



SIMRAN MALHOTRA, AICP, ASSOCIATE AIA

Principal

Simran Malhotra, with a background in planning, urban design and architecture, brings a distinctive design perspective to all her projects leading to the creation of vibrant, attractive, and thriving places. She has authored plans for many types of urban environments, in particular, TOD/mixeduse districts, downtowns, historic and residential neighborhoods, commercial corridors, industrial areas, and educational campuses. These efforts have resulted in community-based planning and urban design innovations that have achieved notable implementation. For over twenty years, Ms. Malhotra's academic and professional interests have coalesced into an effective design and planning process, one that balances community concerns and objectives with market and financial feasibility. Her hands-on involvement in each project, with particular emphasis on generating and developing high-quality design, policy and regulatory documents, ensures that each assignment is completed to the highest level of client satisfaction.

EDUCATION

Master of Architecture in Urban Design,
Graduate School of Design, Harvard
University, Cambridge, MA

Bachelor of Architecture, School of Planning
and Architecture, New Delhi, India

AFFILIATIONS & CERTIFICATIONS

American Institute of Certified Planners

Licensed Architect, India

California Planning Roundtable, Member
Vice-President, Operations
Past Vice-President, Programs

American Planning Association, Member
Urban Design Division, APA California

American Institute of Architects
Associate Member

EXPERIENCE

Raimi + Associates, Los Angeles, CA
Principal, 2017 - Current

The Arroyo Group, Pasadena, CA
Principal, 1995-2017
Senior Associate, 2000-2005
Associate, 1995-2000

Skidmore, Owings and Merrill, San
Francisco, CA
Urban Designer, 1995

Wallace Floyd Associates, Boston, CA
Urban Designer, 1994-5

KEY PROJECTS

■ Tweedy Boulevard and Hollydale Village (TOD) Specific Plans (South Gate, CA)*

Simran was the project lead on two Specific Plans funded by a Strategic Growth Council grant. Under her direction, the Specific Plans presented an innovative hybrid approach to form based codes, recommendations for Complete Street improvements, unique urban design and streetscapes designs and implementation strategies. Expanding regional connections with the Los Angeles River and Bikeway is an important element of both plans. The Hollydale Plan is centered on the arrival of the future Eco-Rapid Transit line that is expected to extend 40 miles across the region, from Burbank to Artesia. The plans were prepared with extensive bilingual community outreach including community workshops, stakeholder interviews, study sessions and hands-on input from steering committee members.

■ Santa Fe Depot TOD Specific Plan (Orange, CA)*

Simran as the project lead of a multi-disciplinary design team, prepared an update of the Santa Fe Depot Specific Plan to transform the Depot into a vibrant transit-oriented district while strengthening its connections to adjacent residential neighborhoods, Chapman University, and the Old Towne Historic District. The award-winning Specific Plan was developed with an extensive community outreach program and includes a community-based plan that encourages mixed use infill development, adaptive reuse of historic underutilized commercial and industrial buildings, pedestrian-oriented activities, and sets forth an implementation strategy to revitalize the Santa Fe Depot area.

■ Willowbrook TOD Specific Plan (County of Los Angeles, CA)*

Working with a multidisciplinary team, County staff, local residents and community leaders, Simran was the project manager and Principal-in-charge for the preparation of a Specific Plan focused around the Metro Willowbrook/Rosa Parks Station. The Specific Plan built upon institutional anchors such as the MLK Jr. Community Hospital, Charles R. Drew University and the MLK Center for Public Health and capitalized on Metro's planned major improvements at the station. The Specific Plan will revitalize the community, foster a healthy community in the area, and improve access to all modes of transportation, including transit, walking and bicycling. The Specific Plan also presents short and long term land use strategies for the various institutions and facilities in the Specific Plan area, which will be important in achieving the established community goals.

- **Main Street and Freeway Corridors Specific Plan (Hesperia, CA)***

As project manager, Simran prepared a Specific Plan that establishes a comprehensive policy and regulatory guidance document for properties within the Specific Plan area. The Specific Plan ensures that future development and redevelopment implements the vision and adopted policy for the project area. The Specific Plan considered feedback from the community, incorporated economic considerations, data and analysis to set land use priorities, and protect regional open space resources to encourage implementation.

- **South Lake Avenue Concept Plan and Design Project, (Pasadena, CA)***

Retained by the South Lake Business Association, Simran led a design team to continue the ongoing revitalization efforts for South Lake Avenue. Several of the Plan's recommendations for improvements in various elements of the public realm have been implemented. These include street furniture, planter boxes, tree grates and median planting. Other long-term improvements have been initialized with the formation of a property-based business improvement district and implementation of an aggressive retail recruitment strategy.

- **Pasadena Civic Center Concept Plan and Design Project (Pasadena, CA)***

Working with a City-Council appointed Task Force comprised of stakeholders and interested citizens, Simran directed a multidisciplinary team to develop a Design Plan and Urban Design Framework which included recommendations for streetscape design, public art elements, and designs for Centennial Square – the primary public space in front of City Hall. The Design Plan also led to streetscape improvements along Colorado Boulevard and Garfield Avenue, the Beaux Arts cross-axis. These improvements have been recently completed and are in part funded by a MTA \$2.8 million grant.

- **Westlake Village Business Park (Westlake Village, CA)***

As the project urban designer, Simran helped prepare a Specific Plan that takes a long-term view of what land uses provide the highest and best use for the City, while providing greater flexibility in permitted land uses to capture economic potential. Central to the Specific Plan and a key component of quality redevelopment of the area is site planning for a focused area of the plan, coupled with pro formas for key sites to analyze private sector feasibility. City Council study sessions were held in order to provide decision-maker continuity and feedback throughout the project's duration.

- **Los Angeles City Market (Los Angeles, CA)***

Simran prepared design studies for the reuse of the iconic City Market in the Garment District of the City of Los Angeles. Working with a team of real estate developers, analysts and transportation experts, she evaluated various land uses, adaptive reuse potentials and regulatory and parking constraints for the 9.5-acre site.

(* Denotes projects where Ms. Malhotra served as key staff while at other organizations).

TEACHING AND SPEAKING ENGAGEMENTS

- Instructor, Visalia California APA Conference, Pre-Conference Workshop: *Urban Design for Planners*
- Speaker, Rancho Mirage California APA Conference, *Advanced Planning as an Economic Development Tool in Westlake Village, CA*
- Speaker, California Planning Roundtable, *Santa Fe Depot Specific Plan: Integrating TOD into a Historic District, Orange, CA*
- Speaker, AIA Pasadena/Foothill Chapter *Playhouse Streetscapes and Alley Walkways Plan: A Work in Progress, Pasadena, CA*
- Guest Lecturer, Tufts University, Boston, MA
- Guest Instructor, Harvard GSD Career Discovery Program, Cambridge, MA

DESIGN EXHIBITIONS AND PUBLICATIONS

- *Civic Center/Mid-Town District Streetscapes Plan*, Central Library, Pasadena, CA
- *Pasadena Playhouse Streetscapes and Alley Walkways Plan: A Work in Progress* AIA offices
- *Graduating Class Exhibit*, Harvard University Graduate School of Design, Gund Hall, Cambridge, MA
- *Revitalizing Toledo's Historic Core*, Harvard Graduate School of Design Publication, Contributor
- *Retail-Oriented Pedestrian Zones: Three Case Studies*, New Delhi, India