

Robinson & Company

LANDSCAPE ARCHITECTURE

Book of Past and Present
Multi-Family Work Experience

Mission Statement

The mission of Robinson & Company Landscape Architecture is to create dynamic, extraordinary places for the enjoyment of the user, to be good stewards of the environment, and to add lasting value to our clients' investments.

Robinson & Company

LANDSCAPE ARCHITECTURE

4611 Montrose Blvd., Suite A240 Houston, Texas 77006

Ph. 713.524.2200 Fx. 713.524.2224

www.robinsonlandarch.com

At Robinson & Company we believe that our clients' satisfaction is paramount. Our professional services are of the highest standard in the industry and can be tailored to meet our clients' needs.

Professional Services

Project Administration

- Consultant Selection, Coordination, and Management
- Feasibility and budget development

Pre-Design and Entitlements

- Site Analysis and Site Selection
- Research
- Programming
- Presentation Graphics

Design

- Master Planning
- Spatial Relationship Diagrams
- Schematic Design
 - Alternate Concept Studies
 - Pedestrian Circulation and Vehicular Circulation
- Design Development
 - Phased Improvement Analysis
 - Pre-Bid and Budget-check Packages
- Construction Documents and Specifications
 - Garden/Landscape Design
 - Hardscape Layout and Material Selections
 - Grading and Drainage

Professional Services

Construction Administration

- Client Representation
- Bid Packages, Bid Evaluation, and Bid Negotiations
- Submittal Reviews
- Site Visits and Observation Reports

Multi-Family and Mixed-Use

The below listed projects were designed by Mr. Robinson while employed at The Hanover Company. He brings this experience and enthusiasm for multi-family design to all new clients of Robinson & Company.

Select built projects include;

- Lodge at Warner Ranch
Round Rock, TX
- The Lofts at the Ballpark
Houston, TX
- Lofts on Post Oak
Houston, TX
- The Boulevard
Denver, CO
- The Crescent at Fells Point
Baltimore, MD
- 1200 Post Oak Boulevard
Houston, TX
- The Paramount at Buckhead
Atlanta, GA
- Prado Lake Avenue
Pasadena, CA
- Viridian
Los Angeles, CA
- 717 Olympic
Los Angeles, CA

Robinson & Company Client List

The Morgan Group
GRAYCO Partners
SAJG Investments (Gross Builders, Inc.)
Allen Harrison Company, Inc.
Embrey Partners
Hines | Multi-family

Portfolio of Multi-Family Projects

Lodge at Warner Ranch

Round Rock, Texas

Owner: The Hanover Company
Land Area: 18 acres
Density: 20 d.u. per acre
Number of Units: 358
Const. Cost: \$18M
Completion Date: Spring 2001
Project Type: Garden Apartments

Lodge at Warner Ranch is a typical garden apartment complex; however it was part of an overall master development. Part of the scope of this project included large entry monuments and esplanade beautification.

Project Contributions:

Site Design
Construction Documents



Lodge at Warner Ranch
Round Rock, Texas





Lodge at Warner Ranch
Round Rock, Texas

Lofts at the Ballpark

Houston, Texas

Owner: The Hanover Company
Land Area: 4.3 acres
Density: 87.21 d.u. per acre
Number of Units: 375
Const. Cost: \$37M
Completion Date: June 2002
Project Type: Low-rise rental

Lofts at the Ballpark is an urban infill, multi-family, rental project encompassing three city blocks. This luxury project is one block from Minute Maid Field, the Convention Center with Discovery Green Park, and countless restaurants and night clubs in downtown Houston. The most obvious challenge of the project was to create a pedestrian oriented setting that conveyed a hip and modern lifestyle for urban dwellers. This was achieved with wide sidewalks rich in texture and color, large entry plaza with accent paving and planters, and traffic calming devices such as bulb-out street corners. Resident amenities include a club house, two swimming pools in interior courtyards, and an adjacent linear park.

Project Contributions:

Streetscape / Urban Design
On street parking design
Site Design
Construction Documents
Construction Observation



Lofts at the Ballpark
Houston, Texas





Lofts at the Ballpark

Houston, Texas

Project Awards:

*2002 Texas Chapter ASLA
Merit Award*

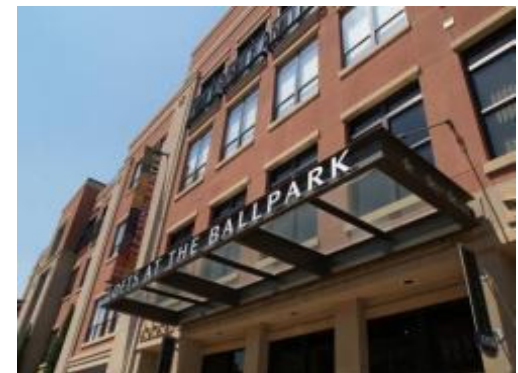
*2002 Gold Nugget Award
Grand Award: Best Project up to 4 Stories
PCBC and American Builder*

*2002 Best in American Living Awards
Platinum Award: Best Rental Development
Regional Award: South Central Region
National Association of Home Builders*

*2002 Landmark Awards
Best MultiFamily: For Rent
Houston Business Journal*

*2002 MultiFamily Executive Award
Project of the Year: Market Rate
MultiFamily Executive Magazine*

*2003 Pillars of the Industry Award
Best Loft Development
NAHB MultiFamily*



Lofts on Post Oak

Houston, Texas

Owner: The Hanover Company
Land Area: 3.32 acres
Density: 78.9 d.u. per acre
Number of Units: 262
Const. Cost: \$56M
Completion Date: January 2005
Project Type: Low-rise and Mid-Rise

Lofts on Post Oak is a combination of concrete mid-rise and 4-story wood frame building with an attached parking structure. It is a luxury, urban infill project in the upscale Uptown Houston district with restaurants, office buildings, and shopping within a 15 minute walk. Resident amenities include 6 courtyards (three of which are fully encapsulated by building walls) all of which feature a swimming pool and gas barbeques. Three of the courtyards have a gas fireplace, as well. Urban stoops give a select few dwelling units direct access to public sidewalks.

Project Contributions:

Program Development
Streetscape / Urban Design
Site Design
Construction Documents
Construction Observation



Lofts on Post Oak
Houston, Texas



Lofts on Post Oak

Houston, Texas

Project Awards:

2005 Gold Nugget Award
Award of Merit: Best High-Rise
Apartment Project
PCBC and American Builder

2005 Best in American Living Award
Platinum Award: Best Rental Development
National Assoc. of Home Builders



The Boulevard

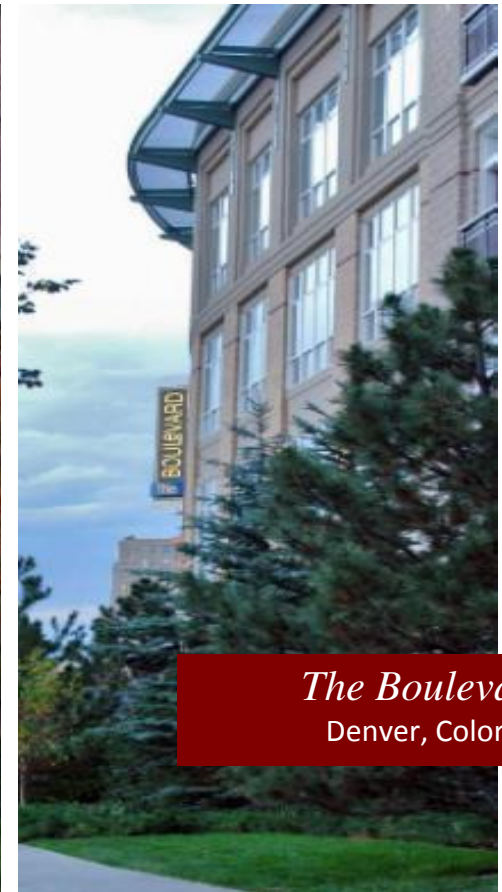
Denver, Colorado

Owner: The Hanover Company
Land Area: 3.33 acres
Density: 87.19 d.u. per acre
Number of Units: 290
Const. Cost: \$59M
Completion Date: August 2006
Project Type: Low-rise rental

The Boulevard, at first glance, does not resemble the average slab-on-grade, wood frame construction with interior garage (wrap). The luxury, multi-family rental is one city block of urban infill in the heart of Denver. A large challenge was how to capture, treat, and release the storm water run-off without the use of a typical detention pond. Instead of trying to hide the detention areas or create an unsightly holding pond, the challenge was embraced. They were designed to be interior amenity courtyards with fireplaces and barbeque grills that can temporarily flood, clean the water through percolation, then release it back into the adjacent creek. Other site amenities include a heated swimming pool and spa, a gas fire place in each courtyard, fountains, walk-up units on street frontage, and 10 minute walks to downtown Denver and the museum district.

Project Contributions:

Program Development
Streetscape / Urban Design
Site Design
Construction Documents
Construction Observation



The Boulevard
Denver, Colorado





The Boulevard

Denver, Colorado

Project Awards:

2007 Gold Nugget Awards

Grand Award: Best Mid to High Rise
Apartment

Project – Over 4 Stories

PCBC and American Builder



The Crescent at Fells Point

Baltimore, Maryland

Owner: The Hanover Company
Land Area: 2.11 acres
Density: 124 d.u. per acre
Number of Units: 262
Const. Cost: \$79M
Completion Date: February 2007
Project Type: Mid-rise rental

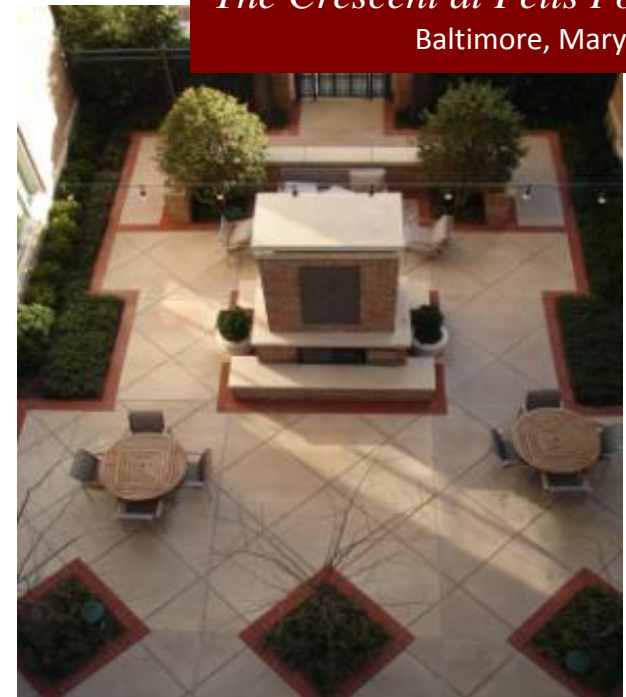
The Crescent at Fells Point is a unique project in a unique location in one of Baltimore's oldest waterfront communities. The luxury, multi-family, mid-rise rental on Baltimore Harbor is bordered by water on two sides. Resident amenities include two private courtyards at grade. One has a double sided gas fire place and wi-fi internet connection. The other has a heated pool and spa. In addition, there are four courtyards on the fourth floor which are located over occupied space with gas fire places and barbeques overlooking Baltimore Harbor. As a bonus, two boat docks were designed as part of the project with slip availability for 50 yachts up to 50 feet in length.

Project Contributions:

Program Development
Site Design
Construction Documents
Construction Observation



The Crescent at Fells Point
Baltimore, Maryland





The Crescent at Fells Point Baltimore, Maryland

Project Awards:

2006 Pillars of the Industry Award
Best Mid-Rise Rental Apartment Community
National Association of Home Builders

*2007 11th Annual Apartment and
Condominium Industry Awards of Excellence*
Best Mid-Atlantic High-Rise Apartment
Community
Delta Associates

*2007 AIA Baltimore Excellence in Design
Honor Award*

2007 Best in American Living Award
Best Rental Development: 5 Stories & Over
Best in Region: Middle Atlantic
National Association of Home Builders



1200 Post Oak Boulevard

Houston, Texas

Owner: The Hanover Company
Land Area: 3.29 acres
Density: 108 d.u. per acre
Number of Units: 356
Const. Cost: \$64M
Completion Date: October 2003
Project Type: High-rise rental

1200 Post Oak is a luxury multi-family high-rise on one of Houston's most recognizable boulevards. Being located on such a high traffic boulevard presented challenges with traffic noise. To alleviate the traffic noise the swimming pool courtyard was designed as a sunken garden three feet below street level and surrounded with a stucco wall. Fountains were used to create a calming sound. Resident amenities include a two tier swimming pool, fountains, an overlook terrace with refreshment lounge and a barbeque grill.

Project Contributions:

Program Development
Site Design
Construction Documents
Construction Observation



1200 Post Oak
Houston, Texas





1200 Post Oak Boulevard
Houston, Texas



The Paramount at Buckhead

Atlanta, Georgia

Owner: The Hanover Company
Land Area: 1.54 acres
Density: 194.8 d.u. per acre
Number of Units: 467
Const. Cost: \$64M
Completion Date: February 2005
Project Type: High-rise rental

This luxury, multi-family, building in the upscale Buckhead neighborhood of Atlanta offers residents a sense of status and exclusivity. The concrete high-rise with an attached and subterranean parking garage has a spacious entry plaza and resident amenities over the parking structure. Amenities include a heated swimming pool, tennis court, and plaza with two gas barbeque grills.

Project Contributions:

Program Development
Site Design
Construction Documents
Construction Observation



The Paramount at Buckhead
Atlanta, Georgia



The Paramount at Buckhead
Atlanta, Georgia



Prado on Lake Avenue

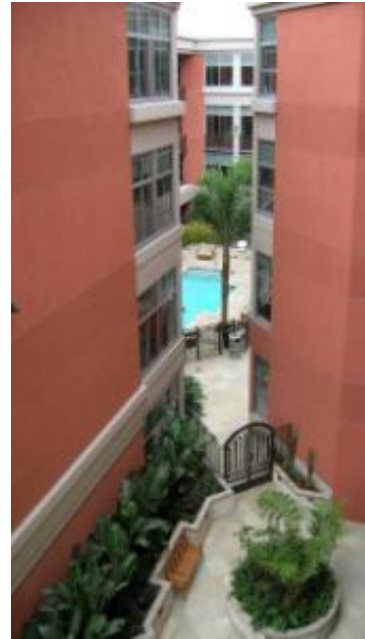
Pasadena, California

Owner: The Hanover Company
Land Area: 1.2 acres
Density: 87 d.u. per acre
Number of Units: 103
Const. Cost: \$44M
Completion Date: February 2006
Project Type: Mixed-use, mid-rise, podium

In the heart of Pasadena, this luxury urban infill building is a mixed use success. Both commercial tenants and residents enjoy the hip lifestyle offered by this project. The project presented two challenges that the City of Pasadena stressed upon us. First was the preservation of mature growth street trees and second was the incorporation of public art. To accomplish the first challenge we devised a plan to start an aggressive canopy and root pruning program months before the site was scheduled to be razed and excavated. This allowed us to excavate with minimal root damage and brace the trees during construction. To succeed at the second challenge of incorporating public art we worked directly with a local artist to incorporate canopy designs and paving designs. Resident amenities include a lush, private courtyard with heated pool, and gas barbeque.

Project Contributions:

Program Development
Predevelopment/Entitlements Support
Streetscape / Urban Design
Site Design
Construction Documents
Consultant Management
Construction Observation



Prado on Lake Avenue
Pasadena, California



Prado on Lake Avenue

Pasadena, California

Project Awards:

2006 Best in American Living Awards

Best Amenity/Facility: Up to and Including 5000 SF

Best Rental Development: 5 units and over

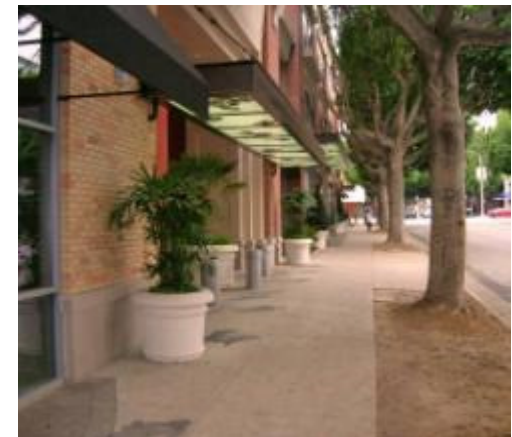
2006 Gold Nugget Awards

Grand Award: Attached Urban Project of the Year, Best Mid-Rise Apartment Project 4-6 Stories

Award of Merit: Best Mixed-Use Project PCBC and American Builder

2006 MultiFamily Executive Award

Project of the Year: Mid-Rise



Viridian

Los Angeles, California

Owner: The Hanover Company
Land Area: .25acres
Number of Units: 60
Const. Cost: \$70M
Completion Date: Fall 2008
Project Type: Low-rise, podium

Viridian is truly a unique urban infill building. It sits in the heart of Los Angeles' Miracle Mile district which is home to numerous recording studios, show business production offices, and Hollywood power players. The apartment building is located two blocks from the Le Brea tar pits and the Los Angeles museums. The design challenge was to create a luxury spa-like atmosphere typical of boutique hotels. The experience begins as you pass the sidewalk fountain, enter the front doors through the sunken courtyard with granite paving, and then progresses through the lobby past the reflecting fountain with travertine tile, and enter into the private courtyard with an oversized spa punctuated by a backdrop of giant bamboo and a cascading fountain. The selection of materials and colors reflect nature and the serenity of everything not typically found on the busy sidewalks on the other side of the building walls.

Project Contributions:

Program Development
Predevelopment/Entitlements Support
Site Design / Interior Fountain Design
Construction Documents
Construction Observation



Viridian
Los Angeles, California



Viridian

Los Angeles, California

Project Awards:

2009 Multi-Housing News
The Design Excellence Award
Low-Rise, for rent



717 Olympic

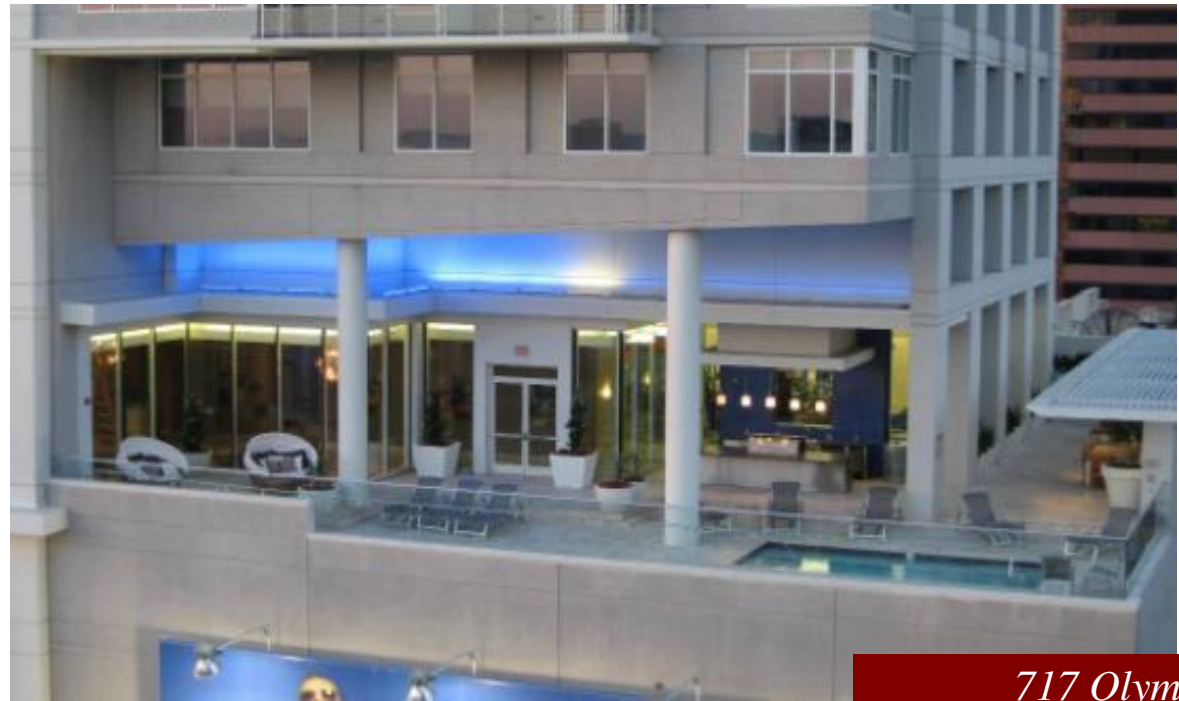
Los Angeles, California

Owner: The Hanover Company
Land Area: .5 acres
Density: = 312 d.u. per acre
Number of Units: 156
Const. Cost: \$109M
Completion Date: Spring 2008
Project Type: Mixed-use high-rise

717 Olympic is an urban infill, luxury, multi-family rental, with a sleek and modern design influence. It is located directly across the street from the LA Live Sports and Entertainment District with the Staples Arena and many more local attractions. Resident amenities include an 8th floor deck with oversized heated spa, a double sided gas fireplace, two gas fire pits, and a lush courtyard overlooking the Staples Center and views to the Hollywood Hills. As a bonus, there is an observation deck on the 26th Floor with a synthetic lawn for quiet contemplation or yoga.

Project Contributions:

Program Development
Predevelopment/Entitlements Support
Site Design
Construction Documents
Construction Observation



717 Olympic
Los Angeles, California





717 Olympic

Los Angeles, California

Project Awards:

2008 Best of Downtown
Best Looking New Building
Downtown News Magazine

2009 Gold Nugget Awards
Award of Merit, Best High-rise
PCBC and American Builder

In addition to an industry award, in 2008 and 2009 this project is featured in the MTV reality show *Bromance*, and has been featured in many other productions and commercials.



Lakeside

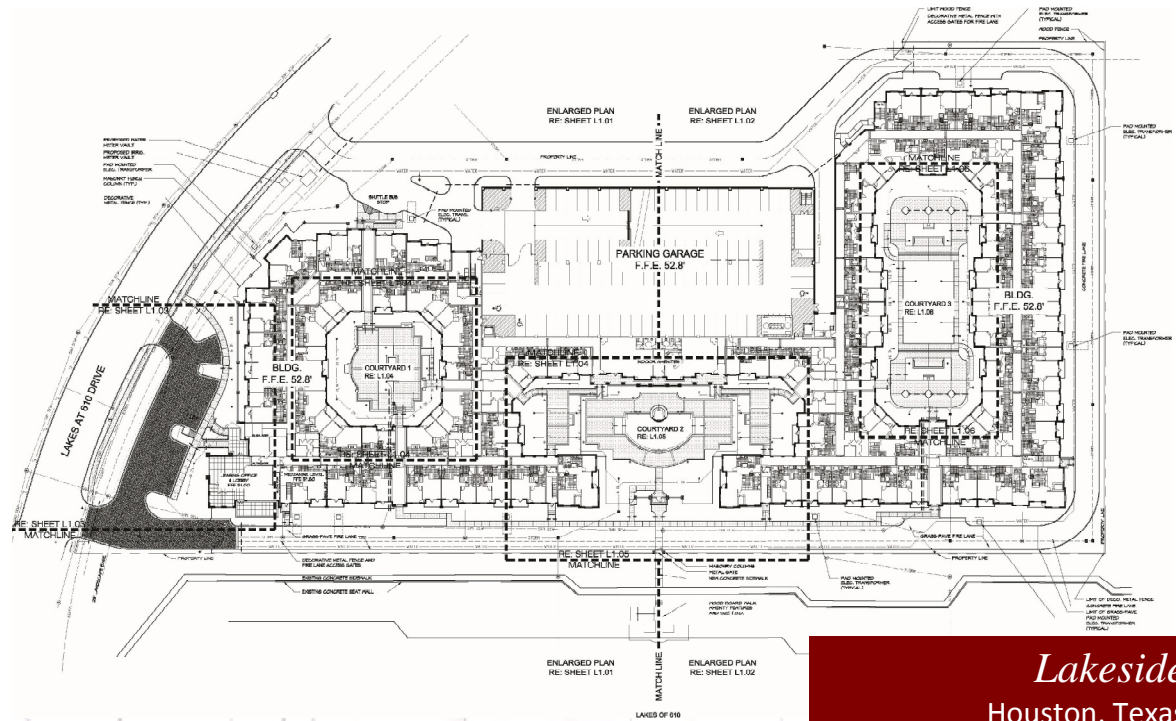
Houston, Texas

Owner: GRAYCO Partners
Completion Date: 2012
Project Type: Urban Infill

Lakeside is an urban infill development south of Houston's famed Texas Medical Center complex and within sight of Reliant Stadium, home to the Texans NFL team. The name Lakeside is derived from the adjacent pond that borders the south side of the development. Robinson & Company has seized upon the opportunity to embrace the views of the pond as an amenity for the future residents of Lakeside. Other notable features are the three courtyards, one of which has a swimming pool.

Project Contributions:

Program Development
Site Design
Construction Documents
Construction Administration



Pearl

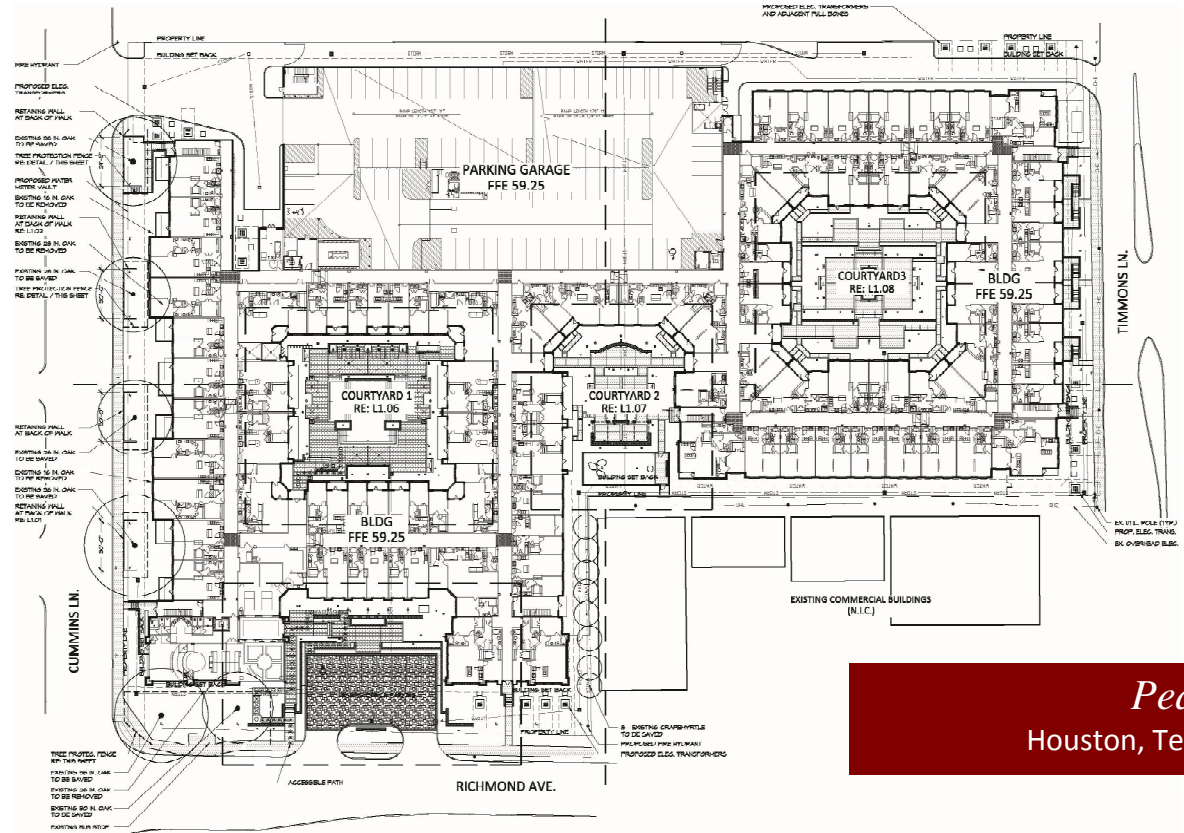
Houston, Texas

Owner: The Morgan Group
Completion Date: 2012
Project Type: Urban Infill

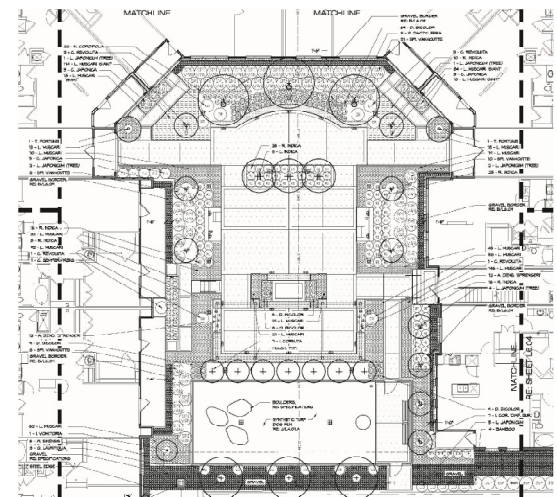
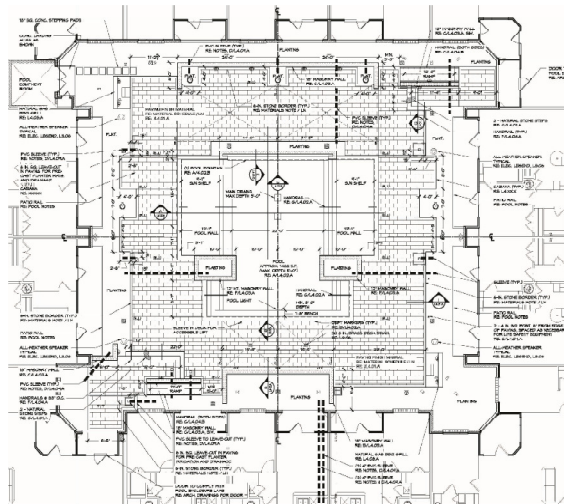
Pearl is an urban infill development one block to the east of Greenway Plaza, Houston's un-official financial district. The development is bordered on three sides by commercial developments including, office buildings, entertainment, and shopping. Notable features of the development include three private courtyards for resident use, including a swimming pool, dog run, bar-be-que grills, fireplace, and fountains. First floor dwelling units on the east side will benefit from walk-up stoops making this development a great place to live and work nearby.

Project Contributions:

- Program Development
- Site Design
- Construction Documents
- Construction Administration



Pearl
Houston, Texas



One Water Wall

Houston, Texas

Owner: Hines
Completion Date: 2013
Project Type: Urban Infill

One Water Wall is the most prestigious development in Houston's Galleria area since the construction of Williams Tower and the famed Water Wall in the early 1980's. The development, when completed, will occupy a plot of land directly west of the water wall.

Project Contributions:

Program Development
Site Design
Construction Documents
Construction Administration



One Water Wall
Houston, Texas





William D. Robinson Biography

Mr. Robinson holds a Bachelor of Landscape Architecture from Texas A&M University's College of Architecture. He has been a registered landscape architect since 2001.

Mr. Robinson began his landscape architecture career in Houston, Texas providing landscape design for residential estates and commercial properties. In 1999, Mr. Robinson joined The Hanover Company, a national multi-family developer of garden apartments, urban infill, mixed-use, and luxury high-rise buildings. There he served The Hanover Company in many roles over a 10 year period starting as a junior landscape architect and ending as the Regional Director of Landscape Architecture for the western half of the United States. While in the position of regional director Mr. Robinson provided design direction and oversight, including consultant management, with a staff of six project managers and assistants. During his tenure at The Hanover Company, Mr. Robinson oversaw the completion of more than two dozen projects and numerous pre-design, due diligence, and entitlement projects.

Mr. Robinson maintains registration to practice landscape architecture in Texas, California, Maryland, Colorado, and Illinois. Projects have been completed in Maryland, North Carolina, Georgia, Florida, Texas, Colorado, California, and Washington. He is also a CLARB (Council of Landscape Architect Registration Boards) Certified Landscape Architect and an active member of the American Society of Landscape Architects (ASLA) where he served as an executive officer for ASLA's Texas Chapter as well as numerous other roles.

Robinson & Company

LANDSCAPE ARCHITECTURE

4611 Montrose Blvd., Suite A240 Houston, Texas 77006

Ph. 713.524.2200 Fx. 713.524.2224

www.robinsonlandarch.com