



R o T o Architects

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rotoark.com

ROTO ARCHITECTS

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.

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.

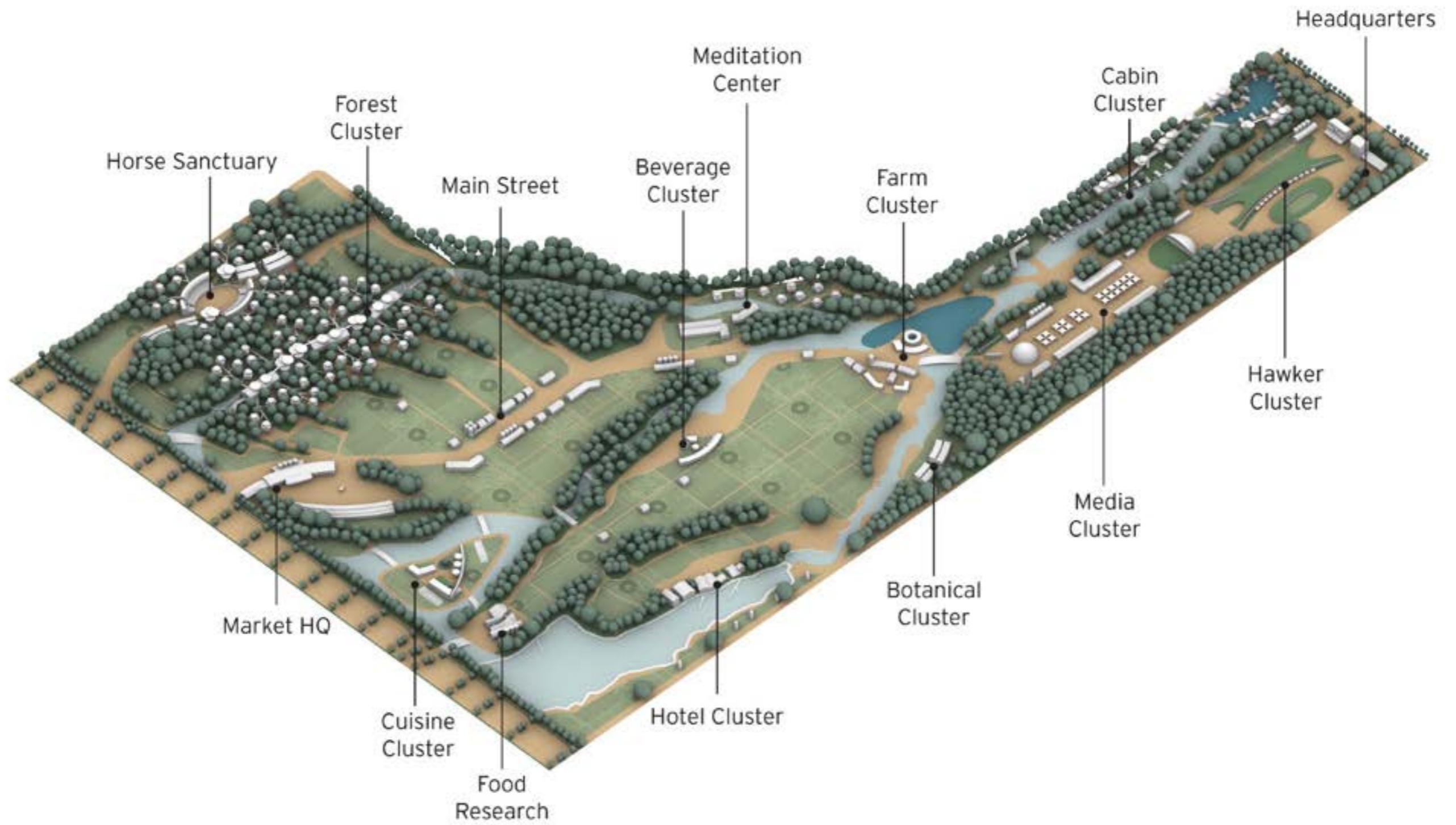
People come here, to work cooperatively and teach and learn collectively, and play as a family and friends.

scope

Rotoark - RotoLab

affinity spaces for discourse and discovery

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



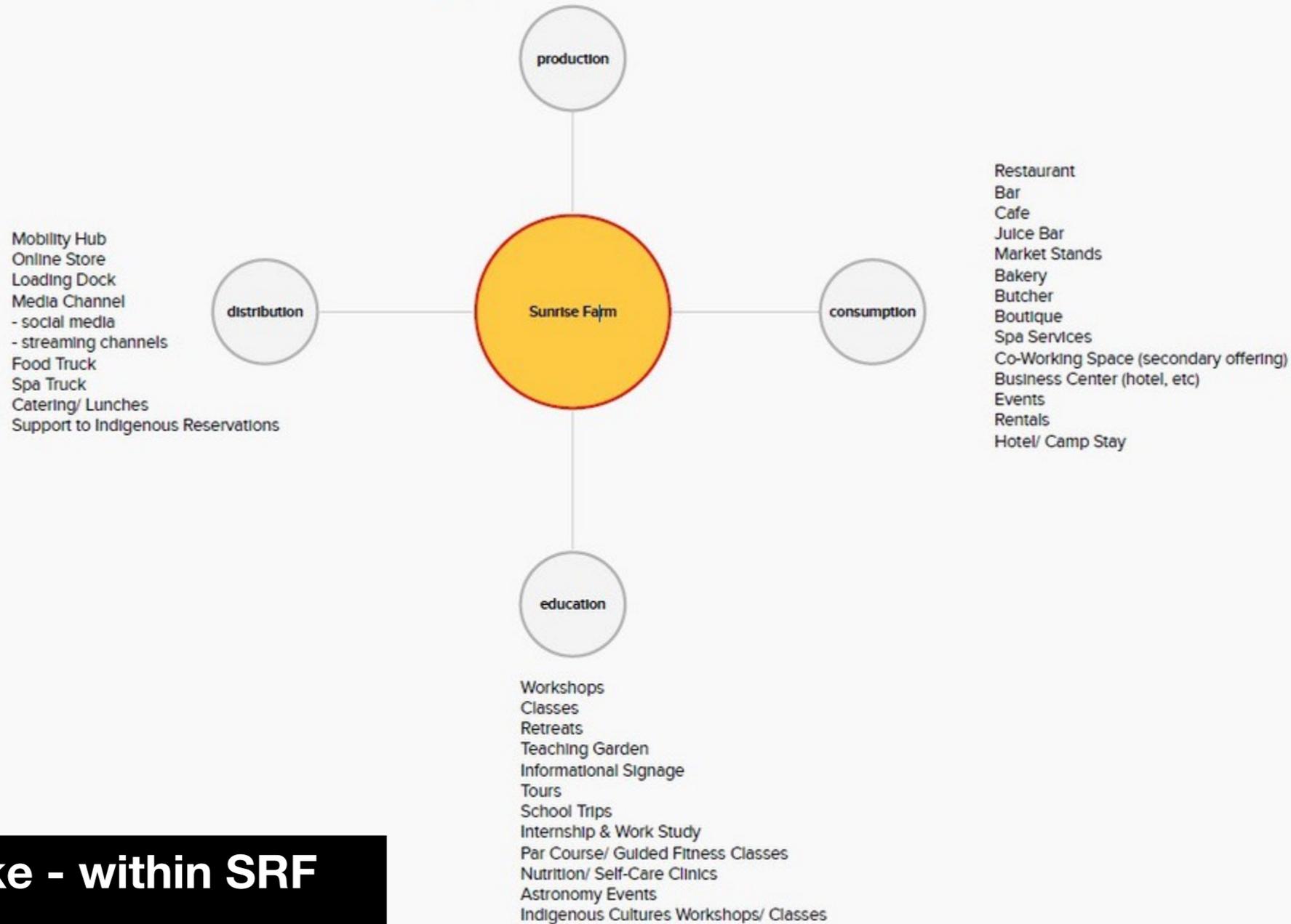


Farm-scape -hi-tech
seedling production and analytics

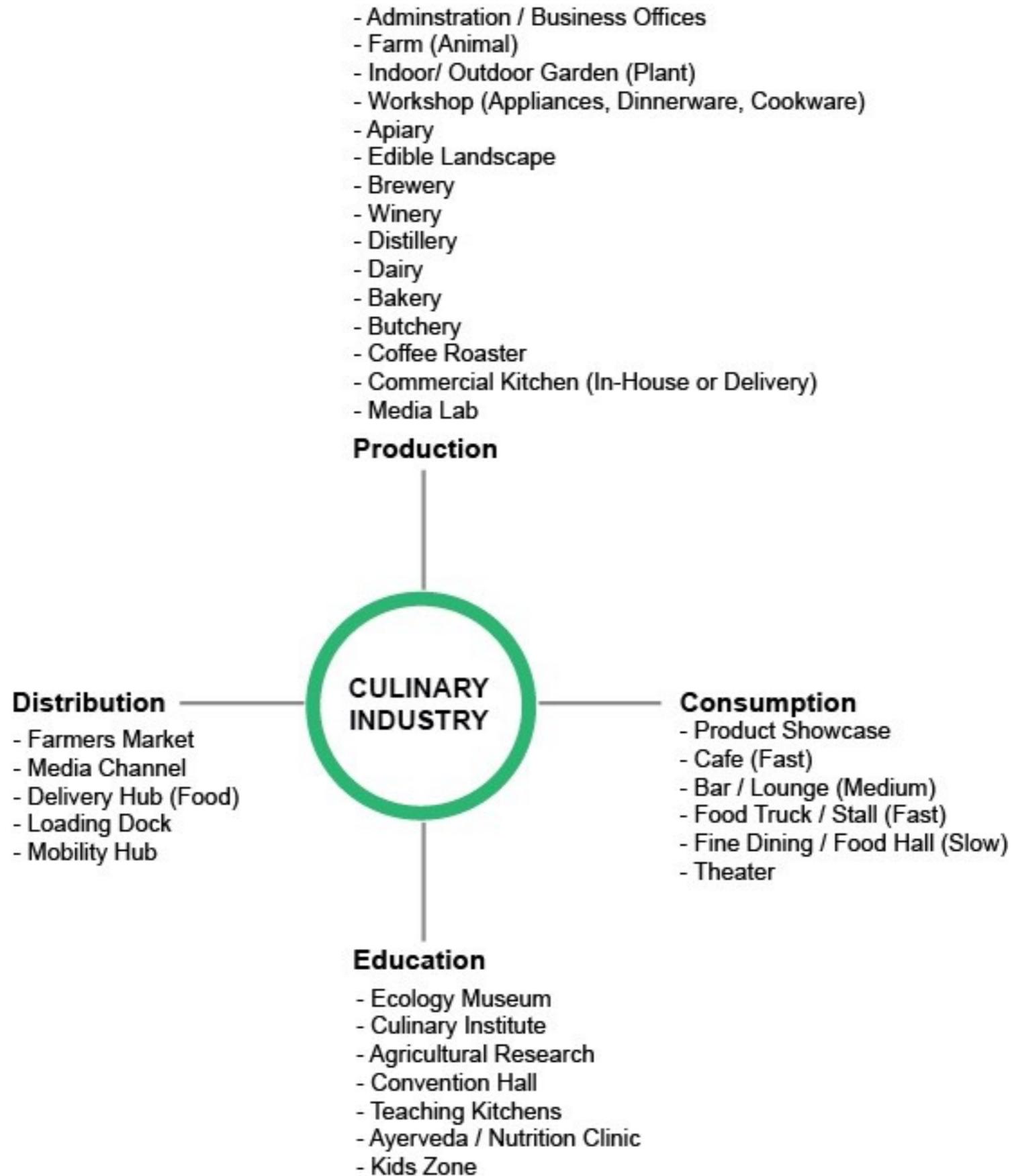


Farm-scape ecology - lo-tech
crops, wildlife habitat and native plants in the fields

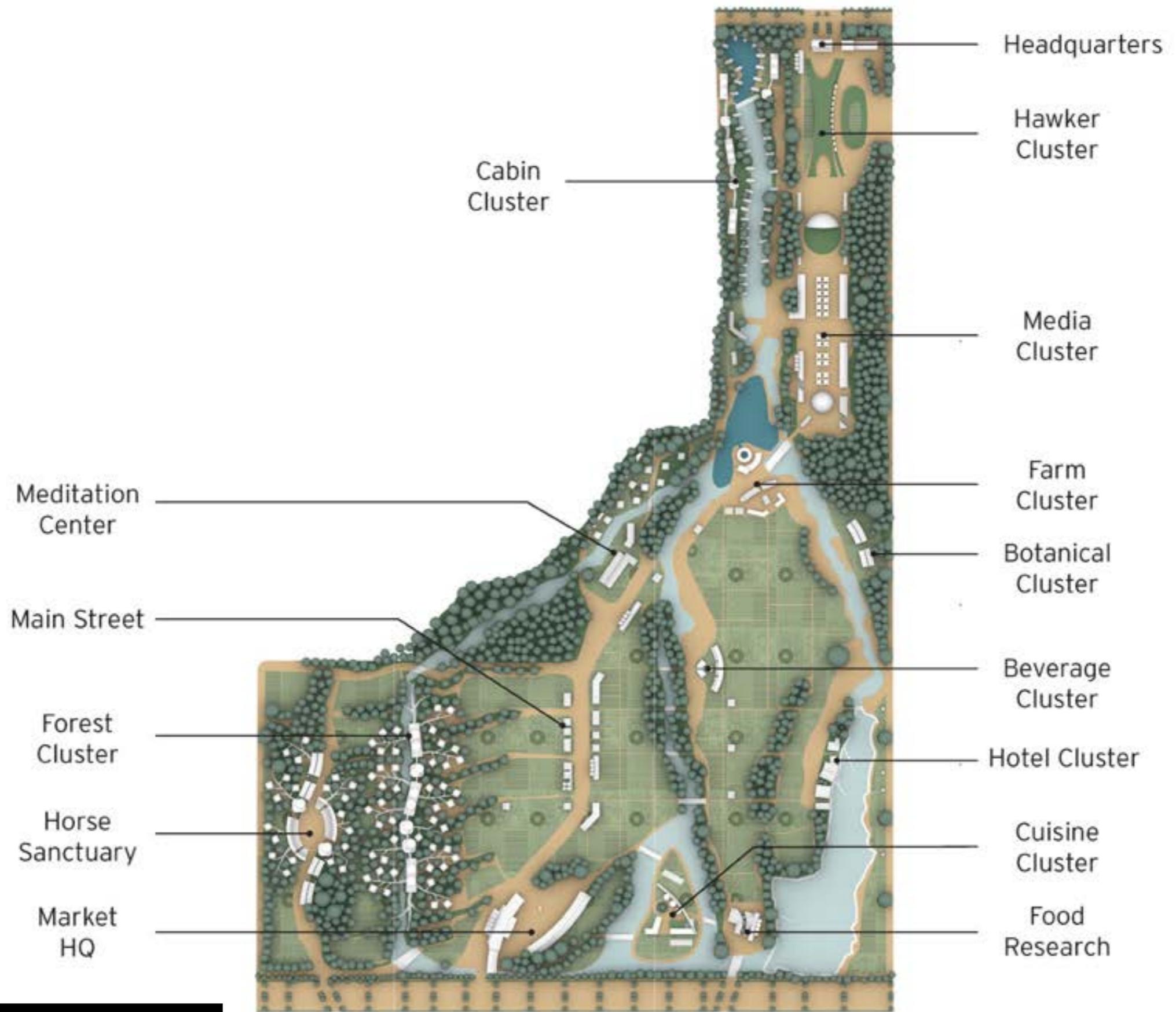
- Administrative Offices
- Supply Gardens (on-site produce/ markets)
- Community Garden
- Herb Gardens
- Livestock
 - cattle/ cows
 - sheep
 - goats
 - ducks
 - chickens
 - fish - stocked ponds (no additional area)
 - fish - aquaponics
 - dog treats (marrow bones, organ meat, etc)
- Bakery
- Butcher/ Curing/ Deli
- Prepared food (Restaurant, Cafe)
- Pantry Items (pickled veg, tomato sauce, etc)
- Aplary (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

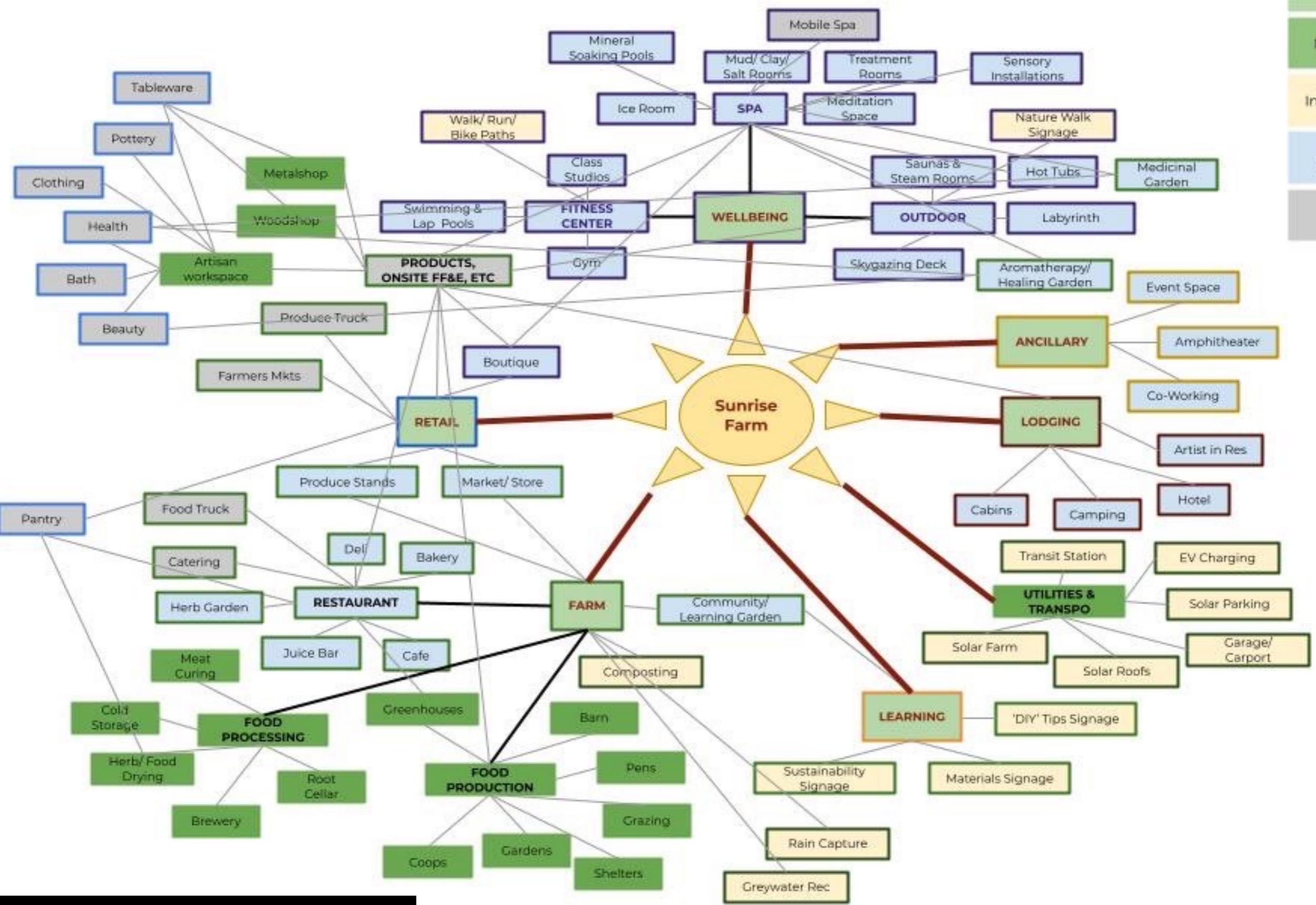






site plan / clusters

- Zones
- BOH Zones
- Infrastructure
- OnSite Amenities
- Goods/ 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



RESEARCH FARM / MARKET

UNIVERSITY / ARCHITECTURE

ALL MEDIA ENTERTAINMENT COMPLEX

COMMERCE

HUMANITARIAN ORGANIZATION

BERNHAIM MINI FOREST

MERTON CONFERENCE CENTER

HYBRID PARKING / COMMERCE

SPORTS CAMPS

CONTEMPORARY ART CENTER

TOWN SQUARE

RESIDENTIAL

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

World Map

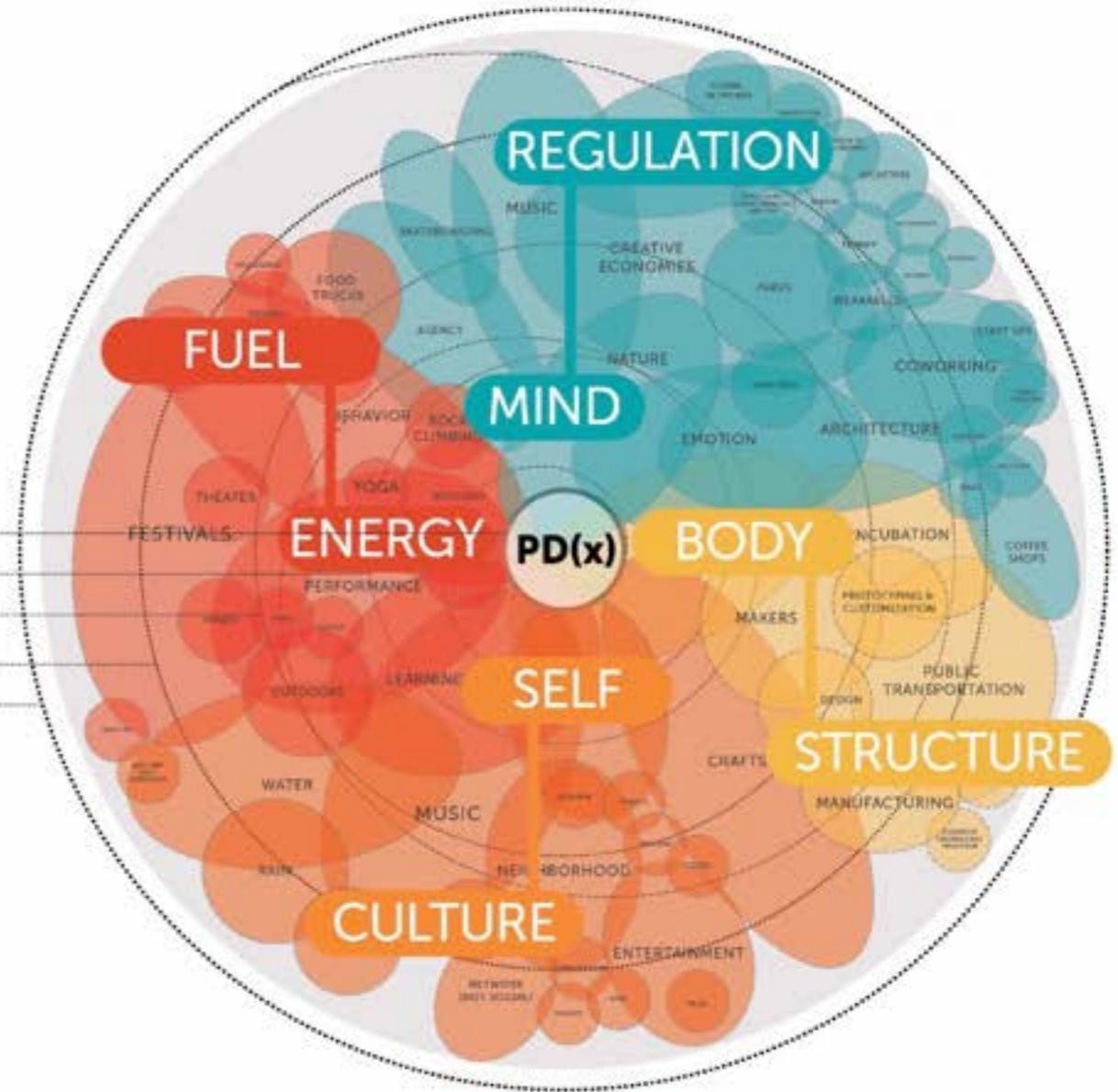
Enchanted Urbanism is a move to convert existing public space into an **Affinity Space** around creativity, innovation and learning and is predicated on the premise that culture creates commerce.

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.

SCALE
INDIVIDUAL
COMMUNITY
DISTRICT
CITY
WORLD



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
Restauranters

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

Pearl District

Sullivan's Gulch

Oldtown/Chinatown

Lloyd's District

Portland State University

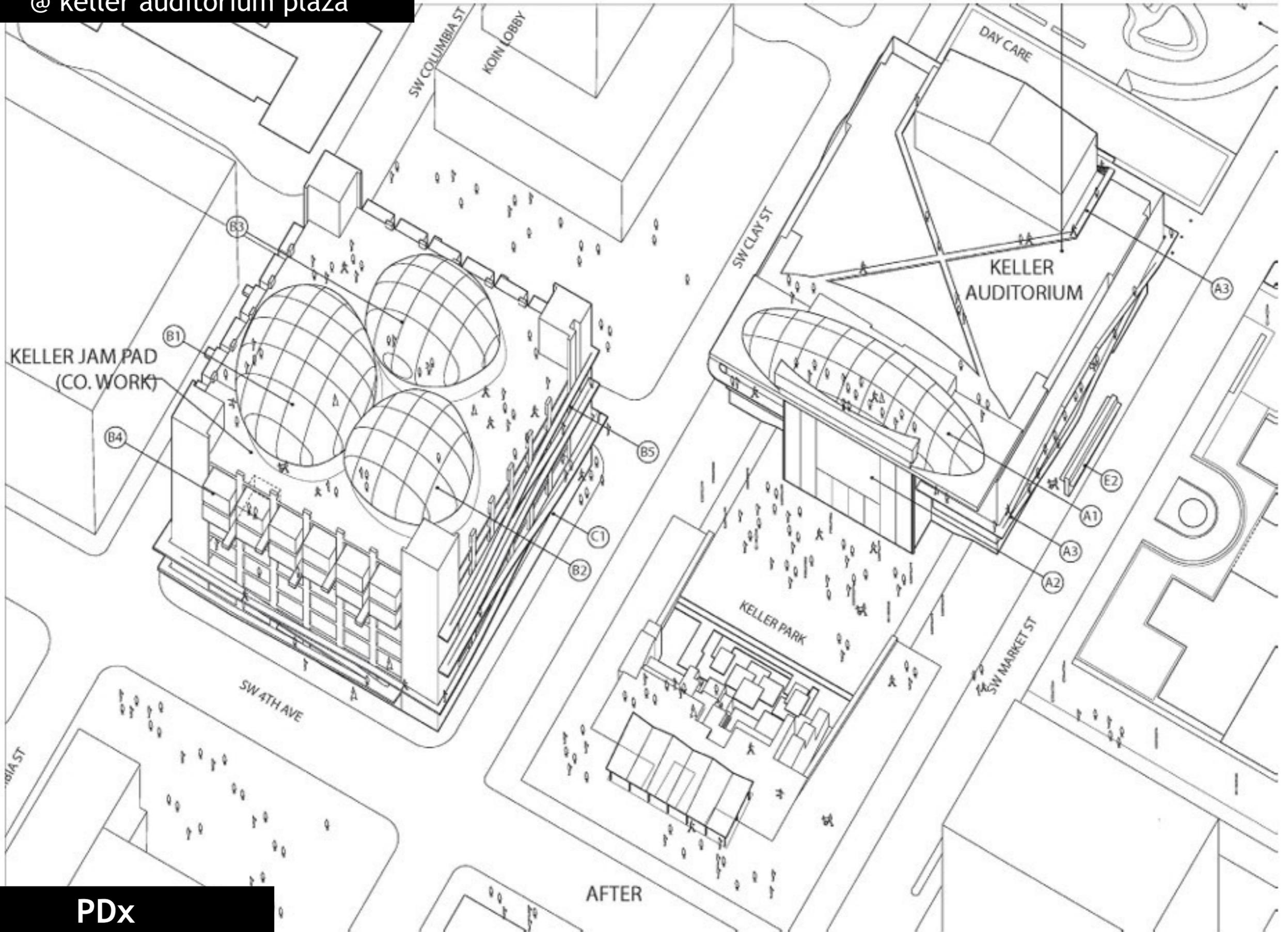
Burnside/Buckman

Ladd's Addition

PDX



@ keller auditorium plaza



PDX

AFTER





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.*

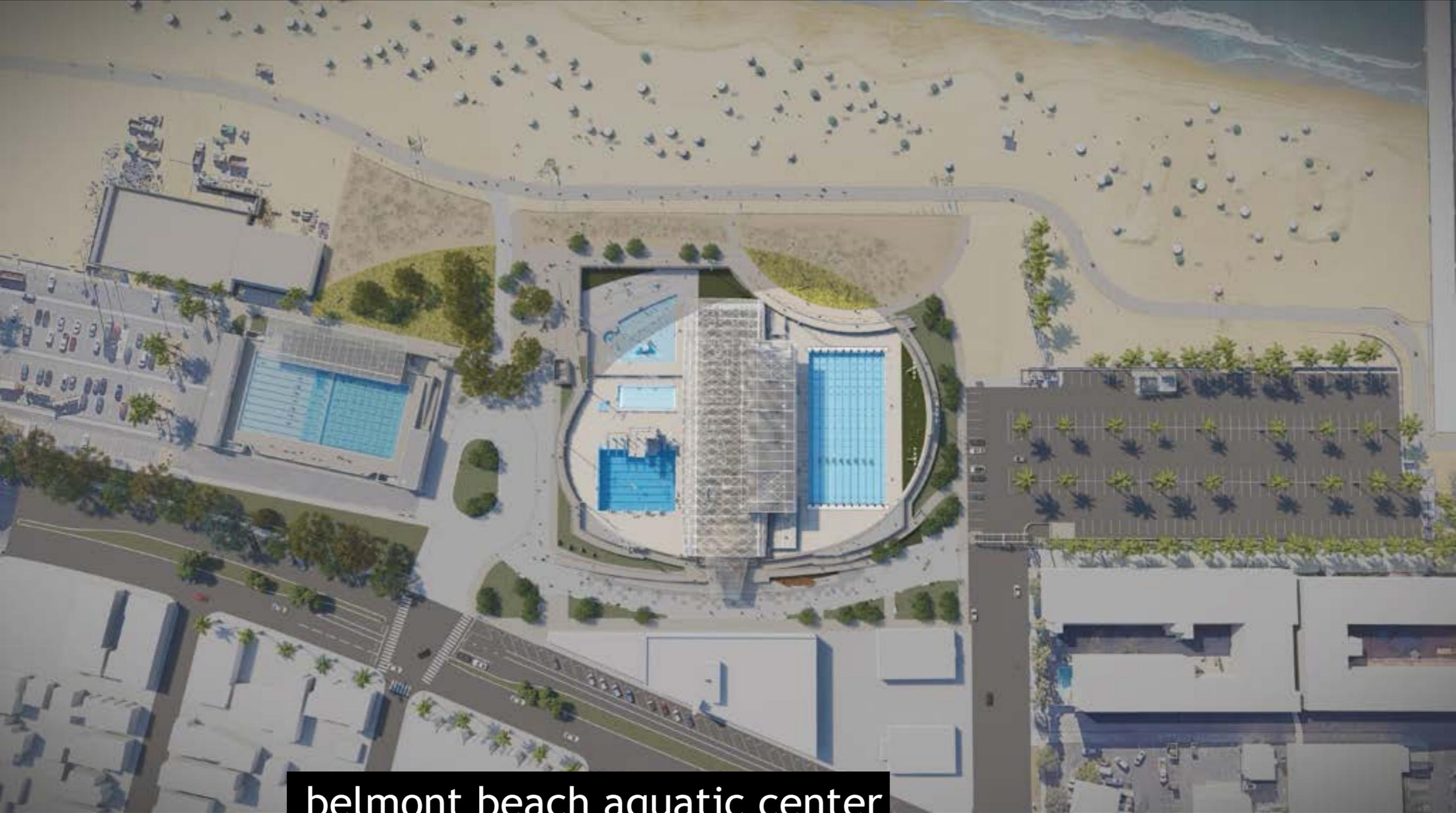
A new urban space for everyone, even non swimmers.

scope

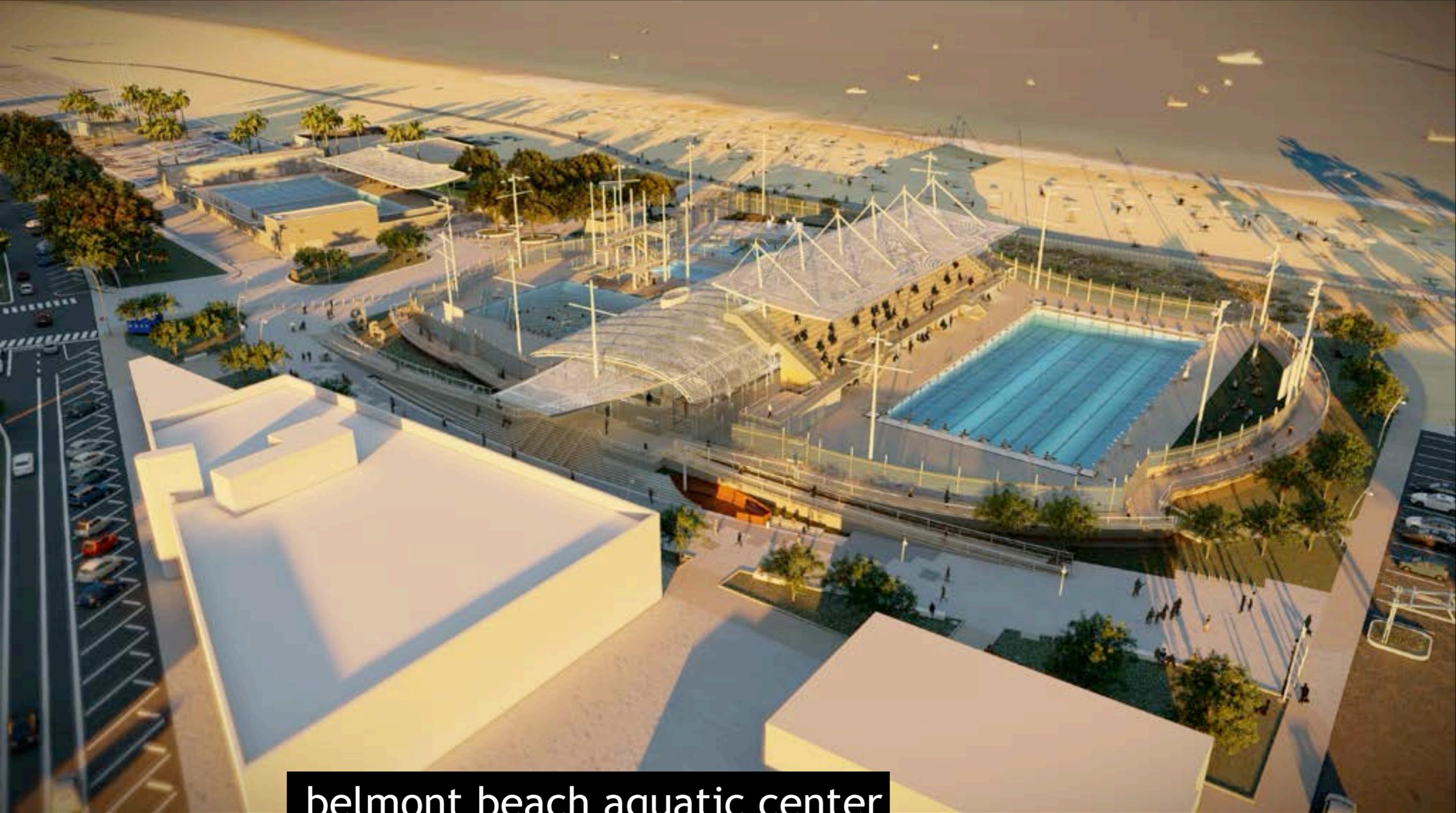
Rotoark

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

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



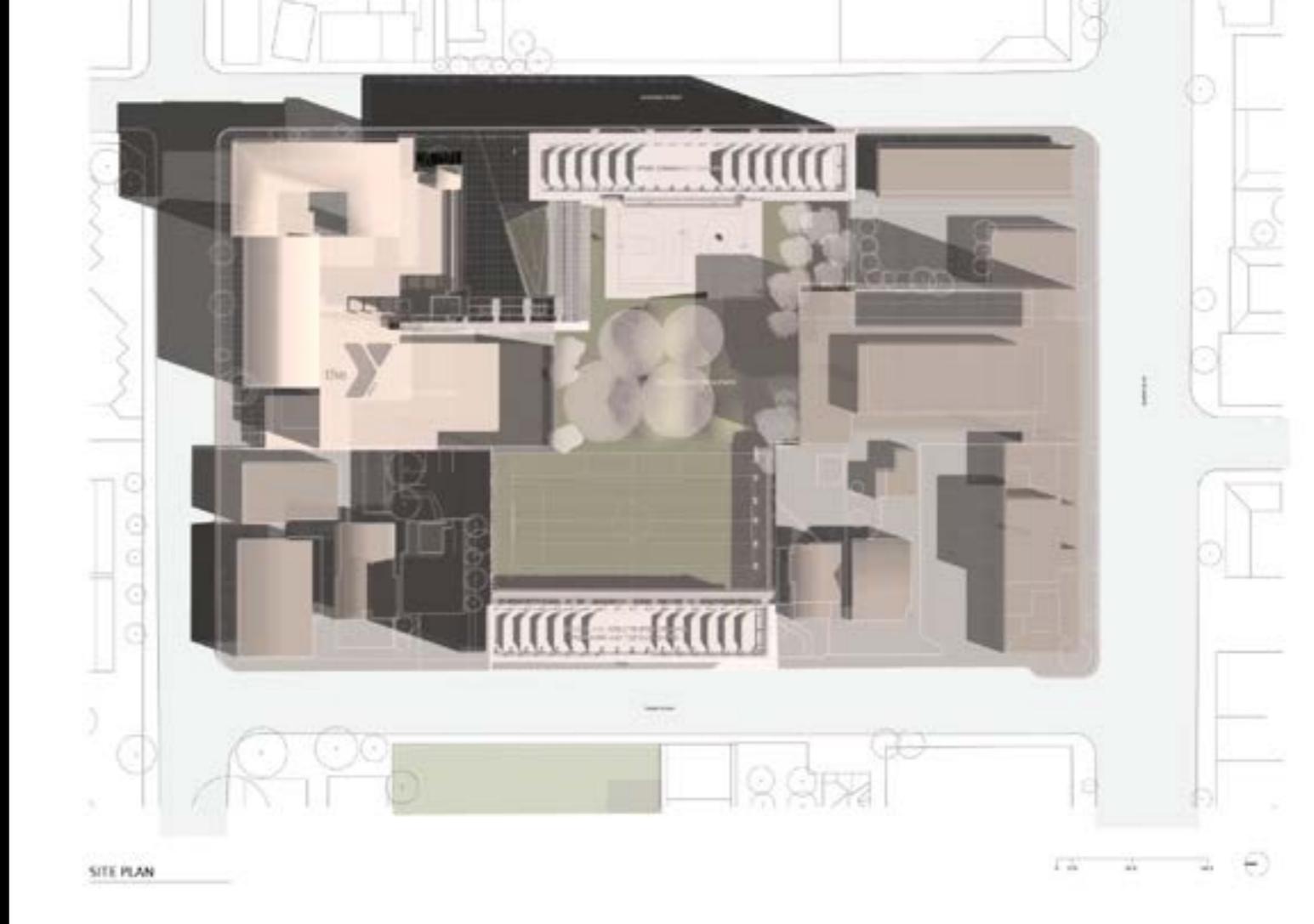
belmont beach aquatic center



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

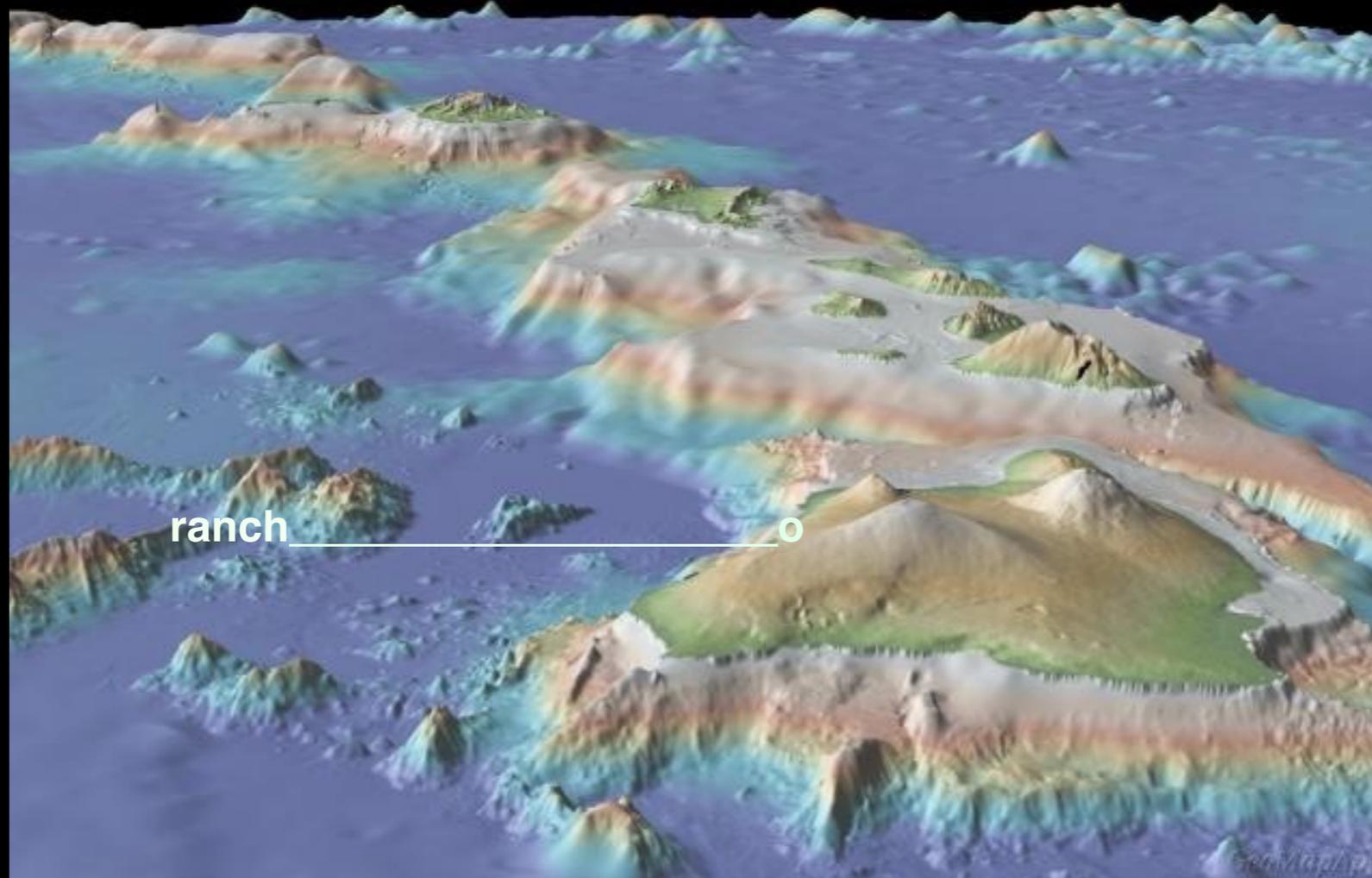
programming, site planning, architecture



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*

ranch



cultural / ecology research



the ranch lands

residences

camping

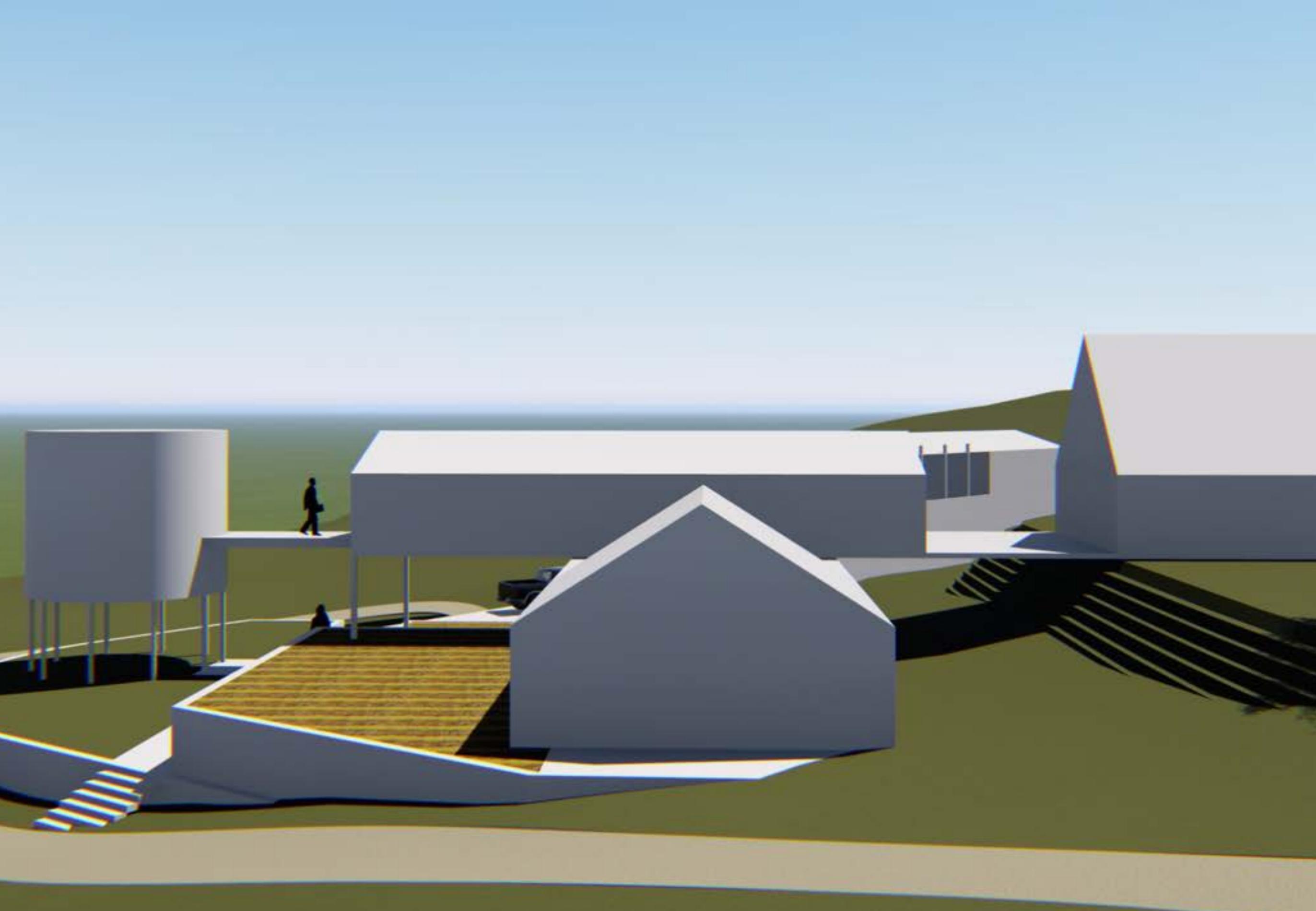
workshops

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

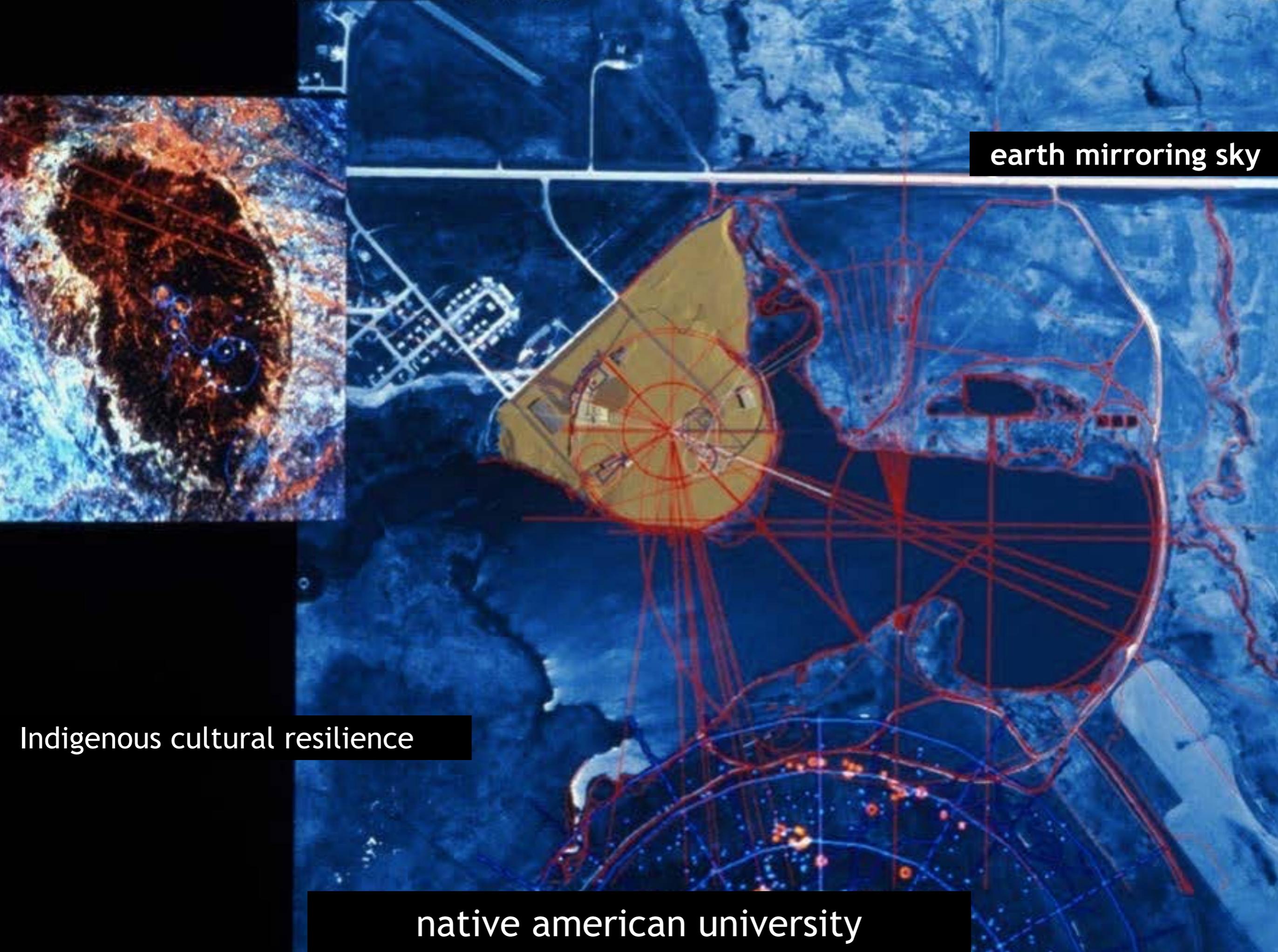
programming, master planning, architecture, project management

teach workshops, vocational education



Pow Wow

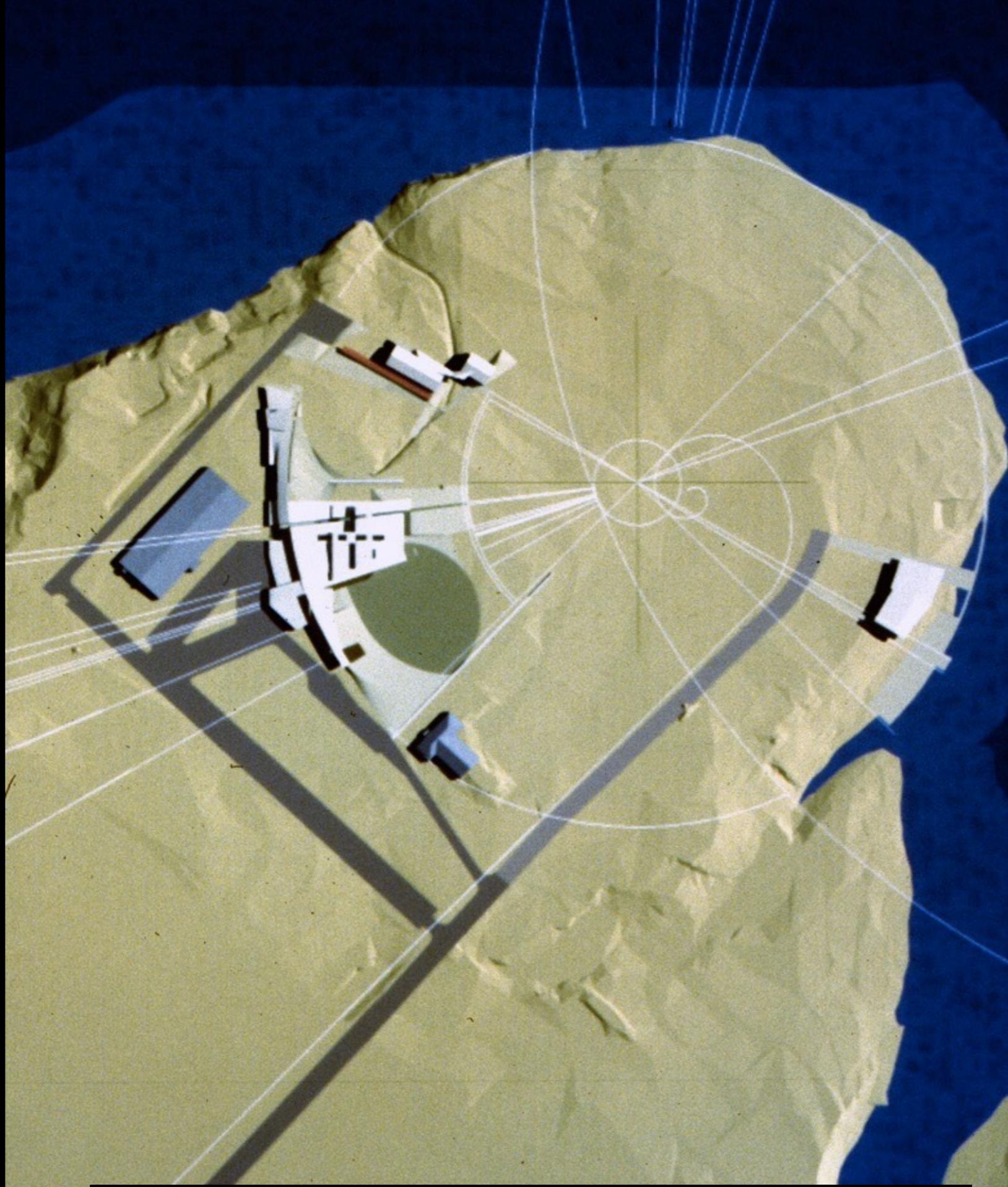
native american university



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

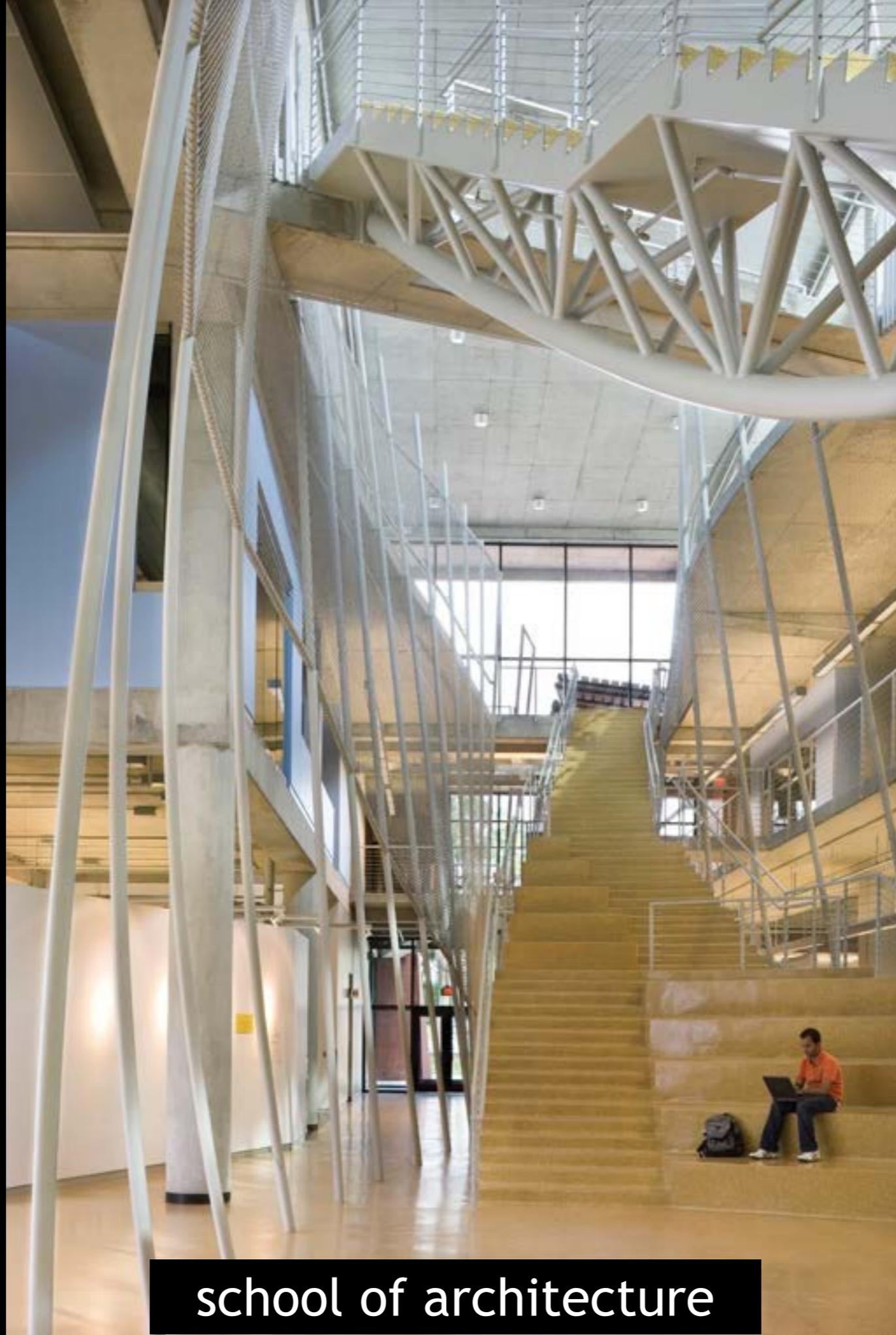
Rotoark

*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

STAFF

SOBER LIVING

BUNKHOUSE

AMPHITHEATER



master site plan

KENNELS

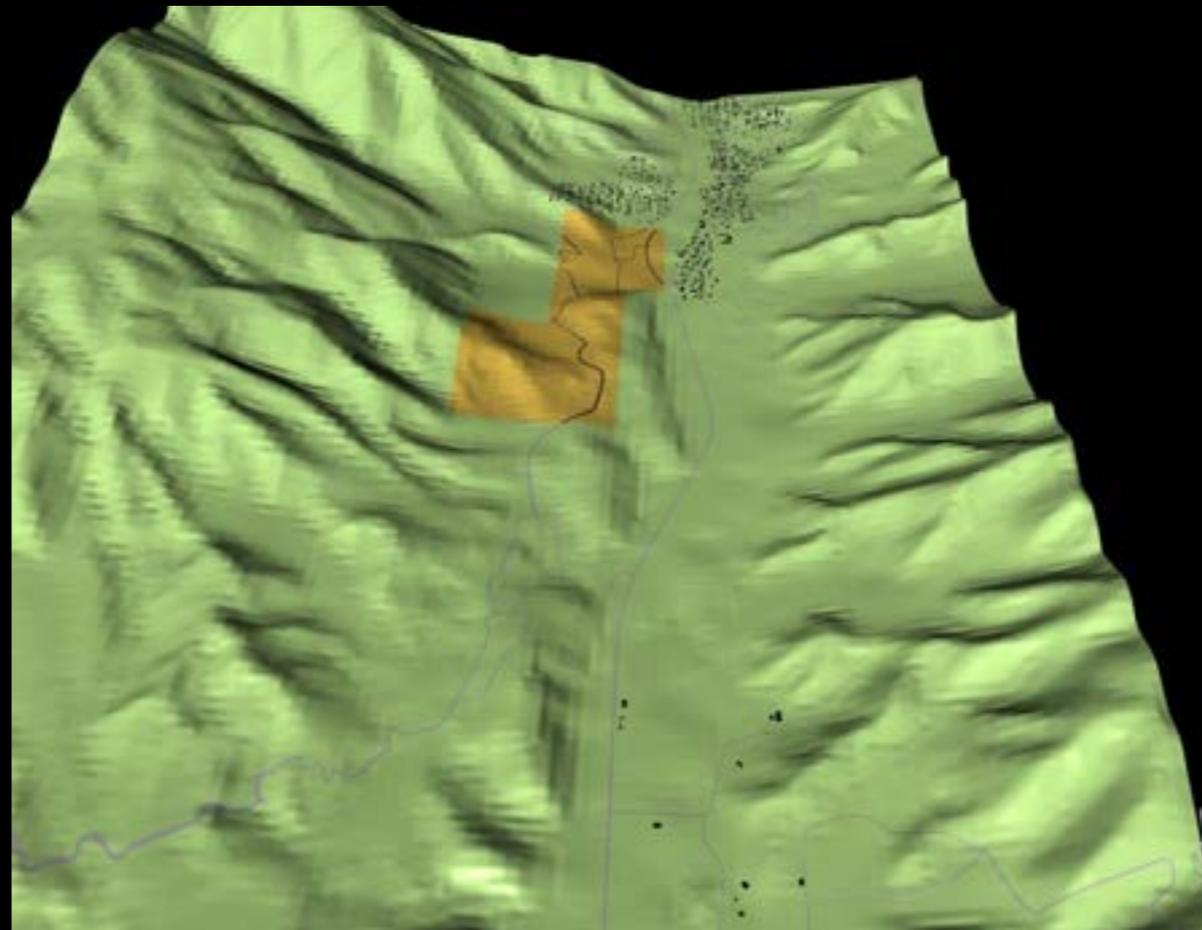
MAIN VILLAGE

RETREAT CENTER

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

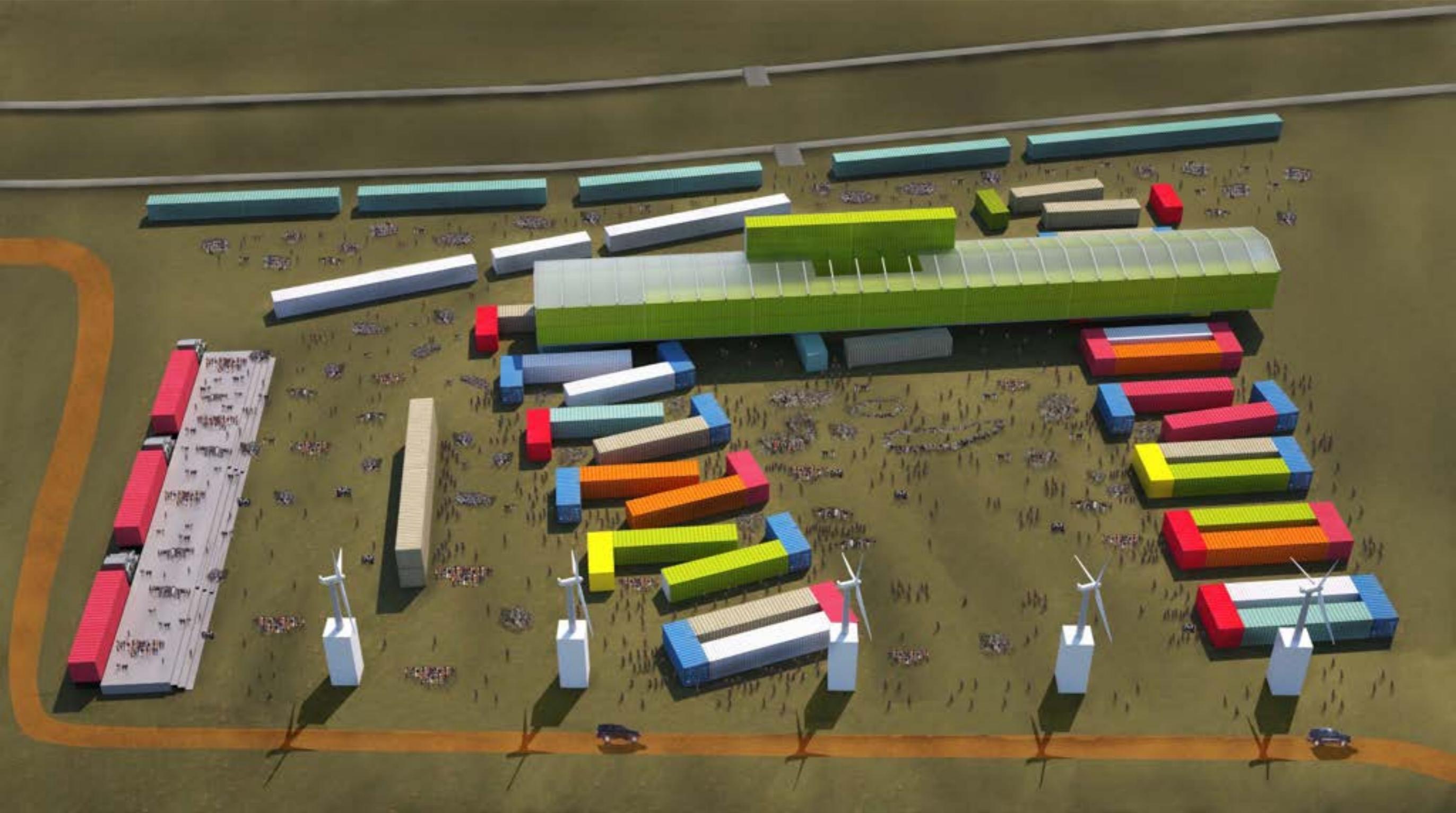
Rotoark - RotoLab

affinity space + beyond retail concept

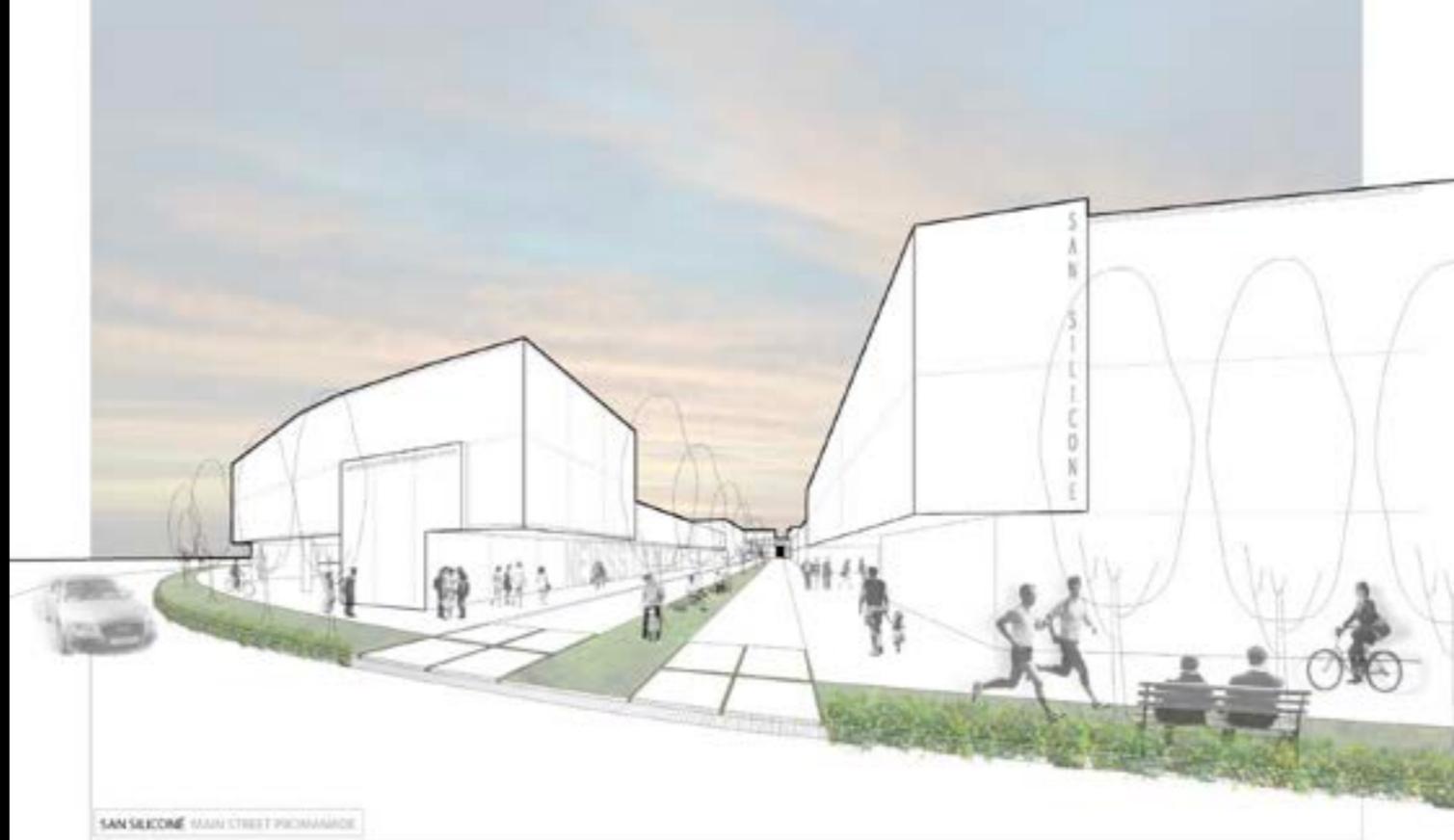
incorporating a wilderness playground, conference center, a food and botanical farm, cafe, marketplace, research center, and school.



affinity ranch



affinity ranch



Newpark Expo / RotoLab Newark, 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 (BELLOW OFFICES (MEZZY) CAFE AND GAR UPPER)

PEOPLE IN THE SKY ATTRACTING PEOPLE IN THEIR CARS THIS WOULD BE A VISIBLE LIGHT BEACON FROM THE NORTH TO SOUTH TRAFFIC ON 881

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 CROWDS FROM THE REGION WILL BE USED FOR PASSIVE AND ACTIVE RECREATION PARALLEL TO THE RING ROAD. IT WILL BE A CONTINUOUS CIRCUIT AROUND THE 20 ACRE SITE.

WATER 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, GARDEN 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-SW FREEWAY TO NORTH HOTEL - LEVEL 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

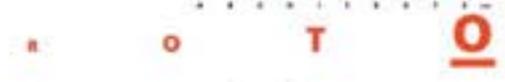
AS THE MARKET INDICATES
RESIDENTIAL, OFFICE, TRUCK

SAN SILICON AT NEWARK CENTRAL
PHASE 2

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

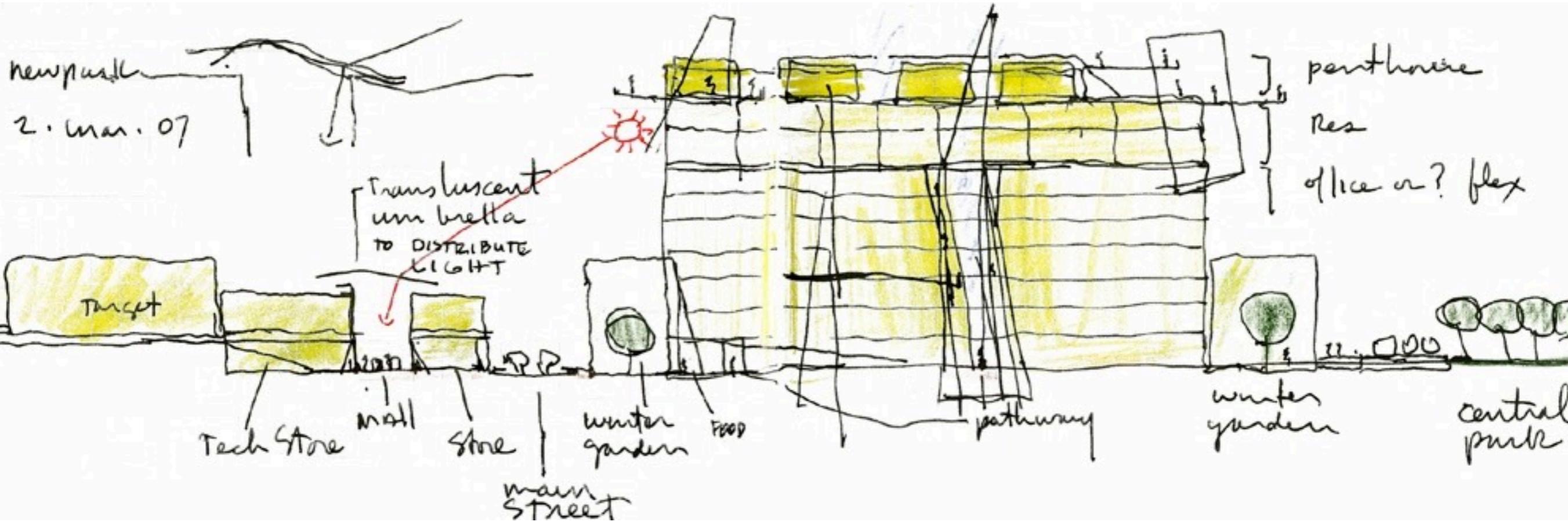
LEGEND

[Grey Box]	VEHICULAR	[Dashed Line]	EXPANSION
[Brown Box]	PEDESTRIAN	[Grid Box]	PARKING DECK
[Green Box]	LINEAR PARK/PARK	[Grid Box]	FARMERS MARKET
[Dark Grey Box]	EXISTING MALL	[Dotted Line]	SITE BOUNDARY
[Light Grey Box]	NEW CONSTRUCTION	[Arrow]	ABOVE

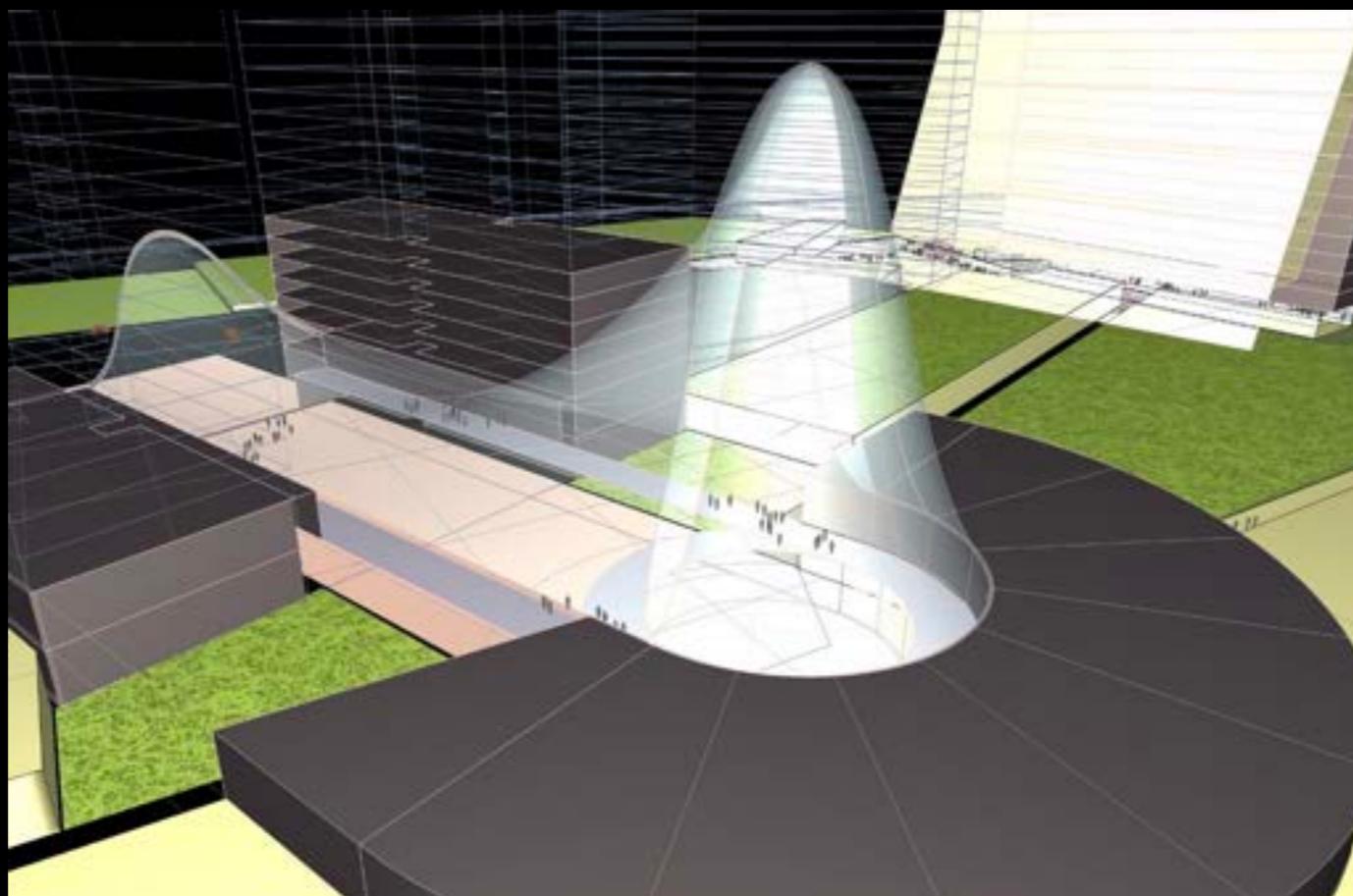


newpark ces expo + civic center

newpark
2. mar. 07



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*

- Cookware Manufacturing
- Ceramics
- Graphics/Design
- Vegetable & Herb Gardens
- Bakeries
- Commodities Exchange
- Sanitation

PRODUCTION

5

CHINA

culinary industry

DISTRIBUTION

- Demonstrations
- TV Broadcast
- Wholesale
 - Kitchen & Restaurant Supplies
- Catering & Delivery
- Food Packing
- Food Product Vendors

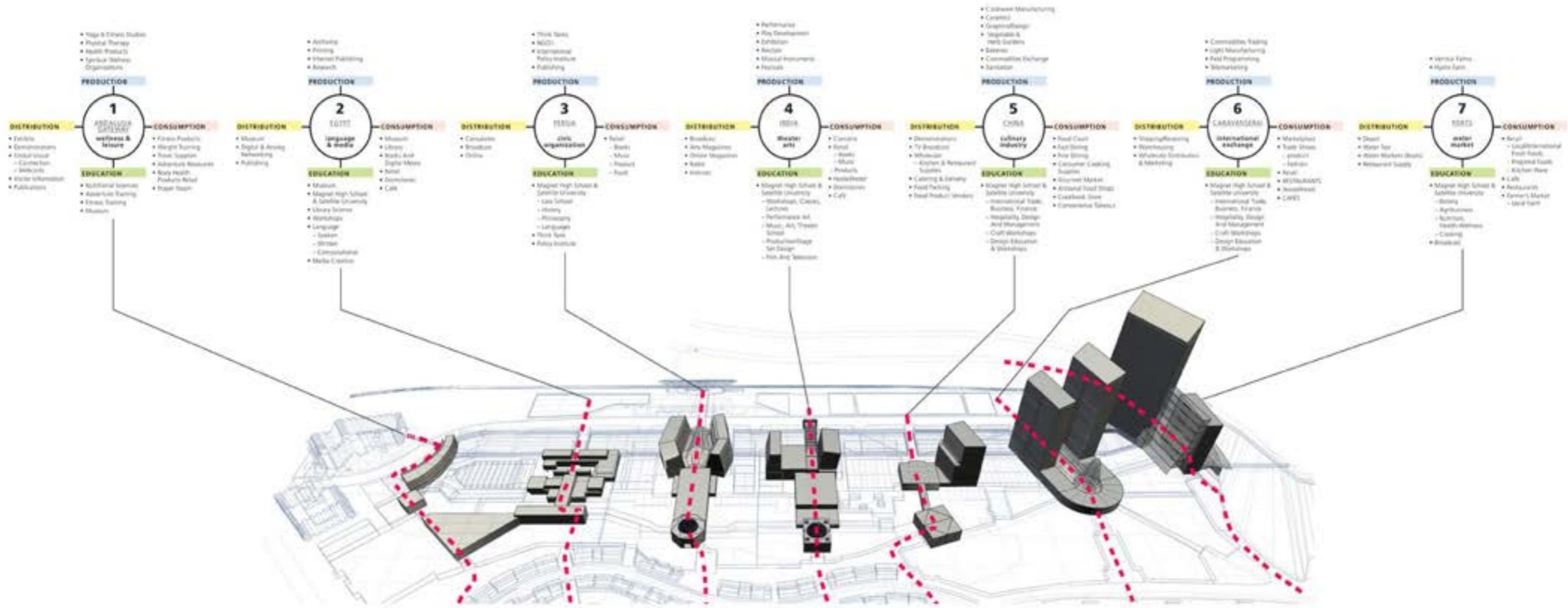
CONSUMPTION

- Food Court
- Fast Dining
- Fine Dining
- Consumer Cooking Supplies
- Gourmet Market
- Artisanal Food Shops
- Cookbook Store
- Convenience Takeout

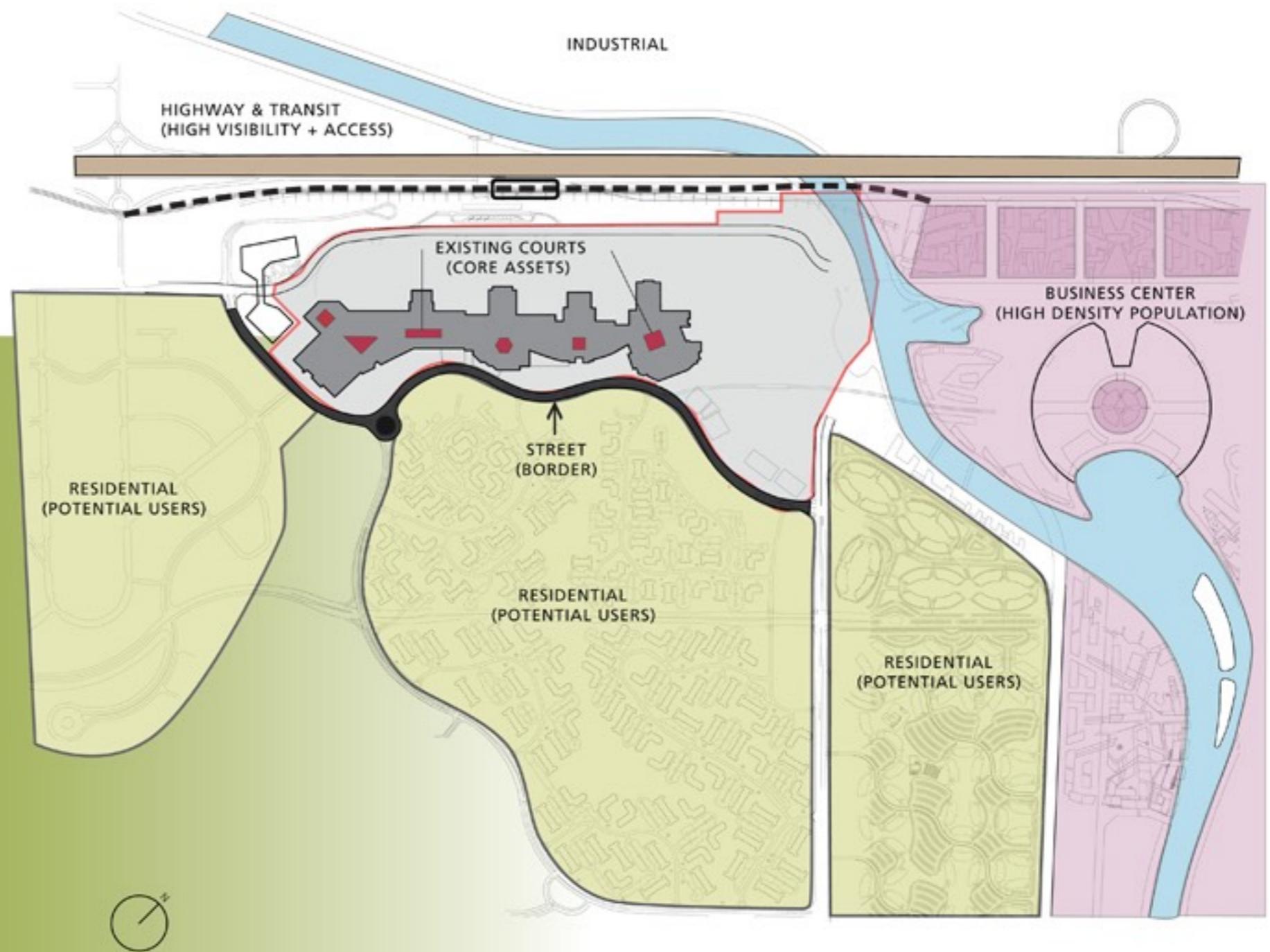
EDUCATION

- Magnet High School & Satellite University
 - International Trade, Business, Finance
 - Hospitality, Design And Management
 - Craft Workshops
 - Design Education & Workshops

ports / transportation / water markets



Ibn batutta district / civic center



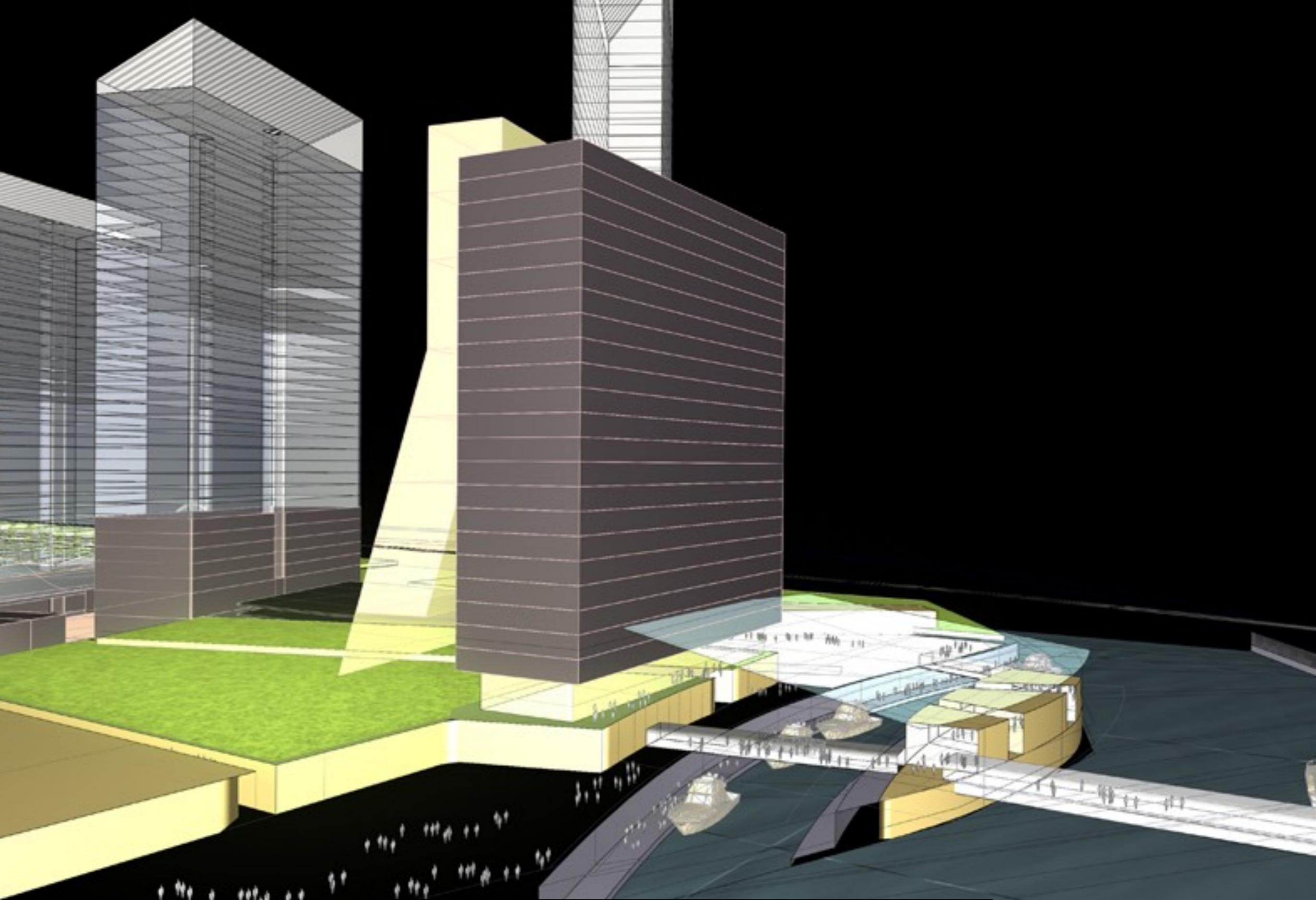
The site consists of some positive conditions to be reinforced and some difficult challenges to be overcome.

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



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



SCI-Arc anchors the district

sci-arc

SCI-Arc / Southern California institute of Architecture / LA

workspaces / 500 'labs'



SCI-Arc

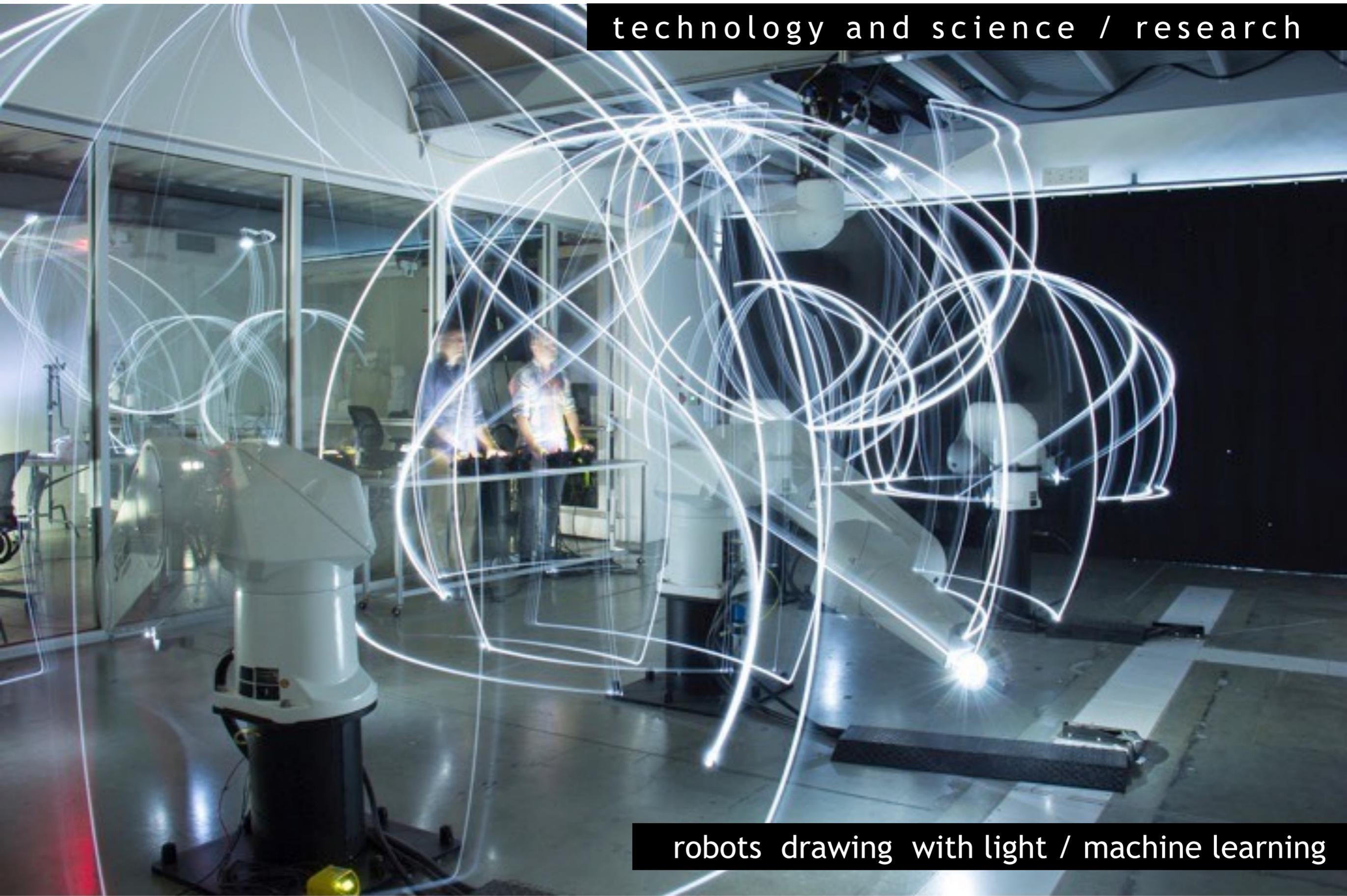


student - student dialogue



teacher - student dialogue

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

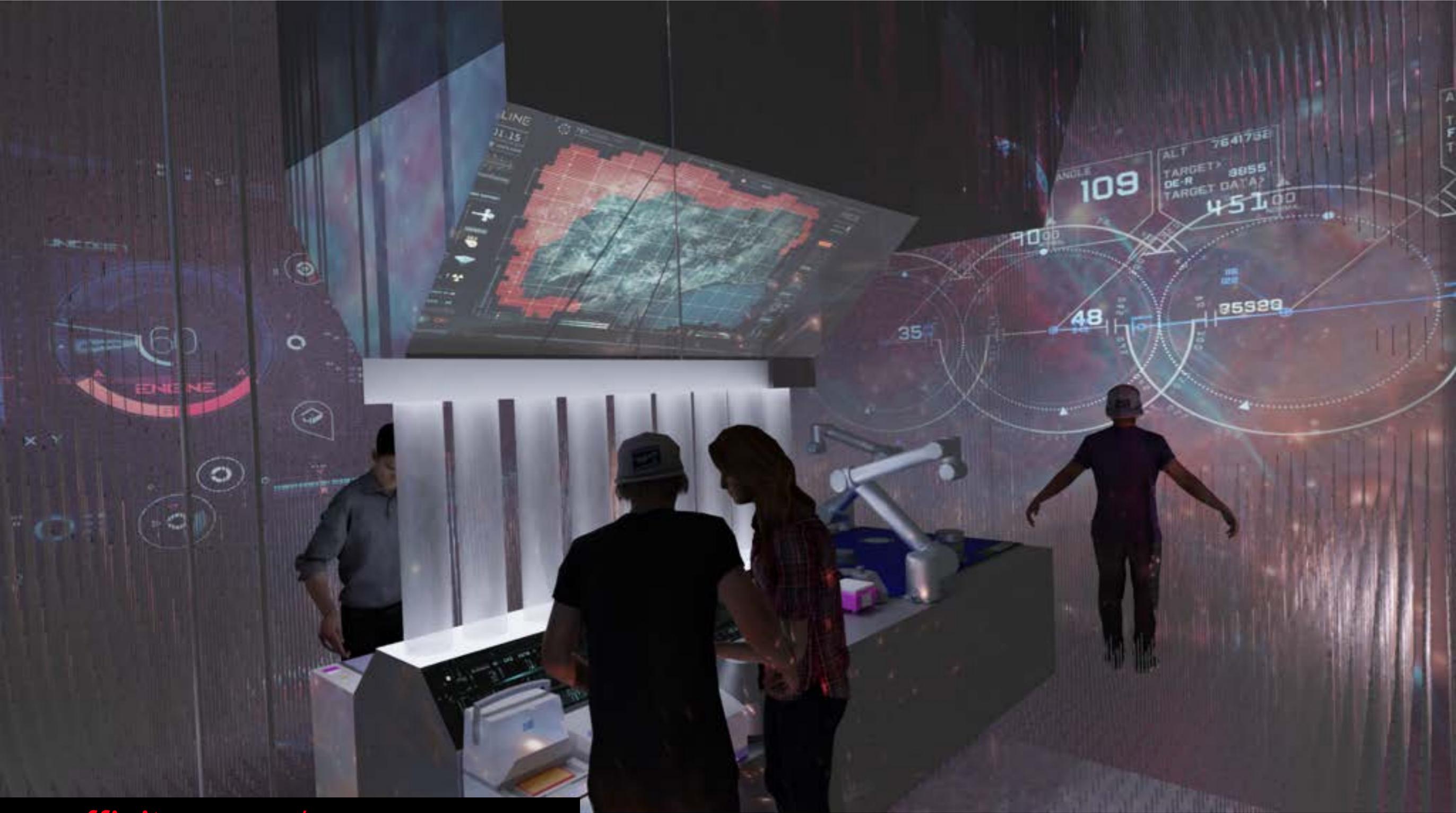
Los Angeles

*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



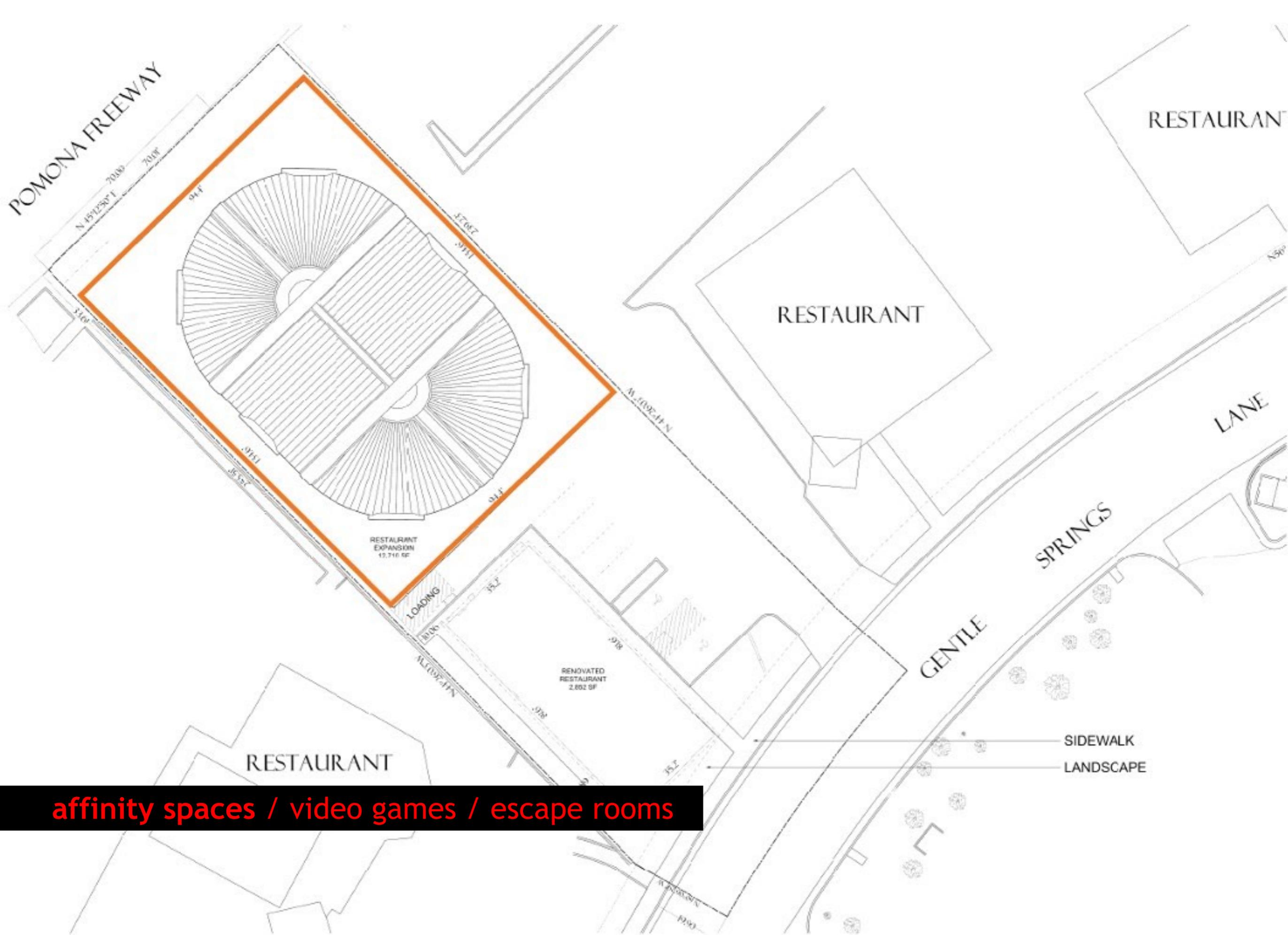
Affinity Spaces Los Angeles

*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

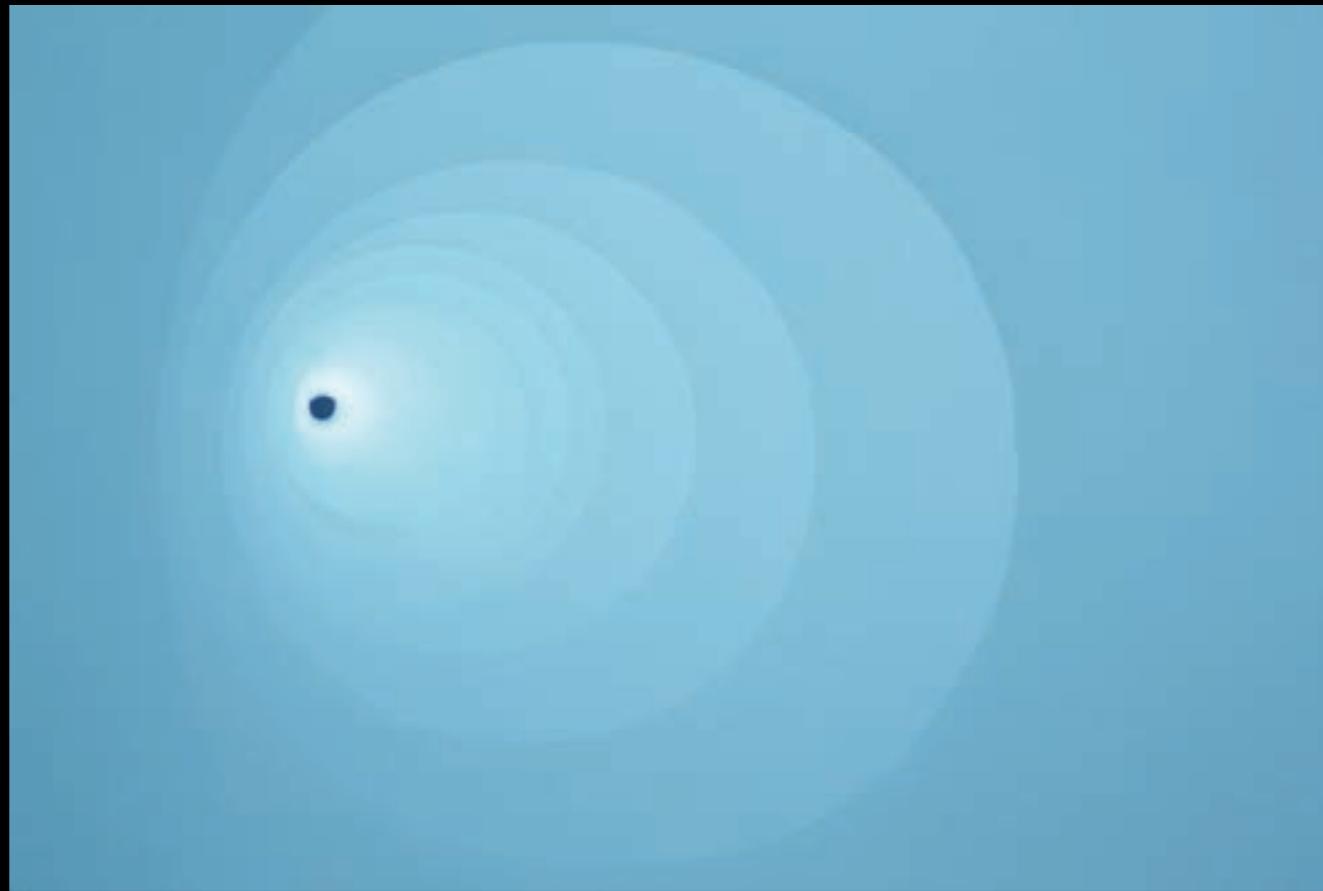
oguri - bhuto dance

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



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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