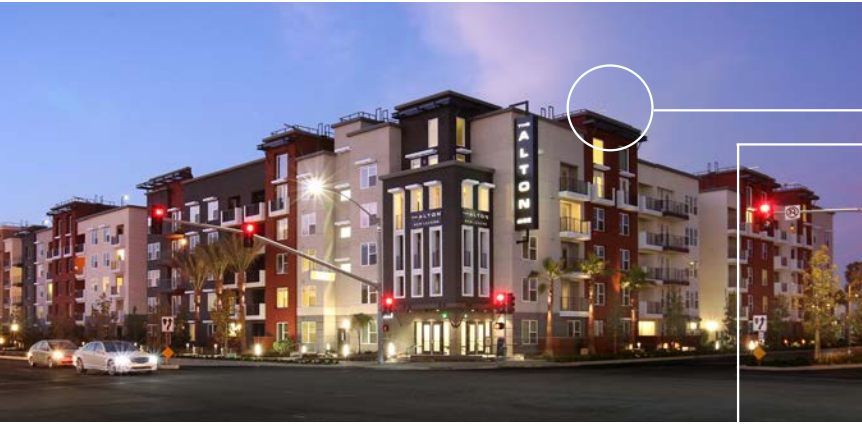


tRENDS

CALIFORNIA

MULTIFAMILY | STUDENT HOUSING | RETAIL & MIXED-USE | AFFORDABLE HOUSING | LAND PLANNING | MASTER PLANNING
URBAN PLANNING | HOSPITALITY | RESORT | INTERIORS | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | **FULL-SERVICE FIRM**



THE ALTON [IRVINE, CA]

5-story wrap with loft & garage roof terrace
344 units :: 87 units/acre



BIXEL RESIDENCES [LOS ANGELES, CA]

36 story apartment tower plus Rooftop Deck
442 total units :: Studio, 1, 2 and Penthouse units
799 sq ft avg unit size :: Podium Courtyard on 5th level



500 KIRKHAM [OAKLAND, CA]

7 story :: 2.76 acres :: 417 units
5,000 sq ft of amenities :: 21,000 sq ft of retail
Three Sky Decks



1 **2130 VIOLET STREET**
 LOS ANGELES, CA
 9-story office tower
 95,000 sq ft of lifestyle office
 5,000 sq ft of retail



2 **FASHION DISTRICT TOWER**
 LOS ANGELES, CA
AFFORDABLE HOUSING
 Residential, mixed-use, live-work tower
 50 affordable units
 452 units :: 1.68 acres
 269 units/acre



3 **VALENCIA VISTA**
 SAN BERNARDINO, CA
AFFORDABLE HOUSING
LEED PLATINUM CERTIFICATION
 75 units
 2,200 sq ft community center, after school program facility, swimming pool



4 **SKYE**
 LAGUNA NIGUEL, CA
 4-story over 2 levels of parking
 142 units :: 2.13 acres
 67 units/acre



SHARED SERVICES {INDUSTRY-WIDE EXPERTISE}



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