



ASSET TYPE

## Mixed-Use

As an integrated architecture, engineering, and construction firm, Marx|Okubo is naturally drawn to complex mixed-use spaces. Most common in urban environments, mixed-use is a zoning type that may blend residential, commercial, cultural, institutional, industrial, recreational, or entertainment components. Even in suburban areas, many have a “village” feel, bringing together various spaces in a cohesive way for modern living.

Our approach to mixed-use work is never a standard set of services because ideas, requirements, and parties involved vary so significantly in this type of work. Our technical teams bring together the best subject matter experts for each highly individual mixed-use project we touch nationwide. And because we’re used to looking at all of our projects through a systemic, holistic lens, the intricacies of mixed-use developments suit us well.

We regularly consult on a wide range of services such as property condition assessments on repurposed, aging, and new construction mixed-use centers; sustainability or accessibility evaluations for compliance; and parking and amenities integration.

### KEY MIXED-USE DEVELOPMENT SERVICES:

- > Integrated property condition assessment
- > Owner representation
- > Project management
- > Accessibility/ADA compliance review
- > Sustainability, resiliency, and seismic studies
- > Fire/life safety
- > User flow/experience analysis

- Office
- Retail
- Hospitality
- Multifamily Residential
- Industrial | Warehouse
- Education
- Arts, Culture & Entertainment
- Parking Structures
- **Mixed-Use**

# Projects: Avalon

CLIENT	PGIM Real Estate
LOCATION	Alpharetta, Georgia
SERVICES	Owner's representation, Constructability reviews



Avalon is a mixed-use development containing residential, commercial, hospitality and office buildings on approximately 86 acres. The development was constructed in three phases, each with different equity investors. Marx|Okubo provided owner's representation services for all phases.

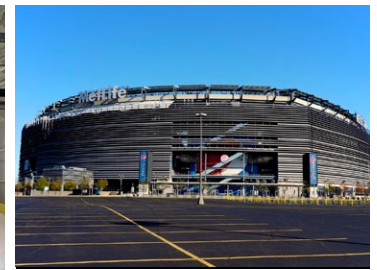
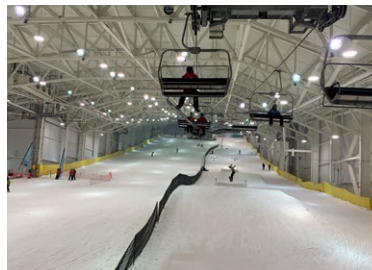
Phase I included four multifamily residential buildings over retail, two office buildings over retail, Regal Cinemas, Whole Foods Market, two small retail buildings along the mall walk, two retail support buildings, two parking garages, a branch bank and four standalone outparcel retail and restaurant buildings. Phase II included a five-story, multifamily residential building with an enclosed parking garage and street-level retail, the Container Store, a standalone parking garage, and an office and retail building with dedicated parking garage. Phase III included the 43,000-square-foot, 330-guestroom Alpharetta Hotel & Conference Center. The entire Phase III facility, including all hotel amenity areas and public spaces, encompasses 270,298 square feet.

The most significant challenge faced by Marx|Okubo during this project was coordinating the multitude of contractors, tenant representatives, architects and designers working on this intricate, multifaceted project—yet we successfully integrated project protocols to ensure the owners that the project was well-organized, on schedule, on budget and completed according to the original construction and contract documents.



# Projects: American Dream Meadowlands

CLIENT	Alliance Bernstein
LOCATION	Meadowlands, New Jersey
SERVICES	Construction Loan Monitoring



American Dream Meadowlands was developed by Triple Five as the third largest entertainment/retail center in North America, following West Edmonton Mall and Mall of America. The complex contains approximately three million square feet of entertainment-focused and traditional retail space, including anchor department stores, in-line retail, an amusement park, an NFL size ice skating rink, 120 food courts/restaurants, a movie complex, the first indoor ski and snowboard park in the Western Hemisphere, an aquarium and a water park. The project partially opened in 2019 and, after some setbacks due to the pandemic in 2020, it fully opened in 2021.

The American Dream Meadowlands project was previously a failed concept of a regional mall "Xanadu," originally developed by the Mills Corporation. The core and shell construction of the original mall was nearly completed in 2006, when construction ultimately halted. Triple Five had taken over the redevelopment of the project in 2013 and was continuing design and construction while obtaining financing to complete the project. Marx|Okubo was engaged by the mezzanine lender in 2017 to evaluate the condition of the existing construction and the redevelopment plan proposed by Triple Five to transform the existing structure into an entertainment-focused complex.

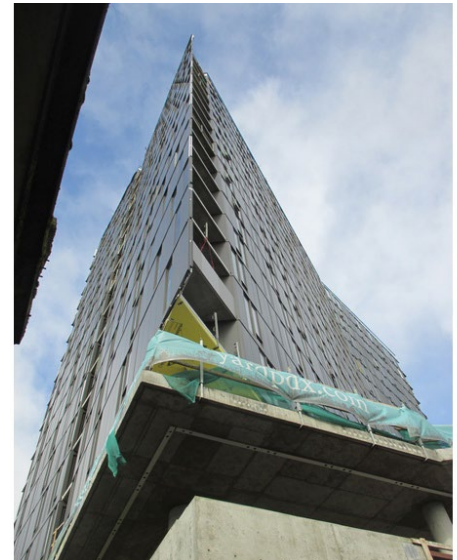
Marx|Okubo evaluated a very complex project under a tight deadline, as work had been essentially halted until all financing was in place, and it was critical to re-engage the subcontractors as quickly as possible to limit stress on the budget and the schedule. Marx|Okubo performed construction oversight as the construction progresses towards the scheduled opening date in 2021.

# Projects: Yard Mixed-Use

CLIENT Skylab Architecture

LOCATION Portland, Oregon
















SERVICES Constructability reviews, Construction loan monitoring, Accessibility



This 21-story, mixed-use building includes residential, retail, commercial and office space as well as parking with extensive podium and site improvements. The award-winning design firm turned to Marx|Okubo for its expertise and guidance regarding accessibility.

Our team reviewed the drawings at 100% CD and then performed multiple site visits to confirm compliance to drawings, and we also reviewed the paths of travel, parking, common use areas, lobby, and leasing office. Ultimately, Marx|Okubo helped the architect achieve compliance with local, state, and federal accessibility requirements.

SERVICES

-  Owner's Representation
-  Property Condition Assessment
-  Project Management
-  Constructability Reviews
-  Repair | Reconstruction
-  Facility Condition Assessment
-  Construction Loan Monitoring
-  Accessibility
-  Building Enclosure
-  Fire | Life Safety
-  Mechanical | Electrical | Plumbing
-  Resiliency
-  Structural Engineering
-  Sustainability
-  ASAP® - Automated Structure Alert Program

Marx|Okubo is a national AEC consulting firm that works with real estate owners, investors and lenders—at every point of the property lifecycle—to **evaluate** their building projects, **solve** complex challenges and **implement** tailored solutions.

We help clients understand their projects' complexities, so they can make more informed decisions and, ultimately, mitigate their risk.

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