

SELECT EXPERIENCE

Tysons Corner Center , mixed use masterplan, Hyatt Hotel and elevated plaza, McLean, VA

Roosevelt Field , mall re-positioning / renovation / expansion, Garden City, NY

Lenox Square 2012 , Exterior and food court renovation, Atlanta, GA

Bellevue Square Renovation , regional retail center renovation, Bellevue, WA

Glorypark , 2M-SF mixed-use development including retail, entertainment, office, multi-family residential, and 3 hotels anchored by the Rangers Ballpark, Arlington, TX

Tysons Corner Center 2003 Expansion , 362,000-SF renovation and expansion creating a next generation entertainment / shopping anchor, super-regional retail center, McLean, VA

Cottonwood , 1.67M-SF mixed-use LEED Neighborhood Development pilot project, including 800,000-SF of residential, 675,000-SF of retail, and 195,000-SF office space, Salt Lake City, UT

The Streets at Southpoint , 1.3M-SF retail development, integrates a 160,000-SF main street, a 345,000 SF regional mall, and five department stores into a cohesive retail / entertainment destination, Durham, NC

Horton Plaza, Renovation master plan , San Diego, CA

Paseo Colorado , Retail/mixed-use re-positioning and renovation, Pasadena, CA

Liberty Town Square , Retail/mixed-use master plan, Cincinnati, OH

Tysons Corner Center , 78-Acre, multi-phase mall expansion/renovation and 3.5 million SF mixed-use masterplan, McLean, VA

The Shops at Legacy , 250,000-SF mixed-use main street retail development, Plano, TX

Hill Country Galleria , 1.3M-SF mixed-use, open-air lifestyle center including retail, restaurants and office, The Village of Bee Cave, TX

Village on the Green , mixed-use development with 100,000-SF of retail and 230 residential units, Dallas, TX

600 Brickell , office/mixed-use master plan, Miami, FL

The Woodlands Town Center , 150,000-SF retail center/office lifestyle expansion, The Woodlands, TX

Clay Terrace , 500,000-SF open-air lifestyle center, Carmel, IN

Main Street at Flatiron , 500,000-SF mixed-use, open-air lifestyle center, Broomfield, CO

Peachtree Center , retail/mixed-use expansion and renovation study, Atlanta, GA

Tower City Center , 34-acre mixed-use development historic preservation and expansion including 380,000-SF retail mall, a Ritz-Carlton Hotel, and the Skylight Office Tower, Cleveland, OH

Hillsdale Shopping Center , 1.25M-SF retail center expansion and renovation, San Mateo, CA

MCA/Universal Studios , retail/entertainment interior design, Universal City, CA

Fashion Plaza at West Covina , 850,000-SF retail center expansion and renovation, West Covina, CA

The Crescent , 300,000-SF mixed-use renovation, Dallas, TX

Berkshire Court , mixed-use development including office, retail, and parking, Dallas, TX

First Colony Town Center , 165,000-SF lifestyle expansion to the RTKL-designed First Colony Mall retail center, Sugarland, TX

NorthEast Mall , 563,000-SF expansion and renovation of existing retail center, Hurst, TX

Lenox Square , 1996 1.5M-SF retail center vertical expansion, Atlanta, GA

YEARS' EXPERIENCE

31 Years

EDUCATION

University of Oklahoma , Bachelor of Architecture, Norman, OK

University of Oklahoma , Norman, Bachelor of Science in Environmental Design, OK

University of Oklahoma , England Study Program, London, England

LICENSES AND CERTIFICATIONS

Registered Architect: VA, TX, UT, FL, NY

Registered Interior Designer: Texas

LEED Accredited Professional

National Council Architectural Registration Boards

Alberta Association of Architects

PROFESSIONAL AFFILIATIONS

American Institute of Architects

Urban Land Institute, Urban Development / Mixed-Use Council – Bronze

Texas Society of Architects

International Council of Shopping Centers

ICSC Centerbuild Planning Committee

KELLY FARRELL

AIA, LEED AP BD+C
Vice President, RTKL

ARCHITECTURE

Kelly is known for her ability to create full implementation strategies from land use to revenue and returns.

Leveraging her global experience, Kelly leads design solutions for multifamily, commercial office and mixed-use developments through the integration of a strong architectural presence with the surrounding environment.



SELECT EXPERIENCE

Union Village 116,000-SF, boutique office, Pasadena, CA, United States

Colorado at Lake Mixed Use 275,000-SF, mixed-use commercial office and residential building including renovation of the historic Hotel Constance, Pasadena, CA, United States

717 Olympic 179,525-SF, mixed-use, 26-story luxury residential building, including ground floor retail and commercial space, Los Angeles, CA, United States

LA Center 2,400,000-SF, mixed-use development, includes residential towers, 220-key hotel, and 250,000-SF retail podium, adjacent to LA Live, Los Angeles, CA, United States

9th and Flower Design Guidelines Los Angeles, CA, United States

Market Lofts Los Angeles, CA, United States

888 Hope Los Angeles, CA, United States

Grand Hope Lofts 400,000-SF, 33-story residential tower, Los Angeles, CA, United States

Village at San Antonio Center 696,960-SF, 16.0-AC, mixed use retail and commercial office, Mountain View, CA, United States

Tustin Legacy Park Community Core Master Plan 4,573,796-SF, 105.0-AC, master planned community core, including 160,000-SF of retail, 2.2 million-SF of office uses, 900 dwelling units, a hotel and health club, Tustin, CA, United States

SLS Hotel at Beverly Hills 269,116-SF, renovation of the existing 298-room hotel including an addition to the existing pool deck on the roof, Beverly Hills, CA, United States

The Mondrian 15,000-SF, 194-key hotel, includes new condo towers, retail, and a museum, Scottsdale, AZ, United States

Wilshire Park View Hotel and Residences 500,000-SF, 500,000-SF mixed-use hotel and residential complex, Los Angeles, CA, United States

Redondo Beach Marina Town Center 740,520-SF, 16.8-AC, mixed-use development including 125,000-SF of retail/restaurants, 100,000-SF of office, a 200 room boutique hotel, and over 250 rental housing units, Redondo Beach, CA, United States

Olympic and Soto 1,450,000-SF, 22.0-AC, mixed-use development, including 650,000-SF of retail space, 772 residential units, and 100,000-SF of office space, Los Angeles, CA, United States

Haciendas at the River Tuscon, AZ, United States

Firestone Fieldhouse Expansion 26,000-SF, renovation of 35 year old, 26,000-SF field house to include a new arena and exercise facility, Malibu, CA, United States

Hard Rock Condotel 3,700,000-SF, 23.0-AC, hotel and condominiums, includes expansion of meeting and ballroom space, fitness center, spa, swimming pool, and casino, Las Vegas, NV, United States

Austin Condo Hotel 338,811-SF, condo hotel, includes retail, meeting space, spa and fitness center and live music venue, Austin, TX, United States

Casden Movietown 432,478-SF, mixed-use development, includes retail and residential, Hollywood, CA, United States

Edworthy Club & Resort 2,789,023-SF, mixed-use development, includes an eight story athletic club, 250-room hotel, three residential towers, 107 townhomes, and entertainment, Calgary, AB, Canada

YEARS' EXPERIENCE

16 Years

EDUCATION

The Catholic University of America Master, Architecture

The Catholic University of America Bachelor of Architecture

LICENSES AND CERTIFICATIONS

Registered Architect: AZ, CA, NJ, NV, NY
LEED AP Building Design + Construction
National Council Architectural Registration Boards

PROFESSIONAL AFFILIATIONS

American Institute of Architects
Urban Land Institute

REFERENCE

Jonathan Genton
Genton Property Group
3137 S. La Cienega Blvd., Los Angeles, CA 90016
T: 213.375.5241
jgenton@gentonproperty.com

JUDE ELLEDGE

Associate Vice President, RTKL
URBAN PLACEMAKING

Experienced in place-branding, Jude has worked with numerous municipalities and is passionate about creating just and resilient communities.



SELECT EXPERIENCE

Bingham Crossing Logo &

Brochure 309-AC, mixed-use lifestyle center including commercial, residential, and open space, Calgary, Canada

Ekurhuleni Aerotropolis branding for airport, Ekurhuleni, South Africa

GPT Group produced a development report, Australia

Eau Claire TOD Mixed-Use 6.0-AC, mixed use development with 1100 residential units distributed across six residential towers, a 350 room hotel and retail in the downtown Eau Claire area of Calgary, Calgary, AB, Canada

The Village at San Antonio Center 16-AC, mixed use retail and commercial office, Mountain View, CA, United States

PRIOR EXPERIENCE

Lend Lease Melbourne Central

Redevelopment Project Partnered with Village Well to produce master plan while ensuring that it would be relevant to the communities of Melbourne and connect

to the fabric of the vibrant city, Melbourne, Australia

City of Huntington Beach Sustainable Surf City Outreach Program

Award-winning program that, through a series of workshops and training, engaged with the small business community of Huntington Beach to help them understand the environmental impacts and how they could reduce energy costs, Huntington Beach, CA, United States

Northern Grampians Shire Empower the community of drought stricken country Victoria, St. Arnaud, Halls Gap and Stawell, Australia

City of Banyule Visioning Developed downtown and main street renewal programs, Banyule, Australia

City of Stonnington Retail and Technology Visioning Developed downtown and main street renewal programs, Stonnington, Australia

City of Manningham Business Outreach Developed downtown and main street renewal programs, Manningham, Australia

YEARS' EXPERIENCE

30 Years

EDUCATION

Royal Melbourne Institute of Technology Bachelor of Interior Design

LICENSES AND CERTIFICATES

Certified by National Charrette Institute

PROFESSIONAL AFFILIATIONS

Retail Design Institute
California Economic Development Board

REFERENCE

Lachlan Cameron
Project Director
The GPT Group
Level 10 Melbourne Central Tower 360
Elizabeth St, Melbourne, VIC 3000
Phone: +61 3 9922 1125
Mobile: +61 425 216 060
Email: Lachlan.Cameron@gpt.com.au

NOAM MAITLESS

AIA, LEED AP BD+C,
Associate Vice President, RTKL
URBAN DESIGNER

Noam has extensive experience in developing successful mixed-use and transit-oriented master plans. His work focuses on integrating the disparate forces that effect contemporary urban plans to create vital, sustainable communities.”

SELECT EXPERIENCE

Memphis Aerotropolis Master Plan Memphis, TN, United States

Bob Hope Airport B-6 Master Planning Study Burbank, CA, United States

PRIOR EXPERIENCE

TRANSPORTATION - DESIGN STUDIES/STANDARDS

Metro Unified Design Guidelines Los Angeles, CA, United States

Metro Sustainability Guidelines, Los Angeles, CA, United States

Metro Rail Design Criteria, Los Angeles, CA, United States

Metro BRT Design Criteria Los Angeles, CA, United States

Metro Environmental Graphic Standards Los Angeles, CA, United States

TRANSPORTATION - TOD AND MIXED-USE

Metro Westlake TOD Los Angeles, CA, United States

Metro Division 7/West Hollywood TOD Master Plan West Hollywood, CA, United States

Arpeggio Mixed-Use Development Berkeley, CA, United States

Redondo Beach Transit Center/ TOD Redondo Beach, CA, United States

Metro Division 6/RAD Mixed-Use Culver City, CA, United States

Long Beach TOD Long Beach, CA, United States

Taylor Yard Mixed-Use Development Glendale, CA, United States

City of Bell TOD Bell, CA, United States

City of Covina Downtown TOD Covina, CA, United States

YEARS' EXPERIENCE

20 Years

EDUCATION

Harvard University Master of Architecture

Stanford University Master of Humanities

Stanford University Bachelor of English Literature

LICENSES AND CERTIFICATIONS

Registered Architect: California
LEED AP Building Design + Construction

PROFESSIONAL AFFILIATIONS

American Institute of Architects

REFERENCE

Dan Feger
Director
Burbank Airport Authority
defeger@bur.org

KURT NAGLE

AICP, ASLA,
Associate Vice President, RTKL
SENIOR PLANNER

Experienced in working with local communities, Kurt's landscape design work intersects with his interest in community revitalization, emphasizing the design of streetscapes and outdoor public spaces.



SELECT EXPERIENCE

Ala Moana Neighborhood Transit-Oriented Development Plan Honolulu, HI, United States

Pasadena Central District Specific Plan 960.0-AC, specific plan to guide development within Pasadena's Central District including growth policies, development, regulations and design guidelines, Pasadena, CA, United States

LA Sports & Entertainment District Master Plan 4,000,000-SF, 33.0-AC, master plan and architecture for a 33-acre urban district incorporating major sports and entertainment facilities, Los Angeles, CA, United States

L.A. Live 610,000-SF, 27.2-AC, retail and entertainment district, component of larger LA Sports & Entertainment District Master Plan, Los Angeles, CA, United States

Riverpark New Community Master Plan 480.0-AC, master planned mixed-use development including 2,000 single and multi-family residential units, 500,000-SF of office, 540,000-SF of retail/entertainment, and 150,000-SF of

exposition space, Oxnard, CA, United States

Alhambra West Main Corridor Redevelopment Master Plan 8.0-AC, Alhambra, CA, United States

Midtown East Visioning Study 150.0-AC, Ventura, CA, United States

Monrovia Transit Village 80.0-AC, master planning, urban design and conceptual architecture for mixed-use transit-oriented development, Monrovia, CA, United States

Dominion Bridge at Ramsay Exchange 11.0-AC, urban mixed-use project oriented around the principles of smart growth and sustainable development, Calgary, AB, Canada

Tustin Legacy Park Community Core Master Plan 105.0-AC, master planned community core, including 160,000-SF of retail, 2.2 million-SF of office uses, 900 dwelling units, a hotel and health club, Tustin, CA, United States

YEARS' EXPERIENCE

22 Years

EDUCATION

University of Virginia Master of Landscape Architecture

University of California, Berkeley Master of Urban Planning

University of California, Los Angeles BA of Geography

LICENSES AND CERTIFICATIONS

Certified Urban Planner

PROFESSIONAL AFFILIATIONS

American Planning Association

American Society of Landscape Architects

REFERENCE

Laura Dahl

Senior Planner, Planning Division

City of Pasadena

LDahl@cityofpasadena.net

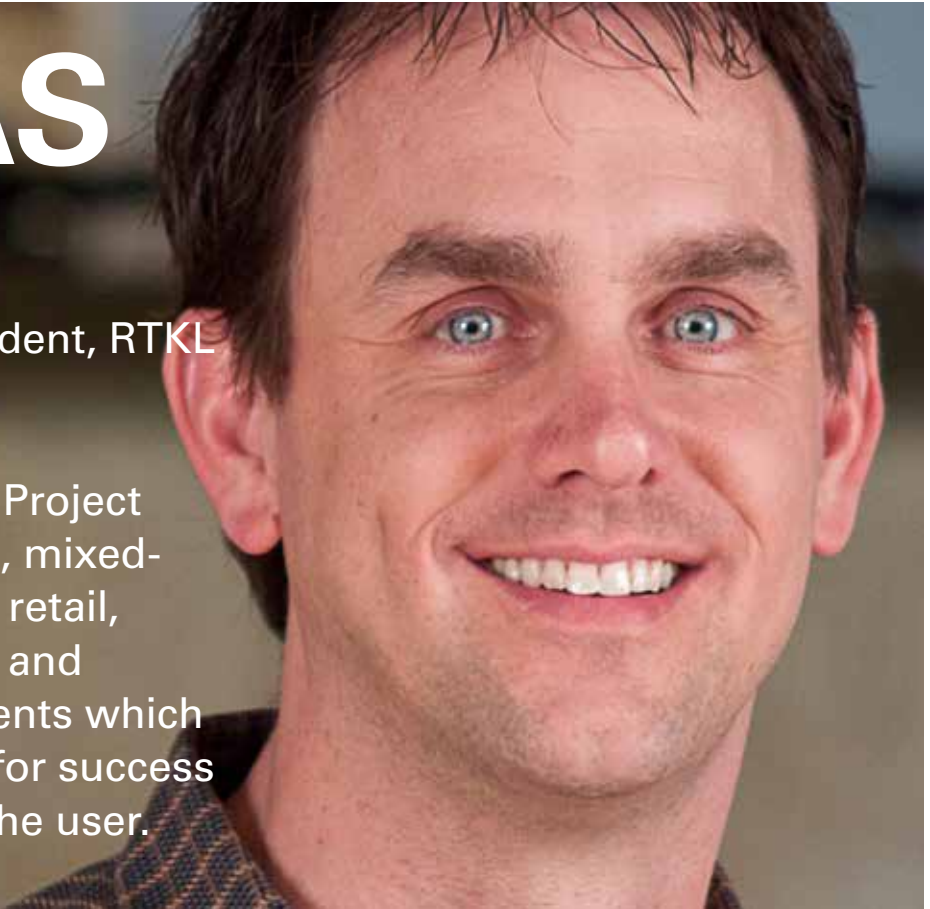
DALLAS BRANCH

AIA, NCARB, LEED AP

Sr. Associate Vice President, RTKL

ARCHITECTURE

Dallas serves as Senior Project Designer for large scale, mixed-use projects combining retail, residential, office, hotel and entertainment components which create an environment for success for both the client and the user.



SELECT EXPERIENCE

Winrock Mall , mixed-use development, includes reconfiguration of existing regional retail center into a hybrid mixed-use lifestyle center, Albuquerque, NM

Roosevelt Field Mall , regional retail center, expansion and renovation, includes addition of 160,000-SF of GLA, second level and new food court, Garden City, NY

Tyson's Corner Center , 78-Acre, 3.5M-SF masterplan for the mixed use development, McLean, VA

Walt Whitman Mall , retail center, expansion and overbuild renovation, Long Island, NY

Westfield Horton Plaza Branding , San Diego, CA

Horton Plaza Renovation , San Diego, CA

Willetts Point Re-Development , New York, NY

Phipps Expansion Concept , Atlanta, GA

Coral Gables Old Spanish Village Mixed Use , Coral Gables, FL

Lenox Square Food Court and Exterior Renovation , urban retail center, expansion and renovation, Atlanta, GA

Glorypark , 2M-SF mixed-use development including retail, entertainment, office, multi-family residential, and 3 hotels anchored by the Rangers Ballpark, Arlington, TX

Cottonwood , 1.67M-SF mixed-use LEED Neighborhood Development pilot project, including 800,000-SF of residential, 675,000-SF of retail, and 195,000-SF office space, Salt Lake City, UT

The Streets at Southpoint , 1,300,000 sf new regional mall/lifestyle center, consisting of interior and exterior main street component, Durham, NC

Hill Country Galleria , 1,300,000 sf open-air, mixed-use lifestyle center, The Village of Bee Cave, TX

Peachtree Center , rebranding, expansion and renovation study for existing retail/office mixed use center, Atlanta, GA

YEARS' EXPERIENCE

20 Years

EDUCATION

Oklahoma State University , Bachelor of Architecture

OSU School of Architecture , Summer European Program

LICENSES AND CERTIFICATIONS

Registered Architect: Texas # 17014
LEED Accredited Professional BD+C

PROFESSIONAL AFFILIATIONS

American Institute of Architects
Texas Society of Architects
National Council Registration Board
SEGDI - Southeastern Guide Dogs, Inc.

MANUELA A. KING

ASLA, AIA, LEED AP, RHAA

PRINCIPAL IN CHARGE/LEAD DESIGNER

As a Principal in the firm, Manuela King has been instrumental in the design of a wide variety of high-profile projects. These include urban design and planning, park and recreation planning, residential design, and commercial and professional facilities. Her interests include the relationship between art, architecture, landscape architecture and contemporary urban design. She is a strong advocate of sustainable design in all her projects. Over her time with the firm, her work has expanded to include many international projects, including work in Chile, Taiwan, Malaysia, Israel, Korea, the Philippines, China, Australia and Japan.

SELECT EXPERIENCE

Union Square Improvement Project ,
San Francisco, California

**Union Square Business Improvement
District (BID) Streetscapes** , San
Francisco, California

**The Grand Apartments at 100 Grand
Avenue** , Oakland, California

**Avant Housing; 900 Folsom and 260 5th
Street** , San Francisco, California

**New Californian Apartments at 1885
University Avenue** , Berkeley, California

Cathedral Square , Sacramento,
California

**SOMA Grand Lifestyle Condos at 1160
Mission** , San Francisco, California

Essex on Lake Merritt Apartments ,
Oakland, California

Moldex Condominiums , Manila,
Philippines

Napa Town Center , Napa, California

Corte Madera Town Center , Corte
Madera, California

The Village , Corte Madera, California

Santana Row , San Jose, California

Google Ellis Campus , Mountain View,
California

YAHOO! Campus Master Plan , Santa
Clara, California

YAHOO! Campus Master Plan ,
Sunnyvale, California

EDUCATION

University of Oregon , Master of
Landscape Architecture

University of Oregon , Bachelor of
Landscape Architecture

Pennsylvania State University ,
Bachelor of Science

LICENSES AND CERTIFICATIONS

Landscape Architect, State of
California #3271

LEED Accredited Professional US Green
Building Council

PROFESSIONAL AFFILIATIONS

American Society of Landscape Architects
AIA Associate Member

Chair, Beautification and Streetscapes
Advisory Committee, Union Square
Business Investment District, San
Francisco

REFERENCES

Eric Schreiner

Poe Companies

502.292.6800

eschreiner@poecompanies.com

Jason M. Nietupski

VA Palo Alto Health Care System

650.493.5000

jason.nietupski@va.gov

NATHAN LOZIER

LEED AP, ASLA, Senior Associate, RHAA

ASSISTING DESIGNER

With a background in environmental studies and prior work experience in transportation planning, Nathan brings a focus on the integration of ecology and infrastructure with the design of landscapes. Nathan is particularly interested in creating people-friendly spaces that evoke the site's history and reveal ecology and natural process. He believes in a collaborative approach, seeking creative solutions that realize the opportunities and needs of the site, client, and community. Nathan's talents range from master plan writing to conceptual design, construction detailing and construction administration.

SELECT EXPERIENCE

Candlestick Point & Hunters Point Shipyard Redevelopment, San Francisco, California

Concord Naval Weapons Station Re-Used Design Guidelines, Concord, California

Transbay Tower Construction Documents, San Francisco, California

Fulton Mall Rehabilitation, Fresno, California

Burlingame Avenue Streetscape, Burlingame, California

Campton Place, San Francisco, California

Diridon Station Area and Land Use Plan, San Jose, California

Duboce Triangle Trackway Improvements, San Francisco, California

Pleasanton Bike and Pedestrian Master Plan, Pleasanton, California

Dublin East & West BART Corridor Enhancement Project, Dublin, California

Murphy Avenue Streetscape Master Plan, Sunnyvale, California

Google Ellis Campus, Mountain View, California

PG&E Hunters Point Streetscape and Shoreline, San Francisco, California

EDUCATION

University of California, Berkeley, Master of Landscape Architecture

University of California, Santa Cruz, Bachelor of Arts in Environmental Studies

LICENSES AND CERTIFICATIONS

Landscape Architect, State of California #5433

LEED Accredited Professional US Green Building Council

PROFESSIONAL AFFILIATIONS

American Society of Landscape Architects

REFERENCE

Therese Brekke

Lennar Urban

415.344.8853

therese.brekke@lennar.com

Brian Abbanat

City of Davis

530.757.5610

babbanat@cityofdavis.org

JACOB MILLARD

ASLA, LEED AP, Senior Associate, RHAA

PROJECT MANAGER

Jacob has over 10 years of experience designing outdoor spaces for clients and communities. His sensitivity to client needs, user experience, and sustainable solutions equals his passion for contemporary site design and place making. Jacob has focused his education and career on understanding and exploring our relationship with natural and built environments; and his background in design, engineering and construction has given him a strong foundation for working with clients, communities and multi-disciplinary teams to facilitate processes within which design can take place.

SELECT EXPERIENCE

The Grand Apartments at 100 Grand Avenue , Oakland, California

SOMA Grand Lifestyle Condos at 1160 Mission , San Francisco, California

Avant Housing; 900 Folsom and 260 5th Street , San Francisco, California

Davis Court , San Francisco, California
1375 Sutter Street , San Francisco, California

Hallidie Plaza , San Francisco, California

Union Square Business Improvement District (BID) Streetscapes Committee , San Francisco, California

Northgate Mall and Promenade , San Rafael, California

EDUCATION

University of Washington , Master of Landscape Architecture

University of Washington , Master of Civil & Environmental Engineering

Tufts University , Bachelor of Science, Mechanical Engineering

LICENSES AND CERTIFICATIONS

Landscape Architect, State of California #5497

LEED Accredited Professional US Green Building Council

PROFESSIONAL AFFILIATIONS

American Society of Landscape Architects

REFERENCES

Steven Doctors, Ph. D

The CM+ Group LLC

925.254.1688

sdoctors@thecmpgrp.com

Jonathon Goldman

City of Sausalito

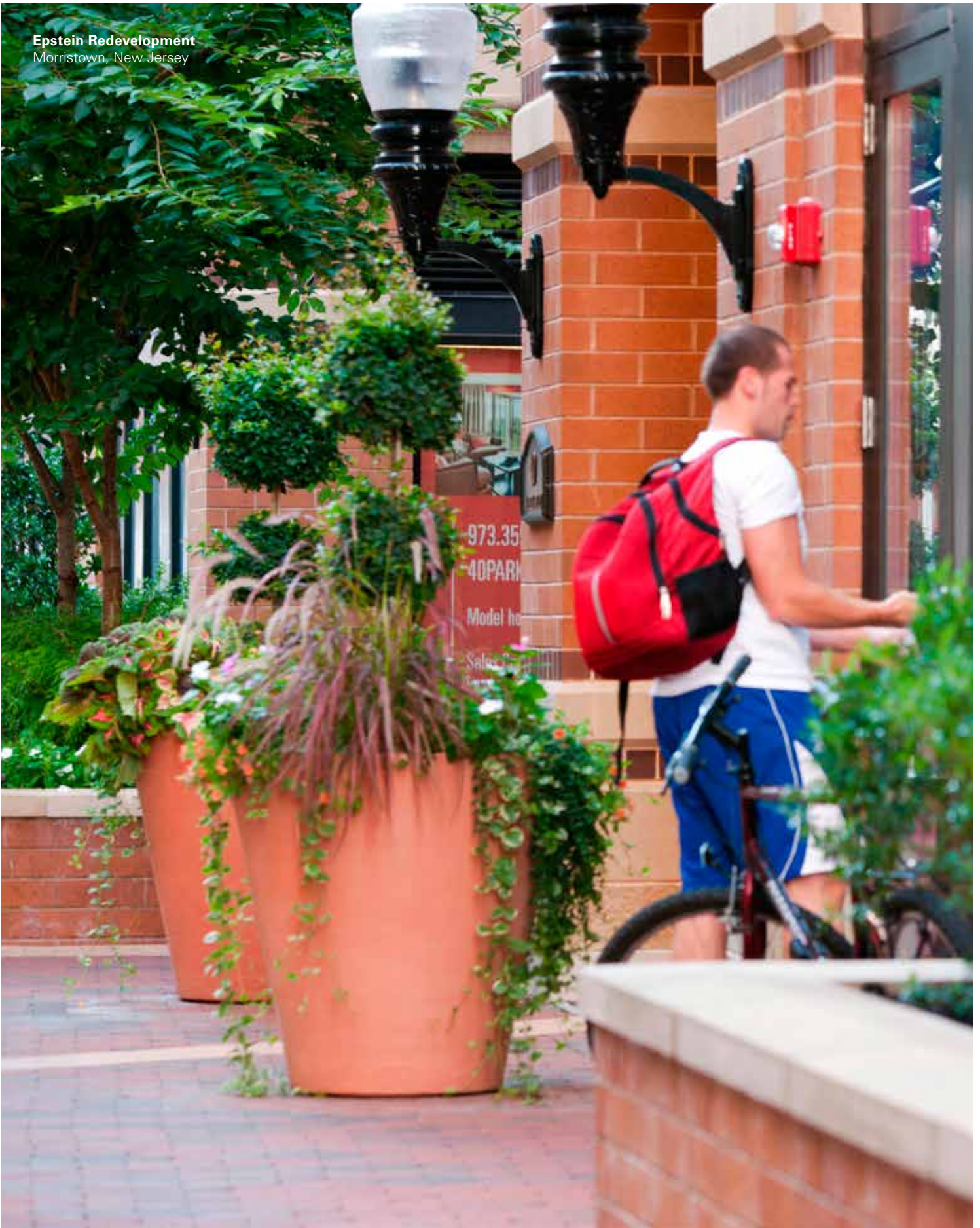
415.289.4176

jgoldman@ci.sausalito.ca.us



PROJECT DESCRIPTION

Epstein Redevelopment
Morristown, New Jersey





PROJECT DESCRIPTION

Our development plan for the East Waterfront Enterprise District (Site B) will be created in close coordination with the Alameda community, reflecting their desires and needs for the site.

We will strive to create a vibrant, mixed-use and sustainable community that fits seamlessly with the adjacent Town Center (Site A) development and the larger Alameda community. While not all of the East Waterfront Enterprise District is located within the boundaries of the Alameda Point Town Center and Waterfront Precise Plan, we believe the human-scale principles of the precise plan should be the guide for planning the entire East Waterfront Enterprise District. Our development plan will include a flexible phased approach that will allow for the development of the entire 82-acre site with the ability to build up to the maximum of 4.75 million sf of commercial use (the maximum 5.5 million sf less 750,00 sf that CIM is proposing for the adjacent Town Center (Site A)). The development plan will be based on an urban street grid, with a preference for smaller blocks (approximately 200 feet by 450 feet) that will encourage vibrant street life. Within this street grid, we will program each block based on market demand with commercial uses.

USES MAY INCLUDE:

- **Office Use.** Based on CIM's in-depth local market knowledge, there could be significant demand within the East Waterfront Enterprise District for office use, which would be highly flexible space that could accommodate a variety of user needs. A small handful of firms could ultimately take all of the office space, spread across multiple buildings within the urban neighborhood, similar to Amazon's urban corporate campus in the South Lake Union neighborhood in Seattle. Office use within the East Waterfront Enterprise District will provide tenants with office space that is a desired compromise between suburban office parks and city center



- locations: average block dimensions of approximately 200 feet by 450 feet will allow for buildings with generous floor plates while still located within a walkable, urban environment with a variety of retail and recreational amenities. The East Waterfront Enterprise District will be attractive to high value-add firms in tech and other sectors who are focused on recruiting and retaining the best employees.
- **Retail.** CIM will seek to maximize street-level retail use as much as market demand will allow throughout the East Waterfront Enterprise District. Most retail will probably front on Ferry Point Road, adjacent to the Seaplane Lagoon, and along Pacific Avenue, which will be a primary linkage between the rest of Alameda and the new ferry terminal. Some blocks may feature larger, destination retail uses (not big box style). CIM's extensive retail experience indicates that retail could be very successful on the site, provided that enough critical mass of office, hospitality, other commercial use, and residential use is developed within the East Waterfront Enterprise District and in the adjacent Town Center neighborhood (Site A).
- **Hospitality Use.** Based on CIM's deep knowledge of the hospitality sector, there may be an opportunity to develop a major destination hotel and conference center, which could include up to 2,000 hotel rooms and up to 450,000 sf of meeting space. Such a hotel would cater to large conventions and corporate meetings. This use could be very successful, given the combination of (i) a first class hotel and convention center in a relaxed waterfront setting, (ii) close proximity to the small-town charm of Alameda's Park Street, (iii) proximity to Oakland International Airport, and (iv) only a short ferry ride away from San Francisco, which is one of the most popular tourist destinations in North America. There is a lack of comparable facilities in desirable locations around the Bay Area, which could make this use very successful. Further, such a use could generate valuable transient occupancy tax and tourist spending.
- **Medical Office.** Demand for medical office space continues to grow throughout the United States. A limited amount of community-serving medical office space could be very successful within the East Waterfront Enterprise District.

- **Senior Living Centers.** One or more blocks could successfully accommodate a senior living facility, for which there is growing demand throughout the United States. Most senior living centers are located in suburban locations in which residents become very isolated when no longer able to drive. Locating a senior center within the urban community of the East Waterfront Enterprise District could be very desirable for seniors who would still be able to walk to nearby retail and other amenities without getting in a car. The relaxed waterfront setting and spectacular views over the Seaplane Lagoon could further add to the desirability of the location for such a use.
- **Light Manufacturing.** Where possible, CIM will seek to promote additional “Made in Alameda” light manufacturing, similar to what is occurring elsewhere in Alameda Point. Food and beverage products, renewable energy components, and furniture/arts are among the most likely light manufacturing uses for the East Waterfront Enterprise District. Such use could occur in stand-alone buildings or on the ground floors of larger commercial buildings with office and other uses on the upper floors.

Provided the land has been remediated and is ready for conveyance from the Navy, we envision that the first phase of the East Waterfront District will be built in the northeast corner of the site, closest to the Seaplane Lagoon and in close proximity to the adjacent Town Center development. This location will allow the greatest synergies between the two new neighborhoods, thus creating more critical mass, which will be a catalyst for future demand on both sites.

The East Waterfront Enterprise District will strive to feel like it has organically grown from the Alameda community. Much like the diverse and vibrant streetscapes of Park and Webster Streets, the district will include a diversity of building architecture and massing, without feeling like a homogenous master-planned development. Buildings will generally be larger than within the Town Center, given the more commercial-intensive use of the East Waterfront Enterprise District, but good design will seek to reduce the appearance of bulk.

Sustainability will be a fundamental part of the East Waterfront Enterprise District. The mixed-use community will be built with a focus on walkability, transit and bicycle use. Commercial uses will be situated to minimize car trips within the community. Buildings will be situated and designed to maximize efficiency, with a goal of minimizing artificial heating and cooling. Solar power will be incorporated where feasible. Streets will include an abundance of street trees, which in addition to beauty, add to the sustainability of the community. The site plan will include sustainable solutions for managing storm water.

Long term economic sustainability will also be a focus, with an adherence to the City’s Project Labor Agreement and partnership with the Alameda Point Collaborative to promote the hiring of their residents.



PREVIOUS EXPERIENCE



Seaholm Power Plant

Austin, Texas

CIM is currently redeveloping the iconic and historic Seaholm Power Plant in downtown Austin.

CIM and its local partner executed a Master Development Agreement with the City of Austin for the development, which facilitated the transfer of the closed power plant from the City to CIM and its partner upon completion of the City's environmental remediation on the site. When completed in 2015, Seaholm Power Plant will become a dynamic mixed-use destination including office, retail and residential components, which is already serving as a catalyst for further investment in the surrounding area.

FIRM

CIM

COMPLETION DATE

Under Construction

DEVELOPER STRUCTURE/TEAM

CIM as investor & developer, Southwest Strategies Group as co-developer

COSTS AND FINANCING

Funds include CIM equity & city incentives

REVELANCE

Evidences CIM's expertise with executing complicated mixed-use developments through public-private ventures.

REFERENCE

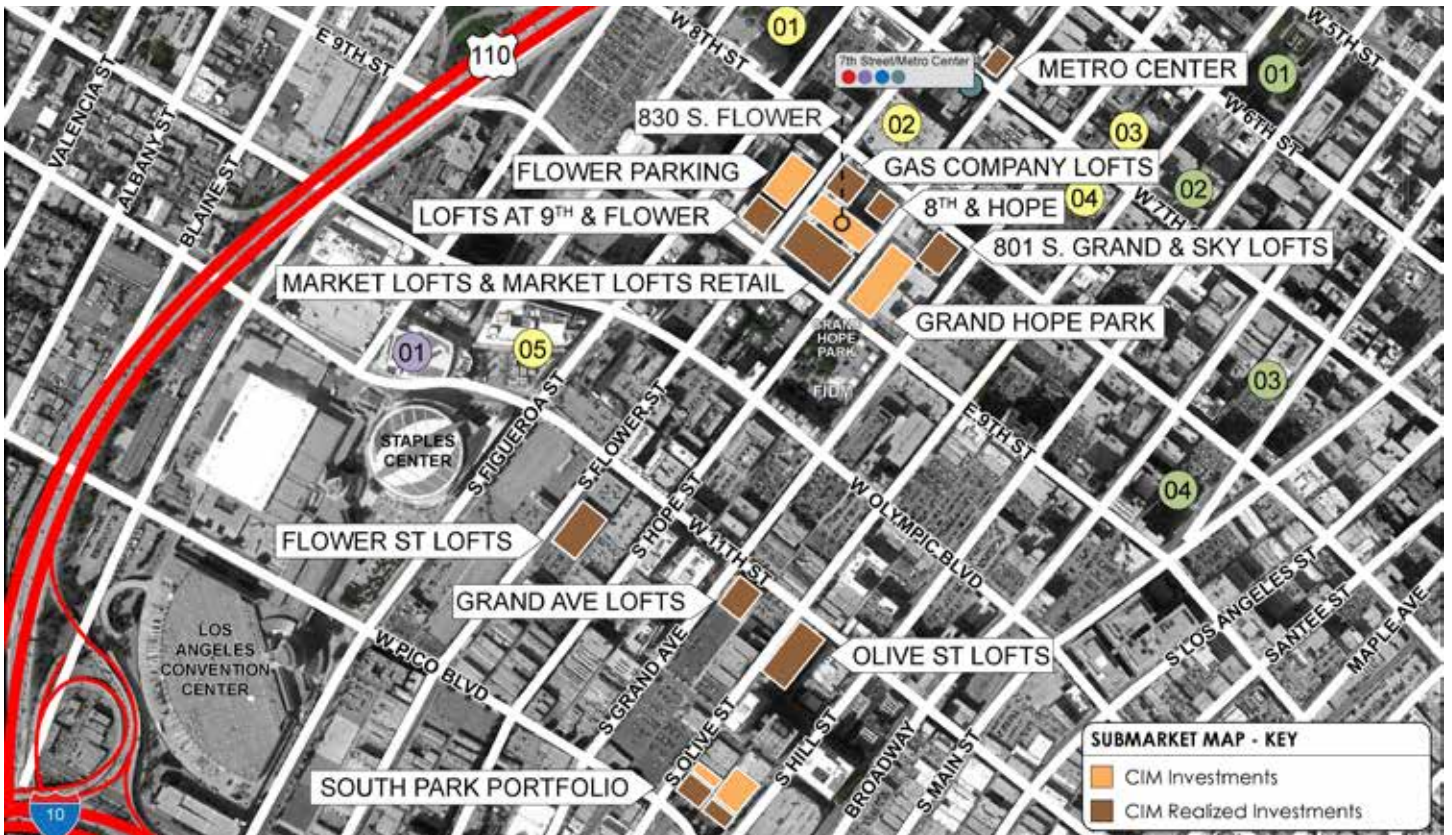
John Rosato
Southwest Strategies Group
1214 W 6th Street, Suite 220
Austin, Texas 78703
512.458.8153
john@swsg.com





Seaholm Power Plant
Austin, Texas





Downtown Los Angeles

Los Angeles, California

CIM's catalytic investments in the formerly blighted neighborhood near 9th and Flower Streets in downtown Los Angeles helped to establish the area as an accepted residential district, thus helping to usher in a dramatic increase in residents and property values throughout downtown Los Angeles in the subsequent years.

CIM worked in close partnership with the City of Los Angeles and CRA/LA on these developments, which included nearly 1 million sf of new residential development and the development of the first grocery store in downtown Los Angeles in over 50 years. CIM's downtown LA developments included both ground-up new mixed-use construction as well as adaptive re-use of existing structures.



FIRM
CIM

COMPLETION DATE
2001 to Present

DEVELOPER STRUCTURE/TEAM
CIM as investor & developer (JV partner on select assets) RTKL as architect on select assets

COSTS AND FINANCING
Over \$600 million (funds included Cim equity, tax credits and CRA investments)

RELEVANCE
Evidences CIM's ability to work closely with city government to create developments that are responsive to community's needs. Also evidences CIM's ability to undertake large, complex phased developments and to successfully create new communities in brownfield locations.

REFERENCE
Kelli Bernard
Deputy Mayor, Economic Development
City of Los Angeles
200 North Spring Street, Mail Stop 370
Los Angeles, CA 90012
213.978.1626





Oakland Mixed-Use

Oakland, California

Between 2007 and 2008 CIM became the largest property owner in downtown Oakland by acquiring 2.2 million sf of commercial space comprised of two full-service Marriott hotels with a combined 646 rooms and 5 office buildings with 1,730,000 sf.

Key tenants within CIM's portfolio include Kaiser Permanente (HQ), Pandora (HQ), and Wells Fargo. Through these investments, CIM has become deeply involved with the Downtown and Uptown Oakland Benefit Districts, which provide vital services to Oakland's primary downtown neighborhoods. Additionally, CIM has worked closely with the City of Oakland and Visit Oakland on the joint operation of the city-owned Oakland Convention Center, which functions as part of CIM's Oakland Marriott City Center.

CIM owns and actively manage these assets, which evidences CIM's expertise with investing in and operating a variety of real estate assets, including office, retail and hospitality. These assets also evidence CIM's deep local market knowledge, which will result in realistic assumptions for the redevelopment of Alameda Point.

FIRM
CIM

COMPLETION DATE
Acquired 2007-2008

DATES
Acquired 2007-2008

TEAM
CIM is the sole investor and operator

COSTS
Funds include CIM equity

RELEVANCE

Assets provide deep market knowledge of the local economy. Also evidence expertise with a variety of asset types, including office, retail and hospitality.

REFERENCES

Michael Huaco
Vice President, Business Strategy & Real Estate
Kaiser Foundation Health Plan
1800 Harrison Street
Oakland, CA 94612
T: 510.625.5816
michael.huaco@kp.org

Steve Snider
District Manager
Downtown & Uptown Oakland District Associations
388 19th Street
Oakland, CA 94612
T: 510.452.4529
steve@downtownoakland.com





Sacramento

Sacramento, California

CIM worked with the City of Sacramento on several PPV developments in downtown Sacramento, which included 800J, a 225-unit residential building with street retail, and 61,000 sf of vibrant new street retail located at 1000 K Street and 1012-1022 K Street.

These developments speak to CIM's ability to work with cities to create developments that respond to their needs. Further, these developments have served as catalysts for further investment in the previously under-served downtown area.

FIRM

CIM

CLIENT

City of Sacramento

DATES

Completed in 2006 (800J) and 2008-2011 (K Street retail)

TEAM

CIM was the investor and developer (JV local partner for 1000-1022 K Street retail)

COSTS

Funds include CIM equity & CRA investments

RELEVANCE

Assets evidence CIM's strength with working with local governments to execute PPV's that benefit all interests.

REFERENCES

Michael Ault
Executive Director
Downtown Sacramento Partnership
980 9th Street, Suite 400
Sacramento, CA 95814
T: 916.442.8575
mault@downtownsac.org





Sunset La Cienega

Los Angeles, California

In 2011 CIM acquired the approximately 4-acre site at intersection of Sunset Boulevard and La Cienega in the heart of the City of West Hollywood's Sunset Strip district.

The site had previously sat vacant and unused for many years and was a blight to the surrounding area. In working closely with the City, CIM began a complex redevelopment of the site that will include a 287 room full-service hotel, 190 residential units, and 43,000 sf of street retail. The development, which is now under construction, speaks to CIM's strong ability to create mixed-use development plans that respond well to the needs and desires of its community.

FIRM
CIM

DATES
Under Construction

COSTS
Funds include CIM equity

RELEVANCE
Experience working with a city to create a marque mixed-use development on a complicated infill site that is a win-win for all stakeholders

REFERENCE

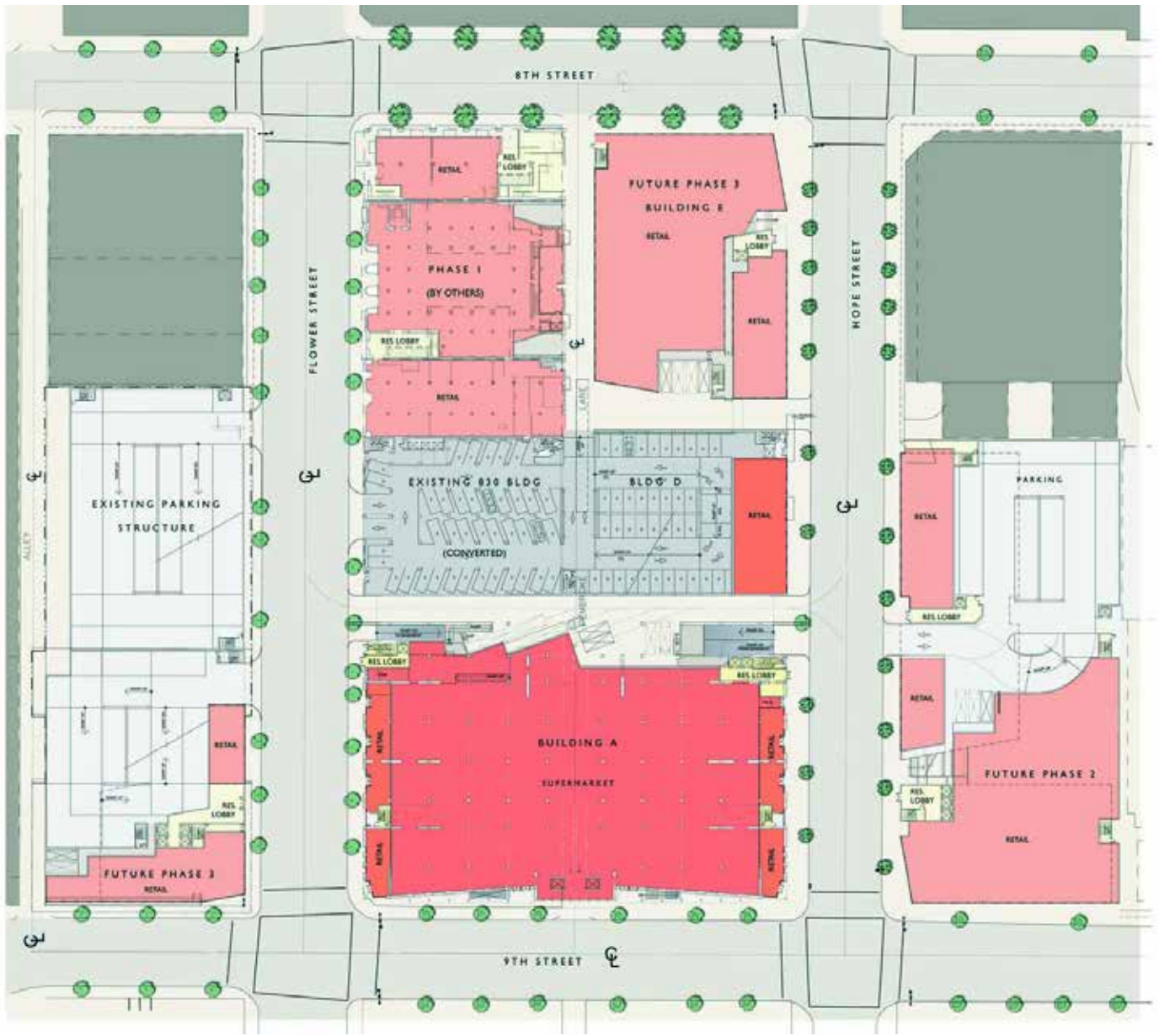
Paul Arevalo
City Manager
City of West Hollywood
8300 Santa Monica Blvd.
West Hollywood, CA 90069
T: 323.848.6400
parevalo@weho.org



Sunset La Cienega
Los Angeles, California







9th and Flower Design Guidelines

Los Angeles, California, United States

Leading the charge to make downtown Los Angeles truly livable, the Grand Hope master plan brings together residential space and retail amenities to create a community that revitalizes the city's super-urban core.

This large-scale redevelopment project encompassed 7 parcels in the heart of the city. The plan for the initial phase consisted of both ground-up construction and renovations of existing buildings. RTKL's scope of work included the adaptive repositioning of an existing historic office building into a parking structure, the construction of 250 new residential loft units above a new 50,000-SF grocery store, 4,400 SF of convenience ground-level retail, and above and below grade parking for 725 cars.

As a Public-Private Partnership project, RTKL worked alongside CIM, the City Redevelopment Agency and the City Planning Department to design a long-term development plan for the remaining parcels that would ensure community walkability and preserve this revived the urban fabric for years to come.

FIRM

RTKL Associates, Inc.

CLIENT

CIM Group

SERVICES

Planning & Entitlements

COMPLETION DATE

2004



2008 MERIT AWARD
Gold Nugget



The Market Lofts at 9th and Flower

Los Angeles, California, United States

The Market Lofts at 9th & Flower bring an unprecedented combination of cutting-edge residential space, the first supermarket in LA's downtown core, and retail amenities to a burgeoning super-urban community.

Part of a multi-block redevelopment area, this mixed-use development will be built in several phases. The initial phase includes the adaptive repositioning of an existing historic office building into a parking structure, the construction of 250 new residential loft units above a new 50,000-SF grocery store, 4,400 SF of convenience ground-level retail, and above and below grade parking for 725 cars. Approximately 20 percent of the

residential component will be dedicated to affordable housing.

The second phase on the same block will include approximately 25,400 SF of retail space and 152 apartment units. The third and fourth phases of the overall three-block development will eventually include an additional 34,200 SF of street-level retail and up to 521 residential units with related parking.

FIRM
RTKL Associates, Inc.

CLIENT
CIM Group

SERVICES
Master Planning, Planning & Urban Design, Architecture

COMPLETION DATE
2004





888 Hope Residential Tower

Los Angeles, California, United States

The 888 South Hope residential tower will add a luxury residential option to this rapidly growing urban core.

Part of the larger Grand Hope development, this 38-story tower will feature 526 apartment units for rent, a 6-story attached parking structure and rooftop amenities. The high-density project will be completed in two phases, with the mixed-use parking structure scheduled for completion first.

This project joins The Market Lofts at 9th & Flower to bring an unprecedented combination of cutting-edge residential space, the first supermarket in LA's downtown core in over 30 years and retail amenities to this burgeoning super-urban core.

The tower and the adjacent amenity building offer ground floor retail and with an enhanced pedestrian walkway employing double rows of street trees, benches, and pocket parks that go beyond the city's planning requirements to create a truly walkable downtown. Once inside the project residents and their guests will have access to the 1 acre amenities deck complete with pool, elevated forest and greens, those wanting to take in the city lights can do so from the 38th story amenities lounge and entertainment deck.

FIRM

RTKL Associates, Inc.

CLIENT

CIM Group

SERVICES

Architecture, Interiors, Branding



**2008 PRESIDENT'S
EXCELLENCE AWARD,
VISIONARY PLANNING
FOR MOBILITY,
LIVABILITY, PROSPERITY &
SUSTAINABILITY, COMPASS
BLUEPRINT**

Southern California Association of
Governments (SCAG)

**2005 COMPREHENSIVE
PLANNING, LARGE
JURISDICTION AWARD**

Los Angeles American Planning
Association

**2005 NATIONAL SMART
GROWTH ACHIEVEMENT
AWARD, POLICIES AND
REGULATIONS**

US Environmental Protection
Agency



Pasadena Central District Specific Plan

Pasadena, California, United States

Pasadena has long been regarded as one of Southern California's most notable communities. In recent years, Pasadena's Downtown has emerged as an outstanding example of "smart growth."

RTKL's Central District Specific Plan supports land-use patterns that reinforce Downtown's role as the primary business, financial, retailing, and government center of the City. RTKL's approach stresses infill and redevelopment that anticipates a changing economy while strengthening Pasadena's wealth of cultural and institutional resources.

The Central District Specific Plan provides the framework for a more pedestrian friendly, transit-oriented, and mixed-use downtown, coupled with the vision of a vibrant urban regional center. Land Use, Mobility, and Urban Design Concepts describe the general urban character of individual districts as well as the area of the whole, while Design Guidelines emphasize high-quality development in harmony with Pasadena's unique architectural heritage.

The Specific Plan, which coincided with a comprehensive revision of the Zoning Code and updates of the Land Use and Mobility Elements of the City's General Plan, was adopted in November 2005. Since the project began in June 1999, significant mixed-use, transit-oriented and urban housing development projects, including more than 2,800 dwelling units, have been built, begun construction, or are planned for the downtown.

FIRM

RTKL Associates, Inc.

CLIENT

City of Pasadena

SERVICES

Urban Design, Design Guidelines, Tenant Design Criteria, Community Outreach

COMPLETION DATE

2004

TOTAL COST

\$400,000 fee

REFERENCE

Laura Dahl, Senior Planner, Planning Division
City of Pasadena
(626) 744-6767
ldahl@cityofpasadena.net

DEVELOPER STRUCTURE/TEAM

City-Initiated Project

LESSONS LEARNED

Extensive Outreach over many years required a massive parallel effort to the technical planning work stream itself. Managing both enhanced communication between the project team and stakeholders and led to earlier acceptance of a stronger project.

RELEVANT ELEMENTS TO DEVELOPMENT AT ALAMEDA POINT

Outreach and the ability to communicate project values to a variety of stakeholders will be key to gaining consensus to move the project further, faster.

SOURCES OF PREDEVELOPMENT FUNDS, CONSTRUCTION FINANCING, LONG-TERM FINANCING, EQUITY FUNDING OR FINANCING, AND OTHER WORKING CAPITAL:

Plan was publicly financed





Union Village

Pasadena, California, United States

The client faced numerous initial hurdles to developing Union Village, although its biggest hurdle was to accommodate Pasadena’s Downtown Specific Plan.

Since the client was familiar with RTKL’s expertise in creating urban districts and negotiating complex planning regulations, it felt confident in commissioning RTKL to design and successfully integrate this dynamic new property into Old Pasadena. Located on the southeast corner of Union Street and El Molino Avenue, the mixed-use Union Village development now anchors Pasadena’s flourishing Playhouse District and brings added life to the city.

In keeping with Old Pasadena’s look and feel, RTKL designed Union Village to reflect an Andalusian style—complete with stucco walls, plaster ornamentation, clay tile roofs, patios, balconies and ornamental ironwork. This 116,000-SF mixed-use development comprises 62,000 SF of office space, 10,000 SF of retail, four levels of subterranean parking and 44,000 SF of residential space, including three live/work units. The design of Union Village also

incorporates a traditional courtyard housing model and two paseos, creating a grandly scaled balance of spaces and functions.



FIRM
RTKL Associates, Inc.

CLIENT
Mill Creek Properties

SERVICES
Conceptual Design, Architecture





Colorado at Lake Mixed Use

Pasadena, California, United States

Located at the intersection of Mentor and Colorado Boulevard, the 1.95-acre mixed-use development includes the renovation of an existing hotel building and new construction of a mixed-use nine-story office, retail and residential building.

The development will be constructed in three phases. Phase One includes the adaptive reuse and renovation of the existing 63,418-SF Hotel Constance. The renovated hotel will include 114-keys and five residential units located on the sixth and seventh floors. Phase Two includes a 32,650-SF hotel addition containing 42-keys, a rooftop pool, and three to four levels of subterranean parking. Phase Three will complete the build-out and consist of commercial office and retail space. The new tower

is being constructed west of the historic Constance Hotel and its related ground level courtyard which are subject to The Secretary of Interior's Standards for Historic Preservation, and north of an existing office tower of similar height. Parking will be provided by the build-out of the remaining three to four level subterranean garage and will result in an ultimate build-out for 784 cars.

FIRM

RTKL Associates, Inc.

CLIENT

Singpoli Pacifica, LLC

SERVICES

Conceptual Design, Entitlement Process, Architecture





LA Sports & Entertainment District Master Plan

Los Angeles, California, United States

Since its completion in 2000, the Staples Center, Los Angeles' world-class sports arena located adjacent to the old convention center, has been a powerful catalyst for the renewal of the city's downtown.

Eager to continue with this revitalization, the facility's owner hired RTKL to generate a master plan for a 33-acre urban district along the downtown area's southern edge.

Under the expectation that the district would attract six million visitors annually, RTKL envisioned a mix of compatible and synergistic uses that would complement the arena and convention centre. The centerpiece of the plan was the new L.A. LIVE mixed-use development, an exciting, 24-hour-a-day attractions.

In addition to providing planning and urban design for the entertainment district, RTKL provided architecture and environmental graphic design for L.A. LIVE's two mixed-use anchor buildings made up of retail, restaurant, office, museum and entertainment space, a 720-seat theatre, a 1,000-room condominium hotel, and the west coast broadcasting headquarters for ESPN sports television. Complete with a 40,000-SF pedestrian friendly public plaza. L.A. LIVE underscores the city's reputation as one of the world's most dynamic entertainment hubs. The open-air space serves as a central meeting spot and boasts state-of-the-art lighting, LED-screens and signage displays. The technology-enhanced accents captivate audiences and decorate building facades. Additionally, RTKL's design offers convenient

ground-level access from the plaza to a wide selection of shops, restaurants and leisure activities. L.A. LIVE, utilizing a phased delivery, creates a vibrant urban community catering to visitors and city denizens alike.

FIRM
RTKL Associates, Inc.

CLIENT
Anschutz Entertainment Group (AEG)

SERVICES
Planning & Urban Design, Master Planning, Programming, Entitlement Process

COMPLETION DATE
2001

TOTAL COST
\$ \$2.5 Billion (LA Live)

REFERENCE
Ted Tanner, Sr. VP Real Estate
(213) 742-7870
ttanner@aeg-la.com

DEVELOPER STRUCTURE/TEAM
AEG, RTKL, numerous consultants, stakeholders, community groups

LESSONS LEARNED

- Proactive and extensive engagement with stakeholder groups helped to ease entitlement;
- Negotiating bundled entitlements allows a "basket" of development that gives the City certainty about scope and allows flexibility to master and subsequent developers as markets evolve.

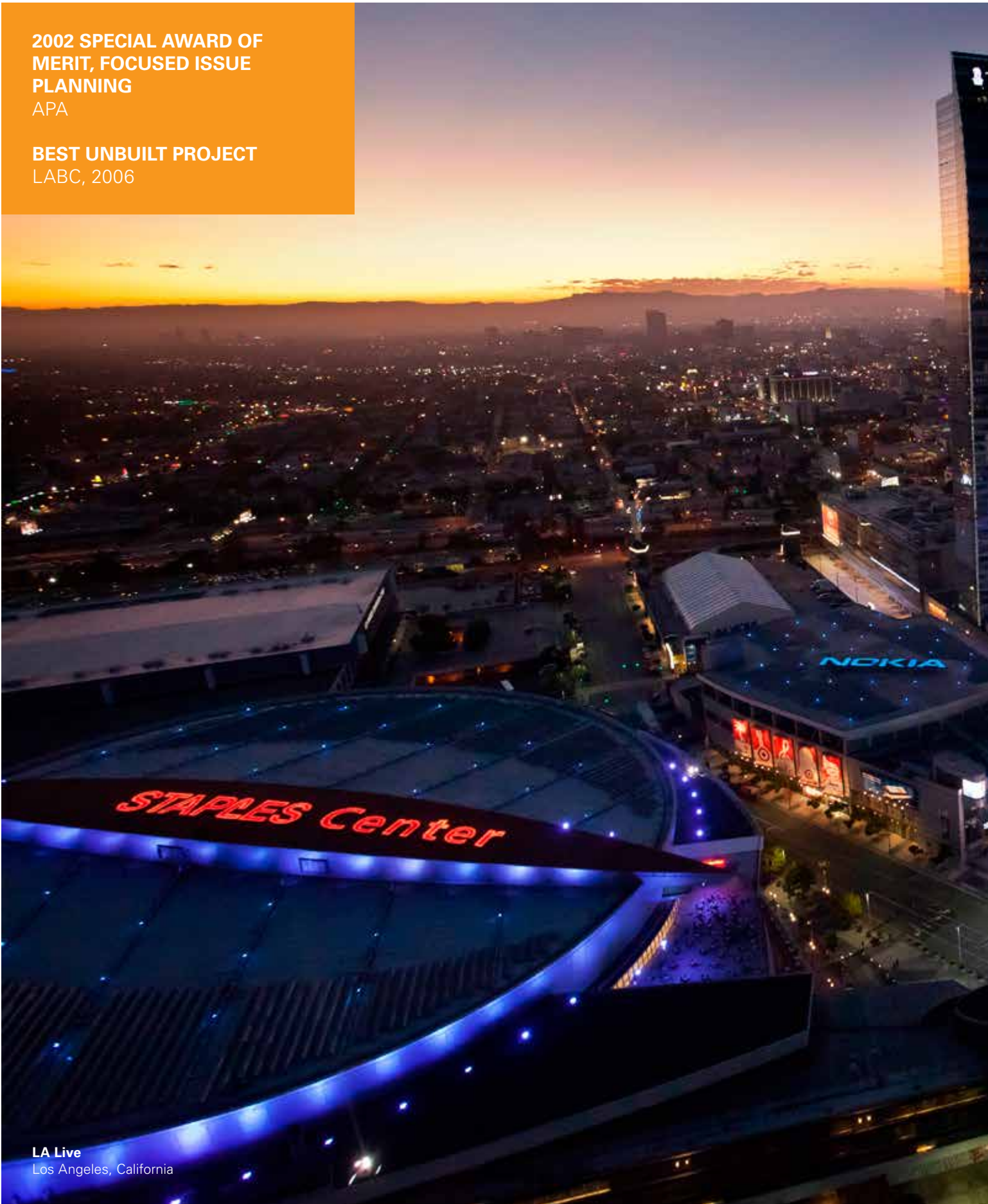
RELEVANT ELEMENTS TO DEVELOPMENT AT ALAMEDA POINT

Developing long-term relationship with client, City, and the project, leading seamlessly from master planning to architecture in execution.

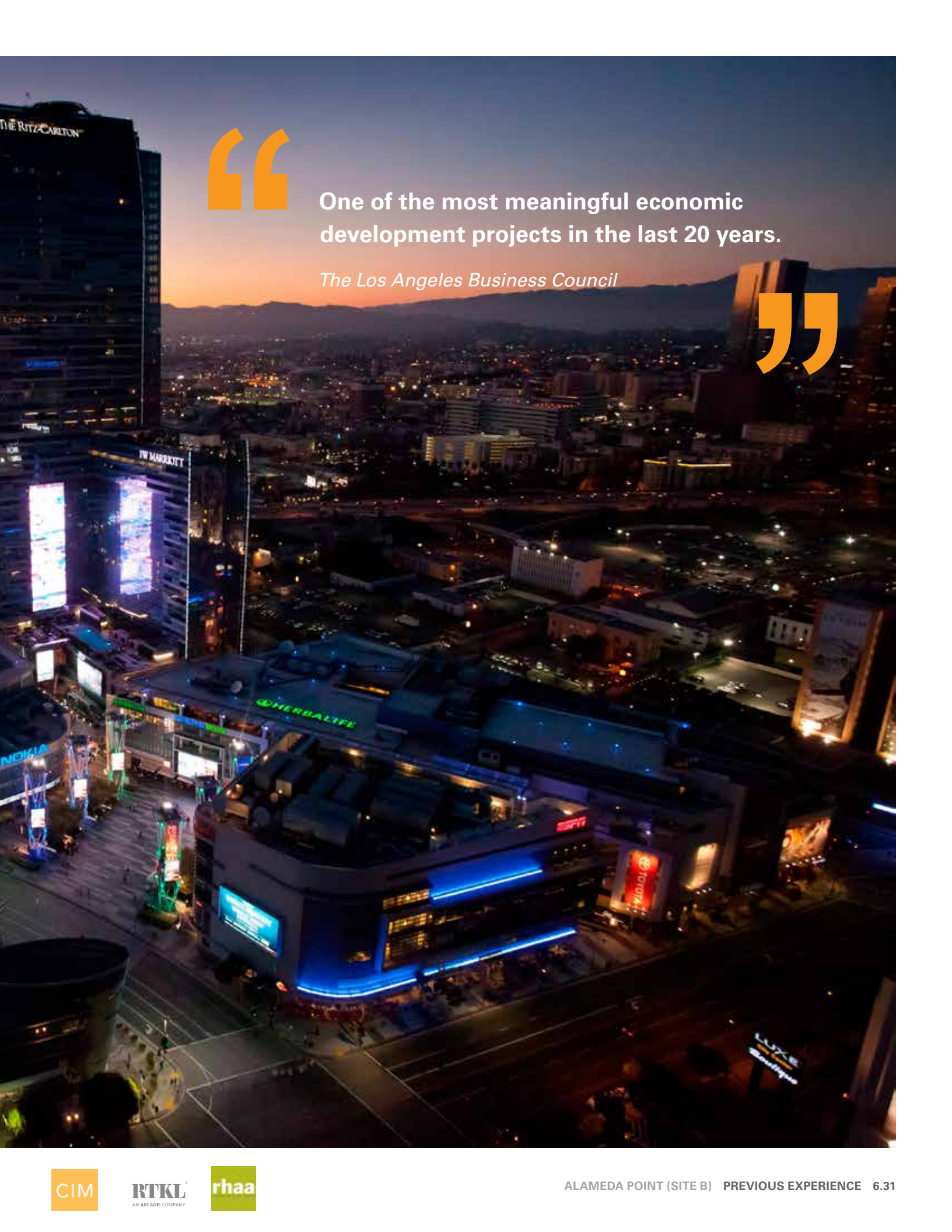


2002 SPECIAL AWARD OF
MERIT, FOCUSED ISSUE
PLANNING
APA

BEST UNBUILT PROJECT
LABC, 2006



LA Live
Los Angeles, California



“

One of the most meaningful economic development projects in the last 20 years.

The Los Angeles Business Council

”



6.32 PREVIOUS EXPERIENCE ALAMEDA POINT (SITE B)



717 Olympic

Los Angeles, California, United States

The 717 Olympic tower anchors LA Live, the bustling sports and entertainment complex in downtown Los Angeles.

Challenged by the project's compact site, RTKL developed an exterior scheme that sensitively addresses mass, rhythm and organizational structure, with deep setbacks and shadow lines that articulate a sense of layering and texture and create architectural balance with the cityscape.

This 26-story, mixed-use, luxury residential building fills the niche for upscale housing in the city center and includes 700-SM of ground floor retail and commercial space. Each residential level features nine units with varying floor plans, including two-story penthouses. Each level also boasts raised, private balconies that provide views of the entertainment district and surrounding downtown area. Carved out areas on the 8th and 26th floors provide space for tenant amenities including a fitness area, gourmet kitchen, outdoor grilling area and theater.

FIRM

RTKL Associates, Inc.

CLIENT

The Hanover Company

SERVICES

Site Planning, Conceptual Design, Architecture

COMPLETION DATE

2008

COSTS AND FINANCING

\$73,000,000



2010 MERIT PROJECT OF THE YEAR

Multi Family Executive

**2009 PROJECT OF THE YEAR:
HIGH-RISE, MERIT**

Multifamily Executive Awards

**2009 FINALIST, NAHB PILLARS
OF THE INDUSTRY AWARDS**

NAHB

2009 MERIT AWARD

Gold Nugget Awards

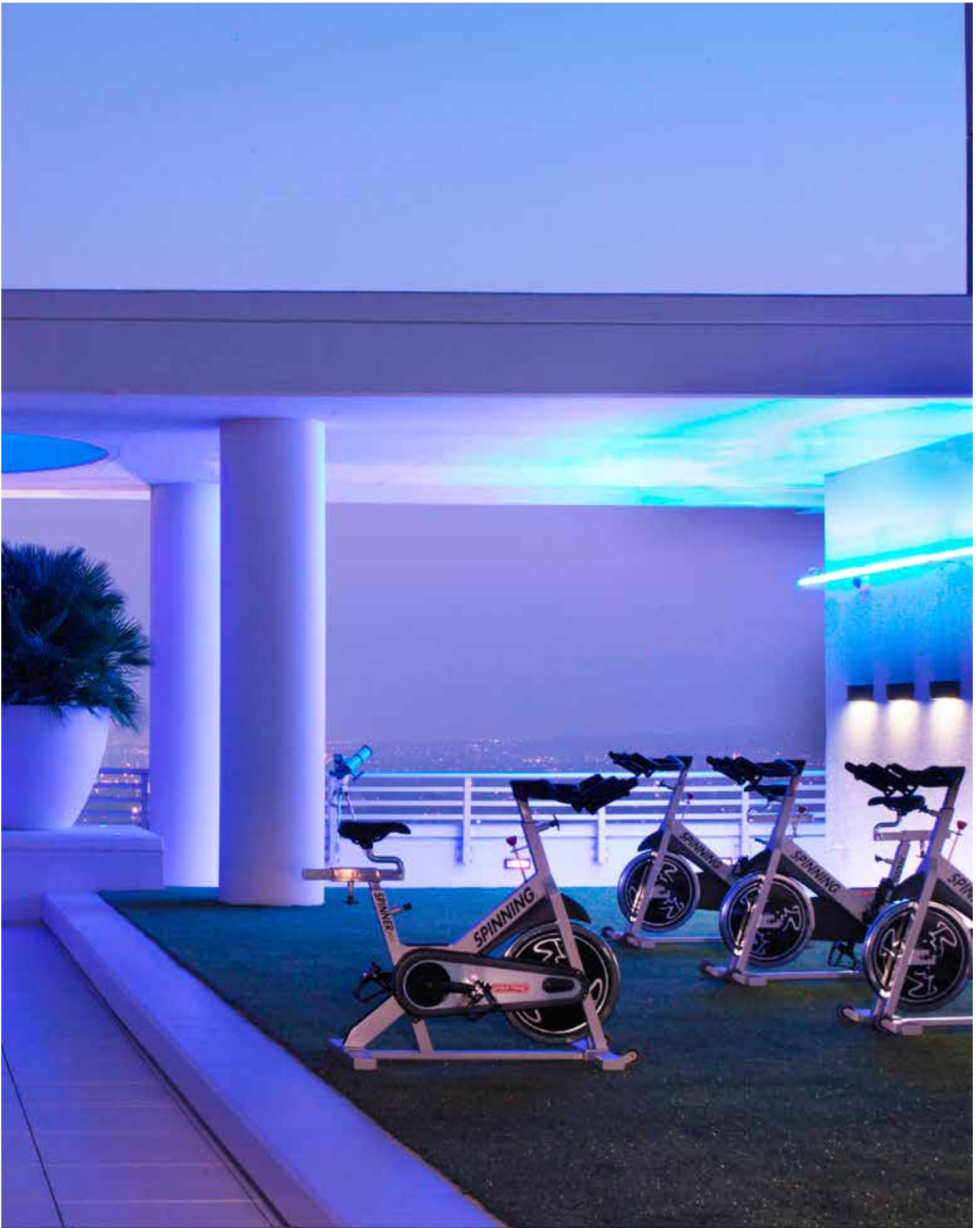
**2009 DOWNTOWNERS OF
DISTINCTION - SOUTH PARK**

Los Angeles Downtown News



717 Olympic

Los Angeles, California, United States





L.A. LIVE

Los Angeles, California, United States

As the centerpiece of the city's sports and entertainment district, L.A. Live mixed-use development has revitalized downtown Los Angeles with exciting, 24-hour-a-day attractions.

Featuring two mixed-use anchor buildings composed of retail, restaurant, office, museum and entertainment space, a 720-seat theatre, a 1,000-room condominium hotel and the west coast broadcasting headquarters for ESPN, L.A. Live underscores the city's reputation as one of the world's most dynamic entertainment hubs.

Emphasizing a pedestrian-focused landscape, RTKL's design scheme for the two anchor buildings orients the development around a 40,000-SF public plaza. The open-air plaza serves as a central meeting spot and boasts state-of-the-art lighting, LED-screens and signage displays. The technology-enhanced accents captivate audiences and decorate building facades.

Additionally, RTKL's design offers convenient ground-level access from the plaza to a wide selection of shops, restaurants and leisure activities. L.A. Live, utilizing a phased delivery, creates a vibrant urban community catering to visitors and city denizens alike.

FIRM

RTKL Associates, Inc.

CLIENT

Anschutz Entertainment Group (AEG)

SERVICES

Planning & Urban Design, Master Planning, Entitlement Process, Programming, Architecture, Environmental Graphic Design

COMPLETION DATE

2009

DEVELOPER STRUCTURE/TEAM

AEG, RTKL, numerous consultants, stakeholders, community groups

COSTS AND FINANCING

\$190,000,000

REFERENCE

Ted Tanner, Sr. VP Real Estate
(213) 742-7870
ttanner@aeg-la.com



**2010 COMMUNITY IMPACT
AWARD, LA BUSINESS
COUNCIL (LABC), 2010**

Award of Excellence
Urban Land Institute (ULI)

2009 DESIGN AWARD

Southern California Development
Forum (SCDF)

**2009 AWARD OF MERIT - LA
LIVE! BUILDINGS A (AEG
BUILDING) AND B (ESPN
BUILDING)**

California Construction Magazine

**2009 JUDGES SPECIAL AWARD
OF EXCELLENCE**

Golden Nugget Awards

**2009 DOWNTOWNERS OF
DISTINCTION - FIGUEROA
CORRIDOR**

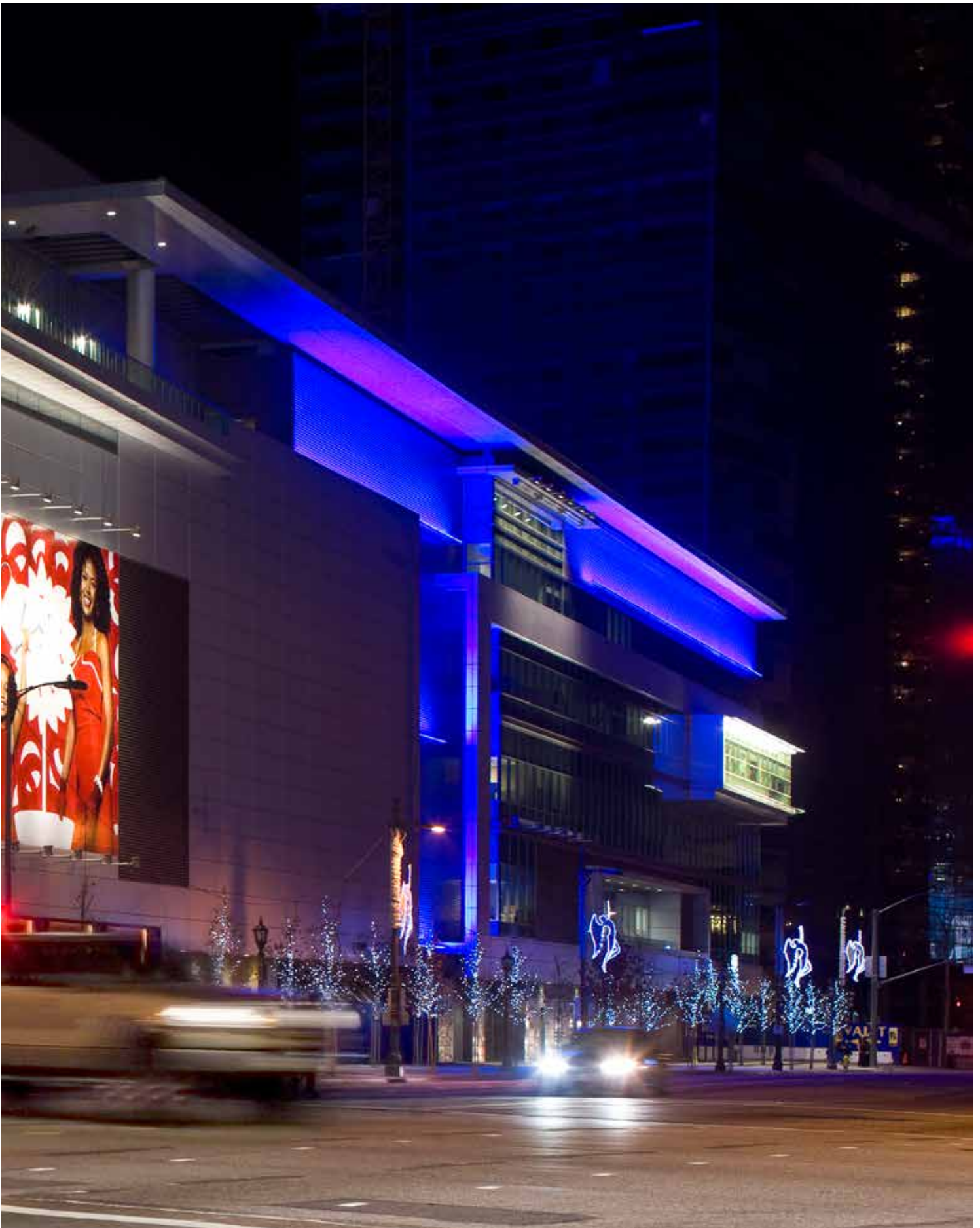
Los Angeles Downtown News

**2006 ARCHITECTURAL AWARD
FOR BEST UNBUILT PROJECT**

LA Business Council (LABC)



LA Live
Los Angeles, California





L.A. Center

Los Angeles, California, United States

L.A. Center is the residential component of L.A. Live, a mixed-use development covering six city blocks of apartments, bars and restaurants, retail space, a W Hotel and Residences and the Staples Center.

As a way to overcome the challenges of a competitive local residential market, RTKL created a design scheme for the L.A. Center that establishes a balanced relationship between the development's two residential towers. The north tower features high-end condo units, while the south tower steadies the L.A. Center with less expensive rental alternatives.

The design of the north tower draws on sleek forms and a rich color scheme.

The materials and finishes found on the interior appeal to upscale residents and include semi-precious blue agate stones, recycled glass material, larch wood columns and white marble floors. Contrary to its neighbor, the south tower design targets younger tenants and features bright, warm colors and rectilinear shapes. Finishes in this space include bronze, stone, and lighter woods. All individual units in both buildings showcase built-in millwork

and appliances and spa-inspired bathrooms.

FIRM
RTKL Associates, Inc.

CLIENT
The Moinian Group

SERVICES
Architecture, Environmental Graphic Design

COMPLETION DATE
2012





6.42 PREVIOUS EXPERIENCE ALAMEDA POINT (SITE B)



Addison Circle

Addison, Texas, United States

In the early 1990s, the town of Addison, Texas partnered with RTKL to identify a unique personality for the Dallas suburb. The result was the transformation of an 80-acre site into a hub of community living for Addison's residents.

Respecting the town's moratorium on garden-style apartments, RTKL created a high-density urban district that supports 3,500 residential units and up to 4,000,000 SF of office, hotel and retail space. More importantly, a pedestrian-friendly street grid, a series of public parks and a landmark sculpture define an outdoor focus for the development.

Next to a traffic-calming rotary, three mid-rise buildings surround structured parking and embrace a public park with trees preserved during design and construction. A public esplanade and adjacent retail, residential and office structures extend toward the Dallas North Tollway to establish a highly visible commercial presence. This award-winning district is a groundbreaking example of a public-private partnership that has produced a sustainable alternative to suburban sprawl.

FIRM

RTKL Associates, Inc.

CLIENT

Post Properties, Inc.

SERVICES

Urban Design, Master Planning, Architecture

COMPLETION DATE

2006

TOTAL COST

\$ 75,000,000

REFERENCE

Catherine Foltz, Vice President Development
Post Properties, Inc.
5040 Addison Cir Ste 300
Addison, TX 75001-3352
United States
(703) 549-0780

LESSONS LEARNED

Controlling the Master Planning and Architecture over the course of the project led to a higher quality residential product and a more creative and viable public realm.

RELEVANT ELEMENTS TO DEVELOPMENT AT ALAMEDA POINT

Respecting local traditions and working within limitations to drive creativity and deliver a higher quality, more sustainable master plan and resultant architecture and public realm design.

SOURCES OF PREDEVELOPMENT FUNDS, CONSTRUCTION FINANCING, LONG-TERM FINANCING, EQUITY FUNDING OR FINANCING, AND OTHER WORKING CAPITAL:

Privately Financed.



**INSTITUTE HONOR AWARDS
FOR REGIONAL AND URBAN
DESIGN,**

AIA National Planning Award, 2005
Development in Context Award,
APA North Central Texas Chapter,
1995

**UNBUILT PROJECT MERIT
AWARD,**

American Institute of Architects
(AIA), Dallas Chapter, 1996

BEST MIXED-USE DEAL,

Dallas Business Journal, 1997

AHWAHNEE AWARD,

Center for Livable Communities,
1997

**BEST MULTI-FAMILY
DEVELOPMENT,**

National Home Builder's
Association of America, 1998

**GRAND AWARD FOR DESIGN
AND PLANNING,**

Builder's Choice, 1998

**PROJECT PLANNING AWARD,
MERIT AWARD (BUILT
PROJECT),**

APA Texas Chapter, 1998

**NATIONAL PROFESSIONAL
INTEREST AWARD,**

American Institute of Architects
(AIA), Dallas Chapter, 2000

**NATIONAL PROFESSIONAL
INTEREST AWARD,**

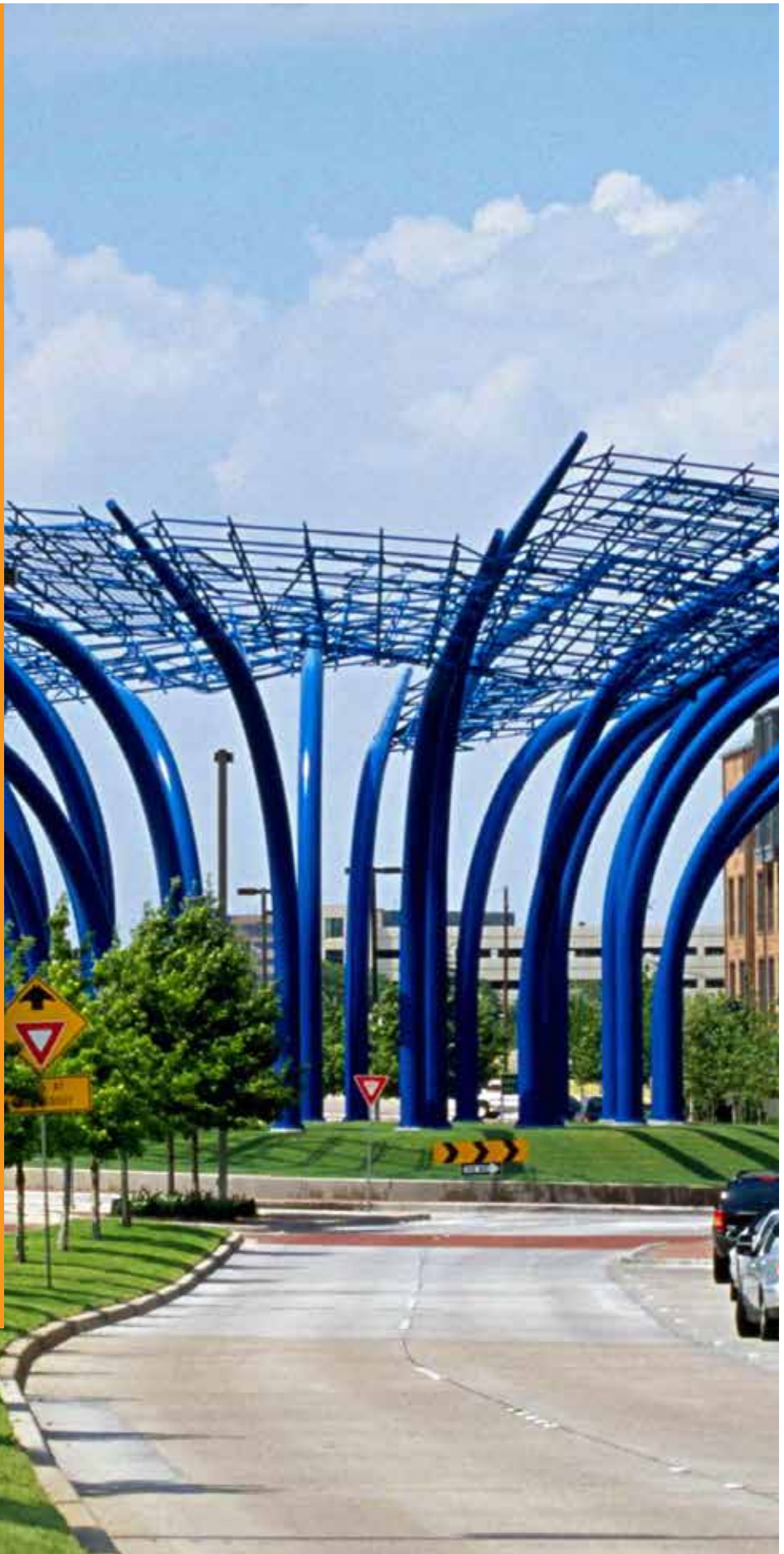
American Institute of Architects
(AIA), National, Center for Livable
Communities, 2000

**URBAN DESIGN AWARD (BUILT
PROJECTS),**

Greater Dallas Planning Council,
2002

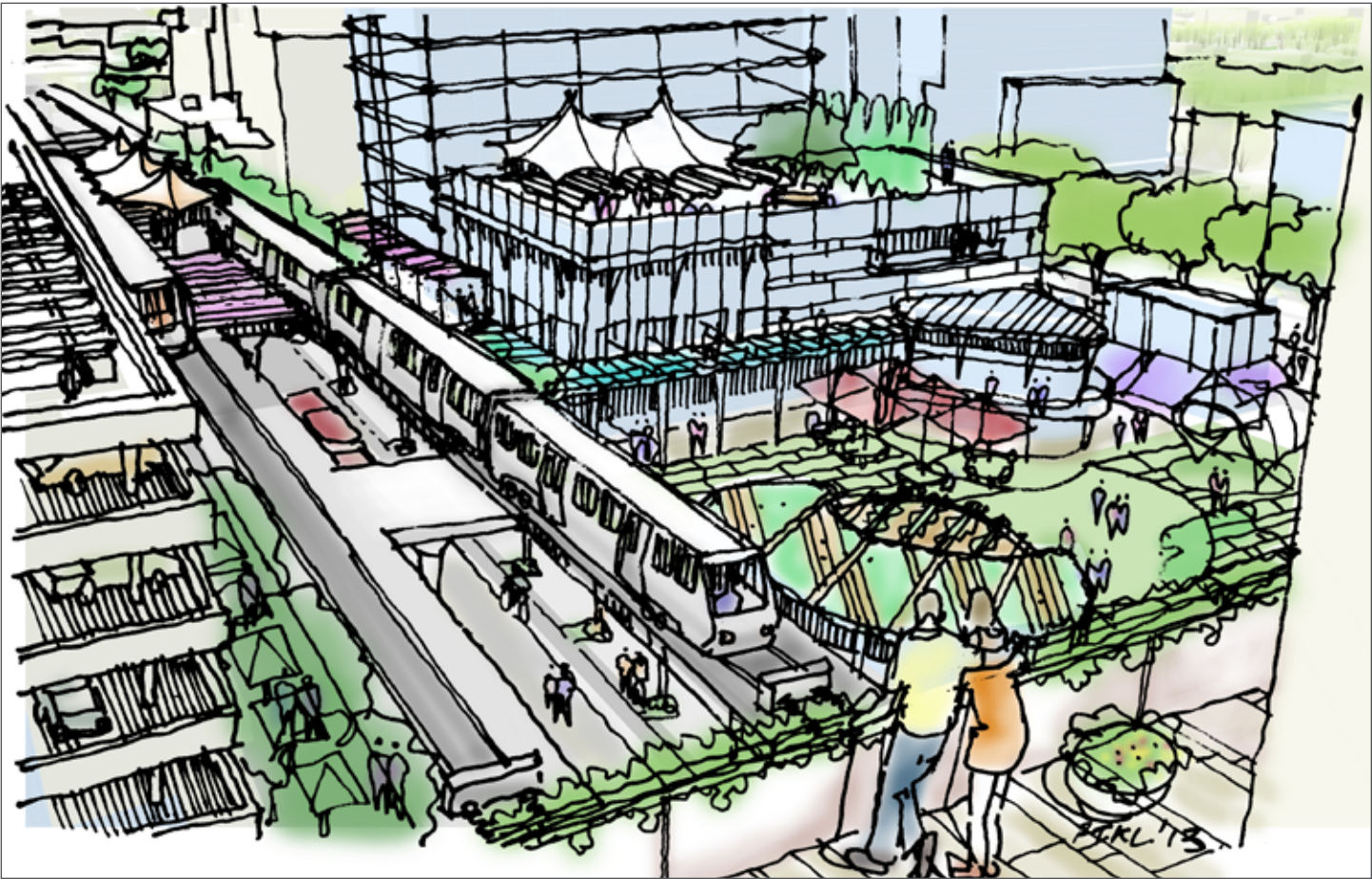
**CELEBRATING LEADERSHIP IN
DEVELOPMENT EXCELLENCE
(CLIDE) AWARD,**

North Central Texas Council of
Governments (NCTCOG), 2003



Addison Circle
Addison, Texas, United States





Ala Moana Neighborhood Transit-Oriented Development Plan

Honolulu, Hawaii, United States

Coordinating land use and open space within the transit-oriented design, the Ala Moana neighborhood development plan will improve mobility, reduce car use, and improve quality of life for island residents, workers and tourists.

The current rail project, led by the Honolulu Area Rail Transit group known as HART, is slated to have its final station in the heart of the Ala Moana neighborhood, where RTKL has been charged with providing a transit-oriented development plan. The wider project will connect downtown Honolulu, the airport, and the western portions of Honolulu with the Ala Moana Center mall and its immediate surroundings.

The land use ordinance, developed by the Honolulu City Council, outlines objectives for economic revitalization, neighborhood character, and mixing uses to include amenities and affordable housing. RTKL is involved in public outreach programs and alternative plans that will help reach these goals in Ala Moana, creating the best possible outcome for the community.

FIRM
RTKL Associates, Inc.

CLIENT
City and County of Honolulu

SERVICES
Master Planning, Community Outreach

SIZE
8 million square feet (Developable Area)/359 Acres

REFERENCE
Renee Espiau
City and County of Honolulu
(808) 768-8050
respiau@honolulu.gov

LESSONS LEARNED

Culturally-aware outreach helped create a network of project champions
Integration with neighboring plans led to a more universally successful outcome.

RELEVANT ELEMENTS TO DEVELOPMENT AT ALAMEDA POINT

Walkable neighborhood development keyed to careful outreach understanding and integration with existing and neighboring plans to create a deeper sense of engagement.



**2001 GOLD NUGGET GRAND
AWARD, BEST COMMUNITY
SITE PLAN, 100 ACRES OR
MORE**

Pacific Coast Builder's Conference



Riverpark New Community Master Plan

Oxnard, California, United States

Located on a 480-acre site at the intersection of the 101 Freeway and the Santa Clara River, RiverPark is a neo-traditional community with mixed uses, through streets and integrated open spaces. A special theming program celebrates the farming history and unique ecology of the region centering activity around a series of community focal points.

The master plan envisions a community with a mix of land uses, including 2,000 single and multi-family residential units, 500,000 SF of office, 540,000 SF of retail/entertainment, and 150,000 SF of exposition space. Fifteen percent of the housing within RiverPark will be allocated for affordable housing and distributed throughout all the neighborhoods. The RTKL master planned commercial center will be a gathering place for business events, community happenings and local festivals. Three distinct public spaces form the heart of this commercial district. The Campus features a green quadrangle surrounded by clustered office buildings. The Square is a regional retail center to include a 600-room convention hotel, 2 anchor retail tenants, inline shops, and a multi-plex cinema. The Food and Wine Expo functions as the centerpiece of the commercial district that supports a unique blend of tourist-oriented exhibits, retail and dining, and corporate pavilions.

FIRM

RTKL Associates, Inc.

CLIENT

Keller Equity Group, Inc.

SERVICES

Programming, Master Planning

SIZE

702Acres

COMPLETION

2001

DEVELOPER STRUCTURE/TEAM

Keller Equity, RTKL, consultant team

LESSONS LEARNED

Multiple adjacent housing areas must be carefully crafted to "choreograph" residents' experience, factoring in time to day, year, and other environmental conditions.

RELEVANT ELEMENTS TO DEVELOPMENT AT ALAMEDA POINT

Creating a variety of residential and mixed-use spaces that are legible, engaging, and work together to create a greater whole related to the existing community.





Embarcadero Center

San Francisco, California, United States

Embracing the existing architecture and rejecting the demolition proposed by other design teams, RTKL is revamping the iconic Embarcadero Center through a comprehensive branding, digital navigation and media program.

Despite being an example of progressive urban development and a San Francisco icon since the early 1980s, the Embarcadero Center was in need of a solidified pedestrian experience, a new wayfinding and identity program, and an overall rejuvenation. RTKL was selected by Boston Properties to master plan public and retail spaces, as well as develop a new branding concept embodied through a wayfinding strategy and a promotional and merchandising campaign. Ahead of current trends, the team is committed to integrated digital signage and wayfinding, including pillars with navigation screens and apps for smartphones and tablets. The digital program will not only pull Embarcadero Center into the 21st Century, but will make it easier to organize and advertise neighborhood events and connect the center to the wider community.

Rather than destroying or covering the architecture as other firms advised, RTKL's team opted for a more sustainable approach, embracing and repositioning the center's architecture instead of constructing something from scratch. On a practical level, this approach reduces material waste, but it also challenged the designers to find the virtue in the existing structure and pay tribute to its status as a San Francisco landmark.

The signage fabricator coordinated the removal of 15 tons of existing signage

from the four buildings. Most of the old signage was broken down and recycled under San Francisco's Green Halo Program. Some of aluminum plate material was reused for structural reinforcements internal to the new signage system.

FIRM
RTKL Associates, Inc.

CLIENT
Boston Properties, Inc.

SERVICES
Environmental Graphic Design, Wayfinding Design, Signage

SIZE
9.8 Acres

COMPLETION
2014

DEVELOPER STRUCTURE/TEAM
Boston Properties, RTKL, fabricator team

LESSONS LEARNED
Respecting existing design traditions can lend them new relevance when handled carefully. Signage and wayfinding are important urban elements in building a legible, community-oriented urban landscape.

RELEVANT ELEMENTS TO DEVELOPMENT AT ALAMEDA POINT

Building a legible master plan is not just a matter of directional signage, but a comprehensive strategy that traverses master planning, streetscape, architecture and landscape architecture – all elements should move in the same direction.

SOURCES OF PREDEVELOPMENT FUNDS, CONSTRUCTION FINANCING, LONG-TERM FINANCING, EQUITY FUNDING OR FINANCING, AND OTHER WORKING CAPITAL:

Private financing.





Memphis Aerotropolis: Airport City Master Plan

Memphis, Tennessee, United States

Memphis' airport is a significant economic engine for the city and region. Known as "America's Aerotropolis," it is north America's largest air cargo hub and strategically located on the Mississippi river, combining access to sea, land, and air in one unique site.

RTKL is currently working with the City of Memphis to lead a Real Estate Market Analysis and Master Planning effort for the fifty square mile study area surrounding the Airport. The goal of the Master Plan is to serve as a comprehensive guide for future development with recommendations relating to market strategy, land use, and urban design. The Master Plan will analyze existing conditions, identify opportunities for growth, and coordinate future investment toward more efficient logistics and cargo movement between modes, a more

sustainable land use pattern, enhanced economic development, and an improved quality of life.

An important part in this process is interaction with Stakeholders through comprehensive Community outreach meetings. These events will help direct ways in which the study area can foster a more socially and economically equitable community for residents. Improvements to promote sustainable economic activity and increased mobility may include opportunities for affordable housing, increased green

space as well as recreational and entertainment facilities, greater choices in transportation modes including links to a planned LRT, identifying targeted economic clusters, and methodologies to facilitate and attract development.

FIRM

RTKL Associates, Inc.,

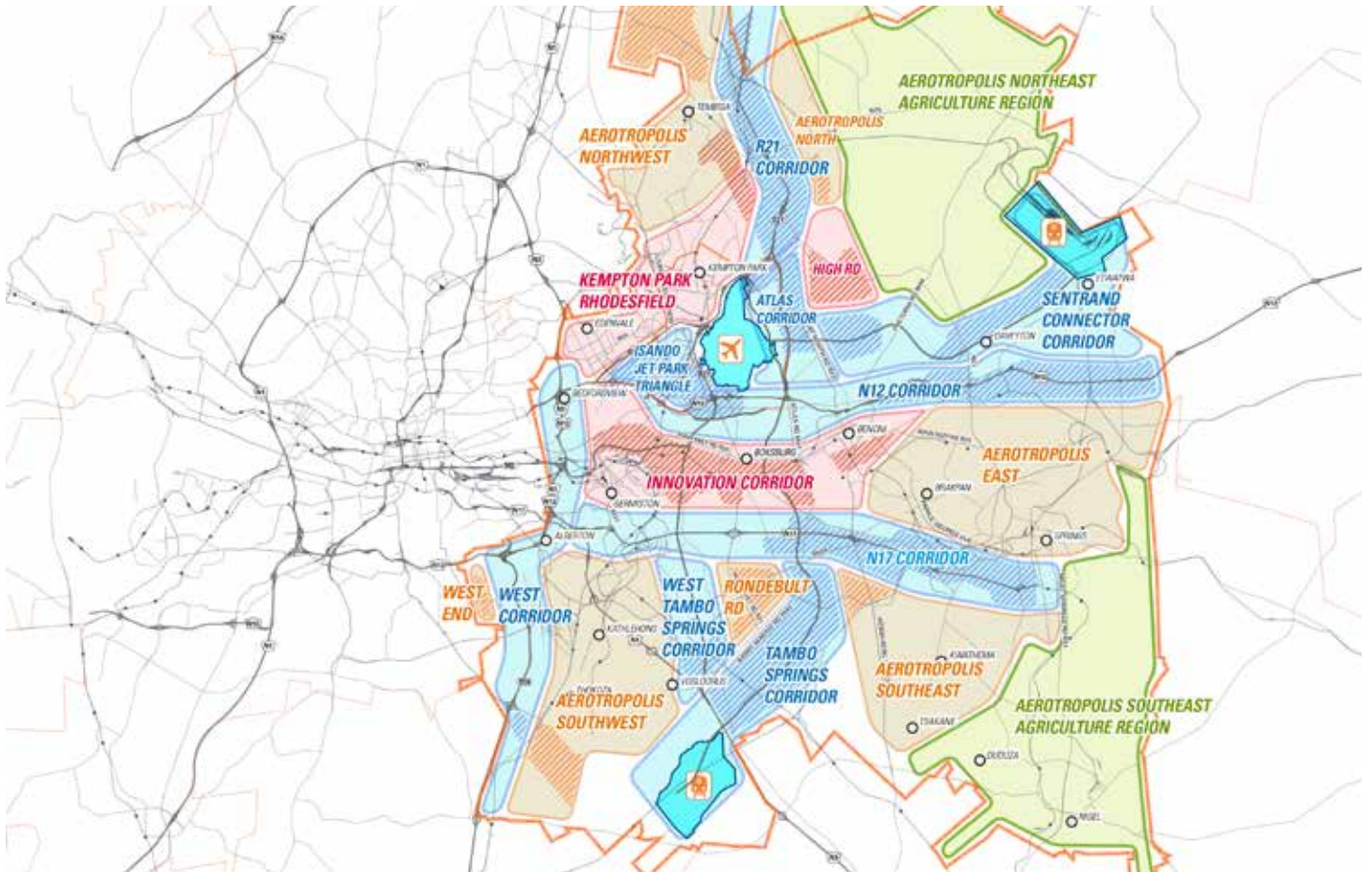
CLIENT

City of Memphis

SERVICES

Master Planning, Urban Design





Ekurhuleni Aerotropolis Master Plan

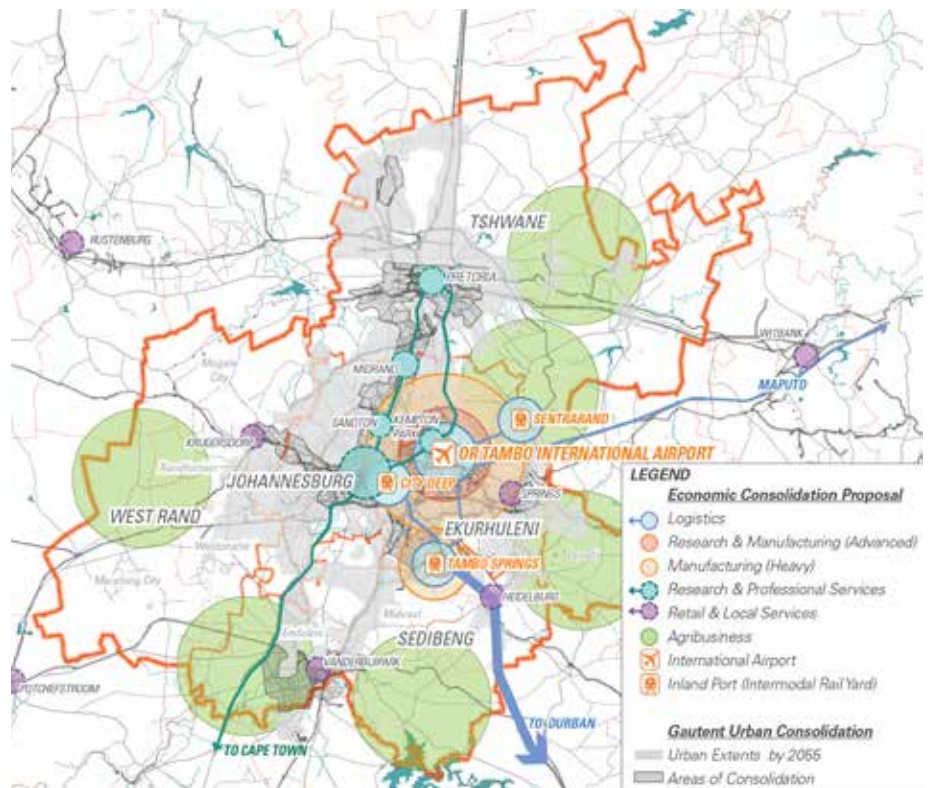
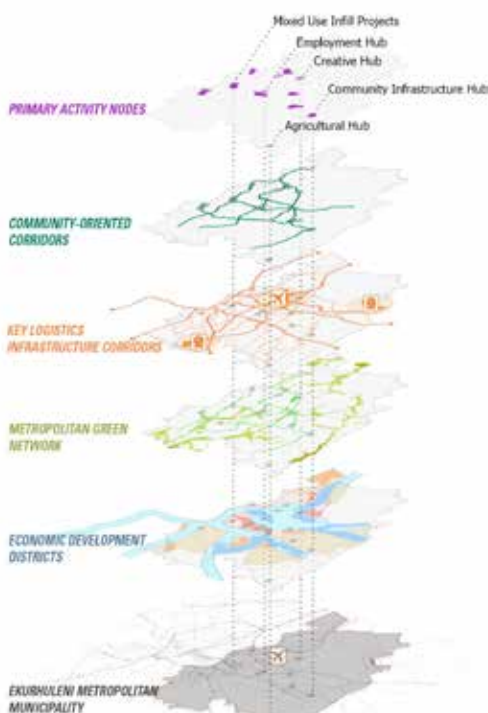
Ekurhuleni Metropolitan Municipality, Gauteng, South Africa

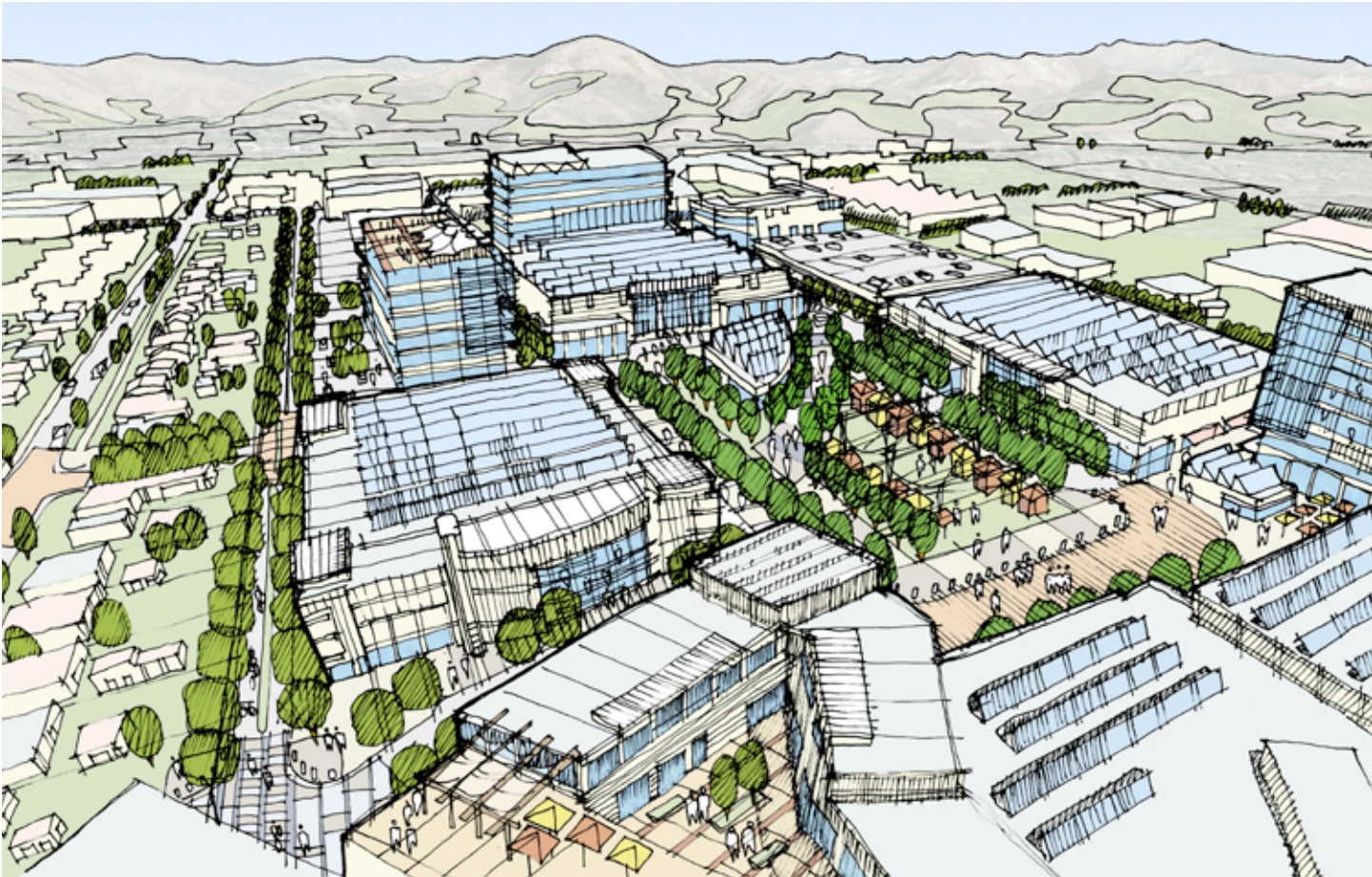
While retaining a uniquely African identity, the Ekurhuleni Aerotropolis will become the gateway to Africa, enabling the South African economy to compete on the global stage.

OR Tambo International Airport, known as Johannesburg International Airport until 2006, is one of the 100 busiest airports in the world, accommodating over 50% of all airline passengers and cargo to South Africa and with the capacity to handle up to 28 million passengers a year. The largest airport in Africa, it is at the center of the considerable industrial, commercial, and residential development of the Gauteng City Region, which includes Johannesburg and Pretoria. Indeed,

the Gauteng City Region is the economic heart of South Africa, the driving force in the largest economy in Africa. The Metropolitan Municipality of Ekurhuleni, where the Airport is situated, is an important part of Gauteng Province, and is at the geographic center of crucial national, regional, and international linkages. A National Strategic Infrastructure project, the Aerotropolis will enable Ekurhuleni and the Province of Gauteng to unlock the economic

development potential of the Region. The Master Planning effort seeks to match optimized economic, industrial, and land planning with strategic redevelopment, social justice, and regulatory reform. With a horizon of 25 to 30 years, RTKL's master planning efforts will help map out a phased implementation plan, building on the existing economic power of the region and helping South Africa and its neighbors towards greater prosperity, sustainability, and social equity.





Midtown East Visioning Study

Ventura, California, United States

The City of Ventura retained RTKL's services to conduct a land use and transportation study for the 150 acre site bounded by the 101 Freeway, Main Street, Telegraph Road, and Mills Road.

The eastern section of Ventura's midtown was often overlooked in previous planning studies, but with its proximity to two major freeways, the 101 and the 126, several local arterials, as well as Community Memorial Hospital and Ventura College, it has the potential to serve as a regional mixed use center for the 21st century.

Midtown East's configuration and land use is largely a product of postwar development. At the heart of the site, the Pacific View Mall is surrounded by other retail plazas and residential communities. The study considered the impact that a more sustainable land use pattern could have in fitting the future needs of the surrounding community, looking at the viability of dividing

the site into subdistricts, creating community oriented plazas to the south and north, and open spaces and trails throughout the project area. While the south plaza can take advantage of the existing mall forecourt, the north plaza intends to repurpose the Ventura Transfer Station, a hub for regional bus transit. Relocating the station to another location within the site will open up for redevelopment a historic retail structure. Instead of acting as an edge for the surrounding communities of Ventura, the Midtown East site can aid in linking communities together by thru streets and mixed use nodes. Future land uses may include medium density housing, community oriented retail, and creative or medical office

that takes advantage of the proximity to the hospital and college.

The Midtown East Vision Plan also addresses several transit related problems in the area by recommending a variety of complete street concepts that integrate a wider variety of transit options and streetscape improvements.

FIRM

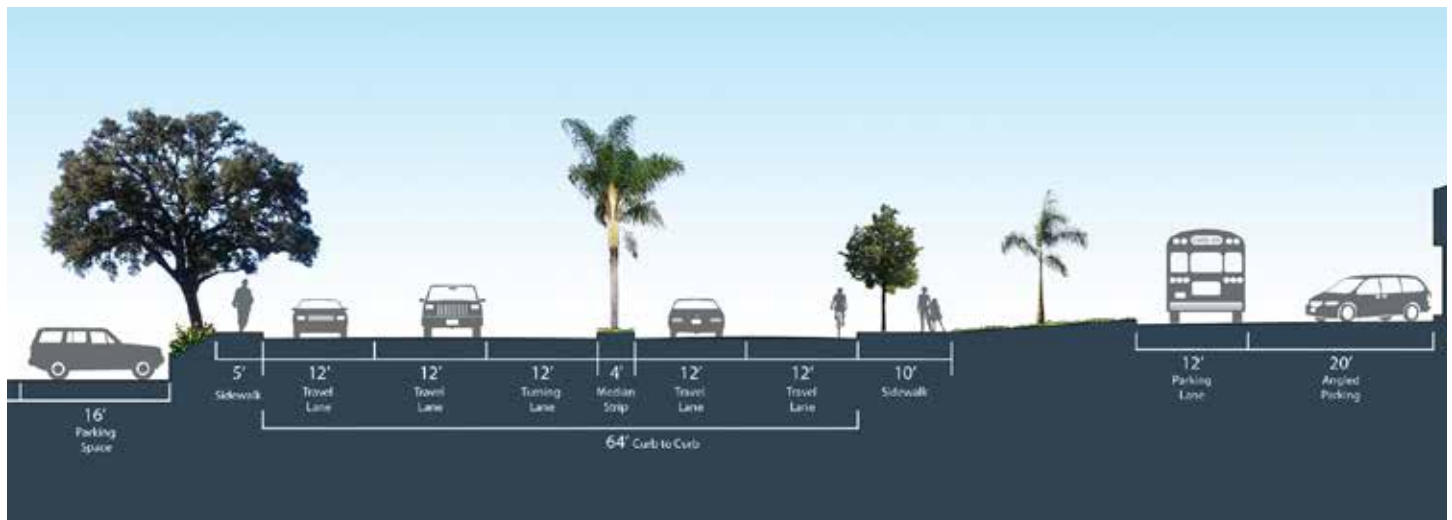
RTKL Associates, Inc.,

CLIENT

City of Ventura

SERVICES

Planning and Urban Design





Candlestick Point/Hunters Point Shipyard

San Francisco, California

The Candlestick Point and Hunters Point Shipyard project will transform 771 acres of abandoned and under-utilized lands along San Francisco's southeastern shoreline into a vibrant new urban neighborhood.

Rooted in the essential urban character of the City and natural environment of the Bay, the plan creates a compelling 21st century vision for a diverse and sustainable community.

The plan includes a variety of housing opportunities for different incomes, ages, lifestyles and family size; a green research and development center providing local employment; neighborhood and regional shopping; and a new world-class stadium for the 49ers.

With over 300 acres of new and improved parkland the project includes neighborhood and community parks, ecology parks, waterfront promenades, a sports field complex, a cultural heritage park and expansion of the Candlestick Point State Recreation Area. Linking the open space system together is a network of bike and pedestrian paths including the Bay Trail / Blue Greenway.

Working for Lennar Urban and in collaboration with Thomas Balsley,

Landscape Architects, RHAA is working with the urban design, planning, and engineering team to bring a flexible, layered, and sustainable approach to the site. RHAA's planning and design for the project's varied street system for this project that seeks to maximize livability - providing opportunities for recreation and community life, while supporting alternatives to the automobile, enhancing habitat, and wisely managing water systems.

FIRM

RHAA

COMPLETION DATE

In Progress

DEVELOPER STRUCTURE/TEAM:

Developer: Lennar Urban

RHAA contracted directly with Lennar

Other team members included: IBI Group, Thomas Balsley Associates, Winzler & Kelley, Engeo, ARUP, Moffat & Nichol, Page & Turnbull, Fehr & Peers, BKF, CBG, HT Harvey

PROJECT MANAGEMENT STAFF

Nathan Lozier, LEED AP

John Martin, LEED AP

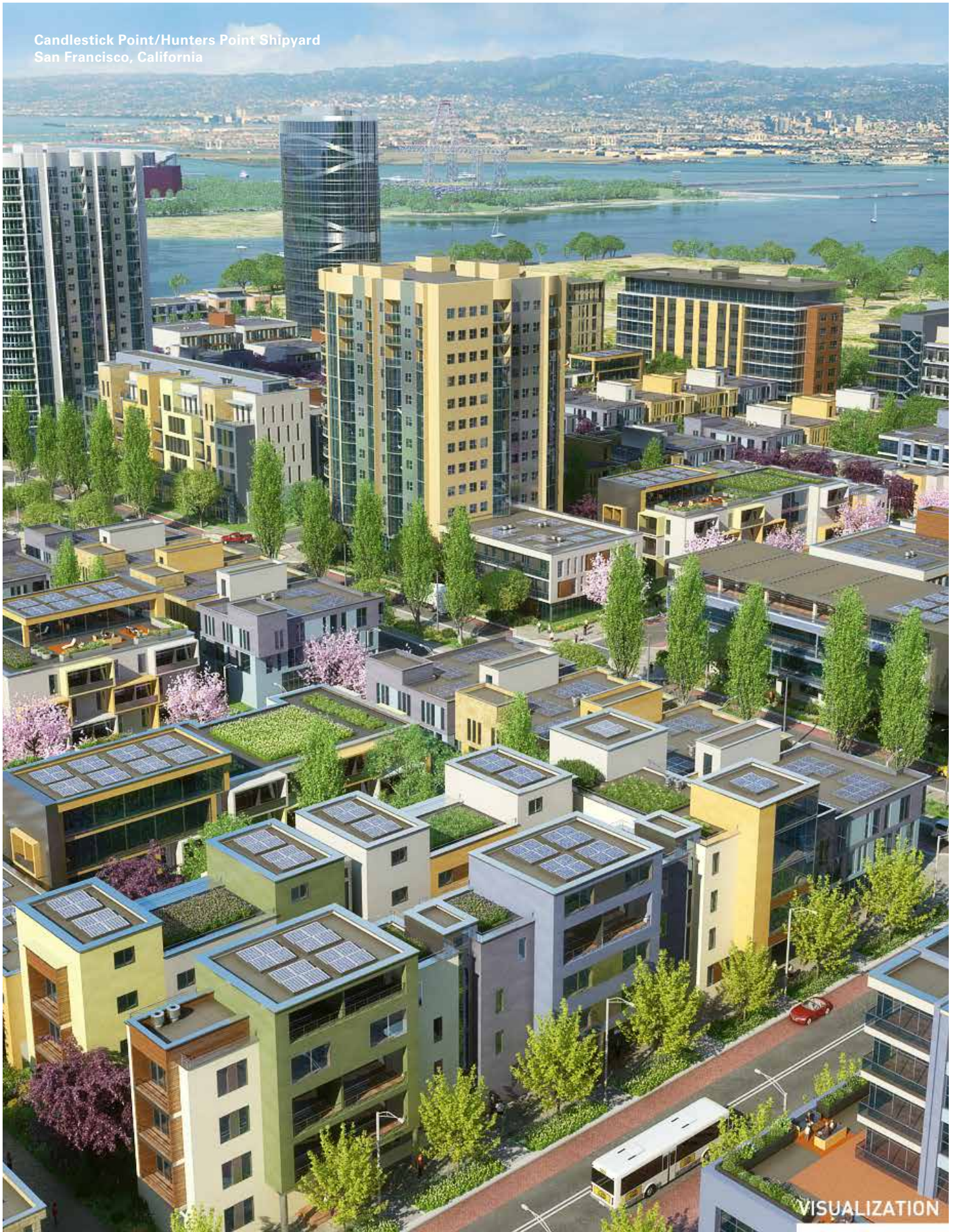
COSTS AND FINANCING

\$2.7B Project Total

\$1.3M (RHAA Fees)



Candlestick Point/Hunters Point Shipyard
San Francisco, California



LESSONS LEARNED

- Benefits to early coordination with engineering team and regulatory agencies on strategies related to sea level rise, stormwater, and historic preservation. Early coordinated approach provides greater opportunities for open space strategies that provide for flood protection, adaptability and resiliency, protection of resources, and high-quality public spaces.
- Benefits to early coordination related to transportation system, utility infrastructure, and streetscape design. Emerging technologies such as suspended paving systems to create dual-purpose tree openings and stormwater treatment can provide greater street and utility design flexibility and potential cost savings.
- Benefits to stakeholder engagement and involvement to understand and respond to community priorities and incorporated them into the design process.
- Benefits to developing design and development phasing strategies that include interim use strategies to create an engaging experience of place during each phase.

RELEVANT ELEMENTS TO DEVELOPMENT AT ALAMEDA POINT

Bay Area Waterfront Development

SOURCES OF PREDEVELOPMENT FUNDS, CONSTRUCTION FINANCING, LONG-TERM FINANCING, EQUITY FUNDING OR FINANCING, AND OTHER WORKING CAPITAL

Developer's capital and financing + various sources of public financing.

REFERENCE

Therese Brekke
Lennar Urban
One California Street
Suite 2700
San Francisco, CA 94111



Union Square Renovation

San Francisco, California

Located in the heart of the retail district of San Francisco, Union Square serves as the jewel in the crown of the City's urban plazas. RHAA led a team of fifteen sub-consultants in the Union Square Improvement Project.

This \$26 million dollar facelift for the square included a new central plaza, inclusion of a café, a visitor services pavilion and renovation of the existing garage. RHAA was the Executive Landscape Architect and Prime Consultant and was responsible for coordinating the team, managing the project and implementing the design done by others as a result of the San Francisco Prize Competition.

LESSONS LEARNED

- The programming is an essential ingredient in designing public spaces. We included a programming management consultant for this project from the beginning and it was invaluable.

RELEVANT ELEMENTS TO DEVELOPMENT AT ALAMEDA POINT

Bay Area Mixed Use Redevelopment

SOURCES OF PREDEVELOPMENT FUNDS, CONSTRUCTION FINANCING, LONG-TERM FINANCING, EQUITY FUNDING OR FINANCING, AND OTHER WORKING CAPITAL

Revenues from the parking garage.

REFERENCE

Donald Alameida
Alameida Architecture
555 South Main Street
Suite 2
Sebastopol, CA 95472
707.824.1219

FIRM

RHAA

COMPLETION DATE

August 2002

DEVELOPER STRUCTURE/TEAM

No Developer
Project performed with City of San Francisco Bureau of Architecture and Uptown Parking Corporation

PROJECT MANAGEMENT STAFF

Manuela King, LEED AP

COSTS AND FINANCING

\$24.5M





900 Folsom St. & 260 5th St.

San Francisco, California

RHAA is working with Architecture International and Avant Housing to develop two new 85-foot-tall multi-use buildings in the East SoMa area of San Francisco.

The project includes approximately 400 residential units with off street parking; roof top gardens, patios and greenroofs; street front retail with curbside parking; a new community pocket park; and streetscape improvements. The two buildings will frame a residential alleyway that, along with the pocket park and a vitalized retail environment along the adjacent

streets, will help support a vibrant and sustainable urban environment. The project will pursue LEED certification from the US Green Building Council.

FIRM
RHAA

COMPLETION DATE
Estimated July 2014

DEVELOPER STRUCTURE/TEAM

Avant Housing, 1st owner / developer
Essex Realty Group, 2nd owner / property management
Architecture International, architect
Webcor, general contractor

PROJECT MANAGEMENT STAFF

Manuela King, LEED AP
Jacob Millard, LEED AP

COSTS AND FINANCING

\$250M



900 Folsom St. & 260 5th St.
San Francisco, California



LESSONS LEARNED

- Early development and communication of design intent, programming and material quality guided the evolution of the design decisions as the project underwent change in ownership, value engineering efforts and scheduling challenges.

RELEVANT ELEMENTS TO DEVELOPMENT AT ALAMEDA POINT

Bay Area Mixed Use Redevelopment

REFERENCE

William Higgins
Architecture International
225 Miller Avenue
Mill Valley, CA 94941
415.381.2075





LESSONS LEARNED

- Because the development is adjacent to and includes the renovation of a public space, the success of the project is dependent on effective community outreach, engagement & support.

RELEVANT ELEMENTS TO DEVELOPMENT AT ALAMEDA POINT

Bay Area Mixed Use Redevelopment

REFERENCE

Bruce Albert, principal
The Albert Group, Construction Management
114 Sansome Street, Suite 710
San Francisco, California 94104
415.398.1393

1979 Mission Street

San Francisco, California

RHAA is working with SOM architects and Maximus Real Estate Partners on a 400,000 square foot mixed-use development with 351 housing units and 32,000 square feet of retail space.

The project in San Francisco's Mission District adjacent to the BART Station located on the northeast corner of Mission and 16th Streets. Two 10-floor residential towers and a 5-floor residential building will surround a 2nd floor garden courtyard which will provide a place of refuge within this densely populated urban neighborhood. Rooftop gardens with outdoor amenity spaces and grand views are planned for each building and will contribute to the project's overall

30,000 square feet of open space. The project includes street-activating retail facing both 16th and Mission Streets and, more importantly, plate glass store fronts wrapping two sides of the BART plaza which has been plagued by crime in past years.

FIRM
RHAA

COMPLETION DATE
In Progress

DEVELOPER STRUCTURE/TEAM

Maximus Real Estate Partners, developers
The Alpert Group, project management
SOM (Skidmore, OWnings & Merrill, LLP), architects / prime consultant

PROJECT MANAGEMENT STAFF

Manuela King, LEED AP
Jacob Millard, LEED AP

COSTS AND FINANCING

\$2M (estimated)





Northgate Mall

San Rafael, California

The renovation at the Northgate Mall will create a modern shopping destination that is reflective of the Marin lifestyle. Indoor – outdoor space relationships were enhanced through the creation of gardens, outdoor gathering places and dining areas.

Incorporating elements of Napa and Sonoma style further enhances this lifestyle experience. In addition to creating a new center of community activity the Northgate Mall incorporates a new amenity, a landscaped Promenade with an adjoining Class I bikeway around the property; this will

connect the mall to key elements of the community through a much used regional bike network.

FIRM
RHAA

COMPLETION DATE
November 2009

DEVELOPER STRUCTURE/TEAM

505 Design, design architect
KA Architects, architect of record
Kimley-Horn, civil engineer

PROJECT MANAGEMENT STAFF

Manuela King, LEED AP
Jacob Millard, LEED AP

COSTS AND FINANCING

Unknown

LESSONS LEARNED

- Parking demand requirements can adversely affect community perception of projects by limiting landscaped buffers between parking and public right of way. Early engagement with maintenance staff is critical for successful planting.

RELEVANT ELEMENTS TO DEVELOPMENT AT ALAMEDA POINT

Bay Area Commercial Redevelopment

REFERENCE

Ashil Ann, Manager
Macerich
401 Wilshire Boulevard, Suite 700
Santa Monica, CA 90401
310.899.6437



Bay Meadows

San Mateo, California

RHAA is working with BAR Architects and developer Wilson Meany on two multi-family housing projects within the San Mateo Bay Meadows redevelopment area.

The two buildings will provide residential units targeting a range of anticipated users with outdoor courtyards programmed to meet the needs of their respective user groups. With full basement parking garages at each building, both courtyards will be entirely constructed on structure. For one building, geared towards young tech-savvy professionals looking to start a family, RHAA has designed an activated outdoor space with a pool, a spa, an outdoor club area, and a garden

with small gathering spaces, fire-pits, BBQs, as well as a Petanque court, a bike storage/repair room, and an exercise area. For the other building, geared towards a more mature crowd, RHAA has designed a serene garden broken into various outdoor rooms divided by screening hedges and trees, including a “secret” spa room, as well as other seating areas and an outdoor BBQ space.

FIRM
RHAA

COMPLETION DATE
In Progress (in Design Development)
Developer Structure/Team
Developer: Wilson Meany

PROJECT MANAGEMENT STAFF
Manuela King, LEED AP
Jordan Zlotoff

COSTS AND FINANCING
Unknown at this time

LESSONS LEARNED

- Project is in Design Development. Location of structural grid and swimming pool identified early on has been beneficial since it is a driving factor in the design.

RELEVANT ELEMENTS TO DEVELOPMENT AT ALAMEDA POINT

Bay Area Mixed Use Redevelopment

REFERENCE

Kim Havens
Wilson Meany
Four Embarcadero Center
Suite 3330
San Francisco, CA 94111
415.905.5394
khavens@wilsonmeany.com



FINANCIAL QUALIFICATIONS

TO BE PROVIDED SEPARATELY



ACCEPTANCE OF CONDITIONS



Monarch Condominiums, The
Austin, Texas

Acceptance of Conditions
Certification Form

Statement of Qualifications for
Developers for Commercial Mix-Use Project (Site B)
At Alameda Point

Proposer's Certification

I have carefully examined the Request for Qualifications and any other documents accompanying or made a part of the Request for Qualifications.

I have agreed to abide by all conditions of this proposal.

I certify that all information contained in this proposal is truthful to the best of my knowledge and belief. I further certify that I am duly authorized to submit this proposal on behalf of the vendor/contractor as its act and deed and that the vendor/contractor is ready, willing, and able to perform if awarded the contract.

I further certify that this proposal is made without prior understanding, agreement, connection, discussion, or collusion with any other person, firm or corporation submitting Statements of Qualification for the same product or service; no officer, employee or agent of the City of Alameda or of any other proposer interested in said proposal; and that the undersigned executed this Proposer's Certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

Signed:



Shaul Kuba

Vice President, CIM Group Acquisitions, LLC

6922 Hollywood Blvd, 9th Floor

Los Angeles, CA 90028

323.860.4900



RTKL Office
Los Angeles, California

CONTACT US

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One Kaiser Plaza, Suite 430
Oakland, CA 94612

📞 510.992.6163

✉️ JNelson@cimgroup.com





ALAMEDA POINT

SITE B // SOQ

Alameda Point - Site B
SOQ (Statement of Qualifications)

Jennifer Ott
Chief Operating Officer
Alameda Point

City of Alameda
2263 Santa Clara Avenue, Room 120
Alameda, CA 94501

June 16, 2014



**MISSION
BAY**
DEVELOPMENT
GROUP