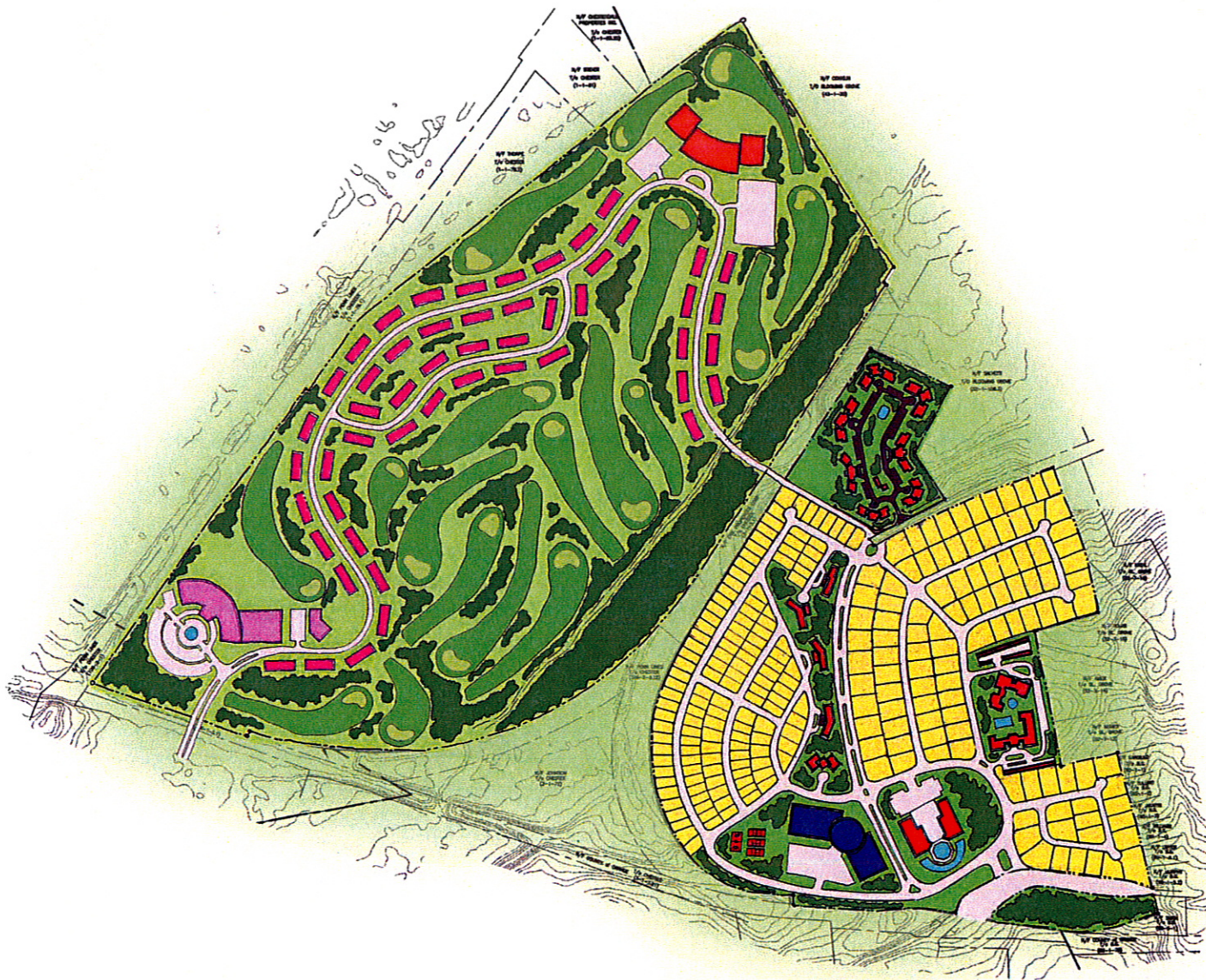

PRESENTED BY: Easy Equities, Inc.
PRESENTED TO: County of Orange, NY



DESIGN TEAM



May 22, 2008



architecture
•
interior design
•
planning

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May 20, 2008

**SITE PLAN DESIGN CLARIFICATION FOR FORMER CAMP LAGUARDIA
DEVELOPMENT PROPOSAL, DATED APRIL 21, 2008**

The following letter clarifies the design intent submitted by Easy Equities, Inc. for the lots of the former Camp LaGuardia, and to detail from a master-plan perspective why we believe this is the best use of the site. The site plan was developed by our architects and planners in conjunction with Langan Engineering, one of the preeminent site engineering firms in the country.

The site was designed to create a feeling of community within the residential areas and to allow for smooth circulation, while isolating the commercial aspects to the periphery of the main roadways to ensure strong economic anchors within the area. The topography and wetlands areas were considered in order to fully utilize the site. Some of the existing buildings of Camp LaGuardia were salvaged because of their usefulness and as a tie to the history of the site.

The planning concept was accomplished by creating different zones of use and habitation, based on the best utilization of the lots within the site. That included a Hotel, commercial Golf Course, Golf Community Condominium Housing, Senior Adult Housing, Single Family Homes, Multi-Family Apartments, Multi-Family Homes, and a Recreation and Retail Commercial zone. Each zone was planned based on effective traffic circulation through and into the surrounding communities, and the benefits each zone will have to the surrounding communities and the county. Care was taken to work within the site's topographical features and existing surrounding conditions. The different zones were sited based on the following rationale:

Hotel Tower and Entertainment Facility - Lot 1

- The design intent was to create a "recreation" destination through the combination of a golf course, garden complex style multi-family dwellings, with the anchor of the site being a 10-story luxury hotel based on a "5-star" hospitality model.
- The most important aspect of the hotel's placement is that it is located directly adjacent to the site's major access point and creates a focal point for the development.
- This siting minimizes traffic through the site, thus separating the residential aspect from the remainder of the site. More importantly, this siting gives emergency service and firefighting personnel a direct path to

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the building, thus avoiding any meandering roads created by the adjacent golf course.

- Strategically, the siting provides the shortest path from the nearest main highway and easy access. It also provides a direct line-of-sight upon approaching the site.
- Aesthetically, by placing the hotel at the lowest grade elevation of the southeast corner of Lot 1, the largest edifice in the development will appear smaller and less imposing than if placed elsewhere on the site where the grade elevations are significantly higher.

Golf Course – Lot 1

- With the desire to create a “recreation” destination, it was deemed optimal to site the golf course next to the hotel without any geographical or vehicular separation. Lot 1 is the only parcel that can accommodate the minimum 120 acres of relatively flat land that a commercial 18-hole golf course requires. The commercial success of such a venture requires that these programs be adjacent to one another, which makes the size of Lot 1 a perfect candidate for this use.
- The site has one vehicular access road, which is further exacerbated by surrounding railroad tracks and nature trails. Furthermore, a large amount of the site cannot be disturbed because of a creek and its wetlands attributes. So from this standpoint, it became apparent that given the desired program, the preferred use for Lot 1 is the combined hotel and golf course.
- The golf course has been located within a flood plain; however any damage loss to the landscape in the event of a flood would be negligible. This golf course concept program for the majority of the area is sound use of the site from an engineering viewpoint, from a master-planning perspective, and from its contribution to the economic viability of the development.

Golf Course Community Housing - Lot 1

- As the sport of golf grows ever more popular, it is very desirable to weave into a golf course a series of condominiums that increase membership and offset operating costs. For this reason, the condominium complexes were naturally sited on Lot 1 to co-reside with the proposed golf course.
- These condos will be marketed to golf aficionados seeking long-term membership and proximity to a golf course. Typically, dwellings are average in size and are used primarily on a seasonal basis.
- In addition to the condominiums, there would be a 5-story upscale-amenity apartment building at the very rear of Lot 1, marketed for the more serious golf lovers seeking a year-round residence, or those preferring apartment living to a garden-style complex. The intent of this building is to create a tranquil residence with a premium link to course membership.
- The majority of the golf community condos would be located in the mass of Lot 1, creating a more private atmosphere. By not having the hotel and

golf course clubhouse traffic traversing the site, the peacefulness of the site is maximized. From an aesthetic standpoint, this design minimizes the visual density of the site.

- Because the condos would be built within a flood plain, the buildings are intended to be six- to eight-unit buildings with ground floor enclosed garages and dwellings directly above. Built on column-like structures (pilotis), they would have the advantage of negating any damage to residents' property in the event of a flood. A built-up structure would also afford these residents low-level-vista views of the golf course.

Senior Housing - Lot 2

- The world of design for senior adult housing prefers a location on the site that avoids any "hustle and bustle," yet is accessible to services and facilities that complements a retired lifestyle. The selection of Lot 2 is the ideal location for this design goal.
- The key for this site's design was to create a serene atmosphere for an older population. Overlooking the golf course with a site elevation 45 to 50 feet higher than the golf course itself, as well as the several stories rise that each building will afford, Lot 2 will allow for dramatic vista views while receiving maximum amounts of light and air. Care was taken to ensure that a majority of the units will have views of the golf course's park-like setting.
- Lot 2 allows for advantageous grouping of the apartment buildings in a shielded environment that discourages needless vehicular traffic from daily commuting and those patronizing the golf course, recreation, and retail components.
- Emphasis was placed on locating the senior housing adjacent to an access point of the Heritage Trail and the crossing point into the trails of the golf course and the wetland areas surrounding the creek. The adjacency also allows for private golf course access for seniors seeking to play golf through a possible occupancy-membership program.
- Finally, the entrance to the senior housing area was purposely put on a decorated and landscaped traffic circle at the end of the "grand" avenue that traverses the main site along the ridge in Lots 5 and 6 to emphasize the location and residents' importance. This provides the seniors with a direct path along the landscaped promenade for walking (or driving) to the retail and recreation complexes.

Multi-Family Apartment Buildings - Lots 4 and 6

- A steep ridge that traverses the site was a significant geographical obstacle to achieving an efficient flow of traffic circulation and creating feasible building sites. This ridge was deemed to be the best place for multi-family dwellings because they do not require a relatively flat site typically associated with single-family homes. Occupying the ridge also avoids steep roadways that are problematic with rain and winter storms.

- The apartment buildings will be five-story structures with communal and common areas and possibly some sheltered parking. The surrounding landscaping on the ridge will also be mixed with walkways and sitting areas to take full advantage of the views afforded by the slope. An added benefit to building into the slope will be that the height of these structures will be spatially minimized as the landscape rises behind them.
- The existing low-rise structures currently occupying Lot 4 will be renovated, as they are architecturally sound, aesthetically pleasing, and well suited for conversion to a spacious amenity-style apartment building. Supplemental low-rise garage structures will be built to keep neighboring areas free of parked cars.
- The existing structure will also include an element describing and paying homage to the history of Camp LaGuardia and the surrounding communities.

Single Family Homes - Lots 3 and 6

- Contextually, it was the planning intent to extend the existing adjacent neighborhood of single-family homes with more single-family homes. Expansion of the existing neighborhood is helped by the continuation of White Tail Run Road.
- The larger-sized lots were placed on Lot 3 to offset the density created by the multi-family dwellings along the ridge and the conversion of the two large existing structures into multi-family dwellings flanking each side of these lots.
- The larger number of smaller single-family homes were sited on Lot 6 because it afforded the most flat terrain. Nestled against the rising ridge, this area allows for a serene private feel that contributes greatly to creating a neighborhood atmosphere. These homes were also sited to give proximity to the access points of the Heritage Trail and the recreation and sports complex.

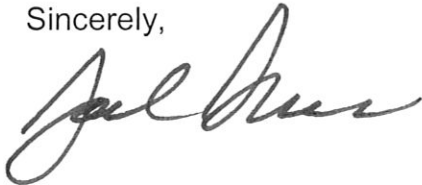
Retail and Recreation – Lots 3 and 5

- To create a focal point for the community, the retail component was placed next to the site entrance where it serves as a threshold point. By using extensive landscaping and a decorative water element in a pond and park setting, we visually frame the retail and recreation complex, while encouraging use and creating a public plaza. This ideal location makes it visually prominent from the traffic artery that runs parallel to it.
- Creating a large number of homes in this area will create a need for some basic convenience services. Providing these commercial venues will reduce a family's need to commute long distances for basic goods. It will also encourage pedestrian traffic while contributing to a neighborhood identity. Furthermore, it will give opportunity for independently owned businesses to grow within the community.
- A sports complex will create a neighborhood gathering point while promoting good health, youth- and adult-league participation, and year-

- round athletic activities. Placing the facility next to the retail component will create a symbiotic relationship that promotes cross-use of services.
- Similar to the intent of the hotel, it was preferred to place these buildings as close as possible to the main access point of the site for efficient traffic flow and, more importantly, for visibility from the main roads. This concept encourages use of the retail and sports programs through ease of access, and keeps to a minimum the amount of traffic traversing the adjacent neighborhoods.
 - Both of these elements were also placed to signal the beginning of the "grand" avenue.

We hope these comments clarify further the proposed intent of the former site of Camp LaGuardia. Should you need any information, please do not hesitate to contact our offices.

Sincerely,

A handwritten signature in black ink, appearing to read "Joel Ives". The signature is fluid and cursive, with a large initial "J" and "I".

Joel Ives, AIA
Ives, Schier, and Lesser Architecture Studio, LLC.

cc: Tony Kowidge; Ives, Schier, and Lesser Architecture Studio, llc
Rick Steiner; Langan Engineering
Stan Herman; Stan Herman Enterprises, llc