2018 KR design inc.

Contents

Company Profile

Established in downtown Los Angeles in 2004, KRITZINGER+RAO INC (K+R) provides creative design services in architecture, urban design, and urban planning. We work on projects around the world and are among the new generation of smart firms that specialize in providing "knowledge-based" design services. We share a compelling interest in the quality of our surroundings and in the aspirations of all scales of human settlement, large and small, from cities to buildings, and from green-fields to brown-fields. And we believe that teamwork and collaboration offers the best opportunity to tailor solutions that fit the needs of each project. Our expertise includes:

- Architecture
- Urban Design
- Facilities Planning
- Community Planning
- Master Planning and LRDPs
- Regional and Metropolitan Planning
- Programming and Space Planning
- Feasibility Studies

Three strands run through our work: We employ a rigorous design process that relies on knowledge - which includes learning from the present and the past - to generate creative solutions; we attach great importance to balancing the demands of society with those of our planet, and therefore use progressive and sustainable ideas and smart technologies whenever we can; and we believe that diversity is healthy, and that every project ought to convey the values and identities of the community it serves.

Sustainable Design

The K+R design philosophy embodies a holistic approach to sustainability. Many of our projects start with visioning /master planning and culminate in architectural design. We establish a development framework that not only employs sound green design principles such as LEED and CalGreen tiers for the building, but also use creative sustainable strategies that reinforce the local ecosystems of the region. We strive to create human habitat that shares a 'symbiotic' relationship with its environment while ensuring human comfort and intended use.

K+R's design process begins with a unified approach to architecture, structural systems, and energy performance. One of the hallmarks of our design process is the use of DOE's Energy Plus and Open Studio during conceptual design. This enables us to come up with creative design solutions that perform better. While Sketchup and OpenStudio form a core part of the concept design process. The design is further developed using its Revit platform on suitable projects.


KAU Endowment Health and Sciences District, Jeddah


Guiyang Cultural Plaza, China


Sanya South Bay Waterfront Redvelopment, China

History

Starting as Kritzinger Consultancy in 1987, Neil Kritzinger has designed projects in the United States, Asia, Africa & the Middle East in collaboration with firms such as DMJM, Welton-Becket, Parsons, ARUP, and Johnson Fain where he met Srinivas Rao, at that time a Senior Associate with the firm. After collaborating on several projects, we established K+R and located in downtown Los Angeles in 2004.

Our diverse international portfolio reflects that in recent years we have competed successfully with US and international firms in many countries, where we now enjoy a reputation for our ability to understand and provide creative insights into local cultural mores; for our ability to conceptualize and manage complex transformations; and for our ability to provide innovative design that exemplifies technical excellence and international best practices.

Local Commitment

As a part of our commitment to downtown LA, our NextLA initiative is currently busy mapping the functioning of downtown and its future trends. This effort is intended to serve as a platform for an 'informed dialogue' between the downtown community and its political establishment. Recent developments in Los Angeles – new Political leadership is imminent; a new Economic Development Strategy is needed; updating of the Zoning Code is underway; and there are several Transit initiatives to consider – are clear indicators that right now is an opportune time for the core constituencies of Los Angeles to envision and begin mapping new and progressive futures. We look forward to being a collaborative and creative force in Los Angeles, and are excited by the prospect of being active in the city that is our home, and where we have spent the major portion of our professional lives.


EBC Office Building, Jeddah


Talo Verde Master Plan, Guam


Private Home, Pasadena, CA

Shenzhen Hengda Nanshan Redevelopment

Shenzhen, China

Scale:

Land Area - 126,000 sq.m.

Development - 1.25 million sq.m.

FAR - 9.8

This TOD Urban Redevelopment project is in excess of 12 million square feet, at an average FAR of 9.77. Its two land parcels are adjacent to a new transit station at the intersection of the city's existing north-south subway alignment, andthe new east-west service that parallels a major regional arterial.

Both parcels are designed for mixed-use. Closer proximity of the southern parcel to the transit station creates the opportunity to divert some foot traffic destined for the northern portion through it. Elevated 'Hi-Linesque' pathways are directly accessible from the station, and pass through retail designed to take advantage of through-traffic, and through an inviting park anchored by a 900,00 square foot office tower. Creative office space located in the continuous multi-level building base adds diversity and vitality, and serviced apartment buildings provide short-term convenience for transit-savvy business travelers.

The northern portion of the project provides a regional retail destination, and is also developed around a park that provides the local community and the citizens of Shenzhen with a social amenity that is in scarce supply, and of great value to communities in this high-density city. The three historic temples that retained, and new schools with sports facilities reinforce the sense of neighborhood.


Dior


RANKINE
Oregon

Guiyang Cultural Plaza

Guiyang, Guizhou, China

Scale:
11.3 Hectares

1.25 million m^2 of development

Client:
Zhongtian Development Company

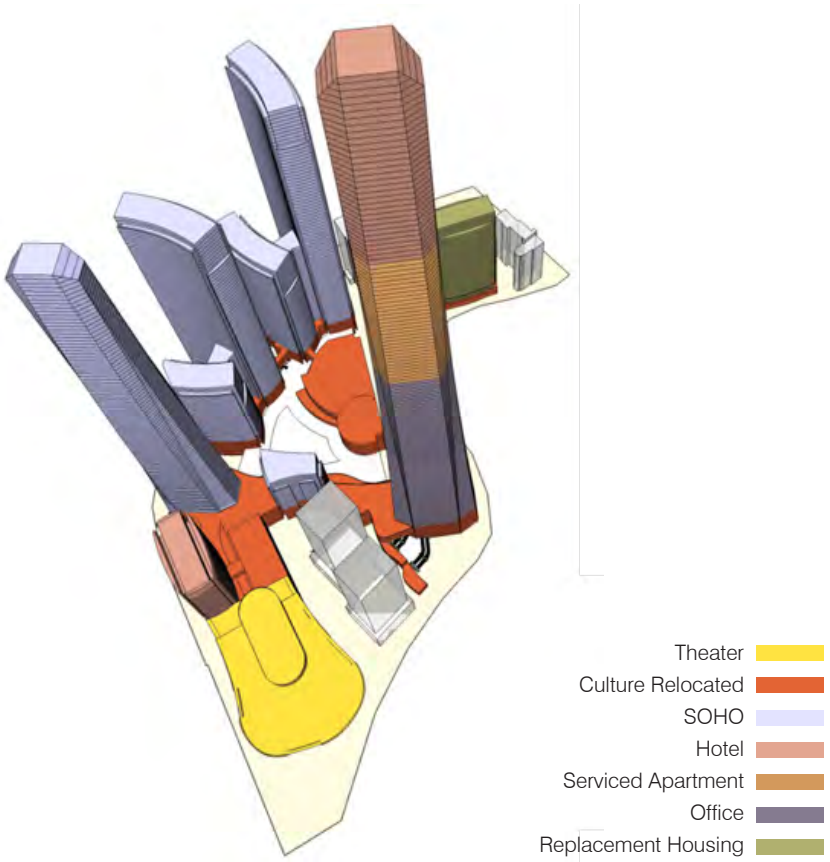
Design Team:
JWDA

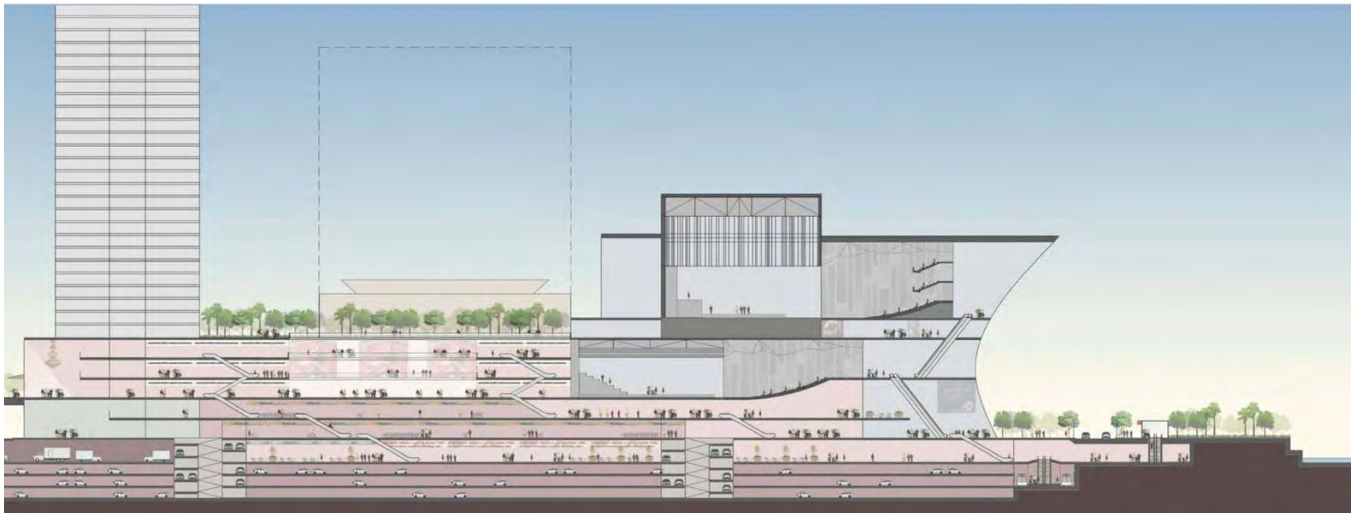
The ambitious urban regeneration and growth of the Old City of Guiyang – a project that is in its final stages and is also being designed by K+R / JWDA - is structured around new transportation corridors and key urban core projects, and the Zhongtian Mixed Use Development is the symbolic centerpiece of this renewal.

The 11.3 hectare site is situated at the intersection of the primary axis of the city and the winding Nanming River as it passes by Zucheng Plaza, the symbolic cultural center of the City. The Zhongtian Urban Core addresses this plaza, with the gracefully soaring 100-story mixed-use tower its talisman, and the curvilinear Cultural Center its heart and front door to the Metro station that serves the project.

The balance of the 1.247 million square meters of development is deployed radially round these two icons and along the natural arc of Ruijin Road, which serves as the project's major access boulevard, and as its primary link to the northern portions of the City. The peripheral buildings are Soho-style mixed-use towers that converge on a central plaza surrounded by retail, exhibition and participatory public spaces, and movie theaters anchored by an I-max. Ground level retail extends throughout the development, and finally links to the riverfront retail promenades on either side of the Nanming River.

Guiyang Cultural Plaza





Guiyang Old City Long Range Redevelopment Plan

Guiyang, China

Scale:
855 hectares

22million m^2 of development

Expanded to 29 million m^2

FAR: Varies, favoring TOD

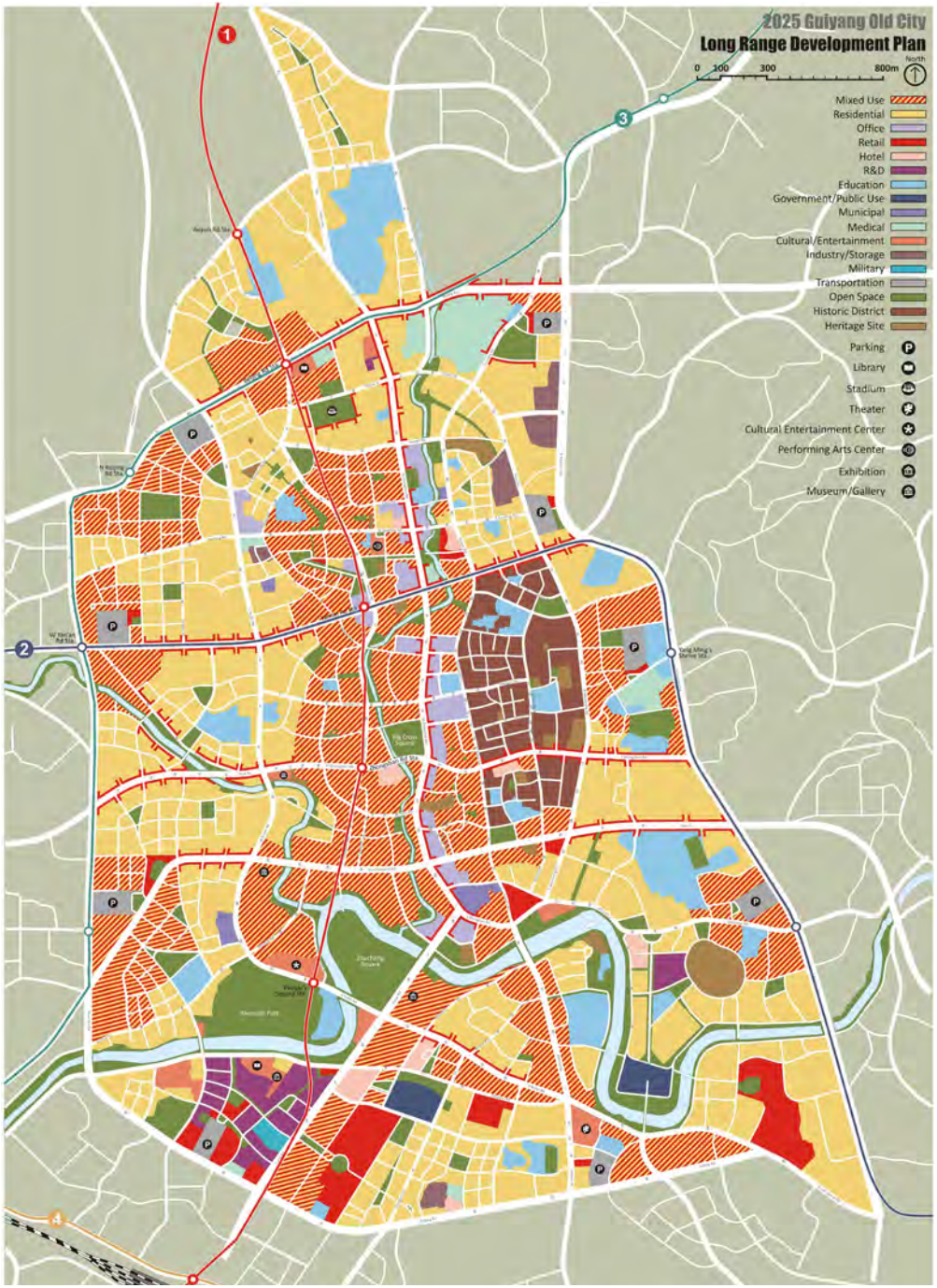
Client:
Zhongtian Development Company

Design Team:
JWDA

2025 is the horizon for the LRDP for the historic city of Guiyang. During the past decade, growth that could not be absorbed by the Old City led to development of a nearby 'twin city', thereby gradually altering the functions and status of the Old City. The need to find a better balance for the growth of the region led authorities to commission an LRDP to guide renewal of the Old City over the next decade.

To establish baseline conditions and redevelopment opportunities, extensive field surveys and data collection took place. This led to the discovery that the Guancheng River, a tributary to the Nanming River, had been covered by other uses. Restoring this river, introducing three new transit corridors, and deciding to retain existing road alignments became some of the primary strategies used to develop the design framework that underpins the LRDP.

Density has been raised by 30%, with a significant portion of this being in TOD nodes and along transit corridors. In most of the 56 tracts the existing balance of land uses is maintained in order to retain social and historic essence, open space and the public realm has been enhanced, and carefully inserted new roads and pedestrian links reduce block sizes and improved accessibility. The resulting form of the 'new' city speaks to the possibilities for balancing traditional values and lifestyles with the optimism of a progressive future without radical 'surgery'. The Old City can retain its character and still be the heart of the region.


2025 Guiyang Old City
Long Range Development Plan
0 100 300 800m
North
Mixed Use
Residential
Office
Retail
Hotel
R&D
Education
Government/Public Use
Municipal
Medical
Cultural/Entertainment
Industry/Storage
Military
Transportation
Open Space
Historic District
Heritage Site
Parking
Library
Stadium
Theater
Cultural Entertainment Center
Performing Arts Center
Exhibition
Museum/Gallery

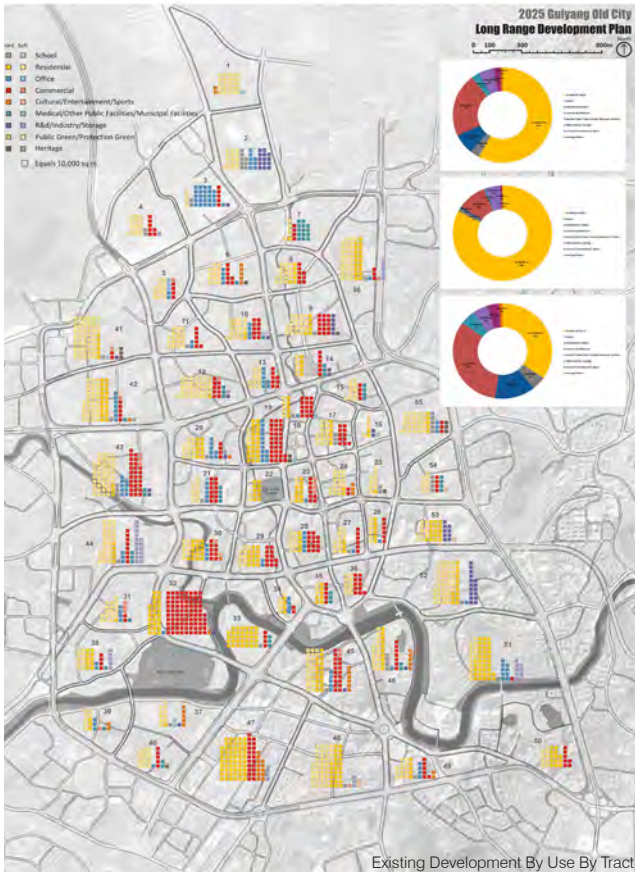
Proposed Transit System

Proposed Open Spaces

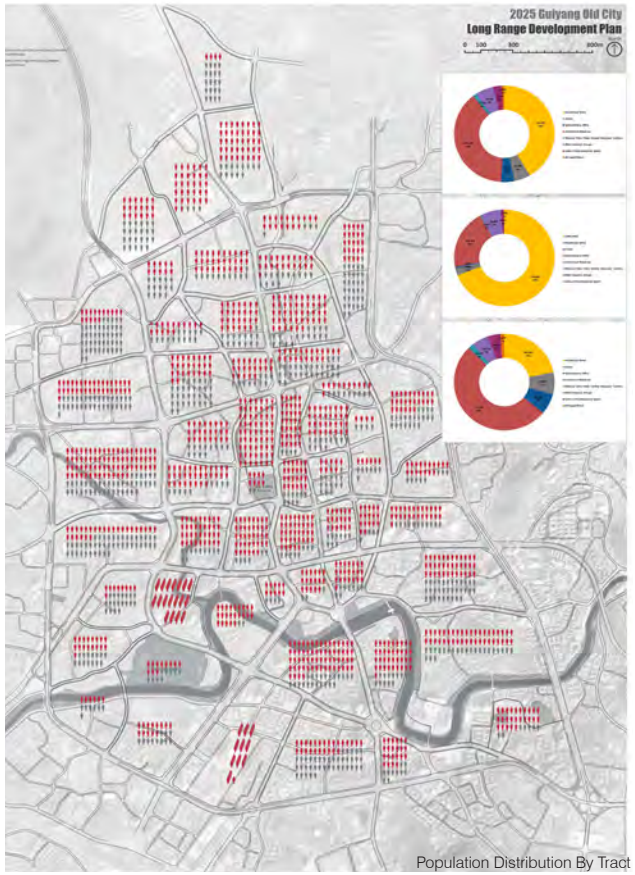
Road Improvements

Guiyang Old City Long Range Redevelopment Plan

Existing Conditions - Redevelopment Opportunities



Existing Development By Use By Tract



Population Distribution By Tract

Guiyang Shixi District Urban Renewal

Guiyang, China

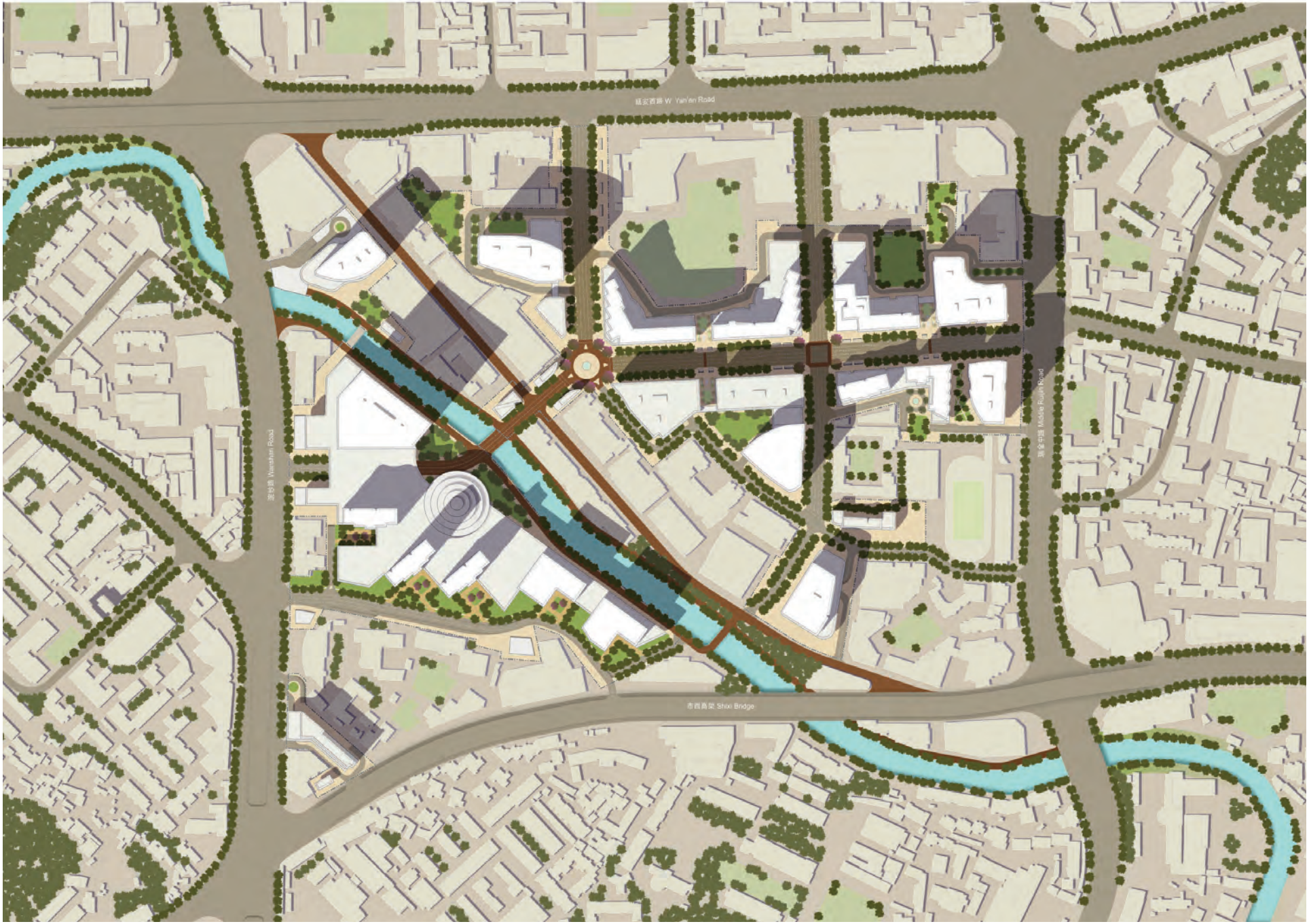
Scale:
1.4 million sq.m. BUA

FAR 9.0

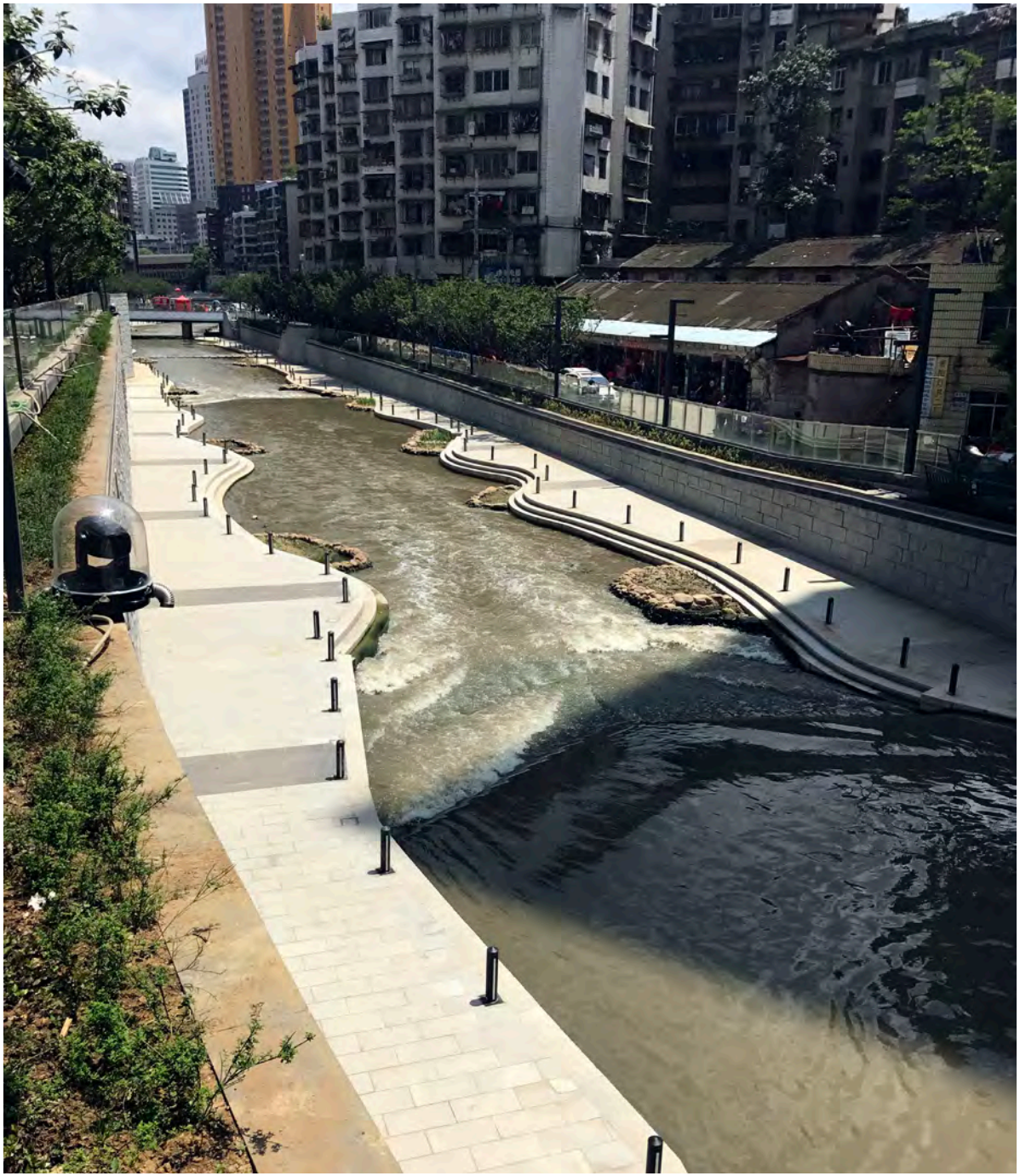
The requirement to replace ageing housing, and the goal of improving the existing jobs-housing balance drove the average FAR to 11.44. This established the economic base required to program and design Shixi as a mixed-use neighborhood that will become the model used to encourage other areas of the city to plan pedestrian-oriented mixed-use neighborhoods that are connected to, but also less dependent upon, regional transit.

The land is divided by the Shixi River into a northern half that is anchored by a major transit hub that connects directly to the refurbished historic riverside retail street; and a southern half where site topography and superior regional road access create the opportunity for a dramatic multi-leveled regional retail anchor.

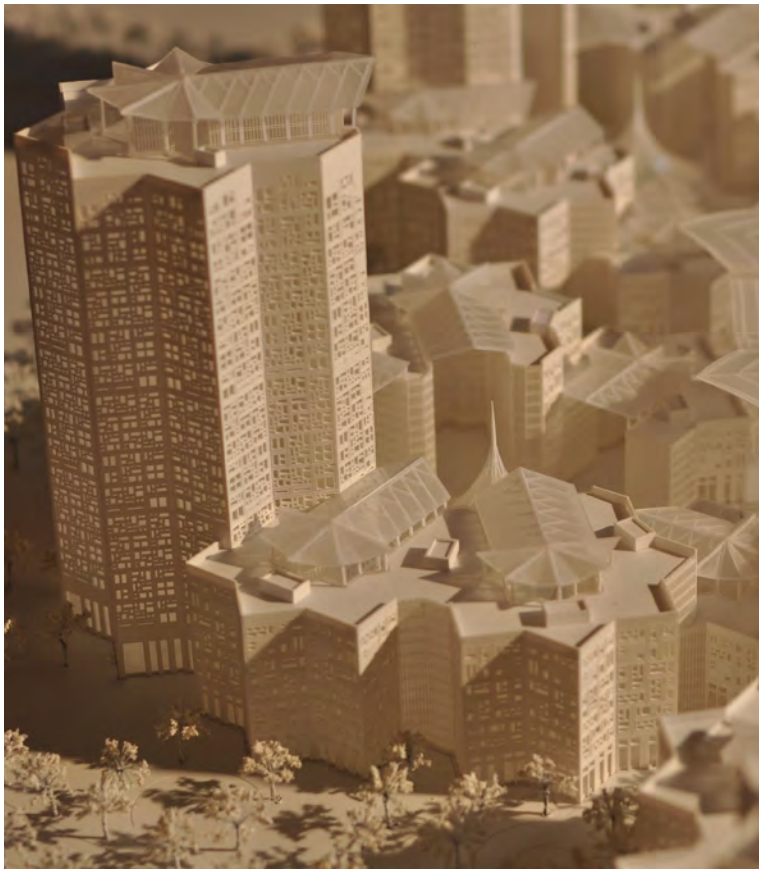
North-south and east-west street connections thread through existing development and across the river, carving our re-alignments that optimize the efficiency of incremental replacement of the ageing housing stock, and minimize social dislocations.


W Yan'an Road
Shixi Bridge


延安西路
W. Yan'an Road
滩浒路
Huansha Road
罗汉堂路
Luohanyang Road
市西路
Shixi Road
建金中路
Middle Ruijin Road
中山西路
W. Zhongshan Road
市西桥
Shixi Bridge
Retail
Multi Tenant Office
SOHO
Apartment
Serviced Apartment
Office




SHI XI ROAD



Bahrah Mega City

Between Jeddah and Makkah, KSA

Scale:
Centerpiece of a 585 Ha New Community

1.1 million sq. meters of development

FAR: 3

Client:
MBLC

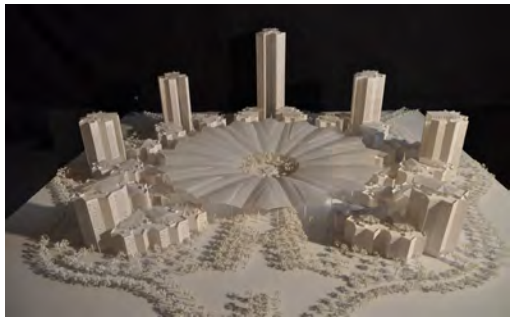
This oasis community lives and breathes like a desert city. It recaptures traditional environmental and cultural principles that are again relevant today as we seek to replace the impact of energy-inefficiency and inappropriate 'international' concepts with a more sustainable and contextual approach to the design of human settlements.

Mega City therefore explores the primary principles of 'enclosure' and 'shade'. To achieve enclosure, it is compacted into a small portion of the site, around the natural oasis. To achieve shade, its 'streets' are narrow canyons formed by u-shaped modules. These 'streets' and other public areas are shaded by open roofs that encourage convection cooling, decreasing ambient temperatures by between 10 and 12 degrees, and roofs are equipped with PV cells to generate energy.

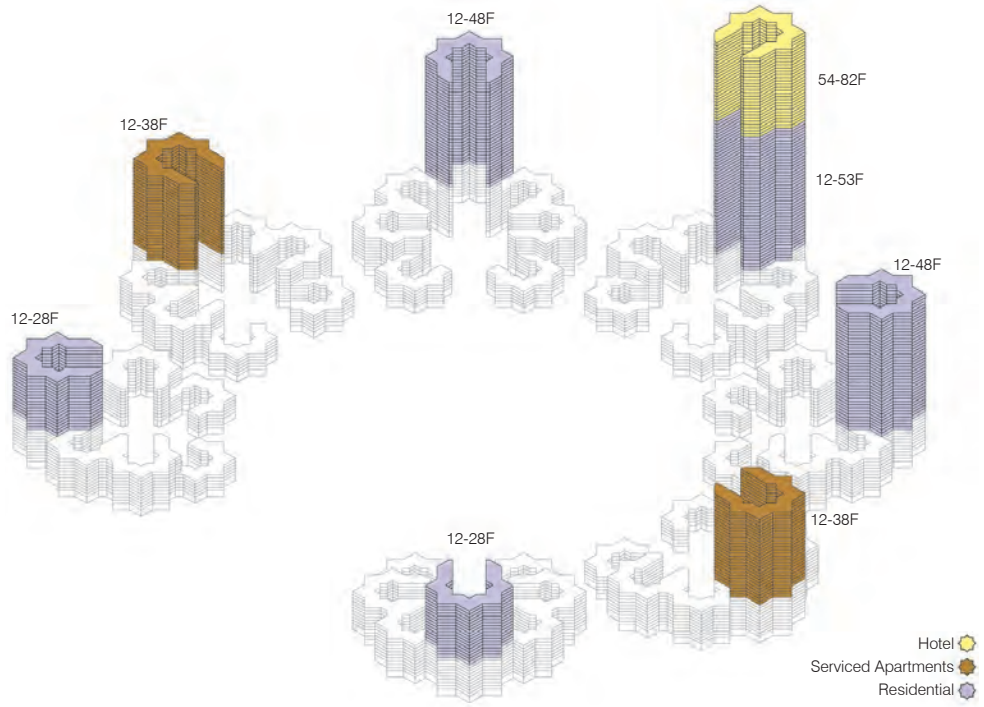
Its fractal geometry is based on the motif of rotated squares in Islamic art, and serves as an organizing device that generates hierarchy and complexity. At every scale – whole, cluster, and sub-cluster - seven of the eight points demarcate buildings, and the eighth is for entry. Clusters have a base of from 6 and 11 floors, anchored by courts and by taller buildings that vary from 15 to 38 floors. The program includes office, hotel, apartments, serviced apartments, and the full range of facilities required to self-sustain a resident community of 15,000.

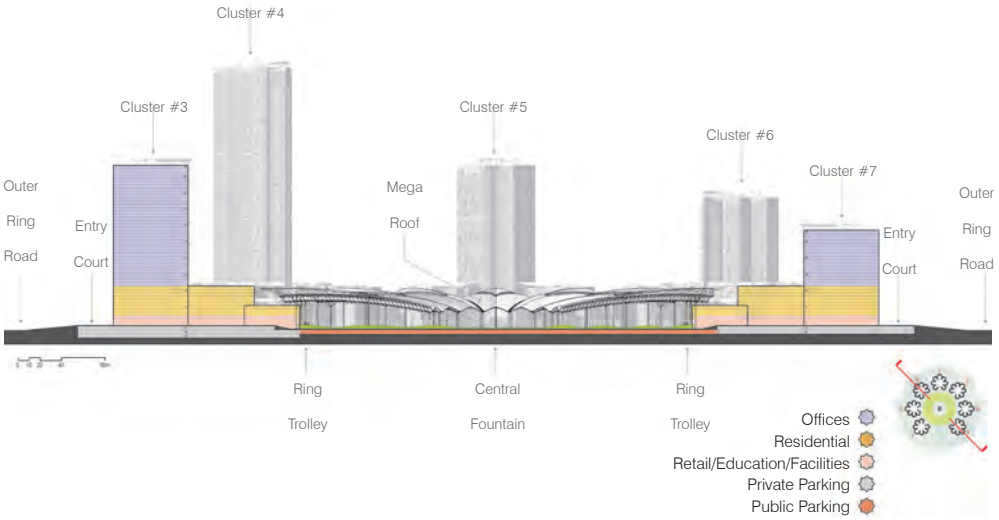
The modular designs of buildings and clusters are adaptable to specific uses, which significantly improves the economics of development. Deep-set high-performance modular masonry panels provide micro shading, tactile quality, and visual complexity, and evoke the mud wall tapestries of ancient desert cities. And inside the encrusted exterior, are gossamer skins of glass that facilitate community interaction.

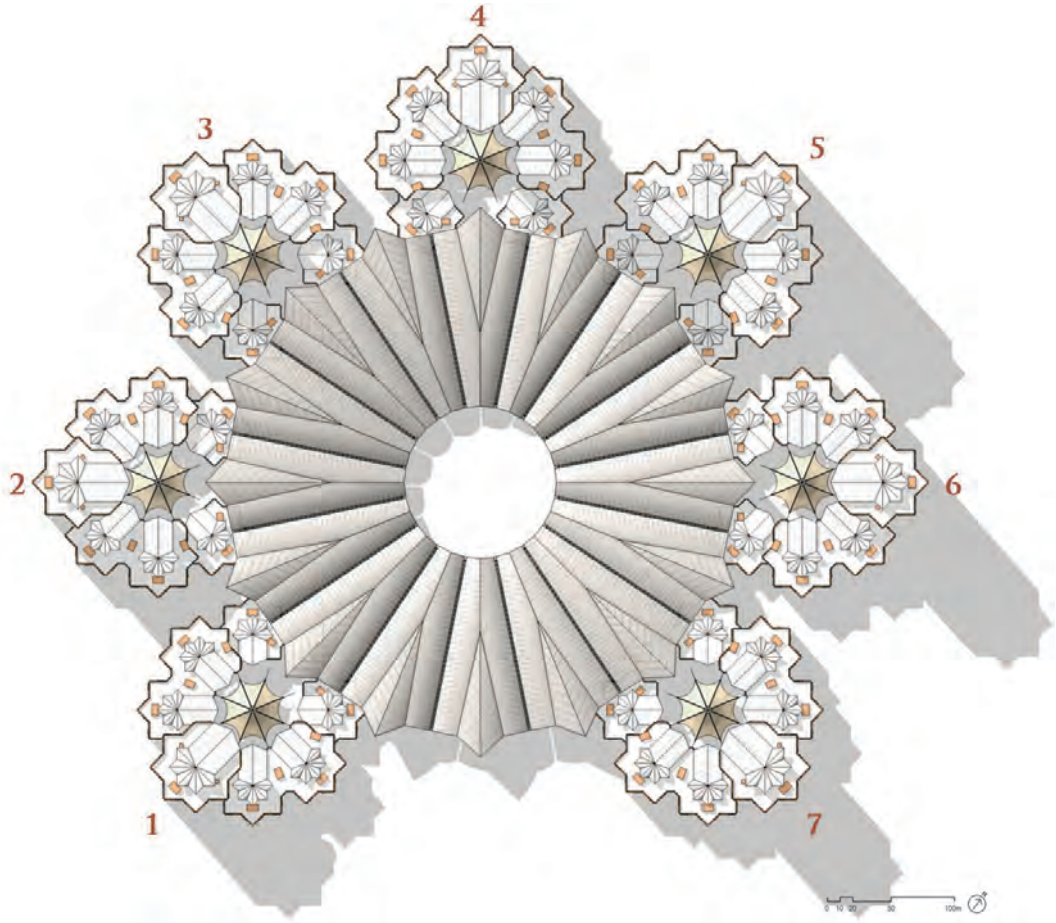
Bahrah Mega City

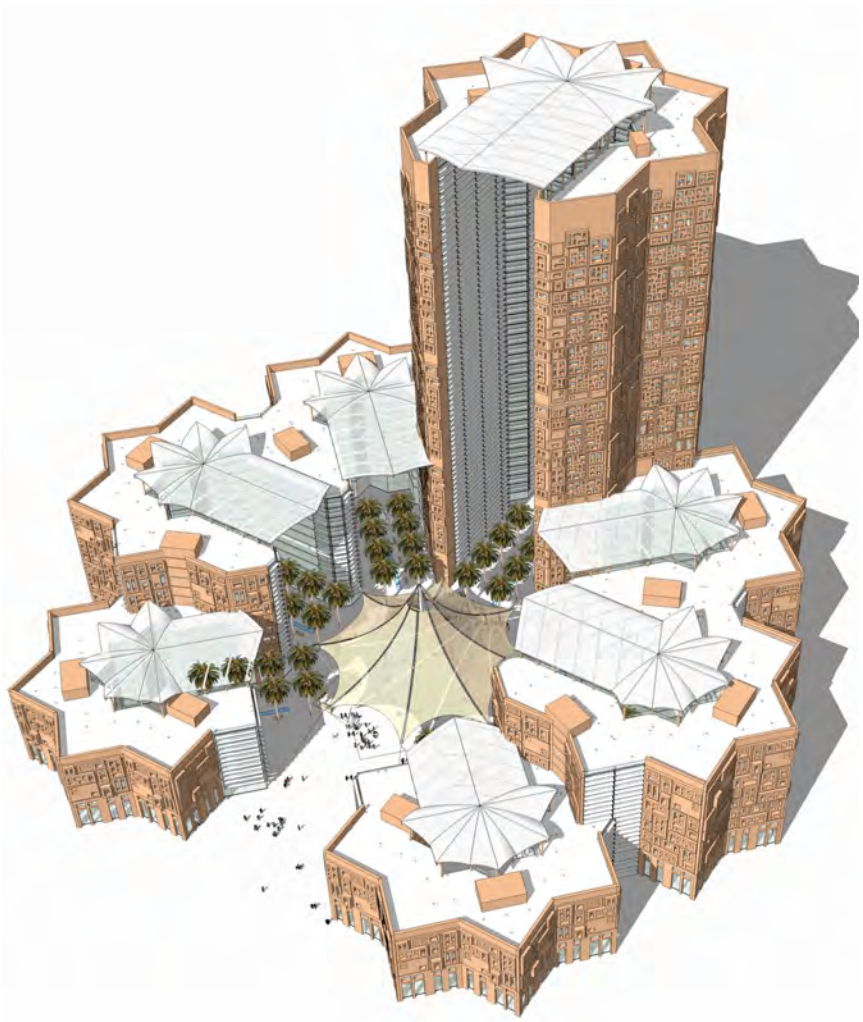



Ring Road
Cluster 4
Cluster 3
Cluster 5
Grand Central Park
Cluster 2
Cluster 6
Cluster 1
Cluster 7
Main Entry Court
Ring Road
0 20 40 100 200m


12-48F
54-82F
12-38F
12-53F
12-48F
12-28F
12-38F
12-28F
Hotel
Serviced Apartments
Residential


Cluster #4
Cluster #3
Cluster #5
Cluster #6
Cluster #7
Outer Ring Road
Entry Court
Mega Roof
Entry Court
Outer Ring Road
Ring Trolley
Central Fountain
Ring Trolley
Offices
Residential
Retail/Education/Facilities
Private Parking
Public Parking





Program	Cluster							Category Total
	1	2	3	4	5	6	7	
Residential	77K	130K	77K	75K	77K	130K	77K	643K
Office	32K	0K	69K	78K	69K	0K	32K	280K
Hotel	0K	0K	0K	47K	0K	0K	0K	47K
Retail	10K	7K	10K	17K	11K	7K	8K	70K
Facilities	7K	7K	7K	2K	6K	7K	9K	45K
Cluster Total	126K	144K	163K	219K	163K	144K	126K	1.085K

The Place

Beijing, China

Scale:
45,000 s.m. Office

360 Rooms

Client:
Hotel, Beijing Aozhong Jiye Real Estate Development Co. Ltd.

Design Team:
Landmark Architects, Beijing

Entertainment Design Inc., Los Angeles

GTC Mixed Use Development, Beijing CBD, China: This 190,000 square meter development on a 4-block site in downtown Beijing pioneers street-front retail among major new developments in the city, and is anchored by a 21-story 45,000 s.m. Office building and a 24-story 360-room all-suites Hotel that will be operated as western-style 'serviced apartments'.

The core of the square 2,142 s.m. office floor plates is organized to permit either multi-tenancy or the division of each floor into two suites, each with independent entry, bathrooms, and service areas. The more rectangular hotel floors each contain 15 condominium units that range from 40 s.m. efficiency 'studios' to 85 s.m. luxury suites, designed and equipped for business users.

The gracefully curved inner sides of the towers visually unify the asymmetric geometries of the towers, and the glass curtain walls are distinguished by spiraling asymmetric recesses that are lit at night and recall the twisting advertising ribbon that will animate the retail base at night.


Coca-Cola
THE PLACE
世贸天阶

Sanya Waterfront Redevelopment Plan

Sanya City, Hainan, China

Scale:
31 Hectares

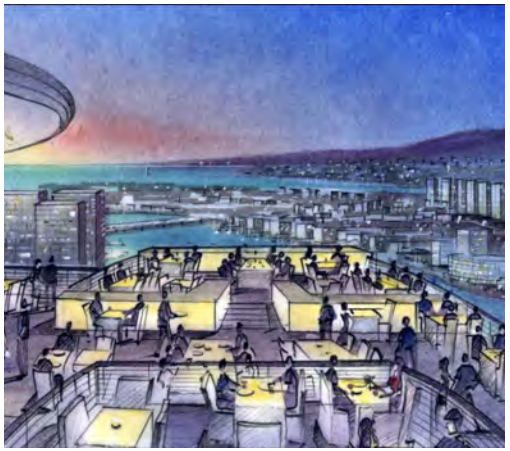
500 m^2 of mixed use development

Client:
Zhongtian Development Company

Design Team:
JWDA

With its new South Bay Waterfront redevelopment, the city of Sanya – already the most coveted tourist destination for mainland China - will be joining the worldwide list of distinguished coastal cities whose visionary redevelopment of their historic inner-harbor precincts has brought new life, and a new heart, to the city and region.

The fractured marine-front roadways have been transformed into 'Wharf Circle Drive', a handsome landscaped and walkable loop that includes jogging trails and tramways, and captures the energy of otherwise isolated developments to add to the vibrant development program, which includes: A dramatic hillside residential community with ocean views and organized along active axial paseos that link the surrounding hills to the water; a waterfront fisherman's village, entertainment center, I-Max theatre, sports center, yacht club, and yacht villa community that nestle along a boardwalk that surrounds the marina; and a landmark 5-star Hotel, Spa and serviced apartments.



Obhur Mixed Use Development

Jeddah, Saudi Arabia

Scale:
6.3 Hectares

80,665 m^2 of development

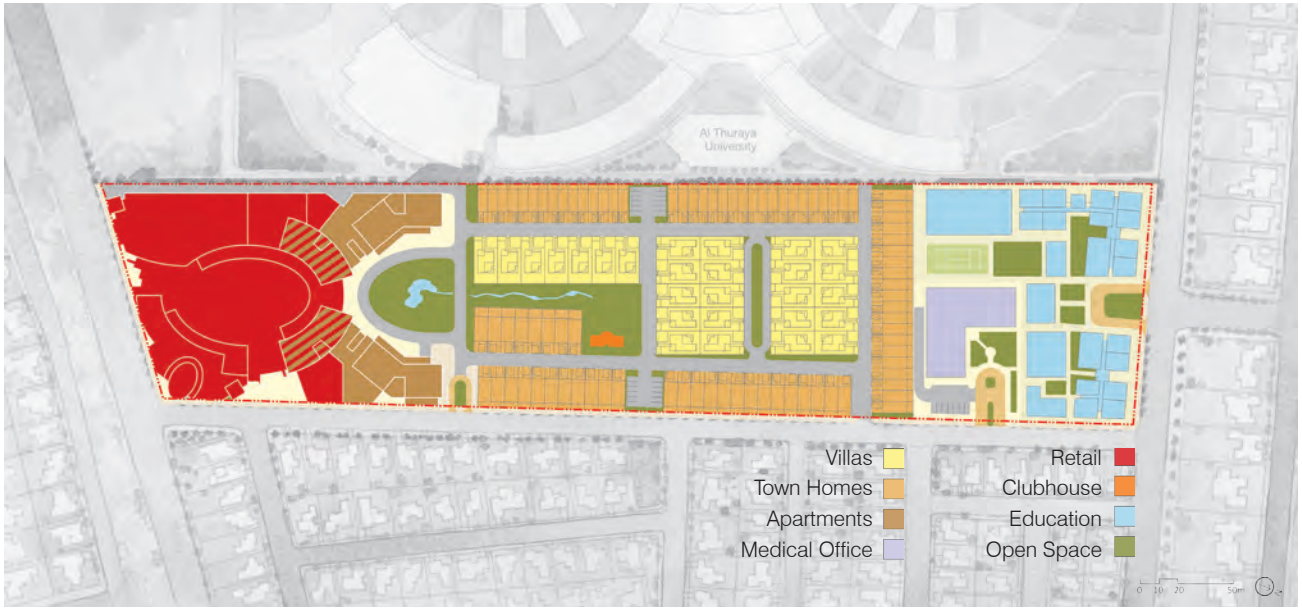
Average FAR: 1.29

Client:
Mohammed Bin Ladin Co.

Along with the adjacent new College, the CP-2 mixed use project will be the primary community services node in the newly established North Obhur residential expansion north of Jeddah. The Site is about 5 kilometers from the coast, and only 10 kilometers north of the KAIA International airport.

At the south end of this essentially flat Site, a 15,000 square meter shopping center engages the community with street-front retail, and clusters round a vibrant elevated plaza that allows efficient parking below. Two 12-story apartment towers embrace the retail galleries, and resident's amenities are located around an oasis garden at the base of the adjacent 7-story buildings. From there, an elongated garden leads to townhouses and villas located in the middle of the Site. At the north end is an International School that will share its facilities with the resident community, and an independent Medical Clinic to serve the surrounding area. The master plan allows easy phasing, and the architectural scale allows easy integration into the surrounding community.

Obhur Mixed Use Development



Maqiao Town South Community Public Realm Infill

Shanghai, China

Scale:
34 hectares

490,000 m^2 of development

Average FAR: 1.44

Client:
Shanghai Yuanjing Management of Investment Limited Company

Design Team:
JWDA

Following the planning of the adjacent Maqaio Sports and Leisure Town, K+R inherited a plan for Maqiao Town South that only dealt with the residential portions of the development. The plan set aside land for all non-residential uses – the public realm – and established a program according to pre-approved zoning and density allocations.

The design objective was to transform a static framework into a dynamic element that can integrate isolated neighborhoods. The most important connector is Main Street, which is reinforced by creating a continuous commercial frontage on its north side, and by the manner in which the public plazas of the two major development nodes engage the street. At the west entry to Main Street, the primary commercial node is compressed to benefit from the multi-level connections that activate it, but it also provides a plaza that acts as a gateway; while at the eastern end, the Main Street plaza of the more civic oriented node offers an appropriately inviting entry that is in keeping with the fact that it also provides a meandering pedestrian connection to the southern 'river park' which is anchored by sports facilities.

Existing waterways flow through or alongside all the land allocated to the 'public realm', and connections to the water are emphasized throughout the plan to provide thematic continuity, and also a greater sense of shared identity to the whole community.

KAU Health Sciences District

Jeddah, Saudi Arabia

Scale:
76 Hectare

1.5 million m² of development

Phase I

32 hectares

720,000 m² of development

Client:
Saudi BinLadin Group

The King Abdulazziz University Endowment Project will provide the funding to propel the university into its next generation of research and innovation. 76 hectares on the perimeter of the campus have been allocated to market-driven development, and the first phase of development will be a Health Sciences District anchored by the existing teaching hospital, and an iconic 79-story vertical mixed-use Gateway Tower with a five-star hotel at its top. Together they provide 720,000 square meters of development on the first 32 hectares of the site.

The development plan is seamlessly integrated into the campus, and for the new district it envisions a 24/7 environment designed to be far more than merely a place for labs, clinics and offices – it will also be a place to relax, have a meal, exercise, live, and shop at ground level where retail, services and restaurants animate the base of every building along the two beautiful tree-lined main avenues. The convenience and comfort of the live-work environment will be unequalled in Jeddah.

The architecture is diverse and vibrant to reflect the complexity and scale of the District, and is modern and efficient in keeping with the Health Sciences mission. The buildings themselves, as well as the entire supporting infrastructure, will meet the very highest international standards in all four of the key requirements of 'green' construction – water management, waste management, energy efficiency, and mixed-use development.


North
0
200m

- Health Services (Clinics & Med Offices)
- Health & Wellness Center
- Visitor & Incubation Center
- R&D
- Offices
- Meeting & Exhibition
- Cultural Center & Prayer Hall
- Retail
- Apartments
- Mixed-Use Tower (Office/Apartments/Hotel)
- Parking

KAU Endowment, HSD Master Plan & Design Guidelines

Jeddah, Saudi Arabia

Scale:
Phase 1:

19 Hectares

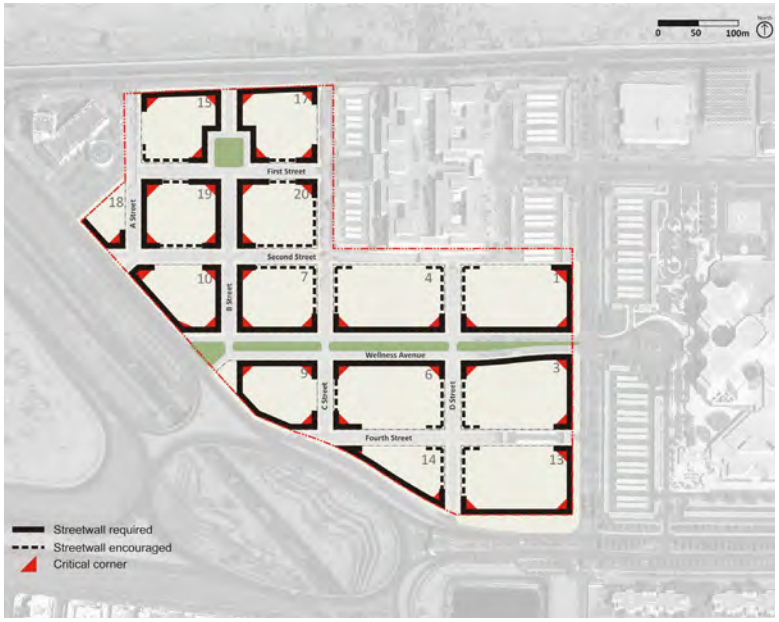
436,000 m² of mixed use development

Client:
Saudi BinLadin Group

The King Abdulazziz University Endowment Project will provide the funding to propel the university into its next generation of research and innovation. 76 hectares on the perimeter of the campus have been allocated to market-driven development. The first phase of development is located on a 19 hectare site where an average gross FAR of 2.3 will produce a 436,000 square meter Health Sciences District that is anchored by an existing teaching hospital.

The development will be funded by individual investors who select from the recommended mixed use development program that includes Medical facilities, R&D, Offices, a Hotel, Apartments (some serviced), Retail and other Amenities. The challenge is therefore to develop a Master Plan that can combine a distinctive architectural character and sense of place with the flexibility to also accommodate individual investor preferences.

The design strategy therefore combines an efficient and flexible grid-based Master Plan - comprised of blocks that can be developed with any of the programmed uses - with a set of Design Guidelines that define the desired design features and standards, and set the required levels of compliance. The design vision is to encourage diverse and vibrant architecture that is contemporary, in keeping with the program mission, but also timeless in its recall of the narrow streets and firm building edges of Old Jeddah. This approach will ensure that when all 76 hectares are developed, the Endowment Project will achieve a coherent and unmistakable identity that compliments and elevates that of KAU.



Clinic & Office
Health & Wellness Center
Retail
R&D
Serviced Apartments
Offices
Apartments
Hotel

STREETWALL MINIMUM LENGTH

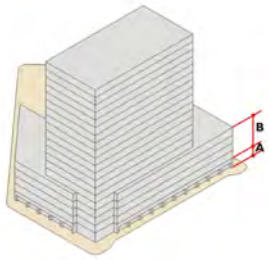
A = Building base

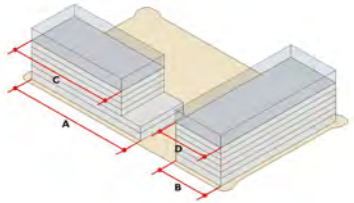
B = Building podium

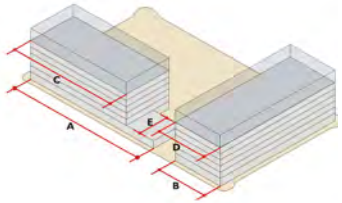
A+B = Minimum length 85% of block length for building base

C+D = Minimum length 70% of block length for building base

E = Minimum depth of 20m

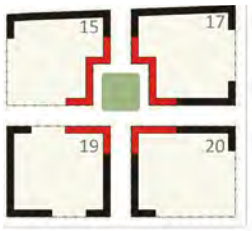






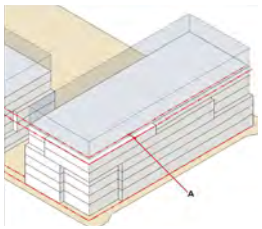
100% STREETWALL AREAS

On blocks fronting the park at the intersection of B street and First street, 100% streetwall is required.



STREETWALL VARIATION

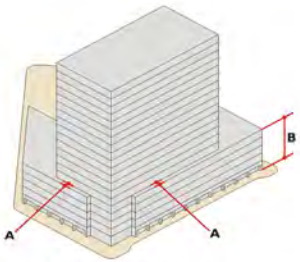
A = 3m streetwall variation



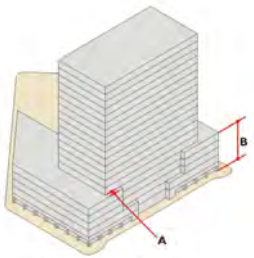
REQUIRED STEPBACKS

A = 1m minimum required stepback

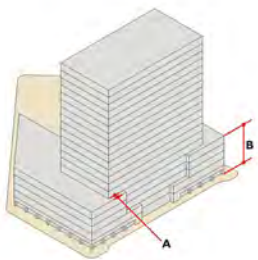
B = 21m minimum podium base



Encourage approach



Encourage approach

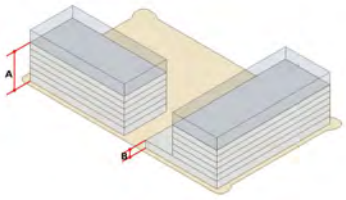


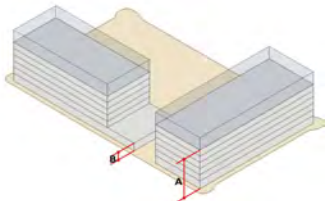
Encourage approach

STREETWALL MINIMUM AND MAXIMUM HEIGHT

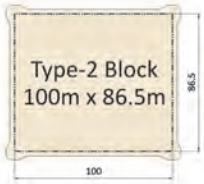
A = 25m maximum height of streetwall

B = 5m minimum height of streetwall

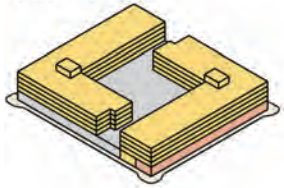


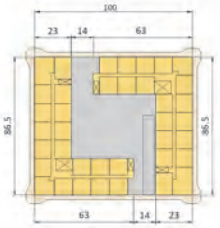


Block Development Alternatives

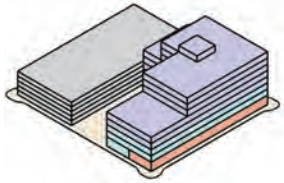


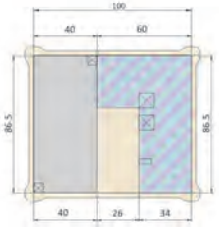
Apartment



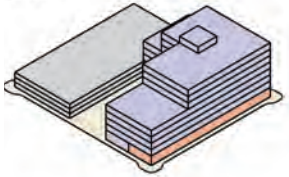


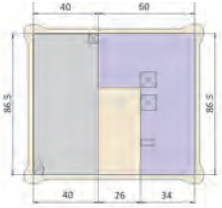
50% Office + 50% Clinic



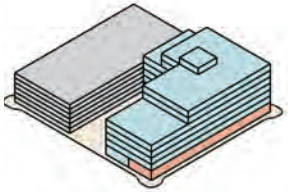


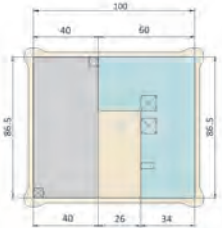
Office



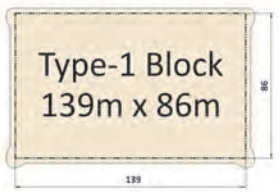


Clinic

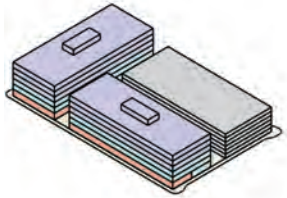


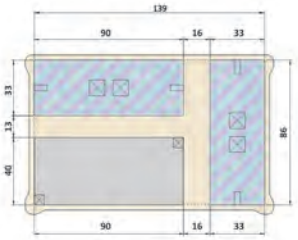


Block Development Alternatives

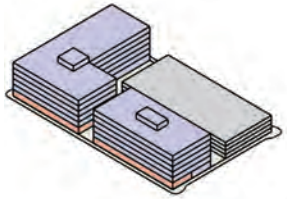


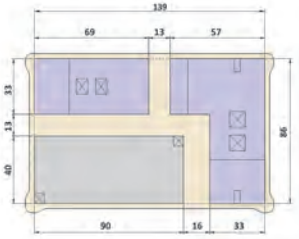
50% Clinic+ 50% Office

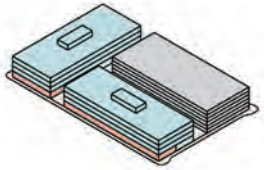


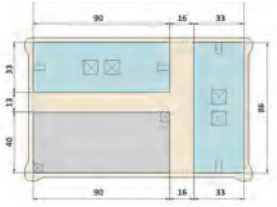


Office

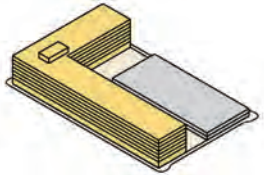


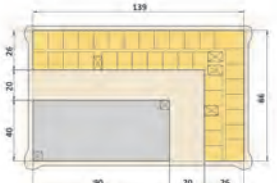




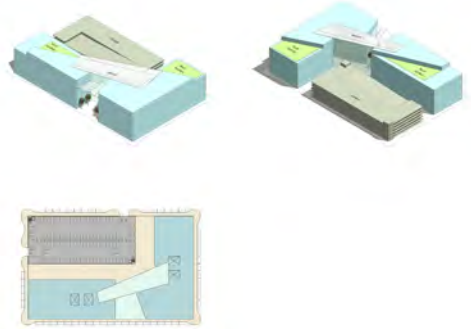


Apartment

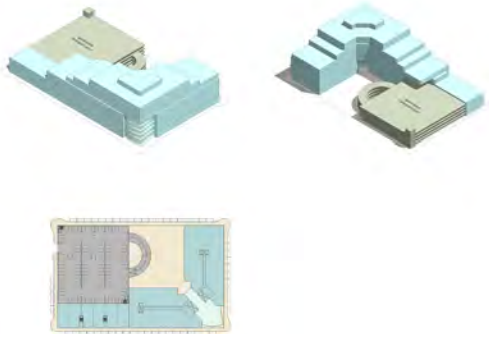




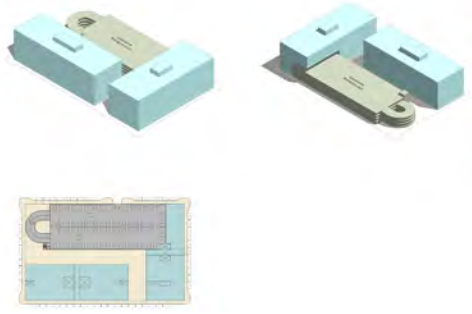
Central Atrium Block Development

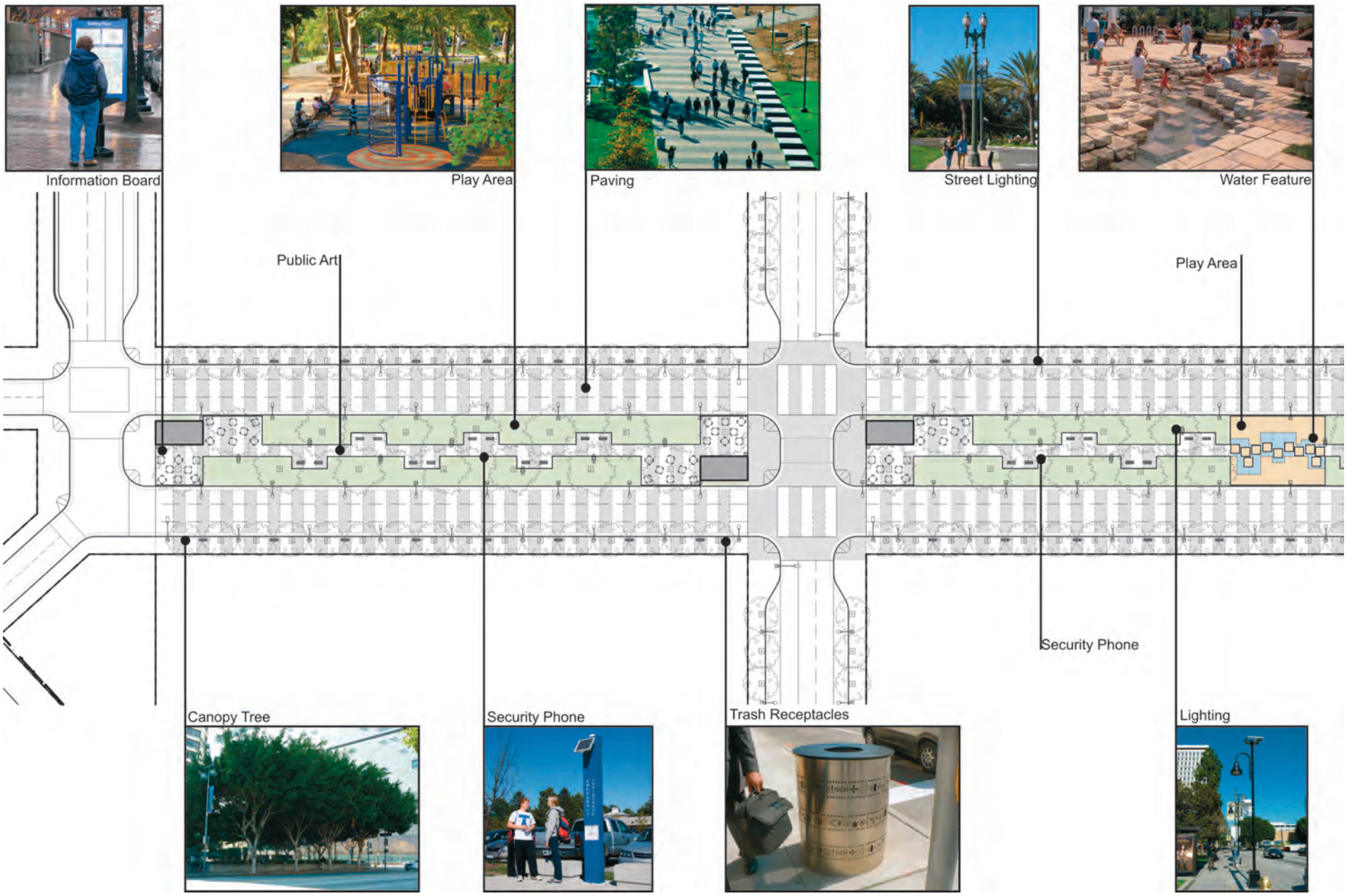


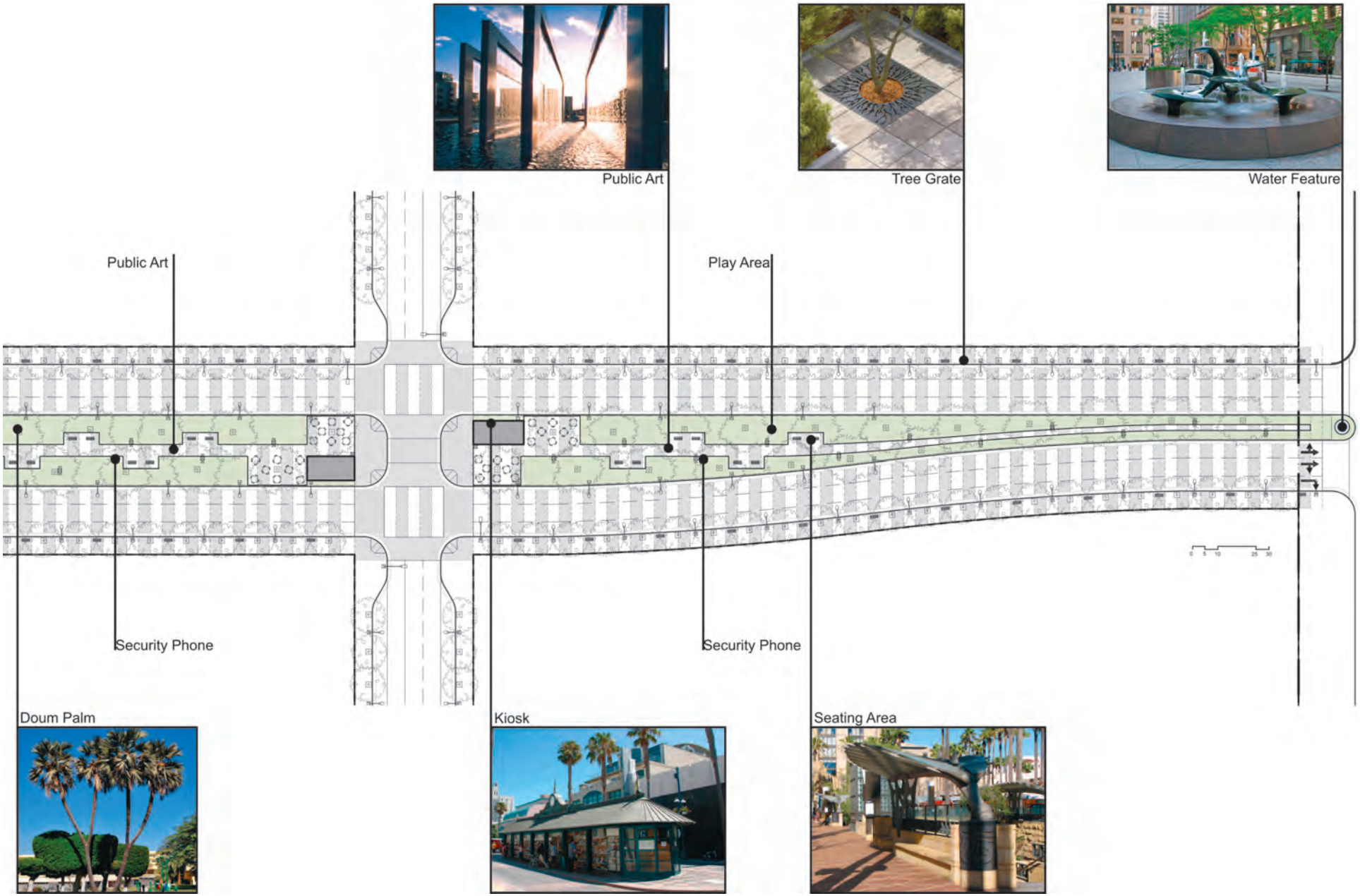
Atrium with Speed Ramp Parking Structure Block Development



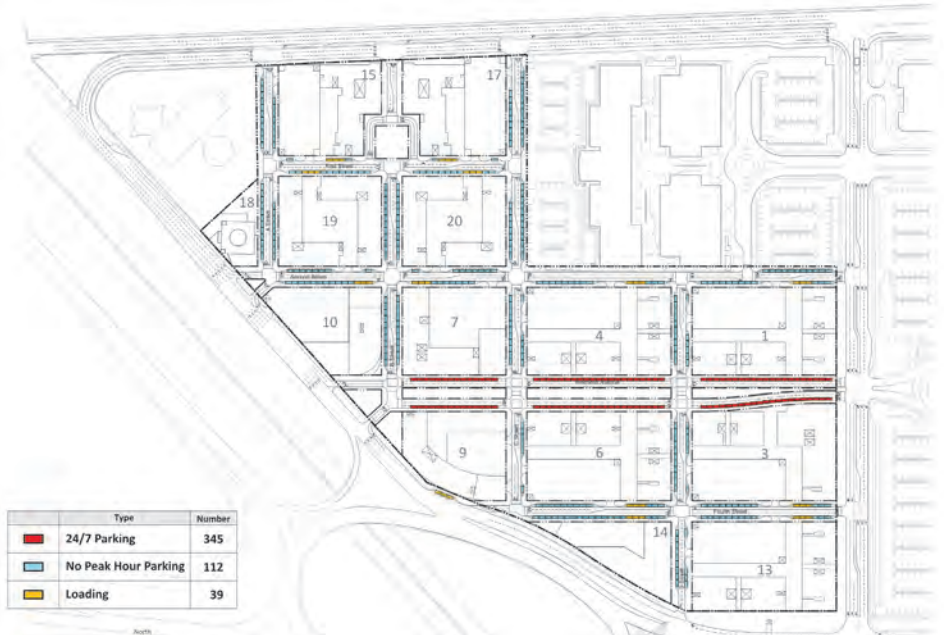
Parking Structure with Speed Ramp Block Development

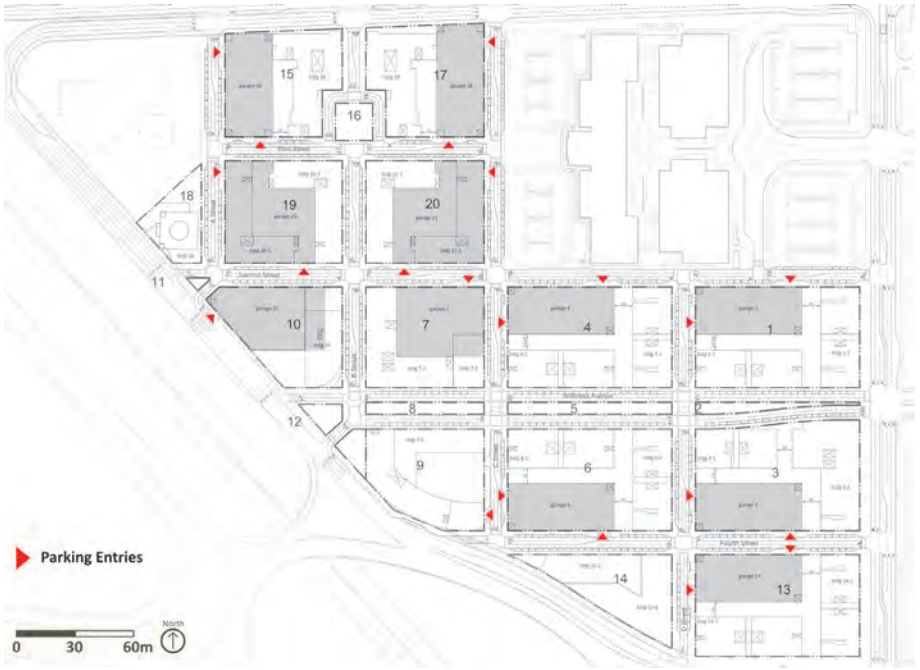



Information Board
Play Area
Paving
Street Lighting
Water Feature
Public Art
Play Area
Security Phone
Canopy Tree
Security Phone
Trash Receptacles
Lighting


Public Art
Tree Grate
Water Feature
Public Art
Play Area
Security Phone
Security Phone
Doum Palm
Kiosk
Seating Area


206
219
215
216
182
211
294
294
204
299
313
436
7076 Total parking
3089 Underground parking
Above ground parking
Surface parking


Type
Number
24/7 Parking
345
No Peak Hour Parking
112
Loading
39


Parking Entries
0
30
60m
North


0
50
100m
North
Street Level Retail
Wellness Center
Hotel & Retail Center
Visitor Center & Incubation
Mosque/Paryer Hall
Housing Amenities
Science Museum Artium
Parks
Roof Gardens
Mid-Block Alleys and Courts
Plaza
Pedestrian Friendly Sreets
Library
Pedestrian Bridge

University Science Park

Yancheng, China

Scale:
108 Ha site area

FAR: 1.54:1

BUA: 1,679,700 sq.m.

The University Science Park fills a void in the office/R&D segment of the Chinese market that has arisen due to the escalating nation-wide cost of such space. University Science Park, which is located adjacent to the Yancheng Civic Center, therefore targeted a high quality mixed-use environment, at low cost, in a format that provides both leasable space and ownership opportunities. The design and development teams understood from the outset that the imprimatur of quality would be derived not only from well tailored and strategically sized buildings, but also from successful place making. This was achieved by enriching the program to include retail, an hotel, and an on-site a cultural facility that support and promote the 24/7 Tech lifestyle.

The office/R&D buildings themselves are hybrids that provide a wide range of lease and purchase options. The basic 'small building module' is expanded to provide large floor plate opportunities through the addition of 'bridges' that link modules. The bridging also creates opportunities for large terraces that suit the 'tech' worker's preference for informal and relaxed working environments. The space that is gained this way also allows the local FAR and height restrictions to be met, and the design of the lobbies retains the 'buy-or lease' philosophy of the campus. The scale of the buildings lend themselves to the creation of street-like green paseos that converge on a beautifully landscaped earth-and–water plaza that is adjacent to the Performing Arts Center

Bird's eye view from east corner


View of Hotel

Zhangjiang Hi-Tech Park

Shanghai, China

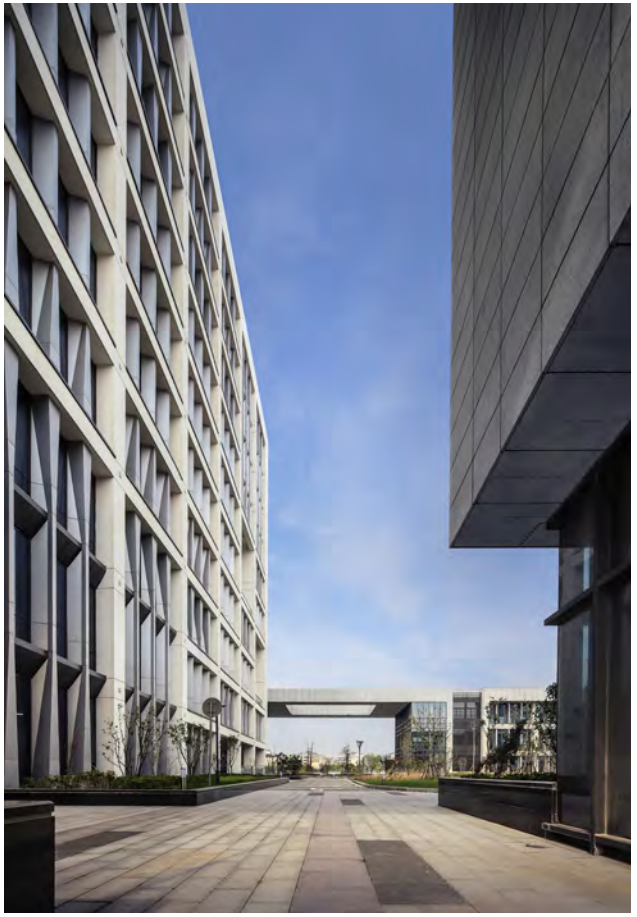
Scale:
3.7 Million m^2

Client:
Zhangjiang Group Co., Ltd.

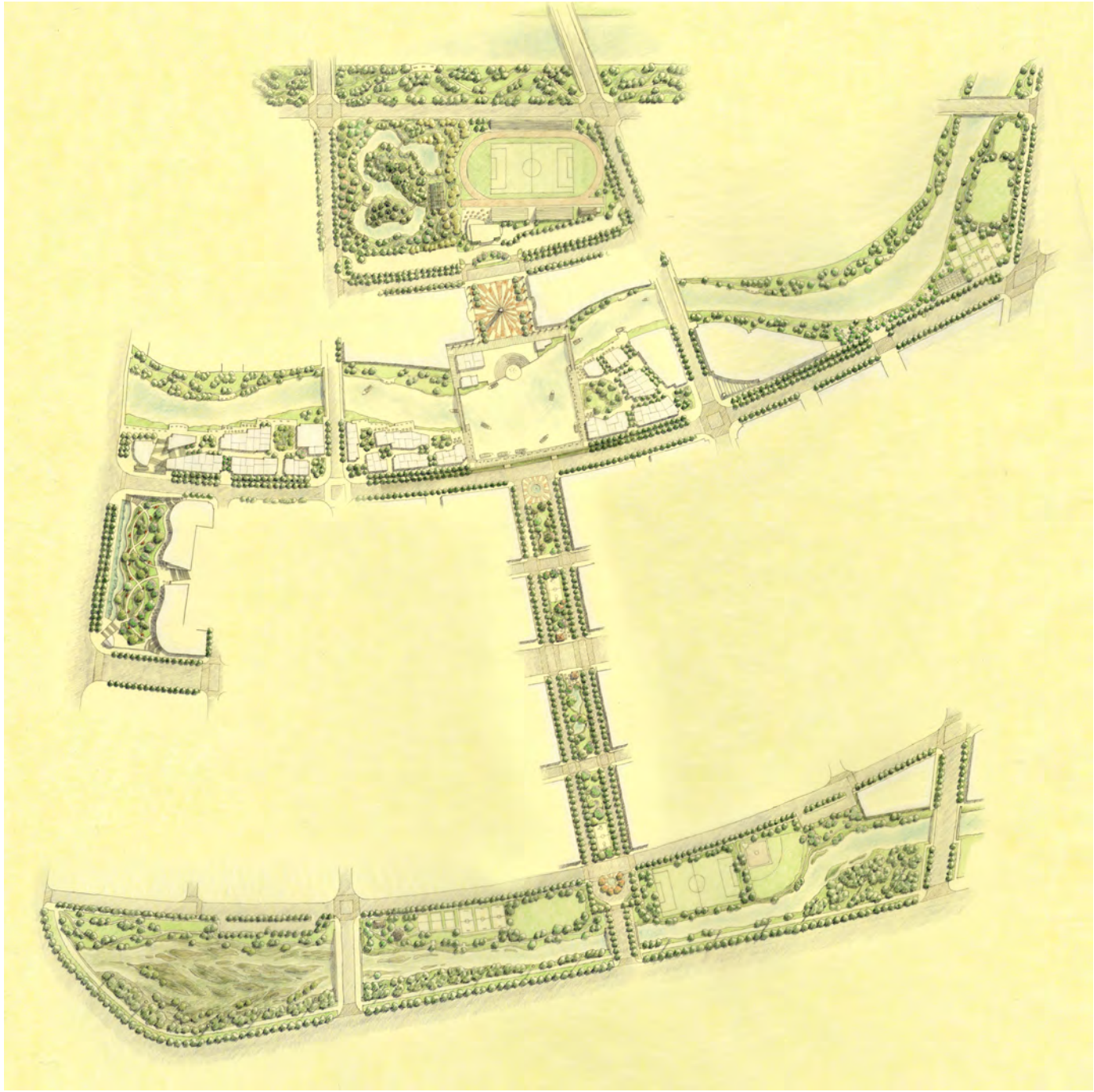
Design Team:
JWDA

This competition-winning plan for Zhangjiang Hi-Tech Park is located in Pudong, Shanghai, and will be the new center for the surrounding R&D district of the city. It occupies 466 hectares and comprises 3.7 million square meters of development in four sub-areas - R&D, China Central Science Institute, Arts Colleges, and Technology Island. An amenity core along the river links the four districts.

The urban design structure is established by creating centers of distinctly different character for the four districts, and by the intersection of these centers with the riverside amenity core which provides retail, entertainment, cultural, and mixed-use facilities to support the 24/7 lifestyle of Shanghai's Hi-Tech center. The district centers also intersect with the main east west spine where modal split nodes are located to support Transit Oriented Development and anchor a secondary network of shuttles and pedestrian, bike and jogging pathways that will enable a largely car-free environment.




Landuse:
Facilities:



Green technologies are integrated throughout the Master Plan. The plan s Green water management system minimizes run-off through various strategies for rainwater harvesting, gray-water use, bio-swales, Infiltration ponds, constructed wetlands, vegetated roofs, and extensive use of permeable surfaces.

Offices and Medical Clinic

Jeddah, Saudi Arabia

Scale:
Site area: 9,830 square meters

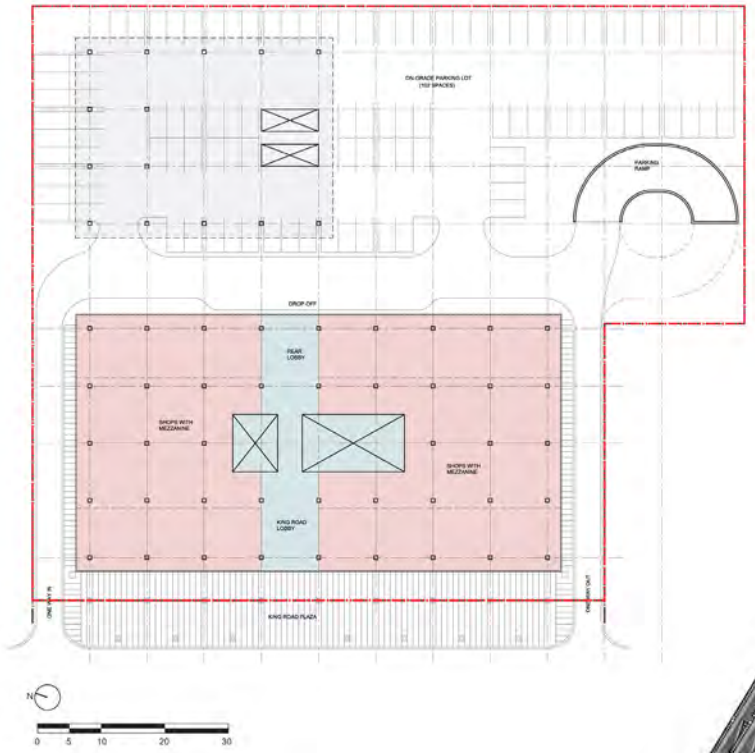
Development Gross Area: 23,000 sm

FAR: 2.4

Client:
EBC

The design of this highly distinctive eight-story office building combines a modern and technically advanced approach to climate control in a desert region, with the subtle recall of one of the most traditional of local architectural elements – the 'Mashrabiya'.

Here, the traditional decorative fenestration screen becomes a second skin on the south and west facades of the building to reduce solar heat gain while still allowing filtered daylight into the offices. On the north face, horizontal louvers protect the building from the harsh sun of the Summer Solstice period. The secondary building is a build-to-suit for medical clinics, and there is one level of subterranean parking throughout the site.



Ground Floor Plan

Section

"Mashrabiya" on the South & West facades of the building reduces solar heat gain while allowing filtered light into the offices.

Horizontal Louvers on the North face protect the building from the harsh sun while it is at its zenith on Summer Solstice.

Since Jeddah is located on the 21N parallel, the Sun is 2-1/3 degrees north of the zenith on Summer Solstice.

JiuYou Industrial Park

Yancheng, China

Scale:
23 Ha site area

FAR: 1.94:1

BUA: 444,800 sq.m.

Yancheng Industrial Park is associated with and located close to Yancheng University. The plan has three zones, overlaid by a central spine. At the west end, closest to the University, is the Incubation Zone for small businesses and start-ups. In the middle is the R&D zone that caters to manufacturing and R&D businesses of all sizes, and at the east end of the Site, nearest to reginal transportation, is the high density office zone. The central spine provides shared amenities; an administrative and visitor center, meeting facilities, and site-serving retail and restaurants.

The basic industrial R&D building blocks are 4 to 5-level small-footprint buildings that are inexpensive to build, allow easy phasing, and are suited to multi-tenant occupancy. The small scale of the buildings also provides a more interesting and more complex urban fabric than larger footprints do.


B
5

Bahrah New Community & Industrial Park

Bahrah, Saudi Arabia

Scae:
585 hectares

Total development area: 2.5-3.5 million m^2

Gross FAR: 0.43-0.62

Client:
MBLC

Barah New Community is located midway between Jeddah and Makkah. It is skirted by the new highway that links the two centers, and by the proposed new high-speed rail connection, It is also adjacent to the existing Bahrah Industrial Park, and the scope included strategic re-positioning and updated improvements to enable the Park to be a key component of sustainable long-range employment growth.

Extensive research was undertaken to determine appropriate lot sizes and optimal mix of major industrial sectors - research, logistic, distribution, and manufacturing - for the local market. Premier US parks were compared to Jeddah-region facilities; and an efficiency analysis was conducted that yielded 86-89% efficiency for leasable land.

For the New Community, several options were developed to provide alternative visions for land use, economic development, and lifestyle, and scenarios were also evaluated for their ability to adjust to demographic shifts that could impact urban character.

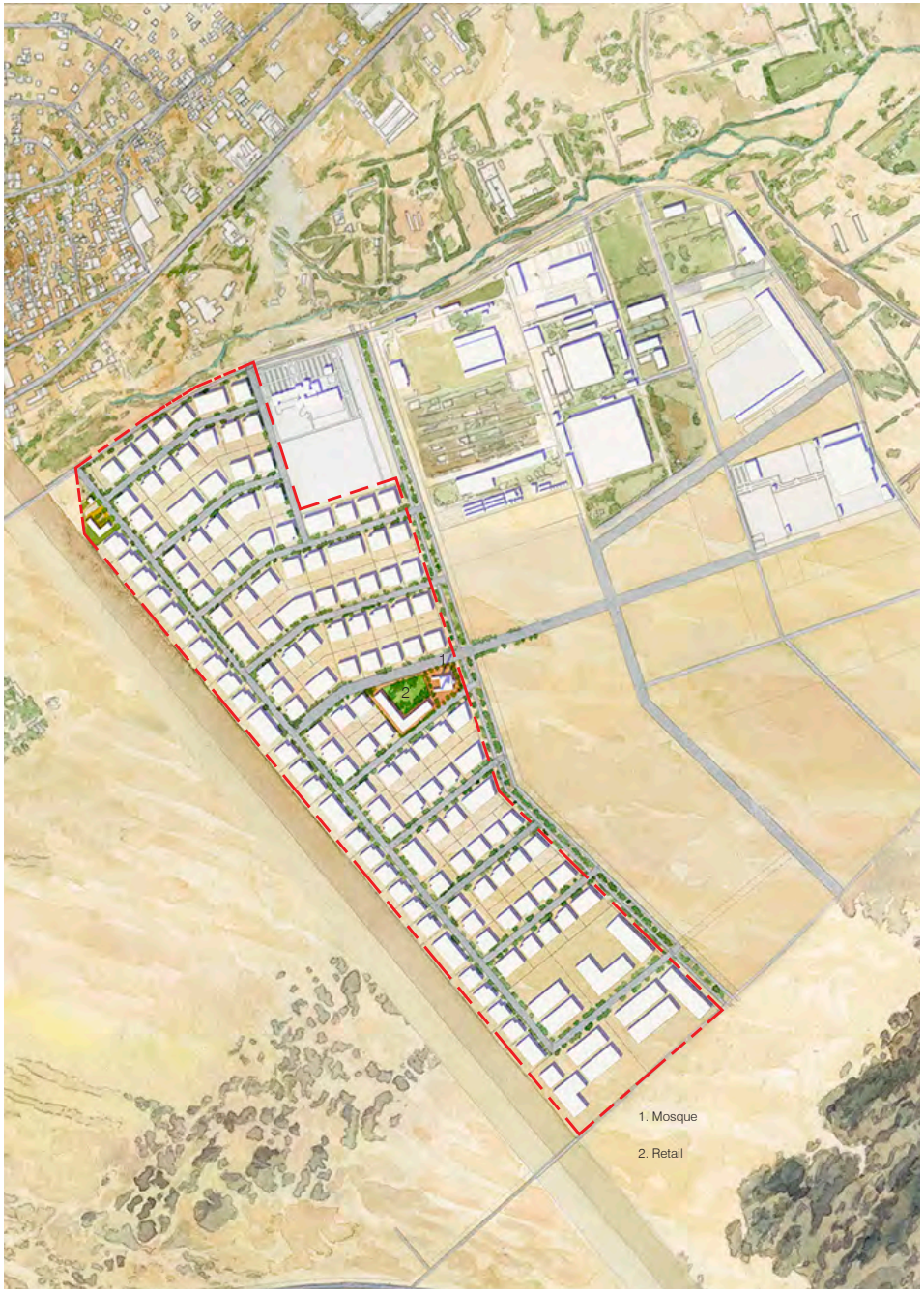
The selected design produced a mixed-use community with a traditional downtown core area; a population of 45,000; and an average FAR of 0.66 The profound design commitment to environmental considerations and the ethos of the desert landscape allocates a full third of the site to environmental open space, and sustainability measures include water conservation, rainwater harvesting, and xeriscape landscaping that uses the indigenous plants of Saudi Arabia.


To Jeddah
Power Line
Highspeed Rail
Jeddah - Makkah Highway
Highspeed Rail R.O.W.
To Makkah
Single Family
Duplex/Triplex
Townhouses
Apartments
Apartments with ground floor retail
Office with ground floor retail
Office
Hotel
Religious
Education
Large Industrial
Large-Medium Industrial
Medium-Small Industrial
Small Industrial
Openspace
Storage
Junior High School
Elementary School
Kindergarten
Mosque
International School
Boutique Hotel & Meeting Center
Highspeed Rail


Walking Distances


Primary Road
Secondary Road
Tertiary Road
Town Center Road
Entry
Circulation


1. 9-Hole Golf Course
2. Office Park
3. Retail
4. Hotel & Meeting Center
5. Jumma Mosques
6. Mosques
7. International School
8. Community Park
9. Neighborhood Park
10. Local Park
11. Junior High Schools
0
100
300
600m
North


1
2
1. Mosque
2. Retail


National Institute of Technology
Power Line
Highspeed Rail

Corporate Tower

Riyadh, Saudi Arabia

Scale:
3,7400 m^2 site area, FAR 6.5:1

24,310 m^2 of development

This 24-story office building on King Fahd Road in Riyadh will be the corporate headquarters for the client's group of companies, and its distinctive design will provide the company with enhanced brand recognition throughout the region.

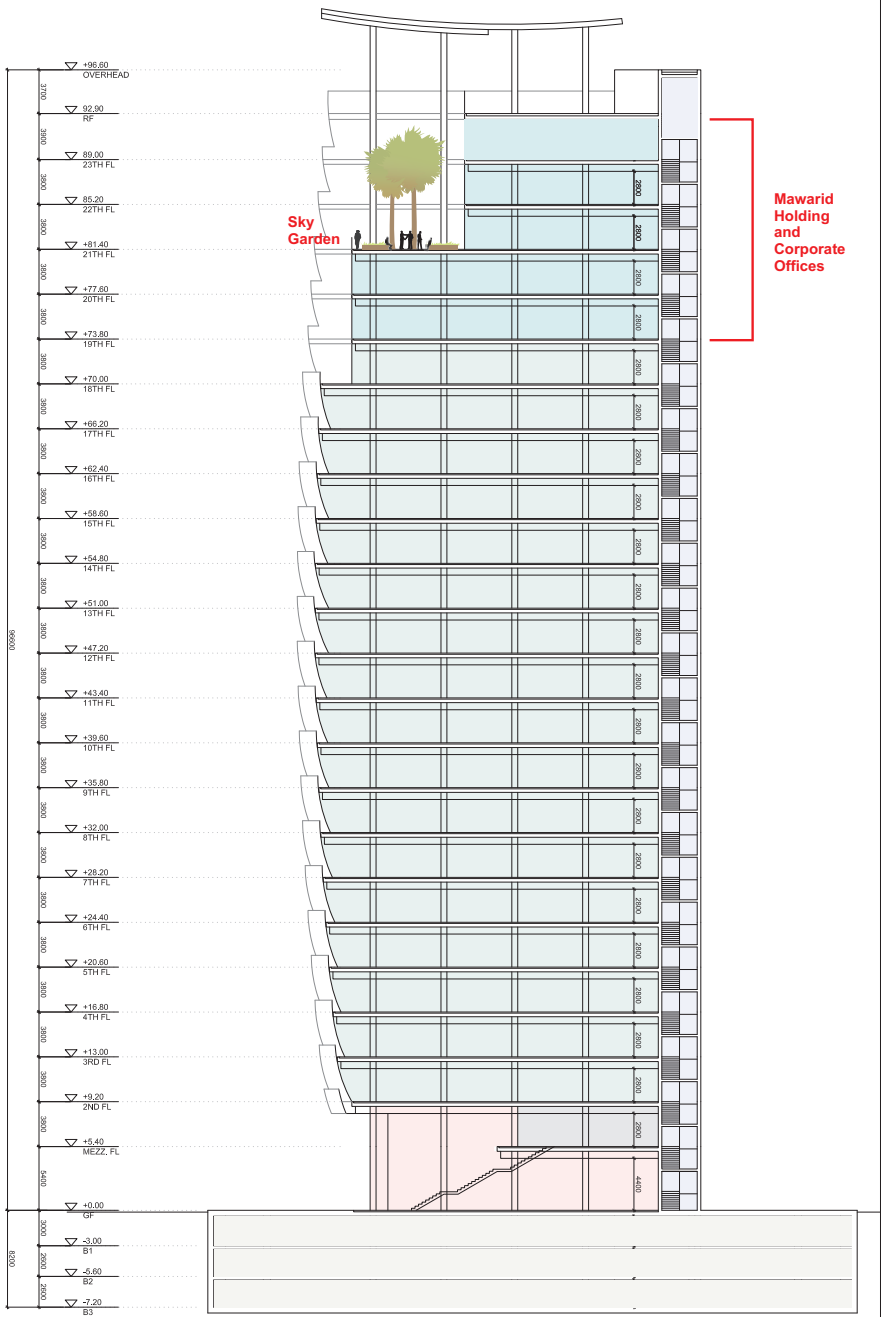
The inspiration for the design comes from the region's beloved palm trees, which symbolize welcome and relief, Although the concept may be whimsical, the means of achieving the desired aesthetics are grounded in functionality, economy of means, and market suitability, since the client itself will occupy only about 45% of the building.

The rectangular floor plate is sized to optimize requirements, leasing permutations, and structural economies. The eccentric core provides open floor plates that address King Fahd Road, and the only deviation from the simple orthogonal geometry of the floor plate is the north-east corner where a curve and the serrated façade combine to produce the illusion of a palm trunk. The roof-top palm frond utilizes PV cells to aid energy efficiency.

All four facades respond differently to solar parameters to minimize heat gain. The serrated north-east façade deflects low morning sun and provides balconies overlooking King Fahd Road; Horizontal louvers on the south-east side control the higher sun; and on the south-west façade the core provides insulation from the low afternoon sun.

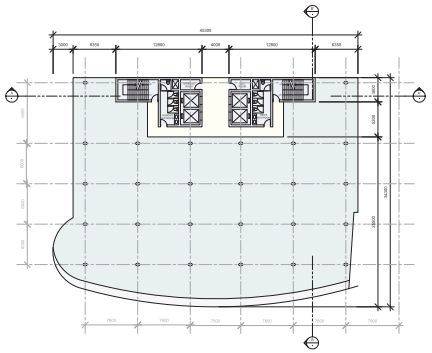
The building includes sub-terranian parking, and a mezzanine level to augment ground level retail. The top five floors, which will be used by executives, have access to balconies and a dramatic 'sky garden' that commands prime north-west views over the city and mountains.

Corporate Tower

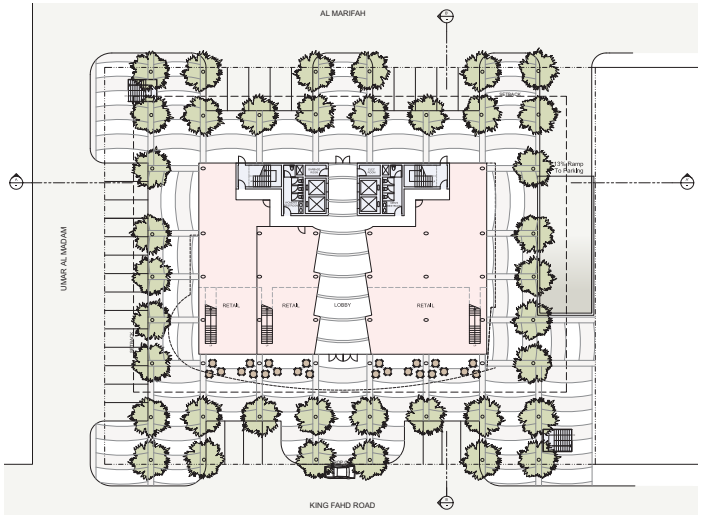


414 BOYD STREET SUITE B LOS ANGELES CA 90013 USA WWW.KRITZINGER-RAO.COM

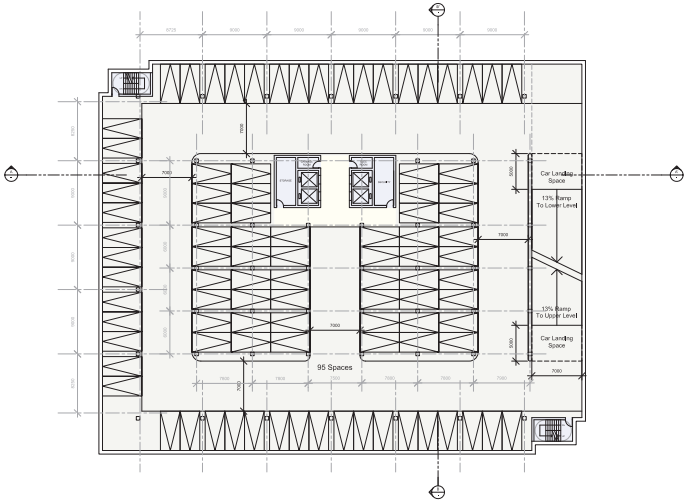
Floor Plans



Typical Floor Plan

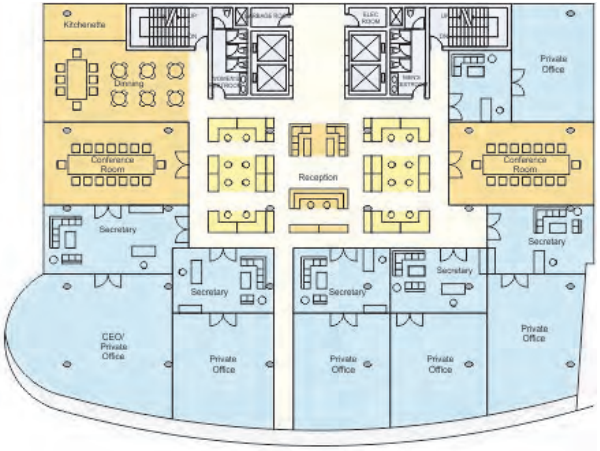


Ground Floor

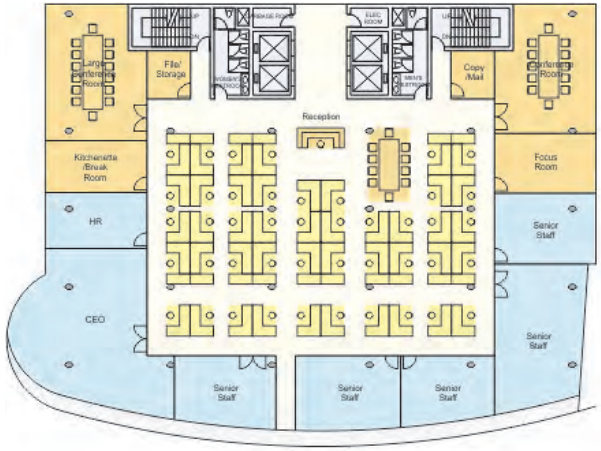


Basement Floor

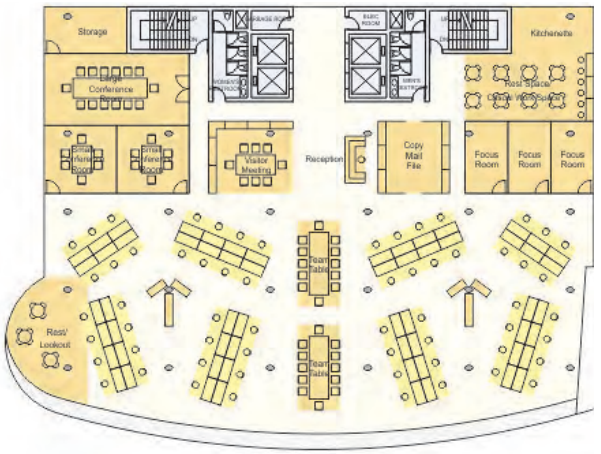
Furniture Layout



Private Office with Secretary

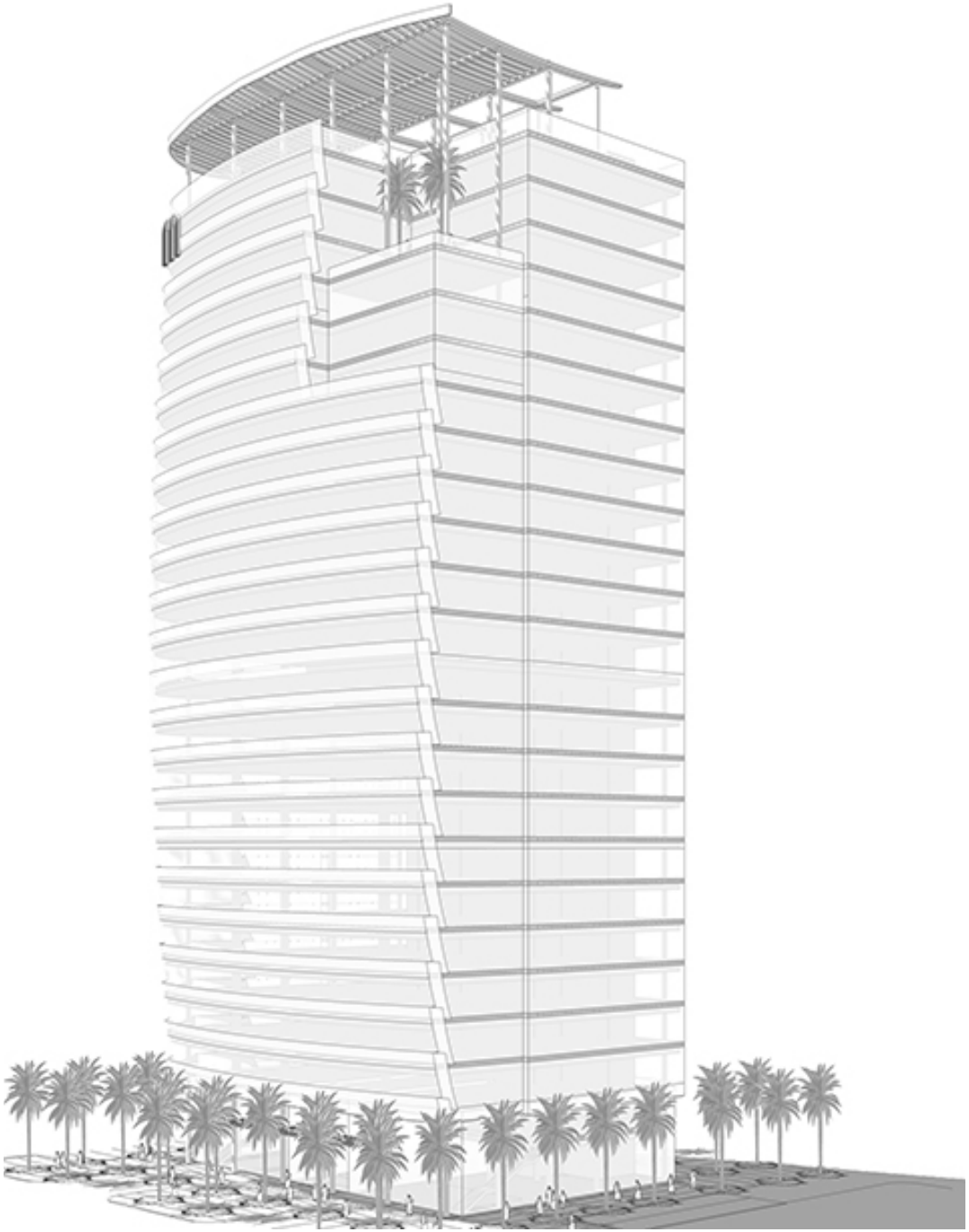


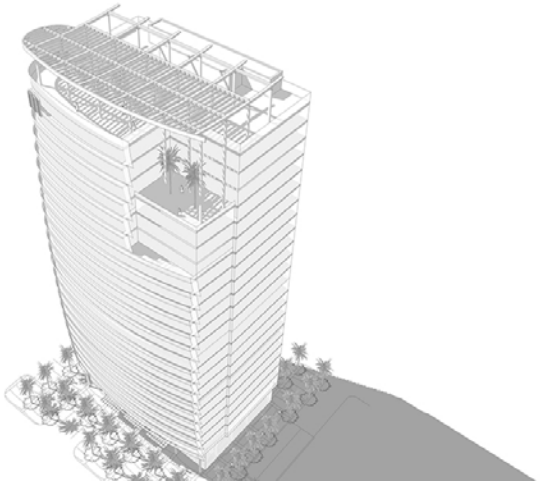
Cluster

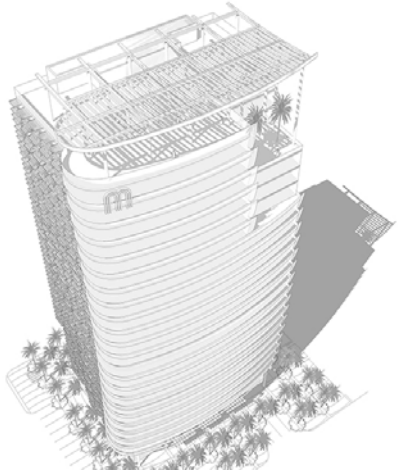


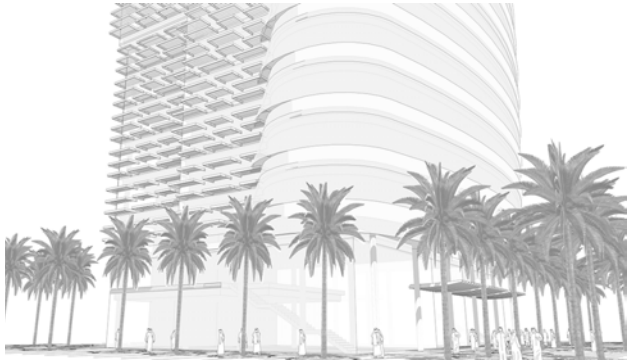
Creative

Open Plan Support Cellular Core









Corporate Compound

Jeddah, Saudi Arabia

Scale:

2,200 m^2 site area, FAR: 2.5:1

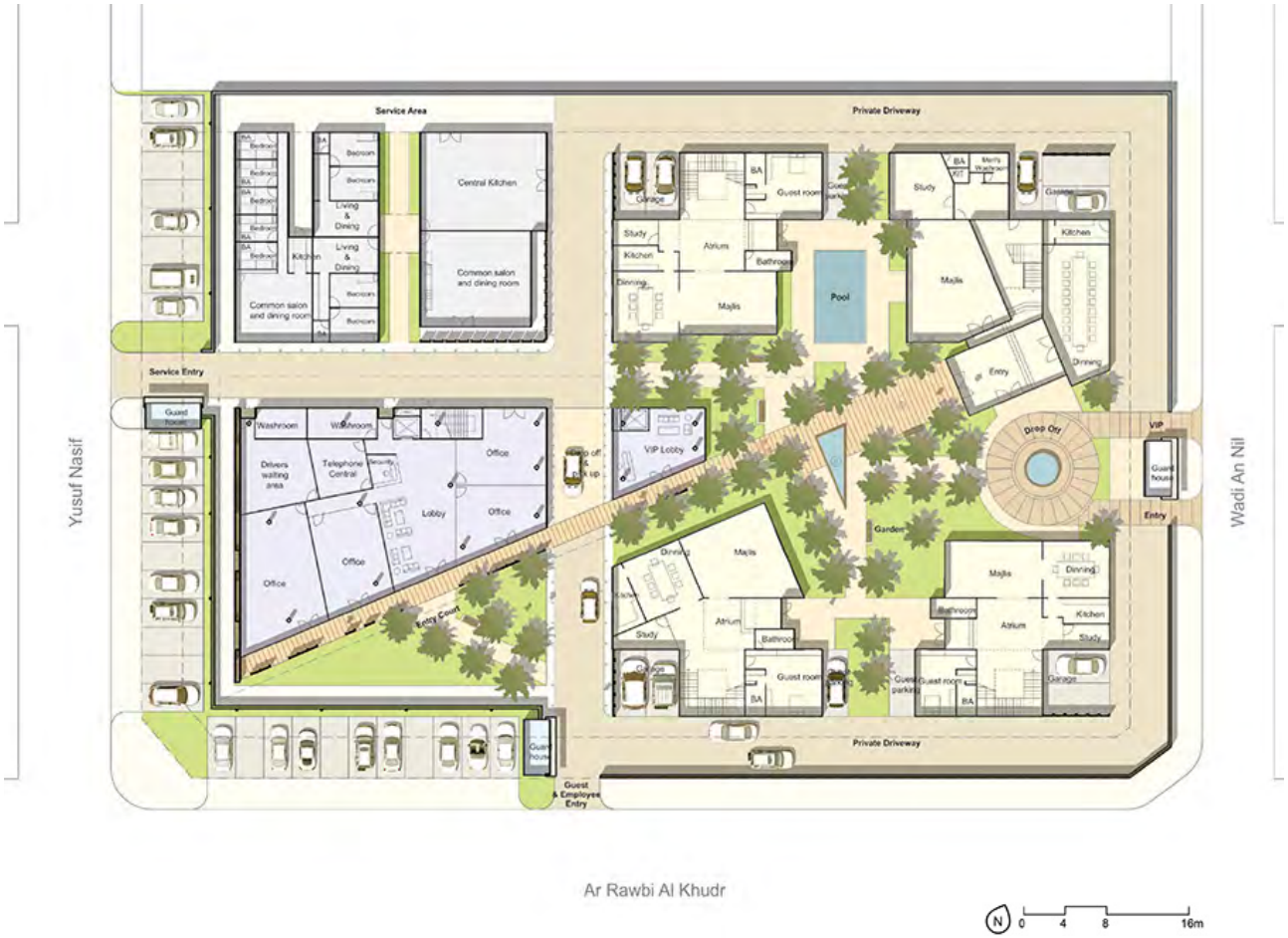
5,500 m^2 of mixed use development

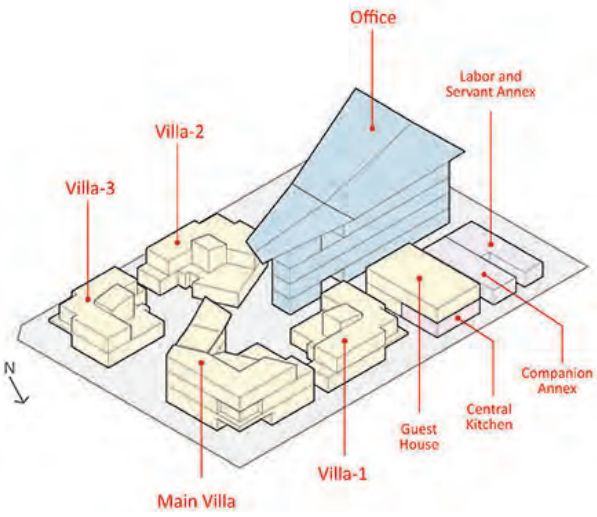
The plan for this business compound responds creatively to its program: Four Villas, including a main villa forming a private residential zone; an Office Building for the use of residents, visitors, and local staff; and Visitor accommodations and Service areas. The three zones each require a separate vehicular entrance, and the central kitchen serves all site functions.

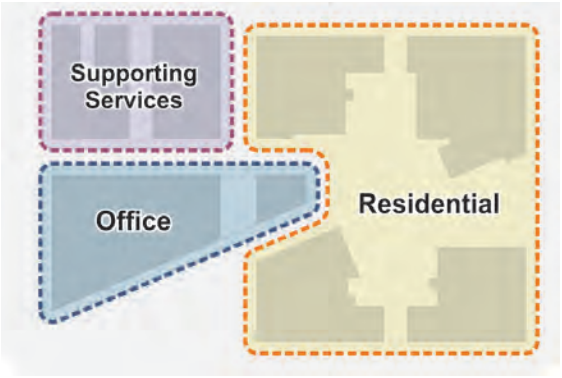
The vision was to create an internal garden environment – an 'urban wadi' - that would not only provide a cool and relaxing amenity in the desert climate, but also privacy, and connectivity, and the ability to mediate scale disparities between the disparate building elements.

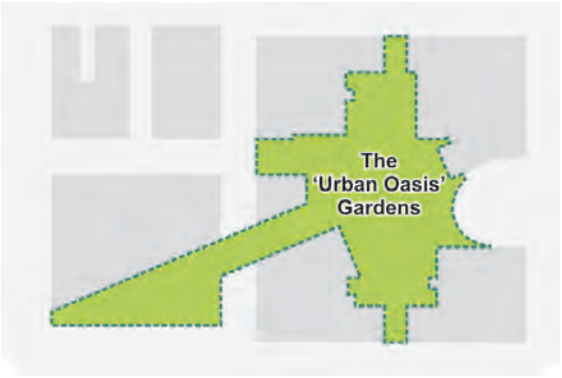
The need for zonal differentiation and privacy encourages separation, but the need for ease of function and accessibility encourages connectivity. The plan provides both attributes by establishing a diagonal garden pathway as a connector, and by allowing the narrow wedge of the resulting triangular office building to protrude into the residential zone in order to provide a VIP pedestrian entry to the office building from the residential side, and a VIP vehicular entry from the publicly accessible west side of the site.

The angled southern facade of the office building provides a more favorable solar orientation, and the movable screens on the south façade provide users with the ability to adjust to daily and seasonal solar conditions. Each façade is dealt with according to climatic requirements, and the wedge shape adds to the impact of the soaring roofs that are used throughout for shading and to provide a distinctive and original architecture.

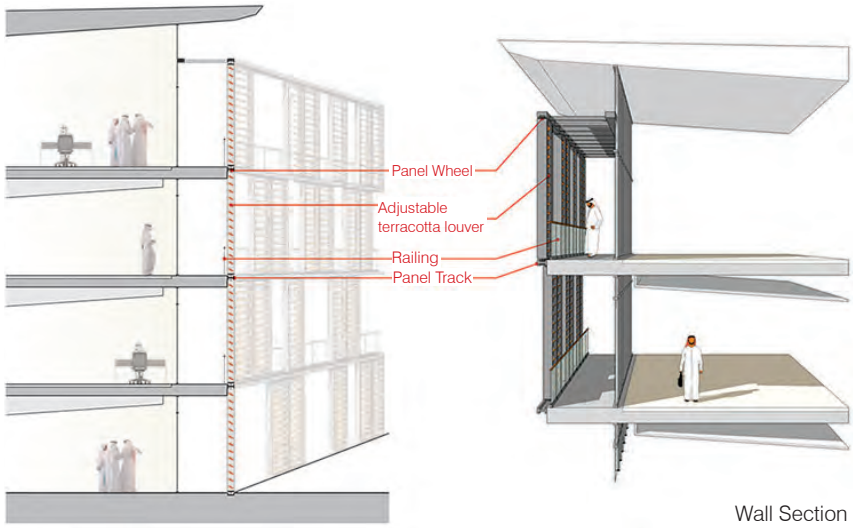




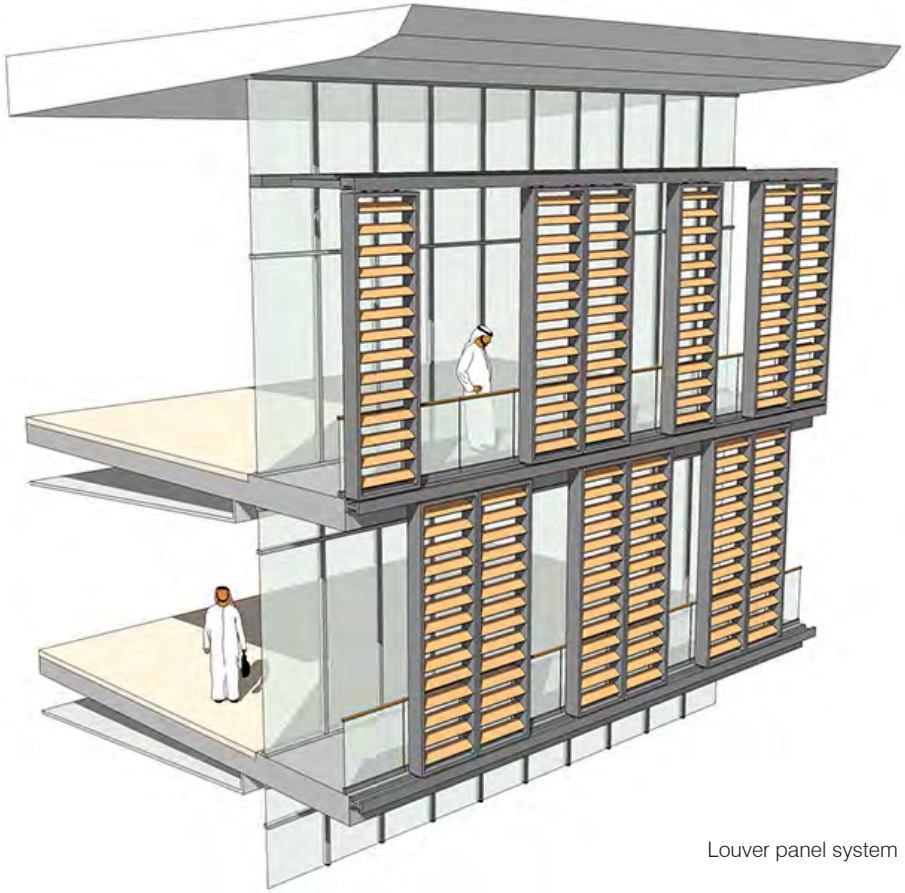




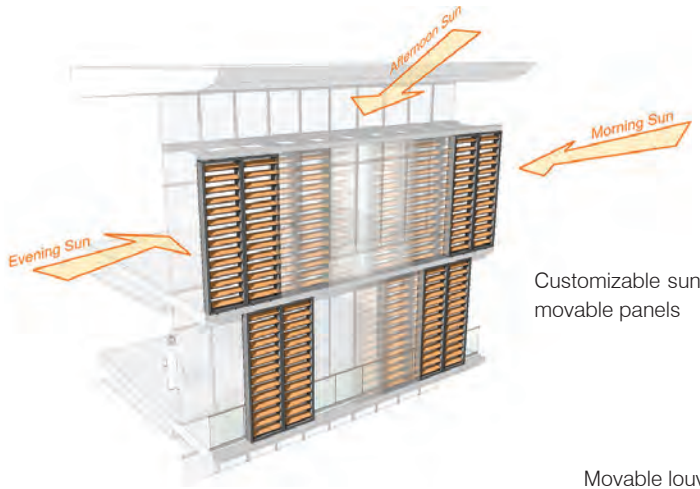
			Target	K+R Design	
	Program Summary	Comments		Added elements	
1	Main Villa	Three stories	800		800
		Added garage & servant room		88	
2	Three Villas	All two stories	1,200		1,204
		Added garage & servant room		195	
3	Guest House, one story		300		319
4	Companion Annex	Partially located at ground and first floors	115		120
5	Labor and Servant Annex		115		120
6	Office Building		2,400		2,335
		Add half of three balconies		147	
7	Central Kirchen		120		120
8	Guard Houses	Three stories	40		42
	Total Built-Up Area (Programmed Elements only)		5,090		5,060
	Total Unprogrammed Elements (Grand Total Built-up Areas)			430	5,490
	Parking, unspecified target	Street parking on property			29
		Villas			12



Wall Section

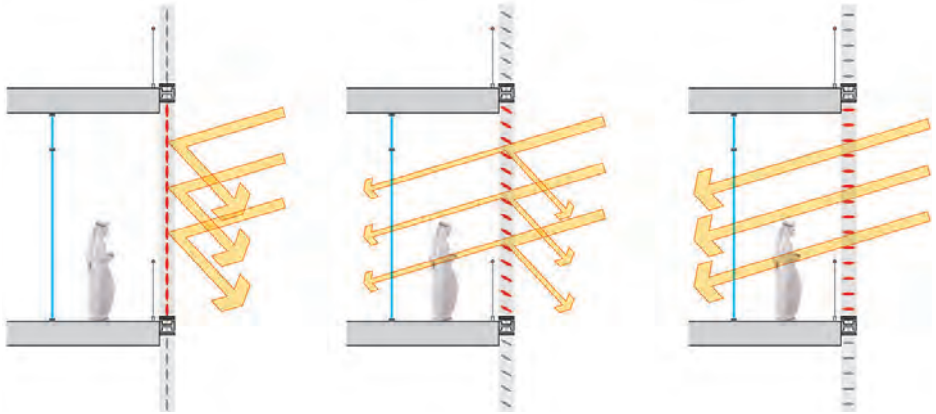


Louver panel system



Customizable sun control through movable panels

Movable louver panels



Sun control through adjustable terracotta louvers

Zhenjiang University Town Technology Park

Zhenjiang, China

Scale:
279 Ha

FAR: 0.7

BUA: 2,035,150 sq.m.

The 10.1 square kilometer Zhenjiang center for tertiary education comprises five separate but linked campuses and a technology district that provides support to university research, as well as; government supported R&D labs and offices, including for start-ups; a town center that includes offices, meeting centers, and hotels; a premier International School and community-serving education facilities; and residential areas to serve students, faculty, and technology workers.

Three regionally connected traffic arteries connect the site from east to west, and in the middle of the site is the major north-south facilities spine that connects the heart of the university district to the town center along the freeway. At the head of the spine is the hilltop park, and below that a facilities-rich crescent that provides student services. An informal necklace of open space and pedestrian paths connect the campuses to one another.

Three regionally connected traffic arteries connect the site from east to west, and in the middle of the site is the major north-south link and central facilities spine that connects the heart of the university district to the technology town center that is located adjacent to the freeway.

Zhenjiang University Town

1. Office
2. Business Hotel
3. Exhibition Center
4. Shopping Center
5. Business Incubator/ Innovation Center
6. Serviced Apartments
7. University & R&D Offices
8. Production and Research Base (Headquarters)
9. Innovation Industry Base


Residential
R&D
Mixed Use
Education
Research Institute
International School
Culture
Sports
Open Space
Water
Retail
Ground Level Retail
College Club House
Plaza
Tourism


Education
Research
Cleaning Manufacture
University R&D
Office
Business Incubator
University Clubs
Residential
Villa & Cabin
Commercial
Hotel
Meeting Center
Cultural Center
Sports Center
Community Center
Hospital
Biological Research
Sports Play Ground
Resort
Visitor Center
Natural Center
Open Space
Water


City Walkway
Community Walkway
Block Walkway
Water Front Walkway
Open Space

Songjiang Industrial Park

Songjiang, China

Scale:
216 Ha Site Area

FAR 1.48

BUA: 3,020,050 sq.m.

The town of Songjiang, located in the south-west quadrant of the Shanghai conurbation, is in the process of evolving from an underserved dormitory and low-end industrial community into a full-service modern community that is conveniently connected by road and rail to central Shanghai.

The Master Plan for Songjiang Industrial Park is located at the eastern entrance to the town, directly adjacent to the Shanghai-Hangzhou Highway, and all of the important reginal connections into or through the Site are maintained, in keeping with the Site becoming the city's most important new business portal. Consistent with

The mixed-use program recognizes that importance of balancing jobs and housing, and of including a range of industrial opportunities, from manufacturing to office/R&D. It also includes site-and-community-wide services and facilities – a new hospital, an international school, and, at the east end of the site closest to the traditional town center, a riverfront park that culminates the vast interior park that forms the heart of the new district.

Songjiang Industrial Park

414 BOYD STREET SUITE B LOS ANGELES CA 90013 USA WWW.KRITZINGER-RAO.COM

Fuyang Waterfront Community

Fuyang, Hangzhou, China

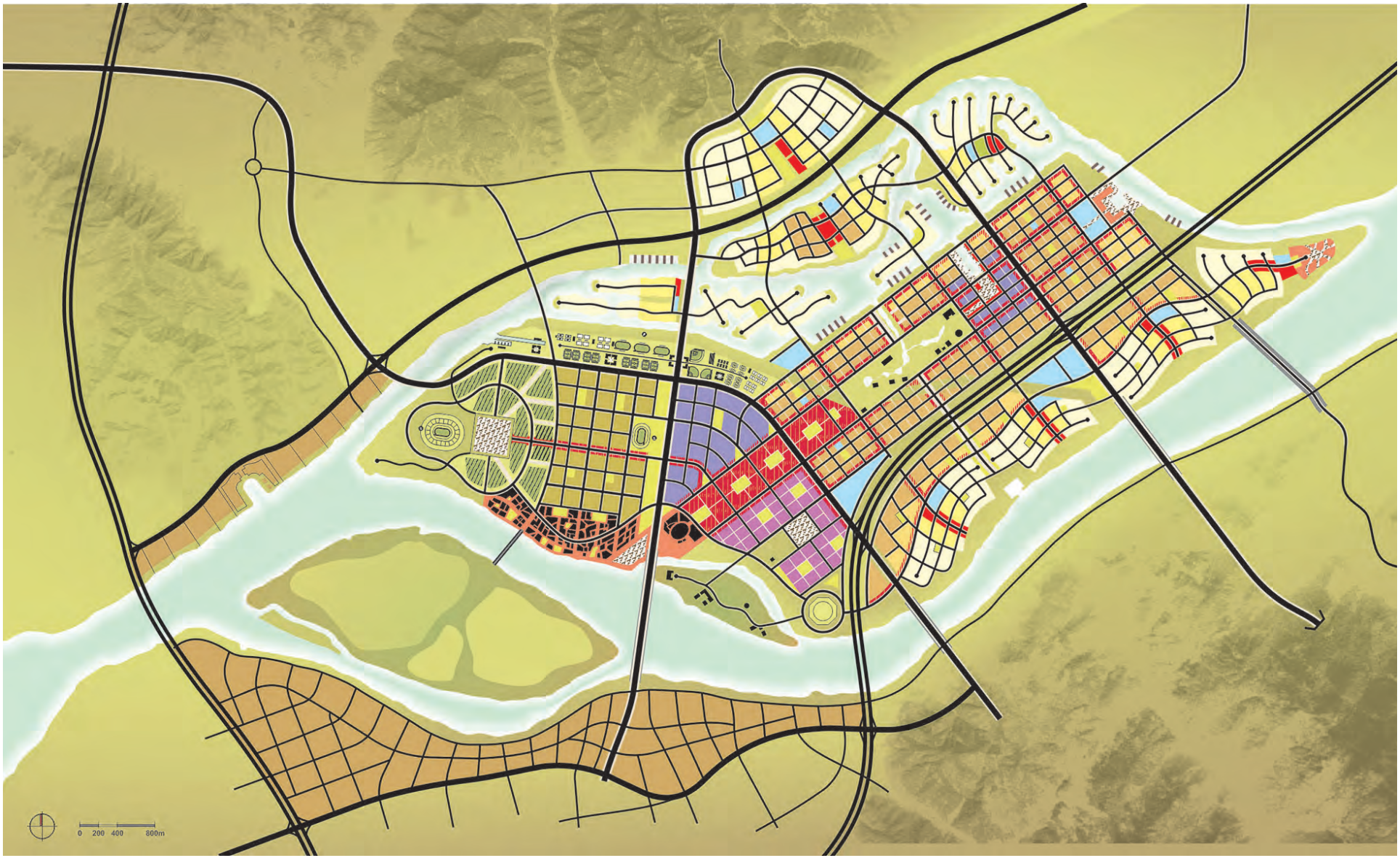
Scale:
31 km^2

Client:
Zhongda Property Group

The new CBD addition to the historical city of Hangzhou has created a regional center that has weakened the economy of nearby Fuyang. To correct this, a New Regional Center is being planned using three key elements: Preservation and consolidation of old town Fuyang; redevelopment of the underutilized industrial district to its south; and development of a 31 square kilometer island as a national center for Sport and Sport Research, and as a regional employment center. Planned at FAR 1, and using less than 50 percent of its land, the island will have a resident population of 300,000, and will generate 1,000,000 jobs.

The core of the New Regional Center is defined by a loop of regionally connected roads that surround an island ecological preserve. Inside the loop on the main island is a Sports University at one end, an international Sports Center at the other, and in between are the Athlete's Villages and the new CBD, all served by a riverfront entertainment and recreation district, and a regional retail center. The core is connected mixed-use and residential neighborhoods to its east by new and existing highways that connect Fuyang to Huangzhou. On either side of the main axis that is established by the regional retail center and a 65 square kilometer central park are pedestrian-scaled neighborhoods. A transit network ensures that residents will have no need for private transportation.

Fuyang Waterfront Community


0 200 400 800m
Marina
Concert Hall
Performing Arts
Stadium
Athletics
Eco-Park
Educational
Office
Mixed Use
Retail
Single Family
Duplex
High Density
Med. Density
Parks
Open Space
Sports Facilities
Plazas
Liesure/Entertainment
Sports University
Marina
Athletes Village

Sanya Long Mu Bay Community

LongMu Bay, Hainan, China

Scale:
31 Ha

390 room hotel, 220,000 sq.m. of apartments, townhomes, retail, and amenities

Client:
Guoxin (Hainan) Longmu Bay Klc Holdings Ltd

The hotel-style serviced apartment towers are part of a 31 hectare first phase development at LongMu Bay, a new resort town along the western coast of the island of Hainan in the South China Sea. The resort development is anchored by a 390 room Wyndham Grand Plaza Royale, along with 220,000 square meters of apartments, townhomes, retail, and a variety of luxurious and convenient amenities. The development offers a relaxed coastal lifestyle with sweeping views of the sea and ready access to the pristine tropical beaches of the bay.

Tongrun Residential Community

Shanghai, China

Scale:
275,000 m^2

Team:
JWDA

The 22.3 hectare third phase of this residential community in Sijing continues the progression from single family homes and townhouses west of the elevated north-south highway, to a higher density combination of townhouses and apartments that includes a 3,000 s.m. central clubhouse. The 1.39 FAR allows 127 two and three-story townhouses that average 165 s.m., and 2,865 apartments that average 100 s.m. and six-stories A new waterway visually connects the clubhouse to the river and is an amenity that is shared by the four highest-density enclaves that lie inside the inverted U-shaped road connected to the only site access permitted east of the elevated highway. This loop road provides a unifying identity to the community, and the five outlying neighborhoods are provided with individual identities by a series of linked parks.

Talo Verde Estates

Guam, USA

Scale:
33 Acre gated community

83 Single Homes / 36 Townhomes

Client:
Landmark Development LLC.

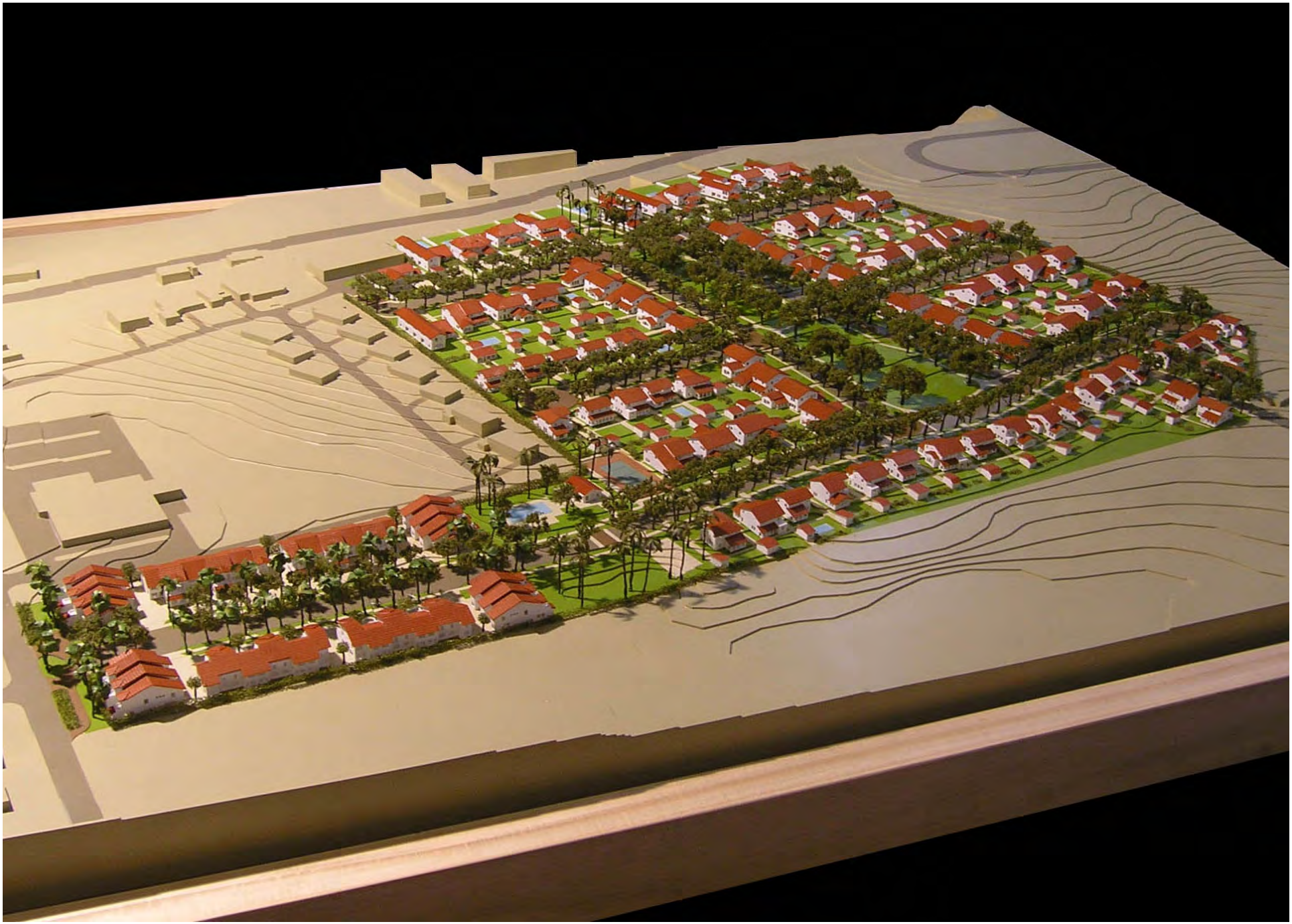
Design Team:
AES Inc., Guam

This 33 acre gated community in Guam is situated on a coastal bluff overlooking Tumon Bay. The master plan includes 83 single family homes, 36 townhouses, a community center, and generous open spaces. The heart of the plan is the central commons – the 'Talo Verde' - which unifies the community and visually connects it to the ocean.

Five single family models have been designed for the 33-acre Talo Verde Estates community; a 200 gross square meters (gsm) single-level 3-bedroom bungalow, and four double-story homes ranging from 240 gsm to 325 gsm, all provided with 2-car garages. In the double-story homes, second floor lofts overlook double volume living areas with raked ceilings, master bedrooms are equipped with 5-fixture en-suite bathrooms and walk-in closets, and family living areas with open-plan kitchens lead directly to rear porches and deep back yards.

Periodically severe climatic conditions and seismic requirements dictate concrete construction and protected window openings, and the generally Spanish-influenced aesthetic of the houses is an appropriate response to a long historical precedent for Spanish-influenced architecture on the island.

Two mirrored rows of townhouses at the entry to the 33-acre Talo Verde Estate address the tree-lined avenue from elevated front courtyards. The patios extend into the 3.6 meter high open-plan living area, and from there to a flexible split-level space that provides either a family room or an additional bedroom over the rear-accessed double garages. There are two bedrooms and a master suite master on the upper level. All master bathrooms and stairs are served by natural light, and stairs and entrances are clustered to permit end units to provide direct natural light to dining areas and kitchens. The 7.2 meter wide units provide 198 net square meters of enclosed space.




Palo Verde Dr

Jinan New Community

Jinan, China

Scale:
8.5 Ha of site area

FAR 2.6

BUA: 223,200 sq.m.

The design of this new community achieves what few developments do - it successfully creates a comfortable human scale in a high-density environment. This is done by establishing a human-scaled building base throughout, and by animating the base with facilities and activities that support both short and longer-term residence. Beautiful hills dominate the landscape, and provide an appropriate setting for architecture that recalls the welcoming comfort of Bavarian hill towns

The design of the main entry plaza immediately favors pedestrians, and from there the community spine winds up to higher grounds. Numerous lateral contour paths branch out from there to provide pedestrian connections to the communities that lie outside of the two intersecting loop-roads that serve the entire community.

Each community is served by a central green, and there is a cluster of schools located to also serve outside communities.


往 南部山区
To Southern Mountain Area

1. Community Walkway
2. Community Open Space
3. Linear Park
4. Plaza
5. Pedestrian Bridges

Shimeian Community

Qingdao, China

Scale:
91 Ha site area

FAR: 1.9

BUA: 1,719,924

The freeway that passes by downtown Shimeian is a barrier to visitors wanting to enjoy the town, but also visit its main attraction – a mountain park and reservoir noted for the flowering of its plum tree groves. The land between the established downtown area and the beginning of the park is ripe for redevelopment, and the development plan was driven by the need to improve that connection, and to re-thing the riverfront along the freeway that contains important archaeological sites.

The plan creates a dynamic new retail street that connects 'plum park' to the established downtown where a new urban park and higher density development create the new heart of downtown. From there, continued ground-level retail animates the pedestrian connection to new museums for art and archaeology. Improved riverfront pedestrian paths complete an enhanced walking experience for visitors to Shimeian.

1151 Kewen Drive

Pasadena, California, USA

Scale:
House: 3,600 ft²
Lot Size: 17,498 ft²

Client:
Private Owner

Enveloped by beautifully landscaped gardens with terraces, fountains, and framed by sculptural California Oaks this split level home continues a Pasadena tradition of elegant California Mediterranean Style homes. Designed for an informal contemporary lifestyle, the open “living wing” incorporates tall ceilings and multiple archways that allow for continuity between the living, dining, kitchen, den, and outdoor spaces. The restrained use of Mediterranean details such as hand wrought iron work, Spanish tile inserts and contrasting dark walnut stained wood add to the elegance of this home.

The grand entry is through a stunning segmented arch complimenting the eight foot high arched French doors that open to a twenty foot high foyer with limestone floors. Elegant steps lead to a family lounge that overlooks the formal foyer and connects three bedrooms including the master suite retreat. The master suite has high ceilings, hardwood floors, clerestory windows, a cozy fireplace and an intimate shaded patio.

A patio with carefully detailed paving, trellis, state-of-the-art BBQ/Grill and low walls for a sense of enclosure make an ideal spot for entertaining. A few steps above another patio set among the trees is perfect for a fire pit and evening gatherings.

Gemstone Serviced Apartments

DongYing, China

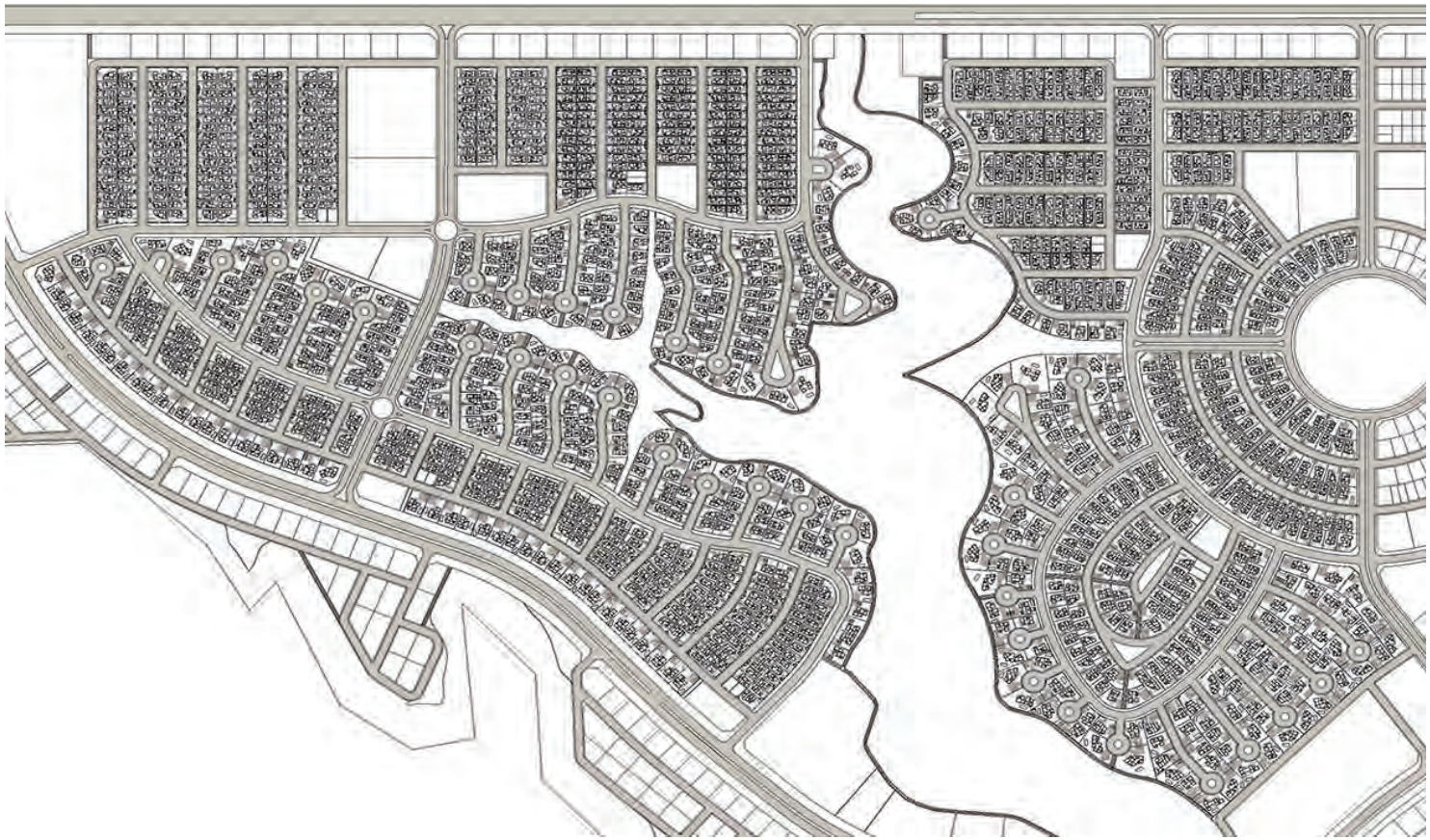
K+R was brought in as façade design consultants for a mixed use commercial development that includes a large food market in the two-level base, and two high-rise apartment buildings. The owner disliked the buildings and requested something more inspiring.

The surrounding district is known as the center of the jewelry business in the city, and we used this as the inspiration to design a 'gem stone' building. The 'gemstones' are expressed as multi-colored crystal-like glass enclosures that are added to the exterior of the tall buildings, thus enabling the underlying matrix of the primary skin to remain undisturbed. The colored gemstones are used singly, or in groups, to define the interior units.

This essentially cubist aesthetic is extended into the two-level base, which is additionally modulated to reinforce the legibility of the numerous entrances at ground level.


SALE


SALE
PAUL SMITH



Shams ArRiyadh

Riyadh, Saudi Arabia

Scale:
3,000 unit residential development

Client:
Dar Al Arkan Real Estate Development Company

Design Team:
Consolidated Consultants, Jordan

K+R designed 1,700 new homes, plus all religious and commercial supporting facilities for this 3,000-unit residential community in northern Riyadh, Saudi Arabia. Prior to our engagement, the concept master plan was planned by others, but required significant adjustments to regularize lot sizes and geometry to accommodate the standardized villa sizes required by the local market.

The villas, and mosques, are designed in a number of different architectural styles that are interspersed to produce the sensibility of neighborhoods that have grown organically. We recognize that the global nature of contemporary society has broken the direct links that used to bind architectural styles and methods to a particular culture or region, and our response was to fully understand the authentic characteristics of regional styles before adapting them to this context, and to meet more modern methods of production. The illustrations that follow provide evidence of this commitment.


Landmarks (Mosques)
Gateway Nodes
Edges (Shams AlRiyadh External Boundary)
Regional and/or Township Amenities
External Roads
Regional Level
External Image of the Town


Edges(Local Street)
Local Street Level


Landmarks (Mosques)
Edges of Public Realm
Amenities
Primary Access Roads
Town Level Public Realm


Landmarks (Mosques)
Neighborhood Gateways
Neighborhood Edges
Neighborhoods
Neighborhood Collector Roads
Neighborhood Level Public Realm

Mediterranean Style Homes

Riyadh, Saudi Arabia

Scale:
69 Ha

3,000 single family residences

Client:
Dar Al Arkan Real Estate Development Company

Design Team:
Consolidated Consultants, Jordan

'Mediterranean' architecture varies in its countries of origin, and for the Shams ArRiyadh community in Saudi Arabia numerous styles were evaluated at the outset for aesthetics as well as for adaptability to local building methods and materials. Technical adaptations meant using masonry construction and predominantly flat roofs, and taking advantage of the availability of local stone; and the most appropriate design influences are a mixture selected from the small towns along the upper Spanish Costa Brava, the French Riviera (Cote D'Azure), and the hills of Tuscany, in Italy.

The design of the villas that range from 400 to 600 square meters villa adapts this stylistic vocabulary to fit local user preferences. Thus, windows are quite large, but retain their verticality; tiled roofs are used as 'shed' roofs set against parapet walls that surround usable flat roofs; and local stone is used as a building base and to articulate major pavilions. At the detailed level, stylistic resonance is achieved by observing massing proportions; by designing authentic details for eaves, windows, doors, and decorative ironwork elements; and by using traditional plaster-work, colors, and decorative tile work.

Najidi Style Homes

Riyadh, Saudi Arabia

Scale:
69 Ha

3,000 single family residences

Client:
Dar Al Arkan Real Estate Development Company

Design Team:
Consolidated Consultants, Jordan

Najdi mud-brick architecture is one of Saudia Arabia's most symbolic regional styles, and its crenellated lime-washed parapets, cuneiform vents, wall striations, and cut limestone bases provide instantly recognizable iconography, as well as memories of old Riyadh and landmarks such as Qasr al-Hukm and Al Diriyah.

In the Shams ArRiyadh community, these motifs are given a continued presence through sympathetic abstraction, and by paying attention to the material quality and scale of the tall villa walls. Thus, mud-brick is replaced by indigenous limestone, cuneiform vents become shadowed recesses above triangulated window heads, and the limestone bases are differentiated from horizontally striped upper walls to produce a contemporary aesthetic that has subtle but unmistakable connections to the much admired local building traditions.

Santa Fe Style Homes

Riyadh, Saudi Arabia

Scale:
69 Ha

3,000 single family residences

Client:
Dar Al Arkan Real Estate Development Company

Design Team:
Consolidated Consultants, Jordan

Although Santa Fe architecture is commonly associated with the Pueblo traditions of the American South-West, it is also rooted in the Islamic architecture found in Spain, and thus also shares many of its characteristics with the mud-brick architecture of Saudi Arabia, and its flat roofs and soft-edged parapets fit comfortably into the Riyadh skyline.

In Shams ArRiyadh, stylistic authenticity is achieved by using exterior details that can be found in the dusty towns of New Mexico: Rubble stone bases, terra cotta pavers and decorative Spanish tiles root the villas to the earth; robust doors and shuttered windows are designed as the originals were; porches, pergolas, roof beams and gargoyles (made of painted metal, not wood, to respond to local climatic conditions) cast welcome shadows against thick plastered walls with rounded cornices; and color selections and accents, as well as dry landscaping, capture the relaxed atmosphere of the South-West.

Spanish Colonial Style Homes

Riyadh, Saudi Arabia

Scale:
69 Ha

3,000 single family residences

Client:
Dar Al Arkan Real Estate Development Company

Design Team:
Consolidated Consultants, Jordan

Stylistically situated between mud-brick and Mediterranean traditions, Spanish Colonial architecture includes familiar elements of both, and its sometimes surprising juxtapositions add visual interest and complexity to the townscape of Shams ArRiyadh.

Sweeping gables add emphasis and hierarchy to building massing and recall the Mission style, and are combined with the use of horizontal parapets that frequently employ the familiar brick copings. Enlarged window settings with lime-washed insets add visual variety without compromising climatic considerations, and exposed roof beams, pergolas, shutters and gargoyles recall Mexican towns and the American South-West. These authentic architectural details add refinement to monolithic plastered walls, whose color palette ranges from bleached to more saturated colors, and includes soft pastels.

Community Shopping Center

Riyadh, Saudi Arabia

Scale:
3,200 m^2

Client:
Dar Al Arkan Real Estate Development Company

This 3,200 square meter community shopping facility is planned as a neighborhood center that includes an adjacent mosque, and its blend of Santa Fe and local Najdi architecture compliments the styles of the surrounding residential neighborhood.

The L-shaped organization is open to a 64-space inner parking court that serves both buildings. An end pavilion on the main road announces the continuous pedestrian arcade, which links the two buildings with an arched gateway on the east side. The commercial arcade ends on the west side in a rotated pavilion that defers to the alignment of the mosque, and opens onto a small shared plaza that provides a transition to the mosque's arcade. A coffee shop overlooks this plaza, and is adjacent to the supermarket that is served from the rear alley. Small modular shops absorb the remaining space, and a restaurant at the junction of the two buildings opens to another landscaped plaza that provides a comfortable gathering place for the community.

Grand Jumma Mosque

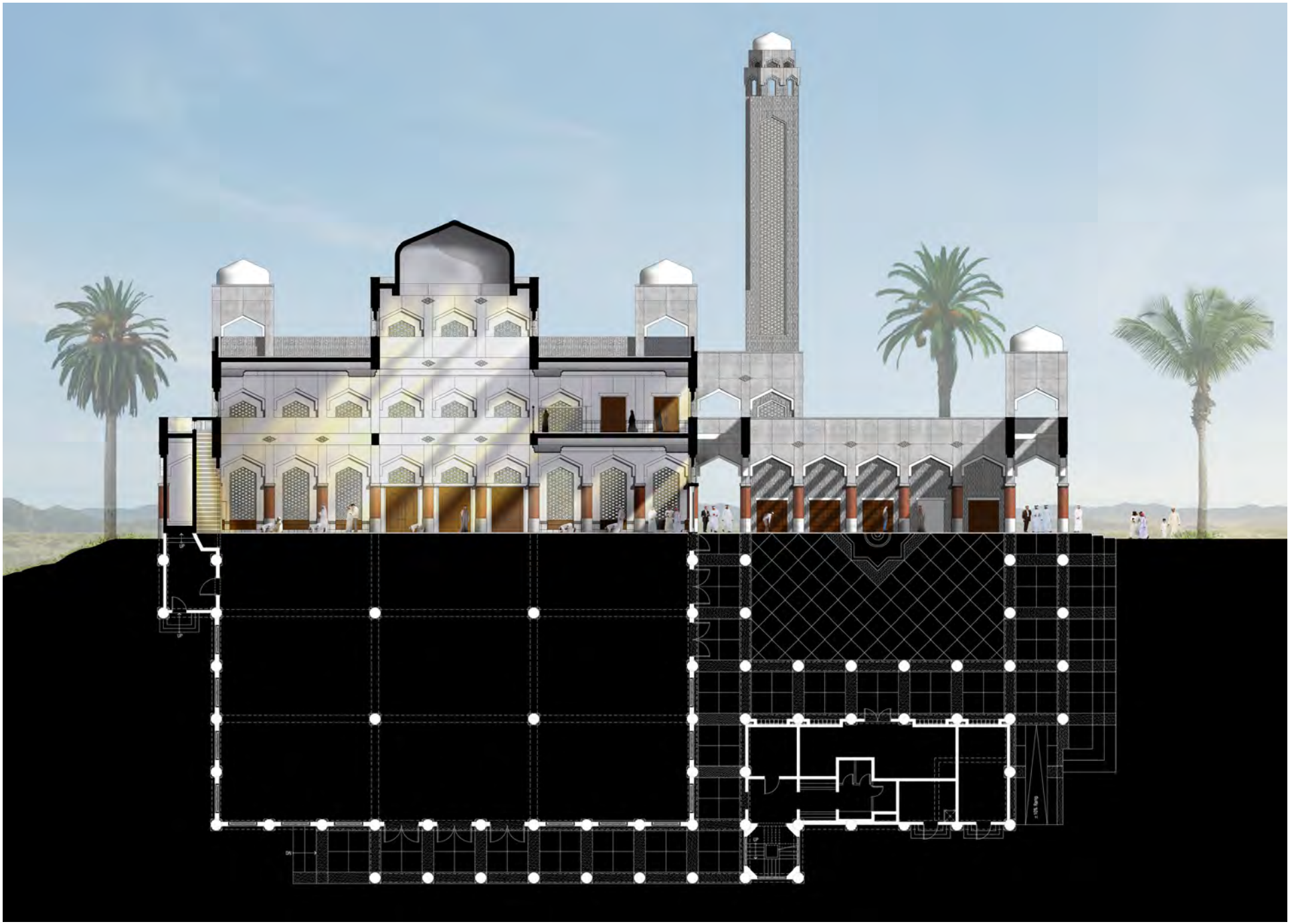
Riyadh, Saudi Arabia

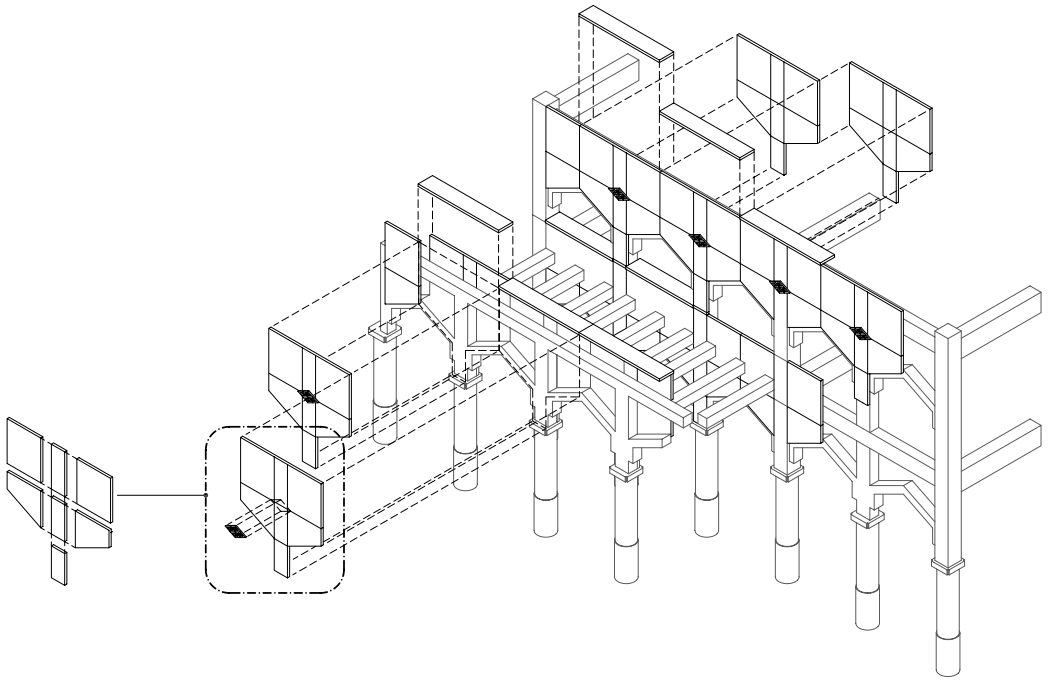
Scale:
2,200 m^2

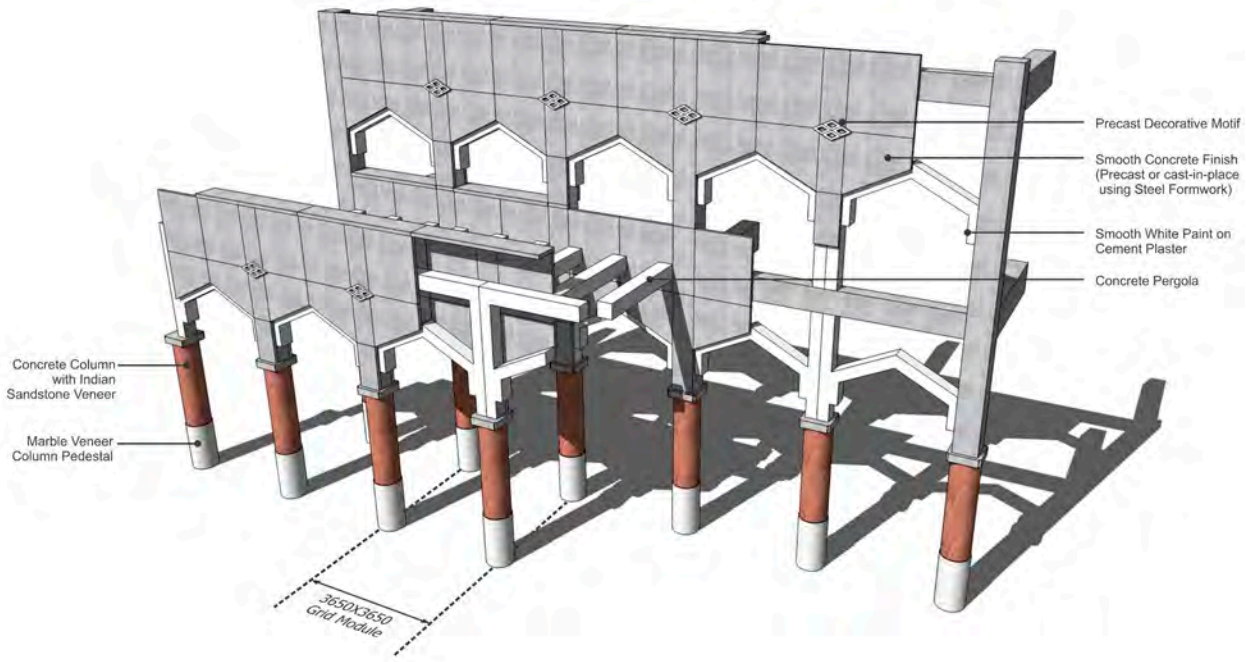
Client:
Dar Al Arkan Real Estate Development Company

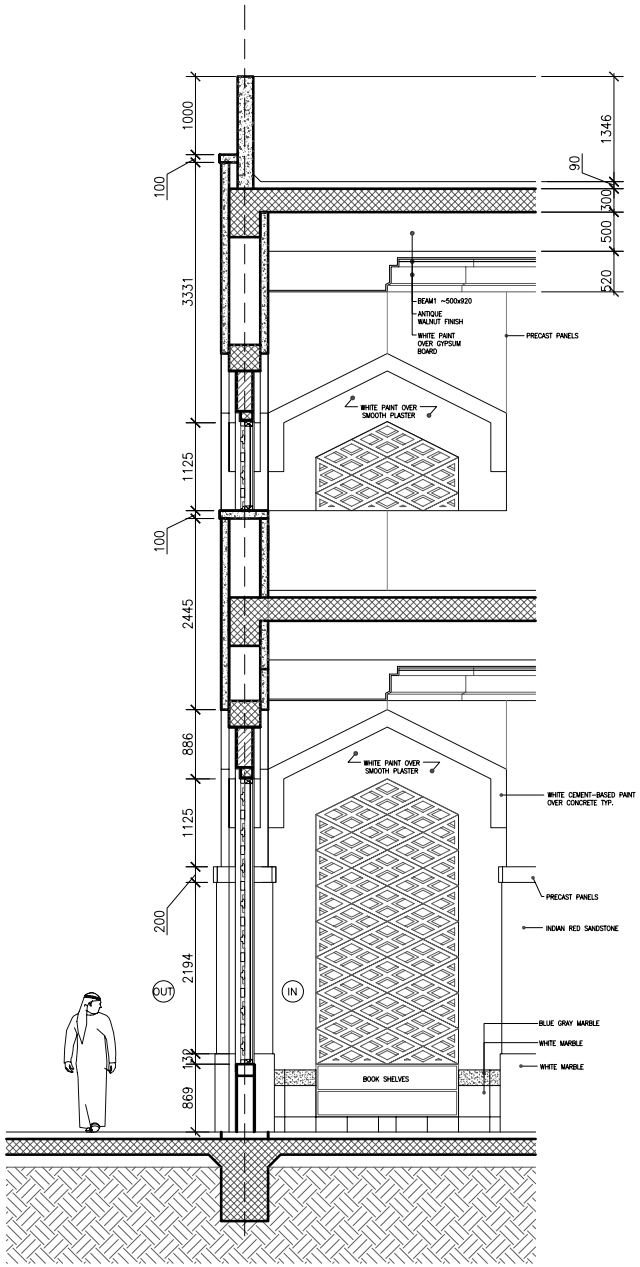
Design Team:
Consolidated Consultants, Jordan

This Grand Jumma Mosque is part of a larger master planned community in Riyadh, Saudi Arabia. While the architecture draws inspiration from Fatimid mosque courtyards and arches, the use of concrete, red sandstone and marble gives it a modern flavor. Use of grillages, courtyards, arcades and simple modular design recall traditional spatial transitions and a powerful sense of place. The mosque is 2200 square meter in size and provides an exclusive mezzanine level prayer area for women. The outdoor area includes and an Oasis with plenty of shade and water for visitors to relax during a hot day. All outdoor spaces are shaded by means of landscape or pergolas.









Prefabrication System

Local Mosque: Mosque 11

Riyadh, Saudi Arabia

Scale:
1000 m^2

Client:
Dar Al Arkan Real Estate Development Company

Design Team:
Consolidated Consultants, Jordan

The 1000 square meter local mosque is part of a planned community built in the Spanish Mediterranean style. For contextual relevance and traditional appearance, the Mosque uses elements of Almohad architecture of Giralda in Sevilla, Spain and the Koutoubia Mosque in Marrakesh, Morocco. Traditional Islamic geometry in arch forms, and motifs provide authenticity while use of ceramic tile and stone create a connection with the Spanish Mediterranean homes that surround the mosque.

Maqiao Sports & Leisure Town

Shanghai, China

Scale:
2,753 hectares (net area being planned)

3.6 million square meters of development

Average net FAR: 1.32

Client:
Shanghai Yuanjing Management of Investment Ltd. Co.

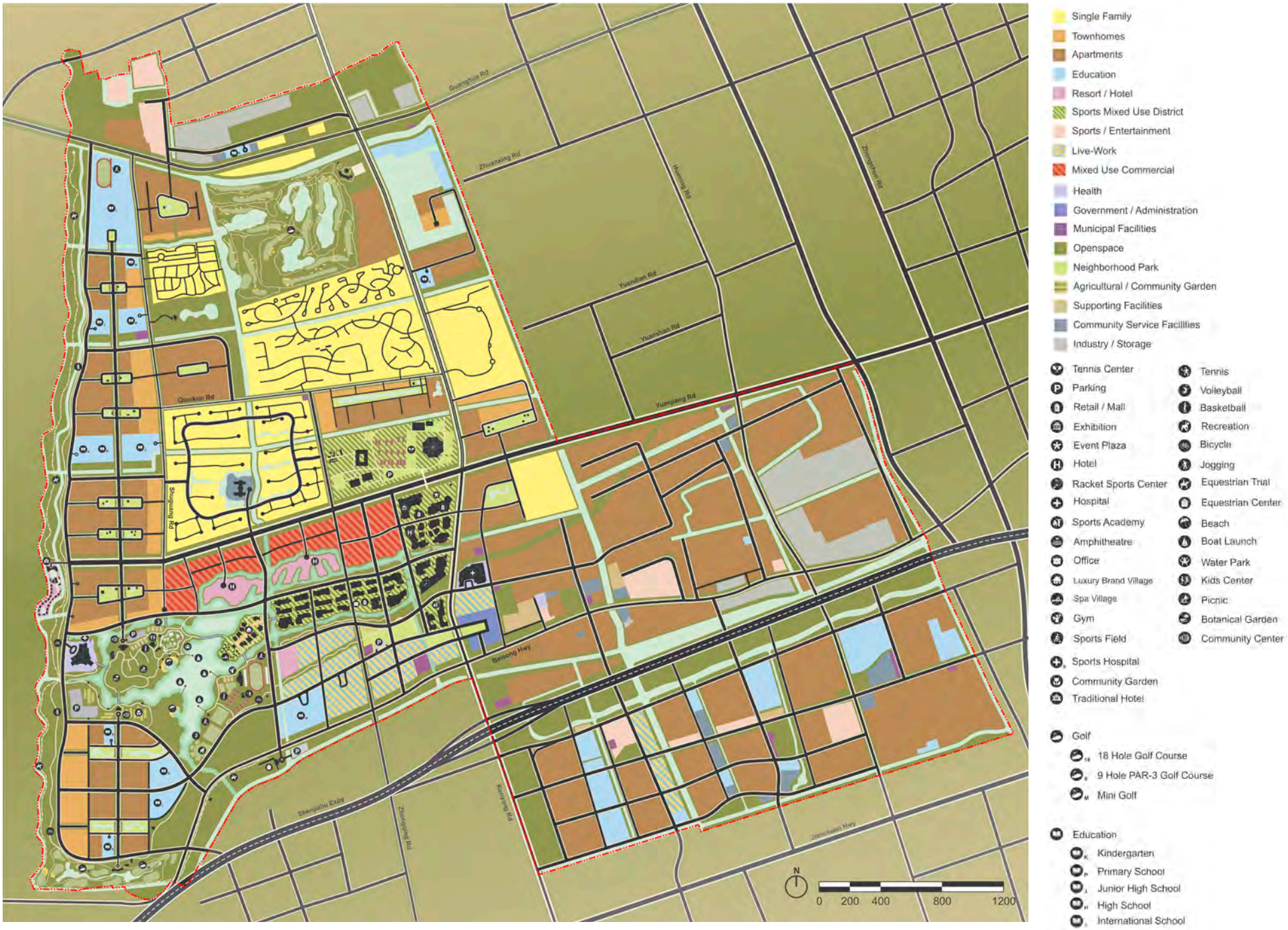
Design Team:
JWDA

Maqiao Town, a satellite community on the outskirts of Shaghai, is the best-known sports and leisure-living destination in the entire metropolitan area. The Shanghai Tennis Center's international events draw seasonal crowds, and the focus on sport will be expanded to include an International Racket Center, sports and health academies and hospitals, and a major retail center that will be a regional attraction featuring name brand retail, and showrooms that will headquarter every major sporting goods manufacturer represented in China.

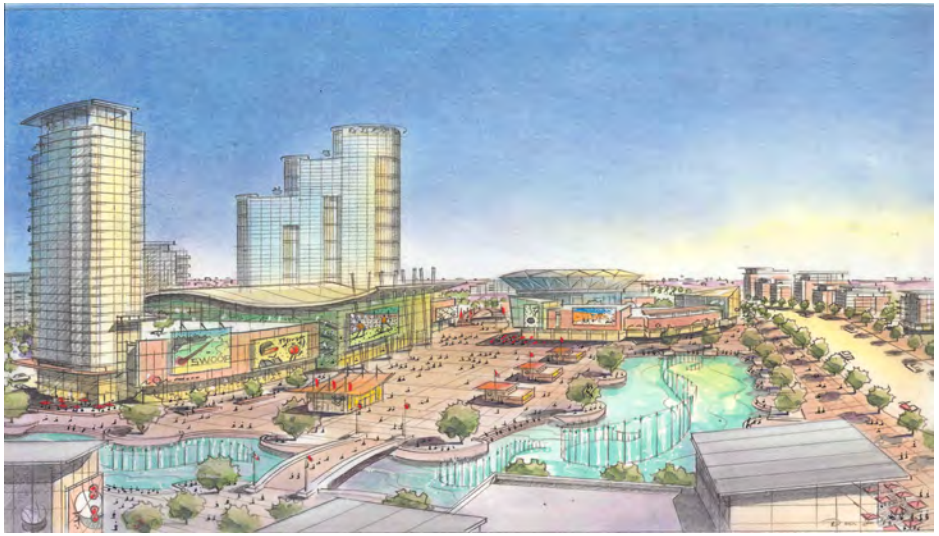
Four hotels and a regional sports park will serve the leisure needs of visitors, and adjacent to the retail core is an island Town Center that will serve the everyday needs of area residents. The 823 hectares of new and sustainable residential development includes villas, townhomes, apartments, and live/work lofts. Community gardens will support the new residential areas planned along a riverfront where new schools and an International School are located.


adidas


Cake & Coffee
OLYMPUS


Guanghua Rd
Zhuanxing Rd
Huaning Rd
Zhongshan Rd
Yuandian Rd
Yuanshan Rd
Yuanjiang Rd
Qiankun Rd
Shengxing Rd
Beitong Hwy
Shenjiahu Expy
Zhongshan Rd
Kunlong Rd
Yanchuan Hwy
N
0 200 400 800 1200
Single Family
Townhomes
Apartments
Education
Resort / Hotel
Sports Mixed Use District
Sports / Entertainment
Live-Work
Mixed Use Commercial
Health
Government / Administration
Municipal Facilities
Openspace
Neighborhood Park
Agricultural / Community Garden
Supporting Facilities
Community Service Facilities
Industry / Storage
Tennis Center
Parking
Retail / Mall
Exhibition
Event Plaza
Hotel
Racket Sports Center
Hospital
Sports Academy
Amphitheatre
Office
Luxury Brand Village
Spa Village
Gym
Sports Field
Sports Hospital
Community Garden
Traditional Hotel
Tennis
Volleyball
Basketball
Recreation
Bicycle
Jogging
Equestrian Trial
Equestrian Center
Beach
Boat Launch
Water Park
Kids Center
Picnic
Botanical Garden
Community Center
Golf
18 Hole Golf Course
9 Hole PAR-3 Golf Course
Mini Golf
Education
Kindergarten
Primary School
Junior High School
High School
International School


JUST DO IT.
NFL



Mayland Lake Resort Town

Guangzhou, China

Scale:
8 sq.km

Client:
Mayland Group Co., Ltd.

Design Team:
JWDA

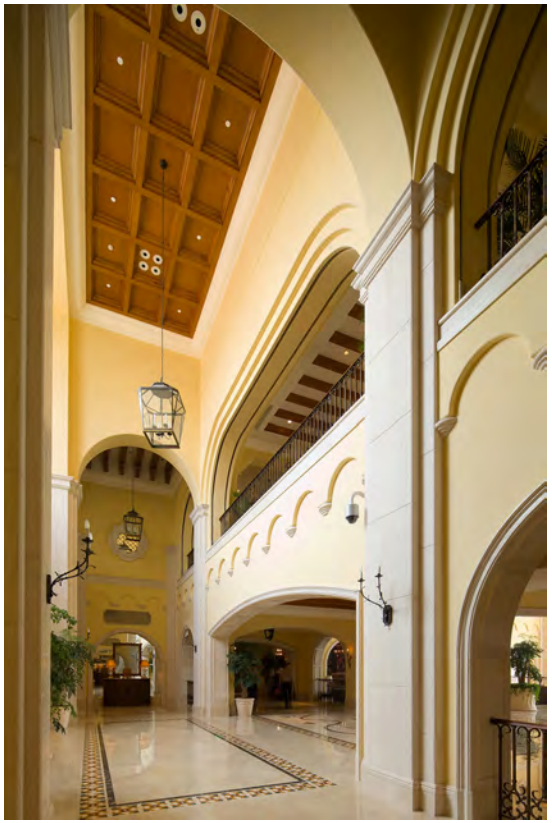
JMP

Famous Garden

The project is located northwest of Guangzhou City and within a 30 minute drive from the newly built International Airport. The scenic drive through the rolling hills culminates in a picturesque view of the reservoir with the mountains in the background. An ideal setting for a holiday retreat, the nearly 8 square kilometer site offers a variety of natural resources including, lakes, pine forests and hills that characterize the watershed ecology of the subregion.

The master plan envisions a town with a resident population of 22000 comprising of 4 distinct communities, each with multiple neighborhoods. The plan strives to optimize density distribution; strategically preserve natural assets; create diverse and hierarchical pallette of amenities and housing types; and creatively integrate all elements of the plan using a network of roads, paths, bikeways and trails. The plan harnesses the natural beauty of the site to provide a unique identity to the Resort Town.

Recreational amenities such as golf; town club; hotel & spa; meeting center; recreational boating & yatch club; sports facilities; parks; equestrian; and a waterfront town center that provides for a shopping, dining, and entertainment opportunities or just a leisurely stroll.



Yunyang Island Resort Town

Yunyang, China

Scale:
360 Hectares

165 luxury villas; 1,800 Townhomes; 2,000 apartments

870,000 square meters of development

Average FAR: 0.9

Client:
Yunyang Island Development Company

Design Team:
JWDA

This 87 hectare island resort features a championship-caliber golf course and various water sports, and commands the island's spectacular south-facing terrain of inland valleys, suitable for golf, and deep lakefront inlets that provide spectacular settings for villas.

The four entries from the major highway all link to a meandering 'resort road' and jogging trail that runs the length of the resort and connects the community to all major facilities. To the west, an area of higher density apartments provides a transition to the neighboring community. Adjacent to that is the Marina, served by a Yacht Club and Hotel reception areas that administer 30 vacation villas. The marina entry is connected to its north to a village that is open to the public and includes retail, an hotel, and a cluster of historic buildings. In the center of the golf course and sited on the most prominent hilltops, is the Clubhouse, overlooking the spectacular 17th and 18th fairways, and a 400 room four-star hotel. At the east end of the resort is a more remote bay designed to serves water sports enthusiasts.


祥源湾

Jiangning New Town

Nanjing, China

Scale:
62.4 ha / 3000 dus

Client:
Nanjing Jiangning Shizheng Building Real Estate, Development Co., Ltd.

Design Team:
JWDA, Shanghai

This new community for about 10,000 people is located in undulating foothills on the outskirts of Nanjing, close to a rapidly developing educational and Hi-Tech center. The 62 hectare site is divided into three by public roads, and the overall program of single family dwellings (10 percent), townhomes (30 percent), and apartments (60 percent) is differentiated by phase to reflect market considerations as well as the topography and natural character of the site.

The program for Phase I is limited to townhomes and apartments, and includes an independently accessed elementary school; a shared retail and community services center at the intersection of the three public roads; and one of three embedded neighborhood centers located along the loop road that connects the three neighborhoods to one another. The plan retains natural water courses and responds to the landscape by accentuating the natural topography of the site; the townhome clusters have some shared amenities and are located in the natural valleys, while the taller apartment buildings - that are provided with below-grade parking and generous areas of open space - occupy the converging ridgelines that meet at the Town Square.

Xian Yang New Town

Xian Yang, China

Scale:
237 Hectares

FAR: 1.13

BUA: 2,666,300 sq.m.

Strong regional economic growth led to the establishment of a new 237 hectares Industrial and Technology Park across the river and west of the old city of Xianyang that will serve as the business hub for the surrounding activities that include areas dedicated to technology, eco-farming, food production, medical uses, and information systems.

The design challenge was to integrate these requirements into a livable mixed use community. Open space and public infrastructure account for almost 40% of the land, and residential and commercial uses for the rest. At an average FAR of 1.13, the new center provides 2.67 million square meters of new construction.

The new central axis connects the interior of the site to the river where the wetlands are transformed into a dramatic waterfront environment. The central axis is designed as an informal pedestrian friendly mixed use spine, from where two diagonal axes connect to interior parks that provide community foci for the surrounding residential neighborhoods. A looped inner boulevard adds to the sense of connection to the riverfront, and unifies the neighborhoods on either side of the central spine.


N
0 50 200 500

Maniao Bay Resort Town

Hainan Island, China

Scale:
68 Hectares

938,000 m^2 of development

Average FAR: 1.4

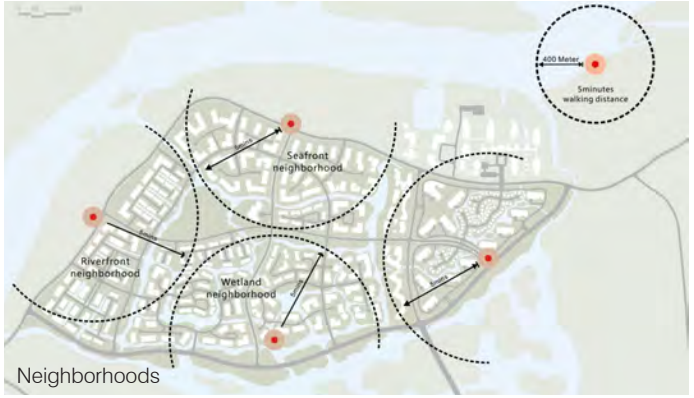
Team:
JWDA

This resort and residential community on the north coast of Hainan is located on an island-like land mass that is tenuously connected to its hinterland, and is endowed with diverse marine environments – the ocean to its north, a large canal on its west side, and environmentally fragile marshlands to its south. And at the east end of the island is an existing residential community.

Development is set back to allow the perimeter to retain its natural character, and each micro-environment is designed differently: Along the main entry road adjacent to the existing development is an amenity-rich new town center that culminates in a marina; taller residential towers offer ocean views on the north side, on the west side the main inland canal spawns a series of smaller residential canals; and in the middle of the island the character of the marsh environment permeates the community. The 68 hectares of new residential development includes villas, townhomes, and apartments at FARs that range from .4 to 2.0.

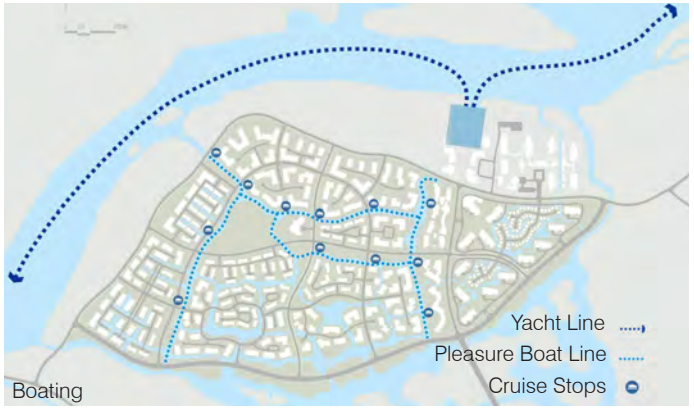

Apartments
Townhouse
Duplex
Commerce
Hotel
Mix use/retail
Green
Water
Land Use


Sea View
River View
Wetland View
Canal View
Park View
Courtyard View
Amenity Views, & Access


400 Meter
5minutes
walking distance
Seafront
neighborhood
Riverfront
neighborhood
Wetland
neighborhood
Neighborhoods


Pedestrian/Bike
Bikeway
Pedestrian walkway


Road Hierarchy
Major Arterial
Minor Arterial
Collector
Local


Boating
Yacht Line
Pleasure Boat Line
Cruise Stops

Wanning Dahuajiao Resort Town

Hainan, China

Scale:
574 Ha

FAR: 0.2

BUA: 1,114,176 sq.m.

Client:
Hainan Jiadi Group

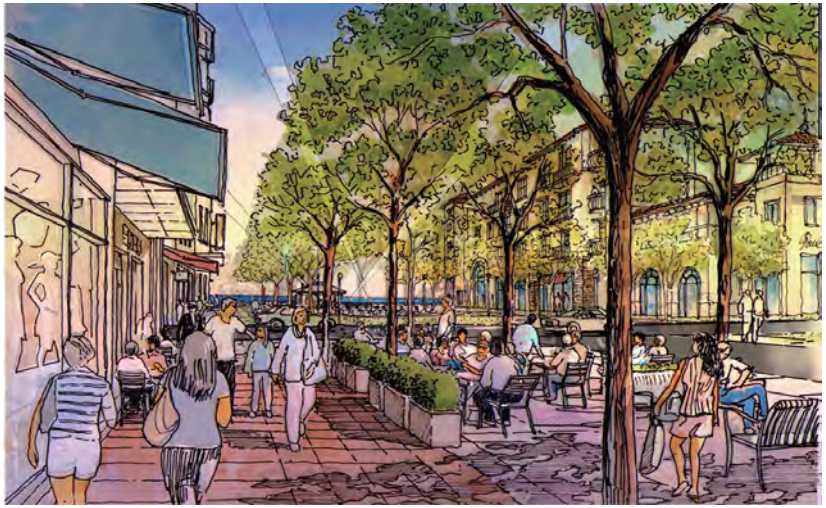
The new community of Wanning hugs more than two miles of the essentially undisturbed Chunyuan Bay shoreline on the island of Hainan. Historically limited accessibility, and large areas of adjacent coastal wetlands have also contributed to the pristine natural beauty of the bay. The vision of the design team therefore naturally also focussed on preservation of the natural landscape.

The plan preserves and reinforces existing village and fishing settlements at the two ends of the bay, and proposes lower density development to the south and east of the preserved wetlands. Density is then increased in a more concentrated area of the site, which creates the opportunity to provide a vibrant Town Center near the center of the bay.

But even at the Town Center, as elsewhere, development - and vehicular traffic - is held back from the beachfront in order to minimize disturbance of the coastal environment, and allow preservation of the coastal dunes. Dune retention avoids erosion of the beach, recruits sand where there is erosion, and provides protected habitat for many natural species. This approach also allows human development to be integrated into the natural landscape.

View and open space corridors connect the interior of the site to the inner edge of the preserved dunes, where a boardwalk promenade provides pedestrian access from one end of the bay to the other. Direct access to the beach is limited to boardwalk crossings, and to two piers that extend into the bay.


Coffee
海鲜



Seaside Eco-Community

Qingdao, China

Scale:
69 Hectares / 2,500 Residences

Client:
Sunshine Eco-retreat Development

Design Team:
JWDA

Shanghai Research Institute of Building Sceince

Barren Island Marketing Planning Ltd.

This pristine 246 hectare site in the Laoshan scenic area near Qingdao will become a premier residential community and a tourism and recreation destination that celebrates the harmonious living of the past, and showcases the ecologically sustainable community of the future. The 900,000 square meter development averages FAR .37, and retains 40% of the land for open space and agriculture.

Mountain, Land, and Water are symbolically connected by a naturally landscaped corridor that provides facilities for health, recreation, learning, and a Spiritual Center, all characterized by harmonious architecture and fine craftsmanship.

The Laoshan Corridor also connects the Past, Present, and Future zones. To its north, a loop road serves the Nature Zone – representing the Past and including eco-park activities, traditional farming, agricultural college, water reservoir, and waste water treatment system – and the Life Zone, a model contemporary community set around a lake and within generous belts of natural landscape. To its south, the Harmony Zone presents a Future that brings together all the life-sustaining aspects of daily living in a car-free environment that includes a Biosphere for food production; compact walk-ups, live-work lofts and serviced apartments; workspaces; civic and learning facilities; retail and local markets; recreation and a shared beachfront; a premier resort hotel and conferencing; and appropriate transportation systems to serve every need.


Theater
Equestrian
Beach
Boat Launch
Fitness Center
Lighthouse
Transit Center
Camping
Recreation
Conference
Education
Spiritual Center
Tea House
Biosphere
Civic Uses
Educational
Resort
Live-work
Single Family
Duplex
Townhomes
Apartments
Parks
Openspace
Agriculture
Retail Ent. & Health

Lotus Island

LongMu Bay, Hainan, China

Scale:
Land Area: 615 hectares

Total Development: 3,330,000 m^2

Average FAR: .54

Client:
Guoxin (Hainan) Real Estate

Team:
JWDA

Moffatt & Nichol

Mythological gods are thought to have arrived on earth through the stem of the lotus flower – and tomorrow's visitors to Lotus Island will arrive via a graceful causeway. The lotus symbolizes peace and inclusiveness, and the narrative of inner peace and outer exploration begins with a heart of calm water punctuated by a fountain of dances, and surrounded by cultural amenities and a graceful esplanade that ends at a conference center and cruise terminal.

Visitors explore theme parks and sandy beaches, and residents chose from a variety of lifestyles. Each petal has a resort at its end and represents some aspect of adventure: Turbulence and its White Whale Hotel; Happiness and its Dolphin Hotel and Water Park; Health and its Sea Turtle Hotel and Wellness Center; Fantasy and its Sea Horse Hotel and Kid's Theme Park; Romance and its Starfish Hotel and floating villas; Adventure and its Shark Hotel and Youth Theme Park; and Mystery and its Stingray Hotel accessible only by water taxi.

Visitors will also pass by celebrity islands and a LOHAS (Lifestyle of Health and Sustainability) low-carbon island, and another island that, along with a necklace of turbines, is dedicated to the harvesting of wave and wind energy. Forward-thinking design and the timeless values associated with the lotus will ensure Lotus Island of an enduring and iconic legacy.


Road
Open Space
Hotel
Commercial
Apartments
Villas
Park
Water
Golf
Beach
Desalination
Mixed Use
Mixed Use

Phoenix Mountain Water Park & Resort Community

Sanya, Hainan Island, China

Scale:
142.4 Hectares

2,500 Residences

Average FAR: 1.0

Client:
Hainan Hejia Real Estate Ltd.

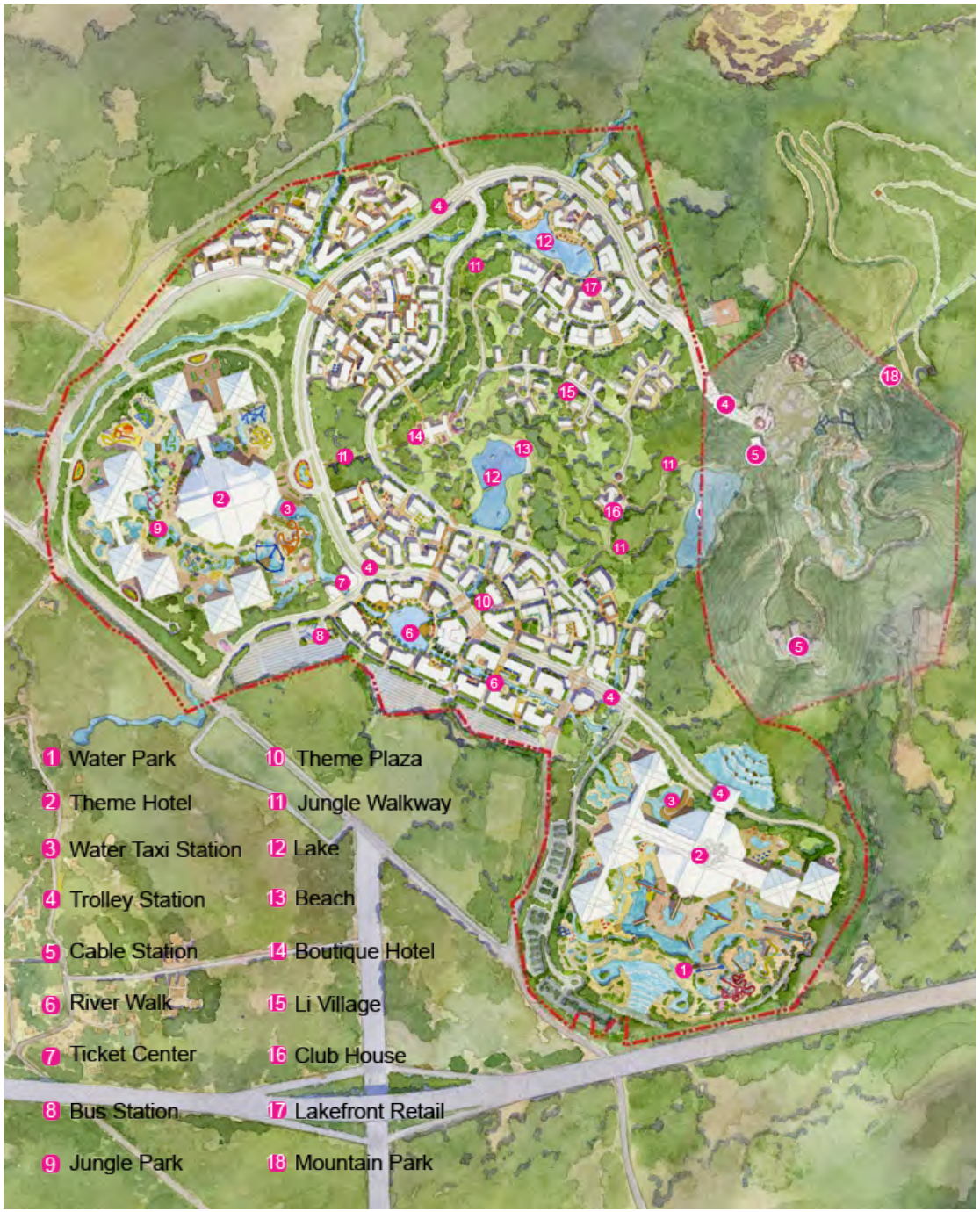
Team:
JWDA

FORREC

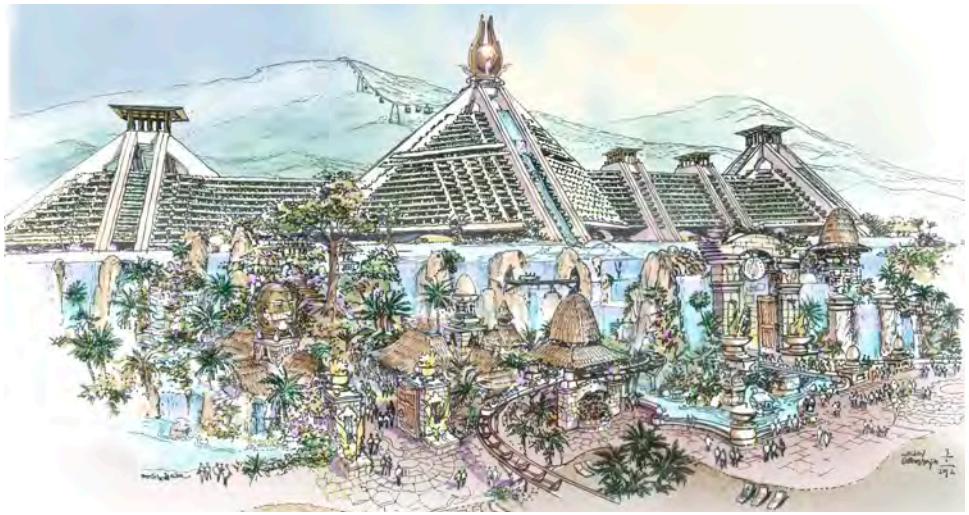
High above Sanya's popular beach-front resorts, and nestled in tropical hills at the entry to a mountainous nature preserve, this innovative hybrid community combines tourism with residential development and environmental sensitivity.

The two attractions – a Water Park and a Tropical Rainforest - occupy the lower slopes and are linked by a river walk that meanders through the Town Center. The attractions are anchored by theme hotels that both use iconic pyramidal massing, but in distinctly different ways – the Water Park Hotel has a sleek exterior and breath-taking water sides, while the Rainforest Hotel evokes a hillside landform overgrown by exotic jungle plants. Three clusters of hillside housing occupy only twenty percent of site, and are linked by a contour road and trolley route that ends in a Mountain Park that is connected by cable car to a hilltop outlook that marks the highpoint of the site.

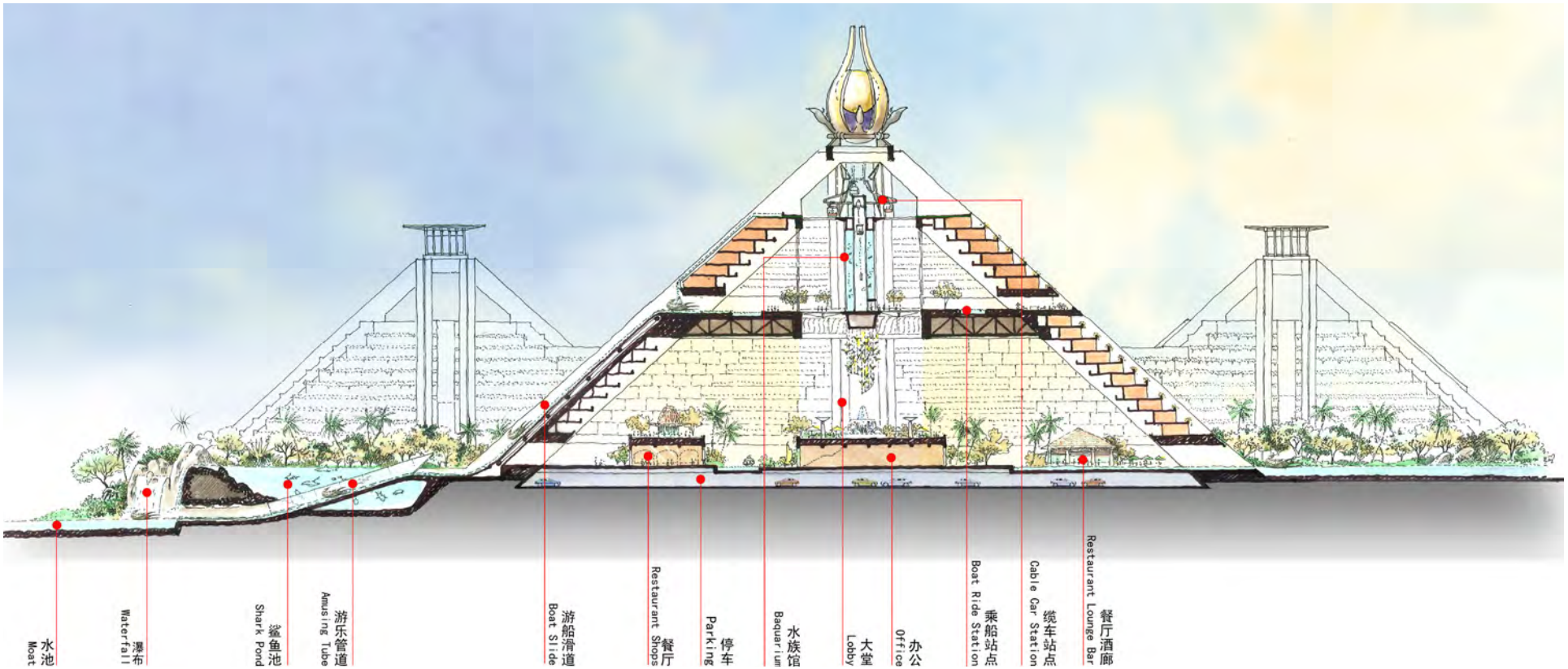
The balance of the site, in the hilly middle ground, contains a lake and beach, and the isolated mountainous character of the site is reinforced by retaining as much of the existing vegetation as possible, and by limiting development is to a boutique Hotel, a Clubhouse, and a Li Village. The village celebrates the culture of the indigenous Li people, and is designed to echo the thatched-roof architecture for which they are famous.


1 Water Park
2 Theme Hotel
3 Water Taxi Station
4 Trolley Station
5 Cable Station
6 River Walk
7 Ticket Center
8 Bus Station
9 Jungle Park
10 Theme Plaza
11 Jungle Walkway
12 Lake
13 Beach
14 Boutique Hotel
15 Li Village
16 Club House
17 Lakefront Retail
18 Mountain Park

Water Park Resort Themed Hotel



Water Park Resort Themed Hotel Interior



Lingang Retirement Community

Shanghai, China

Scale:
50 Ha site area

FAR: 1.4

BUA: 677,734

China's ageing population has brought national attention to the urgent need for more retirement communities, and the need for these communities to integrate seniors into the wider community, rather than to isolate them from younger family members, and from working-age communities.

The Lin Gang retirement community on the outskirts of Shanghai does exactly that, by inserting itself into a viable existing community. While its success is therefore in part due to its proximity to market rate housing, of equal importance is the inclusion of supporting amenities, and the design that sets the retirement homes in a park-like environment. Amenities include a wellness center, a recreation center, vegetable gardens, sculpture gardens, music club, and convenient retail. Open accessibility to these amenities fosters a sense of inclusion, and offers opportunities for the older community to interact with people of all ages.

Huaxi River Valley

Guiyang, China

Scale:
585 Hectares

2.5-3.5 million sq meters of development

Average gross FAR 0.43-0.62

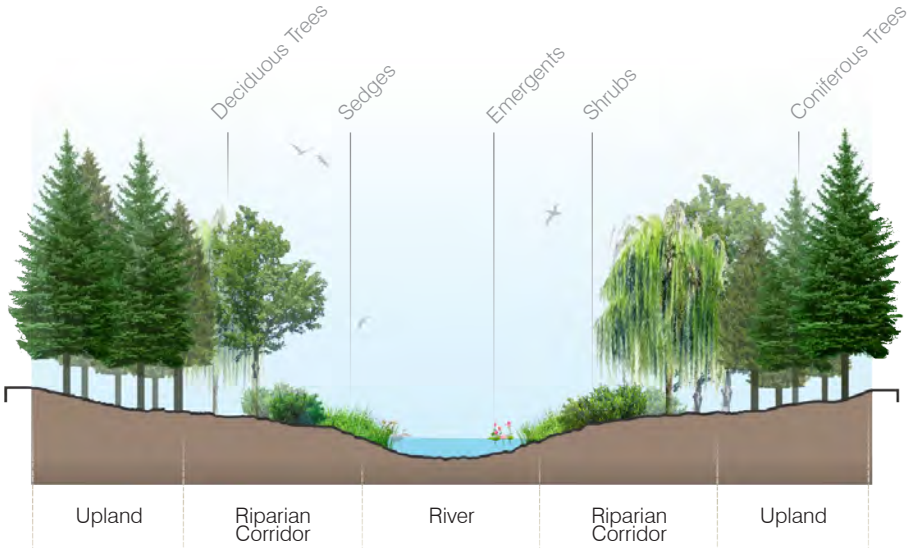
Year:
2012

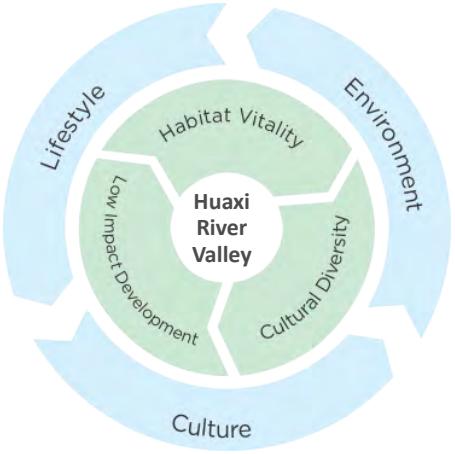
The Huaxi River, near Guiyang, the capital of Guizhou Province in China, is a national scenic resource that is facing development pressures. The goal of the Huaxi Riverfront Plan was to find ways to balance economic growth, tourism, and local Huaxi culture while maintaining the natural beauty of the riverine environment as it passes by its equally legendary hills.

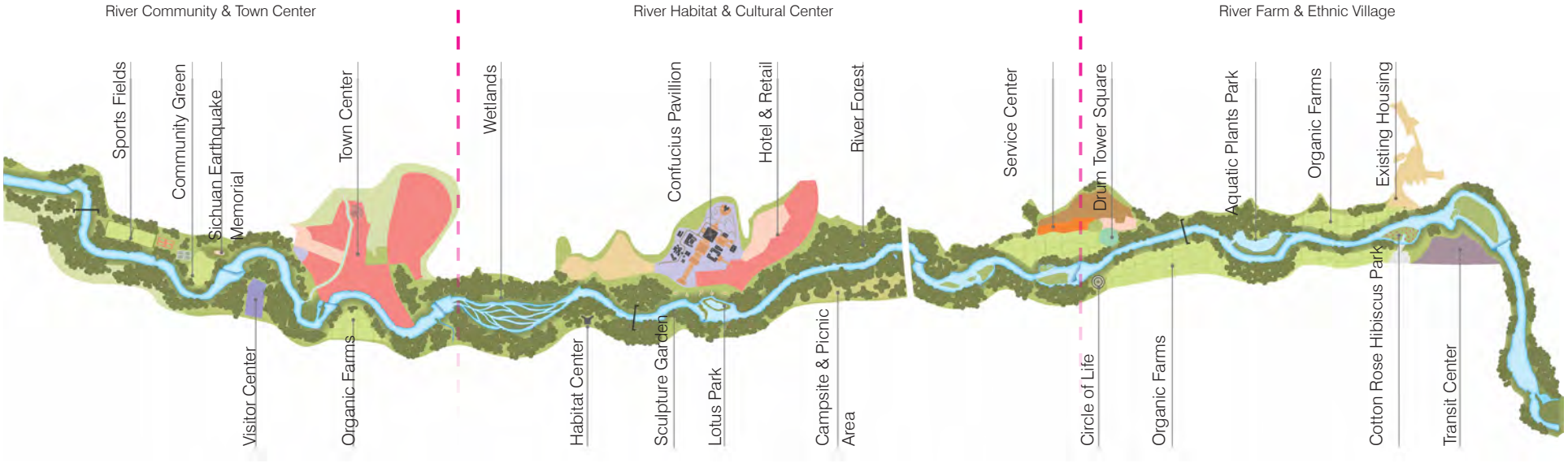
In order to avoid inappropriate development of the hills, density was raised along the main road that parallels the river and is served by rail. And in order to take advantage of the changing character of the river as it passes through the project Site, three zones of distinctly different character were established.

The River Community and Town Center zone is located closest to the train station. High density mixed use activity is located at the station; and the main Tourist Information center is across the road. And across the river from there is the Town Center retail center that serves the western part of the valley. The River Habitat and Cultural Center middle zone is the heart of the legendary Huaxi River 'flower brook', with its lotus ponds, a sculpture garden depicting the five constant virtues, and the Confucius Cultural Pavilion. The River Farm and Ethnic Village zone retains traditional organic farms, and a refurbished traditional hillside village. There is also a hotel for tourists, and a transportation center.

Bus routes, bicycle paths and walking and regional hiking trails meander through the valley, allowing tourists to take day-walks to experience the natural beauty of Hauxi valley.


Deciduous Trees
Sedges
Emergents
Shrubs
Coniferous Trees
Upland
Riparian Corridor
River
Riparian Corridor
Upland


Lifestyle
Environment
Culture
Habitat Vitality
Low Impact Development
Cultural Diversity
Huaxi River Valley


River Community & Town Center
River Habitat & Cultural Center
River Farm & Ethnic Village
Sports Fields
Community Green
Sichuan Earthquake Memorial
Town Center
Wetlands
Confucius Pavillion
Hotel & Retail
River Forest
Service Center
Drum Tower Square
Aquatic Plants Park
Organic Farms
Existing Housing
Visitor Center
Organic Farms
Habitat Center
Sculpture Garden
Lotus Park
Campsite & Picnic Area
Circle of Life
Organic Farms
Cotton Rose Hibiscus Park
Transit Center

River Community & Town Center

River Habitat & Cultural Center

River Farm & Ethnic Village

Maqiao Civic Park

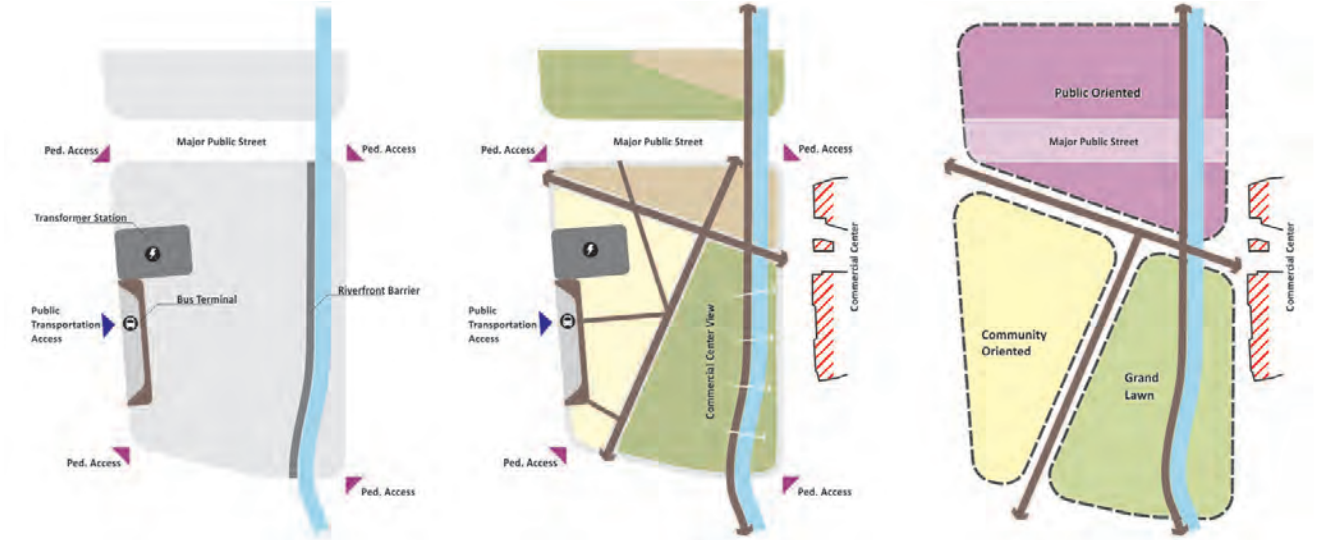
Shanghai, China

Scale:
52,700 sq.m.site area

Maqiao Civic Park is an urban refuge, as well as an important connector that serves numerous neighborhoods and ties them together. The Main Corridor defines the extent of the riverside Great Lawn that is the central gathering place for the entire community. A kid's play area, community gardens, an orchard and garden walk, a group seating area – as well as an existing utility building and bus drop-off - occupy the rest of one city block.

Across the street from that is an X-Games facility, a dog park, an informal seating area that overlooks a street performance plaza, and a Farmers' Market. This mix of uses ensures that there are activities of many kinds that will take place at different times of the day, and will keep the Park active throughout the day.

Maqiao Civic Park



1. Main Corridor
2. Kiosk
3. Group Seating
4. Performers' Plaza
5. Water Play
6. Sculpture
7. Great Lawn
8. Picnic Area
9. Swing Seating
10. Community Garden
11. Orchard
12. Garden Walk
13. Kids Play Area
14. Vendor Carts
15. X Games
16. Informal Seating
17. Street Performance Area
18. Dog Park
19. Farmers' Market

Neil Kritzinger

Principal

Mr. Kritzinger has more than 30 years of professional experience in architecture, master planning, urban design, and regional planning, and has undertaken projects in the United States and Pacific Islands, China, Korea, the Middle East, South America, Europe, and Southern Africa. The broad range of his professional involvement has allowed Mr. Kritzinger to develop design concepts that reconcile architecture and the human scale with larger scale strategic planning requirements. His work emphasizes respect for local social, cultural, and environmental issues, and always seeks to provide design solutions that create superior urban environments to support the development of healthy and diverse communities. He has worked with national and local governments, community groups and private developers, and his work has been recognized by national and international awards in architecture, urban design, and planning.

Srinivas M. Rao , AIA, AICP, LEED AP

Principal

Mr. Rao is an Architect and an Urban Designer with over 25 years of multi-disciplinary project experience. He has worked closely with developers, the community, governmental and private organizations to develop design solutions that are marketable, foster growth, encourage preservation and enhance overall quality of living.

In the early nineties, he was involved in the design of various transit stations for the Metro Red Line and Metrolink in Los Angeles, and for Tren Urbano in Puerto Rico. During his long tenure with Johnson Fain, he played a leadership role in the design of major projects such as new facilities for NASA's Jet propulsion Laboratory, the award winning redevelopment of Mission Bay in San Francisco, redevelopment of Terminal Annex site in Los Angeles, the Central Business District in Beijing, and developing a new vision for Westchester Southside for Los Angeles World Airports (LAWA). He was also instrumental in winning several prestigious international design awards for the firm.

In 2004, Mr. Rao partnered with his longtime colleague, Neil Kritzinger to form K+R. He has been an advocate of interdisciplinary approach to design where the lines between planning, urban design, architecture and engineering fuse into one unified approach to the design of human habitat at large. He believes that such an approach is the key to innovation, holistic design, and sustainability. One of the earliest advocates of sustainable design through his work in the late eighties and early nineties, his work has been published in various international conferences and his expertise as a LEED® Accredited Professional is at the forefront of innovative sustainable planning & design.

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