

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 project management and tenant coordination in residential, commercial mixed-use and retail development projects.

Executive roles held in architectural and development firms, with global experience in managing teams of architects, engineers, and construction professionals. Proven success as an owner's representative supporting stakeholders, tenants and center management.

CAREER PERFORMANCE

RONALD J. ZEYTOONIAN ARCHITECT, PC **Asbury Park, NJ**
Current
Owner/President

Architectural consultant providing full services including design, project management and tenant coordination services for a full range of project types including renovations, expansions and predevelopment planning.

UNIBAIL-RODAMCO-WESTFIELD **Paramus, NJ**
2021
Tenant Coordinator

Term assignment as Project Manager hired by Greeby Companies to provide tenant coordination services for new short lease tenants at Garden State Plaza.

ROTHSCHILD DOWNES **New York, NY**
2018 – 2019
Senior Tenant Coordinator

Term assignment as 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**
2017 – 2018
Principal of Design

Term assignment as Design Principal overseeing the schematic and design development of Trinity Hills Mixed-use Development in Calgary, Alberta Canada.

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

Full time position as Director of Planning and Design assigned to manage and support 3rd-party architectural firms and their consultants hired to execute the expansion and renovation of select Simon portfolio properties. 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.

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

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

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

GREENBERG FARROW**New York, NY****Senior Associate****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.**New York, NY****Senior Associate****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