



PORTFOLIO



Nadel Principals and Shareholders Pictured left to right:

Patrick Winters, AIA, LEED®AP, Joan Frei, Greg Lyon, Tina Tayag, Mark Mikelson, AIA, LEED®AP, NCARB, Herb Nadel, FAIA and Greg Palaski

FIRM PROFILE

Nadel Inc., founded in 1973, has become widely recognized as a well respected architectural firm and has been consistently ranked amongst the top 50 architectural firms in the United States. Our success is based not only on our reputation for high quality design and services, but also on the long-term relationships we have built with our clients. We take an interactive approach to the often complex design process by collaborating with clients to carry out their vision in a manner that is mindful of demanding budgets and schedules. Our depth of experience coupled with our passion for innovation and design, enable us to offer cost-effective solutions for a wide-range of project types. Nadel is committed to providing strategic planning and consulting services to help our clients respond to their business needs even during the most challenging economic times.

Since the firm's inception, Nadel has designed over 500 office buildings, more than 40,000 multi-family residential units, over 30-million square feet of retail development, numerous hotels and resorts, educational facilities, sports and entertainment complexes, and many other specialty projects both in the United States and abroad. From master planning entire cities to revitalizing historical buildings, our attention to detail and ability to capture the true essence of a building, has led us to receive over 100 design excellence awards. Nadel offers a full-range of comprehensive services in the following practice areas.

- Retail
- Mixed-Use
- Office & Commercial
- Residential
- Master Planning
- Education
- Government
- Entertainment Production Facilities
- Hospitality
- Sports Facilities
- Transportation
- Corporate
- Healthcare

At Nadel, we promote environmental responsibility through our practice of sustainable design and our commitment to enhance communities for an environmentally sustainable future. We help our clients identify opportunities to achieve green design goals in order to save money and other valuable resources with more energy efficient buildings. Nadel has designed many sustainable facilities, utilizing a variety of accepted standards including LEED (Leadership in Energy and Environmental Design); BREEAM (BRE Environmental Assessment Method); and CHPS (Collaborative for High Performance Schools). We are always conscious of our impact on the planet and strive to create designs that honor our natural environment.



Nadel employs a staff of over 60 in offices throughout California and Nevada to fully service our clients with a worldwide network of multidisciplinary leaders. Our ability to connect across sectors all over the world give our clients a global advantage to better position themselves within the ever-changing and competitive marketplace.

AUTHENTICITY

Aspirational Design in the City of South Gate

Challenge

When Primestor engaged Nadel as designers for a 32 acre site in South Gate, a community just southeast of downtown Los Angeles, Primestor's directive was as clear as it was daunting: 'Design a retail destination that doesn't look like anything else found in the region. More specifically, design a retail environment that transcends any architectural theme found in the region, and instead create an *authentic* place, a place that speaks to the aspirations of this community.

Solution

Authenticity is about creating a unique visitor experience that relies less on revisiting standard architectural themes, instead designing buildings and environments that are authentic in their design and material expression, rather than derivative of a given style. At Azalea, visitors will encounter an architectural language that cannot be found anywhere else in Southern California. There is no 'architectural theme', simulated second floors, foam cornices, nor any other artifice. The design is true to its geometric forms and materials, executed in the spirit of Primestor's vision of creating a *unique* destination that speaks to the ideals and aspirations of the evolving young population in of South Gate. Sustainability is addressed throughout the project with the goal of achieving LEED Silver certification from the US Green Building Council. Repurposed barn wood siding comprises a key feature of the aesthetic, and the largest outdoor installation of living wall on the West Coast to date blurs the line between landscape and building.



32 acre site

370,000 square feet total

100,000 square foot boutique retail and dining plaza area

Largest installation of living walls on the West Coast – 900 square feet

Result

A 370,000 square foot retail destination that heralds in the new generation of Lifestyle centers, with an emphasis on authenticity, innovative retailer concepts, sustainability, and a true integration of community and design.



With Azalea we created an architectural language that cannot be found anywhere else in Southern California. The design is true to its geometric forms, materials, and executed in the spirit of the client's vision to create a destination that speaks to the ideals and aspirations of the evolving young population of South Gate

- Greg Lyon, Nadel Principal and Retail Design Director

NADEL



AZALEA

South Gate, California



CLIENT: Primestor Development, Inc.

PROGRAM: A unique new lifestyle center with an emphasis on authenticity, innovative retailer concepts, sustainability, and a true integration of community and design. On a 32 acre site, the center is comprised of an approx. 270,000 SF power center and a 100,000 SF landscaped plaza with boutique retail, al fresco dining, recessed amphitheater and pop-jet fountain. The project utilized innovative building materials such as repurposed barn wood, corten steel and aluacobond panels as decorating elements. With the goal of achieving LEED® Silver certification, sustainability is addressed through the use of recycled materials, reclaimed water and the largest installation of living walls on the West Coast.

NADEL SCOPE: Full Architectural Services

COMPLETION DATE: 2014

NADEL



TRAILS AT SILVERDALE

Silverdale, Washington

CLIENT:
CenterCal Properties

PROGRAM:
35 Acre Ground-Up Neighborhood Retail Center

NADEL SCOPE: Full Architectural Services

STATUS: Under Construction





JUANITA TATE MARKETPLACE

Los Angeles, California

PROGRAM: Regency Centers

PROGRAM: 77,096 sf center is comprised of four different buildings that include Northgate Market, which occupies a 42,500-square-foot building, a 14,576-square-foot CVS/pharmacy and two additional free-standing shop buildings totaling 20,000 square feet with space for up to 12 small shops.

NADEL SCOPE: Full Architectural Services

COMPLETION DATE: 2014

CONSTRUCTION COST: \$21,000,000



THE GALLERIA

Amman, Jordan

CLIENT:

Anwaj Properties PLC, Amman, Jordan

PROGRAM:

Retail-driven mixed-use with 1,140,000 SF overall, including: 590,000 SF of retail, restaurant, and public space; 50,000 SF of office space; and 430,000 SF of below-grade parking for 1,200 cars.

NADEL SCOPE: Schematic Design

COMPLETION DATE: 2013

CONSTRUCTION COST: \$85,300,000 USD





SUNSET MILLENNIUM RETAIL

West Hollywood, California

CLIENT:

Maefield Development

PROGRAM:

Retail mall portion of a mixed-use urban infill development covering three city blocks; 155,000 sf upscale shops and restaurants; Strategically placed open-air public gathering areas.

Renovation & reskinning of the ten-story 70,000 sf building. Revitalized and transformed the structure into a Class A office building.

NADEL SCOPE:

Complete A/E services.

COMPLETION DATE:

2002

CONSTRUCTION COST:

\$40,500,000 USD



URBAN DENSITY

Eleven Eleven Wilshire

Challenge: Nadel was challenged with designing a multi-family residential project on a sloping, high-density urban site, while providing maximum rental area for the residential units as well as maximum gross leasable area for ground floor retail. A planning challenge was to incorporate a plaza and access to parking for an adjacent 1960's medical office building which was displaced by construction of this project. The downtown location of this project meant we had to ensure the building's design stood out as a place urban professionals want to live, while still blending with the surrounding commercial buildings. In addition, significant Standard Urban Stormwater Mitigation Plan and fire exiting issues needed to be resolved, due to the very dense development.

Solution: Unit layouts in multifamily have quite a bit of flexibility, but parking is much less flexible with specific requirements. When evaluating an unconventionally shaped site, like Eleven Eleven Wilshire, the first thing we did was check the parking layout. To prevent the allotted space for parking from cutting into living areas, we carefully planned 3 levels of subterranean parking.

Through careful manipulation of the floor elevations, along with negotiated Building Department modifications, Nadel was able to create a 7 level Type III building, with a large recreation deck on the roof which would normally not be allowed in this type of construction. The lowest level of dwelling units is located in a concrete structure under 5 levels of wood frame structure.

Retail space on the ground floor was designed for a maximum flexibility of alternative tenant divisions and predesigned for restaurant utilities.

The planning approval was a modification of the high-rise scheme previously entitled by Nadel, and includes benefits (including reduced open space requirements) based on a unified development with an adjacent completed project.



210 apartment units

7,900-square-feet of ground-floor retail space

Urban recreation amenities

Three levels of subterranean parking.

Result: Eleven Eleven is a major contributor to the gentrification of City West by attracting young urban professionals by providing what they desire in housing: upscale, modern, smaller units, more amenities, social areas, close proximity to public transit, convenience, entertainment and dining. Upon completion in August of 2013, Eleven Eleven Wilshire leased very quickly and currently has a waiting list for particular units.



We designed 1111 Wilshire with the urban professional in mind; creating an urban sanctuary for those who live, work and play downtown. Our expertise in mixed-use projects allowed us to take advantage of the unique space. After precise adjustments to surrounding grades, we were able to achieve an additional story, allowing for ground level retail space.

- Dale Yonkin, Nadel Residential Project Director

NADEL



ELEVEN ELEVEN WILSHIRE

Los Angeles, California

OWNER/CLIENT: Holland Partners

PROGRAM:

This mixed-use apartment complex consists of 204 residential rental units with a 7000 square foot retail base, central courtyard and roof decks in 7 above grade levels and three below grade parking levels. Constructed on a sloping, high-density urban site, the design challenge was to incorporate a plaza and access for an adjacent 1960's medical office building while accomodating maximum number of units and ground floor retail / restaurant space. The design is pedestrian oriented and contextual interpretation of contemporary urban fragments.

NADEL SCOPE: Complete A/E Services

COMPLETION DATE: 2013

CONSTRUCTION COST: \$53,000,000





GAYLEY LINDBROOK MIXED-USE

Los Angeles, California

CLIENT: Simms Commercial Development

PROGRAM:

Working with community groups, we evolved a traditional design to integrate the complex with the existing Westwood village aesthetic. The project includes 34 residential rental units in 3 levels over a base containing 5,250 sf. of retail plus amenity spaces and 2 levels of subterranean parking.

NADEL SCOPE: Complete A/E Services

STATUS: Under Construction





DEL MAR STATION MIXED-USE

Pasadena, California



OWNER/CLIENT: Archstone Smith

PROGRAM:

433,375 square foot mixed-use urban transit village is built across the Metro Gold Line light rail station. The project includes 347 townhomes and lofts with retail at ground level, four-levels of subterranean parking for 1,200 cars, and a private courtyard for residents.

NADEL SCOPE: Architect of Record

COMPLETION DATE: 2006

CONSTRUCTION COST: \$65,000,000

TYSONS II

Tysons Corner, Virginia

CLIENT: Lerner Enterprises

PROGRAM:

Large transit-oriented development in the commercial heart of Tysons Corner. The project consists of two 31-story apartment towers with approximately 250 units per tower, adjacent to the soon-to-be opened DC Metro line extension and station. The project involves many stakeholders and sensitive issues of pedestrian design, landscaping, and urban design.

NADEL SCOPE: Complete A/E Services

STATUS: Design Phase





CAHUENGA UNIVERSAL LIVE / WORK LOFTS

Universal City, California

OWNER: Cahuenga Pass, LLC

CLIENT: Marina Contractors & Developers

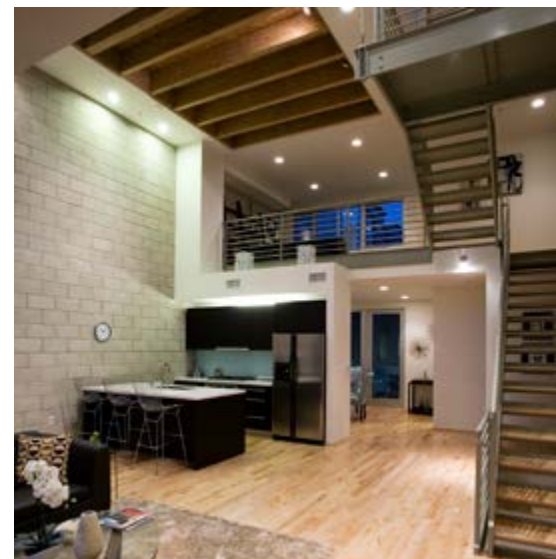
PROGRAM:

67 live/work units in semi-attached townhomes on a 2.6-acre site. The four-story buildings house units ranging from 1,500 to 1,890 square feet.

NADEL SCOPE: Complete A/E services.

COMPLETION DATE: 2008

CONSTRUCTION COST: \$50,000,000





THE CALIFORNIAN

Los Angeles, California

CLIENT: Pepper Development

PROGRAM:

This 24-story luxury high-rise condominium project located in the Wilshire residential corridor alludes to the language of Art Deco. The marriage of geometry and simplicity is seen in rising vertical crenellations, reminiscent of the streamlined graciousness from the 1920's and 1930's. As the tower ascends the condominiums double in size, and ceiling height increases to 15 feet. Amenities include outdoor gardens, pool and spa, and subterranean parking.

NADEL SCOPE: Complete A/E services

COMPLETION DATE: 2006

CONSTRUCTION COST: \$79,000,000

REVITALIZATION

in Downtown Long Beach

Challenge: The Nadel team was challenged to bring new life to a run-down full city block in Long Beach with two long-vacant but high-quality examples of pre-war commercial architecture; the 1926 Press Telegram headquarters building and the 1928 Meeker-Baker building, a city landmark. The challenge of this adaptive re-use project was to provide the growing Molina Healthcare with office space for 1,000 new employees. Also, this project was the first under the New Long Beach Downtown Specific Plan Guidelines.

Solution: The team designed a 120,000 square foot, ground-up office building incorporating portions of the 1928 Meeker-Baker building and renovated the 1926 Press Telegram headquarters building, per historic landmark requirements, into a 95,000 square foot office for Molina Healthcare.

The existing building facades, of brick, cast stone, cast iron, and terracotta, have been stabilized and renewed. The new construction incorporates a variety of outdoor terraces, and is made of simple but durable materials that reflect the site's urban location and its several decades of use as an industrial facility (for newspaper printing operations). These new materials include several colors of cement fiber panels, profiled painted metal, glass railings, and low-e dual glazing.

The opening in the center of the two buildings leads to a mid-block landscaped "paseo", which serves as both outdoor space to enjoy and as a secondary access for employees. The Masterplan has this paseo linking two additional buildings, yet to be designed, into a full-block urban office campus. All the buildings have been planned to incorporate future street-level commercial spaces, at such time as they become economically viable.

Further supporting the city plan and to strongly encourage the use of the Metro rail and bicycle commuting, a minimum amount of parking was planned for the site. Two Metro Blue Line stops are within a few blocks and the site also features a Bike-Share station to serve the community.

Result: The newly developed site will spark an urban revitalization that is sure to bring positive growth to the Long Beach community. The previously run-down and vacant property has been transformed into an urban office campus, bringing new life and new jobs to the area while supporting the long-term city redevelopment goals.

The team has created cost-effective, flexible office space for a growing local company, while satisfying the stringent urban design standards and architectural quality criteria demanded by the city of Long Beach.

The historic renovation of the Press Telegram building was awarded the 2015 Preservation Award by the Long Beach Heritage organization.

- *First Project in City of Long Beach Downtown Redevelopment Plan*
- *Revitalization of Vacant Property*
- *1,000 New Jobs*
- *Bike Share Program*
- *Transit Oriented*
- *Walkable Urban Environment*
- *Winner of 2015 Preservation Award by Long Beach Heritage*



“This project provided an outstanding opportunity for Nadel and our client, Millworks, to partner in creating cost-effective, flexible office space while satisfying the stringent urban design standards and architectural quality criteria demanded by the City of Long Beach.”

- Patrick Winters, AIA, LEED®AP, Principal and Design Director



PRESS TELEGRAM AND MEEKER BAKER BUILDINGS

Long Beach, California



BEFORE

CLIENT: ARCO National Construction Company

DEVELOPER: Millworks

PROGRAM:

This adaptive re-use project, the first under the New Downtown Plan, encompasses a full city block in downtown Long Beach. The site, at the south-east corner of Pine Avenue and Seventh Street, has been vacant for many years, and will be transformed into an urban office campus for Molina Healthcare. The program includes a 120,000 square foot ground-up office building incorporating portions of the landmarked 1928 Meeker-Baker building; and the renovated, 1926 Press Telegram headquarters building, which will be adapted as 95,000 square feet of office space. A creatively landscaped paseo and plaza provides usable pedestrian space between the buildings.

NADEL SCOPE: Complete A/E services

COMPLETION DATE: 2014



WESTWOOD CENTER

Los Angeles, California

CLIENT: Arden Realty

PROGRAM:

Rehabilitation and reskinning. 280,000 sf office space, 8,000 sf penthouse suite, 30,000 sf retail at street level, six-level parking structure, 24-hour surveillance/security, Rooftop satellite system.

NADEL SCOPE: Complete A/E services, Demolition Package Phasing Plan

COMPLETION DATE: 2000

CONSTRUCTION COST: \$34,000,000

AWARDS:

Best of Los Angeles, Westside Urban Forum, 2002; Best Renovated Building, BOMA International, 2001; Grand Prize - Southern California Development Forum, 2001; Urban Beautification Award- City of Los Angeles, 2000; Grand Award for Reconstruction - Building Design, 2001



FIRST FEDERAL CREDIT UNION

Hawthorne, California

OWNER/CLIENT: FAA First Federal Credit Union

PROGRAM:
35,000 sf new building on a 2.3 acre site

NADEL SCOPE:
Complete A/E services.

COMPLETION DATE: 2000

CONSTRUCTION COST: \$4,300,000 USD

AWARD: Best of California Award CA Construction Link, 2000





ROSEWOOD HOTEL

Palm Desert, California



PROGRAM:

Located next to El Paseo, the main shopping street in Palm Desert, this 328,000 sf, five-star hotel contains 59 luxury condominium units and 90 rooms and suites. Amenities include rooftop pools, restaurants, and spas.



KEMPINSKI HOTEL

Dalian, China

440 room Kempinsky Hotel, part of the sports complex in the city of Dalian.

The hotel features a 1500 sqm ball room, a large fitness center and exercise pool area, a Chinese restaurant, a Japanese restaurant, and a western style garden cafe.

The ground floor has a 4 story lobby, numerous shops, and extensive guest services.

The project will be completed in 2015.





SUNSET MARQUIS HOTEL & VILLAS

Los Angeles, California

OWNER/CLIENT:

Raleigh Enterprises

PROGRAM:

75,000 sf addition of 42 luxury suites in Mediterranean-style villas. Includes meetings rooms, fitness center and subterranean parking.

NADEL SCOPE:

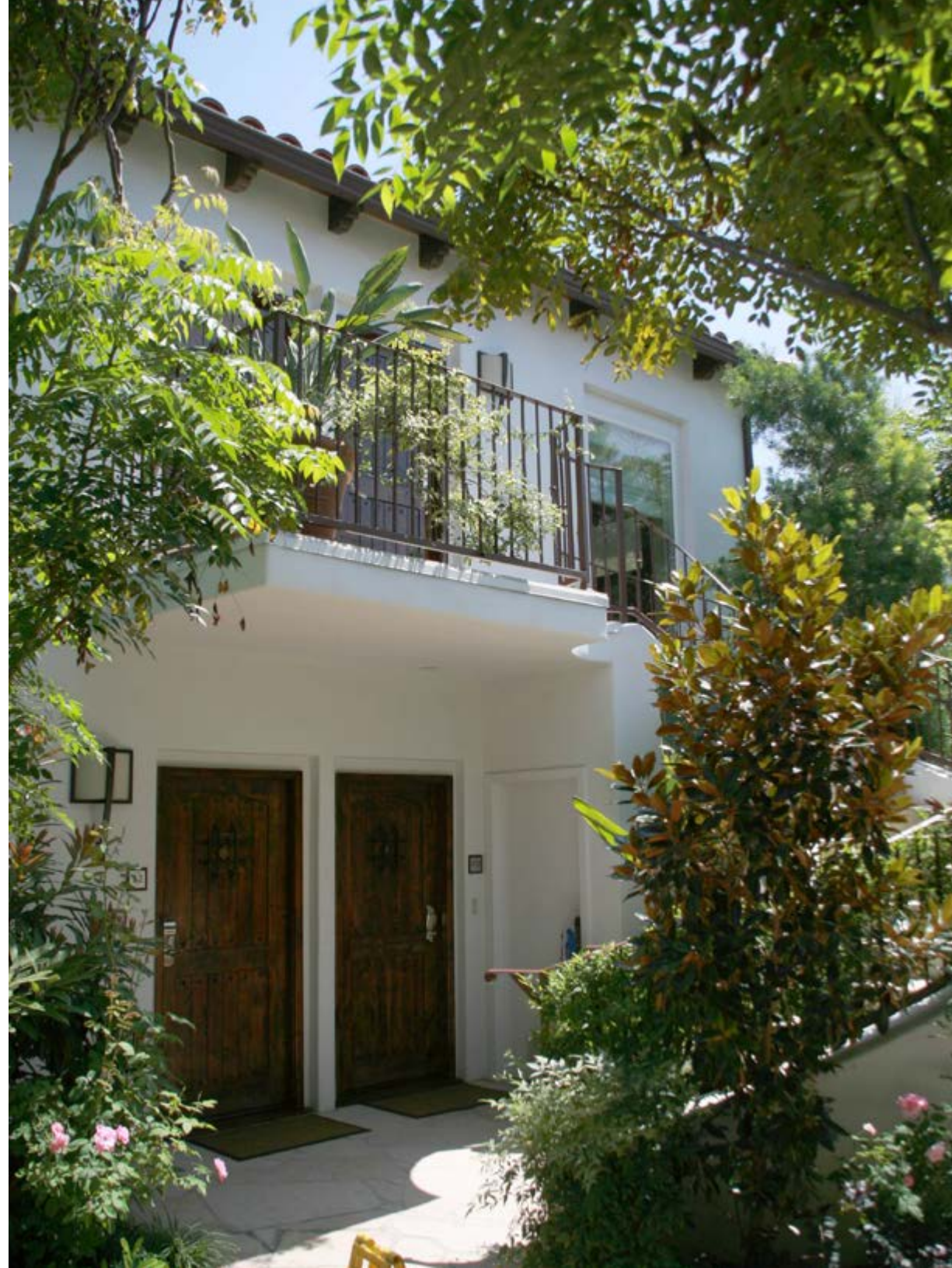
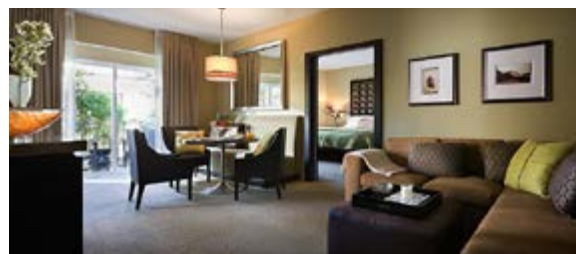
Renovation and Expansion - A/E Services

COMPLETION DATE:

Phase I: 2006

Phase II: 2008

CONSTRUCTION COST: \$13,000,000 USD





DALIAN SPORTS CENTER

Dalian, China

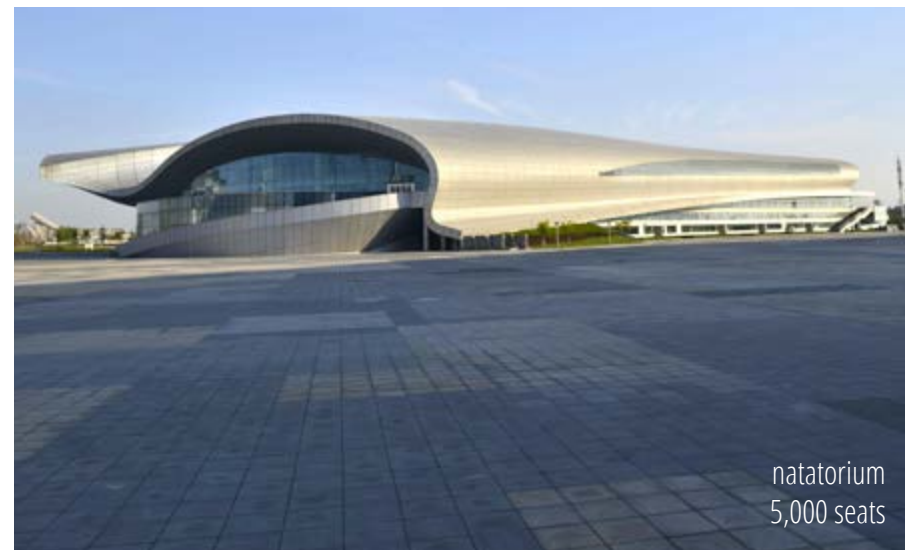
PROGRAM: Winning competition entry for 200-acre sports and entertainment complex.

Host of the 2013 China National Games, the center includes:

- 61,000 seat soccer stadium
- 18,000 seat indoor arena
- 9,600 seat tennis stadium
- 5,000 seat swimming stadium
- 3,000 seat baseball stadium
- 427-room Kempinski hotel and media center
- Athletes training village
- Indoor tennis practice building

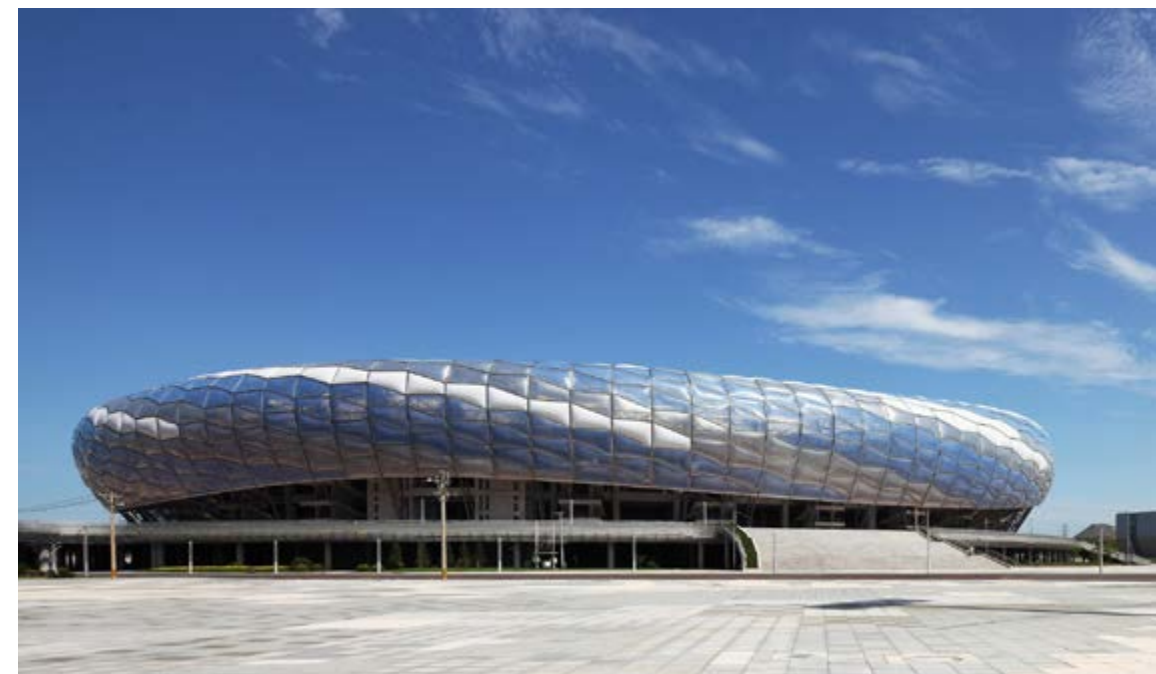
The entire complex is set in extensive landscaping, providing numerous outdoor activities.

COMPLETION DATE: August 2013



natatorium
5,000 seats

Dalian Sports Center | *Dalian, China*





Los Angeles, California



OWNER/CLIENT:

Los Angeles Unified School District

PROGRAM:

This 110,000 sf project consists of four new buildings on a 5.96 site.

NADEL SCOPE:

Complete A/E services from project planning and programming, schematic design and design development, to construction drawings, specifications and construction administration including on site architectural staff.

COMPLETION DATE: 2009

CONSTRUCTION COST: \$76,000,000 USD



OXNARD COLLEGE STUDENT SERVICES CENTER

Oxnard, California

CLIENT: Oxnard Community College, Ventura County Community College District

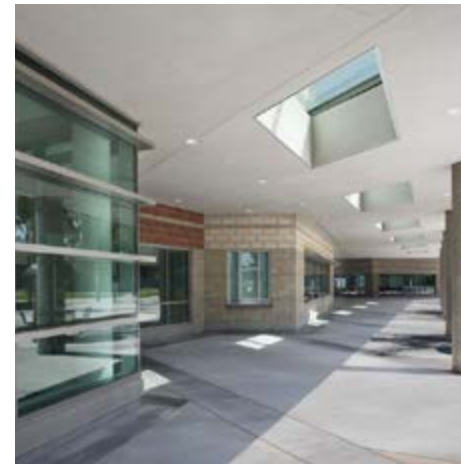
PROGRAM:

The new 32,000 sf Student Services Center will serve 11,500 students on the Oxnard College campus. The Center consolidates numerous administrative and student functions located in multiple areas of the campus, and serves as the hub of student activity and interaction.

NADEL SCOPE: Complete A/E services, Programming and Planning

COMPLETION DATE: 2009

CONSTRUCTION COST: \$20,000,000 USD





LOS ANGELES COUNTY HALL OF JUSTICE

Los Angeles, California

CLIENT: County of Los Angeles, Department of Public Works

PROGRAM:

Nadel initially evaluated the damage, developed repair options and prepared reports submitted to FEMA. Nadel also provided complete A/E services including programming, space planning, seismic strengthening and historic enhancement, transforming the building into state-of-the-art office facilities for use by the Sheriff's Department and the District Attorney. This project consists of new MEP systems, seismic upgrades, complete historic restoration, new office facilities, new site development and a 1,000 car parking structure.

Steel-framed building designed in the classic Italianate style.

LEED® Silver

NADEL SCOPE: Complete A/E services

COMPLETION DATE: 2014

CONSTRUCTION COST: \$160,000,000



310.826.2100

LOS ANGELES

COSTA MESA

SAN DIEGO

LAS VEGAS

www.nadelarc.com

