



R o T o A r c h i t e c t s
600 Moulton Avenue
Suite 405
Los Angeles, California 90031

rotoark.com



practice

An international practice founded in 1991, RoTo Architects has worked with diverse groups and individuals on a wide array of projects of varying scope, complexity, and resources. We have learned the value of working collaboratively and the benefit of listening with open minds, heightened curiosity, and understand the necessity of sustaining a long-term vision in a short-cycle world.

A large, light blue, curved graphic element, resembling a stylized 'C' or a partial circle, is positioned behind the 'rotolab' text.

rotolab

alternative practice

RoTo Architects' sister company, conventional and alternative practices are intertwined on commissioned and invented works to incubate the next generation as we address Human Enterprises' grand challenges, helping to surf the disruption fueled by constant and inevitable change.

00 preface

- 01 sunrise farm hub / bozeman
- 02 vogt creative commons / louisville
- 03 pdx portland experimental district / oregon
- 04 lux studios and institute / LA / eureka
- 05 aquatic center / long beach
- 06 Y sports park / hollywood ymca
- 07 warehouse C / nagasaki
- 08 shaoxing tower / china
- 09 kohala center / waimea, hi
- 10 sinte gleske university / south dakota
- 11 prairie view a+m university / houston
- 12 wolf connection / acton, ca
- 13 affinity ranch / frazier park, ca
- 14 new park / newark, ca
- 15 ibn batutta district / dubai
- 16 sci-arc / LA
- 17 affinity spaces / LA / other
- 18 exhibit design / LA

preface

*The following deck shows a wide array of projects,
of different types, scales, and complexities,
expressing a wide range of interests, skillsets, and experience.
These projects are presented in a form that best illustrates concepts.*

All of the projects began with a vision, focused by intentions,
and filtered through mid to short cycle objectives, contextualized by
hybridized social and economic realities, and the
combinatorial technologies driving them.

Projects begin to emerge when a human challenge is at hand.
Studying it with optimism and imagination, helps you identify
the appropriate opportunities that are present but
may be less than visible upon first look, compelling us to look again.
Looking twice may connect sight to insight.

*These projects are either commissioned, speculative, or invented.
They are conceived, researched, and executed by Rotark and RotoLab,
under the leadership of Prof. Michael Rotondi.
Each integrates, in varying ways and degree,
education, entertainment, and enterprise.*

All of them serve the same purpose,
to solve real problems, in both practical in poetic ways.
to bring people together, to keep them together,
and to give purpose and meaning to their relationships.



projects



Sunrise Farm Hub + Preserve

Bozeman, Montana

Greater Yellowstone Ecosystem

*SFH+P is a food focused agrarian settlement,
conceived as an informal learning hub and entrepreneurial cooperative
(prototype for rural lands)*

*It will operate as a farm hub, food hub, market place, nature preserve, wildlife
sanctuary, research facility, learning place, with bespoke hospitality.*

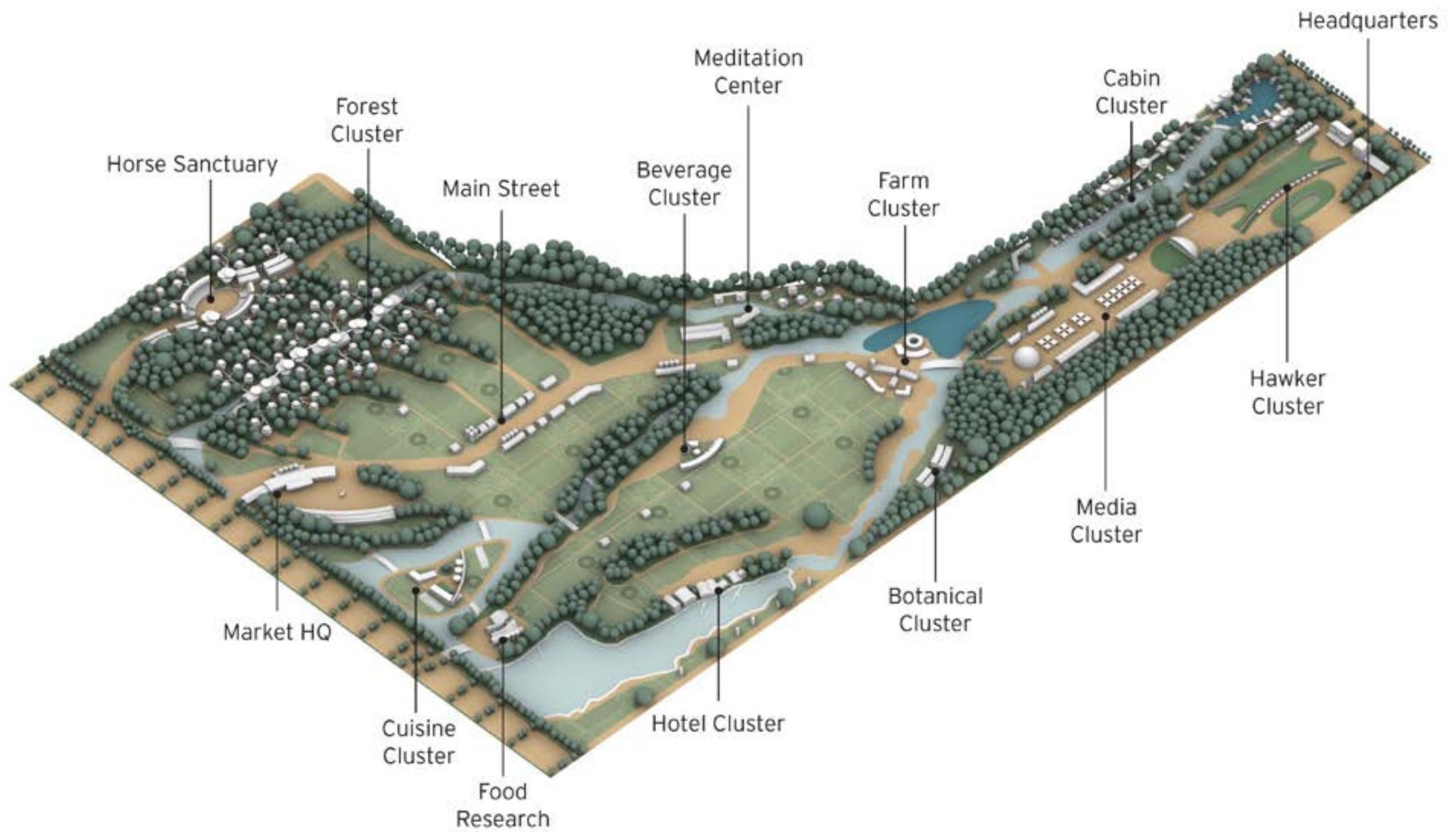
*People come here, to work cooperatively and teach and learn collectively, and
play as a family and friends.*

scope

Rotoark - RotoLab

affinity spaces for discourse and discovery

*visioning, world-building, concept, programming, master planning, site planning,
architecture, community presentations*



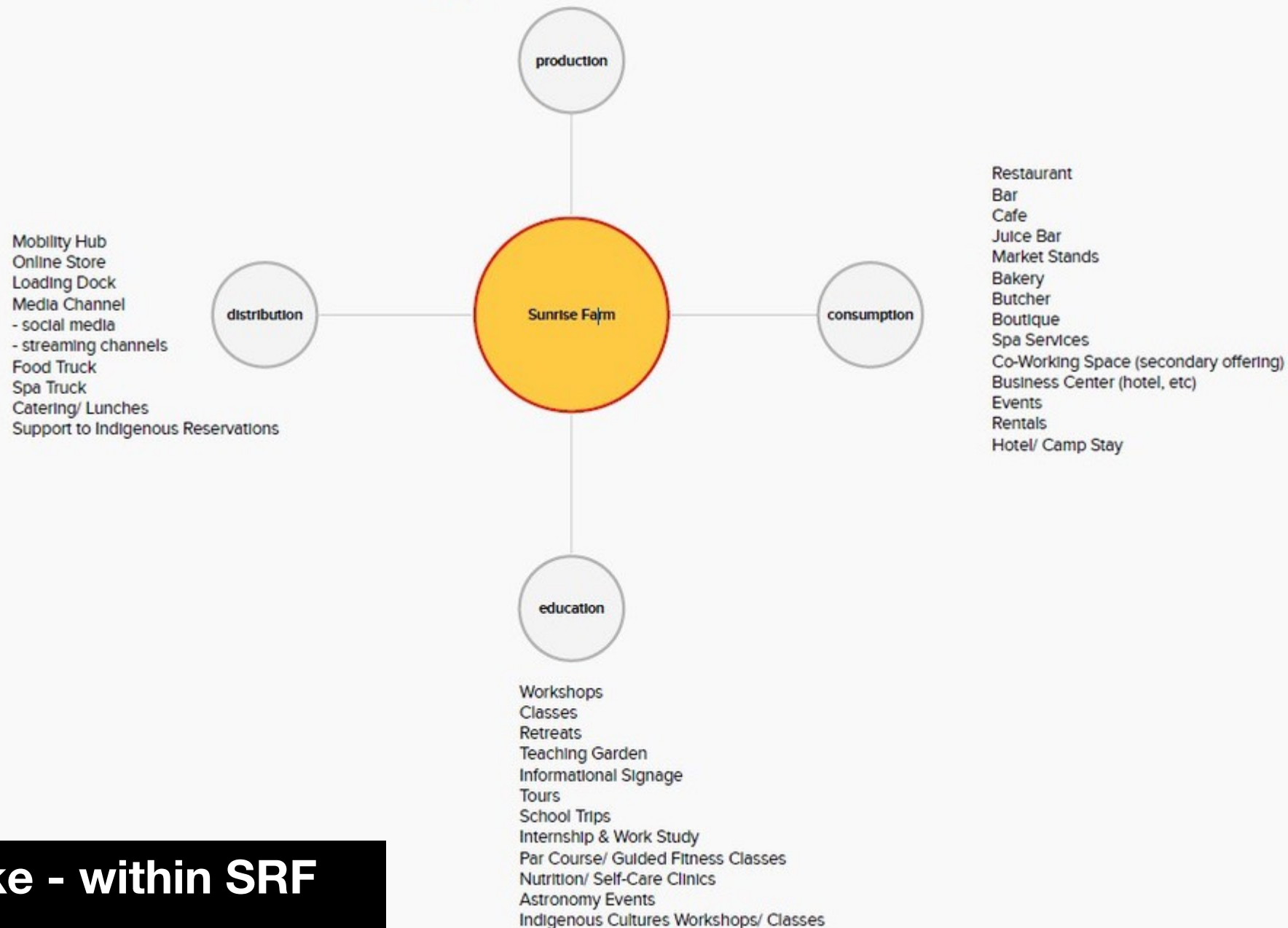


Farm-scape -hi-tech
seedling production and analytics

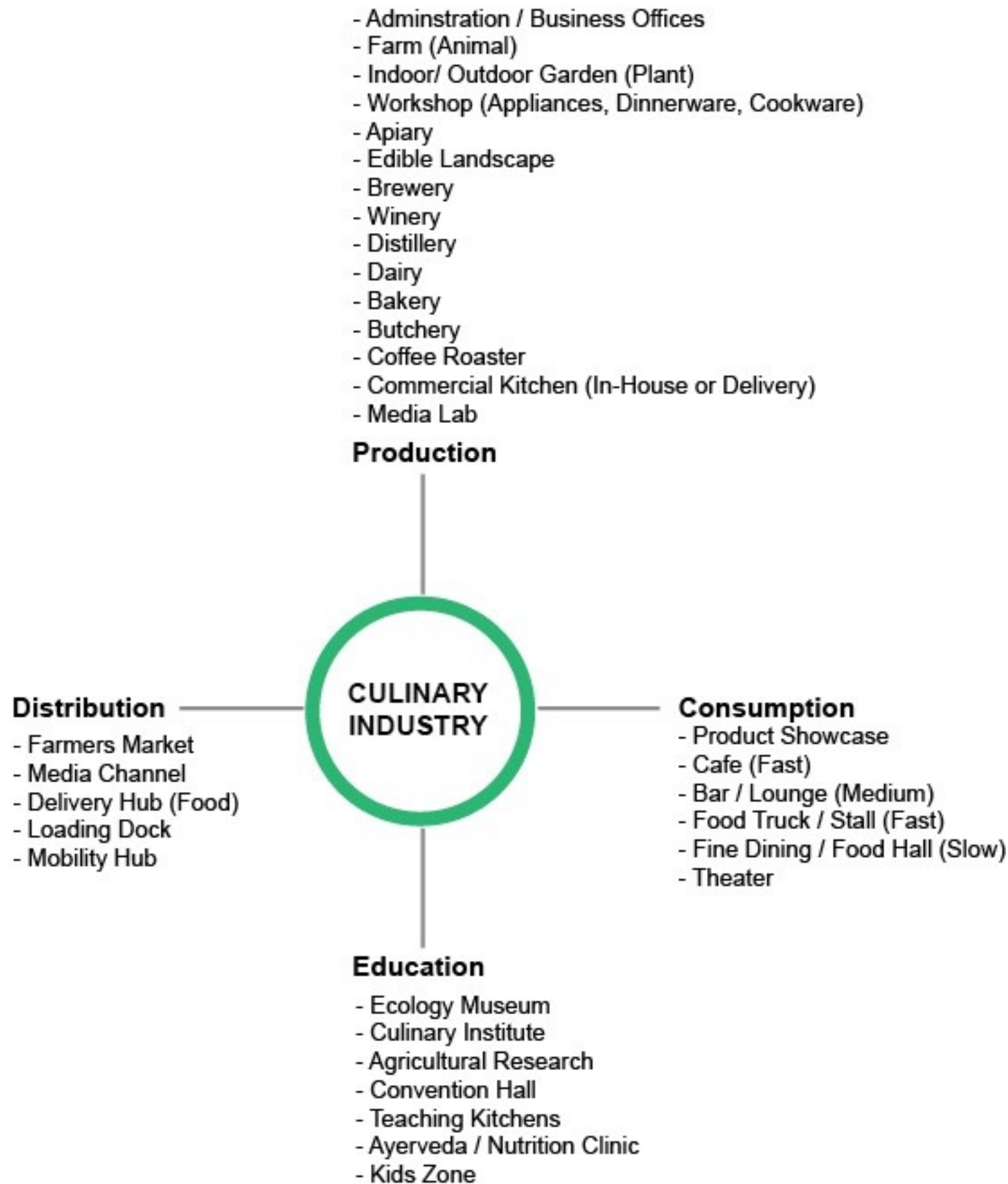


Farm-scape ecology - lo-tech
crops, wildlife habitat and native plants in the fields

Administrative Offices
 Supply Gardens (on-site produce/ markets)
 Community Garden
 Herb Gardens
 Livestock
 - cattle/ cows
 - sheep
 - goats
 - ducks
 - chickens
 - fish - stocked ponds (no additional area)
 - fish - aquaponics
 - dog treats (marrow bones, organ meat, etc)
 Bakery
 Butcher/ Curing/ Deli
 Prepared food (Restaurant, Cafe)
 Pantry Items (pickled veg, tomato sauce, etc)
 Apiary (bees)
 Bath Goods (soap, balms, candles, etc)
 Herbal goods (teas, dried herbs, etc)
 Artisanal Crafts Workshop (table ware, pots, etc)
 Services (spa/ etc)
 Events (private and public)
 Winery

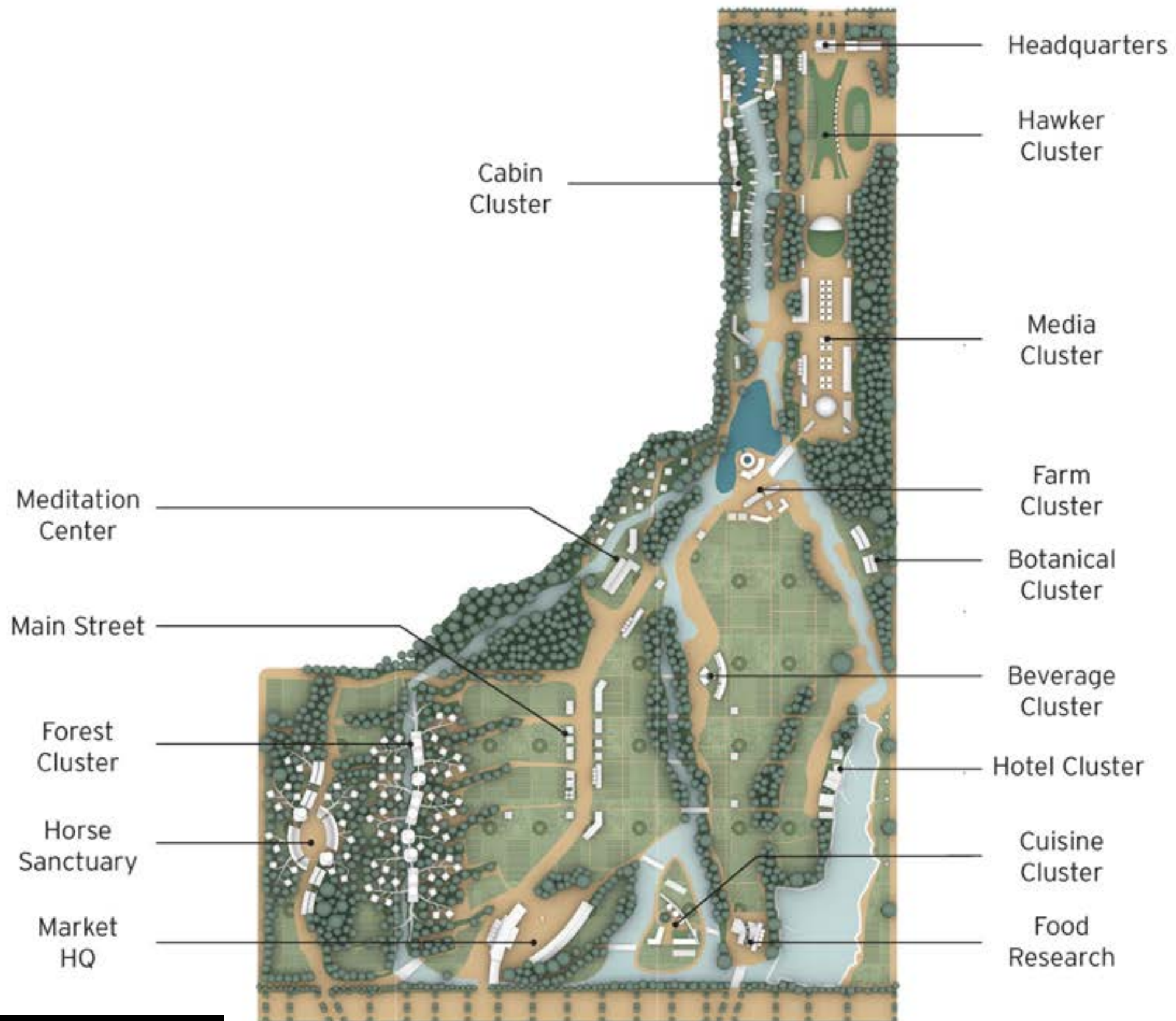


hub and spoke - within SRF

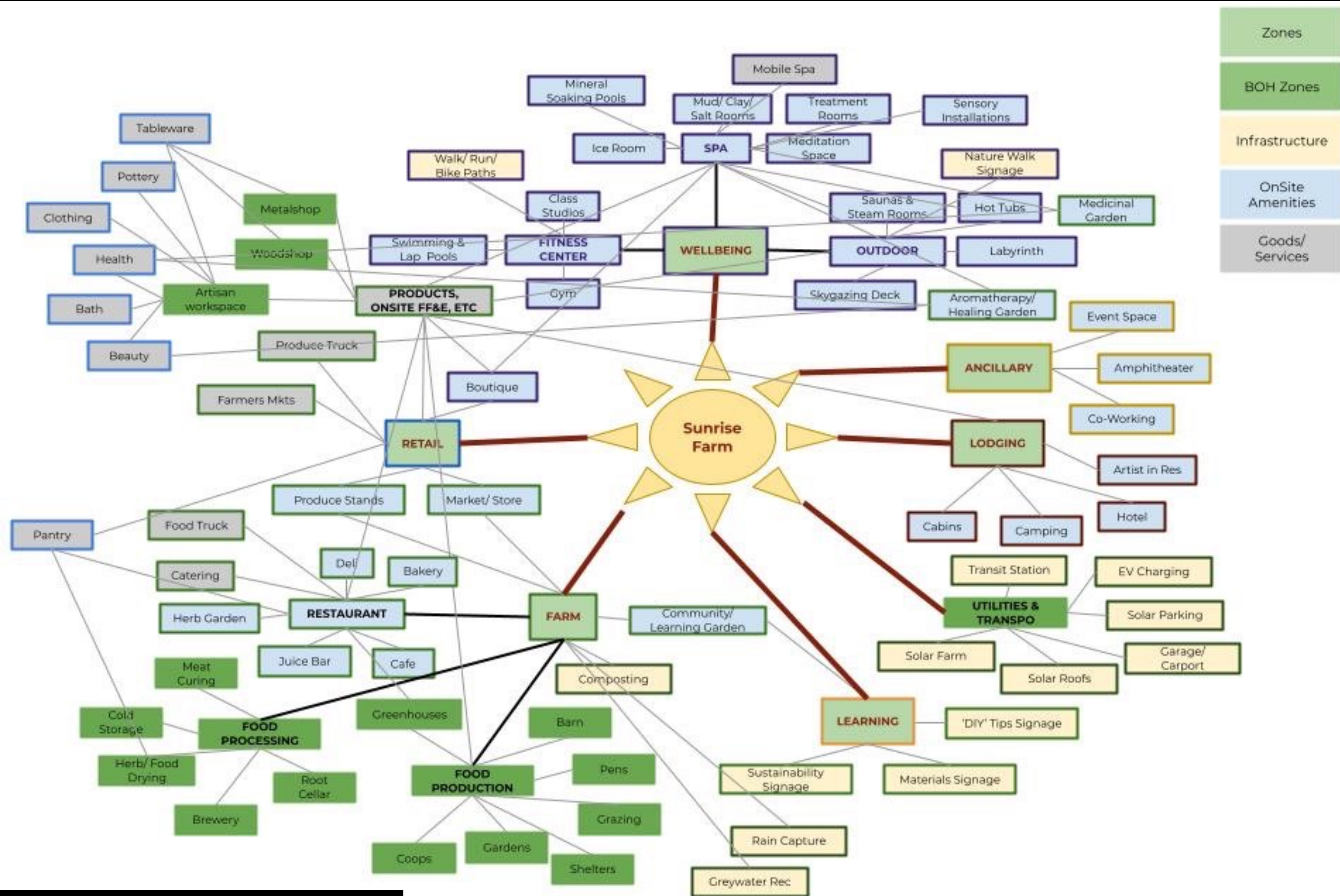


hub and spoke - beyond SRF





site plan / clusters



Zones

BOH Zones

Infrastructure

OnSite
AmenitiesGoods/
Services

Relationships



soil - re-grounding



VOGT Civic Commons

Louisville, Ky.

75 acres

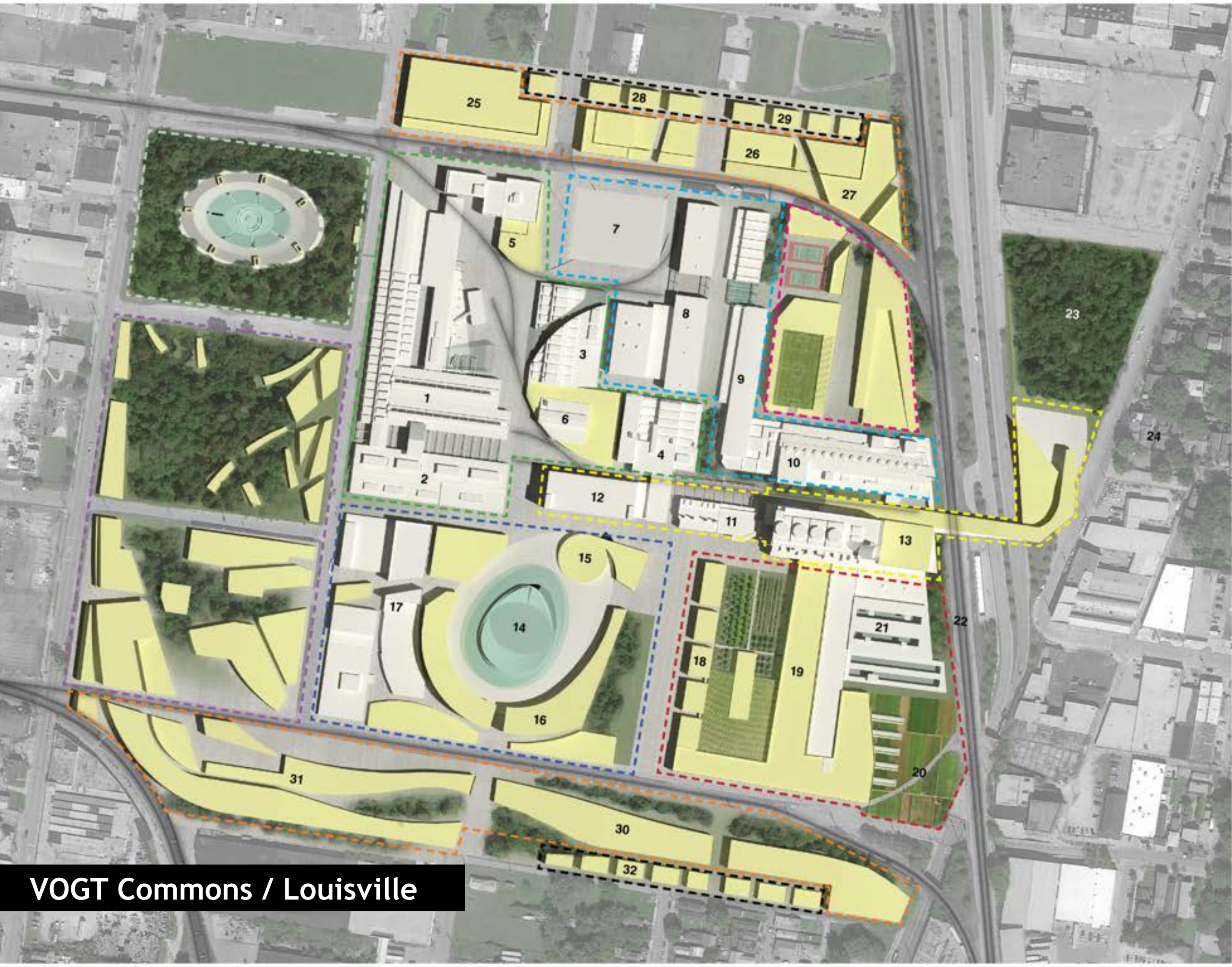
a new sector of the city will emerge from a former heavy industrial site.

*2 universities and the city want a integrated creative workforce sector for arts, media, engineering, technology, farm and agri-research, philanthropic foundations, and housing.
public-private partnership (owner, city, 2 universities)*

scope

Rotoark

*visioning, world-building, concept, programming, master planning, site planning,
architecture, community presentations*



VOGT Commons / Louisville

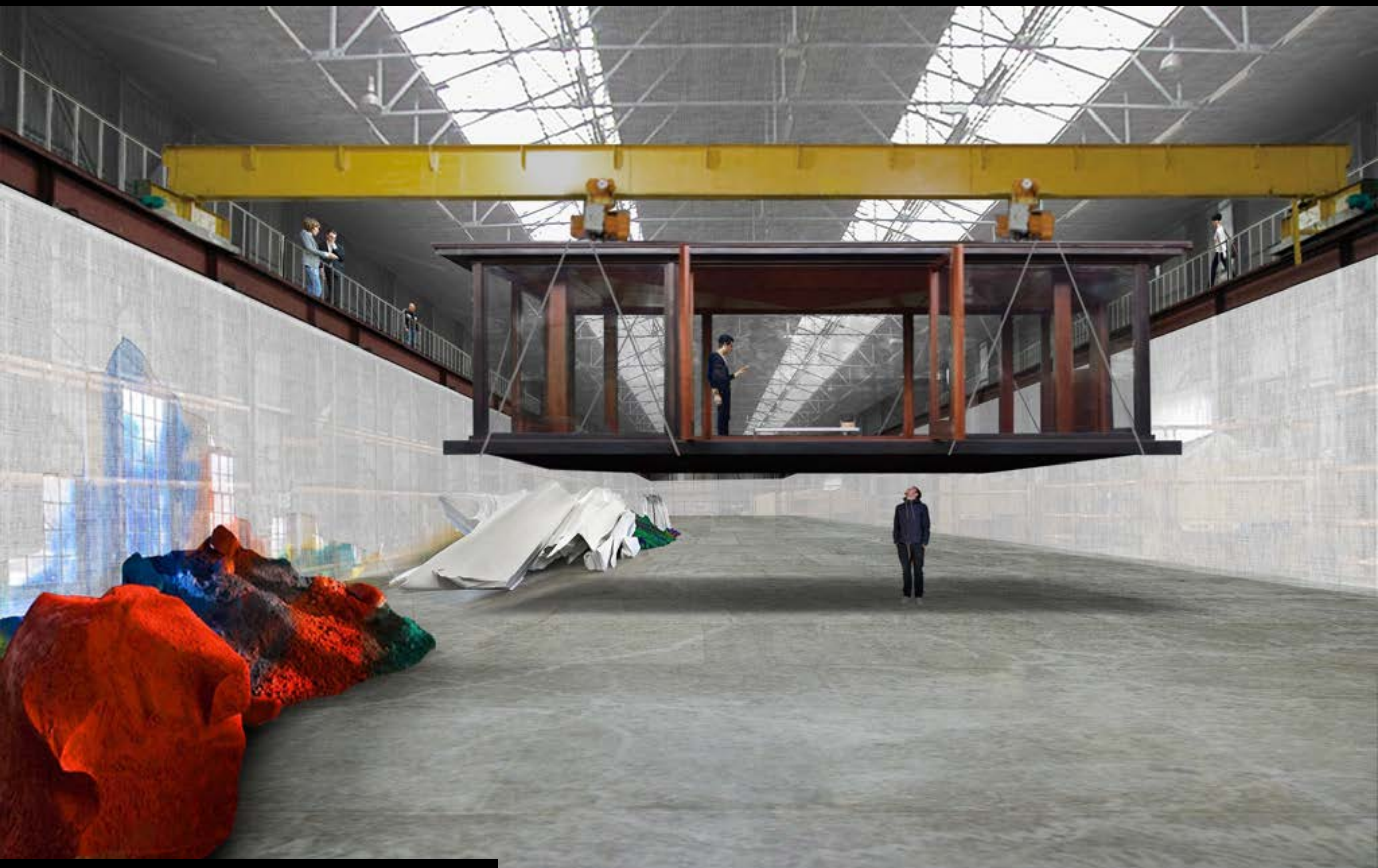


VOGT Commons / Louisville

VOGT COMMONS
LOUISVILLE, KENTUCKY



historic Industrial complex



VOGT Commons / Louisville

workshop + gallery



VOGT Commons



Keller theater plaza

portland experimental district / pdx downtown portland

This district has a high vacancy and diminishing social attractors with limited economic base. Adjacent Portland State University faculty and alumni desire innovative workspace and streets to gather and play music.

What if under utilized (and low cost) rooftops, parking structures, and parking lots and parks became the mecca for a commingling gig workforce, in an art, science, and media based economy ?

strategic and regenerative urban plan for downtown district.

scope

Rotoark - RotoLab - Experimental

visioning, world-building, concept, programming, master planning, site planning, architecture, community presentations

Enchanted Urbanism

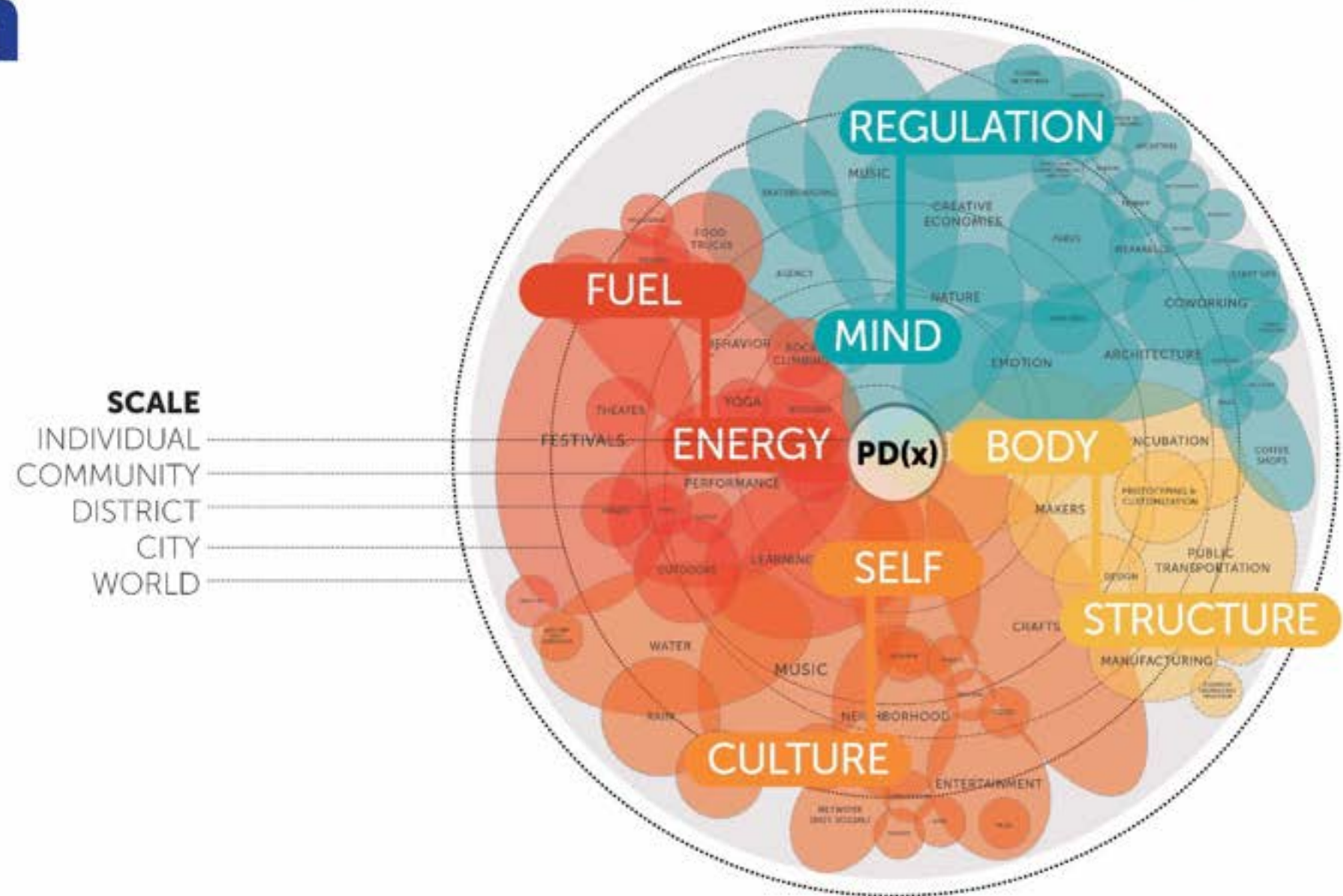
Enchanted Urbanism is a move to convert existing public space into an **Affinity Space** around creativity, innovation and learning and is predicated on the premise that culture creates commerce.

Inspired by fairytales and the agency they allow through magical power of wands, carpets, brooms and cloaks our objective is to regenerate underutilized, undervalued, urban public spaces facilitating creative and maker cultures, amateur and virtuoso performance, dissolving the boundary of static architecture and active participant.

The **World Building** approach focuses on **Storytelling** allowing us to extrapolate from a deeply human lens through the use of characters. It allows us to discover and reflect on what is possible. It is the way in which we make sense of the world.

The **Design** of a well-researched, richly-detailed world becomes a platform for multiple stories to emerge logically, organically, and coherently from a well designed core.

World Map



What if?

What if you could play the city like an instrument?

What if unused infrastructure became the mecca of independent culture creators for the new gig economy?

What if you could climb from street to rooftops?

What if an old district in any city could be reawakened with creative enterprise?

Characters

In order to best approximate all the different ways the new Keller District could be used, we chose to explore the project from the perspectives of six inhabitants.



Design Process



Max & Francine
Married 40 Years

Max and Francine enjoy having a place to walk that is clean and safe. They enjoy the music and comedy performances along their path.

Their favorite is when they catch the group with dueling harmonicas. When this happens they'll often stay - dancing softly and digging their toes into the damp earth beneath their feet.



THIXO
Virtuoso Performer

THIXO, world renowned DJ, Electronic producer and light artist becomes the first performer to link the entire sequence together in a concert celebrating life and the common bond that binds all humans.



Coco
Entrepreneur

Coco is a Portland State University senior where she is studying performance art and technology. A budding entrepreneur she is starting a new company that develops wearable technology to respond to emotion.

She is looking for a coworking space and is introduced to the Jam Pads by a professor who mentors there.



Aiyanna
District Resident

Aiyanna is the daughter of the Joe, the coffee cart man. Her Dad brings his java cart to all Keller Performances and agrees to add sensors to his cart to capture human coffee cart chatter.

She spends her childhood playing at the "Sequence" with her friends and goes on to be the areas most revered artist.



Derek
Engineer

Derek is mechanical engineering professor at portland state and the director of the Sound Lab - a makerspace for performers interested in prepared and custom built instruments.



Soo & Sonny
Restaurateurs

Soo and Sonny are chefs who met when they were young exchange students visiting Portland and discovered Keller performing as a culinary jam festival.

They now operate their new restaurant Fleur out of the district. They are excited about organizing a cultural jam for edible flowers in Keller's enchanted urban rooftop.

projected heat social and commercial intensity map



PDx

@ keller auditorium plaza



PDX





LUX Studio and media arts institute Culver City and Eureka, CA

A media production studio and new media arts institute campus

eight soundstages, with support facilities for pre / post-production, vortex sphere for f/x and entertainment, game design and location-based entertainment, technology innovation, and cross-genre music.

scope

Rotoark RotoLab

visioning, world-building, concept, programming, master planning, site planning, architecture, community presentations



lux studios and media arts institute



stagecraft technology

lux studios and media arts institute



lux studios and media arts institute



lux studios and media arts institute



belmont beach aquatic center long Beach, ca

*a new public urban space and beachfront park
for competitive aquatic sports, community recreation, and
water therapies.*

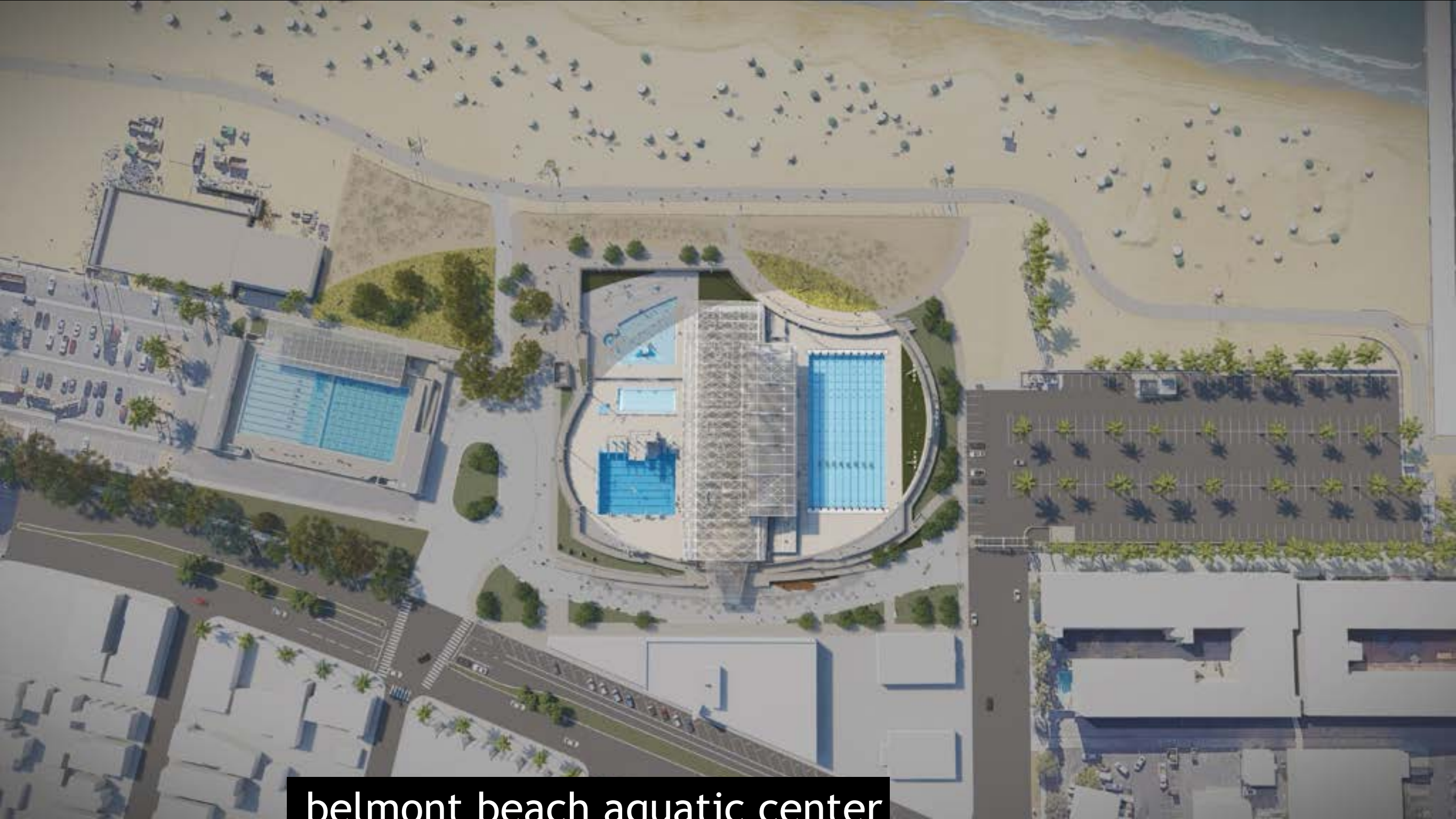
A new urban space for everyone, even non swimmers.

scope

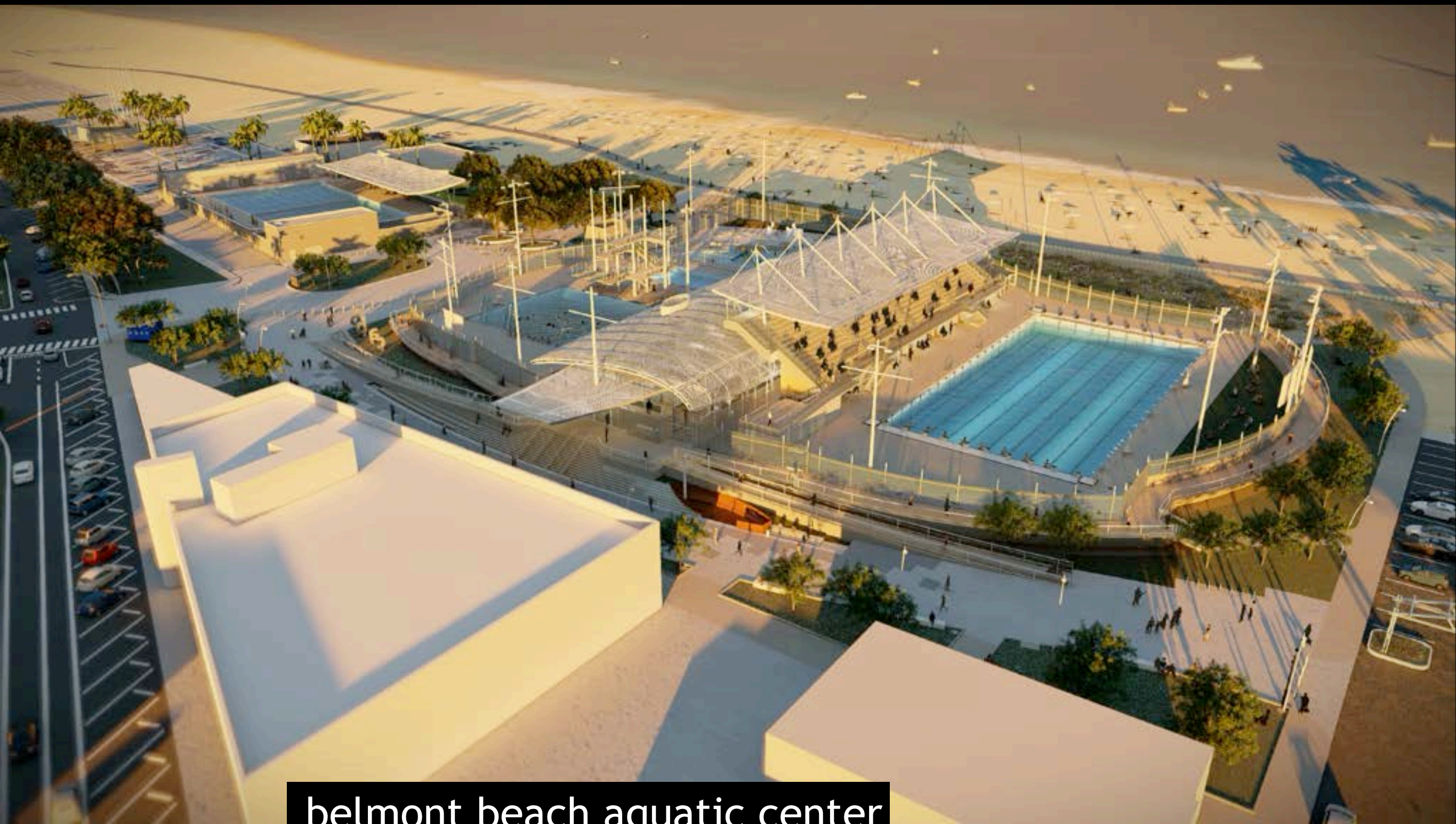
Rotoark

*programming, concept designs, site planning, architecture,
community presentations*

-what if an Aquatic Center could attract non-swimmers as well?



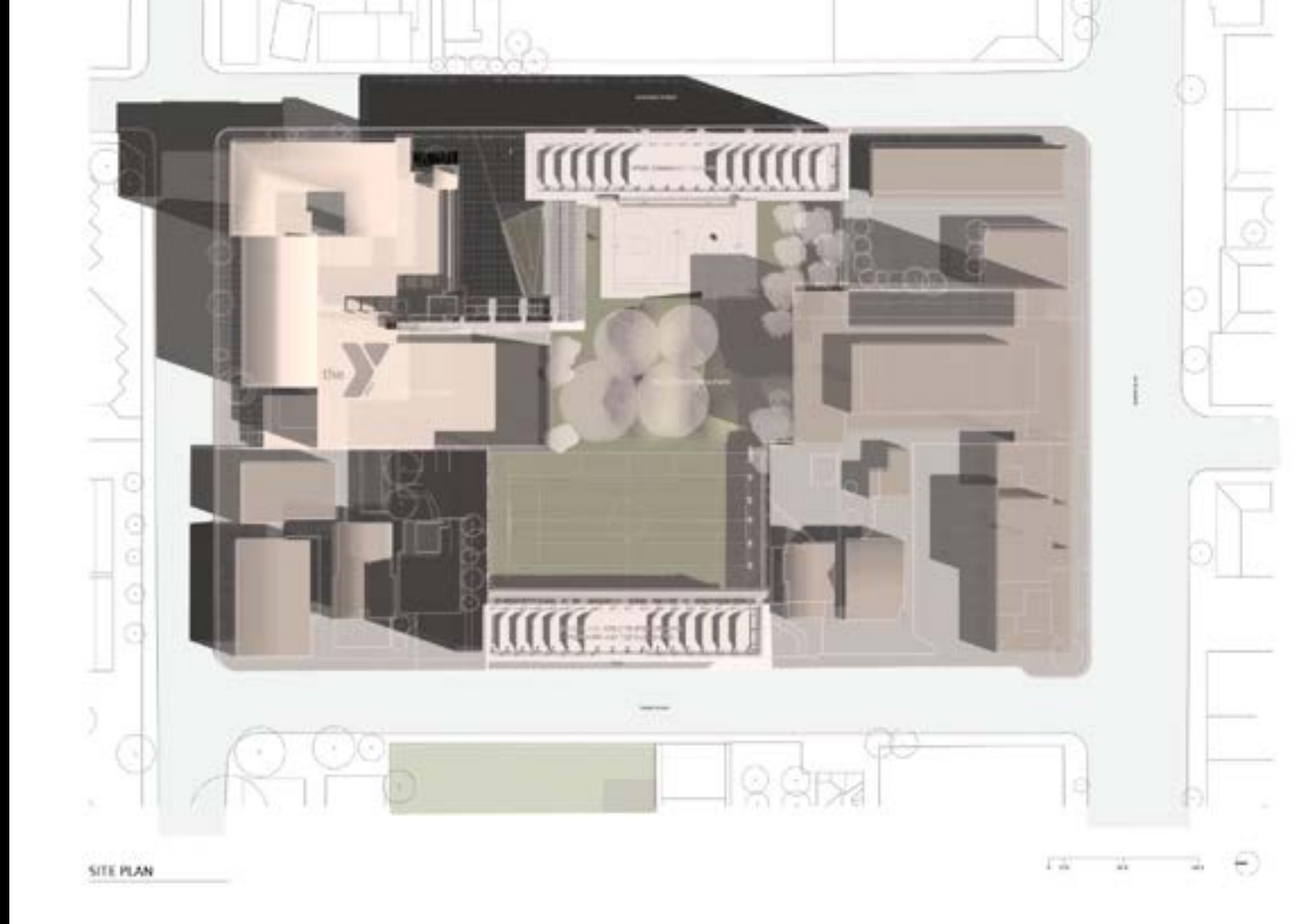
belmont beach aquatic center



belmont beach aquatic center



belmont beach aquatic center



Hollywood Y Park

Los Angeles, Ca.

*YMCA Hollywood park and sports center atop a parking structure
a private and public partnership project*

*sports performance and recreational family center,
community center, playground, sports field, exercise courts
4 acres / 1.6 ha*

scope

*visioning, programming, master planning, site planning,
architecture, community presentations*

rooftop park and fields / 400 car parking below



Hollywood Y park

Sports performance and athletic health center



Hollywood Y park



Warehouse C and public promenade Nagasaki, Japan

*main warehouse and distribution center for the city
with a rooftop promenade and park on top*

*20,000 sm (200,000 sf) and 225m long
worked with shipbuilders*

scope

*concept design, site planning,
architecture, presentations to Governor, community*



warehouse C
nagasaki, japan



warehouse C

‘the lantern’



warehouse C



Si Ta Towers 四塔

Shaoxing, China

multi-use commercial retail, hotel and offices, exhibition

7 acres site / 3 ha

2.3 acres building / 1 ha

scope

Rotoark

cross sector innovative workspace

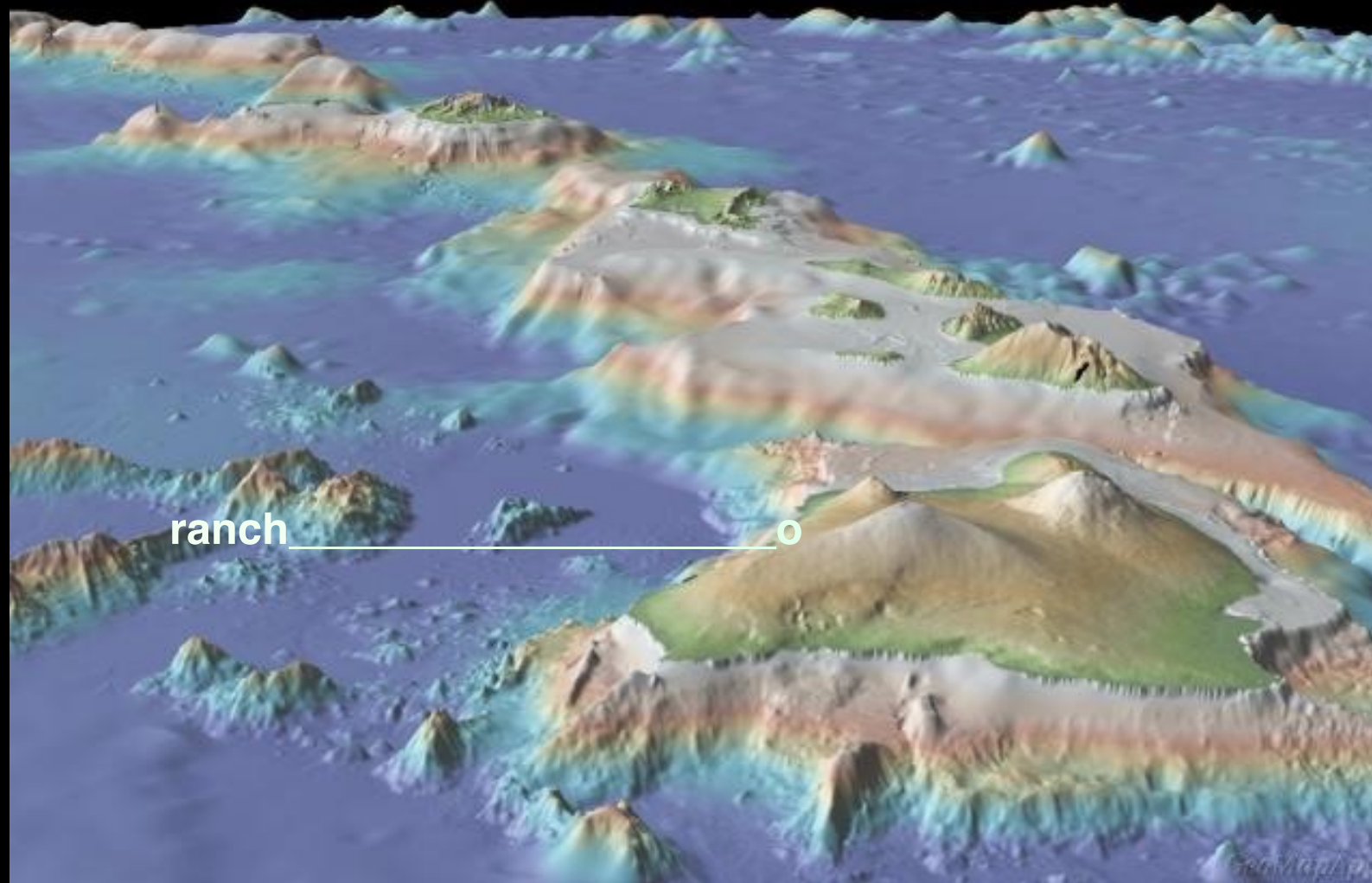
programming, site planning, architecture



Shaoxing River Complex



Shaoxing River Complex



The Kohala Center

Waimea Hawaii

*a non-profit's headquarters for cultural, environmental and economic resilience
a business accelerator, research and conference center, and farm on a
repurposed 60-acre ranch with accommodations for 30 residential guests.*

scope

Rotoark

platform for discourse and discovery

*programming, conservation land planning, concept designs, site planning,
architecture, community presentations*

An aerial photograph showing a landscape with a river, fields, and a road. The river is a prominent feature, winding through the center of the image. The surrounding land is a mix of brown and green, indicating different types of vegetation or land use. A road runs horizontally across the top of the image. There are several small, dark, irregular shapes scattered throughout the landscape, which could be ponds or small bodies of water. The overall scene suggests a rural or semi-rural area.

ranch

cultural / ecology research



the ranch lands

residences

camping

workshops

farm

hdq/ conference

kohala center





kohala center – farm



sinte gleske university
sicangu band / lakota tribe
rosebud, south dakota

*A new campus and buildings for the oldest tribal university in the Americas,
The elders instructed us to listen to their stories and learn their 'ways'
then we would know what to do.*

*Objectives were to expand and renew their university and curriculum, to re-
generate the Lakota Tribe and sustain their culture.
Also, to create a vocational education program and create jobs.
campus Infrastructure and three buildings (of 7) were built.*

scope

Rotoark - RotoLab

cultural sustainability and resilience

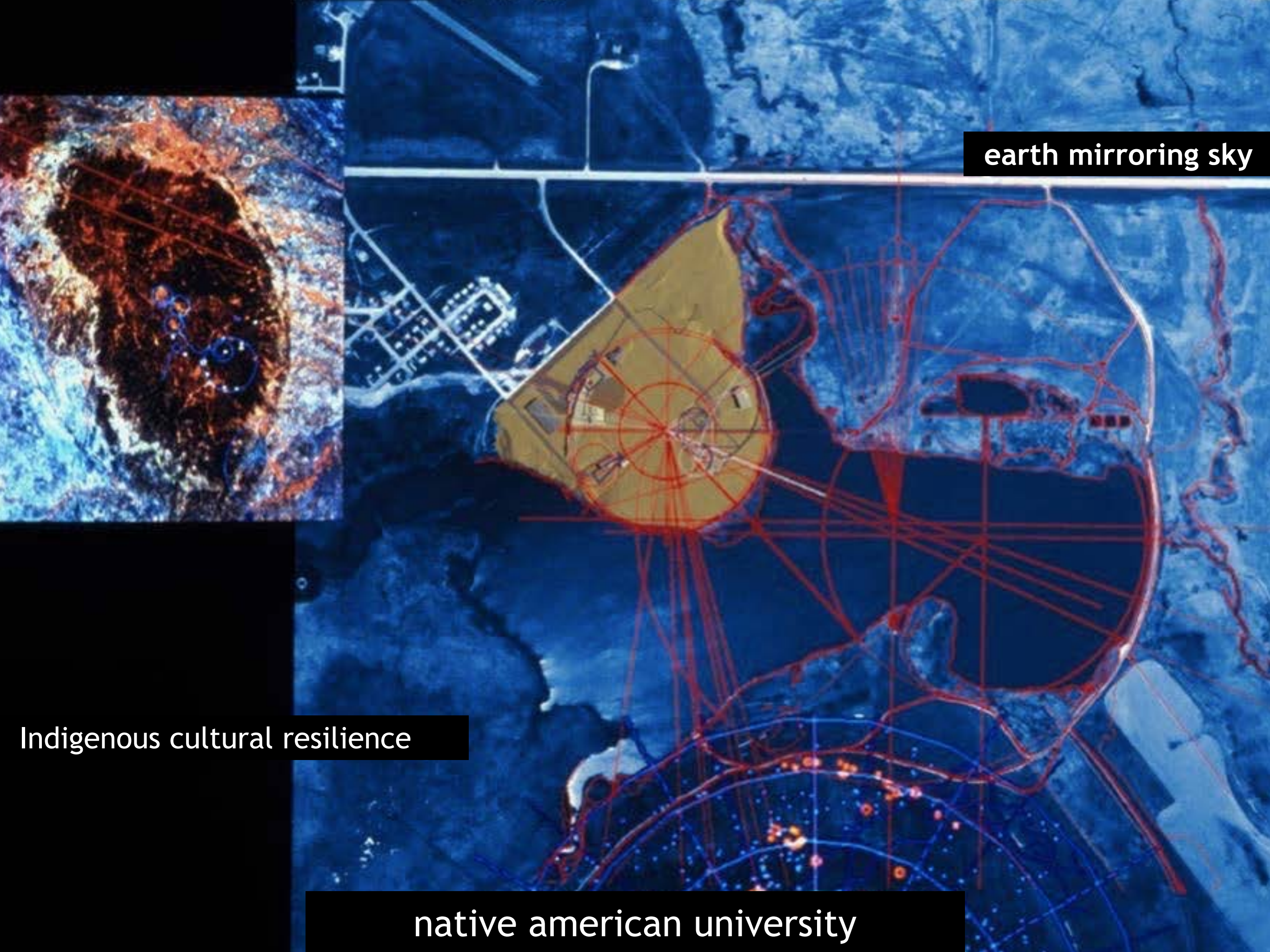
programming, master planning, architecture, project management

teach workshops, vocational education



Pow Wow

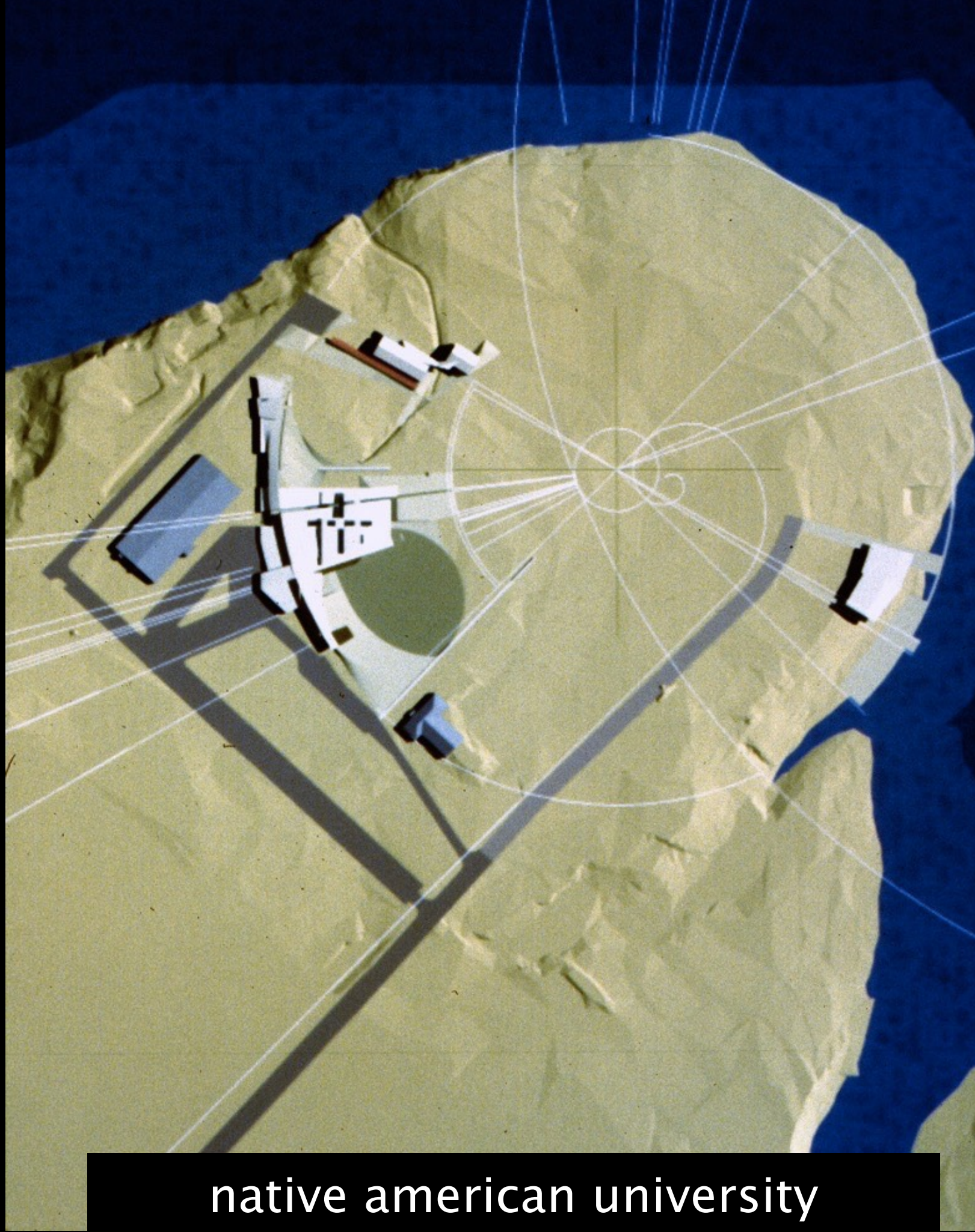
native american university



earth mirroring sky

Indigenous cultural resilience

native american university



site plan

native american university



native american university



Prairie View A+M University

Prairie View, Tx.

College of Art and Architecture

*educational facility for architecture and art, with a
cultural center, community development programs
110,000 sf*

scope

Rotoark

*programming, site planning, architecture, community presentations
curriculum analysis (request of Dean and President) teaching*



school of architecture / campus

central space



school of architecture



school of architecture



Wolf Connection **Acton, Ca.**

*wildlife and land conservation, farming, youth education,
retreat center and residencies.*

160 acres / 65 ha

scope

Rotoark - RotoLab

*entitlement, programming, master planning,
site planning, architecture, community presentations*



site / 160a

Image © 2013 TerraMetrics

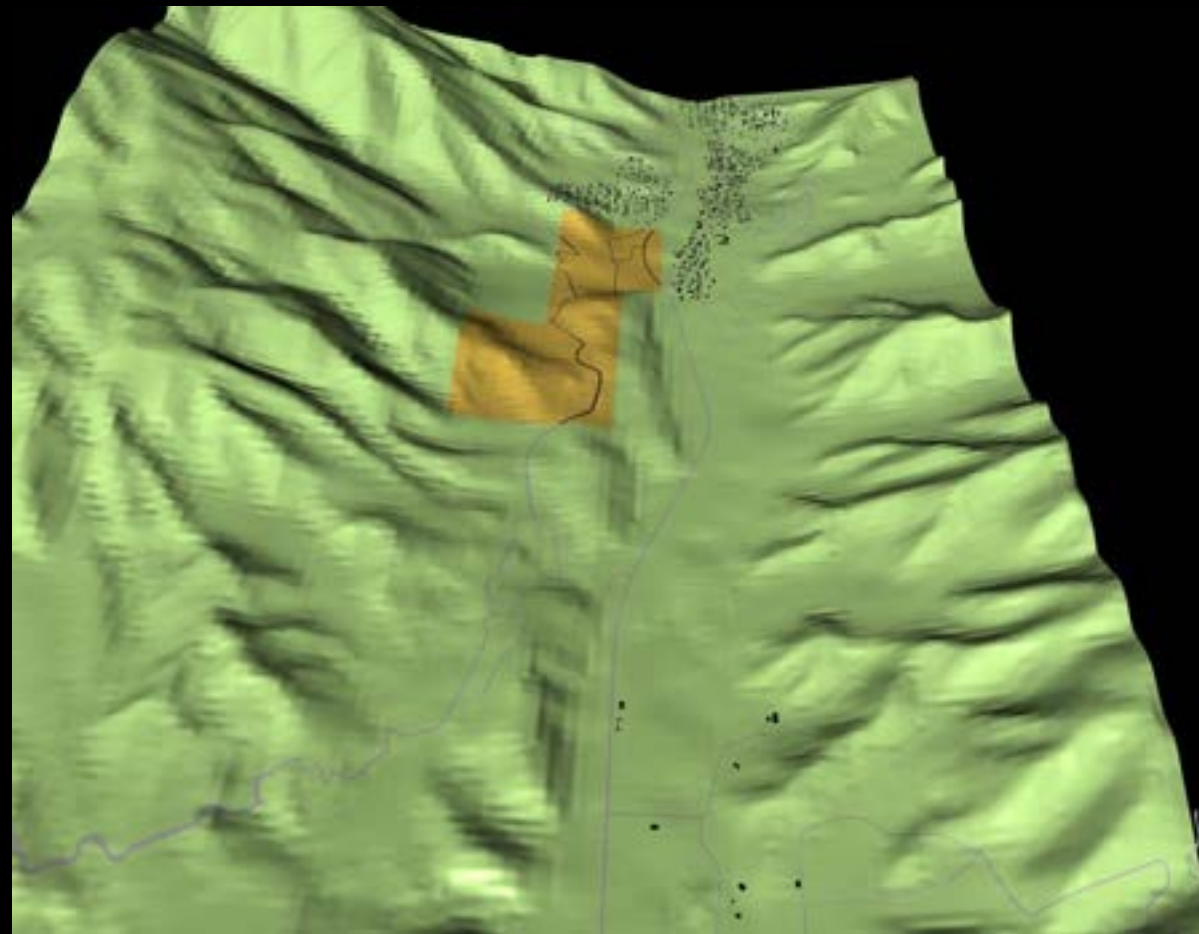
wolf connection ranch
160 acres



wolf connection ranch



Teo Alfero - founder



Affinity Ranch / RotoLab
frazier park, ca

This is better than an inner-city school. experience based learning, outdoors.

what if a 350 acre rural site was repurposed as a diverse teaching landscape into a multi-purpose ranch for at-risk youth and their families, For education, entertainment, enterprise supporting the non-profit, and wellness,

scope

Rotoark - RotoLab

affinity space + beyond retail concept

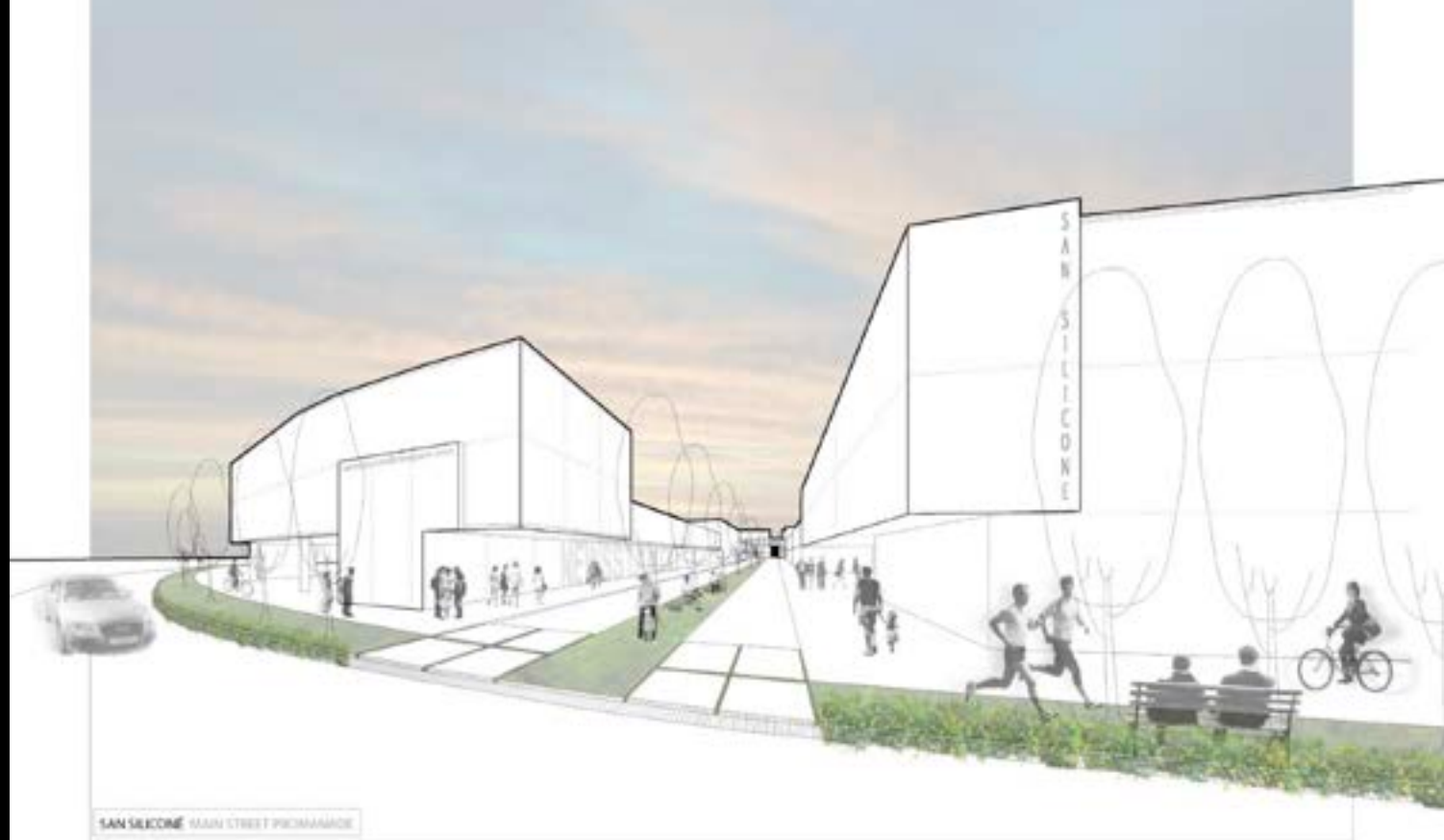
incorporating a wilderness playground, conference center, a food and botanical farm, cafe, marketplace, research center, and school.



affinity ranch



affinity ranch



Newpark Expo / RotoLab Newpark, Ca

a year round consumer electronics and digital media entertainment exposition, with studios and offices for the video game industry.?

This is on the S.E. edge of palo alto / silicon valley.

with a 70% vacant mall, and 1.5m sf of empty parking.

This could be complemented with a full set of civic buildings and spaces for government, education, entertainment, recreation, and hospitality.

scope

Rotoark - RotoLab

beyond retail concept

programming, master planning, site planning, presentations

LANDMARK BUILDING 2 LANDMARK TREE 1

BUS DEPOT (YELLOW)
OFFICES (RED/WHITE)
CAFE AND GYM (UPPER)
PEOPLE IN THE SKY ATTRACTING PEOPLE IN THEIR CARS
THIS WOULD BE A VISIBLE LIGHT BEACON FROM THE NORTH
TO SOUTH TRAFFIC ON 880
THE BUSES BRING COMMUTERS TO AND FROM THE OTHER
BAY CITIES. THE SERVICES AND AMENITIES OFFERED AND
REQUIRED BY THE COMMUTERS: MORNING PAPERS AND MEALS,
DRY CLEANING, DRY CARE, ETC. WILL BE IN THE DEPOT.
ON TOP, VISIBLE FROM THE 880 FREEWAY WILL BE AN INSTANT
LANDMARK - THE SKYBAR AND CAFE

TECH EXPO

THE NEW RETAIL SPACE WILL FOCUS ON CONSUMER
ELECTRONICS AND CUTTING EDGE COMMUNICATIONS
TECHNOLOGY

RING PARK

AN ATTRACTOR OF CITIZENS FROM THE REGION
WILL BE USED FOR PASSIVE AND ACTIVE RECREATION
PARALLEL TO THE RING ROAD. IT WILL BE A CONTINUOUS
CIRCUIT AROUND THE 100 ACRE SITE

WINTER GARDEN

THE H-BLOCK IS OPEN AT ITS ENDS. WATERGARDENS FOR RESTING
AND ECO-DEMONSTRATION AND CLIMATE BALANCE INSIDE

AMPHITHEATER

A PUBLIC PRIVATE JOINT VENTURE USED BY THE ENTIRE CITIZENRY FOR
CONCERTS, LECTURES, TOWN HALL MEETINGS, LAND THEATER AND
FESTIVALS

CIVIC CENTER LANDMARK TREE 4

THE PARK, THEATER, GYM AND MUSIC CONSERVATORY WILL BE
ANCHORED BY CITY HALL

PLAZA SAN SILICON

THE GEOGRAPHICAL AND SYMBOLIC CENTER OF THE
NEWARK CIVIC CENTER.
ALL PATHS LEAD TO AND FROM THIS PLACE

LANDMARK BUILDING 1 LANDMARK TREE 2

VISIBLE FROM THE SOUTH 880 FREEWAY TO NORTH
HOTEL - LEVELS 1-6
RESIDENTIAL - LEVELS 7-10
ON TOP OF PARKING DECK (2 BELOW-1 ON GRADE)

PLAZA

WITH HOTEL AMENITIES ACCESS TO CINEMAS

FLEX SPACE

AS THE MARKET INDICATES
RESIDENTIAL
OFFICE
THICAL

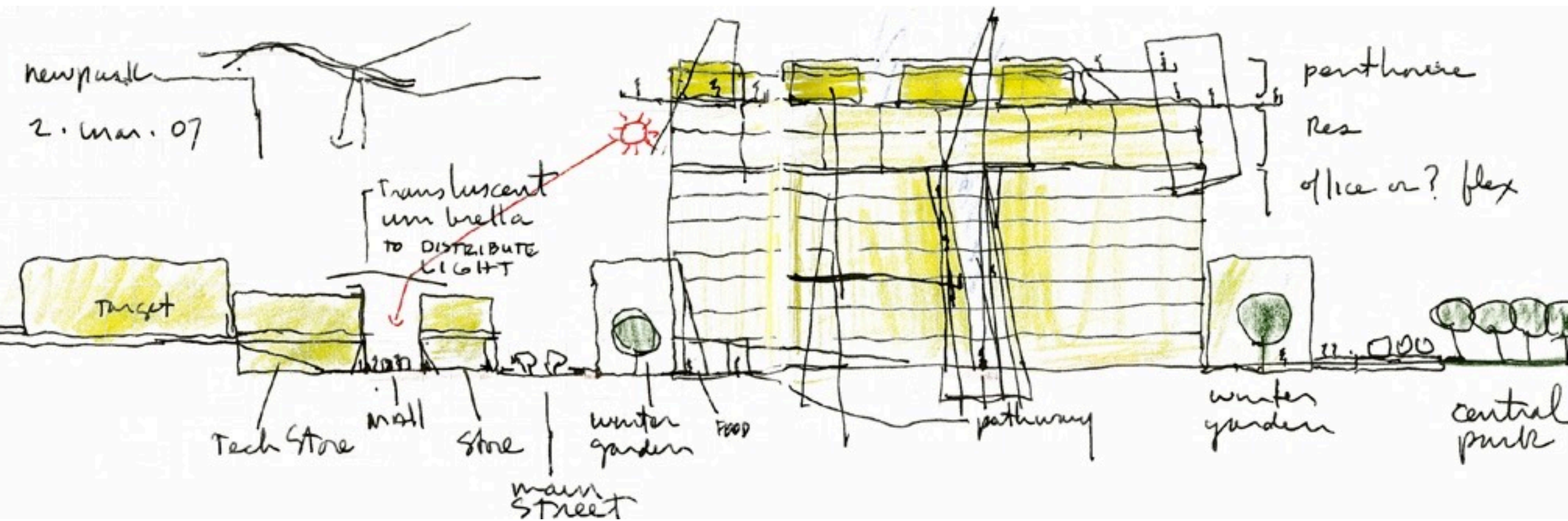
LEGEND

VEHICULAR	EXPANSION
PEDESTRIAN	PARKING DECK
LINEAR PARK/PARK	FARMERS MARKET
EXISTING MALL	SITE BOUNDARY
NEW CONSTRUCTION	ABOVE

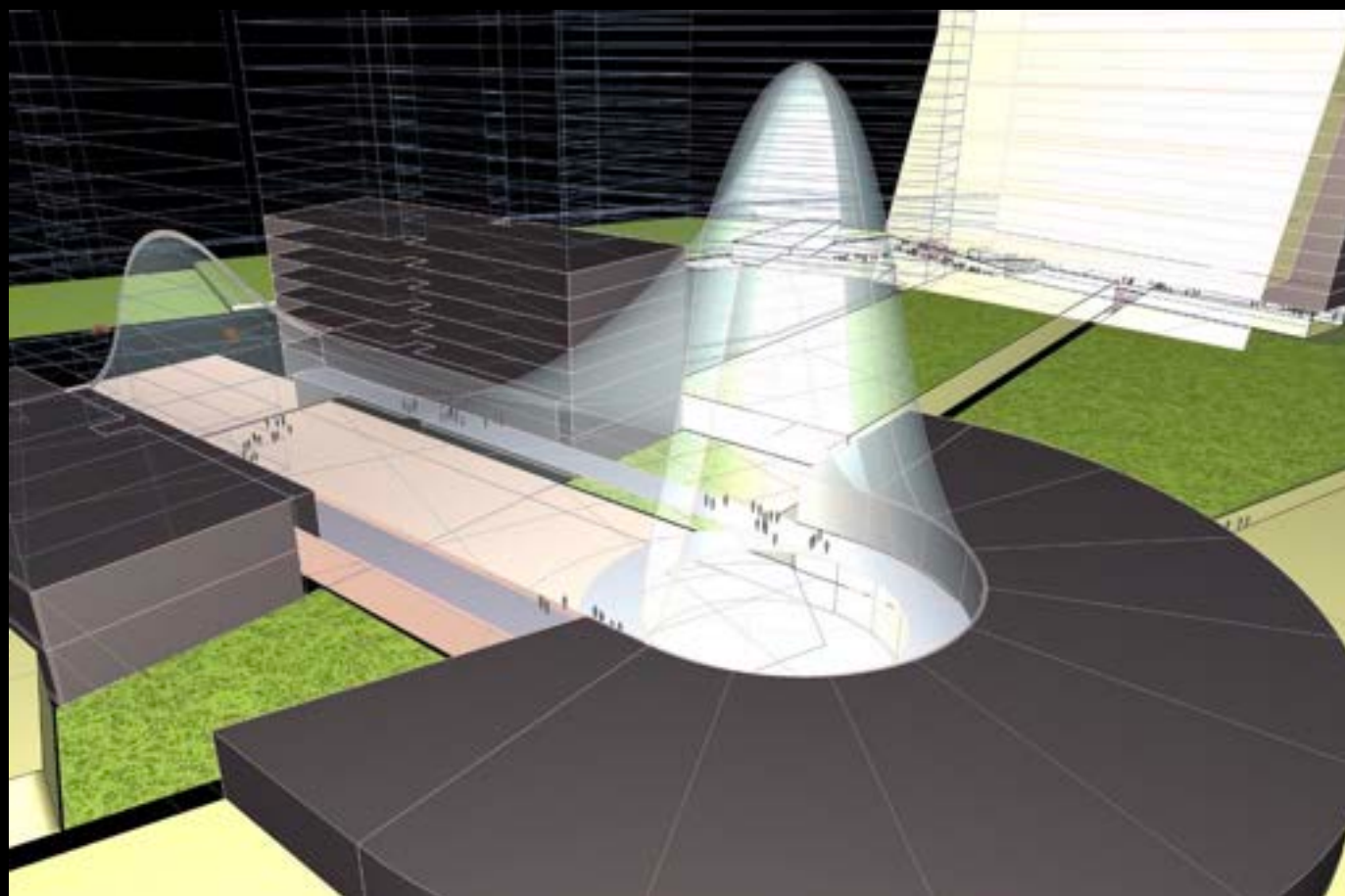
SAN SILICON AT NEWARK CENTRAL PHASE 2

A NEW YEAR-ROUND EXPO FOR SILICON VALLEY.
THE NEW GEOGRAPHICAL AND TRADING CENTER
TO SILICON VALLEY (AND TO NO OTHER)

newpark ces expo + civic center



newpark ces expo + civic center



IBN Batutta Mall Dubai, UAE.

*an existing 1.5 million sf mall expanded into a 7 million sf
transform a mall into a city sector*

*the radical change will be visual themes and conventional
fashion retailing will be transformed into
civic programmatic themes with diverse hybrid programming.*

scope

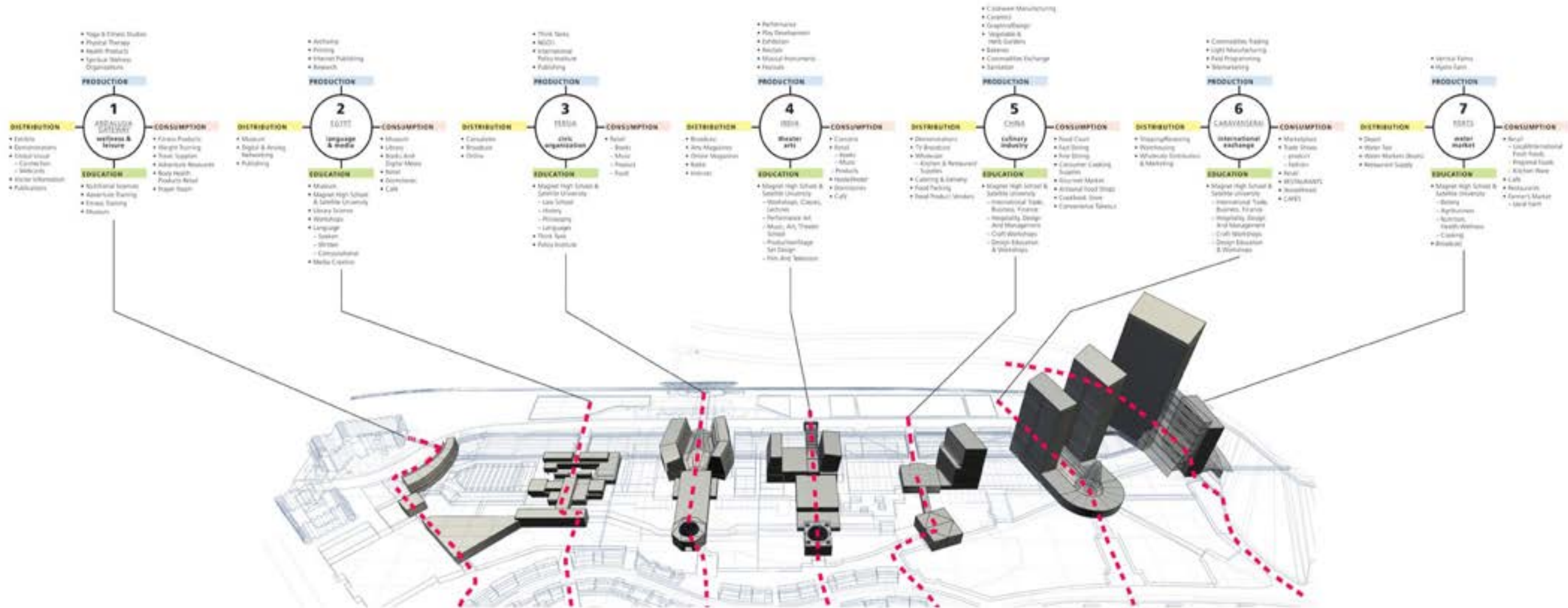
Rotoark - RotoLab

beyond retail concept

*programming, master planning, site planning, architecture,
community presentations*



ports / transportation / water markets



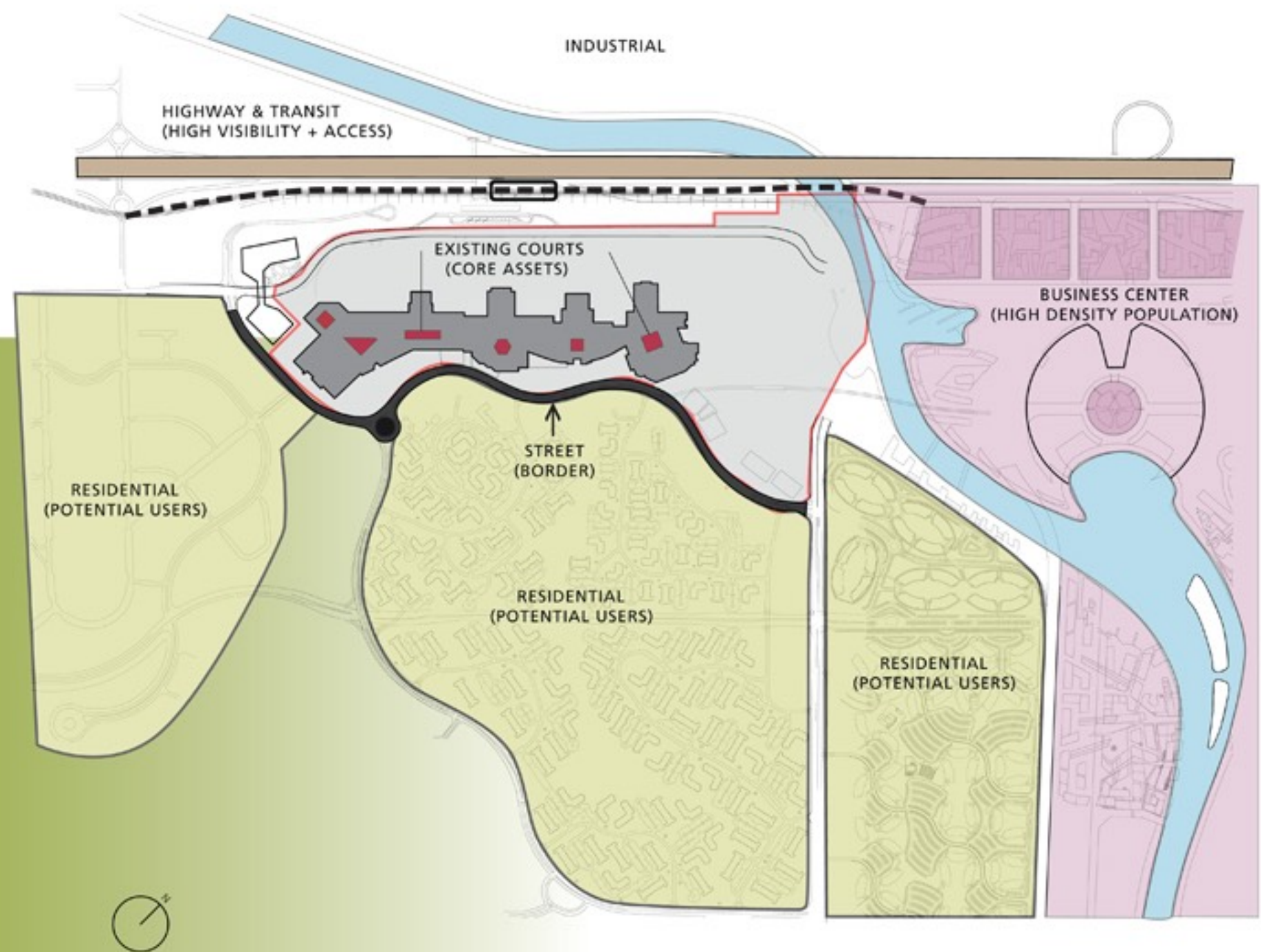
Ibn batutta district / civic center

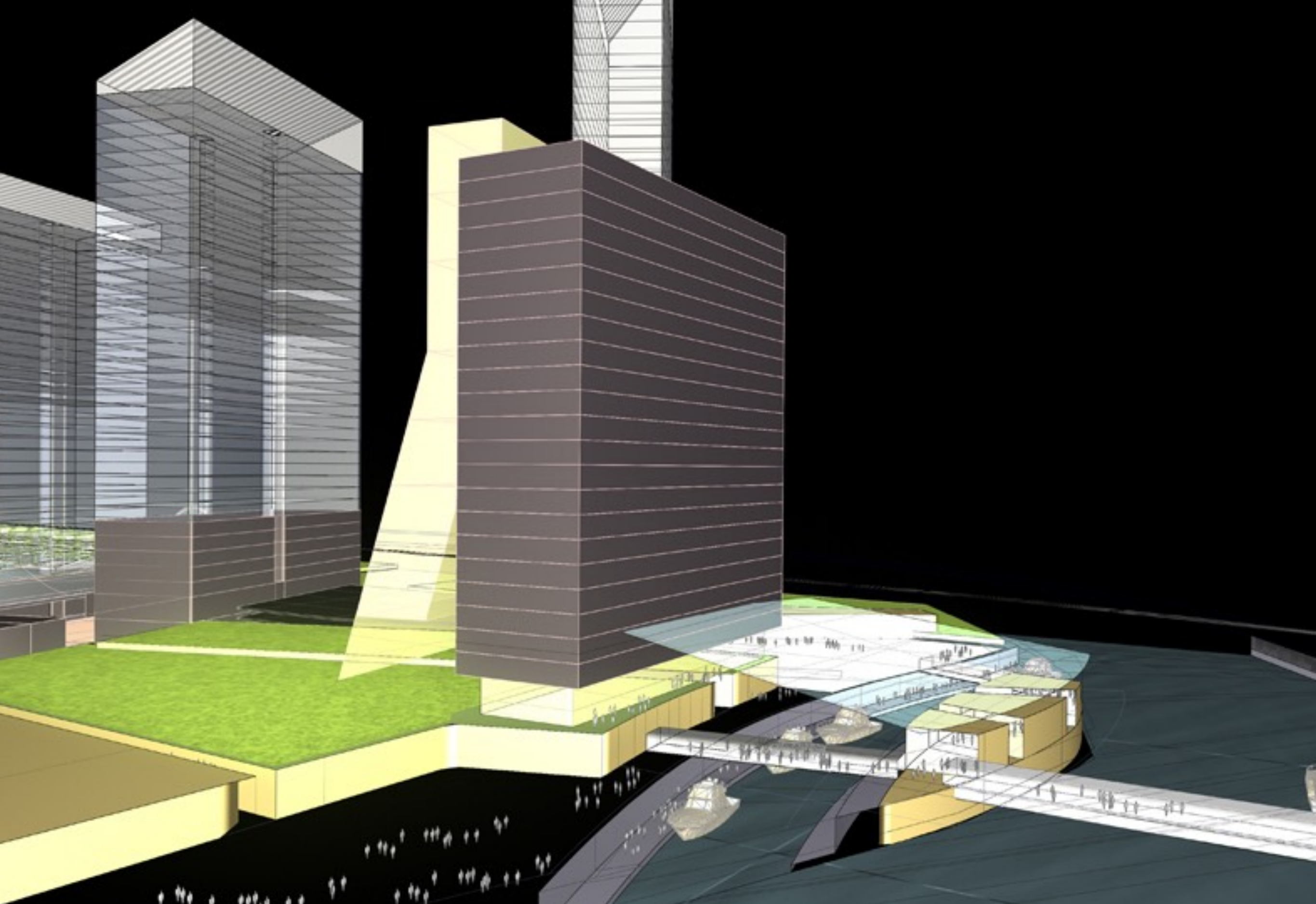
The site consists of some positive conditions to be reinforced and some difficult challenges to be overcome.

Sheik Zayed Road and the elevated transit line present an opportunity for great visibility to high-speed passersby as well as deliver a high volume of visitors.

The local roadway to the south creates an impassable barrier to the nearby residential communities.

The proposed canal can be a strong asset for the site but could also become a separation from the large population in the Tall Tower development.





Ibn batutta district / civic center



sci-arc
Los Angeles

independent school of architecture
500 students, 70 faculty
undergraduate, graduate, postgraduate

*‘what if we just started our own school with
20th c concepts and interactive protocols?’*

scope
platform and laboratory for discourse and discovery
co-founder and distinguished faculty, trustee

An aerial photograph of Los Angeles Union Station and the surrounding urban landscape. The station's complex network of tracks and platforms is visible in the center, with a large, modern building (SCI-Arc) situated to the right. The city's dense grid of streets and buildings extends into the distance under a clear sky.

SCI-Arc anchors the district

sci-arc

SCI-Arc / Southern California institute of Architecture / LA

workspaces / 500 'labs'

SCI-Arc



student - student dialogue



teacher - student dialogue

A photograph of an industrial setting where two white robotic arms are positioned on a factory floor. The robots are creating a complex, glowing pattern of white light trails that form a large, abstract, spherical shape in the center of the room. In the background, two people are standing near a workbench, observing the process. The floor is polished and reflects the light from the robots and the light trails. The overall atmosphere is futuristic and technological.

technology and science / research

robots drawing with light / machine learning

SCI-Arc



Enchanted Toys

sci-arc / teaching

Is it possible that a smart toy, a playful form of social robotics continually matures and remains your companion and mentor For the arc of your life ?

play, imagination, and deep learning

scope

entitlement, programming, master planning, site planning, architecture, community presentations



Intrinsic motivation to play opens the door to imagination

sci-arc / teaching



Board Games sci-arc / teaching

*Is it possible that a board game with 4 levels of difficulty,
can be a medium for learning the trajectory and the facts of
4 Industrial Revolutions,*

Intrinsic motivation to play and learn

Steam, electricity, electronics, cyber-bionics ?



Affinity Spaces - escape rooms

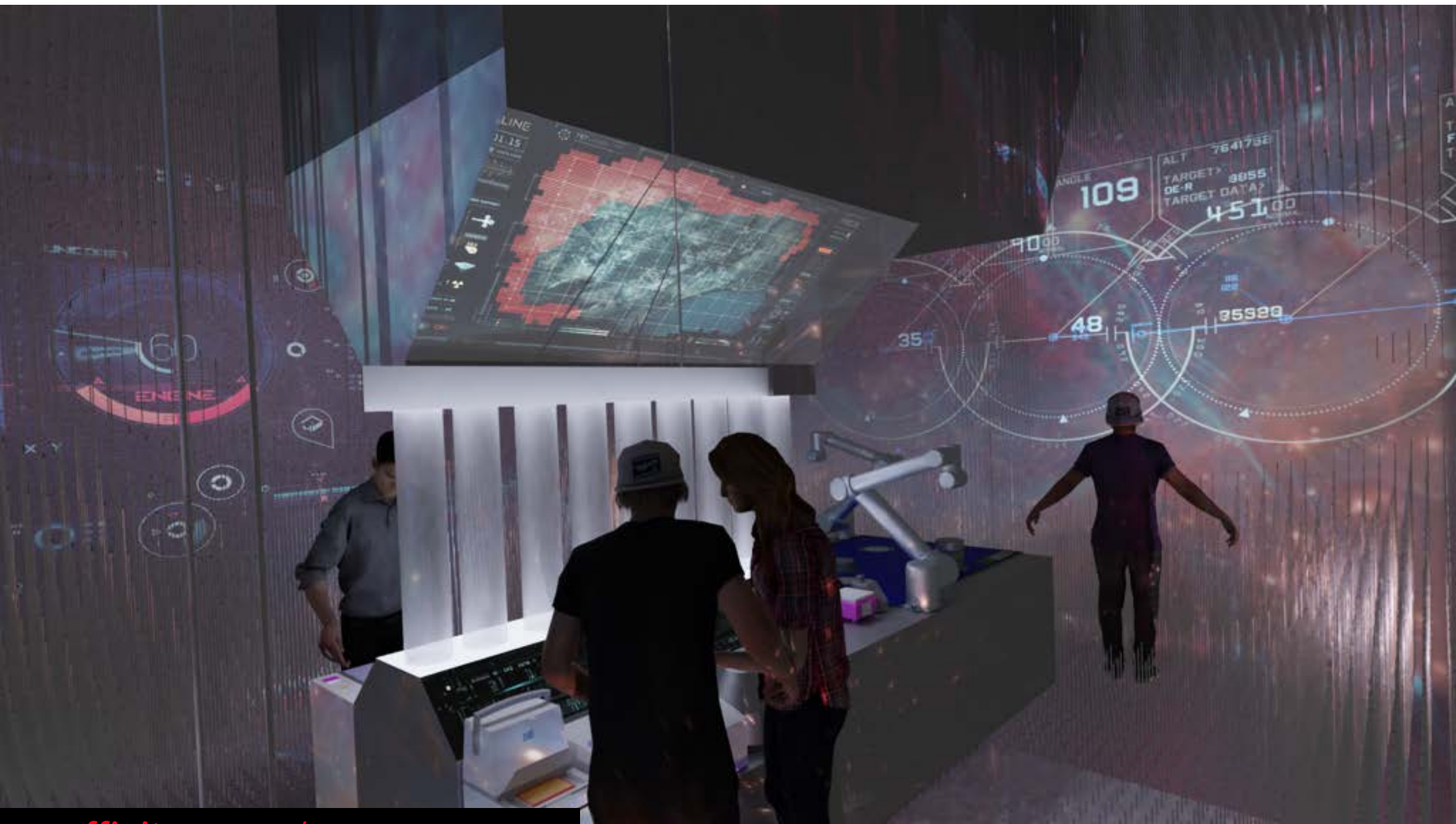
Los Angeles

*a new concept in Location Based Entertainment.
a multi-modal live action puzzle game for informal active learning about
invention, for multiple players.*

designed as vessels modeled after Carl Sagan's Ship of Imagination.

scope

RotoLab : envisioning, developers and architects



affinity space / escape room



Affinity Spaces

Los Angeles

*A a new concept in Location Based Entertainment.
A scalable (10-30,000 sf) hybrid reality social space that combines informal learning with recreation and research for 3 generations of learners*

Curated from entertainment, enterprise, technology, workshops, health and wellness, facilitated by programmatic diversity and the experience of knowledge sharing between users and activities.

Scope

*RotoLab developers and architects
platform and laboratory for discourse and discovery*



affinity spaces / video games / escape rooms



affinity space / video games / entertainment - education - enterprise



affinity space 2 / arts district - LA



Affinity Park

Los Angeles

A theme park for RCV for land and air will be a place for entertainment, workshops for learning the technology, a testing site for research, and games.

Affinity Park is a destination where hobbyists and competitors can operate radio-controlled vehicles and drones. They can also come here to learn how to operate, build, and innovate on the technology

20 - 40 acres

scope

RotoLab developers and architects



affinity rcv park



drone racetrack



exhibition design

collaborators

Ford

Alex McDowall / Experimental
narrative media designer

Museums

Hirokazu Kosaka
performance artist

RoTo Ark / RotoLab
designers and architects



ford / city of tomorrow

team - RotoLab + Experimental collaboration



ford / city of tomorrow

team - RotoLab + Experimental collaboration



from the Veranda

Fowler Museum / UCLA

*a slow space for performance art as contemplative ritual
for slow looking in a museum?*

artists : hirokazu kosaka - performance

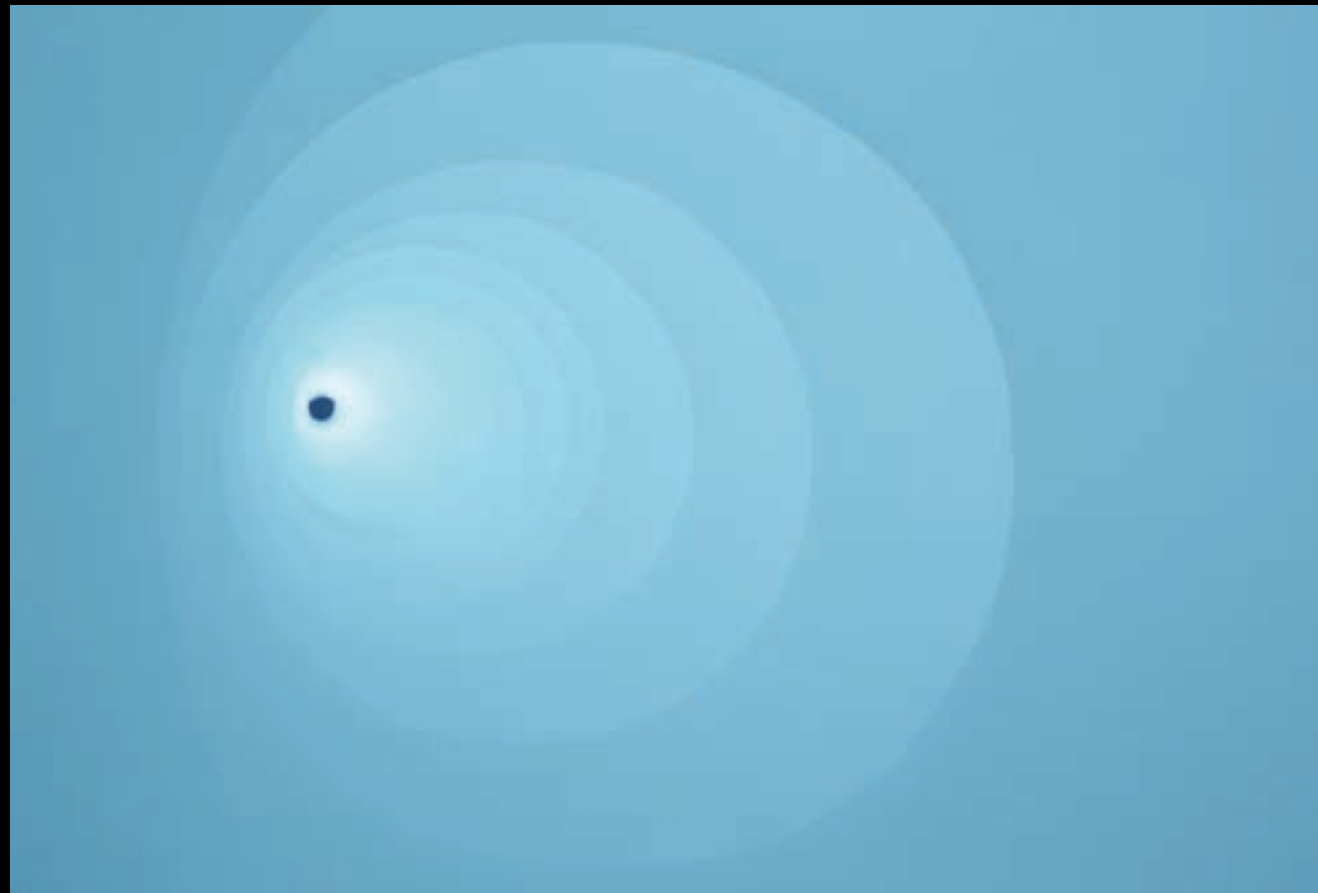
oguri - bhuto dance

yuval ron - music

architects : RoToark - RotoLab



from the verandah - hammer museum



stillpoint
@ sci-arc

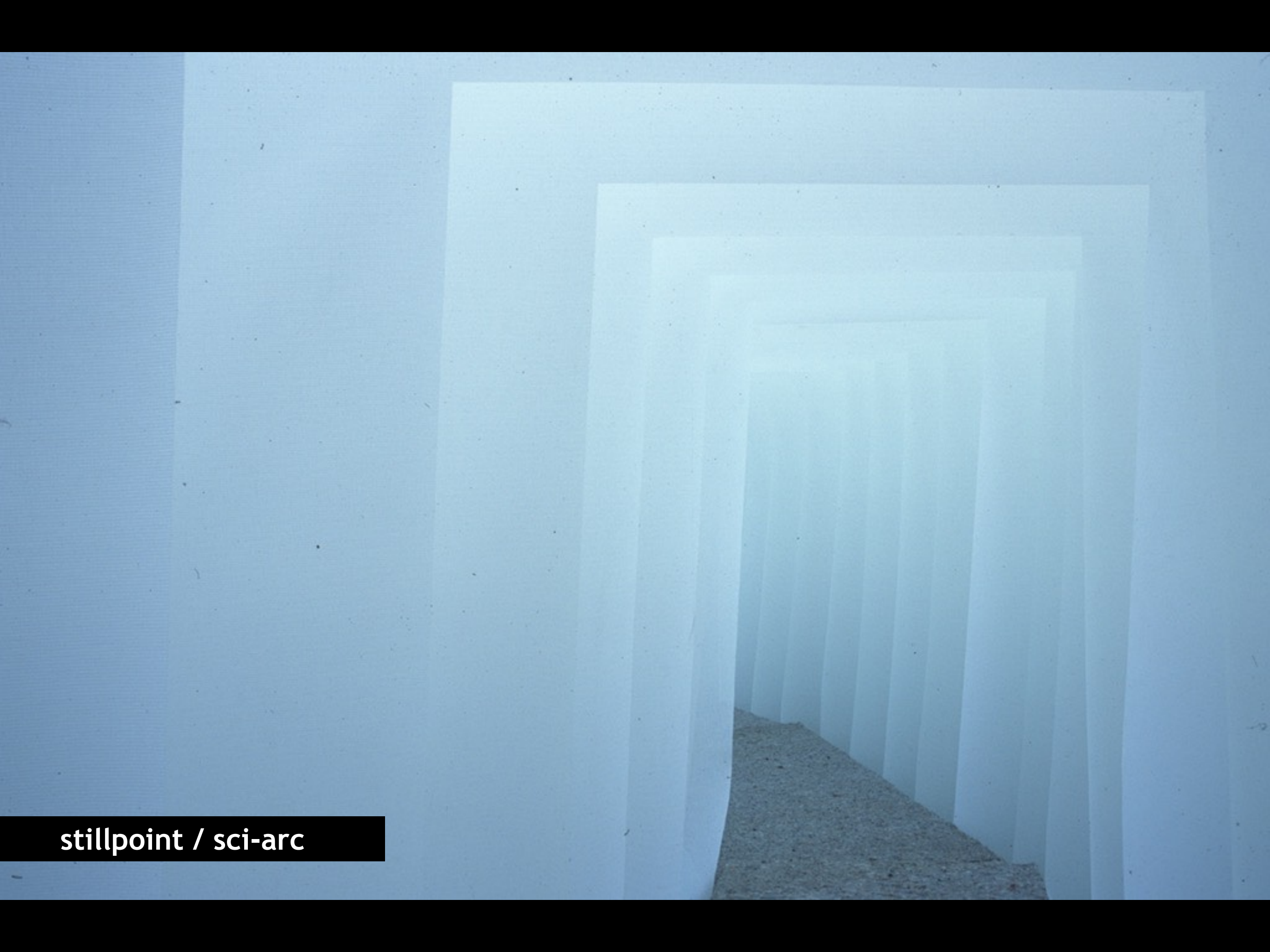
is it possible to shape light to experience space ?

Rotoark - envisioning, designer, architect, constructor

matter to light to space



stillpoint / sci-arc





kalpa

@ Getty Center

is it possible to move fast in slow motion ?

artists : hirokazu kosaka - performance

oguri - bhuto dance

yuval ron - music

architects : RoTo Ark / Katsumi

kalpa - 'beyond time'

kalpa / slow time / Getty





kalpa / slow time / Getty

urban revisions @ MOCA

*innovative urban planning and design projects for
the public realm*

*MOCA Elizabeth Smith - curator
RoTo Ark Michael Rotondi - designer*





urban revisions / moca

Allan Kaprow

retrospective : Art as Life, Trade Talk
@ MOCA

artist susanne Lacey - curator
RoTo Ark michael Rotondi - architect



Allan Kaprow

retrospective : Art as Life, Trade Talk
@ MOCA





connectivity

- **Firm Profile**

RoTo Architects, Inc.

RoTo Architects is led by Michael Rotondi, FAIA, an internationally recognized teacher-practitioner, who has co-founded 3 world renowned organizations since he began practice in 1975. SCI-Arc, 1973-present, Morphosis, 1975-1991, and RoTo, 1991-present.

Since its founding in 1991, RoTo has developed collaborative working relationships with clients who operate at the frontiers of their particular fields, Civic, Business, Education, Government, Religious, Science, and Culture Production. The unique interests of, and relationships with these clients have led to large and diverse body of work, where different ways of solving problems, managing resources, and making architecture is explored, leading to solutions that are inevitable, functionally, economically, and aesthetically. We do not have a signature style nor do we specialize in project types thus allowing us to be open to new ideas and to develop innovative approaches to programming, site challenges, varying social conditions, and changing market forces.

RoTo has envisioned and built a wide range of project types of varying scope and complexity including residential, commercial, cultural, spiritual, and institutional. Many of these projects express an expanded definition of sustainability which includes cultural, economic and environmental.

In addition to architectural design and city scale urban design, RoTo services include strategic consulting to commercial clients, non-profit organizations, education and campus planning, planning and design of rural communities and land based use design for natural and cultural conservation.



thank you



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