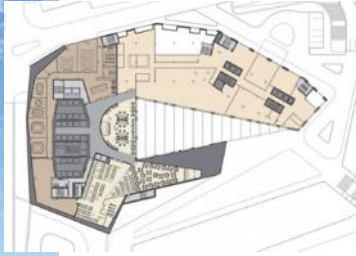




## International Mixed-Use



### IMC Center, Quindao China

Retained by IMC Hong Kong and Tsao McKown Architects to prepare Retail + Foodservice + Office Tenant Amenity package for a new multi-building high density complex on Quindao on the east coast of China. Created Tenant Mix and advised on configuration and operational issues in support of Design team. Special concepts included a Five-Story Retail Atrium with unique Media Wall and premier location for Department Store

Identified comprehensive Foodservice program from Cafes to destination Theme Restaurants and a dedicated Business Club, Created concept for an Office Sky Lounge overlooking the Atrium, featuring an International Conference Center and Health Club. Retail Merchandise Mix designed for multiple customers, including on-site residential tower and Office workforce.

Tsao & McKown, Architects

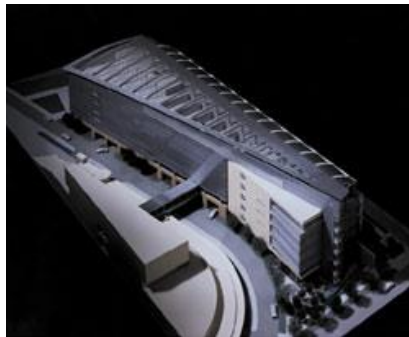


### Manezhnaya Square + Arbat St Moscow

With E&Y Moscow, we prepared development strategies, merchandise layouts, and financial analyses for an underground shopping mall located at three of Moscow's Metro lines, adjacent to Red Square and the Kremlin. We created Layouts based on US/European shopping centers, offered Value Engineering for more effective construction, and identified likely Financial performance against funding sources. Results were cost reduction of over \$400 Million, adoption of a western-style shopping center layout, and the creation of a Joint-Stock Company supported by the City of Moscow.

For a Private Bank we advised redesign of an Arbat St Mixed-Use Office and Retail complex to host International companies. For both projects considerable efforts to inform Moscow City and to Russian Architectural / Construction teams, mixed-use, tenant mix, operations, and financing comparables.

For Ernst & Young Moscow and Alpha Bank



### Hong Kong Land MXD Singapore

For Hong Kong Land's state-of-the-art office building adjacent Singapore's Cricket Club, we were asked to work alongside Kohn Pederson Fox, to conceive a customized amenity package and design of the project's retail mixed-use components.

We created an illustrated Concept Book and a series of alternative layouts for "The Esplanade" – a high-tech concourse connection to public transportation and Singapore's Convention Center. Innovative retail / food-service concepts will provide unique amenities in support of office leasing. Concepts involved utilizing interactive media and display technologies and the reinterpretation of a traditional Singaporean "Street of Cafés," along with other International-themed Lifestyle Retail.

with Ernst & Young and KPF Architects

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