

Firm Profile

SERVICES

- Site analysis and master site planning
- Site selection and feasibility studies
- Open Space and recreation planning
- Park and playground design
- Streetscape design and urban revitalization
- Transit and transportation site design
- Pedestrian and bicycle path planning and design
- Trail planning and design
- Healthcare and senior living
- Housing and residential site design
- Historic landscape rehabilitation and restoration
- Museum and visitor center design
- Waterfront design and reclamation
- Corporate facilities design
- Campus landscape planning and design
- Cemetery planning and design
- Ecological inventories, assessments and management

CRJA-IBI Group is an award-winning landscape architectural design and environmental planning firm with offices in Boston, Knoxville, and Beijing. Founded in 1959, our practice has expanded over the years into a 45-person firm serving national and international clients.

CRJA-IBI Group has developed a reputation for excellence in the design of both natural and urban environments. This multifaceted reputation and our ability to collaborate effectively in team situations have led to long-standing relationships with many of the country's leading architects and engineers. Our contribution brings measurable value to the projects we undertake. Our design approach integrates natural systems with built features, achieving high quality, cost-effective solutions through the use of innovative and environmentally sensitive design.

We are adept at working with complex sites for which standard landscape design technologies may not be desirable. To every project we bring design leadership, energy, experience, fresh imagination, and a collaborative spirit.

In 2011, CRJA formed a strategic alliance with the IBI Group of Firms, complementing their key areas of Urban Land, Building Facilities, Transportation, and Intelligent Systems. Established in 1974, IBI Group has grown over the years both organically and through strategic acquisitions. Today the firm has dozens of offices located across North America, Europe, the Middle East and Asia.

IBI Group professionals exercise a broad and sophisticated knowledge base that spans urban design and planning, building and landscape architecture, engineering, advanced transportation management and traffic systems, real estate analysis, communications specializations and software development.

Exhibit VIII.C.18.a.E. Carol R. Johnson

CRJA-IBI Group's passion for *thinking outside* drives us to take a fresh, imaginative, and collaborative approach to every landscape we design.





Wisconsin Place, Friendship Place, MD; Shams Abu Dhabi: Central Park and Public Landscapes, Abu Dhabi, UAE

Commercial Site Planning and Design

CRJA-IBI Group has planned and designed sites for numerous commercial developments, ranging from small community retail buildings to large mixed-use and resort complexes.

For most projects, the design team has addressed pedestrian access and safety, service vehicle access, parking, circulation, ease of maintenance, and visitor amenities, such as seating, signage, lighting, art or interpretive elements, and lush plantings. For those projects that require sizeable parking areas, CRJA-IBI Group employs sustainable design techniques to manage the flow of storm water; underground parking structures are at times ameliorated at street-level with gardens and lawns planted over the roof deck. CRJA-IBI Group has also performed design review of new commercial construction, to ensure its compliance with official guidelines for growth and aesthetic sensitivity.

Commercial and Mixed-Use Development Projects

IN PROGRESS

Boston Landing, Brighton, MA

BrotherFortune Ranch Equestrian Center,
Ordos, Inner Mongolia

JSMR Ranch, Huhhot, Mongolia

Tianjin TEDA MSD Parcel 7, Tianjin, China

2010-2013

1265 Main Street, Waltham, MA

Casablanca Green Town,
Casablanca, Morocco

Copley Place Expansion, Boston, MA

Longfellow Place, Boston, MA

Luttrell Town Center, Luttrell, TN

Marabet International Center for Egyptian
Arabian Horses, 6th of October City, Egypt

Marasy, Abu Dhabi, UAE

Northshore Town Center, Knoxville, TN

Project G West End North Towers,
Boston, MA

Residence Inn Marriot Fenway-Burlington
Street, Boston, MA

Shams Mixed Use Development,
Abu Dhabi, UAE

Shenzhen Bay Tech-Eco Park,
Shenzhen, China

Sorouh City, Cairo, Egypt

Tianjin TEDA MSD, Tianjin, China

Wisconsin Place, Friendship Heights, MD

2005-2009

Al Mashtal Mixed Use Development,
Abu Dhabi, UAE

Al Rajhi Recreational Village Al-Taif
Al-Hada, Kingdom of Saudi Arabia

Brookview Town Centre, Knoxville, TN

Capital Commons, Concord, NH

Century Park Boulevard, Knoxville, TN

Colony Place Site Features, Plymouth, MA

Evergreen Walk, South Windsor, CT

Food City Development, Knoxville, TN

Khalifa City A, Abu Dhabi, UAE

NoMa District Image Study,
Washington, DC

Partnership Park South, Blount County, TN

Pitts Bay Road Waterfront Development
Phase II, Pembroke Parish, Bermuda

The Shops at Crossroads Plaza,
Glastonbury, CT

Springfield City Center, Springfield, VA

Town Creek, Lenoir City, TN

University Gateway, Columbus, OH

2000-2004

Chih-pen Hot Spring Resort, Taipei, Taiwan

The Community Bank Building,
Brockton, MA

Downtown Clearwater Master Plan,
Clearwater, FL

Glendale Mixed Use Development,
Glendale, CA

Indian River, Alcoa, TN

Keelung Retail Development, Taipei, Taiwan

Kindom Festival Mall, Taipei, Taiwan

Middletown Commercial Development,
Middletown, RI

Seaworld Shekou,
Shekou, Shenzhen, China

Severance Corners, Colchester, VT

Tong Yang Shangri-La Hotel, Seoul, Korea

Tung-Li Dream Mall, Kaohsiung, Taiwan

Xin Dian Shopping Center, Taipei, Taiwan

Zhongguancun Mall, Beijing, PRC

1995-1999

731 Lexington Avenue, New York, NY

Mercado de Abasto,
Buenos Aires, Argentina

Pitts Bay Road Waterfront Development,
Phase I, Pembroke Parish, Bermuda

Seoul Marriott Plaza, Seoul, Korea

Turning Stone Casino Resort and RV Park,
Verona, NY

XL Capital / ACE Limited,
Hamilton, Bermuda

Yong Pyeong Resort and Conference
Center, Yong Pyeong, Korea

1986-1994

Brookline Place, Brookline, MA

Cambridge Center at Kendall Square
Cambridge, MA

Hyatt Regency Hotel Riverside Tent,
Cambridge, MA

Monte Carlo Country Club and Beach
Hotel, Monte Carlo, Monaco

Quai Antoine, Monte Carlo, Monaco

1976

Hyatt Regency Hotel Atrium,
Cambridge, MA



Introduction & Firm History

Carol R. Johnson Associates is an award-winning landscape architectural design and environmental planning firm with offices in Boston, MA, Knoxville, TN, and Beijing, China. Founded in 1959, our practice has expanded over the years into a 50-person firm serving national and international clients.

CRJA has planned and designed sites for numerous commercial developments, ranging from small community retail buildings to large mixed-use and resort complexes. The unique history and setting of each site help to inform our designs for pedestrian access and safety, service vehicle access, parking, circulation, views and context, options for a more sustainable landscape, ease of maintenance, and visitor amenities, such as seating, signage, lighting, art or interpretive elements, and lush plantings. For those projects that require sizeable parking areas, CRJA employs sustainable design techniques to manage the flow of storm water; underground parking structures are at times ameliorated at street-level with gardens and lawns planted over the roof deck. CRJA has also performed design review of new commercial construction, to ensure its compliance with official guidelines for growth and aesthetic sensitivity.

In our design approach, we are guided by our desire to produce sustainable open space which can accommodate intensive public use, relate beneficially to nearby community context and be maintained to a high standard without unusual expense. We seek to develop simple but compelling places. Simplicity of form and space allows for flexibility and the potential for a site to support unanticipated future uses. Within this general philosophy, the focus of our design is on the experience of the people who inhabit our landscapes. It is the richness of their experience over time that is the true measure of our success.

Mohegan Sun “Project Horizon” Expansion Uncasville, CT



CRJA was retained by WATG, world renowned hospitality, entertainment, and leisure architects, to design the site for the Mohegan Sun Resort and Casino’s “Project Horizon” expansion in Uncasville, CT.

WATG, world renowned hospitality, entertainment, and leisure architects, retained Carol R. Johnson Associates to design the site for the Mohegan Sun Resort and Casino’s “Project Horizon” expansion in Uncasville, CT. The \$740 million expansion would add a new 1,000 room hotel, a House of Blues music hall, 115,000 s.f. of retail and restaurant space, and a new 64,000 s.f. “Casino of the Wind.” The project would also expand Mohegan Sun’s Asian gaming offerings in the Casino of the Earth. The project’s design was inspired by the idea of “The Source,” a concept with special meaning to the Mohegan Tribe. The new complex of buildings would be symbolic of the Tribe’s growth and future, physically and spiritually linking the existing Casino of the Earth and Casino of the Sky.

As project landscape architects, CRJA is responsible for the design of all new and renovated softscape areas, finish grading, irrigation systems, layout and material selection at hardscape locations, the selection of site furniture and landscape structures, and design of site lighting.

CRJA also designed a pool deck and spa area for the planned new hotel at Mohegan Sun.

Exhibit VIII.C.18.a.E. Carol R. Johnson
Mohegan Sun "Project Horizon" Expansion
Uncasville, CT

Pool Deck



Typical Cabanas View



VIP Cabanas View

Exhibit VIII.C.18.a.E. Carol R. Johnson
West End Longfellow Apartment Complex
Boston, MA



CRJA worked with the project owners and architects on upgrades to sites surrounding the West End residential complex in Boston's historic West End neighborhood.

CRJA provided full design services for property upgrades to the West End Longfellow Apartments complex in Boston's historic West End neighborhood. Improvements included upgrades to Staniford Street along the project site, which is bordered by multiple retail storefronts. The project also included a redesign and dramatic upgrade to the auto court and drop-off area serving the two apartment towers. A new gate house and a re-facing of the first level podium were also part of the upgrade program, as were the redesign and upgrade of the outdoor pool deck. A shaded cabana area, new pool house and an original, sculptural addition to an existing vent shaft greatly enhance the pool complex.

New Brighton Landing
Brighton, MA



Brighton Landing, New Balance's 14 acre mixed use project, will bring Class A office space, first-class sporting and fitness facilities, diverse retail, significant open space, and improvements to existing infrastructure in this Boston neighborhood.

As envisioned by its owners and the project design team, the new Brighton Landing mixed use development will knit an isolated area into the fabric of the surrounding Brighton residential neighborhood by activating the Guest Street corridor with high quality architecture, open space, street level retail and restaurants, and streetscape improvements that connect pedestrians, bicyclists and drivers.

The planned development will include a new World Headquarters building for New Balance, a state-of-the-art sports complex, new office buildings, and restaurant and retail space above a 750-space parking garage. A new commuter rail station and 5.3 acres of public open space are also included within the new development.

New Brighton Landing
Brighton, MA



New Balance's goal is to create a corridor of renewed activity along Guest Street through public infrastructure improvements, and public open space that promotes health and wellness. The sports facility will include venues for basketball, tennis, general recreation, and a fitness/health and wellness facility.

Consulting to the project architects, CRJA is providing full landscape architectural design and construction administration services for the headquarters site. The site program also includes a habitable green roof over below grade parking, a seasonal fitness amenity for the new hotel, and a green roof above the new sports facility. CRJA is also designing the landscape within the public realm, including a public street, parallel parking, sidewalks with associated street trees, lighting and site furniture.



The incorporation of iconic and landmark site features within the project, including grand stairs and lawns, interactive fountains and sculptures, ice rinks and expansive green roofs, will help to establish an exceptional setting for this new urban campus.

THE RED SEA ASTRARIUM AQABA, JORDAN



The Red Sea Astrarium is a mixed-use themed entertainment resort above the Red Sea in Aqaba, Jordan.

Working in conjunction with Callison and Rubicon Entertainment, CRJA-IBI Group worked on the Concept and Schematic Design for the Hijazi and Hanging Gardens.

The over-arching concept for the Hijazi Gardens is based on the historic Silk Road's influence on various geographical regions throughout time. The visitor will pass through each region, revealing opportunities to learn about how that area has influenced history through agriculture, horticulture and water production. Themes of sustainability are woven into the experience. The Hanging Gardens are the gateway where visitors first enter the resort. This attraction is based on the concept of the Gardens of Babylon and will allow guests to experience a wide variety of plants and wildlife in different environmental districts.



The Red Sea Astrarium // Aqaba, Jordan

Christopher M. Jones, ASLA, Principal, CRJA-IBI Group

Chris Jones joined the professional staff of CRJA-IBI Group as a landscape architect in the summer of 1991. He is a graduate of Purdue University's Landscape Architecture program and has also served as President of the Boston Society of Landscape Architects. As a Principal, Mr. Jones directs a variety of urban landscape, open space, commercial, and campus site planning and design projects. Site planning and design for mixed-use commercial and corporate development projects continue to be a focus of his practice at CRJA-IBI Group.

Mr. Jones is currently collaborating on conceptual site planning and design for a proposed mixed use development project adjacent to the existing New Balance Headquarters in Brighton, MA. The development program includes a new corporate headquarters for New Balance, a new sports complex which would include the Boston Bruins training facility, court sports, track and field sports and swimming, a 200 key hotel, three new office buildings and supporting street level retail. He is also working in Boston's Fenway neighborhood on a new hotel development as part of this area's recent growth and revitalization. This is the first new hotel in the neighborhood in decades and is built on the site of a former parking garage. The extended-stay hotel features a restaurant and upper level roof deck adjacent to the indoor pool which provides seating and a respite for hotel guests.

In addition, Mr. Jones is currently managing site planning and design for the 1265 Main Street mixed use development project in Waltham, MA. Sited on a former Polaroid Corporation corporate site adjacent to I-95, the site is being redeveloped to accommodate a marketplace, office buildings, and a town center shopping village. He is directing the design of pedestrian site circulation, entry areas, open spaces, outdoor gathering areas, and roadway and parking area plantings within the limit of work. Also included is the design of site furnishing and improvements such as steps, walls, ramps, bollards, bike racks, trash receptacles and seating.