



SIMRAN MALHOTRA, AICP, ASSOCIATE AIA

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

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

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

Dhawan Architects & Planners, New Delhi,
India
Architect, 1990-92

KEY PROJECTS

■ 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.

■ 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.

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

Simran is the project lead on two Specific Plans funded by a Strategic Growth Council grant. Under her direction, the Specific Plans present 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 are being prepared with extensive bilingual community outreach including community workshops, stakeholder interviews, study sessions and hands-on input from steering committee members.

- **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.

- **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.

- **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.

- **Magnolia Avenue Specific Plan (Riverside, CA)***

Magnolia Avenue is one of the primary east/west streets in the City of Riverside, extending from Downtown at Market Street to the east, to the western City boundary at Buchanan Street to the west. Historically designed as a scenic corridor of exceptional quality, Magnolia Avenue was conceptualized as "pearls on a string" and treated as "a linked chain of notable and interesting neighborhoods and districts which are all strengthened by their sequential relationship with each other." The goal of this Specific Plan was to develop the corridor as a system of spaces, structures and environments. As a part of the planning and urban design team, Simran prepared urban design concepts and site development scenarios for the various districts.

(* 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