### **THE BLOCK AT PACIFIC COMMONS** ▪ Fremont, CA

*Catellus Development Corporation*

This hybrid regional shopping district is planned on 79 acres and organized into 4 distinctive districts. Special attention has been given to the pedestrian experience, site amenities, landscaping and architecture to establish this 865,000 square foot retail development as a new and exciting destination.

##### **EAST WASHINGTON PLACE** ▪ Petaluma, CA

*(private client)*

The project encompasses several components that will enhance the look and feel of the center and provide new services and amenities to the community.





## 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

#### **CEDROS 330** ▪ 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.

#### **FLOWER HILL PROMENADE RENOVATION** ▪ Del Mar, CA

*Protea Properties*

Located near California's famous racetrack, the Flower Hill shopping center is an open-air collection of entrepreneurial small shops and upscale restaurants anchored by a new Whole Foods market. This mixed-use project includes new construction, renovation, and landscaping.

#### **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.

#### **FASHION VALLEY GARDEN WALK** ▪ San Diego, CA

*Simon Property Group*

Comprehensive renovation of all common areas, hardscape, landscape, furnishings, lighting, finishes, and a 27,000 SF Café Terrace. Sail shading structures, newly branded signage, stone tile, paving, and lighting enhance the center-wide remodel.

#### **LA JOLLA VILLAGE SQUARE AND TROLLEY STATION** ▪ La Jolla, CA

*Heitman*

This integration/condemnation project is a collaboration effort between the Shopping Center Ownership and SANDAG to coordinate the Mid-Coast Corridor expansion trolley station and parking solutions at Nobel Drive. As a representative of the property owners, our design solutions seek to integrate the experience of the shopping center with the transit facility to achieve a harmonious balance for the customers, commuters and retail tenants.



## PHILIP D'AGOSTINO

ARCHITECT, LEED AP

### PRINCIPAL, RETAIL STUDIO LEADER DIRECTOR OF OPERATIONS (SF)

*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
- North Carolina State University School of Design, Bachelor of Environmental Design in Architecture
- LEED Accredited Professional

#### AFFILIATIONS

- International Council of Shopping Centers
- SPUR

#### BACKGROUND

- 24 years of professional experience
- With SGPA since 2001

#### PROJECT EXPERIENCE

##### **CITYLINE ENTERTAINMENT BLOCK AND MASTER PLANNING** ▪ 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.

##### **EVERGREEN CIRCLE** ▪ San Jose, CA

*Hunter Properties*

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.

##### **VILLAGE OAKS** ▪ San Jose, CA

*Hunter Properties*

Located at the main entrance to the Hitachi Campus in south San Jose, this new community center mixes regional and neighborhood retail. This 30-acre district features a new Urban Street lined with shops and restaurants as well as a mixed-use area with multilevel residential apartments above retail.

##### **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 6 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.



## GLENN WOOD

ARCHITECT, AIA, LEED AP

### PRINCIPAL, DIRECTOR OF DESIGN & PLANNING

*With over 24 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.*

*As a Residential | Mixed-Use Studio Leader, Glenn has led the design effort on numerous projects that integrate 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
- Cal Poly State University at San Luis Obispo, Bachelor of Architecture
- LEED Accredited Professional

#### AFFILIATIONS

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

#### BACKGROUND

- Over 24 years of professional experience
- With SGPA since 2012

#### PROJECT EXPERIENCE

##### CITYLINE ENTERTAINMENT BLOCK ▪ Sunnyvale, CA

*Hunter Properties*

This new epicenter is located diagonally across from the town plaza. It features a 52,700 SF specialty market and a high-end multi-screen theater, along with a 960 stall parking structure. The primary design goal for this entertainment block 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. The expansive view invigorates visitors as they overlook outdoor seating and bustling activity in the square.

##### SPROUTS AT BROKAW PLAZA ▪ San Jose, CA

*Dollinger Properties*

The in-line retail and restaurant buildings that line both Oakland & Brokaw Roads feature restaurants on the end-caps of buildings that frame and activate corner plazas and courtyards between buildings. The Retail Village is connected with a strong vehicular and pedestrian connection to an adjacent high density Residential community allowing easy access, as well as easy access to neighboring sites and the greater community.

##### EVERGREEN CIRCLE ▪ San Jose, CA

*Hunter Properties*

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.

##### PACIFIC COMMONS SOUTH ▪ Fremont, CA

*Catellus Development Corporation*

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.

##### COLEMAN HIGHLINE ▪ San Jose, CA

*San Jose Midtown Development, LLC*

This uniquely designed hub located in San Jose offers a wide variety of dining options. The contemporary structures feature bi-fold glass garage doors on three sides, blurring the lines between architecture and landscape in order to create a seamless indoor/outdoor environment. In addition to a shared kitchen and back of house facilities, the site also provides a designated area for food trucks. The adjacent plaza offers a variety of inviting seating options beneath a natural canopy of trees.





## STEVE SWARTZENDRUBER

### SENIOR ASSOCIATE, PROJECT MANAGER

Steve has over 23 years of professional experience in addition to previous experience in construction labor and supervision. Thanks to his father, a building contractor, Steve has always been drawn to design and construction. He enjoys seeing physical buildings take shape after their conceptual beginnings on paper or on screen.

At SGPA, he assists with overall project management. Steve excels at coordination with both our in-house design and production teams and our external consultants and clients. On a typical project, he's responsible for building detailing, permitting, specifications, and client relations.

#### CREDENTIALS

- Lawrence Technical University,  
Bachelor of Science, Architecture

#### BACKGROUND

- Over 23 years of professional  
experience
- With SGPA since 2012

#### PROJECT EXPERIENCE

##### ALMADEN RANCH ▪ San Jose, CA

*Arcadia Companies*

The overall site is divided into two areas, in addition to a new street extension known as Cherry Avenue. A wide range 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 neighborhood-oriented and located near the street edge with pedestrian linkages to adjacent buildings and courtyards that offer outdoor gathering places and dining.

##### CITYLINE ENTERTAINMENT BLOCK ▪ Sunnyvale, CA

*Hunter Properties*

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##### EVERGREEN CIRCLE ▪ San Jose, CA

*Hunter Properties*

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##### VINTAGE OAKS AT NOVATO ▪ Novato, CA

*Crosspoint Realty Services, Inc.*

Two distinct shopping environments are featured. One environment includes Target, Costco, and various value-oriented shops. The other environment includes a fine collection of smaller shops and services and is anchored by a Macy's Home store. The site development was designed around an existing 1.2-acre oak knoll which was preserved and serves as the central focal point, with recreational and community uses clustered around this outstanding feature. A peripheral 12-acre area was also developed as a natural wildlife habitat.



## HILARY BACKMAN

DESIGNER

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, Masters of Architecture
- Dalhousie University, Bachelor of Arts in Environmental Design Studies
- Concordia University, Bachelor of Fine Arts - Painting and Drawing

### AFFILIATIONS

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

### BACKGROUND

- Over 25 years of professional experience
- With SGPA since 2015

### PROJECT EXPERIENCE

#### SUNROAD PLAZA ▪ Vista, CA

*(private client)*

A new retail development is planned for the city of Vista with the proposal of two retail pads totaling approximately 10,000 SF of building area with associated site improvements on an approximately 4.12 acre site. The balance of the project is scheduled to include a single story, commercial center consisting of a self-service car wash, inline retail and restaurant spaces. SGPA's involvement includes architectural, landscape, structural, and fire protection, with site improvements made to the plaza, walkways, and ramps.

#### LA JOLLA VILLAGE SQUARE AND TROLLEY STATION ▪ La Jolla, CA

*Heitman*

This integration/condemnation project is a collaboration effort between the Shopping Center Ownership and SANDAG to coordinate the Mid-Coast Corridor expansion trolley station and parking solutions at Nobel Drive. As a representative of the property owners, our design solutions seek to integrate the experience of the shopping center with the transit facility to achieve a harmonious balance for the customers, commuters and retail tenants.

#### SCOTTSDALE PROMENADE ▪ Scottsdale, AZ

*Shopcore*

Designing and rebranding Existing Center. Addition of three Ground Up PAD buildings at key corner. Scottsdale's premiere retail center pays homage to the spirit of Frank Lloyd Wright's neighboring Taliesin West. The facade renovation presents an inspired new look for the matured center, positioning it into the competitive shopping marketplace. SGPA promoted our vision to the City of Scottsdale with clear designs to build on the existing framework and celebrate the architectural heritage of Frank Lloyd Wright while preserving the spirit of the existing center.

#### MARKETPLACE 205 ▪ Portland, OR

*Gerrity Group*

Designing and rebranding Existing Center. This project includes a comprehensive renovation that repositions the center as a dynamic hub for the immediate and the expanded Portland community. An internal mall turned interior Pedestrian Street activated the heart of the center. A new theater, restaurant, and various food concepts activate the space and elevate the center to a new and authentic experience.





## FERNANDO CAVAZOS

ARCHITECT, AIA, LEED AP

### ASSOCIATE, SENIOR PROJECT MANAGER

*Even before working as a drafter of small custom homes in the Los Angeles area while attending the University of California, Fernando loved sketching buildings and sections. He eventually worked his way into the Architectural and Engineering industry in San Diego where he gained experience working in an office environment as part of a large production team focusing on large scale medical, commercial, and institutional projects.*

*Familiarized with hospitality, commercial tenant improvements, and high-end custom homes, Fernando has experience in overseeing production staff, coordinating with consultants and governing agencies, and Construction Administration. Fernando pays great attention to detail and has a growing appreciation for architectural history and design approaches, which is evident in his work.*

#### CREDENTIALS

- University of Southern California, Bachelor of Architecture

#### BACKGROUND

- Over 20 years of professional experience
- With SGPA since 2017

#### PROJECT EXPERIENCE

##### VERIZON BRAND REFRESH ▪ Statewide, CA

*Verizon*

Managed and oversaw the development of over 25 Verizon retail stores throughout California, Nevada, and Hawaii ensuring Verizon's signature design intent is adhered to from concept through project completion. The project scopes varied in scale and complexity from front-of-house tenant improvements to full-store build tenant improvements that required a high level of coordination with Verizon, landlords, consultants, and local jurisdictions having authority. SGPA was able to routinely meet the client's aggressive timelines, provide a quality product, and build a strong relationship with Verizon.

##### SUNROAD PLAZA ▪ Vista, CA

*(private client)*

A new retail development is planned for the city of Vista with the proposal of two retail pads totaling approximately 10,000 SF of building area with associated site improvements on an approximately 4.12 acre site. The balance of the project is scheduled to include a single story, commercial center consisting of a self-service car wash, inline retail and restaurant spaces. SGPA's involvement includes architectural, landscape, structural, and fire protection, with site improvements made to the plaza, walkways, and ramps.

##### EMBARK APARTMENTS 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).

##### THE GRAND DEL MAR ▪ Del Mar, CA \*

*(private client)*

Project scope consisted of a multi-million custom villas each consisting of approx. 4,500 SF and equipped with 3 master bedrooms, 4 ½ bathrooms, living and entertaining areas, full kitchen and media room. Each villa is uniquely nestled within a world class golf resort setting. Project also included working closely with designers and owner/developer to successfully develop a look and feel that met the client's needs. Oversaw the development of construction documents, extensive coordination with consultants to successfully acquire the necessary permits for construction.

\* completed with prior firm



# RETAIL EXPERIENCE





## ALMADEN RANCH SAN JOSE, CA

*This newly created regional shopping district is located near a large amount of existing shopping destinations.*

### Project Description

The overall site is divided into two areas, in addition to a new street extension known as Cherry Avenue. A wide range 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 neighborhood-oriented and located near the street edge with pedestrian linkages to adjacent buildings and courtyards that offer outdoor gathering places and dining. Almaden Ranch resides in the same development as our other project, Arcadia Office Building.

### Project Features

- Approximately 39 acres
- Divided into two distinctive districts
- Retail: 385,000 SF
- Diverse range of retail tenant mix
- Hotel onsite
- Includes restaurants and eating establishments





## ARCADIA OFFICE BUILDING SAN JOSE, CA

*New ground-up headquarters for a prominent Bay Area Developer.*

### Project Description

The project features 12,000 SF office space with adjacent retail space of 1,500 SF for future tenants. Use of various materials such as stone, wood siding, aluminum windows, and composite wood panels create a modern ranch building with a warm feel. Modern interior is filled with natural light from two clerestory window towers. Interior has multiple meeting rooms, executive offices, perimeter offices with large exterior windows, and open office space for quick team meetings. The main lobby has high wood ceilings with wood and upholstered walls to create a grand, yet welcoming experience. Arcadia resides in the same development as our other project, Almaden Ranch.

### Project Features

- 12,000 SF office space
- 1,500 SF retail space
- Multiple meeting rooms





## 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 utilizes 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

- 1 acre
- Retail: 4,355 SF
- Restaurant: 2,800 SF
- Residential: 8 Rental Units (8 DU/AC)
- Office: 8,600 SF
- Two stories
- 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







## CITYLINE ENTERTAINMENT BLOCK 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
- 800,000 SF of Retail, Entertainment/Theater, and Market
- 625,000 SF of Offices
- 150-Key Boutique Hotel
- 870 MF Residential Units
- Multi-Purpose Urban Square
- Dog Park
- Multiple Parking Structures
- Pop-Up Retail Park and Transit Hub





## COLEMAN HIGHLINE SAN JOSE, CA

*A uniquely designed food pavilion that takes advantage of the outdoor environment at the new high-tech campus.*

### Project Description

This uniquely designed hub located in San Jose offers a wide variety of dining options. The contemporary structures feature bi-fold glass garage doors on three sides, blurring the lines between architecture and landscape in order to create a seamless indoor/outdoor environment. In addition to a shared kitchen and back of house facilities, the site also provides a designated area for food trucks. The adjacent plaza offers a variety of inviting seating options beneath a natural canopy of trees.

### Project Features

- 1.2 acres
- 10,000 SF of Retail Area
- Shared kitchen and BOH facilities
- Amenities for high tech office and soccer stadium
- Outdoor plaza set up for food truck events
- Easy access: close to major freeways
- Adjacent to San Jose International Airport
- Access to the new Earthquakes Stadium





## DEL SUR TOWN CENTER SAN DIEGO, CA

*This inviting town center is the focal point of a vibrant environmentally progressive master-planned residential community.*

### Project Description

This project includes multiple restaurants, commercial spaces, and retail shops anchored by large well-known retail stores. The contemporary California architecture is complimented with outdoor plazas which feature fountains and fire pits to the community.

### Project Features

- 18.20 Acres
- 210,000 SF of Retail Area
- 690 parking stalls
- Large retail anchor
- Medium retail anchor
- Office/commercial space
- Exterior plazas with fire pit and fountain features
- Extensive approval process with the City of San Diego





## FASHION VALLEY GARDEN WALK SAN DIEGO, CA

*Upscale retail in the heart of Mission Valley.*

### Project Description

Located in the heart of Mission Valley, this center features upscale retailers such as Tiffany & Co., Louis Vuitton, and Gucci. Comprehensive renovations of the mall included all common areas, hardscape, landscape, furnishings, lighting, finishes, and a 27,000-square-foot Café Terrace. This renovation to the existing mall provides the consumers with a better shopping experience with an emphasis on branded signage, lighting, and lounges. The program created accessible lounges and gathering spaces using water features, with attention to newly branded signage and placemaking.

### Project Features

- 290,000 SF Common Area; 27,000 SF Café Terrace
- Saks Fifth Avenue renovation into multiple tenants
- New leisure outdoor living rooms
- New branded light columns, lighting design, and directional signs
- Center-wide paint and tiling
- Renovation of all entry courts
- New Café Terrace
- New signage program
- New landscaping and paving
- New trellises and sail-shaped shading structures





## FLOWER HILL PROMENADE DEL MAR, CA

*Located in Del Mar near California's famous racetrack, Flower Hill Promenade includes open-air multi-level retail, upscale restaurants, and offices above.*

### Project Description

This design-build project with Lusardi included new construction, renovation, and landscaping. Reworking the existing auto entries improved accessibility and circulation. To appease neighbors' concerns about its visual impact, the new parking structure was tucked into the hillside behind the new buildings.

### Project Features

- \$25 million
- 177,000 SF of Retail Area
- 15 acres of mixed-use, including retail, grocery, and office space
- Four-level parking structure for 500 cars
- New Whole Foods market and adjacent retailers with Sharp medical offices on second level
- New landscaping and paving concepts
- Parking structure design enables natural ventilation and lighting by offsetting retaining wall five feet from structure





## 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





## MONTEREY BEER GARDEN MONTEREY, CA

*A new social destination brings life to the Uptown Monterey Shopping Center.*

### Project Description

What used to be an under-used plaza with a forgotten fireplace is now an inviting vibrant social venue. An existing and historic adobe wall parallel to the beer garden and a luscious olive tree helped add character to our proposed design for a local beer garden. Fieldwork was designed with pure simple materials and elements for a casual outdoor experience complimented with a unique shipping container bar.

### Project Features

- Welcoming outdoor area draped with string lighting
- Shipping container bar
- Fireplace and seating





## PACIFIC COMMONS | THE BLOCK FREMONT, CA

*Since 1995, SGPA has been working with Catellus and the City of Fremont to develop this 106-acre site.*

### Project Description

The Block is one of five distinctive districts that comprise this hybrid regional shopping district. Special attention has been given to the pedestrian experience, site amenities, landscaping, and architecture to establish this retail development as a new and exciting destination in the City of Fremont. Major tenants range from Costco and Lowe's to Toys-R-U's, as well as a 16-plex Century Theater with X-D. Fremont has encouraged the growth of electric vehicle technology by requiring this project phase to include 50 EV parking spaces with the ability to charge 25 cars at once. This will position the development and the City among the first locations in the East Bay area to support the EV movement.

### Project Features

- Angled parking at each side of street for added retail parking and ease of access
- Varied building facade designs animate and add architectural interest for tenants
- Modernized forms complement existing architecture but reflect current trends







## 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





## ROSSMOOR TOWN CENTER WALNUT CREEK, CA

*This major renovation of Rossmoor Town Center will refresh and enliven the existing shopping and entertainment destination with a new modern identity and central gathering place.*

### Project Description

The renovated retail and professional offices will become a welcoming destination where the community can enjoy boutique shops, retail services, new restaurants, and a variety of public gathering spaces along with a new Central Plaza. The lighted Central Plaza will become the heart of the project surrounded by new restaurants and dining areas which offer viewing of the featured Bocce Ball Court and seating gardens. In addition to providing new paved courtyards, plazas, and lush landscaping, the building facades will be updated with a more contemporary approach, featuring new warmer color palette detailed with wood, stone, stucco, and concrete materials. New pedestrian sidewalk networks and added building areas help to connect and link all the buildings together to make for easier access and connectivity between uses. Added office spaces and restaurants will offer new amenities and active uses to extend longer hours of operation and draw energy to the Town Center.

### Project Features

- Site Area: 15 Acres
- Retail/Office Space: 139,500 SF
- New signage program to give the existing center a more cohesive and updated feel
- Improved pedestrian and crosswalk connections to connect the overall project





## SHOPS AT LA JOLLA VILLAGE LA JOLLA, CA

*The Shops at La Jolla Village is a renovation of a 15-acre community retail project within a mixed-use development of residential and office.*

### Project Description

Completed in 2016, this renovation project is 210,631 SF and has three components: the demolition of the existing retail and residential buildings, reconfiguration of the main parking field, and construction of three new retail buildings, including a new Nordstrom Rack and a Whole Foods market. 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.

### Project Features

- Site Area: 5.42 Acres
- Building Area: 210,631 SF
- Cost: \$8M
- Retail
- Shopping Center





## SHOPS AT WATERFORD DUBLIN, CA

*Main square providing community retail with residential units above.*

### Project Description

This pedestrian-oriented project in east Dublin creates a new mixed-use town center. Developed with Shea Properties and designed in collaboration with Architects Orange, this 18.7-acre project combines a traditional neighborhood market and drugstore with upscale retail shops, cafes, restaurants, commercial offices, and residential over retail. The main square features a special fountain court with wide pedestrian streets and paseos to accommodate special events and an outdoor marketplace.

### Project Features

- Retail: 125,000 SF
- Residential: 390 units (Architects Orange) (48 DU/AC)
- Parking: At-grade and 3.5-level garage
- Residential over retail (Architects Orange)
- Master plan
- Design integrates and complements existing community environment
- Strong pedestrian orientation
- Architectural detailing successfully integrates mixture of uses





## SUNROAD PLAZA VISTA, CA

*Retail site planned for the City of Vista.*

### Project Description

New development is planned for the city of Vista with the proposal of two retail pads totaling approximately 10,000 SF of building area with associated site improvements on an approximately 4.12-acre site. The balance of the project is scheduled to include a single story commercial center consisting of a self-service car wash, inline retail, and restaurant spaces. SGPA's involvement includes architectural, landscape, structural, and fire protection, with site improvements made to the plaza, walkways, and ramps.

### Project Features

- One Retail Pad A Building approximately 4,000 SF, single story, new construction Shell and White Box Tenant Improvements with drive-thru
- One (Retail Pad B Building approximately 6,000 SF, single story, new construction Shell and White Box Tenant Improvements with drive-thru
- New utilities, site lighting, and trash enclosures
- New parking, loading, and fire truck access areas
- 100% of landscape uses low water use plants
- Four drive-thrus





## VILLAGE OAKS SAN JOSE, CA

*Located at the main entrance to the Hitachi Campus in south San Jose, this new community center mixes regional and neighborhood retail.*

### Project Description

This 30-acre district features a new Urban Street lined with shops and restaurants, as well as a mixed-use area with multi-level residential apartments above retail.

### Project Features

- 340,000 SF of shops, restaurants, and larger format retail, divided among 13 buildings
- 220 multi-level residential units over retail
- 10,000 SF commercial offices above retail
- Four stories
- New urban streetscape serves as a gateway and entrance to the existing Hitachi Campus
- Pedestrian-focused square offers new shopping and restaurants for the Hitachi campus and neighboring residents
- Conveniently located near Caltrain and neighboring high-tech campuses
- Conveniences at one site offer the new double-income families walkable uses of retail, daycare, health club, market, and restaurants





# AWARDS AND REFERENCES







## RELATED AWARDS

### CCFC DESIGN AWARD

*Community College Facility Coalition*

For: SDCCD Mesa Commons Cafeteria and Bookstore

### ULI HEALTHY PLACES AWARD

*Urban Land Institute*

For: SDCCD Mesa Commons Cafeteria and Bookstore

### 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

### 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

### 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

### **SOUTH CAMPUS PLAZA** ■ San Diego, CA

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### **EMBARK APARTMENTS AND QUETZAL GARDENS** ■ Oakland/San Jose, CA

*Resources for Community Development*

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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



