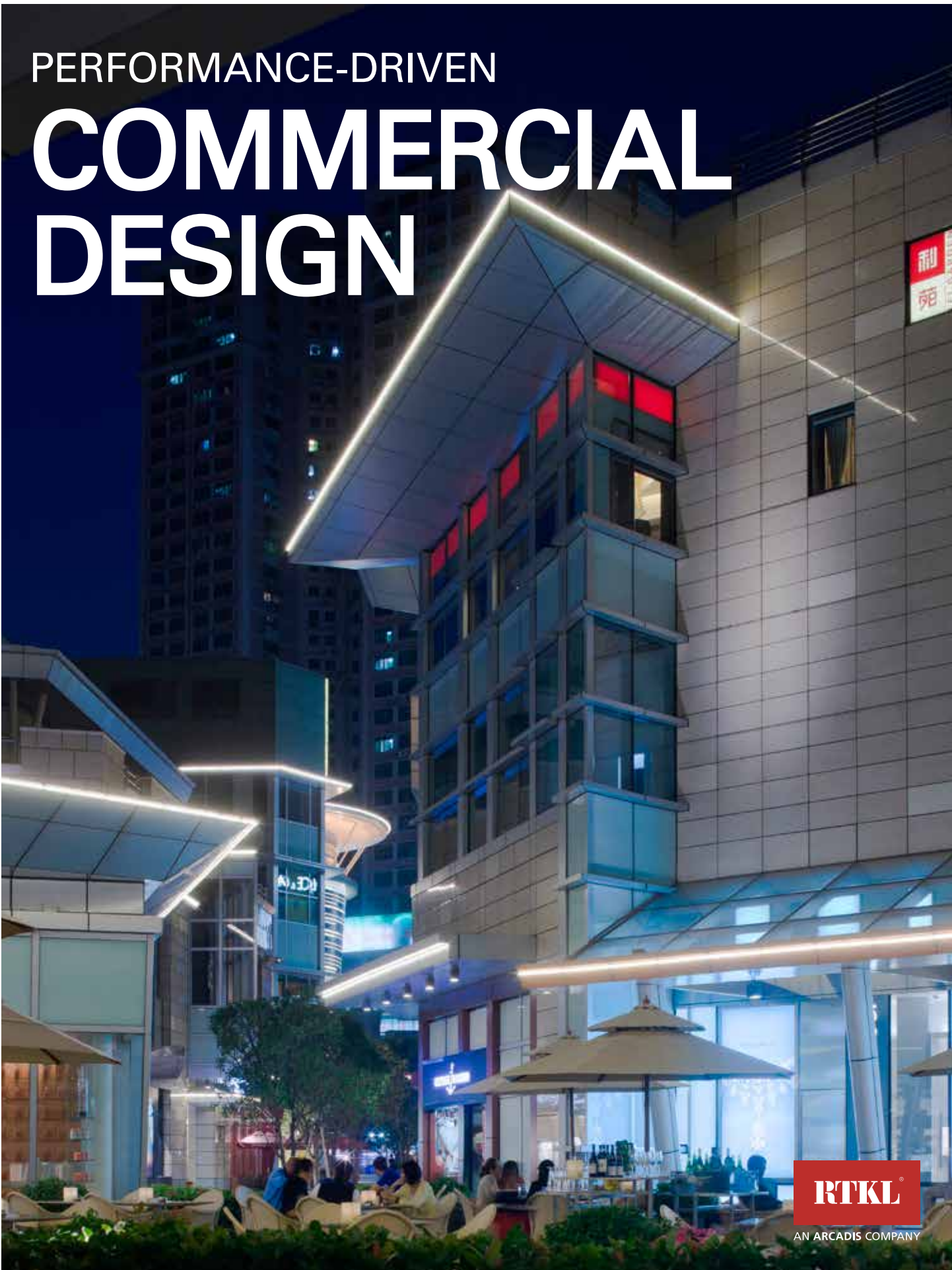


PERFORMANCE-DRIVEN

# COMMERCIAL DESIGN



**RTKL**

AN ARCADIS COMPANY



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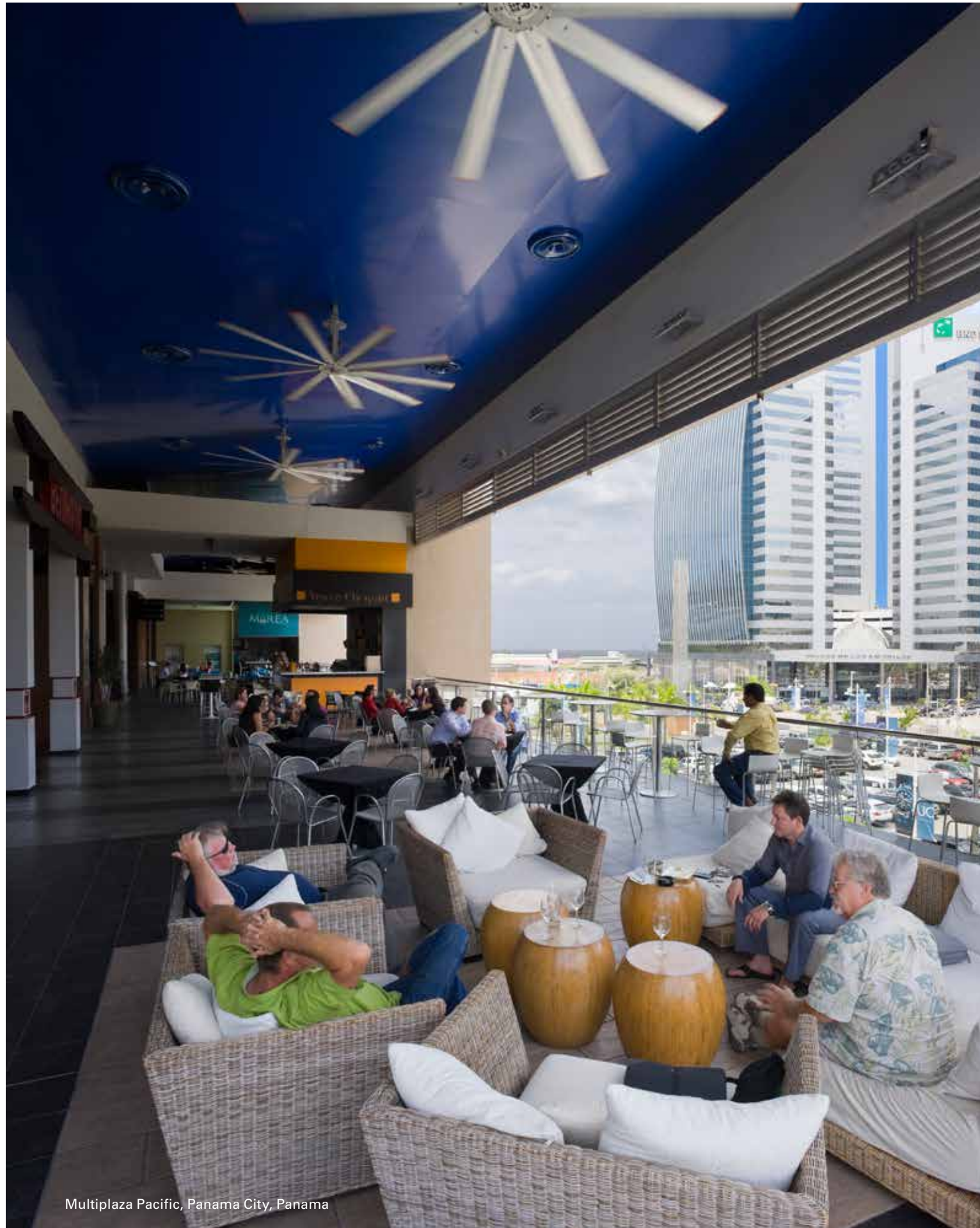
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Multiplaza Pacific, Panama City, Panama

# WHO WE ARE

RTKL IS ONE OF THE LARGEST CREATIVE SERVICES ORGANIZATIONS IN THE WORLD. PART OF THE ARCADIS GLOBAL NETWORK SINCE 2007, RTKL SPECIALIZES IN PROVIDING ITS MULTI-DISCIPLINARY SERVICES ACROSS THE FULL DEVELOPMENT CYCLE TO CREATE PLACES OF DISTINCTION AND DESIGNS OF LASTING VALUE.

RTKL is headquartered in Baltimore, Maryland and boasts a staff of more than 900 professionals strategically placed in offices in Abu Dhabi, Beijing, Chicago, Dallas, Dubai, Jeddah, London, Los Angeles, Miami, Shanghai and Washington, DC.

We offer a comprehensive continuum of creative services including planning, architecture, interior architecture, MEP and structural engineering, telecommunications, security and audiovisual design, branded environments, environmental graphic design, and landscape architecture. Among the firm's portfolio are corporate, academic, commercial, mixed-use, retail, government, hospitality, entertainment, health and science, and transportation projects.

# WHAT WE DO

RTKL DRAWS UPON OUR GLOBAL RESOURCES TO PROVIDE CLIENTS WITH THE MOST COMPREHENSIVE SET OF END-TO-END PLANNING, ARCHITECTURAL AND CREATIVE SERVICES AVAILABLE IN THE MARKETPLACE TODAY. OUR SERVICES INCLUDE:

## ARCHITECTURE

With experience in nearly all project types, our architecture studios combine outstanding design skills with superior project management capabilities to shape communities and organizations around the globe. At RTKL, we offer facilities consulting, architectural design, sustainable design, specifications, construction administration, and post-occupancy evaluations.

## PLANNING & URBAN DESIGN

Whether revitalizing downtown districts or developing large-scale land plans, our planning group creates visually exciting and economically viable settings in which people live, work and shop. Drawing on decades of experience, RTKL planners and urbanists create projects that establish logical frameworks, foster heightened cooperation between public and private interests, and spark a sense of civic and community pride.

## ENVIRONMENTAL GRAPHICS

RTKL creates easily navigable, detailed and exciting places that express our clients' brand and strengthen their relationships with their customers. Our services include: environmental graphic design, strategic branding, identity/logo, signage and wayfinding, print and collateral, and multimedia.

## TECHNOLOGY DESIGN

RTKL's Technology Design Group is a leading provider of comprehensive voice, data, audio-visual, and security systems technology solutions. Our seasoned professionals provide a range of services, including voice systems design, data systems design, audio-visual services, wiring infrastructure systems, and physical security systems design.

## HEALTHCARE TECHNOLOGIES

RTKL delivers the industry's most comprehensive healthcare technology services—capital equipment strategic planning, medical equipment planning, strategic sourcing, communication systems design, data center design, operational modeling and simulation, and facility transition management. These services respond to the increasingly complex digital demands healthcare providers face.

## SUSTAINABILITY

As a firm and as individuals, we're committed to creating environments that enhance the human condition and preserve our natural resources. We create environments that make the best use of resources and work with nature rather than against it, approaching sustainability as not only environmental but also social, economic and commercial.

## INTERIOR ARCHITECTURE

From the initial client meeting through occupancy, our specialists in programming, space planning and interior design work with our clients to identify their design goals, schedule requirements and budgetary parameters. Ultimately, we develop a design that is sensitive to the individual considerations of the project and reflects and advances our clients' missions.





Mandarin Oriental, Miami, Florida

# OUR MARKETS

RTKL IS ORGANIZED AROUND CORE LINES OF BUSINESS, WHICH ALLOWS US TO CONCENTRATE EXPERTISE WITHIN A PARTICULAR PROJECT TYPE AS WELL AS CROSS-POLLINATE IDEAS AND TALENTS ACROSS INDUSTRIES. WE HAVE THREE BROAD PRACTICE GROUPS – COMMERCIAL, WORKPLACE AND HEALTHCARE – WITHIN WHICH ARE INDIVIDUAL SECTORS.

Consistently ranked among the world's largest architecture, engineering and planning firms, RTKL melds a unique understanding of client needs with diverse expertise. Guided by a design philosophy that emphasizes co-operative client relations, respect for culture, commitment to quality and a dedication to enhancing the built environment, RTKL has played a key role in shaping cities and communities around the world.



City Crossing  
Shenzhen, China

#### MIXED-USE

Our mixed-use projects begin with smart planning that fosters a true sense of place and a symbiotic, mutually beneficial relationship among uses. Drawing from our broad range of disciplines and expertise, we understand how to strike the right balance of retail, residential, workplace and civic uses to help ensure visitors arrive for one reason—and stay for the rest.

#### RETAIL AND ENTERTAINMENT

As leaders in the field of retail and entertainment design for more than four decades, RTKL has driven the evolution of retail centers from shopping malls to today's vibrant mixed-use environments. We design places that encourage social interaction and function as extensions of the daily lives of today's savvy consumers.

#### HOSPITALITY

We design hospitality environments that embrace the guest experience, surpass our clients' expectations and predict guests' desires at every level of detail. With a range of services from architecture and planning to interiors and branding, our hospitality group has worked with major hotel operators as well as independent investors and land owners to deliver a range of environments—hotels, resorts, cruise ships, spas and casinos.

#### PLANNING / URBAN DESIGN

Whether revitalizing downtown districts, re-inventing suburbia or developing a transit-oriented development, our planning group creates sustainable and economically viable settings in which people live, work and shop. For more than four decades, our work has established logical frameworks, fostered heightened cooperation between public and private interests, and sparked a sense of civic pride.

#### RESIDENTIAL

Our residential projects embrace connections, sustainability, and smart growth principles while creating vibrant places to live. At RTKL, we design high-density projects, urban apartments, luxury condominiums, senior housing, sales centers, residential interiors and academic housing that create community and form crucial links to retail, transit and workplace hubs.

#### SCIENCE AND TECHNOLOGY

We design flexible and adaptable science and technology environments that support change as research opportunities evolve and technology matures over time. Our team of technology and design experts delivers state-of-the-art facilities that house laboratories for higher education, corporate, and government clients.

#### WORKPLACE

By staying abreast of trends that affect business everyday, we design places that facilitate corporate agility, innovation, culture and collaboration. Our workplace experts have worked with major corporations, law firms, professional associations and government agencies to deliver specialized services to best serve the bottom line.

#### PUBLIC AND DIPLOMATIC

Our public and diplomatic buildings are both stunning pieces of architecture and functional places of business. Whether we are designing embassies, courthouses, or other public buildings, we create environments that make crucial connections to their users and their communities. From historically preserved places to new iconic facilities, our buildings are representative and appropriate.

#### CULTURAL

We design cultural environments that balance functionality with timeless beauty. Simultaneously educational and uplifting, our museums and cultural centers provide symbols of the time in which they were built and the information they contain. These are buildings that serve their users and communities, today and well into the future.

#### ACADEMIC

We design academic environments that reflect a school's character and tradition; promote security, convenience and comfort; and express academic collaboration and technological sophistication. From master planning to interiors, we know how to maximize the value of an institution's real estate, strengthen the endowment and enhance the academic experience.

#### HEALTH

Our healthcare group specializes in innovative, technologically advanced facilities that set industry benchmarks and foster positive outcomes. We offer the most comprehensive services available from any one source—strategic facilities planning, architecture, interior design, healthcare technologies and clinical-transitioning services for new facilities.

Sandton City  
Johannesburg, South Africa





# OUR WORK



Life Hub at Daning, Shanghai, China

PLANNING & URBAN DESIGN  
COMMERCIAL OFFICE  
HOSPITALITY  
RESIDENTIAL  
RETAIL  
MIXED-USE  
ENVIRONMENTS



# PLANNING / URBAN DESIGN



Central Harbourfront Promenade, Emerald Necklace, Hong Kong, China

More than ever, enlightened planning and urban design is essential to the continued health of our cities, our communities and the planet.

Today's complex world presents unprecedented challenges to cities, businesses and people around the world. Diminishing natural resources, climate change, surging urban populations and economic uncertainty threaten the viability of our habitat, the health of our communities and our quality of life.

As urbanists and architects we see it as our duty to deliver solutions that are both responsive and responsible to our clients' needs and the needs of the world around us.





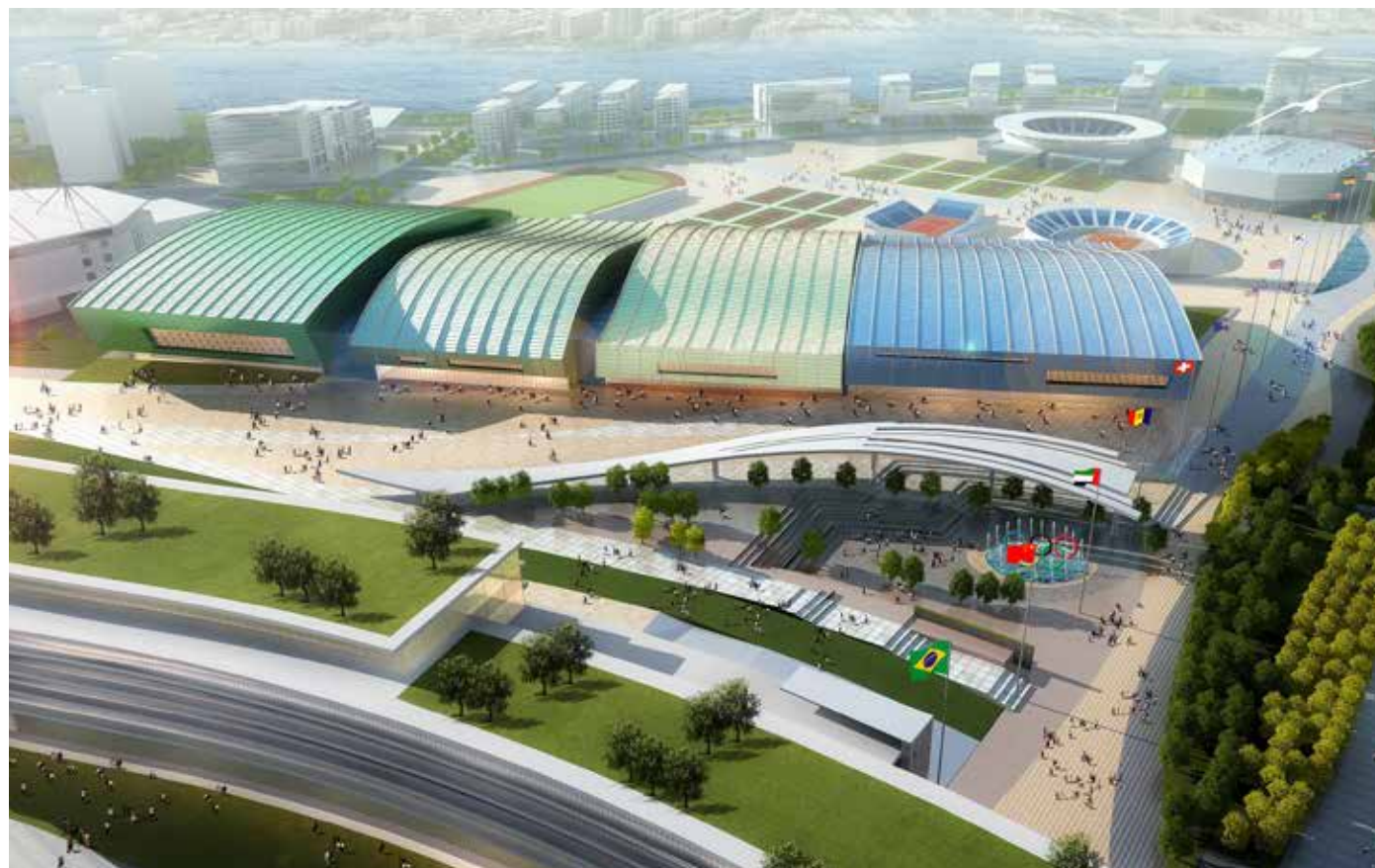
## RIO 2016 OLYMPIC PARK [RIO DE JANEIRO, BRAZIL]

OUT OF 60 ENTRIES FROM THE WORLD'S TOP ARCHITECTS, THE ALPHAVILLE URBANISMO/RTKL MASTER PLAN FOR RIO 2016 OLYMPIC PARK WAS ONE OF ONLY SIX PROJECTS TO BE RECOGNIZED, RECEIVING AN HONORABLE MENTION FROM THE RIO 2016 ORGANIZING COMMITTEE.

RTKL collaborated with AlphaVille Urbanismo, bringing their extensive experience with sports and mixed-use planning and design. Building on the design team's notable green credentials, the proposed Rio 2016 Olympic Park plan centered on sustainability, financial viability, and a smooth transition from 'games mode' to 'legacy mode.' With multiple public transport links, solar and wind-powered infrastructure, and recycled water and building materials, the urban plan set the stage for a sustainable global event.

The plan incorporates several existing sports venues, with a central pedestrian boulevard that leads to a four-star hotel at the water's edge. All venues on the west side of the boulevard are temporary, to be replaced by a medium-density residential community with shops and restaurants at the base along a system of walkable streets. The planning strategy diverges from many past Olympic villages that result in underused sports facilities, and instead creates a thriving community for people seeking an active lifestyle, leaving a legacy of urban living for generations after the Games are over.

**Client**  
Alpha Ville Urbanismo S.A.  
**Services**  
Master Planning, Conceptual Design







Edinburgh's new Harbour provides a sustainable, commercially successful, mixed-use destination with long-term civic, social and economic value.

## THE HARBOUR: LEITH DOCKS [EDINBURGH, UNITED KINGDOM]

CONSIDERED ONE OF THE WORLD'S MOST BEAUTIFUL AND LIVEABLE CAPITALS, EDINBURGH IS KNOWN NOT ONLY FOR ITS CULTURE, HISTORY AND URBAN FORM, BUT ALSO FOR ITS ONGOING EFFORTS TO TRANSFORM ITSELF INTO A VIBRANT DESTINATION FOR RESIDENTS AND VISITORS WORLDWIDE. IN RESPONSE TO THE CITY'S DESIRE TO CEMENT ITS POSITION AS A DESIRABLE PLACE TO LIVE, WORK AND PLAY, RTKL DESIGNED A MASTER PLAN FOR THE 10-MILE LONG REGENERATION AREA ON EDINBURGH'S WATERFRONT. THE SOLUTION AIMS CAPITALIZES ON A LONG UNDER UTILIZED NATURAL ASSET BY CREATING A SUSTAINABLE, COMMERCIALY SUCCESSFUL, MIXED-USE DESTINATION WITH LONG-TERM CIVIC, SOCIAL AND ECONOMIC VALUE.

### A RICH HERITAGE

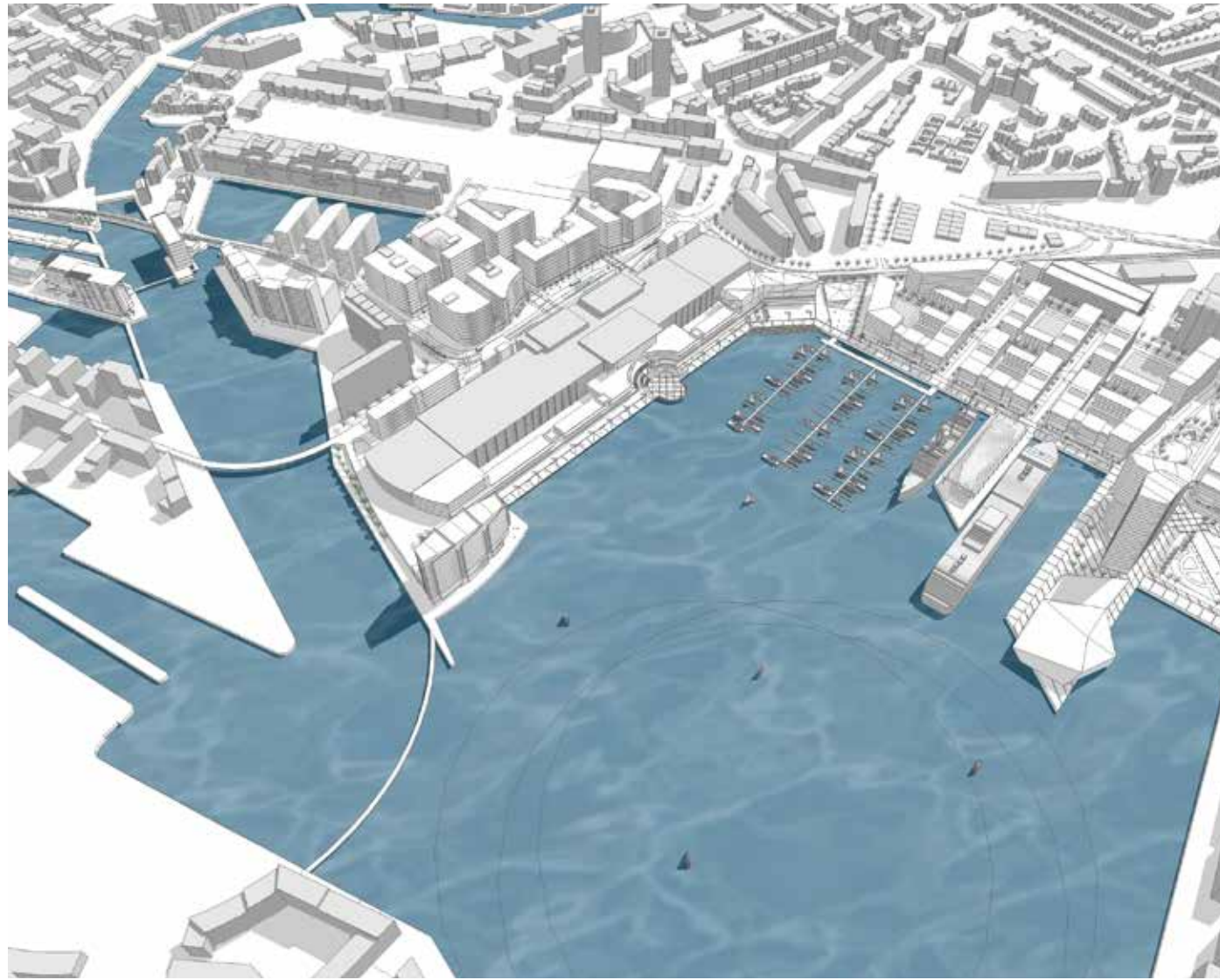
For many centuries, the Port of Leith played a critical role in connecting Edinburgh with Europe and other parts of the world. Despite this role, Leith grew and evolved as a community largely independent of the city of Edinburgh. This created a north-south divide that transcended its geographical separation.

In recent years, the port has suffered due to the dispersal of shipping operators to other ports. At the same time, the city of Edinburgh has enjoyed great economic success. It flourished locally and raised its international profile. When the city recognized that it required new non-greenfield development to accommodate its expansion, the underutilized Leith Docks provided an ideal opportunity.

**Client**  
Forth Properties Ltd  
**Services**  
Master Planning







## A BOLD VISION FOR GROWTH

The design team created a bold vision for the master plan that is rooted in previous city-led studies and an ongoing relationship with local individuals and businesses. Key elements of the strategy included:

- Create a heart for the community
- Establish a sense of place
- Provide a complementary mix of uses and an accessible and high-quality public realm
- Activate the waterfront with attractions and activities
- Link seamlessly to the existing urban fabric

## A SUSTAINABLE PLAN

The master plan for the Harbour offers a pragmatic, deliverable framework with a strong vision for the regeneration of the area. The plan reinvigorates an existing shopping center and former industrial site, connects the city to the waterfront and anchors the larger contemporary, sustainable waterfront district.

The master plan also pays tribute to the historical context with key view corridors. It preserves cultural assets, uses natural resources prudently, integrates renewable energy sources and provides a walkable environment with links to public transport.

## A NEW URBAN WATERFRONT DESTINATION

Key elements of the plan include:

- A vibrant pedestrian esplanade that forms the spine of the development and features inviting piers, attractions and direct access to the water's edge
- A range of housing types intended to create a balanced and diverse urban community
- Landmark buildings that signify areas of importance and delineate borders
- A variety of well-integrated cultural uses
- A commercial, retail and leisure area that centres around the reconfigured Ocean Terminal
- High-quality public spaces
- Key transport links via a newly developed tram plaza
- Flexible and sustainable office space and a business hotel
- Unique character and identity



Connect to surrounding areas



Connecting to the movement network







## ENTERTAINMENT CITY QATAR [DOHA, QATAR]

ENTERTAINMENT CITY QATAR IS A 100 MILLION-SF MIXED-USE ENTERTAINMENT DESTINATION THAT SETS A NEW BENCHMARK FOR LIFESTYLE DEVELOPMENT IN QATAR.

RTKL created a layout that integrates hospitality, leisure and recreational facilities with commercial and residential components for a comprehensive and authentic destination for residents and visitors alike and dramatic views of the Persian Gulf.

RTKL's process commenced with an intensive contextual study of Qatar's history, culture and people. The team worked with the developer to understand the needs and interests of the resident population, as well as the foreseeable tourist demographic. Careful consideration of these user requirements led to the evolution of Entertainment City's overall brand.

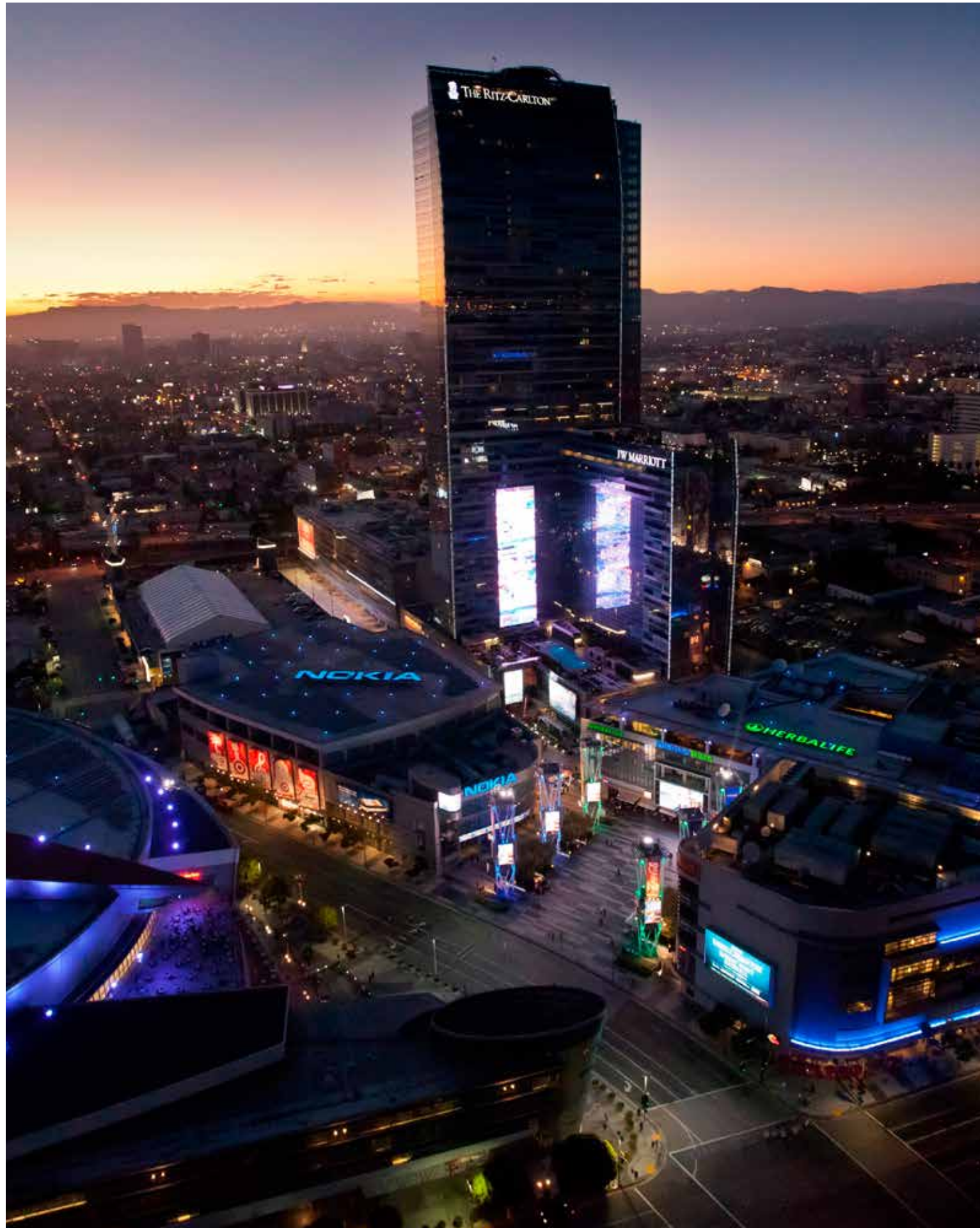
RTKL strengthened the brand with a series of themed districts that graphically connect the project's diverse spaces and choreograph unique user experiences.

The master plan features an urban village concept that fuses traditional Arabic hospitality with contemporary lifestyle attractions. A series of canals link the various components of the site, while a thoughtful mix of water parks, hotels, shopping, restaurants, and cinemas create a distinct sense of place and complete the range of entertainment choices. The plan calls for a variation in building heights to craft a comfortable rhythm and flow throughout each district.

**Client**  
ABU DHABI Investment House PJSC  
**Services**  
Urban Planning,  
Environmental Graphic Design







## LOS ANGELES SPORTS AND ENTERTAINMENT DISTRICT [LOS ANGELES, CALIFORNIA]

SINCE ITS COMPLETION IN 2000, THE STAPLES CENTER, LOS ANGELES' WORLD-CLASS SPORTS ARENA LOCATED ADJACENT TO THE OLD CONVENTION CENTRE, HAS BEEN A POWERFUL CATALYST FOR THE RENEWAL OF THE CITY'S DOWNTOWN. EAGER TO CONTINUE WITH THIS REVITALISATION, THE FACILITY'S OWNER HIRED RTKL TO GENERATE A MASTER PLAN FOR A 33-ACRE URBAN DISTRICT ALONG THE DOWNTOWN AREA'S SOUTHERN EDGE.

Under the expectation that the district would attract six million visitors annually, RTKL envisioned a mix of compatible and synergistic uses that would complement the arena and convention centre. The centrepiece of the plan was the new L.A. LIVE mixed-use development, an exciting, 24-hour-a-day attractions.

In addition to providing planning and urban design for the entertainment district, RTKL provided architecture and environmental graphic design for L.A. LIVE's two mixed-use anchor buildings made up of retail, restaurant, office, museum and entertainment space, a 720-seat theatre, a 1,000-room condominium hotel, and the west

coast broadcasting headquarters for ESPN sports television. Complete with a 40,000-SF pedestrian friendly public plaza. L.A. LIVE underscores the city's reputation as one of the world's most dynamic entertainment hubs. The open-air space serves as a central meeting spot and boasts state-of-the-art lighting, LED-screens and signage displays. The technology-enhanced accents captivate audiences and decorate building facades. Additionally, RTKL's design offers convenient ground-level access from the plaza to a wide selection of shops, restaurants and leisure activities. L.A. LIVE, utilising a phased delivery, creates a vibrant urban community catering to visitors and city denizens alike.



**Client**  
City of Los Angeles  
**Services**  
Planning and Urban Design

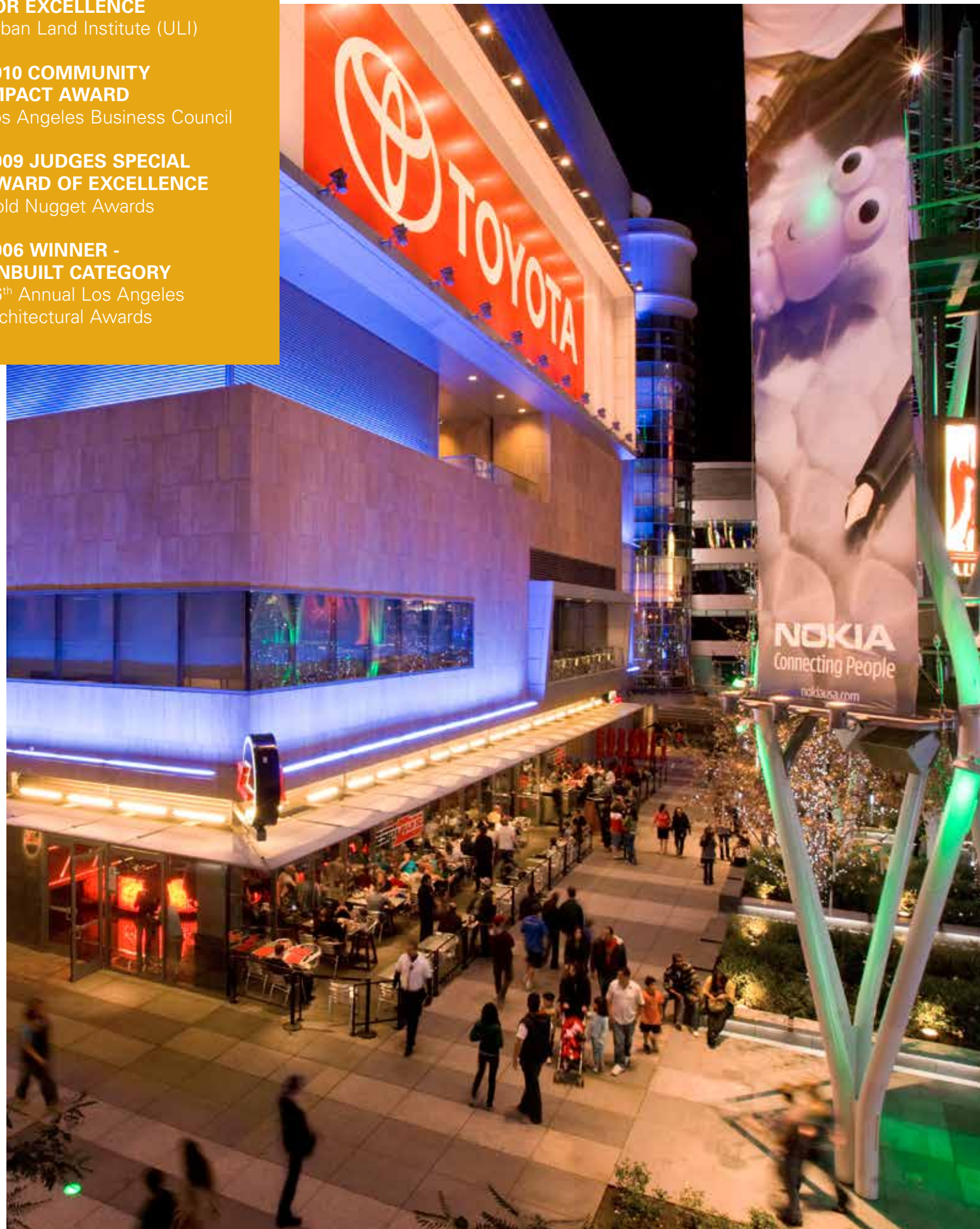


**2010 ULI AWARD  
FOR EXCELLENCE**  
Urban Land Institute (ULI)

**2010 COMMUNITY  
IMPACT AWARD**  
Los Angeles Business Council

**2009 JUDGES SPECIAL  
AWARD OF EXCELLENCE**  
Gold Nugget Awards

**2006 WINNER -  
UNBUILT CATEGORY**  
36<sup>th</sup> Annual Los Angeles  
Architectural Awards



## L.A. LIVE [LOS ANGELES, CALIFORNIA]

AS THE CENTERPIECE OF THE CITY'S SPORTS AND ENTERTAINMENT DISTRICT, THE NEW L.A. LIVE MIXED-USE DEVELOPMENT REVITALIZES DOWNTOWN LOS ANGELES WITH EXCITING, 24-HOUR-A-DAY ATTRACTIONS. BOASTING TWO MIXED-USE ANCHOR BUILDINGS COMPOSED OF RETAIL, RESTAURANT, OFFICE, MUSEUM AND ENTERTAINMENT SPACE, A 720-SEAT THEATRE, A 1,000-ROOM CONDOMINIUM HOTEL AND THE WEST COAST BROADCASTING HEADQUARTERS FOR ESPN, L.A. LIVE UNDERSCORES THE CITY'S REPUTATION AS ONE OF THE WORLD'S MOST DYNAMIC ENTERTAINMENT HUBS.

RTKL's design scheme for the two anchor buildings orients the development around a 3,700-SM public plaza and emphasizes a pedestrian-focused landscape. The open-air plaza serves as a central meeting spot and boasts state-of-the-art lighting, LED-screens and signage displays. The technology-enhanced accents captivate audiences and decorate building facades. Additionally, RTKL's design offers convenient ground-level access from the plaza to a wide selection of shops, restaurants and leisure activities. L.A. Live, creates a vibrant urban community catering to visitors and city denizens alike.



**Client**  
Anschutz Entertainment Group (AEG)

**Services**  
Planning and Urban Design, Architecture,  
Environmental Graphic Design





## NANTONG CBD PHASE I-SHA TASK [NANTONG, CHINA]

IN RECENT DECADES, NANTONG HAS EMERGED AS ONE THE LARGEST MOST SIGNIFICANT PORTS ALONG THE CHINESE COAST. IT IS A VIBRANT INDUSTRIAL CITY CELEBRATED FOR ITS RICH CULTURAL AND EDUCATIONAL HERITAGE.

Today, Nantong has an opportunity to secure its position among the area's most important centers of commerce and is poised to become a distinctive and desirable city of the future.

RTKL's 15-HA master plan for Nantong CBD blends an uncompromising contemporary workplace with a mixed-use internationally inspired commercial destination offering the widest spectrum of retail and leisure uses. Nantong CBD is structured as two distinct but interconnected districts. Signature workplace gardens are located around a northern canal side garden amenity. A mixed-use retail district completes the garden

to the south of the canal with a series of variedly scaled pedestrian streetscapes connecting a diversity of intimately scaled yet public spaces. These are situated to engage with the canal, the workplace garden and the main commercial boulevard approaches to the site. Public gardens, squares, a pedestrian boulevard and cultural and entertainment pavilions are clustered around a public amphitheatre/plaza.

Over 507,000-SM of building provides high specification offices, a signature landmark office tower plus hotel and luxury serviced apartments. Further to this a SOHO is situated

adjacent to a diversity of retail from large department stores to small scale units and market stalls, as well as ample parking and efficient service arrangements. Nantong CBD embraces its unique setting and creates a memorable skyline and legible city landmark. Not only an example of a contemporary CBD, Nantong is a place sympathetically in tune with a respect for and desire to embrace sustainability; economically, socially and ecologically.



**Client**  
Nantong ZhongNan Group Zhong Nan  
CBD Development Co., Ltd.

**Services**  
Master Planning





Naberezhnaya Office Towers, Moscow, Russian Federation

# COMMERCIAL OFFICE

RTKL's expertise in commercial office tower design and our history of creating iconic structures that strategically, culturally and aesthetically fit into their urban contexts mean that we are prepared to build the most innovative and celebrated structures of the future. We provide integrated design that is compatible with the engineering feats of building the world's tallest structures and by putting people first, we give our clients the greatest number of options with premier locations, flexible floor plans, and the latest technology.





## CHANGSHA TOWER [CHANGSHA, CHINA]

THE ICONIC 45-FLOOR CHANGSHA TOWER ACTS AS THE FOCAL POINT OF THE NEW CHANGSHA XINHE DELTA MIXED-USE DEVELOPMENT. DESIGNED TO MAXIMIZE THE RIVER VIEWS ON THE WATER'S EDGE, IT IS COMPRISED OF 64,700 SM OF CLASS-A OFFICE SPACE.

After a three month competition including master planning and conceptual design of a two-parcel mixed-use development, RTKL was awarded the architectural design of both the Intercontinental Hotel and office tower components that will frame the main pedestrian retail plaza.

The rooftop features an observation tower with a spectacular view overlooking the waterfront and all of downtown Changsha. Amenities include an employee cafeteria, a post office and a bank. As a connection to the rest of the mixed-use development, the office tower features direct access to the accompanying retail center. Construction for the office tower began in 2010 and is anticipated to open in 2013.



**Client**  
North Star Real Estate LTD.

**Services**  
Architecture, Conceptual Design



“With a sleek design that enhances Moscow’s skyline, the biggest of the Naberezhnaya Office Towers stands among the tallest buildings in Europe at 268M.”

[Ray Peloquin, RTKL Vice President]



## NABEREZHNAJA OFFICE TOWERS [MOSCOW, RUSSIAN FEDERATION]

INNOVATIVELY COMBINING MODERN DESIGN AND COMFORTABLE, FUNCTIONAL SPACE, NABEREZHNAJA OFFICE TOWERS FORM A CONTEMPORARY WORKING ENVIRONMENT THAT SETS A NEW STANDARD FOR TODAY’S RUSSIAN BUSINESS CENTERS.

ENKA, one of Moscow’s most prestigious developers, set out to capitalize on 200,000 SM of rentable area in the heart of the city. The resulting project is comprised of three Class-A office towers of 17, 27 and 57 stories respectively. The towers feature high ceilings, flexible and open floor plates, and internal partitioning tailored to tenant requirements. Underground parking and a sound-insulated

facade adapt to the challenges of the urban setting, and the varying building heights allow for spectacular views of the city center and the Moscow River. Occupants of the office buildings will enjoy convenient access to a transport system, a shopping mall and upscale residential options, making the facility not only a premium workplace but an integral element of Moscow’s urban landscape.

**Client**  
Enka Insaat Ve Sanayi A.S.

**Services**  
Architecture





2008 ARCHITECT OF THE YEAR,  
OFFICE ESTATE CATEGORY  
CRE Moscow Awards

2008 OFFICE REAL ESTATE,  
BUSINESS CENTRE CATEGORY  
CRE Moscow Awards







## SUNING YANCHENG PLAZA [YANCHENG, CHINA]

PAVING THE WAY FOR LARGE-SCALE DEVELOPMENT IN YANCHENG CITY, RTKL WAS COMMISSIONED TO DESIGN LANDMARK TWIN OFFICE TOWERS WITH SURROUNDING RETAIL, HOTEL AND RESIDENTIAL SPACE COVERING OVER 8 HECTARES AND 837,894 SM.

Located in the urban core of Yancheng City, Suning Yancheng Plaza will provide needed resources for the community, including a sunken plaza for public activities flanked by two world-class office and hotel towers and a large retail mall. South of the sunken plaza, a pedestrian retail street and residential units take full advantage of riverfront views, making the most of the green outdoor space available in Jiangsu Province's largest city.



**Client**  
Yancheng Suning Property Co.,Ltd  
**Services**  
Architecture



At 500M, the Kaisa Fenglong tower will be one of the top ten tallest buildings in the world.



## KAISA FENGLONG CENTER [SHENZHEN, CHINA]

WITH ITS IMPRESSIVE 92-STORY HEIGHT AND EXQUISITE ARCHITECTURAL DESIGN, KAISA FENGLONG CENTER IS EXPECTED TO SET THE PACE FOR ENVIRONMENTALLY-FRIENDLY BUILDINGS IN SHENZHEN.

RTKL was commissioned to develop a Class A office tower with the latest technology. Capitalizing on the firm's mixed-use expertise, the building will contain six floors of high-end retail, dining, and entertainment options at its base. The tower will also be an asset to Shenzhen's skyline with a dynamic façade that gives the impression of movement, while still being solidly grounded. By focusing on conserving resources and environmental protection, the design team is ensuring that Kaisa Fenglong Center will be a leader in China's green building industry.



**Client**  
Fenglong Group Holdings LTD  
**Services**  
Architecture



# HOSPITALITY



Grand Hyatt Shenzhen, Shenzhen, China

Whether it's a boutique hotel or renovated landmark, our work is characterized by an understanding that today's city hotels function as urban resorts, offering style, amenities and escape while still providing essential to all the city has to offer.





## MANDARIN ORIENTAL [MIAMI, FLORIDA]

MANDARIN ORIENTAL, ONE OF ASIA'S PREMIER HOTEL CHAINS, SELECTED THE CITY OF MIAMI AS THE LOCATION FOR ITS FIRST U.S. HOTEL—AND RTKL AS ITS ARCHITECT. THE CLIENT WANTED A MODERN IMAGE THAT WOULD HARMONIZE WITH THE VIBRANCY OF MIAMI YET WHISPER OF THE ORIENT.

RTKL's design is a six-star facility that includes 329 guest rooms and suites, two restaurants, two lobby-level bars, a fitness center, spa and meeting facilities. Situated to maximize views of the water and the downtown skyline, the arcing structure enjoys a strong profile along the Miami waterfront. The liberal use of glass and stucco echo Miami's architectural aesthetic and comply with the project's budget restrictions.



Client  
Swire Properties and Mandarin Oriental  
Services  
Architecture



2011 BEST OF LA  
INTERNATIONAL CATEGORY  
Los Angeles Business Council

2011 BEST MIXED-USE  
DEVELOPMENT AWARD  
Asia Pacific Property Awards



## GRAND HYATT SHENZHEN [SHENZHEN, CHINA]

THE FIVE-STAR GRAND HYATT SHENZHEN IS THE NEWEST ATTRACTION AT CITY CROSSING, THE VIBRANT, MIXED-USE DESTINATION THAT ALSO FEATURES LARGE ANCHOR RETAIL, A SUBWAY TRANSIT HUB, AN OFFICE TOWER AND AN OLYMPIC SKATING RINK.

Favorably located and with spectacular views of the city and surrounding topography, the hotel and office towers serve as dramatic bookends to the broader development. The Hyatt is topped with terraced levels that reach a pinnacle at 36 stories. As a reference to the mountainous peaks to the south, the terraced roof forms emit glowing light throughout the rooftop restaurants and garden terrace. The hotel has an unusual upside-down layout, with the front desk, main lobby and signature restaurant located at the rooftop level to capitalize on the building's spectacular vantage points.

Amenities include meeting rooms, ballroom, guest rooms and serviced apartments, an infinite-edge pool and a fitness center.

**Client**  
China Resources (Shenzhen) Co., Ltd.

**Services**  
Architecture, Master Planning and  
Environmental Graphic Design







## THE RITZ-CARLTON PALM BEACH [MANALAPAN, FLORIDA]

FOR DECADES, THE RITZ-CARLTON'S SIGNATURE BRAND AND LUXURY EXPERIENCE HAVE SET IT APART FROM ITS COMPETITORS. BUT AS EARLY AS 2003 THE HOTEL IDENTIFIED A SHIFT IN ITS GUEST DEMOGRAPHIC AND GUEST EXPECTATIONS. LESS INTERESTED IN THE TRADITIONAL RITZ-CARLTON LOOK AND FEEL, THESE INDIVIDUALS DESIRED A HOTEL SETTING THAT WAS RELEVANT TO ITS LOCATION, ONE THAT EMBRACED ITS SURROUNDINGS AND CREATED A SENSE OF AUTHENTICITY.

To respond to the evolving market, the hotelier decided to pursue a reimagining strategy, applying a more holistic and site-sensitive approach to the design and development of its properties.

RTKL responded by creating a space that appeals to younger consumers with different perspectives on luxury and service. Befitting of Palm Beach, RTKL's scheme is eclectic, yet regional and relaxed. The award-winning design infuses a concept of "barefoot

elegance," inviting the outdoors inside while providing guests with high-style internal comforts. Renovated spaces include the guest rooms, the Lanai and Presidential suites, the conference and meeting rooms and executive cabanas.

The Eau Spa, a destination unto itself, evokes a garden paradise. The 3,900-SM space invites guests to engage in a journey of the senses, abandon reality and indulge in personal rejuvenation.

**Client**  
Acorn Asset Management, Inc,  
a division of Lewis Trust Group, Ltd

**Services**  
Interior Architecture and Design,  
and Architecture





**2010 TOP TEN SPAS IN THE WORLD**  
SpaFinders Readers' Choice Awards

**2008 BEST DESIGN - LUXURY HOTEL  
(BUSINESS CENTER)**  
International Restaurant & Hotel Awards

**2008 BEST SUITE - LUXURY HOTEL  
(LANAI SUITE)**  
International Restaurant & Hotel Awards



“With the change in our customer base, our customers expect different and new experiences and want a hotel setting to be relevant to its location, not a rubber stamp version of the same thing.”

[Bill Barrie, Head of Design and Construction for The Ritz-Carlton]





## SONGJIANG NEW CENTURY GRAND HOTEL SHANGHAI [SHANGHAI, CHINA]

RTKL WAS COMMISSIONED TO DESIGN THE 27-STORY SONGJIANG KAI YUAN RESORT AS PART OF A DYNAMIC, NEW MIXED-USE DEVELOPMENT IN SHANGHAI. THE DEVELOPMENT OFFERS INNOVATIVE INTERIORS DESIGNED TO REFLECT THE MODERN AND TRADITIONAL ELEMENTS OF ITS URBAN SETTING.

The building's focal point is a three-floor, glass-enclosed lobby that features elegant lit columns, stone floors, and water fixtures. Five dining facilities balance elements of traditional Asian culture with contemporary detailing. Guest rooms juxtapose bold colors, abstract artwork and modern furniture with soft lighting and luxury bedding. The building's conference center, state-of-the-art spa and fitness center continue the authentic, streamlined design scheme, establishing an atmosphere that both excites and soothes.



**Client**  
New Century Tourism Group  
**Services**  
Interior Architecture and Design





## W HOTEL BEIJING [BEIJING, CHINA]

BY CREATING AN OASIS IN THE CITY WITH A TOWER RISING FROM AN EXQUISITE URBAN GARDEN WITH VIEWS OF THE FORBIDDEN CITY, RTKL'S DESIGN FOR THE CELEBRATED W HOTEL IN BEIJING SETS THE STANDARD FOR THE MODERN HOTEL EXPERIENCE IN CHINA.

The W Hotel is a 350-key tower above the signature W Living Room that invites guests to lounge within its double height volume and move to the lower garden levels through pavilion atriums that dot the garden like precious gems in the landscape. The sunken garden will provide light and activity to the meeting rooms

and restaurants on the lower levels, creating a truly unique experience. The tower will extend upward using an exterior wrapping that emulates the bamboo forest. At the tower's peak, guests dine in the roof-top restaurant facing the Forbidden City and take advantage of the westerly views within the ancient city walls.

**Client**  
Gloria Plaza Hotel Co., Ltd.  
**Services**  
Architecture





# RESIDENTIAL



717 Olympic, Los Angeles, California

Today's residential environments blur the line between hospitality and home and offer high style, increased amenities and a range of public and private spaces. From fitness centers to gourmet kitchens, RTKL ensures that every detail enhances the resident's personality and lifestyle.





## COSMOPOLITAN [SAN JUAN, PUERTO RICO]

INTERLINK, A PUERTO-RICO BASED DEVELOPER, SOUGHT TO REVITALIZE THE ONCE FLOURISHING URBAN DISTRICT OF MIRAMAR BY RETURNING AFFLUENT LIVING TO THE AREA. THE COSMOPOLITAN ANCHORS THIS REDEVELOPMENT, NIMBLY EMBRACING THE LOCAL CULTURE AND TRADITION AND ENRICH IT WITH A GLOBAL PERSPECTIVE.

The 19-story tower's exterior is characterized by its floor-to-ceiling windows and transparent massing, which create reflections on the lagoon. Water informs the design within the building, visually escorting visitors through the motor court and providing privacy along the townhouse wall.

The interior spaces utilize Piedra Caliza teak wood and blue cobblestone, materials indigenous to Puerto Rico. Within each residence guest entertainment and reception is discretely separated. To achieve exclusivity and security, residents ride an individually keyed elevator from the garage to a private lobby in front of their doors.



**Client**  
Interlink Group

**Services**  
Architecture, Landscape Architecture,  
Interior Architecture and Design,  
Environmental Graphic Design



**2010 FINALIST - BEST HIGH-RISE APARTMENT**  
National Association of Home Builders (NAHB)

**2010 WINNER - COMMERCIAL LAND  
DEVELOPMENT HIGH-RISE/MULTI-FAMILY  
RESIDENTIAL** Aurora Awards



## THE MONARCH [AUSTIN, TEXAS]

RTKL WAS TASKED WITH TRANSFORMING A DENSE, URBAN SITE ON THE EDGE OF AUSTIN'S CENTRAL BUSINESS DISTRICT INTO A WORLD-CLASS RESIDENTIAL BUILDING. TAKING CUES FROM THE NATURAL BEAUTY AND SOCIAL GRACE OF THE BUTTERFLY THAT PASSES OVER THE CITY DURING ITS ANNUAL MIGRATION TO MEXICO, THE MONARCH INSPIRES A NEW KIND OF RESIDENTIAL ENVIRONMENT—ONE THAT HIGHLIGHTS AESTHETICS, SOCIAL CONNECTION AND HIGH-QUALITY AMENITIES.

The strategy hinges on the client's target demographic: stylish individuals with an appreciation for Austin's energy and attitude. The design team utilized the same branding principals as hospitality environments by translating the Monarch image into a complete design concept—architecturally, experientially and programmatically. From the cyber café and wifi lounge to the gourmet kitchens and spa-like bathrooms that populate units, the Monarch boasts a comprehensive lifestyle environment that is distinctively Austin.



**Client**  
ZOM

**Services**  
Brand Strategy, Architecture, Interior  
Architecture and Design, Environmental  
Graphic Design, and Purchasing





## KINGOLD PEARL RIVER COMPETITION [GUANGZHAO, CHINA]

KINGOLD PEARL RIVER RESIDENCES IS AN EXCLUSIVE COMMUNITY TAILORED TO RESIDENTS THAT DEMAND THE BEST OF WORLD-CLASS RESORT LIVING.

Located on the banks of the Pearl River, the project is a part of the upscale Pearl River New City development in Guangzhou and is comprised of five 40-story glass façade residential towers surrounded by lush gardens and pools.

The development is characterized by discreet exclusivity and luxurious amenities including extensive outdoor gardens and terraces, private movie screening rooms, gym and fitness areas, a business center, a lounge, a spa, and a 5-star restaurant. Access and degrees of entry are clearly separated for residents, guests, and service staff to ensure that units have maximum privacy while maintaining unobstructed views to the water.



**Client**  
Guangzhou Dongqi Real Estate Development Ltd.

**Services**  
Architecture





## BACCARAT RESIDENCES [SHANGHAI, CHINA]

DESPITE THEIR ADVANTAGEOUS LOCATION IN XIN TIAN DI, SHANGHAI'S PREMIERE ENTERTAINMENT AND LIFESTYLE DISTRICT, THE BACCARAT RESIDENTIAL TOWER'S DESIGN SCHEME LACKED SOPHISTICATION.

RTKL transformed the two towers' existing façades and reconfigured the development's retail spaces, recreational facilities and residential interior layouts to appeal to local and international residents. The design scheme uses an elegant, pure-glass curtain wall system to express the project's five-star. Existing ground floor hotel amenities were converted into retail stores and upgraded luxury residences to activate the surrounding streets and extend Xin Tian Di's retail strip into the neighborhood.



Client  
Starwood Capital Group  
Services  
Architecture

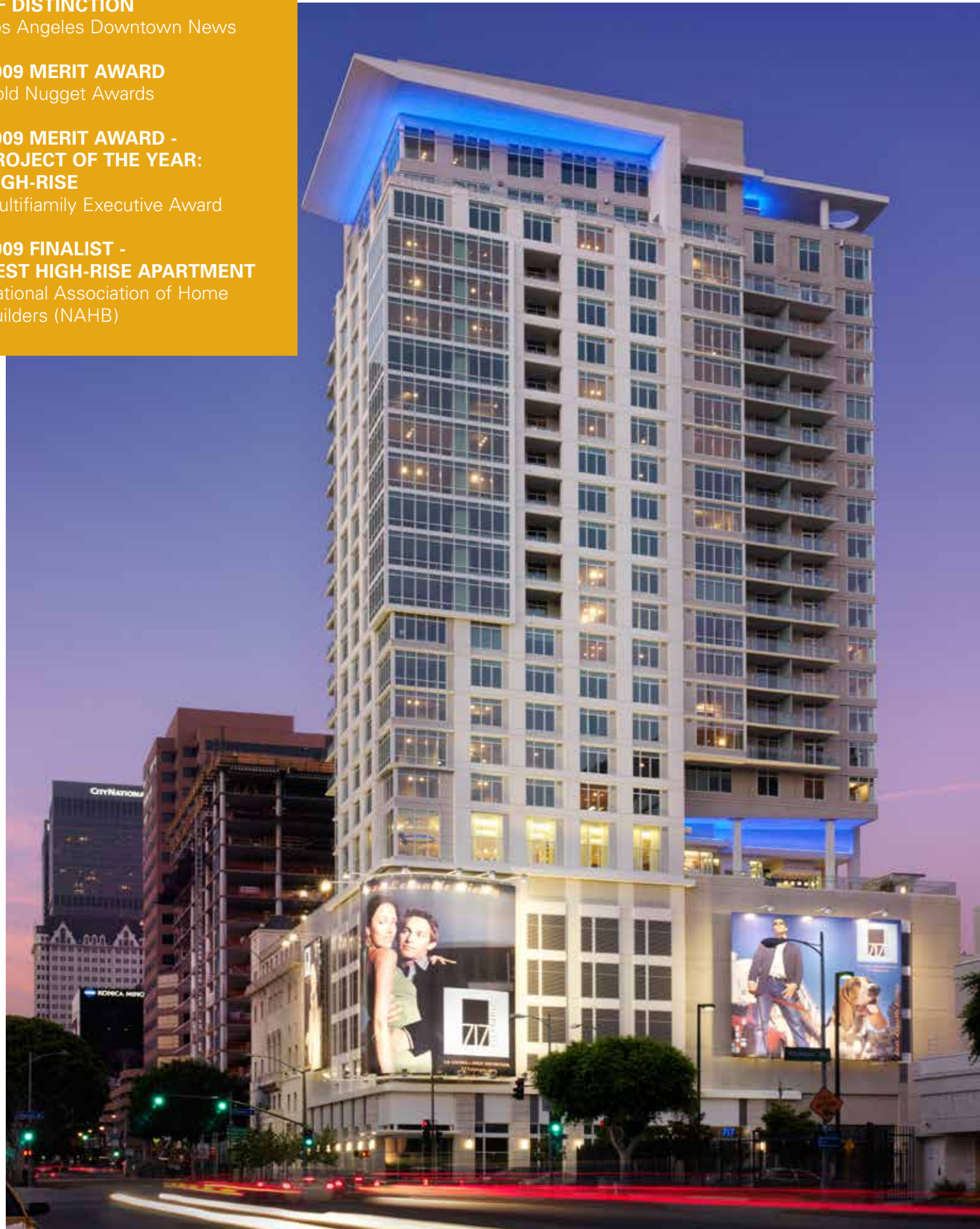


**2009 DOWNTOWNERS  
OF DISTINCTION**  
Los Angeles Downtown News

**2009 MERIT AWARD**  
Gold Nugget Awards

**2009 MERIT AWARD -  
PROJECT OF THE YEAR:  
HIGH-RISE**  
Multifamily Executive Award

**2009 FINALIST -  
BEST HIGH-RISE APARTMENT**  
National Association of Home  
Builders (NAHB)



## 717 OLYMPIC [LOS ANGELES, CALIFORNIA]

THE 717 OLYMPIC TOWER ANCHORS LA LIVE, THE BUSTLING SPORTS AND ENTERTAINMENT COMPLEX IN DOWNTOWN LOS ANGELES. CHALLENGED BY THE PROJECT'S COMPACT SITE, RTKL DEVELOPED AN EXTERIOR SCHEME THAT SENSITIVELY ADDRESSES MASS, RHYTHM AND ORGANIZATIONAL STRUCTURE, WITH DEEP SETBACKS AND SHADOW LINES THAT ARTICULATE A SENSE OF LAYERING AND TEXTURE AND CREATE ARCHITECTURAL BALANCE WITH THE CITYSCAPE.

This 26-story, mixed-use, luxury residential building fills the niche for upscale housing in the city center and includes 700-SM of ground floor retail and commercial space. Each residential level features nine units with varying floor plans, including two-story penthouses. Each level also boasts raised, private balconies that provide views of the entertainment district and surrounding downtown area. Carved out areas on the 8th and 26th floors provide space for tenant amenities including a fitness area, gourmet kitchen, outdoor grilling area and theater.



**Client**  
Hanover R.S. Limited Partnership

**Services**  
Site Planning, Architecture





## THE LOFTS AT PARK CREST [TYSONS CORNER, VIRGINIA]

IDEALLY SET AT TYSONS CORNER ADJACENT TO A NEW METRO LINE, PARK CREST ENCOMPASSES 128 LOFT-STYLE RESIDENTIAL UNITS WITH LUXURY APPEAL IN WHAT IS QUICKLY BECOMING ONE OF THE DC AREA'S MOST SOUGHT-AFTER NEIGHBORHOODS.

Located atop a Harris Teeter grocery store and bordering shopping, dining, and entertainment, Park Crest provides unparalleled convenience coupled with luxury architecture. The design team emphasized 11-foot ceilings and floor-to-ceiling windows to allow natural light to flood the apartments.

Sited on a 40-foot slope, the RTKL team was challenged to incorporate all of the amenities within the residential building, including a 53,000-SF grocery store, while maintaining an urban feel. The designers took advantage of the slope by creating various vehicular and pedestrian entry points that were kept separate so as to not interfere with each other. The grocery store front consists of a coffee shop, a noodle shop, and a wine store to keep the pedestrian-friendly scale intact.



Client  
Penrose Group  
Services  
Architecture





## RIVERWALK AT PORT IMPERIAL [WEST NEW YORK, NEW JERSEY]

RTKL WAS COMMISSIONED TO PLAN AND DESIGN THE RESIDENTIAL BUILDINGS AT RIVERWALK AT PORT IMPERIAL, A PREMIER, MIXED-USE DEVELOPMENT TOTALING OVER TWO MILLION SF OF SHOPS, RESTAURANTS, AND RETAIL ESTABLISHMENTS

Spanning two miles along the Hudson River waterfront with striking views of Midtown Manhattan, Port Imperial is one of the nation's largest urban masterplanned developments. Anchored by an inter-modal ferry terminal, a luxury full-service hotel, a conference facility, office space, and a retail development, residents of the 130-unit low-rise condominium building and 365-unit high-rise apartment building have access to a number of nearby amenities and offerings. Making a pedestrian lifestyle a priority, Port Imperial is built around a tree-lined esplanade with sidewalk cafes, kiosks and fountains.



**Client**  
K. Hovnanian Companies

**Services**  
Master Planning, Architecture,  
Landscape Architecture and  
Environmental Graphic Design



Dream Mall, Kaohsiung, Taiwan, China



# RETAIL

As leaders in the field of retail and entertainment design for more than five decades, RTKL has driven the evolution of retail centers from shopping malls to today's vibrant mixed-use environments. Our collaborative process incorporates a range of services and expertise—urban design, brand strategy, architecture and environmental graphic design—to create seamlessly integrated environments, places that encourage social interaction and function as extensions of the daily lives of today's savvy consumers.





## PALLADIUM [PRAGUE, CZECH REPUBLIC]

LOCATED ON THE SITE OF AN OLD STABLE AND BARRACKS BUILDING, PALLADIUM PROVIDES AN EXCITING NEW SHOPPING ATTRACTION IN THE HISTORIC CITY OF PRAGUE.

The design retains the architectural style of the site's early structure and boasts a restored front façade. Portions of the original foundation, dating back to the 12th century, are incorporated into the architecture of the new 40,000-SM mall.

RTKL, commissioned for interior and graphic design, developed a thematic concept that celebrates the history of the site by drawing on Prague's rich tradition of music, theater and the arts. The word 'Palladium' itself creates connotations of a performance venue. To express this thematic idea in the project's design, the team established a layout in which each floor functions as a stage showcasing its various retailers. Large, glass panels offer unobstructed views into the storefronts and throughout the lengthy corridors. A large steel-framed, glass skylight running the length of the building provides abundant natural light to the space. In addition to more than 200 retailers, the complex boasts 18,500 SM of prime office space, 900 underground parking spaces and connections to adjacent Metro services.



**Client**  
European Property Group

**Services**  
Architecture, Interior Architecture and Design, Environmental Graphic Design



**2011 BEST SHOPPING CENTER DEVELOPMENT**  
Property Council of Australia

**2010 WINNER, RENOVATED OR EXPANDED ENCLOSED CENTER** SADI Awards

**2010 SPECIAL GREEN DESIGNATION**  
SADI Awards



## CHADSTONE SHOPPING CENTRE [MELBOURNE, AUSTRALIA]

MELBOURNE'S CHADSTONE CENTRE IS ONE OF AUSTRALIA'S LARGEST REGIONAL SHOPPING CENTERS AND ONE OF THE REGION'S HIGHEST REVENUE-PRODUCING RETAIL PROPERTIES.

To sustain this exceptional growth and stay competitive in the market, RTKL devised a master-planned expansion program that turned the center into a 1.45 million SF award winner.

A new two-level fashion district at the center's southern end provides more than just additional retail space. Landscaping, detailing and a glass spiral culminating in skylights provides a distinctive landmark identity and a front door

to the project. A second-phase entertainment zone at the center's northern end provides another entry with direct access to cinemas, restaurants and other entertainment venues. The existing eight-screen cinema is expanded to 19 screens on two levels, and two new parking structures increase capacity from 5,600 to 8,000 cars, accommodating the scores of new customers attracted to the revamped center.

**Client**

The Gandel Group of Companies

**Services**

Master Planning, Architecture, Interior Architecture and Design, Environmental Graphic Design





**2011 COMMENDATION, NEW DEVELOPMENT, EXTRA LARGE**

International Council of Shopping Centers (ICSC), Europe

**2010 FINALIST, NEW DEVELOPMENT, EXTRA LARGE**

International Council of Shopping Centers (ICSC), Europe



## **METROPOLIS** **[MOSCOW, RUSSIA]**

PROMINENTLY LOCATED ON A MAJOR HIGHWAY ENCIRCLING MOSCOW, METROPOLIS REPRESENTS A NEW GENERATION OF COMMERCIAL DEVELOPMENT FOR A BURGEONING REGION OF THE CITY.

The goal for the 315,000-SM retail and office development was twofold: introduce a modern mixed-use environment that supports around-the-clock activity while creating a sophisticated space that integrates into the local setting.

Inspired by the energy of city centers, the design of Metropolis mimics an open-air street scene. Retail corridors that resemble shopping boulevards utilise colours, patterns and finishes that transform individual storefronts into dynamic and alluring facades.

A grand plaza and garden serve as a junction between the retail component and three office buildings. With close proximity to a metro station, bus interchange and a future light rail stop, Metropolis becomes a celebrated extension of downtown Moscow.



**Client**  
LLC Cubik

**Services**  
Master Plan thru Schematic Design,  
Logo and Identity Design



2010 WINNER, GRAND SADI  
SADI Awards

2010 WINNER, NEW ENCLOSED CENTER  
SADI Awards

2010 MOST INNOVATIVE RETAIL & LEASURE  
CONCEPT OF THE YEAR  
Global RLI Awards



## DOLCE VITA TEJO [LISBON, PORTUGAL]

AN ENCLOSED 120,000-SM LEISURE AND RETAIL DESTINATION, DOLCE VITA TEJO COMPRISES RETAIL, RESTAURANTS, A 22,000-SM AUCHAN HYPERMARKET, AN 11-SCREEN MULTIPLEX CINEMA, 16,000 SM OF OFFICE SPACE, AND A 6,500-SM FAMILY ENTERTAINMENT ZONE.

Named after Tejo, the river flowing through the city of Lisbon, Dolce Vita Tejo occupies two sites, separated by a public road. The first challenge was to connect the two sites to make one retail destination. RTKL's scheme, developed in conjunction with Promontorio Arquitectos, focuses on the development of an urban plaza to unify the various program components. This central plaza is covered by one of the largest ETFE

roof structures in the world. ETFE is a lightweight transparent, Teflon-based material that allows sunlight to pass through while keeping excess heat out. Innovative use of this material enabled the design team to create a light-filled environment with ideal atmospheric conditions. Retail storefronts and restaurants open onto the plaza and reinforce the design's reference to urban streetscapes.

**Client**  
Chamartin Inmobiliaria and  
ING Real Estate

**Services**  
Architecture







## LACINA RETAIL AND ENTERTAINMENT COMPLEX [POZNAN, POLAND]

LACINA IS A 93,000-SM, HIGH-PROFILE RETAIL DESTINATION IN THE VIBRANT AND HISTORIC CITY OF POZNAN, POLAND. RTKL WORKED CLOSELY WITH A LOCAL TEAM, BRINGING CREATIVITY AND COMMERCIAL KNOWHOW TO THE DESIGN PROCESS.

The project represents a welcome extension of RTKL's services in Poland, a dynamic market where new and very sophisticated retail concepts are emerging every day. RTKL's proposal for the retail and entertainment complex builds on previous work by the client team on initial design studies for the project. RTKL added critical hierarchy and order to the spaces and developed an

experiential concept based on the flow and structure of traditional gardens.

Lacina will sit on a 9-HA site in the Rataje district of Poznan. The design includes a two-level shopping centre, basement and upper-level parking, and landscaping that forms indoor and outdoor public plazas connected to local green space.

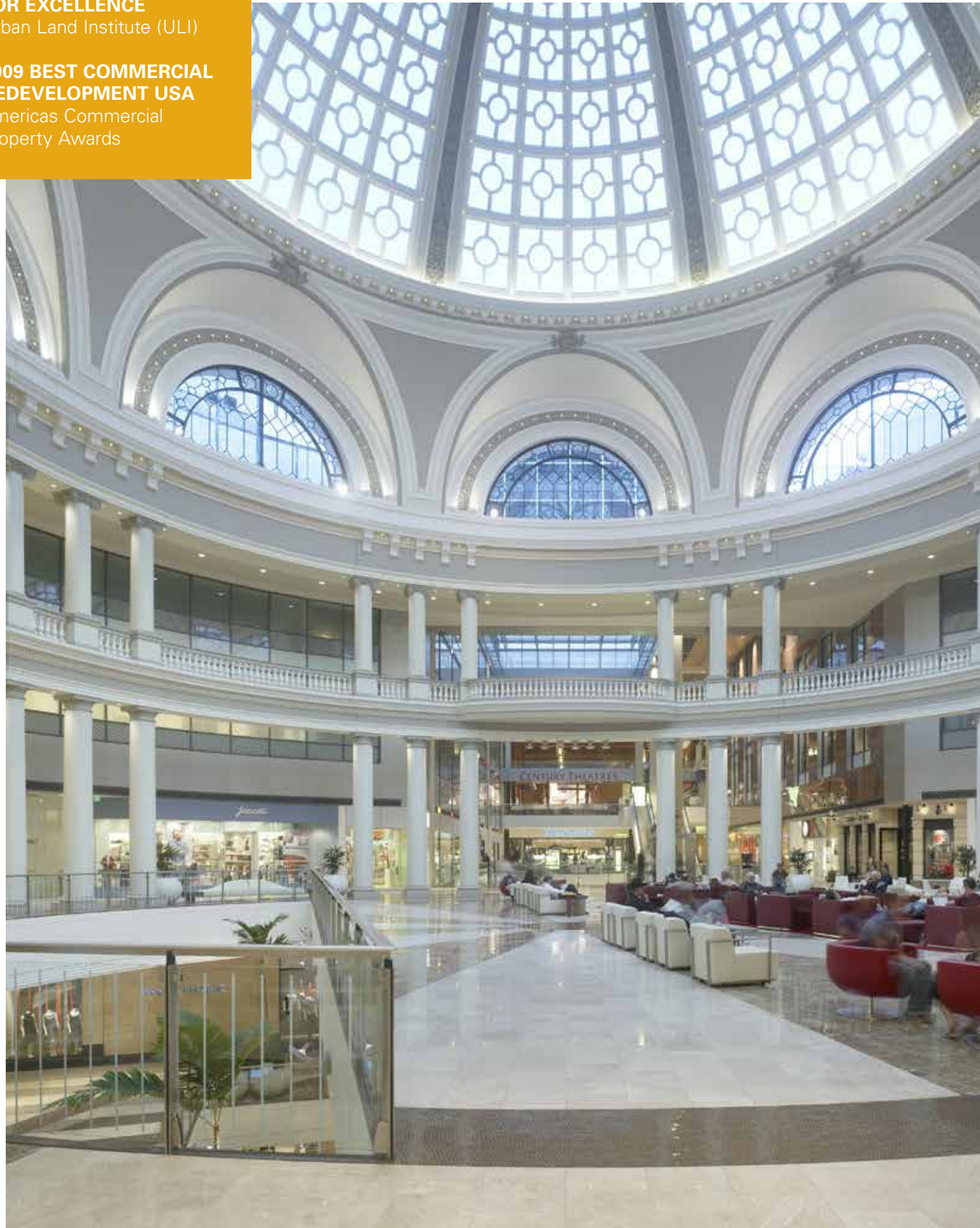
**Client**  
Apsys Group  
**Services**  
Architecture





2011 ULI AWARD  
FOR EXCELLENCE  
Urban Land Institute (ULI)

2009 BEST COMMERCIAL  
REDEVELOPMENT USA  
Americas Commercial  
Property Awards



## WESTFIELD SAN FRANCISCO CENTRE [SAN FRANCISCO, CALIFORNIA]

HISTORICALLY, SAN FRANCISCO'S MARKET STREET HAD BEEN COMPARED TO FIFTH AVENUE. HOWEVER, ITS RENOWNED CENTERPIECE, THE EMPORIUM DEPARTMENT STORE, BUILT IN 1896, HAD SPENT DECADES VACANT AND IN DISREPAIR. NOW, THE SITE IS HOME TO WESTFIELD SAN FRANCISCO CENTER, A 140,000-SM DEVELOPMENT THAT JOINS AN EXISTING, 46,450-SM RETAIL CENTER WITH A NEW BUILDING THAT PRESERVES THE EMPORIUM'S SIGNATURE DOME AND FAÇADE.

In its configuration, the Center forms a nexus with nearby fashion and cultural districts. It houses over 200 retail tenants, office spaces, a cinema, restaurants, a gourmet market and a heavily trafficked metro rail station. The exterior seamlessly juxtaposes architectural styles. One entrance showcases the Emporium's restored Beaux-Arts façade while the other is anchored by a flagship Bloomingdales and features a jewel-

box design that acknowledges that street's modern character. Inside, the Emporium's glass dome was preserved and raised by 54 feet to provide a crucial sense of scale while improving retail circulation. The dome highlights the grand atrium at the center of the diagram, which also includes dynamic retail districts and interior spaces that preserve the pedestrian scale and complement the Center's eight levels.

**Client**  
Forest City Development /  
The Westfield Corporation

**Services**  
Interior Architecture, Environmental  
Graphics for the Retail, Cinema, and  
Office Components

**Executive Architect**  
KA Inc.







## 360 MALL [KUWAIT CITY, KUWAIT]

LOCATED AT A MAJOR HIGHWAY INTERSECTION, 360 MALL IS A MAJOR COMMUNITY FOCUSED LEISURE AND RETAIL CENTER. THE CENTER IS A DYNAMIC INTERPRETATION OF MIDDLE EASTERN MATERIALS, COLORS AND PATTERNS.

The complex, surrounded by a lush landscape of palm trees and terraced water features, reflects its name on literal and symbolic levels. The rounded exterior features a limestone façade, anchored at major entry points by illuminated glass towers. The interior takes its cue from the 360° rotation of the earth.

Inside, two main concourses define the experience through the center. One concourse, named the “day journey,” is a naturally illuminated compilation of light, wood wall surfaces and glass railings etched

with a sun ray design. The opposing concourse, “night journey,” is a dramatic space that features celestially inspired detailing. Dramatic lighting caters to the night-oriented mood of this area.

The corridors intersect in a crescent-shaped, three-story space, showcasing a grand lobby that accommodates large gatherings. This central space, covered in custom carpets and lined with bronze screens that depict traditional Arabic patterns, is illuminated by skylights and giant lanterns.

**Client**  
Tamdeen  
**Services**  
Architecture, Audiovisual and Environmental Graphic Design





“With increased disposable incomes and a new discerning palate for design and service, the Middle East’s growing consumer class represents an important demographic.”

[Ken Christian, RTKL Director]







## MALL OF ITALY [MILAN, ITALY]

THE MALL OF ITALY IS ENVISIONED AS AN ECO-FRIENDLY RETAIL AND LEISURE LANDMARK DESTINATION THAT BLENDS INNOVATIVE ARCHITECTURE WITH NATURAL LANDSCAPE AND FORM.

Shaped like a flowering leaf, the mall is designed to create a park-like experience inspired by the topography of a rolling hillside and lakes.

The project consists of 148,000-SM of retail space intertwined with a series of undulating pedestrian paths and public zones. Sloping green roofs allow for a non air-conditioned environment, shielding visitors from the region's humid climate. A major water feature at the center of the design acts as a natural humidifier, cooling the environment. Lush landscaping and lighting focal points along the corridors provide natural light and green space that emphasize the character of the building.



**Client**  
I.B.P International Business Park Srl  
**Services**  
Architectural Concept





## THE PANAMBI COLLECTION [SÃO PAULO, BRAZIL]

RTKL HAS COMPLETED A MASTER PLAN AND CONCEPT DESIGN FOR AN EXPANSION AND RE-POSITIONING OF AN EXISTING SHOPPING CENTER IN THE UPSCALE PANAMBI DISTRICT OF SAO PAULO, BRAZIL THAT STRATEGICALLY FILLS A VOID IN THE MARKET FOR UPSCALE RETAIL.

Currently occupied by a grocery store anchor and a small, two-level enclosed mall, the site's zoning allows for greater density and the potential for a much larger retail development. The expansion project maximizes the development potential of the site as well as the owner's return on investment.

The design features a collection of patterned and illuminated boxes along

the primary frontage. Underground parking is supplemented by a parking structure that rises up along one side of the mall, ensuring direct access into all levels, a critical success factor for vertical retail developments. A cinema and food court anchor the project vertically, along with an office building atop one of the anchors. RTKL also created a series of identity studies as part of an overall brand strategy to distinguish the project in the market.

**Client**  
Gazit Brasil Ltd  
**Services**  
Master Planning, Architecture,  
Environmental Graphic Design





Sandton City, Johannesburg, South Africa



# MIXED-USE

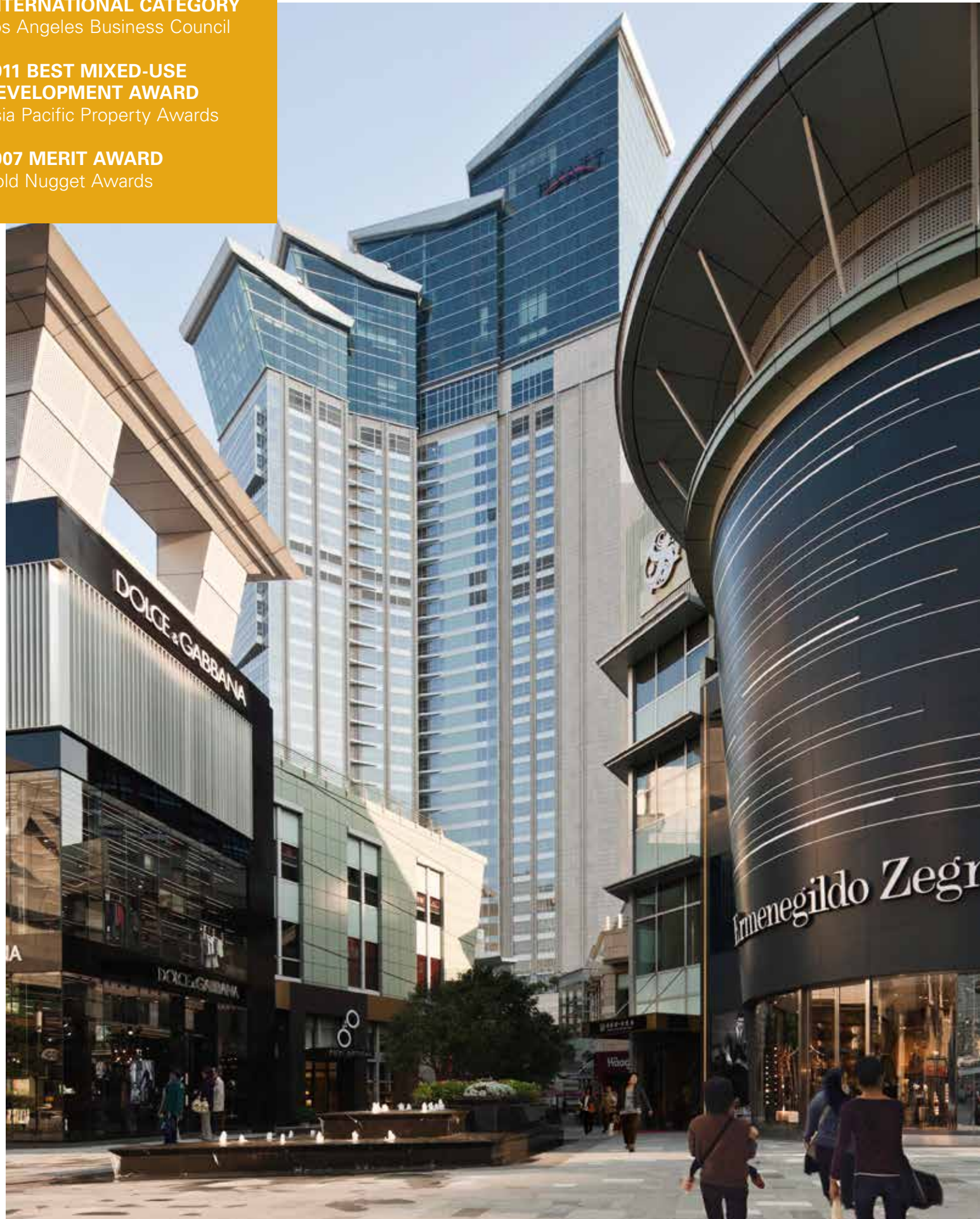
Our mixed-use projects begin with smart planning that fosters a true sense of place and a symbiotic, mutually beneficial relationship among uses. Drawing from our broad range of disciplines and expertise, we understand how to strike the right balance of retail, residential, workplace and civic uses to help ensure visitors arrive for one reason—and stay for the rest.



**2011 BEST OF LA  
INTERNATIONAL CATEGORY**  
Los Angeles Business Council

**2011 BEST MIXED-USE  
DEVELOPMENT AWARD**  
Asia Pacific Property Awards

**2007 MERIT AWARD**  
Gold Nugget Awards



## CITY CROSSING [SHENZHEN, CHINA]

RTKL WAS COMMISSIONED TO DESIGN A WORLD-CLASS MIXED-USE DEVELOPMENT IN THE HEART OF THIS THRIVING METROPOLIS. THE THREE-PART, 77,000-SM PLAN HAS AN APPEALING MIX OF RETAIL, RESIDENTIAL AND HOSPITALITY OPTIONS AND SERVES AS A FLAGSHIP MODEL FOR FUTURE PROJECTS OF ITS KIND.

The business-oriented section of the development contains a 32-story office tower, metro station and urban park. The middle section contains the bulk of the development's additional retail and entertainment options, and progresses into the southern division through a series of landscaped plazas, water features and pedestrian-friendly streetscapes. Conceived as an urban neighborhood, the southern section of the project showcases a 300-room hotel and terraced, lower-height residential buildings that offer scenic views of the surrounding landscape. Bold, expressive design elements are consistent throughout the project, establishing the development as a focal point for the city of Shenzhen.



**Client**  
China Resources (Shenzhen) Co., Ltd.  
**Services**  
Master Planning, Architecture,  
Environmental Graphic Design





## COFCO JOY CITY [TIANJIN, CHINA]

JOY CITY IS ONE OF CHINA-BASED DEVELOPER COFCO'S MOST AMBITIOUS PROJECTS CONSISTING OF A 37-STORY CLASS A OFFICE TOWER, HIGH-END RETAIL, AND LUXURY RESIDENTIAL UNITS. THE 340,000 SM PROJECT IS TIANJIN'S LARGEST COMMERCIAL DEVELOPMENT AND HAS ATTRACTED A NUMBER OF DOMESTIC AND INTERNATIONAL WORLD-CLASS BRANDS TO THE CITY INCLUDING THAILAND'S CENTRAL GROUP, SPAIN'S ZARA, AND JAPAN'S MUJI AND JUSCO.

Dubbed the "international lifestyle city", Joy City responds to Tianjin's growing prosperity with high-end design characterized by prominent glass towers and amenities including an indoor ice rink, fitness recreation center, and the region's largest cinema complex. The development is also fully integrated with the local bus and the transit metro system to facilitate easy access within the city.



**Client**  
Tianjin Jin Mao Properties Co., Ltd.  
**Services**  
Architecture





## SUNSHINE TIANJIN CONCEPT DESIGN [TIANJIN, CHINA]

INSPIRED BY THE SENSE OF DISCOVERY WHEN OPENING A GEODE, SUNSHINE TIANJIN COMBINES DISTINCTIVE ARCHITECTURE WITH SOUGHT-AFTER AMENITIES ON A STRATEGICALLY LOCATED SITE NEAR THE CITY'S PRIMARY ROAD IN THE NANKAI DISTRICT.

The project consists of both a commercial and a residential zone that collectively include a 300-key, five-star hotel and serviced apartments in an iconic skyscraper, several residential towers, two class-A office buildings, and a dynamic retail and entertainment area. The design team analyzed the site and region to ensure critical connections were formed to existing and future developments, city infrastructure, and the natural environment. This analysis led to an urban streetscape concept that evolved into a geode-like formation—the outer 'shell' of the project acts as protection to the 'gemstone' interior, while interior retail edges are fractured to create interactive spaces and a sense of mystery, further evoking the opening of a geode.



**Client**  
Super Shine Co., Ltd  
**Services**  
Architecture





## BARAYA [DOHA, QATAR]

IN THE PAST DECADE, THE DIVERSIFICATION OF QATAR'S ECONOMY HAS CREATED SIGNIFICANT OPPORTUNITIES FOR COMMERCIAL GROWTH AND URBAN DEVELOPMENT. AS ONE OF THE FIRST MIXED-USE, SMART-GROWTH INITIATIVES IN DOHA, BARAYA REPRESENTS A NEW STANDARD IN THE CITY'S MODERNIZATION AND A SUSTAINABLE APPROACH FOR FUTURE DEVELOPMENT.

At 329,519-SM, Baraya is characterized by lush landscaping and bold, sculpture-inspired architectural elements. The landmark project offers a world-class mix of retail, residential, commercial, and entertainment attractions. Catering to a demographic that seeks modern conveniences, the project will incorporate a premium shopping mall with over 90,000 SM of retail, a 25 storey 5-Star hotel tower with over 270 rooms and 78 high end serviced apartments, a 2,000-SM day spa and luxurious cinema.



**Client**  
Barwa Al Doha LLC

**Services**  
Master Planning, Architecture



2011 5-STAR BEST MIXED-USE  
PROJECT SOUTH AFRICA  
African Property Awards

2011 BEST MIXED-USE  
PROJECT AFRICA  
African Property Awards



## SANDTON CITY

[JOHANNESBURG, SOUTH AFRICA]

SANDTON CITY, BUILT IN THE 1970S, IS ONE OF SOUTH AFRICA'S MOST PRESTIGIOUS AND WELL-KNOWN MIXED-USE DEVELOPMENTS. COMPRISED OF RETAIL, OFFICE AND HOSPITALITY SPACES, THE COMPLEX HAS ESTABLISHED ITSELF AS A HUB OF ACTIVITY AND ATTRACTS BOTH TOURIST AND LOCALS OF ALL AGES. THE CLIENT SELECTED RTKL AS THE RESULT OF A DESIGN COMPETITION TO REDEVELOP THE EXISTING SITE INTO AN ICONIC MIXED-USE ATTRACTION.

The design scheme maximises the value of the property by creating a harmonious balance between existing structures and proposed buildings with adjacent public spaces. Sensitive to the urban fabric, the proposed 310,000-SM plan offers a holistic vision that includes contemporary retail, residential and office components. To minimize disruption to existing businesses and tenants, the redevelopment of Sandton City utilizes a comprehensive phasing schedule.



Client  
Liberty Life Properties

Services  
Conceptual Design, Architecture





## KUNMING RAINBOW YUNNAN FIRST CITY [KUMMING, CHINA]

PARALLELING THE RISE OF ASIAN ECONOMIES, FORMERLY MID-TIER CITIES LIKE KUNMING ARE RAPIDLY ASSUMING NATIONAL AND GLOBAL IMPORTANCE AND PAVING THE WAY FOR RTKL'S DESIGN FOR FIVE CITY BLOCKS OF NEW DEVELOPMENT LINKED BY CRUCIAL GREEN SPACE.

Located in the Yunan province, Kunming Rainbow City is an essential component in a rapidly expanding new section of Kunming. Here, formerly undeveloped land will be home to a new eight-level shopping mall, two high-rise office towers, three residential towers, a 320-room hotel, and over 200,000 SF of street retail. Positioned between a massive new residential development, a government complex and a university campus, this mixed-use development is unified by a 100-meter-wide green space that provides a critical link between the adjacent residential

towers and the governmental buildings.

Massive scale shifts occur within the development and although it is essentially a gridded environment, high-rise towers and the shopping mall share connectivity through the intimately scaled street retail, which in turn opens up to a large shopping concourse at the B1 level. At the southern end of the site, a large and engaging interactive water feature provides a festive edge to the food, beverage, and entertainment component.

**Client**  
Yunan Spring City Fourtune Center Real Estate Co. Ltd.  
**Services**  
Architecture







## SUNING PLAZA [WUXI, CHINA]

LOCATED IN A PRIME AREA OF WUXI IN THE CITY'S ROBUST COMMERCIAL CENTER, THIS 2.3-HECTARE MIXED-USE DEVELOPMENT INCLUDES PREMIER OFFICE SPACE, AS WELL AS RETAIL, RECREATION AND A 350-KEY HOTEL WITH A DRAMATIC SKY LOBBY.

The development's location and ties to local and national culture combine to establish Suning Wuxi as a landmark for the region. The hotel covers 63 floors and features a sky lobby on the 42nd floor and a private clubhouse on the top floor. Its design balances inspirations from modern life and the area's rich cultural history, all while presenting guests with an experience based on the intimacy of human scale.



**Client**  
Suning Real Estate Co., Ltd

**Services**  
Architecture, Interior Architecture and Design, Environmental Graphic Design





## ZHANGJIAGANG PARCEL 2006 A41 (PARCEL A) PROJECT (TWIN TOWERS) [ZHANGJIAGANG, CHINA]

WITH A CONCEPT OF CUTTING-EDGE ARCHITECTURE COUPLED WITH COMMUNITY DEVELOPMENT, RTKL WAS SELECTED TO DESIGN THE ZHANGJIAGANG TWIN TOWERS, SET TO BE THE TALLEST BUILDING IN ZHANGJIAGANG WHEN IT OPENS IN 2015.

The first phase of the project will cover the 303m and 188m twin towers connected by an open, light-filled, elliptical atrium. RTKL also provided master planning for the second phase of the project, which includes four retail and 16 residential buildings. The architecture combines stone, metal panels, and a system of multiple curtain walls that create a dialogue between the two towers while also giving them unique identities. The glazing of the curtain wall reflects the brilliance of the sky and allows

abundant daylight to filter into the space.

The development is part of a larger urban planning effort to shift the center of the city to Ren Min road, which means “the people’s road” in English. The iconic development will not only boast the tallest building in the city, but also a landmark office, hotel, residential, retail, and entertainment center that will attract visitors from across China.

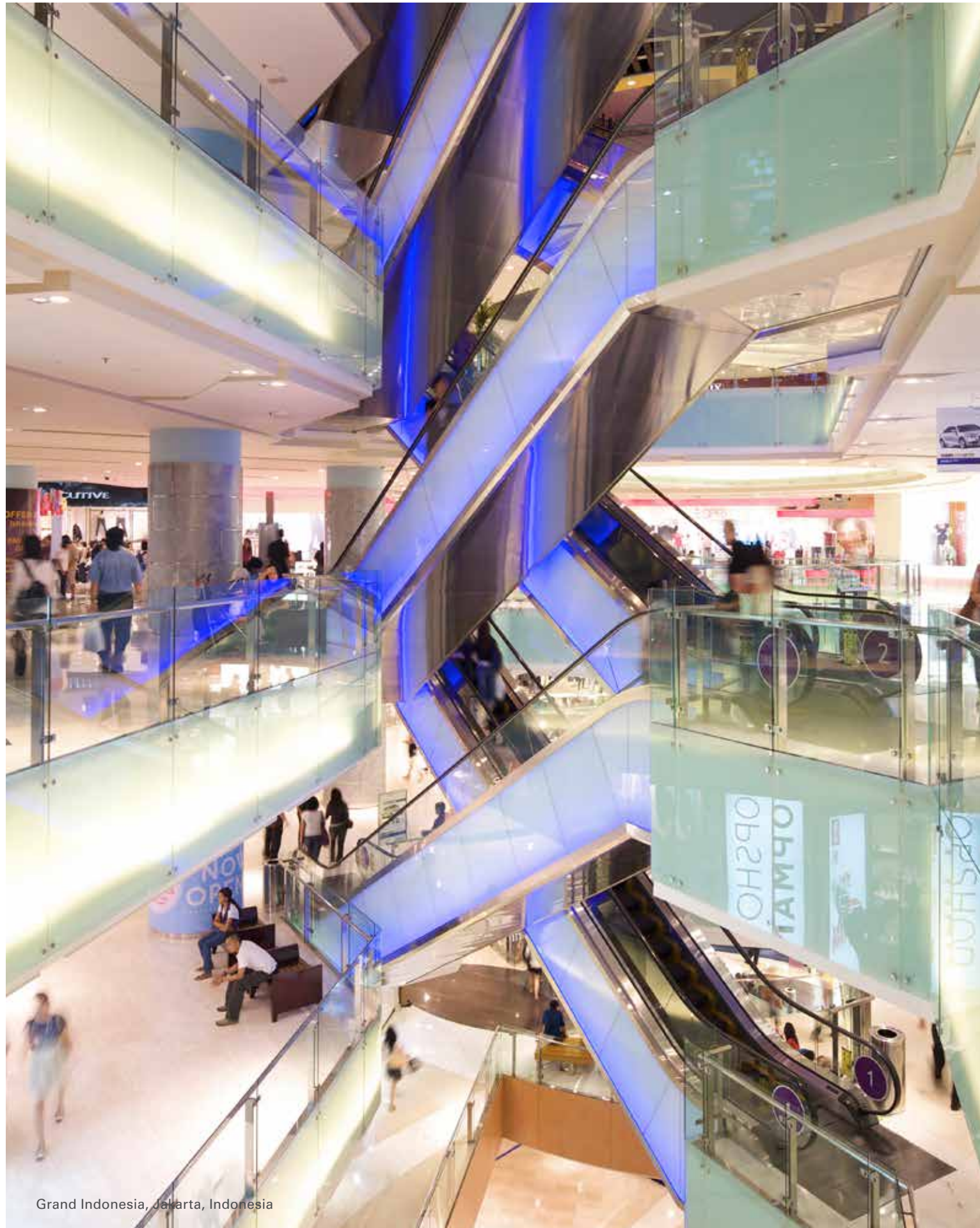
**Client**  
Jiangsu Shagang Group Hongrun Real Estate Development Co., Ltd

**Services**  
Architecture Competition Phase Including Masterplanning, Architecture





# ENVIRONMENTS



Grand Indonesia, Jakarta, Indonesia

RTKL environments translate our clients intangible brand, mission or desired experience into a tangible built environment. From branding, interior design, or graphics our strategic approach helps clients reach their short- and long-term business and environmental goals.





“A cohesive brand strategy allows Hyundai to reposition itself within the market and achieve market differentiation.”

[Kevin Horn, RTKL Vice President]

## HYUNDAI DEPARTMENT STORE [DAEGU CITY, SOUTH KOREA]

EAGER TO ELEVATE ITS POSITION WITHIN A COMPETITIVE RETAIL MARKET AND CAPTURE A GREATER SHARE OF THE MARKET, THE CLIENT TASKED RTKL WITH PROVIDING A COMPLETE OVERHAUL OF ITS EXISTING BRAND STRATEGY.

RTKL began the repositioning process by looking at Hyundai’s diverse demographics, which include 30-50 year-old women on week days, teens and young adults in the evenings, and families on the weekends. Using a customer-focused approach, the team then crafted experiential, design and programmatic elements to “shift” Hyundai Department Store in a new direction.

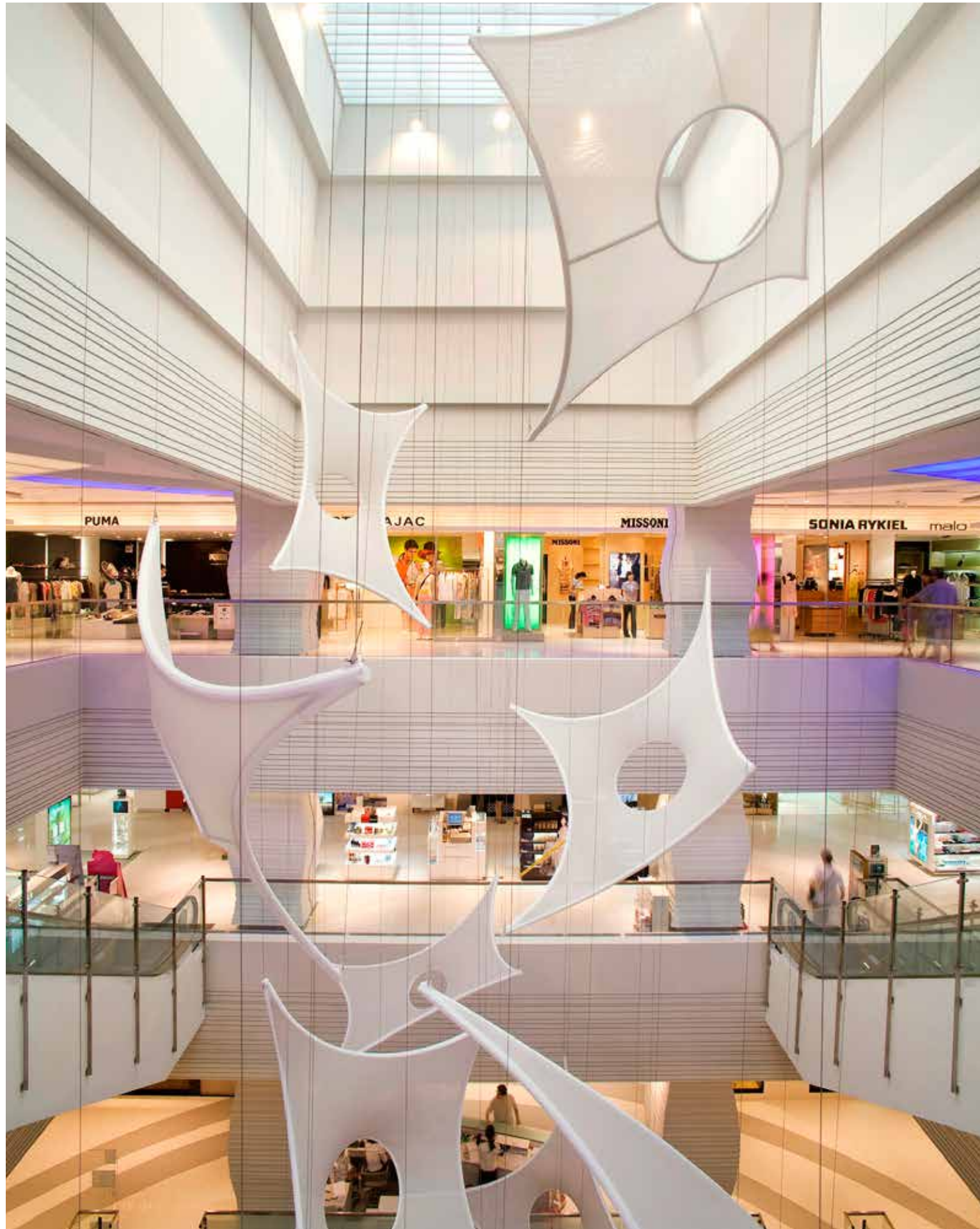
RTKL’s reimagining focuses on changing people’s perceptions. Rather than selling products, it now sells a lifestyle. Rather than being oriented around products, it is now oriented around people. Supplanting the outmoded “high-end classic” design aesthetic for a “luxury modern” look and feel, the team created a retail-led destination environment that exudes Hyundai’s new branded identity.

**Client**  
Hyundai Development Company

**Services**  
Brand Strategy, Design Guidelines, Architecture, Interior Architecture and Design







## PARADISE DUTY FREE [BUSAN, SOUTH KOREA]

LOCATED IN THE HEART OF A HOTEL AND CASINO COMPLEX, PARADISE DUTY FREE IS A 23,200-SF HIGH-END RETAIL DESTINATION. RTKL'S BRANDED ENVIRONMENT ATTRACTS NEW CLIENTELE AND CREATES A VISUALLY ENHANCED SHOPPING EXPERIENCE.

With input from the client, RTKL developed a design solution that not only reflects the luxury identity associated with the Duty Free shops but also evokes childhood memories of growing up by the sea. On the lower levels sand-colored materials are reminiscent of the ocean floor while ascending levels boast lighter color schemes as if one was rising toward the surface. At the top level, the space culminates with a skylight illuminating large kite-like sculptures, again stemming from memories of playing at the beach. Lighting accents create a blue, water-like glow throughout the space while floor treatments create a Doppler effect on each level.



**Client**  
Paradise Duty Free

**Services**  
Interior Architecture and Design,  
Environmental Graphic Design,  
Lighting Design





## SHANXI TAIYUAN TIAN MEI CENTURY PLAZA [TAIYUAN, CHINA]

BUILDING ON THE CLIENT'S GOAL OF CREATING THE TOP HIGH-END SHOPPING MALL AND DEPARTMENT STORE IN TAIYUAN, RTKL'S DESIGN TEAM MERGED THREE SEPARATE BUILDINGS TO CREATE ONE SEAMLESS SPACE THAT ECHOES THE CITY'S RICH HERITAGE.

RTKL's architects were challenged to tie together three existing buildings, while the interiors team was charged with creating a seamless, open transition from the mall area to the department store, all uniquely targeting men's fashion. After working with the client and deciding on a concept of linking the city's cultural past to its current and future success, the designers created a 50,000-SM flowing space with a six-story atrium and a comprehensive graphics and signage scheme that appeals to the shopping center's affluent clientele.



**Client**  
ShanXi Tian Mei Ming Dian Shopping Center Co., Ltd.

**Services**  
Interior Architecture and Design





“Consumers have wellness on the mind. As a result, the desire to promote physical, mental and spiritual well-being is driving new types of development and design.”

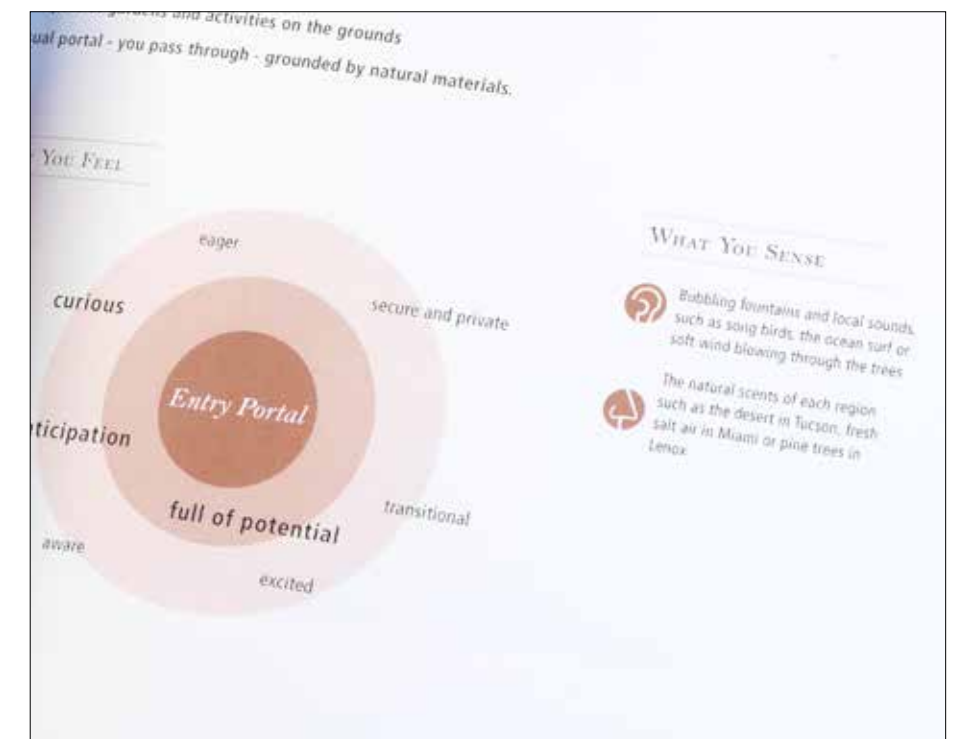
[Gina Goodin, RTKL Principal]

## CANYON RANCH [TUCSON, ARIZONA]

CANYON RANCH, ONE OF THE NATION’S LEADING HEALTH AND WELLNESS RESORTS, WAS LOOKING TO GAIN AN UNDERSTANDING OF ITS EVOLVING GUEST DEMOGRAPHIC AND EXPAND ITS SUCCESSFUL HOSPITALITY PRODUCT INTO THE RESIDENTIAL MARKET. TO PRESERVE THE INTEGRITY OF ITS UNIQUE EXPERIENCE, THE COMPANY TASKED RTKL WITH CREATING GUIDELINES TO TRANSLATE THE CANYON RANCH BRAND ACROSS PROPERTIES AND IN NEW ENVIRONMENTS.

Working collaboratively across offices, a team of RTKL planners, architects, interior designers, landscape architects, sustainability experts and writers worked closely with the client to define each category of spaces within a Canyon Ranch environment. Rather than simply write design guidelines and standards, the team began by creating brand guidelines in an effort to define what makes the Canyon Ranch experience unique. In doing so, the team determined how each space affects the users’ five senses, how users feel when they are

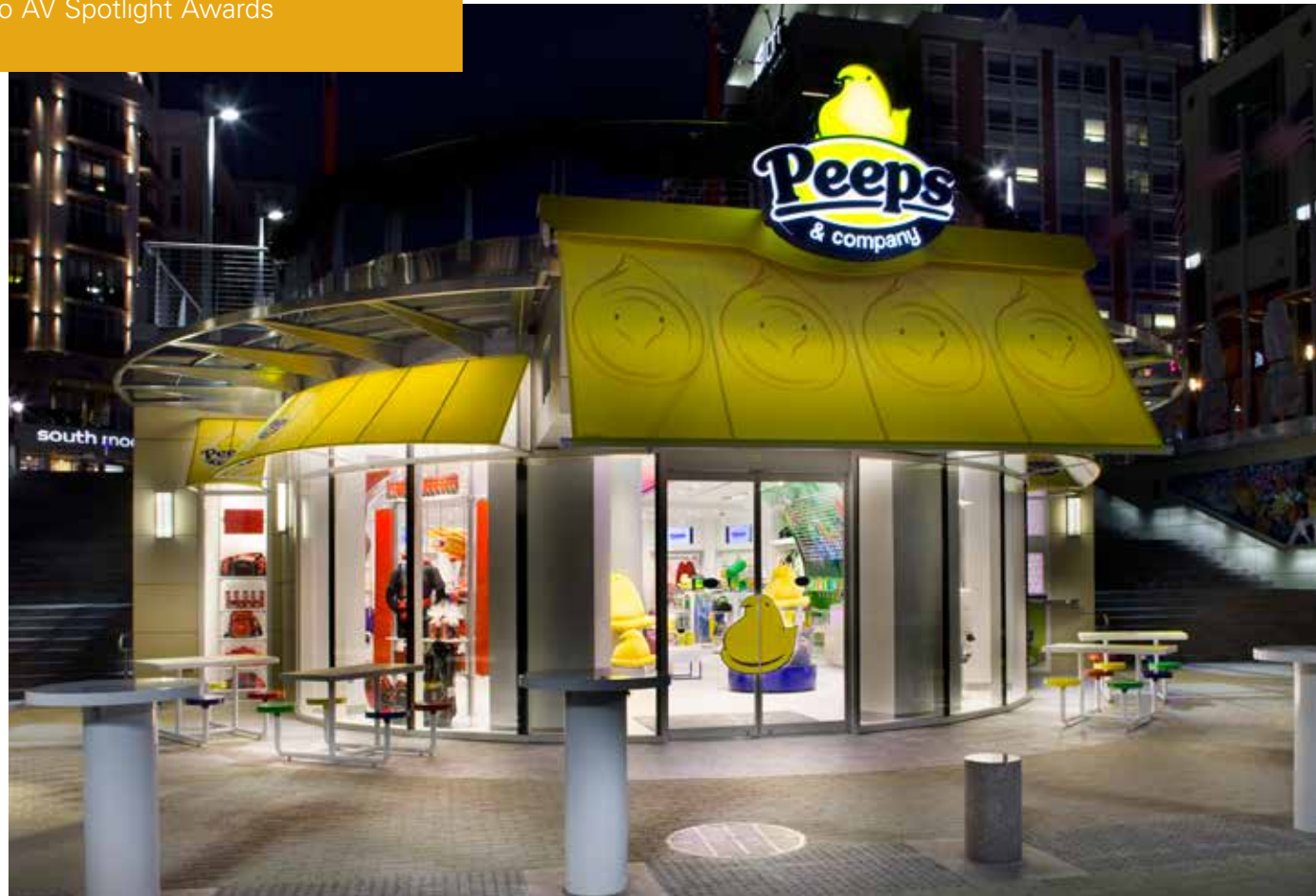
in each space, and how each space contributes to the overall experience. With a deep understanding of the experience in place, only then did RTKL create design guidelines, standards and interior design concepts. The resulting product ensures that developers and architects tasked with the next generation of Canyon Ranch properties accurately capture and preserve the brand. The 400+-page document, which reflects a truly collaborative process, sets a new precedent for design standards.



**Client**  
Canyon Ranch

**Services**  
Branding, Design Guidelines and Experience Guidelines





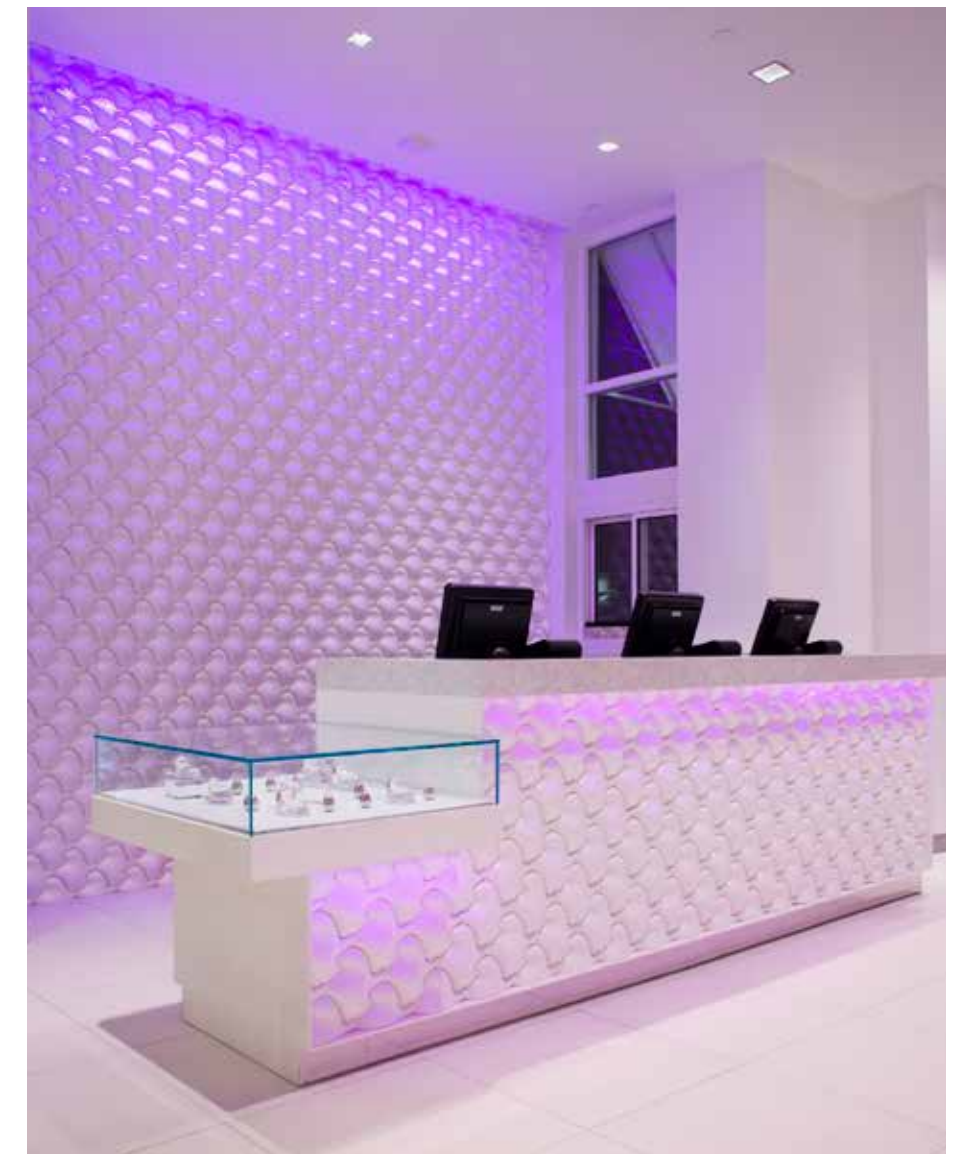
## PEEPS AND COMPANY™ [NATIONAL HARBOR, MARYLAND]

RTKL'S ENVIRONMENTS STUDIO AND TECHNOLOGY DESIGN STUDIO WERE ENGAGED BY JUST BORN, INC. TO CREATE A BRANDED RETAIL ENVIRONMENT FOR ITS POPULAR CANDY LINE.

RTKL created a 'storybook concept' set within an experiential environment where the products are stars on a stage. Within this concept all resources, from lighting, sound and video technology to interior finishes and materials were carefully selected to bring the candy products to life in an integrated sensory retail experience.

The story begins the moment a customer walks through the front doors as shoppers are greeted with a giant glowing Peep centered in a modern white punctuated by individual brand colors. Flanked by a Mike And Ike® bulk candy wall housed in a giant graphic equalizer on one side and a Hot Tamales® "How Hot are you" thermometer on the other, the giant Peep sets the mood with the color of its glow. Since the brands are driven by the seasons, the theme

of the retail environment transitions with the help of thousands of color-changing LED lights as the seasons roll by. The lights tell their story to the eyes while the sounds help sell the various brands with a sonic branded sensorial playbook of music and video. The store is also built to LEED-CI Silver standards and is currently seeking certification from the USGBC.



**Client**  
Just Born, Inc.

**Services**  
Interior Architecture and Design,  
Audiovisual, Environmental Graphic  
Design, Conceptual Design





## ALDAR YAS ISLAND MALL [ABU DHABI, UAE]

ESTABLISHING THE NEW STANDARD FOR MIDDLE EAST RETAIL CENTERS, YAS MALL BUILDS ON THE DEEP TRADITIONS OF THE WORLD'S GREATEST SHOPPING STREETS AND CIVIC SPACES WHILE ALSO CREATING A BOLD ARCHITECTURAL LANGUAGE UNIQUE TO THE REGION.

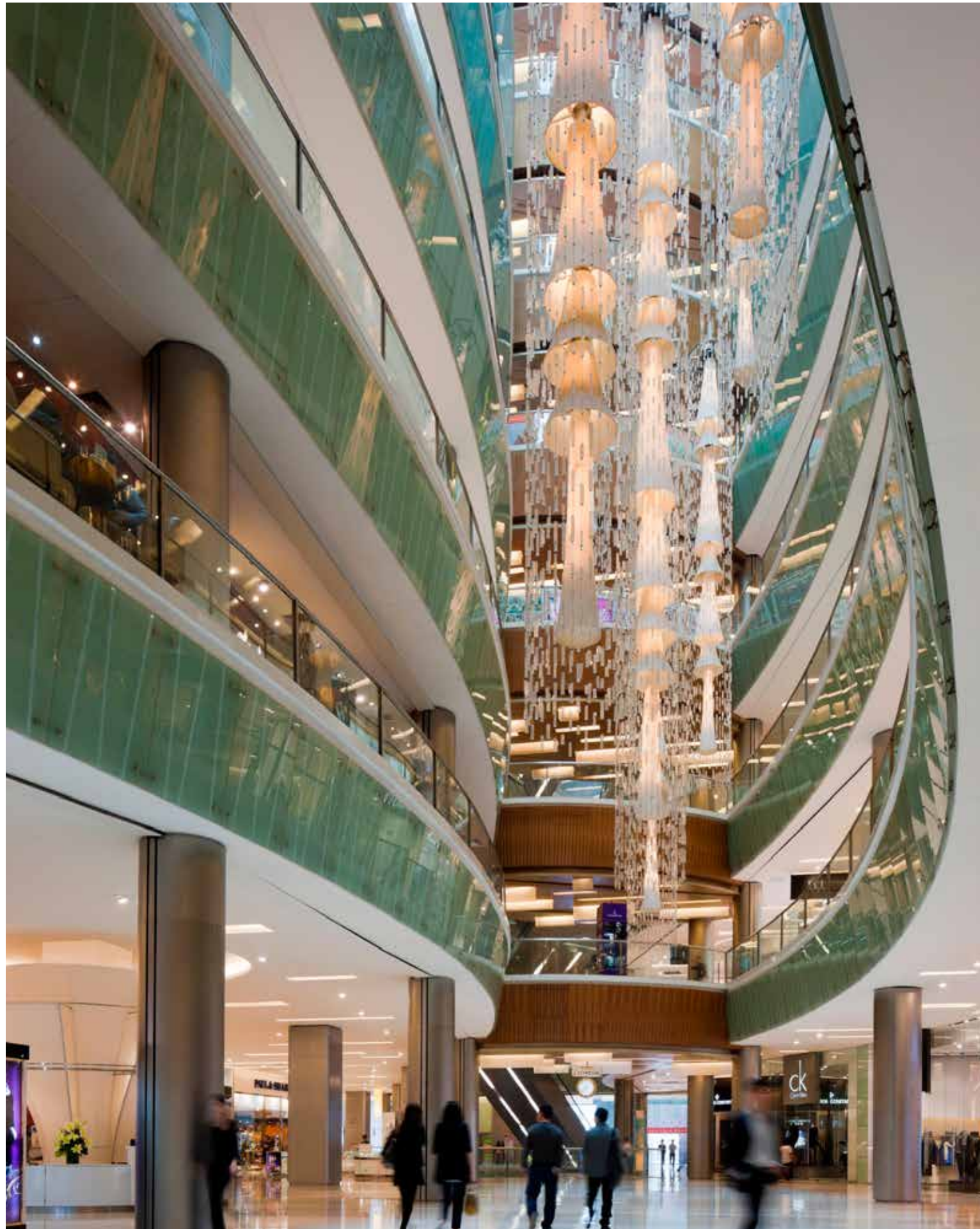
RTKL's design for Yas Mall defines a series of distinct urban neighborhoods that support an overarching merchandise strategy and provides tenants a wealth of spaces to choose from, including double-height stores, value retail and high-end venues. The interior spaces, encompassing Avenues, Streets, Boulevards, and Squares, each have their own architectural personality and tenant mix and bring scale and visual interest to the scheme, while also enhancing circulation, navigation and orientation throughout the 345,000-SM center. A system of light-filled interior malls links the neighborhoods, ensuring that all elements of Yas Mall work together and that shoppers can easily explore all that the retail center has to offer.



**Client**  
ALDAR Properties PJSC

**Services**  
Interior Architecture and Design,  
Architecture, Conceptual Design,  
Design Guidelines





## KING GLORY PLAZA [SHENZHEN, CHINA]

KING GLORY IS A 100,000-SM SHOPPING MALL LOCATED IN THE LUOHU REGION OF SHENZHEN. WHEN IT FIRST OPENED IN 2004, THE RETAIL CENTER PLAYED AN INSTRUMENTAL ROLE IN TRANSFORMING A DECLINING SITE INTO A VIABLE COMMERCIAL DESTINATION WITH PROVEN RETAIL DIAGRAMMING PRINCIPLES.

Despite its early success, King Glory lacked a cohesive and compelling identity. The client commissioned RTKL for its interior architecture and environmental graphic design services, tasking the firm with full renovations to the existing mall.

RTKL's design solutions respect the existing architectural framework and instead, address issues of aesthetics,

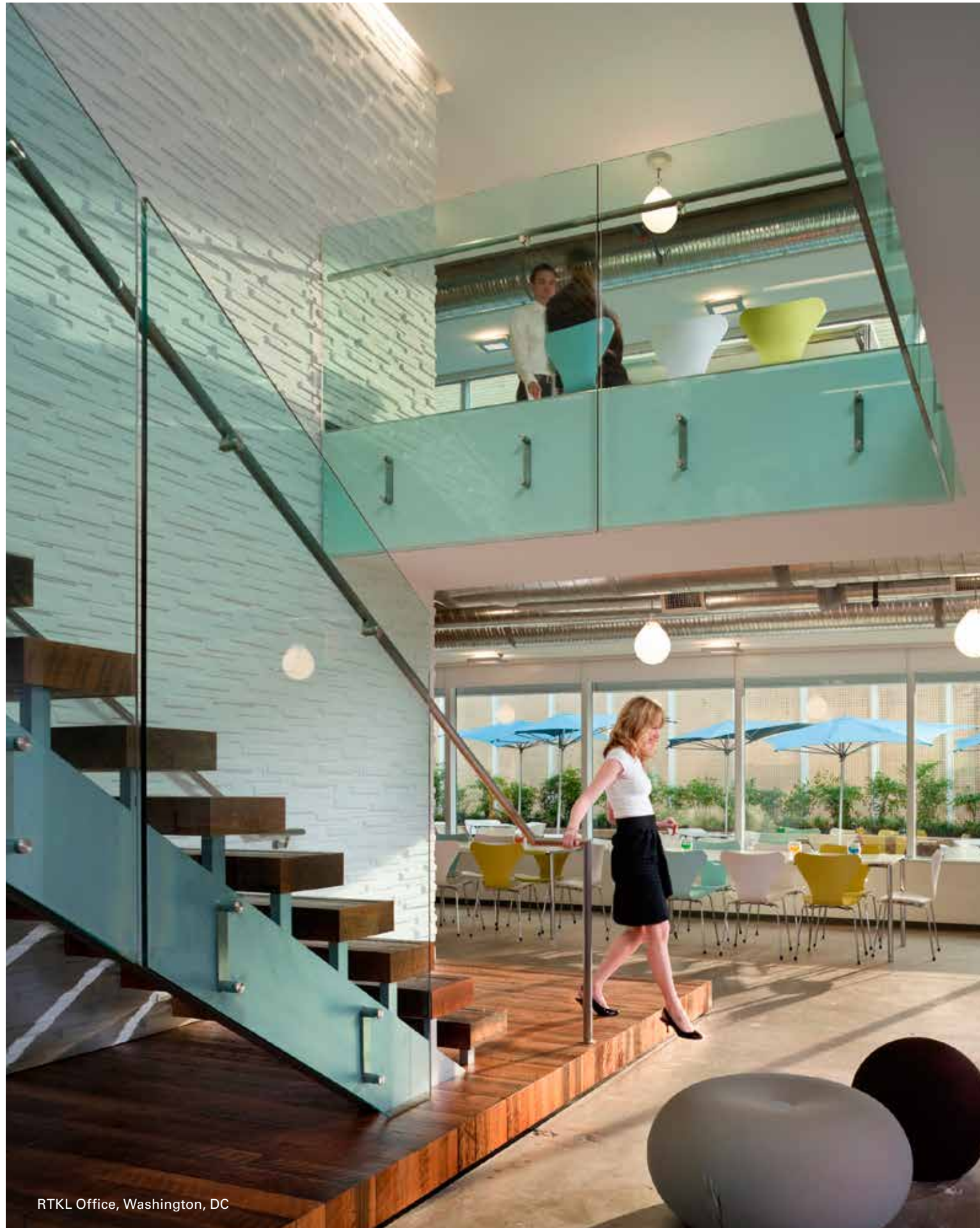
circulation, and scale. The team integrated a variety of elements, including atrium sculptures, signage and wayfinding systems, and shopper amenities, to each of the public areas. Elegant lanterns suspended from the ceiling add human scale to the large atrium space created by the multi-level design. To enhance navigation, the team designed a comprehensive signage system that

integrates environmental graphics and decorative lighting techniques. Today, the reimaged center offers the best in retail and leisure design and serves as a model for the future of commercial environments.

**Client**  
Shenzhen Kingglory Commercial Co., Ltd  
**Services**  
Environmental Graphic Design







RTKL Office, Washington, DC

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Architecture  
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 Interior Architecture  
 Interior Design  
 Sustainable Design  
 Environmental Graphic Design

Brand Building  
 MEP Engineering  
 Structural Engineering  
 Technology Design  
 Historic Preservation  
 Landscape Architecture

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