



RETAIL





The 722 S. Broadway Building is an adaptive reuse and seismic upgrade of an existing unreinforced masonry (URM) building designed by renowned Los Angeles architect R.B. Young. Constructed in 1909, the 80,000-SF building is seven levels above grade over a one-level basement. It was initially home to the Barker Brothers Furniture store, the largest furniture retailer west of the Mississippi River. Most recently, it was home to the Sassony Arcade, though the upper floors remained unoccupied for decades. Miyamoto performed a feasibility study to determine the most economical solution for multiple retrofit options considered by the owner. The proposed solutions satisfy both seismic requirements for life safety and functionality requirements for the desired building use. The seismic

retrofit consists of new concrete shear walls along longitudinal exterior walls, new concrete moment frames along transverse exterior walls and new steel moment frames at two interior lines 722 S. Broadway is undergoing a major revitalization, as is the Downtown Los Angeles' Historic Broadway Theater and Commercial District in which it resides. The surrounding Broadway Shopping District boasts the highest per foot retail rents in Los Angeles. This historic treasure is found on the National Register of Historic Places and is at the heart of the "Bringing Back Broadway" Initiative. Through this adaptive reuse, the building is destined to once again flourish in this high-density area with a rapidly growing demand for retail, residential and creative office spaces.

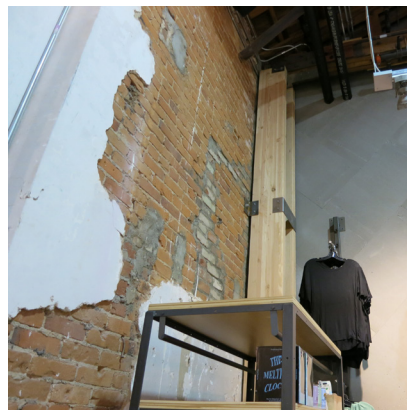
722 S. Broadway Building, Adaptive Reuse

LOCATION:
Los Angeles, CA

YEAR:
2016

CLIENT:
Satila Studios

SCALE:
80,000 SF



Urban Outfitters Santa Monica, Seismic Retrofit

LOCATION:
Santa Monica, CA

YEAR:
2013

CLIENT:
Urban Outfitters, Inc. (Owner)
Phillips Partnership (Architect)
Bogart Construction, Inc. (Contractor)

SCALE:
16,842 SF

Miyamoto provided structural engineering services to seismically upgrade an existing unreinforced masonry (URM) structure to be in compliance with the City of Santa Monica building code. A series of strongback posts and wall anchors were installed on the interior wall faces to reduce the potential of out-of-plane collapse in an earthquake. Glulam posts were selected in lieu of the

typical steel strongback post to blend with the existing timber components of the original building. Using the retrofit methodology selected, the retail space was able to remain operational during normal business hours and construction was performed in the evening hours to significantly reduce the financial impact of construction to the store.



The Briar Patch is a co-op and natural food store in Grass Valley's Litton Retail Center. The co-op is Nevada County's first LEED Certified commercial building. Sustainable features of the building include easy access to public transportation, native plant landscaping and electronic sensor faucets to reduce water consumption, photovoltaic panels, solar energy for hot water distribution and use of recycled content for building materials. The roof structure

is a hybrid system including both prefabricated wood trusses and steel "bar joists." The structural walls are pre-cast concrete bearing/shear walls, and the floor and foundation system consists of concrete with high fly ash content that replaced 1,020 sacks, or 96 pounds, of cement. Using fly ash, a post-industrial recycled material, in lieu of cement reduces pollution and energy and material consumption without compromising material strength or quality.

Briar Patch Co-op Market

LEED Certified™

LOCATION:
Grass Valley, CA

YEAR:
2006

CLIENT:
Jeff Gold & Associates

CONSTRUCTION COST:
\$5.4 Million

SCALE:
2,044 Square Meters
22,000 SF



Allen Hyundai, Dealership Expansion

LOCATION:
Laguna Niguel, CA

YEAR:
2010

CLIENT:
Ware Malcomb

OWNER:
Allen Family Automotive Group

SCALE:
6,430 SF

Founded by Stanley Allen in 1946, on the Pacific Coast Highway in Laguna Beach, California, Allen Automotive was born and has been serving Southern California for over 60 years. The family of dealerships includes brands that started with Oldsmobile and now comprises of GMC, Cadillac and Hyundai. Allen Hyundai is a one story expansion of a parking structure. A new 16,430 SF service and parts facility is constructed

with an expansion of the multi-story parking structure for vehicle inventory parking. The top of the building is an extension of the adjacent parking structure. The service area and interior space will receive a face lift as well as the maintenance area with car lifts and closets. The rooftop will include a display case area. The site also includes renovation to the signs, lighting and landscaping.



Allen Cadillac Dealership Expansion

LOCATION:
Laguna Niguel, CA

YEAR:
2013

CLIENT:
Ware Malcomb

OWNER:
Allen Family Automotive Group

SCALE:
20,410 SF

Founded by Stanley Allen in 1946 on the Pacific Coast Highway in Laguna Beach, California, Allen Automotive has been serving Southern California for more than 60 years. The family of dealerships includes brands that started with Oldsmobile and now includes GMC, Cadillac and Hyundai. Allen Cadillac has expanded its current 8,800-SF dealership building constructed in the early 1970s. The new two-story 20,410-SF wood

frame expansion includes a Cadillac showroom, sale rooms, kids club, customer waiting lounge with WiFi, administrative offices and conference rooms. The facility also includes new state-of-the-art exterior vehicle display lighting and extensive landscaping along Camino Capistrano consistent with the design theme envisioned by the Gateway Specific Plan for the area. The project also included renovation to the signs, lighting and landscaping.



At Nugget Market, nothing is as important as a high quality product at a low price. This is why Miyamoto has been chosen as the structural design team for seven different Nugget projects. The Nugget Market in Roseville is a masonry bearing and shear wall structure with a second floor mezzanine and hybrid roof system. The roof system consists of 2x framing

and plywood supported by open web steel joist and girders. The focal point of the market is its grand entrance tower. The glass, wrought iron and concrete sculptures that define the tower are all supported by an ordinary steel moment frames. The exposed concrete slabs on grade are painted, stained and sealed to provide an artisan feel to the home town market

Nugget Market, High Park Plaza

LOCATION:
Highland Park Plaza, Roseville, CA

YEAR:
2007

CLIENT:
McCandless & Associates

SCALE:
50,000 SF

AWARDS:

2007 BEST NEW RETAIL, SACRAMENTO BUSINESS JOURNAL

2007 CONCRETE MASONRY RETAIL DESIGN AWARD

2007 CMACN MERIT AWARD

2007 GOLD NUGGET MERIT AWARD



Hot Italian, the 'green' pizza and panini restaurant and Italian clothing boutique, is part of a pilot program with the U.S. Green Building Council, seeking a certificate from LEED's retail program. This chic new eatery features

solar panels to heat water for the bathrooms and dishwasher, a special compost bin that digests most kitchen scraps except meat, recycled building materials and plenty of parking for motorcycles, bicycles, and scooters.

Hot Italian Restaurant

LEED Gold®

LOCATION:
Sacramento, CA

YEAR:
2008

CLIENT:
Hot Italian, LLC; Lepore Development

CONSTRUCTION COST:
\$14,000

SCALE:
6,070 square feet



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