

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 Owner/President

Asbury Park, NJ
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 Director of Design

New York, NY
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 Principal of Design

New York, NY
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 Owner/President

Asbury Park, NJ
2015 – 2017

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

SIMON PROPERTY GROUP Director of Planning and Design

Indianapolis, IN
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.

ARCHILIER ARCHITECTURE Director of Retail

New York, NY
2012 – 2013

Hired to provide retail based mixed-use design and planning leadership on several large scale developments in China. Major projects included Beijing CSC, Beijing China / Chinese Consortium- Interior Architecture: Concept, Schematic Design for a 140,000 SM shopping mall and MixCity, Ganzhou China / China Resources- Interior Architecture: Concept, Schematic Design for a 140,000 SM shopping mall.

RONALD J. ZEYTOONIAN ARCHITECT, PC
Owner/President

New York, NY
2010 – 2012

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.

ELKUS-MANFREDI ltd.
Senior Associate

New York, NY
1997– 2002

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