





181 Westchester Avenue
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Port Chester, NY 10573
914.510.7177

www.streetworks-studio.com



EXPERIENCE

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OVERVIEW

Street-Works Studio's specialty and passion is creating dynamic, award-winning, and successfully built environments for residential, retail, office, and public uses. We have participated in the creation of more than 90 of these places across the country with both public and private sector partners.

Mixed-use Planning

Retail Consulting

Architecture

Entitlements

Retail Repositioning

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“Street-Works Studio brings a very unique talent to the design and development process. They combine detailed technical knowledge with a deep understanding of human behavior to deliver comprehensive design solutions for the public realm.”

DON BRIGGS
EXECUTIVE VICE PRESIDENT of DEVELOPMENT
FEDERAL REALTY INVESTMENT TRUST

ABOUT US

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We respect the history of places and operate on the premise that you work on the future based on an understanding of the past. Looking back to a time in America when urban places were the heart of the community, we bring cities forward in a new and compelling context, uncovering each site's unique narrative.

We are responsible for the design and planning of many national award-winning urban neighborhoods across the country, including Santana Row in San Jose, CA; Pike & Rose in Rockville, MD; and Blue Back Square in West Hartford, CT. Our strengths in master planning and design contribute to the success of these places where our collaboration on architectural design, urban planning, design management, physical site analysis, placemaking and district branding strategies create communities where people live prosperously. Stemming from a belief that local DNA makes its own distinctive mark in the fabric of our world's great cities, we pull from the historic fibers and character of each neighborhood, knitting together disparate parts that as a whole make it cohesive, connected, and vital.





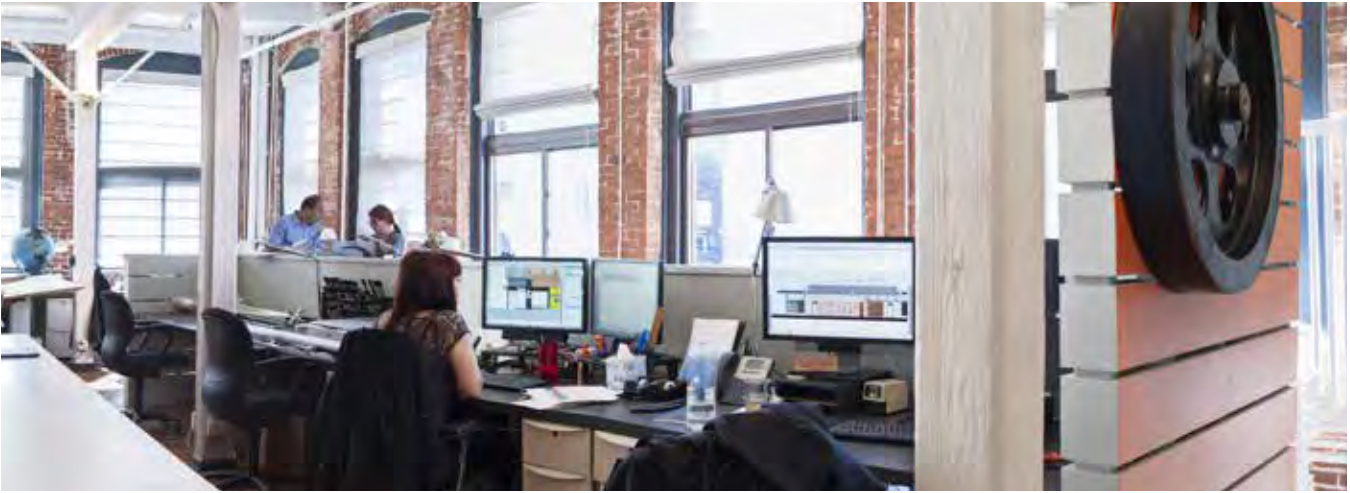
OUR PEOPLE

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Street-Works Studio is a consulting company that has a singular focus on the design and development strategies of mixed-use neighborhoods. We are a group of seasoned design, development and management experts — practical visionaries who manage the smallest details without losing sight of the big picture. We bring holistic thinking, innovative blending of old and new, and respectful collaboration to every project.



**TIM MOUNT****Partner**

Tim Mount is a co-owner of Street-Works Studio, and is in charge of all urban planning projects, bringing more than 20 years of experience in urban design and architecture. Tim's expertise in mixed-use is instrumental in the creation and continued vitality of his projects. He ensures that the implementation of any vision is realized; from master planning to architectural and open space character, to the day-to-day practicalities of a large-scale place. Among his top skills, is his ability to translate complicated development strategies into cohesive physical solutions, making sure that the project's vision is never lost even in the smallest detail.

Tim is the design director for Federal Realty Investment Trust's projects Pike & Rose in North Bethesda, MD and Assembly Row in Somerville, MA.

Prior to Street-Works Studio, he was a lead designer in Cooper Carry's Main Street Studio in Alexandria, VA where the conceptual design work on Bethesda Row and Santana Row began.



OUR PEOPLE

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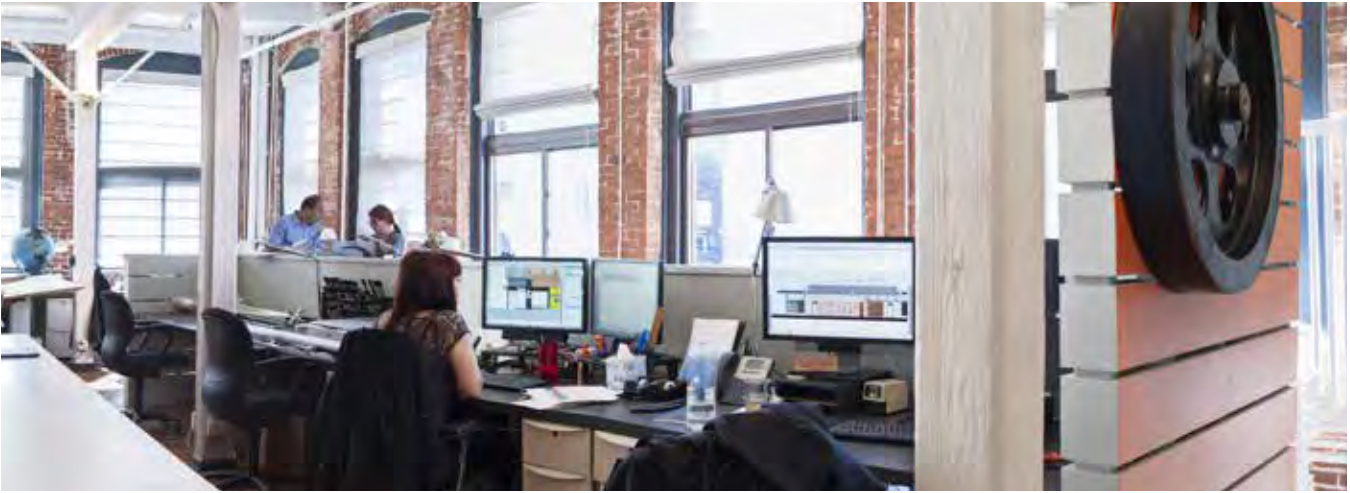
GREGG SANZARI



Partner

Gregg Sanzari is a co-owner of Street-Works Studio, with over 25 years of experience in redevelopment projects. His focus is in leading the firm's project efforts by overseeing the operations and management of the company. Along with expertise in technical documentation of new and repositioned projects, Mr. Sanzari's responsibilities include retail consulting and tenant coordination in a variety of challenging projects.

One of his many contributions is directing the firm's staff in completing project design documentation to the highest level. His expertise is evident in projects as diverse as Greensboro Place in Tysons Corner, VA, the Federal Realty projects from Maryland to Massachusetts and the firm's development projects including Blue Back Square. His skills range from management of consultants in refining concept plans to the detailed coordination required with retailers and other tenants as projects near completion.



MAYDA HORIZNY



Director of
Planning & Design

Mayda Horizny is a senior member of the staff at Street-Works Studio with over 30 years of experience in planning mixed-use urban projects and shopping centers. With deep experience in urban planning, the design of Main Street districts is a particular specialty. Mrs. Horizny understands the nuances that make a district succeed once implemented and is skilled in directing a team to achieve that goal.

“WE’RE A TEAM
OF SUCCESSFUL
MIXED-USE
CONSULTANTS
WITH A **UNIQUE**
BLEND
OF INDIVIDUAL
EXPERTISE”

COLLABORATIVE PARTNERSHIPS

10



BECK VENTURE, INC.
BLUE BACK SQUARE DEVELOPMENT
BAYER PROPERTIES INC.
CATHARTES PRIVATE INVESTMENTS
CITY OF ROCKVILLE
COLONIAL PROPERTIES TRUST
DOUGLAS DEVELOPMENT
FAIRWAY MARKET CO.
FEDERAL REALTY INVESTMENT TRUST
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HANCOCK ADAMS ASSOCIATES

Mid-town, Dallas, TX • Retail Consultant & Placemaking
Blue Back Square, West Hartford, CT • Development & Master Planner
The Summit, Birmingham, AL • Strategic Planner
Portwalk Place, Portsmouth, NH • Strategic Planner & Design Consultant
City Planning, Rockville, MD • Municipal Master Planner
Brookwood Village, Birmingham, AL • Retail Repositioning
New City, Washington, DC • Strategic Master Planner
New York, NY • Design Consultant & Storefront Design
Assembly Row, Somerville, MA • Master Planner & Design Director
Bala Cynwyd, PA • Retail Repositioning
Bethesda Row, Bethesda, MD • Development & Master Planner
Darien, CT • Master Planner & Design Director
Montrose Crossing, MD • Strategic Planner
Pike & Rose, Rockville, MD • Master Planner & Design Consultant
Rockville Town Center, Rockville, MD • Master Planner & Design Director
Santana Row, San Jose, CA • Master Planner & Design Director
Sunset Place, South Miami, FL • Retail Repositioning & Placemaking
Merchants Row, Quincy, MA • Master Planner & Design Consultant



HANCOCK ADAMS ASSOCIATES

ING/CLARION PARTNERS

THE MAIN STREET ALLIANCE

THE MERIDIAN GROUP

NATIONAL REALTY DEVELOPMENT

OLYMPIA DEVELOPMENT

PARK PLACE PARTNERS, LLC

RAMCO GERSHENSON PROPERTIES TRUST

RAMCO GERSHENSON PROPERTIES TRUST

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SELIGSON PROPERTIES

STARWOOD CAPITAL GROUP

SOHO-CAPITAL

STOP & SHOP SUPERMARKET CO.

STOP & SHOP SUPERMARKET CO.

TARGET CORPORATION

VORNADO REALTY TRUST

WILLCO

New Quincy Center, Quincy, MA • Master Planner & Design Consultant

Essex Green, West Orange, NJ • Retail Repositioning & Placemaking

Hackensack, NJ • Master Planner & Development Strategy

The Boro, Tysons Corner, VA • Strategic Planner

Lord & Taylor • Retail Repositioning

The District Detroit, Detroit, MI • Master Planner

Park Place, Leawood, KS • Development & Master Planner

Deerfield Towne Center, Deerfield, OH • Design Consultant & Retail Repositioning

Front Range Village, Fort Collins, CO • Design Consultant & Retail Repositioning

Woodbury Lakes, Woodbury, MN • Design Consultant & Retail Repositioning

Waypointe, Norwalk, CT • Development & Master Planner

United Hospital Redevelopment Port Chester, NY • Master Planner & Design Consultant

The Heights, Tampa, FL • Master Planner & Design Consultant

Cathedral Commons, Washington, DC • Master Planner & Entitlements

Stop & Shop Stores, North White Plains, NY • Master Planner & Entitlements

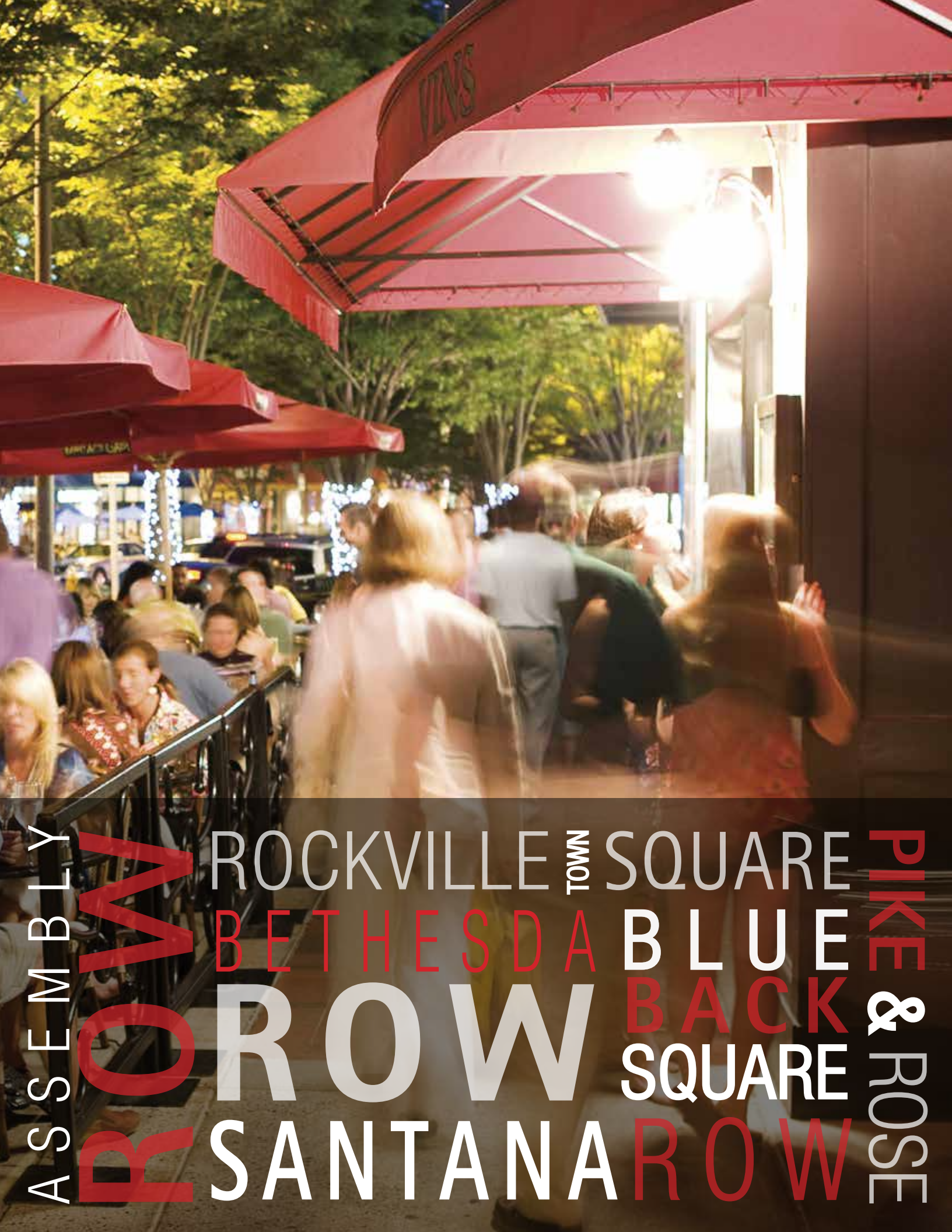
Target Stores, Stamford, CT • Urban Retail Prototype Design

Crystal City, VA • Retail Consultant & Placemaking

Rockville, MD • Strategic Master Planner & Design Consultant

SELECT BUILT PROJECTS...



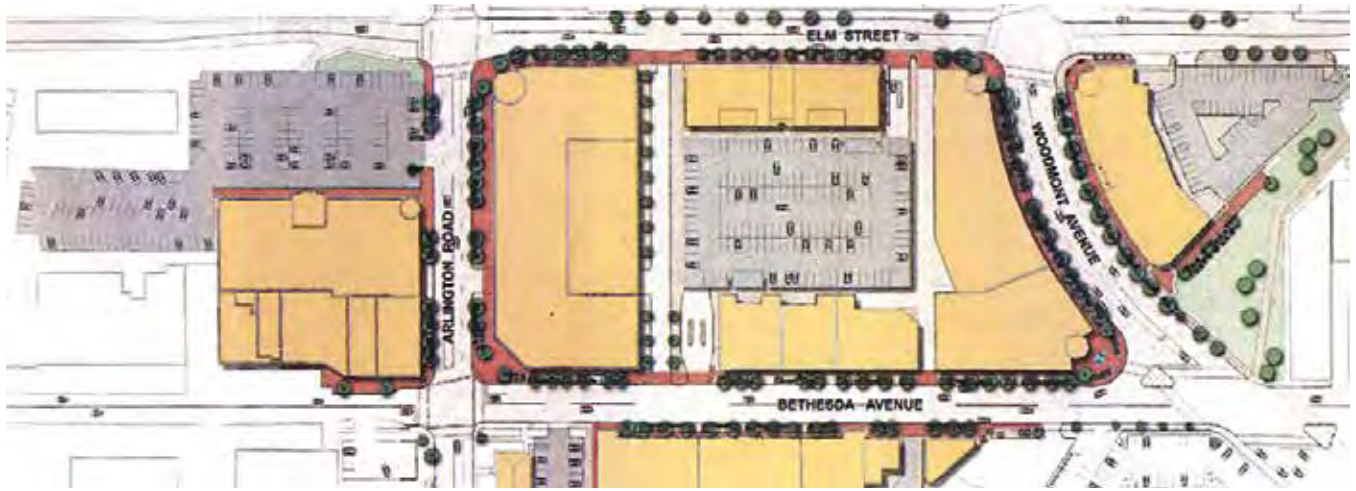


ASSEMBLY

ROW
ROCKVILLE TOWN SQUARE
BETHESDA BLUE
ROW BACK
SANTANA SQUARE
ROW
PIKE & ROSE

BETHESDA ROW ■ Bethesda, MD

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Transit Oriented Mixed-Use





DEVELOPMENT PROGRAM:

- RETAIL: 347,00 sf
- RESIDENTIAL: 180 DU
- OFFICE: 183,000 sf

FIRST YEAR OPEN: 1995

PROJECT SIZE: 533,000 sf

STATUS: **COMPLETED**

MASTER PLANNING

DESIGN DIRECTION

ENTITLEMENT SUPPORT

Bethesda Row's success as a master-planned, transit-oriented and mixed-use project is rooted in Federal Realty Investment Trust's ability to form lasting private-public partnerships for the purpose of enhancing an already existing neighborhood. Located two blocks from the Bethesda Metro Stop, this project has a total of 531,000 SF spread out over seven city blocks, not all of which are contiguous, and includes both renovated structures and new buildings.

As development consultant and master planner, Street-Works ensured there were sophisticated street and sidewalk designs to fit seamlessly with the surrounding cityscape and its heritage. Today, Bethesda Row is recognized as an outstanding national model for mixed-use, urban planning and was the recipient of the Urban Land Institute Award for Excellence in 2002. In 2002, it also received a Charter Award from the Congress for New Urbanism, Best Block in America Award and Citizen's Neighborhood Coalition Award for Most Beautiful Place in Bethesda for Phase 1. From its strategic merchandising plan to its creative blend of existing buildings and new architectural infill, the project has become a prototype for Downtown revitalization.

For more information visit www.bethesdarow.com



Mixed-Use





DEVELOPMENT PROGRAM:

- RETAIL: 750,000 SF
- RESIDENTIAL: 834 DU
- OFFICE: 600,000 sf
- HOTEL: 212 Keys

FIRST YEAR OPEN: 2002

PROJECT SIZE: 42 Acres

STATUS: **COMPLETED**

MASTER PLANNING

DESIGN DIRECTION

ENTITLEMENT SUPPORT

Opened in 2002, Santana Row is a 42 acre development project of restaurants, shops, offices, hotels, houses and condominiums organized around an active street, lush parks and open-air plazas. As the development consultant and master planner, Street-Works Studio, worked with businesses and municipal officials to create a distinctive mix of living, shopping and dining features. As a result, Santana Row has become one of the most interesting and vibrant neighborhoods in the Bay Area.

Executed by Federal Realty Investment Trust, this \$750 million development has earned several major awards, including Project of the Year in 2003 by Builder Magazine for creating a public space that has natural beauty combined with a functional urban environment, the CELSOC Engineering Excellence Honor Award in 2004, and Project of the Decade by Silicon Valley/San Jose Business Journal in 2010.

For more information see www.santanarow.com



ROCKVILLE TOWN SQUARE ■ Rockville, MD

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Transit Oriented Mixed-Use





DEVELOPMENT PROGRAM:

- RETAIL: 181,000 sf
- RESIDENTIAL: 648 DU
- LIBRARY: 72,000 sf
- VISUAL ARTS BUSINESS CENTER: 80,000 sf

FIRST YEAR OPEN: 2004

PROJECT SIZE: 20 Acres

STATUS: **COMPLETED**

MASTER PLANNING

DESIGN DIRECTION

ENTITLEMENT SUPPORT

Rockville Town Square reflects the transformation of 12.5 acres of aging strip retail into a vibrant mixed-use setting and community focal point. Located in the heart of Rockville, Maryland, a close-in suburb of Washington, DC, Rockville Town Square is the result of a robust public-private partnership.

Spearheaded by Federal Realty Investment Trust, a coalition of the City of Rockville, Montgomery County, and RD Rockville (a residential developer) was formed to complete this project. With Street-Works Studio as the master planner, the group collaborated closely to plan the arrangement and character of Rockville Town Square.

A significant public investment was instrumental to assemble the land, construct the infrastructure, create a public parking district, and build a new regional library and cultural arts center. In addition to a library and business innovation center totaling over 150,000 square feet, Rockville Town Square includes a 28,000 square foot space for the nonprofit Metropolitan Center for the Visual Arts to provide a center for classes, galleries and programs.

Rockville has been the recipient of several awards including a Charter Award from the Congress for New Urbanism, the NAIOP Award of Excellence for Best Smart Growth Master Plan, the NAIOP Award of Excellence for Best Mixed Use Project and the Multi-Housing News Design Excellence Award for New Urbanism.

For more information visit www.rockvilletownsquare.com





Transit Oriented Mixed-Use





DEVELOPMENT PROGRAM:

- RETAIL: 430,000 sf
- RESIDENTIAL: 1,600 DU
- OFFICE: 1,100,000 sf
- HOTEL: 150 Keys
- ARTS/CONCERT VENUE: 250 Seats

FIRST YEAR OPEN: 2014 (PHASE I)

PROJECT SIZE: 3,400,000 sf

STATUS: **PHASE 1: COMPLETE**

PHASE 2: UNDER CONSTRUCTION

MASTER PLANNING

DESIGN DIRECTION

STOREFRONT DESIGN

Located steps from the Metro Station in the heart of the White Flint District in Montgomery County, MD, Pike & Rose is a pedestrian-oriented, urban-minded, mixed-use neighborhood encompassing 24 acres.

The first phase opened in the fall of 2014 and it is already a key component in the area's revitalization efforts. When completed, Pike & Rose will encompass 3.4 Million square feet amidst a carefully orchestrated environment of open plaza parks and creative common areas intended for events, street festivals, a farmers market, music and more. From one of the first rooftop garden plots for rent in the County to a new network of streets lined with a mix of the area's most vibrant shops, eateries and entertainment, Pike & Rose will be the area's must-experience destination. The second phase is currently under construction with 215,000 square feet of additional retail, 368 residential units, 120,000 square feet of office space and 177 key "Canopy by Hilton" included in the program.

As the master planner, Street-Works Studio works to ensure that the new mixed-use neighborhood is an urban oasis as well as the place-driven heart of the new White Flint district. The Pike & Rose master plan is a product of extensive collaboration with Montgomery County and Federal Realty Investment Trust, as well as the formation of partnerships with the broader arts community.

Though it has only completed it's first phase, Pike & Rose is beginning to amass awards and recognition including NAIOP Best Retail Project Street Level Retail Space of Larger Buildings or Mixed Use, NAIOP Award of Merit for Best-Mixed Use Project and DELTA ASSOCIATES Best Neighborhood Impact Apartment Community for the PerSei Apartments.

For more information visit www.pikeandrose.com





Transit Oriented Mixed-Use





DEVELOPMENT PROGRAM:

- RETAIL: 500,000 sf
- RESIDENTIAL: 2,100 DU
- OFFICE: 1,750,000 sf
- HOTEL: 200 Keys

FIRST YEAR OPEN: 2014

PROJECT SIZE: 5,000,000 sf

STATUS: **PHASE 1: COMPLETE**

PHASE 2: UNDER CONSTRUCTION

MASTER PLANNING

DESIGN DIRECTION

ENTITLEMENT SUPPORT

STOREFRONT DESIGN

Assembly Row is a new 45-acre neighborhood that was master planned in concert with the local community. It is catalyzed by the successful collaboration with the MBTA to construct a new T station, which opened in September 2014, and enabled through a dynamic private-public partnership with the City of Somerville.

When completed, it will comprise over 5,000,000 square feet of retail, office space, residences, restaurants, a hotel and a waterfront park. The first phase opened in May 2014 and includes over 35 premier stores, a 12-screen movie theater, 448 AvalonBay rental apartments, 100,000 SF of office space, a 44,000 SF LegoLand Discovery Center and 11 restaurants. In December 2013, the largest hospital and physician organization in Massachusetts, Partners HealthCare System, announced it will consolidate administrative operations and move into 700,000 square feet of a new office space. The new office building is set to open in summer 2016, bringing nearly 5,000 employees to the neighborhood. As 2017 unfolds, an additional 200,000 square feet of retail, entertainment and restaurants will be added. An independent hotel with 155 rooms, 447 apartments, and 143 condominiums will bring additional neighbors to the current 800 residents that are already there.

With Street-Works Studio as the design director & master planner, Federal Realty Investment Trust will be able to achieve the goal of making Assembly Row walkable, bikeable, and organized around a series of dynamic open park spaces that can offer a full calendar of programs and events for the neighborhood and the surrounding community.

Assembly Row has been the recipient of many awards, including the Curbed Boston's Neighborhood of the year award in 2015.

For more information visit www.assemblyrow.com



BLUE BACK SQUARE ■ West Hartford, CT

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Transit Oriented Mixed-Use





DEVELOPMENT PROGRAM:

- RETAIL: 215,000 sf
- RESIDENTIAL: 80 DU
- OFFICE: 200,000 sf

FIRST YEAR OPEN: 2008

PROJECT SIZE: 550,000 sf

STATUS: **COMPLETED**

MASTER PLANNING

DESIGN MANAGEMENT

ENTITLEMENT SUPPORT

BBS Development's Blue Back Square is a unique dining, entertainment, living, and shopping destination. It is anchored by Crate & Barrel, Barnes & Noble, Criterion Cinemas, and REI. It also has many upscale restaurants and retailers such as The Cheesecake Factory, Fleming's Prime Steakhouse and Wine Bar, World of Beer, and White House/Black Market. It also has luxury loft-style apartment homes and both professional and medical offices. The medical office is anchored by Hartford Hospital, an affiliate of Hartford HealthCare, the region's premier health care provider, and Town Sports International, the largest health club operator in the Northeast.

As master planner, and design director, Street-Works Studio created and delivered a vision for new truly mixed-use neighborhood including anchor and inline retail, restaurants, residential and civic spaces. Working within a private-public partnership with the city, we designed the parking, street and open space infrastructure, building on the value of the existing West Hartford Center. The project doubled the program of the existing and established neighborhood enhancing the city's overall success.

For more information visit www.bluebacksquare.com



PROJECTS IN PLANNING...

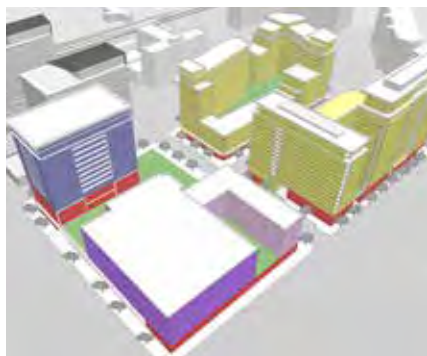


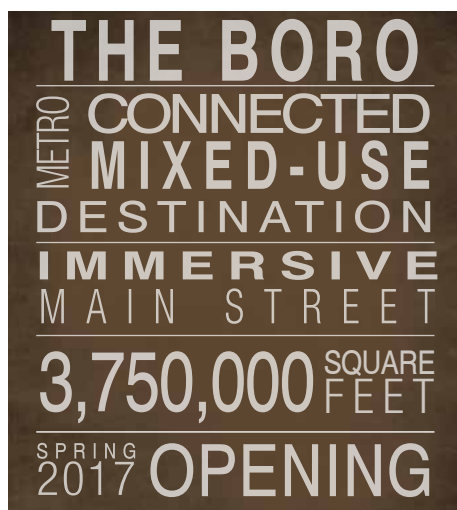


CRYSTAL
THE DISTRICT DETROIT
SUNSET THE BORO
PLACE
UNITED
WILLCO HOSPITAL
REDEVELOPMENT



Transit Oriented Mixed-Use





DEVELOPMENT PROGRAM:

- RETAIL: 330,000 sf
- RESIDENTIAL: 14,000 DU
- OFFICE: 1,750,000 sf
- HOTEL: 350 Keys

PROJECT SIZE: 3,750,000 sf

STATUS: **PRE-CONSTRUCTION**

MASTER PLANNING

RETAIL STRATEGY

Tysons Corner has long been the focus of Corporate Offices and Retail Mall powerhouses but has not yet developed a great people oriented, mixed-use place, until now. The Meridian Group's, The Boro, is an 18 acre transit oriented mixed-use development taking advantage of the expansion of the existing Washington DC Metro system as it reaches toward Dulles Airport. The addition of the Greensboro Silver line Metro connected directly to the development makes this site extremely attractive for residential development as well as office and hotel.

Street-Works Studio is acting as Master Planner and Retail Consultant to help Meridian plan the 3,750,000 square feet of development in multiple phases, with the goal of becoming Tysons next great neighborhood. The heart of the project will be focused on retail, entertainment, hospitality and food, centered around an immersive main street and a nearly one acre public space. In the initial phase there will be approximately 750 luxury units across four buildings, as well as retail shops and restaurants that will join the vibrant, ever-changing landscape of Tysons. Most importantly, Whole Foods is set to open a 70,000 sf flagship store in 2018, which is the largest in the area. There will also be a luxury 15-screen ShowPlace ICON Theatre that will overlook an expansive public park equipped with outdoor seating, kid-friendly splash pads, and visual art, for amenities inside and out.

For more information visit theborotysons.com



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A map of The District Detroit, showing four distinct neighborhoods. The map is divided by a dashed line. The neighborhoods are: Cass Park Village (yellow), Woodward Square (orange), Columbia Park (grey), and Wildcat Corner (white). The map includes street names like Cass Ave, Grand Ave, and Woodward Ave, and a dashed line indicating the district boundary.





DEVELOPMENT PROGRAM:

1.6 million square feet of mixed-use redevelopment including retail, residential, office, hospitality and entertainment.

STATUS: CONSTRUCTION

MASTER PLANNING

DESIGN DIRECTION

STOREFRONT DESIGN

Street-Works Studio is master planning a new development for The District Detroit. It is fundamentally and radically changing The District to reflect a new Detroit to the 20 million people who visit the city each year. The project will capitalize on the amazing community assets of the Ilitch organization including Comerica Park, Fox Theater, and Motor City Casino and Hotel.

Concurrent with the new Little Caesars arena, which is currently under construction, phase one will encompass mixed-use development including academic, civic, residential, hospitality, retail, offices, and a new Little Caesars headquarters within a revitalized infrastructure and open space network. The District Detroit will be stabilized and catalyzed with the development of five entirely new urban neighborhoods called Woodward Square, Columbia Street, Wildcat Corner, Columbia Park and Cass Park Village. The most notable neighborhood so far is Woodward Square, which is home to the new arena which will be opening summer of 2017, as well as the Wayne State University's Mike Ilitch School of Business which is set to open in 2018. There will be 50 blocks of new public infrastructure to be master developed by Olympia Development, privately owned by the Ilitch Organization.

For more information visit www.districtdetroit.com



DEVELOPMENT PROGRAM:

- RETAIL: TBD
- RESIDENTIAL: TBD
- OFFICE: TBD
- HOTEL: TBD

PROJECT SIZE: TBD

STATUS: **PLANNING**

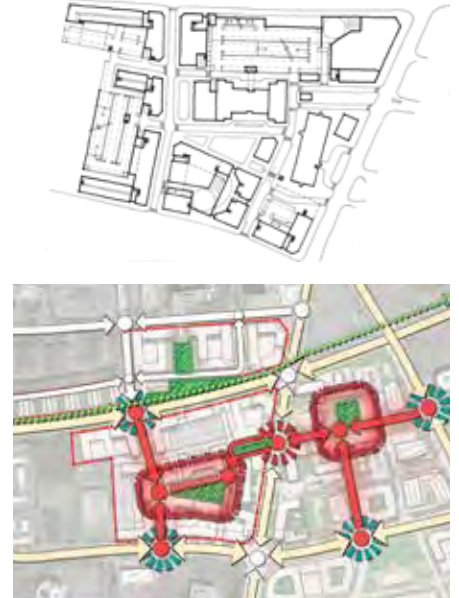
Willco is an ongoing Strategic Master Planning and Entitlement effort. Building on the successes and value created at Pike & Rose, immediately adjacent and physically connected. We have designed a cohesive synergistic continuation, creating greater value for both without harming or disturbing each districts unique identity and character.

The design allows existing assets to be enhanced in place or to be improved by more appropriate repositioning. The project, while primarily residential, creates opportunities for attracting retail tenants in the marketplace that may be more suitably located at Willco than at Pike & Rose.

MASTER PLANNING

RETAIL STRATEGY

ENTITLEMENT SUPPORT



DEVELOPMENT PROGRAM:

- RETAIL: TBD
- RESIDENTIAL: TBD
- OFFICE: TBD
- HOTEL: TBD

PROJECT SIZE: TBD

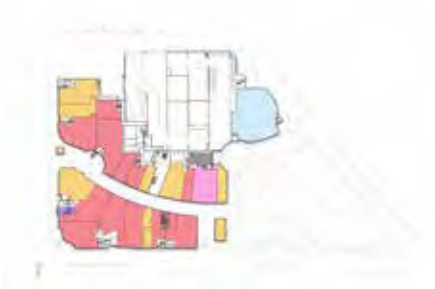
STATUS: **PLANNING**

Sunset Place, now owned by Federal Realty Investment Trust, is the repositioning of a dated and underperforming open-air mall. The reconfiguration is required to address current retail realities, aimed at creating a pleasant open-space and vibrant customer experience while increasing density. Our efforts are focused on boosting the projects functionality and efficiency. We are opening the project to natural light and removing barriers for greater visibility, enhancing the arrival experience, and improving circulation for both vehicles and pedestrians. A significant improvement has been the creation of a high character environment that connects Sunset Place to the existing neighborhood and its unique main street brand. We have turned the project inside out while enhancing and protecting the interior street experience.

RETAIL REPOSITIONING

DESIGN DIRECTION

STOREFRONT DESIGN



UNITED HOSPITAL REDEVELOPMENT ■ Port Chester, NY

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DEVELOPMENT PROGRAM:

- RETAIL: 90,000 sf
- RESIDENTIAL: 730 DU
- OFFICE: 217,000 sf
- HOTEL: 135 Keys

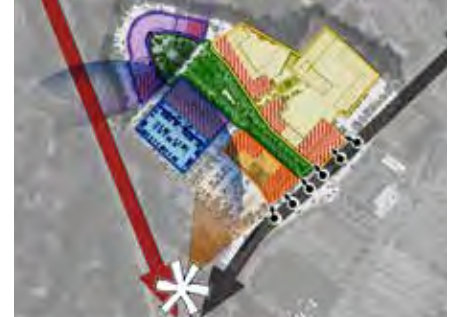
PROJECT SIZE: 1,200,000 sf

STATUS: **PLANNING**

This new project converts the long-dormant former United Hospital site into a lively mixed-use development. Vacant and aging buildings will be converted into a hub of parks and boulevards, boutiques and shops, cafes and restaurants, apartments and a hotel. The site and the network of pedestrian and vehicular streets will be fully reintegrated into the Village of Port Chester, and become part of its future. Located directly adjacent to major highway arteries, dynamic mixed-use developments like this are incredible economic engines and can play a critical role in driving growth. This proposal will fulfill the Village's vision to reactivate this important, long-dormant site while minimizing the tax impact on Port Chester.

MASTER PLANNER

DESIGN CONSULTANT



DEVELOPMENT PROGRAM:

- RETAIL: TBD
- RESIDENTIAL: TBD
- OFFICE: TBD
- HOTEL: TBD

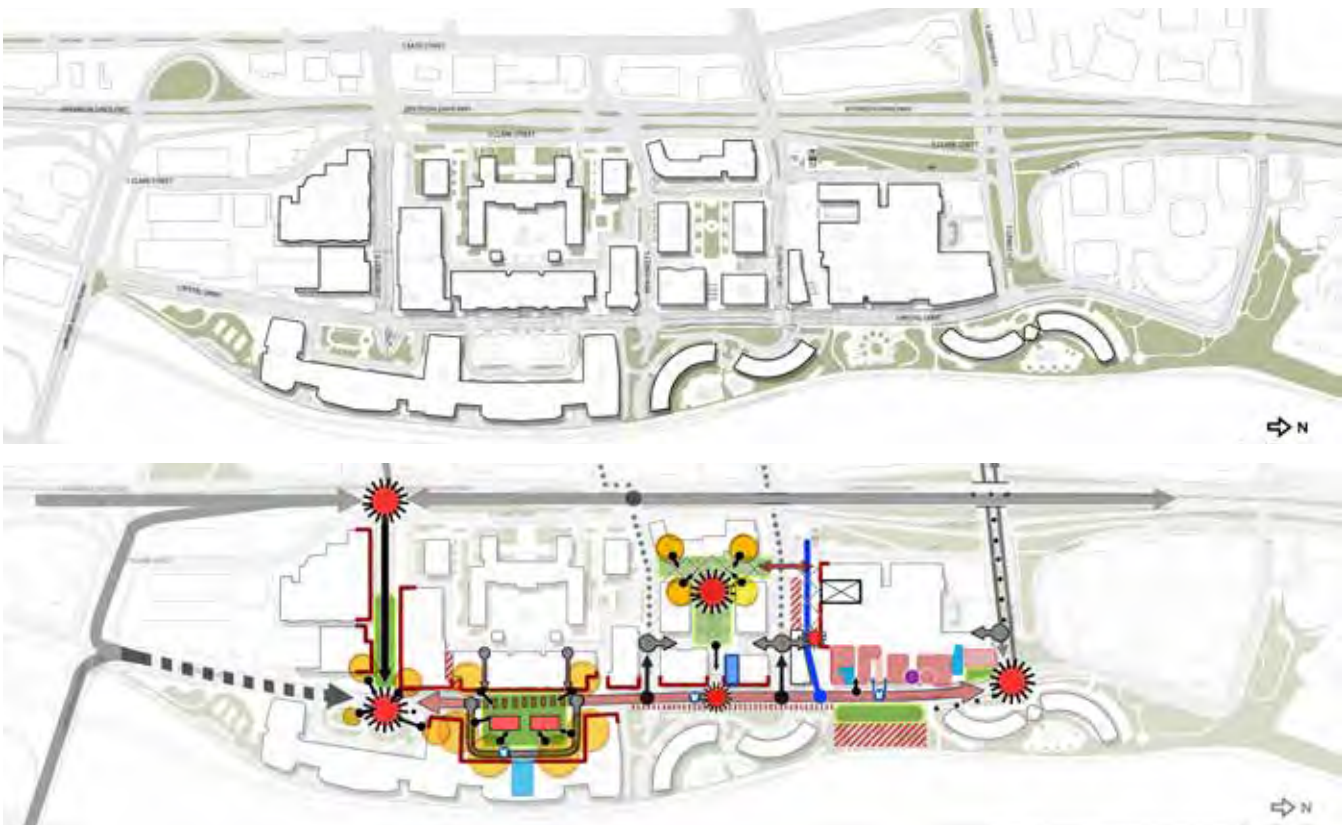
PROJECT SIZE: TBD

STATUS: **PLANNING**

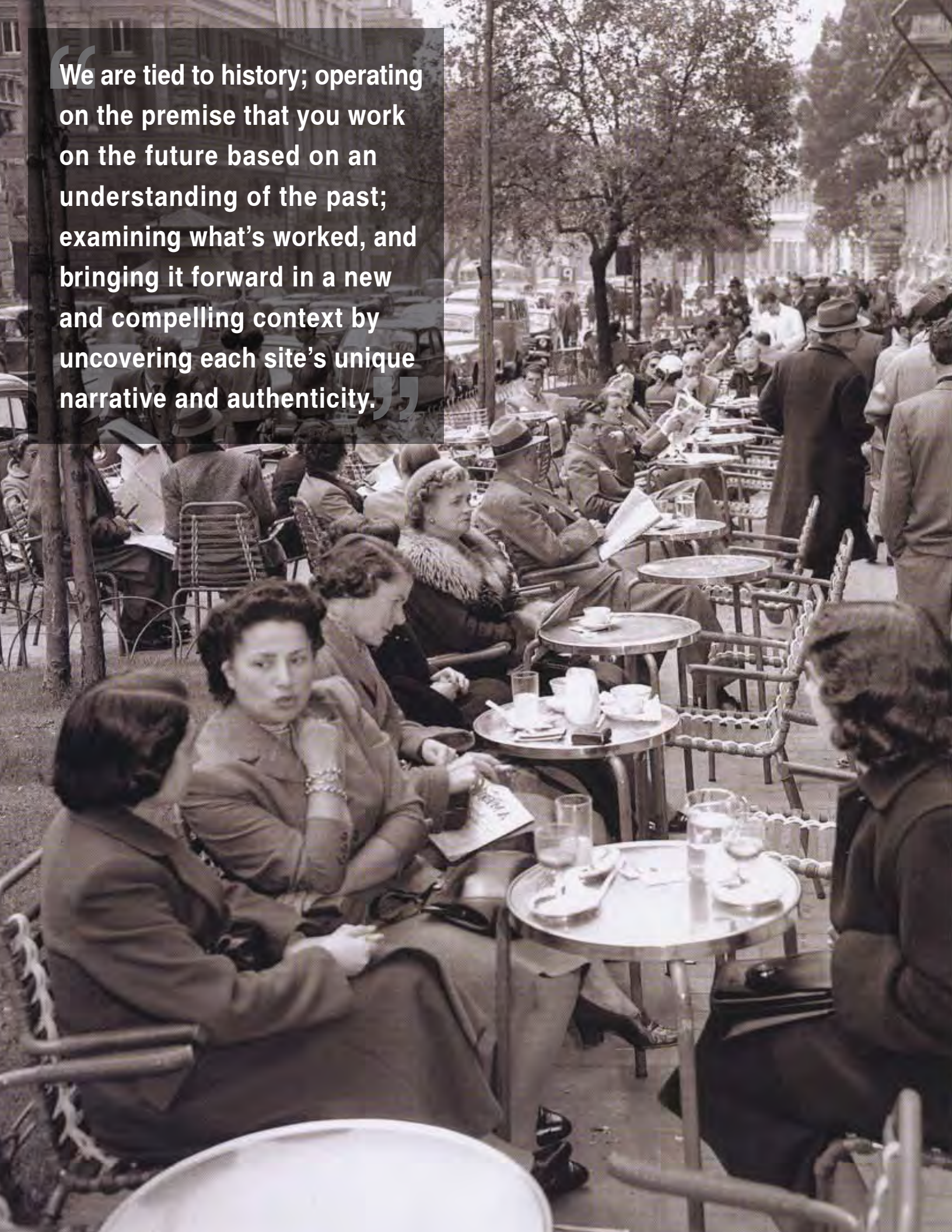
Next to Ronald Reagan Washington National Airport and directly across the Potomac from Washington DC, Crystal City, which had become a ghost town, was acquired by Vornado Realty Trust, is quietly reinventing itself. Buildings from the 1960s, 70s and 80s are being retrofitted; some converted from offices to apartments, others into new restaurants and commercial tenants, and others demolished and replaced with apartments and offices. Previously a mall that allows patrons to move among its buildings without going outside, gave the impression that no one was home. The new approach calls for pushing activity to the exterior and reinvigorating Crystal Drive as a 18 hour destination. Street-Works Studio is working behind the scenes to tie all the pieces together through a revitalized open space network and reinvigorated district identity.

RETAIL CONSULTANT

PLACEMAKING



“We are tied to history; operating on the premise that you work on the future based on an understanding of the past; examining what’s worked, and bringing it forward in a new and compelling context by uncovering each site’s unique narrative and authenticity.”







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