



# LLOYD BAKER

## ARCHITECT

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## EDUCATION

Architect, State of Hawaii **8108**

5-year **Bachelor of Architecture**  
Univeristy of Hawaii

2-year **Masters of Business Administration**  
Univeristy of Chaminade Honolulu

## WORK HISTORY

**Knox Hoverland Architects**  
Honolulu, 4 years

**AM Partners**  
Honolulu, 5 years

**GGLO**  
Seattle, 2 years

**Callison Architecture**  
Seattle, 22 years  
promoted to Design Principal

## TOOLS

Critical Thinking

Hand Drafting & Drawing

Creative Writing

Charette Expertise

Photoshop

InDesign

Acrobat

Word & Excel

Bently Microstation

## PROFILE

As a design partner, shareholder at Callison, I am an expert in large mixed-use projects and with an MBA, am an expert at staying on budget, scheduling, and leading design and planning efforts in large scale projects worldwide.

I am an expert in Master Planning, especially as it relates to retail, office, hotel, and entertainment, be it sread across a large tract of land or stacked vertically toward the sky, I can make it work and do the math.

I am an expert in leading the design teams of some of the largest and most complex buildings across the globe.

As an Architect I am skilled in visualizing the realities and aspirations of construction and as an MBA I am skilled in communicating those ideas to ownership and develoment.

I have spent my career building and sustaining the trust of some of the most discerning clients in the world.

As a part of the PANY&NJ team, I spearheaded the retail design, negotiaton, and coordination of the World Trade Center site, resulting in a big bankable part of the largest civic destination and transit hub completed in my lifetime.

As the preferred architect of MAF, I was trusted with the planning and design of their most important works and made significant contributions in seeing MAF become the premier shopping center and entertainment brands in the Middle East.

I have traveld the world and made it my mission to connect culture, commerce, and people through my design and leadership skills.

And through it all, I am keenly aware that Architecture is a mentorship profession, actively learning from anyone I meet and freeing passing on that knowledge to those that follow, taking great joy in training my replacement.



**DLF Downtown**

2019-2020, DLF, New Delhi, India  
The winning competition and concept design for a monster super block just outside New Delhi, a 100,000 SM GLA mall & 700,000 SM GLA Office in 8 towers all stacked over parking for thousands of cars.

**Kim Lien Village**

2020, KL, Hanoi, Vietnam  
Concept & Schematic Design of a Mixed-Use Retail-Office-Hotel-Residential vertical super block.

**Wuhan 1890**

2020, Sunac, Wuhan, China  
Competition to rehabilitate an abandoned Steel Plant Site and convert it to a Retail-Museum-Office and Park.

**Residential-Retail Competitions**

2019-2020, Hyundai, Seoul, South Korea  
Various Concept Design and Story works.

**Oxford Malls in Toronto**

2018-2020, Oxford, Toronto, Canada  
Various Master Planning and Design studies to alter the malls and expand residential communities into the underutilized land of the parking fields.

Working with some of the best and brightest across the globe to solve the problems of today and tomorrow.

And as through my entire career, the world keeps changing, and that means too my beloved Callison, sold and sold again, it is now unrecognizable from when I began, a shadow of its once greatness.



**Mall of Saudi**

2014-2018, MAF, Riyadh, KSA  
Site Selection, Master Planning, Concept Design, Schematic Design of a 300,000 SM Mall with adjoining Master Plan community & amusement-snow park & Hotel

Eight Years of working with MAF, giving form to their aspirations and reality to their in becoming the premier retailer in the Middle East.

These were big projects requiring the coordination of large diverse teams located in multiple countries. Teams I led to successful ends.

**Me'aisem City Center**

2016-2018, MAF, Dubai, UAE  
Design Competition, Master Planning, Concept Design, Schematic Design of a 120,000 SM Mall, redesign and expansion of an existing 40,000 SM mall.

**City Center Al Zahia**

2014-2018, MAF, Sharjah, UAE  
Site Selection, Master Planning, Concept Design, and Schematic Design of a 120,000 SM Mall & Hotel

**City Center (East Riyadh)**

2014-2018, Riyadh, KSA  
Site Selection, Master Planning, Concept Design, and Schematic Design of a 120,000 SM Mall

**Mall of Syria**

2010-2012, MAF, Damascus, Syria  
Competition, Master Planning, Concept Design, and Schematic Design of a 150,000 SM Mall with adjoining Master Plan community & amusement-snow park & Hotel



**Meraas Outlet Village**

2014-2018, Meraas, Dubai, UAE  
Concept Design, Schematic Design  
with Callison folks on-site as part of  
Construction Administration to oversee  
theme arts.  
An 18,000 SM Mall themed on an Italian  
Hill Town as part of Dubai Land.

**Bluewaters**

2014, Meraas-Mirage, Dubai, UAE  
Master Planning & Concept Design of  
the Retail-Entertainment complex  
surrounding the Eye of Dubai.

**Project Star**

2014-2016, Emaar, Dubai, UAE  
Winning Design Competition, Master  
Planning, and Concept Design of a  
150,000 SM Mall & Surrounding Hotel &  
Residential Master Plan.

**Emaar Lagoons**

2014, Emaar, Dubai, UAE  
Invited Competition for a 500,000 SM  
Mall  
& Entertainment Complex.

**Souq Al Kabeer**

2016-2017, A&H Investments,  
Dubai, UAE  
Master Planning, Concept Design, and  
Schematic Design for a 3 level retail  
podium under a Hotel & SA tower.

**Red Sea Astrarium**

2011-2012, Rubicon, Aquaba, Jordan  
Master Planning, Concept Design, and  
Schematic Design for a very secret  
Amusement Park

Years working abroad in the United Arab Emirates, Lebanon,  
Egypt, Jordan, Yemen, Syria, Kuwait, and Saudi Arabia with some  
of the most prestigious developers and retailers in the world to  
give form and voice to their Brand aspirations.



**World Trade Center Retail**

2005-2009, PANY&amp;NJ, NY, USA

Lead Design & Master Planning as well as negotiations and coordination with various of the most famous architects and developers in the world all in pursuit of crafting a

500,000sf Mall laced under the Trade Center Site & up into the first 3 levels of new tower podiums.

**Various Projects with Related**

2006-2009, Related, NY, USA

Master Planning of various retail projects in support of development ambition above and beyond the traditional or expected.

**World Financial Center Retail**

2006-2009, Brookfield, NY, USA

The reimagining of WFC retail as linked again to the neighboring WTC retail.

**MTA Bus Terminal Planning**

2009, Vornado, NY, USA

Patron: Vornado

The retail planning and rejuvenation of the MTA Terminal, among the largest transit hubs in the world.

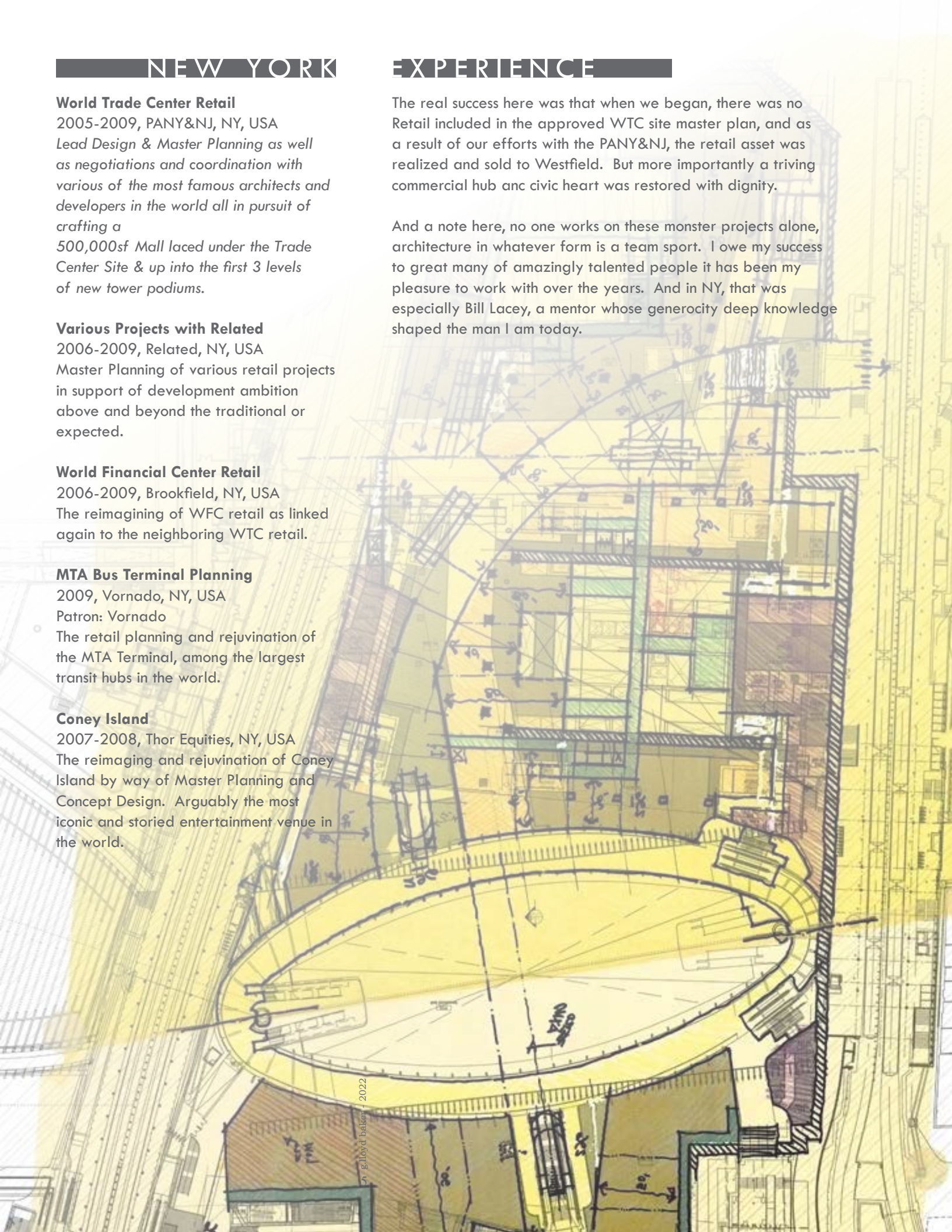
**Coney Island**

2007-2008, Thor Equities, NY, USA

The reimagining and rejuvenation of Coney Island by way of Master Planning and Concept Design. Arguably the most iconic and storied entertainment venue in the world.

The real success here was that when we began, there was no Retail included in the approved WTC site master plan, and as a result of our efforts with the PANY&NJ, the retail asset was realized and sold to Westfield. But more importantly a thriving commercial hub and civic heart was restored with dignity.

And a note here, no one works on these monster projects alone, architecture in whatever form is a team sport. I owe my success to great many of amazingly talented people it has been my pleasure to work with over the years. And in NY, that was especially Bill Lacey, a mentor whose generosity and deep knowledge shaped the man I am today.





### Panyu Town Center

2005, CMRE, Guangzhou, PRC

Patron: CMRE

Master Planning of a 500,000sf retail, office, residential neighborhood, and exhibition center.

### Qingdao Polar Seaworld

2004, Haichang Group, NY, USA

Master Planning and Design of an Amusement, Aquarium, Retail, and Hotel Entertainment Destination.

### Coastalcade Xinghai Bay

2003, Haichang Group, Dalian, PRC

Master Planning, Concept and Schematic Design of a destination retail entertainment complex with hotel & residential, and perhaps the coldest I have ever been in my entire life.

### Central Walk

2003, Yijin, Shenzhen, PRC

Patron: Shenzhen Yijin Central Walk

Master Planning, Concept Design, and Schematic Design of 1 million sf retail UNDER a 450,000sf public park.

### Hong Yi Plaza

2002, Hong Yi, Shanghai, PRC

Patron: Hong Yi

Schematic and Design Development of a 600,000sf mixed use development, 21 story office over 9 levels of retail. A building that for many years served as the Callison China office.



I began my work in China with AM Partners in the early 90's when the country still had national lunch, the generals still attended meetings, the "foreigners" department store was still open and outside investment was still rare. I was there in the beginning to teach and design and learn. These were the best of times, filled with optimism and limitless ambition.





## EARLY

### **Avalon Meydenbaur**

2001, Avalon REIT, Bellevue, WA  
Schematic & Design Development of  
a 5 Story 350 unit residential  
over 80,000sf retail.

### **Avalon Janita Village**

2001, Avalon REIT, Kirkland, WA  
Schematic & Design Development of  
a 5 Story 250 unit residential over 20,000sf  
retail.

### **Flatiron Crossing**

1999. Maceritch, Bloomfield, Colorado  
Schematic & Design Development of a new  
outdoor retail village attached to a new  
mall. It is interesting to think that this village  
was such a pride to me when built and that  
it has since been demolished in the fullness  
of time.

### **Saipan World Resort**

1997, Daewoo, Saipan  
Concept Design through Construction  
Documents, a 250 room resort hotel  
Responsibility: Concept through Construction  
Documents. And while this spectacular  
project was never built, the year I spent  
taking this project from sketch to construction  
documents was some of the most educational  
of my career.

### **NYNY Soho & Logo Shops**

1996, WH Smith  
NYNY Hotel, Las Vegas  
2 shops within new hotel.  
Responsibility: Concept Design through  
Construction Documents. This is where I came  
to love theme architecture and embrace  
theater and celebration in my work. And  
that in a space where retail is reimagined  
every 5-years, I am proud that these two  
shops have endured little changed these past  
20+ years.

### **Zippy's Restaurants**

1995, Family Ownership, Honolulu, Hawaii  
Concept Design through Construction  
Documents of two 8,000sf restaurants each  
with a unique design.

### **Windsor Court**

1994, Multifield HK, Shanghai, PRC  
Scope: 126 expat single family homes.  
Responsibility: Concept Design through  
Construction Documents. One of half a  
dozen similar projects in china from 1994-  
1997.

## EXPERIENCE

My design skills are excellent. Early in my career the Zippy's Pearl City won a Honolulu Chapter AIA award for design excellence. Years later the Meraas Outlet Village won a Middle East retail association award for design excellence.

But when working in the commercial realm, architectural awards are not the point. Retail architecture will never be the "capital A" that demands serious respect, nor should it. Retail Architecture is that of popular culture, that which is serious but never takes itself too seriously. Architecture is joy, and to think otherwise is self defeating.





## APPRENTICESHIP

1995; **Chu Residence**, Hawaii Kai, Hawaii  
2,000 sf Single Family Residence

1994; **Sukampto Residence**, Honolulu, Hawaii  
12,000 sf Single Family Residence

1993; **ACT Residence**, Kahala, Hawaii  
6,000 sf Single Family Residence

1993; **Stockley Residence**, Renton, Washington  
2,000 sf Single Family Residence

1993; **Shockley Residence**, Kirkland, Washington  
3,000 sf Single Family Residence

1992-1993; **Village at the Summit**, Snoqualmie Pass, Washington  
40 Duplex Homes

1990; **1205 FM**, Honolulu, Hawaii  
2,000 sf Single Family Residence; Built

1989; **Ala Moana Boat Showroom**, Honolulu, Hawaii  
20,000 sf Boat Showroom; unrealized

1989; **Kapiolani Tower**, Honolulu, Hawaii  
High Rise Residential Tower Feasibility

1989; **Ridge (morrison) House**, Honolulu, Hawaii  
2,000 sf Single Family Residence

1989; **Raleigh Residence**, Honolulu, Hawaii  
3,000 sf Single Family Residence

1988; **Hotel Residence**, Diamond Head, Hawaii  
6,000 sf Single Family Residence

1987-1990; **7UP (the hill)**, Kaneohe, Hawaii  
7: 3,000 sf Single Family Resessions; Built

1988; **Moana Residence**, Moana, Hawaii  
4,000 sf Single Family A-frame Residence; Built

1988; **Valley Residence**, Kahala, Hawaii  
2,000 sf Bungalow Residence; Built

1987; **Johnson Residence**, Nuuanu, Hawaii  
5,000 sf Single Family Residence; Built

1987; **Rolles Royce**, Kahala, Hawaii  
3,000 sf Single Family Residence; Built

## EXPERIENCE

It was my ambition to work for the most forward thinking modern architect in Hawaii, and that was David Knox of Knox Hoversland. I wanted to learn from the best with no expectations of where my career might lead. And David was the mentor I hope in some small way to be today.

Custom Residential Architecture is a space all its own, but one that encompasses the whole of architecture in microcosm. Where I learned the importance of architecture as a Patron Art, where I learned the importance of mentorship, and perhaps most important, that important and meaningful design happens at every stage of the architectural process, from the first Concept to the last door jamb detail sketched on the back of a piece of plywood on site. It all matters. A lesson I have carried into everything I have ever done.

Additionally, I'd say something of my schooling in Hawaii. The first lesson was that you "build with the land". This has since become popularized as "sustainability." I was sustainable before there was a word for it. Air, wind, water, sun, and place, these all matter, and we were taught for 5 years that there is a right way and a wrong way of doing things. I am pleased the rest of the world is finally catching up.

And lastly, I am a modernist even when creating theme works. To create space with the fewest number of lines is elegance.