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2021 AIA Fellowship

Candidate Paul Milana
Organization Hart Howerton
Location New York, New York
Chapter AIA New York State; AIA New York Chapter

Category of Nomination

Object 1 > Urban Design

Summary Statement

Leveraging long-term relationships, Paul Milana advances the role of urban design across scales through rigorous understanding of place, history, and human potential by designing sustainable, model communities, buildings, and landscapes of enduring value.

Education

1988

Professional Bachelor of
Architecture, University of
Notre Dame,
Notre Dame, IN

1986

Rome Studies Program,
University of Notre Dame
School of Architecture,
Rome, Italy

Licensed in:

» American Institute of Architects
1993 - Present

» Urban Land Institute
1998 - Present
Vice Chair,
Community Development Council
2018 - Present

» Congress for the New Urbanism
1999 - 2010

» Institute for Classical
Architecture and Art
2000 - Present

» Registered Architect in New York
and Michigan

» NCARB Certified

Employment

Partner

Hart Howerton

New York, New York

2010 – Present

(10 years +)

Partner

Cooper Robertson & Partners

New York, New York

1988 – 2010

(22 years)

Designer

Hellmuth, Obata & Kassabaum

Tampa, Florida

1987 – 1988

(1 year)

Brian Shea, FAIA
Germantown, NY

October 13, 2020

Nancy Rogo Trainer, FAIA, Chair, Jury of Fellows
The American Institute of Architects
1735 New York Avenue, NW
Washington, DC 20006-5292

Re: Nomination of Paul Milana, AIA to the College of Fellows, Object 1: Design (Urban Design)

Dear Nancy,

I am writing to support and highly recommend Paul Milana to be elevated to Fellow of the AIA. Paul worked with me for over 22 years while I was a practicing partner at Cooper Robertson in NYC.

I first met Paul in the spring of 1988 at the University of Notre Dame where, as an alumnus, I was interviewing potential candidates for Cooper Robertson. I was then a young partner in the firm who, along with Alex Cooper and Jaque Robertson, were creating a design studio system to integrate master planning, architecture, and landscape architecture practices. Paul was a perfect fit for the firm as his design skills and portfolio clearly indicated an ease at working at many scales, thinking holistically, and seeing the connections among these three design disciplines.

I would think that any candidate for elevation to Fellow should demonstrate three strengths: one, design excellence; two, a body of work which advances the practice of architecture and urban design; and three, contributions as a practicing professional to a larger public audience. Paul has been able to excel in all three areas.

As a Lead Designer and later as a Partner and Studio Head at Cooper Robertson, Paul was a vital part of the master planning and design of some of the most recognized projects of the firm, including; Carlyle in Alexandria, VA; the Disneyland Resort Expansion Plan in Anaheim, CA; Disney's Celebration and WaterColor in Florida; Daniel Island and East Edisto in Charleston, SC; Stapleton in Denver, CO; and Bay Meadows and Hollywood Park in San Mateo and Inglewood, CA, respectively. Each of these projects have been recognized by the AIA, CNU, ULI and others for their design excellence. Every scale (20-70,000 acres); project type (community design, transit-oriented development, retail and entertainment, sustainable regional development); and product type (master plans, design guidelines, public space design, building design) was explored by Paul. Paul's particular strength and contribution to these projects was the translation of master plans and design guidelines into architecture and settings that make tangible the vision and life of those documents. As architect, he was able to demonstrate the intent and character through his design of the first phase buildings within each project, thereby paving a path forward for other architects and designers to contribute their own buildings that further reinforced the planning vision. It is this ability to translate intent into real buildings and places which was, and is, his unique contribution.

Paul has also shared his knowledge and training with a larger public audience. For twenty years he has participated in ULI, as Vice Chair of the Community Development Product Council, as well as teaching the ULI Real Estate School's Town Planning Course, and recently worked with UVA's Architecture and Medical Schools' Center for Health and Design to identify nine evidence-based principles for the creation of healthy communities. He is currently working with the Urban Land Institute to further this knowledge base within the development and design professions to create healthier places.

I am thrilled to support and recommend Paul Milana to elevation as a Fellow of the AIA and ask that you give Paul your careful consideration. Thank you.

Sincerely,

Brian Shea, FAIA

I Summary

Paul Milana, AIA Object 1: Design (Urban Design)



Daniel Island, Charleston, South Carolina

I've been fortunate to cross paths with Paul through the Urban Land Institute over the years. Most recently we have been able to collaborate on a project with Hart Howerton, my firm, and East West Partners. Paul is the lead design team member and it's been a tremendously rewarding experience for all of us. His work has elevated everything we are working on. He's exceptional in many ways, but most notably, he thinks like an architect and land planner at the same time. It provides him with an invaluable perspective.

- Matt Sloan, President, Daniel Island Development Company

1 Summary

Leveraging long-term relationships, Paul Milana advances the role of urban design across scales through rigorous understanding of place, history, and human potential by designing sustainable, model communities, buildings, and landscapes of enduring value.

From the Region to the Building – Achieving Lasting Value

For over three decades, Paul Milana has committed himself to creating community from the region to the town and village, to the neighborhood and block, and to the building. His work extends from conceptual plans, entitlements, detailed urban plans, development codes, and detailed building designs and has influenced other developments and architects across the nation and abroad. His approach to urban design as an architect is rooted in the belief that planning, architecture, landscape architecture and infrastructure are critically interconnected to achieve lasting value. Great urban design requires a deep understanding of geology, ecology, climate, precedent, human behavior and traditions, health and wellness, education, economics, politics, technology, infrastructure, building design, landscape design and more. Urban design has many clients– from those who commission the work, to those who entitle it, to those who choose to live or work in the place that is created. Places emerge over time and must be resilient to economic cycles, political pressures, and the will of their users. Great urban design requires rigorous analysis, curiosity, unbounded vision, open collaboration, and empathy.

Leveraging Long Term Relationships

By fostering enduring relationships, Mr. Milana has been an active steward of the long-term growth of his designs. For almost two decades, he designed a number of master plans for The Walt Disney Company, including the complete reimagination of the Disneyland Resort in Anaheim, CA, the Disney Burbank Studios, a Disney

Vacation Club Resort in Hilton Head Island, SC, and Val d’Europe, a new city outside of Paris adjacent to Disneyland Paris. His work on the Town of Celebration, Florida, included regional land use and transportation planning, and detailed neighborhood and building design. Celebration has been widely studied by developers, design professionals, planning officials and educators and serves as a new post-war model for walkable, contextual, and sustainable community design.

Mr. Milana led multiple design assignments for The St. Joe Company for almost two decades. With more than one million acres of pine plantation in the Florida Panhandle, St. Joe aimed to transform a region through targeted, sustainable development, forest management and the dedication of vast areas of critical habitat for preservation. Mr. Milana led the design of WaterColor, St. Joe’s first built community, the success of which would be critical to the future success of the company. In addition to the design of its town plan and a collaboration on its Pattern Book, Mr. Milana designed over 30 buildings, including signature civic and community buildings, mixed-use and multi-family buildings, commercial buildings, and a collection of single-family houses. His work with St. Joe would extend to the design of two other resort communities, including WindMark Beach and WaterSound West Beach, and several master plans for land holdings throughout Florida. Recently, he led the design of the Bay-Walton Sector Plan, a 50-year vision for growth and environmental resource protection for roughly 110,000 acres of land within two counties in the Florida Panhandle.

Since 2005, Mr. Milana has worked with California-based developer Wilson Meany on the transformation of existing places into new mixed-use villages, including Bay Meadows, a former racetrack and now a new transit-oriented development in San Mateo, CA, Hollywood Park, also a former racetrack and now a new NFL and mixed-use sports and entertainment district in Inglewood, CA,

and Yerba Buena Island, a former military holding and now the new gateway to the mixed-use development of Treasure Island in the San Francisco Bay. Mr. Milana directed the urban design, entitlements, design guidelines, and detailed building and landscape design for these communities.

Achieving Sustainable Communities

Mr. Milana led several urban design efforts within the City of Charleston through a relationship with Joseph P. Riley, Jr., who is credited with the urban transformation of Charleston over his 41 years as its mayor. Mr. Milana’s work on Daniel Island, a 5,000-acre addition to the city, began in 1992 and continues to this day with the design of The Waterfront, a new mixed-use village on its last remaining undeveloped parcel. Other significant work includes the master plan for the redevelopment of Union Pier, the historic Port of Charleston, and a new waterfront neighborhood on the Ashley River known as West Edge.

Within the Charleston Lowcountry, Mr. Milana directed the design and entitlement of East Edisto, 72,000 acres of land spanning two counties near Summerville, as well as the detailed design for Summers Corner, its first built community. Mr. Milana also led the design and implementation of Nexton, a new 5,000 acre mixed-use development providing new housing, retail, employment and parkland in the Charleston region and first Gigabit community within the State of South Carolina. With its miles of walking trails, Nexton has been lauded as a prototype healthy community. Reinforcing his belief that our communities can encourage us to be healthier, Mr. Milana collaborated with the University of Virginia’s Center for Design and Health in 2016 to identify nine evidence-based Principles of Healthy Living as they relate to community design and continues to explore this topic through his work with the MAYO Clinic, WELL, and the Urban Land Institute.

2 Accomplishments

Paul Milana, AIA Object 1: Design (Urban Design)



Paul is a first-class leader who takes his responsibilities to his clients extremely seriously. His exceptional presentational skills are underpinned by thorough preparation and clear and honest recommendations; factors that are extraordinarily important in designing and executing a large real estate project. Paul is a great team player, able to build trust and respect among his peers while ensuring that his client's interests are protected at all times.

*- John Hendry, Principal at John A. Hendry Real Estate Consulting;
Former Vice President, General Manager, The St. Joe Company*



Sure, It's about "how it looks." And good land planning follows that mandate. But what really matters is "how it lives." That's the difference between "good" and "great". Paul Milana and his colleagues recognize the importance of that second mandate; so they keep coming up with fresh ideas that not only meet but also anticipate the ways people want to live.

And their work is always contextual. That is, it always supports and enhances an overall brand position. For a marketing and communications professional like me, working with Paul and his colleagues was always a wonderfully rewarding experience.

*- David Rawle, Retired Founder & Chair – Rawle Murdy
Marketing and Communications Leader,
Charleston, SC*

Paul Milana, AIA



Partner
Hart Howerton
New York, New York
2010 – Present



Partner
Cooper Robertson & Partners
New York, New York
1988 – 2010



Designer
Hellmuth, Obata & Kassabaum
Tampa, Florida
1987 – 1988

Education



1988
Professional Bachelor of
Architecture, University of
Notre Dame,
Notre Dame, IN



1986
Rome Studies Program,
University of Notre Dame
School of Architecture,
Rome, Italy

Professional Affiliations



American Institute of Architects
1993 - Present



Urban Land Institute
1998 - Present
Vice Chair,
Community Development Council
2018 - Present



Congress for the New Urbanism
1999 - 2010



Institute for Classical
Architecture and Art
2000 - Present



Registered Architect in New York
and Michigan



NCARB Certified

2 Accomplishments

Paul Milana, AIA Object 1: Design (Urban Design)

2.1 Significant Work: **The Region**



Bay-Walton Sector Plan
Walton and Bay Counties,
Florida
Design Partner
2012–2015

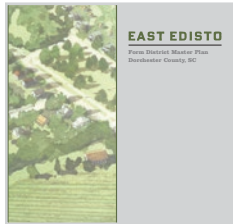


**Spring Grove (East Edisto)
Form District Master Plan**
Charleston County,
South Carolina
Partner-in-Charge
Approved 2015

The East Edisto/Summers Corner Land Plan prepared by Paul Milana, Partner-in-Charge, was the catalyst for the conservation of over 50,000 acres of timber property and it is one of the largest known uses of Form Based Zoning in the U.S. It's "Community in a Garden Theme" and Architectural Guidelines have made Summers Corner a sought out regional residential destination.



**East Edisto Regional
Master Plan**
Dorchester and Charleston
Counties, South Carolina
Partner-in-Charge
2008–2012



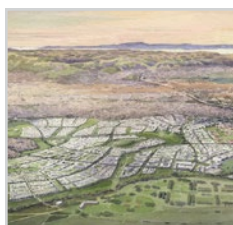
**Dorchester County
Form District Master Plan**
Dorchester County,
South Carolina
Partner-in-Charge
Approved 2012

*- Kenneth T. Seeger, Former President,
WestRock Land and Development*

2.1 Significant Work: **The Town**



Fields
Frisco, Texas
Design Partner
2018–Present



**Concord Naval Weapons
Station Reuse Project**
Concord, California
Design Partner
2016–2018



**Disney Celebration
Master Plan**
Osceola County, Florida
Urban Designer
1992–1994



Nexton
Summerville, South Carolina
Partner-in-Charge
2010–2018



Juniper Ridge
Bend, Oregon
Partner-in-Charge
2006–2008



**Osceola Multi-Use
Development
(pre-cursor to Celebration)**
Osceola County, Florida
Urban Designer
1989–1990

2 Accomplishments

Paul Milana, AIA Object 1: Design (Urban Design)

2.1 Significant Work: **The Village**



Hollywood Park
Inglewood, California
Partner-in-Charge
2014–Present



Summers Corner
*Dorchester County,
South Carolina*
Partner-in-Charge
2012 - 2013



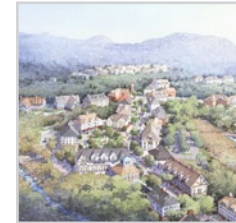
**Fazenda Boa Vista
Master Plan**
Sao Paulo, Brazil
Design Partner
2007–2008



Bay Meadows Master Plan
San Mateo, California
Partner-in-Charge
2005–Present



Cayo Largo
Fajardo, Puerto Rico
Partner-in-Charge
2013–2015



Tuxedo Reserve
Tuxedo, New York
Partner-in-Charge
2006–2008



Walsh
Fort Worth, Texas
Partner-in-Charge
2014–Present



New Town Williamsburg
James City County, Virginia
Partner-in-Charge
1997–2012



Troitsk Village
Moscow Region, Russia
Partner-in-Charge
2007–2008



Veridea
Apex, North Carolina
Partner-in-Charge
2013–Present



Laurel Island
Camden County, Georgia
Partner-in-Charge
2006–2009



WaterColor Master Plan
Walton County, Florida
Design Partner,
Partner-in-Charge
1997–2007



Thomas Ranch
Travis County, Texas
Design Partner
2015–2018



**Fazenda Boa Vista
Houses**
Sao Paulo, Brazil
Partner-in-Charge
2007–2009



Bonfire Beach
Mexico Beach, Florida
Partner-in-Charge
2006

2 Accomplishments

Paul Milana, AIA Object 1: Design (Urban Design)

2.1 Significant Work: **The Village**



Disneyland Resort Expansion Master Plan II
Anaheim, California
Design Partner
2001–2006



Daniel Island Master Plan
Charleston, South Carolina
Lead Urban Designer
1993–1995



Brackenridge Tract Master Plan
University of Texas, Austin, Texas
Partner-in-Charge
2009



Bay Meadows Design Guidelines and Development Standards
San Mateo, California
Partner-in-Charge
Approved 2005



Disneyland Resort Expansion Master Plan I
Anaheim, California
Lead Urban Designer
1990 - 1991



New Town Williamsburg Design Guidelines
James City County, Virginia
Partner-in-Charge
1997



Carlyle Master Plan
Alexandria, Virginia
Urban Designer
1988–1990



Benice Master Plan
Prague, Czech Republic
Partner-in-Charge
2005



Papagayo
Acapulco, Mexico
Lead Urban Designer
1995–1997

In developing master plans for The University of Texas System, Paul demonstrated great commitment and attention to detail in not only crafting top-notch plans, but doing so in a timely, professional manner, making himself and others at his company accessible round the clock. It was a true pleasure working with him.

- Matt Flores Assistant Vice President for University Communications at Texas Woman's University - Denton

2 Accomplishments

Paul Milana, AIA Object 1: Design (Urban Design)

2.1 Significant Work: **The Neighborhood**



**Artisan Park
Neighborhood**
Celebration, Florida
Partner-in-Charge
2001



**City Place Master Plan
Update**
Dallas, Texas
Design Partner
2007



The Green at Florham Park
Florham Park, New Jersey
Partner-in-Charge
2010–2013



Bishop Ranch Town Center
Bishop Ranch, California
Partner-in-Charge
2004



Columbus Cultural Park
Columbus, Ohio
Urban Designer
1991



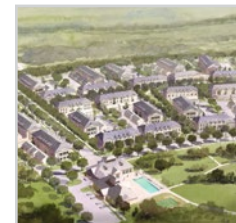
Hoboken Cove
Hoboken, New Jersey
Design Partner
2011–2013



**Celebration Town Center
Build Out Master Plan**
Celebration, Florida
Design Partner
2004



Daniel Island Waterfront
Charleston, South Carolina
Partner-in-Charge
2016–Present



**International Trade Center
Active Adult Community**
Mount Olive, New Jersey
Partner-in-Charge
2006



**Celebration West
Conceptual Master Plan**
Celebration, Florida
Design Partner
2006



**Disney Vacation Club
Hilton Head Island Resort**
Hilton Head, South Carolina
Lead Urban Designer &
Project Architect
1992–1994



Livermore Village
Livermore, California
Partner-in-Charge
2005



City Place Master Plan
Dallas, Texas
Lead Urban Designer
1992 - 1995



V'al d'Europe
Marne-le-Vallee, France
Urban Designer
2004

2 Accomplishments

Paul Milana, AIA Object 1: Design (Urban Design)

2.1 Significant Work: **The Neighborhood**



Milwaukee Brewers Stadium District
Milwaukee, Wisconsin
Lead Urban Designer
1995



Punta Cacique Town Center Master Plan
Costa Rica
Partner-in-Charge
2007



WaterSound West Beach
Walton County, Florida
Partner-in-Charge
2002



Nine Mile Run
Pittsburgh, Pennsylvania
Urban Designer
1996



Stapleton Airport Redevelopment Plan
Denver, Colorado
Urban Designer
1996



Windmark Beach Town Center
Gulf County, Florida
Partner-in-Charge
2004–2006



North Haven
North Haven, Connecticut
Design Partner
2006



St. Louis Waterfront Master Plan
St. Louis, Missouri
Lead Urban Designer
1995 - 1996



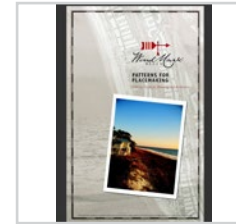
Windmark Beach Master Plan
Gulf County, Florida
Partner-in-Charge
2001–2007



Potomac Yard Master Plan and Design Guidelines
Alexandria & Arlington, Virginia
Urban Designer
1999



Union Pier Reuse Master Plan
Charleston, South Carolina
Design Partner
2010



Windmark Beach Pattern Book
Gulf County, Florida
Partner-in-Charge
2006



Port St. Joe Redevelopment Plan
Port St. Joe, Florida
Partner-in-Charge
2004



WaterColor Cottages
Walton & Bay Counties, Florida
Partner-in-Charge
2004



West Edge / Horizon Street District
Charleston, South Carolina
Partner-in-Charge
2008

2 Accomplishments

Paul Milana, AIA Object 1: Design (Urban Design)

2.1 Significant Work: **The Block**



1221 Avenue of the Americas Plaza
New York, New York
Partner-in-Charge
2013



Bay Meadows Mixed-Use Building
San Mateo, California
Partner-in-Charge
2007 - 2008



Benice Housing Prototypes
Prague, Czech Republic
Partner-in-Charge
2005



Celebration Office Building
Celebration, Florida
Partner-in-Charge
2001-2007



Max M. Fisher College of Business Executive Residence
Columbus, Ohio
Architect
1993



Nexton Courtyard by Marriott
Summerville, South Carolina
Partner-in-Charge
2014



University of North Carolina Institute of Art & Humanities
Chapel Hill, North Carolina
Lead Urban Designer
1997-2002



Walsh Athletic Club
Forth Worth, Texas
Partner-in-Charge
2018



Walsh Maker Space
Forth Worth, Texas
Partner-in-Charge
2018



WaterColor Crossings
Walton County, Florida
Partner-in-Charge
2002



WaterColor Fire House
Walton County, Florida
Partner-in-Charge
2002



WaterColor Tennis Club
Walton County, Florida
Partner-in-Charge
2002



WaterColor Town Center Buildings
Walton County, Florida
Design Partner
1999-2003



Windmark Beach Mixed-Use Buildings
Gulf County, Florida
Partner-in-Charge
2002-2007



Zuccotti Park
New York, New York
Lead Urban Designer
1994-2006

2 Accomplishments

Paul Milana, AIA Object 1: Design (Urban Design)

2.2 Significant Awards, Honors & Recognition: Awards



American Institute of Architects

2008 AIA Honor Award, Zuccoti Park, New York, NY

2007 AIA New York State - Citation for Excellence, Val D'Europe, Marne-la-Vallée, France

2002 National American Institute of Architects, Professional Interest Area Housing & Community Design, WaterColor, Seagrove Beach, FL

1998 New York State Design Award for Excellence Stapleton International Airport Redevelopment Plan, Denver, CO

1995 Colorado Chapter Award, Stapleton International Airport Redevelopment Plan, Denver, CO

1994 NY Chapter Award of Excellence Daniel Island Master Plan, Charleston, SC

1994 AIA South Carolina Chapter Award for Excellence, Daniel Island Master Plan, Charleston, SC



American Society of Landscape Architects

2003 American Society of Landscape Architects Design Merit Award, Watercolor Master Plan Cerulean Park, WaterColor, FL

2002 ASLA Merit Award, Watercolor Master Plan, WaterColor, Florida

Florida Chapter of the American Society of Landscape Architects

2008 WindMark Beach – Award of Excellence



American Planning Association

American Planning Association

1996 APA Special Citation for Comprehensive Planning, Stapleton International, Airport Redevelopment Plan, Denver, CO

1990 APA South Carolina Chapter Award, Daniel Island Master Plan, Charleston, SC

1990 APA National Capital Area Chapter Merit Award, Carlyle Master Plan, Alexandria, VA

Builder Magazine Awards

2006 WindMark Beach House



Congress for New Urbanism

2006 Congress for New Urbanism, Charter Award, Val d'Europe, Marne-la-Vallée, France

Charleston Home Builders Association PRISM Awards

2015 Best New Community, Nexton

ENR California

2017 Office/Retail/Mixed Use Award of Merit, Bay Meadows, CA

Marriott Chairman's Award

2016 Courtyard Charleston Summerville at Nexton

Illumination Award of Merit

2019 San Francisco Lux Award of Excellence for Outdoor Lighting Design, Bay Meadows, San Mateo, CA



National Home Builders' Association

2004 America's Best Suburban Smart Growth Community / Best in American Living Award, National Home Builders' Association – Daniel Island, SC

2002 National Association of Homebuilders' Grand Award for Excellence, WaterColor Town Center, Seagrove Beach, Florida

Pacific Coast Builders Conference

2020 Gold Nugget Award, Grand Award for Best Community Master Plan – Nexton, Summerville, SC

PRISM Awards, Charleston Home Builders Association

2017 Best Multifamily Community of the Year for The Parks at Nexton

2 Accomplishments

Paul Milana, AIA Object 1: Design (Urban Design)

2.2 Significant Awards, Honors & Recognition: Awards



Silicon Valley “Structures Awards”
2015, Bay Meadows, San Mateo, CA



SF Business Times – Top Real Estate Deals of 2015
Bay Meadows, San Mateo, CA



Southeast Building Conference
2004 Community Design - Best In State, 2004,
Southeast Building Conference – Daniel Island, SC



Urban Design Forum
2016 Westside Urban Forum Design Award, The
Westside Prize Award – City of Champions, NFL
Stadium & Revitalization Project (Hollywood Park),
Inglewood, CA

The Williamsburg Competitions
1995 Winner of an International Design
Competition for a New Town in Williamsburg, VA



Urban Land Institute
2008 Urban Land Institute’s Award for Excellence,
Val d’Europe, Marne-le-Valee, France
2007 Urban Land Institute’s Award for Excellence,
Daniel Island, Charleston, SC
2004 Urban Land Institute’s Award for Excellence,
WaterColor, WaterColor, FL
2001 ULI Award for Excellence, Disney Celebration
Master Plan, Celebration, FL

Paul Milana has been, over many years, an important partner in RPA (Regional Plan Association) regional design and community-based design initiatives. As a not-for-profit organization, we value not only his design talents, but his skill in using design to facilitate often very challenging community discussions, giving architectural expression to citizen aspirations.

Both for his talent as an architect and urban designer, and as a model for how the design professions should engage with social issues, I strongly support his candidacy to be a Fellow of the AIA.

*- Robert Lane, RA, Senior Fellow for Community Design
Regional Plan Association*

2 Accomplishments

Paul Milana, AIA Object 1: Design (Urban Design)

2.2 Significant Awards, Honors & Recognition: Speaking Engagements



2019

ULI Spring Meeting, Nashville, TN, Vice Chair, Presenter and Panelist, Community Development Council (Green Flight)

2018

ULI Fall Meeting, Boston, MA, Session Moderator & Tour Leader, Multifamily Trends; The Ink Block

2017

ULI Fall Meeting, Los Angeles, CA, Presenter & Panelist, Hollywood Park Master Plan Presentation

2015

ULI Fall Meeting, San Francisco, CA, Presenter & Panelist, Bay Meadows Master Plan Presentation

2014

ULI Fall Meeting, New York, NY, Session Moderator & Tour Leader, Hudson Yards and The Highline

2009

ULI / Developing Resort Communities: New Frontiers, Orlando, FL, Session Moderator, Niche Products for a Changing Consumer Base

2007

ULI Tampa, Tampa, FL, Panelist & Presenter, Meaningful Experiences and Lifelong Memories

2003

ULI Southeast Florida/Caribbean, Fort Lauderdale, FL, Land Planning and Design Panelist & Speaker, 3rd Annual Architectural Design Trends Conference



2007

AIA New York and the Harvard Graduate School of Design, Boston, MA, Presenter, The Summer 2007 Executive Education Program

2005

Architecture Exchange East AIA Virginia Conference, Richmond, VA, Presenter, New Town, Williamsburg

2004

Architecture Exchange East AIA Virginia Conference, Richmond, VA, Presenter, New Town, Williamsburg



2010

The 18th Congress for New Urbanism, Atlanta, GA, Presenter, New Urbanism: RX For Healthy Places

2010

CNU 18, Atlanta, GA, Presenter, A Tale of Two Malls, Healthy Retrofits of Commercial Corridors, Regional Malls, and Suburban Villages in a New Economy



2003

PCBC and ULI / Multi-Family Trends Conference, San Francisco, CA, Panelist & Speaker Multi-Family Design Trends: A Guided Tour of the Leading Edge



2001

University of Notre Dame Lecture Series, Notre Dame, IN, Presenter, WaterColor Master Plan

THE WILLIAMSBURG COMPETITIONS

2012

The Williamsburg Competitions, Williamsburg, VA, Presenter & Honoree, 15th Anniversary of The Williamsburg Competitions

2 Accomplishments

Paul Milana, AIA Object 1: Design (Urban Design)

2.2 Significant Awards, Honors & Recognition: Teaching Engagements



2007

ULI Real Estate School, Los Angeles, CA, Course Leader, Place Making: Planning and Designing Neighborhoods and Town Centers

2006

ULI Real Estate School, Arlington, VA, Course Leader, Place Making: Planning and Designing Neighborhoods and Town Centers

2005

ULI Real Estate School, San Francisco, CA, Course Leader, Place Making: Planning and Designing Neighborhoods and Town Centers

2004

ULI Real Estate School, Arlington, VA, Course

Leader, Place Making: Planning and Designing Neighborhoods and Town Centers

2003

ULI Real Estate School, San Francisco, CA, Course Faculty, Neighborhood Planning: Principles and Process



2001

University of Notre Dame, Notre Dame, IN, Lecturer, Watercolor: New Community Planning



2007

Harvard University Graduate School of Design, Cambridge, MA, Executive Education Program, New Communities: Concepts for Master Planning, Course Faculty

2006

Harvard University Graduate School of Design, Cambridge, MA, Executive Education Program, New Communities: Concepts for Master Planning Course, Faculty

2.2 Significant Awards, Honors & Recognition: Public Service

2020

The Mark Project
Regenerating Kirkside, Hamlet of Roxbury, NY, Design Advisor

2009

The Mark Project
Main Street Restoration Visioning, Fleischmanns, NY, Design Advisor

2007

The Mark Project
Village Park Pavilion Competition, Margaretville, NY, Design Advisory Board

2016

Designing Healthy Communities, A Hart Howerton Research Initiative

2002

Regional Plan Association, Stamford CT Downtown Vision Charrette and Plan, Urban Design Lead

2000

Regional Plan Association, Hastings-on-Hudson Waterfront Redevelopment Vision Charrette and Plan, Urban Design Lead

1998

Regional Plan Association in collaboration with the Urban Design Committee of the NYC APA, Sunset Park Waterfront and Neighborhood Redevelopment Vision Charrette and Plan, Urban Design Lead

1997

Regional Plan Association, Governor's Island Reuse Charrette and Plan, Urban Design Lead

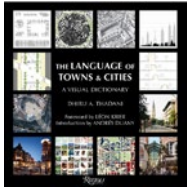
2000-Present

Jury member and visiting critic at University of Notre Dame, Columbia University, Yale University, Harvard University and Pratt Institute

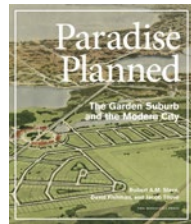
2 Accomplishments

2.2 Significant Awards, Honors & Recognition: Publications

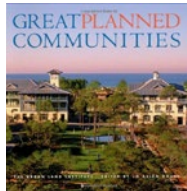
The Town of Celebration, Florida



Dhiru A. Thadani
**The Language of Cities:
A Visual Dictionary**
New York, Rizzoli, 2010
Celebration, FL



Stern, Robert A M, et al.
**Paradise Planned: The Garden
Suburb and the Modern City**
New York, NY
Monacelli Press, 2013
Celebration, FL.



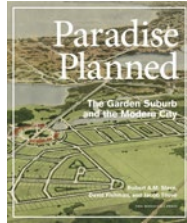
Jo Allen Gause
Great Planned Communities
Washington, DC
Uli-The Urban Land Institute, 2002
Celebration, FL

Hollywood Park, Inglewood, California



Ken Belson and Ben Shpigel
**Rams Owner Stan Kroonke
Reveals Plan for Field in Los
Angeles Area**
The New York Times
January 5, 2015

WaterColor, Florida



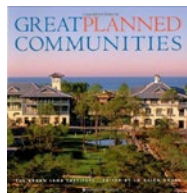
Stern, Robert A M, et al.
**Paradise Planned: The Garden
Suburb and the Modern City**
New York, NY
Monacelli Press, 2013
WaterColor, FL



“**Waterview Cottages**”
Coastal Living,
Nov. – Dec. 2007
WaterColor, Florida



**Urban Land Institute:
The Latest on Condos**
Watercolor, FL
ULI Multifamily Trends,
Spring 2002

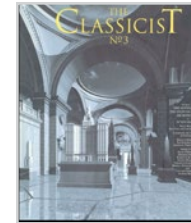


Jo Allen Gause
Great Planned Communities
Washington, DC
Uli-The Urban Land Institute, 2002
WaterColor, FL



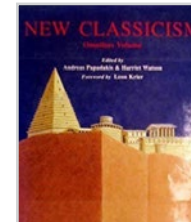
Beth Dunlop
**In Florida, A New Emphasis
on Design**
The New York Times,
December 9, 2001

New Town Williamsburg, Virginia



**The Classicist, No. 3;
The Williamsburg
Competitions**
1997
Williamsburg, VA

Carlyle Master Plan



**New Classicism,
Carlyle Master Plan**
1990
Alexandria, VA

Multiple Projects



Cooper, Robertson & Partners
**Cooper, Robertson & Partners:
Cities to Gardens**
Mulgrave, Vic., Images
Pub. Group, 2007
Carlyle Master Plan, VA
Celebration, FL
Daniel Island, SC
WaterColor, FL
Windmark Beach, FL
Zuccotti Park, NY

3 Exhibits

Paul Milana, AIA Object 1: Design (Urban Design)



Bay Meadows, San Mateo, California

Paul is truly a special talent. Leading a world-class design studio, Paul creates masterplans that are elegant, sophisticated, and dramatic, yet somehow also comfortable, understandable, and economically realistic. His work is always true to the place, whether celebrating urban form, natural resources, or a particular community character. He is a wonderful public speaker, and very thoughtful on behalf of his clients. Just as important to me, he has the highest personal and professional integrity, and is simply fun to be around. He has my complete trust as a client, a colleague, and a friend, and I hope to work with him for many years to come.

- Jeff Holzman, Director, Real Estate District Development at Google



The Region

East Edisto Regional Master Plan & Summers Corner
Dorchester & Charleston Counties, South Carolina

Lands of the St. Joe Company

The Florida Panhandle

- » Bay-Walton Sector Plan
- » WaterColor
- » Windmark Beach

The Town

The Town of Celebration
Celebration, Florida

Nexton
Summerville, South Carolina

Daniel Island & The Waterfront
Charleston, South Carolina

The Village

Hollywood Park
Inglewood, California

New Town Williamsburg
James City County, Virginia

The Neighborhood

Bay Meadows
San Mateo, California

Yerba Buena Island
San Francisco, California

The Block

Zuccotti Park
New York, New York

3.1 The Region: East Edisto & Summers Corner – Dorchester & Charleston Counties, South Carolina

Partner in Charge

Challenged with entitling a community supported vision for the economical, sustainable, and responsible growth of more than 72,000 acres in the Charleston, SC region on land that has been managed for agriculture and timber production for over 300 years, Mr. Milana, as Partner-in-Charge, led a team of planners, architects and other experts in the creation of the East Edisto Regional Master Plan. Guided by the community's desire to preserve and enhance the character of the Lowcountry, the plan prioritizes areas for clustered growth over the next 40 to 50 years in a range of community types and lands to be permanently preserved as natural or maintained as rural. New communities are planned adjacent to existing or planned infrastructure, including highways and rail lines, in the pathway of existing growth. A network of walkable communities, ranging in scale from rural crossroads and corners, to villages and, ultimately, towns, accommodates a complete range of uses and activities including housing, employment, education and other institutions, retail, industry and recreation.

Client WestRock (East Edisto), Lennar (Summers Corner)
Land Area 72,000 acres (East Edisto), 600 acres (Summers Corner)
Completion East Edisto (fully entitled 2015, land sales on-going). Summers Corner (on-going)
Firm of Record Hart Howerton, Cooper Robertson (East Edisto) Hart Howerton (Summers Corner)

Declaration of Responsibility

I have personal knowledge that the nominee was largely responsible for the design of this project.

Kenneth Seeger, Former President,
WestRock Land & Development

Client

Spanning two counties, preservation and growth is guided by form-based codes, also directed by Mr. Milana, for each jurisdiction, respectively. Together, these documents are among the largest of such codes in existence. The land was fully entitled by 2015 and endorsed by regional conservancy groups that had initially opposed the potential development. 56,000 acres are maintained in perpetuity with restricted densities by the East Edisto Conservancy.



3 Exhibits

Paul Milana, AIA Object 1: Design (Urban Design)

3.1 The Region: East Edisto Regional Master Plan & Summers Corner – Dorchester & Charleston Counties, South Carolina



Summers Corner, the first community to be built within the plan area, is being developed by Lennar. Mr. Milana directed the detailed neighborhood plan for Summers Corner which accommodates a wide range of uses and activities including more than 350 homes, a series of neighborhood parks, an elementary school, a Middle School of the Arts, a Performing Arts Center, and a retail and community commons organized around a “Corner House” and demonstration gardens.



3.2 The Region: Lands of the St. Joe Company – Bay-Walton Sector Plan, WaterColor, Windmark Beach, Florida

Partner in Charge

Bay-Walton Sector Plan, Bay and Walton Counties, FL
 Challenged with creating a 50-year vision for the balanced growth and resource protection of 110,000 acres spanning two counties in the Florida Panhandle, Mr. Milana, as Design Partner, led a team of architects, planners and other experts in creating the vision for the Bay-Walton Sector Plan. The plan will be implemented gradually based on market conditions, provide for critical habitat to be maintained in conservation, establish locations for walkable communities with a complete range of uses, create more than 100 miles of public trails that connect to existing regional trail networks, and facilitate the construction of much needed infrastructure in the area. The plan targets a range of residential markets, with an emphasis on the active adult. An analysis of the creeks, bays, bayous and other natural features formed the framework of the extensive open space system. At completion, 53,000 acres will be dedicated for conservation purposes. The plan allows up to 170,000 residential units and over 20 million square feet of commercial, retail and industrial uses. Residential uses are arranged as a series of individual towns and neighborhoods. The Walton and Bay County Sector Plan was fully entitled in May 2015 and initial community development has commenced.

Client The St. Joe Company

Land Area 110,000 acres

Completion Fully entitled 2015, development ongoing

Firm of Record Cooper Robertson, Hart Howerton

Declaration of Responsibility

I have personal knowledge that the nominee was largely responsible for the design of this project.

Bridget Precise, Senior Vice President of Residential Real Estate, St. Joe Company

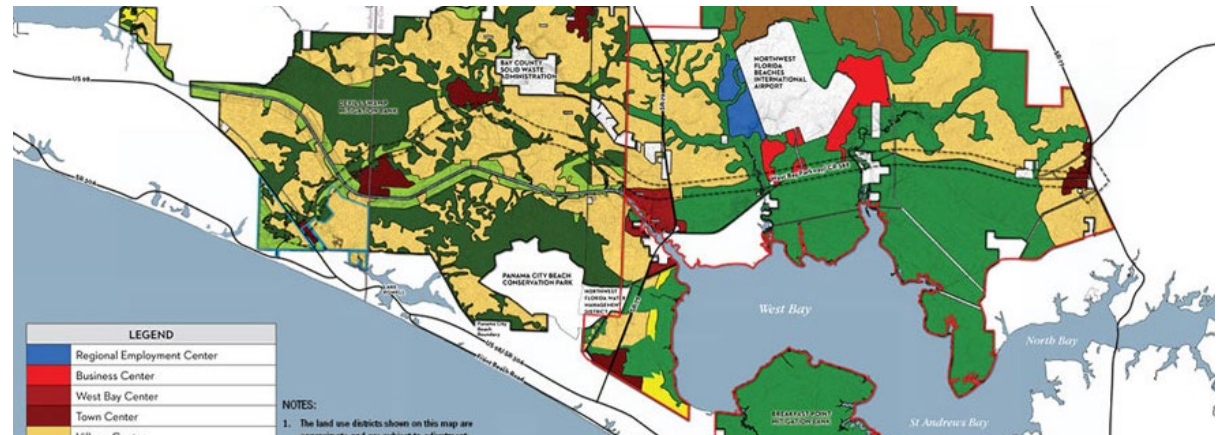
Client

Awards

Urban Land Institute’s Award for Excellence
 American Society of Landscape Architects
 Design Merit Award
 National Association of Homebuilders’
 Grand Award for Excellence
 ASLA Merit Award
 National American Institute of Architects,
 Professional Interest

Books

Stern, Robert A M, et al. Paradise Planned : The Garden Suburb and the Modern City. New York, NY, Monacelli Press, 2013. WaterColor, FL
 “Waterview Cottages.” Coastal Living, Nov. – Dec. 2007. WaterColor, Florida
 Urban Land Institute : The Latest on Condos, Watercolor, FL, ULI Multifamily Trends, Spring 2002



3.2 The Region: **Lands of the St. Joe Company – Bay-Walton Sector Plan, WaterColor, Windmark Beach, Florida**

WaterColor, Walton County, FL

As The St. Joe Company transitioned from timber and paper production to development in the late 1990s, Mr. Milana, as Design Partner, led the design for its first community on 499-acres along the Gulf of Mexico, abutting the famed community of Seaside. The success of this community would set the bar for the future success of the St. Joe Company in the region.

Sited between the Gulf and a geologically rare dune lake, the town was planned to evolve naturally from a vacation home community into a year-round community providing retail, office, recreation, cultural, and community service uses. In addition to the master plan, Mr. Milana collaborated on the creation of the residential Pattern Book and led the architectural design of over 30 buildings including mixed-use and multi-family buildings in the town center, residential cottages, a post office, tennis club, lake pavilions, a beach club, a neighborhood shopping center and a Fire House. Largely complete, WaterColor offers a walkable, family-friendly environment, miles of public trails, regionally appropriate architecture and a robust open space network. Its success has triggered the redevelopment of several post-war communities in the area to become more walkable and utilize regionally appropriate architecture. WaterColor was the recipient of the Urban Land Institute’s Award for Excellence in 2004 and is credited with “setting new standards for resort and residential communities.”



3.2 The Region: Lands of the St. Joe Company – Bay-Walton Sector Plan, WaterColor, Windmark Beach, Florida



“The St. Joe Company is a 70-year-old company that is in some ways only seven years old, since we recently changed our focus from paper making to place making. We felt it was important that WaterColor, as the ‘new’ St. Joe’s first town, present and reflect our values as an authentic, wonderful, people friendly place.”

- Peter S. Rummel, former Chairman and CEO, The St. Joe Company, 2004

WindMark Beach, Gulf County, FL

Challenged with creating the vision for 2,000 acres along four miles of St. Joseph Bay in an unspoiled region known as the “Forgotten Coast,” Mr. Milana, as Partner-in-Charge, led the planning and design of WindMark Beach. The plan is organized as a series of neighborhoods that balance the use of boardwalks as the primary means of circulation with the necessity of roads for service and access. This approach allowed the substantial preservation of a remnant “washboard” dune landscape that harbored unique flora and fauna. The architecture, guided by a pattern book led by Mr. Milana, celebrates the pioneering architecture of the region while rendering it in a completely contemporary way. Mr. Milana facilitated and organized a group of nationally recognized architects including Lake Flato, Tigerman McCurry, 42/40, Merrill, Pastor & Colgan, Anderson Architects and Cooper Robertson in the creation of the Town Center buildings and a series of demonstration homes. Mr. Milana led the design of two mixed-use buildings on the community’s Main Street.



WASHBOARD

Formed by centuries of wind and sea, the sand beneath the pines, oak and cypress has been sculpted into an undulating wave pattern resembling a washboard.



Because the land at WindMark Beach retains the sea-formed dunes of oak and cypress, the sand beneath the pines, oak and cypress has been sculpted into an undulating wave pattern resembling a washboard. This natural wave pattern is reflected in the design of the community's walkways, which are designed to follow the natural contours of the land. The design of the walkways is a key element of the community's design, which is intended to be a mix of modern and traditional architecture.



It is a testament to the planning process that guided the creation of WindMark Beach and the design of the community's walkways, which are designed to follow the natural contours of the land. The design of the walkways is a key element of the community's design, which is intended to be a mix of modern and traditional architecture.

3 Exhibits

Paul Milana, AIA Object 1: Design (Urban Design)

3.3 The Town: **The Town of Celebration – Celebration, Florida**

Partner in Charge (*Disney Vacation Club Headquarters Building, Celebration West*),

Design Partner (*Artisan Park Neighborhood Master Plan, Celebration Town Center Build-out Master Plan, Celebration South Village, Carlisle Residences*),

Lead Urban Designer (*Osceola Multi-Use Development, conceptual planning phase*)

Challenged with fulfilling Walt Disney’s dream of creating an Experimental Prototype Community of Tomorrow (EPCOT), The Walt Disney Company commissioned Cooper Robertson in collaboration with RAMSA to create a community that could serve as a model for future development. Rather than imagine the future, the firms adapted time-tested principles of American town planning to create Celebration. Mr. Milana initially participated on the regional land use and transportation planning that helped to organize the 10,000 acre land holding and subsequently developed several of the detailed neighborhood plans.

Client Disney Development Company, Walt Disney Imagineering (Master Plan), The St. Joe Company, Walt Disney Imagineering (Artisan Park), Celebration Office Building – Duke Realty, Town Center Build-Out – Lexin Capital

Land Area 10,000 acres

Completion Ongoing, substantially complete

Firm of Record Cooper Robertson

Declaration of Responsibility

I have personal knowledge that the nominee was largely responsible for the design of this project.

Page Pierce, Vice President of Disney Resort Real Estate Development, Walt Disney Imagineering

Client

Awards

Urban Land Institute’s “Best New Community” Award for Excellence, Disney Celebration Master Plan

Books

Jo Allen Gause. *Great Planned Communities*. Washington, DC, ULI-The Urban Land Institute, 2002. WaterColor, FL

Books [cont.]

Deyan Sudjic. *The Language of Cities*. London, Penguin Books, 2017. Celebration, FL

Stern, Robert A M, et al. *Paradise Planned : The Garden Suburb and the Modern City*. New York, NY, Monacelli Press, 2013. Celebration, FL



3 Exhibits

Paul Milana, AIA Object 1: Design (Urban Design)

3.3 The Town: The Town of Celebration – Celebration, Florida



Mr. Milana, as Design Partner, led the detailed planning and design for Artisan Park, the last large neighborhood to be built. Additionally, Mr. Milana, as Partner-in-Charge, led the design of a 90,000 SF office building along I-4 which achieved a LEED Silver rating and became the headquarters for the Disney Vacation Club. Mr. Milana, as Design Partner, led the design and planning of several remaining undeveloped blocks in Celebration Village as part of the town center acquisition by a capital investment company. He subsequently designed over 300 units of residential within the town center based on the planning studies prepared earlier.

A recipient of the Urban Land Institute's Award for Excellence as the "Best New Community," Celebration successfully combined education, health, community, technology and architecture into a community with a strong sense of identity. The town has been widely studied and emulated and has been credited with a larger scale movement to more walkable community design that embrace nature and reflects regional architectural traditions.

3.4 The Town: Nexton – Summerville, South Carolina

Partner in Charge

Challenged with redesigning a 5,000 acre former pine plantation, with entitlements by a previous owner that did not reflect a new post-recession economy, meet market demand, or leverage the best natural features of the site, Mr. Milana, as Partner-in-Charge, led the planning and design of Nexton, a new mixed-use community along I-26 to serve as a modern urban center for the Charleston Region and the first Gigabit community in South Carolina. Mr. Milana amended the entitlements to increase real estate value while preserving, enhancing, and celebrating the site's best natural assets. Additionally, he authored the community's Landscape Master Plan and its Community, Commercial and Residential Design Guidelines and served as the Design Architect for a new multi-tenant office building and a Courtyard by Marriott hotel which received Marriott's Chairman Award in 2016 for being ranked No. 1 in overall satisfaction across all properties within the Courtyard brand.

Brighton Park Village, the first of a series of planned mixed-use neighborhoods opened in the Spring of 2015 and is being developed by Newland. With Brighton Park at its center, part of a larger interconnected network of parks and open spaces, the village will accommodate

Client Westrock. Current owner – Newland

Land Area 5,000 acres

Completion 2009 – ongoing

Firm of Record Hart Howerton

Declaration of Responsibility

I have personal knowledge that the nominee was largely responsible for the design of this project.

Kenneth Seeger, Former President,
WestRock Land & Development

Client

homes of a variety of sizes, as well as townhomes and apartments, a meeting house, a swim club, and a recreation center. This year, Nexton celebrated the closing of its 1,000th home and was ranked among the top-selling communities in the nation. Nexton Elementary School opened in the fall semester of 2014. Nexton Square, a mixed-use center anchored by a grocer and associated commercial uses, including small shops and signature area restaurants, day care and other neighborhood services, as well as small multi-tenant office buildings, opened in 2020. Nexton has become a catalyst for economic development in the Summerville area of Charleston. Quality land planning, design and execution in the growing Berkeley County submarket created the opportunity for municipal leaders to attract world-class businesses such as Volvo, Mercedes, Gerber and Walmart. Heads of these international organizations

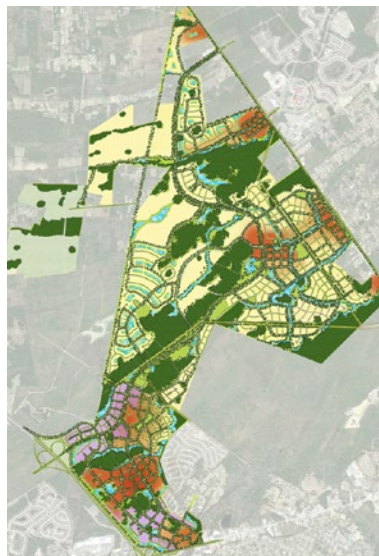
had the confidence to establish HQ's understanding the breadth of quality housing, hotels, Class-A office and destination shopping and dining. This spurred supply chain and ancillary services to co-locate near Nexton, bringing employment and additional tax revenues to build schools, infrastructure and attract other major employers.

Awards

2020 Gold Nugget Award, Grand Award for
Best Community Master Plan

“The Nexton Land Plan prepared by Paul Milana, Partner-in-charge at Hart Howerton, has been instrumental in making Summerville, South Carolina, the Charleston Regions new hub for housing and employment.”

- Kenneth T. Seeger,
Former President, WestRock Land & Development



3 Exhibits

Paul Milana, AIA Object 1: Design (Urban Design)

3.4 The Town: Nexton – Summerville, South Carolina



3 Exhibits

Paul Milana, AIA Object 1: Design (Urban Design)

3.5 The Town: Daniel Island Master Plan/The Waterfront – Charleston, South Carolina

Partner in Charge (Waterfront Neighborhood), **Lead Urban Designer** (Master Plan)

Challenged with the long term planning vision for 4,500 acres of former agricultural land owned by the Harry Frank Guggenheim Foundation to be annexed to the City of Charleston, Mr. Milana served as Lead Urban Designer on the original master planning team for Daniel Island, initially a collaboration of Cooper Robertson, Duany Plater-Zyberk and Jonathan Barnett working alongside Brian Shea, FAIA, and Jaquelin T. Robertson, FAIA. The plan created a road map for a walkable community that reflected the planning, architectural and landscape traditions of the Lowcountry, incorporating existing features such as wetlands, marshes and creeks, oak alleys and hedgerows, in an interconnected network of neighborhoods and regional open spaces. Like Celebration, FL, Daniel Island is an early example of a move toward walkable, regionally appropriate community design. Mr. Milana assisted in the entitlement process, the creation of commercial design guidelines, and performed design review as Town Architect, reviewing plans for the first residential neighborhoods and a Catholic High School.

Client Daniel Island Master Plan – Harry Frank Guggenheim Foundation, The Waterfront – East West Partners and Daniel Island Development Company,

Land Area 4,500 acres (plan), 22 acres (The Waterfront)

Completion 1993 (plan entitled) 2021 (The Waterfront)

Firm of Record Cooper Robertson; Hart Howerton

Declaration of Responsibility

I have personal knowledge that the nominee was largely responsible for the design of this project.

Matt Sloan, President, The Daniel Island Company Client

Awards

Urban Land Institute Award for Excellence, 2007

AIA New York Chapter Award of Excellence, 1994

AIA South Carolina Chapter Award for Excellence, 1994

American Planning Association South Carolina Chapter Award, 1994

Press

Riddle, Lynn. “A Village Proposed for a Pastoral Island.”

The New York Times, 13 December 1992

Press [cont.]

“Development Case Study: Daniel Island.” Urban Land Institute, 2006

Wright, Christian L. “The Small-Town Appeal Of a Southern Island.” The New York Times, 16 July 2006

Bush, Elizabeth. “From Cows to Cornfields to an Award-Winning Community.” Daniel Island News, 13 July 2013

Books

Cooper, Robertson & Partners: Cities to Gardens. Images Publishing Group, 2007



3.5 The Town: Daniel Island Master Plan/The Waterfront – Charleston, South Carolina

The success of the community has created its own residential sub-market within the Charleston region with some of the highest real estate values outside of the historic core. Since 2016, Mr. Milana, as Partner-in-Charge, has led the planning and architectural design of a 22-acre waterfront village, known as The Waterfront, in a collaboration between the Daniel Island Development Company and East West Partners. The site, the last remaining development area on the island, is widely considered the “jewel site of the island.” Currently in construction, The Waterfront completes the vision of the Master Plan established more than 25 years prior and will include two public-access piers, new park space, 300 luxury condominium and townhouse units and retail offerings. The property will feature a waterfront restaurant with rooftop bar overlooking the Wando River, a freestanding market, dock and direct access to the new waterfront park and connections to Daniel Island’s 25-plus miles of walking and biking trails.



Construction Photograph, 2020



3.6 The Village: Hollywood Park – Inglewood, California

Partner in Charge

Challenged with designing a new world-class sports and entertainment village to bring jobs, housing, retail, open space and the NFL back to Los Angeles after 20 years, Mr. Milana, as Partner-in-Charge, is leading the planning and design efforts for Hollywood Park working with the Hollywood Park Management Company and Wilson Meany on the infill development of the 298-acre former Hollywood Park Racetrack three miles east of LAX. One of the largest contiguous development parcels in the greater LA area, the development will become a premier sports and entertainment district and mixed-use urban village. Mr. Milana led a team to design the village to include a new state of the art NFL stadium and related sports and entertainment program. The plan was approved in 2015 and construction began in 2016.

A new 80,000 seat stadium, home to Los Angeles' two NFL teams, and a 6,000 seat performance venue opened in September 2020. The NFL Media Building opening in late 2020 will house the NFL's West Coast broadcasting facilities as well as tenant space for a variety of creative, media and technology companies. A phased retail and entertainment district and hotel along with 300 units

Client Hollywood Park Management Company / Wilson Meany

Land Area 298 acres

Completion 2021 (Phase 1)

Firm of Record Hart Howerton

Declaration of Responsibility

I have personal knowledge that the nominee was largely responsible for the design of this project.

Janice Thacher, Partner, Wilson Meany

Client

Awards

Westside Urban Form Design Award, The Westside Prize Award

Press

Here's the huge new neighborhood rising around the NFL stadium in Inglewood. Curbed LA. September 25, 2018

Press [cont.]

How Hollywood Park could be LA's next big city. Bisnow. September 12, 2017

Luxury Housing marks the latest trend in stadium amenities. The Washington Post. April 20, 2017

Rams Owner Stan Kroonke Reveals Plan for Field in Los Angeles Area, The New York Times January 5, 2015



3 Exhibits

Paul Milana, AIA Object 1: Design (Urban Design)

3.6 The Village: Hollywood Park – Inglewood, California



of rental residential, designed by Hart Howerton, will open the following year. Ultimately, the village will comprise up to 2 million SF of commercial uses, 300 hotel rooms, and 2,500 residential units along with 25 acres of public parks. An innovative central lake and park serves as the signature feature that brings all the contemplated uses together. The site will host the Super Bowl in 2022 and the opening and closing ceremonies of the Los Angeles Olympic Games in 2028.

Once complete, the development will generate much needed tax revenues to the City of Inglewood, add 25 acres of public parks and open space with abundant walking trails, provide diverse housing options and employment to the area, reduce water needs through dry landscape design, provide new retail and food and beverage options in a former “food desert” and serve as a center for the South Bay communities.



3.7 The Village: New Town Williamsburg, James City County Virginia

Partner in Charge

Located a near Colonial Williamsburg, one of the best examples of early American town planning and design, the landowners and James City County sponsored a design competition for a new courthouse and town plan on a 600-acre parcel adjacent to the City of Williamsburg. The town plan was to accommodate a range of commercial and residential uses anticipated to be needed over a ten to fifteen-year growth period. Lacking a real town center, the City of Williamsburg and James City County saw this as an opportunity to create a new center for the region and a model for development across the nation.

Mr. Milana and two colleagues won the town plan competition from among 99 entries submitted from across the world in 1996. Bringing the project to Cooper Robertson, Mr. Milana, as Partner-in-Charge, led the detailed design and entitlement of the town, which was approved in 1997. He also authored its Design Guidelines and served as an advocate for the landowner and County as phased development by third parties occurred over the following two decades. He provided conceptual architectural design to some of the initial town center buildings.

Client New Town Associates

Land Area 600 acres

Completion Ongoing, substantially complete

Firm of Record Cooper Robertson

Declaration of Responsibility

I have personal knowledge that the nominee was largely responsible for the design of this project.

Lawrence A. Salzman, MAI, President,
New Town Associates, LLC

Client

Press

The Williamsburg Competitions,
The Classicist No. 3

Duany, A., Speck, J., & Lydon, M. (2010). The Smart
Growth Manual (1st ed.). McGraw-Hill Education.

“The overall impact on the metropolitan area is very substantial. More services available, more jobs, more tax base, and a better lifestyle to attract better staff, students, and faculty to William and Mary.”

- Larry Salzman, MAI,
President, New Town Associates, LLC



3 Exhibits

3.7 The Village: New Town Williamsburg – James City County Virginia



The master plan served as a major organizing force for the regional development of Williamsburg and James City County. The community balances a mix of commercial, industrial, residential and institutional land uses, while preserving, integrating and celebrating the sites natural features including its forested ravines and drainages. Over its phased development, New Town has been a leader in land value for the Williamsburg market, established a Class A market that previously did not exist and has become cherished as the town center and heart for the City of Williamsburg, whose historic center is a unique example of the preservation of Colonial America.

“New Town has been the single most transformative development in the area in decades. It created a “downtown” for the James City County – Williamsburg area. The former downtown was taken over by Colonial Williamsburg 50+ years ago. The community spawned a whole new area of development along Monticello Avenue. Locals will complain about the traffic (they didn’t have traffic problems in Williamsburg before New Town). But the traffic is itself an indicator of the activity generated by New Town.”

*- Randy Casey-Rutland,
Town Manager, New Town*

“The pedestrian friendly environment allowed us to capitalize on the ability to have numerous restaurants with outside dining all within walking distance. People now come from miles around to walk around and find a restaurant.”

*- Larry Salzman, MAI,
President, New Town Associates, LLC*

3.8 The Neighborhood: Bay Meadows – San Mateo, California

Partner in Charge

Challenged with creating a community-supported vision for the reuse of an 80-acre racetrack along a transit line connecting San Francisco to the San Jose, Mr. Milana, as Partner-in-Charge, led a team in the master plan, design guidelines, and entitlements for an new transit-oriented development in the center of San Mateo. Additionally, Mr. Milana lead a group of Bay Area, regional and national architecture firms in the schematic design of nearly all the development parcels.

This 80-acre transit-oriented infill development of a former racetrack in San Mateo is comprised of 1,200,000 SF of office and retail and 1,100 residential units ranging from stacked flats to townhomes and single-family residences, all within an interconnected network of streets and parks. Beginning in 2005, Paul led the master planning efforts, the creation of the design guidelines and oversaw the Site Plan and Architectural Review (SPAR) process leading to the entitlement of the project in 2009 while a partner at Cooper Robertson.

Client Wilson Meany

Land Area 80 acres

Completion (Entitled 2005, Design Guidelines approved 2006, SPAR Approved 2009, Construction – ongoing, largely complete)

Firm of Record Hart Howerton (2010 – present), Cooper Robertson (2005-2010)

Declaration of Responsibility

I have personal knowledge that the nominee was largely responsible for the design of this project.

Janice Thacher, Partner, Wilson Meany

Client

Awards

Silicon Valley “Structures Awards”

SF Business Times – Top Real Estate Deals of 2015

Illuminating Engineering Society – Illumination Award of Merit

San Francisco Lux Award of Excellence for Outdoor Lighting Design

ENR California – Office/Retail/Mixed Use Award of Merit

Press

Real Estate Deals of the Year: Guidewire Lease and Bay Meadows Station 2. San Francisco Business Times. March 27, 2019

Bay Area Developers, Companies Turning Office Campus Planning ‘Inside Out’. July 17, 2018.

Developers Bet Big On Racetrack Redevelopment Projects. Bisnow. May 4, 2018



3 Exhibits

Paul Milana, AIA Object 1: Design (Urban Design)

3.8 The Neighborhood: Bay Meadows – San Mateo, California



Additionally, he led the schematic design of a key mixed-use block. Paul continues this role at Hart Howerton and is currently engaged to oversee master plan updates and the schematic design of a future residential building.

Bay Meadows has provided much needed housing to the Peninsula, offered high quality employment closer to housing, increased transit ridership within San Mateo and decreased road traffic by offered new east west connections through the city. The plan dedicates 18 acres to public parks and features a popular community garden where residents can grow their own food.



3.9 The Neighborhood: Yerba Buena Island – San Francisco, California

Design Partner

Located in the middle of San Francisco Bay on a former US Coast Guard installation, Yerba Buena Island is a one of a kind landmark setting with unparalleled views of downtown San Francisco, the Golden Gate Bridge and the hills of Marin and Berkeley. In partnership with our client, Wilson Meany, Mr. Milana, as Partner-in-Charge, led a new master plan for a portion of the 158 acre island with three neighborhoods featuring: 128 townhomes and 108 midrise units carefully sited into the steep terrain of the site to maximize views; architecture that creates unique resort residential lifestyle; building openings and outdoor rooms that seamlessly connect residences to neighborhood stairs, trails, parks and open spaces; and a club facility, overlooking downtown San Francisco, featuring a private café, fitness facilities and an outdoor pool and spa.

The architecture of the community reflects the time honored traditions on the Bay Area, through its massing, rhythm, materiality and palette, use of bay windows, indoor/outdoor flow, etc., but is rendered in a contemporary fashion to reflect current building technology and the way consumers live today.

Client Wilson Meany

Land Area 158 acres

Completion Currently in Construction, Phase 1 expected completion 2021, All phases anticipated completion 2024

Firm of Record Hart Howerton

Declaration of Responsibility

I have personal knowledge that the nominee was largely responsible for the design of this project.

Janice Thacher, Partner, Wilson Meany

Client

Press

How redevelopment will transform San Francisco's Yerba Buena Island - Business Insider. February 10, 2020.

First Renderings Of San Francisco's Yerba Buena Island Housing Complex Released. Forbes. November 9, 2019

A Milestone Two Decades in the Making is Underway in the Bay. Globest.com. August 13, 2019

Press [cont.]

'An entirely new community of 8,000 homes': What Treasure Island will look like in 20 years. SFGate.com. February 16, 2020

First chunk of Treasure Island megaproject breaks ground. San Francisco Business Times. June 11, 2019



3.9 The Neighborhood: Yerba Buena Island – San Francisco, California



3 Exhibits

3.10 The Block: Zuccotti Park – New York, New York

Design Architect

In the mid 1990s, Brookfield Properties, owners of Zuccotti Park, commissioned Cooper Robertson with Quennell Rothschild & Partners to redesign the privately owned public space (POPS), then known as Liberty Plaza Park, due to its poor condition and decreased use. Mr. Milana, working alongside Alexander Cooper, FAIA, served as the Lead Urban Designer for the park.

While the design was completed in the late 1990s, the original plaza was destroyed by the September 11th attacks. The park was reopened in 2006 and renamed Zuccotti Park after John Zuccotti, former Planning Commission chairman and then-chairman of Brookfield Properties. The new design reflects the park's daily patterns of use by orienting a grid of honey locust trees along the diagonal axis traversed by workers, forming a river of commuters in the morning and evening. The axis remains open as a walkway through the park, while the flanking areas provide shaded seating zones that are popular at throughout the day. The site's 13 foot grade change is elegantly accommodated through the placement of positive and negative arcing steps at each end of the plaza and a gently sloped central area that provides universal access to the interior of the park.

Client Brookfield Properties

Land Area .75 acre

Completion 2006

Firm of Record Cooper Robertson

Declaration of Responsibility

I have personal knowledge that the nominee was largely responsible for the design of this project.

Mark Bunnell LEED AP, RLA, Partner,
Quennell Rothschild & Partners

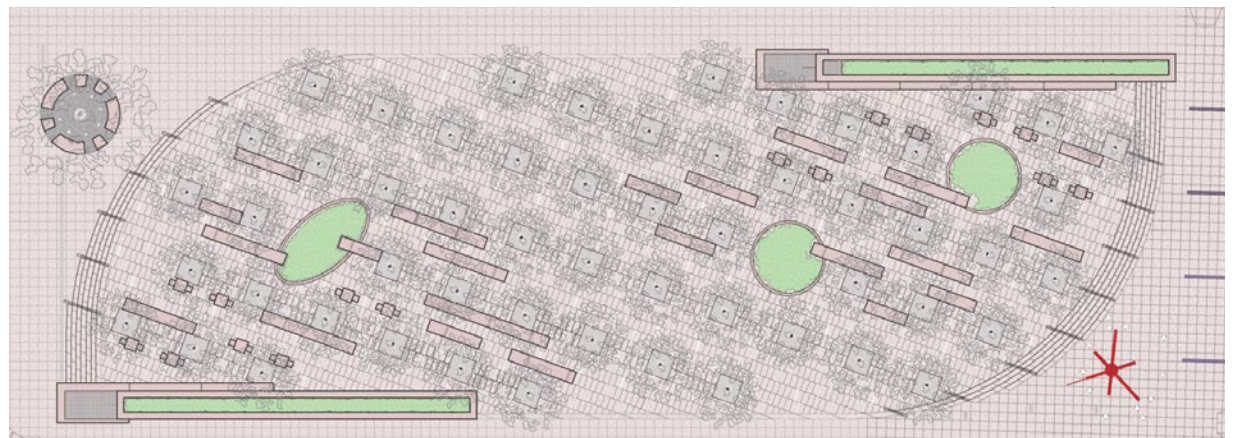
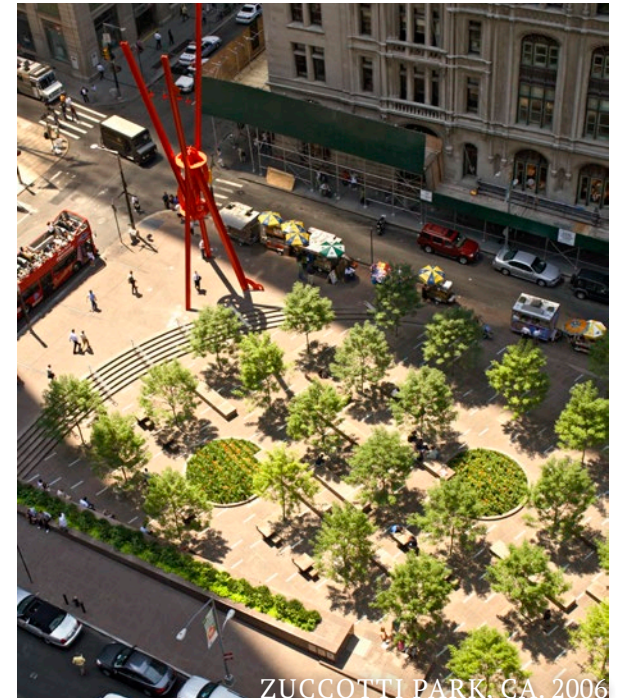
Landscape
Architect of Record

Lighted pavers cast a warm glow beneath tree canopy at night, extending the park's hours of usage. The park features three sculptures, the largest of which, Joie de Vivre, was commissioned for this site and is by the sculptor Mark di Suvero. Mr. Milana met with Mr. di Suvero during the design process. In 2011, the park was the site of the Occupy Wall Street protests.



Awards

AIA Honor Award, Zuccotti Park, New York, NY



4 References

Paul Milana, AIA Object 1: Design (Urban Design)



Watersound West Beach, Walton County, Florida

I had the opportunity to work with Paul on JOE's WindMark Beach project over a four year period. Paul acted as Master Planner and Town Architect creating a unique 2,000 Acre beachfront resort community that is both environmentally sensitive and respects local culture. Paul is always extremely well prepared and consistently exceeded expectations on all types of presentations and audiences. He is a great facilitator and truly brings out the best when collaborating with other consultants. From an owners perspective, Paul's greatest skill is his ability to listen to the clients needs and transform that vision into a world class plan.

*- Tom Panaseny, VP of Land Development Neal Land & Neighborhoods
Former General Manager, The St. Joe Company*

1. Robert A.M. Stern, FAIA
Partner, Founder RAMSA

2. Hans Baldauf, FAIA
Founder, BCV Architects

3. Ted Flato, FAIA
Partner, Founder, Lake Flato

4. Michael Samuelian, FAIA
Founding Director,
Urban Technology Hub

5. Joseph Barnes, AIA
Design Director, VHB

6. Janice Thacher
Partner, Wilson Meany

7. Edward Siegel, AIA
Founder, Edward Siegel Architects

Sponsor:
Brian Shea, FAIA
Director, Cooper Robertson