



STATEMENT OF QUALIFICATIONS

COMMERCIAL



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About

FIRM PROFILE

Established in 1987, BMLA Landscape Architecture creates landscapes that build lasting communities.

BMLA's extensive portfolio of successful Southern California landscape architecture projects focuses on community, professional relationships, and high-quality execution from design documentation to installation. We're dedicated to creating superb, unique landscape designs with conservation and sustainability in mind.

BMLA has worked with developers throughout the Southern California region to provide attractive and cost-effective solutions to their commercial projects. Our experience includes restaurants, storage facilities, office parks, and mixed-use residential/retail sites.

Through our collective experience, expertise, and passion, we've created a culture built on collaboration and trusted relationships.

ESTABLISHED

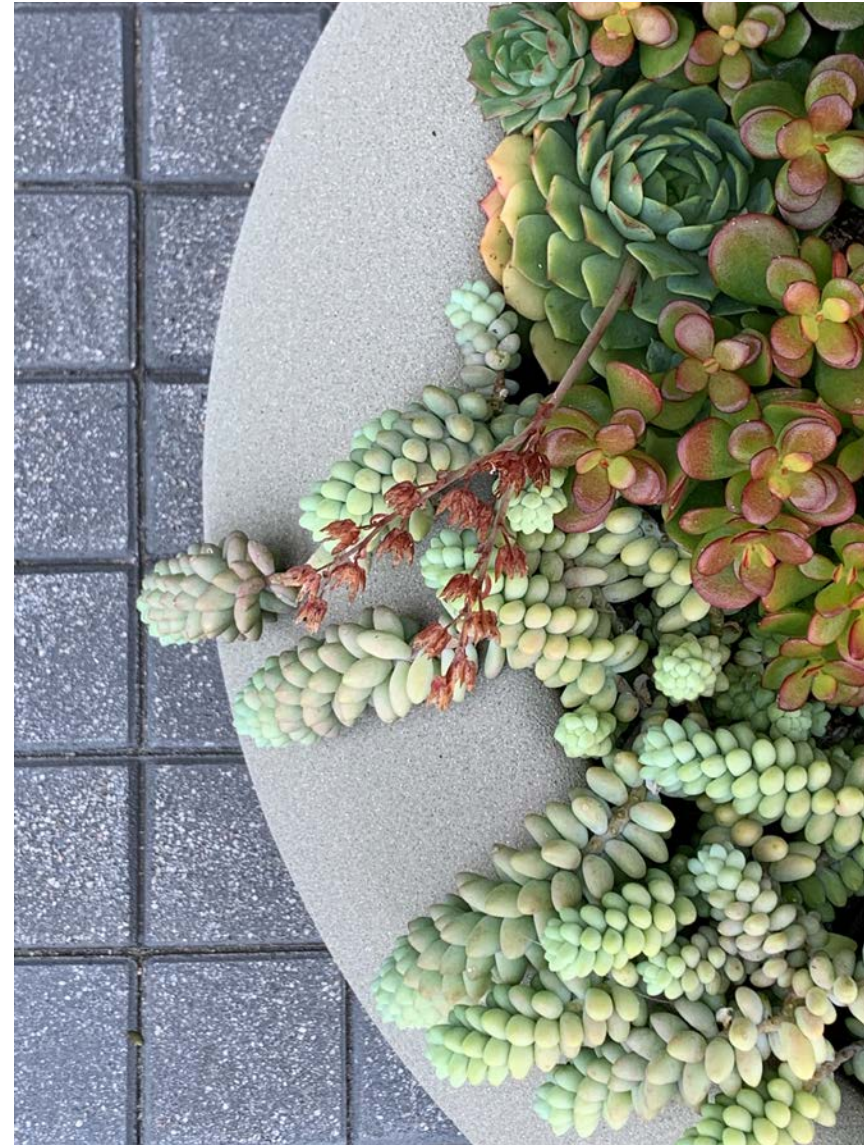
1987

LOCATION

BMLA, Inc.
310 Joy Street
Corona, CA 92879
t: 951.737.1124

FIRM STRUCTURE

5 Registered Landscape Architects
9 Landscape Designers
3 Administrative Staff
1 Certified Arborist
1 Licensed Drone Pilot



About

COLLABORATION

Every member of our dynamic team brings exceptional talent, outstanding service, and relentless commitment to the table.

Our studio atmosphere encourages open communication, collaboration, and creative flow. We research extensively, establish a strong connection with our clients, and ultimately develop designs that translate their visions into reality.

Through our relentless commitment to outstanding service and quality, we execute our clients' projects on time and on budget.



About

LONG TERM RELATIONSHIPS

We prioritize building long-term relationships with the developers we partner with.

Design solutions aren't one-size-fits-all. Many factors influence planning and design, including demographics, budget, population, and accessibility to open space. By partnering with a client over years or decades, we develop a deep understanding of their practices, character, and expectations for a project.

Nurturing enduring alliances with developers and cities helps us to better understand their unique needs. This understanding enables us to provide effective, customized solutions on time and at scale.



What We Do

DESIGN SERVICES

BMLA approaches each project through interactive, hands-on design and documentation processes, delivering the highest levels of quality and service to every client.

We're passionate about creating beautiful places to see, be seen, connect with nature, and gather as a community. When it comes to commercial landscape work, we approach every project in the spirit of conservation, sustainability, and how it fits in the community. That's true whether we're working with industrial projects, commercial buildings, retail centers or restaurants.

Our team approaches each project with a combination of traditional landscape design tools and new technologies. Through our expertise in GIS mapping, irrigation technologies, and horticulture, we collaborate with organizations to design successful projects that benefit the people who live, work, and play in their communities.



■ LANDSCAPE ARCHITECTURE

Site Design
Construction Documents
Specifications
Construction Administration

■ DESIGN GUIDELINES

■ PARK DESIGN & MASTER PLANNING

What We Do

EXPANDED SERVICES

Our team is made up of diverse specialists with a wide range of skill sets, experience, and education.

Design, construction, and architectural techniques for public projects are continually evolving. That's why it's so important to partner with a professional team that's dedicated to acquiring new skills, knowledge, and expertise along the way. We've honed our experience and skills over three decades of Southern California project development.

The BMLA team is made up of not only specialists in landscape architecture, but in design, planning, horticulture and arboriculture, fine arts, graphic design, water-conserving irrigation systems, geographic information systems (GIS), and drone technology.

This diversity of expertise and education allows us to serve our clients with an array of skills beyond traditional landscape architecture firms. In turn, we're able to realize the potential of our projects and exceed client expectations more fully.



■ GIS MAPPING

■ ARBORICULTURE

■ SITE SURVEYS

■ DRONE PHOTOGRAPHY

Our Work

SKYLINE VILLAGE

CORONA, CA

BMLA is currently developing landscape designs for the residential, commercial, and retail portions of the master planned mixed-use development in Corona. Situated in the foothills southwest of the city, the foundation of the design is to capitalize on stellar views of the city.

The landscape design takes cues from the historic citrus packing industry of Corona, utilizing the character and materials that embody the region's rich history of citrus groves, industry, and natural materials.

Utilizing raw materials of steel, wood and stone, the Skyline Village celebrates and connects residents and visitors to the landscapes of Corona's past, present, and future.

PROJECT STATS:

CLIENT	SIZE	YEAR	SCOPE
GF Investments	17 Acres	Design 2020	Master Planning Design



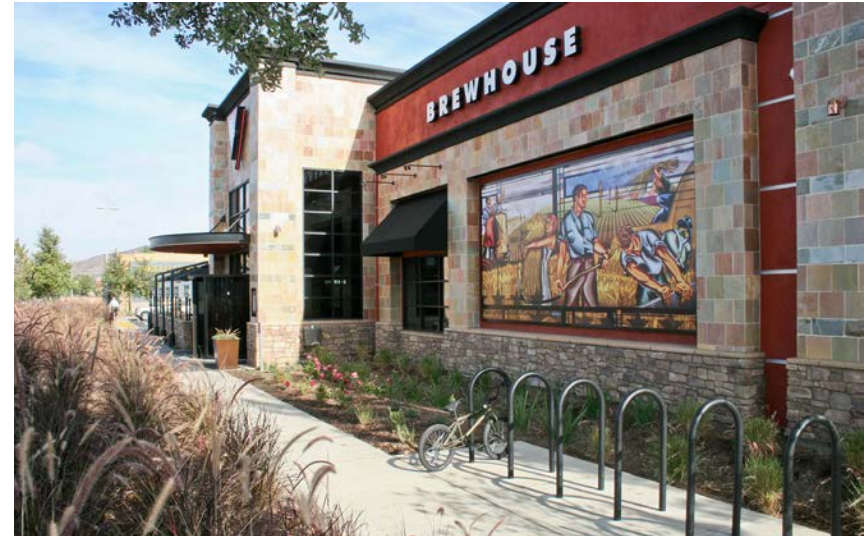
Our Work

BJ'S RESTAURANT AND BREWHOUSE MENIFEE, CA

BMLA was engaged to design the landscape surrounding the BJ's Restaurant and Brewhouse at the Menifee Countryside Marketplace. The shopping center is located in the hub of Menifee near City Hall and newly developed mix-used residential living. The shopping center surrounding the new restaurant had a mature, established landscape and BMLA's task was to create a design that would tie seamlessly into the lush landscape scene.

PROJECT STATS:

CLIENT	SIZE	YEAR	SCOPE
WD Partners	1 Acre	Design 2012 Construction 2013	Master Planning Design



Our Work

LATITUDE BUSINESS PARK

CORONA, CA

Latitude Business Park is an approximately 75-acre, light industrial business complex in Corona with 14 buildings. BMLA was contracted to help with the Conceptual Landscape Plan for the Design Review submittal and final construction drawings. The final document was one, comprehensive package for the entries, main circulation through the complex, the landscaped around each building, all of the parking lots and perimeter slope.

PROJECT STATS:

CLIENT	SIZE	YEAR	SCOPE
Rexco Development	75 Acres	Design 2022 Construction 2023	Design Construction Documents



Our Work

MIGUEL'S JR VARIOUS LOCATIONS

BMLA has teamed up with Miguel's Jr. to help with many of their new drive-thru restaurant locations throughout Southern California including Eastvale, Riverside, and Huntington Beach, to name a few. The scope of work includes planting and irrigation to meet the requirements of each city as well as the outdoor patio design. Certain cities require more detail and attention to the design of their drive-thrus to help screen the vehicles that are waiting in line. At several locations, we designed a gabion wall that is a metal cage filled with rock that can either act as a foundation and edge treatment for the outdoor patio or it can be used as a screening element for the drive-thru.

PROJECT STATS:

CLIENT	SIZE	YEAR	SCOPE
Miguel's Restaurant	Varies	Design 2016	Planting Design
		Construction 2017	Irrigation Design



Our Work

SANTA ANA ELK'S LODGE

SANTA ANA, CA

BMLA collaborated with Hofmann Finn Development Company and Melzer Deckert & Ruder Architects to develop the new Santa Ana Elk's Lodge facility. The use of flowing ornamental grasses, pops of flower color, and an evergreen background create the foundation of this California friendly plant palette. An attractive palette of decorative hardscape materials further accents the architectural elevation with the placement of pavers, boulders, and cobble. The landscape design also focuses on longevity, low maintenance needs, and conserving resources through the low water use needs of the landscape.

PROJECT STATS:

CLIENT	SIZE	YEAR	SCOPE
Hofmann Finn Development	2.5 Acres	Design 2018 Construction 2019	Master Planning Design



Our Work

OUTLETS AT LAKE ELSINORE

LAKE ELSINORE, CA

At the Outlets at Lake Elsinore, BMLA created a design site plan and landscape design to re-energized public gathering areas throughout the outdoor shopping mall, including name brand stores such as Nike, The Gap, Levi's and Guess, that attracts thousands of customers and visitors annually.

The design process focused on ways to encourage social gatherings and increase the duration of shoppers' visits. To support the shopping experience, BMLA added shade sails, water features, family play areas, pedestrian promenades with enhanced paving, and abundant site furniture.

These amenities combined with abundant water-conserving planting areas offer inviting gathering spaces for groups and individuals. The new public spaces transformed the Outlets at Lake Elsinore to a retail experience that includes seasonal celebrations, special events, and year-round shopping experiences.

PROJECT STATS:

CLIENT	SIZE	YEAR	SCOPE
Caste & Cooke	38 Acres	Design	2006
		Construction	2008
			Master Planning
			Design
			Construction Documents
			Construction Administration



Our Work

CROSSINGS AT CORONA

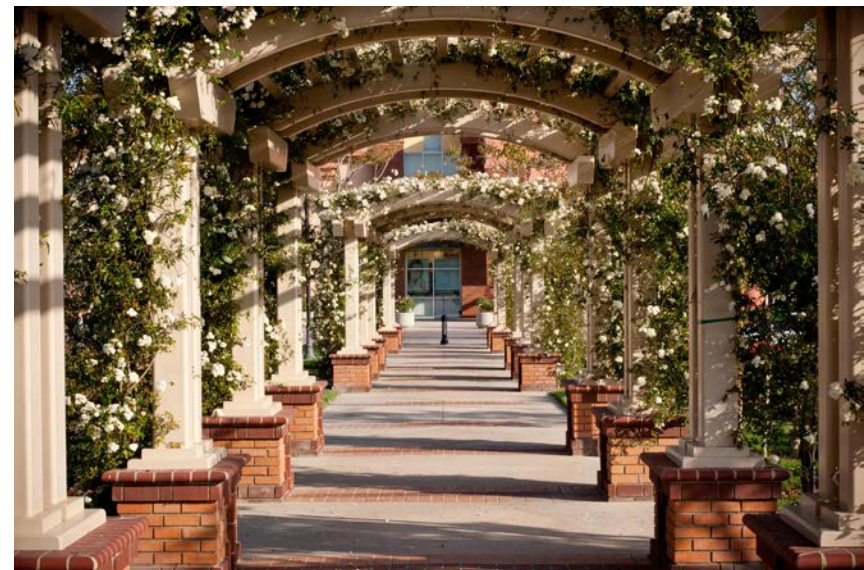
CORONA, CA

The Crossings Shopping Center is the first of its kind development for the City of Corona. BMLA provided master planning and landscape design for the lifestyle center anchored by Target, Best Buy, and Kohl's, and specialty retail stores with Chili's, Buffalo Wild Wings and King's Fish House offer dining options for visitors, in addition to a Regal Edwards Movie Theater.

The 110-acre site is comprised of a system of pathways and gathering spaces to invite visitors into the retail and entertainment zones. Specimen trees, seasonal color plant materials, and ornamental grasses weave through the open spaces, seating areas, and retail promenades to offer a unique Southern California character and experience.

PROJECT STATS:

CLIENT	SIZE	YEAR	SCOPE
Caste and Cooke	110 Acres	Design 2005	Master Planning
		Construction 2008	Design



Our Work

DOS LAGOS COMMERCIAL BUILDINGS

CORONA, CA

BMLA collaborated with Rexco Development on the construction of two tilt-up office buildings situated on a 3.5-acre plot adjacent to The Shops at Dos Lagos in Corona, CA. BMLA integrated plant materials originally designed for the Temescal Canyon Road streetscape, contributing to the creation of a Mediterranean-inspired aesthetic. This included Oaks, Olives, and a variety of plant species that require moderate to low water usage.

PROJECT STATS:

CLIENT	SIZE	YEAR	SCOPE
Rexco Development	3.5 Acres	Design 2020	Design Construction Documents



Our Work

CARMAX

NORCO, CA

BMLA worked with K&A Engineering to design and develop construction documents for the CarMax location in Norco just east of Interstate 15. BMLA helped CarMax develop a colorful plant palette that met the water conservation requirements but would grow into a full landscape quickly to help blend with the surrounding community.

PROJECT STATS:

CLIENT	SIZE	YEAR	SCOPE
K&A Engineering	7 Acres	Design 2020 Construction 2022	Design Construction Drawings



Our Work

TERRANO PLAZA

CORONA, CA

Terrano Plaza is a commercial development in Corona consisting of commercial retail, restaurants, a gas station, and a Home2 Stay Hotel. BMLA was contracted to help tie the design of Terrano Plaza to the rest of the community surrounding the development. The center is tucked in between apartment units to the west and the popular Shops at Dos Lagos shopping center to the north. An enhanced entry connects the main backbone of Temescal Canyon Road to the apartments through the center. BMLA integrated multiple outdoor dining experiences for the local residents and visitors staying at the hotel.

PROJECT STATS:

CLIENT	SIZE	YEAR	SCOPE
Rexco Development	3.5 Acres	Design 2019 Construction 2020	Master Planning Design





Who We Are

BAXTER MILLER FASLA, PLA
CHAIRMAN / FOUNDER

Baxter Miller is responsible for the overall operation and design direction of BMLA Landscape Architecture, which he established in 1987. He has led a wide variety of projects, from parks and streetscapes to national memorials and downtown redevelopment.

Baxter has over 40 years of practical knowledge in design, which helps him to work with developers, cities, and agencies to create a unique vision that translates into real-world projects. He works extensively with the American Society of Landscape Architects as an Executive Board Member to promote the technical advancement and public prominence of the profession.

LICENSURE

Professional Landscape Architect
CA 2136

AFFILIATIONS

ASLA Southern California
Past President

California Council of ASLA
Past President

Cal Poly SLO, Landscape
Architecture Department Advisory
Council

Cal Poly Pomona, Landscape
Architecture Professional Advisory
Board

EDUCATION

BS in Landscape Architecture
**California State Polytechnic
University, San Luis Obispo**
1978

Cal Poly Pomona, Partners Circle

Building Industry Association

Riverside National Cemetery
Monuments & Memorial Committee,
Chairman

California Park and Recreation
Society

Corona Partners for Parks

Urban Land Institute Place Making
Initiative Council

RELEVANT PROJECT EXPERIENCE

CORONA DOWNTOWN SPECIFIC MOBILITY PLAN

CORONA, CA

Baxter was the principal in charge of this project, coordinating all efforts between the BMLA team, consultants, and city. See included case study.

FONTANA CITY-WIDE LANDSCAPE AREA GIS MAPPING

FONTANA, CA

Baxter served as principal in charge of planning how this large area would be divided between the GIS technicians to help deliver detailed information to the city on budget. See included case study.

PARKS, TRAILS, AND RECREATION MASTER PLAN

FONTANA, CA

For this master plan, Baxter served as project manager, coordinating edits and revisions with the city and the BMLA team.



Who We Are

STEVE SHIRREL ASLA, PLA
PRESIDENT / LANDSCAPE ARCHITECT

Steve Shirrel oversees the day-to-day operations of BMLA, providing leadership across business development, marketing, project contracting, budgeting, scheduling, and internal workflow. He works closely with the firm's design and production teams to ensure projects are efficiently managed and consistently deliver the highest level of service to BMLA's clients.

With more than 30 years of experience in both the Northern and Southern California markets, Steve brings a diverse portfolio of landscape architecture experience encompassing parks, streetscapes, urban infill, commercial developments, and multifamily and single-family residential communities. His broad project experience provides a well-rounded understanding of the design, development, and implementation challenges facing today's public and private-sector projects.

LICENSURE

Professional Landscape Architect
CA 5062

AFFILIATIONS

ASLA - American Society of
Landscape Architects
VP of Sponsorship 2017 - 2021
California Southern Chapter

BIA - Building Industry Association

CPRS - California Park and
Recreation Society

EDUCATION

BS in Landscape Architecture
**California State Polytechnic
University, San Luis Obispo**
1995

Hoofbeats for Hope -
Serves on the Board of Directors for a
California nonprofit organization that
facilitates equine-assisted learning programs
designed to support personal growth,
connection, and positive community impact.

RELEVANT PROJECT EXPERIENCE

TERRANO PLAZA

CORONA, CA

At the heart of Corona's upscale destinations, Terrano plaza showcases a 100- room hotel, a service station with car wash, and several retail pads containing a collection of patio areas.

MENIFEE TOWN CENTER

MENIFEE, CA

MTC is a mixed-use development with distinctive single-family and multi-family neighborhoods and shopping, dining, and civic center facilities. The project included walkable community trails with a five-acre city park, central recreational center, and entertainment complex.

U-HAUL MOVING EQUIPMENT & STORAGE RENTAL

MULTIPLE LOCATIONS

Steve managed the design and development of the new U-Haul locations and expansions in multiple cities within northern and southern California. These specific locations are existing facilities that require landscape enhancements as well as modifications of the plant palette and irrigation system to meet the local water ordinances and the specific plan for the industrial park.



Who We Are

SHANNON KARLSON ASLA, PLA

DIRECTOR OF PRODUCTION / LANDSCAPE ARCHITECT

Shannon's interest and expertise in native and California-friendly plant material and water-conserving irrigation methodologies has led BMLA to implement sustainable design practices in every project he has been involved in. These projects demonstrate that green designs can be aesthetically pleasing, functional, educational, and have long-term savings in water use and costs.

Shannon has been with BMLA since 1998 and is currently the Director of Production. He manages and oversees all projects at BMLA. Shannon is also responsible for the preparation of contracts and budgets, coordination of project consultants, construction document oversight, product delivery, and client relations. He has also implemented numerous protocols that have helped BMLA develop the highest quality documents and exhibits.

LICENSURE

Professional Landscape Architect
CA 6070

EDUCATION

BS in Landscape Architecture
**California State Polytechnic
University, Pomona**
1996

RELEVANT PROJECT EXPERIENCE

CIVIC CENTER DEMONSTRATION GARDEN

CORONA, CA

For this project, Shannon acted as project manager, developing the unique plant palettes for each garden, and deciding on the irrigation methodology for each area. See included case study.

PARKWAY TURF REPLACEMENT PROGRAM

CORONA, CA

Shannon was the project manager for this city-wide turf replacement project. More than 150,000SF of turf and spray irrigation was replaced in parkways and medians throughout the city.

EASTERN MUNICIPAL WATER DISTRICT HEADQUARTERS

MENIFEE, CA

During this engagement, Shannon worked with the City of Menifee's Eastern Municipal Water District to analyze existing site conditions and provide a solution that enables significant water savings.



Who We Are

JEFF HUTCHINS ASLA, PLA

CIVIC, CULTURAL, AND INFRASTRUCTURE DESIGN

With nearly 38 years of experience as a licensed Landscape Architect, Jeff has built a career solving complex design challenges, transforming conceptual ideas into practical, buildable solutions, and fostering lasting client relationships. Jeff is passionate about elevating engineered infrastructure beyond its original purpose by creating places that are not only functional, but also beautiful, sustainable, and meaningful to the communities they serve. Whether integrating flood control into public open space, incorporating stormwater treatment into park design, or using natural systems to reduce reliance on costly infrastructure, Jeff seeks solutions that maximize long-term value while respecting environmental and fiscal responsibility.

LICENSURE

Professional Landscape Architect
CA 3815

AFFILIATIONS

ASLA - American Society of Landscape Architects,
VP Programs 2013 Southern California Chapter
Treasurer 2004-2009

Cal Poly Pomona
Member, past Advisory Board

UCLA Landscape Architecture Extension
Past Advisory Board

EDUCATION

BS in Landscape Architecture
**California State Polytechnic University,
Pomona**
1990

RELEVANT PROJECT EXPERIENCE

BUCHANAN ELEMENTARY SCHOOL

LAUSD

The project provides particularly relevant experience in coordinating design, LAUSD review, construction documentation, and the implementation of improvements within an operating school environment. This project was conceptually designed by Claire Latane with Cal Poly Pomona students. Upon contracting with Treepeople, Jeff's previous firm prepared construction drawings for the design.

BERENDO MIDDLE SCHOOL

LAUSD

The project was notable for its relatively straightforward review process and provides useful perspective on how project-specific conditions can affect LAUSD's involvement and approval requirements. This project included benches and a DG path which were approved initially. Projects submitted now with LAUSD's new process discourage DG and furniture will trigger a DSA review.

HADDON AVENUE ELEMENTARY SCHOOL

LAUSD

The project required the design team to respond to changing review expectations and coordinate with multiple parties during the approval process. The experience reinforced the importance of understanding which requirements are actually applicable to a particular project and addressing potential issues before they create unnecessary delays.



Who We Are

JEFF TROJANOWSKI ASLA, PLA, ISA
SENIOR PROJECT MANAGER / LANDSCAPE ARCHITECT

Jeff Trojanowski brings over two decades of significant knowledge and insight to BMLA projects as a Registered Landscape Architect and Certified Arborist. His fascination with how things are built drives him to create highly detailed, interesting design elements. Jeff's creative design eye, technical capabilities, and attention to detail make BMLA's projects more dynamic, inviting, and memorable.

Throughout his career, Jeff has worked on a variety of project types, which has given him a well-rounded knowledge of all the systems BMLA employs. As a Senior Project Manager, Jeff creates a seamless connection between clients, consultants, and internal staff to create projects our team and clients can be proud of.

LICENSURE

Professional Landscape Architect
CA 5785

Certified Arborist WE-9665A
International Society of Arboriculture

EDUCATION

BS in Landscape Architecture
**California State Polytechnic
University, Pomona**
2002

RELEVANT PROJECT EXPERIENCE

SKYLINE VILLAGE

CORONA, CA

This is a three-parceled property in the hills of south Corona with an 88-unit con-dominium project and two retail parcels. The condominium project has 6 Brown-stone style buildings with a recreation building, junior Olympic lap pool, dog park and passive gathering spaces throughout. The retail areas have casual dining and gathering with a container building theme on one parcel and, as a throwback to Corona's history, a retail/restaurant building that has a citrus packing house feel on the other. Jeff's role as Senior Project Manager was coordinating design efforts with the owners and sub-consultants, along with internally providing direction and guidance to the BMLA staff to create a final design for presentation.

WAGON WHEEL JUNCTION

OXNARD, CA

Leading the coordination effort on this five-story apartment complex in "The Village" Specific Plan in Oxnard, CA, Jeff created a cohesive design within the limitations and constraints of the small site.

U-HAUL AND WEST COAST SELF STORAGE

CALIFORNIA

Jeff was responsible for helping multiple U-Hauls and West Coast Self Storage Buildings develop new construction landscape permit packages along with renovating existing buildings into new self storage locations.



Who We Are

IVAN VELAZQUEZ

SENIOR PROJECT MANAGER

Ivan Velazquez has been working in the green landscape industry for over 15 years. He is responsible for the preparation of budgets, coordination with project consultants, production of conceptual rendition deliverables, construction administration, and construction document development.

Ivan's management skills and design contributions enable him to work within a variety of different contexts/scenarios, including parks, LMD's, HOA's, recreation centers, assisted living facilities, medians, retrofit projects, demonstration gardens, interpretative signage, desert landscapes, and multi-purpose landscapes.

LICENSURE

Registered Landscape Contractor
C-27 #1031154, California

EDUCATION

BS in Landscape Architecture
Minor in Landscape Irrigation Design
**California State Polytechnic
University, Pomona**
2016

RELEVANT PROJECT EXPERIENCE

TERRANO PLAZA AND HOTEL

CORONA, CA

At the heart of Corona's upscale destinations, Terrano plaza showcases a 100-room hotel, a service station with car wash, and several retail pads containing a collection of patio areas.

ALLARA SENIOR LIVING

RANCHO CUCAMONGA, CA

This assisted living and memory care facility wraps around two interior plazas that showcase string lighting, shade structures, decorative pottery, and enhanced concrete paving and Mediterranean planting.

LATITUDE BUSINESS PARK

CORONA, CA

Ivan was the project manager of this 75-acre light industrial complex that had 12 separate buildings with perimeter slopes and a water course compiled into one comprehensive landscape package.



Who We Are

NICHOLAS ACEVES

PROJECT MANAGER

Nicholas Aceves is a Project Manager with more than 8 years of experience in the landscape architecture industry. He provides unique perspective and curiosity towards planting design, conceptual, renderings, model, and park design, as well as construction by understanding how different design elements converge and harmonize as a product and experience for all users.

Nicholas has experience in collaborating, researching, and coordinating from the initial concept phases to construction documentation. He uses these abilities in environmental practice to further enhance projects ranging from models, commercials, residential and master plan communities, streetscapes, and parks.

EDUCATION

BS in Landscape Architecture
**California State Polytechnic
 University, Pomona**
 2014

RELEVANT PROJECT EXPERIENCE

PARADISE KNOLLS

JURUPA VALLEY, CA

Nick was responsible for helping a section of streetscape feel seamless at completion. A grove of old and dying trees needed to be removed and replaced, and the final tree selection was crucial to meeting the city's vision for the final renovation.

CROSSROADS COURTS

RIVERSIDE COUNTY, CA

For this project, Nick was the team leader in the studio who helped to coordinate a strict plant palette within a high fire zone, under the rigorous oversight of the water district, the county, and the final public maintenance entity.

PREISKER WALKING TRAIL AND IRRIGATION RENOVATION

SANTA MARIA, CA

Nick led the design team to produce a set of construction drawings, which modernized the irrigation methodology for an existing park. The city also renovated a decomposed granite trail that surrounds the projects.



Who We Are

CUIYAN MEI

PROJECT MANAGER

Cuiyan Mei is an award-winning landscape designer with extensive experience throughout the design process. She brings her diverse educational background and experiences to design efforts and technical drawings, integrating globally recognized practices in her work creating contemporary landscape environments.

As a student of landscape design, Cuiyan was drawn to the restorative qualities of landscape architecture and has carried this passion throughout her professional career, including the design and detailing of education, medical, and commercial facilities. The power of landscape is an important component to her work.

EDUCATION

BS in Landscape Architecture
**California State Polytechnic
 University, Pomona**
 2014

AWARDS

Honor Award in Design-Realized
 Category
 Texas ASLA Professional Design
 Competition
 2019

Excellence Award in Texas Recreation
 & Park
 Society Statewide Park Design
 Texas ASLA Professional Design
 Competition
 2016

RELEVANT PROJECT EXPERIENCE

PAO HUEI SHIZHENG

TAICHUNG, TAIPEI

We provided concept design for a residential tower project in Taichung, Taipei. Mei led the design and graphic efforts on this project, including model studies, detail design, and plan development.

BUSH CENTRAL PARKWAY

RICHARDSON, TX

Mei led design efforts on this 6-acre dog park located beneath a freeway interchange in Richardson, Texas. She and her team provided site analysis and modeling studies through the phases of design development, construction documents, and construction administration.

JAMES L. WEST TERRACE GARDEN

FORTWORTH, TX

The James L. West Alzheimer's Center underwent a full renovation with Mei leading the team on the design of the second floor terrace garden, which sought to create a cohesive and attractive outdoor environment for the residents and patients.



Who We Are

ABRIANA YOUNG LANDSCAPE DESIGNER

Abriana Young is a Landscape Designer whose background in interior design brings a unique perspective to the planning and design of outdoor environments. Since joining BMLA as an intern, she has grown into an integral member of the design team, contributing to a wide range of projects involving parks, recreation facilities, planting design, and visual communications.

Abriana combines strong conceptual thinking with exceptional attention to detail. She excels at developing engaging graphics, renderings, and design concepts while also supporting the preparation of technical standards, design guidelines, and project specifications. Her ability to seamlessly transition between creative visioning and detailed project documentation makes her a valuable contributor throughout all phases of project development.

EDUCATION

CIDA-accredited BFA in Interior Design with a Sustainability Specialization,
summa cum laude

Rocky Mountain College of Art + Design
2023

RELEVANT PROJECT EXPERIENCE

COLLIER ROAD RETAIL CENTER

LAKE ELSINORE, CA

Abriana helped develop the conceptual design and renderings for a new retail center new the Lake Elsinore Outlets. Her task was to use an updated low water use plant palette that fit within the strict fuel modification guidelines but still fit within the scheme of the existing development.

MORENO VALLEY SELF-STORAGE

MORENO VALLEY, CA

Abriana served as a key team member development of the conceptual design and permit level construction documents. This included quick photo-realistic renderings and final planting and irrigation plans.

RESEARCH DEVELOPMENT CENTER

CORONA, CA

Abri was a key contributor creating a robust submittal package that had 10 concrete tilt up buildings within a research development center. Each building needed to be phased for development but still have a cohesive connection with the rest of the center.



Who We Are

MICHAEL ORTIZ LANDSCAPE DESIGNER

Michael Ortiz is a passionate landscape designer focused on sustainable, ecologically responsible design. He strives to create thoughtful, harmonious spaces that strengthen community connections, conserve resources, and celebrate the natural character of each landscape. Michael's passion for planting and the California landscape led him to become a Certified California Native Plant Landscaper through the Theodore Payne Foundation, providing him with specialized knowledge of native and climate-appropriate plant palettes.

His irrigation expertise further complements his planting knowledge, allowing him to thoughtfully integrate water conservation and long-term performance into the design process. Michael brings a balance of creativity, technical knowledge, and environmental stewardship to each project, with an emphasis on creating landscapes that are both beautiful and practical for the communities they serve.

EDUCATION

BS in Landscape Architecture, *Cum Laude*
Minor in Regenerative Studies
California State Polytechnic University, Pomona
2023

RELEVANT PROJECT EXPERIENCE

FRENCH VALLEY SELF STORAGE

COUNTY OF RIVERSIDE, CA

Michael developed a split submittal package that had the local water district, the county, the local maintenance district, the fire department and CalTrans with a vested interest in the project. Careful detail and navigation was required to get thru the 5 different agencies.

BRIGHTLINE WEST SOUTHERN CALIFORNIA

SOUTHERN CALIFORNIA, CA

Michael's team was responsible for the California segment, where he contributed to the Project Aesthetics and Landscape Master Plan for the South Segment. This section establishes the aesthetic, landscape, and visual design requirements for the high-speed rail corridor. His work included creating graphics, illustrating structure textures, landscape concepts, planting palettes, project key maps, and drafting structure details.

LAX BRIDGES & ROADWAYS

LOS ANGELES, CA

Michael helped with developing landscape and irrigation plans, create detailed landscape renderings to support design visualization, and contribute to the QA/QC process. He worked closely with the design studio, consultants, and affiliated agencies to ensure the highest quality work was being delivered.



Who We Are

NAHUEL PATINO

LANDSCAPE DESIGNER

Nahuel is a talented Landscape Designer with a passion for creating beautiful and functional outdoor spaces. His technical expertise, attention to detail, and creativity make him a valuable member of any design team. Nahuel has taken a lead in developing our in house irrigation plans using the latest state-of-the-art irrigation methodologies to maximize water savings on all of our projects.

Nahuel is a licensed drone pilot and also has an artistic eye for creating photo-realistic landscape renderings using SketchUp, Lumion and Photoshop.

EDUCATION

BS in Landscape Architecture
**California State Polytechnic
 University, Pomona**
 2024

RELEVANT PROJECT EXPERIENCE

JCSD PUBLIC FRONTAGE TURF LANDSCAPING WATER CONSERVATION PLAN

CITY OF JURUPA VALLEY, CA

Nahuel was the main team member walking approximately 300,000 sf of public turf frontage documenting existing irrigation equipment, remote control valves and helping develop controller charts. This was essential to developing a water savings analysis, conceptual design alternatives and ultimately final bid documents. Construction is slated to begin in early 2026.

EMERALD RIDGE

CITY OF JURUPA VALLEY, CA

Nahuel was the main irrigation designer on this project helping develop city standard CFD Streetscape Irrigation Plans and HOA Common Area Plans. He was able to get the estimated water use to less than 60% of the maximum amount allowed.

RIDER STREET SELF STORAGE

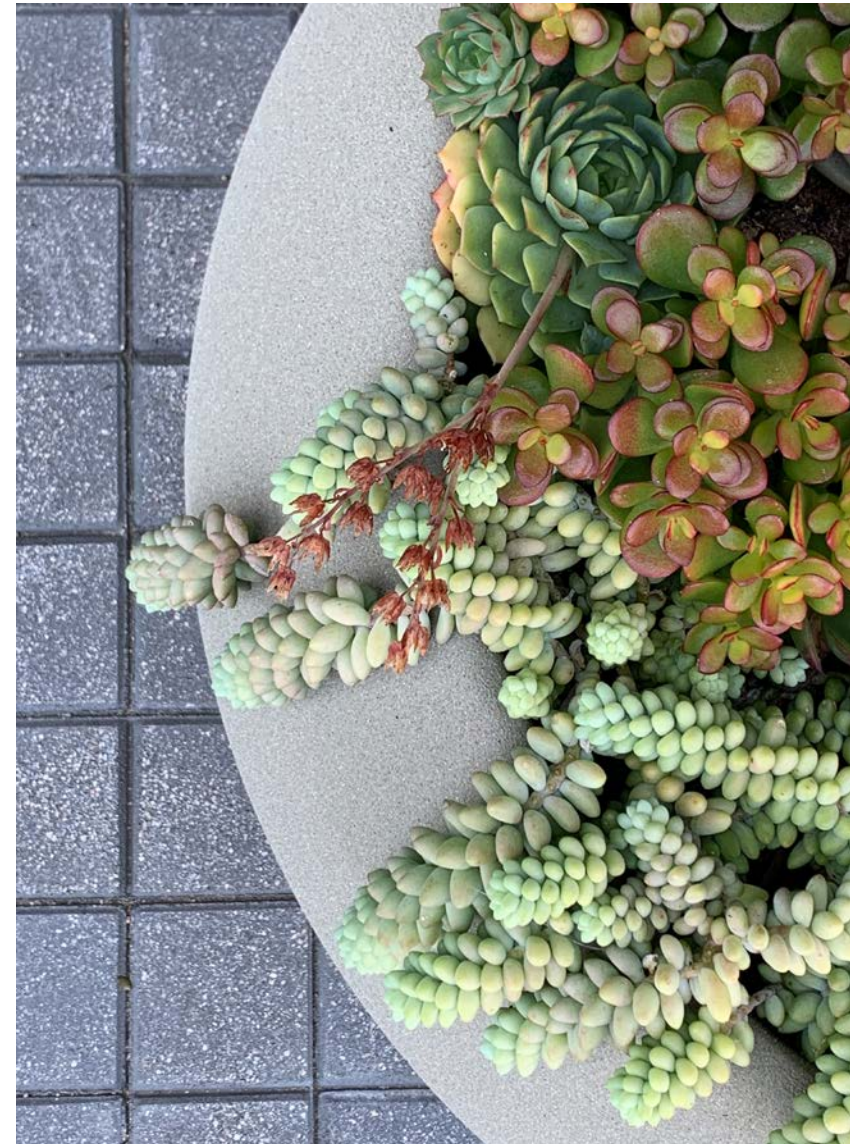
COUNTY OF RIVERSIDE, CA

Nahuel was able to navigate the complex overlap of a project location in the County of Riverside within the Eastern Municipal Water District. Each agency has strict standards and guidelines and a high level of attention to detail is required to get approval from both agencies while keeping the project on schedule and on budget.

Clients

RETAIL / LIFESTYLE / HOSPITALITY

Allard Engineering	KWC Engineering
Amerco Real Estate Company	Miguel's Restaurants
AVA Property Investments	Moore Real Estate
Avant Real Estate	National CORE
Calvary Churches	NOAA Architects
Calvert Properties	Oakwood Development
Castle & Cooke	Pinnacle Design Group
City National Bank	Plain Joe Studios
Crossroads Church	The Related Companies
Design UA	Rexco Development
Down's Oil	Rick Crane Architects
GF Investments	Steadfast Companies
Hoffman-Finn	TR Design Group Architecture
JDR Architects	Willis Development
Jerde Architects	WLC Architects
K&A Engineering, Inc.	





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