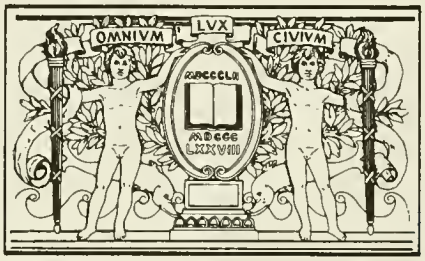

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THE SWA GROUP

ST. BOTOLPH ST. IMPROVEMENTS

BOSTON REDEVELOPMENT AUTHORITY MARCH, 1988

the swa group

March 23, 1988

Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Attn: Mr. Paul Reavis
Assistant Director for Engineering and
Design Services

Re: Request for Qualifications -
St. Botolph Street, Harcourt to West Newton
Streets
BRA-851P

Dear Mr. Reavis:

In reply to your request for qualifications for the project referenced above, we wish to express our interest in being considered by the BRA to performed the required professional services.

The SWA Group is a professional group practice with more than thirty years of experience in planning, urban design and landscape architecture. Our firm employs over 100 professionals in six offices throughout the United States, including our Boston office which has operated in the Back Bay area since 1980 and currently employs 18 people.

The enclosed summary of relevant selected projects in urban design attests to our familiarity with work of similar nature. As indicated in said summary, a large number of the projects have been carried out for cities, municipalities or public agencies, demonstrating our ability to work with such clients, and our familiarity with the review process.

In addition to the clients mentioned in the summary of relevant projects, we would like to offer the following references in the area.

- Cambridge Housing Authority - Bill Ewall, Contract Officer

salito
una Beach
Houston
Dallas
Boston
Florida

711 Boylston Street
Boston, MA 02116
617-266-4703

- City of Boston Public Facilities Dept. - Brenda Lightner

- Boston Redevelopment Authority - Roger Erickson

We also enclose the resumes of the main persons in the Boston office of the SWA Group who would be assigned to the project. The writer, Eduardo Santaella, would act as principal in charge; James Reeves would act as project designer, assisted by Albert R. Lamb, III; and Robert Mulcahy would be project manager. As contained in their resumes, all of these persons have had ample experience with projects of a nature similar to the Saint Botolph Street improvements.

In addition to the summary of relevant work we also enclose individual printed sheets describing a series of projects designed by the SWA Group and carried out to completion under our supervision. We believe this demonstrates our ability to perform the services required for the referenced project.

The SWA Group is an equal opportunity employer with an affirmative action program, as evidenced by the enclosed copy of our policy statements on these matters. As mentioned previously our Boston office has operated in the Back Bay area since 1980, and all of the SWA personnel who would work on the project are residents of the greater Boston area.

We attach ten (10) copies of this submission and believe that the above information and enclosed material contain all the requirements established by the Boston Redevelopment Agency to be considered for this project.

We are very anxious to be selected for this urban revitalization project, specially considering that the site is only a few blocks away from our office. If selected, we are ready to start work immediately.

Should you have any questions or require clarification on any of the items contained in the submission, please do not hesitate to call us.

Sincerely,

Eduardo Santaella
Principal

ES:bw

Enclosures

The SWA Group
711 Boylston Street
Boston, MA 02116
617-266-4703

RELEVANT PROJECTS

SUMMARY OF SELECTED PROJECTS IN URBAN DESIGN

Allen Center 2, 3 & 4 Meridian Hotel, Greenway Plaza 2, Coastal and Summit Towers, Block 144, Greenway 16 and University Bank Building; Houston, Texas.
Century Development Corporation; Skidmore, Owings and Merrill, Architects for Block 144; Lloyd, Jones, Brewer and Associates, Architects for Allen Center, Greenway Plaza and University Bank Building. The SWA Group consulted to the developer for site planning and landscape architectural services on these major urban projects in downtown Houston and Greenway Plaza.

Banker's Life Headquarters Building; Des Moines, Iowa.
Banker's Life Insurance; Welton Becket Associates, Architects. The SWA Group and the architects were selected in a design competition for this downtown headquarters project of 420,000 square feet of office space. An urban plaza and sculpture park help to establish a strong downtown presence for the client and relate the new project to existing architecture.

Barney Allis Plaza; Kansas City, Missouri.
City of Kansas City; Marshall & Brown, Inc., Architects. Urban design and landscape design consultants for the major urban open space in downtown Kansas City. Site is formed by the new convention center, civic auditorium, two existing luxury hotels and a third new hotel.

B.A.R.T.D. Test Track; Concord, California.
Bay Area Rapid Transit District. Consultants to the District for landscape design and development for four miles of representative rapid transit right-of-way in suburban Contra Costa County. The SWA Group services included landscape of embankments at street undercrossings and along residential areas, and development of a small park in the area underneath a portion of an elevated section of track.

B.A.R.T.D. Linear Park & Station; Albany-El Cerrito, California.
Bay Area Rapid Transit District. The SWA Group provided landscape design consultation on two and a half miles of linear park located under the B.A.R.T.D. aerial structure which extends through residential, industrial, school and commercial uses. The SWA Group also selected site furniture.

Block 53; Salt Lake City, Utah.
Salt Lake City Redevelopment Agency; William C. Selvage, Architects. Urban design guidelines of Block 53, a redevelopment project of a downtown mixed-use urban block for the Redevelopment Agency.

Buckhead Plaza; Atlanta, Georgia.
Thompson, Ventulett, Stainback & Associates, Architects. Site design, hardscape design development and softscape construction documents for a high-rise office, hotel and specialty retail center, situated within the fast-growing Buckhead District of Atlanta. The four million square feet of projected building space will make this development compatible in scale to New York City's Rockefeller Center. At the project's outer edges, the landscape provides a smooth transition from high-rise towers to surrounding single family neighborhoods. Landscaped areas adjacent to buildings complement the richly detailed architectural facades and provide such outdoor amenities as open air cafes, an amphitheater, tree-lined water channel and sculpture pool.

Capitol Mall; Sacramento, California.
Sacramento Redevelopment Agency. Consultants to the Agency for urban design evaluation and critique with reference to proposed use of agency-owned land along Capitol Mall. The SWA Group prepared analysis diagrams, proposed street development, and development standards for buildings.

CBS/Gilmore Properties; Los Angeles, California.
Metropolitan Structures. Consultants to Metropolitan Structures for urban design concepts for redeveloping a 55-acre parcel at CBS' Television City and the Farmers' Market. Services included urban design guidelines and site feasibility analysis for optimizing ultimate development potential for office, residential, hotel and retail uses. Services also included incorporating these studies into a proposal booklet for submittal to CBS.

Charles Square; Cambridge, Massachusetts.
Carpenter & Company; Cambridge Seven Associates, Architects. Full landscape architectural and urban design consultation for a major mixed-use complex located in the center of Harvard Square. The hotel, retail, condominium and office development is successfully integrated into its urban setting by means of stepped terraces, courtyards and careful selection of building and paving materials.

Chino Downtown Redevelopment Plan; Chino, California.
City of Chino. The SWA Group was retained by the City of Chino to prepare a specific plan for a three-mile long downtown redevelopment area. In addition to providing a physical analysis of current growth trends, The SWA Group was responsible for determining a new regional shopping center location with supporting related commercial uses. The plan developed guidelines to tie the new facilities to an existing community center and designed new streetscaping systems.

Citicorp Plaza; Los Angeles, California.
Oxford Properties, Inc.; Skidmore, Owings & Merrill, and The Jerde Partnership, Inc., Architects. SWA provided urban design and full landscape architectural services for a mixed use office, restaurant, and retail mall development and associated parking structure located on two blocks of downtown Los Angeles. The design features a major plaza that combines a retail courtyard, geometric paving, and soft landscape elements.

Colony Square; Atlanta, Georgia.
Carter and Associates; Thompson, Ventulett & Stainback, Architects. SWA completed urban design and landscape architectural services for redevelopment of a 15-year old mixed use development, including two office buildings, hotel, condominiums and on-structure courtyards.

Cullen Center; Houston, Texas.
Cullen Interests Inc., and Prudential Realty Company; Morris Aubry, Architects. SWA provided urban design and landscape architectural services for the seven-block Cullen Center in downtown Houston. Services included overall streetscape and planting concepts and development of plazas, fountain court, and honey locust grove for the 55-story office and garage at 1600 Smith Street.

Custom House Center; Monterey, California.
City of Monterey Renewal Agency. A multi-use urban renewal project on several blocks in the Fisherman's Wharf area of downtown Monterey. Work for the Renewal Agency included design consultation and master site planning for the entire project, and full landscape architectural and site engineering services for the major urban plaza and conference center located at the project's core.

Dallas West End Historic District; Dallas, Texas.
City of Dallas; Turner, Collie and Braden, Engineers. Development of land use and public open space policy of a major segment of the Dallas Downtown. Major elements of this historic district include Dealey Plaza, the Kennedy Memorial, and a significant number of old warehouse structures intended for reuse and preservation. The study concluded in specific design and construction plans for the reconstruction of Market Street in the Warehouse District to enhance visual and pedestrian appeal thereby aiding private redevelopment interest.

Desert Fashion Plaza; Palm Spring, California.
Edward J. DeBartola; Harwood K. Smith & Partners, Architects. Consultants to the architects for full landscape services to develop a high fashion retail mall and luxury suite hotel. Services included renovation of existing retail area and addition of new space, and integration of the development into the close-knit village setting of Palm Springs' main boulevard and the adjacent Desert Museum.

Don Bang Life Insurance Company headquarters Building; Seoul, Korea. Welton Becket & Associates, Architects. The SWA Group is consultant to the architects for site planning, urban design and complete landscape architectural services for this 24-story building that will be the headquarters for the Dong Bang Insurance Company, a subsidiary of the Samsung Group. Centrally located in the financial district, this 52,380 m2 tower will be adjacent to the historical monument "South Gate". Underground retail space and parking will be provided as part of the building. The major plaza and sculpture created by The SWA Group. Intimate roof gardens are located on the 8th and 10th floors.

Downtown Richmond Redevelopment; Richmond, California. Richmond Redevelopment Agency. Consultants to the Agency for continuing design review and consultation on the comprehensive redevelopment of downtown Richmond. Work has included review of proposals for new buildings and rehabilitation projects, the visual expression and development of nonbuilding elements and land use relationships. The SWA Group has also provided landscape design and development for an urban park, central plaza, street development and parking area treatment.

Embassy Auditorium Redevelopment; Los Angeles, California. Embassy Center for the Performing Arts. Preparation of urban design alternatives for redevelopment of an historical landmark. Studies by The SWA Group analyzed financial feasibility for project development.

Fashion Island; Newport Beach, California.
The Irvine Company; Welton Becket & Associates, Architects. Complete landscape design and development for a one million-square foot regional shopping center. The center features an internal mall with a series of courts of varied character and intensively landscaped parking areas.

Federal Triangle National Competition; Washington, D.C. Sert, Jackson and Associates, Inc., and Jerome Lindsey Associates, Architects; Monacelli Associates, Urban Designers. National Competition Finalist for the major blocks of the historic Federal Triangle between the White House and the Capital. Joint venture with the architects in preparation of a master development plan that promotes both a functional and aesthetic identity to the entire Triangle and preserves and enhances historically significant architecture. The design for the competition site features the development of outdoor cafes, water garden, new entrance and links to the Metro and bus stations, a pedestrian tree allee, and a new integrated streetscape.

Figueroa Plaza; Los Angeles, California.
Cohen + Dichi; Welton Becket Associates, Architects. SWA acted as urban designers and landscape architects for a downtown office project adjacent to the Dorothy Chandler Music Center. The raised plaza is approached by broad, monumental stairs. Major elements of the design are two groves of queen palms, a granite plaza, and lush, heavily planted landscape full of colorful azaleas.

Fort Mason Center; San Francisco, California.
Fort Mason Foundation, in cooperation with the Golden Gate National Recreation Area; Robinson Mills & Williams, Architects. Successful participants in the major architectural/urban design competition sponsored by the Fort Mason Foundation with a grant from the National Endowment of the Arts. Features of the design solution include a flexible grid system to provide orientation and accommodate circulation of crowds of different sizes by striping the paved surfaces, introducing palm trees, lighting and site graphics into this grid system, and establishing a dramatic palm-lined entry.

Fresno Civic Center Pedestrian Environment; Fresno, California.
Department of Public Works. Pedestrian environment plan for the 30-block area of downtown Fresno.

Galleria @ Erieview; Cleveland, Ohio.
Jacobs, Visconsi & Jacobs Company; Anthony Belluschi Associates, Architects. This project is a redesign of the existing inhospitable Erieview Plaza two blocks from Lake Erie. The developers and architects proposed to renovate the Erieview Tower building into first class office space and infill most of the plaza over an existing parking garage with a specialty retail and food court galleria. The SWA Group is responsible for the exterior courts, gardens, and mini-plaza and provided design input for the interior circulation, paving, street furniture and plantings.

Galleria District Improvements; Houston, Texas.
Gerald D. Hines Interests. SWA provided a series of site-specific design improvements and overall streetscape and maintenance master planning for the Galleria Post Oak area. Services included design of freeway landscaping to identify the property.

The Gateway; South San Francisco, California.
Allstate Insurance Company. Master planning for the redevelopment of this 100-acre obsolete industrial facility. The plan was for one and a half million square feet of office uses arrayed in a series of nodes with adjacent research and development, garden office and commercial facilities. A major hotel forms the focus of the central office node around a central park with recreation facilities and sculpture gardens. The development is planned in close coordination with the City of South San Francisco Redevelopment Agency and incorporates major off-site improvements, as well as improvements to the South San Francisco Southern Pacific commuter station.

Gulf Tower Plaza; Houston, Texas.
Gulf Oil Corporation. Full landscape architectural services for redevelopment of a bare stone plaza to a comfortable outdoor pedestrian space planted for shade and shielded from downtown traffic. SWA's design received an Environmental Improvement Award from the Houston AIA.

Harbor Square; San Diego, California.
ZRD Development, Inc.; Welton Becket Associates, Architects; Tucker, Sadler & Associates, Architects. The SWA Group provided site analysis, site planning, landscape design, and urban design guidelines for a major mixed-use development in San Diego. The total project area covers 25 acres of which 77% will remain as open space and 23% will accommodate a 400-room and a 600-room hotel, a 350,000 square foot office building, restaurants, retail shops, theater complex, and parking structures. Major design goals include preservation of the historic County Administration Building, creation of a major public access to the shoreline, and promotion of evening use of the site. The design also furthers goals of the San Diego 1976 Embarcadero Development Plan to which SWA previously contributed.

International Jewelry Center; Los Angeles, California.
Cabot, Cabot, and Forbes; Skidmore, Owings and Merrill, Architects. SWA provided full landscape architectural services for the design of a plaza and park between two towers in downtown Los Angeles. Primarily intended as an outdoor eating area, it features a grove of locust trees and a 100-foot long, 13-foot tall glass block wall that reflects an image of the landscape. Urban design award from ASLA, 1985.

Joong Ang Daily News; Seoul, Korea.
Welton Becket & Associates, Architects. The SWA Group was consultant to the architects for site planning, urban design and full landscape architectural services for a major urban plaza and site development at the base of the 16-story Joong Ang Daily News, a subsidiary of the Samsung Group, located in the Seoul financial district. The project is divided into a major plaza, auto court, five sculpture gardens, three roof gardens, major fountain and waterfalls, and a recreation facility.

Lafayette Railroad Relocation; Lafayette, Indiana.
Kaiser Engineers. Consultants to the engineers for urban design aspects of a major railroad relocation project, with emphasis upon downtown and Wabash River corridor areas.

Lenox Square Shopping Center; Atlanta, Georgia.
Toombs, Amisano and Wells, Architects and Engineers. Consultants to the architects for landscape development of a large regional shopping center including pavements, pools and fountains, planting, and layout of parking areas.

Life Insurance Company of California Headquarters; San Diego, California.
Urban Development Group, Development Management Service; Gruen Associates, Architects. Consulting services for the new corporation headquarters near Torrey Pines State Park. Particular attention was given to creating a setting compatible with the existing natural conditions. Minimal maintenance was achieved through appropriate plant selection and irrigation systems.

Long Beach Shoreline Plan; Long Beach, California.
City of Long Beach. A land use policies plan for six miles of coastline prepared with citizens participation and endorsed by the Coastal Commission.

Los Angeles Cruise Terminal; Los Angeles, California.
Port of Los Angeles; The Elliott Group, Architects. Consultants to the architects for development of a hotel and two new cruise terminals and renovation of existing cruise terminals. The master plan creates an image of the old-world luxury steamship era and provides a gateway for visitors arriving in Los Angeles by cruise ship.

Lucky Group World Headquarters; Seoul, Korea.
skidmore, Owings & Merrill, Architects. landscape architectural and urban design consultation to the architects for development of a landscaped compound depicting corporate identity and humanism for an office building complex sited on a major parade ground opposite the new governmental center in downtown Seoul.

Merced Downtown Revitalization; Merced, California.
City of Merced. Landscape design and development consultation to the design team for a major downtown renovation program. Early detailed implementations of selected key project areas paralleled more long-range plan programs and policies.

Miami Beach Comprehensive Plan/Lincoln Road District Development Plan; Miami Beach, Florida.
City of Miami Beach, Department of Community Development; Monacelli Associates, Architects. Land use planning and landscape design consultation for revitalization of the City's tourist trade, retailing activity, recreation opportunities, and housing conditions. A major design concern was the development of a plan with implementation strategies for the revitalization of the retail core at Lincoln Road.

Mutual of Omaha Headquarters Area; Omaha, Nebraska.
Mutual of Omaha. The SWA Group prepared land use and site planning studies for expansion of Mutual of Omaha's nine-block corporate headquarters area. Planning goals emphasized enhancement of the client's central role in the community and consideration of urban design relationships.

Oakland City Center Office Buildings 3 & 4; Oakland, California.
Grubb & Ellis, Developers; Gensler & Associates, Architects. Urban design for third phase of the 12-block downtown redevelopment area.

Oakland City Center, Renewal Plan; Oakland, California. Redevelopment Agency of the City of Oakland; Gruen Associates and Avner Naggar, Architects. Site planning and design of a public plaza to be the focus of an office/commercial complex to revitalize the downtown area.

One Station Place; Stamford, Connecticut.
Warwick Malkin, Inc.,; SMS and Skidmore, Owings and Merrill, Architects. SWA designed the paving, grading, planting, and fountain for the garden court of this office building located on a corner lot in downtown Stamford.

Pacific Lighting Mixed Use; Los Angeles, California.
Pacific Light; Welton Becket Associates, Architects. SWA offered full landscape architectural and site planning services to the architects in this 8.6-acre downtown hotel, office and commercial project. Assistance with permit processing and a conceptual master plan was developed for a 52-story tower and multi-level plazas and gardens.

Park La Brea Redevelopment; Los Angeles, California.
The May Stores Shopping Centers, Inc., Urban Development Group; Daniel L. Dworski, Architect. The SWA Group served as urban designer and planner in this downtown redevelopment project located near Wilshire Boulevard. As a member of this development team, The SWA Group was responsible for the redevelopment master plan and urban design of the site which represents the first high-rise project constructed in Los Angeles. The master plan provides for ties into the new rapid transit station and connections to the Los Angeles Art Museum and Pan Pacific Park. A new commercial core, relating to the existing Farmer's Market, serves as a regional shopping center. The redevelopment plan includes a new May Company store, hotels, and commercial and office space. The SWA Group project work includes complete analysis of existing housing and projected future housing demands and development of a comprehensive recreation and open space system.

Piers 1 through 3, Boston Waterfront; Boston, Massachusetts.
Hyatt Boston, Carpenter Properties and Anthony Athanas and Family; HOK New York, Architects. Site planning and urban design for a waterfront site of 18 acres in downtown Boston. The plan includes a new inlet from Boston Harbor with a marina, a 1,000-room Hyatt Hotel, 1,000 luxury condominiums in towers and lower buildings, offices and public plazas and waterfront esplanades.

Pier 4, Boston Waterfront; Boston, Massachusetts.
Anthony Athanas and Family. Urban design concepts for the 16-acre site abutting Piers 1 through 3, to become incorporated into one overall plan to be addressed in the environmental review process. This portion of the plan calls for an expansion of Anthony's Pier 4 Restaurant, another public marina, a luxury 250-room hotel, office space, waterfront oriented commercial, some residential, structured parking, and public plazas and promenades along the harbor edges.

The Prudential Center Renewal Plan; Boston, Massachusetts.
The Prudential Insurance Company of America. Consultants to the owner for planning and design for the revitalization of the Prudential Center. Range of planning and design concerns include review of market, economic and political options; preparation of new land use development alternatives; new building massing and configuration; revised pedestrian and vehicular movement patterns; design expression for the mixed land uses; and the final overall development plan with emphasis on overall image and revitalization of the center.

Riverpark; San Jose, California.
Lincoln Properties; Harwood K. Smith & Partners, Architects. Full landscape services for two 17-story office towers linked by retail development. The project is the first element of plans to improve the Guadelupe River, and features a major urban plaza on the river and pedestrian bridges to the San Jose Center for the Performing Arts.

Riverside Shopping Center; Austin Texas.
Stanley J. Williams Interests; Charles L. Thompson and Associates, Architects. Full landscape services for the parking lots and frontage of a small shopping center.

San Antonio Plaza; San Jose, California.
Campeau Corporation; Skidmore, Owings & Merrill, Architects. Landscape design consultant to architects for this 6-block downtown redevelopment site. The site is between San Jose State University and downtown.

San Diego Embarcadero Master Plan; San Diego, California.
San Diego Unified Port District, in association with Deems and Lewis, Architects. The SWA Group prepared a redevelopment plan for the waterfront and port facilities adjacent to downtown San Diego. Work included translating community and economic requirements into a specific planning program, with emphasis on urban design, circulation and parking, landscaping, environmental planning, and engineering considerations. The SWA Group work also included preparation of comprehensive implementation guidelines.

Santa Rosa Subdivision Design Guide; Santa Rosa, California.
City of Santa Rosa. Consultants to the city for the preparation of a guide to regulate the design of all new subdivisions in the City of Santa Rosa. Guidelines were developed for application to all City lands, including large areas of flat terrain, mountain areas, creeks, and waterways. The design guide was prepared in conjunction with a committee of City Council members, commissioners, developers, and environmentalists.

Security Pacific National Bank World Headquarters Building; Los Angeles, California.
Albert C. Martin & Associates, Architects. Consultants to the architects for complete site design and landscape development for a major urban plaza on a parking structure at the base of a 54-story office tower in the Bunker Hill area of Los Angeles. The plaza is divided into a major entrance plaza and a green public garden penetrated by fountains and waterfalls reflecting Security Pacific National Bank's Southern California/Mexican/Spanish heritage. Services included coordination of a siting for a major sculpture by Alexander Calder.

Sherry Land Two; Dallas, Texas.
Albritton Development Company; Morris Aubry, Architects.
Full landscape services for walkways, entry plaza and street improvements of a new office development north of downtown Dallas.

St. Joseph's Hospital Neighborhood Plan; Kansas City, Missouri.
Kivett & Myers, Architects. Consultants to the Hospital in formulating requirements and plans for improving the surrounding blighted neighborhood and integrating hospital expansion with community rebuilding.

Town and Country Center; Houston, Texas.
Sullivan Development; RTKL, Architects. SWA completed full services for landscape renovation of an existing retail center. The design unifies the center with entry features, graphics, and boulevard plantings.

Tuen Mun and Sha Tin New Towns Urban Design; Hong Kong.
Hunken Freeman H.K. Architects; TRACT Consultants Pty. Ltd., Planners. Development guidelines and criteria along with master landscape plans for two intense urban new town developments in Kowloon province.

University Avenue Urban Design Study; Berkeley, California.
City of Berkeley; McCue, Boone, Tomsick, Architects.
Two-phase design and development study covering the two and one-half mile length of University Avenue, including street cross sections, paving, planting, and street furniture.

University Place; Cambridge, Massachusetts.
Hines Industrial and Harvard University; Skidmore, Owings & Merrill, Architects. Complete landscape services to the architects for an office building on Mt. Auburn Street near Harvard Square.

West Airport Boulevard Corridor; Sugar Land, Texas.
General Homes. Streetscape design and commercial land utilization studies for improvement of a five-mile stretch of boulevard.

Western Addition Residential Redevelopment; Western Addition Redevelopment Area, San Francisco, California.
San Francisco Redevelopment Agency and Eichler Homes, Inc.; Claude Oakland, and Jones and Emmons, Architects.
Consultants to the architects for site design and landscape development for a three-square block area of high-rise and low-rise apartments. Work included walkways, plazas, fountains, and interior court development.

Williams Square; Las Colinas/Irving, Texas.
Southland Investment Company. SWA provided site planning, landscape services, and sculpture siting for this dramatic, award-winning plaza in the center of the planned community of Las Colinas. Beautifully detailed bronze sculptures of wild mustangs gallop across the open granite plaza through a running stream, symbolizing the heritage of the Texas landscape.

World-Wide Center (Old Madison Square Garden); New York, New York. ZCW Associated (a joint venture of The Zeckendorf Company, Arthur Cohen Properties and World-Wide Realty); Skidmore, Owings, & Merrill, Architects. Complete landscape architectural and urban design services for a 30,000 square foot mid-block plaza flanked by a 55 story office building and a 39 story residential tower on a 6 story base. Located over a major cinema complex, the plaza features two pavilions that serve as vertical circulation elements to the theatres as well as plaza restaurants. The design phase involved a complex approval process through ULURP for bonus FAR points to make the overall project financially feasible.

RESUMES

Eduardo J. Santaella
Principal

Mr. Santaella is a Landscape Architect and Civil Engineer with a broad background in a variety of projects ranging from industrial and residential developments to recreation and land use planning.

With over 20 years of experience throughout many areas of the Western Hemisphere, Mr. Santaella has been involved in complex construction and management projects.

He has been engaged in the management of land planning and site design of many of the projects carried out by the SWA Group in the southeastern United States and in Latin America. These projects include not only residential, commercial, and industrial developments but, also recreational, resort, and civic uses. Among them the Pompano Business Park, Miramar Park of Commerce, Frenchman's Reef Hotel in St. Thomas, U.S. Virgin Islands; Punta de Aves resort in Venezuela; work for the Boca Raton Financial Center; and the landscape design and development criteria for several communities in Broward Country and Palm Beach County. More recently, he has acted as project manager for the Santa Agueda resort project in the Canary Islands, Spain, and on the landscape master plan for the Commune of Saint Tropez, France.

Mr. Santaella has acted as planner and landscape designer for a series of projects, ranging from large scale regional planning, through residential and resort communities, to gardens in private homes. He was managing principal in the Florida office of the SWA Group between 1982 and 1987, and is currently a principal in the Boston office of the SWA Group.

Education	Master in Landscape Architecture, with distinction, Harvard University, Graduate School of Design.
	Ingeniero Civil, Universidad Central de Venezuela.
	MS Civil Engineering, Carnegie Institute of Technology.
	BS Civil Engineering, Carnegie Institute of Technology.
Registration	Registered Professional Engineer, in Venezuela. (Colegio de Ingenieros de Venezuela).
Professional Affiliation	Member, American Society of Landscape Architects.
	Member, American Society of Civil Engineeers.
	Member, Sociedad Bolivariana de Arquitectos.

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James G. Reeves
Principal

Mr. Reeves is a senior design principal with The SWA Group, serving as principal-in-charge of design on projects nationwide for SWA offices. He has important experience and a deep interest in urban design projects, site development programming, enviromental analysis and landscape architecture throughout the United States. In addition to providing overall project design control, Mr. Reeves is responsible for the quality control of graphics within The SWA Group. Since 1987 he has been a principal in the Boston office of The SWA Group.

Since joining The SWA Group in 1970, Mr. Reeves has been the project designer and urban planner for urban design plans for the cities of Merced, California; Santa Rosa, California; Woodbridge Irvine, California; Cedar Riverside New Town in Minneapolis, Minnesota; Sparks Street Mall, Ottawa, Canada; Dallas West End Historical District, Dallas Texas; Master Plans for the Waterfronts of Corpus Christi, Texas; Long Beach, California; San Diego, California; Corpus Christi, Texas; the Plans for First Colony, Sugar Land, Texas; Lake Wood Hill New Community in Texas; Allen Center, Houston, Texas; Shell Woodcreek Exploration and Production Facility, Houston, Texas; Antioch Baptist Church Park, Houston, Texas; Sam Houston Park, Houston, Texas; Fluor Corporate Headquarters, IBM Corporate Headquarters, Houston, Texas; Promontory Point in Newport Beach, California; Fairview Park mixed use center, Fairfax, Virginia; Fashion Island Shopping Mall urban design remodel, Newport Beach, California.

Mr. Reeves was the designer or director of design for many recent award winning project nationwide. These projects are:

ID Magazine of International Design:

Best of Category - Williams Square 1986.

ASLA Professional Awards, Honor Award:
Williams Square, Irving, Texas
Las Colinas Corporation, Client; 1985

ASLA Professional Awards, Merit Award:

Riverway, Houston, Texas
John Hansen Investment Builders, Developer; 1984

Shell Woodcreek Exploration & Production Headquarters, Houston, Texas
Shell Oil Company, Client; 1985

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ASLA Texas Chapter Honor Award:

Inn on the Park Houston, Texas
John Hansen Investment Builders; 1985

Dallas West End, Dallas, Texas
TCB Engineers; 1985

ASLA Texas Chapter Merit Award:

The Park at Houston Center, Houston, Texas
Morris Aubry Architects and RTKL, Architects; 1984

First Colony, Sugar Land, Texas
Sugarland Properties, Incorporated, Client; 1984

Antioch Park, Houston, Texas
Antioch Baptist Church and
Century Development Corporation, Client; 1984

The Remington Hotel on Post Oak Park, Houston, Texas
Rosewood Hotels, Incorporated, Client; 1984

Interwood, Houston, Texas
Wolff, Morgan & Company, Client; 1984

Las Colinas Sports Club, Irving, Texas
Harwood K. Smith & Partners, Architect; 1984

Sienna Plantation, Fort Bend County, Texas
The Johnson Corporation, Client; 1984

Williams Square, Irving, Texas
Las Colinas Corporation, Client; 1985

One Westchase Center Atrium, Houston, Texas
The Vantage Company, Client; 1985

ASLA Texas Chapter Excellence in Design Award:

Allen Center, Houston, Texas
Lloyd, Jones, Brewer & Associates, Architects; 1984

AIA Houston Chapter, Environmental Improvement Awards:

Allen Center II, Houston, Texas
Century Development Corporation, Client; 1979

Antioch Park, Houston, Texas
Century Development Corporation, Client; 1983

Greenway Plaza Phase II, Houston, Texas
Century Development Corporation, Client; 1983

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Interwood, Houston, Texas
Wolff, Morgan & Company, Client; 1984

Lanier Middle School, Houston, Texas
John Hansen Investment Builders, Client; 1984

Lake on Post Oak, Houston, Texas
Golemon & Rolfe Associates, Incorporated, Architects; 1984

Quitman Park, Houston, Texas
Ray Bailey Architects; 1985

Pacific Coast Builders Converence, Gold Nugget Merit Awards:

Lion's Head Apartments, Houston, Texas
The Greystone Group, Client; 1984

Sweetwater Country Club, Sugar Land, Texas
Sugarland Properties, Incorporated, Client; 1984

The National Council of the Housing Industry:

The New American Home Award - 1985

Prior to his association with the SWA Group, Mr. Reeves worked with the land planning firm of Johnson, Johnson and Roy, Ann Arbor, Michigan. His experience includes several projects for the Detroit Metropolitan Planning Authority.

Mr. Reeves has taught design and graphics at the University of Michigan, University of California at Berkely, Cal Poly at San Luis Obispo, and Rice University in Houstn, Texas. In addition, he has been a guest lecturer at Harvard, Cornell, Texas A&M, and the University of Toronto.

Education	Master of Landscape Architecture 1970 University of Michigan
	Bachelor of Architecture, 1967 University of Texas Sphinx Honory Fraternity
	Rome Prize Finalist in Landscape Architecture American Academy in Rome, 1970
	Landscape Architecture Alumni Award, 1970
	University of Arkansas, 1960-1961
Professional Affiliations	Member, American Society of Landscape Architects

Albert Richard Lamb III
Principal

Mr. Lamb is a landscape architect with significant experience as both a designer and project manager in resort planning, residential and mixed-use developments, and urban design projects throughout the United States, Europe and the Middle East. In addition to his design and planning expertise on projects of multiple scales, Mr. Lamb serves as a project leader.

Prior to his association with SWA Group, Mr. Lamb headed his own consulting practice, Rick Lamb Associates, in the New England region. In addition to his own office projects, he was a Consulting Associate with Benjamin Thompson & Associates. There he collaborated on award winning projects, including: The Faneuil Hall Market Place in Boston, Harbor Place, Baltimore, the Alaska Competition and three Intercontinental hotels in the Middle East. From 1970-1972, he was a Senior Designer for Dan Kiley & Partners, Charlotte, Vermont. His experience included projects for the Crown Center Hotel, Kansas City, Missouri; the Miami River Master Plan, Dayton Ohio; as well as being the designer in charge of the Paris, France, office for the Project la Defense, a mix-use urban project.

From 1968-1970, Mr. Lamb was a Rome Prize Fellow in Landscape Architecture, American Academy, Rome, Italy. Prior to his stay in Rome, Mr. Lamb's background includes work with Johnson, Johnson & Roy, Ann Arbor, Michigan; Clark & Raguano, New York. He served as a Visiting Critic at the Department of Landscape Architecture, Graduate School of Design, Harvard University.

Education	Master of Landscape, 1968. University of Michigan.
	Bachelor of Science in Landscape Architecture, 1966. Rhode Island School of Design.
	Prix de Rome, American Academy, Rome, Italy, 1968-1970.
Teaching	Visiting Critic in Landscape Architecture, Harvard University Graduate School of Design, 1980-1981.
	Lecturer, Urban Design, Tufts University, 1978.
	Teaching Fellow University of Michigan, 1966-1968.

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Professional Experience	The SWA Group
	Rick Lamb Associates
	Benjamin Thompson Associates
	Lawrence & Johnson
	Dan Kiley & Partners
	The Architects Collaborative
	Johnson, Johnson & Roy
	Clark & Rapuano
	Walter, Dorwin, Teague Associates
Professional Affiliation	Associate Member, Urban Land Institute.
	Member, American Society of Landscape Architects.
Registration	Registered Landscape Architect in Massachusetts.
Awards	Commendation, Spetacle Island Commpetition, 1983.
	Merit Award, Aqawam Senior Citizen Housing, 1983.
	Henry David Thoreau Grand Award, American Nurseryman's Association, 1975.
	Prix de Rome, American Academy, Rome, Italy, 1968-1970.
	Alumni Award, University of Michigan for Creativity and Imagination, 1968.
Articles	"House & Garden" magazine, 1980, 1981.

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Robert S. Mulcahy
Associate

Mr. Mulcahy is a Landscape Architect adept at a wide range and scale of projects; from urban design to office park development, to residential site planning and recreation design. He currently performs as Team Captain and Designer for the Boston office.

Since joining the SWA Group in 1981, Mr. Mulcahy has been involved in the design and planning of major projects by leading architects and developers on both the east and west coast. These projects include: World Wide Center New York, New York; Plaza with Skidmore, Owings & Merrill, Crystal Lake Office Park West Orange, New Jersey; with Trammell Crow Developers, Citicorp Plaza, an Oxford Properties office/retail project in Los Angeles; Point West Place, office development in Framingham, Massachusetts; General Electric Guest Facility, Fairfield Connecticut; Mayer Campus Center, Tufts University, Medford Massachusetts; Webb Wharf, Waterfront Housing Salem, Massachusetts; Burnett Park, Fort Worth, Texas; Country Side Commercial Center, Sterling, Virginia; Paragon Mixed-Use Project, Henrico County, Virginia; Cities Service Headquarters, Tulsa, Oklahoma; and the International Jewelry Center, Los Angeles.

In addition Mr. Mulcahy is currently collaborating with the office of Robert A.M. Stern on a variety of residential projects throughout the Northeast.

Prior to joining the SWA Group, Mr. Mulcahy was a project designer with the New York City based firm of Vollmer Associates. His responsibilities with this large multi disciplinary firm included significant design input on a number of large scale projects ranging from recreational planning/design to industrial and institutional site development in the Mid-East and United States.

Education	Master of Art in Landscape Architecture Conway School of Landscape Design Conway, Massachusetts 1977
	Bachelor of Science University of Massachusetts Amherst, Massachusetts 1975
Professional Experience	The SWA Group
	Vollmer Associates New York, NY
	Pallisades Interstate Park Commission, Bear Mountain, NY

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Awards	Award of Excellence Burnett Park, Fort Worth Texas, 1985 Copley Square Competition Finalist, 1984 Merit Award International Jewlry Center, Los Angeles, California 1983.
Teaching	Guest Lecturer and Thesis Advisor Boston Architectural Center, Boston, Massachusetts Guest Juror Site Planning Course M.I.T. Center For Real Estate Development, Boston, Massachusetts
Registration	Registered Landscape Architect Commonwealth of Massachusetts 1985
Professional Affiliations	American Society of Landscape Architecure Affiliate Member NAIOP

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PRINTED SHEETS

Allen Center

Location:	Houston, TX
Client:	Century Development Corporation
Architect:	Lloyd, Jones, Brewer & Associates

As consultants to the developer, SWA provided site planning and landscape architecture services on this major urban design project in downtown Houston. This project is comprised of four major office buildings, connected by above grade corridors, a major hotel, and unique to Houston, a mid-block urban park. This urban park affords shade, colorful planting and cool fountains for noontime enjoyment.

Below: This urban park is sheltered from the street with a softly moulded landscape mound.

Above: As a part of the landscape concept Allen Center provides a visual and functional connection into the Sam Houston Park. This connection brings this major passive green open space into the downtown. The project received the 1979 Downtown Landscape Improvement Award and the 1979 Houston Chapter of American Institute of Architects and Municipal Art Commission Award of Distinguished Achievement.

Left: Central feature of this urban park is a colorfully tiled pool. This water feature consists of an upper and lower basin. Sound and visual excitement is created by cascading water through stainless steel pipes into the lower level basin.

Antioch Park

Location: Houston, Texas
Client: Century Development Corporation

Consultant to the developer for site planning and overall landscape development of a downtown Houston park and plaza space enveloping the historic Antioch Baptist Church. The park provides a green link between the existing Allen Center office complex and the new Allen Center Four office building to the south. The SWA Group provided complete design services from conceptual design through working drawings and construction administration.

Right: The triangular site is anchored by the historic Antioch Baptist Church on one end and a large grassy mound on the other.

Adjacent to the two specimen live oaks preserved on the site are large circular retaining walls that terminate the grassy mound and provide space for informal sitting.

Left: Wood benches and pre-cast concrete trash receptacles were placed along the walk on the south side of the Park.

Barney Allis Plaza

Location: Kansas City, Missouri
Owner: City of Kansas City
Architect: Marshall & Brown, Inc.

As consultants to the City, SWA provided urban design and landscape design services for a major public open space over a renovated parking garage in downtown Kansas City. The new Bartle Convention Center, a new hotel, an existing civic auditorium and other hotels form the edges of the one-block square site at the center of a downtown redevelopment area.

Left: Visitors to the hotel enjoy a peaceful moment under the shade of the locust trees. Behind them, the fountain provides a screen against the street traffic on 12th Street.

Below: A diagonal walk bisects the plaza, establishing a strong connection between downtown and the convention center. A triangular grass panel serves as a "front lawn" for the Civic Auditorium, while an elevated bosque of locust trees becomes a "front yard" for the new hotel.

Right: Two grand stairs provide convenient access at the corners of the plaza. An arbor planted with wisteria provides shade and seating and serves as a screen for the garage entry.

Above: A linear fountain defines the edge of the elevated bosque along 12th Street. The fountain consists of a 200-foot line of jets with waterstairs descending down to the street level. A kinetic computer program controls the color, height and sound of the jets, providing day and nighttime interest at the street edge.

The SWA Group

B.A.R.T.D.
Linear Park and Station

Location: Albany-El Cerrito, CA
Client: Bay Area Rapid Transit District

The SWA Group provided landscape design consultation on two and a half miles of linear park located under the Bay Area Rapid Transit District aerial structure which extends through residential, industrial, school and commercial uses.

The overall setting for the Transit Structure is park-like with linear bicycle and hiking paths.

The El Cerrito Station is integrated into the linear park by landscape, pedestrian and bicycle paths.

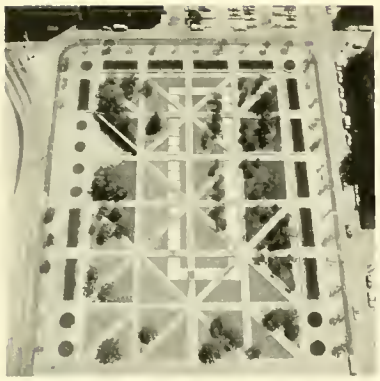
Under the support structure portions of the linear park are used for active recreation.

The SWA Group

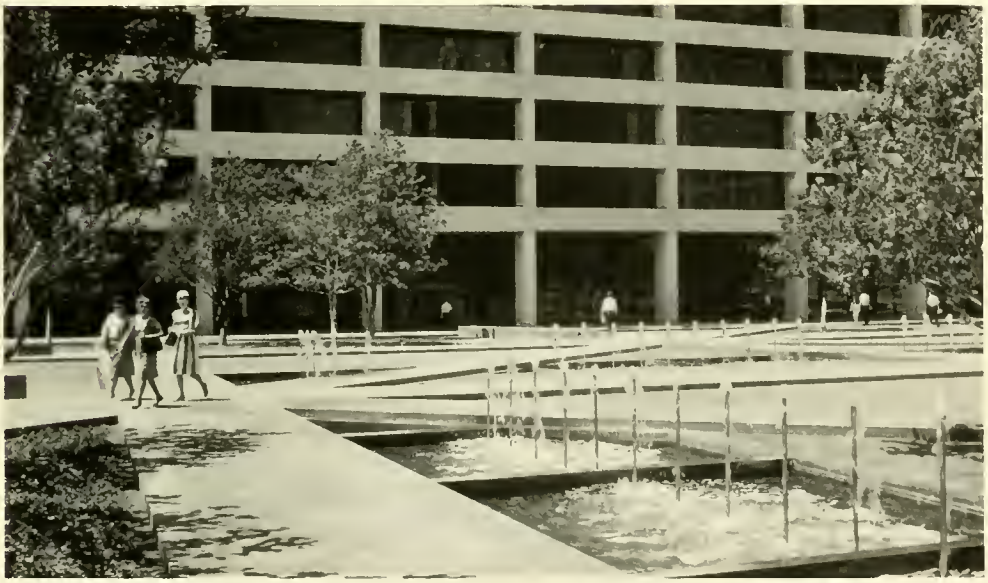
Burnett Park

Location: Fort Worth, Texas
Client: Ann Burnett and Charles Tandy Foundation

SWA provided full design services for redevelopment of an existing park located at the foot of a new 40-story office tower in downtown Fort Worth. The design features a carefully detailed composition of granite parterres with orthagonal and diagonal walkways, a formal ring of live oaks with informal planting within, and innovative fiber optic lighting for the fountain. The park also provides a showplace for four bronze Matisse sculptures. In 1985 the project received the Award of Excellence from The Boston Society of Landscape Architects.



Left: The three-acre park occupies a full city block and provides pedestrian circulation through a grid pattern of multiple paths. Soft and picturesque planting contrasts with the complex geometry of the park's hard surfaces.



Below: Lawn and groundcover areas are set five inches below the granite pathways, creating an elegant spatial experience for strollers. Large slabs of mahogany granite produce a variety of rich warm colors.

Above: The linear pool forms a great rectangle lined by mirrored tiles and enlivened by clear water jets.

Right: The park serves as an outdoor museum for display of four bronze Matisse reliefs entitled "The Backs."

The SWA Group

Charles Square

Location:	Cambridge, Massachusetts
Owner:	Charles Square Associates
Architect:	Cambridge Seven Associates

SWA provided full landscape architectural services for a major, mixed-use complex located on four acres in the center of Harvard Square. The design successfully integrates a first-class hotel, retail stores, offices and luxury condominiums into the project's urban setting, by means of stepped terraces, courtyards and carefully selected paving and plant materials.

Above: A group of linden trees complements the architectural materials of the building facades and paving at the main entrance to the complex, providing human scale and a soft edge to the retail and hotel structures that face the street.

Left: In the middle of the complex, a major on-structure courtyard forms a central focus for the hotel, restaurants and shops. This open-air courtyard is paved with three types of brick and planted with tall Zelkova trees surrounded by granite seatwalls. Restaurant tables, trellises and planters contribute human scale to the space. The plaza also serves as an informal gathering place for concerts, art exhibits, plays and other events.

Right: From Brattle Square, the public entrance to the plaza proceeds through a passageway under the building, up monumental granite stairs to the central courtyard.

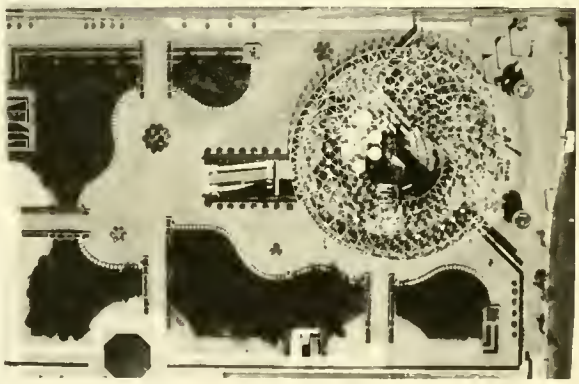
Citicorp Plaza

Location:	Los Angeles, California
Owner:	Oxford Properties, Inc.
Architect:	Skidmore, Owings & Merrill
Retail Architect:	The Jerde Partnership, Inc.

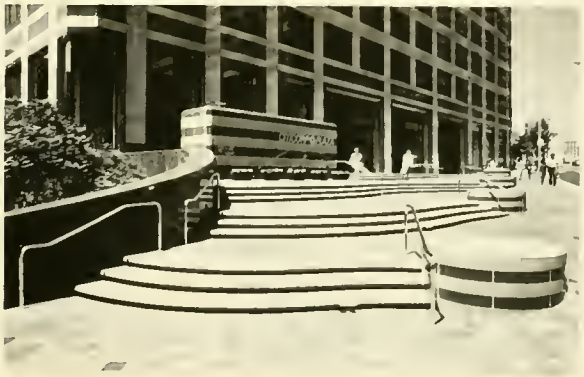
SWA provided urban design and full landscape architectural services for a mixed use office, restaurant and retail mall development located on an eight-acre site in downtown Los Angeles. The project features three acres of plazas and streetscapes, all of which is constructed over the shopping center. In 1986 the project received Honor Awards for Urban Design and for Commercial Retail Design from the Southern California Chapter of the American Society of Landscape Architects.

Left: The retail area is designed as a three-level grotto defined by a space frame overhead and an eating court below. Mexican fan palms soar 55 feet up through the space, adding to the festive atmosphere. Thirty-five varieties of ferns and tree ferns give the lower area a grotto-like feeling.

Below: Softly mounded berms planted with willows create a park-like space that offers relief from the surrounding urban environment. Groups of large, movable pots provide seasonal color.



Above: A major plaza provides a strong pedestrian linkage from the parking structure to the retail entrance. The plaza is paved in brick with granite insets and embellished with grass berms, trees and bright flowers. The straight lines of the brick terraces complement the sheer face of the building while low, banded granite walls in the center of the space sweep in graceful curves through the site.



Left: A 40-foot grade change across the site is taken up in part by stairs that wrap around the building at the corner of Seventh and Figueroa Streets. The stairs establish pedestrian and handicapped access to the office and retail areas.

Dallas West End Historic District

Location: Dallas, Texas
Client: City of Dallas
Engineer: Turner, Collie & Braden Engineers

Consultant to the Department of Public Works for the development of a district master plan for land use and public open space policy of a major segment of the Dallas Downtown. Major elements of this historic district include Dealey Plaza, the Kennedy Memorial, Pioneer Square, several government buildings and a significant number of old warehouse structures intended for preservation and reuse. The study concluded in specific design plans for the reconstruction of Market Street in the warehouse area to enhance visual and pedestrian appeal and thereby aid private redevelopment interest.

Below: The lighting concept for the District was to reinforce its historic character example through the use of low pedestal type fixtures which provide a warm light characteristic of an earlier time.

Above: The Market Street project edge is defined by a brick archway with architectural features borrowed from district buildings which exhibit Chicago School influence. This portal structure frames and defines a pedestrian plaza detailed with custom designed benches, brick paving, trees and period tree grates and light fixtures.

Center: Market Street is partially terminated by an angled building which visually encroaches into the public right-of-way This space is defined by a radial paving pattern, bold concrete bands and a radius of painted steel cylinder bollards which protect a pedestrian plaza in the street area.

Right: The key cross street is reinforced with another arch, lighting, brick paving, special benches and trees. The intersection is defined with a concrete patterned intersection with a brick surround forming pedestrian crosswalks. The architecturally significant side of the street is featured while the discontinuous side is buffered with regular tree planting.

The SWA Group

Dallas West End Marketplace

Location: Dallas, Texas
Owner: Marketplace Developer Company

SWA provided complete landscape design services for a major retail development and night club complex in Dallas' 55-acre West End Historic District, where a collection of renovated, turn-of-the-century red brick warehouse structures has become a major focus for day and nightime pedestrian activity. Located at the intersection of Market Street and Munger Avenue, the 240,000-square foot Marketplace occupies three adjoining buildings. The West End Marketplace is Texas' first festival market and one of the first to be developed in the southwest. The Marketplace features over 180,000 square feet of restaurants, entertainment facilities and specialty retail uses.

Above: At the terminus of Market Street, a 10,000-square foot, open brick plaza complements the historic character of adjacent buildings, recalling the architectural details of cornices, corbels and arched windows. The main plaza is the focus of a wide range of activities, from brownbagging to rock concerts.

Above: Inside the building, a 70-foot oblong fountain and planting bed run the entire length of the space, while 62 smooth bore jets arc into the center pool. Eight 45-foot Alexander Palm trees planted in the aqua green and white tiled courtyard around the fountain emphasize the scale and dramatic quality of the Marketplace atrium.

Right: Dallas Alley is a multi-entertainment complex consisting of four nightclubs, a 24-hour 1940's style diner and a spacious outdoor-indoor plaza bar. A series of steel arches with colorful neon bands highlight the alley. The arches form a succession of light canopies, representing an industrial application of festival lighting.

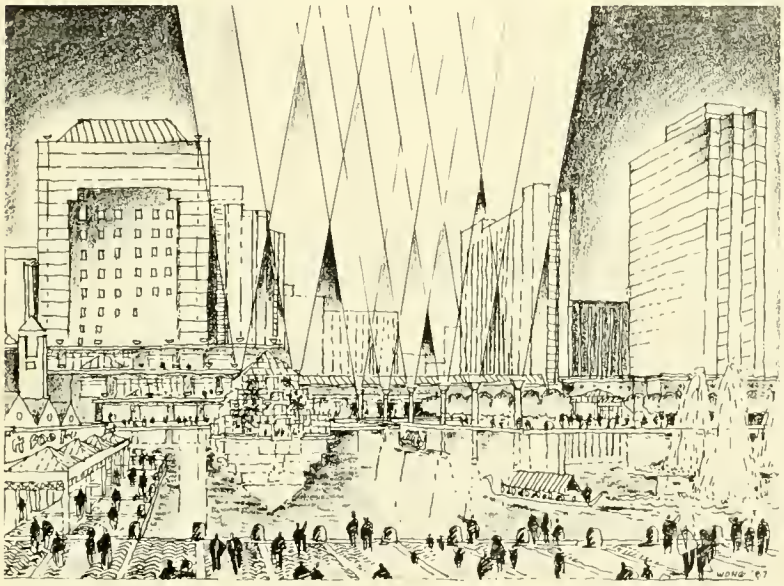
The SWA Group

Downtown Las Vegas Development Strategy

Location:	Las Vegas, Nevada
Client:	City of Las Vegas
Economic Consultant:	Laventhol & Horwath

SWA served as urban designers and planners for a redevelopment plan of Downtown Las Vegas. The goal was to prepare a realistic, market-driven strategy for revitalization through the year 2000, based on an understanding of economic potential, existing urban conditions, and public and private development objectives. The resulting plan allocates the potential identified by the economic consultant and presents urban design concepts for crucial portions of the Downtown.

Left: A key element of the development strategy was to build on the character of Las Vegas as a tourist destination while strengthening the diverse office, residential, and commercial areas of the City. Land use, circulation and design recommendations will improve the City's viability and appearance.

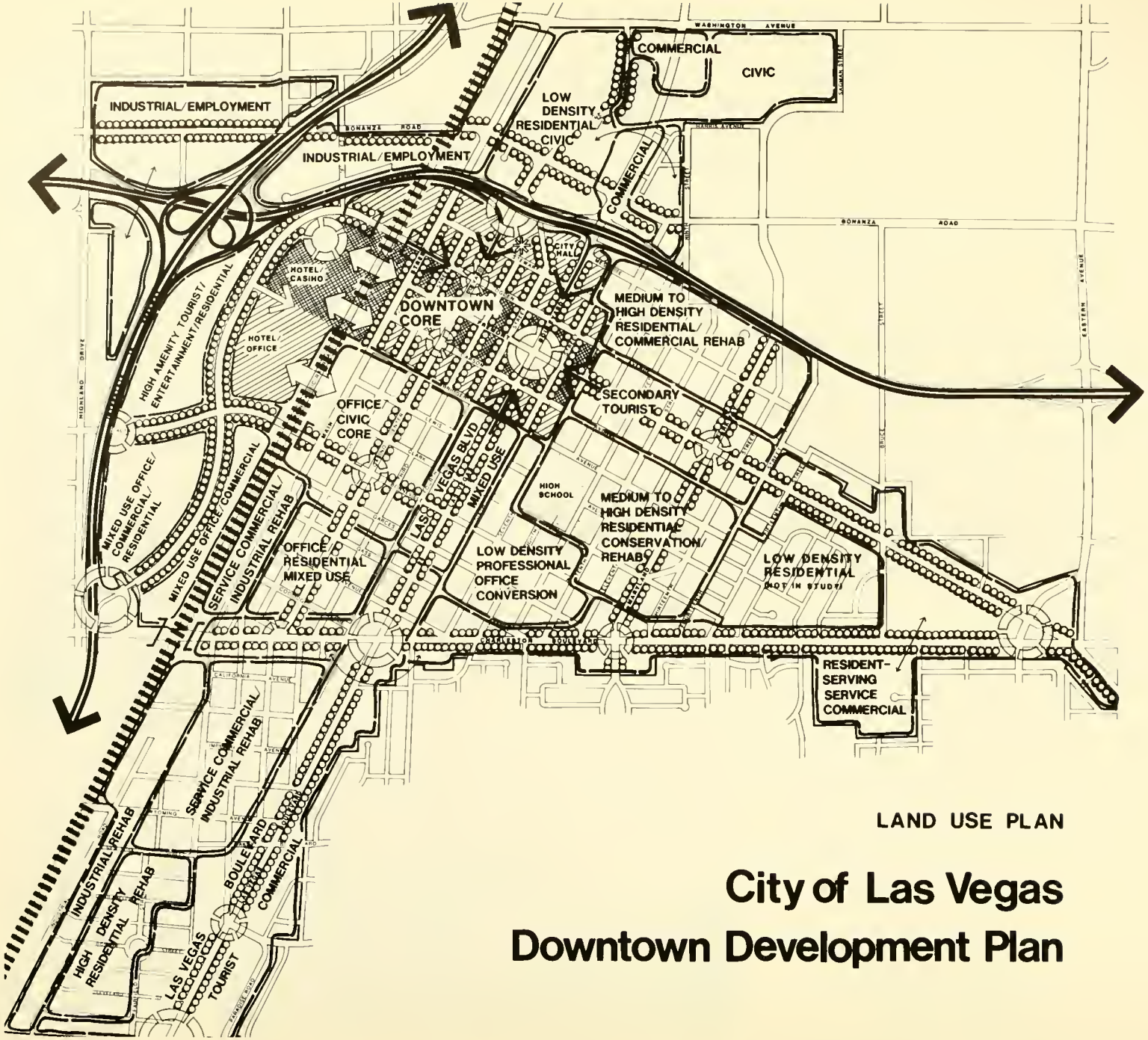


Above: The vacant rail yards adjacent to Downtown present a unique opportunity to develop land uses requiring large land areas. Pedestrian bridges integrated with hotels and shopping will link existing core area to a small lagoon ringed with restaurants and entertainment attractions.

Right: The Fremont Street "Glitter Gulch" is a dynamic tourist destination at the heart of Downtown. The Plan establishes activity "anchors" at each end of the prime six-block pedestrian area.

Above: The plan allocates new development at the Downtown Core and along major corridors, where it will have greatest potential for reinforcing the urban character of the City. In addition to infill and redevelopment of the existing Downtown, development extends over the railroad tracks to the adjacent 300-acre rail yards.

The SWA Group



LEGEND

- SPECIAL ENTRY OR FOCAL POINT
- RAILROAD LINE
- PEDESTRIAN OVERCROSSING
- VEHICULAR UNDERCROSSING
- MAJOR ENTRY
- MAJOR STREETSCAPE IMPROVEMENTS
- PRIMARY PEDESTRIAN AREA
- SECONDARY PEDESTRIAN AREA

LAND USE PLAN

City of Las Vegas
Downtown Development Plan

International Jewelry Center

Location: Los Angeles, California
Client: Cabot, Cabot, and Forbes
Architects: Skidmore, Owings & Merrill

SWA provided full landscape architectural services for the design of a plaza and park situated between two towers in downtown Los Angeles. Primarily intended as a sheltered outdoor eating area, the park features a grove of locust trees and a 60 foot long, 14 foot tall glass block wall that reflects an image of the landscape. The project received an urban design award from the American Society of Landscape Architects in 1985.

Right: The free standing glass block wall is designed to increase the light level and extend the perceived area of the park.

Below: The orchard of matched specimen honey locust trees is planted in a grid set in decomposed granite. The trees create a comfortable low-scale setting in the midst of downtown highrise buildings.

Above: A granite bench on the sidewalk side of the park fence provides seating for the adjacent city bus stop.

The SWA Group

Jefferson Park

Location: Cambridge, Massachusetts
Owner: Cambridge Housing Authority
Architect: Boston Architectural Team

The SWA Group was responsible for the landscape design and implementation of a seven-acre public housing project for the Cambridge Housing Authority, under a HUD grant. Services included redesign improvements for the conversion of 225 units to 175 units, and coordination with tenant groups, the Cambridge Housing Authority and the HUD review. The design addressed entry, circulation, playground and garden areas to improve the overall appearance of the housing project and encourage a greater sense of pride by the residents. The project won the 1985 Honor Award from the Boston Chapter of the American Society of Landscape Architects.

Left: Direct walks and bike paths connecting the buildings emphasize the circulation pattern. Hedges and shade trees further define circulation and points of entry, and provide privacy for the individual units. Brick gateways mark the entry to each cluster.

Right: Entries, open space, vehicular and pedestrian areas were redesigned to improve transitions from interior to exterior spaces and to encourage social interaction. The site plan creates entries to single or small groups of apartments, thereby providing identification with front steps and entrances to individual units. Pedestrian and vehicular circulation is separated, and the central asphalt area is transformed to an attractively landscaped oval dropoff. The landscape consists of lawns, clipped hedges and deciduous shade trees, designed to meet the low maintenance requirements.

Above: At the front of the buildings are fenced play areas associated with the four "corners" of the oval. The play areas are designed to allow children to play within secure areas, away from vehicular traffic and under the surveillance of their parents.

Below: Each cluster of buildings has a common area offering access to individual units as well as a place to sit, mingle, and watch children play. Front lawns are enclosed by wrought iron fences for privacy and ease of maintenance.

The SWA Group

Oakland City Center

Location:	Oakland, CA
Clients:	Redevelopment Agency of the City of Oakland Oakland City Center Associates
Architects:	Gruen Associates

Consultants to the Redevelopment Agency of the City of Oakland and Oakland City Center Associates for planning and design of a public plaza to be the focus of an office/commercial complex rebuilding the center of downtown Oakland. The plaza is multi-level connecting to the City Center station of the Bay Area Rapid Transit District, and forming a pedestrian connection to office buildings, restaurants, cafes, and a major market square planned by Robinson Mills & Williams.

The John B. Williams Plaza is a crossroads in the heart of downtown Oakland. The City Center B.A.R.T.D. station is twenty-four feet below street level. The use of water, grand stairs and trees help make the transitions gracious.

Harold Paris sculpture dramatizes the plaza.

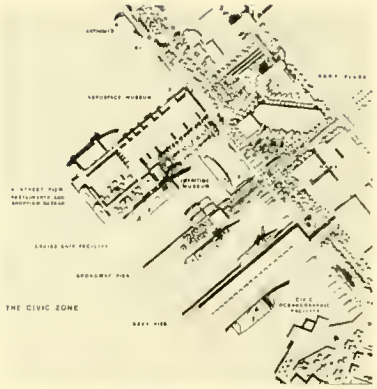
Looking out of the City Center B.A.R.T.D. station stairs, sculpture and water greet the pedestrian and gently draw one up to offices and retail. Restaurants are located at the plaza level of the office buildings.

The SWA Group

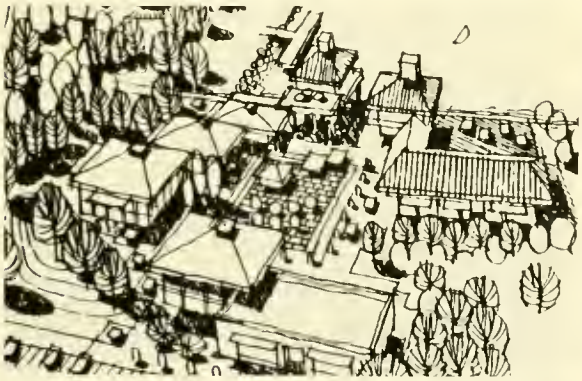
San Diego Embarcadero Master Plan

Location: San Diego, California
Client: San Diego Unified Port District
Architect: Deems and Lewis

The SWA Group prepared a redevelopment plan for three and one half miles of waterfront and port facilities adjacent to downtown San Diego. The project translated community and economic requirements into a specific planning program, with emphasis on urban design, circulation and parking, landscaping, and environmental planning. SWA also prepared comprehensive implementation design guidelines to insure a quality setting at the Embarcadero.

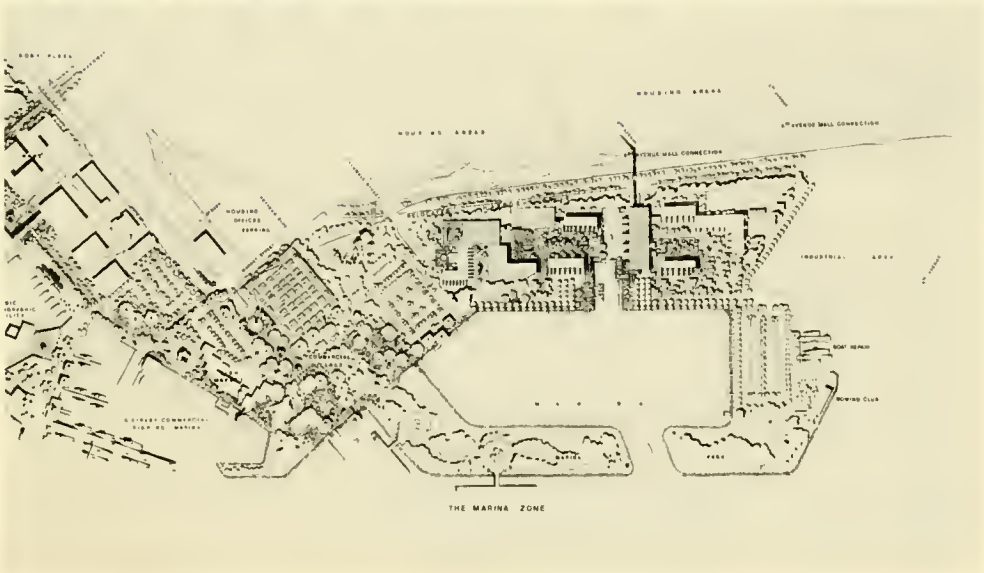


Left: At the Civic Zone, a number of museums, restaurants, and shops enliven pedestrian activity on the piers.



Above: The Embarcadero guidelines emphasize a strong and inviting pedestrian character as one approaches the water's edge.

Above left: The commercial village, located in the Marina Zone, features an enclosed plaza sheltered from the wind.



Left: The master plan identifies several zones and recommends activities and physical character for each. The Marina Zone is a park-like setting for water-related recreation.

The SWA Group

Sidney G. Walton Square

Location: San Francisco, California
Owner: Golden Gateway Center

The SWA Group provided complete design and development services for a four-acre, street-level park located in the heart of the Golden Gateway redevelopment area. The site is surrounded by arcade shops and highrise residential and office buldings. In the twenty years since its inception, the park's design has matured into a rich, pastoral landscape, proving the viability of its original planning goal. The most recent honor awarded to the park is the 1987 Merit Award from the American Society of Landscape Architects.

Left: Now enclosed by buildings on all edges, the park serves as the neighborhood's central green space, enhancing the livability and pedestrian environment of an intensely urban area. Highrises bound the park to the south, historic buildings to the west, and newer midrise condominiums and commercial buildings to the north and east.

Below: The park is designed as a series of grass mounds and interrelated paths. Flowering cherry trees, weeping willows and a circle of lombardy poplars provide foreground, while clustered pine trees along the perimeter of the park help buffer the steel, glass, concrete and traffic of the downtown environment.

Right: An award-winning, active fountain by French sculptor Francois Stahly combines cast stone columns with rough sculpted edges to evoke a rocky pool. The fountain provides a focal point at the center of the park.

Above: The park is the most popular casual lunch spot for San Francisco office workers within convenient reach of the Financial District. The unrestricted grass mounds are a favorite place for relaxing and eating, and a sunny day finds the park literally covered with people from the nearby offices.

The SWA Group

Williams Square

Location:	Las Colinas, Texas
Client:	Southland Investment Company
Architect:	Skidmore, Owings & Merrill
Sculptor:	Robert Glen

SWA provided site planning, landscape services, and sculpture siting for this dramatic plaza located in the center of the planned community of Las Colinas in Irving, Texas. The plaza focuses on bronze sculptures of wild mustangs galloping across the open granite plaza through an abstract running stream, symbolizing the heritage of the Texas landscape. In 1985, the design won the Honor Award from the American Society of Landscape Architects and a Merit Award from the Texas Chapter of The American Society of Landscape Architects.

Right: The plaza's simple and abstract design emphasizes the scale and energy of the horses, while the ground plane of layered granite evokes the flat quality of the arid Texas plain. Multi-story towers frame the plaza on three sides.

Above: The mustangs are one-and-a-half times life size and beautifully detailed, contributing to the classical and heroic quality of Williams Square.

Left: Water jets in the stream create a realistic splashing effect under the pounding horse hooves. At the water's edge, a color contrast of pink and bright blaze granite represents the gradual erosion of the Texas terrain.

EQUAL OPPORTUNITY

EQUAL EMPLOYMENT OPPORTUNITY POLICY STATEMENT

The subject of Equal Employment Opportunity has been changing and expanding over the years through legislation, greater social awareness, and increased movement in Civil Rights activities. For these reasons, The SWA Group feels it appropriate to restate its basic policy on equal employment opportunity to all interested parties.

It is the policy of The SWA Group not to discriminate against any employee or applicant for employment because of race, color, religion, national origin or sex. Further, The SWA Group is taking affirmative action to insure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin.

Programs have been instituted to insure that the above policy is being implemented. These programs involve such activities as special effort recruiting of minority group members, improved methods of developing and training people and The SWA Group's participation in community efforts directed toward promoting better understanding and implementation of Equal Employment Opportunity.

To insure the effectiveness of this affirmative action program, The SWA Group has appointed Mr. Thomas Adams as the Company Equal Employment Opportunity Officer. Mr. Adams is charged with the responsibility for implementing of policy, outlining objectives, stimulating the reporting of positive results and the administration of all programs of action.

AFFIRMATIVE ACTION POLICY

The SWA Group will not discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin. Further, The SWA Group will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex or national origin.

I. Committee on Goals and Objectives

A Committee on Goals and Objectives was formed, and a program of action initiated. The committee is composed of Project Managers, Team Leaders, and General Managers. The committee is charged with establishing policy, outlining objectives, stimulating action, and reporting results on an ongoing basis.

A subcommittee of appropriate department heads and specialists is implementing this policy and these objectives.

II. Dissemination of Policy

A. The above policy has been communicated to all management personnel. The subject of affirmative action is discussed at appropriate management and supervisory meetings covering the subject of recruitment, employment, training, promotion and transfer of employees.

B. All employees are kept informed of this plan through appropriate company publications, communications and staff meetings.

C. Copies of this policy are made available upon request to Government agencies, contractors or subcontractors with whom the SWA Group has dealings.

III. Responsibility for Implementation of Policy

A. Managers and other organization heads are responsible for the implementation of this plan within their areas of functional responsibility.

B. The committee provides necessary procedural guidance in the coordination and application of the plan.

IV. Recruitment and Placement

A. Advertisements for employment and recruiting clearly identify SWA Group as "An Equal Opportunity Employer", through newspaper, radio and college recruiting literature.

B. It is company policy to seek and hire qualified minority applicants, in addition to those already employed, for salaried positions in all of the company's functions. The SWA Group contacts colleges and universities, community colleges and special or technical schools.

1. Employment agencies with whom we deal are informed of our affirmative action policy, and of our desire to employ minority candidates for our job opportunities.

2. The SWA Group recruits students from various schools throughout the country for a Summer Work Study Training Program. Students from minority groups are encouraged to participate in this program. Special or personal contacts are made between The SWA Group and potential minority candidates.

V. Development and Training

A. Minority group employees are identified with advancement potential, and then provided with such assistance as is necessary to improve their candidacy for job advancement. Rotation of staff through all phases of professional activity is encouraged by The SWA Group. The SWA Group also encourages interested staff members to participate in the Summer Work Study Program.

1. A roster for minority group employees is maintained and updated to facilitate candidate searching for all in-house training, such as apprenticeship programs, and others as they are developed. These rosters are provided to all clients on request.

2. Company management makes an effort to improve minority group representation when employing new personnel.

3. Company management reviews the professional growth of all employees every six months during December - January and July. The purpose of these reviews is to inform the employee as to the individual's progress, particularly in relation to the other members of the firm. This review session also allows the staff member to discuss personal goals and objectives.

4. The SWA Group reviews the compensation rates for each employee every six months based on the calendar year. Salary increases are dispensed at this time based on individual growth, the market rate for services comparable to those offered by The SWA Group, and the local and world economic conditions.

5. The SWA Group encourages all employees to expand their awareness of their profession as a whole and specific issues in particular. The company provides opportunities for employees to attend scheduled conferences on subjects related to the type of work performed by the officer or the individual. The company assumes the costs for these conferences or seminars.

6. Employees are encouraged to investiate available educational or continuing educational opportunities that benefit the individual professionally. The SWA Group assumes a portion of the costs of these programs where reasonable. Because of its close association with a variety of universities and colleges, The SWA Group is able to assist interested employees through personal contacts made by management personnel.

7. The SWA Group is a totally employee-owned corporation. With permission of the Internal Revenue Service, all outstanding stock is purchased by the company for distribution to the employees using a formula based on length of employment and position within the firm.

VI. Community Participation

A. Efforts are directed toward broadening acceptance and exerting community leadership in the understanding of and implementation of the affirmative action philosophy.

1. Active support, in the forms of time, talent, and finances, is given to the following kinds of organizations currently in existence in our community whose primary aim is the improvement of all aspects of minority group opportunities. Such organizations currently fulfilling this role are:

   The Beginning School, Board of Directors (A racially integrated nursery school in Marin City, California)

   Planning Association of the Richmond District - South San Francisco

   Special Education Advisory Council for Marin County Schools

   Marin Aid to Retarded Children

   Forest Meadows Development Center (Special Education)

   Mill Valley Design Review Committee

   National Buddhist Churches of America

   Louise Boyd Museum of Science, Board of Directors

2. We have an obligation and desire to keep our company officers and supervision informed of current trends and developments in national programs dealing with equal opportunities. We do this by our active participation in such organization as:

   American Institute of Architects

   American Planning Association

   American Society of Landscape Architects

   Urban Land Institute

   American Society of Foresters

   Sierra Club

   Common Cause

   And others as deemed effective and pertinent, and communication through established company channels.