

# Ronald J. Zeytoonian Architect

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## EXECUTIVE SUMMARY

**Strategic thinker**, innovative problem solver, and service-oriented leader with unique combination of big picture design visioning and detail-level expertise in mixed-use and retail development projects.

**Executive roles** in both architectural and development firms, with global experience in managing teams of architects, owners and tenants, and construction professionals. Proven success as a design architect, project manager, and owner's representative for shopping centers, multi-family residential and mixed-use developments.

**Influential communicator**, able to forge strong relationships with stakeholders and professionals across the building industry to meet business objectives and goals.

## CAREER PERFORMANCE

**RONALD J. ZEYTOONIAN ARCHITECT, PC** **Asbury Park, NJ**  
**Owner/President** **2019 – Present**

Architectural planning, design and tenant coordination consultant providing retail and residential design services. Managed programming, design, and tenant coordination services focusing on the white-box and turn-key retail program at American Dream Meadowlands in New Jersey.

**ROTHSCHILD DOWNES** **New York, NY**  
**Director of Design** **2018 – 2019**

Director of Design providing Tenant Coordination and Project Management focusing on the turn-key retail program at the Shops at Hudson Yards in New York.

**S9 ARCHITECTURE** **New York, NY**  
**Principal of Design** **2017 – 2018**

Design Principal overseeing the schematic and design development of Trinity Hills Mixed-use Development in Calgary, Alberta Canada and The Boulevard Shopping Center in Staten Island, NY.

**RONALD J. ZEYTOONIAN ARCHITECT, PC** **Asbury Park, NJ**  
**Owner/President** **2015 – 2017**

Architectural planning and design consultant providing residential design services. Clients included Urban Edge and private residential commissions.

**SIMON PROPERTY GROUP** **Indianapolis, IN**  
**Director of Planning and Design** **2014 – 2015**

Managed 3rd-party architectural firms, their consultants for. Responsible for full-cycle execution including design assist, quality control, RFPs, bid leveling and construction administration. Major projects included Stanford Shopping Center in Palo Alto, CA, Town Center at Boca Raton in FL and Concord Mills Shopping Center.

**RONALD J. ZEYTOONIAN ARCHITECT, PC** **New York, NY**  
**Owner/President** **2010 – 2014**

Architectural consultant providing retail planning services to developers and architects. Clients included Vornado, Equity One (Regency Centers), Greenberg Farrow and KPF.

**FX COLLABORATIVE****Associate Principal/Senior Designer****New York, NY | Dubai****2007 – 2009**

The International Studio: responsible for the residential and retail components of three mixed-use hi-rise development sites in KSA and a Waterfront District G9, a large-scale masterplan for a new city district in Dubai.

**CALLISON****Associate Principal****New York, NY****2005 – 2007**

Major projects included Cabela's at Xanadu, South Station Boston Retail and the Shops at Battery Park City.

**GREENBERG FARROW****Senior Associate****New York, NY****2003 – 2005**

Responsible for the design and planning of multiple open-air shopping centers and strip malls in the NY metro area and Canada. Major projects included Landsdowne Park in Ottawa and Bronx Terminal Market, an urban three level big box shopping center with over 2 million GSF.

**RONALD J. ZEYTOONIAN ARCHITECT, PC****Owner/President****New York, NY****2001 – 2003**

Architectural consultant providing multi-family residential design and planning services to developers and private clients.

**ELKUS-MANFREDI Ltd.****Senior Associate****New York, NY****1997– 2001**

Lead designer and Project Architect for the 5-level retail podium at Time Warner Center in NYC. Was involved as in all phases from master-planning in collaboration with SOM through completion of the architecture and detailing within the 5 level Shops at Columbus Circle.

**ADDITIONAL PRIOR EXPERIENCE**

- **Lee Harris Pomeroy Associates, New York, NY:** Major projects included a mixed-use hotel in Prague's historic district and a 7200-sf luxury apartment on Central Park West.
- **Naomi Leff, New York, NY:** Project Manager for the roll out of new Giorgio Armani boutiques in Boston, NY and Chicago.
- **Ehrenkrantz, Eckstutt and Kuhn, NY:** Project Designer for the Queens County Criminal and Supreme Court Complex which includes offices for Probation and Police HQ.
- **Kallmann, McKinnell and Wood, Boston, MA:** Project Designer for the Pier 4 Waterfront Development in Boston, Becton Dickinson's corporate HQ in Franklin Lakes NJ and The Hynes Convention Center in Boston
- **Boston Architectural College, Boston, MA:** Architectural Design Instructor and thesis advisor.
- **Harvard Graduate School of Design, Cambridge, MA:** Guest Critic in the core design program:

**SPEAKING ENGAGEMENTS**

**New York University Shack Institute of Real Estate, New York:** Lecture "Design for Shopping—Making Retail Work." Lecture, Sept. 2012

**Symposium on Mixed-use Architecture, Shanghai China:** Lecture "Evolution of an Urban Model—Placemaking in Retail Design.", Aug. 2012

**World Architecture Congress, Singapore:** Lecture "Increasing efficiency with Green Building Solutions.", April 2008

**EDUCATION**

**Bachelor of Architecture** Syracuse University, Syracuse, NY

**Associate of Architectural Engineering** Wentworth Institute of Technology, Boston, MA