

Response To Request for Expression of Interest

SCARSDALE

Freightway Redevelopment Site
Village of Scarsdale
October 2018



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I. Introduction

Developing a signature mixed-use plan in the heart of the Village of Scarsdale is a once in a lifetime opportunity. The historic character of the village, its lively pedestrian nature and the intrinsic value of Scarsdale must be complemented and enhanced by the concept and development of the Freightway site.

The development must become a positive addition to this charming, traditional Westchester village both visually and in its ability to unify pedestrian and vehicular traffic on both sides of the village. The architectural design, landscaped promenades and new traffic access will all be respectful of the location's vintage character while creating a better experience and flow from side to side. Fareri Associates, which exclusively develops in Westchester and Connecticut, has unique experience creating properties that fit perfectly into traditional historic villages.

As a partially "land-locked" site with a good deal of commuter traffic and restricted access, Freightway poses some specific challenges that require creative yet pragmatic development solutions. Innovative approaches will be explored to accommodate Scarsdale residents, the commuter population and condominium owners all on one site.



Historic Clock at Scarsdale Village Center (top right), Scarsdale's Iconic Harwood Building (above), Bronxville's VillaBXV Entry Courtyard (left)

I. Introduction (cont'd)

In addition Freightway is adjacent to the Metro-North tracks, a village vehicular bridge and is located behind existing retail stores. The plan and its execution must be carefully and collaboratively planned within the constraints set forth by Metro-North, with their oversight and cooperation and to work for the Village as well. Fareri Associates has had recent successful experience working through the bureaucracy of in-fill sites adjoining public transit.

The Scarsdale public must benefit from the development of the Freightway site. Commuter parking will be improved, the unsightly multi-story garage will give way to a thoughtfully designed mixed-use development that will incorporate pedestrian promenades, plazas, retail and residential components, and provide people a stunning signature building on a once blighted site. The garage will be designed to be more convenient for commuters, continue to generate revenue for the village and offer secure parking for new condominium residents at the same time. The developer will need to work hand-in-hand with Village officials to accomplish this. Fareri Associates has strong experience forging relationships with villages to work on public/private partnerships that produce beneficial results for all concerned.



Entry to Kensington Parking Garage – Combining Public & VillaBXV Resident Parking

I. Introduction (cont'd)

Fareri Associates and Gateway Development (“Fareri/Gateway”) has assembled an extraordinary Westchester-based design/development team led by hands-on local principals. The team combines long-tenured senior internal staff and top Westchester professionals, all of whom have dedicated their careers to developing fine real estate in carefully selected locations in Westchester and lower Fairfield County.

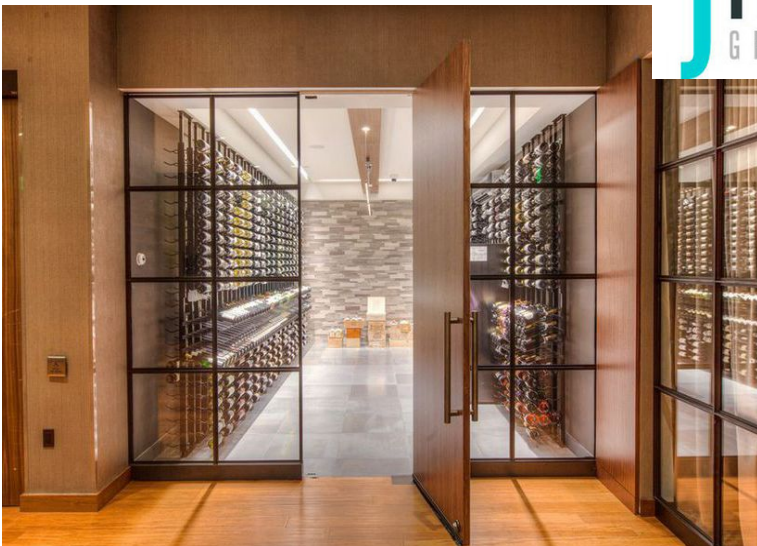
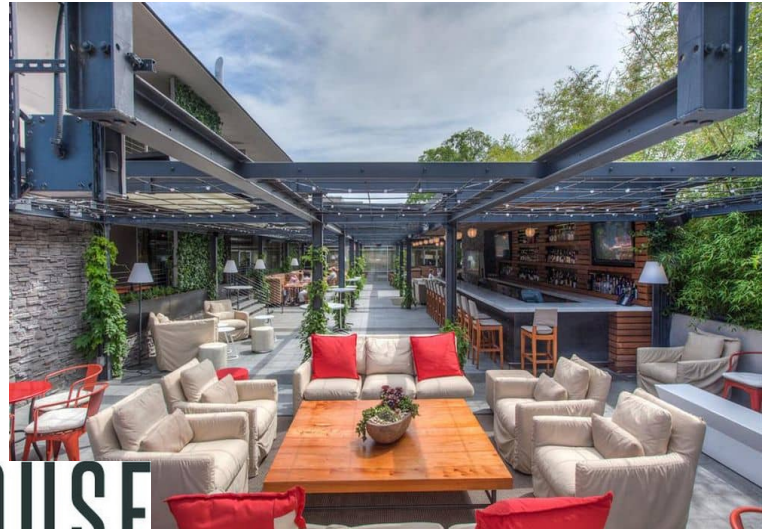
Materials and colors must be compatible with the vintage village surroundings and must be borrowed from neighboring structures to ensure this building will become a welcome addition to the neighborhood. In Bronxville, the recently completed nationally award-winning VillaBXV appears as though it has been part of the Village fabric for years, according to Village officials. Like Villa, Freightway must be built with the best construction techniques and technologies, wise staging and phasing, and with a dedicated concern for the village and its residents as a new central visual signature is created for Scarsdale. Fareri/Gateway which develops exclusively in Westchester and Connecticut’s finest villages has built a reputation of being true to their promises and respectful of the villages they serve.



VillaBXV Lobby Entry and Grand Courtyard reflect Bronxville’s Mediterranean architecture & materials

I. Introduction (cont'd)

The development team at Fareri/Gateway is very consumer oriented so all phases of the mixed-use plan will be oriented to the people who will use it, commuters, village residents and new condominium owners. The plazas and retail elements will serve local residents and will provide conveniences for commuters as well. The new residences will be designed to appeal to area residents moving from their large legacy homes yet wanting to stay in Scarsdale. At the same time there will be designs that attract millennials not wanting the single family experience but looking to escape the City. Amenities will include rooftop, indoor and outdoor gathering spaces designed to be comfortable and to encourage neighborliness. Fareri Associates, with its experience in hospitality and lifestyle development, always keeps the human as their design priority.



THE HOUSE
GREENWICH

I. Introduction (cont'd)

Fareri/Gateway has financial depth and strength backed by a principal, dedicated to the region, with the ability to launch and fund the preliminary stages of design and development for a project of this scale and scope so there is no hesitation once a commitment is made.



Fareri Associates/Gateway Development has specific expertise and experience developing constrained infill sites in much sought after traditional high-end local Villages, adjacent to public transit such as railroads, interstate highways, state routes and municipal roadways. This serves Villages well when working with the MTA, as well as state, county and local DOT.



*WestMed Medical Facility
in Purchase, NY (top left)
The First Bank of
Greenwich, Greenwich CT
(center left)
Delamar Court on the
Harbor, Greenwich CT (left)*

I. Introduction (cont'd)

Fareri/Gateway has successfully developed complex sites with extremely challenging conditions, in the center of historic villages of Westchester and lower Connecticut, utilizing innovative construction methods, intelligent sequencing, and careful planning so as to cause the least amount of disturbance to existing residents.



VillaBXV and Parking Garage Construction Adjacent to Metro North Train

Fareri Associates/Gateway Development has a unique ability to execute design excellence in large scale buildings, utilizing contemporary materials and technologies blended with traditional architectural elements and attention to detail, that create a vintage look in keeping with the charm of Westchester and Connecticut's most Historic Villages.

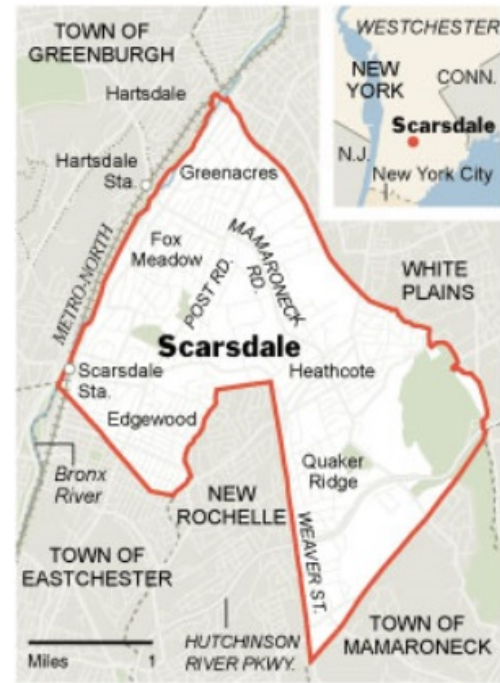
Fareri Associates/Gateway Development has a clear understanding of the preferences and priorities of potential residents. A deeply experienced local in-house sales, marketing and design staff is incorporated into the process from the earliest stages of planning through sales and delivery of homes so consumer voices are always heard.



VillaBXV's Clubroom

I. Introduction (cont'd)

Fareri Associates and Gateway Development has positive experience building in Public/Private partnerships, specifically providing parking to be shared by residents, commuters and merchants. The much acclaimed Maria Fareri Children's Hospital in Valhalla is another example. The relationship of Fareri Associates with public partners is well known and well-respected in Westchester County.



*Maria Fareri Children's Hospital (top)
Equinox Greenwich CT (above)*

John Fareri and Fareri Associates

John Fareri, CEO of Fareri Associates, LP based in Greenwich, CT, is a well-established and highly regarded developer, owner and manager of commercial, industrial and residential real estate in Westchester County, Lower Hudson Valley in New York and Fairfield County, Connecticut.

To date, Mr. Fareri and his affiliated companies have developed, repositioned and/or currently own approximately \$1.5 billion and 5 million square feet of real estate. His developments and investments include retail locations, mixed-use properties, office buildings, industrial properties, medical buildings, townhouse developments and single-family homes. He has extensive experience successfully redeveloping and repositioning properties as well as redevelopment of brownfield sites.

Among the company's current projects, are *VillaBXV*, a distinctive 54-unit luxury condominium in downtown Bronxville, NY, and the Westchester BioScience & Technology Center, a 3-million-square-foot, state-of-the-art regional complex proposed for an 80-acre site adjacent to the Westchester Medical Center in Valhalla, NY. A long-term lease for 60 of the acres that are owned by Westchester County is under review by the County Board of Legislators.

Mr. Fareri is personally involved with each of his properties. His experience in commercial development and redevelopment is extensive in a market that rarely offers such opportunities.

Listed here are a select few properties he currently owns either wholly or in partnership:

Greenwich Office Park is an eight-building, 380,000 square foot multi-tenant corporate office park valued at over 300 million dollars. Fareri has future development plans to integrate retail and residential uses within the park to create the first mixed-use walkable community in western Greenwich.



II Company Profile & Relevant Experience (cont'd)



500 West Putnam Avenue is an approximately 125,000 square foot commercial building valued at 80 million dollars. Fareri has plans to renovate the existing building with a focus on medical office use.



Westchester BioScience & Technology Center, Valhalla, NY is a proposed 3 million-square-foot mixed-use complex. Fully built out, the \$1.2 billion multi-phase development would include 2,252,600 square feet of biotech/research space; 400,000 square feet of medical offices; a 100,000-square-foot hotel with 100 rooms; 114,000 square feet of ground-level retail space, and a 34,000-square-foot Children's Living Science Center



Purchase Professional Park, Harrison, NY is a 225,000 square foot corporate office park in Purchase/Harrison, NY along the I-287 corridor that is owned by the Company along with a local partner. An 86,000 square foot medical office building that is fully leased to WESTMED Medical Group.

II Company Profile & Relevant Experience (cont'd)



Villa BXV, Bronxville, NY is a 54-unit luxury condominium. Situated in the heart of this highly desirable and walkable traditional village in Westchester County just a 31-minute scheduled train ride from Midtown Manhattan, Villa BXV offers beautifully-appointed homes designed with a blend of classic Mediterranean styling and European architectural features with contemporary interiors. VillaBXV was completed in Spring 2018.



19 Bradhurst Avenue, Hawthorne, NY is a 220,000-square-foot, Class-A office building located in the Town of Mount Pleasant. The building is 100% leased. Leaseholders include: Westchester Medical Center, private practices of doctors who are affiliated with Westchester Medical Center and related companies. The Owner, in recent years, has invested over \$5 million in repairs, upgrades and improvements to the building and property to create a 21st century property. The recently renovated lobby includes a pharmacy and a waiting area and an Au Bon Pain food kiosk.

II Company Profile & Relevant Experience (cont'd)



One Sound Shore Drive, Greenwich, CT was bought by the Company, along with a local partner, in 2001. The Company undertook to improve and reposition the property through a series of building upgrades, including completely renovating the common areas, contracting a food service group to provide breakfast and lunch service for tenants. The building is currently 100% let and achieves Class A level rents.

559 Steamboat Road, Greenwich (Delamar Court on the Harbor) is the former location of Manero's, the venerable Greenwich steakhouse. The Company redeveloped the site into six luxury condo units ranging from 6,000-8,000 square feet. Completed in 2009, All units have been sold at prices from \$4.5–6 million.



644 West Putnam Avenue, Greenwich is a recently constructed 36,000 square foot commercial building leased to CVS and medical offices. WESTMED Medical Group is a major tenant of the multi-tenant building.

II Company Profile & Relevant Experience (cont'd)

VillaBXV – Bronxville NY

- Transit oriented in-fill urban development with 309 car subsurface public & private parking garage for Bronxville commuters, merchants and residents
- 53 luxury personalized condominiums above parking garage
- Property abutters include:
 - MTA – Metro North
 - 150' of the Bronxville train northbound property abuts the garage with an entrance into the garage from the platform
 - Support of excavation, driven steel pipe piles & sheet piling for supporting trains during construction in order to install the garage
 - MTA Substation to the North which required 24/7 access through construction as well as permanent easements for access through the property
 - Village of Bronxville – Kensington Road which required support of excavation and a 22 foot vertical rock cut for garage installation
 - Private building to the south which required underpinning of foundation for installation of garage
- NYS Brownfield Cleanup Volunteer – over 17,000 CY of contaminated material removed from the site. Certificate of Completion achieved December 2016
- 15,000 CY of excavated rock & material extraction & removal
- Steel pipe piles to bedrock along MTA property & throughout property for garage installation
- Extensive sound transmission methods & construction materials to reduce train borne sound and vibration in the condominium building



II Company Profile & Relevant Experience (cont'd)

644 W Putnam Ave – Greenwich CT

- 40,000 SF commercial mixed use building (Completed in 2011)
- 150 car underground parking garage on 2 levels
- Construction methods & challenges:
 - >50,000 CY of rock removal
 - Rock & earth pinning & shoring
 - 22' vertical cut <9' from State Road Route 1
 - CT DOT entry permit required
 - Blind side concrete foundation on north side



II Company Profile & Relevant Experience (cont'd)

Old Track Properties, Greenwich CT

- *Phase 1 (Completed April 2011 – 8 month renovation & build-out)*
 - Equinox Health Club - 30,000 SF fitness club (5 month build-out - completed in April 2011)
 - Connecticut Natural Gas - 12,000 SF offices for public utility corporate offices



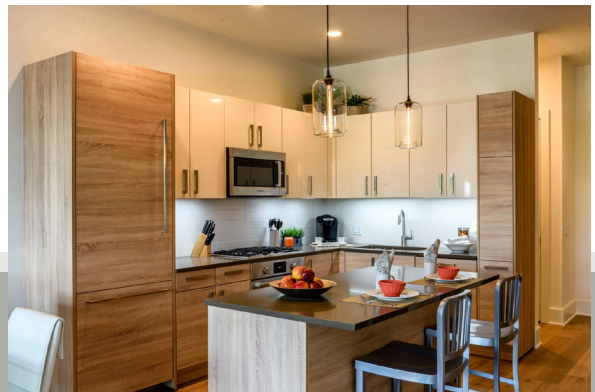
II Company Profile & Relevant Experience (cont'd)

Old Track Properties, Greenwich CT (cont'd)

Phase 2 (Completion Spring 2015)

63 residential apartments in 80,000 SF building with parking underneath building
Project Complexities

- Extensive rock removal >15,000 CY
- New building is on Metro-North property line (zero lot line)
- MTA Entry permit received for blasting, grading, tree removal
- Sound Attenuation
 - Foundation isolation system to reduce solid-borne vibration from trains
 - Double-laminated glass with 1" airspace between panels
 - Gypcrete subfloor, double gypsum ceilings and air space separations for STC reduction
 - ½" recycled rubber isolation mats for ILC reduction between floors



II Company Profile & Relevant Experience (cont'd)

3030 Westchester Avenue – Harrison, NY

85,000 SF medical office building including complete fit-out for WestMED Medical Group

- Foundation system: 170 14" 200 ton auger cast concrete piles with pile caps
- Total construction cost approx. \$28MM (w/18 month build-out)
- Completion 4th Quarter 2014



III Conceptual Development

Project Concept Vision

First and foremost, whatever is built on the Freightway site must respect and pay homage to the architecture, history and traditions of Scarsdale Village. Fareri Associates and Gateway Development are renowned for their ability to envision, create and successfully complete large scale suburban transit-oriented developments in the finest Villages and Towns in the region. This is due to their commitment to excellence in design and dedication to blending traditional architectural details with innovative materials of the highest quality. In Scarsdale, our focus is on unification of the Village Center with the new Freightway Mixed-Use Development and on providing luxury residences that will appeal to and keep Scarsdale empty nesters in the Village they love and attract millennials at the same time.

Project Understanding & Goal

The *Freightway Site Redevelopment Study* prepared by the Village of Scarsdale clearly outlines desired goals that include:

1. Improved parking
2. A vibrant Village Center
3. Connectivity, open space and community facilities

The RFEI states and requests that the “site should be a significant project that positively contributes to the vibrancy of the Village Center while maintaining its function as a commuter parking lot.”

The RFEI also presents 7 principles that the village requests to guide any future redevelopment. The Fareri/Gateway team respects these principles. Our goal is to prepare a redevelopment that successfully addresses these principles.

Design Approach & Solution

Our design solution is centered on the creation of a pedestrian promenade that will be level with the Popham Road overpass. We see this as an opportunity to invite connectivity from Popham Road, the Metro North train platform and the Village Center as well as the future Freightway Mixed-Use Development.

The public will be separated from the Metro-North tracks by a continuous wall and planter design. The vegetation and trees will create a physical as well as visual buffer providing attractiveness and safety. The promenade also serves as an emergency fire lane access.

The new development will create a lively, vibrant public space at the pedestrian level along Popham Road. This streetscape will connect the Freightway Mixed-use development with the existing Village Center.

Our design solution begins from the perspective of the pedestrian which addressed the principals and vision set forth by the RFEI.

III Conceptual Development (cont'd)

1. **Improve Parking & Circulation**

The recommended design presents a continuous three level parking structure that includes self-parking and valet services. This will provide parking for up to 920 vehicles. The variety of parking will accommodate commuter, retail and resident users.

Currently all vehicles enter the site from Garth Road to Freightway. A potential alternative to this single-entry point would be to provide a vehicle and pedestrian access bridge across Metro-North tracks from Scarsdale Avenue and will arrive at the upper level of the new garage. The new development has been envisioned to accommodate this potential access bridge. Additional improvements to Scarsdale Avenue parking would be included and a pedestrian pocket park with rain garden is proposed.

2. **Ensure Public Benefits are Achieved**

- Pedestrian promenade and pocket park with rain garden linking the new development and public parking to the Village Center and train platforms
- Creation of friendly plaza level retail off Popham Road which will architecturally integrate with the look and ambiance of the Village Center
- New Freightway commuter and Village Center parking garage
- Ensure the new building height is consistent with existing Village Center requirements
- New Freightway circular entrance piazza & turnaround enhances the functionality and appearance of the garage
- Scarsdale Avenue public parking reconstruction and beautification
- Renovate & modernize the existing pedestrian bridge between Scarsdale Avenue and new Freightway Redevelopment promenade
- Potential vehicle access bridge with pedestrian sidewalk spanning the tracks connecting Scarsdale Avenue to the new Freightway Redevelopment
- Maintain revenue from commuter vehicles
- Create new real estate tax revenues from new residents and retail space

III Conceptual Development (cont'd)

3. Ensure Contextual Development

Respecting the architecture of the village and contributing to its visual corridor is a significant goal. We believe in reflecting the scale (5-6 stories above street level) with massing articulation and use of contextual materials in keeping with the visual aesthetic reflected throughout the existing historic Village Center.



4. Encourage Mixed-Use Development Supportive of Village Center

The proposed development plan recommends a mixed use of street level (Popham Road) retail with residential above and parking in a visually concealed structure below. This supports similar uses within the Village Center. Our promenade also offers open space and a park-like area to welcome pedestrian flow. Retail uses may include a fitness and health facility as well as retail stores.



5. Connect & Integrate the Freightway Site with the Village Center

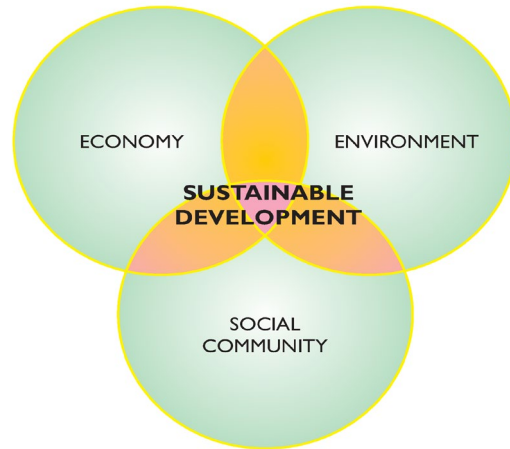
As previously presented, we believe the introduction of the pedestrian promenade will encourage activity on the plaza. Possible circulation from the promenade across the renovated, existing pedestrian bridge and potential new dual access bridge, will further support pedestrian movement to the Village Center including Scarsdale Avenue.

Delamar Court on the Harbor – Greenwich CT (above & top)

III Conceptual Development (cont'd)

6. Include Environmentally Sustainable Redevelopment

The project team is committed to sustainable, environmentally healthy development. We understand the expectation for healthy spaces is more in demand today. With that goal in mind, we will explore, investigate and invest in the most innovative and efficient products, material and systems.



7. Plan for the Long-Term Future Within a Reasonably Practical Time Horizon

Working in collaboration with the Village, our final design will exceed project goals and result in an extraordinary, vibrant, and sustainable development which will make Scarsdale proud.



Delamar Court on the Harbor, Greenwich CT

III Conceptual Development (cont'd)

Seven Compelling Reasons...

to live at "Freightway Mixed Use Development..."

1. Offers gracious, well-serviced luxury living in a safe, beautiful and historic village just 29 scheduled minutes from NYC



Scarsdale Train Station



*Professional Building on East Parkway - 1923.
Julia Bennet Real Estate*



*Scarsdale Supply Company on the corner of Garth and
Freightway - 1927*



Freightway Parking Garage - 1978

2. Located in the heart of Scarsdale Village provides central, easy access to highways and points North, South, East and West, airports and the city...just a cakewalk to all the lifestyle, friends and family you hold dear

III Conceptual Development (cont'd)

3. Blends the old-style charm of being in the heart of Westchester's traditional walking village with a contemporary urban home and lifestyle



Scarsdale Village Center – East Parkway



Scarsdale Village Center – Harwood Court

4. Follows the historic multi-family tradition of Scarsdale, one of the country's first planned communities with its Tudor style architecture of courtyards and plazas, that offers residents many special places and a concierge and valet lifestyle as well



Scarsdale Village Center – Chase Road



VillaBXV Entry Lobby & Concierge

III Conceptual Development (cont'd)

- 5. Lets you enjoy all that life in a walking Village has to offer...no car needed to go to charming shops, fine restaurants, excellent schools, planned parks, houses of worship, a train to Manhattan or even the Bronx Zoo and Yankee Stadium
- 6. There is only one Scarsdale and only one **Freightway Mixed-Use Redevelopment** offering a wide range of contemporary homes with two and three bedrooms and many interesting outdoor living spaces, state-of-the-art open flowing kitchens and designer spa baths coupled with a concierge & valet lifestyle
- 7. Built by Fareri Associates/Gateway Development of Greenwich. With more than 40 years of building fine residential, in-fill and commercial properties, John Fareri and his hands-on family company has emerged to dedicate its in-house and professional team's long experience, expertise and attention to detail to create a truly special place to live in the heart of Scarsdale



Scarsdale Village Center – East Parkway



Delamar Court on the Harbor , Greenwich CT



VillaBXV Grand Courtyard Resident Amenity Space

III Conceptual Development

c. Traffic & Parking Strategies

Traffic/Circulation (Figure 1)

The Freightway site is bound on the east by MetroNorth, on the north by Popham Road and on the west and south, by other development. Currently it operates as a parking area for some 700 vehicles (at grade and within a parking garage). Access is from Garth Road at two locations. The parking access (Freightway driveway) is some 200 feet south of Popham Road, the other is a one-way only from Garth Road located some 500 feet south of Popham Road.

Garth Road has one lane of travel in each direction with parking on both sides of the street south of the Freightway driveway and on the west side of Garth Road north of the driveway. The driveway has two travel lanes (one in each direction) with parking on the north side. Based on traffic counts, the predominate movements into/out of the Freightway driveway is left turns in/right turns out during the AM and PM Peak Hours.

As with any commuter parking area, most of the traffic is inbound during the AM Peak Hours and outbound during the PM Peak Hours. Traffic associated with any residential development would have traffic in the opposite direction. Thus, given the direction of residential traffic, the traffic impact at the intersection of Garth Road and Freightway Drive would not be significantly impacted.

While not essential for the development, consideration should be given to a potential new elevated access from Scarsdale Road to the proposed parking structure. This new access would improve operations in the area especially at the intersection of Garth Road/Freightway drive and potentially at the intersections of Popham Road/Garth Road and Popham Road/Scarsdale Avenue.

Parking Structure

As part of a proposed residential development, a new three level parking structure is proposed. It will provide a capacity to park in excess of 900 vehicles with valet operation. Due to the location of the development, i.e., adjacent to a train station and utilizing the concept of valet and shared parking, the anticipated capacity of the structure (900+) will be capable of supporting the existing commuter/retail parking demand as well as the parking demand associated with the proposed residential development. In addition, the garage will be designed to afford the opportunity to provide a new elevated access from Scarsdale Road from the upper level of the garage.



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■ Albany, NY	■ Sterling, VA
■ Newburgh, NY	■ Norfolk, VA
■ Westchester, NY	■ Albuquerque, NM
■ Columbia, MO	■ Charlotte, NC

SITE LOCATION MAP
FOR
PROPOSED RESIDENTIAL DEVELOPMENT

GARTH ROAD

TOWN/VILLAGE OF SCARSDALE
WESTCHESTER COUNTY
NEW YORK

PROTECT YOURSELF
ALL PHONE CALLS TECHNOLOGIES OF RECOGNIZABLE ORIGIN ARE ON ANY PHONE NUMBER TO DETOUR THE BIRTH'S SURFACE ANYWHERE IN ANY STATE

More info below.
Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

WESTCHESTER OFFICE
420 Columbia Avenue
Suite 1006
Yonkers, NY 10595
Phone: 914.347.2300
Fax: 914.347.2306

SITE LOCATION MAP			
SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	10/01/10	N.J.A.	J.T.C.
PROJECT NUMBER	18006302A	DRAWING NUMBER	0-ENIGD
SHEET TITLE			
SITE LOCATION MAP			
SHEET NUMBER			
1			

IV. Executive Team

James Carnicelli and The Gateway Development Group, Inc

James E. Carnicelli Jr. is currently President of The Gateway Development Group, Inc. (“Gateway”). Mr. Carnicelli, together with Mr. John J. Fareri, founded Gateway in 2006. Conceived as an independent development and construction arm of Fareri Associates, LP, Gateway has planned, implemented and completed over \$150MM in capital improvement projects and currently has over \$50MM in the construction phase of development. These projects include high-end residential, commercial and mixed-use projects throughout Fairfield and Westchester Counties. Mr. Carnicelli is responsible for the daily operations of Gateway, including conceptual planning and project entitlements, design and architecture, and full construction services.

Before joining Mr. Fareri, Mr. Carnicelli spent 12 years in ascending roles including Construction Manager, Project Manager and Project Executive with WCI Communities, Spectrum Skanska and Spectrum Communities in Valhalla NY. Mr. Carnicelli’s varying roles with this lifestyle community developer focused on construction operations and management of large and complex community development’s in Westchester and Dutchess Counties.

Mr. Carnicelli lives in Scarsdale, NY, with his wife and three (3) children and holds a BS in Civil and Environmental Engineering from Villanova University.



IV. Executive Team

Neil DeLuca and The DeLuca Group

Mr. DeLuca is a private developer, developing and building high end, mostly empty-nester housing in Westchester, NY and North East Pennsylvania, at the Pinecrest Lake Golf and Country Club. Mr. DeLuca has developed and built \$3MM+ houses at Milton Harbor, on the Rye, NY water front, and recently completed a 30 unit addition to a 1926 Tudor rental building, located at 1465 Midland Ave., Yonkers, approximately ¼ mile south of the Bronxville border.

Formerly Senior Vice President/ Chief Operating Officer for Spectrum for almost five years, Mr. DeLuca was responsible for all day-to-day activities of the company. In 2002/2003, upon his departure from Spectrum, Mr. DeLuca bought a 119 unit residential development from Spectrum, at the Wild Pines Golf Course, located in Pocono Pines, Pa. From 2003-2009 Mr. DeLuca sold and built over 102 homes around the golf course.

While at Spectrum, Mr. DeLuca was responsible for all ongoing residential projects of the Company, including, Belle Fair in Rye Brook, NY; Legend Hollow in Irvington, NY; Valimar in Valhalla, NY; Legend Yacht and Beach Club in Glen Cove, NY; The Legends at Purchase in Purchase, NY; The Highlands at Riverwoods in Mount Kisco, NY; CastleWalk in Edgemont, NY and Pinecrest in Pocono Pines, NY. Additionally, Mr. DeLuca was responsible for all customer related activities from Point of Sale through end of Homeowner Warranty.

Prior to joining Spectrum, Mr. DeLuca served as Deputy County Executive for Westchester County, responsible for all day-to-day municipal government activities. Mr. DeLuca oversaw Public Works, Planning, Environmental Facilities, The Westchester County Medical Center, Police, Office of Emergency Management, Budget, Finance and the Westchester County Industrial Development Agency. Mr. DeLuca was the County's lead professional on the \$280MM re-financing of the County's garbage to energy plant and the original County point person for the creation of an independent Westchester Medical Center.

Mr. DeLuca has additional experience as a chief executive, having served as City Manager of Yonkers, NY, amassing four budget surpluses in a row, instituting a five-year capital equipment replacement program, getting the City back into the Municipal Bond market, increasing the manpower in Police and Fire and funding the Board of Education's capital program, allowing the Board to build two new City schools



IV. Executive Team

Kevin E. Molnar, AIA

Kevin E. Molnar is currently the Director of Design of The Gateway Development Group and is a Registered Architect with over 20 years of experience practicing Architecture. Kevin joined the Gateway team in 2011 and since joining the team has been involved in the development of more than 1.4 million square feet of space. This body of work has included mixed use buildings and standalone buildings for many uses such as boutique hotels, corporate headquarters, fitness centers, luxury single family homes, medical offices, multi-family buildings and restaurants in Westchester County and Fairfield County. Kevin has worked on this body of work from conceptual design studies through entitlements, then continuing to follow the project all the way through construction and ultimately occupancy by Tenant or Owner.








Kevin brings his belief that the building's form should follow function, yet still be inspirational and not a contrived design, and being mindful of resources. That steps should be taken to engage the community through the development of a design and at the end of the project should benefit the community.

Before joining Gateway Kevin spent over 15 years working for leading Architectural firms like Perkins Eastman Architects, LSGM Architects, AHSC Architects and DYAMI. While there Kevin focused on the Design, Planning and Technical documentation on over 400 projects ranging from single family dwellings to major hospital expansions. Kevin was prepared for his career in Architecture by the New York Institute of Technology Old Westbury Campus, where he received his Bachelor of Architecture degree.

Kevin is a lifelong resident of Westchester and Putnam County where he and his wife are raising their (3) children.



V. Professional Team

<input type="checkbox"/> Planning Consultant	
<input type="checkbox"/> Architecture	
<input type="checkbox"/> Site Engineering	
<input type="checkbox"/> Traffic	
<input type="checkbox"/> Parking	
<input type="checkbox"/> Real Estate Consulting	
<input type="checkbox"/> Sustainability	

VI. Zoning Objective & Potential Transactional Structure (cont'd)

Our goal is to create an environment which will attract mature adults and empty nesters, many of whom we believe currently reside in the Village and want to stay in the Village they love. We propose to blend this group with millennials looking to take advantage of the attractiveness of Scarsdale, the walkability of the village center and the convenience of its proximity to the train. Therefore, we propose a code that fosters this type of development and is flexible in its approach, remembering that these populations have specific needs and desires and that these needs and desires change over time. So too, then, must the Village code that governs. As the Village seeks a partner to help it achieve the community's goals for Freightway, we propose to jointly develop a new site-specific and creative form-based governing code that fosters creativity and long-term durability, thus allowing the partnership to flourish.



VillaBXV, Bronxville NY

Among the rigid requirements of existing local Euclidian zoning codes, as evidence in the Freightway RFEI, are the parking requirements. The existing parking requirement of 2 spaces per residential unit, 1 space for every 200 square feet. of retail, etc. might inhibit the achievement of the Village's desired goals for the area. Through the application of techniques such as shared parking, valet parking and emerging shuttle mobility strategies, we believe the parking supply can be optimized to meet the project's requirements at a reasonable cost while enabling an architecturally pleasing integration with the project. At a potential cost of \$40,000 per space in a traditional structured parking garage, the parking requirements cost can easily become prohibitive for the developer and lead to the end product becoming out of scale with the character of the Village. Rather, our vision will be to design a code which recognizes that multiple uses have varying peak parking demands and utilize best traffic engineering design strategies and mechanisms to meet the demand. A code should support what needs to be accomplished rather than a code that relies on traditional formulae that may no longer be appropriate for the live, work and play lifestyle of current and future residents. Observing the vacant roof level of the existing Freightway garage during most off-peak hours is witness to the opportunity to formulate a code in which parking supply is optimized and based upon the actual demand of individual uses at specific times and days of the week. While traditional zoning has worked well in the past for less complex property it is not how we should plan and build Freightway.

VI. Zoning Objective & Potential Transactional Structure (cont'd)

We believe that a recently completed condominium project that Fareri/Gateway developed and built in conjunction with the Village of Bronxville, can be the model of how we and the Village of Scarsdale can come to mutually beneficial terms.

Here is what we propose:

The Village of Scarsdale and Fareri/Gateway enter into a Public/Private Partnership to develop and build the Freightway site in a form and a manner like what Fareri Associates and the Village of Bronxville entered for the development of the parking lot site on Kensington Road. Our Partnership, instead of a traditional cash payment to the Village for its property, will require Fareri/Gateway to build a new 920 space commuter/merchant/shopper/resident garage that will be part of a new parking system at the Freightway site and will require the Village to grant approvals and entitlements to Fareri/Gateway for approximately 150 condominium residences and 9,500 SF of retail space. It is understood that the agreement will assume that all requirements of NYS SEQRA and local Planning and Zoning Board processes will be adhered to and administered jointly with the Village.

We envision a parking agreement that will create a "Public Parking Area" with the capacity for the existing commuter demand. The Village will have total access to, and control over that area, including all revenues therefrom. Those "Public" spaces will be turned over to the Village upon granting of a Certificate of Occupancy from the Village of Scarsdale Building Department. These spaces will be separated from the parking area(s) reserved for residents of the Condominium via a controlled gate system. We propose a shared maintenance system with the Village and the HOA for the Condominium, similar to the agreement in place in Bronxville.

Of utmost importance to the Village before entering any agreement with a private developer should be an understanding of development costs and a certainty that the preferred developer has the financial where-with-all to carry out the entire project. Since the latest real estate financial crisis, lenders' rules for underwriting projects have gotten considerably stricter. Re-visiting our Bronxville Public/Private Partnership model, Fareri Associates was required to put up cash equity at a rate of approximately 30% loan to value, with the developer's equity put in FIRST. This significant contribution towards the first built public benefit is a substantial consideration when choosing the right partner.

Recognizing that all real estate is speculative in nature, and as assurance to the Village that the public portion of the garage will be completed as proposed, Fareri/Gateway is fully capable of and would agree to post a Performance Bond for that portion of the garage, with language acceptable to the Village and Fareri/Gateway.

We have done this before and Fareri/Gateway is ready, willing and able to do it again.



VII. Why Fareri/Gateway ?

❖ **Financial Strength**

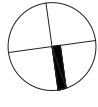
- ❖ Over \$2 Billion of Real Estate developed over 40+ years in Westchester and Fairfield Counties
- ❖ Over \$1.5 Billion of real estate currently owned, including over 1 Million SF of residential, office, retail and industrial space
- ❖ Approximately 3 Million SF of development projects in the planning stages in Westchester and Fairfield counties
- ❖ Ability to provide personal financial security to insure completion of the entire project

❖ **Locally Based & Personal Involvement**

- ❖ Principal John Fareri grew up in Westchester County and now lives in Greenwich CT
- ❖ Principal John Fareri serves on the Board of Maria Fareri Children's Hospital, a \$200MM plus project in honor of his youngest daughter.
- ❖ Offices based in Greenwich CT
- ❖ Executive Development Team members live in Westchester County
- ❖ Jim Carnicelli, President of Gateway Development, Project Executive & Director of Construction was born and raised in Scarsdale & currently lives in Scarsdale Village. And, Jim is on the job EVERY DAY

❖ **Highly Relevant Experience**

- ❖ Specializes in high-end residential construction
- ❖ Expertise in challenging in-fill developments including construction of underground parking garages
- ❖ Extensive experience with multi-dimensional, complicated subsurface conditions, including NY State Brownfield Clean-Up Program sites.
- ❖ Experience developing adjacent to MTA properties



Sketch of Popham Road Promenade

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Sullivan Architecture, P.C. Conceptual Proposal **Freightway Mixed Use Development** Village of Scarsdale NY



October 15, 2018



Sketch of Freightway Entry Courtyard

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Sullivan Architecture, P.C.

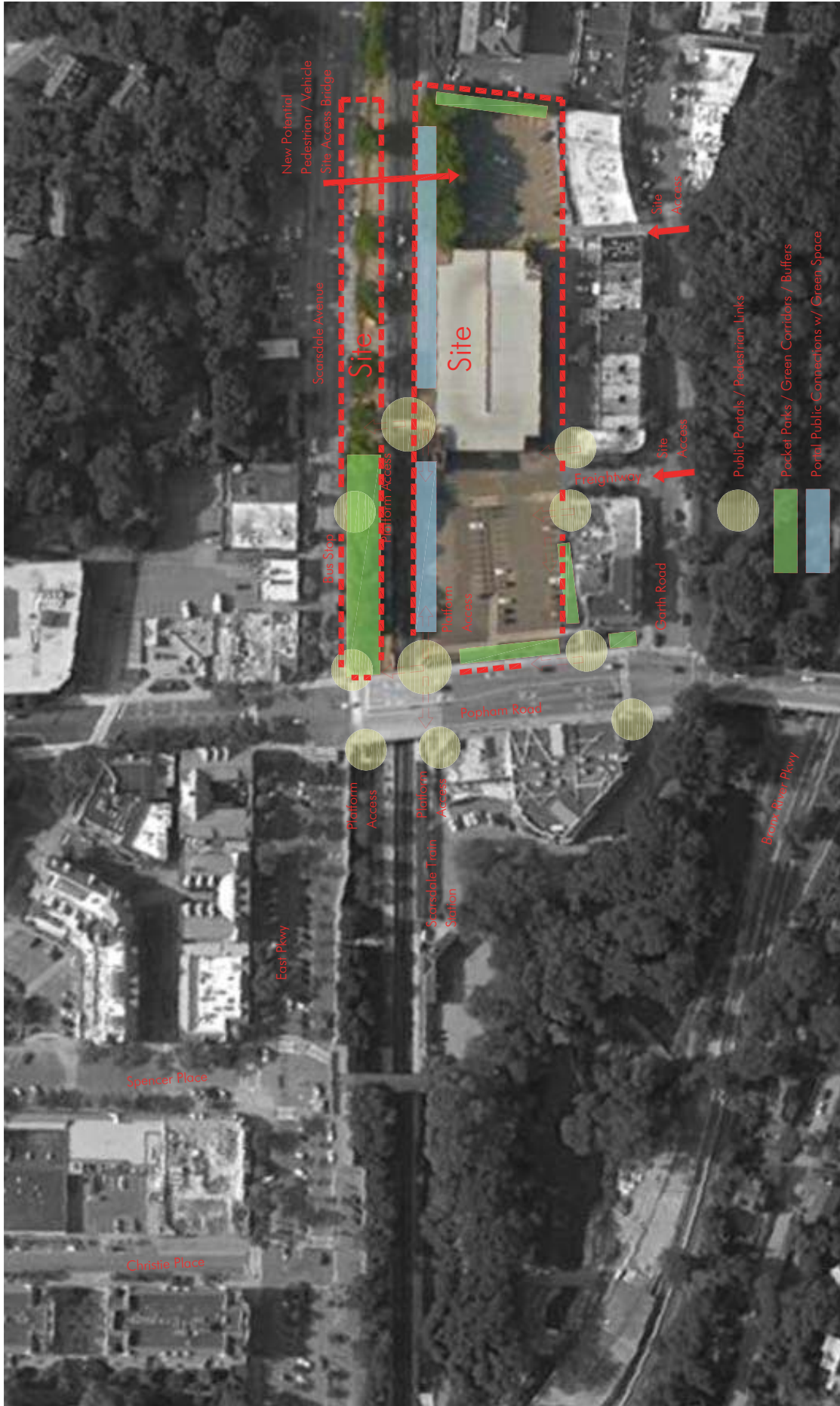
Conceptual Proposal

Freightway Mixed Use Development

Village of Scarsdale NY



October 15, 2018



Site Opportunity & Constraints Analysis

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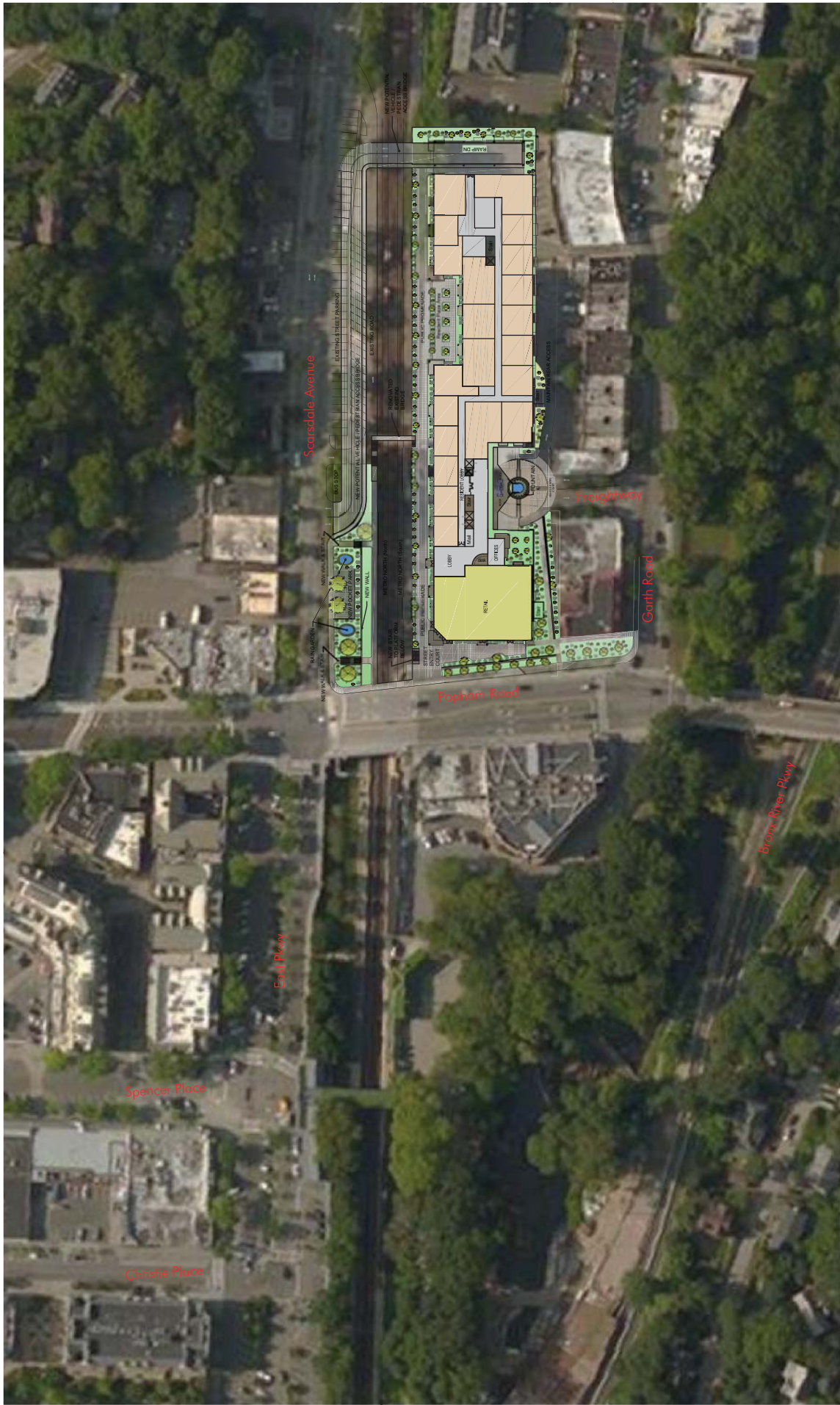
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Freightway Mixed Use Development

Village of Scarsdale NY



October 15, 2018



Aerial Site Overlay

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Conceptual Proposal

Village of Scarsdale NY



October 15, 2018

Scarsdale Avenue

NEW POTENTIAL VEHICLE / PEDESTRIAN ACCESS BRIDGE

EXISTING STREET PARKING

BUS STOP

NEW POTENTIAL VEHICLE / PEDESTRIAN ACCESS BRIDGE

EXISTING ROAD

RENOVATED EXISTING BRIDGE

METRO NORTH (North)

METRO NORTH (South)

NEW STAIR TO PLATFORM BELOW

RAIN GARDEN

NEW WALK & STAIR

NEW WALK & STAIR

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PUBLIC PROMENADE

Resident Plaza Area

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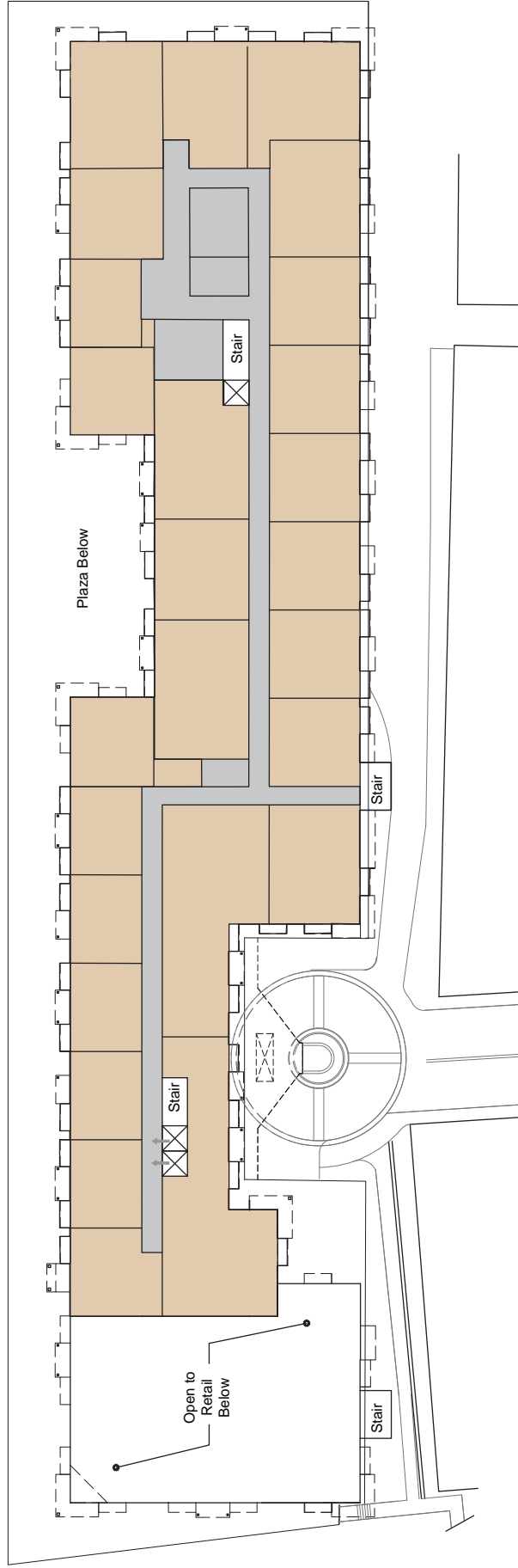
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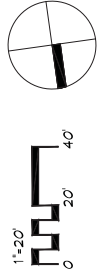
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2nd Floor

Elev. 2nd Floor - 1,66.5' - 26 Units



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Conceptual Proposal

Freightway Mixed Use Development

Village of Scarsdale NY

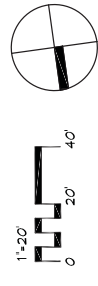


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3rd thru 5th Floor

Elev. 3rd Floor - 177' - 31 Units
 Elev. 4th Floor - 187.5' - 31 Units
 Elev. 5th Floor - 198' - 27 Units



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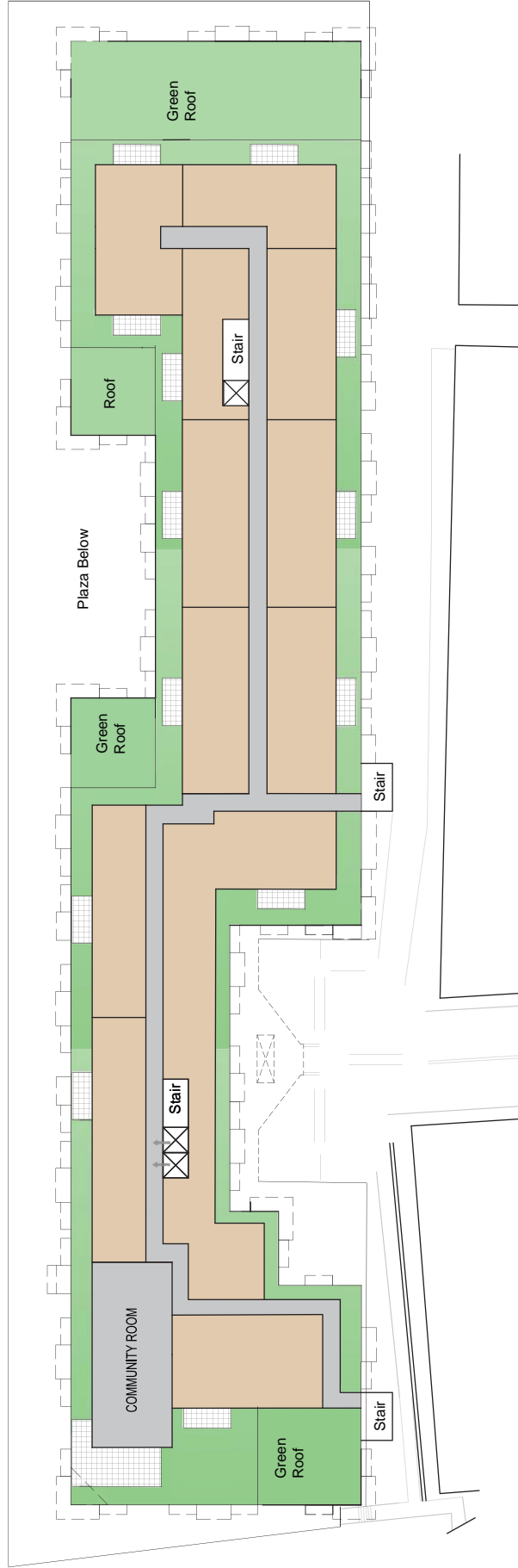
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Conceptual Proposal

Freightway Mixed Use Development Village of Scarsdale NY

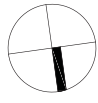
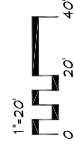


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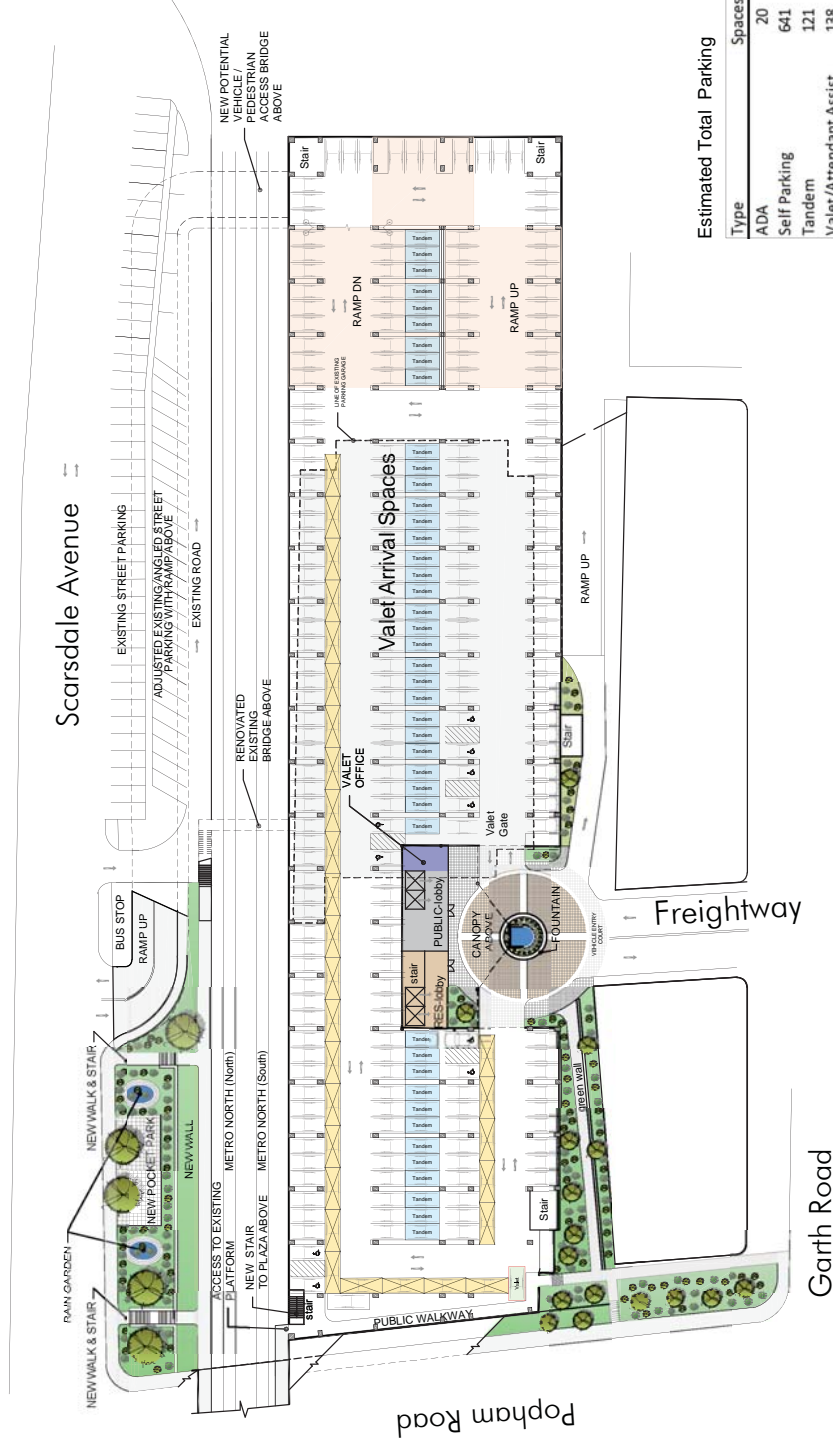


Penthouse / Roof

Elev. Penthouse - 208.5' - 13 Units
 Roof Elevation - 218'



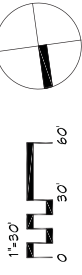
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Estimated Total Parking

Type	Spaces
ADA	20
Self Parking	641
Tandem	121
Valet/Attendant Assist	138
Total	920

Freightway Level
Elev. - 137'



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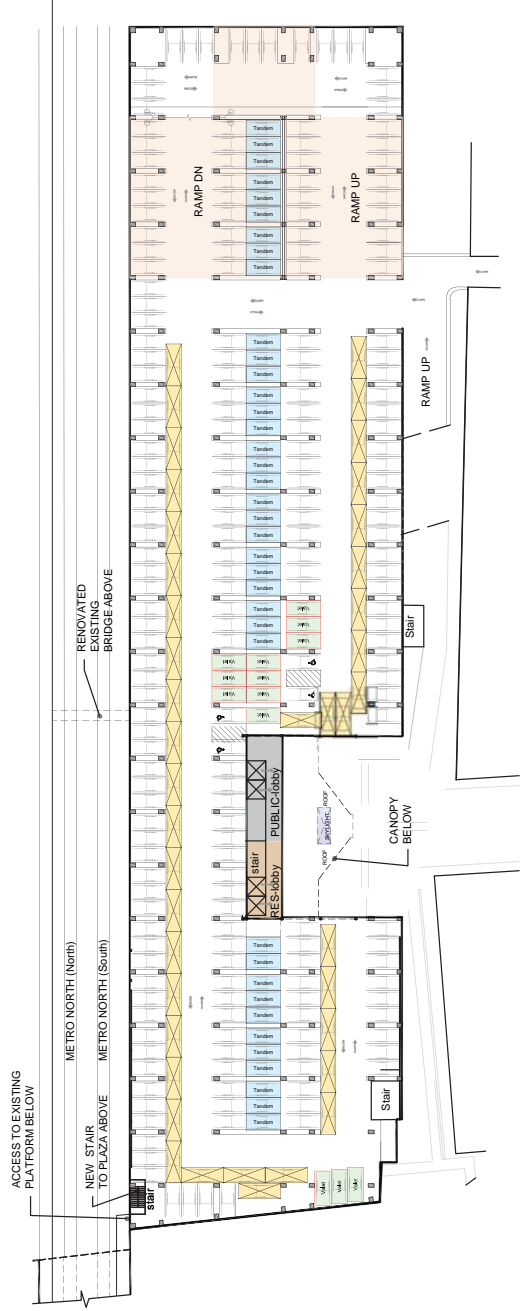
Conceptual Proposal

Freightway Mixed Use Development

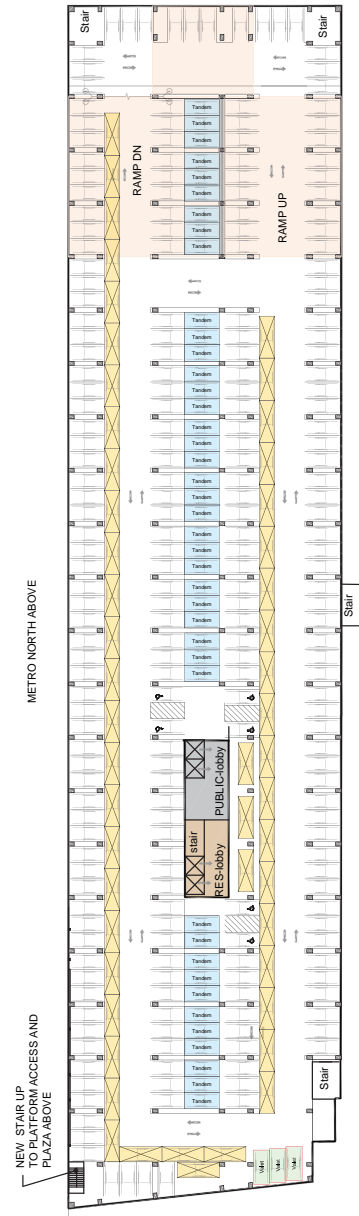
Village of Scarsdale NY



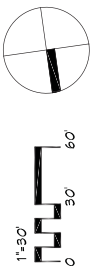
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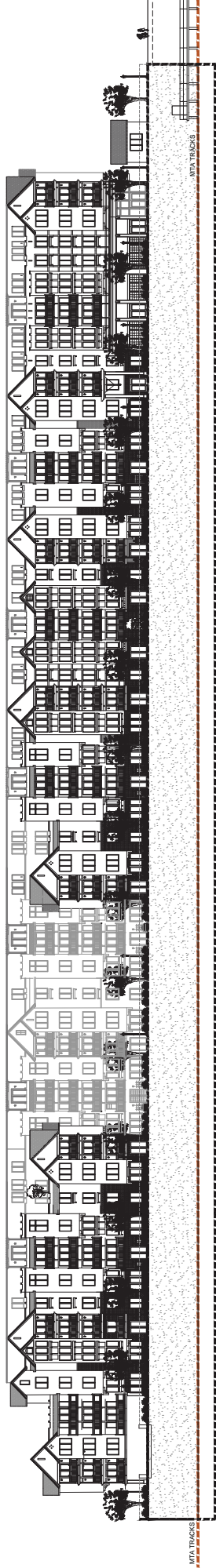
Upper Level of Garage
 (One Level above Freighway Level)
 Elev. - 146'



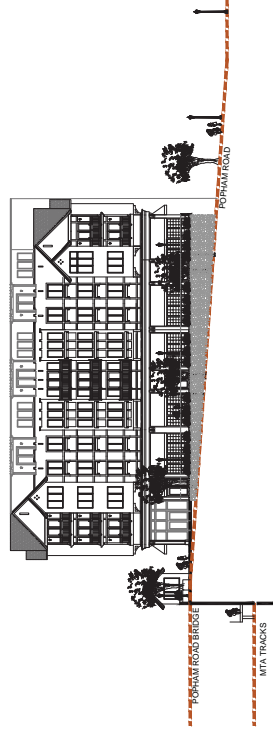
Lower Level Garage
 (One Level above Freighway Level)
 Elev. - 128'



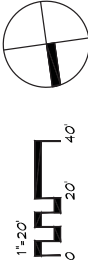
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Public Promenade



Popham Road



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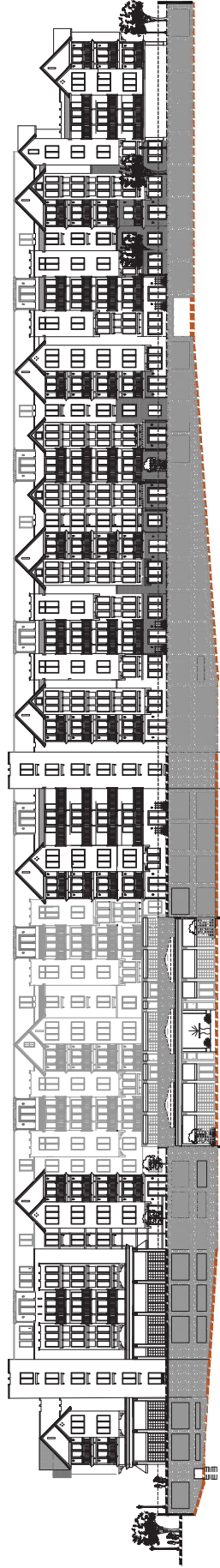
Conceptual Proposal

Freightway Mixed Use Development

Village of Scarsdale NY



October 15, 2018



Entry Courtyard / Garth Road



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Sullivan Architecture, P.C.

Conceptual Proposal

Freightway Mixed Use Development

Village of Scarsdale NY



October 15, 2018

Divney Strategic Advisors

333 Mamaroneck Avenue
White Plains, NY 10605
P: 914.292.5006
C: 914.572.3189
mdivney@divneysa.com

J. Michael Divney, AICP, LEED AP, President

Mike Divney the President of Divney Strategic Advisors is a professional engineer and certified planner with over 40 years of experience in planning, engineering, project management and land use approvals. Mike's insight, organizational abilities and attention to detail established an approach to client service that set the standard of excellence for which he is recognized. He has built his professional practice on the belief that the interests of the private and public sectors can be blended together for their mutual benefit and the interests of the broader community.

His project experience has included mixed use urban and suburban development of office, retail, residential, industrial and institutional projects in Westchester County, the Northeast and throughout the United States. In providing professional service he has been engaged by Real Estate Developers, Municipalities, Non-Profit Organization and Public Corporations.

Prior to entering private practice, Mike served for six years as the Director of Engineering and Planning for the White Plains Urban Renewal Agency. He has a Bachelor of Science in Mechanical Engineering from the University of Notre Dame and a Master of Urban Planning from New York University. He is a professional engineer, a member of the American Institute of Certified Planners and a LEED Accredited Professional.

Mike also is immediate Past Board Chairman for the White Plains Hospital and is a Member of the Board of Directors of the Montefiore Health System.

Prior to forming Divney Strategic Advisors in 2014, Mike was the Founding Partner of Divney Tung Schwalbe, LLP a full-service Land Planning Engineering Landscape architecture, Environmental Approvals and Project Management firm in White Plains, New York.

FIRM PROFILE

Sullivan Architecture, with offices located in White Plains, New York, provides site planning and architectural design services to both the public and private sectors. We maintain a diversified client base and project portfolio that includes religious institutions, municipal and government agencies, corporations, the development community and individuals.

Our approach to the creation or modification of buildings and sites is based on an understanding of economic and technical realities complemented by design quality and a commitment to sustainable environments. The results are exciting design solutions which are compatible with our clients' budgetary, functional and aesthetic requirements.

The firm has been the recipient of numerous design awards from The American Institute of Architects.

PROFESSIONAL DESIGN SERVICES

Architectural Services

- Programming
- Space Analysis
- Conceptual, Schematic and Final Design
- Construction Cost Analysis
- Presentation Drawings and Models
- Construction Documents and Specifications
- Bidding Administration
- Contract Negotiations
- Construction Administration

Site Planning Services

- Land Use Analysis
- Zoning Analysis
- Environmental Evaluation
- Master Planning
- Site Design
- Re-Zoning Procedures
- Municipal Approvals

DESIGN AWARDS

Residential

Hidden Brook
Westport, CT
39 Affordable housing units
• AIA Design Award, 2001

Jefferson House South
Ossining, NY
New entry and lobby. Restoration of a 91-unit,
7-story apartment building
• AIA Design Award, 2001

Livingston Manor
Dobbs Ferry, NY
32 Affordable housing units
• AIA Design Award, 1992
• Wolverine Technologies Exterior Design Award - Grand Prize
• Westchester County Planning Federation Award

Washington Mews
Port Chester, NY
56 Affordable housing units
• AIA Design Award, 1988

Private Residence
Bedford, NY
Addition and alteration to a weekend residence
• AIA Design Award, 1999

Recreation

Pleasantville Country Club and Townhouses
Pleasantville, NY
Golf course, clubhouse and residence
• AIA Design Award, 1994

Corporate

Corporate Aviation Facility
Harrison, NY
50,000 sq. ft. renovation of existing hangar and terminal
• LEED Certification
• AIA Design Award, 2011

Executive Planning Center / Conference Center
Armonk, NY
44,000 sq. ft. new conference center
• AIA Design Award, 1999

Inn at the Falls
Poughkeepsie, NY
36-Room new luxury bed and breakfast inn
• AIA Design Award, 1988
• Dutchess Co. Planning Federation Achievement Award, 1988
• AAA Four-diamond rating
• Mobil Travel Guide, Top Ten New Inns for 1988

Westchester Arts Council
White Plains, NY
55,000 sq. ft. arts/gallery space
• AIA Design Award, 2007

Municipal

Banksville Independent Fire Company
Banksville, NY
7,500 sq. ft. addition to existing 7,000 sq. ft. building
• AIA Design Award, 2004

Dobbs Ferry Fire Department / Village Hall
Dobbs Ferry, NY
Addition and complete alteration to Village
• AIA Design Award, 1990

PROJECT TYPES

Adaptive Re-Use

Churches and Religious Communities

Conference Facilities

Custom Residences

Historic Restoration

Hotels

Multi-Family Housing

Municipal Buildings

Office Buildings

Parks and Recreation Facilities

Private Education

CLIENT LISTING

Real Estate / Developers

Marina Las Gaviotas Corp., Fajardo, PR
Contracting Advisors, Ridgefield, CT
Gateway Development, Greenwich, CT
National Resources, Greenwich, CT
Feinberg Properties, New York, NY
Cappelli Enterprises, White Plains, NY
Bajraktari Realty Cord., Bronx, NY
Benjamin Development, Co., Inc., Central Islip, NY
The Trump Organization, New York, NY
Ginsburg Development Company, Valhalla, NY
FBE Limited, New York, NY
Macquesten Development, Mt Vernon, NY
Sackman Enterprises, New York, NY

Corporate

Kohlberg & Company, Mt. Kisco, NY
Citigroup, New York, NY
JP Morgan Chase, New York, NY
Hudson Valley Bank, Yonkers, NY
Mt. Kisco Country Club, Mt. Kisco, NY
Whippoorwill Club, Armonk, NY
Bedford Post Inn, Bedford, NY

Non-Profit Organizations

Westchester Arts Council, White Plains, NY
The Community Center, Katonah, NY
Westhab, Elmsford, NY
New Rochelle Neighborhood Revitalization
Corp., New Rochelle, NY
YMCA of Northern Westchester, White Plains, NY
Friends of Westchester County Parks, Ardsley, NY

Religious / Institutional Clients

Archdioces of New York, New York, NY
Sisters of the Blessed Sacrament, Scarsdale, NY
Annunciation School/Parish, Crestwood, NY
Sisters of Catholic Apostolate, Pallontine, Harriman, NY
Jewish Child Care Association, Pleasantville, NY
Franciscan Missionary, Sisters of the Sacred Heart, Peekskill, NY
Catholic Charities, Peekskill, NY
St. Gregory the Great, Danbury, CT
Church of St. Patrick's, Armonk, NY
Saint Francis of Assisi, Mount Kisco, NY
Sisters of the Sacred Heart of Mary, Tarrytown, NY
Ursuline Sisters, New Rochelle, NY
Catholic Health Care System, New York, NY
St. Raymond's Parish, Bronx, NY
St. Francis of Assisi, West Nyack, NY
San Miguel Academy, Newburgh, NY
Resurrection Church, Rye, NY
St. Vladimir's Orthodox Seminary, Yonkers, NY
St. Patrick's Church, Bedford, NY

CLIENT LISTING

Religious / Institutional Clients (Cont'd.)

Archdioces of New York, New York, NY
Sisters of the Blessed Sacrament, Scarsdale, NY
Annunciation School/Parish, Crestwood, NY
Sisters of Catholic Apostolate, Pallontine, Harriman, NY
Jewish Child Care Association, Pleasantville, NY
Franciscan Missionary, Sisters of the Sacred Heart, Peekskill, NY
Catholic Charities, Peekskill, NY
St. Gregory the Great, Danbury, CT
Church of St. Patrick's, Armonk, NY
Saint Francis of Assisi, Mount Kisco, NY
Sisters of the Sacred Heart of Mary, Tarrytown, NY
Ursuline Sisters, New Rochelle, NY
Catholic Health Care System, New York, NY
St. Raymond's Parish, Bronx, NY
St. Francis of Assisi, West Nyack, NY
San Miguel Academy, Newburgh, NY
Resurrection Church, Rye, NY
St. Vladimir's Orthodox Seminary, Yonkers, NY
St. Patrick's Church, Bedford, NY

Municipal

Banksville Independent Fire Company, Banksville, NY
Bedford Fire District, Bedford, NY
Blauvelt Volunteer Fire Co., Blauvelt, NY
Westport Housing Authority, Westport, CT
Yorktown Fire District, Yorktown, NY
Village of Briarcliff Manor, NY
Village of Ardsley, NY
Village of Bronxville, NY
Village of Dobbs Ferry, NY
City of Poughkeepsie, NY
Town of Lewisboro, NY
Village of Scarsdale, NY
Town of Mamaroneck, NY
Town of North Castle, NY
County of Westchester, NY
Village of Irvington, NY
Village of Tuckahoe, NY
Town of Bedford, NY
Village of Elmsford, NY
Village of Rye Brook, NY
Village of Port Chester, NY
Town of Yorktown, NY

President
John P. Sullivan, FAIA



John P. Sullivan, President of Sullivan Architecture, has over 35 years operating the firm with experience in public and private sector design projects. Mr. Sullivan's work is very diversified, having designed numerous building types including mixed-use, religious, corporate, and hospitality. In addition, Mr. Sullivan has master planned small and large scale residential developments and created over 5,000 housing units.

His creativity has been well recognized and is exemplified by the various architectural styles of his work, reflecting the needs and expectations of each client's program through the integration of both site and structure design solutions. Sullivan Architecture has been the recipient of 12 Design Awards from the American Institute of Architects and numerous civic awards.

AIA Affiliations

AIA College of Fellows, National Chair, Regional Representative, 2016-2019
AIA College of Fellows, Elevated, 2001
AIA New York State, President, 1997
AIA New York State, President Elect, 1996
AIA New York State, Vice President, Government Affairs, 1995
AIA Westchester/Mid-Hudson Chapter, President, 1992
AIA Westchester/Mid-Hudson Chapter, Vice President, 1991

Professional Affiliations

NYS Department of Education, State Board of Architecture, Chair, 2015-2017
NCARB, Research and Development Committee, Member 2011-2012
NCARB, Licensure Task Force Committee, 2013-2015

Civic Affiliations

Villa St. Francis, Board of Directors, Member
Westchester Parks Foundation, Board of Directors, Member

Recognition Awards

LaSalle Leadership Award, St. Raymond Boys High School, 2012
Lifetime Achievement Award, American Institute of Architects, 2007
Good Will Ambassador Award, Sisters of the Catholic Apostolate, 2005
Humanitarian Award, Boys Town of Italy, 1999
Mathew Del Gaudio Award, American Institute of Architects, 1999
Certificate of Appreciation, Chamber of Commerce of the Nyacks, 1991

Registration

New York, New Jersey, Connecticut, Pennsylvania, Virginia, Georgia
NCARB, Certified

Education

Columbia University, Audit, M. / Urban Design Graduate Program
Dutchess Community College, A.A.S. / Architecture

Karl Ackermann, AIA



Karl is a licensed architect who has 24 years of experience in the architectural design field and 14 years at Sullivan Architecture. Karl's day-to-day involvement includes direct client and contractor management. In addition, Karl's project team coordination, design development work, administration of construction document preparation, assistance with bidding procedures, and construction administration has given him extensive experience in working collaboratively with construction management companies and project trades.

Karl's experience involves a broad range of project types and sizes.

These include:

- Harbor Square, a \$65 million, 200,000 sq. ft. project comprised of 188 luxury rental condominiums at the Ossining, NY train-station
- The Kensington (Village BXV), a 54-unit housing development in Bronxville, NY, adjacent to the Metro North train-station
- The Trump Park Residence, an age-targeted residential community comprised of 141 units over a 300-car parking structure in Yorktown Heights, NY

Currently, Karl is working on Whippoorwill Club in Armonk, NY, a 14,000 sq. ft. turf management and golf operations facility and a mixed-use residential / commercial "Village Center" in Ramapo, NY.

Professional Affiliations

American Institute of Architecture (AIA)

Registration

New York, New Jersey

NCARB, Certified

Education

SUNY Delhi, A.A.S / Architecture

New York Institute of Technology, B. / Architecture

VILLA BXV

Bronxville, NY

- Villa BXV hosts 54 luxury condominium residences
- Located on the northerly edge of the village business and shopping district, the project redeveloped a former industrial site adjacent to the Metro North railroad.
- The neighborhood context hosts transitional post-war apartment buildings as well as numerous signature community structures
- The project was initiated by the Village in an RFP process which required the successful developer to provide 100 Village-managed parking spaces integrated into a two-level, 200-space parking structure below the building.
- The design scheme generated two separate building volumes linked by a one level amenity and entry court element.
- The residential buildings are placed on a landscaped pedestrian plaza incorporating both public and private outdoor spaces, rich with landscape and pedestrian scaled features.
- The architecture reflects much of the post war neighborhood fabric, detail and scale with the primary goal of achieving a healing element on a site which was once an eyesore.



VILLA BXV



HARBOR SQUARE

Ossining, NY

(Sullivan Architecture acted as Architect of Record)

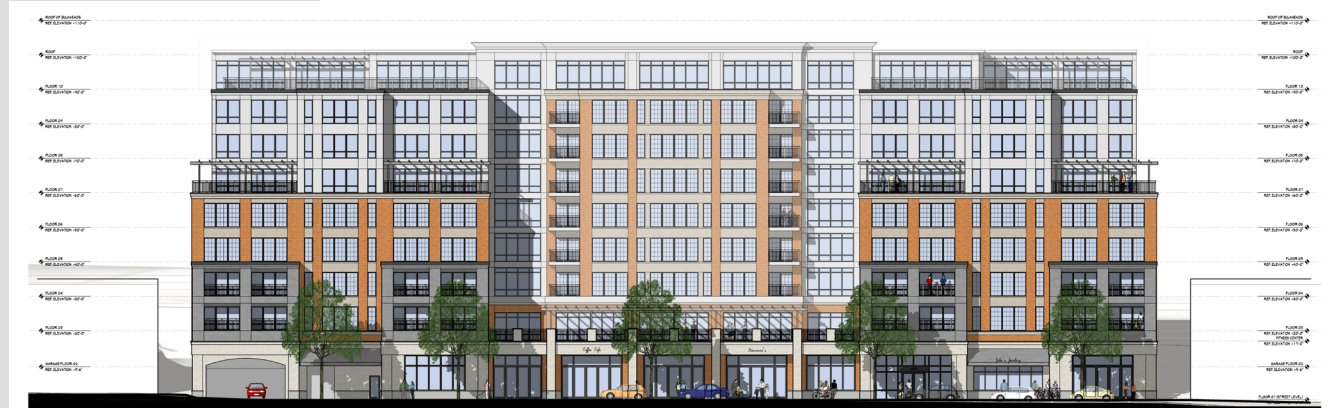
- Newly constructed 181-unit luxury rental apartment complex on Hudson River waterfront site
- Unit types include 2-bedroom/den and 1-bedroom
- Amenities include health club, rooftop swimming pool and cafe
- Parking located in two lower level garages
- Building elevated to conform to new F.E.M.A flood elevation requirements
- Completed 2016



250 MAMARONECK AVENUE

White Plains, NY

- Located on the former 1.3 acre site of the White Plains YMCA
- Proposed 10-level structure of 225 dwelling, rental apartments
- Three level parking structure, 225 parking spaces
- 12,000 sf street-level retail/restaurant



CONCEPTUAL EXTERIOR ELEVATION

39-51 NORTH BROADWAY

Tarrytown, NY

- The project involves the redevelopment of approximately 2.5 acres in the center of the Hudson River Village
- 225 Dwelling / apartment units in a multi-tiered structure of studio, one- and two-bedroom unit types
- Street level retail along Broadway as well as the new “street” in the center of the site will add activity to the internal site
- A 400-car parking structure encased by the residences in the center of the site will also provide approximately 175 public parking spaces for community use



199-201 EAST POST ROAD

White Plains, NY

- Proposed three-floor addition of approximately 6,000 sf/floor over a renovated street level 6,000 sf. restaurant
- The three additional floors will add 18 one-bedroom apartments. The apartments are approximately 750 sf in a new “loft style” floor plan
- The restaurant will include a rear/yard dining terrace set in a “garden” environment



ONE LYON PLACE

White Plains, NY

- Adaptive re-use and re-purposing of a former hotel into 212 rental apartments; studios, 1-bedroom and 2-bedroom units
- Ground floor restaurant and retail along South Broadway
- Numerous tenant amenities include: indoor pool, fitness center, storage, cyber cafe, and golf simulator
- Reconstruction will implement sustainable methods including an upgraded mechanical system and exterior envelope, as well as a vegetative roof design
- Currently in design phase



BARGER BROOK

Yorktown, NY

- 141 residential units age-targeted for a 55+ year old community
- The luxury condominium is sited on 50 acres in Northern Westchester providing expansive amenities including an indoor and outdoor pool, café, fitness center, resident theater, business center, running track, tennis courts and expansive common spaces
- The building's design was conceived as three primary 'villas' which provided horizontal neighborhoods manifested in a faceted building massing on the exterior
- The signature 'Rotunda' element identifies the main entrance area, organizes the common spaces while providing an architectural identity above the forested surroundings
- The building design reflects a legacy of Hudson Valley estate architecture incorporating scale and detail elements which moderate an expansive footprint
- Residents enjoy private balconies, large expanses of windows, 10' ceilings and exceptional views
- A majority of onsite parking is provided below the building footprint preserving the vast majority of the site as undisturbed woodland to be enjoyed by residents.
- The 'villa' phases were completed in 2005, 2006 and 2007.



CENTRAL PARK AVENUE

Scarsdale, NY

- 40-Unit rental townhouses
- Includes two- and three-bedroom units, each with a one or two-car garage
- Design includes use of brick, stucco and clad windows minimizing exterior maintenance
- Varying roof lines and use of dormers and tray ceilings offer interesting interior spaces





FIRM QUALIFICATIONS

Kellard Sessions Consulting is a design professional corporation owned by John Kellard, P.E., David Sessions, RLA, AICP, Joseph M. Cermele, P.E., CFM and Jan K. Johannessen, AICP. The firm was organized in 1984, providing comprehensive municipal and private civil engineering, land use and environmental planning, landscape architecture and wetland consulting services. Our 30 years' experience servicing municipal and private clients has been primarily for projects in Westchester, Putnam and Dutchess Counties. Kellard Sessions Consulting is presently municipal planners, engineers and/or wetland consultants for six (6) municipalities within Westchester County.

Our project team includes Licensed Professional Engineers, Registered Landscape Architects, Certified Land Use and Environmental Planners, Wetland Professionals, Inspectors and CADD Operators. Projects routinely require the processing of applications before the Westchester County Department of Health, the New York City Department of Environmental Protection, the New York State Department of Environmental Conservation, the New York State Department of Transportation and the U.S. Army Corps of Engineers. Kellard Sessions Consulting has extensive experience in working with these and other permitting agencies.

PROJECTS OF SIMILAR SCOPE

Villa BXV

Village of Bronxville

The project consisted of the redevelopment of a 1.6 acre parking lot at the Bronxville train station in the Village of Bronxville. The project includes a 54-unit age-restricted condominium development built over a multi-story parking garage which includes commuter parking and has access to the station platform. The project required off-site water main improvements, access improvements to MTA facilities, stormwater mitigation to benefit the MTA property and streetscape improvements.

Trump Plaza

City of New Rochelle

The project site is located at Huguenot Street and Bally Place immediately across from New Roc City in the “downtown district” of the City of New Rochelle. The project consists of a 320,000 square foot, 320 foot tall mixed-used building on a 1.9 acre site. The mixed-use building consists of 150,000 square feet of office space, a 90 room hotel and 49 residential condominium apartments and parking garage to serve the building.

Fort Hill

City of Peekskill

The project includes the re-development of the former St. Mary’s School and convent with 178 residential units within three (3) mid-rise buildings and Inn with 41 guest rooms within the existing convent building. The inn includes spa and restaurant amenities. The project will also include 52 acres of open space with trails which will be dedicated to the City of Peekskill for expansion of the Fort Hill Park which overlooks the Hudson River. The project required the extension of a high-pressure water main into the neighborhood to provide fire protection for the community.

Atlantic Development, LLC

City of Mount Vernon

The project consisted of the redevelopment of three (3) parcels in the downtown. The three (3) buildings included a 14-story work force housing condominium with first floor retail, market rate condominium building and senior residences building. The project included 376 total housing units. Each parcel included on-site parking and the project included upgrades to the adjacent municipal parking garage. Adjacent roadways were improved along with streetscape improvements.

Greenburgh Health Center

Town of Greenburgh

The project included redevelopment of the property with a 2 story, 34,000 square foot medical building servicing the Greenburgh community, together with related parking, off site roadway and sidewalk improvements.

Artis Senior Living

Town of Ossining

The project included the redevelopment of the property with a two (2) story, 35,000 square foot 64 bed memory care assisted living facility. Memory care assisted living facilities cater specifically to people with Alzheimers and other forms of dementia. They provide a residential alternative to traditional institutionalized care.

Target/A&P (Mount Kisco Commons)

Village/Town of Mount Kisco

The project consisted of the demolition of an existing mall and redevelopment with a new 52,500 s.f A&P supermarket, 117,471 s.f. Target store and Applebee's Restaurant. The project included off-site roadway improvements.

Chapel Hill Estates

City of Peekskill

The redevelopment of this institutional property included 566 residential residences on 113 acres located off Maple Avenue in the City of Peekskill. The project included a mix of single-family homes, townhouses, condominiums and the restoration reuse of the former boarding school. Recreation and clubhouse facilities were developed within the former Chapel.

Crestwood Townhomes

City of Yonkers

The gated residential community consists of 40 semi-attached townhomes on 10 acres off Scarsdale Road in the City of Yonkers. The project included construction of associated access entrance roadway, combined pond/stormwater treatment, off-site roadway improvements and slope stabilization. Each of the units are served by public sewage collection and water distribution systems.

BIOGRAPHY OF PARTNERS AND KEY STAFF MEMBERS

John Kellard, P.E. - Mr. Kellard is a Principal of the firm with more than 45 years of civil engineering experience, 33 years as principal of the firm. He is a Professional Engineer in the States of New York, Connecticut and Florida. Mr. Kellard's daily activities include his hands-on approach to managing the firm with direct involvement in the design and development of projects. Mr. Kellard's experience includes municipal and consulting engineering, construction management and real estate development.

David J. Sessions, RLA, AICP - Mr. Sessions is a Principal of the firm with more than 33 years of experience with project management. Mr. Sessions is a Registered Landscape Architect in the States of New York and Connecticut, Certified Planner and Wetland Professional. In addition to managing the firm, Mr. Sessions' experience includes wetland delineations and impact studies, wetland mitigation and landscape design, preparation of Environmental Impact Statements, environmental assessments, environmental permitting at the local, State and Federal levels, site design and planning and stormwater management design. Mr. Sessions serves as Wetland Consultant to the Towns of North Castle and Lewisboro.

Joseph M. Cermele, P.E., CFM - Mr. Cermele is a principal of the firm and a Licensed Professional Engineer in the States of New York, New Jersey and Connecticut with over 26 years of combined engineering design and construction management experience coupled with the practical knowledge of civil construction and residential inspection services for varied projects. Mr. Cermele is also a Certified Professional in both Erosion and Sediment Control and Storm Water Quality Design, as well as a Certified Floodplain Manager. Mr. Cermele has extensive background in the civil and environmental engineering fields involving a broad range of design and construction projects. Projects include residential and commercial land development, municipal projects, planning, and design; building and highway design and construction; stormwater management facility design and regulatory compliance, permitting and management; water/wastewater facility design and construction; solid and hazardous waste sites; and remediation of soil and groundwater in both the private and public sector.

Jan K. Johannessen, AICP - Mr. Johannessen is a Certified Planner and has 18 years of experience in various facets of land use, land development, site and environmental planning, including the preparation and review of feasibility studies, site plans, subdivision plans, construction documents, and the preparation of long-range planning documents such as comprehensive plans, zoning, subdivision and other land use regulations. He has extensive experience in preparing and analyzing environmental studies for projects affected by the State Environmental Quality Review Act (SEQRA), including the preparation of Environmental Impact Statements. Mr. Johannessen is a certified wetland delineator and is experienced in delineating wetlands, preparing wetland delineation and functional analysis, and preparing and overseeing wetland mitigation and restoration plans.

Brian Hildenbrand, P.E. - Mr. Hildenbrand is a professional engineer with 10 years of experience on site development and civil engineering projects. His role in individual projects range from design, permitting and approval procurement to construction oversight. Projects presently under his direction include site layout, grading design, Stormwater Pollution Prevention Plan and collection system design, hydrological analysis, and wastewater treatment design for residential and commercial projects.

Anthony Grau - Mr. Grau is an engineer with 20 years of experience in the civil engineering profession. His experience includes the design of stormwater collection systems, subsurface sewage treatment systems, sanitary sewer collection and pumping systems, roadways and water supply. Mr. Grau has completed the NYSDEC Erosion and Sediment Control training.

Vincenzo Federici, CPESC - Mr. Federici has 12 years of experience in stormwater/septic field construction and erosion control inspection. Mr. Federici provides inspection services to the Towns of North Castle and Lewisboro for residential, subdivision, commercial and utility improvement projects. Mr. Federici is a Certified Professional in Erosion and Sediment Control (CPESC) and is NICET certified in Transportation Engineering Technology/Highway System Maintenance and Preservation/Highway Construction.

CORE DISCIPLINES

Bridge Engineering
Civil/Site Engineering
Construction Inspection & Administration
Construction Quality Control Services
Cultural Resource Services
Dam Engineering
Ecological Services
Energy Services
Environmental Services
Geotechnical Engineering
GIS/Asset Management Services
Grants & Funding Services
Hydrogeologic Services
Landscape Architecture Services
Municipal Services
Planning Services
Recreational/Sports Services
Stormwater Management Services
Structural Engineering
Subsurface Utility Engineering
Survey/Geospatial Services
Telecommunication Services
Transportation/Traffic Engineering
Unmanned Aerial System (UAS) Services
Waterfront Engineering
Water/Wastewater Engineering

Office Locations

New Jersey

Headquarters: Red Bank

Clinton | Egg Harbor | Hamilton | Montvale
Mt. Laurel | Mt. Arlington

New York

Albany | New Windsor | Valhalla

Pennsylvania

Allentown | Exton | Philadelphia | Pittsburgh

Virginia

Norfolk | Sterling

Maryland

Columbia

Georgia

Atlanta

Florida

Jacksonville | Miami | Orlando | Tampa

New Mexico

Albuquerque

North Carolina

Charlotte | Raleigh

Texas

Bryan

Firm Overview



Maser Consulting P.A. is a privately owned, multi-discipline, engineering firm with a unique balance of public and private sector experience. Headquartered in Red Bank, NJ, the firm was established in 1984 by Richard M. Maser, PE, PP, CME, Chairman and Chief Executive Officer. Over its history, Maser Consulting has consistently been recognized nationally by Engineering News Record as one of its *Top 500 Design Firms* and ranked on *The Zweig Group Hot Firm List* of fastest growing companies.

Maser Consulting has 26 offices and employs over 800 professionals nationwide that include licensed engineers, planners, surveyors, landscape architects, and environmental scientists.

Our dedicated specialists pride themselves in providing the most comprehensive services while taking full advantage of a wide range of in-house services. Having these multidiscipline capabilities under one roof reduces the need to outsource specialized services and enables us to ensure critical timelines and budgets are met.

We employ the most technologically advanced tools and remain dedicated to facilitating new innovations and strategies to provide a customized approach in meeting an ever-changing environment.

Our team of experts is committed to providing the highest standards of customer service and driven by core responsibilities that include quality, responsiveness, and accountability while providing quality work in a safe environment.

Maser Consulting's comprehensive services and proven experience combine to provide sound project management practices that are paramount to the successful completion of your project!



Maser Consulting PA

Customer Loyalty *through* Client Satisfaction

JOHN T. COLLINS, PhD, PE

Principal Associate/Project Manager/Traffic

EXPERIENCE

Dr. Collins is experienced in all aspects of transportation and traffic engineering and has directed a variety of transportation studies and design efforts. In 1981, he formed John Collins Engineers, P.C., a firm specializing in the transportation studies and design areas specifically geared toward providing services for private commercial and residential developments. That firm was acquired by Maser Consulting, P.A. in 2012.

He is currently Professor and Chairman of the Engineering Science and Engineering Technology Programs at Westchester Community College. He also has served as an Adjunct Associate Professor in the graduate Transportation Engineering Program at Manhattan College. Dr. Collins has also appeared as an Expert Witness for numerous transportation projects throughout the United States.

AWARDS

2016 *Engineer of the Year Award*, Westchester/Putnam Chapter, New York State Society of Professional Engineers

2017 *Contributions in Engineering Education*, New York State Society of Professional Engineers

REPRESENTATIVE PROJECTS

Fort Hill Apartments**Peekskill, Westchester County, NY**

Responsible for preparation of traffic, parking and access studies including improvement recommendations for this transit-oriented mixed-use development located in the City of Peekskill.

Christie Place**Scarsdale, Westchester County, NY**

Responsible for traffic access evaluation and construction Traffic Management Plans for this residential development.

White Plains Hospital**City of White Plains, Westchester County, NY**

Principal-in-Charge of multiple projects involving traffic, parking utilization, and recommendations for future parking needs. The work product for White Plains Hospital is the result of the compilation of a comprehensive parking and traffic analysis conducted over the last several years for multi-phases of expansion and redevelopment at the Hospital Center Campus. The initial phase included an expansion of the lobby area with new surgical suites and patient rooms. This phase also included the introduction of a sky bridge between the hospital garage and the new lobby area. The most recent phase was

EDUCATION

- Ph.D., New York University, 1971
- M.S. Civil Engineering, Columbia University, 1967
- B.E. Civil Engineering, Manhattan College, 1965

PROFESSIONAL REGISTRATIONS

- Professional Engineer (PE) New York, New Jersey, Connecticut

PROFESSIONAL TRAINING

- Adaptive Traffic Control, 2013
- New Tools for Effective Highway Safety Management, 2011
- 2009 MUTCD: Traffic Signs and Pavement Markings, 2011
- Designing Safety/Security into Walkable Urban Thoroughfares, 2011
- Highway Capacity Manual 2010 Overview, 2011
- Pedestrian Safety – An Operational Perspective, 2011
- Roundabout Design and Operation, 2010
- Access Management Best Practices, 2010
- Design, Construction Management and Ethics for Professional Engineers, 2009

PROFESSIONAL AFFILIATIONS

- Institute of Transportation Engineers
- National Society of Professional Engineers



the parking analysis for the Cancer Center located along Longview Avenue. Both phases have now been completed and are in place.

Pace University

Town of Mount Pleasant, Westchester County, NY

Principal-in-Charge of traffic and parking analysis for multiple options of the University's Master Plan, including evaluation of temporary parking during construction and future parking needs based on intended uses.

Mount Vernon West

City of Mount Vernon, Westchester County, NY

Principal-in-Charge of professional traffic and transportation engineering services for the proposed Mount Vernon West TOD Rezoning in the City of Mount Vernon. The proposed Mount Vernon West zoning was designed to reduce the number of vehicular trips that would occur relative to existing zoning and land use conditions and will also facilitate changes in the existing transportation system, including provisions for bicycles, pedestrians, and mass transit, based on the project area's proximity to the MetroNorth Mount Vernon West station. Our professionals performed a study involving transportation and parking analysis for multiple projects in the Mount Vernon West area. Our study made recommendations for improvements to a number of City streets and suggested joint modifications to the Bronx River Parkway interchange.

PepsiCo

Purchase, Town of Harrison, Westchester County, NY

Principal-in-Charge of preparing a traffic impact and parking evaluation for the proposed master plan of the campus, including anticipated project traffic, required improvements, and parking needs.

333 North Bedford Road

Town of Mt. Kisco, Westchester County, NY

Principal-in-Charge of preparing a traffic impact evaluation for a conversion of 600,000 SF of warehouse space to a multi retail/warehouse tenants. Evaluation included an evaluation of the trip capacity of the site, which was evaluated during the SEQRA process.

Chappaqua Crossing

Town of New Castle, Westchester County, NY

Principal-in-Charge of preparing a detailed Traffic, Transportation and Parking Study and Supplemental Traffic Impact Study for the redevelopment of existing office space and the construction of a new multi-family residential project on the former Reader's Digest Corporate Headquarters site in the Town of New Castle, New York. The study included the collection of data and an analysis (SYNCHRO) of 19 intersections. This study included a sight distance evaluation at the site driveways, an accident evaluation of the area roadways and associated roadway improvements/mitigation measures.

German School

City of White Plains, Westchester County, NY

Principal-in-Charge of preparing a detailed Traffic Impact Study for a proposed increase in enrollment cap of 125 students (375 to 500 students) plus four single-family homes for the existing German School in the City of White Plains. This study included the collection of data and an analysis (HCS/SYNCHRO) of 10 intersections. This study also addressed public transportation, pedestrian/bicycle activity, accident information, sight distances, a gap analysis and delay times as well as a Transportation Management Plan (TMP) to mitigate traffic impacts.

Lawrence Hospital

Village of Bronxville, Westchester County, NY

Principal-in-Charge of multiple projects involving traffic, parking utilization, and recommendations for future parking needs. This project included a complete parking and traffic analysis for the expansion of New York Presbyterian Lawrence Hospital for the provision of new operating suites, exam rooms and infusion stations. This project is in its last phases of the approval process.





COMPANY PROFILE

Established in 1965 as a structural engineering firm, Walker rapidly grew into a transportation, design and consulting firm, and by the 1980s led the industry as the most experienced parking consulting firm in the United States.

TODAY, WALKER CONSULTANTS IS A GLOBAL CONSULTING FIRM WITH 18 DOMESTIC OFFICES AND 1 INTERNATIONAL OFFICE. OUR STAFF OF OVER 300 HAS EXPERIENCE WORKING IN ALL 50 STATES.

We are proud of the impact our firm and our people have had on the transportation industry and specifically on the planning, design and restoration of parking facilities worldwide. Many of the design elements and planning approaches that are taken for granted today are innovations developed by Walker's professional staff. We pioneered the concept of the **mega-parking structure** at theme parks, airports and international developments, furthered the use of and improved upon the concept of **shared parking** at mixed-use developments, and were instrumental in the development of design **standards for accessible parkers**. **Walker's first car park design (circa 1967) utilized a speed ramp and flat floors - a concept in vogue today as a solution for adaptive re-use!**

In addition to our design expertise, Walker has been a leader in the consulting area as well, being one of the first firms to demonstrate how strategic parking planning can help cities and towns promote economic development and improve the quality of life for residents. Walker served as the consultant for the **first privatization of a municipal parking asset** and has assisted with dozens of public/private partnership projects.

Walker continues to provide a full spectrum of **forensic restoration solutions** to owners. Whether for a **parking structure, building, bridge, stadium, or other specialty structure**, our state-of-the-art technical expertise will provide innovative solutions for all your restoration needs.

Looking forward to the future, Walker is well positioned to address the challenges posed by the advent of **autonomous vehicles** and to aid our clients with planning consulting for **TNCs**, such as Uber and Lyft. Our professional staff is working on improving the sustainability of our designs by using materials and building techniques that will extend the useful life of a facility and reduce the impact on the environment. We are working within the industry to examine opportunities for **adaptive reuse** of existing and future parking facilities and from a consulting standpoint, have developed **a holistic planning** approach that integrates parking into the overall master mobility solution for communities, institutions and the private sector. Walker has been a premier transportation consultant for **more than 50 years** and we will continue to focus on developing solutions that are realistic, implementable and cost-effective by utilizing cutting edge technology and the creativity of our outstanding people.



BUILDING ENVELOPE
CONSULTING
FORENSIC RESTORATION
PARKING DESIGN
PLANNING



DAVID, J. VANDER WA PE

Senior Vice President



Education

Master of Science, Civil Engineering
University of Michigan, 1977
Bachelor of Science, Civil Engineering
University of Michigan, 1976

Affiliations

Board of Directors New York State Parking
Association
Member of International Council of
Shopping Centers

Registrations

Registered Professional Engineer in CT, MA,
MI, NJ, NY, and WA.

Presentations

Presenter, "Shared Parking Strategies
for Retail Mixed-use Projects," ICSC
CenterBuild Conference, November 2012
Presenter, "Parking Codes: A Level of
Service Approach," Suffolk County Parking
Symposium 2012, June 2012

With Walker for 30 years, Dave Vander Wal currently directs design services for Walker's New York office and now serves as Principal in Charge for functional design and structural design projects in the metropolitan region and overseas.

Working across a broad spectrum of project types, Dave is able to see a project through from the early planning stages (master planning, sizing studies, and conceptual design) through full design services to the final punch list. He is also experienced in restoration of parking garages that are exhibiting signs of deterioration. Working both locally and internationally, Dave has worked on mixed use projects such as the Burj Khalifa Tower in Dubai and International Plaza in Songdo City, Korea; transportation hubs such as JFK and La Guardia Airports and Wyandanch LIRR station; campuses including Northern Westchester Hospital and Molloy College on Long Island; entertainment venues such as Mohegan Sun Casino and the Kennedy Center for the Performing Arts, and urban municipal garages like Lyon Place in White Plains and the Boston Convention Center.

Some of the many ways in which Dave helps his clients solve challenging parking problems include:

- Providing sizing studies that right-size the parking system for greater financial and land-use efficiency.
- Preparing functional design studies that maximize site resources without sacrificing "level of service" goals for customer experience.
- Cost consulting and value engineering.
- Alternatives and options for parking access and revenue control.
- Rapid response on structural emergencies.

Representative Projects:

Village of Bronxville

Bronxville, NY
Replacement of public surface lot on Kensington Road for garage serving residential units with an additional 203 spaces. Under construction.

WestMed Medical Group

Harrison, NY
396 space parking deck built into the existing grading to allow for a cost efficient and minimal site impact design

PennFIRST Hospital

Philadelphia, PA
Functional design/consulting for the 700 vehicle below-grade parking facility serving the new Penn First Patient Pavilion

New York Wheel

Staten Island, NY
Functional design/consulting for a 950-space garage beneath a public park adjacent to The Wheel and the Staten Island Ferry Terminal

1201 Brickell Bay Drive

Miami, FL
Functional Design Consulting for a mixed-use building with two levels of below grade parking. Included refining parking and loading dock concepts for garage.

Opera District Development

Dubai, UAE
Conceptual design of 8,800 space car park for in the Downtown Dubai including the parking podium underneath the Opera House. Connected existing parking and interconnected 13 towers.

Al Bateen Wharf

Abu Dhabi, UAE
Preliminary parking planning for mixed-use project of approximately 2,500 to 3,000 spaces primarily below grade with a mix of self parking, valet, and mechanical parking.

10 Berry Street

Brooklyn, NY
Functional Design Consulting for a mixed-use residential building with ground floor retail. Approximately 165 cars on 3 levels with car elevators, valet attendants, and stackers.



**349 E. 49th Street
New York, New York, 10017
Eliseaplatt@gmail.com**

E.A. PLATT & CO., INC. is a national award-winning firm which serves as a market-driven counsel to developers, builders and financial institutions across the country. E. A. Platt with broad knowledge and expertise in housing and community development strategically advises clients in neighborhood positioning, corporate imaging and identity, site-specific product planning, as well as marketing and merchandising.

E.A. PLATT & CO., strategic positioning, architectural design, product presentation, marketing, advertising and sales. This unified development strategy results in highly successful communities that perform well for clients and meet specific buyer needs at the same time.

E. A. PLATT has hands-on experience with both large and small builder/developers in markets across the country. A unique retail-oriented philosophy coupled with diverse national exposure allows E. A. Platt to be of great service developing neighborhoods and homes that offer consumers special choices in the marketplace.

Prior to starting her firm, Ms. Platt was an editor and Director of New Ventures for McGraw-Hill's HOUSING Magazine for nine years. She managed educational tours, seminars and conferences in home building and edited books in the housing and management field.

During the past 39 years, E.A. PLATT & CO. INC., and its clients have received numerous national awards and have been featured in leading industry magazines and major newspapers throughout the country including *The New York Times* and *The Wall Street Journal*. Ms. Platt is a frequent industry speaker and contributor to publications.

HEALTHY DESIGN COLLABORATIVE

Architects, engineers and planners have a tremendous opportunity as the designers of our built environment to create spaces and structures that enhance health rather than harm it. Over the past 50 years, the leading causes of morbidity and mortality have shifted from infectious diseases such as TB and cholera to chronic disease including diabetes, stroke, heart disease, asthma and mental illness. These chronic diseases are heavily influenced by physical activity and access to healthy food, water and air which can all be improved through better built environments. We can change the types of spaces we design to meet these new challenges and provide healthier environments for people and the planet.

HEALTHY DESIGN COLLABORATIVE

is a full service health, sustainability and well-being consultancy. We help designers, owners and project teams design healthier, livable environments. We have over 25 years of design and consulting experience building healthier facilities, sites and campuses. Our work, experience and training is focused specifically on promoting public health through integrative design throughout the project delivery process.

Our Services include advice and consulting for:

- LEED
- FITWEL
- WELL
- LBC

In addition, we provide general consulting for healthier, more sustainable buildings within the normal project design process.

We help teams design facilities that are healthier for the planet and are also healthier for people.

We are available to participate in project teams, charrettes, health impact assessments, ongoing facilities management and public health impact monitoring and planning.

Our services span the full range of design services including strategic portfolio development, pre-project development studies, program development, schematic design, design development, construction documents, construction administration, and post occupancy evaluation. In addition, we are available to conduct training for owners and design staff on topics including public health, material health, sustainability, and wellness promotion in the built environment.

We have access to the latest public health science and are recognized experts in the fields of sustainable design, healthy design and the Lean Six Sigma quality improvement methodology. We have streamlined and improved operational processes and designs.

For more information contact

Liz York, FAIA

Principal

(404) 939-1767

LizYork@HealthyDesignCollaborative.com

**HEALTHY DESIGN
COLLABORATIVE**



Liz York, FAIA

Healthy Design Collaborative
Atlanta, Georgia
(404) 939-1767
Lyork@HealthyDesignCollaborative.com



EDUCATION:

Master of Architecture, Georgia Institute of Technology
Bachelor of Science, Georgia Institute of Technology

PROFESSIONAL CREDENTIALS:

- 2017 **FITWEL** Ambassador

- 2016 **Fellow of the American Institute of Architects**
- 1997 **American Institute of Architects Member**
- 1996 **Registered Architect** - State of Georgia

- 2013 **National Preparedness Leadership Initiative**
Harvard School of Public Health and Harvard Kennedy School of Government

- 2013 **Lean Six Sigma Black Belt** Quality Improvement Certification
Scheller College of Business, Georgia Institute of Technology

- 2009 **Congress for the New Urbanism - Accredited**
University of Miami and Congress for the New Urbanism

- 2008 **LEED – Accredited Professional**
United States Green Building Council

PROFESSIONAL POSITIONS HELD:

Healthy Design Collaborative, Atlanta, Georgia

2017-present Principal and Consultant for healthy, safe, sustainable design

Centers for Disease Control and Prevention, Atlanta, Georgia

2008-present Chief Sustainability Officer and Associate Director for Quality and Sustainability

2000-2008 Senior Architect, Design & Engineering Management Office

1999-2000 Construction Project Manager, Design & Construction Management Office

InterContinental Hotel Group, Atlanta, Georgia

1999 Manager, Capital Planning, The Americas

1998 Senior Property Improvement Consultant, Southeast Region

Rosser International, Inc., Atlanta, Georgia

1996-1998 Associate, Registered Architect

1993-1996 Project Manager, CAD Manager, Intern Architect

SELECTED LEADERSHIP AND PROFESSIONAL SERVICE:

- 2018 Chair of the AIA Design and Health Leadership Group, setting direction for AIA around design and health
- 2016 AIA Design & Health Course Steering Committee, curriculum design for professional continuing education course
- 2015 Reviewer WELL AP Test Development Reviewer, International WELL Building Institute, Building rating system
- 2014 Operations Lead, Lab Safety Improvement Workgroup in response to the Anthrax and Avian Flu incidents
- 2013 **Executive Advisory Board to the Dean**, College of Architecture, Georgia Tech
- 2011 Healthy Community Design Proposal Reviewer, National Center for Environmental Health, CDC

SELECTED PUBLICATIONS:

- 2017 Author, “**Wellness-based Design in Today’s Workplace**” ([link](#)), **gb&d Magazine**, (March 2017)
- 2016 Lead Author, **American Institute of Architects Best Practices Library**, “**Wellness Room Design**” ([link](#))
Update to the 2008 best practice including drawings and additional details. Translated into Spanish and Chinese.
- 2013 Lead Author, “**Go Green, Get Healthy: An Agency-Wide Effort to Reduce Energy Use and Move CDC Toward Sustainability**” ([link](#)) **Journal of Energy Engineering**, 10.1061 / (American Society of Civil Engineers) EY.1943-7897.0000132 (Apr. 1, 2013). Identifies low-cost ways to reduce energy and water consumption.
- 2011 Chapter Co-author, **Making Healthy Places: A Built Environment for Health, Well-Being, and Sustainability**, **Island Press**, Describes human health implications of buildings, neighborhoods, and cities.

SELECTED PRESENTATIONS, LECTURES AND CONFERENCES:

- 2017 Speaker, Greenbuild, “Driving Sustainability and Health Through Built Environment Interventions”
- 2016 Speaker, Cradle 2 Cradle Certified - Community of Practice Panel, “An Owners Perspective on Healthy Materials”
- 2011 Presenter and Panelist, Healthier Federal Workers Conference, “Campus Amenities and the Built Environment”
- 2010 Visiting Faculty, University of Virginia, Darden School of Business, “Implementing Sustainability at CDC”
- 2009 Presenter and Panelist, Weight of the Nation Conference, “Improving Health with the Built Environment”

SELECTED HONORS, AWARDS AND RECOGNITION:

- 2018 CDC/ATSDR OCOO Award for **Contribution to Public Health Impact** for Fitwel and Wellness Room Design
- 2017 **2017 Top 10 Most Innovative Companies in Social Good by Fast Company**, for Fitwel
- 2016 **Women in Sustainability Leadership Award, gb&d Magazine**
- 2016 **GreenGov Presidential Award, The White House** for leadership in advancing Electrical Vehicle Charging
- 2013 **GreenGov Presidential Award, The White House** for innovation in reducing laboratory energy use

SELECTED PROJECTS:



Design and Construction Guidelines – Led a team of architects, designers and engineers to develop comprehensive interior design and construction guidelines which are used as the basis for all specifications and design documents for a nationwide portfolio of government laboratory facilities. Included amenities such as lactation rooms, active stairwells, lockers, showers and bicycle storage to improve the health supporting features of facilities.



Agency-wide Sustainability Program – Designed, led and implemented an overarching initiative to promote health and well-being, quality of work-life, and environmental stewardship throughout the community. Coordinated activities of ten sustainability workgroups, multiple operational offices and hundreds of grassroots volunteers. Led the agency towards the vision: A green and healthy agency including facilities, operations, food systems, energy, water, worksite-wellness, electronics stewardship, green purchasing, waste management, travel and laboratory operations.



StairWELL Initiative – Convened and led a diverse team of stakeholders to increase stair use by improving stair finish selection, installing directional and motivational signage at the point of decision and engaging building occupants in a collaborative design and implementation process. This health related and energy savings initiative has resulted in a multi campus project for signage at stairwells to encourage widespread behavioral change.



FITWEL Healthy Building Certification Program - collaborated with GSA and New York City to develop, mock-up and pilot this national building certification program designed to promote health and wellness through physical, operational, and policy improvements to existing buildings. Program has been recognized as Fast Company magazine’s top ten most innovative programs for social good and has impacted the environments of over 154 million people in 20 countries worldwide.