

Professional Experience

Mullio, principal of Root Development, LLC, is a real estate developer as well as a freelance writer and curator specializing in contemporary architecture projects. Mullio's primary responsibilities within the firm include client relations and development, design analysis, community outreach, city relations, and presentation strategy. Mullio teaches at the University of Southern California and is invited to write and lecture on intersections of architecture, urban design and real estate development for various Southern California institutions. Mullio holds a Master of Real Estate Development from the University of Southern California and a Master of Arts in Architecture from the University of California, Los Angeles.

Work Experience

Principal

2006 - Current

Root Development LCC, Long Beach, CA

Root is a Long Beach-based boutique real estate development company that develops multi-family residential, commercial and raw land properties in urban areas in Los Angeles County. The company also provides consulting services in the realm of expediting and entitlement work, feasibility studies, development guidance for property owners, architects and other developers.

- Direct Root Development, LLC, a Long Beach-based boutique real estate development company.
- Develop residential, commercial and raw land properties in urban areas in Los Angeles County.
- Manage and operates multi-family rental properties in Long Beach, Los Angeles and San Diego.
- Consult for large-scale retailers to plan their experiential environments, including Urban Outfitters.
- Curate tenant mixes and help identify brand strategies for clients.

Adjunct Professor

2017 - Current

University of Southern California, Los Angeles, CA

Teach real estate development in the Sol Price School of Public Policy.

Create syllabi, in-class assignments and lectures for *History of Urban Planning and Real Estate Development* (60 students, twice a week).

Develop curriculum with a theme of past, present and future with an emphasis on urban design history.

Organize guest lecturers that specialize in the fields of architecture, real estate development, and city affiliations.

Teach a micro-seminar, *Getting up to Speed: The Evolution of Los Angeles's Built Environment*, for incoming USC freshman students (30 students).

Teach online classes in real estate, architecture and planning.

Consultant

2015 - 2020

Queen Mary, Long Beach, CA

Direct tangible educational resources (films, youth guides, exhibitions, brochures, books, website) that document the education and future visions for the ship.

Create visuals present ideas, text, archival materials - photographs, drawings, narratives - on the history of the Queen Mary.

Director

2000 - 2003

The MAK Center for Art and Architecture at the Schindler House, Los Angeles, CA

Directed, curated and developed the organization's artistic, administrative and fundraising activities. Coordinated and managed all project activities and contractual negotiations.

Oversaw prospective funding sources for programming of the MAK Center and the conservation of the R.M. Schindler's Kings Road House and Mackey Apartment Building. Managed administrative and fiscal development of the organization.

Secured the House on the *World Monuments Fund 2002 World Monuments Watch List of 101 Most Endangered Sites*, and established a first-time conservation initiative and endowment to ensure the sustainability of the house and site. Launched the R.M. Schindler furniture line.

Work Experience contd.

Curatorial Associate
1994 - 2000

The Museum of Contemporary Art, Los Angeles, CA

At the End of the Century: One Hundred Years of Architecture. Curatorial Associate for exhibition of 20th century architecture and urbanism; traveled internationally, June 1998 - September 2000.

French Architects in the 1990s: The Production of Public Space. Directed lecture series and additional programming of 15 preeminent French contemporary architects and landscape designers, September 1-December 20, 1999.

Out of Order: Frank Israel. Research Assistant in transcribing interview in gallery guide. Drafted exhibition on computer using Form Z and Lightscape programs, February - May 1996.

Publications / Exhibitions

Co-Author /
Co-Curator

Frank Bros: The Store That Modernized Modern January 2017

Published by Black Dog, UK. Co-authored and co-curated the exhibition, gallery guide, panel and lectures.

Co-Author

Edward A. Killingsworth: An Architect's Life February 2013.

Published by Hennessy + Ingalls.

Co-Author /
Co-Curator

A Beautiful Nothing: The Architecture of Edward A. Killingsworth Summer 2008.

Co-authored and co-curated the exhibition, gallery guide, panel and lectures. Organized by the University of Santa Barbara, Art, Architecture and Design Collection

Essayist

Two Minds: Artists and Architects in Collaboration April 2006

Published by Black Dog, UK

Curator

Trespassing: Houses x Artists. 2004

Curated exhibition, gallery guide, panel and lectures. Show traveled to Bellevue Art Museum, MAK Center for Art and Architecture, USF Contemporary Art Museum, Tampa, Blaffer Gallery, Houston, and Palm Springs Museum of Art.

Co-Author

Long Beach Architecture: The Unexpected Metropolis. February 2013.

Published by Hennessy + Ingalls

Photo Editor

A Los Angeles Portrait 2005.

Published by Institute for French Architecture

Contributor

20th Century Architecture. 2000

Authored text for book by Peter Goessel, published by Taschen

Articles / Lectures

Long Beach's Built Realm: Lecture at California State University, Long Beach, May 2019.

Frank Bros. The Store That Modernized Modern, various lectures associated with publication and exhibition, January – May 2017.

Edward A. Killingsworth lecture, UCSB, November 2014.

Edward A. Killingsworth: Master Plan for Learning. Panelist. Organized by Society of Architectural Historians, November 2013.

Imprint Long Beach: Lecture on Edward A. Killingsworth for Imprint Culture Lab conference, 2013

Edward A. Killingsworth: An Architect's Life. Lecture and book signing. Santa Monica Library, April 2013.

Setting a Modern Standard, Los Angeles Times, HOME Section, May 2004.

Trespassing: Houses x Artists. Panel moderator, Palm Springs Desert Museum, August 2004.

Re-modeling, symposium panelist, California State University Long Beach. February 2004.

Evening for Educators. An evening for educators that focused on architecture and the representation of the discipline in The Los Angeles County Museum of Art's permanent collection. LACMA, April 2003.

Second City: Long Beach and Tacoma as Models of Second Cities Recreating Identities. Arcade Architecture + Design Journal, December 2002.

Intersections. Produced lecture series on collaborations between artists and architects. LA Forum for Architecture and Urban Design, spring 2003.

Trespassing: Houses x Artists, lecture at the University of Southern Florida, Contemporary Art Museum, Tampa, September 2003, and lecture at Bellevue Art Museum, Washington September 2002.

Panelist on Preserve L.A. applicant workshop, The Getty Center, June 2002.

Juror for *Visual Art* in Community Places for the City of Santa Monica, June 2001.

Out There Doing It. Organized lecture series of emerging Los Angeles-based landscape architects for the Los Angeles Forum for Architecture and Urban Design, summer 1999.

Unprivate House exhibition. Lecture at the Armand Hammer Museum, October 2000.

French Architects in the 1990s: The Production of Public Space. Introductory presentations for the lecturing architects in the series, 1998.

At the End of the Century: One Hundred Years of Architecture, February 1997. Lecture at SCI-Arc.

Interviews on local radio stations on LA architecture and exhibitions.

Education

Master of Real Estate Development

University of Southern California, 2006

Master of Arts in Architecture emphasis in History, Theory and Criticism

University of California, Los Angeles, 1995

Bachelor of Science in Interior Design

California Polytechnic State University, 1992

Organization Affiliations

License and Organization Affiliations

State of California, Bureau of Real Estate, license № 01903503

Board Chair for City Fabrick non-profit organization, Long Beach

Member on the advisory committee for the City of Long Beach's new 2020 master plan

Member of Urban Land Institute