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URBAN LIVING



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Los Angeles

Firm Profile/Services

Cunningham Group Architecture, Inc. (Cunningham Group®) has earned an outstanding reputation for creating and delivering excellence in architecture, interior design and urban design in the places where people live, learn, worship, work, heal, plan and play. Since John Cunningham, FAIA founded the firm in 1968 we have focused on a working model of team architecture that is highly inclusive and incorporates extensive client, consultant, engineer and contractor participation. This philosophy has led to the design of award-winning projects and a solid reputation for collaboration. We have expanded services and markets to meet a growing demand from some of the largest and most respected clients throughout the world. Throughout this expansion we remain committed to our clients. We provide the resources of a large firm while the studio approach—focused on key market areas and client types—provides a dedicated, specialized team of professionals for each client and project.

From our offices in Minneapolis, Los Angeles, Las Vegas, Biloxi, Denver, San Diego, Phoenix, Seoul and Beijing, we are dedicated to delivering inspired and sustainable design solutions for our clients, our communities and our planet.



Denver



Minneapolis

Green and Sustainable Design

Sustainability is defined in many different ways. At Cunningham Group, we believe sustainability is a commitment to creating a better environment and delivering value to the client. This is accomplished through careful evaluation of long-term building performance, health/well-being of building occupants, vitality of neighborhoods, stewardship of resources and enjoyment for all users. Our contribution of expertise in energy analysis (energy modeling) for high performance sustainable design will help you navigate what is possible in an ever-changing world. We understand that sustainability is a business component of your story. Our goal is to pair appropriate design solutions with objectives and goals that are important to your success. Our experience includes LEED® and Green Community projects, and we can help you understand the impact for your project. An in-house energy analysis service is also an important part of evaluating project performance and needs.

Since establishing the company that bears his name over 46 years ago, John Cunningham has been a champion of sustainable design and has instilled a consciousness throughout the Cunningham Group organization. One measure we use for sustainable performance is on the basis of a Triple Bottom Line approach that includes People, Planet and Profit. By understanding the contribution in each of these categories to your story, we create a solution that fits your needs.



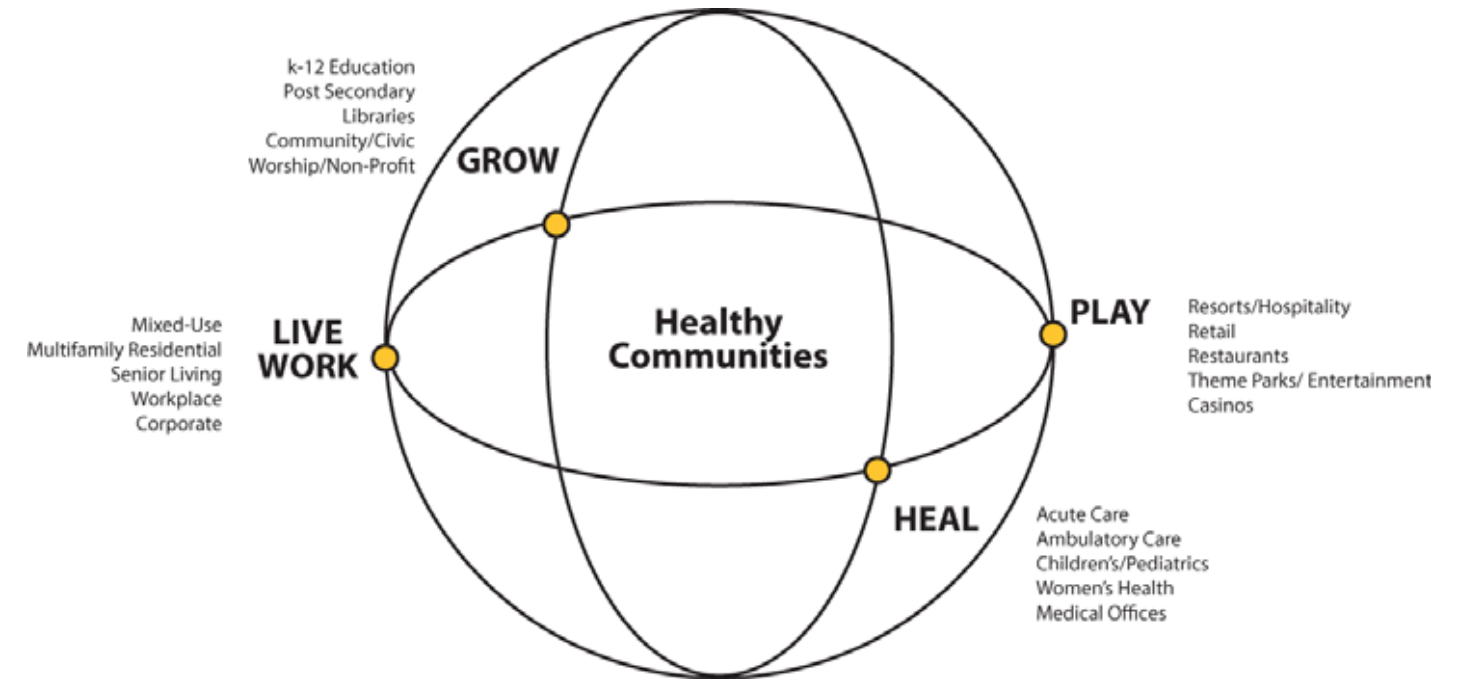
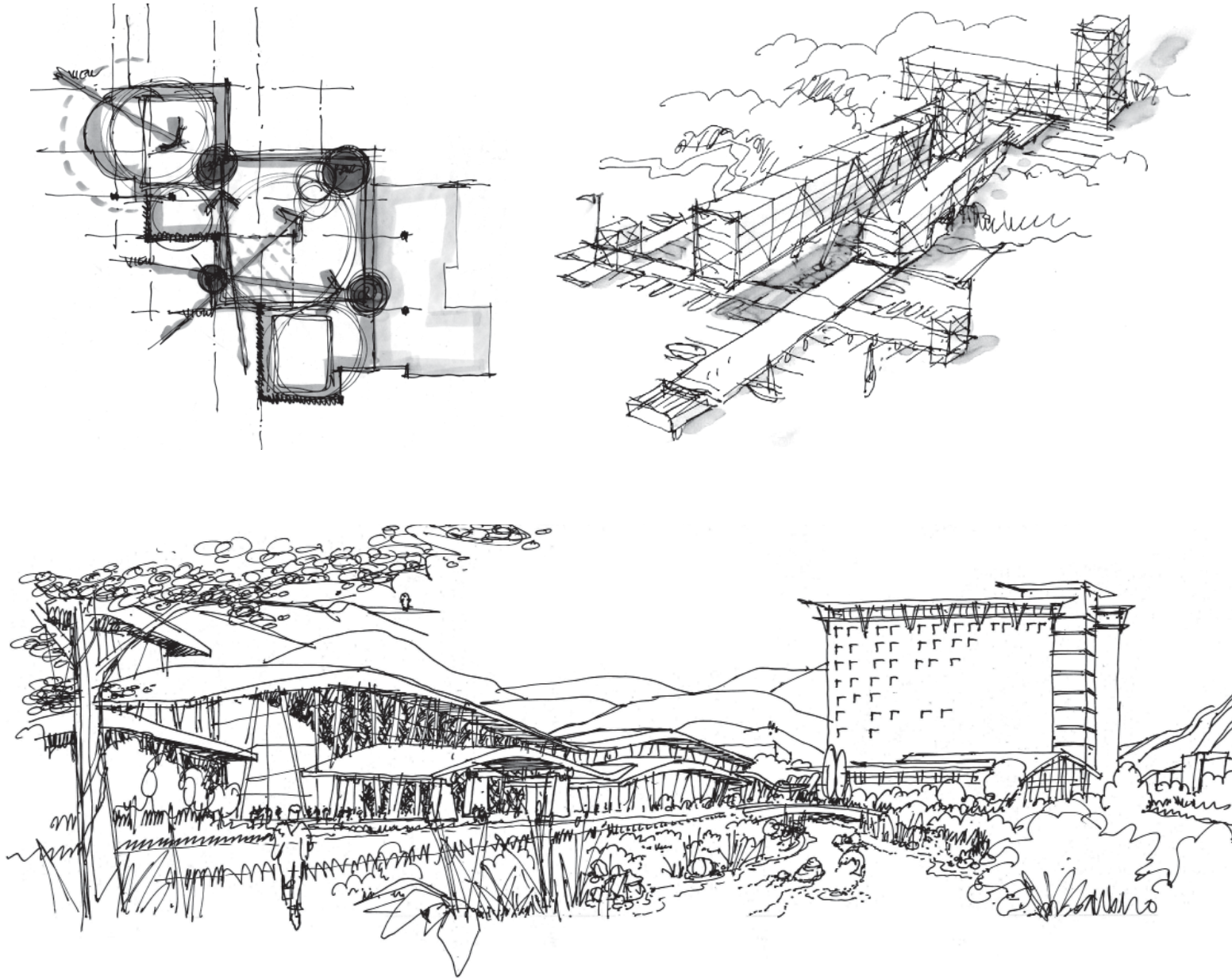
Culver City



Phoenix



San Diego



SERVICES

architecture

Feasibility
 Concept Design
 Planning, Zoning and
 Building Code Assessment
 Architectural Design - Concept
 through Construction Documents
 Specifications
 Rendering
 Marketing Documents
 Branding
 LEED and Green Communities
 Energy Modeling
 Facilities Consulting and
 Assessment
 Site Selection Studies
 Master Planning
 Accessibility Analysis
 Post-Occupancy Evaluations

interior design

Space Planning
 Material/Finishes/Colors Selection
 and Specifications
 Furniture/Fixtures/Equipment
 Selection and Specifications
 Programming
 Strategic Facilities Planning
 Design Guidelines
 Post-Occupancy Evaluations

urban design

Master Planning
 Community and Town Planning
 Design Guidelines and Standards
 Districts and Downtown Plans
 Neighborhood Plans
 Corridors
 Transit-Oriented Development
 Campus Plans
 Form-Based Codes

landscape architecture

Streetscape Design
 Landscape Design and Site
 Planning
 Public Realm Design
 LEED and Green Communities
 Outdoor Amenity Design



IVY Station

Culver City, California

Cunningham Group completed the master plan for a new mixed-use transit-oriented development located in the heart of Culver City. The five acre development will contain residences, retail, restaurants, a boutique hotel and commercial offices around a transit plaza and half acre public park.

The development aims to promote sustainability, walkability and connectivity with the surrounding community. The Culver City station of the Metro Expo Rail is located on the project site. In addition to light rail and bus access, the development will provide a bicycle hub with a goal of reducing visitor and resident dependence on cars.

Abundant greenspace throughout the site will encourage outdoor gathering and create a pedestrian-friendly environment for residents and visitors. At the center of the project, a programmable park will feature concerts and community events.

The project will be equipped with smart technology features and WiFi throughout to enhance the user’s experience. A “technology exchange” will provide a place for visitors and residents to power their electronic devices and check real-time bus and light rail schedules, restaurant availability and site information.

Client

Lowe Enterprises

Scope of Services

Master Planning

Project Size

182,400 SF Commercial Space

55,600 SF Restaurant/Retail

Boutique Hotel with 148 Rooms

149 Dwelling Units

1,500 Parking Spaces Below Grade

6 Acre Site







The Avenue

Hollywood, California

With the resurgence of Hollywood and a strong migration to urban centers, residents are looking for access to public transit, walkability, mixed uses and quality of life in these environments. The Avenue, a new mixed-use residential and retail development, combines sustainable and aesthetic design features to deliver these elements to the community.

The Avenue was designed to offer resort-style living in a pedestrian-friendly environment. Located on a compact metropolitan site within walking distance of public transportation hubs and Hollywood attractions, The Avenue provides an environmentally sound dwelling option for residents. Two massing ideas contribute to the connection to the surrounding municipal fabric. On the La Brea elevation, there is a break in the mass to create a grand stair leading from the street into to the courtyard.

The variety of the 35 different floor plans adds to the architectural appeal of the building, creating interesting angles and providing rhythmic patterns on the facade. Spacious interiors are organized around open floor plans, combining the kitchen and living areas to facilitate entertaining. The pool rests on a landscaped resort-style podium deck with ipe decks to encourage outdoor gathering.

Client
Resmark Equity Partners

Scope of Services
Architecture

Project Size
2.1 Acre Site
180 Units
224,750 SF Residential
13,700 SF Retail
435 Parking Spaces





710 Lofts

Minneapolis, Minnesota

710 Lofts was one of the catalyst buildings in the resurrection of the North Loop neighborhood in Minneapolis. The existing manufacturing building was analyzed for re-use, but deemed undevelopable and a new building was conceived and constructed in the essence of its predecessor.

Cunningham Group re-envisioned the project with a precast concrete frame similar to the existing building and developed 60 condominium units with high exposed concrete ceilings, large window openings, exposed concrete floors and columns consistent with an authentic industrial loft experience.

The success of this project led to the design and construction of the adjacent 720 condominium building.

Cunningham Group Architecture, Inc., Architect;
UrbanWorks Architecture, LLC, Associate Architect

Client

SchaferRichardson

Scope of Services

Architecture
Landscape Architecture

Project Size

90 Lofts



720 Lofts

Minneapolis, Minnesota

Client

SchaferRichardson

Scope of Services

Architecture
Landscape Architecture

Project Size

90 Lofts

Due to the success and demand demonstrated at 710 Lofts, Cunningham Group designed a second loft building on an adjacent site in the North Loop District of Minneapolis. An opportunity to extend the up and coming North Loop neighborhood with a distinct identity and context was realized in 720. The building design utilized the cues of the contemporary spin on the manufacturing district and incorporated them into this larger companion of its neighbor.

The 720 Lofts project contains 99 units that springboard from 710's unit design and continues to provide an effective market-rate condominium living option. An outdoor amenity space was developed between 710 and 720 over below grade parking that serves both buildings and creates a visual and physical amenity for both buildings which are just blocks away from Target Field.



Broadstone Fairfax

Los Angeles, California

Cunningham Group is designing a new mixed-use development in a vibrant Los Angeles neighborhood. The San Vicente and Fairfax project offers easy access to surrounding amenities and an active community for young professionals. The project contains townhomes, apartments, retail and a community center.

The project fits into the surrounding neighborhood’s pattern and scale while creating an urban landmark that easily connects to other areas of Los Angeles. Located within a few blocks of “Museum Row,” residents can walk or bike to experience the latest art installations and events. Additionally, plenty of shopping and dining options are located nearby. The project site is located at the intersection of several major bus lines, and is a half mile from the future train line.

The residential component of the project encourages community gathering and socialization. An outdoor “room” in the center of the development is the hub of activity, with a pool and lounge areas. Habitable roofs throughout the development create outdoor meeting areas and spaces for urban agriculture.

The project is a model of sustainability with on-site renewable energy harvested from photovoltaics, green roofs, a high performance building skin that blocks sunlight and mitigates solar heat gain, low-flow plumbing and greywater reuse and efficient energy systems.

Client
Alliance Realty Partners, LLC

Scope of Services
Architecture

Project Size
120 Residential Units





Element

Marina del Rey, California

Element is a 50-unit condominium loft project located on a tight, land-locked urban site. Seven different unit types ranging from 900 to 1,600 square feet are offered on four stories of residential space above two parking levels.

Cunningham Group's design is inspired by the original loft conversions of warehouses and factories with simple straight lines, solid walls with large openings, delicate steel hanging balconies and shading devices.

The selection of pre-cast concrete for this project eliminated the need for interior supports, allowing for a flexible, open floor plan, huge living spaces, and floor-to-ceiling windows. As the building material of choice, concrete provides the solidity and finishes consistent with an urban loft. Units feature polished concrete floors, large aluminum windows, exposed concrete ceilings and exposed services, as well as large private balconies, urban-hip bathrooms and kitchens, garage door openings and track sliding partition walls.

Client

John Laing Homes

Scope of Services

Architecture
Interior Design

Project Size

50 Units, 5 Stories
120,700 SF
125 Parking Spaces



Indigo

Marina del Rey, California

This luxury condominium project is comprised of three levels of wood framed housing resting above two levels of cast-in-place concrete parking.

Cunningham Group’s modern design plays to the strengths of the site, maximizing sun and light and providing a sense of place within the development. The diverse unit types drive sales velocity and provide owners with significant choice.

The open entry experience offers privacy while being close enough to the street to draw in visitors. Varied materials and a carefully selected color palette provide a distinctive, high-end appearance.

Amenities include media/meeting rooms, a business center, spa and exercise room. Every unit has a large balcony or terrace and small comforts like an entry shelf, broom closets, and double washbasins in all master bathrooms are provided. Most units also offer powder rooms.

Client

John Laing Homes

Scope of Services

Architecture

Project Size

1.5 Acre Site, 3 Stories

77 Units

86,200 SF Residential

193 Subterranean Parking Spaces





The Landing

Wayzata, Minnesota

Client

Bohland Development

Scope of Services

Architecture

Restaurant Design

Hotel Interior Design

Project Size

29 Condos

92 Key Hotel

5,000 square foot Restaurant

15,000 square feet of Retail

The Landing is a key component of the Promenade Redevelopment in downtown Wayzata. Sitting on the East block of the site, this final phase of the development will include full service hotel, restaurant, luxury condominiums, spa/health club facilities, and retail space.

The building consists of 29 individually owned condominiums on levels 2-4 of the south wing, while the west wing of the building is occupied by a 92 room luxury boutique hotel. A premier restaurant anchors the corner and is flanked by the hotel lobby and 18,500 sf of Retail space. Parking for all building uses is handled internally.

Union at Berkley Riverfront Park

Kansas City, Missouri

Union at Berkley Riverfront Park is a mixed-use development containing apartments, retail space and a 440 stall parking structure. The residential component of the property offers 400 market rate apartments within two four story buildings. The buildings are separated by parking and well-appointed courtyards containing patio areas, fire pits, water features, and walking pathways. Finally, the residential buildings are connected by an above grade connection.

12,000 square feet of retail space is dispersed to the ‘corners’ of the buildings on the first level, while the west end of the property will provide a two story restaurant, complete with a roof deck. Four levels of parking will serve both residents and retail guests.

Client

Flaherty & Collins

Scope of Services

Architecture

Project Size

400 Units

12,000 Square Feet of Retail





Regatta

Wayzata, Minnesota

Wayzata Bay Residence is the centerpiece of a large redevelopment opportunity in Wayzata, Minnesota. It is the central face of the development from the city's main street, is viewed across a community green space and is an important part of creating place and identity for the area. As a luxury condominium and mixed-use retail project, Regatta blends an urban feel with nautical nuance to provide a sophisticated environment in which to live, work and play. The elevated exterior courtyard offers a private outdoor living experience and a top-floor club room captures views of nearby Lake Minnetonka. The retail continues a development-wide signature of active storefronts and pedestrian realm connection.

Client

BohLand Regatta, LLC

Scope of Services

Architecture
Interior Design
Landscape Architecture

Project Size

59 Condominiums
21,100 SF Retail
106 Subterranean Residential Parking Spaces
126 Covered Retail Parking Spaces





Sway
Santa Monica, California



Client
Alliance Residential

Scope of Services
Architecture

Project Size
37,500 SF Site
102,000 SF Residential
8,500 SF Commercial

Sustainability
Targeted for LEED Silver

Located in Santa Monica's downtown business district, this mixed-use project will not only add to the city's urban fabric by pairing commercial and residential uses, but also add activity at the street level and foster a more walkable community.

Cunningham Group designed this project around two exterior courtyards, which feature lush landscaping, fountains and spaces for social interaction. One courtyard functions as an activity hub with a pool, bar, games and plenty of lounge seating. The second courtyard is geared toward relaxation with a hot tub, fire pit and comfortable seating.

Cunningham Group worked with the client to understand their business model in order to use design to drive higher unit rental prices. The design team carefully planned the path of travel potential renters would take upon arrival at the property, and then through the lobby, public spaces, pool deck and units.

This proposed project is anticipated to be LEED® Certified Silver. Sustainable highlights will include solar panels that heat the pool and green walls covered in native plants.



East Village

Santa Monica, California

On a tight industrial site surrounded by residential, this new project in Santa Monica will be a multifaceted endeavor that includes workforce and market rate housing and production/entertainment office space. Working closely with the owner's goals for the project, Cuningham Group's design creates a fluid, interconnected campus where the mix between built form and open space creates the promise of interactivity among the residents, visitors and workers both from within the site and the surrounding adjacent developments. The project looks beyond its boundaries, maintaining connectivity to the community and the city, extending the urban fabric and city grid.

Cuningham Group has worked closely with the City of Santa Monica and the new Land Use and Circulation Element of the City Plan along with two adjacent development teams. This project is instrumental in helping to meet neighborhood goals based on a new light rail station which will be only two blocks away.

Client

Village Trailer Park, LLC

Scope of Services

Architecture

Project Size

353,305 SF Total
200,705 SF Residential
152,600 SF Office
216 Condominiums
161 Apartments

FAR

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The 700 on Washington

Minneapolis, Minnesota

Client
CPM Development
University Student Living
The Michaels Organization

Scope of Services
Landscape Architecture
Architecture

Project Size
98 Units
172 Beds
11,600 SF Retail
48 Parking Spaces

The 700 on Washington is the home of a 98-unit, market-rate student housing and mixed-use project designed for University of Minnesota students. Situated directly across the street from the University's Alumni Center by Antoine Predock and just down the street from Frank Gehry's Weisman Art Museum, the owner wanted to continue a contemporary architectural theme.

Cunningham Group responded with a contextual response with bold accents at street level to mark the residence entry and set retail datum as well as a broader gesture for the long vistas to the site from the University of Minnesota's Walk of Fame and TCF Stadium. Amenities include a street level hospitality-modeled entrance and lobby, break out study areas, gathering space and a management services office. A fitness center is located in the lower level and a 5th floor club room offers matchless views to the TCF Stadium. Sally's, an iconic campus tavern formerly situated at this very location, anticipates re-opening as the anchor tenant on the main floor that spills onto an outdoor patio environment. Gold Country apparel and Toppers Pizza also intend to return to complete the mixed-use function.





Radius at 15th

Minneapolis, Minnesota

Client
CPM Development
University Student Living
The Michaels Organization

Scope of Services
Planning
Landscape Architecture
Architecture

Project Size
200 Units
630 Beds
174 Subterranean Parking Spaces

Radius at 15th Student Housing is located within the Marcy-Holmes Neighborhood and was largely shaped by a master plan completed by Cunningham Group in 2005. The design challenge included the combination of a vibrant and youthful student population with a conservative and established vernacular of the local architecture.

Just blocks from the University of Minnesota and directly on the heaviest used bicycle trail in the state, the well appointed streetscape consists of walk-ups, outdoor patios, structured seating areas, bicycle storage and vegetation consistent with the master plan. Exterior material and color are coordinated with adjacent buildings in a stately configuration of massing and articulation to relate to the existing context with an additive eye toward modern cues. In contrast, the interior transforms to a vibrant space with bright accents and a contemporary interpretation of a northern Minnesota cabin, complete with design elements embracing a regional flare throughout its well-appointed amenity package. The center of the building contains outdoor environments and a gathering space that work in concert with the interior design of the interior. Courtyard amenities include a water feature, outdoor exercise areas, grilling zones, the 'beach' area and a series of 'docks' that create the path through this unique setting.



NSA - Northfield at Stapleton Apartments

Denver, Colorado

Stapleton Northfield Affordable Housing is a living environment located at the entrance to the Stapleton Northfield Development outside Denver, Colorado. Two key concepts were identified as opportunities to frame the design: Presence and Invitation.

Since this building would be the face of the broader Stapleton Northfield neighborhood, the design team was asked to consider the building’s Presence and how it would hold a physical and social edge of an often marginalized population. This was resolved with a prominent corner element and the use of color to anchor the corner with some substance.

The Invitation concept sought to provide a welcoming face for pedestrian and vehicular traffic. To address this, the designers created an amenity space at the entrance corner as a visual cue of transparency to reflect the value of the residents and reduce the physical isolation often associated with affordable housing.

Client

Northeast Denver Housing Center

Scope of Services

Architecture
Interior Design
Landscape Architecture

Project Size

84 Units

Sustainability

Green Communities per CHFA

Ryan House*

Phoenix, Arizona

Ryan House, the first facility of its kind in the United States, provides temporary care for children with life-limiting conditions who come for respite, palliative care and as needed end-of-life care.

Designed to make the children feel at home, a “Camp Ryan” theme is seen in each of the eight children’s rooms and three family suites, which lead to areas for adaptive music, art, computer, sensory, hydrotherapy and family fun rooms, along with a fully accessible playground and relaxing outdoor garden. A bathing room includes the necessary lift, bathing bed and shower to provide for good hygiene and safety in a private and dignified setting while minimizing the stress and strength often required when providing care, and the hydrotherapy room offers relaxation and pain relief.

Continuing the concept of feeling at home, the family-style kitchen and dining area were designed to create a homey feeling where parents and caregivers can dine together in a pleasant, soothing setting. The Great Room provides a cozy library with a captivating light wall and reading corners; and the reflection room and memorial garden offer comforting spaces for families, friends and caregivers to relax, reflect, share or meditate.

Client
Hospice of the Valley

Scope of Services
Architecture,
Interior Design

Project Size
8,000 Square Feet



*Nabil Abou-Haidar’s experience prior to joining Cuningham Group



The Jourdain – Franklin-Portland Gateway

Minneapolis, Minnesota

As experienced not-for-profit developers, the Partnership hired Cuningham Group to provide urban design and architecture as a first step toward rejuvenating this long-neglected intersection of Minneapolis. The design includes a series of mixed-use buildings with over 250 total apartment units and 20,000 square feet of retail. Responding in part to a city-wide affordable housing shortage, the apartments along the Franklin-Portland Gateway will be available to a variety of income levels. The developers intend to provide homes and places of business for both long-time neighbors and new residents.

The Jourdain is the first apartment building completed as part of the project, and has 43 rental units.

Client

Franklin-Portland Gateway Partnership

Scope of Services

Urban Design

Architecture

Interior Design

Project Size

43 Rental Apartments



La Loma Village Sun Health Rehabilitation Center*

Litchfield Park, Arizona

Client

Sun Health Senior Living

Scope of Services

Architecture
Interior Design

Project Size

7,500 Square Feet

The repositioning project includes the conversion of an existing skilled nursing wing into a rehabilitation center serving both in-patient and out-patient clients. The project includes a protected drop off/pick up area as well as a landscaped outdoor rehabilitation area incorporating different walking surfaces.

Located on 340 -acres, La Loma Care Center offers residents four components; Independent Living Casitas, Assisted Living, Skilled Nursing Facility and a rehabilitation suite. The rehabilitation suite caters to both in-patient as well as out-patients while long term residents fill the reminder of the community. Assisted Living residents enjoy a lounge and dining room with a residential serving kitchen.

**Nabil Abou-Haidar's experience prior to joining Cuningham Group*



Promenade at the Beatitudes Campus*

Phoenix, Arizona

Promenade at the Beatitudes Campus offers contemporary amenities and independent living for active seniors and their families. Situated on 22 acres in Phoenix, this 1960s campus was modernized to include an “urban” community comprised of patio homes, mid-rise apartments, recreation areas, various dining venues and resident services on site. This three-phased redevelopment increased the density from 446 to 779 units, nearly doubling the number of residential units and providing for the economic and financial vitality and feasibility of the campus for years to come, while maintaining service levels and demographic mix.

The public areas were updated with outdoor fireplaces, cozy reading nooks, outdoor fireplaces and many other amenities - all bringing resort-like living into the comfort of a home-like atmosphere.

The new campus not only creates a place where the inherent dignity and self-worth of each person, both staff and residents, is realized through the design and services offered but also exemplifies its four core values of compassion, accountability, respect and excellence.

Client

Beatitudes Campus

Scope of Services

Master Planning
Architecture
Interior Design

Project Size

500,000 Square Feet on 22 Acres

**Nabil Abou-Haidar's experience prior to joining Cuningham Group*



McCarty on Monroe*

Phoenix, Arizona

This award-winning low income, affordable senior housing development includes 60 spacious units with front porches that overlook a large courtyard and a rear balcony for privacy. There are over 5,000 square feet of amenities and common areas including a multi-purpose room, activity room, support kitchen, lounge, management offices and related service areas. Through the creation of new public and private partnerships, financing was collected to replace an existing facility. The success of this highly desired property is owed to the design, sustainability, financial creativity and innovation.

Client

City of Phoenix

Scope of Services

Architecture

Interior Design

Project Size

95,000 Square Feet

**Nabil Abou-Haidar's experience prior to joining Cunningham Group*



Tucson Veteran Home*

Tucson, Arizona

Located adjacent to Southern Arizona’s Veteran’s Administration Southern Arizona Health Care System, the new 137,000-square-foot skilled nursing facility consists of four 26,000-square-foot single story buildings that each house 30 private rooms. Each neighborhood/patient building divides the rooms into three households (each 10 rooms) that include separate living, dining, activity, country kitchens and other support spaces. Complimenting the mission style design that is predominant in the surrounding area, the Tucson Veteran Home also includes a two-story administration building that houses offices, reception, central kitchen, great room, community room, internet café, library and gift shop.

Client

Arizona Department of Veteran Services

Scope of Services

Architecture

Interior Design

Project Size

130,000 Square Feet

**Nabil Abou-Haidar’s experience prior to joining Cuningham Group*





The Redbury

Hollywood, California

Cunningham Group provided architectural services for this dramatic urban infill project situated at the iconic convergence of Hollywood and Vine in the heart of Hollywood, California. On a tight site with only one open side, the project was carefully crafted to provide contemporary hotel suites behind a full red facade of bespoke proportions and allegories.

The Redbury provides an engaging hospitality experience, appealing to a community that is passionately connected to the arts, music, fashion, and entertainment. Complementing The Redbury's inviting livability are its critically acclaimed restaurant, Cleo, welcoming Library Bar, and lush outdoor courtyard Glade. The Redbury features 57 guest flats that exude a warm, bohemian counter-culture feel with design elements drawn from a variety of old-world cultures. Each spacious guest flat offers a home-like atmosphere that can accommodate short and extended stays.

Client

CIM Group

Scope of Services

Architecture

Project Size

150,000 SF, 5 Stories

57 Rooms





Jamaica Bay Inn

Marina del Rey, California

Pacifica Hotel Investors selected Cuningham Group to redesign, renovate and expand an existing 42-room hotel into a 111-key hotel with improved guest amenities and aesthetics. The existing one-story restaurant and café was replaced with a four-story structure which features a restaurant and bar, a new lobby and meeting rooms, all located on the ground floor. Rising above are three levels of guest rooms.

Although the original hotel was successful due to its fabulous location, the building could not live up to its name. Both the existing and new buildings were designed in the style of the Caribbean with typical West Indies colonial features such as a metal “dickie” roof, white woodwork and shutters and large balconies. A new porte cochere not only builds on this style, it announces the hotel on a busy corner in Marina del Rey. The new buildings afford spectacular views of the Marina and the city behind it and wraps around beautiful new gardens with a sparkling new pool that feels like a natural extension of the adjacent beach.

Client

Pacifica Hotel Investors

Scope of Services

Architecture

Project Size

52,000 SF New Construction, 4 stories

21,200 SF Renovation, 2 stories

111 Rooms



Residence Inn® by Marriott® Long Beach Downtown

Long Beach, California

Located across from the historic Queen Mary on Queensway Drive, Residence Inn® by Marriott® Long Beach Downtown is a 178-room, 128,000-square-foot, 11-story waterfront high-rise hotel.

The hotel is designed as an “extended stay” option for families on week-long vacations and business travelers on long-term projects. This new Residence Inn features elegant, iconic bay windows with city views. Cuningham Group’s intent was to create a well-detailed, smooth contemporary design with clean lines. The project includes standard Residence Inn by Marriott amenities such as an outdoor pool with solar heating, spa, barbeque pit, fireplace, guest laundry, and exercise room. Also included are an all-purpose “Sport Court” for basketball, tennis, and volleyball games, and bike storage. Each suite has fully equipped kitchenettes.

Client

Ensemble Real Estate, LLC

Scope of Services

Architecture

Project Size

128,000 Square Feet

178 Rooms

11 Stories





Isleta Casino & Resort Hotel/Convention Center

Albuquerque, New Mexico

Client
Pueblo of Isleta

Scope of Services
Architecture
Interior Design

Project Size
293,000 SF

Cunningham Group is responsible for a dramatic expansion of Isleta Casino & Resort. The new facility has 201 hotel rooms and suites boasting luxury amenities, as well as 24-hour café, steakhouse and Asian bistro, indoor and outdoor pools, state-of-the-art fitness center, full-service spa, children’s activity center and more than 30,000 square feet of ballroom and meeting space.

The rich cultural history of the Pueblo of Isleta inspired the new hotel with three metaphors influencing the design: adobe, feathers and pottery. The unforgettable architectural experiences include a soaring, seven-story, 90-foot glass atrium with feather-like sunscreens; an outdoor “Spa Jar” in the shape of pottery; and a uniquely round meeting room that serves as a terminus to the convention center’s striking, barrel-vaulted pre-function space.

In addition, each of the hotel rooms has an artistic flare with the placement of pottery created by tribal artisans. Standard rooms, Junior Suites and the Governor’s Suite are all designed with the local culture in mind while remaining comfortable and unique. Color palettes are drawn from the deep blue of the sky and the rich reds, ocher and tans of the native soil and landforms.



Harrah’s Cherokee Casino Resort Creek Tower Suites

Cherokee, North Carolina

Client

Eastern Band of Cherokee
Indians
Caesars Entertainment
Corporation

Scope of Services

Architecture
Interior Design

Project Size

420,000 SF
454 Standard Guestrooms
78 Suites

This 21-story Hotel Tower is a signature piece of a sophisticated mountain resort. Cuningham Group designers put a modern spin on lodge design, using nature and the surrounding mountains as inspiration. Topping off the standard guestroom floors is an all-suites level offering breathtaking views, unique multi-bay suites, and two luxurious Super Suites.

The two exclusive Super Suites cap the floor’s north and south ends and provide dramatic views of the mountain panorama. The North Suite reinforces the “Modern Lodge” concept with earthy textures, natural materials, and simple clean lines. Designed in contrast, the South Suite “Soho Chic” offers a sleek and edgy design while still utilizing lodge elements such as a feature fireplace and wood floors.

The multi-bay suites offer several distinctive themes including “crisp hydration,” “traditional lodge,” “ski lodge,” and “vibrant bloom”. Themes play out through material and color palette, design details in headboards, lighting, and complementary artwork and accessories.



Menlo Gateway Hotel

Menlo Park, California

Client

Ensemble Hotel Partners

Scope of Services

Concept Design

Site Analysis

Project Size

3.5 acres

250 units

15 stories

Located at Chrysler Drive and Independence Drive, along the 101 Freeway, the Autograph Collection® by Marriott® will be a unique, site specific branded hotel. The new hotel will be an 11-story, 250 room, full service lifestyle hotel encompassing 193,000 square feet in size. The hotel offerings include a ground floor three meal restaurant, full bar and lounge, and an exclusive concierge club room on the second level overlooking the lobby, outdoor pool and event garden. The hotel’s food and beverage concept is likened to that of a destination dining experience with a premier local chef. The conference facility will offer over 20,000 square feet of flexible indoor and outdoor meeting space, including an 8,000 square foot Grand Ballroom that can seat up to 650 people as well as a 3,000 square foot Junior Ballroom, a 4,000 square foot outdoor event lawn and 3,500 square feet of additional smaller break out rooms on the second level. Other amenities include a generous pool deck, fitness club, private cabanas and a 1,200 sq. ft multipurpose clubroom. The eleventh floor will have upgraded concierge rooms and suites and will feature a 12,000 sq. ft presidential suite. The exterior architecture will be a combination of metal, glass, stone and concrete, complimented by a layered regional landscape palette.

Additionally, this hotel is positioned to be the social center of Menlo Park with its natural material architecture and inviting social spaces both inside and out. The event space is designed to host weddings, bar mitzvahs, reunions, and local social club events. The highly styled interiors are a mix of comfort and timeless elegance, with guest rooms that offer a warm balance of the comforts of home and a quaint relaxed atmosphere. The hotel and guests rooms will incorporate the latest in technology to increase the visitor experience for both the business and leisure guests. Also, this hotel will be among the highest rated in the region in terms of sustainable water use and energy efficiency.

Housing

Representative Projects List

Alliance Residential

525 Broadway
Santa Monica, California
• Residential & Commercial
• 8,500 SF Commercial

San Vicente & Fairfax
Santa Monica, California
• Residential & Retail
• 120 Units

Beatitudes Campus*

Promenade at the Beatitudes Campus
Phoenix, Arizona
• Senior Living
• 779 Units
• 500,000 SF

Bohland Regatta, LLC

Regatta
Wayzata, Minnesota
• Residential & Retail
• 63 Units
• 21,100 SF Retail

The Landing
Wayzata, Minnesota
- Hotel, Restaurant, Residential, Retail & Commercial and retail space.
- 29 Condos
- 89 Room Hotel
- 5,000 SF Restaurant
- 15,000 SF Retail

Bremer Companies

Brewery Condominiums
Stillwater, Minnesota
• 8 units

City of Brooklyn Park Department of Planning and Economic Development

Village of Brooklyn Park
Brooklyn Park, Minnesota
• Residential, Retail & Commercial
• 300 Townhomes
• 110,000 SF Retail
• 90,000 SF Commercial

Collegeville Development Corporation

St. Mary's University Active Seniors Development
Winona, Minnesota
• 30 units

Cornerstone Group

The Mist Condominiums
Spring Park, Minnesota
• Residential & Retail
• 97 Units
• 10,800 SF Retail

Lyndale Gardens
Richfield, Minnesota
• Residential & Retail
• 32,000 SF Retail

CPM Development / University Student Living

700 Washington
Minneapolis, Minnesota
• Residential & Retail
• 98 Units

The Radius
Minneapolis, MN
Residential
200 Units



Decoma

Lomita Live/Work Lofts
Design Concept
Lomita, California
• 16 Units

DR Horton

Villagio Design Concept
Phoenix, Arizona
• 850 Units

Rural Road Condominiums
Design Concept
Tempe, Arizona
• 82 Units

Dunbar Development

Keeler Apartments
Minneapolis, Minnesota
• 44 Units

Ensemble Investments, LLC

432 East Ocean Design Concept
Long Beach, California
• 107 Units

Episcopal Homes (bold)

Episcopal Commons

Fifteen Group Capital LLC

Rowena Townhomes
Los Angeles, California
• 33 Units

Five Star Quality Care*

The Montebello on Academy
Albuquerque, New Mexico
• Senior Living
• 114 Independent Living Residences
• 35 Assisted Living Residences
• 60 Skilled Nursing Beds

Glencroft Retirement Community*

Sara's Place Memory Care
Glendale, Arizona
• Dementia Care
• 24 Beds

Hopi Tribe of Arizona*

Hopi Assisted Living Facility
Moenkopi, Arizona
• Assisted Living
• 14 Beds

Hospice of the Valley*

Ryan House
Phoenix, Arizona
• Children's Palliative Care
• 8,000 SF

Franklin-Portland Gateway Partnership

The Jourdain
Minneapolis, Minnesota
• 250 Units

Houk Development Company

Title Guarantee Building
Design Concept
Los Angeles, California
• 55 Units

The Itasca Partnership

The Itasca
Minneapolis, Minnesota
• Residential & Commercial
• 71 Units

J. Anthony Kouba

Bundy Ohio Condominiums
Design Concept
Los Angeles, California
• 35 Units

Housing

Representative Projects List

Housing

Representative Projects List

John Laing Homes

Element
Marina del Rey, California
• 50 Units

Indigo
Marina del Rey, California
• 77 Units

Ventura Coastal Design Concept
Ventura, California
• 258 Units

JSM Construction

525 Broadway
Santa Monica, California
• Residential & Commercial
• 150 Units
• 8,500 SF Commercial

Lennar Urban Development Group

Highland and DeLongpre
Hollywood, California
• Residential & Commercial
• 56 Units

Linear City

Mill Street Lofts
Los Angeles, California
• 118 Units

Lowe Enterprises Real Estate Group

Washington & National Transit-Oriented
Development
Culver City, California
• Residential, Hotel, Retail & Commercial
• 149 Units
• 148 Keys
• 55,600 SF Retail
• 182,400 SF Commercial

Macerich

Boulder Condominiums
Design Concept
Boulder, Colorado

Lakewood Condominiums
Lakewood, Colorado
Design Concept

Northeast Denver Housing Center
Northfield at Stapleton Apartments
Denver, Colorado
84 Units

Pacific Properties

Alamitos+Ocean Townhouses and
Condominiums Design Concept
Long Beach, California
• 566 Units

Palisades Landmark, LLC

Tramonto
Pacific Palisades, California
• 54 Units

Prestige Coach Craft

Vasseghi Development
Design Concept
Marina del Rey, California
• 50 Units

Resmark Equity Partners, LLC

The Avenue
Hollywood, California
• Residential & Retail
• 96 Units
• 3,740 Retail

San Luis Coastal Unified School District

Johnson Avenue Housing
Design Concept
San Luis Obispo, California
• 82 Units



SchaferRichardson

710 Lofts
Minneapolis, Minnesota
• 60 units

720 Lofts
Minneapolis, Minnesota
• 90 units

Sherman Associates

Townhouses at Blaine Square
Blaine, Minnesota
• 68 Townhouses

Urban Land

1301 University Avenue Student Housing
Minneapolis, Minnesota
• 71 Units

Village Trailer Park, LLC

East Village
Santa Monica, California
• Residential & Commercial
• 377 Units
• 152,600 SF Commercial

Watt Genton

Camerford Lofts
Los Angeles, California
• Residential & Retail
• 96 Units
• 3,740 Retail

Harbor City Condominiums
Design Concept
Harbor City, California
• 68 Units

San Gabriel Mixed-Use
Design Concept
San Gabriel, California
• 190 Units

WCE Genton Associates

Larchmont Lofts
Los Angeles, California
• 100 Units

The Welk Group, Inc.

4170 Del Rey Avenue Condominiums Design
Concept
Marina del Rey, California
• 206 Units

WestPac

Garden Street Development
• Residential, Hotel & Retail
• 57 Units
• 72 Keys
• 18,240 SF Retail

Pacific Courtyards

• Residential & Commercial
• 10 Units
• 30,000 SF Commercial

Housing

Representative Projects List

Hotels and Resorts New Construction

Representative Projects List

**Potawatomi Bingo Casino —
New Hotel**
Milwaukee, Wisconsin

Loong Gate Resort
Loongmen Mountain, Hainan, People’s
Republic of China

The Redbury
Hollywood, California

**Harrah’s Cherokee Casino Resort – Creek
Tower**
Cherokee, North Carolina

**Residence Inn® by Marriott® Long Beach
Downtown**
Long Beach, California

**Isleta Casino & Resort –
Hotel/Convention Center**
Albuquerque, New Mexico

Agoura Hills Radisson
(currently known as Renaissance Hotel)
Agoura Hills, California

Avila by the Sea
San Luis Obispo, California
Concept Design

Avila Valley Lodge & Conference Center
Avila Beach, California
Concept Design

Country Inn & Suites
Design for Nationwide Prototype

Days Inn
Riverside, California
Richmond, California

Diamond Bar Radisson
(currently known as
Holiday Inn Select)
Diamond Bar, California

Embassy Suites
Pleasant Hill, California

Embassy Suites at the D’Orsay Promenade
Long Beach, California
Concept Design

**Embassy Suites
at the Los Angeles International Airport**
Los Angeles, California

**Grand Casino Biloxi Bayview Hotel and
Convention Center**
Biloxi, Mississippi

Grand Casino Biloxi Bayview Spa
Biloxi, Mississippi

Grand Casino Coushatta Hotel
Kinder, Louisiana

Grand Casino Hinckley Hotel
Hinckley, Minnesota

Grand Casino Mille Lacs Hotel
Onamia, Minnesota

Grand Casino Tunica Casino Hotel
Tunica, Mississippi

Grand Veranda Resort Hotel
Tunica, Mississippi

HaeUnDae Beach Resort
Busan, Republic of Korea
Concept Design



Hotels and Resorts Renovations & Expansions

Representative Projects List

Hampton Inn
Riverside, California

**Harrah’s Cherokee Casino Resort –
Hotel Tower I**
Cherokee, North Carolina

Mohawk Mountain Casino Resort Spa
Monticello, New York

Ramada Cypress
(currently known as Courtyard
by Marriott)
Cypress, California

Ramada Inn
Commerce, California

Royal Palms Resort
Orlando, Florida
Concept Design

Santa Monica Gateway
(currently known as Best Western
Gateway)
Santa Monica, California

Sheraton Urban Hotel
Design for Nationwide Prototype

Sinan-Orchid Tower
Sinan-Gun, Republic of Korea
Concept Design

**Soaring Eagle Casino & Resort Hotel
and Convention Center**
Mt. Pleasant, Michigan

Westwood Gateway Hotel
(currently known as Westwood
Pacific Hotel)
Los Angeles, California

Doubletree Hotel - Interior Remodeling
Minneapolis, Minnesota

Jamaica Bay Inn
Marina del Rey, California

**Spirit Mountain Casino Lodge
Renovation**
Grand Ronde, Oregon

Holiday Inn Express
San Luis Obispo, California

**MARQ VII Lounge at The Marquette by
Hilton Hotels**
Minneapolis, Minnesota

**Mystic Lake Casino Hotel Suites
Remodeling**
Prior Lake, Minnesota

**Harrah’s Grand Biloxi Casino Hotel Spa
Post-Katrina Renovation**
Biloxi, Mississippi

**Avoyelles Resort Hotel Presidential
Suite**
Marksville, Louisiana

Courtyard by Marriott
Cypress, California

Crowne Plaza Northstar
Minneapolis, Minnesota

Dragon Hotel Room Concept
Hangzhou, People’s Republic of China

Grand Casino Hotel Presidential Suites
Gulfport, Mississippi

**Grand Casino Island View Hotel
Presidential Suites**

Biloxi, Mississippi

Hilton Pasadena
Pasadena, California

Holiday Inn Bayview Plaza
(currently known as Four Points Sheraton)
Santa Monica, California

Hollywood Roosevelt Hotel
Los Angeles, California

**Radisson Admiral Semmes Hotel
Expansion**
Mobile, Alabama
Concept Design

Radisson Beverly Pavilion
Beverly Hills, California

Radisson Plaza VII Hotel
Minneapolis, Minnesota

Renaissance Hotel
Agoura Hills, California

Sheraton Miramar
(currently known as Fairmont
Miramar Hotel)
Santa Monica, California

St. Croix Casino and Hotel
Turtle Lake, Wisconsin

Wyndham Hotels
Renovations at 7 Locations

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