

R O T O  
ARCHITECTS

2023  
portfolio

600 Moulton Avenue  
Suite 405  
Los Angeles, California 90031

[rotoark.com](http://rotoark.com)

# our services

## General Services

Visioning and conceptual programming  
Urban and environmental programming  
Cultural sustainability and programming  
Strategic land and urban planning  
Worldbuilding  
Team design

## Conceptual Design

Programming  
Schematic Design  
Urban / civic design  
Environmental design  
Architectural design  
Environmental wayfinding and Graphic design  
Branding and Logo Design  
Entitlement coordination or collaboration  
Visualization

## Design Development to Project Execution

Architectural Services / all phases  
Engineering Services / build the team and coordination  
Interior design / coordination

firm practice

R O T O  
ARCHITECTS

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

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

### **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.

# preface

The following deck of selected projects is from 40 years of practice. It represents a wide array of different types, scales, and complexities, expressing a broad range of interests, skillsets, and experience.

These projects are presented in a form that best illustrates concepts. What they have in common is the intention to be attractors of people for entertainment, education, enterprise, and wellbeing.

All of the projects began with a vision and a story, focused by intentions, filtered through shorter cycle objectives, contextualized by hybrid social and economic realities, and the combinatorial technologies driving them.

Projects emerge when human imagination confronts the challenge at hand. Studying it with open minds helps us identify the opportunities that may be less than visible upon first look, compelling us to look again.

These projects are commissioned, speculative, or invented. They are conceived, researched, and executed by RotoArk under the leadership of Prof. Michael Rotondi, faia.

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, with the belief that profitability (financial models) and the quality of urban life (social models) are symbiotic.

# projects

## 00 Selected Projects

- media +
  - 01 **LUX studios and institute** / LA / eureka
  - 02 **LACS Domes and Affinity Space** / dtLA
  
- sports +
  - 03 **aquatic center** / long beach
  - 04 **Y sports park** / hollywood
  
- planning - rural and civic
  - 05 **sunrise farm hub** / bozeman
  - 06 **vogt creative commons** / louisville
  - 07 **pdx portland experimental district** / oregon
  
- infrastructure
  - 08 **warehouse C** / nagasaki
  - 09 **shaoxing towers** / china
  
- education
  - 10 **sinte gleske university** / south dakota
  - 11 **prairie view a+m university** / houston
  - 12 **sci-arc** / LA
  
- rural
  - 13 **wolf connection** / acton, ca
  - 14 **affinity ranch** / frazier park, ca
  - 15 **kohala center** / waimea, hi
  
- enterprise + entertainment
  - 16 **new park** / newark, ca
  - 17 **ibn battuta district** / dubai
  - 18 **affinity spaces** / LA
  - 19 **exhibit design** / LA

# projects

## 01 lux studios and institute / LA / eureka

A media production studio and new media art Institute campus, with eight soundstages, production facilities, and more.

SIZE 15 acres – urban

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



## 03 aquatic center / long beach

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

SIZE 300,000 sq ft – urban

programming, concept design, site planning, architecture, community presentations



## 02 LACS domes and affinity space / dtla

A concept for two Immersive media domes and game-focused Affinity space. The smaller dome is for research and development and the larger one for events.

SIZE 300,000 sq ft – urban

programming, concept design, site planning



## 04 Y sports park / hollywood ymca

YMCA park and sports center atop a parking structure, with a playground, sports field, and exercise courts.

SIZE 4 acres – urban

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



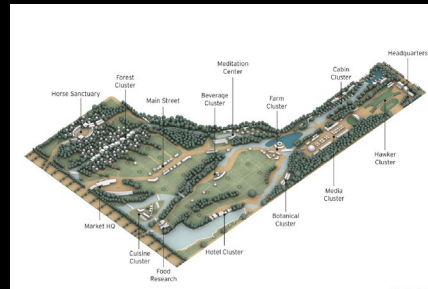
# projects

## 05 sunrise farm hub / bozeman

A food-focused agrarian settlement, conceived as an informal learning hub and entrepreneurial cooperative.

SIZE 125 acres - rural

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



## 07 pdx experimental district / oregon

What if under-utilized urban spaces became the mecca for a commingling gig workforce in art, science, and media?

SIZE 20 sq blocks – urban

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



## 06 vogt creative commons / louisville

A new Integrated creative workforce cross-sector, emerging from a former heavy industrial site.

SIZE 75 acres - urban

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



## 08 warehouse C / nagasaki

Main warehouse and distribution center for the city, with a rooftop promenade and park on top.

SIZE 200,000 sq ft – urban

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





# projects

## 09 shaoxing tower / china

Multi-use commercial retail, hotel and offices, and exhibition space.

SIZE 7 acres site / 2.3 acres bldg. - urban

programming, site planning, architecture



## 11 prairie view a+m university / houston

Educational facility for art and architecture, with a cultural center and community development programs.

SIZE 150,000 sq ft – rural  
programming, site planning, architecture, community presentations, curriculum analysis, teaching



## 10 sinte gleske university / south dakota

A new campus and buildings for the oldest tribal university in the Americas.

SIZE Native American reservation

programming, master planning, architecture, project management, teach workshops, vocational education



## 12 sci-arc / LA

Independent school of architecture with 500 students and 70 faculty: "What if we just started our own school with 20<sup>th</sup> c. concepts and Interactive protocols?"



# projects

## 13 wolf connection / acton, ca

Wildlife and land conservation, farming, youth education, retreat center and residences.

SIZE 160 acres – rural

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



## 15 kohala center / waimea, hi

A non-profit's HQ for cultural, environmental, and economic resilience on a repurposed ranch.

SIZE 68 acres – rural

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

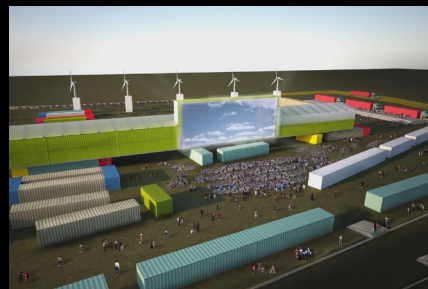


## 14 affinity ranch / frazier park, ca

A multi-purpose ranch for at-risk youth and their families: experience-based learning outdoors, entertainment, enterprise supporting the non-profit, and wellness.

SIZE 350 acres – rural

programming, master planning, site planning, presentations



## 16 new park / newark, ca

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

SIZE 45 acres land / 1 mil sq ft building – urban

programming, master planning, site planning, presentations



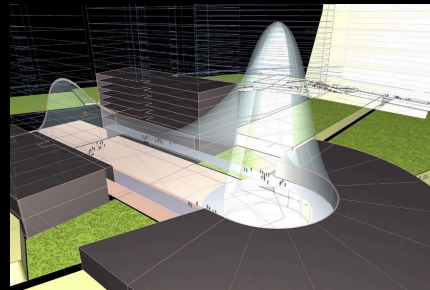
# projects

## 17 ibn batutta district / dubai

Transforming a conventional retail mall into a city sector with civic themes and diverse hybrid programming.

SIZE 7 mil sq ft – urban

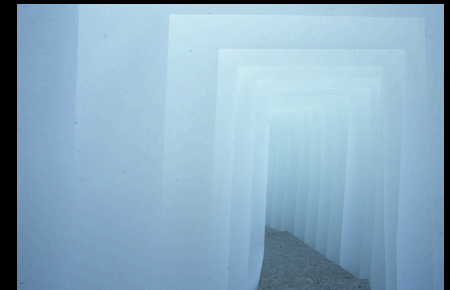
programming, master planning, site planning, architecture, community presentations



## 19 exhibit design / la / other

RoTo has worked with performance artists, museums, creative worldbuilders, narrative media designers, and more:

- Ford City of Tomorrow
- Hammer Museum: "From the Verandah"
- SCI-Arc: "Stillpoint"
- Getty: "Kalpa"
- MOCA: "Urban Revisions"
- MOCA: "Art as Life, Trade Talk"

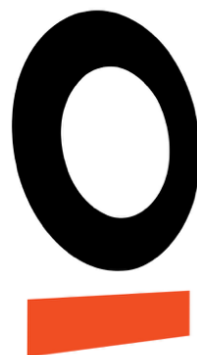


## 18 affinity spaces / la / other

A hybrid-reality social space that combines learning with recreation and research, curated from entertainment, enterprise, technology, workshops, and wellness, facilitated by programmatic diversity and experiential knowledge-sharing.

SIZE scalable





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