

# BIRCH BROOK STUDIOS

PROPOSAL FOR THE PRESERVATION OF THE IBM ADVANCED BUSINESS INSTITUTE,  
NATURE CONSERVATION & SUSTAINABLE FILM AND CONTENT CREATION STUDIOS

MARCH 15, 2021

ATLAS CAPITAL GROUP  
COOKFOX ARCHITECTS





“**Life** exceeds in complexity and beauty anything else humanity is ever likely to encounter.”

-E. O. Wilson, The Biophilia Hypothesis

COOKFOX staff tend to two hives of bees on our roof as an extension of our studio's interest in biophilic design, rooftop ecosystems and urban agriculture.

# CONTACT INFORMATION

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The entry to our studio at 250 West 57th Street is defined by a gallery designed as a tranquil transition space from the outside into a biophilic refuge that is designed to support mental and physical well-being.



March 15, 2021

Allison Kardon  
Orangetown Town Hall  
26 W Orangeburg Rd,  
Orangeburg, NY 10962

Re: RFEI: Palisades Center

Atlas Capital Group  
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New York, NY 10019  
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Dear Allison,

We are pleased to submit our Expression of Interest with our qualifications and project proposal for the Palisades Center site. Our Development team is comprised of Atlas Capital Group and COOKFOX Architects, combining strategic real estate development and investment capabilities with award-winning design and planning expertise. We believe that our development proposal will inspire new investment and economic activity and support the broader community's needs. Our proposal reflects our intention to pursue beautiful, high-performance planning and design strategies to inform development that is environmentally sustainable.

Our team brings a wealth of planning, development and design expertise. Atlas Capital Group is a developer of residential and commercial properties in New York and Los Angeles, including film studios and sound stages. COOKFOX has a diverse portfolio of design projects, including master planning, residential, commercial and educational facilities. Together, our firms have significant and successful experiences with public entitlements, including engagement with community groups, elected officials, and municipal and state agencies. Most recently, our work resulted in the successful development of an underutilized site in Manhattan, Clarksqn, that generated \$100M to fund park maintenance, new zoning for multi-generational and mixed income housing, and provisions to ensure appropriate retailers for the neighborhood.

At the Palisades Center, we envision a mixed-use development that will diversify the use of the property to expand the tax base of Orangetown, provide essential housing types for a multi-generational, multi-income community, and develop a state-of-the-art film-making facility. Our proposed development will set a new standard for environmentally sustainable communities and film studios. In addition, our proposal will preserve woodland on the property, to support habitat for native species and create buffer zones between uses on the site and the adjacent residential communities.

Our proposal outlines three options for development of the residential portion of our proposed master plan. These options are intended to encourage dialogue with the community and Town, to ensure that the future development achieve the best possible outcomes for Orangetown.

Option A illustrates a development of single family residences on 24 lots.

Option B illustrates Mixed Residential Typologies. This scheme increases the density of housing to include town homes or cluster housing, to allow more

diversity of housing types and support the needs of a multigenerational, multi-income community.

Option C offers the most density of residential development to include apartments, and clusters of town homes. This density would allow for outdoor and indoor amenities to support a diverse, multi-generational, multi-income neighborhood.

We believe this optionality will inspire an important dialogue with the community and lead to a development solution that ensures the project is sustainable and vital to the future of Orangetown.

On a personal note, Rick Cook and his spouse Ellen have raised their family in Palisades. As long-time community members and neighbors, we are invested in creating a masterplan and architectural designs that are beautiful, appropriately scaled and that enhance our community culturally and economically.

Thank you for the opportunity to submit our qualifications and project proposal. We look forward to discussing our ideas with the Town and community.

Sincerely,

Rick Cook, COOKFOX Architects  
Jeff Goldberger, Atlas Capital Group



Connections to nature are a fundamental component of human well-being. Our West Terrace was designed as an outdoor workplace, with an outdoor conference room, large tables for working and intimate areas for solitary work or private meetings. The gardens also provide habitat for pollinators and support the

# DEVELOPMENT TEAM LEADERS



## JEFFREY A. GOLDBERGER

Partner & Co-Founder, Atlas Capital

Mr. Goldberger is a partner and co-founder of Atlas. He is responsible for the overall management of the firm, investment strategy, acquisitions and asset management. Before founding Atlas, Mr. Goldberger served as Managing Director of UBS Investment Bank's Global Commercial Real Estate Group, where he invested the firm's capital on a principal basis in opportunistic / value-added equity investments and high leverage debt instruments. Prior to joining UBS, Mr. Goldberger was a Principal and the President of The Witkoff Group, LLC, a full-service real estate investment firm. Under Mr. Goldberger's guidance, The Witkoff Group acquired approximately 15 million sq. ft. of commercial real estate. Mr. Goldberger earned a BA in Economics from Tufts University and a MBA in Finance from the NYU Stern Business School.

### DEVELOPMENT LEADER

Mr. Goldberger is a principal officer authorized to negotiate with the town of Orangetown and will play a key role in community engagement.



## RICK COOK, FAIA

Founding Partner, COOKFOX

Rick Cook is a Founding Partner of COOKFOX Architects. Over the past 25 years, he has built a reputation for innovative, award-winning architectural design.

For 14 years, Rick led the firm Richard Cook & Associates, where he cultivated a broad portfolio ranging from master planning to commercial and residential projects. Of special note, the firm was recognized for The Caroline, one of the largest new buildings ever completed in a New York City historic district; the Chelsea Grande, which received a Charter Award from the Congress for the New Urbanism; and 360 Madison Avenue, which was called "the best new building in years" by the New York Sun.

In 2003, Rick joined with Bob Fox to form COOKFOX Architects based on a transformative vision: beautiful design guided by high standards of sustainability, and a commitment to excellence enriched by the collaborative process. Its work includes four LEED Platinum projects in New York City: the Bank of America Tower at One Bryant Park, Skanska USA's office in the Empire State Building, and both COOKFOX's former and current office interiors.

Rick Cook is also the design architect for the first LEED certified Broadway theater, an award-winning neighborhood redevelopment in the South Street Seaport Historic District, and a visitor's center at the Angkor Hospital for Children in Siem Reap, Cambodia, which received awards from the Boston Society of Architects and the AIA-New York.

Rick Cook and his family are long-time residents of Palisades, NY.

### DESIGN DIRECTOR

As Design Director, Rick Cook will advise the development and design team through master planning, concept and schematic design. He will continue to offer guidance throughout the remaining phases to ensure the integrity of the project's design vision and goals.

Rick will also play a key role in community engagement and negotiation.



## PAM CAMPBELL

Partner, COOKFOX

Pam joined COOKFOX in 2003. From the start, she was an integral member of the design team for the Bank of America Tower at One Bryant Park, the first LEED Platinum skyscraper in the world. Pam was instrumental in attaining the LEED certification through coordinating the architectural component of the process as well as the New York State Green Building Tax Credit application. She also led the adjoining Stephen Sondheim Theatre project, the first LEED Gold certified Broadway Theater, completing all phases from conceptual design to construction administration, involving state level historic preservation approvals. Among other projects, Pam led the team for Live Work Home, a prototype for affordable, sustainable urban infill solutions that was named a winner of the international design competition "From the Ground Up" and completed in 2010.

Pam was the project manager for 150 Charles Street, a 92-unit residential building in Manhattan's West Village. The project initiated new zoning text for the city that encouraged preservation of industrial buildings with stringent requirements for the use of urban landscaping. She also led the Neeson Cripps Academy project, a STEAM school in Phnom Penh, Cambodia, serving the city's most poverty-stricken children. Currently, Pam is the partner leading the Marymount School, a new building for an independent all-girls school located on the Upper East Side in Manhattan that will employ sustainable features to be incorporated into the curriculum. At the Domino Sugar factory site in Brooklyn, Pam is the partner overseeing the design of a new mixed use tower on the Williamsburg waterfront.

Pam has spoken at the Fashion Institute of Technology, Marymount School and Columbia University, as well as at the AIA National Convention, and the USGBC NY, Green Buildings NY and IIDA conferences. She has been on the Urban Green Council's member's roundtable 80X50 Building's Partnership and served as the Programs & Education Committee advisor. She has also served as a master's thesis jury member for the Fashion Institute of Technology and a year end project reviewer for the Urban Assembly School of Design and Construction.

### PARTNER-IN-CHARGE

Pam Campbell will be the primary day-to-day Design Team leader. She will oversee and advise the design team through key project milestones, lead design presentations, and ensure open communication between the Community, Development Team, Design Team, Consultants, and other stakeholders.



535 Carlton was designed using biophilic design strategies to connect residents and neighbors with nature in a community that lacked open space. The garden courtyard is visible from all public and circulation areas of the building, and residents share an expansive roof garden at the ninth floor.

# COOKFOX ARCHITECTS

COOKFOX Architects, DPC is an architectural and interior design studio of 93 architects, interior designers, graphics and visualization artists, communications and support staff. Founded in 2003 by Rick Cook and Bob Fox, the firm is now led by six partners and founding partner Rick Cook.

We have built a studio focused on high-performance, environmentally responsive design and are well-known for innovative design at the highest standard of environmental performance. One Bryant Park was the first LEED Platinum commercial skyscraper, our current studio has achieved LEED Platinum and WELL Gold certification, and a high-performance biophilic design for 150 Charles, a residential condominium building, achieved LEED Gold.

Our work is focused on biophilic design to create architecture that supports physical health and mental wellness. Our portfolio of diverse residential, workplace, and education projects has been driven by our belief that healthy environments are connected to nature with physical, visual, and psychological connections that stimulate our innate positive biological responses to nature and natural processes.

Beyond high-performance design, COOKFOX is known for our rigor in research of the natural and cultural history and context that informs our work. We are also known for our ability to lead large and diverse project teams, client groups, and public stakeholders to accomplish complex public approvals through city and state agencies and navigate complex regulatory processes.

## RECOGNITION

Our work—which has been recognized with awards from the American Institute of Architects, the Boston Society of Architects, the Municipal Art Society, the New York Landmarks Conservancy, the Preservation League of New York State, and the U.S. Green Building Council—is diverse in scope and united by common themes of ecological stewardship and design innovation.

Our projects have been showcased at the National Building Museum, in the New Yorker and the New York Times, and in feature programs on PBS, the Discovery Channel, and National Geographic. Our work is featured regularly in major design publications, such as Interior Design, Metropolis, and Architectural Record. Our senior staff speak regularly on topics of sustainable and biophilic design and environmental stewardship.

## SOCIAL EQUITY

Our mission to design environmentally sustainable architecture that fosters the well-being of the planet and people is intrinsically tied to our commitments to social justice. We advocate for diversity, equity, and inclusion within our studio, projects, communities, and society as a whole. Through our designs, we are passionate advocates of architecture that promotes equality. We work to diversify our portfolio to include supportive housing, affordable housing, and educational facilities. Among our recent projects are affordable housing in Brooklyn, supportive housing in the Bronx for formerly homeless individuals, and a school building for at-risk children in Phnom Penh, Cambodia.

## PLACEMAKING

We are inspired by unique opportunities offered by the complex urban environments in which we work and live. We are constantly searching for unique ways in which design can enhance our social experiences, strengthen communities, increase productivity in the workplace, and create an overall sense of well-being in the built environment. In our own workplace we have designed around the creation of community; fostering a casual and collaborative environment that aids in our design work, bonds our social fabric, as well as, attracts and retains our talented staff.

In our residential projects, our designers collaborate with artists, employ natural materials, biophilic patterns, and utilize enhanced space planning to create social experiences that engage people from the street level up through the various interior and exterior spaces of a building, creating community among residents. This is achieved by focusing in on the smallest details, like a view of wildflowers from every conference space in our studio, or a toile pattern featuring Biggie Smalls used in the residential lobby of our City Point project, to larger gestures that key a project into a particular time and place, such as at One Bryant Park, where the canopy contains three notches which mark the angle of the sun at noon on each solstice and equinox.





# ONE BRYANT PARK



At 55 stories and 2.2 million square feet, the Bank of America Tower is the first LEED Platinum commercial skyscraper, achieving at large scale many of the green building movement's most transformative ideas for water and energy conservation, material efficiency, and indoor environmental quality. Drawing on biophilia, the vision was to create the highest quality modern workplace by emphasizing daylight, fresh air, and an intrinsic relationship to the outdoors.

In response to its dense urban context, the building challenges the boundaries of public and private space with a highly transparent corner entry. It forms a layered connection to Bryant Park, whose restorative green spaces extend into the building through a public Urban Garden Room. Tactile details in the lobby, such as white oak door handles, fossil-embedded Jerusalem stone, and leather paneling keep the massive tower intelligible to the human hand and eye.

Recognizing its impact in the heart of a dense metropolis, the building produces 2/3 of its own energy with an on-site 4.6 MW cogeneration plant that captures waste heat and lowers daytime peak demand. With an under-floor air system and 95% filtration, fresh air delivered to offices can be individually controlled and is actually cleaner when it is exhausted from the building. At night, the building's excess power freezes thermal ice storage tanks, which melt during the day, providing cooling and further lowering demand on the over-taxed energy grid.

One Bryant Park represents a shift in thinking about modern building design and has fundamentally transformed the market for large-scale commercial developments. In the city defined by the modern skyscraper, the tower makes a highly visible statement on regeneration, urban stewardship, and global citizenship for the 21st century.

**Location**  
New York, NY

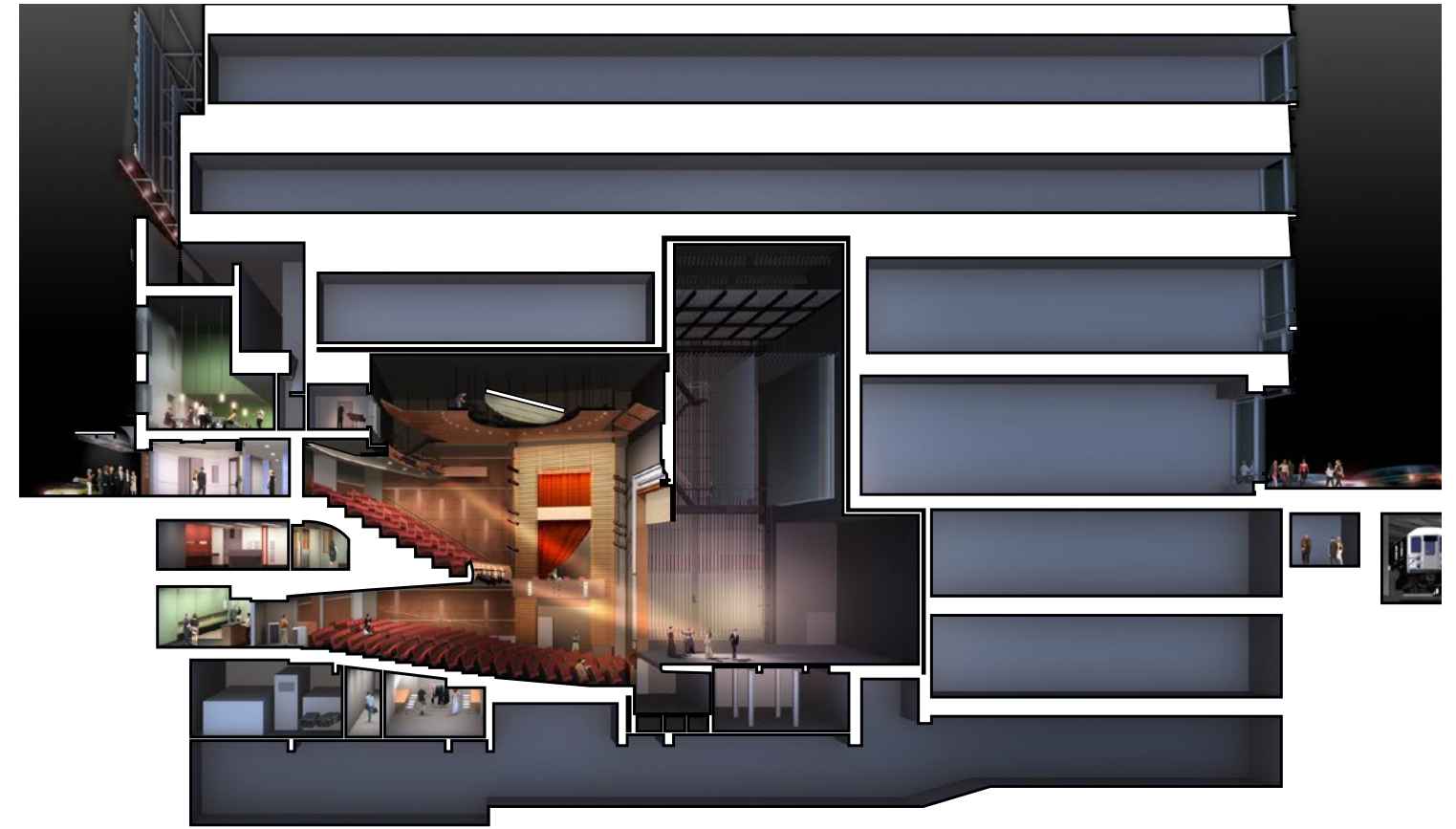
**Client / Owner**  
The Durst Organization &  
Bank of America

**Size**  
2.2 million square feet

**Completion**  
2009



# STEPHEN SONDHEIM THEATER



The first significant Broadway theater built in over a decade, the Stephen Sondheim Theatre is a state-of-the-art performing arts venue with a rich artistic history. Built on the site of the 1918 Henry Miller's Theatre, whose Landmarked façade has been retained and fully restored, the new theater re-interprets Henry Miller's ideals for the "new American Theater." The Sondheim preserves the intimate scale and proportions of the original house, reinforcing a sense of connection, while still increasing the seating capacity from 950 to 1,055.

The design team filtered through many relics from the checkered past of Henry Miller's Theatre to craft a narrative of time and place. Throughout the interior spaces, vignettes of artifacts layered onto the new architectural fabric include Adamesque decorative plasterwork and doors from the former auditorium. The oval box office lobby mediates the transition from the restored historic façade to the new theater within. Where pieces of the historic fabric were lost or

too badly damaged, new walls and detailing complete the room, maintaining its spatial integrity and color scheme without falsifying its status as a contemporary layer. Its distinctive black and white checkered floor has been carefully reconstructed using marble sourced from the same Vermont quarries as the original. Uniting the room, the original plaster ceiling with its ornate central medallion, a relief of the Greek muses, has been restored and reinstalled.

The theater's west circulation wing opens directly onto Anita's Way, a through-block pedestrian passage that creates a protected stage door entrance and informal public gathering space while relieving congestion in the Times Square area. Constructed as part of the adjacent One Bryant Park, The Sondheim is structurally and acoustically separated from the LEED Platinum skyscraper, but shares its energy-efficient on-site power cogeneration and water recycling systems.

**Location**  
New York, NY

**Client / Owner**  
The Durst Organization  
Bank of America

**Size**  
50,000 square feet

**Completion**  
2009





On a 56 acre property overlooking the Peconic Bay, we have master planned and designed a multi-residence family estate. The site includes mature woodlands, marshland, and dune-scape across rolling topography. The master plan incorporates an expansive main residence along with a future guest house and up to seven additional residences, each

carefully sited to maximize privacy and reduce impact on the adjacent communities. In addition, the master plan and design for the new homes, observe strict easements intended to protect the habitat and views across the bay to the Mashomack Nature Preserve. The master plan and new structures were approved after an extensive municipal review process.

# TYNDAL POINT

**Location**  
North Haven, NY

**Client**  
Jeff Greene

**Size**  
56 Acres

**Completion**  
Main Residence, 2022  
Master Plan, ongoing



The Center for Well-Being was built to anchor the campus of the Ross School, a progressive K-12 institution on the East End of Long Island. Merging Eastern and Western philosophies, the building reflects the school's holistic mission of educating the mind, body, and spirit in order to prepare students to be effective global citizens.

The three-story building draws on the institution's innovative "spiral curriculum" in weaving together classrooms, performance and gathering spaces, athletic facilities, and a cafeteria, organized around a vertical spine of local quartz. Its central gathering area is the Great Hall, a soaring, open space that hosts concerts, athletics, and assemblies. Inspired by the story of Jonah's exile in the belly of a great whale, with its themes of transformation, the Great Hall also alludes to local whaling and boat-building history with the exposed "ribs" of its large ceiling beams.

In addition to visual and spatial aesthetics, tactile, acoustic, and other sensory considerations shaped the design of the Center for Well-Being. No shoes are worn inside the building, heightening the awareness of changing textures such as bamboo, stone, and tatami. Like a complex fabric, natural materials and patterns of light weave together in a way that sharpens and elevates the visitor's awareness of space. Special acoustical challenges of the multi-functional center – including a playing court with meditation alcoves directly below – were addressed with a custom-designed ceiling and extensive vibration insulation between floors. Behind the scenes, a geothermal heat exchange system uses the constant temperature of an underground aquifer as an energy-efficient means of conditioning the building.

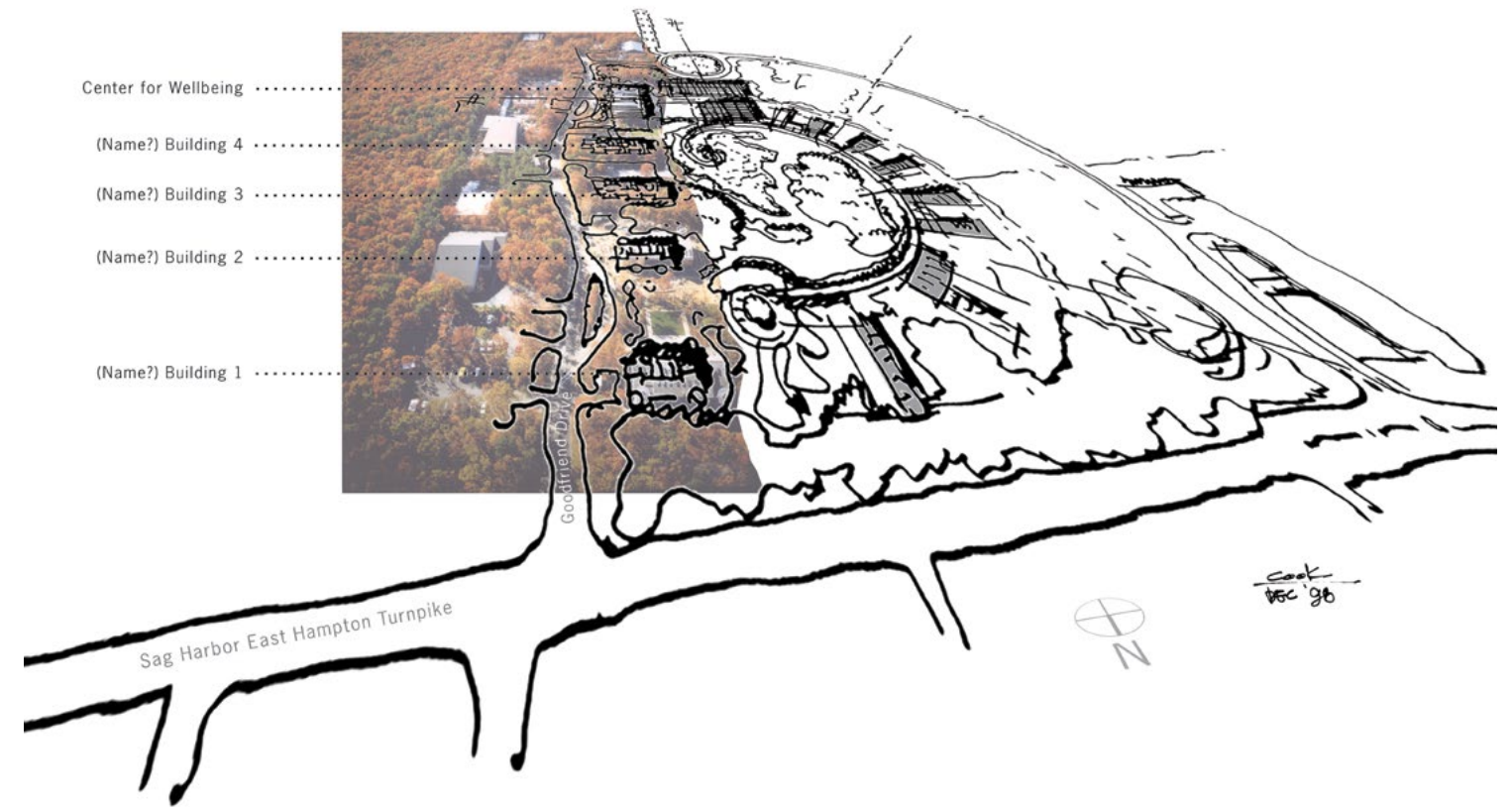
# THE CENTER FOR WELL-BEING

Location  
East Hampton, NY

Client / Owner  
The Ross Institute

Size  
44,000 square feet

Completion  
2000



An updated version of Thomas Jefferson's Academic Village, the Ross Institute promotes an innovative curriculum combining concepts of mind, body and spirit, which is intended to prepare students for an exponentially complex and global society. To reflect and reinforce this philosophy, facilities on the campus are deployed along a spiral path, which symbolizes growth and graphically demonstrates the accumulation of knowledge.

Contributing to the mission are five independent yet interlocking centers- teaching, education, communication, wellness and elders, which sponsor a host of intellectual programs and cultural interactions. This arrangement underscores that learning is an endless pursuit, requiring moments of isolated meditation as well as communal participation. Although the campus covers over 120 acres, within the developed zone, building footprints and vehicular roads are restricted in order to minimize impact on the water table and the existing scrub oak forest.

# THE ROSS INSTITUTE

**Location**  
East Hampton, NY

**Client / Owner**  
The Ross Institute

**Size**  
120 acres

**Completion**  
2000



# 150 CHARLES STREET



Overlooking the Hudson River waterfront, 150 Charles Street lies between the recreational piers of the Hudson River Park and the West Village Historic District. The building incorporates the Whitehall warehouse, a massive utilitarian structure of concrete, brick, and glass. The warehouse streetwall is maintained by the new building, with each bay forming an individual entry for separate maisonettes and lobby entrances along Charles and West 10th Streets. Inspired by the stoops and entrances found in the historical West Village, these individual entries connect the building's inhabitants to the public streetscape and maintain a continuity of the neighborhood scale and pedestrian experience.

The design vision was to connect the new development into the natural and historic environment of the West Village. 150 Charles

integrates green, open spaces into the building form, providing armatures for landscape and nature while preserving the architectural expression of a historical community. The resulting building is a composition of stacked volumes that gradually set back, preserving the neighborhood's scale and romantic character at the street. Where the warehouse's tarred roof once occupied the block, three terraced and landscaped volumes now surround a lush central courtyard, their cascading expression designed as a "fifth façade."

150 Charles has over 40,000 square feet of landscaped space distributed throughout lush green rooftops, planted terraces and courtyards, incorporating more composed green space than nearby Abingdon Square Park, Christopher Square Park and the Jefferson Market Garden combined.

**Location**  
New York, NY

**Client**  
Witkoff Group

**Size**  
357,604 GSF

**Completion**  
2015



# DOUBLE DIAMOND

Commissioned in 1959 by the Pearlroth family, the Double Diamond's striking cubic form is the work of Andrew Geller, an architect known for his playful mid-century modern beach dwellings. Our studio set out to restore and protect this unique architectural resource and pair it with a new home to accommodate the family's programmatic needs, while planning for the next generations.

The Double Diamond was originally constructed within 100 feet of the beach, perched on the dunes with views to the ocean and the Moriches Bay. The addition of a jetty in the 1970s allowed for a buildup of dunes, changing the home's relationship with the landscape by adding a substantial amount of beach front and burying its base in 10 feet of sand. With the intention to restore, preserve, and keep the historic house visible from Dune Road, the Double Diamond was set back behind the coastal erosion hazard line and raised to its original height to prevent flood damage. In keeping with the original design

intent discovered in Geller's drawings, a copper roof was installed for long term protection. All salvageable materials were reused in construction.

Placing the Double Diamond on fresh piles kept it visible from Dune Road and allowed the new house to be set behind it. The entry passes through the magical space commanded by the Diamond's form and into a courtyard designed to heighten the restored home's indoor-outdoor intentions. A boardwalk and pool connects the Double Diamond to the new home's sliding façade, which serves as a backdrop for the historic structure. Closed, the hand cut cedar planks form a continuous plane modeled after ridges in the dunes. Opened, they reveal two stories of glazing, providing views from the Double Diamond to the ocean beyond. Complementary in material and form, the two homes create the space required for future generations' stewardship of an important piece of architectural history.

**Location**  
Westhampton Beach, NY

**Client / Owner**  
Pearlroth Family

**Size**  
3,300 square feet

**Completion**  
2015



# ST. JOHN'S TERMINAL



In the early to mid-20th century, the massive St. John's Terminal was the terminus of the New York Central Railroad's West Side viaduct. We are reimagining this historical infrastructure into the next generation of high-performance biophilic workplace for Google.

We will restore the southern portion of the terminal, cut south of Houston Street to expose the rail beds and celebrate the railroad's history. Highlighting this large-scale historical infrastructure so crucial to the city's development grounds the building in history and place while providing a base from which to build a contemporary biophilic workplace. The rail beds, revealed in the cut façade as if in a section drawing, will be landscaped, visually connecting pedestrians and occupants to nature and enhancing the newly opened streetscape. Nine new floors will rise above, inspired by the neighborhood's powerful working buildings.

Equivalent to two city blocks, the site offers tremendous opportunity to enhance Hudson Square's connection to the waterfront. New public gardens will bookend the building, creating welcoming pathways to Hudson River Park and extending the public green space into the neighborhood. We designed the space to encourage bicycle commuting, tying the workplace to a healthier and more sustainable commuter infrastructure through a large bicycle parking facility.

The building will prioritize occupant health and well-being through biophilic design. Daylit interiors will provide panoramic views of the city and the Hudson River. Planted terraces wrapping three floors will create direct connections to nature and seasonal cycles. The work spaces will include highly filtered outside air and biodynamic lighting, rainwater catchment, thermal storage and use of Zone Green zoning regulations will enhance the building's sustainability.

**Location**  
New York, NY

**Client / Owner**  
Oxford Properties Group

**Size**  
1,100,000 square feet

**Completion**  
Under Construction



The St. John's Terminal North Site will be redeveloped into new housing, including affordable and elder housing, with new retail spaces and improved access to Pier 40 and the Hudson River Park. The proposed design of environmentally responsive, ecologically integrated high rises represents an emerging building typology in New York focused on occupant health and connections to nature.

The proposed buildings will interpret the design economy of New York's early high-rise icons, with massing assembled around finely sculpted towers, detailed with geometrically rigorous setbacks and planted terraces. The industrial character of the site will be preserved with natural, human-scaled stone and brick, complemented by elegant, modern steel and glass details. Inspiration for the design at street level is drawn from the solid masonry construction, industrial multi-sash windows and architectural detail of the historic Hudson Square factories and printing press buildings.

A diverse mix of living spaces includes critically-needed affordable housing, flexible units for senior citizens, and market-rate housing, with 30 percent of all units being permanently affordable. Designed to achieve LEED certification, the project will include filtered fresh air, biodynamic lighting, and access to public and private garden terraces.

Biophilic design will define the experience of the buildings, supporting physical and mental health and well-being by prioritizing human connections with nature. The planted roofs and terraces will provide direct connections to the natural world, and expansive views will blur the boundaries between interior and exterior. Day-lit corridors and other common spaces will further enhance connections to natural cycles of light, weather and seasons.

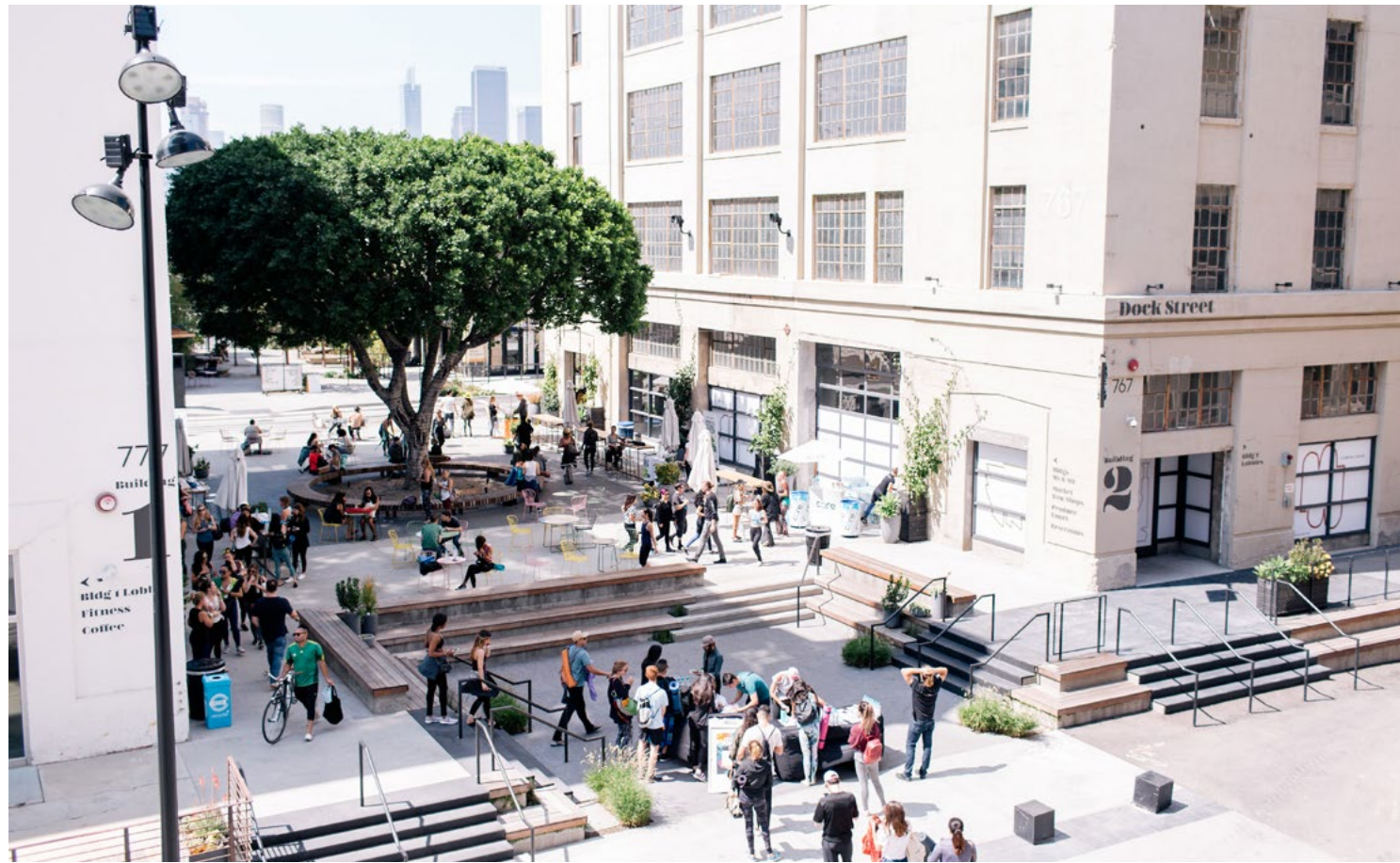
**CLARKSQN**

**Location**  
New York, NY

**Client / Owner**  
Atlas Capital Group

**Size**  
1,700,000 square feet

**Completion**  
In Development



# Atlas Capital Group

Atlas Capital Group, LLC is a full service real estate investment, development and management firm. The firm was founded in 2006 to invest in opportunistic and value-added real estate transactions in core gateway cities, with a primary focus on New York and Los Angeles. Atlas' vertically-integrated team includes more than 100 professionals staffed across real estate disciplines, including construction, leasing, development, asset management, property management, accounting, and legal.

Atlas has 100+ employees between its NYC and LA offices, representing all verticals necessary to operate our properties and to execute any business plan.

Atlas balances the investment strategy by being flexible across asset classes: Office, Residential, Industrial, and Retail, often in a Mixed-Use format.

Atlas Transaction History:

-58 Investments in the US

-10.7M square feet acquired and developed

In-house property operations, construction, and business plan execution through 100+ person team based locally in New York and Los Angeles

Atlas is competitively positioned to execute business plans ranging from light value-add to comprehensive adaptive re-use.

To date, Atlas has invested approximately \$3.0 billion of equity in the United States across 55 office, retail, residential, hotel, industrial, and mixed-use real estate investments comprising approximately 9.0 million square feet and \$5.4 billion of total capitalization.

The Founding Principals have been partners for 19 years and together have over 50 years of experience in the real estate industry in diverse roles including operator, developer, allocator, lender, and attorney.

Atlas' senior executives have been with the company for an average of 8 years and have an average of 17 years of experience in the industry.

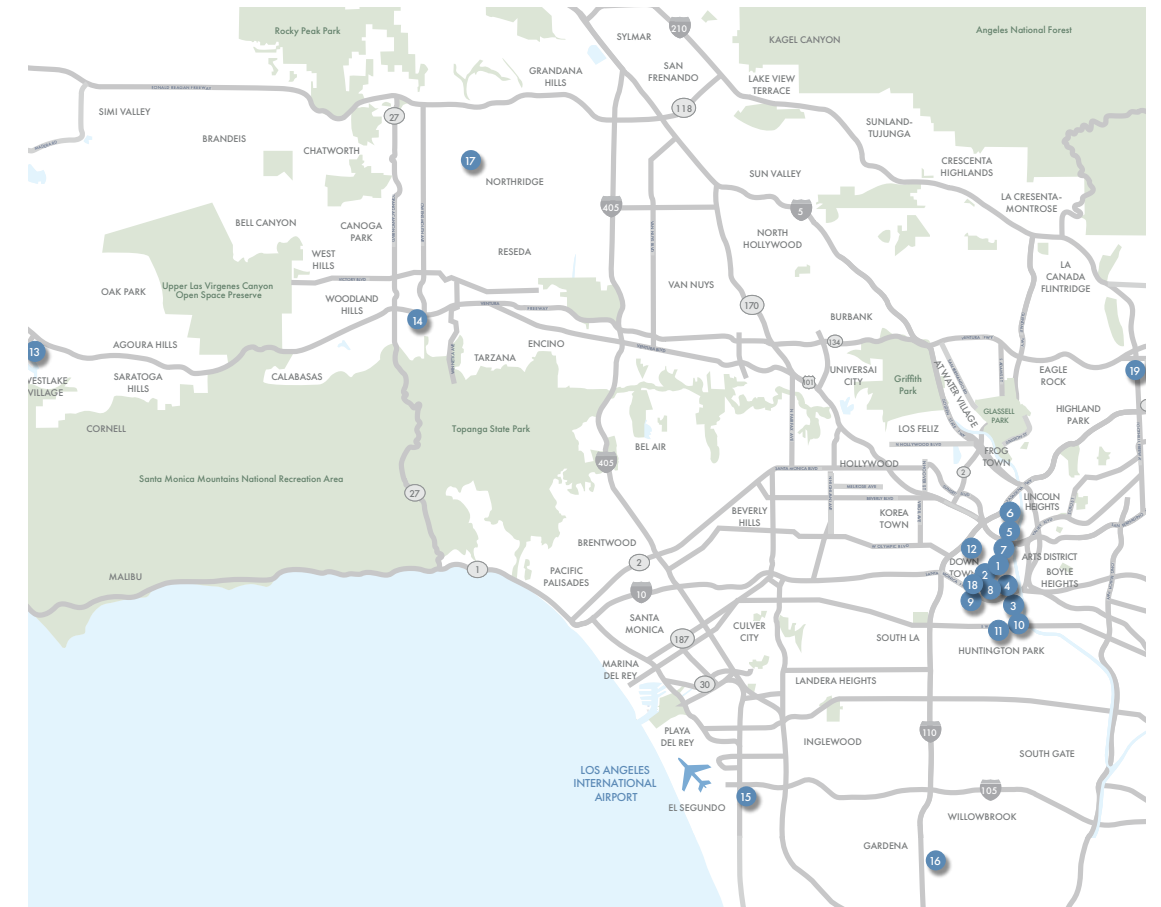
## HISTORICAL INVESTMENTS - NEW YORK METRO AREA

- 1 220 E. 63rd St.
- 2 100-104 5th Ave.
- 3 641-635 Sixth Ave.
- 4 845 West End Ave.
- 5 Buckingham Hotel
- 6 Alex Hotel
- 7 Flatotel
- 8 249-255 W. 17th St.
- 9 St. John's Center
- 10 218 W. 18th St.
- 11 The Factory
- 12 The Nash
- 13 434 Broadway
- 14 311 W. 43rd St.
- 15 422 W. 15th St.
- 16 24-02 Queens Plaza S.
- 17 225 W. 23rd St.
- 18 23-30 Borden Ave.
- 19 42 Crosby St.
- 20 325 Bowery
- 21 1604 Broadway
- 22 61-71 Wythe Ave.
- 23 548 W. 22nd St.
- 24 601 W. 110th St.
- 25 110 Leroy St.
- 26 15 Park Row



## HISTORICAL INVESTMENTS - LOS ANGELES METRO AREA

- 1 Fourth & Traction
- 2 1215 E. 7th St.\*
- 3 Santa Fe Commerce Center\*
- 4 788 S. Alameda St.\*
- 5 1060 N. Vignes St.\*
- 6 Chinatown Station\*
- 7 Arts District Crossing\*
- 8 ROW DTLA\*
- 9 1211 East Washington\*
- 10 2640 Washington Blvd.\*
- 11 2501 S. Santa Fe Ave.\*
- 12 712 South Olive
- 13 Westlake Village
- 14 Valley Country Market
- 15 2030 East Maple Ave.
- 16 18455 S. Figueroa St.
- 17 9121-9211 Oakdale Ave.
- 18 2000 East 8th St.
- 19 101 S. Marengo Ave.







# ROW DTLA

In 2014, Atlas purchased a 32-acre warehouse complex, historically known as the LA Terminal Market, adjacent to the Arts District in Downtown Los Angeles. Built by the Southern Pacific Railroad as a terminal and wholesale market for produce and goods entering Los Angeles by rail, the buildings are considered excellent examples of early 20th century industrial architecture. The buildings typify industrial Beaux-Arts style with large open floor plans, ideal bay depths, bright multi-pane windows and significant architectural details. Atlas has reimagined the district as ROW DTLA, a vibrant creative office, retail and entertainment district that consists of eight buildings and a 100+ year fully operational produce market.

Most of Atlas' plan for redevelopment was as of right but Atlas had to engage zoning counsel to demonstrate the project was in compliance with regulations due to its M2 industrial zoning designation and did not require any discretionary approvals. In addition, Atlas hired California Environmental Quality Act consultants to study environmental impacts to ensure state law requirements were met.

Atlas engaged key stakeholders in the Mayor's and City Council office, LA City Planning, LA Department of Buildings, LA Fire Department and LA Police Department to ensure compliance and partnerships with all groups. In addition, Atlas worked with key city agencies such as the LA Department of Buildings to seismically retrofit 2,400,000 square foot buildings to current code along with a core and renovation, the LA Department of Water & Power to upgrade the power on site and the LA Department of Transportation to improve traffic infrastructure. Finally, Atlas sought a discretionary approval for a Master Conditional Use Permit – Beverage from LA City Planning in order to comply with CEQA zoning regulations for the 28 restaurants and event spaces planned for the site.

To date, Atlas has modernized five buildings that together offer over 1,000,000 square feet of tenant-ready space. Some of the renovations included seismic bracing, façade repairs, new HVAC systems, window restoration, electrical upgrades and modifications, new core bathrooms, elevator modifications, and new lobbies.

The adjacent Produce Market contains three two-story buildings surrounding a central parking/distribution yard and is currently operating as a wholesale produce market that is responsible for 1% of the produce that hits American tables, according to the Los Angeles Produce Market Association.

DTLA is undergoing rapid demographic changes with the population having doubled in the last decade and over 20,000 new housing units in the development pipeline. New amenities, restaurants, hotels and stores have accompanied this wave of residents, together with the existing infrastructure and transit access has begun to establish downtown as a 24/7 “live, work, play” environment.

ROW DTLA – [www.rowdta.com](http://www.rowdta.com)





# 101 S. MARENGO

Atlas is currently redeveloping an approximately 325,000 square foot office building originally constructed in 1974. The property is comprised of 5 stories of office space as well as approximately 790 subsurface parking spaces and boasts 13'6" ceiling heights. The property sits on a 2.88-acre site in the best location within the Pasadena submarket and is located just south of East Colorado Boulevard, adjacent to Old Pasadena's shopping district, and three blocks from the Del Mar light rail station. Pasadena is a well-established submarket with exceptional access and transportation infrastructure. It is one of the most walkable, urbanized, and amenitized neighborhoods in Los Angeles and attracts a diverse mix of tenants. The property will be well positioned to meet the increasing demand from existing and new tenants in the market. The windowless office building was constructed as a credit card processing facility for Bank of America. In 2018 Bank of America vacated the property, allowing for a renovation or redevelopment for the first time in 40 years. In order to proceed with the redevelopment, approval from the Pasadena Design Commission was necessary.

Commission three times prior to receiving Concept Approval. Following each of the first two meetings, we took the Commissioners' feedback into consideration and engaged additional design and marketing consultants to help tell our story. We received Final Approval from the Pasadena Design Commission following our presentation at our 4th meeting.

Atlas' approved design includes replacing the facade and installing large floor to ceiling windows, renovating the interiors and installing all new building systems. Atlas will create a new nature-inspired courtyard in the center of the building open to the sky, allowing for natural light, fresh air and abundant outdoor space, with over 80,000 square feet of green spaces in the main plaza and the internal landscaped courtyard.

Pasadena is one of the most sought-after submarkets in Los Angeles, with Caltech University, STEM grants, and corporate investment making it a hub for educated workers and knowledge-based industries. The property is well-served by mass transit, including the Gold Line metro stop and the Del Mar light rail station.

101 S. Marengo – [www.101southmarengo.com](http://www.101southmarengo.com)

Atlas engaged with the staff of the Design Commission and also engaged with senior members of the Pasadena office of Economic Development. We also assembled a design team including a local architect who is well regarded by the Commission and land use council with relevant experience. Our design concept was presented to the Pasadena Design





# 42 CROSBY

42 Crosby is a boutique condominium development located on a prime corner in SoHo on a highly sought after cobblestone block on the corner of Crosby and Broome. Designed by renowned architect Anabelle Selldorf, the 47,000 square foot luxury building is made up of 10 residential units and three retail stores. The building replaced a parking lot and garage that previously occupied the corner lot. The building offers a 24-hour attended lobby, a state-of-the-art packing garage and a separate storage room for each unit. In December 2012, the design team presented a plan for the building to the Landmarks Preservation Commission. It was rejected twice before the design team was able to completely resolve the issues that were hindering earlier approval. In May 2013, we presented our final design concept to the Landmarks Preservation Commission, who voted unanimously to approve the design. Construction of the building was completed in 2016.





# CLARKSQN

The historic St. John's terminal building spanned nearly four city blocks along the West Side Highway and Hudson River in New York City. 550 Washington Street was originally built in 1934 as the terminus to the High Line Railroad.

Atlas and its partners engaged a design team led by COOKFOX Architects in 2013 and began conceptualizing the future of the project. Because the planned project involved purchasing development rights from the Hudson River Park Trust, a New York State process was initially explored and was supported by then mayor, Michael Bloomberg. The team signed an MOU with the state which outlined how the mixed use redevelopment would proceed through environmental review (SEQRA); however, after the new Mayor entered into office in 2014, the city no longer supported a state run process.

In 2015, the team engaged with the NYC Department of City Planning regarding revised development plans which included a significant affordable housing component. During this pre-certification and application phase, land use council, architects, and environmental consultants, as

well as, other consulting team members collaborated to produce application materials including a Draft Environmental Impact Statement (DEIS). At the same time, the development team also actively engaged with neighborhood stakeholders including the local community board, borough president, city council member and other elected politicians on the state and federal level representing the district.

In early 2016, the Department of City Planning certified our application and we began to hold public hearings. Following the local community board hearings and a review by the borough president, the Department of City Planning approved a modified plan and the associated Final Environmental Impact Statement (FEIS). The City Council then took up our application and many meetings were held with the local city council member to ensure comfort with the final plan. The City Council approved our application for a Special Permit on December 16, 2016 for over 1,700,000 square feet of mixed use including commercial office, rental and for sale housing, including a significant affordable housing component, which provides for a 10 year vesting.



# PROJECT TEAM

## TEAM OF EXPERTS

At this early stage, we have not engaged a full team of consultants; however, we have assembled a preliminary team of experts who are nimble, diverse and creative, and share our commitments to sustainability. We are confident that our team will collaborate effectively to create a transformative new development for Orangetown.

Preliminary Team:

- Site/Civil/Environmental/Traffic: Langan Engineering
- Sustainability: Terrapin Bright Green, Biohabitats
- Studio Consultant: Llewellyn Wells
- Studio Technical Designer: Bastien Associates
- Exterior Envelope Restoration: Darius Toraby Architects
- Structural Engineer: Severud Engineering

Consultant Profiles may be found beginning on page 57.

## COMMUNITY ENGAGEMENT EXPERIENCE

Both Atlas and COOKFOX are skilled and thoughtful leaders in community engagement and public approval processes. A successful recent collaboration was our work on 550 Washington, known as Clarksqn, on the West Side of Manhattan. Through a ULURP, the development team sought to transform the outmoded St. John's Terminal—once the terminus of the High Line Railroad—into a live-work community of mixed-income, multi-generational housing, workplace buildings and essential neighborhood-focused retail. The project involved multiple presentations, meetings and negotiations with Manhattan Community Board 2, grass-roots organizations and community members, City Planning, Elected Officials, including city and state representatives, and New York State agencies.

The project resulted in generating \$100 Million to rebuild the precarious Pier 40, an important community resource, commitment to provide affordable residences for seniors, and paved the way for revitalizing an under used stretch of land.

Ultimately, Google chose the site for their new headquarters, a LEED Platinum, biophilic design that incorporates gardens for the community.

Beyond ULURP experience, COOKFOX has extensive experience in community engagement through New York City and State entitlement processes, including Landmarks Preservation Commission, Public Design Commission, Board of Standards and Approvals, City Planning Commission, Empire State Development, State Historic Preservation Office, and numerous other agencies.

Atlas Capital has built strong relationship with communities and municipalities in both New York and Los Angeles, by investing in underutilized properties to create new development that spur economic development and cultural opportunities.

In addition to our Development Team, the project team also brings significant experience with community engagement. Terrapin Bright Green, our sustainability strategist, has lead community dialogues, charrettes, and public workshops across the country on projects as diverse as new communities, manufacturing facilities, greening of education campuses, and hotels. Their clients include municipalities, corporations, and non-profits. COOKFOX frequently collaborates with TBG, and together we have build a consensus based approach to community engagement.

## MUNICIPAL REFERENCES

### Atlas Capital Group

Eric Duyshart  
Economic Development Manager, Office of the City Manager,  
City of Pasadena  
eduyshart@cityofpasadena.net  
626-744-2639  
project: 101 S. Marengo (see portfolio)

Osama Younan  
Los Angeles Department of Building and Safety  
Osama.younan@lacity.org  
213-482-6800  
project: ROW DTLA (see portfolio)

Edith Hsu-Chen  
NYC Department of City Planning  
ehsuchen@planning.nyc.gov  
(212) 720-3480  
project: Clarksqn/St. John's Terminal (see portfolio)

Ellen Baer  
President and CEO, Hudson Square Bid  
ebaer@hudsonsquarebid.org  
(212) 463-9160 x223  
project: Clarksqn/St. John's Terminal (see portfolio)

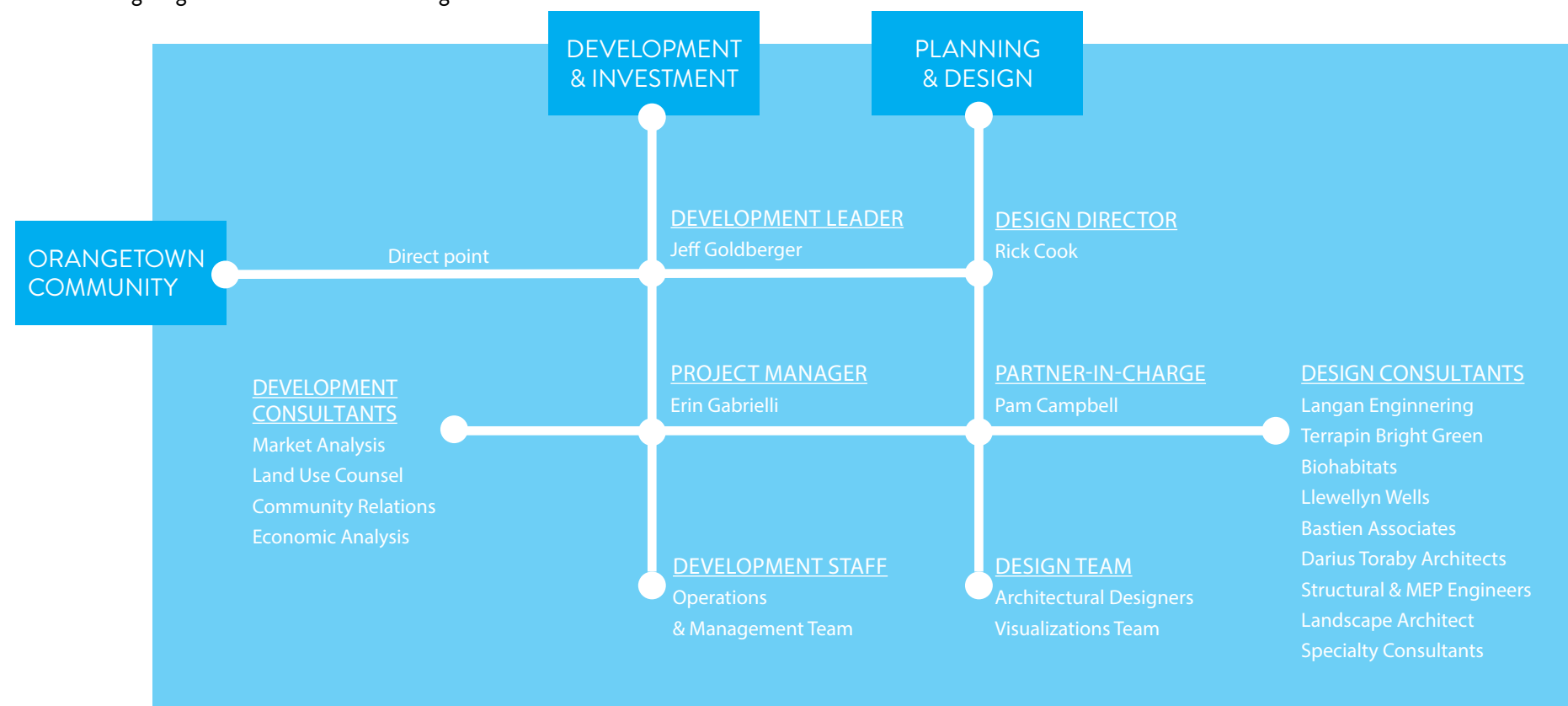
### COOKFOX Architects

Madelyn Wils  
Former Chair, Manhattan Community Board 1  
Former President, Planning & Development, NYCEDC  
Former President and CEO, Hudson River Park Trust  
madgwils@gmail.com  
(917) 697-5420  
project: Clarksqn/St. John's Terminal (see portfolio)

Sarah Carroll  
Chair, Landmarks Preservation Commission  
scarroll@lpc.nyc.gov  
(212) 669-7902  
project: Terminal Warehouse. COOKFOX designed a transformation of a historic warehouse building on the West Side of Manhattan into a 1.2M square foot workplace building.

## DEVELOPMENT TEAM ORGANIZATION

The following diagram illustrates our team organization.



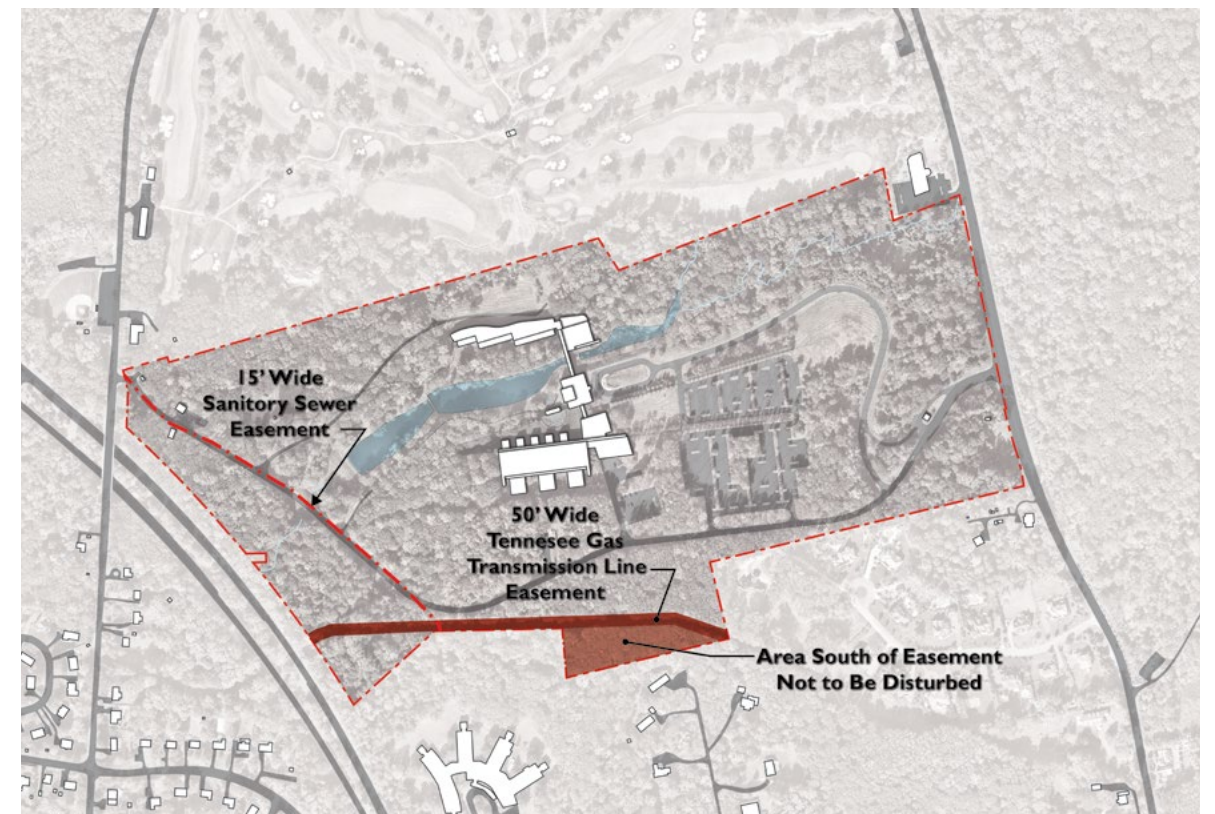


# SITE ANALYSIS

# SITE LOCATION



**SITE ACCESS**



**SITE EASEMENTS**

# SITE LOCATION

## PALISADES, NEW YORK

Located in the Town of Orangetown, New York, the 106-acre site spans between Route 9W to the east, the Palisades Parkway to the west, the Rockland Country Club to the north, and residential areas to the south.

Completed in 1989 by IBM, the existing facilities include a Conference Center with lecture rooms, auditorium, meeting rooms and offices, fitness center and half-Olympic size swimming pool, dining room and commercial kitchen, and a 206-room hotel.

The buildings are focused around a stream and pond with water features, creating a natural drainage system for the site, which remains mainly planted landscape.

This proposal seeks to preserve the beautiful IBM Advanced Business Institute campus, and create the world's best and most environmentally-conscious content creation studios, while setting aside approximately 30 acres of Conservation Area in addition to retaining the landscaped gardens surrounding the existing institute buildings. Immediately adjacent to Tallman State Park, this site provides a unique natural setting for a biophilic design focused, sustainable studio campus.

With the numerous renowned film schools within an hour's travel, along with local universities and colleges providing training in audio and video skills, the new campus could provide opportunities for valuable education and skills training at a state-of-the-art facility in this growing field.





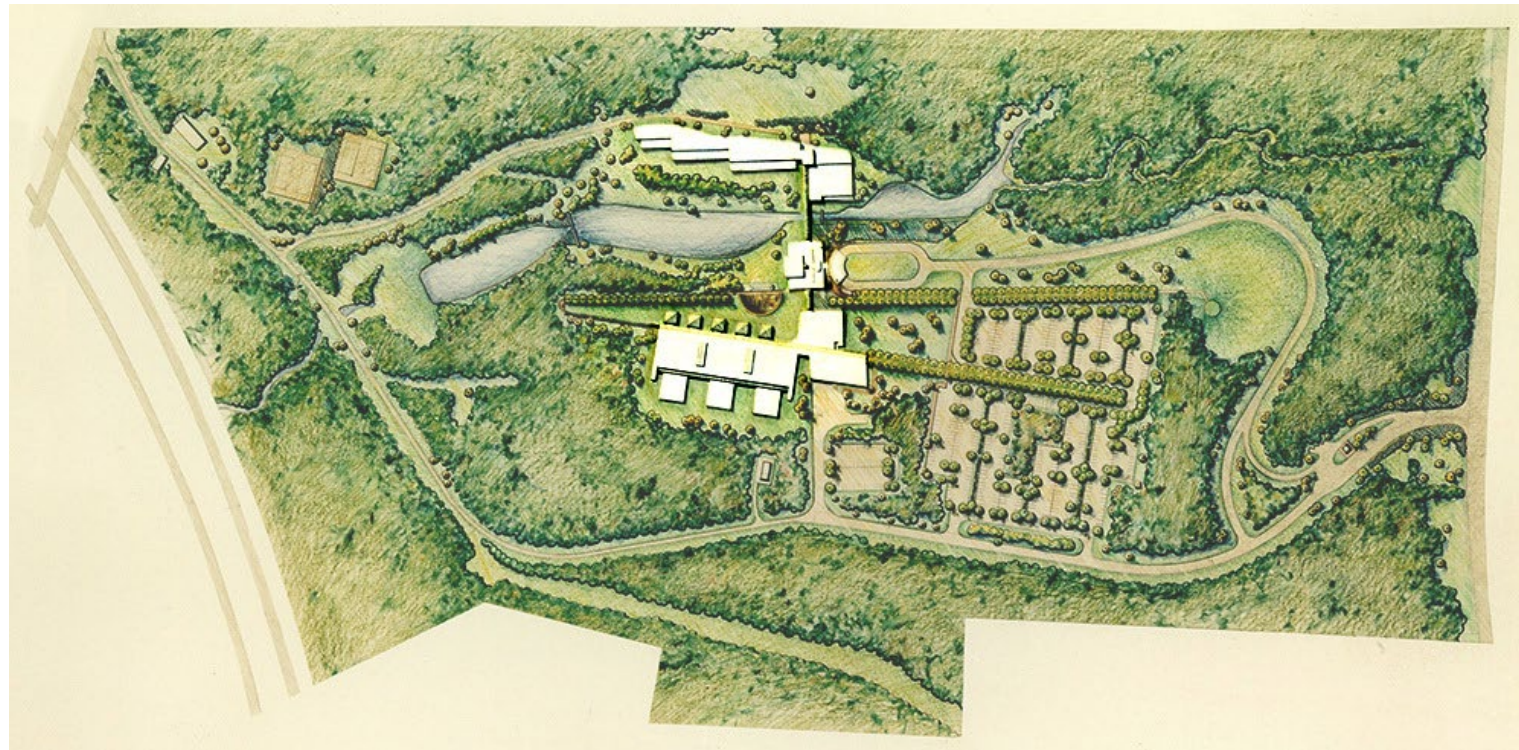
# SITE HISTORY

## PASTORAL LANDSCAPE

The densely wooded pastoral site was occupied by the Birch Brook Camp, a day camp where a town summer program was run from 1975 using the existing camp grounds that had been run for 22 years prior to that by Dr. Collins of Blauvelt, NY, a professor of history at Fordham University.

The design for the IBM Advanced Business Institute was sympathetic to the nature of this pastoral landscape, creating a campus that centered around a series of interconnected ponds. The use of warm, natural materials, and views from and through the buildings creates a contextual relationship with the natural setting of the institute's architecture.

## BIRCH BROOK CAMP



IBM Advanced Business Institute site plan, circa 1986

# SITE HISTORY

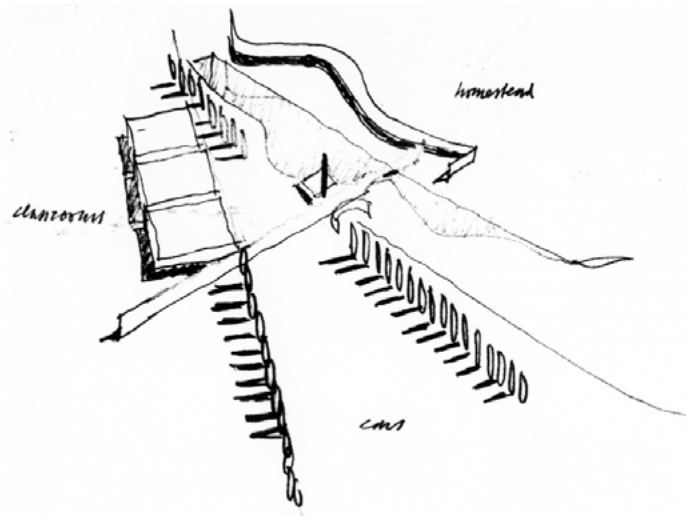
## ARCHITECTURAL CONTEXT

The IBM Institute was designed by the architect Romaldo Giurgola (1920–2016), co-founder of Mitchell/Giurgola Architects in Philadelphia and New York, and a founding partner of the firm that won the international design competition for Australia's New Parliament House in 1980. Giurgola studied in his native Italy before moving to the USA where he held academic positions at Cornell and Columbia universities.

By the early 1960s his style, mixing modernist and inclusive influences, saw him identified as a key member of the 'Philadelphia School', along with Robert Venturi and Louis Kahn.

**"In architecture, I like to see this realization of a sense of place: this has been and is the object of our work.... A "good" place has to do with how well it promotes human accommodation."**

**Aldo Giurgola**



View south from the central pond



View south-east towards the entry hall building



View east to the arched connecting bridge



View of the north residential wing

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# PROPOSED PROGRAM

# PROGRAM\_FILM STUDIO

## BIRCH BROOK STUDIOS

There is increasing demand across the US for **content creation** studio facilities. Independent studios are expanding in California, Georgia, and New York.

Kaufman Studios and Steiner Studios have expanded their facilities in recent years, and are looking to further develop more sound stages, along with Netflix, HBO, and other independent production groups creating new studios in the city.

New York State's **\$420 million tax credit** incentive for film and television production and post production illustrates the state's commitment to continue to develop this growing industry of content creation. The higher level of tax incentive for post production reflects the opportunity to draw that significant area of the industry to the state, often lost as production returns to California for that phase.

The State tax credit program has accepted over 1,600 applications in the past decade, generating an estimated \$29.5 billion in spending and 1,714,234 hires in New York State.

**Rockland County** is a well suited home for content creation, with its long history as the setting for many movies and shows, its varied landscape, and historic villages. **FilmRockland** has established a centralized portal for the needs of production companies looking to work in the county, guiding them through permitting, and facilitating other services in the area.

Birch Brook Studios would continue to build on this opportunity to establish **Rockland County as a hub** for film production.

## NYC AREA STUDIO PRECEDENTS



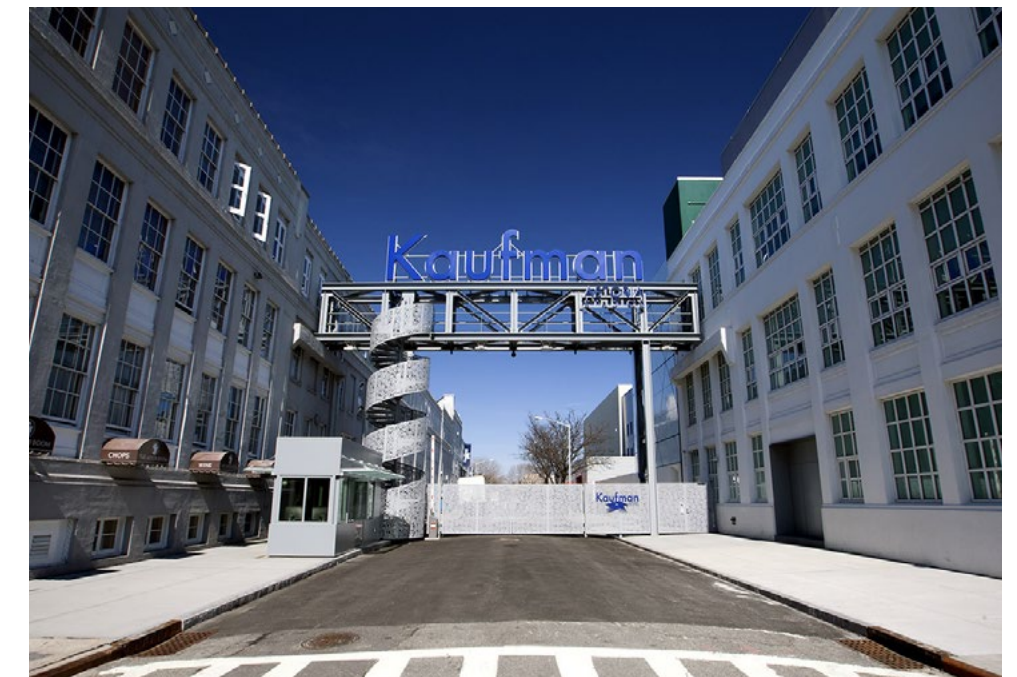
Steiner Studios Expansion, Brooklyn Navy Yard



Silvercup Studios, Long Island City

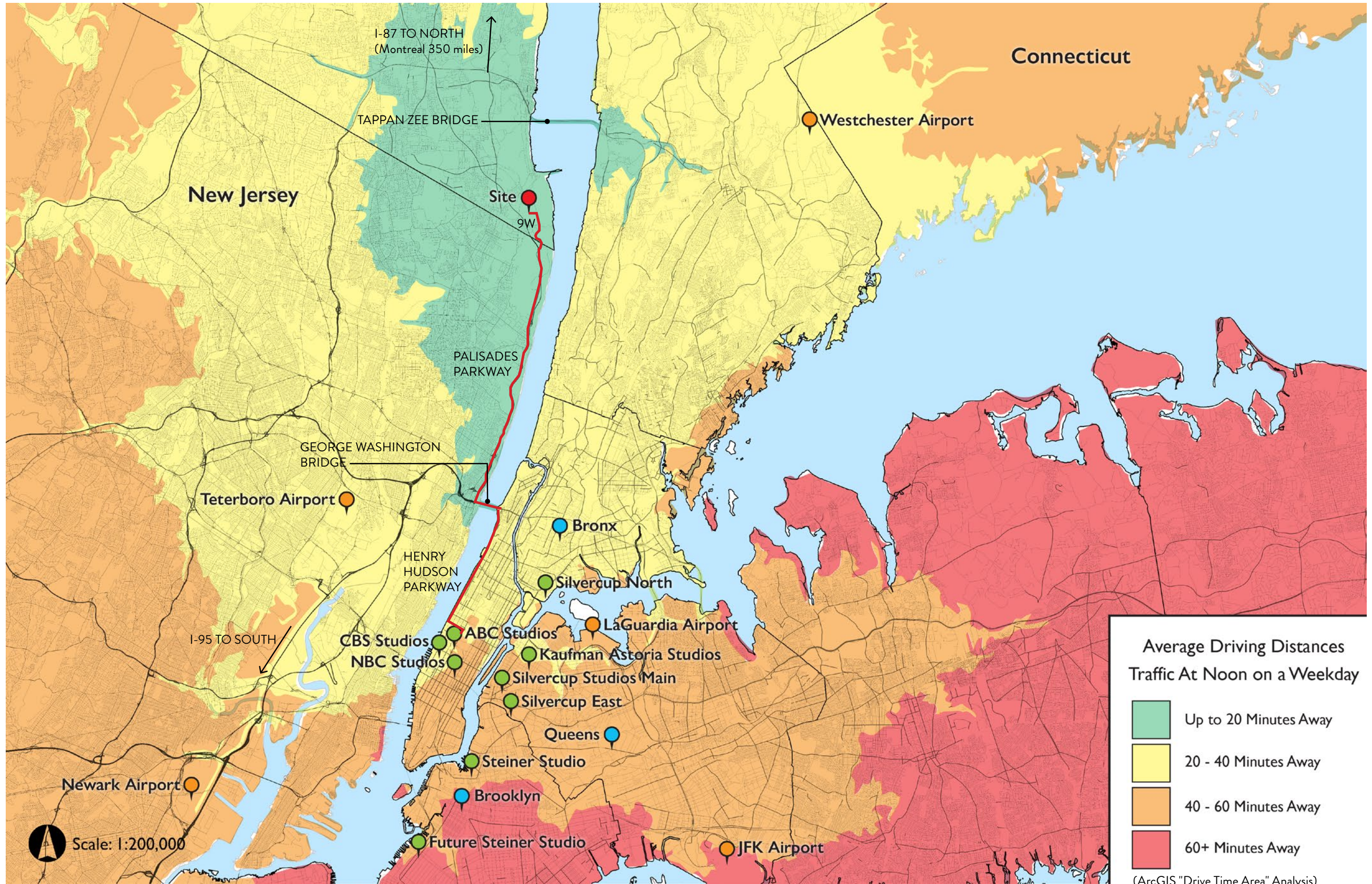


Steiner Studios Future Expansion at Bush Terminal

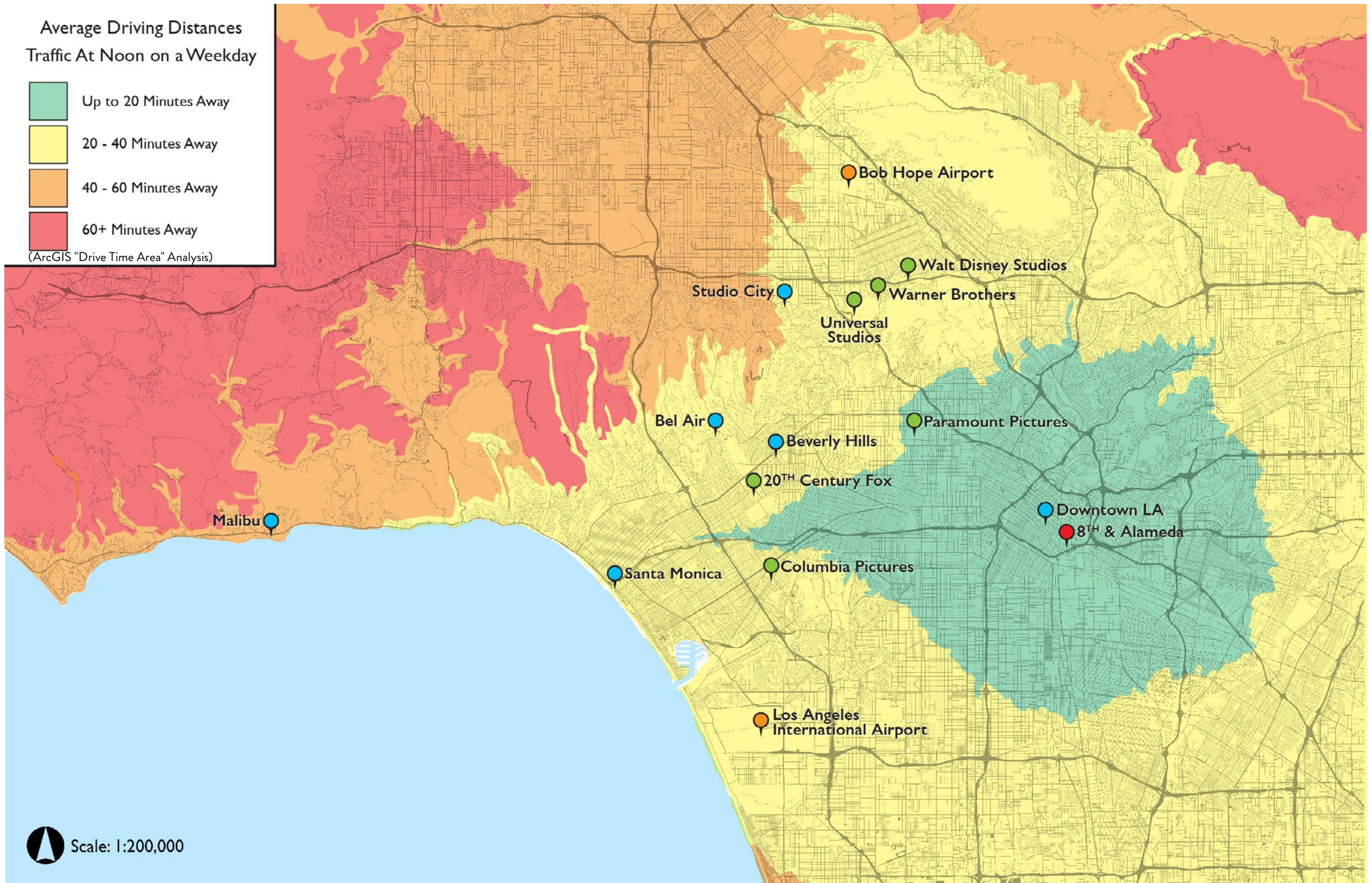


Kaufman Studios, Astoria

# NEW YORK SITE LOCATION



# LOS ANGELES STUDIO LOCATIONS



III

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# MASTERPLAN

# NATURE-FOCUSED MASTERPLAN DESIGN

## BIRCH BROOK MASTERPLAN

The proposed masterplan for the Birch Brook Studio campus takes cues from the landscape, topography, and existing water features of the site.

At COOKFOX Architects, we believe in the principles of Biophilic Design, and the benefits to human health and wellbeing that exposure to nature engenders. By integrating built form into a natural environment, we seek to heighten the relationship between nature and those inhabiting the landscape, drawing on the attributes of the site to inform the siting, orientation, scale and materiality of the architecture.

At Tyndal Point, on the north shore of the east end of Long Island, the 56-acre estate has established woodland cover, grassland and bluff, pond and coastal inlet area. As part of the creation of a new main residence, COOKFOX took a holistic approach to the design of the site, to accommodate possible future additional residences for the family estate in generations to come.

The Ross Institute for Well-Being Masterplan established the principal siting of the main elements for this educational campus. Respecting the woodland surroundings, and creating circulation paths and adjacencies, COOKFOX created a plan for how the students, faculty and visitors would experience the natural surroundings while leaving a minimal footprint on the landscape.



Tyndal Point Masterplan, 56 acres Woodland estate. COOKFOX Architects.



Tyndal Point Main Residence. COOKFOX Architects.



The Ross Institute Masterplan. COOKFOX Architects.





# MASTERPLAN\_OVERVIEW

The following three options for the Birch Brook Masterplan outline the proposed development of the site, accommodating the film studio use with a new residential area.

This mixed-use development combines the job creation and the related economic benefit to local businesses generated from the studio use, with an expanded tax base for Orangetown and variety of residential typologies, creating a future for the site that is both economically and environmentally sustainable longterm.



View towards bridge over the pond. March 12, 2021

Photo by COOKFOX Architects.

# MASTERPLAN\_OVERVIEW

ROCKLAND  
COUNTRY CLUB

TALLMAN STATE  
PARK (687 acres)

TO TAPPAN ZEE  
BRIDGE (5.4 miles)

PROPOSED  
RESIDENTIAL  
ENTRANCE

ROUTE 9W

EXISTING SITE  
ENTRANCE

BIRCH BROOK  
STUDIOS



RESIDENTIAL

TO EXIT 5

PALISADES  
PARKWAY

TO EXIT 4

TO GEORGE  
WASHINGTON  
BRIDGE (13 miles)

EXISTING  
HELIPAD

SECURITY BOOTH

EXISTING  
LOADING  
DOCK

POTENTIAL  
FUTURE  
PARKING  
GARAGE

FIRE ACCESS  
ROAD  
CONNECTION

AUXILIARY  
PARKING

EASEMENT

# SITE PLAN - PROPOSED OPTION A WITH SINGLE FAMILY RESIDENTIAL (R-40)

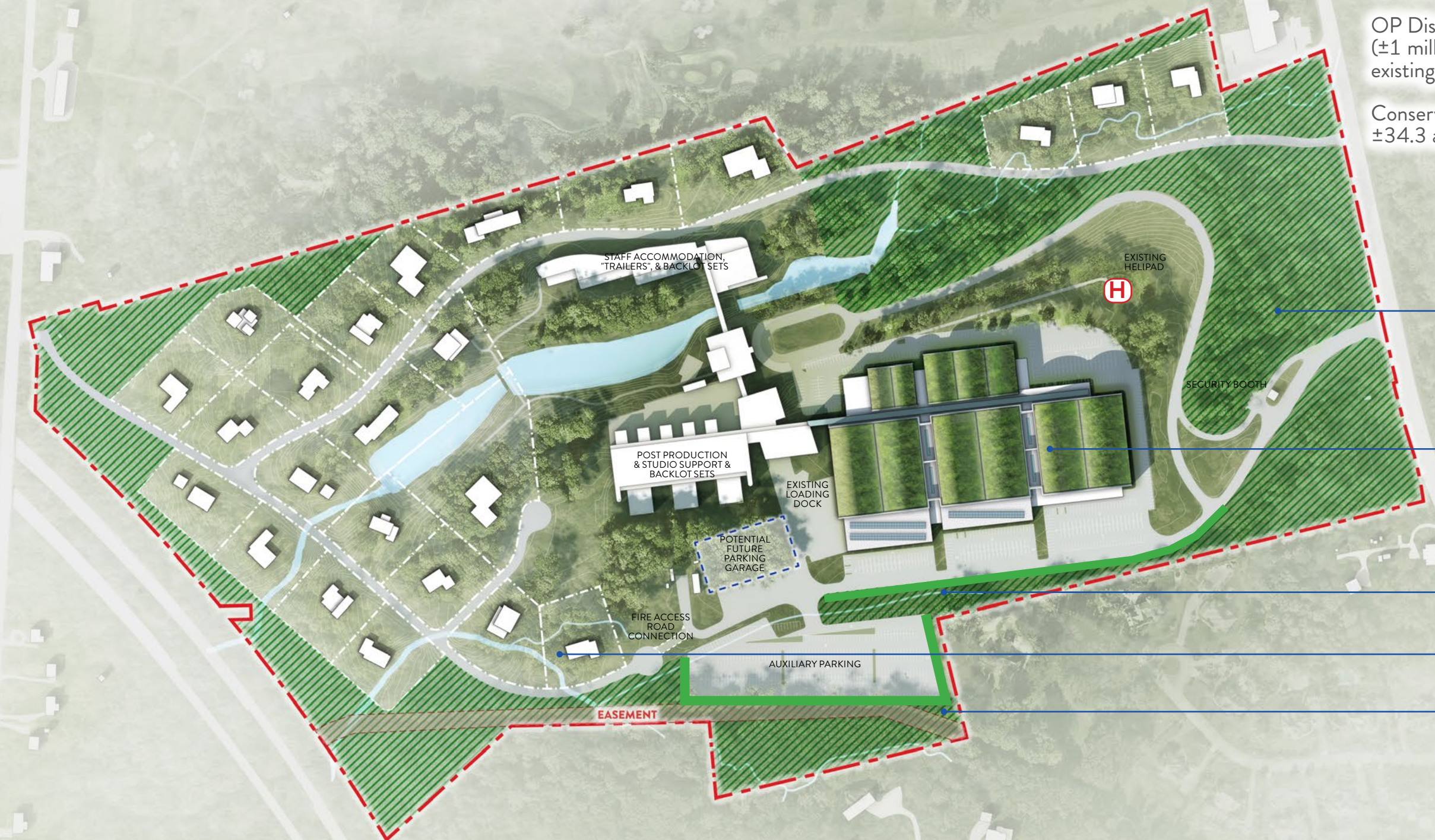
## ZONING SUMMARY

Existing Zoning:  
OP District (0.4 FAR): ±106 acres  
(±1.8 million sf building)

Proposed Re-zoning  
R-40 District: 29.09 acres (24 lots)

OP District (0.4 FAR): ±76.91 acres  
(±1 million sf building, 450,000 sf  
existing, ±550,000 sf additional)

Conservation area/easements:  
±34.3 acres



### CONSERVATION AREA/EASEMENTS

34.3 acres of area to remain as undisturbed.

### STUDIO

550,000 sf approx studio building, with 140,000 sf of sound stage.

### VEGETATED BUFFER

### RESIDENTIAL AREA

### VEGETATED BUFFER

# SITE PLAN - PROPOSED OPTION B WITH MIXED RESIDENTIAL TYPOLOGIES (R-40, MFR)

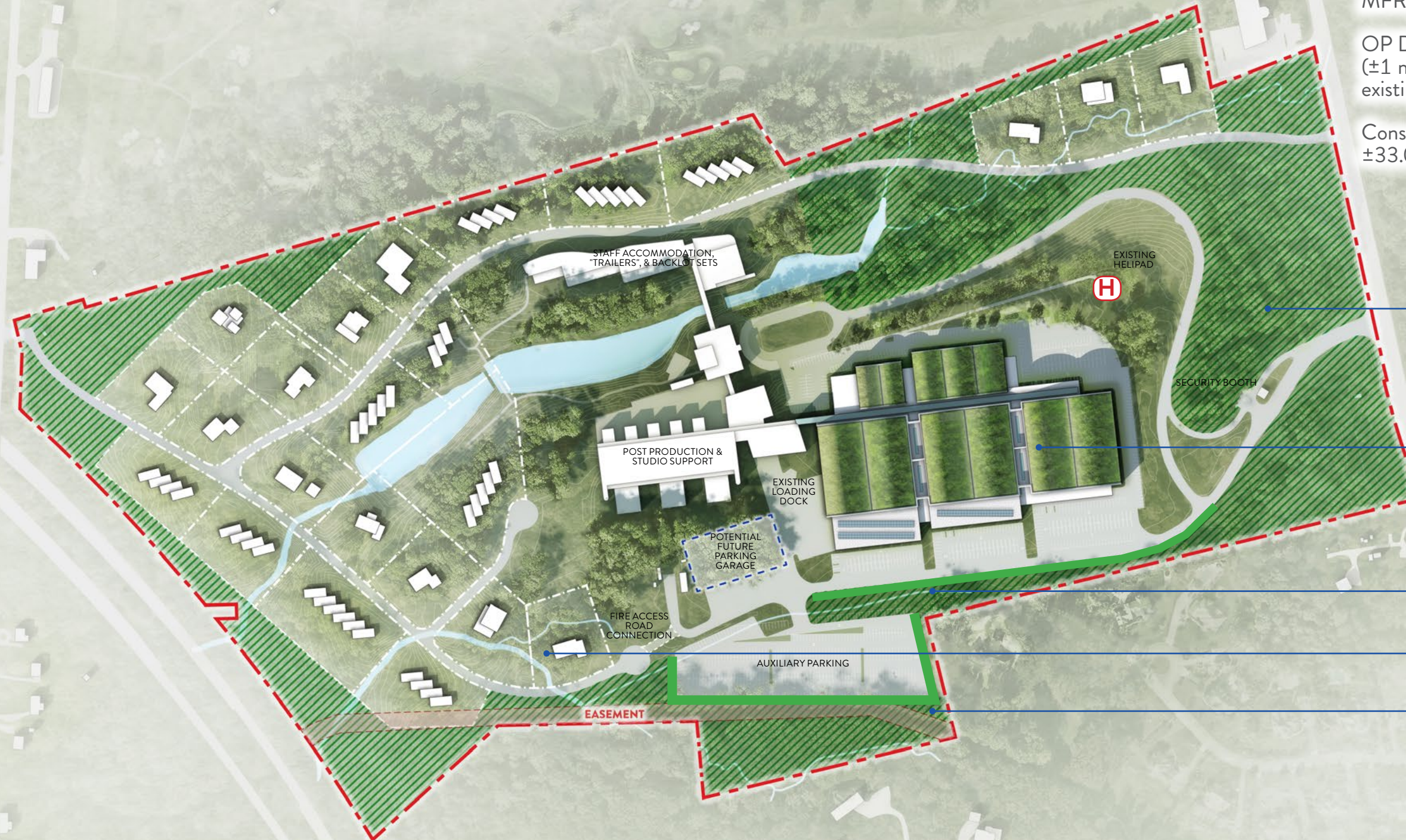
## ZONING SUMMARY

Existing Zoning:  
OP District (0.4 FAR): ±106 acres  
(±1.8 million sf building)

Proposed Re-zoning  
R-40 District: 15.48 acres (14 lots)  
MFR District: 14.79 acres (10 lots)

OP District (0.4 FAR): ±75.73 acres  
(±1 million sf building, 450,000 sf  
existing, ±550,000 sf additional)

Conservation area/easements:  
±33.07 acres



### CONSERVATION AREA/EASEMENTS

33.07 acres of area to remain as undisturbed.

### STUDIO

550,000 sf approx studio building, with 140,000 sf of sound stage.

### VEGETATED BUFFER

### RESIDENTIAL AREA

### VEGETATED BUFFER

# PROGRAM\_RESIDENTIAL

## RESIDENTIAL:

### MIXED TYPOLOGIES

The Option C proposed masterplan creates a new residential area to the west of the site.

A mix of residential typologies would accommodate a variety of residents: households down-sizing from surrounding single-family houses that wish to remain in the area; starter homes for households looking for a less urban setting; apartments addressing the critical needs of community members working in the town's businesses seeking a reduced daily commute, the site would create a vibrant addition to the town, creating homes for an intergenerational, sustainable future.

Creating a series of **townhouse clusters** around the pond and along the north residential street, these buildings would act as mediators between the scale and materiality of the IBM Institute buildings, and the surrounding landscape. Based on the MFR zoning district regulations, the clusters would vary in size, up to 6 units, each with 2 stories, and conforming to the 0.4 FAR and required open space area.

To the west of the site we propose a denser residential model along the ridge of land between the west road and the Palisades Parkway. These proposed apartment buildings of 1 and 2 bedroom units would utilize a 0.5 FAR, slightly higher than the MFR zoning district, with an increase in the number of units within one structure, and a 4 story height limit, similar in height to the existing hotel wing of the IBM Institute. The partnership intends to retain the **Medium Density Residential** portion of the development long-term.

Converting the hotel wing of the existing buildings to apartments would **preserve** the architectural integrity of the IBM Institute design. Keeping buildings in existence and finding new programmatic uses to continue their useful life, is an integral part of sustainable development.

A **health club** would serve the residential area, with an indoor pool, gym, and squash courts in the existing north hotel wing, in addition to the existing tennis courts to the west and a new outdoor pool. Membership to this health club would be available to the local community.

By integrating the existing buildings into the residential area of the site to the north, and the studio to the south, the new uses and architecture maintain a sense of place and a connection to the history of the site.

**"When buildings and landscapes lack a connection to the places where they occur, people rarely exercise responsibility or stewardship to preserve, protect, or restore these structures over the long-term."**

*Stephen Kellert,  
Low Environmental Impact to Restorative  
Environmental Design*



The four story north wing, with views of the pond.



The combination of natural materials: brick, wood, zinc, would link between residential and existing architecture.

# SITE PLAN - PROPOSED OPTION C WITH MIXED RESIDENTIAL TYPOLOGIES (MFR, MDR)

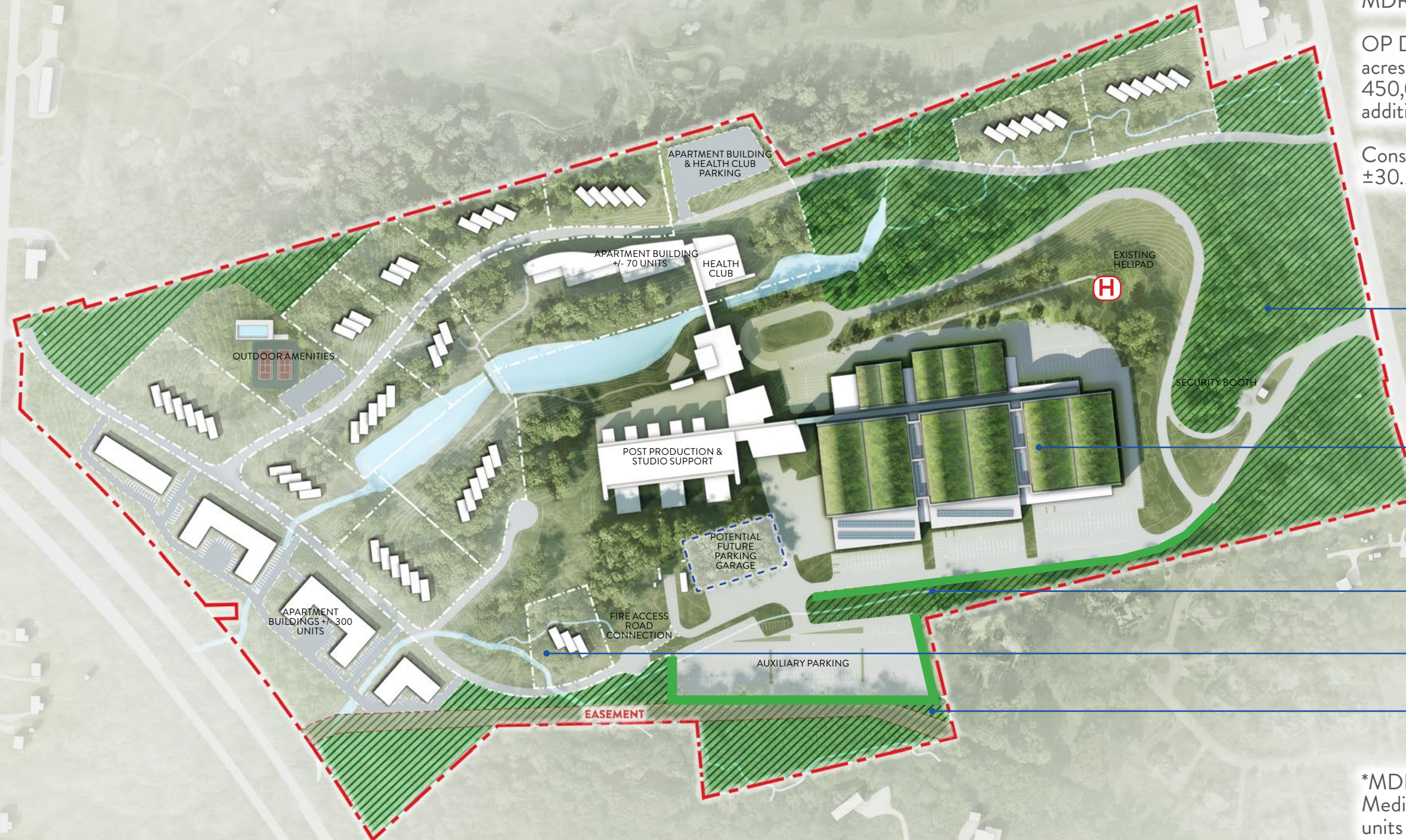
## ZONING SUMMARY

Existing Zoning:  
OP District (0.4 FAR): ±106 acres  
(±1.8 million sf building)

Proposed Re-zoning  
MFR District: 22.24 acres (13 lots)  
MDR District\*: 21.75 acres (2 lots)

OP District (0.4 FAR): ±62.01  
acres (±1 million sf building,  
450,000 sf existing, ±550,000 sf  
additional)

Conservation area/easements:  
±30.19



### CONSERVATION AREA/EASEMENTS

30.19 acres of area to  
remain as undisturbed.

### STUDIO

550,000 sf approx studio  
building, with 140,000 sf  
of sound stage.

### VEGETATED BUFFER

### RESIDENTIAL AREA

### VEGETATED BUFFER

\*MDR District: Proposed district for  
Medium Density Residential. ±300  
units total proposed in new buildings.  
±70 units proposed in existing north  
wing conversion.

Studio, 1 Bedroom & 2 Bedroom  
units only.

# ARCHITECTURAL CONTEXT

## BIRCH BROOK RESIDENCES

Romaldo Giurgola's design for the IBM Institute is heavily influenced by the Philadelphia School of Architecture. This late modern group of architects, including the renowned Louis Kahn, created buildings that sought to express their internal program. With clear distinction between served and service spaces, and variation in window sizes reflecting the program behind, they created simple, refined designs that aimed for honesty in architecture.

The design of the proposed studio building and residences follow this ethos of honesty and refined forms. The integration of natural materials including natural wood, as seen in many of Kahn's projects, brick, and weathering metals resonates with the natural setting of the campus, and act as a transition between the era and context of the IBM Institute architecture, and the new development and next phase of the site's life.

**“Design is not making beauty, beauty emerges from selection, affinities, integration.”**

**Louis Kahn**



Fisher House, Hatboro, PA. Louis Kahn.



Esherick House, Philadelphia, PA. Louis Kahn.



Sneden's Landing. Charlie Winter/COOKFOX.



Fisher House, Hatboro, PA. Louis Kahn.



Fisher House, Hatboro, PA. Louis Kahn.



Sneden's Landing. Charlie Winter/COOKFOX.



Salk Institute, San Diego, CA. Louis Kahn.



Esherick House, Philadelphia, PA. Louis Kahn.



Sneden's Landing. Charlie Winter/COOKFOX.

# ARCHITECTURAL PRECEDENTS

## BIRCH BROOK RESIDENCES (PROPOSED OPTIONS A&B)

The proposed single family residences would be located to preserve the surrounding woodland, setting aside conservation area, particularly around the site's periphery.

Designed to compliment the wooded setting, Birch Brook Residences would employ the principles of Biophilic Design, integrating natural materials such as wood, brick and metal. With the inherent benefits viewing and experiencing nature has on human health and wellbeing at the core of this design ethos, promoting a connection to nature would guide the siting, architecture, and landscaping of the residences.

The character of the site suggests a variation in orientation, form, and articulation, creating an organic approach to this addition to the neighborhood.

**“Restorative Environmental Design goes beyond avoiding harm and damage to natural systems and human health to also seeking the restoration of positive and beneficial contact between nature and humanity.”**  
*Stephen Kellert,  
Low Environmental Impact to Restorative Environmental Design*



Country Garden House. Olson Kundig Architects.



Country Garden House. Olson Kundig Architects.



Country Garden House. Olson Kundig Architects.



Water Residence. James Cutler Architects.



Water Residence. James Cutler Architects.



Hood River Residence. Scott Edwards Architecture.



East End Residence. COOKFOX Architects



East End Residence. COOKFOX Architects



Hudson Highlands Residence, Garrison, NY.  
COOKFOX Architects



# ARCHITECTURAL PRECEDENTS

## BIRCH BROOK RESIDENCES: TOWNHOUSES (PROPOSED OPTIONS B&C)

The introduction of clusters of townhouses to the proposed masterplan would provide a more varied model of living in this woodland setting. Increasing the number of households inhabiting the site, while continuing to preserve large areas of the existing woodland, these two story residences would mediate between the scale and architecture of the adjacent IBM Institute buildings and a new sustainable model for homes in the Palisades area.

With the inherent environmental advantages of the denser model of residential architecture that the Multi Family Residential zoning regulations allow, including reduced site disturbance and the thermal and energy efficiency of smaller clustered residences, the design of the Birch Brook Townhouses would enhance the sustainable approach to the development of the site.



The Longfords, Richmond, UK. 5plus Architects.



Seven Acres, Cambridge, UK. Formation Architects.



Metrville Townhouses, Sydney, AU. Arkhaus Architects.



Parkville, Victoria, Australia. Fieldwork Project.



Parkville, Victoria, Australia. Fieldwork Project.



Rochester Way, London, UK. Peter Barber Architects.



150 Charles, New York, NY. COOKFOX Architects.



150 Charles, New York, NY. COOKFOX Architects.



550 Vanderbilt, Brooklyn, NY. COOKFOX Architects.

# ARCHITECTURAL PRECEDENTS

## BIRCH BROOK RESIDENCES: MEDIUM DENSITY RESIDENTIAL (PROPOSED OPTION C)

The proposal to include an apartment building typology on the site would provide a sustainable model for living in the neighborhood, accommodating members of the community that are seeking a smaller home.

These 4 story buildings, along with the conversion of the existing 4 story north wing of the IBM Institute, would introduce a denser model of residential use to the neighborhood. In keeping with the Biophilic Design principles of the proposed development, the use of brick, wood, metals, and a contextual approach to the scale and articulation of the architecture, these buildings would provide healthy, sustainable, affordable housing option.

The realization of these residences will require a new zoning district type: the proposed Medium Density Residential district.



Argyle Street Houses, UK. Collective Architecture.



72 Foster, Portland, OR. Holst Architecture.



335 Carlton, Brooklyn, NY. COOKFOX Architects.



Inglefield Street Houses, UK. do Architecture.



East Pine Apartments, Seattle, WA. Propel Studio.



335 Carlton, Brooklyn, NY. COOKFOX Architects.



Laurieston Phase One, UK. Elder & Cannon Architects



8th & Republic, Seattle, WA. Miler Hull Architects.



The Hegeman, Brooklyn, NY. COOKFOX Architects.

# PARKING SUMMARY

## PROPOSED OPTION C

### MFR DISTRICT

ZONING REQUIRED : 2 SPACE/UNIT + 20% GUEST PARKING = 888 SPACES  
 PROVIDED : 888 SPACES

### MDR DISTRICT

ZONING PROPOSED : 1 SPACE/UNIT + 20% GUEST PARKING = 450 SPACES  
 PROVIDED : 450 SPACES

### OP DISTRICT

REQUIRED BY ZONING : NO APPLICABLE USE  
 STUDIO PROVIDED : 1, 370 SPACES



(EXISTING IBM INSTITUTE SITE PARKING : 600 SPACES)

# PROPOSED SITE PLAN ZONING OPTIONS

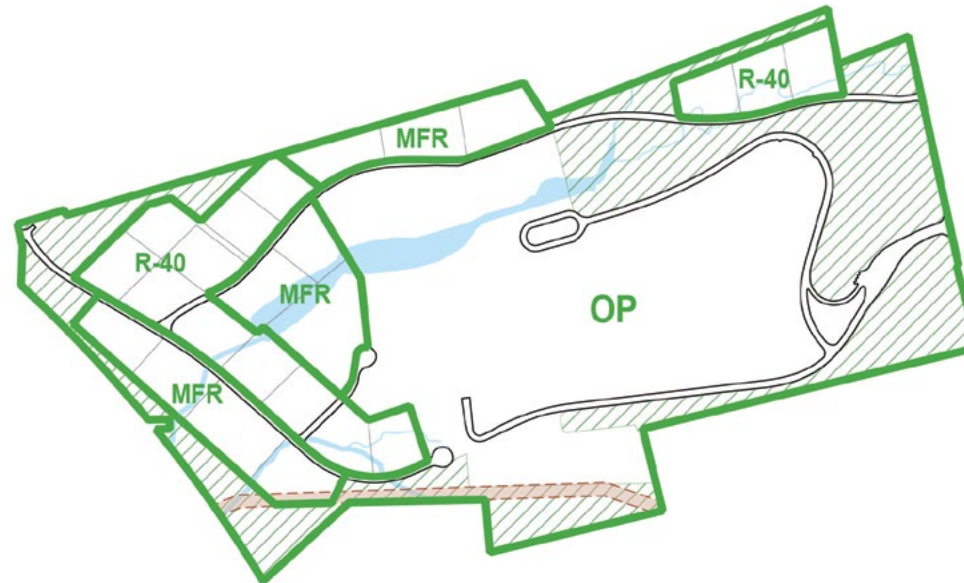
Existing Zoning: OP District: ±106 acres  
 ±1.8 million sf building allowed (0.4 FAR)  
 37.1 acres open area required (35% land coverage)

## PROPOSED OPTION A WITH SINGLE FAMILY RESIDENTIAL (R-40)\*



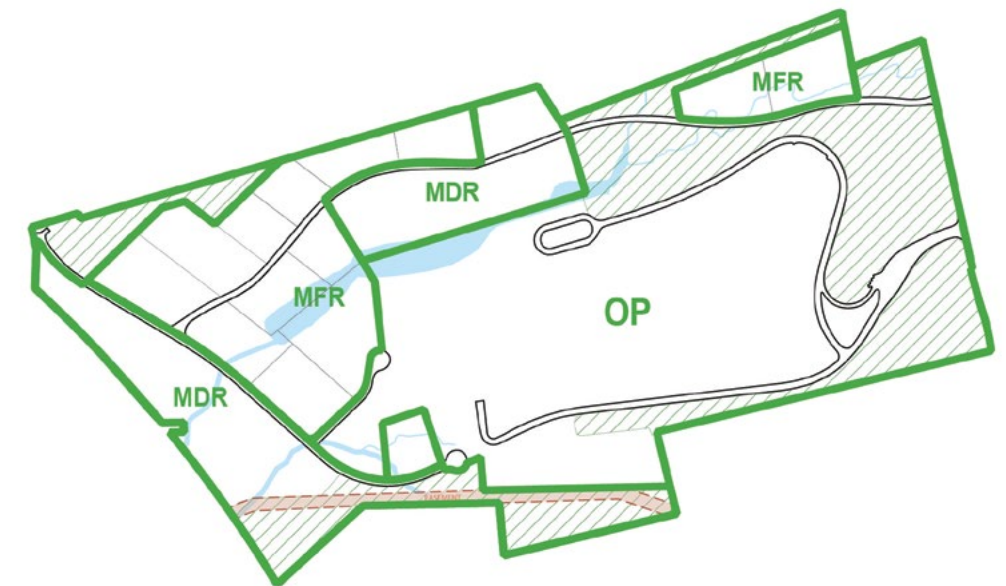
**OP District:** ±76.91 acres  
 ±1.34 million sf buildable area (0.4 FAR)  
 Proposed building: 450,000 sf existing,  
 ±550,000 sf additional  
 ±27.92 acres open area required (35% land coverage)  
**R-40 District:** ±29.09 acres  
 ±190,000 buildable area (0.15 FAR)  
 Proposed 24 lots  
**Conservation easement area:**  
 ±34.30 acres in OP District

## PROPOSED OPTION B WITH MIXED RESIDENTIAL TYPOLOGIES (R-40, MFR)\*



**OP District:** ±75.73 acres  
 ±1.32 million sf building allowed (0.4 FAR)  
 Proposed building: 450,000 sf existing,  
 ±550,000 sf additional  
 ±26.76 acres open area required (35% land coverage)  
**R-40 District:** ±15.48 acres  
 ±101,000 buildable area (0.15 FAR)  
 Proposed 14 lots  
**MFR District:** ±14.79 acres  
 ±258,000 sf buildable area (0.4 FAR)  
 Proposed 10 lots, 45 units in total  
 ±7.40 acres open area required (50% land coverage)  
**Conservation easement area:**  
 ±33.07 acres in OP District

## PROPOSED OPTION C WITH MIXED RESIDENTIAL TYPOLOGIES (MFR, Proposed MDR)\*



**OP District:** ±62.01 acres  
 ±1.08 million sf building allowed (0.4 FAR)  
 Proposed building: 250,000\*\* sf existing,  
 ±550,000 sf additional  
 ±21.70 acres open area required (35% land coverage)  
**MFR District:** ±22.24 acres  
 ±387,500 sf buildable area (0.4 FAR)  
 Proposed 13 lots, 60 units in total  
 ±11.12 acres open area required (50% land coverage)  
**Proposed MDR District:** ±21.75 acres  
 (Medium Density Residential)  
 Use: Multi-family residential—  
 studio, one-bedroom, two-bedroom units  
 Bulk: 0.5 FAR  
 ±200,000\*\* sf existing hotel building, ±75 units;  
 ±264,000 sf additional, multiple buildings,  
 four stories, ±300 units in total  
 50% land coverage / 50% open area  
**Conservation easement area:**  
 ±23.70 acres in OP District  
 ±6.49 acres proposed in WFR District  
 ±30.19 acres total

\*Variances to zoning district regulations:

- Existing hotel building does not meet yard requirements & building height requirements.
- Proposed lots along current northern lot line do not meet rear yard requirement.
- Proposed flag lot does not meet street frontage requirement.
- Existing and proposed access road and parking within required yards.
- Proposed screening buffer along southern access road and parking lot within required yard.

\*\*Existing building sf areas are estimates

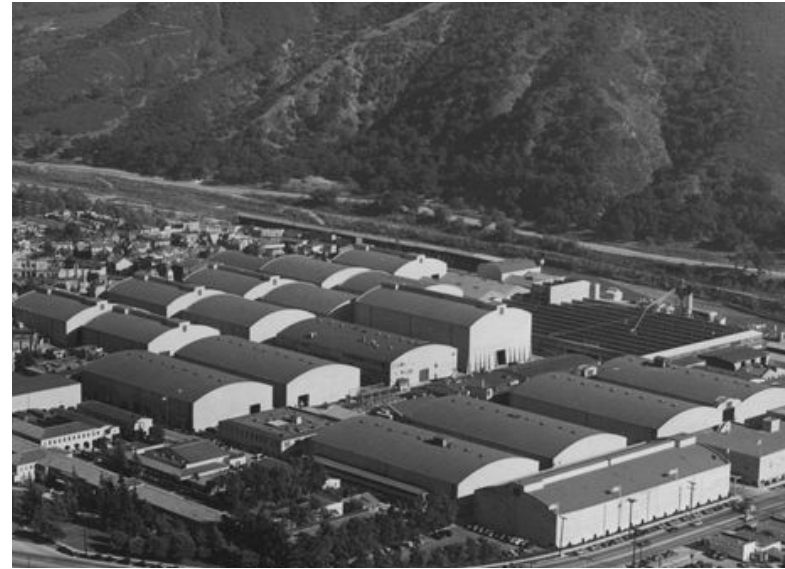
# ARCHITECTURAL PRECEDENTS

## BIRCH BROOK STUDIOS

From the early 1900's, film studios were built around Los Angeles, accommodating the needs of the growing industry of film-making moving to the area. Film-makers were drawn by the ideal weather conditions and to escape the increasing restrictions of Thomas Edison's Motion Picture Patents Company in New Jersey.

The iconic form of the curved roofs enclosing the sound stages on the studio lots are recognizable worldwide as the center for film-making. The wood bow truss roof structures, ideal for their acoustic properties and long clear spans, are still used in modern soundstage construction today.

At Birch Brook Studios, we propose to integrate these iconic curved roof forms into the surrounding landscape of the campus. The proposed planted roof would provide new planted area on the site, replacing the current hardscaped car parking, and aiding in the overall natural storm water management of the campus.



Warner Brothers Studios, Burbank California



Motion Picture Center studios, 1947



Warner Brothers Studios, Burbank California.



Ross Center for Well-Being. COOKFOX Architects.



Macallan Distillery, Scotland. Rogers, Stirk, Harbour.



Ross Center for Well-Being. COOKFOX Architects.



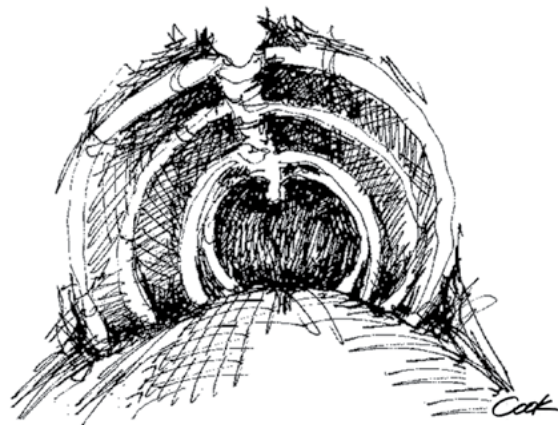
Macallan Distillery, Scotland. Rogers, Stirk, Harbour.



California Science Center. RPBW Architects.



Bodegas Ysios Winery, Spain. Santiago Calatrava.



# BIRCH BROOK STUDIOS

## SOUND STAGES, PRODUCTION SUPPORT, BACKLOT AND POST PRODUCTION SPACE



### WOOD PANELING

The adjacent lounge pavilions, with their large windows articulated with wood mullions and wood infill paneling inspire the palette of the studio building.

### LANDSCAPED ROOF

The curvature of the surrounding landscape, planted with grasses and flowers informs the roof of the proposed studio building. Replacing the existing parking with a living roof, and permeable paving areas at the perimeter, will increase the sites ability to naturally manage storm water.



### ZINC CLADDING

The standing seam zinc roofing of the existing buildings has been carried over to the proposed studio facade. The grain of the seams and the natural weathering of this material coordinates with the muted tones of the warm brick and natural landscaping of the surroundings.



# BIRCH BROOK STUDIOS

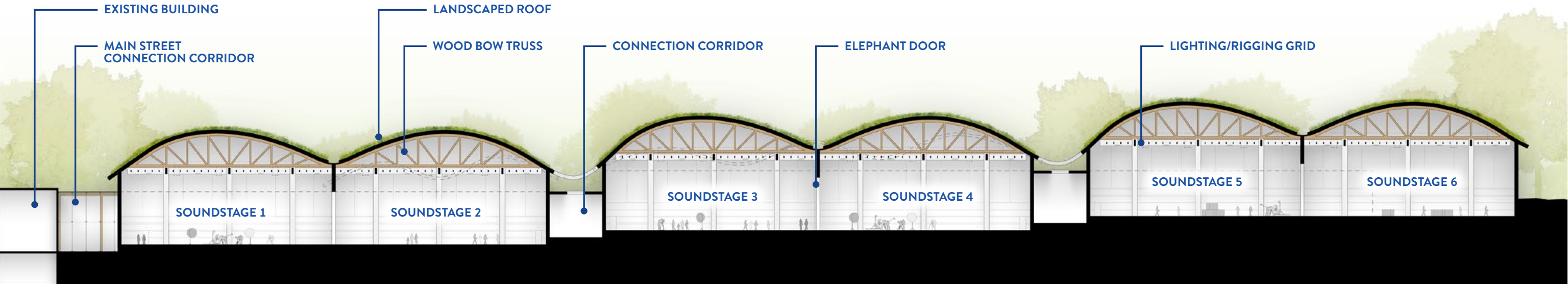
## STUDIO PROGRAM

11 sound stages total

- 6 +/- 18,000 sf  
(connected via elephant doors,  
creating 36,000 sf sound stages)
- 3 +/- 8,000 sf
- 2 +/- 4,000 sf



# BIRCH BROOK STUDIOS



**EAST-WEST SECTION THROUGH STUDIOS**



**SECOND FLOOR PLAN**



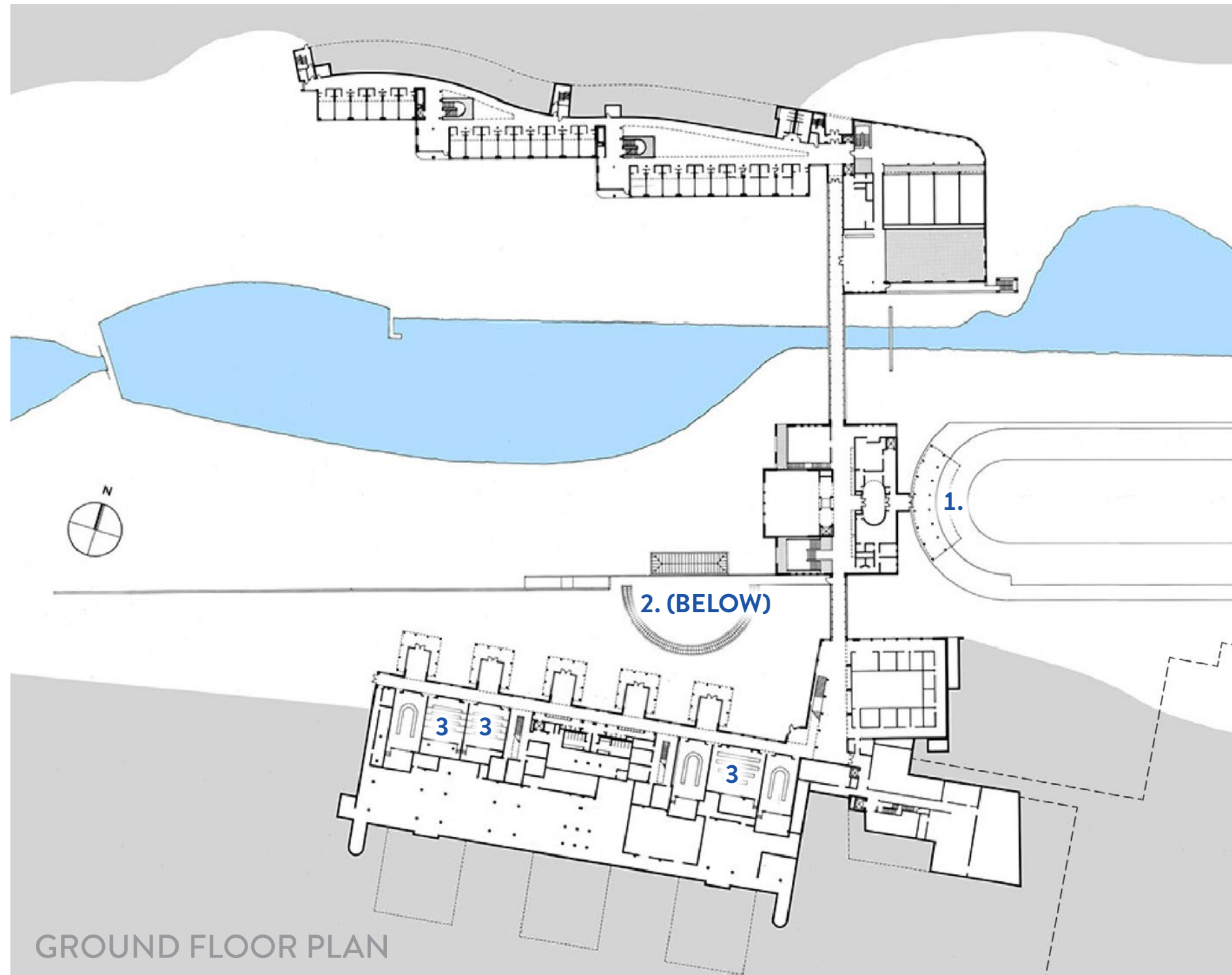
**THIRD FLOOR PLAN**



# EXISTING BUILDING USES

## STUDIO SUPPORT USES

The south building contains 50,000 sf of lecture rooms, auditoriums, meeting rooms and break out spaces. These could be converted into production meeting spaces, screening rooms, and small studio spaces, in addition to providing a unique on-site back-lot of in place sets. The upper floor office spaces could be maintained for production staff and studio management space. Below, the main dining room with its commercial kitchen could be used for dining facilities and event space.



1. ENTRANCE & DROP-OFF AREA



2. DINING ROOM

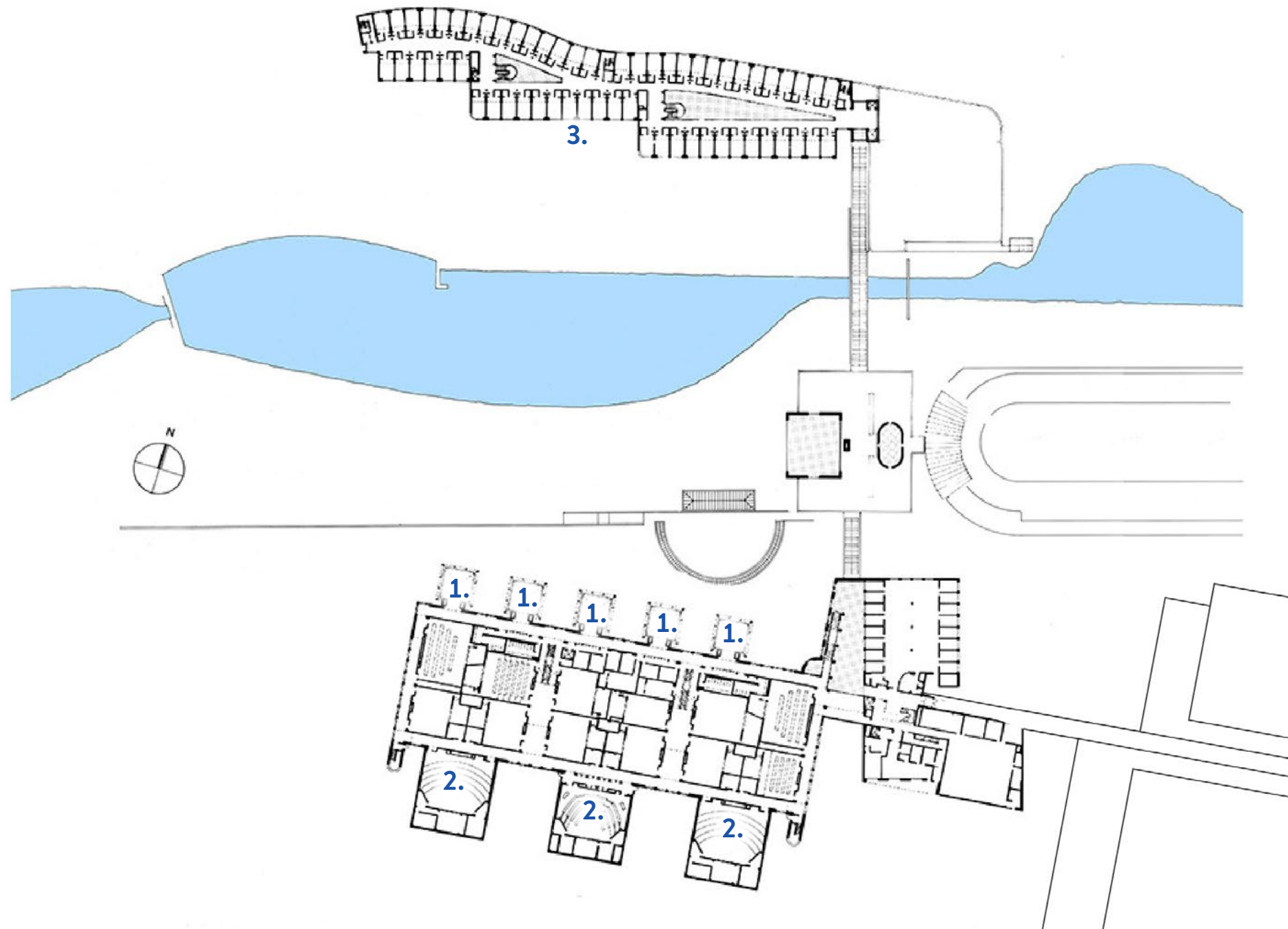


3. LECTURE ROOM

# EXISTING BUILDING USES

## ACCOMMODATION

The north building contains 206 guest rooms. These could be converted to suites, replacing the site trailer functions. Overnight accommodation for production staff could be on the lower floor. This could also be converted for residential use forming a new apartment building typology for the neighborhood. The on-site Health Club with pool, squash courts, and gym could be available for the residents of this proposed new use, and provide membership access to the local community.



**1. BREAK-OUT LOUNGE**



**2. AUDITORIUM**



**3. "TRAILERS" & STAFF/STUDENT ACCOMMODATION**

## LIGHT POLLUTION PREVENTION

Environmental lighting design is a critical element in mitigating the effects development can have on the natural environment, wildlife, and people's wellbeing.

Access to clear skies and nighttime visibility requires the avoidance of uplighting and light trespass to surrounding areas. The Illuminating Engineering Society and International Dark Sky Association provide guidance on the environmentally sensitive methods for exterior and visible interior lighting.



Good environmental lighting strategies can be enhanced with landscape shielding devices to further mitigate light trespass. Vegetated buffers, such as planted fencing, hedges, and planted berms can act as a physical barrier, or be combined with wood fencing at the perimeter of areas that require site lighting.



Aerial view showing proposed development, Option C.

# GREEN STUDIOS & SUSTAINABILITY

## SUSTAINABLE FILM PRODUCTION

Film and Television production is in its essence a manufacturing process, one which currently consumes large amounts of energy and creates waste at every phase of the production process. While individual films and shows have managed to reduce their overall carbon footprint, there is a lack of facilities that would integrate sustainability into every aspect of the process, and contribute to the increasing production company mandates for carbon reduction in the industry.

The demand for green film studios and sustainably created content is a growing movement in the film industry, and a few major Hollywood film studios have announced sustainability initiatives, addressing environmental issues and social impact. These practices are starting to be recognized by industry organizations, with the introduction of sustainable guidelines for production companies, such as the "Green Practices Handbook" created by Green Screen Toronto, and the "Green Production Guide" by the non profit organization formed by the Producers Guild of America.

Goals for a sustainable film production include:

- Promote sustainable practices on set including supply chain research, inventory tracking to reduce waste, material donation and recycling to divert waste from landfills, and food donation to help those in need within the local community.
- Locally sourced materials for construction.
- Introducing net metering of individual sound stages, making productions aware and responsible for their energy use.
- Roof-top photovoltaics to power day-to-day operations on set (reduce reliance on fossil fuels).
- LED production lighting to reduce energy consumption and reduce associated cooling requirements.
- Intelligent building management systems combining analytics and automation to optimize infrastructure on large campuses.
- Increase indoor air quality and providing healthy workplaces.

**Birch Brook Studios would provide a unique facility that answers the market demand for low-carbon content creation.**

The screenshot shows a Variety article from January 27, 2020. The headline is "Hollywood Studios Target Sustainability as Big Production Goal" by Katherine Brodsky. The article features a photo of a film set with a woman in a black dress. The text discusses Sony's commitment to sustainability, mentioning a pledge to plant a tree in the community where it shoots for each production. It also notes that Sony aims to reach a zero environmental footprint by 2050 and sets science-based targets every five years. A quote from John Rego, VP of sustainability at Sony, states: "It required us to bring in things like carbon emissions as a true focus."

The graphic is titled "GOING GREEN & SAVING GREEN: A Cost-Benefit Analysis of Sustainable Filmmaking" by Emelie O'Brien, dated April 2014. It features a background of green and blue lines and a globe. The logo for "Sponsored by PGW Green" is visible. Below the graphic is a screenshot of an article titled "The Big Screen Goes Green" by B. David Zarley, dated February 9, 2020. The article discusses how sustainable film production is reducing the industry's environmental impact, mentioning the Oscars going green with plant-based food and forgoing plastic water bottles. The URL <https://www.freethink.com/articles/sustainable-film-production> is provided at the bottom.

# CONSTRUCTION SCHEDULE & PHASING

Following acquisition of the site, we anticipate a master planning and design phase of approximately 9-12 months. At this time, it is difficult to determine the schedule to complete the project as community engagement and municipal approvals may impact the scope of the design. However, we believe a reasonable timeline for the restoration of the existing facilities and construction of the film studios is approximately 30-36 months from start of site work to completion. The timeline for full buildout of the residential component will be dependent on the housing types developed in consultation with community and municipal negotiations and evolving marketplace conditions.

# Appendix

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# TEAM PORTFOLIO

# CONSULTANT TEAM

## TEAM OF EXPERTS

The consultants featured in the following pages represent our preliminary team of experts who for the development of our environmentally sustainable, mixed-used development of film studios and residential community.

## SUSTAINABILITY STRATEGY: TERRAPIN BRIGHT GREEN

COOKFOX benefits from a strategic relationship with Terrapin Bright Green, an environmental consulting, research and strategic planning firm. In 2006 Rick Cook joined Bob Fox and green building expert Bill Browning to create Terrapin Bright Green. Terrapin advises clients on green development, public and corporate policy, and environmental performance strategies. Representing a network of partnerships with experts around the world, the firm works with multifaceted teams to “green” entire organizations, districts and even cities. Terrapin offers intensive research capabilities, design guidance and planning strategies to incorporate emerging technologies to maximize the comfort, health and overall experience of building occupants.

Terrapin Bright Green is among the world's experts in sustainable development strategy and biophilic design. A frequent collaborator with COOKFOX Architects, TBG will provide our team with significant research capabilities for designing a project that reduces its impact on the surrounding community and regenerates ecological functioning, while meeting community needs and goals.

## ECOLOGY SERVICES ENGINEER: BIOHABITATS

As ecology experts and sustainable design engineers, Biohabitats will bring technical and research expertise to our proposal master plan and design process. Their work will include design of integrated water systems and consult on the conservation of ecological resources on the site.

## ENVIRONMENTAL SERVICES: LANGAN ENGINEERING

We have engaged Langan Engineering for all Site, Civil, Environmental, and Traffic engineering. As a leading multi-disciplinary engineering firm in New York, they bring a depth of experience in New York's SEQRA filings and reviews.

## EXTERIOR ENVELOPE RESTORATION: DARIUS TORABY ARCHITECTS

As experts in architectural restoration, Darius Toraby Architects will provide technical support for renovating and restoring the Palisades Center complex. Their work will ensure that the existing buildings are updated to contemporary needs while maintaining the high quality level of the original architecture.

## GREEN STUDIO CONSULTANT: LLEWELLYN WELLS

Film and television producer Llewellyn Wells began his career at the Rocky Mountain Institute, a pioneering sustainability institute that launched the Green Building movement in the United States. Llewellyn has combined his expertise to consult on sustainability strategies for film studios. As production companies seek to reduce their impact on the environment, “green studios” are transforming the industry by creating healthier, ecologically sustainable places for creating content.

## STUDIO TECHNICAL DESIGNER: BASTIEN ASSOCIATES

As a collaborator with Atlas Capital Group, Bastien Associates bring to our team a depth of experience in technical design of sound stages, film studios and production studios. They will work closely with the design team to ensure Birch Brook Studios will be a state-of-the-art facility that will be competitive with the New York's existing film centers.

## STRUCTURAL ENGINEER: SEVERUD ENGINEERING

Severud is the original structural engineer for the IBM buildings and a frequent collaborator with COOKFOX. Their work in New York ranges from skyscrapers to cultural projects and they are experts in sustainable structures.



Designing nature-based solutions that promote healthy communities, resilient infrastructure, & ecological complexity.



Fernhill Wetlands natural wastewater treatment and reuse system – Gaston, OR

Since 1982, Biohabitats has been applying the science of ecology to help public, private sector, and non-profit clients address a wide range of challenges by restoring ecosystems, conserving habitat, and regenerating the natural systems that sustain all life on Earth. Through a variety of ecologically based services, we enhance the environmental, social, economic, and cultural resilience of communities at every scale.

We believe that true sustainability is regenerative and respects the complex networks in ecosystems, community structure, and species interactions. Using a whole systems framework and applying a living systems approach, Biohabitats' work is based on rigorous field investigations, cutting-edge conservation strategies, and tested ecological principles.

## Areas of Focus:

- ECOLOGICAL RESTORATION
- CONSERVATION PLANNING
- INTEGRATED WATER STRATEGIES
- URBAN ECOLOGY
- DESIGN & BUILD
- RESEARCH & DEVELOPMENT

## ECOLOGICAL RESTORATION

The recovery of a degraded ecosystem helps restore the future. We know this because we helped pioneer the practice and we've seen the results unfold through the years. We put our storehouse of knowledge to work for you, creating and constructing solutions that are based on proven practices and principles, sound science, and stakeholder input. We'll help you protect and restore ecosystems that support life in your community and beyond.

## CONSERVATION PLANNING

Creating vibrant parks, open space, trails, campuses, neighborhoods, and cities goes hand-in-hand with land and water protection and conservation. Widening the lens and viewing your site within the context of its watershed and ecology, Biohabitats can help you identify and prioritize conservation issues, assess threats to biodiversity, engage your community, and design strategies for resilience in the face of a changing climate, shifting demographics, and other pressing challenges.

## INTEGRATED WATER STRATEGIES

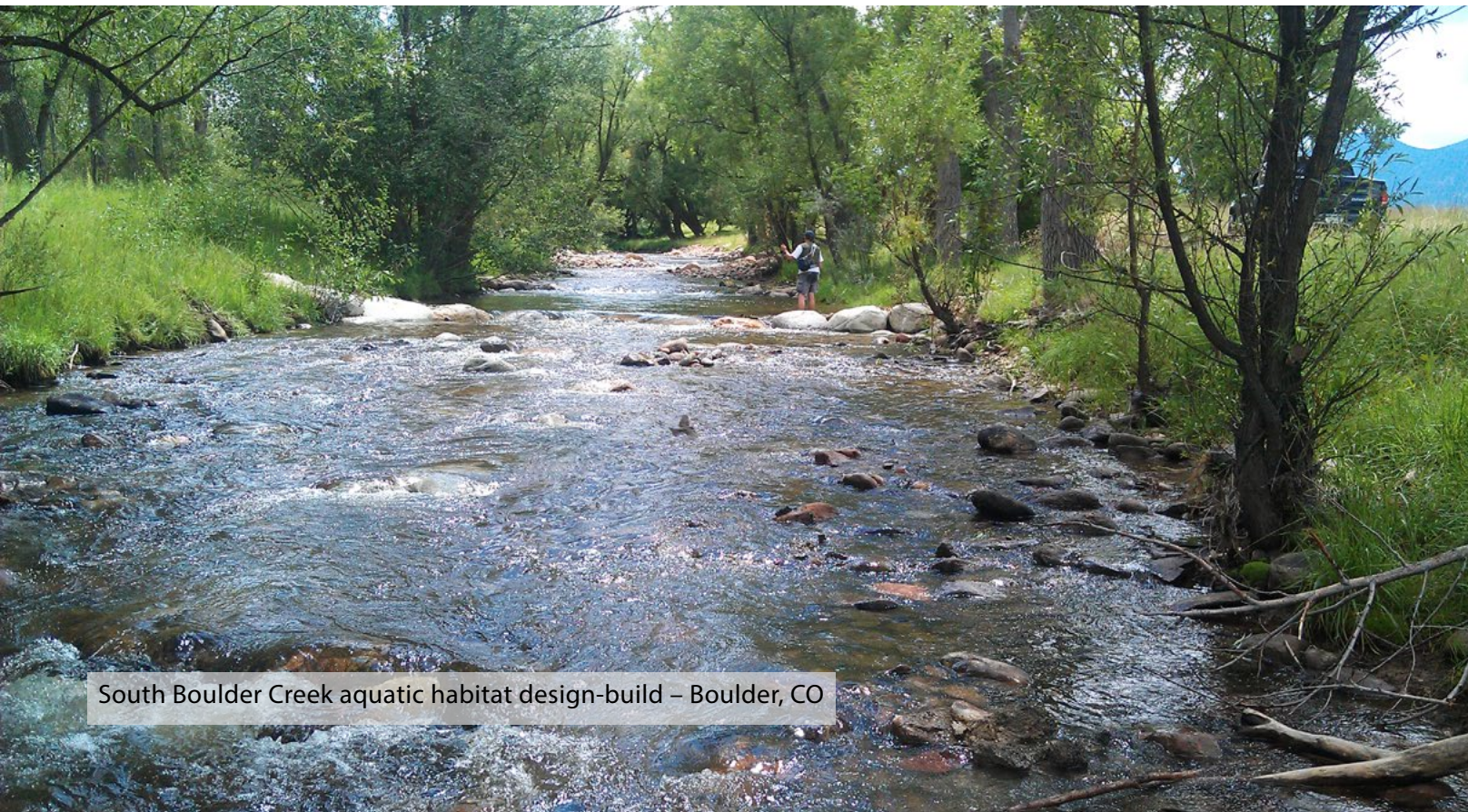
The most desirable and resilient communities are turning to nature-based, sustainable water systems that go beyond infrastructure solutions to provide a key to a thriving future. Whether you are working with a single building or a community, new or existing developments, Biohabitats can help you integrate the power of nature to manage storm water, capture and reuse rainwater, and naturally treat and recycle wastewater.

## URBAN ECOLOGY

Each piece of land and drop of water in a city can support ecosystems that help communities be healthy, connected, and resilient. We help you weave natural systems and processes back into the urban fabric by integrating landscape ecology in city planning, capital improvement initiatives, and development projects involving individual buildings, neighborhoods, or entire districts.



Chatham University, Eden Hill campus natural wastewater treatment and reuse system – Pittsburgh, PA



South Boulder Creek aquatic habitat design-build – Boulder, CO

## DESIGN & BUILD

Working with living, dynamic ecosystems requires deep ecological knowledge, along with finesse, adaptability, and unique design and construction methods. Biohabitats provides it all, offering design-build and general contracting services specifically for ecological restoration, green infrastructure, storm water management, rainwater harvesting, natural wastewater treatment, and water reuse projects.

## RESEARCH & DEVELOPMENT

Nature has been innovating for 3.8 billion years. Collaborate with a firm that draws on the wisdom of nature and celebrates curiosity, knowledge, and open source innovation. Biohabitats' research and development arm, Bioworks, is grounded in the disciplines of engineering, land planning, and the biological, earth, and social sciences. Join us in seeking out new solutions that are resilient to shifts in climate and socioeconomics.



Ecological site assessment at Brisbane Baylands – San Francisco, CA

## Staff Expertise

- WATER RESOURCES ENGINEERS
- ECOLOGICAL ENGINEERS
- ECOLOGISTS
- LANDSCAPE ARCHITECTS
- ENVIRONMENTAL SCIENTISTS
- CONSTRUCTION MANAGERS
- CADD & GIS TECHNICIANS

## Our Roles

- ENVIRONMENTAL ASSESSMENT/ANALYSIS
- PLANNING FACILITATION & COLLABORATION
- SUSTAINABILITY/RESILIENCY STRATEGY
- ECOLOGICAL DESIGN & ENGINEERING
- RESTORATION & LANDSCAPE ECOLOGY
- WATER CONSERVATION & REUSE
- BIOPHILIC DESIGN

### Everything in nature is connected.

So, too, are the disciplines of our practice. We have purposefully built an interdisciplinary team of practitioners who transcend the boundaries of their respective fields. Combining ecological scientists and designers not found among traditional engineering firms, we can help you reduce procurement time, enhance capacity, bridge gaps in knowledge, and bring more innovation to your work.

Biohabitats consists of regional and international experts in watershed planning, resource management, ecosystem understanding, green infrastructure, climate resilience regenerative design, and ecological restoration.

Our staff work from bioregional offices across the United States on projects throughout North America and the planet, including engagements in Canada and Mexico, as well as Central America, South America, Africa, the Middle East, Asia, and the South Pacific.

## Select Staff



Pete Muñoz, PE, LEED AP, is a licensed engineer in 16 states with 22 years of experience. He focuses on innovating sustainable water infrastructure and has been involved in over 200 projects including wastewater treatment, storm water management, rain harvesting, environmental remediation, and watershed restoration. Pete collaborates on SITES, LEED, and Living Building Challenge projects at the building, campus/district, and municipal scales. He is an EcoDistricts instructor and author of the EcoDistricts Living Infrastructure Guide. In 2017, the International Living Future Institute named him a Living Building Hero.



Sarah Roberts is a senior environmental scientist with 18 years of experience in ecological assessment, planning, design, permitting, and construction. Sarah has applied her expertise in the characterization, management, and monitoring of soil, habitat, streams, and wetlands to 100+ ecological restoration, green infrastructure, and residential development planning and design projects. Her ecological guidance has influenced projects ranging from the Flight 93 National Memorial to the City of Atlanta's Urban Ecology Framework, to the restoration of Ivy Creek in Charlottesville, VA.



Juan Rovalo, PWS, EcoDistricts AP, is a skilled biologist with over 20 years of experience in environmental planning, integrated ecological assessment, research, restoration, land stewardship, and strategic integration of environmental science and built environment projects. With a record that includes 100+ interdisciplinary ecological and real estate development projects located in eight countries over 15 unique ecoregions, Juan has a strong track record of successful coordination and management of complex multi-faceted projects, interdisciplinary teams, and stakeholders.



Jennifer Dowdell, LEED AP, has over 15 years of experience as a land planner and landscape architect. Highly skilled in green (living) infrastructure and landscape ecological planning at multiple scales, Jennifer integrates landscape ecological principles with innovative storm water and landscape management for site design and master planning initiatives. She has applied this expertise to sites ranging from urban municipalities to campuses, including the Omega Institute, Pearlstone Retreat Center - Ecological Master Planning, and the University of Pennsylvania Ecological Stewardship Plan.



Kevin Dahms, PE, is a water resources engineer whose interdisciplinary background in engineering and environmental science led to a passion for incorporating ecological design into storm water management, urban planning, and coastal resilience initiatives. Kevin has applied this approach to a variety of green infrastructure, low impact development, hydrologic monitoring, habitat restoration projects, and multi-million dollar design and construction projects in NYC and NYS Parks. He is adept in all project phases from planning and design to implementation and stakeholder engagement.



Wetland at the Omega Institute – Rhinebeck, NY

## Omega Institute Master Ecological Planning & Assessment Services

After Biohabitats provided design support for a wastewater treatment wetland at the Omega Center for Sustainable Living, the Omega Institute in Rhinebeck, NY called on Biohabitats to develop an ecological master plan for its 200-acre property. The property includes a wide array of natural resources, including a rare bog lake, hardwood forests, streams, and wetlands. This unique suite of natural resources provides the backdrop for a retreat center devoted to human wellness and awakening the human spirit. Biohabitats created an ecological master plan that assesses the existing stream, wetland, forest resources, examines the landscape ecological context and develops an adaptive management framework for future stewardship and ecological enhancement.

The forest assessment included analyzing the groundcover, understory, and overstory; identifying species and determining the relative abundance of invasive species; and compiling the existing or potential threats and stressors to the forest. Biohabitats collected data related to the vegetation, hydrologic regime and soils in order to assess the character and condition of the wetlands and analyzed the property's stream resources through a qualitative assessment of physical and habitat parameters and a quantitative sediment analysis. These assessments are the basis for an adaptive management framework and ecological action plan that will guide Biohabitats and the Omega Institute as they continue to collaborate in its implementation.

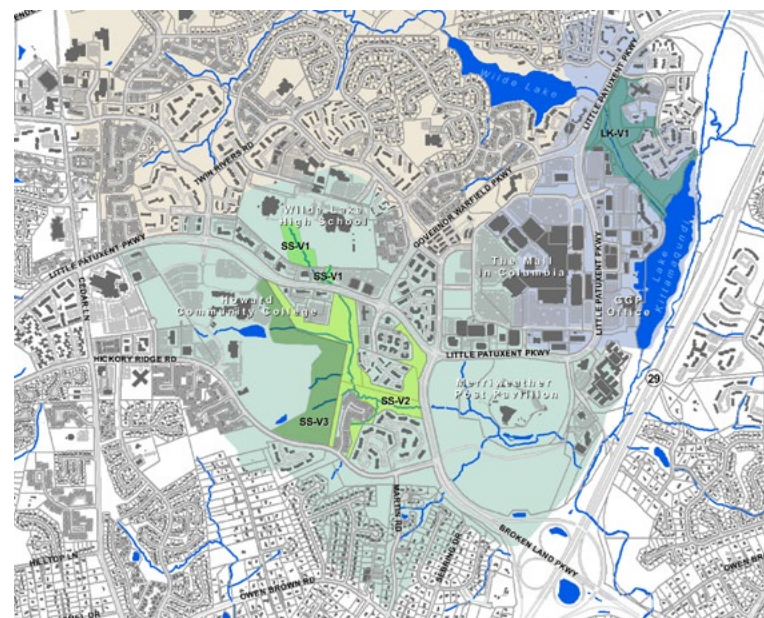


**Pier 26 Hudson River Park, New York, NY**  
 Situated in the Hudson River, Pier 26 is a 2.5-acre site that highlights the regional ecology of the Hudson River Estuary. Working closely with the design lead, OLIN, Biohabitats advanced a dynamic, gradient experience of the Estuary's representative habitats, from upland to open water. These features enable visitors to experience and better understand coastal ecology within a highly urban environment. Biohabitats established ecological goals for the site design, and recommended the best alternatives for observing and interacting with the many fauna that are characteristic of the Hudson River Estuary. Many of the habitat features were experiencing disruptive impacts and decline, so their representation at Pier 26 provides beneficial ecological function, while also offering extraordinary ecological encounters.



## Serenbe Community Wastewater Collection, Treatment and Reuse System, Fulton County, GA

Serenbe is a 1,000 acre urban model community promoting walkability and community living with private residential homes, commercial space, art galleries, original shops, stables, and a 20-room inn with conference facilities. Biohabitats designed and permitted a community wastewater collection, treatment and reuse system. A small diameter collection system minimized construction impact and damage to the environment by following the topography of the land and keeping within the roadways. The treatment system consists of primary treatment (septic tanks at each home), subsurface flow constructed wetlands, recirculating sand filters and UV disinfection.



## Downtown Columbia Planning, Restoration, and Design, Columbia, MD

A new master plan for Downtown Columbia marked the beginning of a historic revitalization effort. At its heart is the vision to create a community that fosters the growth of its people, respects the land, and promotes economic prosperity while celebrating the diversity of life. Large swathes of surface parking are being transformed into a pedestrian urban area connected to a network of restored ecosystems and green infrastructure. Biohabitats also developed restoration strategies for the watersheds of the two streams that flow through the center of Columbia. Over one mile of stream will be restored and reconnected to its floodplain, and more than 40 acres of impaired urban woods will be restored and reforested as part of this major redevelopment of one of the country's first planned communities.



**Brisbane Baylands, Brisbane, CA**  
 An ecologically complex system, complete with marsh-to-upland transition zones and freshwater wetlands, regenerates beauty, vibrancy, and resilience in a coastal community degraded by decades of industry. The 540-acre Brisbane Baylands site was once open water and tidal mudflats of San Francisco Bay, which began to be filled in the early 1900s to accommodate the growing Southern Pacific Railroad and a municipal landfill. Following remediation, Baylands Development proposes a mixed-use development that will include more than 130 acres of open space with restored native habitat to include tidal and freshwater wetlands, upland areas, and transition areas. Biohabitats is instrumental in the development of the open space design and restoration planning for integration into the site master plan.



**Dorado Beach Resort, San Juan Puerto Rico**  
 Sustainability is integrated into a luxury resort's infrastructure and new construction, creating a unique, eco-friendly vacation destination while improving the local ecology and reducing maintenance costs. Biohabitats assessed opportunities for new and upgraded infrastructure plans and identified opportunities to improve system functionality, reduce operational and maintenance costs, and provide watershed protection. Given that water is one of the most valuable long-term resources available to the site, Biohabitats recommended a water balance that considers: beneficial reuse and storm water harvesting; season-specific and landscape-specific water use; precision; integrated green design; integrated phasing; and flexibility.



**UNC Carolina North Storm water Master Plan, Chapel Hill, North Carolina**  
 Biohabitats has played a key role in advancing the University of Carolina Chapel Hill's vision for Carolina North, a 947-acre property containing a research and mixed use campus that will optimize water and energy consumption, reduce greenhouse gas emissions, and sustain long-term ecological integrity. Early in the project, Biohabitats assessed all of the property's ecological attributes and created digital maps differentiating areas of varying conservation value, which then guided development decisions. Biohabitats then participated in the development of principles, strategies, metrics, and goals for campus infrastructure, natural landscape, and built environment. Biohabitats then worked with the University to create a dynamic water balance model and develop innovative, integrated solutions for sustainable water and storm water infrastructure. Biohabitats also helped the University chart a course for the campus' long-term ecological sustainability by developing a Land Stewardship Policy.

**A MISSION-DRIVEN PARTNER**  
 We believe business should be a force for good. Driven by our mission to restore the earth and inspire ecological stewardship, we are more concerned with uplifting ecology than our own profits. Working with us means you can trust that you are getting honest collaboration, fair pricing, and a team that is as invested in the outcome of your project as you are.

**LASTING SOLUTIONS WITH STACKED BENEFITS**  
 Nature-based solutions do more than solve problems. They provide ecological services, like cleaning the air and water. They enhance educational, recreational, social, cultural, and economic resources. Best of all, they build upon themselves, and as they do, they continue to perform functions that support all forms of life. Achieve your goals and then some with a firm that sees the social and ecological context of your work, including the causes of problems and the ripple effect of lasting, ecologically-based solutions.

**WALKING THE TALK OF SUSTAINABILITY**  
 You can take comfort knowing that our mission permeates not only the work we do but the way we run our business. Behind every one of our projects operational decisions is the intention to respect Earth's ecological limit, heal damaged ecological processes, and catalyze mutually beneficial relationships among the land and all forms of life.



Pier 26 Estuarium – New York, NY

# TERRAPIN BRIGHT GREEN

Terrapin Bright Green is an environmental research, consulting and strategic planning firm committed to improving the human environment through high performance development, policy, and related research. Founded in 2006, our 4-person team is led by distinguished environmental strategist Bill Browning.

By transitioning our buildings and cities to positively impact the environment, we believe that we will create stronger, smarter systems and a prosperous society. We use this philosophy to develop solutions for our clients' environmental, economic, and social challenges. By partnering with diverse experts from around the globe and drawing on a collaborative methodology refined over twenty five years, Terrapin is uniquely equipped to solve these complex issues. We lead our clients through a creative thinking process to determine how biophilic design can improve the occupant health and building performance of their projects.

Terrapin helps organizations with ambitious goals or stubborn challenges to establish solutions that increase valuations, reduce environmental impacts, improve quality of life to create a regenerative world.

Our experience ranges from setting sustainability goals, roadmaps and strategies (e.g., PlaNYC, NYSERDA, Alexandria Real Estate Equities, Port of Portland Oregon); to developing green guidelines (e.g., BPCA, Municipal Art Society's Greening NYC's Historic Buildings Initiative, Starwood

Capital's Element hotel brand) and biophilic design guidelines (e.g., 1 Hotels, Google Real Estate and Workplace Services); to crafting energy master plans (e.g., Buffalo-Niagara Medical Campus, National Geographic Society HQ); and establishing site-specific ecosystem performance metrics with corresponding building design and operations tools for campus portfolios (e.g., Google NYC, Interface HQ Georgia).

COOKFOX has a strategic relationship with Terrapin Bright Green, an environmental consulting, research and strategic planning firm. Rick Cook and Bob Fox joined with green building expert Bill Browning in 2006 to create Terrapin Bright Green. Terrapin advises clients on green development, public and corporate policy, and environmental performance strategies. Representing a network of partnerships with experts around the world, the firm works with multifaceted teams to "green" entire organizations, districts and even cities. The firm offers an intensive research capability, design guidance and planning strategies for incorporating emerging technologies to maximize the comfort, health and overall experience of building occupants.

## BILL BROWNING HON. AIA ENVIRONMENTAL DESIGN STRATEGIST

Bill Browning is one of the green building and real estate industry's foremost thinkers and strategists, and an advocate for sustainable design solutions at all levels of business, government, and civil society. His expertise has been sought out by organizations as diverse as Fortune 500 companies, leading universities, non-profit organizations, the U.S. military, and foreign governments. Bill is a founding board member of the US Green Building Council, and a recipient of the 2015 ASID National Design for Humanity Award and the 1999 President's Council on Sustainable Development Renew America Prize.

### RELEVANT EXPERIENCE

**Sustainable Operations Technologies Resource.** Assessed 50 categories of building technologies (e.g., thermal energy storage systems, socially-driven HVAC software) as a clearinghouse for incorporating into Alexandria Real Estate Equities' Basis of Design and Basis of Operations documents.

**DCAS Window Upgrade and Post Occupancy Evaluation,** Bronx, NY. Organized a study to examine the effects of electrochromic glass window replacements on worker health and productivity.

**National Geographic Society Carbon Strategy,** energy audit of four building headquarters campus and development of carbon neutrality strategy and roadmap with equipment replacement schedule.

**Starwood Element.** Developed climate-sensitive sustainability design guidelines for the first American hospitality corporation to launch a comprehensive environmentally-conscious brand.

**Bank of America Tower,** New York City, NY, sustainability and high performance design for first LEED Platinum high-rise in New York.

**Defense Science Board.** Assisted the U.S. Department of Defense to create new energy strategies focusing on facilities and installations, out of which came the Net Zero Plus initiative of the U.S. Army's Rapid Equipping Force, an effort to dramatically improve the energy efficiency.

### EDUCATION

Master of Science in Real Estate Development, Massachusetts Institute of Technology (1991)

Bachelor of Environmental Design, University of Colorado, Boulder (1983)

### ASSOCIATIONS & POSITIONS (Partial list)

Technical Advisor, Clinton Climate Initiative

Founding Board of Directors, USGBC, Greening America, Roaring Fork Conservancy

Board of Directors, AIA National Committee on the Environment, Buckminster Fuller Institute, ioby

Member, US Department of Defense, Defense Science, Board Energy Task Force

Advisor, National Real Estate Advisory Council, Trust For Public Land

### AWARDS

Design for Humanity Award, American Society of Interior Designers (ASID), 2015

Evergreen Award "Perspective", Eco-Structure, 2011

National Leadership Award, USGBC, 2004

Honorary Member, American Institute of Architects, 2001

Presidents Council for Sustainable Development/Renew America Prize, 1999

### PUBLICATIONS (available at [www.terrabinbg.com](http://www.terrabinbg.com))

Biophilic Design (2018). In: Meyers R. (eds) *Encyclopedia of Sustainability Science and Technology*. Springer, New York, NY. DOI: <https://doi.org/10.1007/978-1-4939-2493-6>

*Green Development: Integrating Ecology and Real Estate*, John Wiley & Sons (1998)

*Greening The Building And The Bottom Line*, Rocky Mountain Institute (1995)



**TERRAPIN**  
BRIGHT GREEN

### Kearny Point Industrial Redevelopment

Kearny Point is a 134-acre redevelopment of an industrial shipyard located on the New Jersey waterfront just outside New York City. As the former home of the Federal Shipbuilding and Drydock Company shipyard, active from 1917 through 1948, it once employed 35,000 workers.

As a new business growth district, the aim is to become a WELL-certified sustainability campus and innovation hub that incubates green and socially-equitable start-ups and small businesses, restores ecological health, and maximizes on-site resource sufficiency.

Site developer Hugo Neu strives to create a replicable model for building vibrant and healthy work communities that can host and support a developing green economy. Four core principles have served as the framework for the Kearny Point Master Plan process:

1. Authentic Identity / Adaptive Reuse
2. Diverse and Complementary Tenanting
3. Ecology & Environment
4. Resiliency

Terrapin's role on the project has been to help transform project goals into actionable and measurable site development strategies. Terrapin explored a range of technologies and design strategies including site resource capture and circulation strategies, green economic opportunities, and development goals based on ecosystem performance.

The new district plans to include:

- Office and coworking spaces
- Film studio
- Full-service incubator
- Maker-spaces
- Light-industry work spaces
- Cafeteria
- Ferry services
- Harbor and potential distribution center
- Green space/restored wetlands

Terrapin continues to support Hugo Neu in the strategic planning and four-phased development of the site.



**CLIENT:** Hugo Neu  
**ARCHITECT:** STUDIOS architecture  
**LOCATION:** Kearny Point, NJ USA  
**SCALE:** site and building strategies  
**SERVICES:** sustainability consulting and innovation  
**STATUS:** ongoing

### Lucasfilm Letterman Digital Arts Center

Bill Browning served as the lead green design consultant for a team charged with designing a new facility for Lucasfilm, the legendary film production company that created Star Wars and Indiana Jones. Working with the team over three years, Bill helped identify opportunities and guide the development of the project, which eventually earned LEED Gold certification from the U.S. Green Building Council. The 860,000 square foot facility is located on the site of the former Letterman Hospital in historic Presidio National Park, once a U.S. Army base. While largely an office complex, other amenities include a blue-screen stage, several digital screening areas, a 15,000 square foot childcare center, an international restaurant, and a public café, The Center is also home to Lucasfilm subsidiaries LucasArts and Industrial Light & Magic.

The project's driving ambition was to design a world-class facility for Lucasfilm staff, an enjoyable and creative environment that would enhance the work experience. Fundamental to the design of the Center was a desire to maintain the character of the Presidio while restoring the site and integrating new structures into the surrounding National Park. The new facility would also achieve advanced standards for energy efficiency and create an accessible pedestrian environment, minimizing vehicular traffic in the area and on site. In addition, a new public garden would further enhance the pedestrian appeal. Challenges of the project included an exceptionally high plug load due to the computer density – nearly three per desk – and need for data centers for one of the entertainment industry's largest computer networks.

Of the Center's 23 acres, 17 are preserved as public park space. Though appearing to be many separate buildings in an L-shaped configuration, the entire complex is one structure that sits atop a podium of 1,500 parking spaces, allowing abundant green space to be maintained above. The complex is characterized by daylight-rich spaces, and utilizes passively-controlled mixed modes of natural ventilation and air-conditioning. As a result, the building is projected to consume 60% less energy than a standard office building of comparable size. Particular attention was paid to the Center's landscaping, which uses both native and culturally-relevant species. Additionally, the stormwater system cleverly uses public water features as reservoirs.



Images courtesy of ILM (top); © Herb Lingl/aerialarchive.com (middle); National Park Service (bottom)

**CLIENT:** Lucasfilm  
**TEAM:** Gensler, Arup  
**LOCATION:** San Francisco, California USA  
**AREA:** 23 acres, 860,000 ft<sup>2</sup>  
**FACILITIES:** new construction  
 film studios, childcare center  
 landscape, parking  
**SERVICES:** sustainability consulting  
**STATUS:** LEED Gold Certified

# Corporate Summary

## Integrated Solutions. Measurable Value.

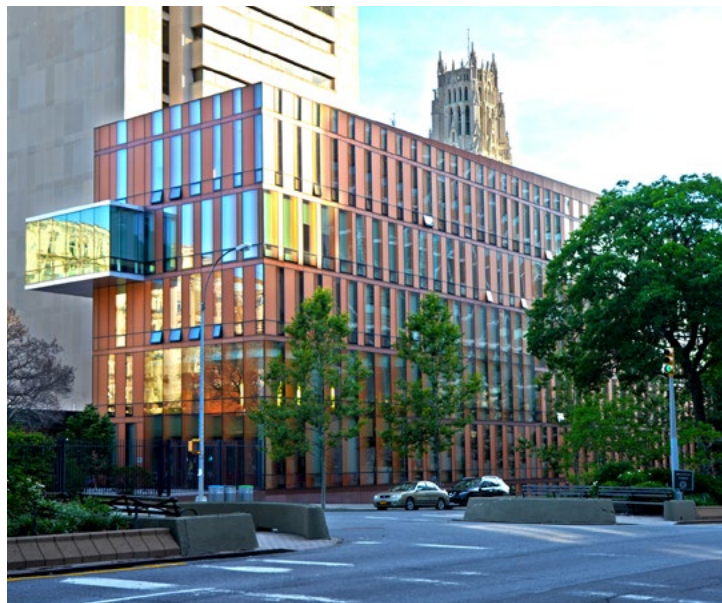
Langan provides an integrated mix of engineering and environmental services in support of land development projects, corporate real estate portfolios, and the oil and gas industry. Our clients include developers, property owners, public agencies, corporations, institutions, and energy companies around the world.

Founded in 1970, Langan employs more than 1,000 professionals in its Parsippany, NJ, headquarters and among regional offices in:

- New York City, NY
- White Plains, NY
- New Haven, CT
- Lawrenceville, NJ
- Philadelphia, PA
- Bethlehem, PA
- Doylestown, PA
- Pittsburgh, PA
- Miami, FL
- Fort Lauderdale, FL
- Tampa, FL
- Bridgeport, WV
- Cleveland, OH
- Arlington, VA
- San Francisco, CA
- Oakland, CA
- Sacramento, CA
- San Jose, CA
- Los Angeles, CA
- Irvine, CA
- Phoenix, AZ
- Houston, TX

Langan's broad range of services includes the following:

- Site/Civil Engineering
- Geotechnical Engineering
- Environmental Engineering
- Foundation Design
- Earthquake/Seismic
- Surveying
- 3D Laser Scanning
- Waterfront Design
- Flood Protection
- Building Information Modeling (BIM)
- Natural Resources Assessments & Permitting
- Landscape Architecture + Planning
- Transportation/Traffic Engineering
- GIS/Data Management Services
- Asbestos, LBP, Indoor Air Quality/Mold Consulting
- EHS Management and Compliance
- Demolition Engineering

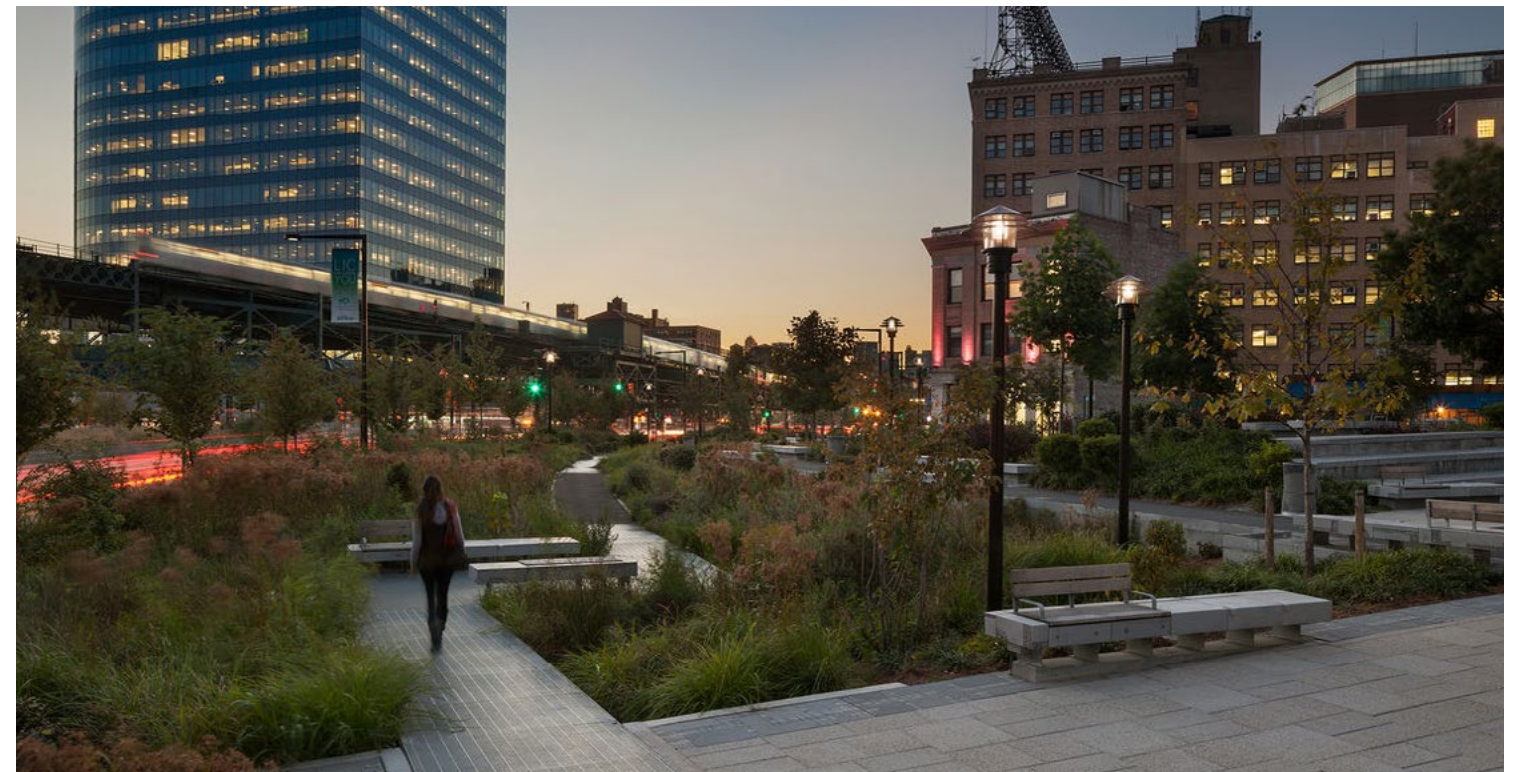


## MICHAEL D. BURKE, PG, CHMM, LEED AP PRINCIPAL

Mike Burke is a geologist/environmental scientist with over 20 years of experience, specializing in environmental due diligence and design, specifically at brownfield redevelopment sites in urban environments, and emergency response.

Burke has presented on in-situ remedial technologies and emerging contaminants at national industry conferences, including the Battelle Conference on Remediation of Chlorinated and Recalcitrant Compounds, the Emerging Contaminants Summit, and the Association of Environmental and Engineering Geologists 1st Annual Environmental Geology Symposium.

Among Burke's significant recent projects are Trevor Day School, a LEED-certified, 12-story academic building with an innovative geothermal system, and Queens Plaza – Dutch Kills Green.



## QUEENS PLAZA – DUTCH KILLS GREEN

Langan provided multi-disciplinary services in the areas of urban design, streetscape, site/civil, environmental and traffic engineering and NEPA review services for a bicycle and pedestrian improvement project at Queens Plaza. The plaza is the gateway connecting the Queensboro Bridge to Long Island City and is a highly traveled area. Langan prepared site engineering drawings that consisted of grading, drainage, utility, builders pavement plans, roadway profiles, signing, striping, traffic signal, and maintenance and protection of traffic (MPT). At the start of the project, Langan worked with the multi-disciplinary design team to develop the concept of 'the blue thread', a system of interconnected urban wetlands that would filter runoff water from the Queensboro Bridge and the elevated railway structures.



## Darius Toraby Architects, PC

DTA has decades of experience in historic preservation, façade restoration, adaptive reuse of existing buildings as well as building envelope and roofing design for new construction. Please see our website for more information: [www.dariustoraby.com](http://www.dariustoraby.com).

### A. Organization.

Darius Toraby R.A. President  
Michael Granville R.A. Associate Architect  
Pamela S. Hersch, R.A. Architect  
David Reyhan P.E. Structural Engineer  
Farid Ismayilov: Senior Project Manager  
Anar Garayev: Senior Project Manager  
Dan Sellers: Assistant Project Manager  
Michael Silverberg: Senior Inspector/ Sr. Project Manager  
Jessica Mullis: Project Manager  
Doug Rojas, Sebastian Fonnegra, Magda Dabros: Drafting, Inspections

### B. Primary Project Personnel

Darius Toraby and Michael Granville are engaged on all projects in a supervisory capacity. For this project, Michael Granville, RA would be the primary team member with support staff assigned based on the project's needs.

Michael has been with the firm since 1993 and has completed scores of projects at all scales. Expertise includes:

1. Extensive experience in identifying building envelope failures and developing repair strategies.
2. Extensive historic preservation and façade restoration experience including preparation repair detailing and specifications, developing scopes of work, on-site interaction with building trades.
3. Building envelope, roofing and waterproofing consultancy on major new construction projects in New York City, including AOL/Time Warner Center, One Bryant Park, World Trade Center Tower 4, University Center-New School, Baccarat Hotel and Residences, Via 57, The Helena, EOS.
4. Development of capital improvement programs for commercial and residential properties, including preparation of specifications and detailing of exterior wall repairs, foundation waterproofing remediation, window replacement programs, roofing repair and replacement.
5. Extensive knowledge of foundation waterproofing, storefront assemblies, façade cladding, air/vapor barriers and all types of roofing.
6. Extensive hands-on construction experience for extremely capable interaction with building trades.

## Darius Toraby Architects, P.C., Selected Project List

### Queens Clocktower Building, Long Island City, NY

Top to bottom exterior restoration of 14-story individual landmark building, including replacement of four 12' diameter clockfaces and recreation of lost historic storefront.

### Bush Tower, 130 West 42<sup>nd</sup> Street, NYC

Top to bottom exterior restoration of 30-story individual landmark building, including replacement of batten seam copper roof.

### VIA 57, NYC

Roofing and waterproofing consultants on unique and challenging hyperbolic paraboloid courtyard housing block by Bjarke Ingels, including collaboration with landscape designer on elevated courtyard park/green roof.

### The Helena, NYC

Design of rain screen cladding system to cover large section of the building's façade that was exposed following demolition of a neighboring building, integrating new cladding with existing window wall cladding.

### Metropolitan Hotel (Originally Loews Summit), NYC

Façade restoration and re-roofing of 1961 Morris Lapidus building, later landmarked.

### Tribeca Film Center, Tribeca, NYC

Exterior restoration of landmark building, including extensive masonry repair.

### Yale University.

Façade leak investigation and façade repairs at several residential college areas including Morse College (1961, Eero Saarinen).

### Fashion Institute of Technology, NYC

Extensive façade restoration at multiple modern-era buildings throughout the Chelsea/Fashion District campus.

### Whitby School, Greenwich, CT

Re-roofing and eave/soffit restoration at suburban private school campus

### Xaverian High School, Brooklyn, NY

Re-roofing and exterior wall repairs at 1957 vintage school building.

### New Construction Projects, with DTA serving as roofing and waterproofing consultants.

One Bryant Park; New School University Center, EOS Tower, Halletts Point One, AOL Time Warner Center, The Frank.



# BASTIEN AND ASSOCIATES, INC.

## ARCHITECTURE AND PLANNING

### FIRM PROFILE

Bastien and Associates, Inc. excels in economically designing quality studio, live venue, office, hotel, educational, and warehouse/distribution projects. Our experience includes the ability to work effectively with complex teams both nationally and internationally.

Gary L. Bastien, NCARB founded the firm in 1982. After establishing a service-oriented reputation with commercial/industrial clients, he went on to further his reach to the entertainment industry. The two types of clients were found to have similar requirements, each routinely placing a high premium on quality and economy.

The firm's record growth in recent years continues to be built upon relationships formed early with these two very different types of clients; Hollywood studios and commercial/industrial developers. The firm helped pioneer the use of tilt-up concrete technology in sound stages, allowing them to be built for half the cost of traditional construction techniques.

Gary L. Bastien, NCARB currently sits on the advisory board of Chapman University's School of Film and Television. Bastien's work has been repeatedly recognized by the real estate and business media, including Western Real Estate News, Daily Variety, The Wall Street Journal, The Los Angeles Times, The Los Angeles Business Journal, and many others.

The firm designed the first new studio campus in Southern California in 60 years using concrete tilt-up technology. Manhattan Beach Studios was completed in 1998 and is home to the hit Fox Television productions "Ally McBeal" and "The Practice".

In addition, the firm designed the first major studio in the downtown Los Angeles area, also using tilt-up technology. Los Angeles Center Studios opened in August of 1999, and has been highly acclaimed for its contribution to downtown redevelopment efforts.

Bastien recently completed the design of the Home Shopping Network's 818,000 s.f. warehouse/distribution facility in Fontana, Calif. and a 625,000 s.f. industrial park in Burbank for Zelman Development.

Other notable projects include a 1 million s.f. distribution facility in Whittier, a 690,000 s.f. distribution center in Fontana, a 300,000 s.f. distribution facility for Ocean Spray in Las Vegas, Nev., and a \$60 million studio development in Glendale, Ariz.

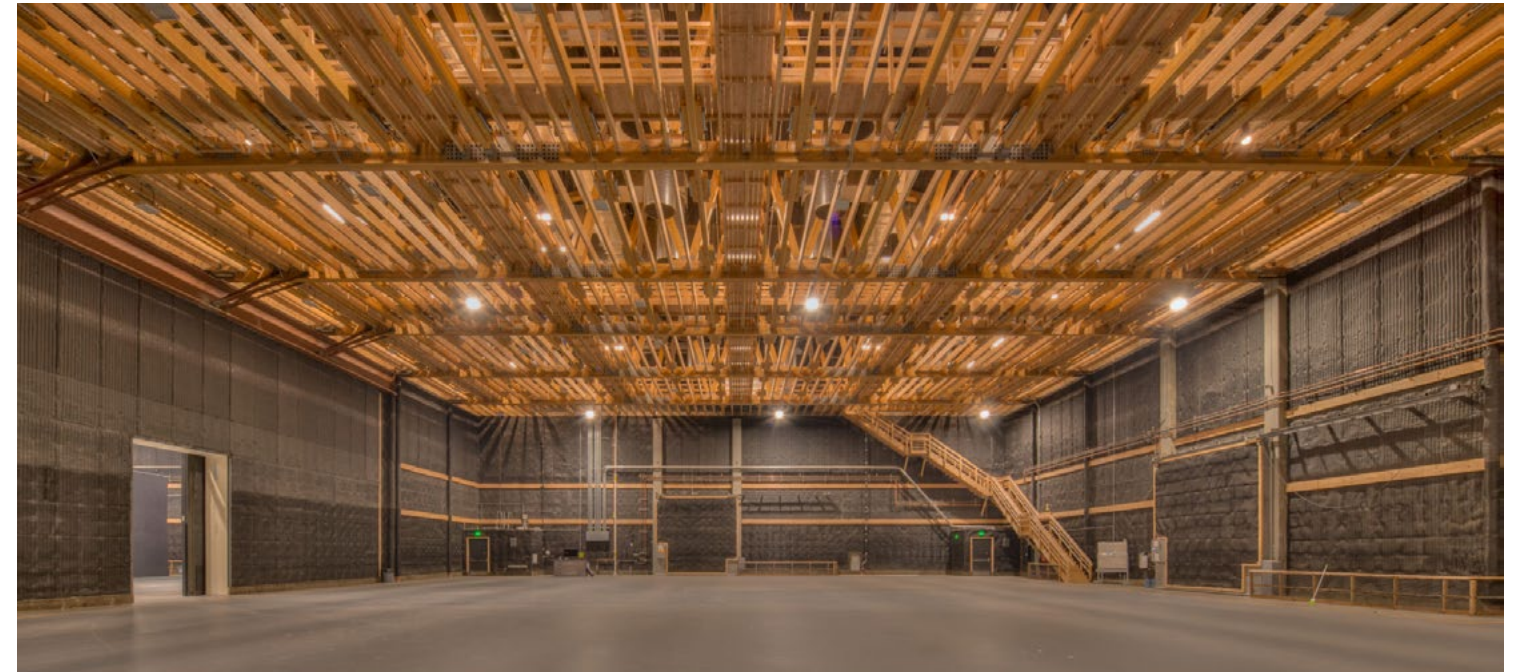
Bastien's experience with the needs of each industry lends important insight to every project. The result is a design firm that provides extremely effective leadership to address the complicated design, budget, schedule, and city requirements that are established during the course of a project.

Bastien's staff of top design professionals employs state-of-the-art CAD and graphics technology from start to finish in order to accomplish the one thing most critical to the architect's role—the successful definition, communication, and implementation of the project design.

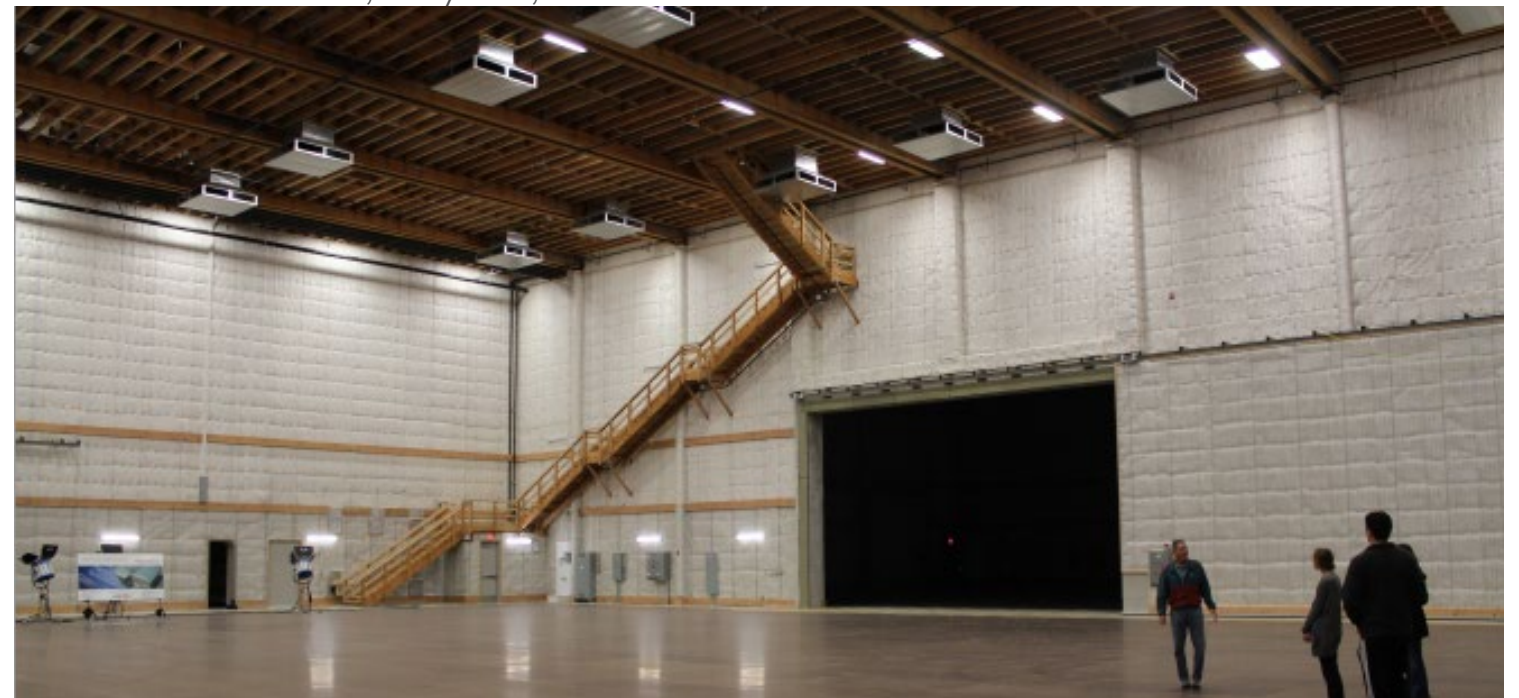
### RELEVANT FILM/TV STUDIOS PROJECTS

Film, TV and broadcast studios and other entertainment projects make up an important part of our work. Having an intimate understanding of the entertainment business and its day-to-day operations allows us to provide valuable input to executives of network and independent studios and real estate investors. Our daily contact with Hollywood studios gives our staff a working knowledge of the needs of the industry that helps us creatively define and solve

problems for each client. All Bastien-designed stages are booked solid with TV shows and features because of our proven experience to formulate desirable studio masterplans and create functional relationships between sound stages and production support facilities. During the design process, we provide all necessary planning and construction documents to obtain approvals from cities, coordinating our efforts with all team members.



NBC Universal - Area 51, Hollywood, CA.



New England Studios, Devens, MA.

# SEVERUD ASSOCIATES



Urban Garden Room, One Bryant Park, New York.

## FIRM PROFILE

Severud Associates has been devising effective and economical solutions to complex engineering problems for more than 85 years. The firm's portfolio of more than 15,000 projects reflects the broad scope of structural engineering services that it provides to satisfied clients in New York City, around the country, and the world.

Built on a foundation of integrity, innovation, and expertise, Severud Associates has established a reputation as a leader in the field of structural engineering. Clients know when they choose Severud Associates they have not only hired a structural engineer; they have retained a firm with a long history of distinction, reliability, and client service.

## ANALYSIS, DESIGN, AND DOCUMENTATION

Throughout Severud Associates' more than 86-year history, its engineers have designed structures with all types of materials and systems for an array of purposes and client needs. Today's staff leverages this expertise to apply knowledge from one project to another and develop innovative solutions.

Severud is well known for the extensive detailing of its drawings and specifications. The staff's attention to detail and close coordination with the architect and other members of the design team results in highly developed construction documents that improve project understanding and the accuracy of cost estimates and budgets.

## DESIGN FOR SUSTAINABILITY

Severud Associates has been applying best practices in green building design for many years. Working with the other project team members, the engineering staff, which includes LEED Accredited Professionals, explores ways to minimize the use of resources and the impact on the environment by integrating the structure with other building systems in a manner that improves functionality and keeps the project economical.



## EDWARD M. DEPAOLA, PE, SECB, F.SEI PRESIDENT & CEO

Ed DePaola has designed buildings using almost every structural system and material and is considered an expert in high-rise and tensile membrane construction. Since joining Severud Associates in 1981, he has engineered many challenging and noteworthy

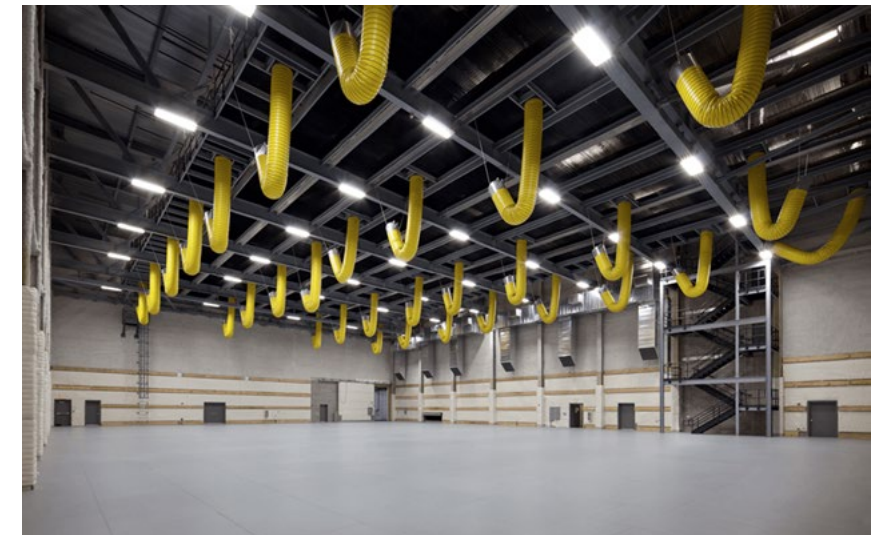
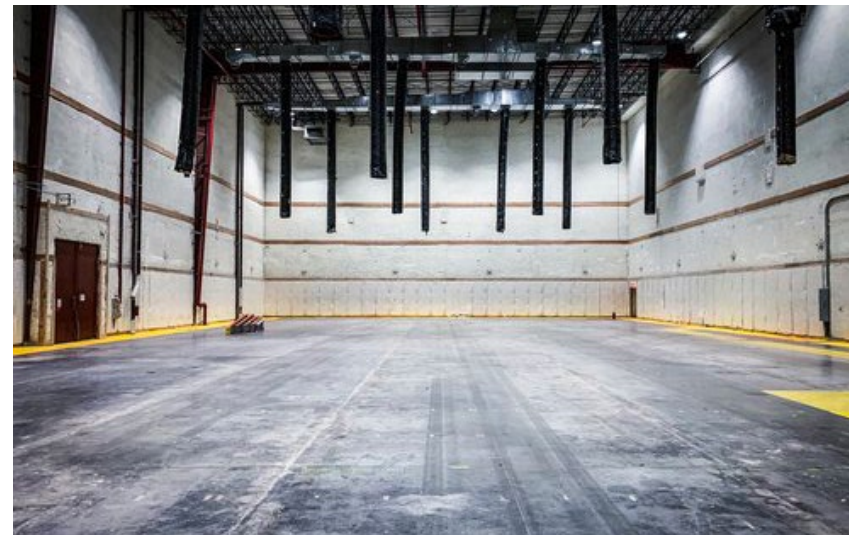
structures including One Vanderbilt Avenue, the Bank of America Tower at One Bryant Park and the temporary entrance canopy at the World Trade Center PATH station, all in New York City, as well as the roof of the Jeppesen Terminal at the Denver International Airport. Ed became a principal in just 12 years and took the firm's helm in 2006. As a leader in the field, Ed shares his professional expertise through his work as a fellow of the Structural Engineering Institute (SEI) and a director of the Structural Engineering Certification Board (SECB). He also serves on committees of SEI and the American Council of Engineering Companies of New York (ACECNY) and is a past president of the Structural Engineers Association of New York (SEAoNY) and past governor of SEI.

Ed was a member of the team that investigated the World Trade Center collapse and is a co-author of the report, World Trade Center Building Performance Study, published by the Federal Emergency Management Agency (FEMA) in April 2002. He is also author or co-author of several articles, including "One Bryant Park, New York," which appeared in Structural Engineering International in February 2008, and "Smooth Re-Entry: The Entrance Canopy at the Temporary WTC PATH Terminal," which appeared in Structure in February 2005. Ed frequently makes topical presentations at conferences and other meetings of design professionals.

Ed is certified by SECB and licensed as a professional engineer in New York and 20 other states. He earned a Bachelor of Science in civil engineering and a Master of Science in civil engineering, both from Notre Dame University. In addition, he received a law degree from Seton Hall University.

# APPENDIX

## NYC FILM & TV STUDIOS



Steiner Studios extension, Brooklyn Navy Yard.

Silvercup Studios, Long Island City.

Kaufman Studios, Astoria.

# APPENDIX

## NATIONAL FILM & TV STUDIOS



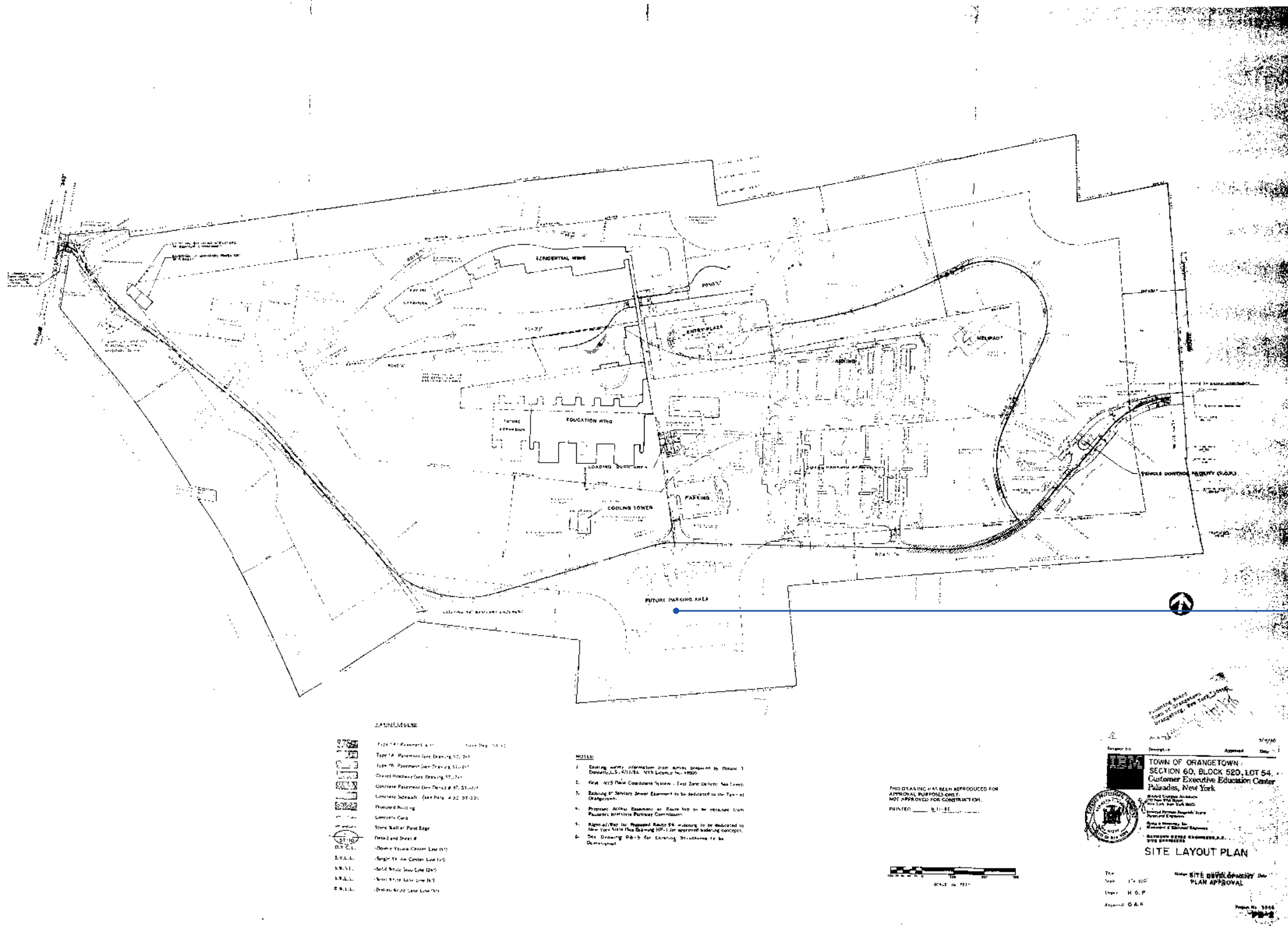
Tyler Perry Studios, Atlanta, Georgia.

Trilith Studios, Atlanta, Georgia.

Mammoth Studios, Canada.

# APPENDIX

## PREVIOUS SITE DEVELOPMENT PLAN



PREVIOUSLY PLANNED PARKING EXPANSION LOCATION

OOKFOXC  
COOKFOX  
FOXCOOK  
KFOXCOO  
OOKFOXC  
FOXCOOK  
OKFOXCO