

RIVERSIDE ADVENTURE CENTER

Vision Booklet

Put the RIVER back in RIVERSIDE

Response to City of Riverside Notice of Availability

Submitted by:

Adrenaline Sports Resorts | Overland Development

December 6th, 2024



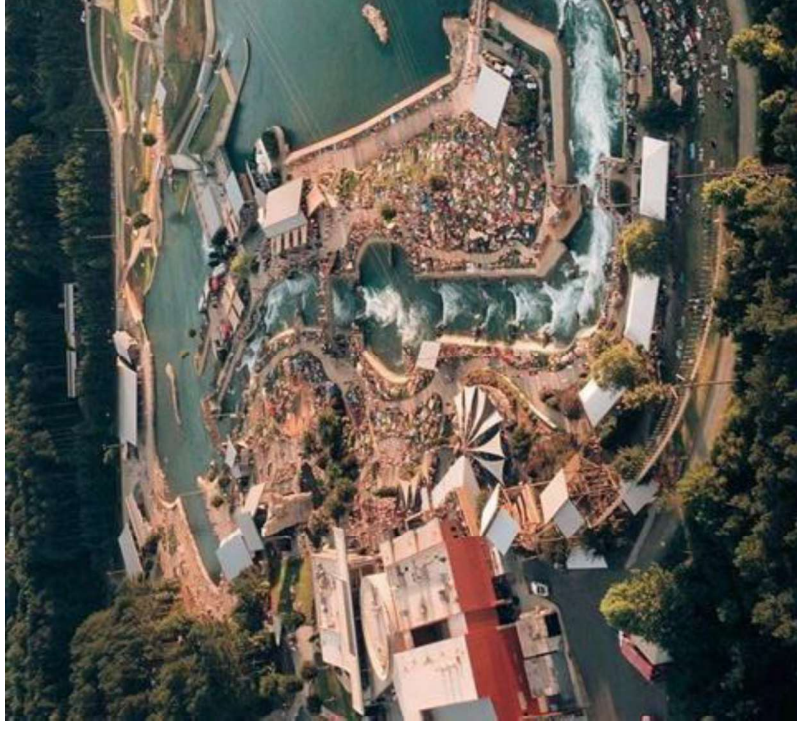
The Riverside Adventure Center

Response to City of Riverside NOA



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Riverside Adventure Center Development

Introduction



The concept for the Riverside Adventure Center is a 126-acre vibrant, healthy work-live-play community in the center of Riverside, CA. At the heart of the plan is a nature-inspired open space network that includes the reimagined Springbrook Arroyo, which enhances the environment and serves as a central spine of activity and engagement through thoughtfully designed trails, sports facilities, and recreational areas. This network permeates the entire project connecting residents and visitors to various entertainment venues, world-class aquatic recreation facilities, adventure parks, commercial districts, sports facilities and regional trail systems.

This project will be the largest, most sophisticated water-centric adventure park developed to date. The Development considers the following potential uses:

Riverside Adventure Center

85 acres - Open Space and Commercial Recreation anchored by the Whitewater and Surf Park Adventure Center. inclusive of the Springbrook Arroyo trail systems connecting the master development.

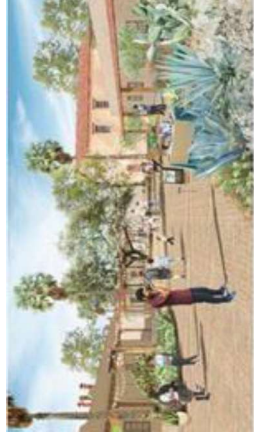
Mixed-use Town Center

41 acres - Allows for horizontally and vertically integrated commercial and residential use including a hotel, grocery, Main street retail, restaurants, multi-family residential and more.

Riverside Adventure Center Vision

Deliver “...an opportunity to celebrate the region’s history and sports activities through new development that complements and expands on the area’s assets.”

Transcend the [Northside Specific Plan](#) stated Vision by providing World Class “Residential, commercial, employment and community amenities... linked together through safe streets, connected trails, greenbelts, and bicycle corridors and result in a unique community in Riverside, Colton, and County of Riverside.”



Riverside Adventure Center Proposal

- | | |
|--|--|
| 1. Retail / Restaurant Market | 17. Event Lawn |
| 2. Apartment | 18. Boathouse |
| 3. Affordable Housing | 19. Amphitheater |
| 4. Kiosk | 20. White Water |
| 5. Parking Garage | 21. Zip-Line Rope Course & Kids' Activity Building |
| 6. 3-Story Walk-Up Residential | 22. Pump Track & Board Sports Training Center |
| 7. Riverwalk & Bike Trail | 23. Hostel / Athlete Housing / Business Office |
| 8. 4-Story Hotel & Conference Center | 24. Main Entry |
| 9. VIP | 25. Entry |
| 10. Surf Center | 26. Fire Apparatus Access Roads |
| 11. Skateboard & Sports Climbing | 27. Existing Fire Station |
| 12. Wave Garden Lagoon | 28. Standing Wave |
| 13. Bungalows | 29. Passive Recreation |
| 14. Lagoon Machine Room | 30. Off-Leash Dog Park |
| 15. Resort Entry Sports Hub, & Boathouse | 31. Deep Solo Climbing |
| 16. | 32. Parking / Flex Space |



Uses and location of such uses other than the adventure park and its facilities are provided for illustrative purposes only; the scope and extent of such other uses shall be currently undetermined and will be established upon identification of the full project boundaries and scope.



Riverside Adventure Center Sports Venues



Northside Village Center Commercial

1. **Town Center Commercial**
 - A. Typical neighborhood shopping center
 - B. Grocery store and supporting retail
2. **Mainstreet Visitor-Serving Retail**
 - A. Quick serve restaurant
 - B. Restaurants
 - C. Adventure Park-related retail
 - D. Specialty kiosk
3. **Hotel – Adventure Center Guest and Athletes**
4. **Creekside Arroyo**
 - A. Improve the arroyo to compliment the main street retail



Northside Village Center Residential

1. **Affordable Housing**
 - A. LIHTC Housing Serving 30% to 60% of AMI
2. **Mainstreet Residential**
 - A. Vertically integrated with retail below.
 - B. Similar to Celebration or Santana Row
3. **Market Rate Residential**
 - A. Attached 2, 3 & 4 story for sale or income-producing residential housing



Riverside Adventure Center Goals

Make healthy outdoor adventure lifestyle and related activities available to everyone regardless of age or ability through the installation of ASR's innovative recreational and cultural *public* amenities.

Elevate the Northside community's status as a vibrant, healthy, active outdoor recreation and cultural destination that amplifies the rich history of the Springbrook Arroyo and Trujillo Adobe while integrating and enhancing Reid Park and the Northside Agricultural Innovation Center.

Transform the Northside into a *Live-Work-Play Blue Zone* that puts the "**River**" back in Riverside.



Riverside Adventure Center Programming

Whitewater Installation:

Kayaking, SUP, rafting, river boarding, and river surf

Surf Installation:

Surfing, SUP, body surfing, boogie boarding, and knee boarding.

Public Safety Training:

Swift Water Rescue

Water Reservoir / Emergency Auxiliary

Passive Recreation Amenities:

Restaurant, cafes, and beer gardens with different views and seating (river view, surf view, climbing or trail), gift shop, pro-shop, concerts, film festivals, ASR fest, team building



Riverside Adventure Center Additional Programming

Climbing Installations: Top Rope, Bouldering, Sport Climbing, Deepwater Solo, Ziplines, High Ropes, Low Ropes, Climbing Drop, Pendulum Swing.

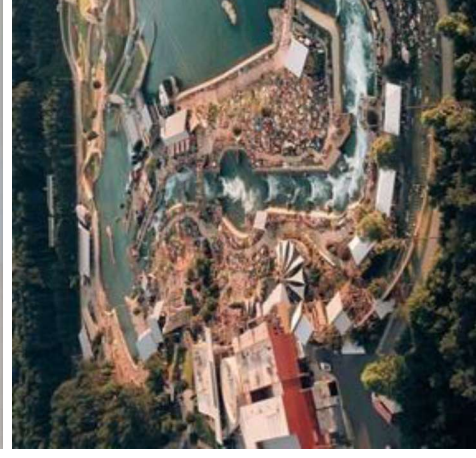
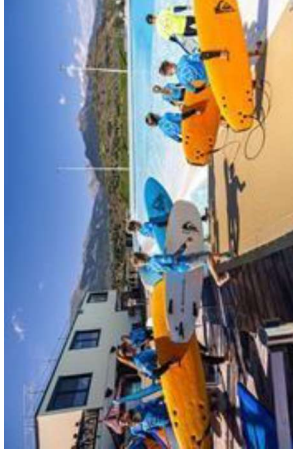
Trails and Park Space: Mountain Biking, Pump Track, Fun Runs, 5ks, Mud Runs, Yoga, and Dog Walking.

Inside activities: Conference Space, Yoga, Pilates, Spa, standard gym, video & coaching room.

Classes: Kayaking, Surfing, Yoga, Pilates, Wilderness First Aid, Swift Water Rescue, STEM/STEAM, environmental impact, adventure sports filmmaking, level-up classes, professional coaching.

Camps: After School and Summer, Surf Camp, Kayaking Camp, Film Camp, Action Sports Camp, National Team, U23/21/18 Teams, Club Sports, Sea Scouts.

Competitions: National Team Trials, Olympic Trials, World Cups, World Championships, National Championships, Club Sports ASR League Championships, Sea Scouts Regatta, Wednesday Night Public Races/Competitions.



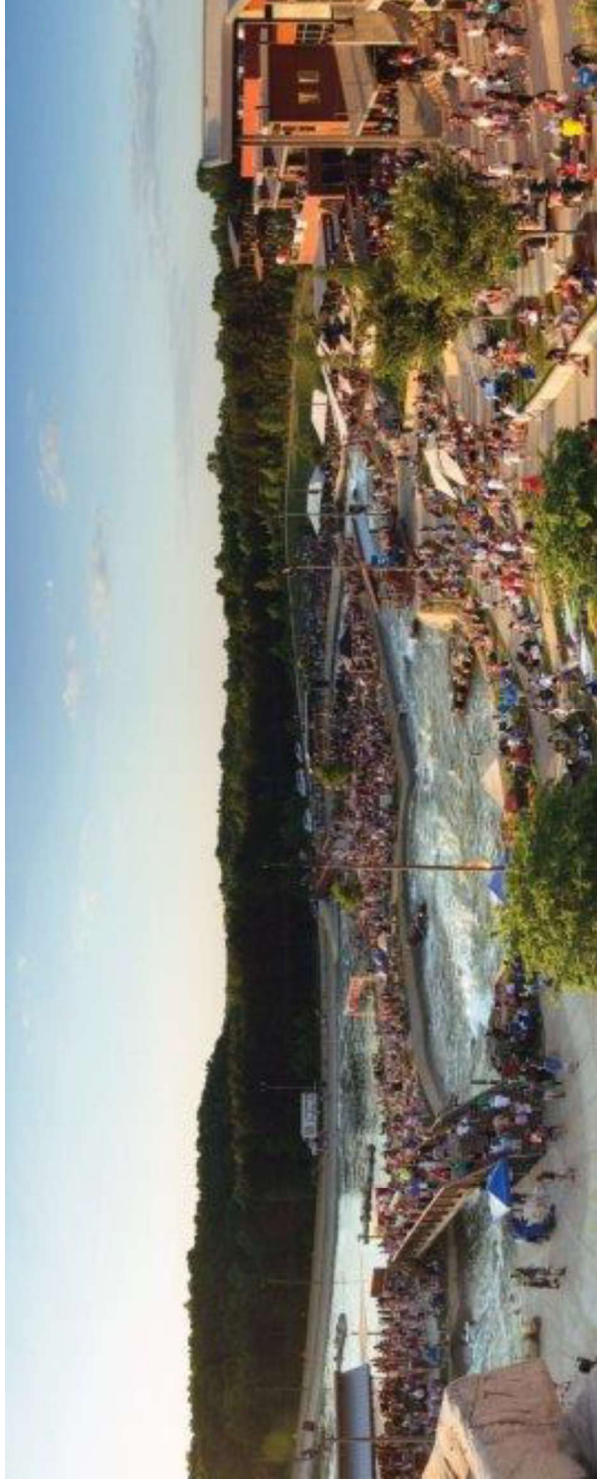
Adventure Center - Case Study

USNWC By the Numbers:

Acres: 1,300
Annual User-Days: 700,000
Annual Revenue: \$22 million
Regional Economic Impact: \$37 million
Employees at Peak: 500

Whitewater Channel Length: $\frac{3}{4}$ mile
Whitewater Channels: 4
Capacity: 13 million gallons
Flow: 1,200 cfs

Study by: S2O Design and Engineering 2019
***Full Report available in appendix.**



Northside Specific Plan City-Owned Parcels outside of the 126 Acres

ASR Collaborative respectfully requests an “Option,” “Right of First Refusal,” or “Exclusive Negotiating Right” on the remaining City-owned parcels within the Northside Specific Plan. These parcels are currently not included in the preliminary plans for the 126-acre Adventure Center and Town Center.

All future residential uses programmed within the City-owned Northside Specific Plan will include a minimum of 25% of the units meeting State affordable housing requirements. The Optioned land will be programmed to ensure that the ultimate project will meet state law provisions to ensure that the maximum number of units meets the currently allowable number of residential units as identified in the Northside Specific Plan.



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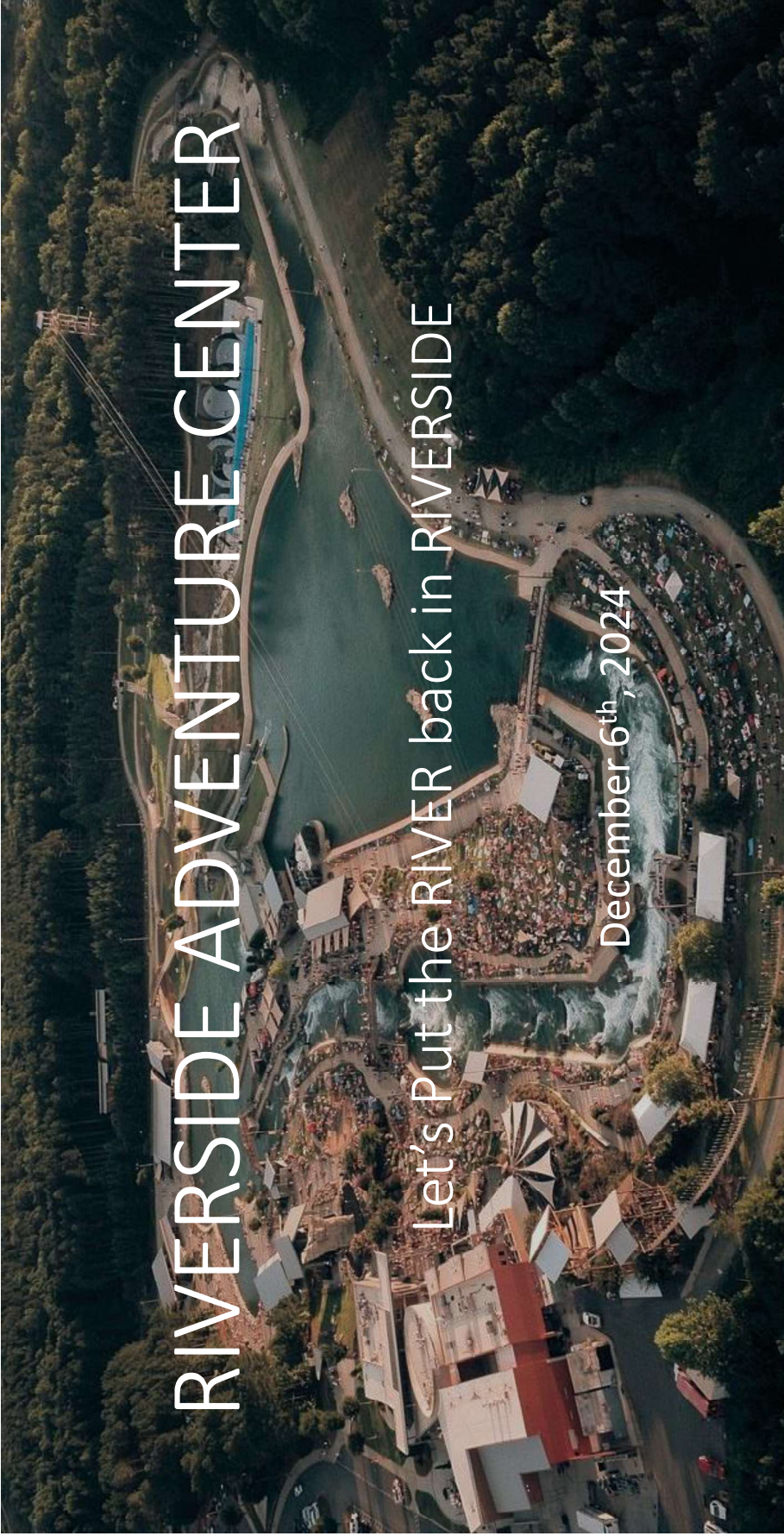
Community Outreach

Development Outreach Plan:

The Outreach Plan is one of the most critical phases in any development project. This plan will allow OPR to seek input and feedback from others in the space within which the proposed building has an impact. This impact can be either physical and/or programmatic in nature. OPR understands the importance of engaging with these groups, understanding their comments, and integrating them into the development project.

OPR is committed to seeking input and feedback from our partners and stakeholders. The OPR team will assess each meeting to strategize on the best venue, people to include, and the most convenient day and time for that group. These interactions will be conducted professionally and will take place in comfortable and easily accessible venues. The meetings will have a written agenda and will include a very clear and concise presentation, including robust imagery to convey the project accurately. In addition, meeting minutes will be recorded, and each interaction will be assessed to determine if a follow-up meeting is required with that particular group.





RIVERSIDE ADVENTURE CENTER

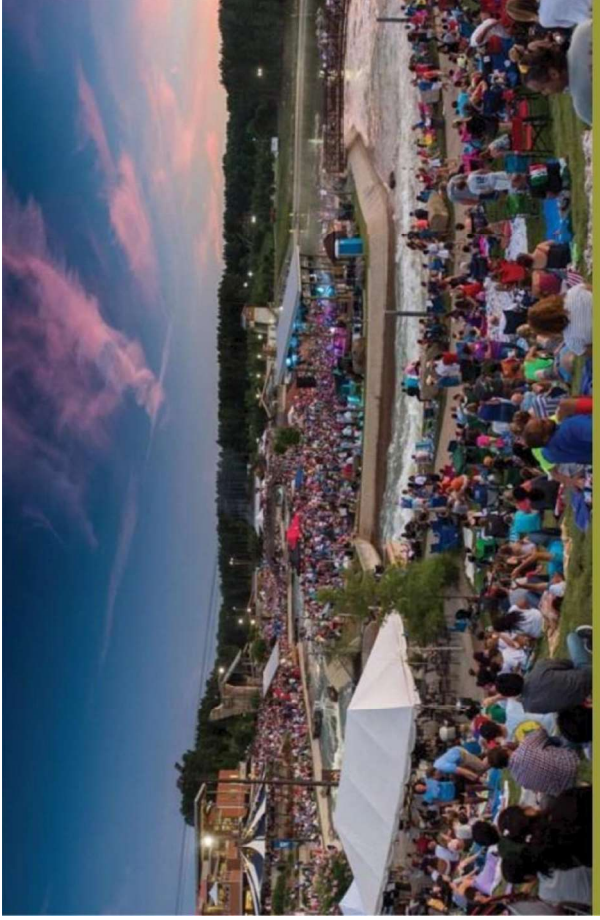
Let's Put the RIVER back in RIVERSIDE

December 6th, 2024



Appendices

Adventure Center - Case Study



World's Largest Pumped Whitewater Park

Above Interstate 485 in Charlotte, NC hangs a green sign capturing drivers' attention: "U.S. National Whitewater Center, Home of USA Canoe & Kayak, Official U.S. Olympic Training Center." It's there because of the 1,300-acre U.S. National Whitewater Center (USNWC), a massive outdoor sports and recreation complex built in 2006 along the Catawba River to "promote the active lifestyle."

The USNWC does just that by offering more than 30 land- and water-based activities to all levels of participants, as well as outdoor instruction and certification programs, festivals, races, films, and other events. It is enough of an attraction that the Center was recently featured in the March 2019 issue of *The Red Bulletin*, a world-wide magazine published by beverage company Red Bull, and has proven to be driving force in the region's economy.

The main campus, centered in the 366 acres of the original park, is 22 acres and includes a purpose-built recirculating river, trails for biking and running, restaurants, a climbing center, a live music venue, and more. The site is owned by Mecklenburg County, NC, with the property leased to the nonprofit, USNWC. It has proven to be a successful model for developing a comprehensive, multi-purpose outdoor activity destination with a custom recirculating whitewater park as its anchor.



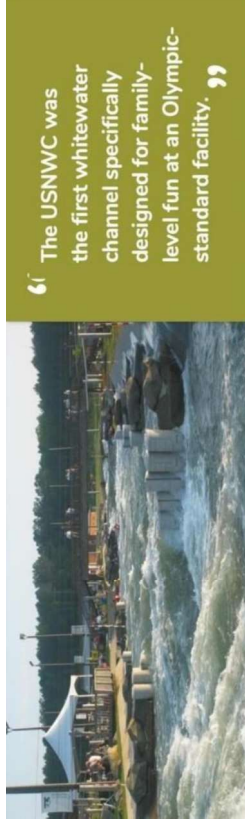
CASE STUDY:
THE U.S. NATIONAL WHITEWATER CENTER
How a Large-scale, Pumped Whitewater Attraction
Drives Tourism, Economic Impact, and Brand Value

Adventure Center-Case Study

The Whitewater Experience

The *4-mile long whitewater park features four separate channels, including a slalom channel for world-caliber races, the world's highest-volume, pumped big water channel, and purpose-built areas for instruction, development, safety training, and surfing. The project uses 13 million gallons of treated water, pumping it at a rate to fill an Olympic-sized swimming pool in just 18 seconds. It also employs a patented moveable obstacle system that allows the operator to change each channel's rapids for different uses. Headgates scale water release volume allowing for more efficient operations, lowering operating costs to coincide with the day's customer base. Natural rock structures, a restaurant, music amphitheater, and patio areas overlooking the course complete the facility.

As the world's largest man-made whitewater river, the park features Class I-IV rapids spread throughout multiple channels. Guests can select between "Family" and "Adventure" rafting experiences. The Family program provides a calmer whitewater experience while the Adventure program, its most popular, is designed for those seeking more excitement. Another option, Rodeo Rafting, delivers the most aggressive route for customers using smaller rafts. This requires an upgrade fee.



“The USNWC was the first whitewater channel specifically designed for family-level fun at an Olympic-standard facility,” said course lead designer Scott Shipley, of Lyons, Colo.-based S20 Design and Engineering. “Until Charlotte, every whitewater channel in the world was an Olympic channel first that was later adapted for commercial rafting. With Charlotte, we created a channel for family recreational rafting first, and then added a competition channel. We focused on the church and school groups that will be using it, as a way to help get them active.”

Whitewater as an Economic Driver

The USNWC is the largest and most profitable pumped whitewater park of its kind in the world, with design features tailored to maximize commercial rafting revenue and other high-demand recreational attractions. The USNWC grosses more than \$22 million a year from its various activities and services. In 2018, it reported more than 700,000 user days/activities served. This number includes the more than 200,000 guests who raft its whitewater channel each year—which is where the USNWC differentiates itself from every other pumped course in the world. There's no question the USNWC has been a boon to the region's economy. Bob Morgan, president of the Charlotte Chamber of Commerce, described the Center as a great addition to Charlotte.

“The Whitewater Center is our number one attraction,” he said.

Nearly 700,000 people indicated that the USNWC was a motivator to travel to Charlotte in 2017.

According to a visitor profile study conducted by Longwoods International for the Charlotte Regional Visitors Authority, in 2017 Charlotte saw 28.3 million visitors, 12.2 million of which were overnight visitors. Of those, 2.4 percent, or 680,000 people, indicated that the U.S. National Whitewater Center was a motivator to travel to Charlotte, and 0.6 percent, or 73,200, said that they attended the USNWC as part of their trip to Charlotte.

The USNWC is estimated to have a \$37 million annual economic impact to the region, including supporting nearly 700 jobs, both on- and off-site, according to the *Charlotte Observer*. Additionally, when it was built, its construction was estimated to have a one-time economic impact on the local community of more than 527 million.

In the high season, the whitewater park employs nearly 250 paddle sports-only employees. At its peak, says USNWC CEO Jeff Wise, it has nearly 500 people on the payroll, with 66 full-time year-round employees. Include the money spent locally by the hundreds of thousands of visitors annually and it is a huge boon to the region's economy. “It's a critical part of economic development for the region,” added Wise.

The attraction also has a positive impact on Charlotte's brand image. “From a community perspective, the park's value has been unparalleled,” says Bob McMillan, head of sales for the Charlotte Board of Tourism. “In the past the city has been known for banking and NASCAR, and now we're also known for outdoor sports, thanks largely to the USNWC.”

Adventure Center - Case Study

Enlisting a Champion

To design its signature whitewater venue, USNWC developers enlisted Scott Shipley, one of the most decorated kayakers in the world. In addition to being a three-time World Cup Slalom Kayak Champion and a veteran of three Olympics, Shipley also holds a master's degree in Mechanical Engineering from the Georgia Institute of Technology. He is the founder and president of S20 Design and Engineering, the world's leading whitewater park designer.

Shipley brought a varied background and first-hand expertise to the project—most notably an unparalleled understanding of hydrodynamics and how they relate to paddling; a Whitewater Hall of Fame inductee and three-time United States Olympic Committee Top-10 Athlete of the Year. Shipley's accolades include two "Best of What's New" design awards from *Popular Science*, the Everest Award, and the Jack Kelly Fair Play Award, presented by the USOC.

Credited with driving innovation in the whitewater park industry, Shipley's combined expertise in whitewater and engineering design has made him the go-to designer for some of the world's most challenging whitewater projects. Shipley has designed several significant projects, including the 2012 Olympic Venue in London, the Holme Pierrepont National Watersports Centre and the Teesside Whitewater Park, Oklahoma City's Riversport Rapids Whitewater Center, and numerous others. His team at S20 Design is comprised of committed design engineers, architects, landscape architects, and planners.

Shipley's innovations also include a patented Whitewater Terrain Park system that redefines whitewater recreation, as well as "Rapid Blocs", a patented adjustable obstacle system that is the world's first three-dimensional modular obstacle system allowing for complete reconfiguration of the channels and the features, including waves, within them.

More Than Rafting

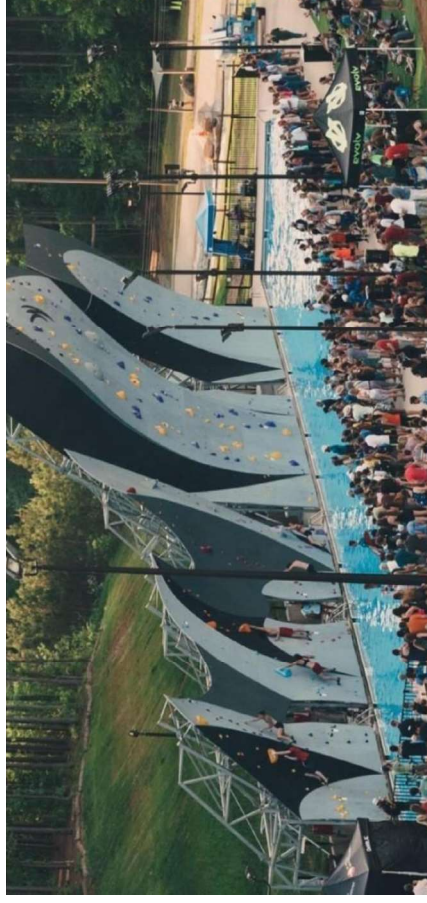
While most of the USNWC's visits are attributed to people participating in the park's whitewater paddling operations, Shipley and the site's master-planning team designed it for whole-family adventure, whether people get wet or not. Operating under a "Play, Relax, Learn," tagline, rafting is one of 30 different activities people can do, with climbing, biking, camping, zip-lining, special events and retail sales also serving as primary revenue streams.

Throughout the year, the park hosts live music and outdoor festivals, including a River Jam concert every weekend throughout the summer. It hosts a popular Whitewater Race Series, and challenges participants through various competitions in different sports including trail running, kayaking, mountain biking, triathlons, ultra-marathons and more.

The Center also provides various leadership and skill development programs, including specialized instruction and certification, summer camps for youth, customizable team development courses for groups and schools, and event and meeting venues for conferences. "It's not just a great whitewater venue," said Jeff Wise. "It helps define us as a true outdoor Mecca and is a catalyst to get people outside."

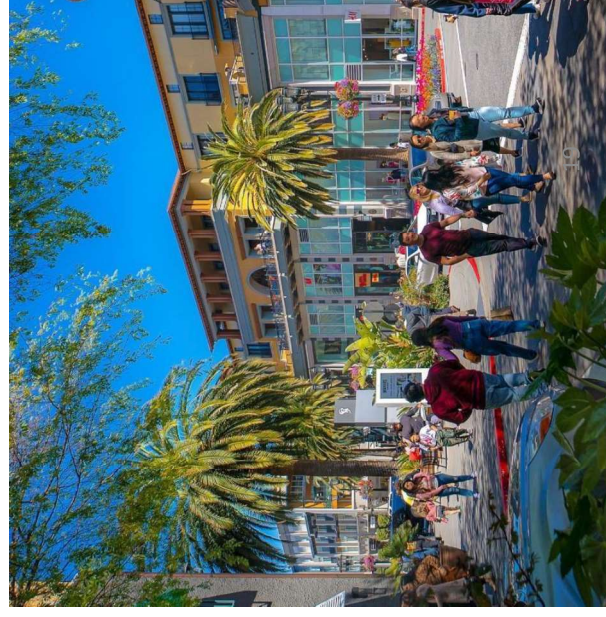
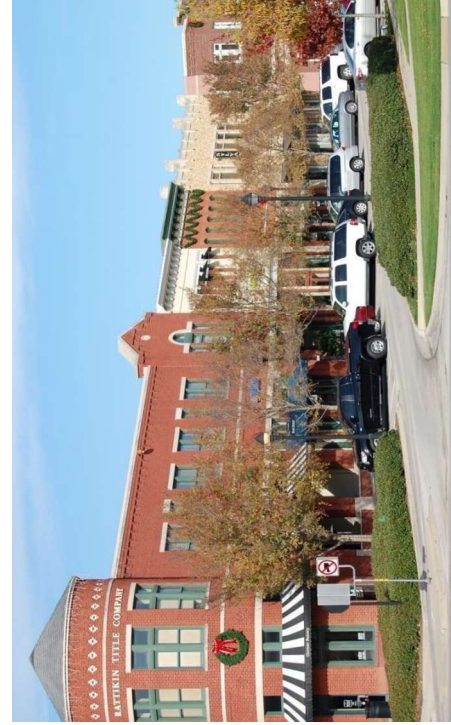
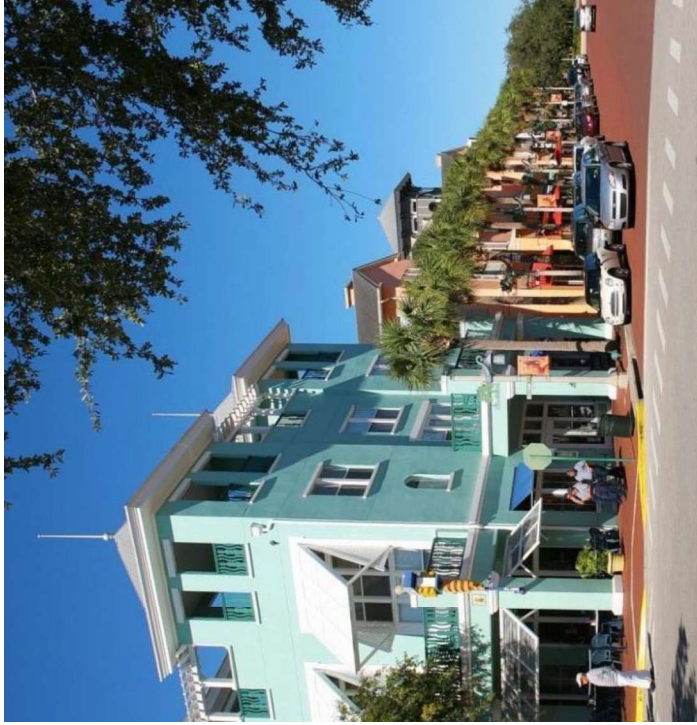
It also has catalyzed getting people to relocate to the region. Case in point: Rob Nelson, an outdoor lover, moved to Charlotte, N.C., from the mountains of Colorado mainly because of the National Whitewater Center. "It brings in all these different people with an adventurous spirit," he said. "It's the 'Build it and they will come' theory. We moved here after one visit."

Nelson and countless others like him have moved to the Charlotte area mainly for its access to the outdoors, epitomized by the U.S. National Whitewater Center. "Communities are looking for something that rebrands their town," added Shipley. "They're looking to create that brand and an attraction that draws in outdoor enthusiasts, which is exactly what Charlotte has accomplished."



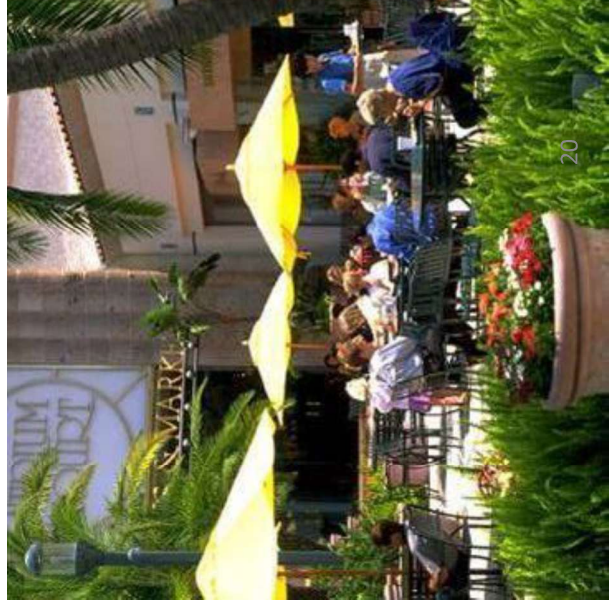
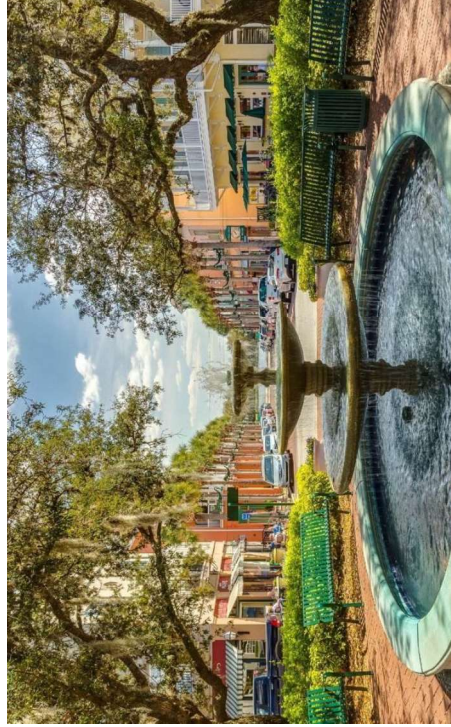


Main Street Commercial



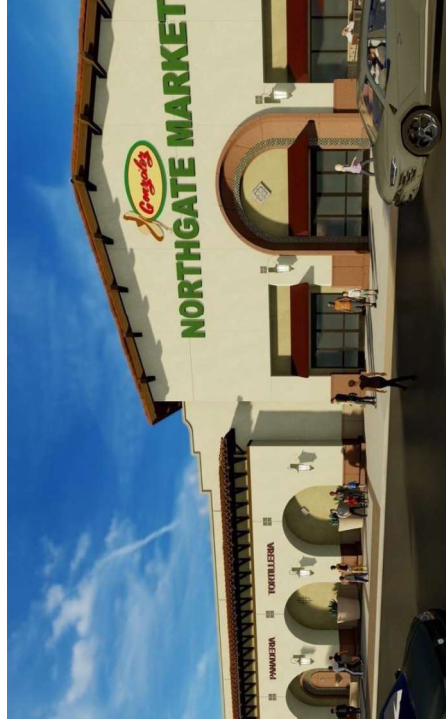
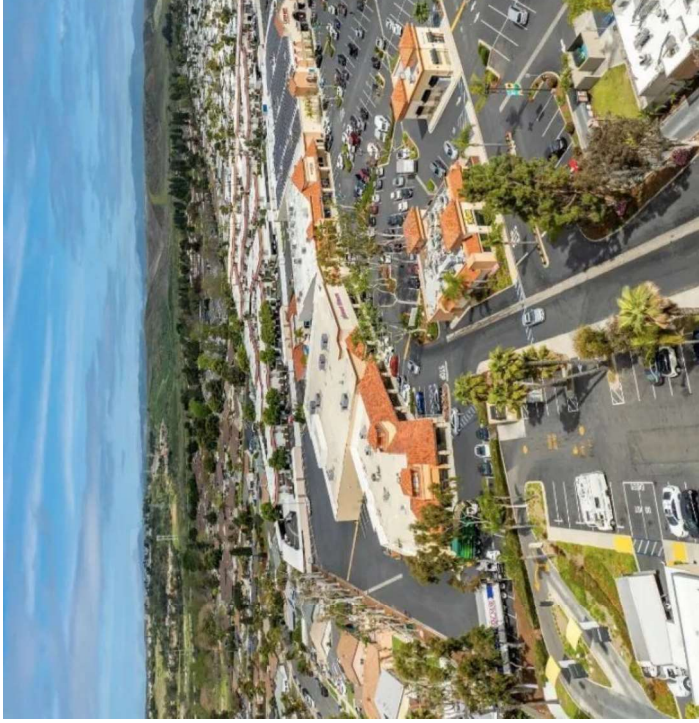
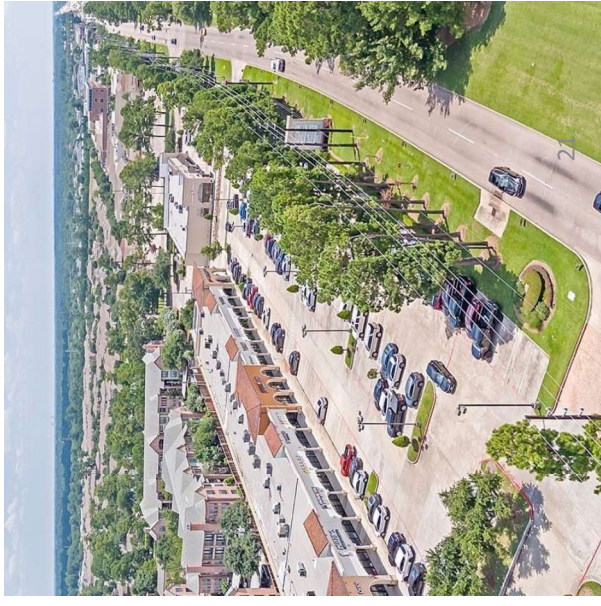


Main Street Commercial



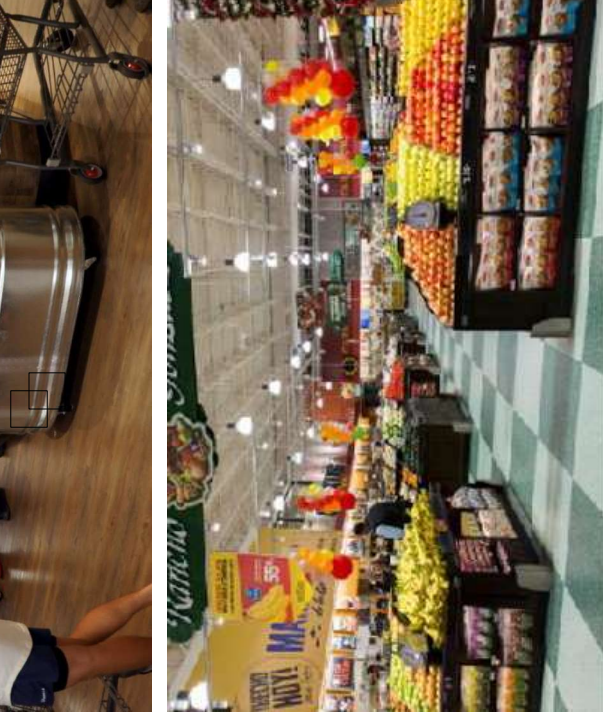


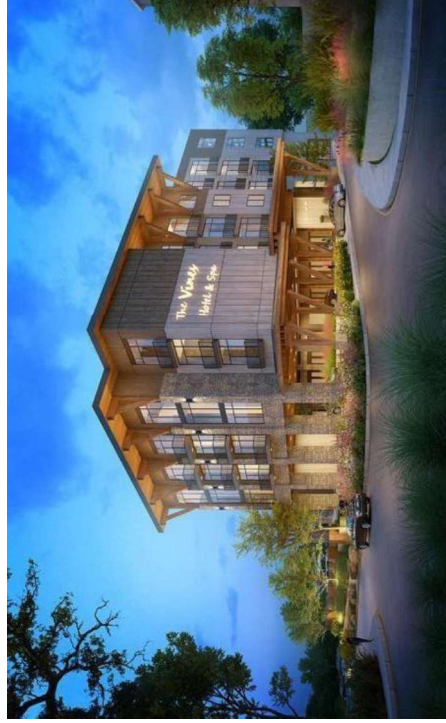
Neighborhood Commercial Center



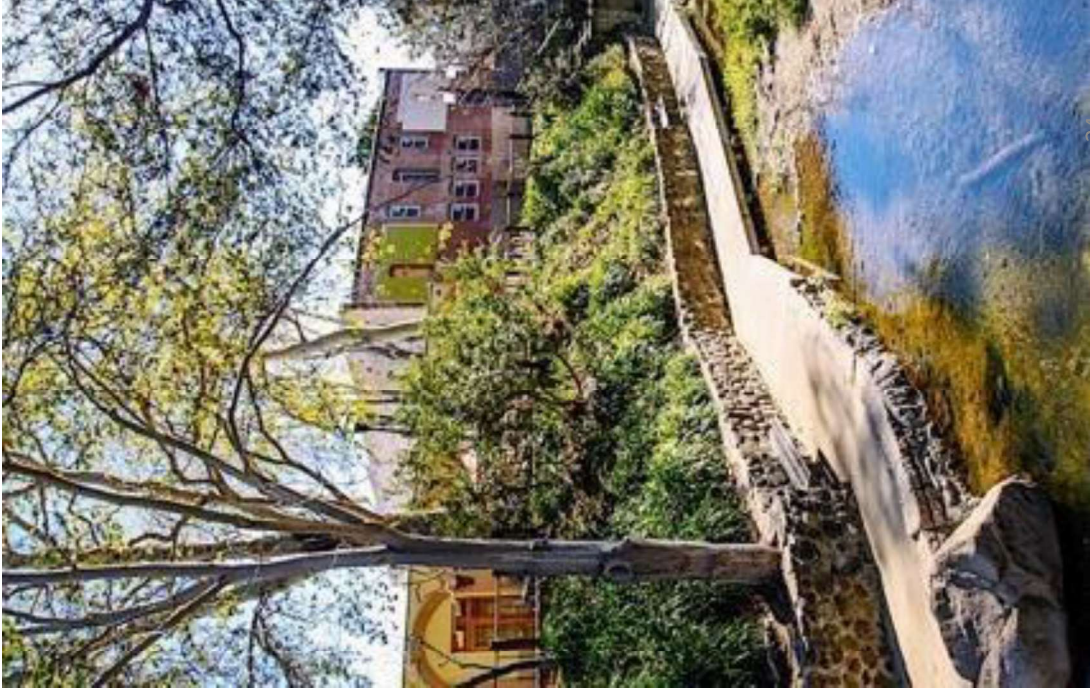


Neighborhood Commercial Grocery Store

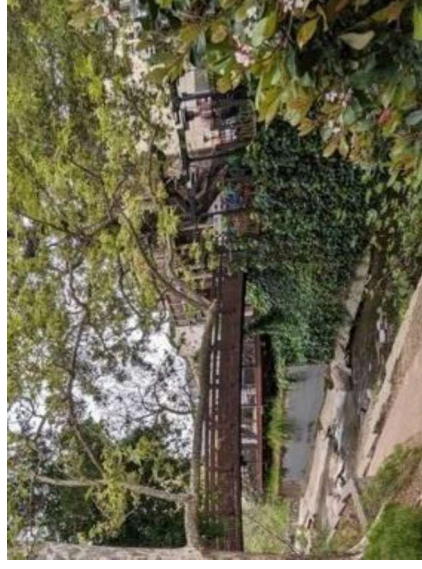
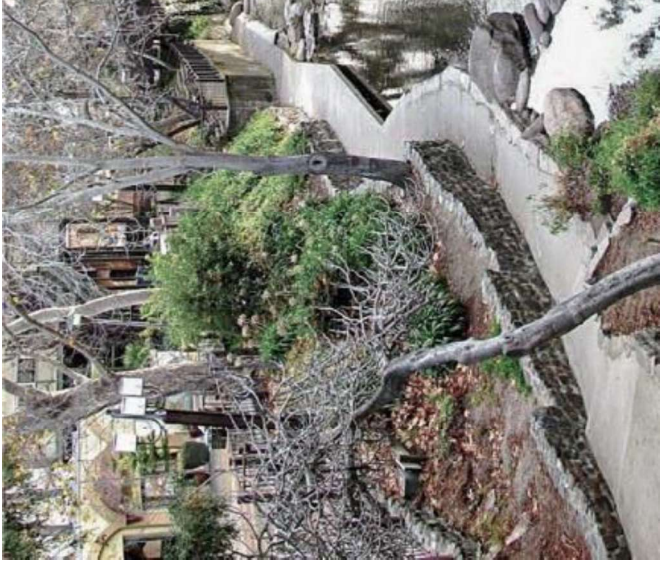




Adventure Center Hotel



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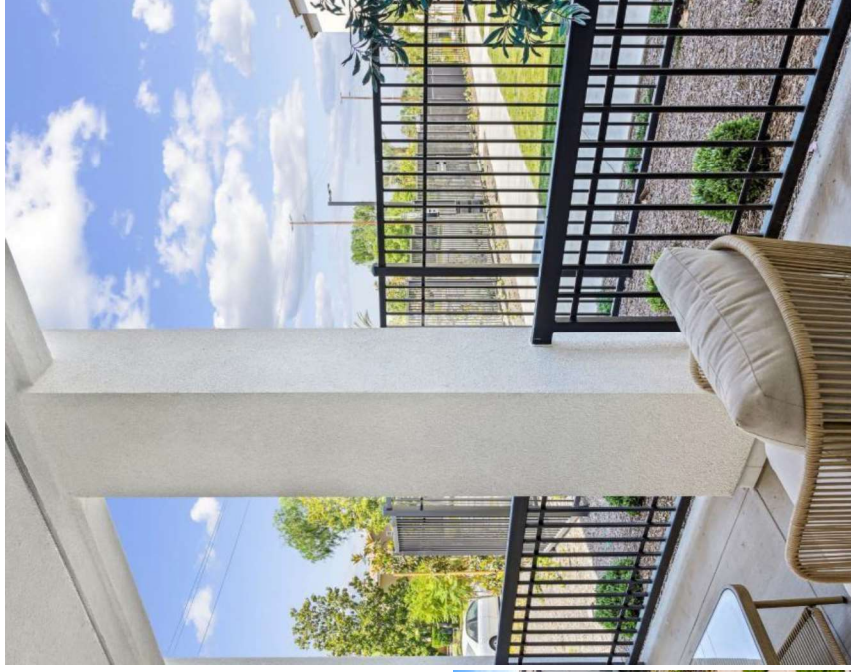
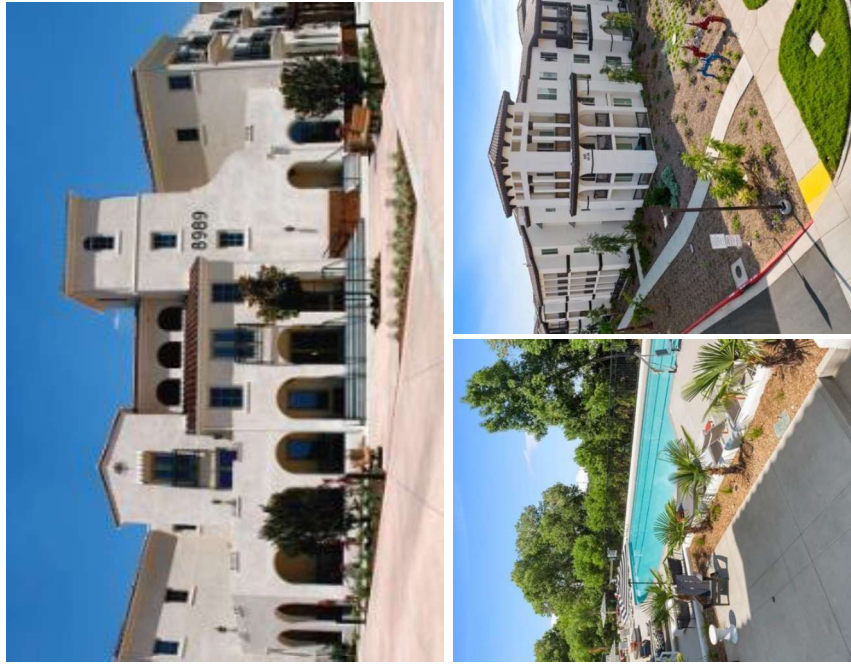
Creekside Arroyo

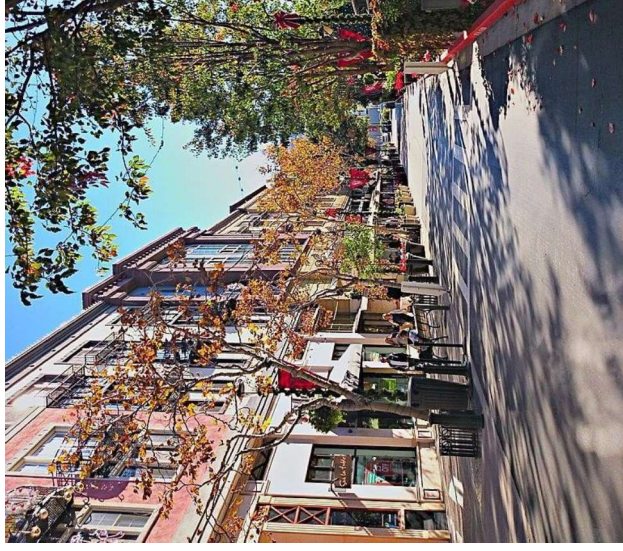
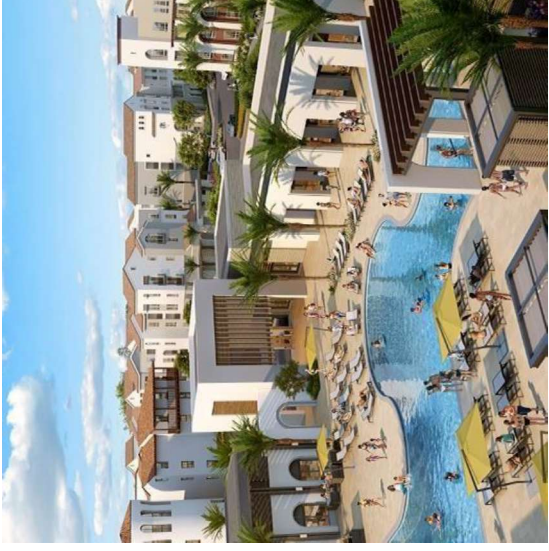
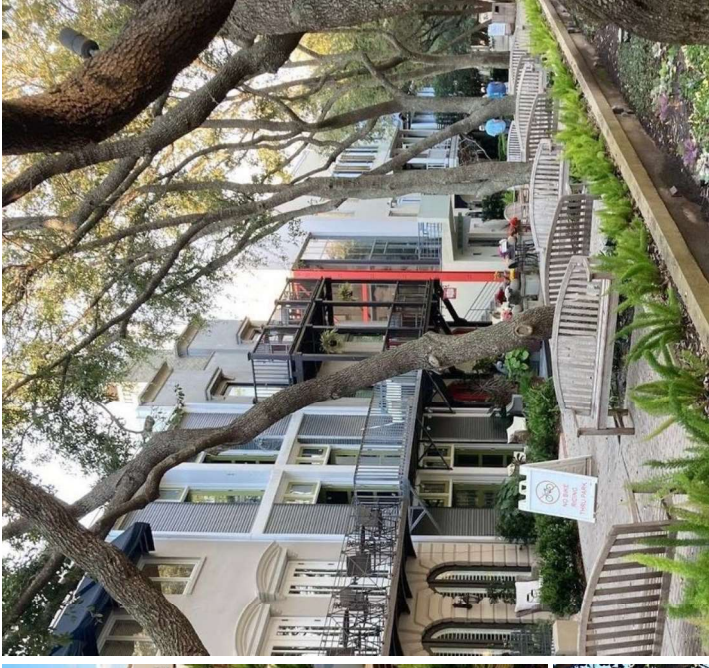
Improve and incorporate the
Creek into the town center,
similar to the San Luis
Obispo Creek



Affordable Residential

To complement the lifestyle retail created within the mixed-use commercial center, we propose creating housing opportunities in the form of 100 LIHTC units @ 30-60% of area AMI, adjusted for family size.





Market Rate Residential

The Adventure Center and associated Town Center will generate a demand for market rate residential housing. The residential component will come in the form of 16 to 35 unit per acre and could be for-sale or income producing.

The Riverside Adventure Center

Why Now?

There is an increasing demand for adventure recreation and experiential destinations being driven by:

The Ongoing Pursuit of Safety and Sanctuary: COVID, natural disasters, and social and economic uncertainty continue to drive consumers to seek health and intention to benefit the body, mind, and planet.

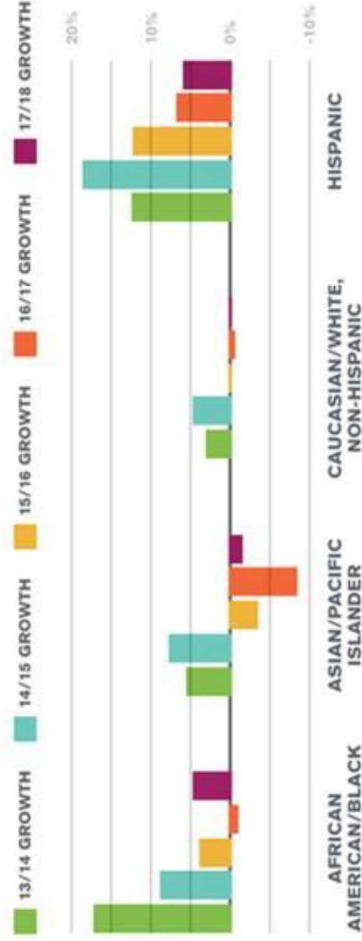
The Wellness Lifestyle: As new types of wellness beyond physical fitness emerge, such as Immunity, Wellness, and Self-care, wellness is becoming a lifestyle: wellness-related activities grew by over 22% in 2020, and the global market nearly doubled in 3 years to \$275 billion.

The Power of Millennials: The generation born between 1981-1996 numbers 70 million and continues to wield ever-increasing buying power. Spending habits reflect the generation's priorities of convenience, experiences, and "springing for extras." They demonstrate a preference for proximity to outdoor leisure activities, like whitewater and surf.

ASR programming satisfies this growing need by bringing adventure sports closer to the community and expanding the market by making them safer, more consistent, and easily accessible.



YEAR-OVER-YEAR GROWTH BY ETHNICITY



Action Sports Pain Points

For families, working professionals, students, and even outdoor enthusiasts, access to outdoor adventure sports is prohibited by:

- Finding a safe and convenient location to engage in outdoor adventure sports.
- The time commitment and high cost of travel. The average family of 4 in Southern California spends over 10 hours in the car, \$250 in food and lodging, and \$800 on the rafting for a 6-hour experience.
- Unpredictable weather that frequently limits the window of opportunity to safely participate. For example, the Kern River can have a season as short as 6 weeks depending on rain, temperatures, and snow melt.
- Access to appropriate equipment and training. Entry-level equipment costs are over \$1,000.

The ASR team has solved this problem by creating venues that bring adventure sports closer to people, making them more accessible, safer, and affordable.



The ASR Solution - Revolutionize Access to Adventure

Adrenaline Sports Resorts breaks down the barriers to adventure sports for everyone regardless of income, age, race, gender, or ability by:

- Bringing these activities closer to the community drastically reducing time and financial commitments.
- Providing a safe, controlled environment for these activities that minimizes the risks typically associated with these sports.
- Providing a weather-independent venue where the community can play and practice year-round day and night.
- Developing a community-focused recreational campus that offers a wide range of passive and active activities that satisfy the interest of the entire family and build community.
- Continuously providing safe new challenges to any visitor, whether they are a complete beginner or Olympic hopeful.



Community Outreach

Targeted Outreach:

Targeted Outreach will be aimed at working with those stakeholders that will be very involved and impacted by this project, whether it be by physical proximity or programming. Some examples of Targeted Outreach groups are as:

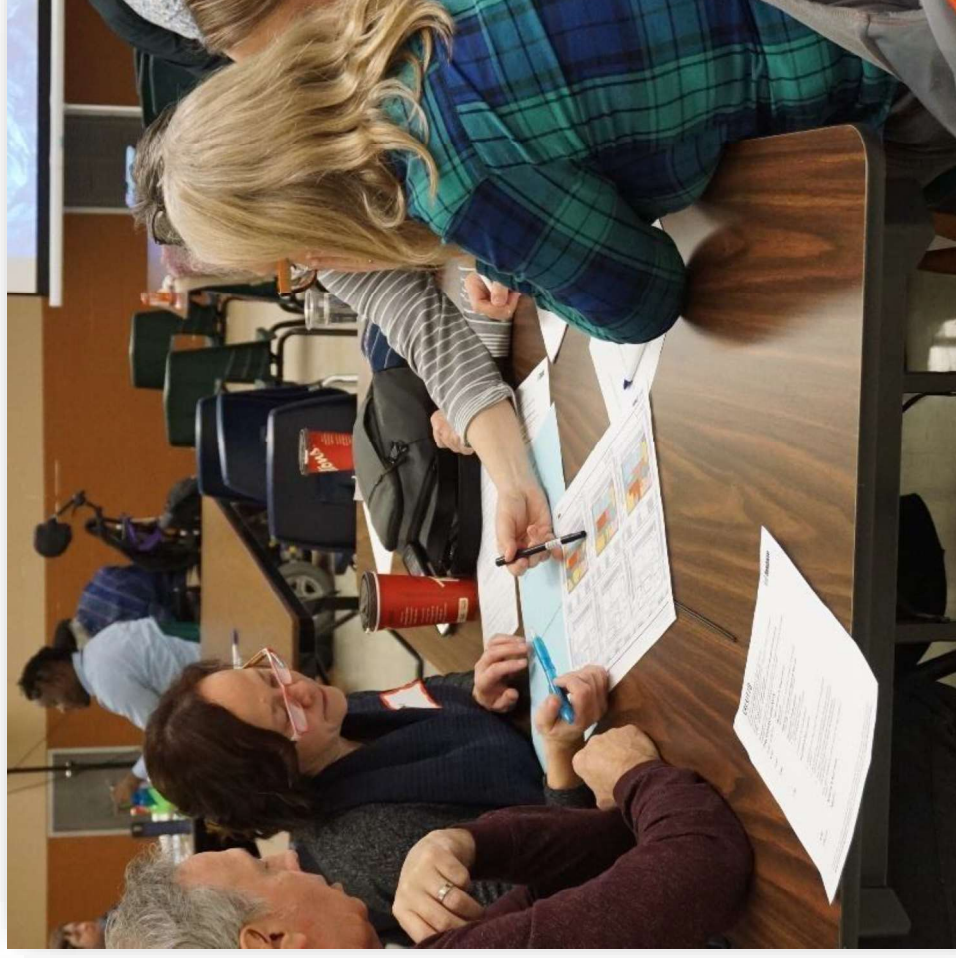
1. City of Riverside, specifically to work with the City Staff and City Decision Makers to implement a modified vision for the Northside Neighborhood & Pellissier Ranch Specific Plan Open Space System. The existing Specific Plan envisioned the re-use of the golf course property for a variety of park uses, including playing fields, cross-country facilities, naturalized areas, and playgrounds for local residents. The City's input and assistance will be needed to modify the Open Space System to include these items plus a whitewater park, surf park, and other active recreation uses. The City's input will also be instrumental in incorporating the Springbrook Arroyo and The Santa Ana River connectivity into the modified Open Space System



Community Outreach

Targeted Outreach:

2. Northside residents, business stakeholders, and property owners will be engaged to review the modified plans for the open space and town center. Feedback from these groups, including the Spanish Town Heritage Foundation (Trujillo Adobe), will be instrumental in creating active recreation to fit seamlessly and openly into the Northside neighborhood. The applicant wants to listen to and incorporate Northside's concerns and sensitivities into the final plan.
3. While not as immediately impacted, the County of Riverside is an important partner, including the County of Riverside Economic Development Agency and the Executive Office. Additionally, the City of Colton will be engaged and participate in the planning process.



Community Outreach

Community and Business Outreach:

Being a part of Riverside's Northside and close to the historic downtown, there are many community and business groups that live and work in the downtown core. OPR finds that these groups appreciate being included early in the planning phase. A big part of this outreach will be making this project available for presentations in their regularly scheduled meetings. Some examples of these groups are:

- Downtown Area
- Neighborhood Alliance
- Riverside Downtown Partnership
- Greater Riverside Chambers of Commerce
- Greater Riverside Hispanic Chambers of Commerce
- Riverside County Black Chambers of Commerce
- Fair Housing Council
- Raincross Group
- Monday Morning Group
- Cultural Heritage Board
- Riverside City Planning Commission
- Old Riverside Foundation
- Spanish Town Heritage Foundation





\$500 Million	Value of projects successfully in the ground	52	Satisfied Owners
15 Million	Customers served per year	100's	Of State, Local, and Federal Agencies successfully negotiated.

Bryant Grigsby- CEO & Co-Founder

Responsible for executive leadership, P&L, customer experience, operations and design. Bryant brings years of successfully growing companies in senior leadership roles including C-suite from startups to multinational corporations. He has been responsible for as much as \$0.5B in increased annual revenue growth. He has more than 25 years of experience as a whitewater competitor in multiple disciplines (1995 C2 Team Olympic Festival Champion).

Chad LaBonte - CDO

Responsible for project development including site evaluation, financial analysis, feasibility, asset management and customer experience. Chad brings over 25 years of experience in real estate development, investment and finance. He has led internal and external teams of professionals in the acquisition, development, construction, lease-up, management and disposition of retail and residential properties.

Brandon Ripley - CCO & Co-founder

Responsible for site identification, business development, partnerships, state and local governmental affairs, and operational oversight. In his thirty years as a business development executive working with stakeholders from the C-Suite down Brandon has helped many Fortune 500 brands identify and capitalize on dynamic market conditions to drive multimillion dollar top and bottom — line growth. Breaking down the barriers to outdoor adventure for the general public has been his lifelong passion.



Andrew Walcker, President

Andrew Walcker was born, educated, and started his professional career in Riverside. After graduating from Loma Linda University with a dual major in Pre-Dental and Business, he had an opportunity to work in a local civil engineering office. As the old adage goes, the rest is history. When Andrew was 30, he founded IW Consulting Engineers, specializing in Civil Engineering, Land Surveying, and Aerial Photogrammetry. He grew the firm to over 30 employees with annual sales of over \$3.5M before selling it 15 years later to Psomas, a national company. Andrew was the Vice President for Psomas' Inland Southern California office and grew that office while there through 2018.



Jerold (Jerry) B. Neuman
Partner, Head of Real Estate & Land

Use

Jerry is and has been the lead negotiator and project coordinator for many of Southern California's most important real estate, green energy, infrastructure, and governmental procurement projects. His experience includes obtaining environmental clearances pursuant to the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). Additionally, he has substantial experience in coordinating teams of professionals including architects, engineers, environmental scientists, community relations and communication consultants and media relations professionals. Jerry also works regularly with elected officials, organized labor and community and business leaders in connection with many of these projects and issues.

Karen L. Hallock
Of Counsel

Karen Lee Hallock is an attorney in the Los Angeles office of DLA Piper LLP (US). Her practice covers a broad range of land use and real estate matters, including development entitlements, land use diligence, environmental compliance, project management, and real estate and land use litigation. Karen has guided projects in all aspects of development from the design phase, entitlements, permitting, operations and litigation. Karen has particular expertise in the development of mixed-use projects, industrial projects, senior housing development, and affordable housing.

Karen is a member of the Asian Pacific American Bar Association and a board member of Commercial Real Estate Women – Los Angeles.

Megan Divine
Associate

Megan Divine focuses her practice in the area of real estate and land use. Her work involves assisting property owners, developers, and investors on matters relating to land use entitlement, zoning, and environmental law. Megan also handles litigation matters involving contract disputes, land use litigation, and landlord-tenant litigation.



BUILDING STRONG RELATIONSHIPS AND BETTER COMMUNITIES SINCE 1974.

Established in Southern California, AO is a multidisciplinary firm comprising a team of over 350 professionals. Together, we craft award-winning resort, hospitality, multifamily, mixed-use, shopping, restaurant, commercial and entertainment destinations around the world.

AO has a reputation built on fifty years of creative design, technical expertise, and ardent client collaboration. We strive for excellence and are committed to the relationships and communities we build.

Each AO team is fully supported by our diverse and integrated studio structure comprised of in-house experts. We leverage the design expertise and resources of AO's specialized studios under the direction of highly experienced market sector leaders. Together, we execute mixed-use developments that marry the comforts of home, the joys of entertainment, and the functionality of the workplace **to create spaces where people, community, and business flourish.**



Founded in 1955 in San Diego, RICK is an award-winning, multi-disciplinary planning, engineering, and design firm with a history of responding to complex infrastructure challenges throughout California and the western United States. With a broad pool of technical talent and time-tested project management and quality-control protocols, RICK offers a full range of services from initial planning and project studies through final design and construction administration. RICK has a diverse workforce of more than 350 professionals who collaborate and work seamlessly from offices in California, Arizona, Colorado, and Nevada. Regardless of location, clients have access to the RICK network of industry experts and concentrated project knowledge and best practices.

With a broad range of integrated design disciplines, RICK provides its clients a suite of services that is managed in-house to facilitate optimum project quality, efficiency, and delivery.

DUDEK

Founded in 1980, Dudek is a 100% employee-owned environmental, planning, and engineering firm headquartered in Encinitas, California.

Our 900+ multidisciplinary employees are planners, scientists, and engineers who help clients plan, design, and build projects that improve communities' built and natural infrastructure.

We are creative, pragmatic problem-solvers working at the intersection of science, engineering, regulations, and multiple stakeholders' interest to help clients achieve project goals.