

## Open Road - Dallas, OR



### REIMAGINING GROWTH: MODERNIZING A CORPORATE CAMPUS

*Transforming Open Road's existing offices, both inside and out, with a cohesive, contemporary design that emphasizes connection and collaboration.*

This 40,511 sq. ft. remodel and two-story expansion revitalizes an existing single-story building, creating a unified, modern presence for a rapidly growing company. The exterior composition highlights the integration of the original structure with the new addition, framed by updated monument signage and a welcoming main entry. Steel-and-wood canopies introduce both functional weather protection and architectural rhythm, complementing a refreshed exterior lighting scheme that enhances the building's identity and presence after dark.

Inside, the renovated reception area provides a clear, inviting focal point for visitors, potentially featuring curated artwork or branded graphics behind the desk to express company culture. The redesigned lobby includes a sculptural stairway and a bridge leading to the large conference room, establishing visual connectivity and encouraging collaboration. Small conference spaces enclosed with glass demising walls, along with accent and decorative lighting, bring a sense of openness and transparency while maintaining acoustic control.

*Read more on the following page...*

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### Exterior Details



### Open Lobby



### Split View of Office



### Glassed Conference Room



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Throughout the open office areas, suspended acoustic ceiling clouds define work zones while preserving a sense of volume and daylight, balanced by modern light fixtures that add interest and visual hierarchy. Private offices continue this thoughtful material palette, blending openness with privacy through high-quality finishes and strategic glazing. At the rear of the site, a staff patio offers a valuable outdoor amenity, positioned against the modernized backdrop of the expanded building. Together, these design moves deliver a cohesive and flexible environment that supports the company's ongoing growth and innovation.



## PATIENT CARE TRANSFORMED

A thoughtful clinic remodel with new exam rooms, offices, and waiting areas designed for efficiency, privacy, and patient comfort.

This 4,401 sq. ft. remodel transforms an existing medical office into a modern, patient-centered clinic. The project includes new exam and procedure rooms, physician offices, a welcoming waiting area, and a staff break room, all thoughtfully designed to create a calm, efficient, and comfortable environment for both patients and staff.

The main design goal was to improve how people move through the space while ensuring privacy and comfort. The floor plan was carefully laid out to make it easy for patients and staff to navigate, with a smooth flow from the check-in area through vital checks, exam rooms, and checkout. This clear and logical path helps avoid congestion and keeps the clinic running efficiently.

For patients, the clinic was designed to feel welcoming and stress-free. A spacious waiting area, intentionally separated from the check-in desk, creates a calm first impression. Moving from the waiting area to exam rooms feels intuitive and straightforward, helping patients feel at ease. Natural light, warm materials, and thoughtful finishes come together to create a sense of comfort and trust, balancing the functional needs of a medical space with a human touch.

### ARCHITECTURAL SERVICES PROVIDED:

- Architectural Planning
- Land Use Approval
- Site Planning
- Permitting
- MEP Engineering
- Landscape Architecture
- Construction Admin.

**SEE MORE:**



# CLIENT SPOTLIGHT + PROJECTS UNDER CONSTRUCTION!

Partnering with Calson Management, our team is honored to help bring forward senior living communities that support aging with dignity, connection, and care. These projects demonstrate a shared vision rooted in purposeful planning and a strong understanding of the diverse needs of older adults nationwide. Take a look at a few projects we have under construction in California.



## ASSISTED LIVING IN BASCOM

City, State: Bascom, CA

Project Type: Senior Housing

**Project Specs:** Now underway in Bascom, this four-story assisted living facility will deliver 83 suites within a 53,962-square-foot structure that includes integrated parking. Designed to promote comfort and a sense of community, the project will offer vital residential services for seniors in a supportive environment that adapts to their changing needs.

The expected completion date is late 2025 to early 2026.

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## SENIOR LIVING IN SOQUEL

City, State: Soquel, CA

Project Type: Senior Housing

**Project Specs:** Located in Soquel, California, this three-story, two-building facility is currently under construction and will feature 83 suites across 84,472 square feet. Offering independent living, assisted living, and memory care, the community is planned to provide a full spectrum of senior care in a welcoming, resident-focused setting.

Construction is expected to be completed by late 2025!





## REBUILDING WITH CARE: SUPPORTING COMMUNITIES AFTER WILDFIRE DEVASTATION

Earlier this year, multiple fires swept across Los Angeles County, leaving many communities devastated. Our hearts go out to all those affected. As the city embarks on the long road to recovery, we are reminded of the immense challenges that come with rebuilding.

Our firm is currently working on multiple homes in Hawaii that were impacted by the 2023 Lahaina Fire. From one-on-one client meetings to navigating permitting requirements and county regulations, we handle the logistics while approaching each project

with care and understanding. While we cannot restore these homes to their original state, our goal is to help families feel safe and at home once again.

Through this work, we've gained invaluable insight into the complexity and extended timelines of wildfire recovery. If you know someone who could benefit from our expertise, please don't hesitate to reach out. We are here to support families and individuals through every step of this challenging journey.

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## LENITY ANNIVERSARIES

Longevity for the win!

### MAY:

Dan - 18 years  
Michael - 18 years  
Jake - 14 years

### JUNE:

Brian L - 14 years  
David - 10 years  
Jason - 14 years  
Todd - 15 years  
Lee - 13 years

### JULY:

Aaron - 16 years  
Melanie - 10 years

### AUGUST:

Brian C. - 14 years  
Gabriella - 1 year  
Robert - 1 year

## LEAVE US A REVIEW!

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If we've worked with you, we'd greatly appreciate it if you could leave us a Google review here: <https://g.page/r/Cd-hyVlugnS1EBM/review> A few sentences are all it takes! Your feedback not only supports us but also helps others make an informed decision.

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