



ADELAAR

THE FIRM

Hart Howerton is a group of planners, architects, landscape architects and interior designers, headquartered in New York and San Francisco with a network of regional offices throughout the United States and internationally. Our practice is *Designing Complete Environments*[™]—exceptional buildings, communities and places—in special situations, where a unique historic or natural environment requires an especially thoughtful and innovative solution. We apply an integrated approach to create value for our clients, helping them achieve the full potential of their visions and their land assets.

OUR APPROACH

We work very closely and partner with our clients—becoming a part of their development team—to understand their vision, business objectives, and market opportunities. We consider market, financial, political and historical conditions as a way to guide a project's design. We combine the broad experience and technical depth of a large international firm with the kind of direct, active, personal service of principals usually found only in smaller firms. We seek out the best local partners and experts to form teams that can effectively execute a project vision. And, we stay with a project from conceptualization to completion and beyond, while a new environment develops and a new community takes shape.

PHILOSOPHY

What distinguishes our firm from others in our field is a combination of the following:

- **Our outlook is long-term.** We help clients manage land as an asset that increases in value over many years.
- **Our solutions are market-driven.** We create lasting environments that have a competitive edge in the marketplace.
- **Our practice is inter-disciplinary,** combining planning, architecture, landscape architecture, and interior design into a single profession—designing complete environments.
- We have been among the **leaders in environmentally responsive development,** finding new ways to combine resource preservation with development.
- We have had the opportunity to plan many prominent world-class places that have become a **significant legacy** in their communities.

Our objective is to take on a limited number of high-quality projects each year, and to work closely with our clients to produce outstanding results. We bring to each project the background of a large international practice, but we are still organized to provide the enthusiasm, fast response, and attention to detail that results from the personal attention of the principals, and we manage our workload to make that possible.

Our commitment to *Designing Complete Environments* helps clients realize long-term success in managing their land whilst making a meaningful contribution to our built environment. We like to look at new ways of doing things; that's what's fascinating to us—breaking new ground.

REPRESENTATIVE PROJECT EXPERIENCE

The firm has dedicated a significant part of its practice to the design of urban centers and resort environments. We have had major assignments from many of the leading urban landowners and developers as well as government agencies and citizen groups. For example: Walt Disney World and Sea World; MCA/Universal Studios; Circus-Circus and Grand Casinos; Hyatt; Vail Resorts; The Irvine Company; Hines, Donald Trump; Waikiki 2001; the State of Tennessee; and such cities as New York, Orlando and Annapolis.

Examples of Hart Howerton's destination resort projects include:

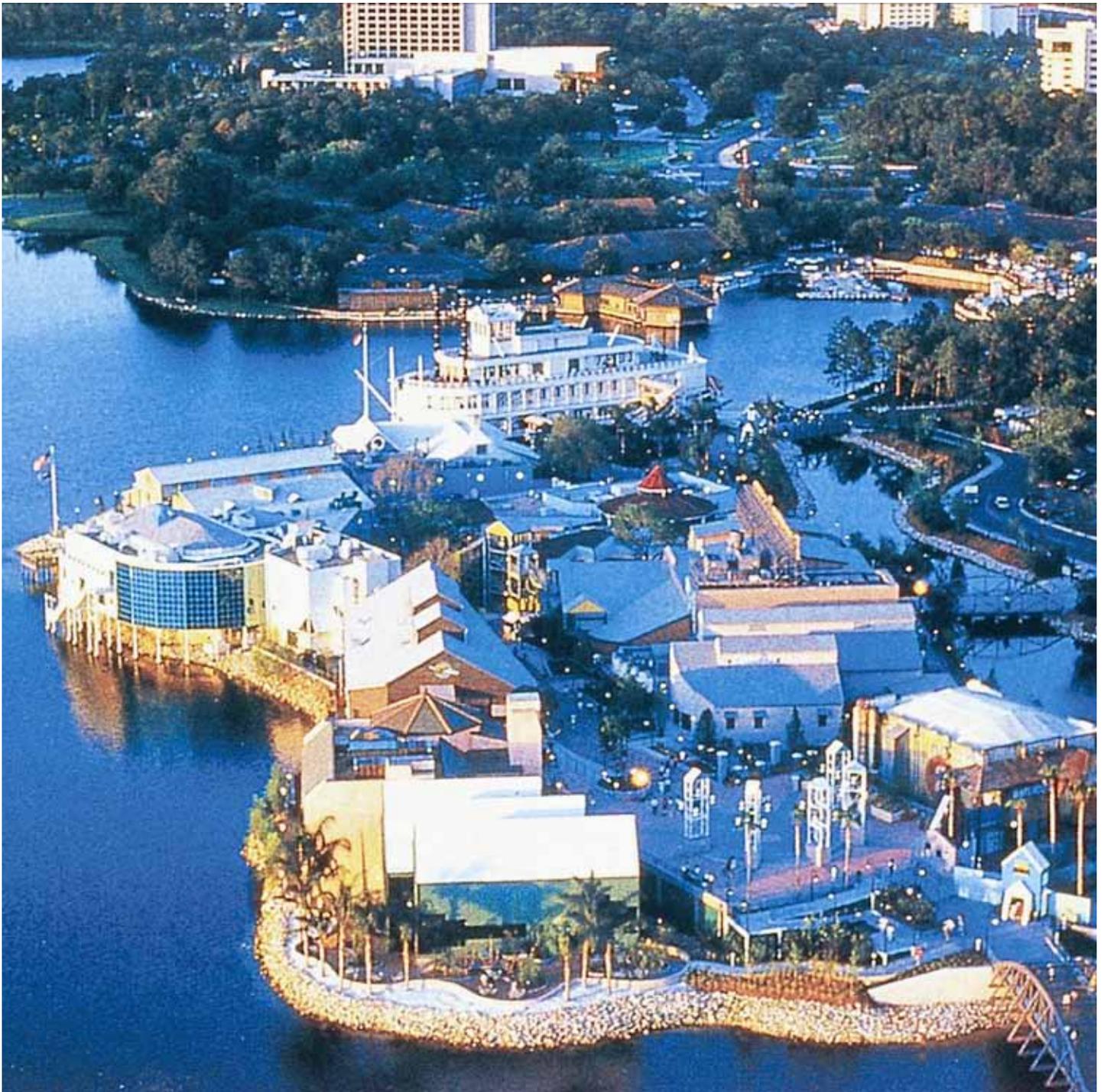
- **Walt Disney World**, Orlando, Florida
- **Universal Studios Hollywood**, Los Angeles, California
- **Las Vegas Development and Expansion**, Las Vegas, Nevada
- **Luxor Excalibur**, Las Vegas, Nevada
- **World Port**, Las Vegas, Nevada
- **Millenium**, Las Vegas, Nevada
- **Grand Casino**, Gulfport, Mississippi
- **Grand Casino**, Tunica, Mississippi

Illustrations and descriptions of these projects are included in the following pages.

WALT DISNEY WORLD

Orlando, Florida

We were members of the Disney team for environmental studies and town planning for this 27,000-acre Walt Disney World property. Our firm created the design concepts and site planning for Lake Buena Vista, the first Disney 4,500-acre residential resort community. We also designed the architecture for its first residential buildings and landscapes. Today, our work is part of the most successful destination resort ever built and we continue to collaborate with Disney on new projects.

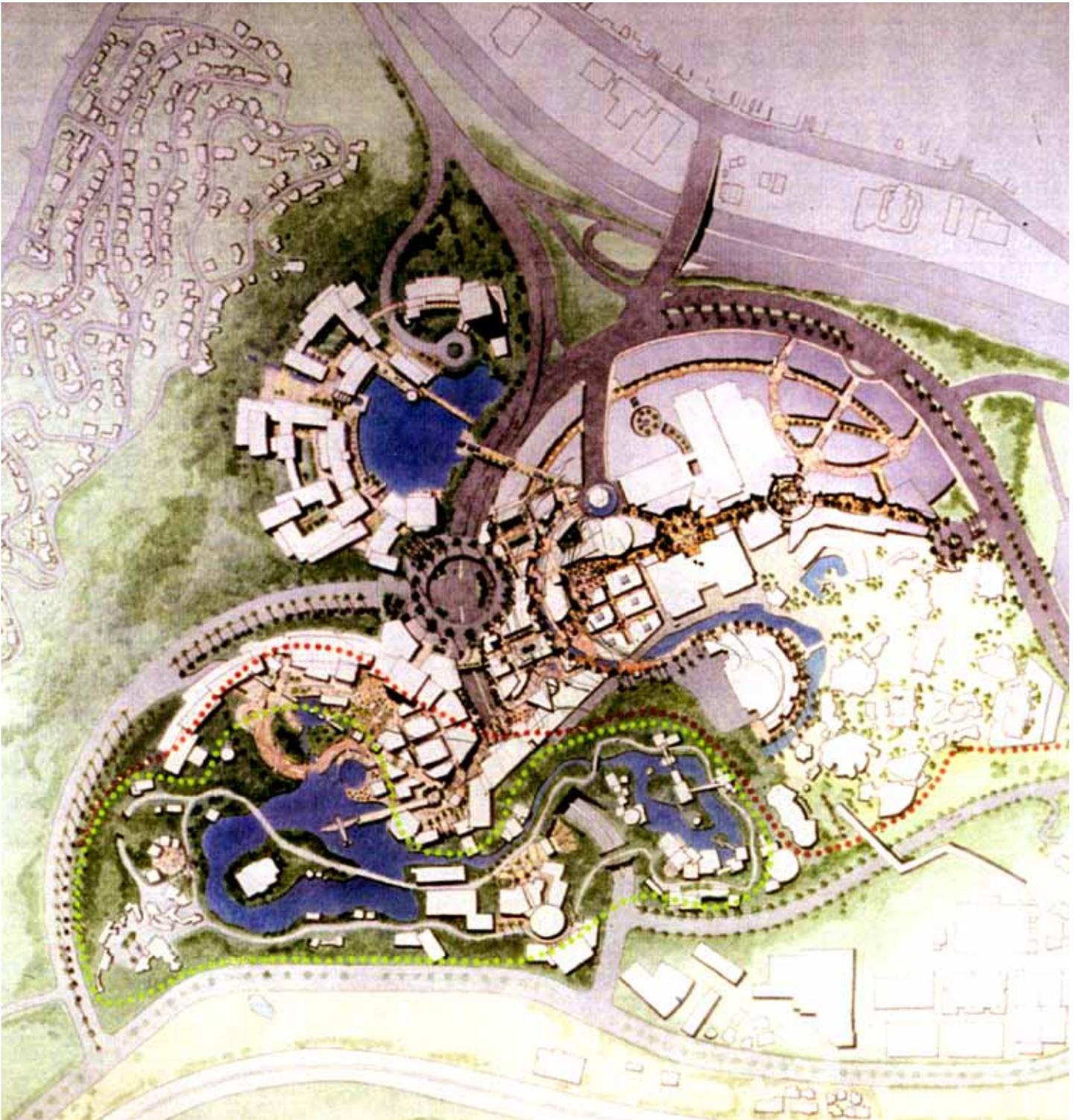


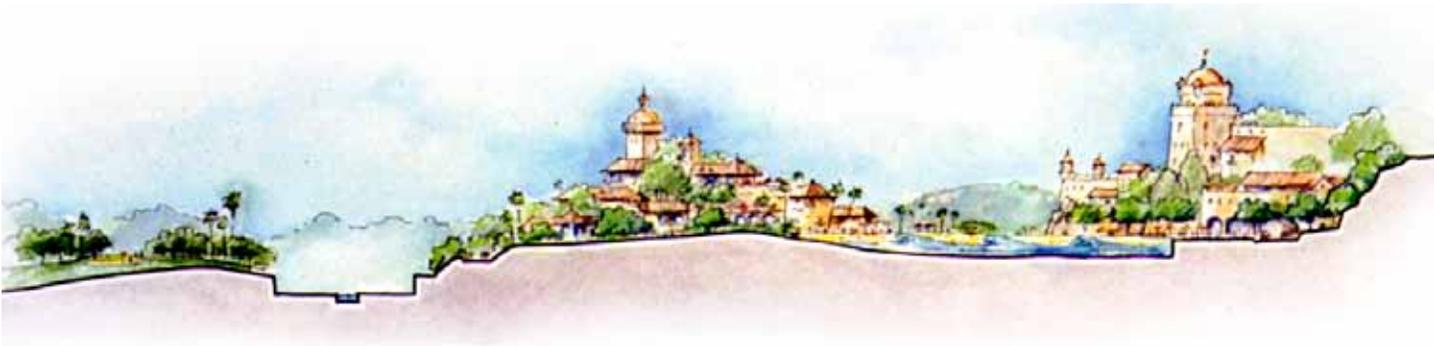


UNIVERSAL STUDIOS HOLLYWOOD

Los Angeles, California

We were retained by MCA/Universal Studios to prepare master plans for development of their 400-acre back lots with a new “gate”, hotels and new entertainment attractions. The plans were based on their concepts for re-orienting the focus of Los Angeles/Hollywood tourism and the concurrent regional transportation planning.





LAS VEGAS DEVELOPMENT & EXPANSION

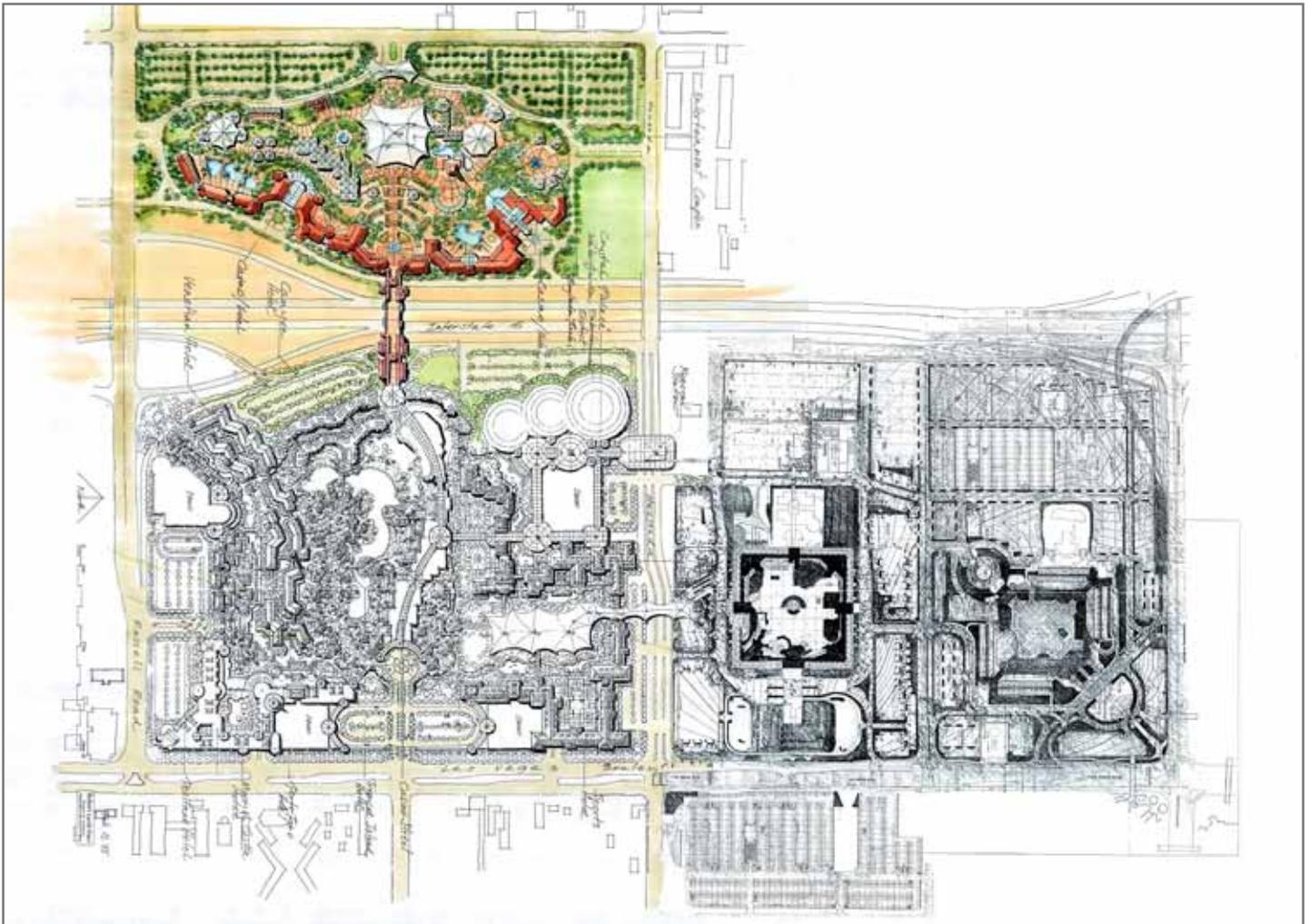
Las Vegas, Nevada

We have had several assignments related to the development and redevelopment of urban environments on the Las Vegas Strip, as well as inside the multi-casino hotel complexes.

We worked with Colony Capital on an urban infill master plan for a property next to the Las Vegas Convention Center. Our mixed-use plan incorporates the addition of a hotel, residential towers, casino, an urban entertainment complex, additional parking, as well as the integration of the monorail system. The development takes the place of an at-grade parking facility and works to complement the existing facilities on-site while maximizing return for the client.

We prepared a programming strategy and master plan study for a 66-acre site which analyzes the complex interrelationships of hotel, recreation, and residential uses within multiple linked casino hotels and a half mile-long entertainment city.

We were also commissioned to master plan the Luxor, Excalibur, and Mandalay Bay hotels. In addition, we provided master planning and architectural services for a \$2 billion project for Circus Circus including the renovation of the existing casino and expansion of the new hotel building.



LUXOR EXCALIBUR

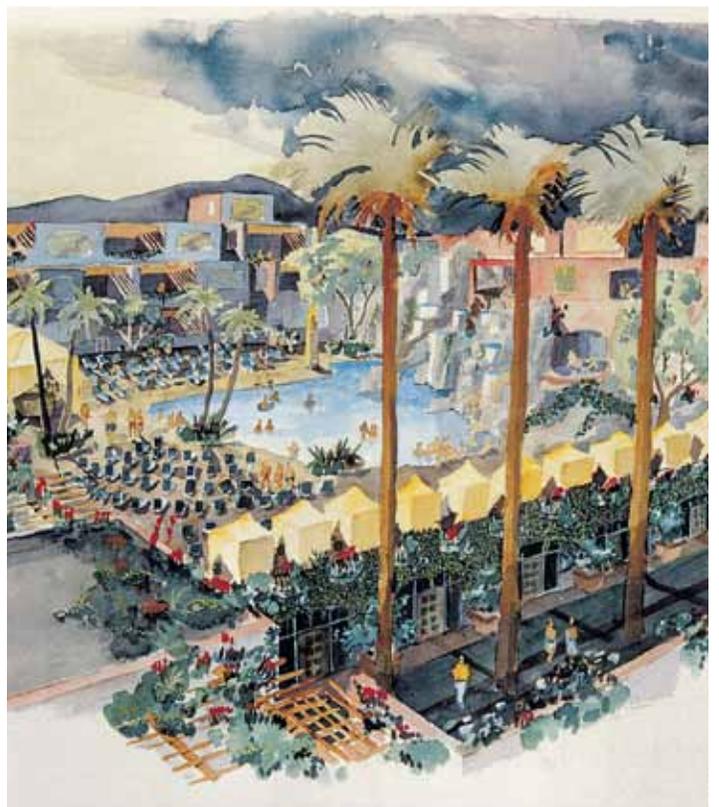
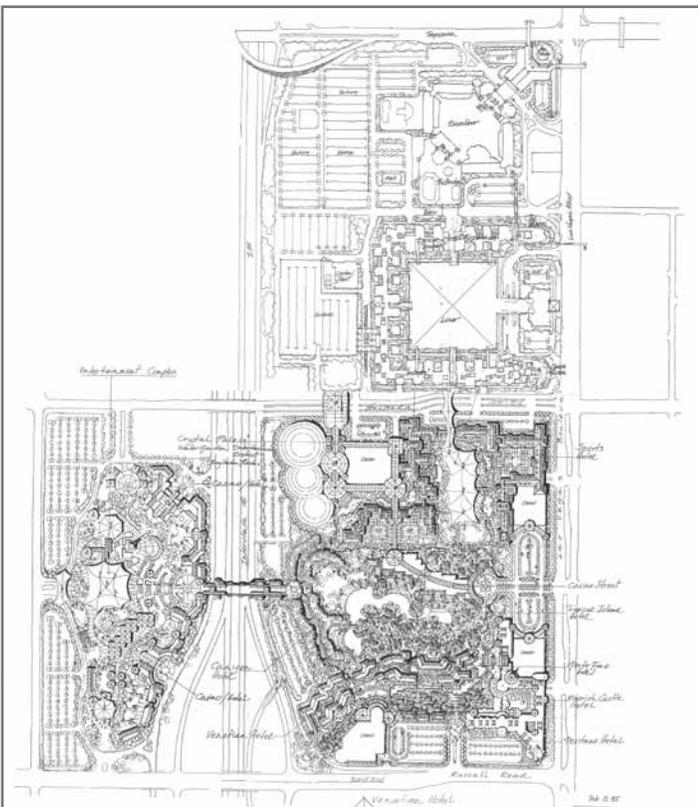
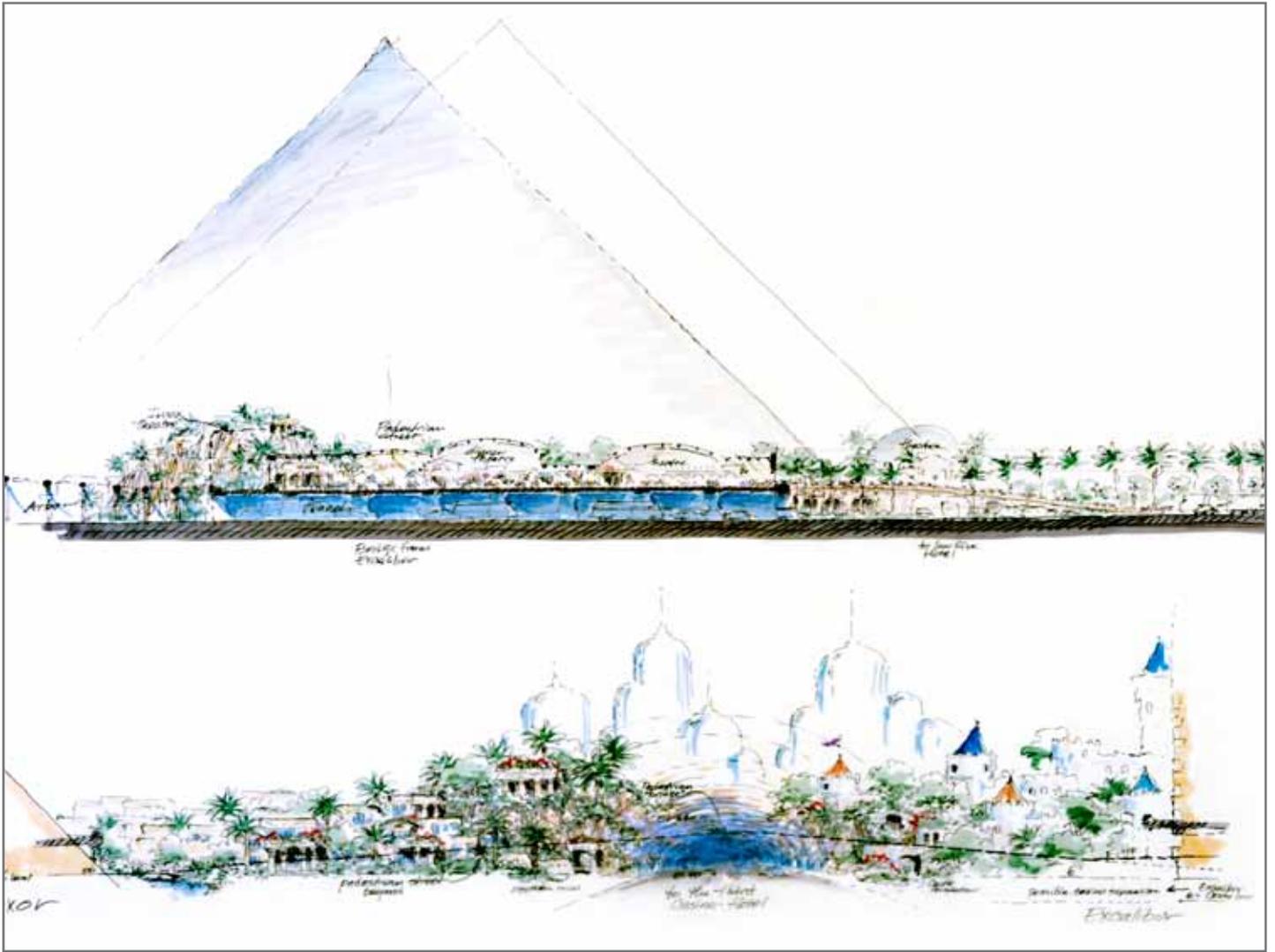
Las Vegas, Nevada

We worked with Circus-Circus on master plans and architectural and landscape concepts for linking and expanding Luxor and Excalibur.

Luxor hotel room expansion was conceived as a low-rise garden village to preserve the drama of the Pyramid landmark and provide an alternative guest experience.

A retail/entertainment bridge connected the two properties; plans were made for improving Luxor's operations and food and beverage offerings; and elevator studies were prepared to improve service.

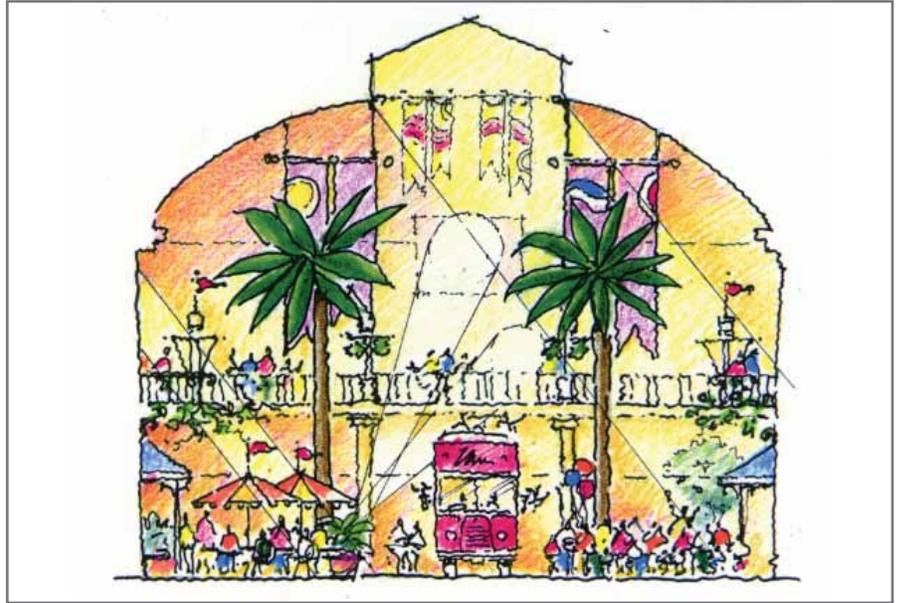


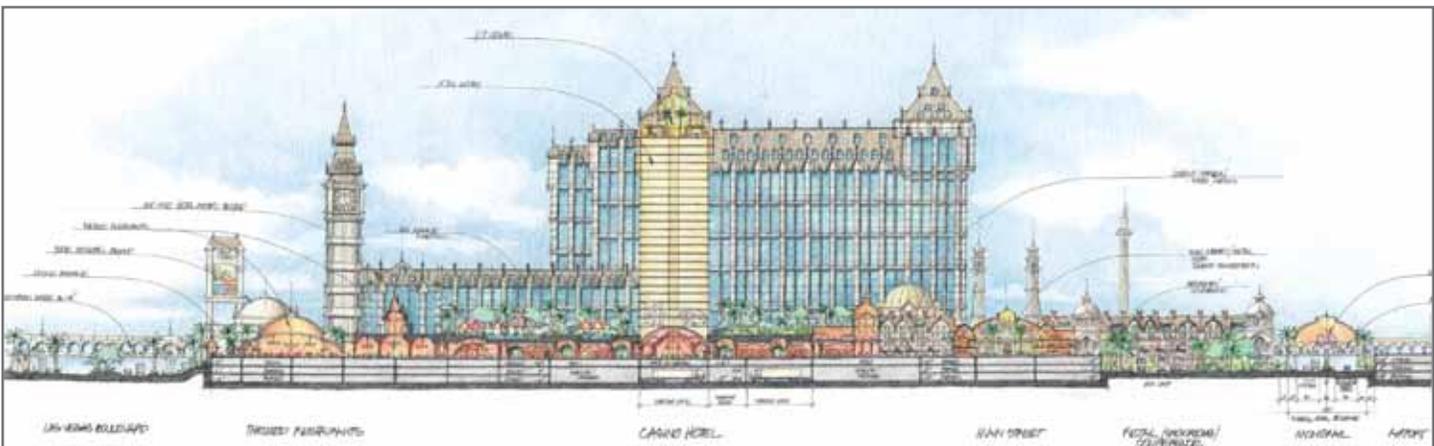
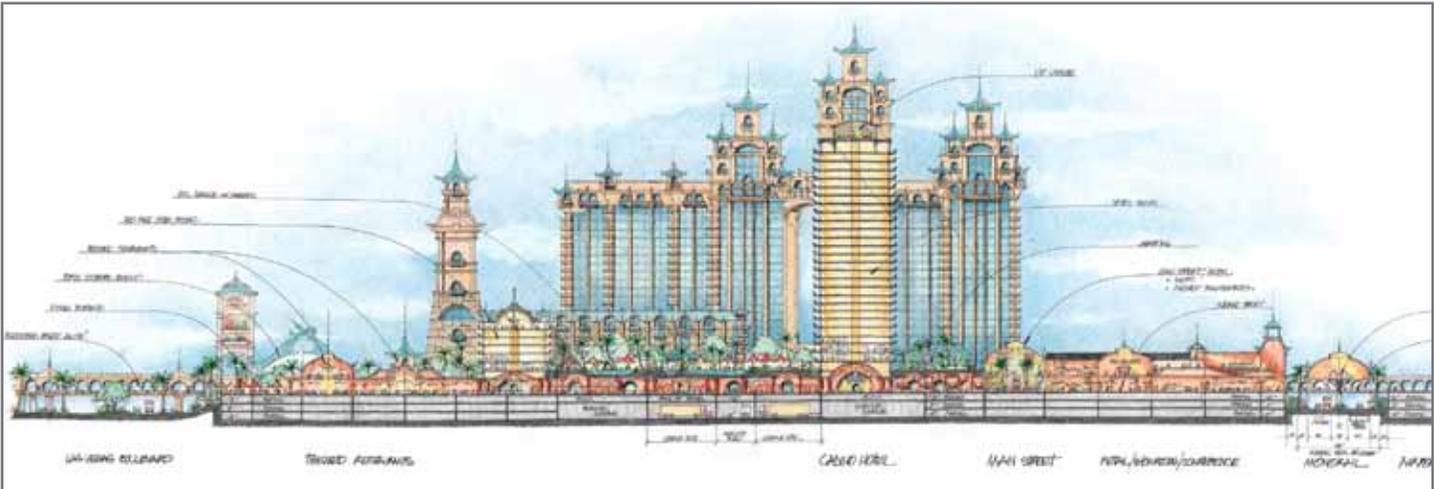


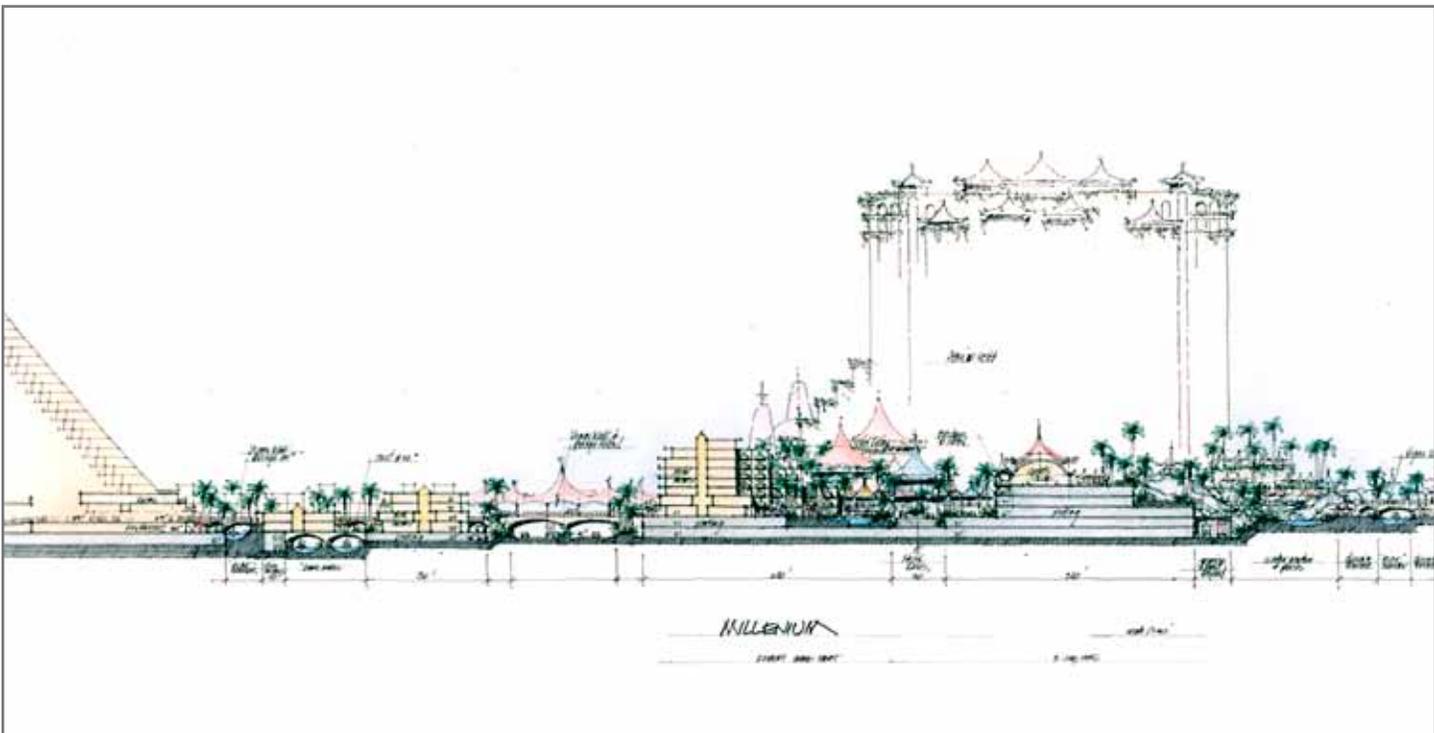
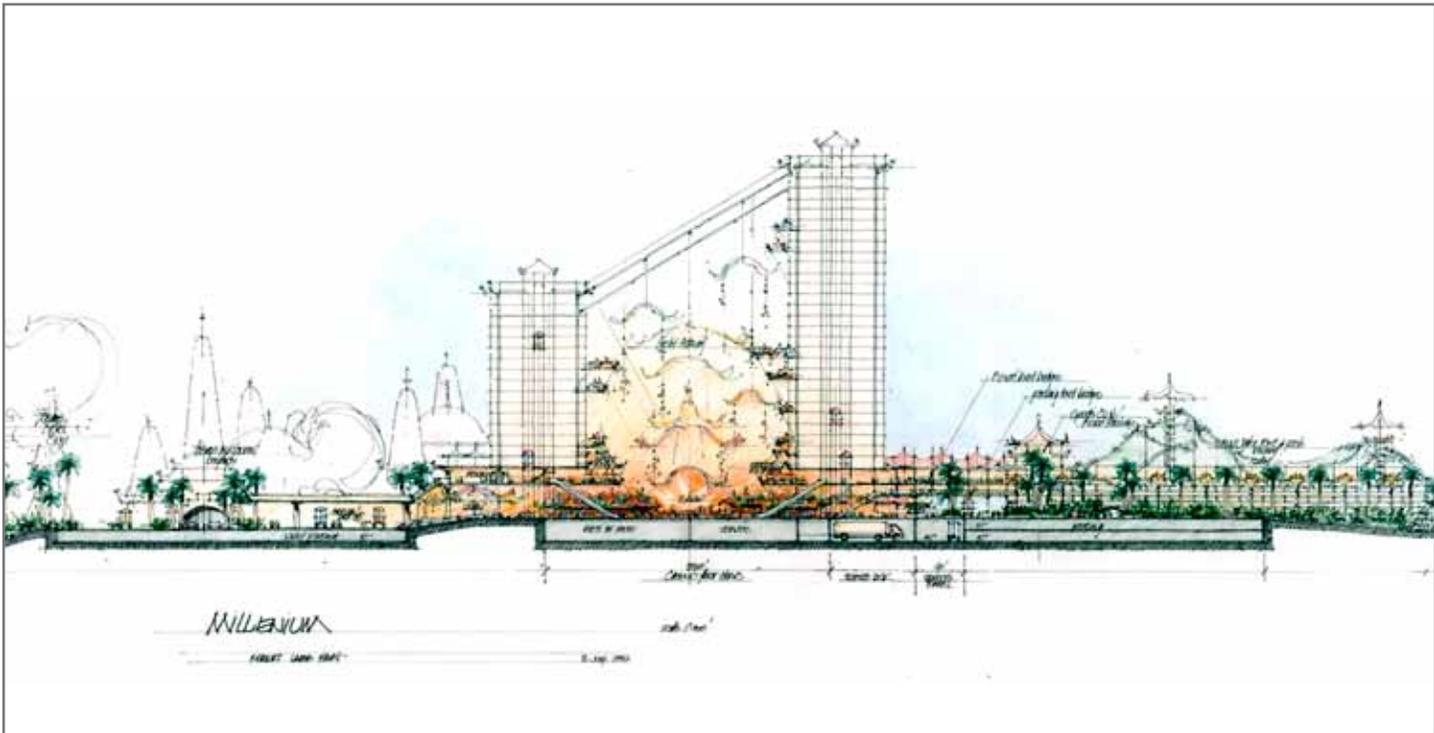
WORLD PORT

Las Vegas, Nevada

In Las Vegas we have worked with two groups of major landowners and teams of local professionals to plan new patterns of casino-hotel-retail complexes, tied to expanded transportation systems. Specifics are subject to confidentiality agreements.





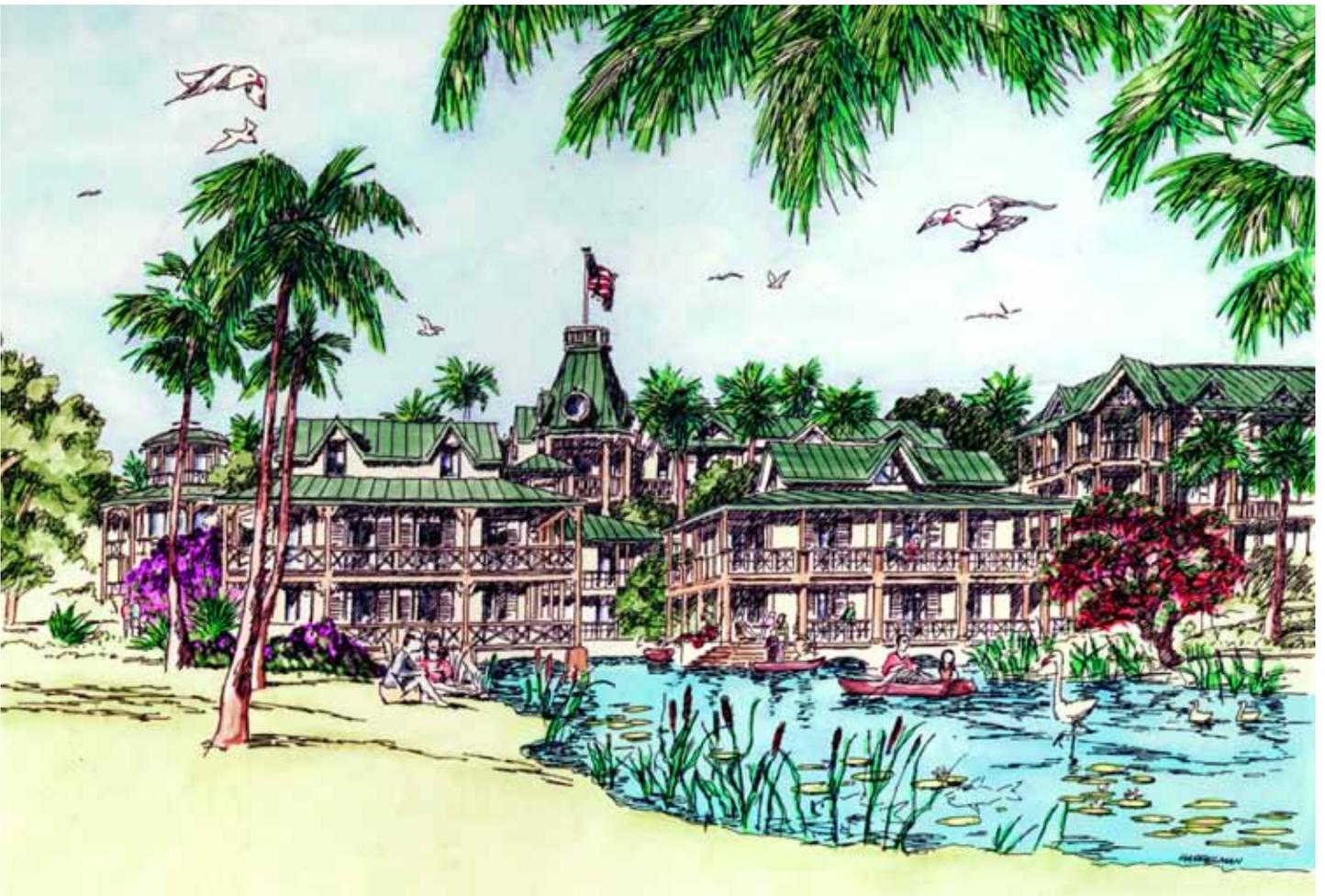


GRAND CASINO

Gulfport, Mississippi

In Gulfport, Mississippi, also for Grand, we prepared master plans for 54 holes of golf, a golf school, hunt club and a neighborhood of exclusive executive estates on a spectacular 2,000-acre site adjacent to the Biloxi River. Jack Nicklaus was selected to design the first course and, working with Jack in the field and West Palm Beach, we refined the routing plans and reviewed their detailed construction drawings. We also prepared detailed plans for the clubhouse, access roads and maintenance areas.





GRAND CASINO

Tunica, Mississippi

Just South of Memphis at Tunica, we prepared updated master plans for a new casino based resort for Grand Casino on 1,500 acres of land next to the Mississippi River. The casino and the first hotel were already under construction when we were given the assignment to review the existing master plan and detailed plans for a Hale Irwin-designed golf course. Our new master plans included a second golf course, golf school, indoor water park, a second hotel and 400 resort residential units. At the same time we assisted Grand in selecting the golf course contractor and managing the construction of the first golf course. We also designed the golf maintenance buildings and a new golf clubhouse.





FRONT ELEVATION - LOCKING WEST



Rees Jones, Inc.
GOLF COURSE DESIGN

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Rees Jones, Inc. was founded in 1974 and is headquartered in Montclair, New Jersey.

All designers on the staff are members of the American Society of Golf Course Architects and we have completed over 170 projects. We customize the design and supervise the construction of new layouts for private, resort, real estate development, municipal and county golf courses.

We also redesign and modernize existing golf courses. The company offers a full range of services to help each client achieve its goal by providing an outstanding final product that is completed on schedule and within the client's budget.

We work at designing courses that are fair. We do not believe that playability should be sacrificed to showy features that penalize a shot that is only slightly errant. Our bunkers are strategic features, carefully placed. We design multiple tees - sometimes as many as five or six - in order to accommodate golfers of differing skills, from beginners to PGA professionals. When we design courses for private clubs or resorts or public facilities, the goals may be different but the principle is the same: it has to be playable. No one enjoys getting beaten up by the course in a round of golf.

Primarily, the style of a course is dictated by the contours of the land. The importance of the visual impact of a golf hole from the tee should never be underestimated. Natural elements are embellished and created elements are made to look natural. Every design is customized to enhance what nature offers, always with sensitivity to environmental issues.

Firm Address: Rees Jones, Inc., P. O. Box 285, Montclair, NJ 07042

www.reesjonesinc.com



Atlantic Golf Club, Bridgehampton, NY, Hole #11



Bethpage State Park Black Course, Farmingdale, NY, Hole #8



Blue Top Ridge, Riverside, IA, Hole #17



Montauk Downs, Montauk, NY, Hole #12



Totteridge Golf Club, Greensburg, PA, Hole #4

PARTIAL LIST OF RELEVANT REMODEL EXPERIENCE

PROJECTS IN NEW JERSEY:

- Baltusrol Golf Club (Lower Course & Upper Course), Springfield, NJ
- Canoe Brook Country Club (North Course & South course), Summit, NJ
- Deal Golf & Country Club, Deal, NJ
- Echo Lake Country Club, Westfield, NJ
- Essex Fells Country Club, Essex Fells, NJ
- Flanders Valley Golf Course (Blue Nine & White Nine), Flanders, NJ
- Forest Hill Field Club, Bloomfield, NJ
- Galloping Hill Golf Course, Kenilworth, NJ
- Hackensack Golf Club, Oradell, NJ
- Hollywood Golf Club, Deal, NJ
- Montclair Golf Club, West Orange, NJ
- Morris County Golf Club, Morristown, NJ
- Ridgewood Country Club, Ridgewood, NJ
- Woodcrest Country Club, Cherry Hill, NJ
-

PROJECTS IN NEW YORK:

- Bethpage State Park (Black Course), Farmingdale, NY
- Brynwood Golf & Country Club, Armonk, NY
- Crag Burn Club, East Aurora, NY
- Montauk Downs, Montauk, NY
- North Hills Country Club, Manhasset, NY
- Quaker Ridge Country Club, Scarsdale, NY
- Rye Golf Club, Rye, NY
- Sleepy Hollow Country Club, Scarborough, NY
- Westchester Country Club, Rye, NY



Environmental and Planning Consultants

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AKRF, Inc., along with AKRF Engineering P.C., is a firm specializing in environmental consulting, planning, and engineering services. Founded in 1981, we bring together the talents of more than 240 employees in five locations—White Plains, New York City, Long Island, New Jersey, and Maryland—to complete a projects for municipalities and public agencies. AKRF routinely tackles complex, controversial, and time-sensitive projects. We combine the breadth and resources of larger firms with the specialized know-how and attentiveness offered by smaller ones. The firm's expertise includes environmental review, environmental planning, engineering, traffic, landscape architecture, zoning and land use, air quality, noise, transportation planning and engineering, natural resource protection, historic and archaeological resources, and hazardous materials assessment and remediation.

ENVIRONMENTAL REVIEW

AKRF has guided hundreds of clients—including many schools, cities, towns, and villages—through the State Environmental Quality Review (SEQR) process. Our environmental review and permitting experience includes large, complex Environmental Impact Statements (EISs) for controversial projects, as well as helping towns and villages perform reviews under SEQRA for local applications.

ECONOMIC AND REAL ESTATE ADVISORY SERVICES

AKRF's Economic and Real Estate Advisory Services practice helps public and private clients make informed, cost-effective decisions through a broad range of services including market and demand analyses, financial feasibility analyses, economic and fiscal impact analyses and comprehensive development strategies. Our team includes economists, MBAs, input-output modelers, accredited real estate professionals, and former real estate developers. AKRF is well versed in analyzing markets, conducting financial pro forma assessments, assessing economic impacts, and creating economic development strategies that help not only to get things built but also unfold each project's catalytic potential.

ENGINEERING SERVICES

The Engineering group provides site/civil engineering services including site planning, traffic and transportation design services, including the design of roadway, street, parking, traffic signal, lighting, and pedestrian circulation. AKRF also provides designs for sewers, water mains, utilities, drainage, grading, and stormwater systems [including Stormwater Pollution Prevention Plans (SWPPPs)]. Finally, AKRF's engineering group provides site analysis, planning, landscape design, and erosion control measures as well as and cost estimating, permitting, construction administration, and inspection.

TRAFFIC & TRANSPORTATION SERVICES

AKRF provides traffic- and transportation-related services for traffic impact analyses and pedestrian studies. AKRF employs state-of the-art technology, including VISSIM, CORSIM, Synchro/SimTraffic, HCS, Geographic Information Systems (GIS), and web-based survey capabilities to provide the most precise and detailed information for accurate and timely analyses.

www.akrf.com

TAPPAN ZEE HUDSON RIVER CROSSING PROJECT

Rockland and Westchester Counties, New York

AKRF was brought on board by the office of the New York State Governor to prepare the environmental impact statement (EIS) for the replacement of the Tappan Zee Bridge, which carries the New York State Thruway (Interstate 87/287) across the Hudson River between Rockland and Westchester Counties, New York. The bridge, which is owned and maintained by the New York State Thruway Authority (NYSTA), is a critical link in the local and regional transportation network. The existing bridge was built in the 1950s and does not meet current seismic and operational design standards. The replacement bridge would include two new parallel structures having a total of eight travel lanes, full width shoulders and travel lanes, emergency access, and a shared-use pedestrian/bicycle path. The EIS was prepared in accordance with the National Environmental Policy Act (NEPA) and the State Environmental Quality Review Act (SEQRA) with the Federal Highway Administration (FHWA) as the federal lead agency and the New York State Department of Transportation (NYSDOT) and NYSTA as joint lead agencies.

After ten years of project development by others, AKRF was selected to lead the environmental review process at a critical point when the project was fast-tracked by President Barack Obama as one of 14 high-priority infrastructure projects across the country. AKRF staff worked intensively to complete a Draft EIS in about four months, meeting all schedule targets. Following a robust public review, AKRF prepared the Final EIS in three months with the overall schedule resulting in a Record of Decision less than 11 months following the Notice of Intent. The EIS analyses cover the full range of issues associated with a major bridge replacement project, including noise, air quality, ecology, water quality, and construction impacts. The efforts to complete the EIS were coordinated with permitting requirements, including a biological assessment, essential fish habitat assessment, Phase I and Phase II site assessments, pile installation demonstration project, and development of a memorandum of agreement under Section 106 of the National Historic Preservation Act. AKRF continues to work on the Tappan Zee Hudson River Crossing Project as lead environmental consultant to the project team, with responsibility for securing all environmental permits, providing environmental oversight to the procurement of a design-build contract, and for ensuring that the mitigation and other requirements of the EIS are carried forward.

SARATOGA RACEWAY ENVIRONMENTAL CONSULTING

Saratoga, New York

The AKRF team is preparing a Generic Environmental Impact Statement (GEIS) on behalf of the New York Racing Association (NYRA) to evaluate proposed improvements to the historic Saratoga Race Course in Saratoga Springs, New York. The New York State Office of General Services (OGS) is serving as lead agency under the New York State Environmental Quality Review Act (SEQRA). The proposed project seeks to ensure that the Saratoga Race Course retains its status as a world-class horse racing facility through proposed improvements to the Race Course buildings, infrastructure, and service facilities. Proposed improvements would emphasize the historic character of the Race Course while responding to changes in the global racing landscape. The GEIS is analyzing the full range of environmental issues. Key areas of study will include the potential for traffic and noise impacts as well as the analysis of effects on the historic character of the Race Course, which is listed on the State and National Historic Places (S/NR) as part of the Union Avenue Historic District and is distinguished as the oldest equine racing facility in North America. AKRF will also prepare a Phase I Report to analyze the potential for the proposed project to impact archaeological resources within the project site.

BETHEL WOODS CENTER FOR THE ARTS EIS

Bethel, New York

AKRF prepared an environmental analysis for a proposed performing arts center to be located within a 634-acre site in the Town of Bethel, Sullivan County, NY. A portion of the performing arts center site includes the field on which the original Woodstock Music and Art Fair (the Woodstock Festival) took place in August 1969. As originally conceived, the project included a permanent, year-round facility with an outdoor pavilion, an outdoor festival stage; an enclosed performance hall; a school for the performing arts; and a music-related museum. Related facilities were to include a visitor's center; a cluster of small specialty shops and food concessions; a visual arts gallery; lodging facilities; and accessory uses.

As part of the Environmental Impact Statement (EIS), AKRF prepared a cultural resource analysis, crucial to the proposed center's site since it incorporates the main field of the Woodstock Festival. The firm worked closely with the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) to identify historic resources and assess impacts and collaborated with a historian of the 1960s counter-culture in developing a statement of significance for the Woodstock Festival site. The firm prepared a textual and graphic description of the prospective boundaries of a potential 1969 Woodstock Festival historic site based on research that included a review of primary and secondary sources such as books, newspapers, films, photographs, and interviews.

As part of the original EIS analyses, and in annual updates since the facility opened, AKRF has also undertaken comprehensive studies of the economic activity generated by the project, both from the initial capital investment as well as the ongoing operational economic benefits.

MASHPEE WAMPANOAG CASINO PROJECT

Middleboro, Massachusetts

AKRF was retained to analyze the potential effects of a major Indian Class III casino gaming complex on the region's economy and growth, as well potential effects on local municipal services and visual resources. AKRF's analyses predicted the effects of the half-million square foot casino, 1,000 room hotel, and the creation of nearly 5,000 new jobs on the area's economy and labor pool. The potential for additional residential and commercial growth induced by the project's economic stimulus and employment was also evaluated. In addition, AKRF assessed the impacts the casino would have on local police and fire departments, as well as other community service providers. In order to construct the casino, the Tribe proposes to convey approximately 700 acres of land in the Towns of Mashpee, on Cape Cod, and Middleborough into federal trust, and AKRF's analyses considered the effects of this transfer on property tax status and land use and environmental regulation responsibility. AKRF's assignment also included a visual impact analysis to determine the potential visual effects of the 18-story hotel tower included in the project. The overall analysis included the consideration of four alternative casino development plans, including Class II gaming and golf course development.

CAYUGA INDIAN NATION OF NEW YORK

New York, New York

On behalf of the Cayuga Indian Nation and the federal Bureau of Indian Affairs, AKRF prepared analyses of the effects of reintroducing electronic gaming operations to the Finger Lakes area, as well as an analysis of the environmental, fiscal, and socioeconomic effects of transferring the Nation's land areas from local, county, and state jurisdiction to Indian jurisdiction in respect to environmental and land use controls. AKRF also prepared an Environmental Impact Statement (EIS) for the transfer of Cayuga-owned land into federal trust. The action would result in the reestablishment of Cayuga Nation presence within their ancestral homeland area, in the Finger Lakes Region of Upstate New York. The EIS was conducted under the National Environmental Policy Act (NEPA).

GOVERNORS ISLAND PARK AND PUBLIC SPACE

New York, New York

AKRF was selected by West 8 New York to serve as the local site/civil engineering firm for the Trust for Governors Island's (TGI's) Park and Public Space project. Governors Island is a 172-acre island in New York Harbor between lower Manhattan and Brooklyn and was an active military base until 1996. Roughly 22 acres of the island are now managed by the National Park Service while TGI has been established with the mission to redevelop the remaining portion of the island with a mix of tenants, open space and public amenities. The Park and Public Space project will create more than 87 acres of landscape, parkland, and a Great Promenade to circle the entire island.

The project also includes the consolidation of the existing 132 outfalls to 28, the construction of one new outfall and the construction of a new stormwater conveyance system within the park.

Since 2010, AKRF has been assisting West 8 and TGI with engineering design and permitting information as they advance the Master Plan design goals for the project. In October 2011, AKRF was engaged to develop Construction Documents for the Park and Public Space Project which included:

- Design of Water Distribution System per NYCDEP guidelines
- Design of Sanitary Sewer Collection system per NYCDEP guidelines
- Provide pavement design per NYCDDC and NYCDOT guidelines
- Support the design of the overall drainage and stormwater management system
- Prepare Erosion and Sediment Control Plans

In addition to the Construction Documents, AKRF developed an Island-Wide Stormwater Pollution Prevention Plan (SWPPP) which was submitted to the New York State Department of Environmental Conservation (NYSDEC) for review. The SWPPP identified that the construction of the Governors Island Park and Public Space project would result in a significant decrease in impervious surfaces within the areas disturbed (approximately 41 percent decrease). Also as a part of the SWPPP, green infrastructure techniques outlined in the New York State Stormwater Design Manual were identified. The techniques are intended to be an alternative to end of pipe treatments by utilizing natural features of the site to reduce runoff.

DDC ENVIRONMENTAL AND ENGINEERING ON-CALL

Various Locations, Connecticut and New York

As part of a joint venture, AKRF has been awarded a contract to provide on-call Environmental Assessment Statements (EAS) and engineering support to the New York City Department of Design and Construction (DDC) infrastructure division for various projects throughout the city. The services provided under this contract include stormwater drainage, traffic studies, preparation of Preliminary Design Investigation (PDI) reports, mapping, and roadway design.

The team has already begun several task orders including the Reconstruction of Main Street, Flushing; 71st Street Plaza Redesign; Library Lane; and James Court ULURP and Bulkead Design.

Key Project Features include:

- Preliminary/Final Plaza Design for NYCDOT Public Spaces
- Preliminary/Final Roadway Reconstruction Design
- Pedestrian and Vehicle Traffic Study
- Sewer and Water Main replacement Design, DPR/DEP Green Infrastructure
- Stormwater Management & BMP Design
- Extensive Agency Coordination/Collaboration
- Environmental Permitting
- Final Roadway Design Contract

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BLYTHEDALE CHILDREN'S HOSPITAL

Mount Pleasant, New York

AKRF was selected to provide site design and environmental consulting for the expansion of the Blythedale Children's Hospital in the Town of Mount Pleasant. AKRF's engineers worked with the Hospital's project team to develop the site design plans to ensure that the site circulation, parking layout, grading, and utilities meet the design guidelines and standards. Work involved stormwater, sanitary sewer and water (domestic and fire) connections and relocations, as required. The firm's planners prepared an Expanded Environmental Assessment Form (EEAF) under SEQRA, which examined such key issues as Land Use, Zoning; Natural Resources; Infrastructure and Utilities; Traffic and Transportation; and Construction Impacts and received Town Planning Board approval.

The site redevelopment included evaluations of site circulations, analysis of water distribution system, design of stormwater management system, investigation/design of the alternatives for wastewater collection system, and site lighting. The design of the infrastructure presented certain challenges due to the condition of existing site features. Therefore, green infrastructure and an underground system of sand filters and pipe detention structures was designed and installed as part of the stormwater management system. Hydrologic modeling, hydraulic calculations, erosion and sediment control plans, and sequence of construction activities for the continued operation of the hospital were incorporated into the Stormwater Pollution Prevention Plan (SWPPP).

SWRPA EMPLOYMENT CENTERS ACCESSIBILITY

Various Locations, Connecticut and New York

AKRF was retained by the South Western Regional Planning Agency (SWRPA) and Westchester County to conduct a study to assess the adequacy and affordability of housing near the major employment centers in Southwestern Connecticut and Westchester County, New York and to identify locations for new housing within commuter sheds of the employment centers.

The study evaluated the demand and supply relationship for housing in the region, and the role traffic conditions play in that relationship. AKRF estimated the demand for housing generated by the employment centers and the availability of housing within the commuter sheds of these centers. To reflect the traffic conditions in the area, AKRF developed uncongested and congested commuter sheds using GIS and NYMTC traffic survey data. Once commuter sheds were established, AKRF identified potentially suitable sites for housing by focusing on urban infill/Transit-Oriented Development (TOD) and grey-field or adaptive re-use opportunities



Stantec

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daniel.aizenman@stantec.com

Effective August 2010, the employees of CommArts joined Stantec, a professional consulting services firm operating out of over 150 locations in North America. CommArts will now be part of The newly formed Stantec/ViBE team are experts in assisting our clients in creating user-focused and market driven consumer and visitor experiences. Our areas of expertise are: environmental graphic design and wayfinding programs, placemaking including streetscape design and public spaces, environmental branding, interpretive programs, interiors, graphic design, naming and branding as well as print and web-based marketing materials.

Our multidisciplinary two and three-dimensional solutions provide clients with a clear, competitive business advantage. Stantec/ViBE work can facilitate concept approvals, entitlements, marketing, public relations and financing.

The Boulder, Colorado office was started by Richard Foy and Henry Beer, both of whom began their design careers at The Office of Charles and Ray Eames. Stantec/ViBE is now composed of 25 design professionals and support staff with backgrounds and education in management, environmental and graphic design, architecture, planning and interior design. The office is located at 1112 Pearl Street, Boulder, Colorado.

Exemplary projects include Tokyo Midtown, Tokyo; Staples Center, Los Angeles; O2 Dome, London; Yas Island, Abu Dhabi; Park Meadows, Denver; Bugis Junction, Singapore; Spyder Skiwear, Houston Uptown District, Houston; JFK International Airport Terminal 4; the Pearl Street Mall, Prudential Center, Boston, and numerous projects in the Vail Valley spanning over twenty-five years. As a firm working nationally and internationally, careful attention is paid to the distinguishing market characteristics that lead to unique and memorable solutions.

Stantec/ViBE's projects have been recognized with awards from the Urban Land Institute, the Department of Housing and Urban Development and the International Council of Shopping Centers, which in 2008, awarded the Tokyo Midtown project with both the SADI Award and Asia Award. The firm's branding and marketing programs have been honored by the New York Art Directors and The Art Directors Clubs of Denver, Houston and Los Angeles and have been published in Print and Communication Arts magazines. Over 160 million square feet and thousands of graphic programs have successfully served generations worldwide in shaping a more socially, economically and environmentally sustainable world.



LA LIVE

The LA LIVE project surrounds the existing Staples Center, and is the premier destination for sports, entertainment, hospitality, dining and entertainment awards shows. CommArts, now Stantec was responsible for the signage masterplan for all the dynamic and static signage. The plan was used to assist the client, Anchutz Entertainment Group, in identifying sponsorship and branding opportunities for their partners.



FLAMINGO HILTON CASINO

The Flamingo Hilton Casino, Kansas City is a water-based 70,000 sq. ft. gaming, entertainment, and food hall, fifty-five feet high. CommArts designed the exterior lighting effects, fixtures, entry procession, signs, and pedestrian access to reflect the plumage of a flamingo and the Kansas City urban skyline. The intent is to combine the industry proven and profitable layouts, configurations, glamour, and adult appeal with a visually stunning, memorable, distinctive, and well-designed experience.



VAIL RESORTS

CommArts, now Stantec ViBE, has worked closely with Vail Resorts to design and develop a cohesive image, signage program and marketing collateral for their resorts. Diverse projects have included the design of on-mountain signage, directories for services and activities, and signage for on-mountain restaurants. In addition, CommArts created the signing program for both Bachelor Gulch Village and the Village at Beaver Creek, and guidelines for the retail character at Beaver Creek.



atelier lumiere, inc.
33 West 17th Street #901
New York, NY 10011

Kazumi Tanimura
Principal
33 West 17th Street #901
New York, NY 10011
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COMPANY PROFILE

Atelier Lumiere is the lighting design studio based in New York City specializing in architectural lighting. By collaborating with architects and interior designers, we create spaces with the ambiance and moods the designers envision through true-rendered colors, the desired light intensity and an exact time sequence.

The firm was established in 2005 by multiple talented designers. Each team member has a diverse background from Architecture to Interior Design and Electrical Engineering to Sculptural Art. Understanding the construction methods architecturally and electrically, and being familiar with media and materials we work with, this wide range of knowledge makes our unique and innovative designs possible.

We are attuned to the impact of our designs at the scale of the human users as well as the larger natural environment and are continually employing new technologies and innovative design strategies to create a pleasing balance between user preference and environmental consciousness.

Our goal is to realize our clients' vision and to inspire users both physically and emotionally. We are comforting them through a carefully designed illuminated space.

HOW WE WORK

We believe that the best designs are realized through the seamless collaboration among the entire design team, and we pride ourselves on our close relationships with our clients, architects and other consultants. We understand the construction process and the importance of maintaining control over schedule and budget. We are committed to the kind of diligent research and ongoing inquiry that is required to keep ahead of the constantly advancing technology behind light sources, luminaires and control systems.

Within the space and environment, we constantly balance function and atmosphere, giving artistic impressions, yet meeting the physical requirement. Treating the project as a blank canvas, we present ourselves as the master painters, using light sources as our paints and luminaire as our brushes - we reveal texture through shadow, mood through color, and energy through the dynamic interplay of light movement.

From conceptual design and development through construction detailing and on-site administration, we are prepared to provide a full range of services that best suit the demands of the project and the visions of our clients.

www.atelier-lumiere.com



Mohegan Sun Casino Restaurant



Mohegan Sun Casino Gaming Area



Tokyo Disney Sea Restaurant



TDS, Hotel Mira Costa Lobby



BGC Superblock East & West Retail



Tokyo Midtown Landscape



Tokyo Midtown Retail Concourse



Tokyo Midtown Retail Concourse

RELEVANT EXPERIENCE

Mohegan Sun Casino, Uncasville, Connecticut
Rockwell Group - Interior Designer

Roppongi Tokyo Midtown project, Tokyo, Japan
Skidmore, Owings & Merrill (Chicago) - Corporate Architect
CommArts - Retail Architect
EDAW - Landscape Architect
Nikken Sekkei - Record Architect

Messilah Beach Hotel, Kuwait
Skidmore, Owings & Merrill (New York) - Architect

Disney Sea, Hotel Mira Costa, Tokyo, Japan
Walt Disney Imagineering - Architect
Merchant Thornhill - Interior Designer

BGC Superblock East & West Retail, Mainla, Philippines
studio taku shimizu - Architect

Interloc
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President
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INTERLOC

International Resort & Leisure Operations Consultants, Inc.

International Resort & Leisure Operations Consultants (Interloc) is a Nevada Corporation (September of 2002).

The Corporation is an international consulting firm which assists clients in the feasibility and budget analysis, master planning, design, construction and operation of entertainment, theme park, zoological, hospitality and resort properties; casino, mixed-use, specialty retail and golf course projects. Special emphasis is placed on environmentally sensitive methodology and locations.

Presently, Interloc serves as Development Advisor to EPR Properties of Kansas City, Missouri, and Hart-Howerton Architects of New York City, New York, on a 1700-acre resort and casino development (Adelaar Resort) proposed for Sullivan County, New York (the Catskills). Interloc participated in Project content and programing sessions; assisted in the preparation of the initial market studies and economic feasibility analyses; consulted on the preparation of the projected construction budgets and development of the proposed operating budgets, staffing forecasts and standard operating procedures for each of the Project's components. In addition, Interloc is consulting on the design, and coordinating the tenant acquisition/leasing effort, for a 217,000 square-foot entertainment/ retail/restaurant Village to be built at the site.



The Bend at Onion Creek

THE BEND AT ONION CREEK

Interloc was the Fee Developer for a 70-acre mixed-use retail/entertainment/hospitality/restaurant venue in Austin, Texas (The Bend at Onion Creek); the first step in a development of over 1,100 total acres. The Project's first phase contained 301,000 square-feet of highly themed entertainment facilities, restaurants and retail stores; a 150-room 4-Star lodge and other commercial components. Total project cost for the first phase exceeded \$135 million.



Grand Casino Tunica

GRAND CASINO TUNICA

Terry Winnick, President of Interloc, was Executive Vice-President of Grand Casinos where he was responsible for all development in seven cities throughout the United States; including the master planning, design and construction of an eighteen-hundred-acre resort in Tunica, Mississippi (Grand Casino Tunica). This project included three luxury themed hotels, a Hale Irwin designed championship golf course; a five-hundred-space RV park; the largest floating casino in the world, and a convention center; among other components.



Grand Casino Biloxi

GRAND CASINO BILOXI

Mr. Winnick also supervised the design and construction of Grand Casino's Biloxi and Gulfport, Mississippi hotel and casino developments, along with their restaurants, retail facilities, spas, parking structures, a Jack Nicklaus Signature championship golf course (The Grand Bear) and docking facilities for luxury private yachts.



CityWalk

CITYWALK

Mr. Winnick served as Executive Vice-President and General Manager of Universal Studios Hollywood, with direct responsibility for all operating departments. Among his other duties, he served as Executive-in-Charge for the design, construction and leasing of CityWalk Hollywood and CityWalk Orlando, multi-acre entertainment/retail/restaurant/and motion picture theater complexes.



JB Research Company
2564 Jamestown Court
Oxnard, CA 93035

Jill Bensley
President
2564 Jamestown Court
Oxnard, CA 93035
Tel: (805) 985-7671
jill@jbresearchco.com

JB Research Company is a full service economic consulting firm specializing in casino and non-casino attractions, retail, entertainment, cultural and sports real estate projects. The firm is headed by Jill Bensley, a professional with more than 25 years of experience in the field. Ms. Bensley is a full member of the Urban Land Institute where she serves as assistant chair for the Entertainment Development Council and the National Program Planning Committee. Clients include the Mashantucket Pequot Indian Tribe, American Nevada, Paramount Parks, Sony Development, Samsung, Sega Japan, Nintendo Entertainment System, Academy of Motion Pictures Arts and Sciences, American Girl Place, the Coca Cola Company, Excel Realty Holdings LLC, and The Westfield Group.

The firm has conducted resort, conference center, entertainment, attraction, theme park, retail and cinema market and financial analyses throughout the United States including studies in Connecticut (Foxwoods), Virginia (Myrtle Beach), New York, Los Angeles, Las Vegas, Omaha, and Kansas City. Most recently, the firm completed a market and financial feasibility analyses for GardenWalk, a 450,000 square foot retail/entertainment center in Anaheim adjacent to Disneyland and Area 51, a recently opened 80,000 square foot family entertainment center in Atlanta, Georgia.

Ms. Bensley is currently working on three similar mixed-use resort projects for public and private clients on the East Coast. The company's data-base is thorough and up-to-date, based on current economic conditions.

www.jbresearchco.com



SEGA

SEGA

Higashikojiya Ohta-ku
Tokyo 144-8532

Scope: Market and Financial Feasibility and New Site Locations/BBC
& SEGA Entertainment Centers - 10 United States Locations



Academy of Motion Picture Arts and Sciences

ACADEMY OF MOTION PICTURE ARTS AND SCIENCES

Museum Project
1313 Vine Street
Hollywood, California 90028

Scope: Market and Financial Feasibility/Retail and Entertainment
Elements, New Museum for AMPAS Five Year Client



Green Valley Resort Entertainment Center

GREEN VALLEY RESORT ENTERTAINMENT CENTER

Oasis Capital Management
10091 Park Run Drive, Suite 130
Las Vegas, Nevada 89145

Scope: Market and Financial Feasibility/New Retail Entertainment
Center at Green Valley Casino Resort in Henderson, Nevada



The Pike, Long Beach

THE PIKE, LONG BEACH

Oliver McMillan
733 8th Avenue
San Diego, California 92101

Scope: Market and Financial Feasibility Analyses /Retail, Attractions
and Entertainment Elements New Waterfront Center in Long Beach



The Zall Company
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Suite 340
Denver, CO 80237

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President
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CONNECTING POINT

For more than 25 years, The Zall Company has built relationships with the industry's most important decision makers. Our reputation with executive-level retailers and property owners enables us to facilitate complex negotiations that achieve mutually beneficial agreements in less time.

Our experienced teams will respond in person to issues threatening to stall a negotiation. As a Retail Brokers Network (www.retailbrokersnetwork.com) member, we leverage local knowledge from more than 60 affiliated offices throughout the U.S. and Canada.

LANDLORD REPRESENTATION

Merchandising your shopping area to attract top-end consumers is our specialty—the result of careful, long-term development of strong relationships with high-caliber national and international brands. Through in-depth property and marketing analysis, we develop strategies to increase occupancy while maximizing returns.

TENANT REPRESENTATION

We identify opportunities in regional malls, urban shopping districts and lifestyle centers. To ensure success, we study your business, relocation needs, and the criteria that drive revenues. Capitalizing on the strength of our relationships with major developers, we access the best properties with credibility to negotiate strong deals.

www.zallcompany.com

RETAIL LEASING

We help landlords formulate merchandising plans with a mix of brand categories that attract higher rates of consumer engagement. Through extensive national and international networks of retail tenants, we aggressively pursue strong retail, dining and entertainment brands to create a vibrant heartbeat in your mall or shopping center. Our property and tenant networks reduce vacancies and increase occupancy—more efficiently and at higher rates.

RETAIL INTELLIGENCE

As a partner in Retail Intelligence Advisors (www.retailintelligenceadvisors.com), we have full access to the insights of a leading shopping-center advisory firm. The industry's most robust analytical tools help us “see around the corner,” predicting consumer behavior and trends—information to help you make sound strategic planning and investment decisions. These results increase the accuracy of financial modeling, including rates of return and other critical financial metrics.

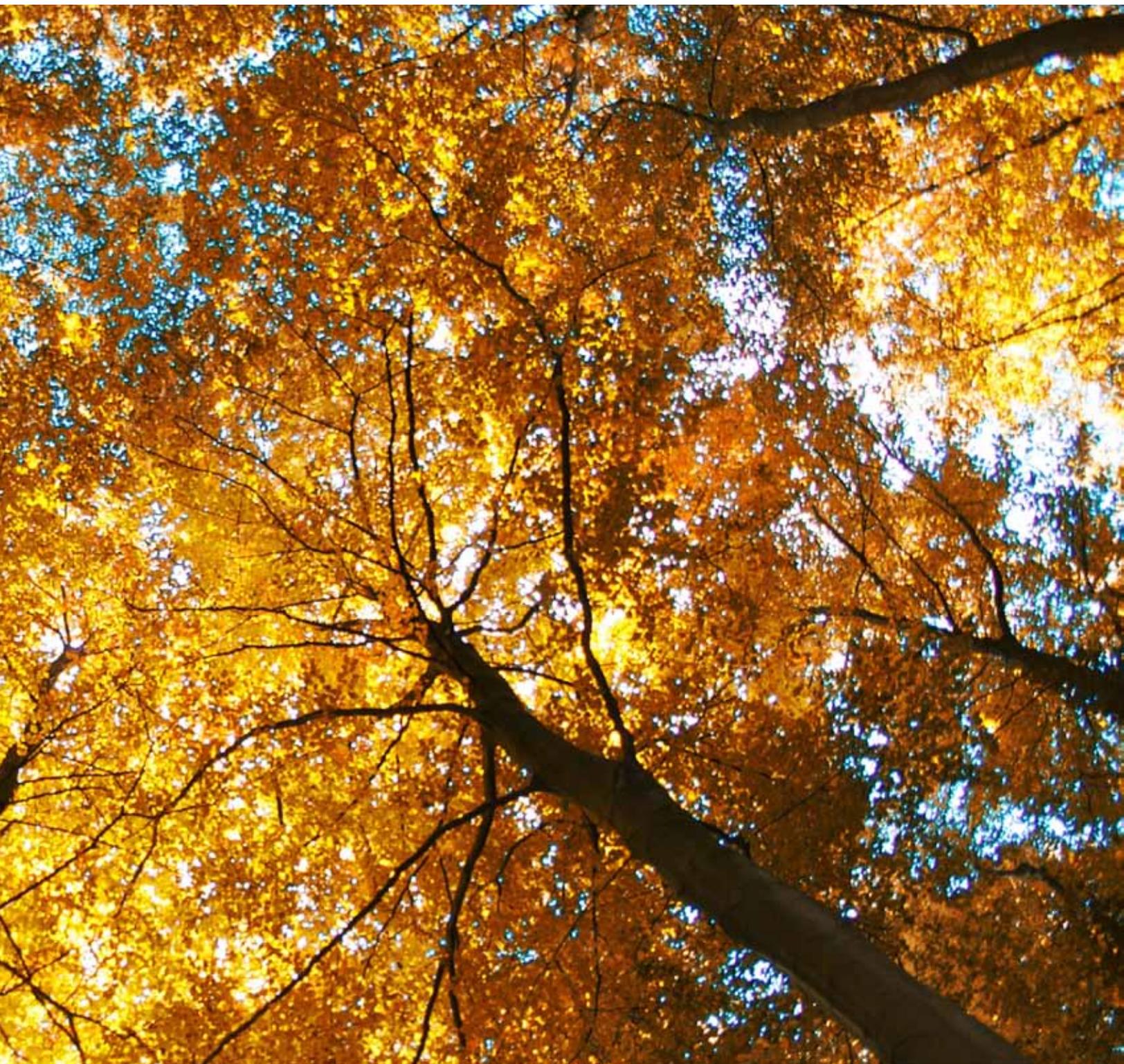
Analytical modeling includes the following areas:

- Trade area analysis
- Property analysis
- Competitive analysis
- Market positioning strategies
- Tenant mix strategies
- Sales forecasting
- Site feasibility
- Acquisition due diligence
- Investment risk/opportunity assessment



Key Personnel

Master Plan Project Team





A. JAMES TINSON, AIA

Principal and Chief Executive Officer, Hart Howerton

Jim works directly with client leadership, providing strategic vision for complex projects in sensitive locations throughout the world. From cities to private estates, clients seek out Jim's business acumen, international connections, technical expertise and more than 18 years of experience as a strategist, planner and designer. He combines an extensive business management background with broad design expertise to lead our global practice.

Jim has worldwide experience planning new hotel and resort communities for such premier clients and developers as The Walt Disney Company, The St. Joe Company, Sorouh, Colony Capital, Revolution Resorts, Related Companies, Cushman & Wakefield, DMB, Crescent Resources, Rockefeller Group Development Company, Dolphin Capital, Georgetown Development Co., Yale University and the New York Jets.

Jim is currently leading the effort to design Eastmark, a new urban community outside of Phoenix, Arizona; a redevelopment of the GM site in Sleepy Hollow, New York; and the Shanghai Disneyland Hotel; The Walt Disney Company's first signature hotel for their large-scale Shanghai themed resort, which is being designed to set a standard for 5-star hospitality throughout Asia. Other notable projects include Palmetto Bluff in Bluffton, South Carolina, Shooting Star in Jackson Hole, Wyoming, Lulu Island GulfSide Village in Abu Dhabi, Al Sinnayah in the UAE, Singita in the Seychelles, and Pearl Island Lodge and Beach Club in Panama.

He is also an active educator. He has lectured and taught in the advanced studios at the Yale Graduate School of Architecture. He has been the instructor for continuing education courses at the Harvard Graduate School of Design, and has been a lecturer and juror at the University of Pennsylvania and Notre Dame. Jim has also spoken in numerous ULI conference panels. His work has been published and exhibited internationally.

EDUCATION

- Master of Architecture, Yale University
- Bachelor of Architecture, University of Notre Dame

ASSOCIATIONS

- American Institute of Architects
- Urban Land Institute
- Congress for the New Urbanism
- Registered Architect
- NCARB Certified



DEAN WEBB

Senior Associate, Hart Howerton

Dean is a Senior Associate at Hart Howerton with over 25 years of experience. He brings expertise to the firm as a land planner and urban designer and has worked to create new resort communities, urban centers and mixed-use environments for premier clients and developers, such as the Walt Disney Company, MeadWestvaco, Crescent Resources, St. Joe Company, Colony Capital, Revolution Resorts, Vail Resorts and DMB Associates. He has led complex projects in challenging locations around the world, ranging in scale from small neighborhoods to entire cities.

Prior to joining Hart Howerton, Dean served as Manager of Planning at Walt Disney Company's Disneyland Resort Paris where he managed a team responsible for conceptualizing and designing the retail-entertainment and hotel core along with coordinating a consultant team of architects, landscape architects, and engineers in creating the new community of Val d'Europe. Prior to that, Dean was a planner at Phillips Brandt Reddick (PBP) in Irvine, California working on the new community of Rancho Santa Margarita, California.

EDUCATION

- Bachelor of Science in City and Regional Planning, California Polytechnic University, San Luis Obispo



NICOLE EMMONS, AIA, LEED AP

Project Manager, Hart Howerton

Nicole Emmons, AIA, LEED AP, is an architect with over ten years of experience in the design of academic, institutional, and residential buildings as well as the preparation of design guidelines and master plans for mixed-use communities and strategic redevelopment sites. Nicole's leadership of multi-disciplinary design teams has helped guide the strategic development of master plans in the southeast as well as New York State.

Nicole has worked on the design of two new mixed-use communities in South Carolina for a private developer and as project manager led the client's extensive public outreach program alongside the public relations team. In 2010 while at Cooper, Robertson & Partners, Nicole served as the Project Manager for the South Carolina State Ports Authority waterfront redevelopment master plan at Union Pier where strategic planning decisions were informed by an extensive public outreach and communications effort culminating in a plan that provides Charleston's residents and guests public access to a previously inaccessible waterfront.

As a project manager, Nicole has experience with a wide range of project scales including the Design Guidelines for Magnolia, a mixed-use community in Charleston, South Carolina, an expansion to The Miller Center for Public Affairs at the University of Virginia, the renovation of Cassell Coliseum at Virginia Tech, the design of several mixed-use buildings in San Mateo, California, as well as the master plan for the Virginia Commonwealth University Inger and Walter Rice Center for Environmental Life Sciences with Nelson Byrd Woltz Landscape Architects.

Prior to joining Hart Howerton, Nicole was a Senior Associate at Cooper, Robertson & Partners in New York and a designer at Train & Partners in Charlottesville, Virginia.

EDUCATION

- Master of Architecture, University of Virginia
- Bachelor of Arts in Architecture, Yale University

ASSOCIATIONS

- Registered Architect in New York
- American Institute of Architects
- LEED AP, Green Building Certification Institute



TAYLOR PANKONIEN, AICP

Associate, Hart Howerton

Taylor is a planner with 8 years of experience working on resort and residential community master plans. She is currently serving as Project Manager for the master planning and development and entitlements strategy for the St. Joe Company landholding in the Florida Panhandle and the master plan for Cayo Largo, a resort in Puerto Rico. Taylor has contributed to many of the firm's large master plans, including the entitlements strategy and master planning for Cattle Creek Crossing in Carbondale, Colorado; the preliminary master plan for Eastmark in Mesa, Arizona; the Peninsula Master Plan for Pearl Island, Panama; and Brynwood Country Club in Armonk, New York.

EDUCATION

- Master of City and Regional Planning, UPenn School of Design
- Bachelor of Arts in International Relations, Brown University

ASSOCIATIONS

- American Institute of Certified Planners
- American Planning Association
- Urban Land Institute, Young Leaders Group



ANNE HOWERTON, ASLA, LEED AP

Principal Landscape Architect, [Hart Howerton](#)

Anne Howerton is the Principal who leads the landscape design practice at Hart Howerton. Her education and experience qualify her to work at all levels in the profession, from the design of quiet, intimate gardens to luxury residences. Her work encompasses the full range of firm's practice, and includes site planning, landscape master planning and detailed landscape design for a range of residences, 5-star hotels, resorts and new communities. Since joining the firm in 1986, Anne has worked on many of the firm's largest and most influential projects, including the award-winning Santa Lucia Preserve and Palmetto Bluff. She was also landscape architect for Starwood's flagship Baccarat Wailea in Maui, Hawaii, and a 5-star luxury national hotel brand project in northern California. She has been the landscape architect for dozens of luxury residences in Hawaii on the Big Island at Hualalai, the Mauna Kea Resort and Kuki'o, as well as in northern California at the Santa Lucia Preserve in Carmel.

Her extensive horticultural knowledge in diverse geographic settings and technical competence, combined with a deep understanding of design, has been a long-standing foundation of the firm's practice.

EDUCATION

- Master of Landscape Architecture, University of California, Berkeley
- Bachelor of Art in Art History, Stanford University

ASSOCIATIONS

- ASLA
- NCARB Certified
- Licensed Landscape Architect, multiple states
- LEED AP



SUZI BRENNER, ASLA

Landscape Architect, [Hart Howerton](#)

Suzi is a registered Landscape Architect and Senior Associate at Hart Howerton, with eleven years of professional experience in our New York, London and San Francisco offices. Suzi has worked on a variety of projects, ranging from intimate landscape designs for private residences and resorts, to large scale resort landscape master planning internationally in the Caribbean, Morocco and Europe. Her work experience includes a range of skills from conceptual design to construction documents and construction administration. Suzi coordinated the construction administration for the LEED Gold certified CalPERS Headquarters in Sacramento, California and has been a project manager for several large residences at the Santa Lucia Preserve in Monterey County, California. She has also worked on the Palmetto Bluff Resort in coastal South Carolina and the Jupiter Island Club in Florida. Most recently, Suzi is a project manager and lead designer for an estate residence at the Greenbrier Resort, a landscape renovation at the Montclair Golf Club, and landscape design concepts for a 17 acre residential community in Darien, Connecticut, as well as working on the design guidelines, master plan and detailed landscape design for resorts in the Dominican Republic.

EDUCATION

- Bachelors of Landscape Architecture, Ball State University
- Minor Degree in Fine Arts Photography, Ball State University

ASSOCIATIONS

- Licensed Landscape Architect in California
- American Society of Landscape Architects



REES JONES

Owner and President, Rees Jones, Inc.

PROFESSIONAL ORGANIZATIONS

- American Society of Golf Course Architects
- Member since 1967, President 1978, Vice President 1977, Secretary 1976
- American Society of Landscape Architects
- International Network of Golf
- National Golf Foundation
- Golf Organizations
- United States Golf Association, Member since 1967
- New Jersey State Golf Association, Member since 1967
- Metropolitan Golf Association, Member since 1967
- Metropolitan Golf Association Foundation, Board of Directors 1999 - Present

EDUCATION

- School of Design, Department of Landscape Architecture, Harvard University
- Bachelor of Arts, Yale University

EXPERIENCE

- Rees Jones, Inc., President, 1974 - present
- Robert Trent Jones, Inc., Vice President, 1965 - 1974

AWARDS

- Golf Course Builder's Association, Don A. Rossi Award, 2014
- American Society Of Golf Course Architects, Donald Ross Award 2013
- Robert Moses Master Builder Award 2012
- New Jersey Sports Writers Association Hall of Fame in 2012
- Montclair High School Hall of Fame in 2006
- 1995 Golf World Architect of the Year
- Golf Course Superintendents Association of America, Old Tom Morris Award 2004
- Metropolitan Golf Association Distinguished Service Award 1998
- Metropolitan Golf Writers Association Distinguished Service Award 2002
- Golf Digest list of top 5 architects
- International Network of Golf, Industry Honors Award, 1997 and 2002-2003
- The Robert Morris Award of the Welsh Society of Philadelphia 2000



BRYCE SWANSON

Vice President / Senior Designer, Rees Jones, Inc.

Bryce joined the staff at Rees Jones, Inc. in 2000 after working with two other golf course architecture firms. Since then, Bryce has been involved in the design or redesign of over 19 daily - fee, resort or private facilities throughout the United States, Mexico, Asia and Bahamas. Bryce was also the Co-Designer and Project Architect for the renovation of Atlanta Athletic Club, Highlands Course for the 2011 PGA Championship, renovation of Bellerive Country Club for 2018 PGA Championship and the design of the new, Ralston Creek Course at the Daniel Island Club, home of the Nationwide Tour Championship since 2009.

He is responsible for all pre-planning client contact, site evaluation, project development and contract negotiations, as well as site analysis, course routing studies, preparation of all bid and construction documents, cost estimating, all construction inspection site visits, communicating with all project consultants and general project management.

Bryce became an Associate Member of the American Society of Golf Course Architects (ASGCA) in 2007 and was elected a Regular Member in 2010. In October 2010 by a panel of Golf Magazine editors, Bryce was one of three golf course architects named to "Golf's 40 under 40: The 40 most influential people in golf under 40 years old."

EDUCATION

- Bachelors of Landscape Architecture, Iowa State University

EXPERIENCE

- Rees Jones, Inc., Vice President (2010) & Senior Designer, 2000 - Present



NANETTE H. BOURNE

Senior Vice President, AKRF

Nanette H. Bourne, a Senior Vice President of AKRF and Managing Director of the firm's Hudson Valley office, has over 25 years of environmental planning, municipal planning and impact analysis experience. She has prepared and managed the preparation of large-scale environmental studies for public agencies, municipalities, private developers, and public facilities and institutions. Ms. Bourne specializes in the development of master planning studies and has directed numerous high profile planning projects involving such issues as zoning, commercial district revitalization, adaptive reuse, and waterfront redevelopment.



CHRISTON ROBBINS

Technical Director, AKRF

Christon Robbins is a Technical Director in the Natural Resources group with 14 years of experience specializing in the environmental review process, federal, state and local permitting and natural resources issues. In positions with previous employers and at AKRF, Inc., Mr. Robbins performed and managed State Environmental Quality Reviews (SEQR) for large and small, commercial and residential projects and developed strategies for achieving project objectives while navigating the review process. This involved working with all Involved Agencies identified under SEQRA including municipal boards and highway departments, County boards and DPWs, NYSOPRHP, NYSDOT, and NYSDOH. In compliance with local, state and federal requirements, he conducted wetland delineations and functional assessments as well as tree, threatened and endangered species, amphibians, and breeding bird surveys. He has generated applications for and obtained environmental permits from federal, state and local agencies for a variety of surface water resource impacts on the Hudson River, fresh and tidal wetlands and various categories of watercourses. These efforts typically involved communication with federal and state agencies and local governments, including the New York State Department of Environmental Conservation (NYSDEC), New York State Department of State (NYSDOS), New York City Department of Environmental Protection (NYCDEP), the U.S. Army Corps of Engineers (USACE) Eastern and Western Permits departments and the Planning and Town/Village Boards of multiple municipalities.



JOHN NEILL

Vice President, AKRF

John Neill is a Vice President with AKRF and Director of the Economics Division. Mr. Neill emphasizes a multi-disciplinary approach to analyses, stressing the need to inform work products with a range of considerations including demographics, land uses, neighborhood character, and market trends. Mr. Neill serves as project manager for major Environmental Impact Statements (EISs) such as the Con Edison/First Avenue Properties Rezoning, and as a technical lead on EIS socioeconomic studies, such as the socioeconomic impact analysis for Columbia University's Manhattanville Rezoning and Mixed-Use Development. He also manages the Economic Division's non-EIS services, which include market and feasibility studies, economic and fiscal impact analyses, hospitality and tourism studies, and real estate advisory services. In addition, Mr. Neill is an expert in public outreach, and has facilitated numerous public discussions for development projects, policy making and design development. He has worked extensively with community boards and other stakeholder groups, and recognizes the importance of understanding the unique characteristics, challenges, and opportunities presented by a neighborhood

PETER FEROE

Senior Planner, AKRF

Peter Feroe is a Senior Planner in AKRF's White Plains office. Mr. Feroe works for public and private clients on land-use planning, zoning, master planning, comprehensive planning, environmental reviews and GIS-based mapping. Prior to joining AKRF, Mr. Feroe was a Sustainability Analyst with the Metropolitan Transportation Authority's (MTA) bus operations, where he analyzed and implemented projects advancing environmental sustainability throughout the organization. Mr. Feroe also worked for the Westchester County Department of Planning to advance their vision of Transit-Oriented Development along the I-287 corridor, linked by a new rapid transit service. Mr. Feroe also worked for Congresswoman Nita Lowey, gaining an in-depth knowledge of many of the region's most pressing challenges. Mr. Feroe is skilled in several technical computer programs including, ESRI ArcGIS, Google SketchUp, and SPSS.

JAMES NASH

Technical Director, AKRF

James Nash is a Technical Director who specializes in natural resource issues and environmental planning. Mr. Nash conducts environmental reviews and regulatory permitting that includes analyses of natural resources, endangered wildlife, wetlands, and water quality. These typically involve communication with federal and state agencies, including the New York State Department of Environmental Conservation (NYSDEC), New York State Department of State (NYS DOS), New York City Department of Environmental Protection (NYCDEP) and the U.S. Army Corps of Engineers (USACE). In addition, he provides environmental planning services, to several municipalities in Westchester County.



ANTHONY P. RUSSO

Vice President and Senior Transportation Engineer, AKRF

Anthony P. Russo is a Vice President and Senior Transportation Engineer with more than two decades of experience conducting and managing analyses of the traffic and transportation impacts of development projects. Some of his current and recent assignments include conducting comprehensive analyses of the traffic, parking, mass transportation, and pedestrian impacts.

Mr. Russo serves as Transportation Task Leader and Project Manager on many environmental and planning related projects. Current and recent assignments include conducting a comprehensive analysis of the traffic, mass transportation, and pedestrian impacts of proposed large, mixed-use projects in New Rochelle, Yonkers and White Plains. Mr. Russo also served as Project Manager for the Environmental Assessment (EA) for the New Rockland Highway Garage. He was involved in the review of the traffic/transportation section of an Environmental Assessment Form (EAF) and an Environmental Impact Statement (EIS) for the proposed French American School of New York, and the Westchester Mall project in White Plains.



MICHAEL BEATTIE P.E.

Senior Technical Director, AKRF

Michael Beattie P.E. is a Senior Technical Director in AKRF's Transportation Group. He has 11 years of prior professional experience and is a certified Professional Engineer (P.E.) and a Professional Traffic Operations Engineer (PTOE). Michael serves in a lead role for transportation-related technical work, including traffic data collection, data reduction, capacity analyses, and the preparation of traffic and transit studies. He prepares technical summaries of analysis results, develops trip generation estimates, and prepares traffic assignments. He also performs fieldwork, including surveys for on-street and off-street parking utilization, geometric measurements, and signal timings for parking usage and services. He is highly skilled in the use of Highway Capacity Software, Synchro/SimTraffic, VISSIM, and other traffic analysis software. Additionally, his experience includes traffic signal timing and optimization, site access and circulation studies, and evaluation of transportation improvement phasing. In addition to his technical expertise, Michael's strengths include presenting highly technical material to a non-technical audience for municipalities, agencies or in support of public outreach efforts.



KAREN E. FRANZ P.E., LEED AP

Senior Vice President, AKRF

Karen E. Franz P.E., LEED® AP, a Senior Vice President and licensed Professional Engineer in New York, New Jersey, and Pennsylvania, and a LEED® Accredited Professional, provides essential site/civil and environmental engineering services for numerous complex projects. With 17 years of experience, she is technically proficient in site planning, grading and drainage, and utility and roadway design. Her background also includes environmental assessment, investigation, and remedial design. Ms. Franz is uniquely valuable to the firm for her ability to understand and manage complex redevelopment and construction projects. She has overseen and performed quality assurance for clients on many projects throughout New York City including: Governors Island's Park and Public Space project; Columbia University Manhattanville Rezoning project; Green Infrastructure Design and Implementation at multiple sites for NYCEDC and NYCDEP; and several projects for New York Botanical Garden aimed at increasing public access and sustainability in relation to green stormwater solutions.



JUSTIN BAKER P.E.

Senior Technical Director, AKRF

Justin Baker P.E. is a Senior Technical Director in AKRF's Engineering Group. He has 24 years of prior professional Civil/Environmental Engineering experience and is a certified Professional Engineer. Mr. Baker has experience working with commercial, industrial, municipal, health care/education, and residential clients and owners. Mr. Baker has excellent leadership, organizational, interpersonal, and communication skills and a commitment to excellence, professionalism, integrity, and family. Mr. Baker's technical fields of expertise include: Pre-acquisition site assessment, due diligence, and project planning; Civil/site design, sewer design, and utility planning; Land use, zoning, and entitlements; Stormwater treatment, discharge permits, regulatory compliance, and system maintenance; Industrial NPDES/SPDES discharge permitting; Pollution prevention planning and soil/groundwater assessment; Construction administration; and project management background.



WENDY HO P.E., LEED AP

Vice President, AKRF

Wendy Ho, P.E., LEED® AP is a licensed engineer in the State of New York with extensive experience in the design and management of large-scale infrastructure and highway projects, as well as site development projects. Ms. Ho currently serves as a Vice President at AKRF and oversees all roadway and infrastructure projects. She is the overall Senior Technical Director for each of AKRF's individual and task-oriented DDC projects, including the Bergen Avenue Reconstruction projects and design task orders and AKRF's recently awarded Large Infrastructure Requirements Contract for Brooklyn and Staten Island, NY. She is responsible for the development, implementation, and monitoring of the task orders, as well as managing coordination among all of the agency and utility stakeholders. Her area of expertise is in roadway and site design, including roadway alignment, pavement design, grading and drainage design, and utility relocations. She has completed and managed numerous high-profile projects throughout New York City and the Hudson Valley for various city and state agencies, as well as for private clients. Ms. Ho's experience has allowed her to become intimately familiar with city and state design standards and regulations.

DAVE TWEED

Senior Environmental Graphic Designer, Stantec

Mr. David Tweed began his career with the ViBE group in 1985. He has consistently brought a fresh, unique and many times unorthodox perspective to his work. He was trained as a graphic designer and extended into placemaking and environmental graphic design.

Dave has had the fortune of being involved with a wide variety of high-profile projects in the entertainment, sports, and resort industries. Early work includes themed work for Disney and the Cirque du Soleil in Orlando Florida and Universal Studios Hollywood in Universal City, California. Sports work includes Madison Square Garden in New York, Safeco Field in Seattle, and Staples Center in Los Angeles. His resort experience includes work for Northstar at Tahoe in California, Canyons resort in Park City, Utah and the Aspen Ski Company in Snowmass, Colorado.

EDUCATION

- Associate of Arts, Casper College, Casper, Wyoming, 1979
- Bachelor of Fine Arts, University of Utah, Salt Lake City, Utah, 1983

AWARDS

- 2000 American Corporate Identity
- 1999 American Corporate Identity
- 1997 American Corporate Identity
- 1995 American Corporate Identity
- 1994 Society for Environmental Graphic Design
- 1993 Art Directors Club of Denver
- 1990 Creativity Magazine
- 1987 Art Directors Club of Los Angeles

NATE HAWLEY

Environmental Graphic Designer, Stantec

Nate Hawley is an Environmental Graphic Designer with more than 15 years of experience across a broad spectrum of design. His focus on wayfinding and signage has been realized through projects for higher and lower education, public, healthcare, retail, and private sector clients. As a natural extension, Nate has worked in branding, print, web design, and product ideation.

EDUCATION

- BA Studio Art/Graphic Design, Principia College, Elsah, Illinois, 1997

AWARDS

- 2013 Denver MAME Awards, Midtown Entry Feature Sign
- 2007 Type Directors Club Typography 30 Honor
- 2005 Dwell Magazine “Parkitecture” Competition Finalist
- 2004 Dwell Magazine Method “Methodology” Competition Finalist

KAZUMI TANIMURA

Principal, Atelier Lumiere

During her twenty years of experience in field, Ms. Tanimura has worked on a wide range of the projects, from high-end hospitality projects, commercial class A office spaces, educational facilities, luxury residences, to large-scale multi-use developments for both domestic and international locations. Her electrical engineering education and Asian cultural background support her well from both technical and esthetic aspects when she illuminates the space with lighting. She understands pros and cons of the latest technology in lighting and controls, and recommends the best solution to the clients with her sense of serenity.

Prior to establishing her company “atelier lumiere”, she worked on Mohegan Sun Casino in Uncasville CT both Phase I and II. Her sensitive design for the restaurants in Mohegan Sun Phase I received an award from IESNA.

EDUCATION

- Master of Fine Arts in Architectural Lighting Design, Parsons School of Design, New York
- Bachelor of Science in Electrical Engineering & Computer Science, Kanazawa University, Japan

ASSOCIATIONS

- Illuminating Engineering Society of North America (IESNA)
- International Association of Lighting Designers (IALD)
- Certified LC - National Council on Qualification for the Lighting Professions (NCQLP)

SORACHAI KORNKASEM

Designer, Atelier Lumiere

Formally educated as an architect, Mr. Kornkasem has professional experience that spans the worlds of both architecture and lighting design in the United States and Thailand. His career expanded as a professional architect in several prominent New York City -based architectural firms, where he designed office buildings to high end residences. His dual experience gives him an unusual ability to integrate tangible architectural features and light fixtures and to create an intangible emotive quality appropriate to the function of each space. His meticulous detailing skill has aided seamless communication with architects and contractors, and made unique and specialized designs possible.

EDUCATION

- Master of Science in Architecture, Columbia University, New York
- Master of Architecture, University of Illinois at Urbana- Champaign, Illinois
- Bachelor of Architecture, Chulalongkorn University, Thailand
- Facility Management & Advanced Business Communication, New York University, New York

ASSOCIATIONS

- LEED AP - US Green Building Council
- ASA Green Initiatives – Association of Siamese Architects



TERRY A. WINNICK

President, Interloc

Mr. Winnick was Executive Vice-President of Grand Casinos where he was responsible for all development in seven cities throughout the United States; including the master planning, design and construction of an eighteen-hundred-acre resort in Tunica, Mississippi (Grand Casino Tunica). This project included three luxury themed hotels, a Hale Irwin designed championship golf course; a five-hundred-space RV park; the largest floating casino in the world, and a convention center; among other components.

Mr. Winnick also supervised the design and construction of Grand Casino's Biloxi and Gulfport, Mississippi hotel and casino developments, along with their restaurants, retail facilities, spas, parking structures, a Jack Nicklaus Signature championship golf course (The Grand Bear) and docking facilities for luxury private yachts.

In Kinder and Marksville, Louisiana, Mr. Winnick was responsible for the development of casino, hotel and resort projects at Grand Casino Coushatta and Grand Casino Avoyelles.

In Minnesota, Mr. Winnick supervised construction of Grand Casino's properties in Milacs and Hinckley. These developments included casinos, hotels, golf courses, RV Parks and other related facilities, including a six-thousand-seat outdoor amphitheater for live concert performances.

In Las Vegas, Nevada, following Grand Casino's acquisition of the property, Mr. Winnick supervised the completion of the Stratosphere Hotel and Casino, including the tallest observation tower (110 stories) in the Northern Hemisphere.

Prior to Grand Casinos, Mr. Winnick was Senior Vice-President of Circus Circus Development Corporation, Las Vegas, Nevada. He was directly responsible for design and construction at all of Circus Circus Enterprises', and later Mandalay Bay Group's, 17-casino and resort properties worldwide (including Tunica, Mississippi; Chalmette, Louisiana; Las Vegas, Laughlin and Reno, Nevada). As an example, Mr. Winnick supervised design and construction of the Silver Legacy Resort and Casino in Reno, Nevada (44 stories high, containing twenty-eight hundred 4-star rooms, a casino, restaurants and retail facilities), among others.

Earlier, Mr. Winnick served as Executive Vice-President and General Manager of Universal Studios Hollywood, with direct responsibility for all operating departments. Among his other duties, he served as Executive-in-Charge for the design, construction and leasing of CityWalk Hollywood and CityWalk Orlando, multi-acre entertainment/retail/restaurant/and motion picture theater complexes.

EDUCATION

- Bachelors of Architecture, University of Southern California, Eastern Illinois University

ASSOCIATIONS

- Urban Land Institute, Member - Entertainment Development Council
- International Council of Shopping Centers
- International Association of Amusement Parks and Attractions
- Association of Zoos and Aquariums



JILL BENSLEY

President, JB Research

Ms. Bensley is president of JB Research Company, an economic consulting firm specializing in concept development, market and financial feasibility testing for cultural, retail, entertainment, and sports real estate projects. Though trained as an economist, Ms. Bensley has long believed that the big hits and all of the “misses” in these industries are a function of understanding and catering to the collective hearts and minds of various demographic cohorts. Because of this belief, she is an avid trend watcher and an expert on characteristics and behavior of various market segments.

Ms. Bensley has more than 25 years of experience in the economic planning and research industry, beginning with her work with Economics Research Associates in Los Angeles. At Federated Department Stores she served as Research Analyst and was Director of Research for South Mark/University Group, a multi-million-dollar real estate firm. She was Vice President of Harrison Price Company in Los Angeles before establishing JB Research Company in Oxnard, CA.

Active in her surrounding community, Ms. Bensley is co-founder of Kids’ Arts, an arts education program for children in foster care in Ventura County. Currently she serves as an appointed member of the Economic Vitality Commission in Ventura County and has taught real estate market analysis at UCLA and UCSB. She is a full member of the Urban Land Institute and the ULI Program Committee’s Executive Group Chair for Retail, Entertainment and Hotel; International Association of Amusement Parks and Attractions; and Themed Entertainment Association.

Clients include the Kellogg Company, the Coca Cola Company, Legoland Theme Parks, Arrowcroft plc, the Academy of Motion Picture Arts and Sciences, Sega Corporation, Sony Development, American Girl Place, The Children’s Place, Nintendo Corporation of America, Excel Legacy Corporation, the Honda Center, 20th Century Fox, Nickelodeon, CNN, Gaylord Entertainment, and the Portland Trail Blazers

EDUCATION

- Bachelor of Science in Economics, University of California at Berkeley
- Post-graduate Study, Economics, University of Florence, Italy
- Post-graduate Master’s degree courses, Economics, University of California at Berkeley



STUART F. ZALL

Founder, The Zall Company

Stuart F. Zall founded The Zall Company, LLC, in 2000. He has more than 25 years of retail-leasing expertise to bring to his role as company president. As part of a joint project, he also serves as vice president of leasing at Pacific Realty Services, expanding both companies' presence domestically and in China. Mr. Zall is a founding member of Retail Intelligence Advisors, a real estate advisory firm that provides hands-on retail and shopping center analysis and due diligence. Under his guidance, The Zall Company has established itself as a premier retail brokerage firm serving retailers, landlords and developers from offices in Denver, Dallas and Boca Raton. Client projects cover everything from high-street retail to outlet malls to upscale shopping centers. Through his efforts, major retailers Forever 21 and H&M were brought to the Denver Pavilions and Under Armour established in Vail, Colorado —“firsts” for the Colorado market. Most recently, with PRS, Mr. Zall is engaged in leasing efforts with a “Western format” outlet mall in Xi’an, China.

EDUCATION

- Bachelor of Science in Accounting, University of Denver

ASSOCIATIONS

- International Council of Shopping Centers (ICSC)
- University of Denver Advisors Board
- University of Denver Alumni Association

Prior to founding The Zall Company, he served as vice president and director of Lord Associates. When Lord was acquired by The Taubman Company, a publicly traded multibillion-dollar real estate trust (TCO), Mr. Zall continued as director of value retail leasing.

Mr. Zall has a BS in accounting from the University of Denver, and has been affiliated with the institution's advisory board, as well as with the International Council of Shopping Centers. He is a licensed real estate broker in seven states and a CPA in Colorado.

PAST/PRESENT CLIENT RELATIONSHIPS

Landlords/Developers

The Taubman Company; Lord Associates; Realty Management Group; Vornado Realty Trust; Forest City Enterprises; Great Mall of the Bay Area, Milpitas, CA; Great Lakes Crossings, Auburn Hills, MI; Beverly Center, Los Angeles, CA; SuperMall of the Great Northwest, Auburn, WA; Cherry Creek Mall, Denver, CO; and The Streets of Brentwood, Brentwood, CA

Tenants

H&M, Under Armour, DKNY, Charlotte Russe, Vans, Perry Ellis, Pacific Sunwear, Bebe, Chico's, Fresh Choice, Johnny Rockets, BCBG, Guess Jeans, St. John Knits, The Limited, Hot Topic, Forever 21, Sur La Table, West Elm, Coach, Calvin Klein, Lululemon Athletica, and Jonathan Adler



GERARDO AGUINIS

Principal, The Zall Company

Gerardo Aguinis serves as principal–East Region at The Zall Company. He has 20 years' experience working with startups and multinational corporations in the United States and Latin America.

Mr. Aguinis assists retailers with store development goals, and shopping center owners with maximizing project exposure and profitability. His clients range from developers and investment firms, to top retailers such as Williams-Sonoma, Modern Mexican Restaurants and Destination Maternity. Prior to The Zall Company, Mr. Aguinis held management positions at Sanyo Electric Co., American Express, Gartner Consulting, and Telecom Argentina Stet-France Telecom.

Born in Argentina, he is fluent in Spanish, English and Portuguese, enabling him to provide in-depth services to Latin American retailers entering the U.S. market. He holds BS and MS degrees in industrial engineering from the University of Buenos Aires and an MBA from the University of Colorado.

EDUCATION

- Master of Business Administration, University of Colorado
- Bachelor of Science and Master of Science in Industrial Engineering, University of Buenos Aires

PAST/PRESENT CLIENT RELATIONSHIPS

Landlords/Developers

The Great Mall of the Bay Area, Milpitas, CA; Foothills Mall, Tucson, AZ; Country Club Plaza, Sacramento, CA; River City Marketplace, Jacksonville, FL; and Northfield at Stapleton, Denver, CO

Tenants

Williams-Sonoma, West Elm, Modern Mexican Restaurants (La Sandia), Destination Maternity, Shiekh Shoes, Takken Shoes, and Fashion Day Spa

ASSOCIATIONS

- International Council of Shopping Centers (ICSC)

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