

Parking
Design
Associates
Architects & Planners

PARKING DESIGN ASSOCIATES

“Parking Design Associates’ focus
is on design efficiency
and client satisfaction”



Calle Encillia Parking Structure, Palm Springs, CA

Parking Design Associates is:

- A woman owned business enterprise
- A minority owned business enterprise
 - A small business enterprise

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We are an architectural firm specializing in the unique design and planning of parking structures. We strive to create sustainable, attractive, functional and cost effective parking structures. Our efficient organization is well versed in all aspects of parking design; from planning, building design to construction administration of parking structures.

Parking Design Associates Philosophy

Our organization owes much of its heritage to the giants of the parking industry. All of our associates are seasoned professionals with the experience and ability to employ innovative and time-tested solutions to all of your parking needs. With the advent of the internal combustion engine and private motor vehicles, the parking industry was born. The ever-changing flux in transportation, technology and urban growth over the last hundred years has introduced a variety of challenges to the design and engineering of parking structures. Our firm is poised to respond to current challenges and all future innovations and challenges, including an era of ride-sharing and autonomous vehicles. We are dedicated to exploring all aspects of environmental issues and technical improvements.

Parking Design Associates is experienced in sustainable design and construction as well as building information modeling (BIM), giving our clients a leading edge. We embrace the alternative methods to solve the parking needs of today and generations to come.

Parking Design Associates is also a leader in parking structure design for an era of ride-sharing and self-driving vehicles. One of our current structures adapts parking structure floors to potentially be used as commercial, residential, or office space in the future, should the demand for parking decrease. We are experienced in a wide range of best practices for this scenario, including increasing story heights to accommodate for commercial and residential use, designing flat floors, and designing floor framing for additional load-carrying capacity.

Our knowledge and breadth of experience make Parking Design Associates uniquely positioned to achieve our clients' goals of beauty, functionality, flexibility and an outstanding user, owner and community experience.

PDA is a leader in parking structures.

Services:

- Planning
- Architectural (conceptual phase through occupancy with proven capability to provide cost effective, quality parking structures that afford users the highest level of comfort, convenience and security)
- Consulting
- Parking, Demand and Feasibility Studies
- Land-use Planning
- Functional Design
- Accessibility Studies
- Value Engineering

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Health Care Sector



Sharp Medical Center Parking Structure
Chula Vista, California



The parking structure is built on the Sharp Medical Center campus and provides parking for their visitors and staff. Priority was given to the uninterrupted functioning of the hospital located near the construction site. All precautions were taken during construction to leave the existing hospital and utilities intact. The parking structure has an open design maximizing daylight and natural ventilation. Clear views of pedestrian and vehicle movement within the structure provides a safe environment. Security cameras and emergency phones strategically located provide added security. The path of travel from the parking structure to the hospital is landscaped with medicinal herb and native plant gardens and rest areas. The multicolored glass elevator tower is symbolic of the diverse ethnic groups that patronize the medical facility. The Medical Center cooling tower is located alongside the parking structure and blends into the façade architecture very well.

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Health Care Sector



Sharp Medical Center Parking Structure Chula Vista, California

720 stalls, 7 levels, 257,009 SF

Client:
Sharp Medical Group

Users:
Employees, Visitors

Delivery Model:
Design Build

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Corporate Sector



The structure is for office employee and visitor parking. The office is designed to fit the needs of westside media, technology and entertainment. C3 offers unique office space to be inspired, be inventive and original. Two pedestrian bridges connect the office to the parking structure and spans over the campus site. The biggest challenge was to minimize congestion within the garage

during peak hour traffic as this area has predominantly office buildings. To resolve this issue two end to end loop circulation circuits with parking ramps were designed with center cross overs. The design aesthetically compliment the adjacent structure. The large shear wall areas have subtle colored fins that play in the sunlight changing colors depending on the angle of the sun.

Culver City Creative (C3) Office Parking Structure Culver City, California

990 stalls, 9 levels, 326,741 SF

Client:
IDS

Users:
Employees, Visitors

Delivery Model:
Design Build

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Corporate Sector



The Epic – 5901 Sunset Office Tower project is a 15-story creative office building development that is comprised of 9-levels of office, ground floor retail, 5-levels of above grade parking and 2-levels of subterranean parking. Netflix being the major

tenant in the building has established parking requirements to satisfy their needs. The above grade levels of parking have been designed to accommodate office space in the future with increased floor to floor heights, added load bearing structural framing, accommodation for office utilities and other specific requirements. PDA's familiarity with futuristic parking trends contributed to the project. The project has been designed to obtain LEED Gold certification.

5901 Sunset EPIC Parking Structure Los Angeles, California

715 stalls, 2 subterranean levels, 5 levels above grade, 318,000 SF

Client:
Hudson Pacific Properties

Users:
Employees, Visitors

Delivery Model:
Design Bid Build

Technology Sector



The San Diego biological research products supplier, Biolegend Inc., opened a new and larger headquarters in San Diego. The point of all this expansion is to keep pace with orders from BioLegend's customers

and enable more innovation. The parking structure which satisfies the parking needs of its employees and visitors is an open naturally ventilated structure maximizing day light with clear visibility within the structure for drivers and pedestrians resulting in a safe environment. Long term bicycle parking is located in a secure fenced area on the lowest level. Photovoltaic panels are located on the roof deck providing more electricity to the grid.

Biolegend Parking Structure San Diego, California

678 stalls, 7 levels, 219,015 SF

Client:
Biolegend

Users:
Employees, Visitors

Delivery Model:
Design Bid Build

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Corporate / Technology Sector



The parking structure was built to satisfy parking demands set by this high tech community. It is built adjacent to an existing 5 level parking structure accommodating 1500 parking stalls and is connected on all levels by vehicular

and pedestrian bridges. The biggest challenge was to design the new structure to work with the existing structure so that 3000 vehicles could enter, exit and circulate with ease during peak hour traffic. The success is shown by client and user satisfaction since its opening in 2013. Priority also was given to a safe and secure pedestrian experience. The client has expressed their satisfaction by awarding our firm another multilevel parking structure project.

Qualcomm AY Parking Structure San Diego, California

1516 stalls, 6 levels, 474,353 SF

Client:
Qualcomm, Inc.

Users:
Employees, Visitors

Delivery Model:
Design Bid Build

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Retail / Casino Sector



The parking structure is located adjacent to the Spa Resort Casino and is one block from the Palm Springs Convention Center and Indian Canyon Drive. Indian Canyon Drive is the heart of the tourist area with several historic buildings, numerous

restaurants and shops. The structure is designed for casino and retail parking in the vicinity. Since time immemorial, this Palm Springs area has been home to the Agua Caliente Band of Cahuilla Indians who are the Owner of the project. Our relationship with the owner was one of respect and understanding of their culture which influenced the design of the structure. The completed project is a landmark in the City of Palm Springs as it stands out majestically when approaching on Indian Canyon Drive from Freeway 10. The façade depicts the American Indian tribal symbols.

Calle Encilia Parking Structure Palm Springs, California

800 stalls, 4 levels, 474,353 SF

Client:

Agua Caliente Band of Cahuilla
Indians

Users:

Employees, Visitors

Delivery Model:

Design Bid Build

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Retail Sector



The One Paseo parking structure has been designed for the parking needs of a luxury retail complex. The retail experience is carried into the structure with spacious entry turning lanes, pedestrian crosswalks within the structure, additional way finding signage, artwork on elevator shafts and shade canopies on the roof parking deck. The open parking structure with natural ventilation and maximized day light adds to the user comfort. Clear visibility for the driver and the pedestrian for a safe

environment has been provided.

One Paseo Parking Structure San Diego, California

570 stalls, 3 levels, 184,124 SF

Client:
Kilroy Realty Corporation

Users:
Employees, Visitors

Delivery Model:
Design Bid Build

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Education Sector



The parking structure is built adjacent to the Riverside Community College District Coil School Performing Art Center and the Coil Culinary art school and accommodates parking for both facilities. The parking structure is a secure structure with roll down security grills remotely controlled by the school, has emergency phones and security cameras strategically located. A security office is within the garage close by to the vehicular entry/exit driveway. The elevator shaft has

a glass curtain wall for visibility to and from the exterior as well as glass entry doors. The elevator cab has glazing at the rear and a glass door. All this adds security to the users. In addition the structure has been designed as an open naturally ventilated structure with maximized day light and clear visibility for the driver and pedestrian.

Riverside Community College District Coil School Parking Structure Riverside, California

224 stalls, 4 levels, 75,664 SF

Client:
Riverside Community College
District

Users:
Staff, Visitors

Delivery Model:
Design Bid Build

Education Sector



The parking structure provides parking for students and staff at the California State University San Marcos Extended Learning Facility. The structure is completely enclosed on the south longitudinal side due to another building being design adjacent to it. The west side is completely enclosed by a perforated fabric. The north longitudinal side has intermittent perforated fabric panels on the façade. The east side is completely open. The challenge was to maintain natural ventilation as required by code. By specifying perforations large enough in the fabrics to meet the open area calculation, the structure remains naturally ventilated.

California State University San Marcos Parking Structure San Marcos, California

709 stalls, 6 levels, 221,414 SF

Client:
California State University

Users:
Students, Staff, Visitors

Delivery Model:
Design Build

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Retail / Residential Sector



The parking structure provides parking for residents and visitors. Residential units are 10' away on two sides of the structure connected by bridges. The structure is naturally ventilated and maximizes day light. Clear visibility for drivers and pedestrians within the structure provides a safe environment. Shade canopies on the roof deck reduces radiating heat reaching residential corridors. Way finding signage direct the user groups during circulation and parking.

North City Block C Parking Structure San Marcos, California

510 stalls, 4 levels, 160,124 SF

Client:
California State University

Users:
Students, Staff, Visitors

Delivery Model:
Design Build

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Residential / Retail Sector



The parking structure is located within the building complex with retail and residential areas 'wrapping' around it. Retail store areas are located on the ground level and the residential areas are on the upper three levels. Pedestrian bridges connect the residential floors to the

residential parking floors. Security fences enclose the retail parking area from the residential and residential parking areas. Courtyards on two sides of the parking structure provide adequate natural ventilation that is necessary to eliminate the need for mechanical ventilation. Shade canopies on the roof deck prevents radiating heat from reaching the residential corridors. The project was built within budget and the given schedule. The Neighborhood Planning Award was awarded to Mercado Del Barrio by the American Planning Institute.

Mercado Del Barrio Parking Structures San Diego, California

209 stalls, 3 1/2 levels, 77,430 SF

Client:
Shea Properties

Users:
Residents, Visitors

Delivery Model:
Design Bid Build

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PROJECT PORTFOLIO

Awards Received

Best Architect Award presented by the City of Fountain Valley to Parking Design Associates for the years 2015, 2016, 2017, 2018, 2019 and 2020. 5 years in a row in the Business Hall of Fame

13 Awards received for LEED certified Santa Monica Civic Center parking structure, Santa Monica, CA. Award of Excellence Honoring Outstanding Architecture and Design awarded to Dirmali Botejue.

Queensway Bay Parking Structure, Long Beach, CA received 5 awards.

The Pike Parking Structure, Long Beach, CA received 2 awards.

California Science Center Parking Structure, Exposition Park, Los Angeles, CA.

Saddleback Memorial Medical Center Parking Structure, Los Angeles, CA.

Projects Designed and Managed

Ability to submit projects to the City for plan review 4-6 weeks after start of design dependent on Owner support and consultant coordination.

CORPORATE SECTOR

San Diego Tech Center Parking Structure, San Diego, CA

Delivery Model: Design Build

Relevant Project Features: 990 spaces, 7 levels (2 subterranean, 5 above grade)

5901 Sunset Blvd Parking Structure, Los Angeles, CA

Delivery Model: Design Bid Build

Relevant Project Features: 715 spaces. 2 subterranean levels, 5 levels above grade

C3 Parking Structure, Culver City, CA

Delivery Model: Design Build

Relevant Project Features: 990 spaces. 9 levels

9455 Towne Centre Drive Parking Structure, San Diego, CA

Delivery Model: Design, Bid, Build

Relevant Project Features: 600 spaces. 5 levels

Contract Services Administration Trust Fund Parking Structure, Burbank, CA

Delivery Model: Design Build

Relevant Project Features: 437 spaces. 5 levels

Calle Encilia Parking Structure, Palm Springs, CA

Delivery Model: Design, Bid, Build

Relevant Project Features: 800 spaces. 4 levels.

Governor Park Parking Structure, San Diego, CA

Delivery Model: Design Build

Relevant Project Features: 265 spaces, 5 levels

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Petersen Automotive Museum Parking Structure, Los Angeles, CA

Delivery Model: Parking Analysis and Recommendations for improvement of the Existing Parking Structure.

Relevant Project Features: Existing 827 stall, 4 level parking structure is also used for gala functions during the year. A new restaurant space added to the structure requires more parking. This location has a high demand for parking.

Grand Ridge Plaza Parking Structure, Issaquah, WA

Delivery Model: Design, Bid, Build

Relevant Project Features: 350 spaces. 2 levels

Via Del Campo Parking Structure, San Diego, CA

Delivery Model: Design and parking study

Relevant Project Features: 357 spaces. 3 levels

Cinema City Parking Structure, Anaheim, CA

Delivery Model: Design, Bid, Build

Relevant Project Features: 125 spaces. 2 level (above 3 levels).

18251 Von Karman Parking Structure, Irvine, CA*

Delivery Model: Design Build

Relevant Project Features: 800 spaces. 5 levels

Caesar's Palace/The Forum Employee Parking Structure, Las Vegas, NV.*

Delivery Model: Design, Bid, Build

Relevant Project Features: 1400 spaces. 6 levels

USC / May Co. Parking Structure, Los Angeles, CA.*

Delivery Model: Design, Bid, Build

Relevant Project Features: 1800 spaces. 5 levels

Palace Station Parking Structure, Las Vegas, NV.*

Delivery Model: Design

Relevant Project Features: 650 spaces. 4 levels

Hutton Civic Center Parking Structure, Santa Ana, CA.*

Delivery Model: Design, Bid Build

Relevant Project Features: 650 spaces, 5 levels,

San Joaquin Parking Structure, Stockton, CA.*

Delivery Model: Design, Bid. Build. Mixed use

Relevant Project Features: 650 spaces. 3 levels

Watseka Avenue Parking Structure, Culver City, CA.*

Delivery Model: Design, Bid, Build

Relevant Project Features: 500 spaces. 5 levels (2 subterranean),

Main Corporate Center Parking Structure Phase 1, Irvine, CA*

Delivery Model: Design Build

Relevant Project Features: 450 spaces

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Metro Career Center Parking Structure, San Diego, CA*

Delivery Model: Design Build
Relevant Project Features: 500 cars

Longo Toyota Car Dealership Parking Structure, Los Angeles, CA*

Delivery Model: Design Build
Relevant Project Features: 2000 spaces. 5 levels

Cerritos Corporate Center Parking Structure, Cerritos, CA*

Delivery Model: Design Build
Relevant Project Features: 500 spaces. 4 levels

Capital East End Parking Structure, Sacramento, CA*

Delivery Model: Design, Bid, Build
Relevant Project Features: 2500 spaces. 3 buildings (below and above grade), 2 to 6 levels

Olen Pointe Phase II Parking Structure, Brea, CA*

Delivery Model: Design Build
Relevant Project Features: 500 spaces. 4 levels

RETAIL SECTOR

One Paseo Drive Parking Structure, San Diego, CA

Delivery Model: Design, Bid, Build
Relevant Project Features: 570 spaces. 3 levels

North City Block C Parking Structure, San Marcos, CA

Delivery Model: Design Build. Mixed use (retail and residential)
Relevant Project Features: 510 spaces. 4 levels

Fashion Island Atrium Parking Structure, Newport Beach, CA*

Delivery Model: Design Bid build
Relevant Project Features: 1100 spaces. 3 levels

Shops at Riverpark Parking Structure, Fresno, CA.*

Delivery Model: Design Build
Relevant Project Features: 1200 spaces. 2 levels,

Valencia Town Center Mall Parking Structure, Valencia, CA.*

Delivery Model: Design, Bid, Build
Relevant Project Features: 850 spaces. 3 levels

Westfield Mall Parking Structure E, San Jose, CA*

Delivery Model: Design
Relevant Project Features: 1750 spaces. 6 levels

Newpark Mall Parking Structure, Newark, CA.*

Delivery Model: Design, Bid, Build
Relevant Project Features: 1200 spaces. 3 levels

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Hollywood Marketplace Parking Structure, Hollywood, CA*

Delivery Model: Design

Sunnyvale Mall Parking Structure C, Sunnyvale, CA*

Delivery Model: Design Build

TECHNOLOGY SECTOR

Biologend Campus Parking Structure, San Diego, CA

Delivery Model: Design Bid Build

Relevant Project Features: 678 spaces. 7 levels

Qualcomm SAN BA Research Facilities Parking Structure, San Diego, CA

Delivery Model: Design, Bid, Build

Relevant Project Features: 1100 spaces. 7 levels

Qualcomm SAN AY Pacific Center Research Facilities Parking Structure, San Diego, CA

Delivery Model: Design, Bid, Build

Relevant Project Features: 1516 spaces. 6 levels

Qualcomm Pacific Center Building AZ Parking Structure, San Diego, CA

Delivery Model: Design

Relevant Project Features: 240 spaces. 1 subterranean level

Qualcomm Q Addition Research Facilities Parking Structure, San Diego, CA

Delivery Model: Design

Relevant Project Features: 1200 spaces. 5 levels

Jet Propulsion Lab Parking Structure, La Canada, CA.*

Delivery Model: Design

Relevant Project Features: 450 spaces, 4 levels,

TRANSPORTATION SECTOR

City of Glendora Gold Line Station Parking Structure, Glendora, CA

Delivery Model: Evaluation and parking study

Relevant project features: 400 spaces. 3 level.,

City of Pasadena Multi-Modal Transportation Center Parking Structure, Pasadena, CA*

Delivery Model: Design Bid Build

Relevant Project Features: 385 spaces. 8 bus parking stalls at ground level.

PUBLIC SECTOR

Rancho Los Amigos South Campus Parking Structure for County of Los Angeles

Delivery Model: Scoping Documents and Design Build Support Services

Relevant Project Features: 2000 spaces, multilevel

East Village Green & 14th Promenade Parking for CivicSD, San Diego, CA

Delivery Model: Design Bid build

Relevant Project Features: 210 spaces, 2 levels below grade

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Arrowhead Regional Medical Center, Colton, CA

Delivery Model: Feasibility Study and Conceptual Design for 3 sites

Relevant Project Features: 800 spaces, multilevel parking structure for each of the 3 sites.

Riverside County Office of Education Conference Center Parking Structure, Riverside, CA

Delivery Model: Design

Relevant Project Features: 200 spaces, 3 levels level

City of Escondido Public Parking Structure, Escondido, CA

Delivery Model: Design Bid build

Relevant Project Features: 224 spaces, 4 levels

Consolidated Parking Structure at Los Angeles Air Force Base, Los Angeles, CA

Delivery Model: Design. Parking Consultant.

Relevant Project Features: 345 spaces. 6 levels.

Santa Monica Civic Center Parking Structure, Santa Monica, CA*

Delivery Model: Design-Build

Relevant Project Features: 880 spaces. 8 levels, LEED certified, Photovoltaic array on roof deck.

Beverly Hills Public Works Parking Structure, Beverly Hills, CA.*

Delivery Model: Design, Bid, Build

Relevant Project Features: 500 spaces. 6 ½ levels (2 subterranean)

California Science Center Parking Structure, Exposition Park, Los Angeles, CA*.

Delivery Model: Design, Bid, Build

Relevant Project Features: 2200 spaces. 4 levels subterranean but open. Gardens and exhibits

The Pike Parking Structure, Long Beach, CA.*

Delivery Model: Design, Bid, Build

Relevant Project Features: 2210 spaces. 7 levels. Assembly occupancy on roof level during Grand Prix

Queensway Bay Parking Structure, Long Beach, CA.*

Delivery Model: Design, Bid, Build

Relevant Project Features: 1500 spaces. 5 levels. Assembly occupancy on roof level during Grand Prix

Glendale Police Parking Structure, Glendale, CA.*

Delivery Model: Design, Bid, Build

Relevant Project Features: 275 spaces. 4 ½ levels

Bob Hope Airport Overflow Parking Lot, Burbank, CA.*

Delivery Model: Design

Relevant Project Features: 850 spaces, 1 level

DPSS Wilshire Parking Structure, Los Angeles, CA*

Delivery Model: Design Build

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EDUCATION SECTOR

CSU San Marcos Extended Learning Building Parking Structure, San Marcos, CA

Delivery Model: Design Build

Relevant Project Features: 709 spaces. 6 levels

Santa Monica Malibu Unified School District, High School Parking Structure, Santa Monica, CA

Delivery Model: Design Bid Build

Relevant Project Features: 190 spaces. 2 levels. 113 surface parking spaces.

Riverside Community College District Coil School of Performing Art Center Parking Structure, Riverside, CA

Delivery Model: Design Bid Build

Relevant Project Features: 224 spaces. 4 levels

California State University San Bernardino, San Bernardino, CA

Delivery Model: Design

Relevant Project Features: 1200 spaces, multilevel

University of San Diego Knauss School of Business Parking Structure, San Diego, CA

Delivery Model: Design

Relevant Project Features: Approximately 300 spaces, multilevel

Mount St. Mary University Parking Structure, Los Angeles, CA

Delivery Model: Design Bid Build

Relevant Project Features: 260 spaces. 2 levels

Francis Parker School Parking Structure, San Diego CA

Delivery Model: Design Build

Relevant Project Features: 290 spaces. 2 levels (subterranean)

Water of life School/Church Parking Structure, Fontana, CA

Delivery Model: Design Build

Relevant Project Features: 340 spaces. 2 levels

Our Lady of Peace School Parking Structure, San Diego CA

Delivery Model: Design Bid Build

Relevant Project Features: 104 spaces. 2 levels

CSU Fullerton Parking Structures 2, Fullerton, CA*

Delivery Model: Design Build

Relevant Project Features: 1520 spaces. 6 levels

CSU Fullerton Parking Structures 4, Fullerton, CA*

Delivery Model: Design Build

Relevant Project Features: 1505 spaces. 6 levels, prewired for future photovoltaic array on roof deck.

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Riverside Community College District Parking Structure, Riverside, CA*

Delivery Model: Design Build

Relevant Project Features: 1100 spaces. 6 levels

East Los Angeles College Parking Structure III, Monterey Park, CA,*

Delivery Model: Design, Bid, Build

Relevant Project Features: 1700 spaces. 6 levels

East Los Angeles College Parking Structure IV, Monterey Park, CA.*

Delivery Model: Design, Bid, Build

Relevant Project Features: 1400 spaces. 4 levels

HEALTH CARE SECTOR

Sharp Medical Center Parking Structure phase 1, Chula Vista, CA

Delivery Model: Design Build

Relevant Project Features: 720 spaces. 7 levels

Sharp Grossmont Hospital Parking Structure 1, La Mesa, CA

Delivery Model: Report on Parking Analysis and Recommendations for improvement of Existing Parking Structure

Relevant Project Features: Existing 5 level parking structure is inefficient, not code compliant and a hazard to the users.

St. Jude Medical Center Parking Structure phase 1, Fullerton, CA*

Delivery Model: Design Build

Relevant Project Features: 450 spaces. 6 levels

St. Jude Medical Center Parking Structure phase 2, Fullerton, CA*

Delivery Model: Design Build

Relevant Project Features: 260 spaces. 5 levels

Saddleback Memorial Medical Center Parking Structure, Laguna Hills, CA*.

Delivery Model: Design, Bid, Build

Relevant Project Features: 340 spaces. 3 levels

Garfield Medical Center Parking Structure, Monterey Park, CA.*

Delivery Model: Design

Relevant Project Features: 350 spaces, 4 levels

St. Joseph's Medical Center Parking Structure, Albuquerque, NM.*

Delivery Model: Design, Bid, Build

Relevant Project Features: 650 spaces. 4 levels,

RESIDENTIAL SECTOR

8th & Hope High-rise Residential Parking, Los Angeles, CA

Delivery Model: Design Bid Build

Relevant Project Features: 450 spaces. 6 levels

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North City Block C Parking Structure, San Marcos, CA

Delivery Model: Design Build

Relevant Project Features: 510 spaces. 4 levels

Mercado Del Barrio Parking Structure, San Diego, CA

Delivery Model: Design Bid Build

Relevant Project Features: 250 spaces. 3.5 levels

* Projects designed and managed when employed at other companies

pda