



RESIDENTIAL  
+ MIXED USE

CONNECTING PEOPLE







# CARDUCCI ASSOCIATES

## PROFILE

Founded in 1976, Carducci Associates is a professional landscape architecture and planning firm based in San Francisco and serving a wide range of public and private sector clients throughout California. Emphasizing personal and responsive client service, we work closely with each client during design and construction to devise unique, creative and effective solutions.

## VIEWPOINT

We believe no two projects are alike, a conviction we convey through unique site-specific designs. We focus on clients' needs, creating opportunities for interaction between people and nature that result in memorable experiences.

## PROFICIENCIES

We conceptualize landscapes that express an artistry and sensitivity to the interaction of social and natural systems. We develop concepts that are purposeful, buildable and sustainable.

We combine creative and technical ability in landscape architecture, planning and urban design with expertise in stormwater management and irrigation, Bay-friendly landscape principles and maintenance practices to conserve water, nurture soils, reduce use of chemicals and comply with stormwater regulations. Our approach creates habitats for birds, bees and other pollinators and beautiful and functional landscapes for people.

We collaborate with clients, other design professionals, multidisciplinary teams and contractors to conceptualize, detail and build complex projects.

We facilitate transparent community engagement processes responsive to the unique requirements of community-driven design that build community support toward a common purpose.

We deliver LEED® certified projects by employing sustainable measures and materials. Our projects provide open space, conserve energy and water, ameliorate the urban-heat island effect, control stormwater runoff, insulate buildings and create outdoor amenities for people.

## VALUES

We are committed to the highest standards of social and environmental responsibility and ethical conduct. We provide safe working conditions, treat people with dignity and respect, act fairly and ethically, and use environmentally responsible practices. Our company policies address anti-corruption, anti-human trafficking and anti-slavery.

## DRAWING FROM OUR PAST

We draw by hand throughout the design process, using hand drawn sketches and renderings to visualize ideas, develop solutions and collaborate with clients and other design professionals. As a complement to high-tech digital tools, this artistic "soft touch" enables viewers to use their imagination to complete the vision of the sketch. From sketches, we translate our designs into polished digital renderings. By using both analog and digital means, we take the best of the past and modern technology to more effectively design and communicate today.







# PRESERVE AT MARIN

## CORTE MADERA, CA

Located in Corte Madera, the phased development plan for this 6-building, 380-acre site included extensive coordination with our Client to achieve specific goals. Making extensive use of native California plants, our design ties the development's apartment homes into the surrounding landscape, creating a seamless transition between the buildings and the rolling hills of Marin County. With its ideal location above San Francisco Bay, amenities such as landscaped penthouse decks and balconies, campfire and waterfall courtyards, a pool, and outdoor lounge take full advantage of a prospect that offers priceless views of hills and water.









## HILLS PLAZA

SAN FRANCISCO, CA

The seventh floor terrace garden at Hills Plaza sits atop one of the historic Hills Brothers Coffee buildings along San Francisco's Embarcadero, a refurbished complex that houses condominiums, retail, and commercial spaces. Designed to give residents a space for relaxation and family functions, the terrace garden is arranged in concrete planters, with planting material carefully selected to withstand wind and fog. A center water fountain is a key feature of the garden, along with raised decking and a circular mounded lawn from which residents enjoy sweeping views of San Francisco Bay and the Bay Bridge.







Civic Park



# CIVIC PARK

CUPERTINO, CA

Civic Park is an award-winning 12-acre mixed-use development located within walking distance of Cupertino Civic Center and the Main Library. The conceptual plan for Civic Park added new medical offices, commercial offices, retail, and residential units. A high-density grid layout creates a viable, pedestrian-friendly environment, while an oval-shaped park at the center of the development acts as a 'green heart' for the community. Heritage oaks and redwoods are preserved across the landscape of the park. Using permeable pavers and other environmentally sensitive techniques for mitigating stormwater, Civic Park itself becomes a bio-basin during rainstorms.









## 2900 ON FIRST SEATTLE, WA

Located in the heart of Seattle, between the Space Needle and the waterfront Olympic Sculpture Park, 2900 on 1st Avenue is an apartment complex that includes street frontage retail, an amenities building and a rooftop community lounge area. Carducci Associates designed a rooftop landscape that includes gardens and courtyards, as well as fountains, fire pits, barbecue facilities, and a dog park. Streetscape work provided flow-through planting, sidewalk paving upgrades, and public art elements. The improvements blend the project with recent Seattle projects, imparting a modern look and feel designed to target young, higher income earners.







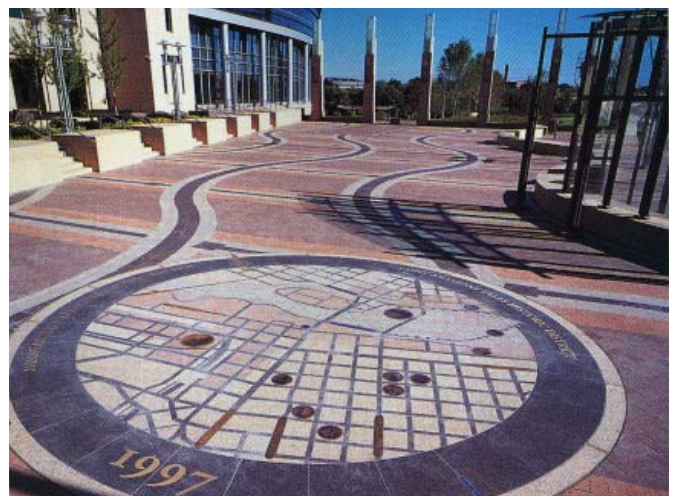
City Center Plaza



# CITY CENTER PLAZA

REDWOOD CITY, CA

A mixed-use private development with multi-family and affordable housing, Redwood City Center adjacent to City Hall brings much needed housing into the downtown area. The multi-use City Center is linked to City Hall by a public plaza, providing a space for community events such as jazz concerts and art shows. An art paseo, on axis with Redwood City Hall, further strengthens the link and provides additional public space. Interior courtyards infuse the housing units with warm, natural light and humanize the scale of the architecture and opportunities provided for outdoor access.









## EMERYSTATION RESIDENCES

EMERYVILLE, CA

The Terraces at EmeryStation form the residential component of the EmeryStation urban transit village, providing 100 condominium homes elevated above a four-story parking structure. A landscaped plaza and gardens designed by Carducci Associates create a dramatic entry to the modern living spaces and provide residents with a colorful living garden in the midst of industrial Emeryville. A low bridge-like path spans a paved courtyard and fountain, creating a sense of separation between the residences and neighboring offices. Tropical plantings enhance the effect of a verdant oasis within a protected private place.







East Pleasanton, Pleasanton, CA



We create opportunities for inspiring connections  
between people and nature that awaken an  
appreciation for the natural world.

**VINCENT LATTANZIO**

Principal  
415 447 5214  
vince@carducciassociates.com

**WILLIAM FEE**

Principal  
415 447 5215  
bill@carducciassociates.com

**JIN KIM**

Associate Principal  
415 447 5225  
jin@carducciassociates.com



**CARDUCCI**  
**ASSOCIATES**

555 BEACH STREET FOURTH FLOOR  
SAN FRANCISCO CA 94133  
415 674 0990  
info@carducciassociates.com  
www.carducciassociates.com



