

# Architectural and Design Services Kingston Business Park

**Respondent:** Buro Happold Consulting Engineers, PC  
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for The City of Kingston, NY



# Cover Letter

**Firm Name:** Buro Happold  
**Firm Address:** 100 Broadway, 17th Floor, New York, NY 10005

**Authorized Representative:** Adam Friedberg, Partner  
**Designated Contact:** Ian Nicholson, Associate

Dear Mr. Starodaj,

Buro Happold Consulting Engineers, PC (“Buro Happold”) is pleased to submit this proposal for Preliminary Site Planning and Architectural Studies for the Kingston Business Park project. We are thrilled to be including on our team world-renowned design firm MVRDV as design architect and urbanist, and local boutique firm Assemblage, as landscape architect.

Our combined team has a wealth of knowledge planning and designing mixed use developments around the United States and the world, and we look forward to deploying that experience in service to the City of Kingston as it looks to aggressively expand its housing stock.

The Cities team at Buro Happold provides strategic planning, project management, and analytical services to a diverse range of public- and private-sector clients worldwide—bringing together planners, economists, engineers, urban designers, real estate professionals, and demographers to tackle urban development problems that represent “the built environment” at its broadest scale. We also bring extensive knowledge of sustainability issues and the role they play at the building, campus, and city levels, resulting in meaningful impact to the local community and economy.

While the team brings the resources of a global engineering firm, we are also deeply experienced on the ground throughout New York State. For five years, Buro Happold worked with NYPA, the Canal Corporation, and their agency partners to Reimagine the Canals, from Albany to Buffalo and the many cities and villages in between. This work resulted in a \$300 million capital program for resiliency and economic development that is currently being executed by the purpose-built planning team embedded at NYPA. We have also been serving as the prime consultant to the NY DOS for the Capital Region of the NY Forward program. Through this engagement we have been working with our consulting partners and the Local Planning Committees to

envision a future for their small downtowns and allocate their capital grants awarded by the State. Finally, we worked with a private mission-oriented developer to craft an infrastructure, mobility, and sustainability strategy for Southworks, a redevelopment masterplan of the old Morse Chain Factory on South Hill in Ithaca. Our project manager, Ian Nicholson, was involved heavily in all of the aforementioned projects, resides in Kingston, is a licensed architect with training in real estate development, and has led numerous urban planning and community economic development projects in a variety of contexts throughout the State of New York.

We feel that the Kingston Business Park site poses a series of unique challenges to sustainable housing use which this team is perfectly suited to transforming into opportunities through a creative and original approach to site and infrastructure. By leveraging the forward-thinking design talents of MVRDV, we can ensure that the redevelopment proposal is not only compelling but also asserts quality urbanism that prioritizes innovative design strategies that ensure a positive living environment, with diversity, freedom, sustainability, happiness, and communal space. At the same time, Assemblage is in a position to ensure that the plan represents a nuanced response to the site’s distinct topographical and ecological parameters with their in-depth regional knowledge.

We are excited about the opportunity to work on this new project and hope that our proposal is satisfactory to your needs. We welcome an open dialogue with you regarding our proposal to ensure that the described scope of work for our services meets your approval.

Sincerely,

Adam Friedberg  
Partner  
Buro Happold

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# Qualifications/ Experience



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# Team



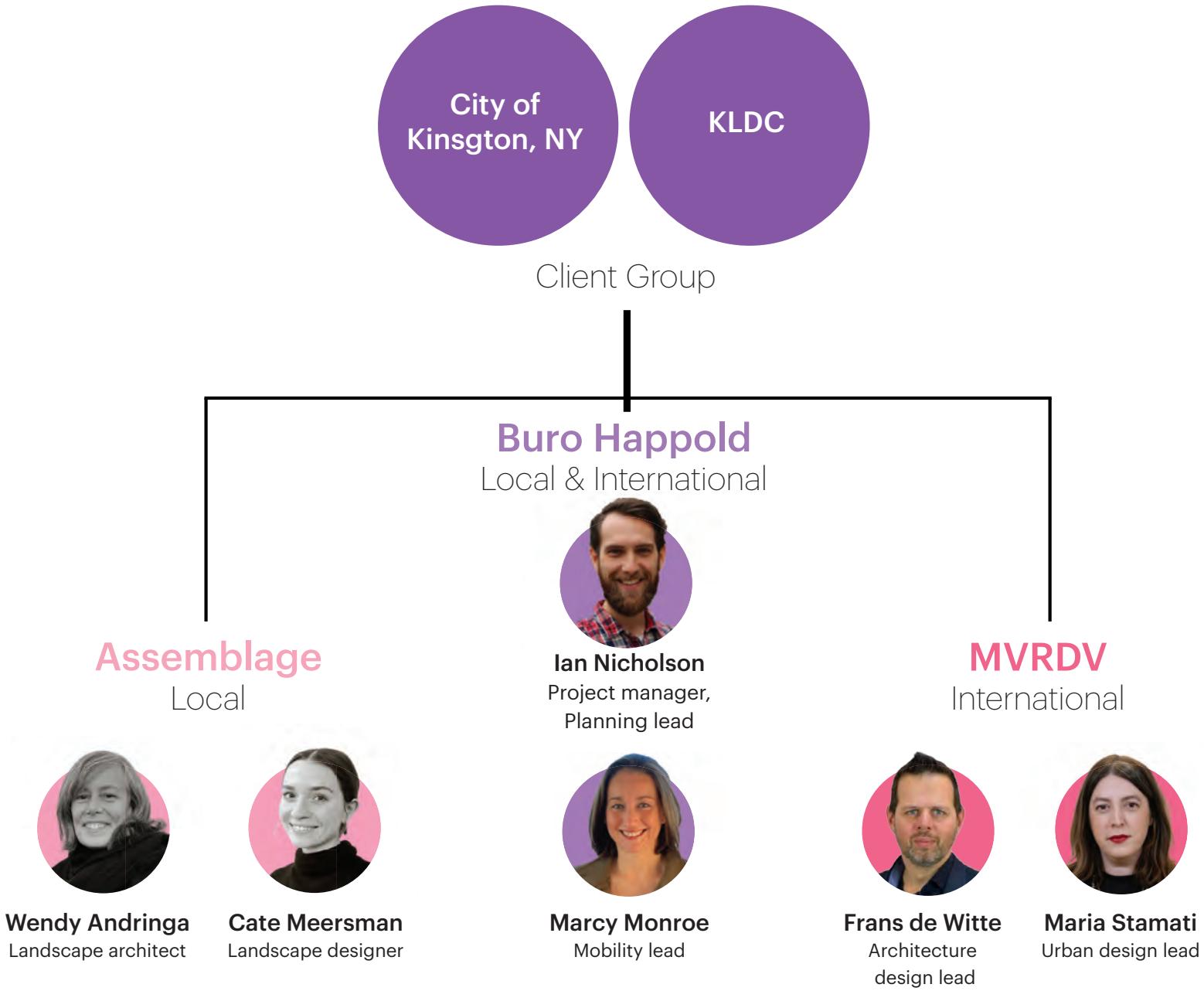
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# Team Organization

Our team, composed of Buro Happold, Assemblage, and MVRDV, stands uniquely prepared to envision the redevelopment of the Kingston Business Park. With our collective expertise in landscape architecture, urban design, engineering, and sustainable design practices, we offer a comprehensive approach to address the City and KLDC’s objectives. Assemblage brings a passion for regenerative landscape design, ensuring that ecological principles are at the forefront of our planning. MVRDV’s global experience in urban development enables us to craft innovative and community-centric solutions, while Buro Happold’s technical proficiency ensures that proposed designs are not only visionary, but also feasible and compliant with regulatory standards. Together, we are committed to delivering a forward-thinking and sustainable vision that will enhance the vitality and resilience of the Kingston community.



# Organigram



# Buro Happold | Planning and Infrastructure Advisor

Buro Happold is an international, integrated consultancy of engineers, designers, and advisors, with an office in **New York and 35+ other locations around the world**, over 90 partners, and 3,000 employees. For over 45 years we have built a world-class reputation for delivering **creative, value led solutions for an ever-challenging world**.



Buro Happold has been deeply engaged throughout New York, delivering projects for private and public sectors clients in the five boroughs and in localities throughout the state.



**Buro Happold Cities** is the strategy advisory and infrastructure consultancy arm of Buro Happold. The Cities discipline provides **strategic planning, project management, and analytical services** to a diverse range of public and private sector clients worldwide—bringing together **real estate professionals, economists, planners, engineers, urban designers, and demographers** to tackle urban development problems that represent “the built environment” at its broadest scale. It provides expertise in **economic development, urban regeneration, mobility consultancy, master planning, resiliency, infrastructure planning, land use, and governance and operations services**. Buro Happold follows an evidence-based planning approach that ensures

tailor-made and highly effective solutions to today’s multi-layered urban issues. The firm’s appreciation of the various city drivers and enablers—social, economic, resource, infrastructure, and political—allows the firm to support decision makers by providing a complete picture of the planning context and devising a unique approach to delivery. Drawing on **local understanding and international experience** of best practices, staff work with clients to identify suitable strategies and programs to meet current and future challenges. In addition to more traditional analytic assessments, the firm prides itself on **planning and then delivering unique, highly visible, and complex projects hand in hand with its clients**.



Buro Happold recently worked with the local New York City government on two major reports relating to workforce development, climate, sustainability, and environmental justice topics in the city.

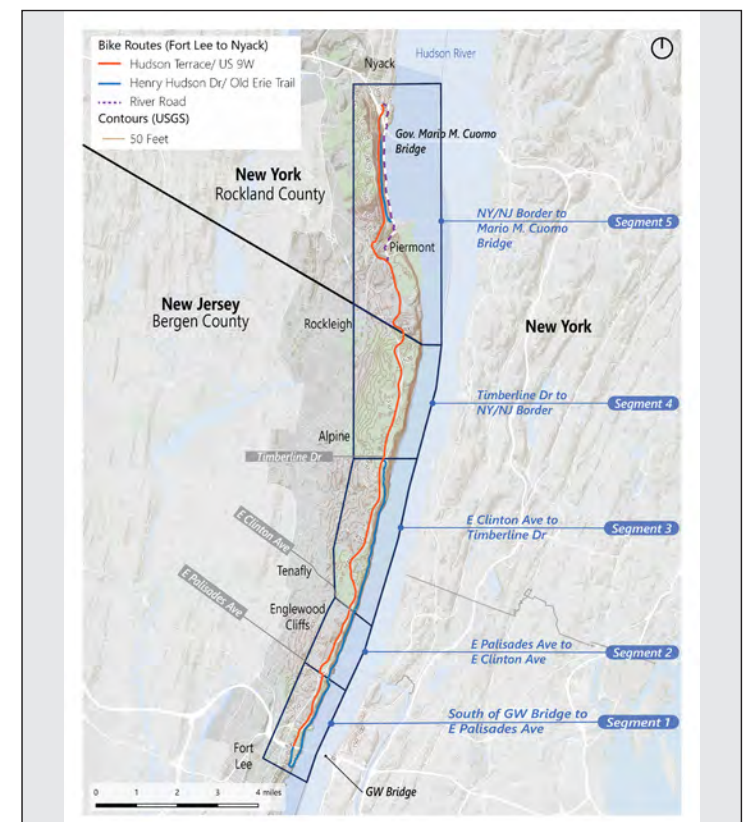
Buro Happold Cities has been engaged on numerous projects throughout New York state, from an extensive **portfolio of consulting and advisory work in the Erie Canal region**, to numerous engagements in the five boroughs addressing **city-wide sustainability and economic development efforts**. Other engagements include **sustainable infrastructure advisory** to guide the development of the SouthWorks site in Ithaca, working



Buro Happold conducted a due diligence study focusing on the strategic and financial feasibility of the Artpark 2030 Masterplan. with communities in the Capital Region on **revitalization projects through the NY Forward program**, conducting a **strategic and financial assessment of the Artpark 2030 Masterplan** in the Niagara Falls region, and **leading the feasibility study for a safe and accessible shared use path through the Palisades**.



Buro Happold is playing a key role in the repositioning of the SouthWorks site in Ithaca.



Buro Happold is leading the feasibility study for a safe and accessible shared use path through the Palisades.

# MVRDV | Urbanist and Architect

MVRDV was founded in 1993 by Winy Maas, Jacob van Rijs and Nathalie de Vries. Based in Rotterdam, the Netherlands, with offices in New York, Shanghai, Paris and Berlin, we have a global presence, providing **solutions to contemporary urban and architectural issues in regions all over the world.**



MVRDV's Partners and Directors in front of the Depot Boijmans van Beuningen in Rotterdam, The Netherlands

The work of MVRDV is exhibited and published worldwide and has received numerous international awards. Over three hundred architects, designers and urbanists develop projects in a **multi-disciplinary, collaborative design process** that involves rigorous technical and creative investigation.

The products of our approach to design vary, ranging from **projects of all types and sizes**, to urban plans and visions, numerous publications, installations, and exhibitions. Completed projects include the **Depot Boijmans van Beuningen Museum** in Rotterdam; **WERK12**, a flexible, mixed-used development in Munich; the **Tianjin Binhai Library** in Tianjin; **Markthal**, a combination of housing and public space with retail and hospitality in Rotterdam; the **Danish Rock Museum** in Denmark; **Book Mountain**, a public library in Spijkenisse; the Netherlands Pavilion for the **World EXPO 2000** in Hannover; **Valley**, a mixed-use tower in Amsterdam's Zuidas district; **Radio Hotel and Tower** in New York City and **The Canyon**, an urban mixed-use

high-rise in San Francisco.

Our design philosophy is deeply rooted in the creation of spaces and places that are **green, social, inclusive, and contextual**. At MVRDV, we want to make a **positive impact on people's lives** through design; whether it's through a jolt of color, an unexpected arrangement of spaces and elements, or a unique material experiment, our designs bring **joy and imagination** to buildings of all sizes and programs, and to **users of all ages and backgrounds**.

We see **sustainability as an intrinsic part of our design ambitions** and philosophy, as well as a crucial element to both reducing and preventing further damage to our planet. To this end, we collaborate with our group of **in-house sustainability experts, MVRDV Climate**, to bring measurable solutions that impact our entire portfolio of work, from museums to master plans.



The Floriade in Almere, The Netherlands the world's largest horticultural expo in a green extension to the city centre, a lasting Cité Idéal.

The question that drove the design: can Floriade 2022 be **ecologically self-sufficient** and stand as a model for symbiotic urbanism? Following the Expo, the park will be transformed into a new **green residential** area known as Hortus.



Almere Oosterwald, The Netherlands is a Freeland proposed as a radically liberated place where you have the right to define your own living space.

Almere Oosterwald represents a growing attempt to make a **masterplan collectively**. By giving these initiatives a place in a step-by-step fashion, the area will gradually **transform** from its existing situation to a **diverse living** and working landscape. Based on the existing qualities and conditions— roads, windmills, water channels, forest ridges, buildings, and the piping-system – it will evolve **bottom-up**.

An urban plan of 670 dwellings. Half of the new housing was developed within the framework of so-called **private client agreements**, with the rest developed as **public housing**. The urban plan gives strict **parameters** to ensure the relative cohesion of the urban grid whilst maintaining enough **flexibility** for consumer driven developments. MVRDV's **engagement** with the project lasted 10 years.



Nieuw Leyden in Leiden, The Netherlands a series of characteristic buildings developed with mixed and diverse programmes distinguish Nieuw Leyden from its surroundings.

Gomila are individual housing units designed according to Passive Haus principles, with high **thermal efficiency** and **passive climate** control measures such as shutters and cross ventilation to **reduce energy** needs.



Project Gomila in Mallorca, Spain aims to recover the essence of a neighborhood.

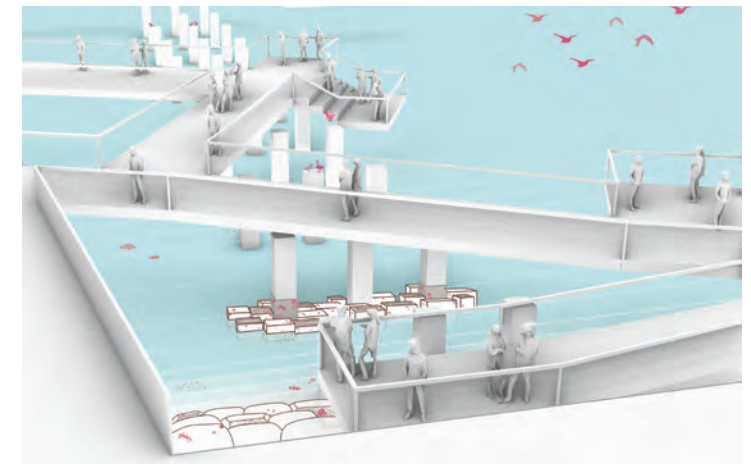
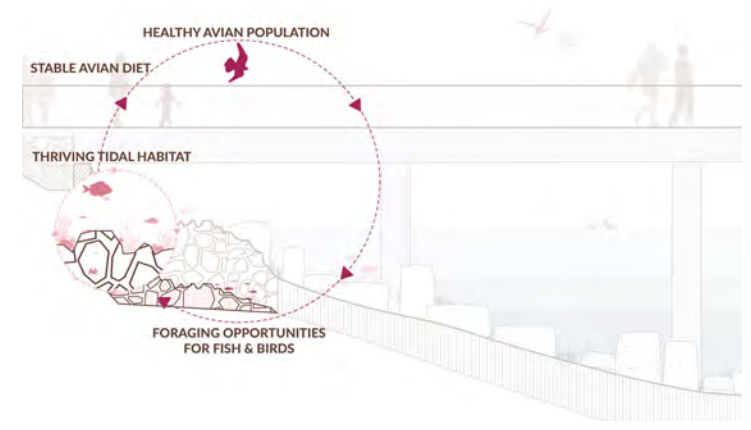


# Assemblage Landscape Architecture, DPC

Assemblage Landscape Architecture, DPC is a **WBE certified, New York City based landscape architecture studio** that was founded with a mission to explore creative design solutions grounded in ecological and sustainable principles. We **integrate nature and the city in a rigorous design process** to tell a unique narrative of place. The principles that underpin our work occur at projects of every scale, from waterfront parks to rooftop gardens.



The landscape design for Art Omi Pavilions combines art, architecture, and ecology in a pastoral setting. The regenerative landscape design approach proposes to maximize the carbon-capture potential of the site with forest restoration, enhancement of existing pasture meadows, and sustainable livestock pastures in Chatham, NY.



An ecological Pier Walkover transforms the marine environment with habitat uplift and provides a walkover experience in tandem with the new Climate Exchange Research Center on Governors Island, NYC

We work with our clients and collaborators in a creative atmosphere, and we welcome the opportunity to integrate interactive stakeholder engagement into our design process. **Our design process invites many perspectives - we listen because communication is what holds every design together.** We design with sensitivity to the level of comfort and needs of people of all abilities.

Sustainability is at the core of our design process and we work together with clients to achieve their goals, whether it be LEED, WEDG, or SITES. To create solid, high-performance landscapes, **we combine innovative techniques with tried-and-true construction solutions.** This ensures that the design concept remains intact through the building process, and that we hold the integrity of design details until every project is complete.

We bring this approach to design to all of our work. In working with multi-disciplinary teams, we are able to combine our own design and resilience expertise with a core team of experts in a collaborative environment. To this end, **we are committed to working with public, private, and non-profit partners to design and implement projects that are resilient and promote the adaptive capacity of both the place and people.**

We are committed to working with public, private, and non-profit partners to design and implement projects that are resilient and **promote the adaptive capacity of both the place and people.** We offer full-service landscape architecture services from concept through construction administration, climate-adaptive design and sustainability consulting, design-build collaborations, and construction management services.



The landscape design for a new residential development takes a fresh perspective of the existing housing typology in South Orange, NJ



Assemblage focused on reforestation for the Kigali International Community School Master Plan, for a K-12 School Campus in Kigali Rwanda,