



Thomas Kozlowski

Thomas Kozlowski is well known for his work in the area of creative large-scale real estate development. With a background in public development, urban design, and architecture he has been instrumental in the design and implementation of major urban projects and public/private partnerships throughout the world that create innovative value and define a "sense of place".

In January 2008, Mr. Kozlowski co-founded EDG. His recent work has included the Iskandar International Destination Resort in Malaysia, a 2300-acre mixed-use nature-based tourism resort, Colorful Guizhou Town, a mixed-use, cultural entertainment development in China, design management for the Ocean Park redevelopment in Hong Kong, master plan and development strategy for six theme parks, related hotels, retail entertainment, and transportation systems in the Middle East, the development of a tourism and heritage district for the Great Wall at Badaling, China, and the Oz Resort in New York.

Previously, Mr. Kozlowski was Director of Development Management for Walt Disney Imagineering, where he was brought in to create and lead a California-based team to provide design and planning vision, imagination, and design management to facilitate the master plan implementation of the US\$2 billion expansion of the 550-acre Disneyland Resort in Anaheim. His overall responsibilities included public/private partnerships and entitlements, theme park and hotel development, retail entertainment, transportation, identity and environmental branding, and future development planning and strategy. Most recently, he finalized the concept design, program, and strategy for the master plan and government works for the new US\$3.2 billion, 800-acre Hong Kong Disneyland Resort in Hong Kong (HKSAR), China.

In 1996, Mr. Kozlowski co-founded UINY (Urban International-New York) to expand the role of urban design and planning into one of strategy and feasibility, focusing on the design and development strategies for large-scale planning and mixed-use projects in Asia. His projects included the successful Nanshan Cultural Tourism District with three related theme parks, entertainment and cultural districts, golf course, and four resorts on a 5000-acre site on Hainan Island, China. Mr. Kozlowski was also Managing Principal of Long On Group New York, applying US-based development lessons to mixed use projects in China.

Mr. Kozlowski was also recruited to establish and head a design management group to oversee the planning, design, and implementation of Battery Park City, the acclaimed award winning US\$20 billion mixed-use waterfront community in New York. As Director of Architecture and Design, Senior Director of Project Management, and Corporate Development Officer, he was responsible for real estate development and design management, and for review of commercial, residential, retail, open space, and environmental art programs. During his tenure and while working jointly with some of the most prominent developers, architects and artists in the US, Battery Park City received over 20 planning and designs awards including the prestigious Institute Honors from the AIA.

Before re-locating to New York, Mr. Kozlowski also worked and resided in Hong Kong as a principal urban designer for EBC Hong Kong managing resort, recreation, multi-family residential, office, and waterfront and marina developments throughout Southeast Asia.

In addition to his professional experience, he has lectured and taught extensively throughout the US, including Harvard University, Princeton University, and MIT. He also advises government officials, architects and developers on the means and methods of large scale, mixed use project implementation and public realm development. Mr. Kozlowski was a co-founder of "n+abl", an art and an event group in support of not-for-profit causes and was a co-founder and member of the Technology Industries Board for the City of Hope Hospital in Los Angeles.

EDUCATION

MLA, Harvard Design School
Harvard University
Cambridge, Massachusetts
(Jessie Smith Noyes Fellowship for Environmental Planning and Design)

B. Arch, College of Architecture
Arizona State University
Tempe, Arizona

Certificate of Completion
Harvard Real Estate Institute
Cambridge, Massachusetts

PROFESSIONAL EXPERIENCE

2008-present
Principal & Co-founder
Entertainment Development Group, Inc. (EDG)
North Hollywood, California

2002-2008
President
Urban International (UINY)
Santa Monica, California

1998-2002
Director, Development Management
Director, Master Planning and Entitlements
Walt Disney Imagineering
Glendale, California

1996-1998
Urban International-New York, Ltd.
Co-founder and Partner
New York, New York

1994-1996
Managing Principal
JJA/Long On Group USA, Ltd.
New York, New York

1984-1994
Senior Director, Project Management
Corporate Development Officer
Director, Architecture and Design
Battery Park City Authority
World Financial Center
New York, New York

1981-1984
Principal Urban Designer
EBC Hong Kong, Ltd.
Hong Kong, (HKSAR) China

Memberships & Affiliations

Urban Land Institute, 1993 - present

Technology Industry Board, City of Hope Hospital, Board Member, 1999-2001

American Planning Association, International Committee, New York Chapter; 1990 - 1994

American Society of Landscape Architects, New York Chapter, 1993 - 1994

Harvard University, New York Region Committee, Alumni Council; 1989-1996

Parks Council, Design Committee, New York, NY; 1987-1989

Lectures & Presentations

Case Study: The "Power of Place" – Creating Tourism Destinations, **Asia Tourism Resort & Attraction Conference**, 2009

Faculty Associate, Master of Architecture Program, "*Hong Kong Central Waterfront Entertainment District*", **College of Design, Arizona State University**, Phoenix, AZ, 2007 to present

"*Large Scale Tourism Development*", **Asia Pacific Tourism and Investment Conference and Expo**, Korea Tourism Organization, Ministry of Culture and Tourism, Seoul, Korea, 2007

"*Creating International Tourism Destinations*", **Conference on Tourism and Leisure City Development**, Ministry of Culture and Tourism, Seoul, Korea, 2006

"*The Making of the Disneyland Resort*", Media Spokesperson, **Walt Disney Imagineering**, 2001

"*Reinventing the South Boston Waterfront*", **Boston Harbor Association, Boston Society of Landscape Architects**, Boston, MA, 2000

"*Positive Negatives*", "**n+abl**" **Foundation**, Gagoshian Gallery, Soho, New York, 1996

"*The Role of Government in the Development of a Total Environment*", Guest Appearance, "**Mondo Manhattan**", **Polska National Television**, Tele Pictures Productions, 1995

Design Juror, Annual Awards Program for the **New York State Conference of Landscape Architects**, 1994

Adjunct Professor, School of Architecture and Environmental Studies, the **City College of New York**, 1991 – 1992

"*The Future of Battery Park City*", **Harvard on the Hudson, Harvard Graduate School of Design Alumni Annual Council Meeting**, 1989

Visiting Professor, **Cornell University**, 1989

Guest Speaker, **Colorado South Chapter, American Institute of Architects**, 1989

Guest critic, juror or lecturer; for design, implementation and management of complex and large scale real estate development projects, 1985-1996:

- **Princeton University**
- **Massachusetts Institute of Technology**
- **University of Pennsylvania**
- **Pratt Institute**
- **United Nations Fellowship Program**
- **The Steiner School**
- **University of Massachusetts**
- **Harvard University**
- **Cornell University**
- **Waterfront Center, New York University**
- **Citizen Ambassador Program**
- **City College of New York**

Select Project Experience

Entertainment, Resort, Tourism, and Theme Park

Theme Park Development MENA

undisclosed location in MENA region

Master plan for the development of a “mega resort” complex consisting of six branded theme parks, 600,000 sf of related retail and dining, 6000 themed hotel rooms, staff housing for 21,500 employees, 11,000 residential units/timeshare, parking and arrivals, light rail access and an internal shuttle monorail.

Iskandar Malaysia IDR

Nusajaya, Johor, Malaysia

Master development plan and strategy for a 2300-acre mixed-use nature-based tourism resort including three gated nature-based theme parks and associated IP, related retail and entertainment uses, 3300 hotel rooms and an innovative interactive water village, 4300 residential units, and an ecological golf course with related residential uses.

Ocean Park

Aberdeen, Hong Kong SAR, China

Estimated Total Investment: HK\$5.5 billion

Led design and development advisement team for the HK\$5.5 billion Ocean Park redevelopment project to add four new themed lands and innovative animal-based attractions, redevelop the existing park entrance and arrival sequence, and connect the “Waterfront” to the “Summit” via a new funicular .

Niagara Experience Center

Niagara Falls, New York

Development of a comprehensive master plan and strategy for the creation of a tourism zone focused on a new center devoted to the history, culture, and nature of Niagara Falls. The overall development plan focused on establishing new development and tourism opportunities for third party developers with the Niagara Experience Center as the catalyst.

Oz Resort

Wheatfield/Niagara Falls, New York

Estimated Total Investment: US\$2-3 billion

Master plan and business and development strategies for an 800-acre mixed use tourism resort based on a “Wizard of Oz” theme park. Work included theme park CAPEX build-up, project feasibility, operations and management strategies, and economic benefits analysis and applications for approximately US\$200 million of local and NY State infrastructure incentives.

KBS Dream City

Seoul, Korea

Proposal for the master plan and development strategy for the revitalization of existing indoor and outdoor television production facilities for the Korean Broadcasting System into a value added entertainment, retail, and theme park center focused on Korean culture and history with related performance venues, shopping and dining, rehearsal facilities, on site hotel, and actor housing.

Nanshan Cultural Tourism District

Sanya, Hainan Island, China

Estimated Total Investment: US\$1 billion

Development of a master plan, investment and implementation strategy for three culturally-based and related theme parks, six resort hotels and spa facilities, golf course and related facilities, villa development, and retail entertainment for 5000 acres of waterfront on Hainan Island off the south coast of China.

Tian Tan Boulevard

Beijing, China

Estimated Total Investment: US\$1.2 billion

Investment Advisor and Director for “joint venture” master developer for a 420,000-sm entertainment, retail, cultural, hotel, and office center with overlaying media platform and sponsorship opportunities adjacent to the Temple of Heaven in Beijing.

Sokcho Harbor City

Sokcho, Gangwon-do, Korea

Master Plan and development of the harbor front of the coastal resort city of Sokcho. Creation of an icon tourism destination consisting of “The Waves”, a 40,000-sm water park, family spa, 400-room hotel, “Sokcho Live”, a 20,000-sm retail and entertainment center with 500 hotel rooms and timeshare, and the “Festival Harbor”, an evening spectacular and marina.

Kintex Entertainment District

Goyang City, Korea

Master plan and development for a 30,000-sm retail, dining, and entertainment complex, 600 five star hotel rooms, and 200-room boutique hotel in association with the new 50,000-sm Kintex Convention Center in Gyeonggi Province, Korea.

Hong Kong Disneyland Resort

Hong Kong, China

Estimated Total Investment: US\$3.2 billion

Master plan and development framework for the planning and implementation of the new US\$3.2 billion, 800-acre Hong Kong Disneyland Resort consisting of two theme parks, including Hong Kong Disneyland, six hotels, a “retail entertainment district” of 650,000-sf identity program, and all related public improvements including MTR line extension, inter-modal transit link, station and associated facilities, government facilities, and ferry terminal. Implemented plan and strategy for Phase 1.

Great Wall Cultural District

Estimated Total Investment: Withheld as requested by owner

Beijing, China

Master plan and implementation strategy for the development of a cultural resort, 9000-sm interactive museum, 20,000-sm retail and restaurant marketplace, live performance theater, 300-room hotel, and entertainment destination attractions. Also coordinated transportation systems in association with a major viewing area of the Great Wall outside of Beijing.

Yanqing Hot Springs Resort

Yanqing, China

Master plan for a hot springs resort and residential development located with views to the Great Wall.

The Disneyland Resort

Anaheim, California

Estimated Total Investment: US\$2 billion

Directed design and managed the implementation of the master plan for the new Disneyland Resort consisting of Disneyland, Disney's California Adventure, Downtown Disney retail and entertainment, three hotels including Disney's 750-room Grand Californian, 10,000-car parking structure, public roads, streetscape improvements, environmental branding, graphics and identity program, and infrastructure coordination.

The Disneyland Resort, Third Theme Park

Anaheim, California

Estimated Total Investment: Withheld as requested by owner

Initiated and directed development, entitlement strategy and design for the expansion planning and feasibility for a new third gate to be connected to the Disneyland Resort by a proposed people-mover system. Led team in the development, design, and feasibility for experimental "new paradigm" entertainment concepts to be constructed as an interim first phase of the proposed third theme park.

Starbright Entertainment District

Beijing, China

Estimated Total Investment: US\$600 million

Concept, feasibility, branding, and investment advisement for the development of an entertainment district consisting of a 60 hectare theme park with a projected attendance of 10 million, 1000 room hotel, and 30,000 sm retail entertainment district. Focused on new entertainment business development and opportunities, corporate sponsor district overlay, and innovative new revenue streams.

Three Springs Resort, Dongqian Lake

Ningbo, China

Master plan and concept design for a Hot Springs Resort complex located on historic Dongqian Lake, including a 250-room resort hotel and strata lease development, 20,000-sm family spa, 70 residential villas, and a retail and entertainment center.

Qianshan Tourism Zone

Guiyang, Guizhou Province, China

Concept, feasibility and phase one investment for the development of an ecologically and culturally-based resort and tourism district in the mountains outside of Guiyang City.

Dongqian Lake Events Platform

Ningbo, China

Development partner for master development strategy for the creation of business and cultural related resort in close proximity to Shanghai. First phase conceived as the largest evening water, sound, and light show in China activating a mile long causeway located in Dongqian Lake as the initial destination attraction.

Nanshan Resorts and Recreation

Sanya, Hainan Island, China

Master development strategy for the creation of a new resort destination consisting of three themed districts with a total of over 2000 hotel rooms, 400 residential and timeshare villas, golf course, and "Garden Lagoon" entertainment district.

Zen Hotel Nanshan Resort

Sanya, Hainan Island, China

Development of 200-room specialty retreat hotel.

Huangshan Lugu, Huangshan Mountain

Anhui Province, China

Design, development, and investment strategy for resort and entertainment uses for a 1000-acre site in association with the Huangshan Mountain Range.

Zhong Shan Hotel

Changzhou, China

Detail design and documentation for a 30,000-sm "hybrid" entertainment center, including all interior work, to be located within the Changzhou International Business Center master plan. The program consists of multiple state of the art restaurants, theaters, nightclubs, and ancillary hotel facilities.

Mixed Use

Battery Park City

New York, New York

Estimated Total Investment: US\$20 billion

Master Plan implementation; coordination, management, planning, and design for a 92-acre mixed use waterfront community in lower Manhattan New York City, consisting of six million sf of office development, 12,000 residential units, hotels, 30 acres of parks and open spaces, museums, retail, and entertainment.

"Community Development Award", New York State Association of Architects, 1992

"Citation for Excellence in Urban Design", American Institute of Architects, 1991

"Best of the Decade", "TIME", 1990

"Institute Honors", American Institute of Architects, 1989

"President's Award", New York Chapter, American Society of Landscape Architects, 1988

"Merit Award", American Society of Landscape Architects, 1988

"Honor Award", The Waterfront Center, 1987

"Award of Excellence", New York City Fine Arts Commission, 1987

"Special Recognition Award", New York City Fine Arts Commission, 1985

"Bard Award", The City Club of New York, 1985

Les Etangs Du Nord

Brussels, Belgium

Urban design and development strategy for a 100-acre redevelopment site for 600,000 sm of commercial, residential, and industrial uses including major open space component canals, "Sports City" complex, and "Music City Tours Et Taxis" arena for 12,000.

Port Liberte Master Plan

New York Harbor, New Jersey

Planning, site design, program, financial and cost analysis, and implementation strategies for a mixed use waterfront canal community located in New York Harbor.

The Changzhou International Business Center

Changzhou, China

Planning, design, development, design guidelines, and investment strategy for a 50-acre office, retail, hotel, and entertainment redevelopment within the existing downtown.

Longwan Business District Urban Design

Huludao City, China

Development of an urban design master plan and strategy for a regional mixed use project consisting of 2 million sf of buildable area for housing, office, and significant retail and entertainment facilities on approximately 200 acres.

New Towns and Housing

Crest Three, Tao Yuan

Pudong, Shanghai, China

Competition finalist for 350,000 sm of mixed use and residential use adjacent to the rapidly developing Pudong commercial district.

Site 20 B, North Residential Neighborhood

Battery Park City, New York, New York

Winning development proposal for a mid-rise 32,000 sm of assisted living housing including congregate care, community, recreation and health facilities, and parking.

Sites 12 and 13, Battery Place Residential Area

Battery Park City, New York, New York

Managed coordination and feasibility for the winning development proposal for 35,000 sm of residential, community facilities, and parking.

Lui Li Modern Residential Community

Pudong New Development Area, Shanghai, China

Winning competition entry for an innovative new residential community consisting of approximately 1600 units of housing, school reuse facilities, retail, and extensive open space network. Currently seeking investment sources on behalf of the client, the Shanghai Lui-Li Modern Residential Park Development, Ltd.

Rector Park Residential Development

Battery Park City, New York, New York

Project management for the concurrent design coordination and review of 11 individual residential parcels and development teams for a total of 2400 dwelling units.

"Institute Honors", American Institute of Architects", 1989

"Award of Excellence", Urban Land Institute, 1988

"Citation for Urban Design" American Institute of Architects, 1985

"Urban Design and Planning Citation", Progressive Architecture, 1984

Battery Place Residential Area Design

Battery Park City, New York, New York

Urban design and implementation strategies and design guidelines for nine building parcels, 3500 housing units, and a 50,000 sm hotel.

World Financial Center

Battery Park City, New York, New York

On-going administration and coordination for civic facilities and design issues relating to the development of 6 million sf of commercial office space with 30,000 sm of retail and a 3.5-acre civic plaza.

"Honor Award", The Waterfront Center, 1991

World Financial Center, "Tower E" Development Guidelines

Battery Park City, New York, New York

Development and design proposal for 240,000 sm of office, commercial, and residential.

Phase II Waterfront Esplanade and South Cove Project

Battery Park City, New York, New York

Management of design collaboration for a 3.5-acre waterfront park.

"Honor Award", The Waterfront Center, 1993

"Philip Winslow Award", Parks Council of New York, 1992

"Bard Award", City Club of New York 1989

"Merit Award", American Society of Landscape Architects, 1989

"Design Citation", Massachusetts Society of Landscape Architects, 1988

"Presidents Award", NY Chapter, American Society of Landscape Architects, 1988

North Residential Neighborhood Design and Guidelines

Battery Park City, New York, New York

Feasibility, urban design, and design guidelines for 16 building parcels, 3500 units, 50,000-sm mixed use, and 400,000-sf Stuyvesant High School.

"Citation for Urban Design", Progressive Architecture; 1990

North Residential Parks and Open Space Project

Battery Park City, New York, New York

Management of design and implementation of major active and passive recreation open space of 8 acres including community and public participation process and artist and architect collaborations.

Battery Park Redesign and Restoration

Battery Park City, New York, New York

Proposal for the redevelopment of the 22-acre historic Battery Park to establish a series of packages for public and private financing.

Arts Commission Award", New York City; 1989

West Side Waterfront Study

Battery Park City, New York, New York

Consultant contract administration for the development of 270 acres of waterfront and adjacent upland uses from Battery Park City to 59th Street.

Amerdom, Inc., Polska S.A., Housing Development and Construction Technology

Warsaw, Poland.

Advisement on design, construction, and management strategies for low and moderate income housing in Poland.

Rimba and Lambak Kanan Resettlement Master Plans

Bandar Seri Begawan, Brunei

Urban design and planning for a population of totaling over 30,000.

Sports Related District Development

Discovery

Sussex County, Delaware

Advisor for the master plan strategy and layout for the creation of a new 250-acre sports park and sports lifestyle center including ten baseball fields, baseball stadium, seven soccer fields, soccer stadium, 800,000 sf of retail, including big box destinations, a 300,000 sf "Town Center", three hotels, and 170 residential units; including interim use and development and infrastructure phasing strategies.

Charlotte Entertainment District

Charlotte, North Carolina

Development strategies for the creation of a comprehensive 20 square block entertainment and mixed use district capitalizing on the new arena for the NC Bobcats as a destination anchor.

Milwaukee Arts and Events District

Milwaukee, Wisconsin, USA

Master development strategies undertaken on behalf of the Bradley Center (Milwaukee Bucks) for the development of underutilized lands surrounding the Bradley Center Arena and the Midwest Express Convention Center for the creation of a new Milwaukee Arts and Entertainment District.

Durham Live Events Center and Entertainment District

Durham, South Carolina, USA

Development proposal for a 5000 seat "live performance" theater and associated 8-acre urban-based development for retail, entertainment, and loft residential in association with the Durham Bulls baseball stadium.