



# SENIOR LIVING

## 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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San Diego, CA 92108  
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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

PRESIDENT, DIRECTOR OF  
SAN FRANCISCO



### PAMELA CAMACK

ARCHITECT

PRINCIPAL, WELLNESS STUDIO  
LEADER



### GLENN WOOD

ARCHITECT

PRINCIPAL, DIRECTOR OF  
DESIGN AND PLANNING



### VICTORIA GRAY

ARCHITECT

ASSOCIATE, PROJECT  
MANAGER



### STEVE SWARTZENDRUBER

ARCHITECT

SENIOR ASSOCIATE, PM



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

##### LITTLEJOHN COMMONS ▪ Alameda, CA

*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.

##### JACK LONDON GATEWAY ▪ Oakland, CA

*East Bay Asian Local Development Corporation*

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

##### SAN PABLO HOTEL ▪ Oakland, CA

*East Bay Asian Local Development Corporation*

San Pablo Hotel is an occupied renovation of a senior living community that was originally built in 1906 with 144 affordable, senior SRO apartments. The project received a 4% tax credit financing for the refreshing of unit interiors, reprogramming of ground floor common areas, and upgrades to building infrastructure. Residents have been heavily involved in the design of the exterior landscape and site improvements. These contributions encourage ownership over the process and overall satisfaction with the end result.

##### LYTTON GARDENS ▪ Palo Alto, CA

*Covia Living*

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

##### ON LOK HOUSE OCCUPIED RENOVATION ▪ San Francisco, CA

*On Lok, Inc.*

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



## PAMELA CAMACK

ARCHITECT, LEED AP, NCARB

### PRINCIPAL, SENIOR LIVING STUDIO LEADER

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

*With over 17 years of professional experience, Pamela blends strong management skills with creative 3D modeling expertise to help her clients visualize and complete successful projects. Known for persistently tackling challenging issues, she has built a reputation with clients, contractors, and teammates for getting things done thoroughly and on time.*

*As a Registered Architect and LEED Accredited Professional, she believes in incorporating sustainable concepts into her projects in ways that add value and delight owners and users alike. As the San Diego Region Committee Chair for LeadingAge California, she understands current issues impacting Senior Living Communities and stays ahead of trends in universal design. She is also responsible for providing strategic ideas that influence firmwide operations and business development.*

#### CREDENTIALS

- Registered Architect, California C32910
- LEED Accredited Professional
- California Polytechnic State University San Luis Obispo, Bachelor of Architecture
- National Council of Architectural Registration Boards

#### AFFILIATIONS

- San Diego Region Committee Chair for LeadingAge California
- Subject Matter Expert for the California Architect's Board Supplemental Examination Development
- ACE Mentor San Diego

#### BACKGROUND

- Over 17 years of experience
- With SGPA since 2006

#### PROJECT EXPERIENCE

##### COVENANT LIVING AT MOUNT MIGUEL ▪ Spring Valley, CA

*Covenant Living Communities and Services*

This new construction project adds 30 new luxury independent living apartments for the campus, which occupies 26.5 acres of land and includes 261 residential units, 48 assisted living units, 99 skilled nursing beds, and a Life Center that houses numerous campus activities. The new building is intended to be energy-efficient with a goal to sustain 50-60 years and serves as a model for the future redevelopment of the campus.

##### SEACREST VILLAGE, MULTIPLE PROJECTS ▪ Encinitas, CA

*Seacrest Village Retirement Communities*

For over 16 years SGPA has provided facility programming and master planning for a 13.8 acre campus including multiple new buildings; independent living senior apartments, memory care facility, vitality center, central plant, and storage. Also included are other related improvements to the existing facility including core renovation of their commercial kitchens and skilled nursing facility.

##### KIERO SKILLED NURSING/MEMORY CARE FACILITY ▪ Los Angeles, CA

*Kiero*

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

##### CANTERBURY WOODS SKILLED NURSING FACILITY ▪ Pacific Grove, CA

*Covia Living*

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

##### MANOR AND TOWER RENOVATION ▪ San Diego, CA

*St. Paul's Senior Services*

Physical Needs Assessment for the Renovation of a 11-story, 147 unit independent living affordable senior residence. Facility was originally constructed in 1961 and 1966 under the US Department of Housing and Urban Development (HUD) funding. Assessment identified code and structural issues throughout the building with priority given to facilitate future renovation planning and funding.



## GLENN WOOD

ARCHITECT, LEED AP

### PRINCIPAL, DIRECTOR OF DESIGN AND PLANNING

*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
- California Polytechnic State University 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 professional experience
- With SGPA since 2013

#### PROJECT EXPERIENCE

##### STERLING SENIOR COMMUNITIES ▪ Cotati, CA

*Townsend Capital Partners, LLC*

Planning studies for proposed development of three new buildings on a 4.64 acre site. Proposed uses include a two-story, 77,000 SF of assisted living, a one-story 24,100 SF memory care, and a one-story 4,000 SF commercial building.

##### SUISUN CITY ASSISTED SENIOR LIVING ▪ Suisun City, CA

*(private client)*

Project planning and feasibility studies for a conversion of a commercial office building into an assisted living/memory care facility with modified parking. The proposed assisted care building include a three-story building with 72 units. The proposed memory care building includes a garden, urgent care, dialysis center, nurse station, kitchen, and café.

##### SUISUN CITY ASSISTED SENIOR LIVING ▪ Suisun City, CA

*(private client)*

Project planning and feasibility studies for a conversion of a commercial office building into an assisted living/memory care facility with modified parking. The proposed assisted care building include a three-story building with 72 units. The proposed memory care building includes a garden, urgent care, dialysis center, nurse station, kitchen, and café.

##### LYTTON GARDENS ▪ Palo Alto, CA

*Covia Living*

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

##### MERITAGE SENIOR CARE ▪ Buellton, CA

*(private client)*

Conceptual design and planning submittals for a senior living village, designed to provide multiple levels of senior boarding and care, ranging from independent and assisted living to special needs and extended care. This 12.6 acre community includes 91 units of assisted living, 92 units of independent living, 40 units of memory care, and 24 units of skilled nursing.

##### 6<sup>TH</sup> STREET AFFORDABLE HOUSING ▪ Berkeley, CA

*(private client)*

Initial planning for a proposed ground-up, affordable senior housing with senior community center and two levels of below-grade parking. Proposed renderings were used to render interest from possible funders and the City of Berkeley.



## STEVE SWARTZENDRUBER

### SENIOR ASSOCIATE, SENIOR 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*

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.

##### **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.

##### **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.





## VICTORIA GRAY

ARCHITECT

### ASSOCIATE, PROJECT MANAGER

*In likeness with SGPA's motto, enhancing everyday life, Victoria pursued a career in architecture motivated by the sense of pride she feels after being able to design a space from scratch that is both habitable and enjoyable.*

*Since joining SGPA in 2013, Victoria has developed niche specialties, including senior and affordable housing, clinic spaces, retail, and outdoor plazas which allow for interaction between users. She is also instrumental in the production of design and construction documents for projects ranging in completeness from planning and site design to building design and construction.*

#### CREDENTIALS

- Registered Architect, California C38089
- California Polytechnic State University San Luis Obispo, Bachelor of Architecture

#### BACKGROUND

- Over 9 years of professional experience
- With SGPA since 2013

#### PROJECT EXPERIENCE

##### **WILLIAM JENKINS HEALTH CENTER** ▪ Richmond, CA

*Lifelong Medical Care*

Programming, Schematic Design, Entitlements, Design Development, Construction Documentation, Permitting, and Construction Administration for a new 30,000 SF, 3-story medical office building and clinic in downtown Richmond. The new building was constructed on the site of the existing clinic, which was housed in modular buildings also designed by SGPA. The Clinic will house Primary Care, Urgent Care, Imaging, Dental Labs, and a Wellness Center.

##### **WEST BERKELEY HEALTH CENTER** ▪ Berkeley, CA

*Lifelong Medical Care*

Project programming, design, and documentation for the renovation of and three-story addition to an existing 12,000 square foot National Historic Landmark facility into a 19,000 square foot safety net clinic. Extensive neighborhood and agency involvement was required to secure project entitlements. Project received the Preservation Award from the Berkeley Architectural Heritage Association.

##### **ASHBY HEALTH CENTER** ▪ Berkeley, CA

*Lifelong Medical Care*

Office space is converted into an OSHPD 3-compliant safety net clinic that offers homeless outreach, wellness services, and the integration of HIV and women's health into primary medical care. SGPA is providing programming, building assessment, and design for this new 11,139-SF tenant improvement.

##### **ON LOK HOUSE OCCUPIED RENOVATION** ▪ San Francisco, CA

*On Lok, Inc.*

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

##### **LITTLEJOHN COMMONS** ▪ Alameda, CA

*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.

# SENIOR LIVING EXPERIENCE





## 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
- Parking Stalls: 30
- Implements many energy saving measures
- Extensive Community Gardens





## JACK LONDON GATEWAY SENIOR HOUSING OAKLAND, CA

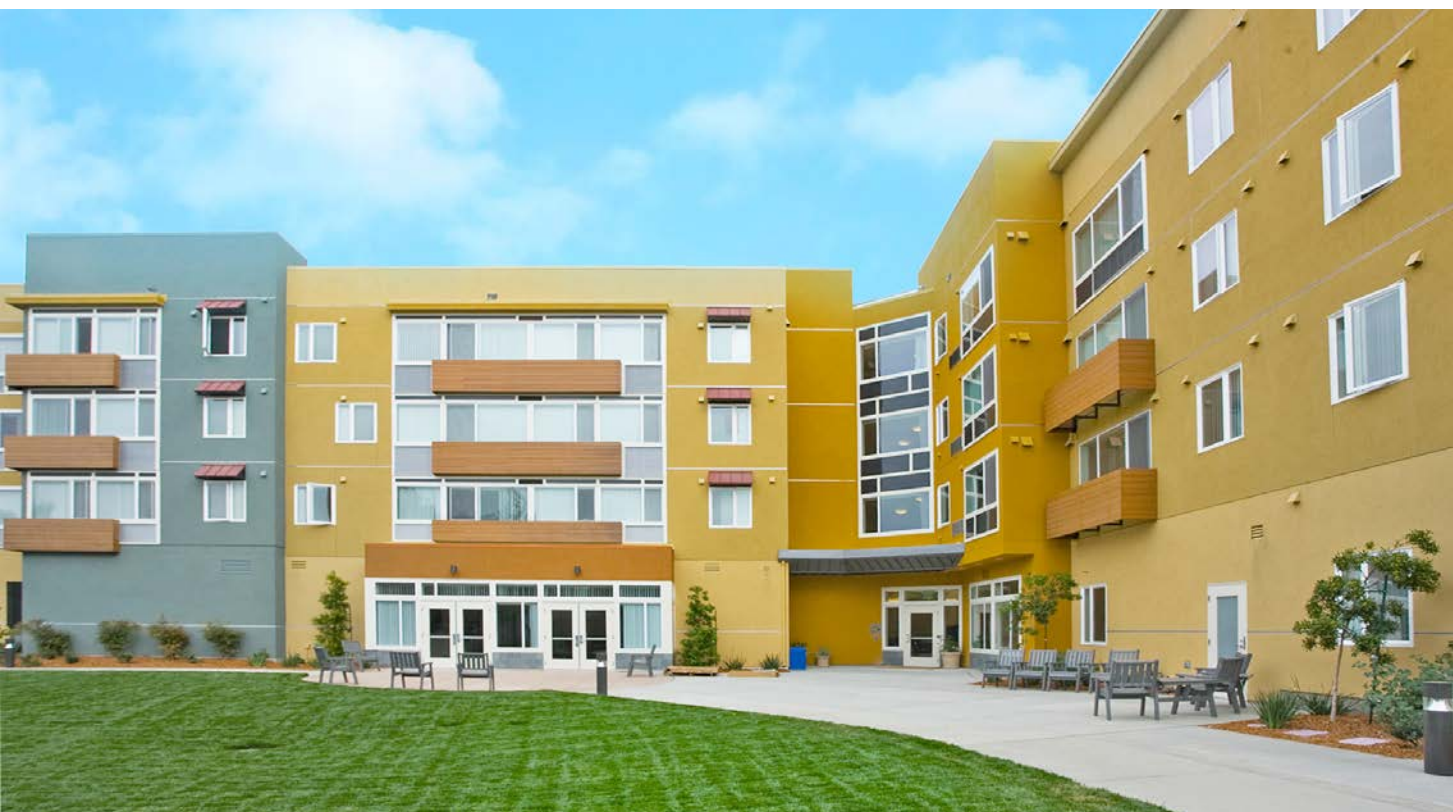
*Senior living in a mixed-use neighborhood.*

### Project Description

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

### Project Features

- Approximately 7.4-acre site
- 60 senior living units and 1 manager's unit
- 32 residential parking stalls (0.6 per unit)
- 56 retail parking stalls (4 per 1,000 SF)
- 71,000 SF
- 15,000 SF retail
- Four stories
- Solar thermal and photovoltaic panels
- PCBC Gold Nugget Grand Award – GreenPoint Rated Community of the Year
- PCBC Gold Nugget Award of Merit – Best Infill, Re-Development or Rehab Site Plan





## FUJI TOWERS SENIOR HOUSING SAN JOSE, CA

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

### Project Description

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

### Project Features

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





## 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





## ON LOK HOUSE SAN FRANCISCO, CA

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

### Project Description

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

### Project Features

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





## PINNACLE SENIOR LIVING SAN FRANCISCO, CA

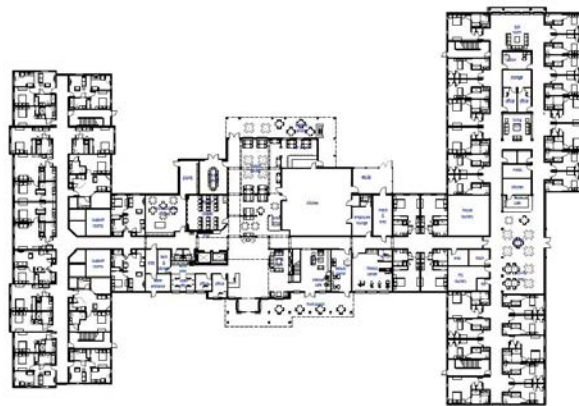
*This Assisted Living and Memory Care community will span four acres in the city of Murrieta.*

### Project Description

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

### Project Features

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





## SAN PABLO HOTEL OAKLAND, CA

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

### Project Description

San Pablo Hotel is an occupied renovation of a senior living community that was originally built in 1906 with 144 affordable, senior SRO apartments. The project received a 4% tax credit financing for the refreshing of unit interiors, reprogramming of ground floor common areas, and upgrades to building infrastructure. Residents have been heavily involved in the design of the exterior landscape and site improvements. These contributions encourage ownership over the process and overall satisfaction with the end result.

### Project Features

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





## SEACREST VILLAGE CORE RENOVATION ENCINITAS, CA

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

### Project Description

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.

### Project Features

- 16,300 SF interior renovation
- Occupied Skilled Nursing Renovation including renovation of the Satellite Kitchen and pantry areas (HCAI-2)
- Transition Planning includes: temporary kitchen trailers, temporary parking lot addition, and temporary dining facilities
- New roof over private dining room





## TOWN PARK TOWERS SAN JOSE, CA

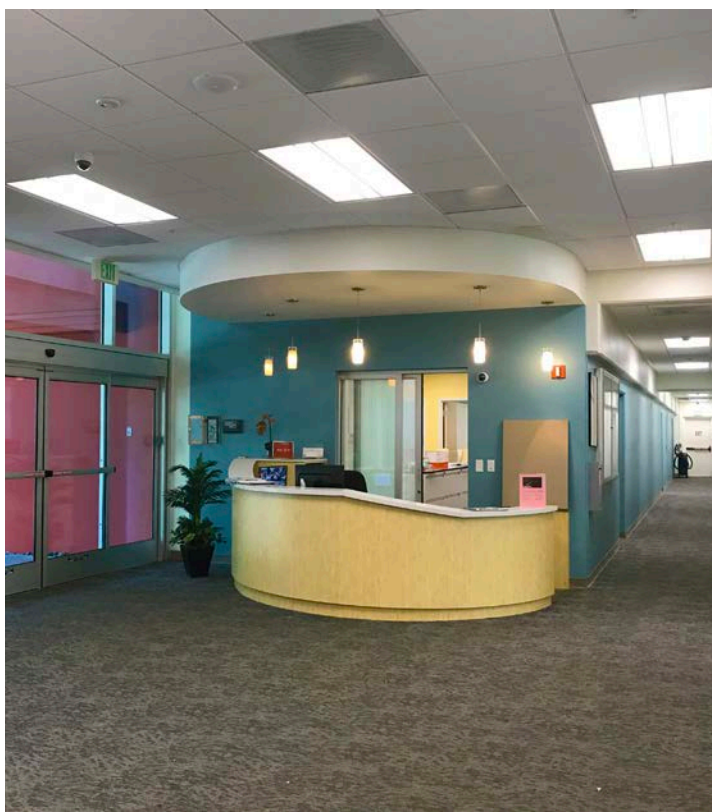
*A ten-story high-rise containing 216 affordable senior apartments, Town Park Towers is undergoing a complete renovation renewing its exterior weather resistant surfaces and all interior surfaces.*

### Project Description

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

### Project Features

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





## 6<sup>TH</sup> STREET SENIOR HOUSING BERKELEY, CA

*Community oriented senior living development in West Berkeley.*

### Project Description

Centrally located near the bustling 4<sup>th</sup> Street District, this new development is in the ideal place to enjoy the nearby restaurants, shops, and other amenities. This five-story building will accommodate 95 units and provide tenants with the luxuries of a corner café and a large, landscaped courtyard to socialize and enjoy with family and friends. The building also provides office space, a technology lab, and several large community rooms to serve the needs of the larger neighborhood.

### Project Features

- 89,000 SF
- Five-story building
- 95 units
- Underground parking, 44 spaces
- Amenities included: Cafe, Community Room, Conference Room, Technology Lab, Terrace and Courtyard





## 14<sup>TH</sup> STREET AFFORDABLE HOUSING OAKLAND, CA

*Affordable senior housing that enhances the urban fabric while building relationships in the local community.*

### Project Description

Situated near downtown Oakland, 14<sup>th</sup> Street Affordable Housing is a senior living development designed to expand and add additional amenities to the existing Oak Center Towers Senior Community. The new buildings help to transition architecturally from the existing modern towers to the small-scale Victorian houses on the other side of the block. The design thoughtfully renovates and incorporates the existing Greater Cooper AME Zion Church building and allows the residents and parishioners to share a common courtyard, meeting spaces, and other amenities. At the corner of 14<sup>th</sup> Street and Market Street, a neighborhood-serving café space and courtyard will provide a community gathering space for both residents and the larger community.

### Project Features

- 135,000 SF
- Four- to six-story building
- Two new buildings
- Corner café
- Shared amenities and meeting rooms with church
- On-site structured parking
- Community gardens





## LINCOLN GLEN MANOR SAN JOSE, CA

*A 5,000 SF expansion and renovation to better serve residents' frailty and diversity, while maximizing their ability to interact socially.*

### Project Description

To accommodate the changing needs of seniors, a six-acre continuum of care retirement community undertook a two-part project to expand and update a 40-year-old central facility and convert an existing assisted living building to memory care. The dining room and chapel were enlarged to accommodate mobility aids such as walkers and wheelchairs with improved day lighting. Site improvements added gardening space, a tot play area, and visitor parking. The existing 19-unit building is part of a six-acre continuum of care retirement community accommodating 190 residents.

### Project Features

- Memory care units feature flexible floor plans for different accommodations
- Floor plan designed to allow phase transition from independence to memory care
- Units offer options for shared and independent toileting and bathing
- Kitchen renovation allows more diverse food preparation and service styles
- Seismic and fire safety improvements
- Food preparation renovated to an open kitchen for residents' observation
- Addition of lobby and reception areas





## LYTTON GARDENS PALO ALTO, CA

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

### Project Description

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

### Project Features

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





## STERLING SENIOR COMMUNITIES COTATI, CA

*Planning submittals for proposed new buildings in an existing senior living community.*

### Project Description

This existing community proposed developing three new buildings on a 4.64-acre site. The proposed uses include assisted living, memory care, and a commercial building. On-site improvements include new landscaping, paving, and hardscape. Planning also proposed future widening of the nearby Gravenstein Highway 116 for a new street along the west frontage and a cul-de-sac.

### Project Features

- 77,000 SF of assisted living
- 24,100 SF of memory care
- 4,000 SF of commercial





# 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





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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



