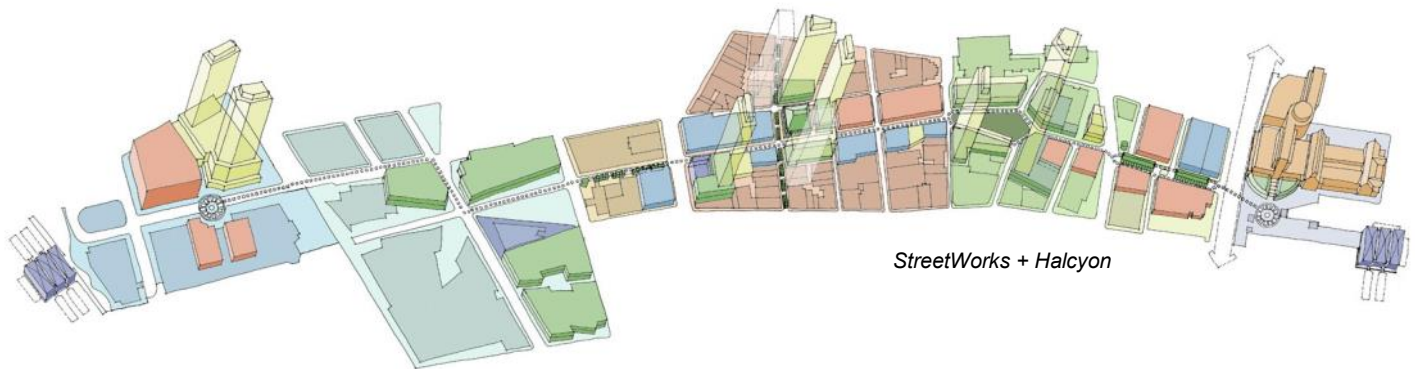




Halcyon Ltd
Development Advisors
www.halcyonltd.com

Urban District Visioning



Fulton St Corridor District Plan

For the Lower Manhattan Redevelopment Corp, Halcyon assembled a team with Ernst & Young, Gensler, Street Works, and KBE, to conceive a five Segment new Urban River-to-River District connecting Water Taxis from the Hudson River to the East River, capitalizing on a rich set of transit facilities to enable an innovative Live/Work/Play District to help mitigate the WTC disaster.

Segment areas included Cinema and Office / Mixed Use at the Hudson River end , new High Density Residential towers surrounding a Market Hall at the midpoint, a new Mini-park as address for three Residential towers with Retail bases one block further West, and terminated in an events-oriented Boutique Hotel at the former Fulton Fish Market. Fulton Corridor program: 2500 Residential Units, 250 room Boutique Hotel with events center facing the Brooklyn Bridge and 250,000sf of new Retail.



El Triangulo Dorado —San Juan Harbor Plan

With Ernst & Young , Halcyon Principal Michael Buckley organized an international Team with Stan Ekstut of NYC and Hector Arce, Studio Technicos, and Luis Sierra of Puerto Rico, to conceive a new Harbor Plan to monetize San Juan's obsolete warehousing / wharf areas, enhancing the Tourism experience.

Relocating the Homeport Cruise ships across the channel and freeing Dock space for Port-of-Call touring ships was a principal driver for re-use of unused wharfs and warehouse areas.

Development concepts included a new Caribbean Aquarium, Family-oriented Hotels, a Mercado as centerpiece of an urban square with Artisan shops at grade and Residential above , a new Convention Center District ,and expansion of high density Residential directly fronting the channel.

Twin Boulevards improve service into the harbor front along with low profile Water Taxis to connect the cruise boats with Old San Juan historic district, the Mercado and Harbor Residential, and the Convention Center. The Water Taxis would navigate under existing low bridges to the adjacent Condado Lagoon and provide access to the existing cluster of Beach front hotels.

Hector Arce + Stan Ekstut

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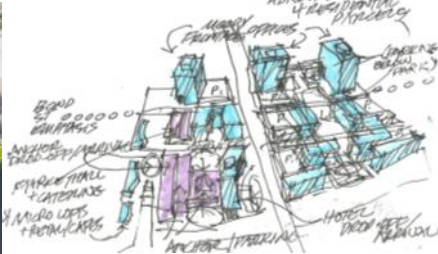
Urban District Visioning



Zidell Yards Portland Riverfront

Halcyon served as Master Plan advisors for a former barge-building family-owned site fronting Portland’s Willamette River. The site enjoys transit connectivity to Downtown and great visibility from highway network. We assisted the Zidell Family and their evolving development Team by identifying and soliciting Master Planners / Landscape Architects, co-drafting RFP and conducting Selection / Interview process.

Subsequently we reviewed Master Plan progress with specific responsibility to right-size Parcels and Uses, as well as champion a deliberate policy to deploying Open Space to create “Address Value” for Residential / Office/ Retail.



The 50 acre site is programmed for 2,300,000 sf Residential 300,000 sf retail including a destination Mini-Anchor and Artisanal Grocer , Office Space of 1,500,000 sf as complement to Oregon State University’s adjacent Bio-Science division ,and three major Parks plus a linear Riverfront Greenway connecting to downtown. We continue to respond to episodic calls for verification of critical success factor, program concepts, and pro forma template assumptions .

Sasaki Associates + Team 8



Pitney Bowes Stamford, Connecticut

Halcyon Principal while with E&Y engaged to provide high-level strategic advisory services regarding the current and future state for Stamford’s South End Peninsula. We evaluated the larger Fairfield County office market, the substantial growth plans of the close-by Stamford Central Business District, and other proposed development projects.

Briefing presentations to Pitney Bowes senior management set new values for their corporate property portfolio. We analyzed new development site opportunities and likely market-response, and facilitated acceleration of adjoining developments---as asset enhancing actions..

Financing criteria, land costs, destination uses and parking ratios were created to evaluate corporate portfolio enhancement strategies for PB fixed assets in Stamford’s South End, which finally resulted in complete re-zoning of PB’s obsolete manufacturing facilities and an outright sale to a venture fund.

with FX Fowle, Planners

