

MINDLIN consulting



REVITALIZE

REPOSITION

INTENSIFY

ANTICIPATE

OVERVIEW

MINDLINconsulting provides a strategic approach to planning, design and consultant management services for developers and communities... minimizing risk and expense... while guiding teams towards visionary, but practical, solutions. We believe in a broader definition of success that resonates with more stakeholders and better insures our clients' long-term success. Strategic services including master planning, yield studies, design, and management of the design process.

EMBRACE CHANGE AND TRANSFORM EXPECTATIONS

We specialize in strategies for the revitalization, repositioning and intensification of communities, real estate assets, and development. We translate those strategies into plans and designs that anticipate a wider range of needs. And we manage the planning and design consultant team from start to completion saving our clients time and money... while helping to ensure the strategic, financial, and design goals are achieved. We create exciting experiences... often breaking new ground in how we interreact with the built environment.

PROVEN

Michael Mindlin's and David Suttle's working partnership encompasses decades of planning and design for a wide range of commercial, corporate and governmental clients. Their work is extensively published and honored with some of our industries top international design awards. And just as important, they consistently succeed at exceeding the financial and strategic needs of their clients. Chapin Hunt Jr. brings extensive financial and development expertise to each project... providing clients with additional value and higher returns.

COLLABORATIVE SERVICES

- Revitalization, repositioning, and intensification strategies for communities, development, and real estate portfolios.
- Visioning that anticipates a wider range of strategic, financial, and design goals.
- Strategic services including master planning, yield studies, design, and management of the design process.
- Team building including architects, consultants, thought leaders, and developers ideally qualified to achieve your vision.
- Reduce risk and minimize the cost of consultant services.
- Maximize financial returns and create authentic, sustainable value.

OUR PROJECTS RETURN
PROFITS AND ENDURING
VALUE... BECAUSE OUR
WORK ACHIEVES A
STRONG EMOTIONAL
PLACE IN THE LIFE OF THE
COMMUNITIES SERVED

REPRESENTATIVE WORK



Revitalize

Dolce Vita Porto

Dolce Vita Porto is truly a breakthrough design for a commercial development... an avant-garde design that rises above commercial mediocrity and achieves a much wider definition of success. It is the anchor development in the revitalization of historic Antas, Portugal that includes an international stadium, residential and commercial uses. This project would not have been possible without the visionary leadership of our client, Nelson de Almeida.

Unlike corporate and institutional buildings, commercial architecture operates in an environment that must respond to all the normal constraints and exceedingly tight budgets... but also must achieve a successful selling environment by making a profound emotional connection with the public and customers. Unusual for any commercial building is the integration of large scaled sculptural glass elements into the form giving architectonics. These sculptural architectonics are not arbitrary design elements, but rather the physical manifestation of very clear strategic imperatives.

Client

Amorim

Services Provided

Retail strategy
Master planning
Architectural design
Technical documentation

Design Team

MINDLINconsulting





“The Art of Retail Development”

ICSC International Awards Jury

- First design decision was to avoid the typical “mall” solution in favor of a vertical, elliptical, retail atrium which was more dramatic, unique, and fit the site.
- Second design decision was to organized the plan to “cull the herd” of 60,000 soccer fans from the adjacent stadium that would invade the retail three times a month... separating shoppers from “exuberant” fans.
- Third design decision was to “own the street” with a 90’ tall by 300’ long folded plate, true color glass wall that could compete with the massive, adjacent stadium.





“The Bold and the Beautiful”

ICSC International Awards Jury

Awards

- ULI Top Ten International Destinations
- AIA Distinguished Award
- ICSC International Innovative Design Award
- ICSC European Design Award
- ICSC Winning Shopping Center Designs
- APR International Urban Design Award



Revitalize

Renaissance Place

One of the first “new urbanists” projects in the Midwest, Renaissance Place led to the revitalization of downtown Highland Park, Illinois and became the “life of the city” where everyone came together as a “community”.

Client

Heitman

Services Provided

Retail strategy

Urban planning

Architectural design

Design Team

MINDLINconsulting

Architect of Record

Epstein

“I have consistently been astonished by Michael's ability to reach a solution so well thought through. His vision and creativity are prescient and every chance I get to work with him is a pleasurable adventure.”

Mark D. Bethel

SVP, Triple Five, formerly Heitman



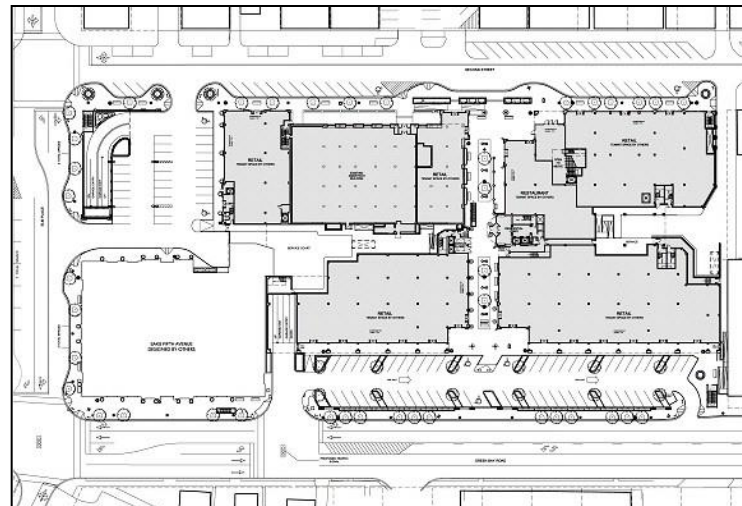


“A new definition of success for urban revitalization”

- Development resulted in 23 new retailers and 6 new residential developments built or underway within the first year of operation in downtown Highland Park

Recognition

- ULI Handbook on Place Making
- ULI Handbook on Town Center Development
- ULI Handbook on Mixed Use Development
- ULI Handbook on Retail Development



Reposition

The Modern Mountain Village

Our design vision led to an exciting development concept that is aligned with, and enhances, the client’s development strategy. And our management of the full design, engineering, and branding team resulted in a savings of \$340K in conceptual fees.

MINDLINconsulting was retained to help create the strategies for branding, development, planning, and design on this \$1B mixed use development in a resort setting for a younger and more international visitor... as well as a sustainable community for residents and office workers who want to live the mountain experience. With ownership consensus on a clear strategy, we then recommended the planning firm, SmithGroup, who could produce an “iconic” master plan. LakeFlato, the recommended design firm, was retained because of their unique ability to produce a vernacular design that was defined by MINDLINconsulting to be a more casually elegant and sophisticated expression of a well established, but tired local design language. Together, this team produced an exciting and tailored vision for this property and its international customer base



LakeFlato



SmithGroup



LakeFlato

- Client**
- Confidential
- Services Provided**
- Branding
- Leasing strategy
- Master planning
- Architectural design
- Management of the planning and design consultant team
- Design Team**
- MINDLINconsulting
- SmithGroup
- LakeFlato

Revitalize Burbank Town Center

The Burbank Town Center will be an “entertainment destination” fueled by 1,000 resort level apartments and attention to details that make complex development work.

BTC will be a new urban experience that is the “jumping off” point for any visitor to downtown Burbank... a true “entertainment destination” that is fueled by a careful combination of retailing, entertainment, food, event space, and a “resort” level residential and hospitality offering. This investment made possible the renovation of the Burbank Town Center Mall that was integrated into the larger development.



Client
Crown Development

Services Provided
Retail leasing strategy
Master planning
Architectural design

Design Team
Michael Mindlin
TCA Architects
MJS Landscape

Revitalize Virginia Beach

The transformation of a summer vacation venue into a true year-round destination focused on local culture, art, food, entertainment, residential and access to regional transit.

Based upon a lot of leg-work and investigation, we found a deep and wide culture not readily understood that could be leveraged as the “anchor” or “brand” to this district. This local groundswell of creativity was in several venues and allowed us to make the connective tissue between the new convention center with its light rail station and the main public beaches six blocks away... by integrating a wider population that needed a presence... and transforming this district and the beaches into a year-round destination for the East Coast.

Client

Confidential

Services Provided

Revitalization strategy

Leasing Strategy

Master planning

Architectural design

Design Team

Michael Mindlin

PR Architects





Revitalize Elan

A two block, 602 apartment development is the anchor to a district wide revitalization strategy that creates a more intimate apartment typology and a design that embraces the unique fauna and floral of the adjacent park to create an important new amenity at the entrance to the city.

The project is two residential buildings organized around a shared green space amenity. Each building is a podium... one on grade and the other two levels above grade creating a variety to building heights and scale. Each podium has a rich variety of private and public spaces that are heavily landscaped with grade level units pushing out into the green belt to give a sense of lush privacy. The larger building has a full height “lantern” that addresses arrival into the City from the adjacent freeway. This phase one building, pictured, was generally built to the original design. The second building, not shown, differs dramatically from the original design.

Client
Wermers
Services Provided
Master planning
Architectural design
Design Team
Michael Mindlin
TCA Architects
MJS Landscape



Intensify 27 Hundred

Asphalt parking lots are a luxury we can no longer afford in prime markets. 27 Hundred shows the benefits of intensifying land uses to create more sustainable development.

A 12 -story office building with a bit over 2 acres of asphalt parking that sat vacant evenings and weekends is being converted to 312 podium apartments with substantial benefits to ownership. This complimentary uses of residential and office created a 24% reduction in parking... a significant savings in expensive structured parking. Moreover, the complex was designed as two different offerings: one building for families and one building for millennials, which reduced risk for the developer. This project is currently finishing its entitlements.



Client

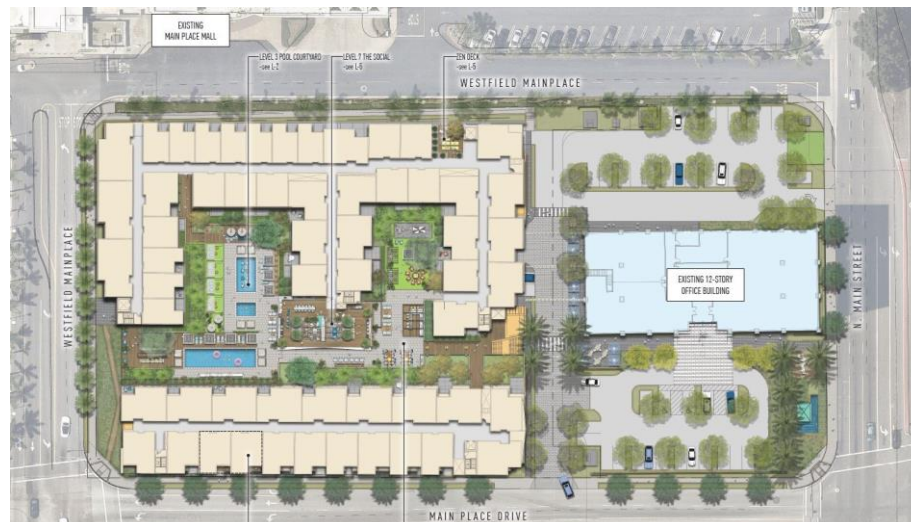
PRES Companies

Services Provided

Master planning
Architectural design
Management of the planning
and design consultant team

Design Team

MINDLINconsulting
WHA Architects
MJS Landscape



Intensify Rincon Hill

An upscale residential complex on the apex of Rincon Hill in San Francisco, California. The complex, designed by Solomon, Cordwell, Buenz and Associates and developed by Urban West Associates, consists of two skyscrapers that share a common townhouse podium. It is part of the San Francisco Skyline and is visible from Mount Diablo, Port of Oakland, and San Francisco.

The taller tower, One Rincon Hill South Tower, was completed in 2008 and stands 60 stories and 641 feet (195 m) tall. The shorter tower, marketed as Tower Two at One Rincon Hill, was completed in 2014 and reaches a height of 541 feet (165 m) with 50 stories. The South Tower contains high-speed elevators with special features for moving residents effectively, and a large water tank designed to help the skyscraper withstand strong winds and earthquakes. Both skyscrapers and the townhomes contain a total of 709 residential units.

Services Provided

\$150,000,000 financing by Chapin Hunt Jr.



Revitalize

Ritz Carlton Condominiums

Ten story, historic office building converted to 80 Ritz Carlton condominiums in downtown San Francisco.

Services Provided

Development, financing, and ownership by Chapin Hunt Jr.



Reposition

Beacon Hotel

Iconic property on South Beach in Miami, Florida underwent a complete renovation to help bring life back to South Beach when it was struggling to become relevant.

Services Provided

Financing provided by Chapin Hunt Jr.



Reposition

Plaza Frontenac Mall

This project started a small revolution in shopping center design by creating a hospitality approach to modern retailing environments founded upon a unique leasing strategy... and made possible by sophisticated design.

Our strategy for the repositioning and renovation of Plaza Frontenac resulted in a new retail mix that retained the mature, affluent shopper... but also attracted a younger, more diverse customer. The solution was a focused lifestyle merchandising strategy combined with a new sense of hospitality that expanded the mall's customer base... extended the shopping duration... and expanded visitation.

Client

Heitman Retail Properties

Services Provided

Leasing strategy

Architectural and Interior Design

Technical documentation

Design Team

MINDLINconsulting





“The renovation puts Plaza Frontenac on the cutting edge of mall design.”

Michael Beyard
Urban Land Institute

Recognition

- Neiman Marcus and Saks Fifth Avenue anchors
- 460,000 GSF
- \$3M renovation budget
- \$150 PSF increase in sales





Revitalize Hyatt Regency Resort Podium Shopping Centre

- Converted the interior shops to all exterior shops fronting on Kalakaua
- Increased NLA by 50%
- Doubled linear feet of shopfronts
- Doubled projected retail rents

“ We selected this design not only because it was the coolest... but because Michael took the time to explain why it was also the best.”

The Blackstone Group

Client
The Blackstone Group
Services Provided
Retail leasing strategy
Master planning
Architectural design
Design Team
Michael Mindlin
PR Architects



Reposition

Dallas Galleria

The Houston and Dallas Gallerias were the original prototypes for this typology and were designed, in large part, by David Suttle for HOK. David was the only principal to serve as both the Director of Architecture and Director of Interiors in the firm's history... and designed many of the projects that established HOK's international reputation and grew the firm into one of the largest architectural and interiors practice in the world.

Client

Hines Interest

Services Provided

Master planning

Architectural design

Design Team

David Suttle

HOK

“I am convinced that the best business strategy is to hire the very best talent. Our experience with David Suttle has given us the essential design quality that creates enduring market value.”

Gerald d. Hines

Hines Interest





Reposition

Packing House Retail and Office Development

Design work that “kick-started” the leasing for this project by bringing food and beverage front and center at the major corner of the development.

The Packing House is comprised of a community shopping center, outparcels and a two-story office building. We worked with the client to prepare a series of designs that would reposition the property and start the pre-leasing. The corner feature promotes the new tenants and brings an intimate dining area with an important view corridor to the shops beyond.

Client

PRES Companies

Services Provided

Architectural design

Design Team

MINDLINconsulting

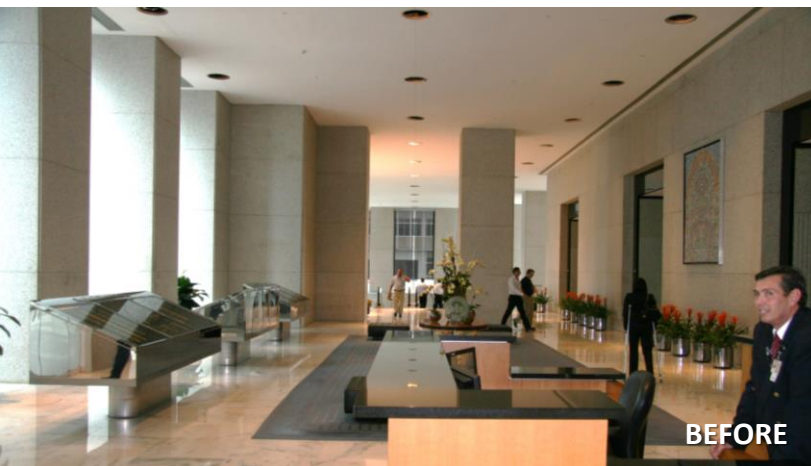


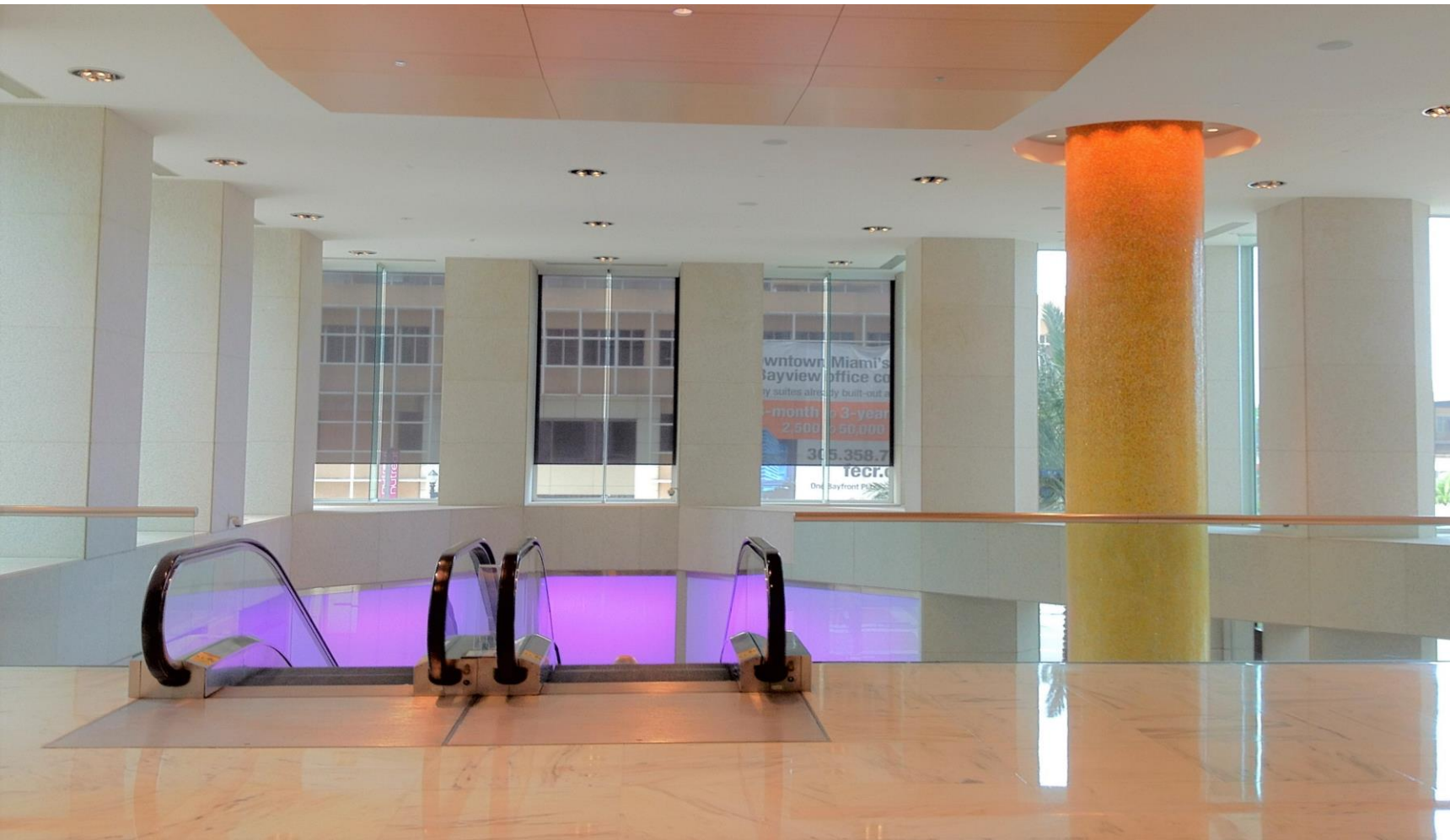
Reposition

Southwest Financial Center High Rise Tower

SFC was designed 45 years ago for 50 -year -old white males who were signing leases back then. SFC simply was not resonating with 32 -year -old Latinos... male and female... who are signing leases, today, in downtown Miami.

Southeast Financial Center is an icon building clad in grey granite with white marbles floors. We re - designed the three public lobbies creating a more sophisticated environment tailored to the emotions of today's tenant... along with a unique offering of public meeting spaces for individuals, groups, tenants, events and the larger surrounding community... all without diminishing the iconic nature of the original design.





Recognition

- Built for a 50-year-old white man.
- Repositioned for 32-year-old Latino men and women.
- Stemmed the tide of tenants leaving.
- Increased leasing activity.
- Increased rent rates.
- Became the social and business hub for its community.

Client

J. P. Morgan

Services Provided

Repositioning strategy

Architectural design

Interior Design

Furnishings, furniture and art

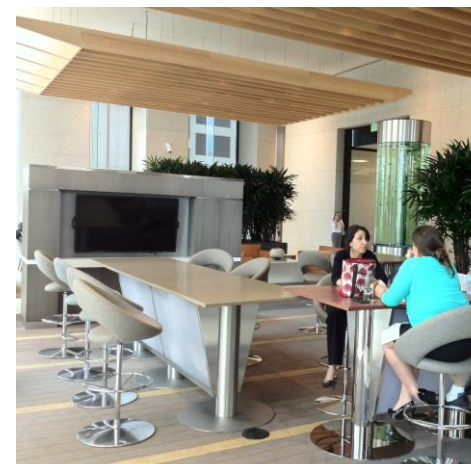
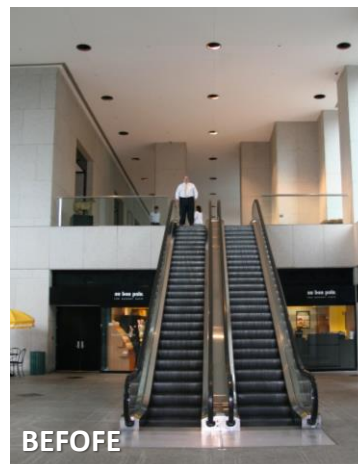
Technical documents

Design Team

Michael Mindlin

David Suttle

Jacobs



Reposition

DMB&B Advertising Agency

Successful re-branding of DMB&B, a global advertising agency, that uses design and progression through space to tell compelling story about the agency and its clients... bringing back clients and “creatives”.

The story starts with a reception area designed as a very cool urban loft complete with sophisticated use of video and modern objects to make the client re-think their perceptions of the agency... to a conference room that forces you to be "creative"... to a series of "found" spaces designed to be rooms that would induce the "creatives" to come out of their offices and play together... and culminating in the “money room” where deals are closed with dramatic views to the St. Louis Arch..

Client

DMB&B

Services Provided

Branding strategy

Interior design

Furniture, furnishings and art

Technical documentation

Design Team

MINDLINconsulting





“First time an agency was designed around how people actually work. We are now passionate about this place.”

DMB&B

Awards

- Voted D'Arcy's best renovated office worldwide.
- American Institute of Architects Design Award.



Reposition McEagle Companies

The client required a unique physical environment that would appeal to the "knowledge worker" that high-tech industries struggle to find and retain... and a design that would foster communication between staff.

Consisting of four companies under one corporate umbrella, the building is the "anchor" building of a new "town center" development within an existing master planned community. In order to respond to the core values and "lifestyle" of these "knowledge workers", the building was given a modern "urban loft" feel with dramatic, exposed trusses that support a double curved metal roof with clearstory. The building parti was conceived to increase interaction between staff. This was accomplished by a more open and communicative office experience that encouraged staff to interact with each other during daily events in work rooms, conference rooms, rest rooms, "hospitality" areas, and reception...

all organized around a central space that included booth seating, bar seating and high-tech touches.

Client

McEagle

Services Provided

Branding strategy

Master planning

Architectural design

Interior design

Furniture, furnishings and art

Technical documentation

Design Team

MINDLINconsulting





“ This building increase our creativity and efficiency so we can compete for the future. It changed our company’s culture and encourages collaboration.”

William Laskowsky
Principal
McEagle Development



Revitalize

Historic Downtown Collinsville

The City believed that their core of historic downtown “storefront” architecture could be expanded to include the entire downtown. However, the marketplace couldn’t support that amount of new retail... and “visitors” needed more than one reason to come downtown.

The downtown was comprised of three distinctly different building typologies suggesting a more diverse and refined approach to revitalizing the downtown that enjoyed visitation because of local Indian mounds and other culture points of interest. But, how to increase the frequency and duration of this visitation? The arrival to the downtown was comprised of historic homes converted to professional offices. There were deep setbacks giving us the ability to create a lush botanical level arrival called the “Garden District”. The middle, of the downtown contained historic “storefront” architecture. This “Historic District” has a different scale and density that would be ideal for retail and a mix of uses including new office and residential so important to sustaining shops... and providing a sense of shared community. The last district was the “Market District” so named because it was a mix of architecture and has available land suitable for a new much-needed grocer.

Client

City of Collinsville

Services Provided

Retail Strategy
Revitalization Strategy
Master planning
Design guidelines

Design Team

MINDLINconsulting



Anticipate Roderic Place

A study in how to create enhanced value on 50 acres that can't support 5 and 8 acre lots typical of this luxury market with smaller lots that trade off size for amenities, community, and a different definition of luxury.

An amenity core on a knoll built around a historic revolutionary war manor home converted into food, beverage and conferencing with a resort hotel and villas. This amenity is surrounded by a series of denser neighborhoods organized by a lazy country land complete with muse homes and a wide range of home styles in "traditional neighborhood design".

Client

Angus Development

Services Provided

Master planning

Design

Design Team

MINDLINconsulting



Anticipate

Master Planned Community

2,000-acre residential development branded by the NFL and anchored by the first HealthCare Village.

Two new, separate communities that were designed to set a higher standard of living with a wider range of residential choices... all within a beautiful ecology that is unique to this region of the country. With a wider diversity of style and a more careful approach to residential living... these communities will achieve something that most master planned communities fail to achieve: a true sense of authenticity.

Client

Corpus Development

Services Provided

Retail Strategy

Master planning

Architectural design

Design Team

MINDLINconsulting





Anticipate Anchor Experience for a New Town Development

A true regional destination and a family-oriented retail, dining and entertainment alternative at the heart of a sustainable community that is bound together by a rabid love of soccer.

The Fields brings to the Midwest a gathering place with all the amenities combined with the presence of both men's and women's professional soccer clubs. The Fields offers a diverse range of residential, hospitality, entertainment, education, wellness, youth soccer leagues and professional sports.

Client

Crossroads Development Group

Services Provided

Retail leasing strategy

Master planning

Architectural design

Design Team

MINDLINconsulting

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