

## **Project Descriptions**

Portola Office/Retail Complex; Palm Desert, CA.



I worked with the Owners and the City Government to maximize use of the site, including the abandonment of part of an existing street and redirecting the traffic circulation adjacent to the site. We arrived at a mix use “office/restaurant/retail” development. We prepared cost analyses for feasibility and bank loan purposes, prepared site plans and preliminary architectural design, and completed the entitlement process.

Sun City Palm Desert; Palm Desert, CA.

We assisted with entitlements, created budgets, created a project theme, assisted with community relations, and coordinated the other entitlement, resort and infrastructure consultants such as Golf Course Architect, Civil Engineer, Geologist, Archeologist, Biologist, and Acoustics Consultants. We assisted in navigation of an extensive entitlement process and develop design themes resulting in a very successful project.