

September 21, 2021

Village of Tarrytown Offices
One Depot Plaza
Tarrytown, NY 10591

RE: RFI/RFQ for 238 Green Street

RECEIVED
SEP 21 2021
TARRYTOWN VILLAGE ADMINISTRATOR

Dear Ms. Slingerland,

"When the outcome drives the process, we will only ever go to where we've already been. If process drives outcome we may not know where we're going, but we will know we want to be there."

- The Incomplete Manifesto for Growth by Bruce Mau

Thank you for your time on the call yesterday and your interest in our approach to the 238 Green Street project.

Simply put, to ensure the best sustainable, implementable outcome for the project, Tarrytown needs create the Vision for the site first. Create the Vision, develop community consensus then look for partners who can execute your Vision, not theirs.

"It the Village of Tarrytown's intent to utilize this period of recovery to address the various planning, environmental/coastal and zoning challenges associated with this site and lay the groundwork for a long-term franchisee to take over redevelopment and operation of this parkland site."

These Issues need to be understood in the larger context of the Tarrytown waterfront, access and circulation and the site's relationship to the Transportation infrastructure and downtown.

Finally, community buy in and support for the program prior to engaging with a developer is the best way to expedite the approvals process. The added benefit to this approach is that several associated issues and opportunities are likely to be uncovered by looking at the larger context.

Taking the opportunity in advance to frame the issues associated with building on parkland and potential public actions that may be required can avoid potential delays and setbacks later in the process.

Patric O'Malley, AIA
Practice Leader | Planning
N.K. BHANDARI, Architecture & Engineering, P.C.
1005 W. Fayette Street, Suite 500
Syracuse, NY 13204
315.391.7792 (cell)
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N.K. BHANDARI

238 GREEN STREET
WASHINGTON IRVING BOAT HOUSE

NKB
N.K. BHANDARI
ARCHITECTURE & ENGINEERING, P.C.

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N.K. Bhandari

NKB is an interdisciplinary team of Architects, Engineers and Planners providing integrative solutions to our clients' most complex, unconventional, and mission critical

NKB has been helping private and public sector clients solve complex planning, design, and construction problems for over forty years. Founded as a construction company, the firm has evolved to provide integrative professional services in engineering, architecture and planning. This unique perspective and approach to problem solving coupled with advanced techniques and technology gives us a wholistic view of our clients' complex planning, logistics and design issues. NKB is known for attacking unconventional problems with insight, efficiency, and practical ingenuity.

Integrative Planning & Design

Our planning approach focuses on integrating planning, design, and implementation to achieving our client's goals. This involves deploying tech and expertise to frame the issues, combining data-driven site analytics with the latest digital and physical participation techniques to engage clients and stakeholders to deliver the best solutions.

Data-Driven Site Analytics

We build accurate assessments of a project's site through deploying high-tech digital surveying instruments to build accurate digital site models. We combine these models with data analytics to create a comprehensive picture of the project's opportunities and constraints.

Digital and Physical Stakeholder Engagement

Engagement should be accessible to stakeholders regardless of their schedule and location. We ensure that every voice and perspective is included in the process by pairing online engagement platforms with in-person workshops to ensure maximum participant inclusion.

Planning, Design, and Execution

Our experienced team of planners, architects, and engineers are able to build off of our integrative planning and design approach to deliver designs and solutions that help clients achieve their goals.

**SBA Total Small Business
DUNS Number 783558133
Completed 530+ Federal
Projects**

**Syracuse, NY • Buffalo, NY
NYC Metro • DC Metro**

Key Services

- Architecture, Engineering + Construction
- Stakeholder Engagement
- Planning + RE Analytics
- BIM + ArchTECH
- GIS + PlanTECH
- Placemaking Strategy
- Master Planning
- Reports, Studies + Guidelines
- ArchViz
- Web-Based Platforms
- Infrastructure Planning
- Land Use Planning
- Transportation Planning
- Community Planning
- Sustainability + Resiliency
- Smart Cities + Buildings

Key Clients

- U.S. General Services Administration
- Department of Veterans Affairs
- Department of Defense
- New York State Office of General Services
- Dormitory Authority State of New York
- Onondaga County

KEY PROJECTS

USMA West Point Infrastructure Upgrade Program (IUP)

NKB helped USMA West Point develop the IUP to provide a 10-year comprehensive capital investment strategy for installation-wide infrastructure repairs and modernization. The process involved taking stock of installation infrastructure through compiling technical reports, GIS models, and stakeholder interviews. The results created utility and physical infrastructure projects that were ranked using a customized critical risk analysis. The result was a ten-year infrastructure upgrade program that secured over \$400M of appropriated funding.



USMA Community Master Plan

NKB developed a Community Master Plan for USMA West Point that created a road-map for modernizing and improving quality of life for the installation community. The plan set out to guide future investment in community open spaces to create livable neighborhoods for all demographics. The community engagement process focused on raising awareness about neighborhood amenities and how they can be adapted to better serve community needs. The plan resulted in a network of installation-wide shared amenities and neighborhood centers connected via green corridors.



Community Engagement Platform

COVID-19 changed the way we conduct stakeholder engagement. NKB has embraced this new normal through developing our own stakeholder engagement strategy that combines traditional workshops with a fully online platform. Our approach consists of building an accessible online hub for the stakeholder engagement process. All participants can get their voices heard through various idea boards, forums, and online surveys.



PATRIC O'MALLEY, AIA
PROJECT DIRECTOR | SENIOR MASTER PLANNER



YEARS OF EXPERIENCE:
45

EDUCATION:
B. Architecture
Pratt Institute

LICENSE:
Registered Architect,
New York #014643

PROFESSIONAL SUMMARY

Patric O'Malley is an architect and a native New Yorker with 40 plus years of experience, 20 of them at Gensler, one of the world's largest and most successful design organizations. His work with the built environment around the world reflects an evolving interest in the possibility that practical solutions can also be responsive to larger cultural and environmental concerns—an approach that often pushes his role on projects beyond the practice of architecture as it is traditionally understood.

In 2018 Patric joined NK Bhandari, Architecture & Engineering PC to work full time on the Master Plan for USMA West Point as the Campus Architect.

At Gensler, Patric led the Planning and Architecture Practice for the Northeast region and was co-practice area leader for the firm's Mixed Use/Entertainment Practice. He was a member of the firm-wide Management Committee that focused on the reorganization of the firm's practice areas into Market Sectors. As a Principal and Studio Director, Patric was instrumental in expanding the New York office's capabilities in base-building architecture and urban design, as well as its markets in Asia and the Middle East.

He worked on notable building projects in New York City, such as E!Walk and the Toys "R" Us Flagship Store in Times Square; the Scholastic, Inc. Building in SoHo and the National Basketball Association's headquarters on Fifth Avenue. Projects throughout New York and New Jersey include The Beacon Institute for Rivers & Estuaries in the Hudson Valley in Dennings Point State Park and Liberty Science Center, Jersey City, NJ. in Liberty State Park.

Patric served as visiting critic at Cornell University's College of Architecture, Art & Planning where he taught a 4th and 5th year design studio entitled Brand, Place and Design. He served as an officer of the Board of Governors of The New York Building Foundation.

PROJECT EXPERIENCE

The Beacon Institute for Rivers & Estuaries, Beacon, NY

Patric led the consulting team that created the Strategic Plan for The Beacon Institute, a new research institute focused on education, policy and management of our waterways. The Plan set the framework for the site and facilities requirements and for organizational structure, programs and fund-raising strategies. Based on Patric's work during the site selection phase, Beacon, NY was selected as the location. The design for the Center for Environmental Innovation and Education was a Platinum LEED certified project and an adaptive reuse of an historic structure.

Scholastic, Inc. Headquarters Addition, New York, NY

In collaboration with Pritzker prize winning architect Aldo Rossi, Patric was the Project Director of Architecture and Interiors for a new "companion" building and branded interiors for 555 Broadway in Manhattan. This existing structure was in a landmark district in SoHo, requiring the Landmarks Commission approval. Patric successfully achieved unprecedented New York City zoning variances for height, bulk, and use in order to complete the project. The Scholastic Building honors the architectural traditions of its landmarked SoHo neighborhood in a contemporary architectural vocabulary. The project included design of a second, more industrial façade facing to mirror the varying characters of these New York City blocks.

ANDREW BUCK, AICP
SENIOR PLANNER



YEARS OF EXPERIENCE:
13

EDUCATION:
Master of Regional Planning
Cornell University
BA Media & Journalism
New York University

LICENSE:
American Institute of
Certified Planners (AICP)

ASSOCIATIONS:
NY APA Upstate Chapter
(Member)
NY APA Metro Chapter
(Member)
NY APA Metro Technology
(Committee Member)
CDFA (Member)
2018 Copenhagen Urban
Lab: Storm Surge & Sea
Level Rise Resiliency
Workshop

PROFESSIONAL SUMMARY

Andrew joined NKB as Senior Planner in 2018, bringing ten years of domestic and international planning and design experience. His integrative approach combines master planning and data + geospatial analytics. Andrew is known for his advanced capabilities in visualization and prolific output of high-quality digital displays of information. His expertise includes community planning, transportation + infrastructure planning, sustainable planning + design, climate resilience + adaptive design, and smart city + IoT systems.

PROJECT EXPERIENCE

United States Military Academy at West Point Campus Planning, West Point, NY

Working through the West Point U.S. Army Garrison Directorate of Public Works, Andrew provided a combination of planning, design, and technical expertise to transform campus master plans into reality. Combining data analytics driven site analysis with stakeholder engagement to determine comprehensive solutions to complex problems, he was essential to installation infrastructure planning, stakeholder and community engagement, comprehensive framework and community planning, and sustainability and resiliency integration. He developed the Installation Explorer, a 3D GIS web-based platform, integrating real-time analytics and informatics technology into the planning process.

Village of Haverstraw Comprehensive Plan, Haverstraw, NY

Andrew worked on developing a comprehensive plan containing community infrastructure inventory and needs assessment, planning analysis, and strategic planning analysis for the Village of Haverstraw, NY. He provided a transportation inventory and analysis, conducted a climate risk assessment for key infrastructure, and prepared a strategy for qualifying for the New York State Climate Smart Communities program.

Beijing Tongzhou Urban Design, Beijing, China

Under AECOM's master planning team, Andrew helped provide urban planning and design services for Tongzhou's new district. This required designing a new government center, a new transit-oriented satellite business district, and a waterfront park system along the historic Grand Canal. Andrew developed the ecological and sustainable frameworks that guided the urban design and planning of the new district.

Changbai Mountain Tourism Development Master Plan, Songjiang, China

Songjingha Township was experiencing increased tourism development with numerous resorts opening in the area. To balance development with preservation, AECOM Beijing was commissioned to develop a master plan for future downtown and waterfront development. Andrew worked on an interdisciplinary team to develop a master plan that right-sized future development to form a tourism core in the downtown, connected with a "green backbone" along its waterfront.

THE TEAM

Bonnie Harken, AIA

Nautilus International Development Consulting

Peter Gilpatric

PTGilpatric LLC





Nautilus International Development Consulting, Inc. is a group of professional consultants who are leaders in the sustainable development of urban waterfronts and dedicated to making cities great places to live, work and enjoy. Nautilus International works on a cross-disciplinary basis in urban design, planning, public policy and real estate development. Founded in 2003 and located in New York City, Nautilus has worked in over 25 countries providing innovative urban strategies and development plans for public and private clients throughout the United States and abroad. The firm specializes in downtown revitalization, sustainable waterfront redevelopment, and the resilient renewal of urban neighborhoods. Nautilus International is a certified Women-Owned Business Enterprise (WBE) in New York State.

For the Village of Tarrytown, Nautilus International will be responsible for providing strategic advice on urban design and sustainable waterfront development. Their expertise in strategic planning comes from extensive experience with over 15 years in designing and implementing large and small-scale projects similar to the Tarrytown waterfront. Currently, NI is advising clients on coastal resiliency projects and post-Covid recovery planning.

Bonnie A. Harken, AIA founded and leads the consulting services of Nautilus International Development Consulting. She specializes in combining profitable development with high-quality urban design. Her clients benefit by the multidimensional perspective she brings to their projects and by her skill in solving complex problems. Ms. Harken is an internationally-recognized expert in sustainable waterfront revitalization and downtown development, speaking and publishing widely. Her extensive experience over 35 years has helped shape many successful developments throughout the world, including the US, Brazil, China, and the Netherlands. Ms. Harken consults for top private developers, corporations and public agencies about strategies for planning and implementing sustainable urban solutions.

Early in her career, she was project manager of award-winning projects on urban waterfronts such as the master plan and design guidelines for Battery Park City and a strategic plan for the relocation of General Motors headquarters to downtown Detroit. Particularly relevant to 238 Green Street in Tarrytown is her work for the NYS Department of State on the West Harlem waterfront, *Take Me to the River*, in Kingston, NY on their Waterfront Brownfield Opportunity Area: Step 3 Implementation Plan; and currently for the Battery Park City Authority on the South Battery Park City Resiliency Project.

For this assignment, Ms. Harken will be responsible for strategic advice on urban design and sustainable waterfront development.

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212.866.2532

Bonnie A. Harken, AIA - President

Resumé

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Selected Recent Work

Water & Green Growth, International Case Studies & Framework for Action - Phases 1, 2 & 3

CLIENTS: World Water Council in partnership with the Republic of Korea's Government (MLTM, PCGG, & K-water)

The concept of "green growth" has arisen out of rapid urbanization and economic development, and their environmental impacts. This project addresses questions about why the protection and management of water is important, what role it plays in sustainable development, and how to enhance that role. Nautilus helped analyze the role of water in green growth, summarized 26 case studies, produced in-depth research reports on five exemplary case studies, and developed a policy framework to support implementation.

Great Rivers Partnership II: Global Priority Business Plan for 8 Great River Basins, Managing Editor

CLIENT: The Nature Conservancy

Challenges are being presented to the long-term viability of the world's major rivers and their basins, which provide freshwater for half of the world's people, a majority of agricultural crops, crucial transportation, low-carbon hydropower, and a rich diversity of nature. The Great Rivers Partnership brings together diverse partners and top scientists to advance integrated river basin management (IRBM). As Managing Editor, Nautilus coordinated profiles for eight priority basins around the world (including Yangtze, Mississippi and Tapajós) and helped prepare funding proposals for \$200M to build partnerships, mobilize resources and implement projects that advance freshwater sustainability.

Southwest Brooklyn Waterfront Study, Netherlands & New York Strategic Planning, Best Practices & Pilot Projects

CLIENT: The Port Authority of New York & New Jersey

CO-SPONSORS: City & Port of Rotterdam, ESDC, Government of the Netherlands, NWP, and Stadshavens Rotterdam

During this time of urgent global economic and environmental challenges, a central question facing many port cities is how to combine economic development with environmental sustainability. Nautilus has played multiple roles as the PANYNJ's prime consultant for 6 miles of waterfront in SW Brooklyn from organizing an international exchange of best practices to creating a unifying vision through a highly productive interagency planning process on economic development, waterfront uses, infrastructure investments, environmental sustainability, and climate change. As part of this multi-year study, Nautilus led pilot projects on green technologies, environmental sustainability and climate change.

HONORS + AWARDS

Society of American Registered Architects, National & New York State, Design Award of Excellence for Kingston Waterfront BOA Implementation Plan, 2016

American Institute of Architects, National Honors Award for Collaborative and Professional Achievement for Post-Sandy Initiative, NY Chapter, 2014

Member of New York City Mayor's Waterfront Management Advisory Board, 2010 to 2014

American Planning Association, NY Metro Chapter, Awards for meritorious service to the profession, 2002 and 2011

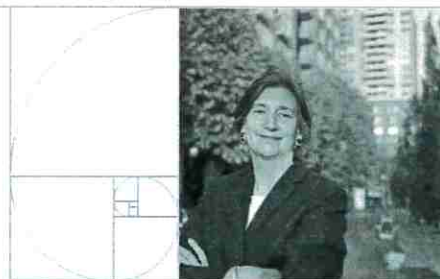
American Planning Association, NY Metro Chapter, Meritorious Achievement Awards & Leadership in City and Regional Planning for leadership of New York New Visions, 2002 & 2003

American Institute of Architects, National Honors Award for Collaborative Achievement for founding New York New Visions, 2003

Shanghai North Bund Development Leading Group, 1st Place in International Competition for 700-acre North Bund Waterfront Planning and Design, 2002

General Motors, Worldwide Facilities Group, Certificate of Recognition for corporate campuses, 1998-99

General Motors, President's Council Award for SE Michigan Strategic Facilities Plan, 1997



EDUCATION

Master of Architecture, Columbia University, Graduate School of Architecture and Planning, 1978

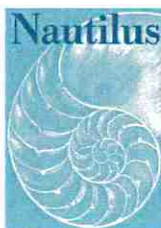
Advanced Training Real Estate Finance, New York University, Real Estate Institute

Environmental Design, Parsons School of Design, 1972-74

Bachelor of Arts, New York University, College of Arts & Sciences, Philosophy, 1972

PROFESSIONAL REGISTRATIONS

Registered Architect, New York, 1981



International Development Consulting, Inc.

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Bonnie A. Harken, AIA - President

Resumé cont'd

Selected Recent Work, continued

Take Me to the River, West Harlem, NYC

Urban Design, Economic Development, Transportation, Streetscapes, and Environmental & Cultural Planning

CLIENTS: NYC Manhattan Borough President & NYS Division of Coastal Resources

In the rapidly growing and ethnically diverse neighborhoods of Hamilton and Washington Heights, Nautilus worked first with public agencies and local organizations to develop a Conceptual Plan for over 60 acres along the Hudson River. This comprehensive plan strengthens public waterfront access, increases the neighborhood's economic, cultural and recreational value, and improves its overall environmental quality. Based on the success of the Conceptual Plan, Nautilus then implemented several of its key recommendations - a transportation plan, streetscape guidelines, and a strategy for cultural resources. Nautilus managed a team of 9 subconsultants, providing planning and urban design services, project management, and leading public participation and consensus building.

Lawrence Berkeley National Laboratory, Berkeley, CA Vision Plan

CLIENTS: US Dept of Energy, Lawrence Berkeley National Laboratory, & University of California

LBNL's 202-acre wooded campus is located in the hills above UC Berkeley in a spectacular natural setting. LBNL developed over time with environmentally unsustainable patterns such as poorly-sited facilities, an aging collection of over 100 buildings, problematic traffic circulation, and an inefficient distribution of infrastructure. Nautilus helped LBNL develop a Vision Plan to create a distinctive campus in harmony with its global leadership in transformative, multidisciplinary science and its cutting edge work in environmental & energy research.

Brooklyn Piers 7 - 12 Development Strategy, New York, NY Development Planning, EIS Coordination & Best Practices

CLIENT: NYC Economic Development Corporation

Brooklyn Piers 7-12 occupy a unique position between Brooklyn Bridge Park and Governors Island, both of which were poised for major re-development. This 20-year development strategy created a framework for one mile of active docks and cruise terminals as well as planned for 120 acres encompassing upland parcels and public access. As the centerpiece of its plan, the City envisioned a dynamic maritime marketplace. Nautilus acted as a liaison for the EIS/ULURP process and researched international best practices in maritime marketplaces and other key land uses as catalysts for revitalization. (With SMWM)

Passaic Riverfront, Newark, NJ Conceptual Plan for Waterside Activities

SPONSOR: Edison Properties, LLC

Working with all public and private stakeholders along two miles of riverfront from NJPAC to the Ironbound neighborhood, Nautilus designed a conceptual plan that maximizes the use of the riverfront for public activities and profitable development. Nautilus created cohesive programming and coordinated planning that achieved widespread support from government to business owners to local residents.

PROFESSIONAL ACTIVITIES

Representative of American Planning Association, NYC Comprehensive Waterfront Plan, 2010; NYC Waterfront Revitalization Program Revisions, 2011; & Governors Island Alliance, 2005 to present

Board of Directors, Working Harbor Committee, 2011 to present

Co-Chair of Waterfront Working Group, Post-Sandy Initiative, American Institute of Architects, NY Chapter, 2012 - 2013

Member of Advisory Group to NYC Department of City Planning on Climate Change Resilience: Urban Waterfront Adaptive Strategies, 2012 - 2013

Board of Advisors and Executive Committee, The Waterfront Center, 2003 - 2013

Co-Chair of Waterfront Committee, American Planning Association, 2000 - 2011

United Nations Speaker on climate change, "Year of Change: New Prospects for America at the UN," UNA-USA Conference at UN headquarters, 2009

Speaker, "Shaping Urban Waterfronts" & Moderator, Panel on Urban Development, UN International Symposium in Nanchang, China, Commission on Sustainable Development, 2005

Founder and Member, Lower Manhattan Task Force, American Planning Association, 2001 - 2006

Lower Manhattan Development Corporation, Advisory Council on Transportation and Commuters, 2001 - 2004

Founder and Member of Executive Committee, Co-Chair of Connections Committee, New York New Visions, 2001 - 2004

RECENT SPEAKING ENGAGEMENTS

"Post-Sandy Waterfront Planning in New York City: What's Happening?"

"Connecting the Dots: New York City's Ferry Expansion"

"Waterfront Housing in a Post-Sandy World"

"Coastal Climate Resilience: Strategies & Scenarios for Urban Waterfronts"

"Keeping Pace with Climate Change: Resiliency Strategies"

"Institutional Framework and Master Planning Case Study: Battery Park City"

"Mobilidade + Água" ("Mobility + Water")

"Visioning the Future: Preservation & Change on the Brooklyn Waterfront"

"Rio+2016: Planning & Architecture for the Olympics"

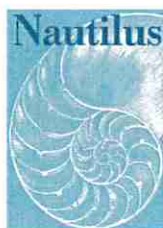
"Clean Tech Rotterdam/Green Tech Brooklyn"

"Mixed-Use Waterfronts: Blending Commerce, Culture and the Public Realm"

"Take Me to the River: Enhancing Access to Waterfronts"

"Waterfront Regulations and Their Impact on Public Access and Redevelopment"

"Restoring Urban Waterways: Practical Solutions from Around the World"



Nautilus International Development Consulting, Inc.

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B.1 – Similar Previous Projects

Comprehensive Plan and LWRP Updates for the Village of Haverstraw, NY: Climate Smart Planning for the 21st Century

Location: Village of Haverstraw, NY
 Size: Two square miles, 3 miles of shoreline, 12,000 residents
 Uses: Commercial downtown, industrial businesses, cultural institutions; residential neighborhoods, and public open spaces
 Dates: 2018-present
 Reference: Michael F. Kohut, Mayor, Village of Haverstraw
 Email: Michael.Kohut@vohny.com / Phone: (845) 429 0300
 Client: The Village of Haverstraw, NYS Department of State (DOS) and NYS Department of Environmental Conservation (DEC)
 Team: NP&V and Edward M. Weinstein Architecture + Planning

Like Tarrytown and other upstate towns with valuable riverfronts, the Village of Haverstraw has tremendous potential to revitalize its downtown as a lively, inclusive and sustainable center for commerce, culture and recreation. With one of the longest publicly-accessible riverfronts in the Hudson River Valley, Haverstraw brought together the planning efforts to update both its Comprehensive Plan and LWRP simultaneously. The result is a set of unified documents that set the Village on a course for sustainable and authentic development in a climate resilient framework. The plans will guide sustainable growth for the Village by shifting to a greener economy, protecting natural resources, reducing climate vulnerabilities, improving energy efficiency, and developing in an inclusive and vibrant way. The documents also encourage a dense downtown that is walkable and economically robust while capitalizing on its historic Main Street and preserving its fabric of human-scaled buildings, which date from an era similar to Tarrytown's downtown.

Nautilus' role on the team was to oversee waterfront planning; design and lead the community outreach process and plan; provide modal-modal



transportation planning; and incorporate sustainability into all aspects of the planning documents.

Public Involvement:

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Nautilus developed the community participation plan and process, and then led six public outreach meetings over a span of six months to shape the vision, policies and strategies of the plan. The public events were conducted in both English and Spanish and included 3 workshops, 2 design charrettes and a Main Street sidewalk booth which engaged a wide variety of residents, businesses, non-profit groups and community organizations.

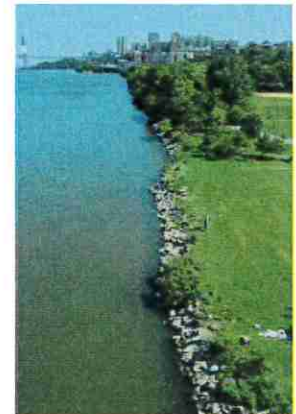
Take Me to the River: Concept and Implementation Plans

Location: West Harlem & Hamilton Heights, New York, NY
Size: 60+ acres
Uses: Residential, commercial, retail, cultural institutions, and public open space
Dates: 2004 - 2008
Reference: Anthony Borrelli, Director of Land Use and Development, MBPO –
(212) 669 8130 - aborelli@manhattanbp.org
Clients: NYS Department of State, Division of Coastal Resources & Office of the Manhattan Borough President, City of New York

Access between the bustling West Harlem neighborhood and Riverside Park is complicated by railroad lines, highways and a steep hillside. The vibrant, multi-ethnic community wanted to take advantage of the neighborhood's abundant historic, natural and cultural assets to increase its visibility and renew its unique identity. Nautilus worked with state and city agencies and local organizations to improve public waterfront access, strengthen upland connections, increase the neighborhood's economic, cultural and recreational value, add water-based activities, and improve its environmental quality. Nautilus provided an analysis of existing conditions and land use patterns including a user survey (English and Spanish), led public participation and consensus building, researched the site's history and best practices in other cities, designed alternative concept plans, recommended economic development initiatives, and developed implementation strategies.



The TMTTR Implementation Plans then followed up with a cultural plan for a museum district in this multi-cultural neighborhood, streetscape guidelines for the economic corridor and waterfront access routes, and a transportation plan that strengthens upland connections, increases the area's economic, cultural and recreational value, and improves its overall environmental quality.



Contact

973.610.4118 (Mobile)
peter.gilpatric@gmail.com

www.linkedin.com/in/peter-gilpatric-b1804137 (LinkedIn)

Top Skills

Real Estate Development
Land Development
Strategic Planning

Peter Gilpatric

Real Estate Advisory Services/Real Estate Development
Morristown

Summary

Peter Gilpatric provides real estate advisory services to private and institutional clients throughout the New York Metro Region and on a case by case basis throughout the US. Through his advisory practice, PTGilpatric LLC, Peter provides real estate and development services to clients seeking complementary expertise and project management capability to advance projects toward successful, market based outcomes. Whether through land entitlement, asset repurposing, strategic master planning or vertical development, clients receive focused, cost effective expertise to achieve targeted objectives and sustainable economic value. Clients include institutions, public and private land owners and development interests.

Experience

PTGilpatric LLC

Owner

July 2011 - Present (9 years 9 months)
Morristown NJ

PTGilpatric LLC is an advisory/project management business providing services directly to clients or in collaboration with others. Since 2011, clients have included property owners and institutions seeking to create value and entitle land, businesses seeking to locate new sites, entrepreneurs seeking to advance innovative visions that include a component of real estate, asset owners seeking to reposition and repurpose their properties, public sector entities exploring public/private partnerships and private sector firms seeking to expand their platforms into real estate and public/private venues. Asset classes include undeveloped land, underperforming assets, in-fill mixed-use development, logistics, master planned communities, bioscience centers and multi-dimensional sports complexes.

Clients include:

>Land owner in Southeast NY seeking entitlement for 1,000,000 sf of logistics space on 300+ acres.

- >Property owner seeking approval for 100 units of over retail in Morristown, NJ.
- >Property Owner seeking approval for 80 waterfront units in New Rochelle NY.
- >Family seeking to develop 100 waterfront acres in Antigua.
- >Diocese of Orlando seeking to identify developer for 200 acres in Orlando FL.
- >Developer seeking strategic planning for 14 acre urban in-fill development in Baltimore MD.
- >Religious institution seeking to liquidate a conference center and 100+ acres in Westchester NY.
- >Financial institution seeking assistance on redevelopment strategy for 200 units in Aventura FL.
- >Team owner seeking to create professional baseball leagues in Bay Area and Hawaii.
- >SFMTA seeking highest and best use analysis for air-rights at new subway station.

30 Farinella Associates 1.0 LLC

Partner

February 2019 - Present (2 years 2 months)

Morris County

30 Farinella Associates 1.0 LLC is a development entity formed by three principles with complimentary construction, financial and development expertise. The venture acquired 11 acres in East Hanover, New Jersey in February 2019. The property is currently entitled for a 75,000 sf. warehouse/distribution facility. The project is financed with a project start in Spring 2021.

Youth Sports Performance of New Jersey

Real Estate Principal

November 2019 - Present (1 year 5 months)

Northern New Jersey

Youth Sports Performance (YSP) is a 2020 startup focused on enhancing athletic performance in youth through the application of advanced analytics and programed training. YSP uses Fusionetics and Redline Athletics programs to enhance and monitor the development of young athletics. As Real Estate Principal, Gilpatric oversees selecting, leasing and fitting out new 10,000 sf training centers in Northern New Jersey. The initial facility in Morris Plains New Jersey opened in October 2020 amid Covid protocols and is fully operational.

Infrastructure Advisors LLC

Senior Advisor

January 2016 - Present (5 years 3 months)

New York, New York

Infrastructure Advisors (IA) is a New York based firm focused on providing clients with expert advisory services on public/private partnerships (P3s). IA serves both public and private sector clients seeking to establish, initiate, expand and structure P3 business. In the role of Senior Advisor, Gilpatric provides real estate and development expertise to the firm. Recent IA assignments include:

- > Research on bio-cluster formation in the US and Canada for New York's public health agency .
- > Strategic planning for repurposing transit hub retail spaces for NY/NJ Port Authority.
- > Strategic planning to assist Plaza Construction's entry into the world of P3.
- > Advisory services to NY based DRI on expanding its client base within the 3P industry.

LCOR, INC

Senior Vice President/Principal

February 1981 - June 2011 (30 years 5 months)

New York, NY

During a thirty year career with Linpro/LCOR, Gilpatric evolved from Director of Marketing responsible for leasing office and industrial spaces to Partner/Senior Vice President responsible as project executive for complex development projects. During his career, Gilpatric developed 3-4 million square feet of office, residential and bio-science space, leased over 5 million square feet of space and sold over 3 million square feet of assets including:

- >Developed, leased and sold 101 Hudson, 1,4 million sf high-rise office tower in Jersey City.
- >Repurposed, leased and sold the 750,000 sf Landmark bioscience center in Westchester, NY.
- >Master Planned and entitled 2,000,000+ sf of mixed use space in Hoboken NJ in P3 with NJTransit.
- >Developed 1000 high-rise, TOD rental units in White Plains NY.
- >Development Executive for Colgate Centre, an 8 million sf waterfront project in Jersey City.
- >Developed, leased and sold a series of suburban office and industrial projects in Northern New Jersey.
- >Repurposed former Merrill Lynch 700,000 sf facility into Novo Nordisk US Headquarters in Princeton.

>Developed two senior living communities in New Jersey and Connecticut.

American Hoechst

Manager Corporate Real Estate

March 1976 - February 1981 (5 years)

Bridgewater, New Jersey

Responsibilities grew from facilities manager of a corporate headquarters campus in Bridgewater New Jersey to corporate manager real estate and office facilities for the US.

Travelers Insurance Company

Assistant Manager

September 1970 - February 1976 (5 years 6 months)

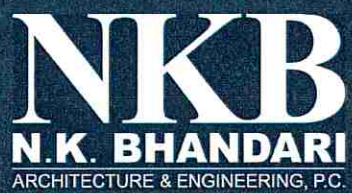
Newark, New Jersey

Business career began with a Travelers training program in Personnel Administration at the Cleveland, Ohio regional office. I met my wife at Travelers and we relocated to Newark in 1974. With the relocation, we found Morristown and the real estate career began as the Personnel Administration Department was charged with the responsibility of relocating the regional office from Newark. I became fascinated with the real estate process and began a career in the industry.

Education

Kent State University

Bachelor's degree, Economics (1966 - 1970)



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