

S I T E
Signatures

公司简介

公司业务

作品介绍

规划设计理念

联系方式

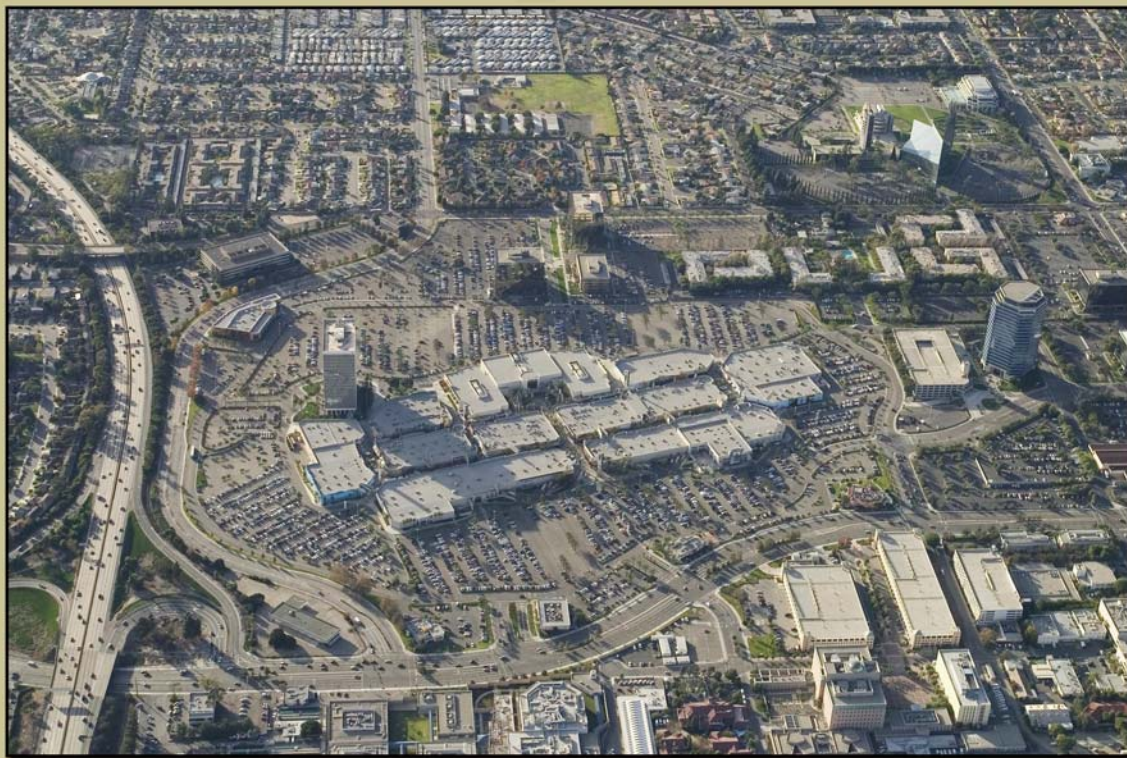
About Us

Services

Projects

Philosophy

Contact Us



Cherokee Ave.
Kentucky Ave.

美国 Site Signatures, Inc.(塞特 西阁)环境规划及景观建筑设计公司



S I T E
Signatures

联系方式

美国宾州匹茨堡

地址: Corbet Street 300-200

Tarentum, PA 15084

USA

电话: 01.724.224.1997

电传: 01.724.224.1998

电邮: designteam@sitesig.com

网址: www.sitesig.com

公司简介

Site Signatures, Inc. (简称:赛特 西阁)公司是一所集城市设计和规划以及用地规划的设计事务所,专门从事零售业及商业(retail and commercial)用地的规划及综合开发之类项目(包括规划设计和顾问咨询业务)。本公司对大型奥特莱斯折扣店及综合性使用(mixed-use)商业区项目的规划设计水平在美国享有盛誉,其规划设计的美国加州橙乡(Orange, California)大型商业购物中心 Block at Orange 被精选和引用于美国城市设计权威机构 Urban Land Institute 著作“商业设计之最”之中(Developing Retail Entertainment Destinations, 2001年1月出版)。

公司于1992年成立,位于美国宾州西南城市匹茨堡市东北区,公司目前主要以拥有丰富经验的城市规划和景观建筑师为主,兼顾土木工程,建筑,和大宗地产开发业务。

目前,本公司进行着美国国内外几类项目,其中有中国大连美式奥特莱斯商业中心规划,又有达1,600英亩(合650公顷)的南卡罗来纳州一居住和综合商业项目,还有位于纽约市郊达3.2百万英尺(约30万平米)的 Meadowlands Xanadu 项目。自创立以来,我公司参与的新建项目总和有1.5亿平方英尺(合1400万平米)的商业和上百个单块地段的规划项目,单块地段的规划内容类别多种,有快餐店,高档饭店,酒店,车行等。我公司为美国国内大的投资公司做规划服务并与他们有着良好和持久的关系。如:西蒙集团(Simon Property Group), Centro Properties Group, Tanger Outlet Centers, Regency Centers, Glimcher, Next Realty, Kimco, Western Development Corporation, Colony Capital (Meadowlands Xanadu), Turnberry Associates, Faison, and Republic Land Company, LLC。

About Us:

Site Signatures, Inc. is a land planning/landscape architectural firm specializing in “value-added” retail and commercial land planning with nationally recognized expertise on commercial mixed-use projects. The Pittsburgh, Pennsylvania based firm was started in 1992 and is comprised primarily of landscape architects with significant experience in civil engineering, architecture, development and most importantly, real estate transactions.

At present, Site Signatures, Inc. is working internationally on a variety of retail projects. These projects vary from a village style outlet project in Dalian, China to a 1,600-acre residential/mixed-use commercial center in South Carolina and the 3.2 million square foot Xanadu Meadowlands retail/entertainment destination just outside of New York City. Since being founded, Site Signatures, Inc. has been involved in the pre-development and the new construction of over one-hundred and fifty million square feet of retail and three hundred fifty plus outparcel projects. The outparcel projects include a variety of uses such as fast food, theme restaurants, hotels, car dealerships, etc. Site Signatures, Inc. provides planning services to many nationally recognized clients such as: Simon Property Group, Centro Properties Group, Tanger Outlet Centers, Regency Centers, Glimcher, Next Realty, Kimco, Western Development Corporation, Colony Capital (Meadowlands Xanadu), Turnberry Associates, Faison, and Republic Land Company, LLC.

用地规划/商业规划

在用地规划/商业规划方面，赛特西阁公司的规划范围有：综合性使用 (mixed-use) 的用地规划和设计，零售连锁商业店 (outlet centers) 的规划和设计，办公园区，居住区开发，酒店休闲区，生活方式和娱乐中心的规划和设计，以及对现有商业零售中心区 (区域中心或“露天城郊中心”) 的重组和再开发改造。

公司力求以实用及负责的途径来解决商租户的需求和维护业主的利益。本公司所提供的一系列咨询业务超出通常的层面，涵盖广泛，是甲方的一个必要的资源，可在具体项目上，协助业主购置，授权，市场推销，租赁，和工程咨询。项目范围和时间随不同项目各有同。各类形式的技术服务如下：

- 项目的增值作用
- 道路交通流线，行人流线组织，公交地区
- 场地调研，场地评估和多方案规划
- 区划分析和土地开发计划申报审批咨询
- 土地开发项目的优化研究
- 土地开发的项目协调
- 租赁业务的协助服务和方案协调
- 规划和提供具场地特性的开发建设的条款
- 设计的视觉表达/3D透视图



Land Planning/Retail Planning

Site Signatures, Inc. provides design development services for mixed-use projects, outlet centers, office parks, residential developments, hotels, recreation areas, lifestyle and entertainment centers, as well as repositioning/redevelopment strategies for existing retail centers (both regional centers and “open-air” suburban centers). Our firm strength lies in delivering responsive, practical solutions that meet both tenant criteria and owners proformas. Site Signatures, Inc. provides a range of services that is unmatched within the “standard” consulting community. Our goal is to function as an “in-house” resource by assisting the owner in acquisition, entitlement, marketing, leasing, and construction elements on a given project. The scope of services often varies widely from project to project as priorities and schedules change. Our services include:

- Value Added Creation
- Access and Vehicular Circulation, Pedestrian Access Design, Public Transportation Areas
- Preliminary Site Investigations, Site Evaluations & Alternative Layouts
- Zoning Analysis and Land Development Approval Assistance
- Development Optimization Services
- Development Coordination
- Leasing Support / Lease Plan Coordination
- Creation and Implementation of Site Specific Development Criteria
- Design Visualization / 3d Design Vignettes

零售业的规划设计经验

赛特-西阁公司自1992年成立以来，为全美主要的商业零售用地开发公司如 TMC (The Mills Corporation) 投资的商业中心提供用地规划设计及其它服务，其奥特莱斯折扣店的开发规划项目遍布全美，加拿大多伦多及西班牙马德里。自2006年由Simon集团 (Simon Property Group) 并购TMC集团后，本公司继续为其商业中心承担规划及相关服务。

10多年来，我公司还为另一奥特莱斯折扣店开发商Tanger Outlet Center承接其全美奥特莱斯折扣店(outlet centers)的规划服务。

此外，本公司还为美国购物中心全球集团 (American Malls International) 的奥特莱斯商业区/娱乐中心项目做过前期开发的规划，如日本的Moriya, Shisui, Kobe 和 Chitose-Shi 等项目。

其它有关奥特莱斯折扣店的开发规划经验还包括：由Prime Retail公司开发的美国宾州 Grove City 奥特莱斯折扣店，由 Lanecor 公司开发的美国新泽西州 Atlantic City 奥特莱斯折扣店，美国宾州Harrisburg奥特莱斯折扣店。



目前,我公司还承接着若干国际开发商投资的中国境内大型奥特莱斯商业中心项目的总体规划. 首个项目已于2009年在中国湖南长沙破土动工. 第二个项目位于中国辽宁, 也预计将在明年开始建设.

Retail Planning Experience

Our company was founded in 1992 to provide land planning services to many national recognized clients including The Mills Corporation, which developed off-price (outlet) retail/entertainment centers throughout the United States as well as Toronto, Canada and Madrid, Spain. After the acquisition of The Mills Corporation by Simon Property Group in 2006, we continued to provide planning and support services to Simon Property Group on The Mills portfolio.

For more than 10 years, we have provided retail planning services to Tanger Outlet Centers on their outlet centers throughout the United States. Additionally we provided pre-development services to American Malls International on several of their outlet retail/entertainment projects in Japan including Moriya, Shisui, Kobe and Chitose-Shi. Other outlet specific clients and projects that we have contributed on include: Prime Retail – Grove City, PA and Lanecor – Atlantic City, NJ and Harrisburg, PA.

Currently we are working with several International Developers on master planning large scale outlet projects throughout China. Our initial Chinese Outlet project broke ground this past year in Changsha (Hunan Province), our second project is located in Liaoning province and is expected to break ground in 2011. Other projects “on the boards” include; Fuzhou, Wuhan, and Nanjing.



环境规划和设计

拥有多名环境建筑师的赛特-西阁公司的环境建筑设计项目新颖并多样化，公司的业务对象有房地产开发商，教育机构，商务部门和其它土地拥有者，我们的环境建筑设计专注于如下：

- 软质景观和标志物综合性概念设计
- 细部设计
- 街道景观和硬质景观设计草图系列
- 景观/植物设计
- GMP文件/细部设计
- 施工图



Landscape Architecture

With a multiple-person team of landscape architects, Site Signatures, Inc. also provides a diverse range of landscape architectural services to real estate developers, institutional facilities, business and other private land owners. Our landscape architecture practice focuses on:

- Comprehensive Concept Design for Softscape and Sign Elements
- Detail Site Design
- Streetscape and Hardscape Design Sketch Packs
- Schematic landscape / Planting Design
- GMP Documents / Detailed Schematic Drawings
- Construction Drawings (Region Specific)

Our Services

- **Due Diligence Assistance:** Zoning/subdivision ordinance review, approval submissions, project design guidelines reviews; identifying/reviewing project constraints and identifying development opportunities. Additionally, Site Signatures, Inc. is able to access demographic, market and retail trend information throughout the United States.
- **Conceptual Site Plan Development:** Producing Yield/Feasibility plans that incorporate the lease plan/marketing program and the site plan/environmental constraints. Site Signatures, Inc. is able to start with limited base information that may be available and to refine the plan, as information becomes available to the point where it is used for leasing or development purposes. Additionally the various site plan options can be incorporated by the project engineers for the appropriate permitting/design development process. Information provided on these plans typically includes the total building area, total parking, parking ratio, site acreages as well as the various coverages (ISR, FAR, etc.) if applicable as a constraint.
- **Marketing Assistance:** When requested, Site Signatures, Inc. will prepare conceptual site plan sketches, exhibits and leasing materials to target specific tenants under your direction or your designated project representative. In addition, the overall project site plan will be updated to incorporate the current merchandising approach for the project, as revised from time to time. Overall site plan updates, illustrated for ICSC use can also be prepared.
- **Development Coordination:** Aside from the coordination which occurs integral with the plan development process, Site Signatures, Inc. will provide various types of development coordination services as required to successfully facilitate the development of the project when requested. Site Signatures, Inc. will work closely with the project civil engineer, traffic engineer, and zoning attorney to optimize the project potential. Assistance with the City, County or State permitting process can be provided. Assistance with site related due diligence items which arise and require immediate assistance or intervention can also be provided. Assistance can be provided with various contract, lease or TIF exhibits. Site Signatures, Inc. will also work closely with the various project attorneys to address and eliminate site or zoning related issues. Coordination on a project sign master plan is also a typical service.
- **Peripheral Parcel Services:** For each proposed outparcel, full-service peripheral parcel development assistance can be provided. This service includes, but is not limited to: marketing material assistance, conceptual site plans, overall project site plan coordination, sale/lease contract exhibits, preparation of Development Design Guidelines coordination with potential users, plan review and approval (Site Signatures, Inc. can act as the owner's agent coordinating for the architectural review committee ("ARC") process), as well as construction monitoring and compliance. Initially, the services can be provided on a time and material basis with a conversion to a fixed fee amount upon establishment of a preferred development process.
- **Preparation of 3-D Design Vignettes:** In conjunction with Conceptual Site Plans, Site Signatures, Inc. utilizes SketchUp visualization software to portray proposed developments in east to follow 3-D image formats. These 3-D design vignettes can be developed at various levels of detail from simple massings to detailed perspective type renderings. They can also be inserted into available oblique aerial photography to portray a site within the surrounding built context.
- **CAD Services:** The intent of this scope of services is for the production/revisions to Leasing Support documents including Lease Plans, Lease Outline Drawings and requested Lease Exhibits. Turn around time is typically within two working days, depending on the nature of the requests.

已实施项目

Site Signatures, Inc. (赛特 西阁) 公司自成立以来, 参与了面积在150,000,000平方英尺以上的综合性大型零售商业项目的建设和上百个商业区周边用地项目的建设。其中周边用地项目有快餐店, 主题饭店, 酒店, 车行等等。

另外, 除了商业区房地产开发, 用地开发项目之规划设计外, 实施项目还包括居住社区, 公园和旅游游乐区的规划设计。

What have we done?

Since being founded, Site Signatures, Inc. has been involved in the pre-development and the new construction of over one-hundred and fifty million square feet of retail and three hundred fifty plus outparcel projects. The outparcel projects include a variety of uses such as fast food, theme restaurants, hotels, car dealerships, etc.

Land Planning Projects

Commercial Real Estate Development

- Master Plans
- Deal Sketches
- Exhibits
- Development Standards

Value Creation Services

- Peripheral Parcels
- Value Added Services

Landscape Architecture Projects

- Commercial Design
- Residential
- Parks/Recreation

A Few Of Our Completed Projects

近年完成项目部分精选

东北部(美国):
Northeast, US



Potomac Mills
Woodbridge, VA

东南部(美国):
Southeast, US



Sawgrass Mills
Sunrise, FL



Arundel Mills
Anne Arundel, MD



Potomac Town Center
Woodbridge, VA



Aventura Mall- Nordstrom Expansion
Aventura, FL



Sawgrass Oasis
Sunrise, FL



Cloppers Mill
Montgomery County, MD



Riverside Square Mall
Hackensack, NJ



Concord Mills
Concord, NC

中西部(美国):
Midwest, US



Gaithersburg Square
Gaithersburg, MD



Smoketown Stations
Prince William, VA



Discover Mills
Gwinnett County, GA



Grapevine Mills
Grapevine, TX



Pittsburgh Mills
Frazer Township, PA



Tanger Outlet Center
Washington, PA



Sawgrass Colonnade
Sunrise, FL



Gurnee Mills
Gurnee, IL

A Few Of Our Completed Projects

近年完成项目部分精选



Katy Mills
Katy, TX



Arizona Mills
Tempe, AZ

国际项目:
International



Windfall Premium Outlets
Dalian, China



Opry Mills
Nashville, TN



Colorado Mills
Lakewood, CO



Madrid Xanadu
Madrid, Spain



Carolina Park
Mt. Pleasant, SC



Pleasant Crossing
Rogers, AR



Las Vegas Town Square
Las Vegas, NV



Vaughan Mills
Toronto, Canada



Meadowlands Xanadu
East Rutherford, NJ



St. Louis Mills
Hazelwood, MO



Ontario Mills
Ontario, CA



Changsha Outlet Center
Changsha, China



Middletown Town Center
Middletown, NJ

西海岸(美国):
West Coast, US



The Block @ Orange
Orange, CA

目前进行项目(部分):
Projects On The Boards



Solano County Fairgrounds
Vallejo, CA



美国 Site Signatures, Inc. (塞特 西阁) 环境规划及景观建筑设计公司
作品选

Sample Work Portfolio

The Block at Orange

Orange, California (美国 加州)

总用地面积: 72.25 英亩
 总建筑面积: 820,485 平方英尺

Project Name: The Block at Orange
 Project Location: Orange, California
 Opening Date: 1998 (Expansion Underway 2006)
 Client: The Mills Corporation
 Project Data: Land Area
 - Mall Parcel: 63.57 Acs. ±
 - Peripheral Land: 8.68 Acs. ±
 Total: 72.25 Acs. ±

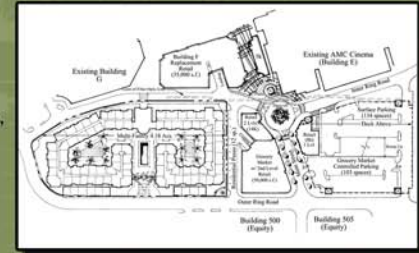
Bldg. Area
 - Mall Parcel GBA: 752,595 sf. ±
 - Outparcel GBA: 67,890 sf. ±
 Total GBA: 820,485 sf. ±

Major Tenants: AMC Theatres, Borders Books, Dave & Buster's, Power Houses, Hilo Hatties, OFF 5th-Saks Fifth Avenue Outlet, Old Navy, Lucky Strike Lanes, Ron Jon Surf Shop, Van Skate Park, and Virgin Megastore.

Scope of Services: Land Approvals & Zoning
 Site Planning, Expansion Studies
 Peripheral Parcel Development Services

Sample Work Portfolio - USA

美国项目精选



Lake County Crossing

Lake County, Illinois (美国 伊利诺斯州)

Sample Work Portfolio - USA

美国项目精选

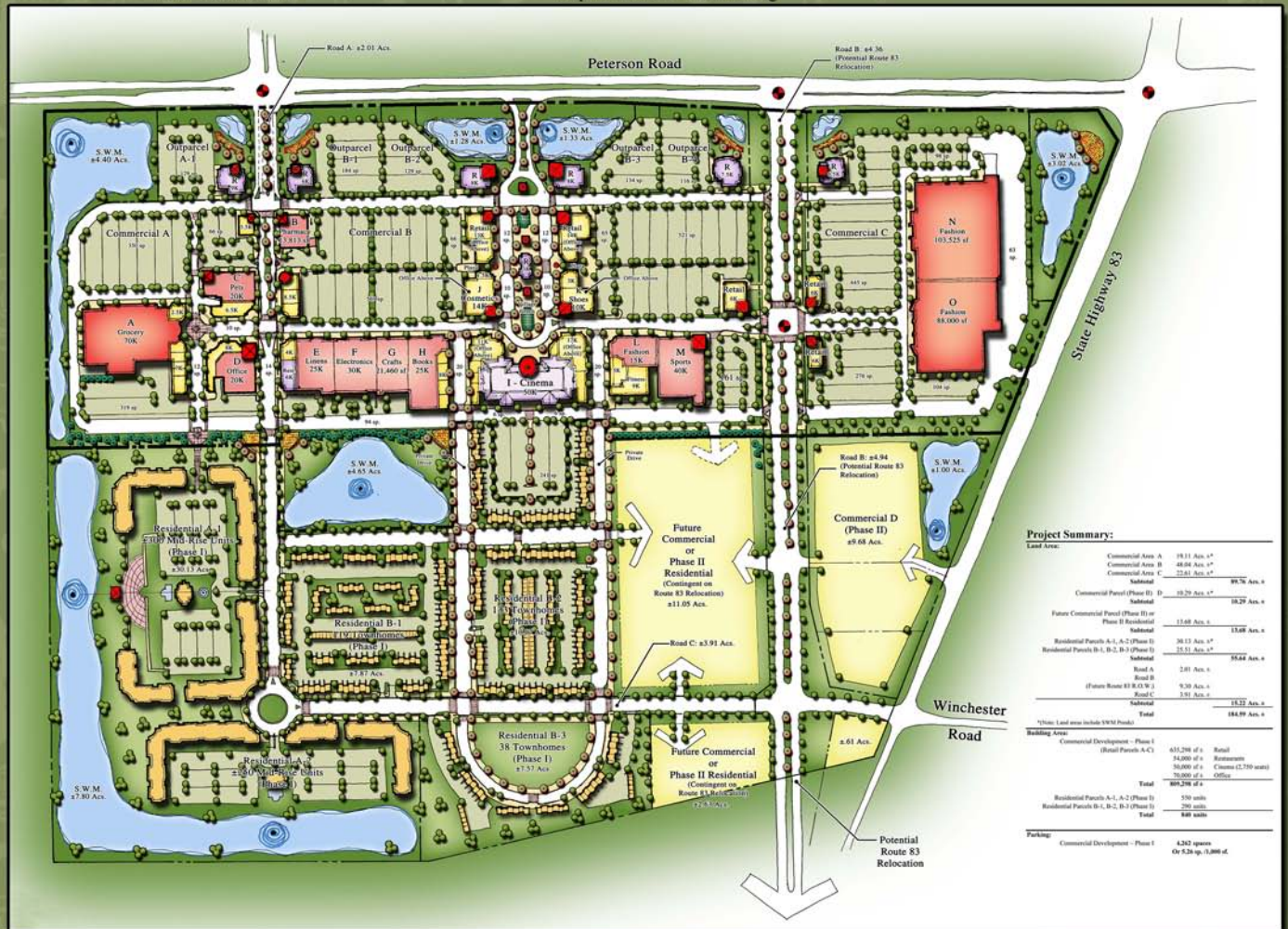
总用地面积: 184.59 英亩
 总建筑面积: 零售: 739,298 平方英尺
 办公: 70,000 平方英尺
 住宅: 840 单元

Bldg. Area
 - Retail: 739,298 sf. ±
 - 2nd Level Office: 70,000 sf. ±
 - Residential: 840 Units ±

Project Name: Lake County Crossing
 Project Location: Lake County, Illinois
 Opening Date: Pre-Development
 Client: Joseph Freed & Associates LLC
 Project Data: Land Area
 Total: 184.59 Acs. ±

Program Overview: To create a "Village" town center with large format retail and a mix of specialty tenants. With interstate frontage and planned adjacent residential/office, this project will create a "neighborhood commercial" district with a large market draw.

Scope of Services: Site Planning



Project Summary:

Land Area	
Commercial Area A	18.11 Acs. ±*
Commercial Area B	68.68 Acs. ±*
Commercial Area C	12.61 Acs. ±*
Subtotal	99.40 Acs. ±
Commercial Parcel (Phase II) D	18.29 Acs. ±*
Subtotal	18.29 Acs. ±
Future Commercial Parcel (Phase II) or Phase II Residential	17.68 Acs. ±
Subtotal	17.68 Acs. ±
Residential Parcels A-1, A-2 (Phase I)	26.13 Acs. ±*
Residential Parcels B-1, B-2, B-3 (Phase I)	15.51 Acs. ±*
Subtotal	58.84 Acs. ±
Road A	2.81 Acs. ±
Road B	9.50 Acs. ±
(Future Route 83 R.O.W.)	3.91 Acs. ±
Road C	1.91 Acs. ±
Subtotal	18.12 Acs. ±
Total	184.59 Acs. ±

*Does Land area include S.W.M. Ponds

Building Area	
Commercial Development - Phase I (Retail Parcels A-C)	651,298 sf ± Retail
	54,000 sf ± Business
	30,000 sf ± Office (1,750 units)
	30,000 sf ± Office
Total	805,298 sf ±
Residential Parcels A-1, A-2 (Phase I)	570 units
Residential Parcels B-1, B-2, B-3 (Phase I)	290 units
Total	860 units

Parking	
Commercial Development - Phase I	4,262 spaces
Or 5.24 sp/1,000 sf.	

Arundel Mills

Anne Arundel County, Maryland (美国 马里兰州)

Sample Work Portfolio - USA

美国项目精选

总用地面积: 242.702 英亩

总建筑面积: 2,817,038 平方英尺

Project Name: Arundel Mills
Project Location: Anne Arundel County, Maryland
Opening Date: 2000
Client: The Mills Corporation
Project Data: Land Area

-Mall Parcel: 106.92 Acs. ±
-Peripheral Land: 135.782 Acs. ±
Total: 242.702 Acs. ±

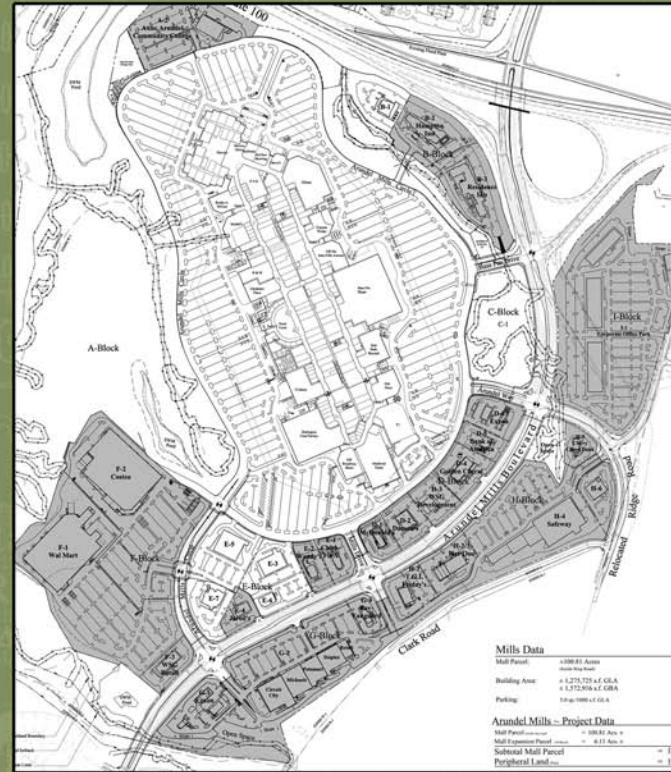
Bldg. Area

-Mall Parcel GBA: 1,608,332 sf. ±
-Out Parcel GBA: 1,208,706 sf. ±
Total GBA: 2,817,038 sf. ±

Out Parcels Sold: 25

Major Tenants: Bass Pro Shops Outdoor World, Medieval Times, Dave & Buster's, Muvico Theatre, OFF 5TH Saks Fifth Avenue Outlet, Wal-Mart, Costco, Safeway, Arundel Mills Corporation Park, Hampton Inn, Anne Arundel County Community College.

Scope of Services: Land Approvals & Zoning
Site Planning
Project Landscape Architect
Peripheral Parcel Development Services



Oregon City

Oregon City, Oregon (美国 俄勒冈州)

Sample Work Portfolio - USA

美国项目精选

总用地面积: 79.9 英亩

总建筑面积: 1,740,600 平方英尺

Project Name: Rossman Landfill
Project Location: Oregon City, Oregon
Client: The Mills Corporation
Project Data: Land Area
- Retail Parcel: 61.7 Acs. ±
- Roadway Dedication: 1.7 Acs.
- Preservation: 16.3 Acs. ±
Total: 79.9 Acs. ±
Bldg. Area
- Town Center: 1,218,200 sf. ±
- Washington Street: 522,400 sf. ±
Total: 1,740,600 sf. ±
Scope of Services: Site Planning



Potomac Town Center

Prince William County, Virginia (美国 佛吉尼亚州)

Sample Work Portfolio - USA

美国项目精选

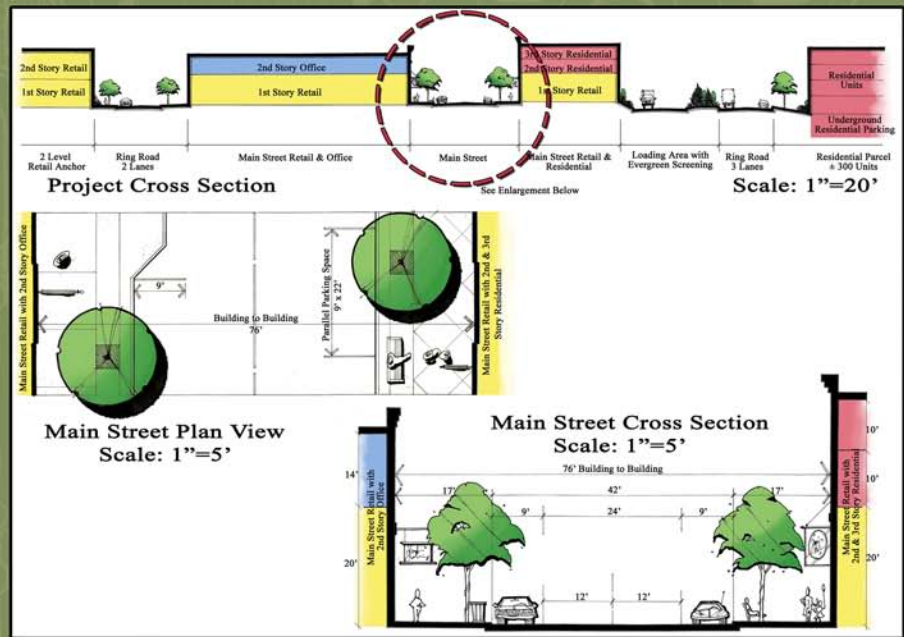
总用地面积: 242.702 英亩

总建筑面积: 2,817,038 平方英尺

Project Name: Potomac Town Center
 Project Location: Prince William County, Virginia
 Opening Date: 2007
 Client: The Mills Corporation
 Project Data: Land Area
 Total: 95.5 Acs. ±
 Bldg. Area
 - Retail Subtotal: 547,900 sf. ±
 - Restaurant: 70,748 sf. ±
 - Main Street Office: 57,000 sf. ±
 - Residential Units: 500 Units ±
 - Hotel: 150 rooms ±
 - Future Office: 100,000 sf. ±

Major Tenants: Spread over 97 acres, Potomac Town Center features 650,000 sf of full-price, higher end retail, fine dining choices, 150,000 sf of office space, 350 residential units (some garden-style buildings, some above retail) and a hotel components.

Scope of Services: Land Approvals & Zoning
 Site Planning



Metropolitan Gardens

Denver, Colorado (美国 科罗拉多州)

总用地面积: 242.702 英亩

总建筑面积: 2,817,038 平方英尺

Project Name: Metropolitan Gardens
Project Location: Denver, Colorado
Opening Date: Pre-development
Client: Joseph Freed & Associates LLC
Program Overview:

Metropolitan Gardens combines retail, residential and office to create a live work shop and play experience. All this framed by dramatic architecture, the solace of quiet gardens, parks and lastly the remarkable views of Denver and the Front Range. Metropolitan Gardens will create approximately 800,000 sf. of retail, restaurants and entertainment, 1,500 homes-including lofts, condominiums and high-end apartments, and approximately 300,000 sf. of Class A office space.

Scope of Services: Site Planning
Development Coordination

Sample Work Portfolio - USA

美国项目精选



Pittsburgh Mills

Frazer Township, Pennsylvania (美国 宾夕法尼亚州)

总用地面积: 290.11 英亩

总建筑面积: 2,249,891 平方英尺



Sample Work Portfolio - USA

美国项目精选

- Project Name:** Pittsburgh Mills
Project Location: Frazer Township, Pennsylvania
Opening Date: July, 2005
Client: The Mills Corporation
Project Data: Land Area
- Mills Gross Tract: 157.081 Acs. ±
- Power Center Gross Tract: 101.168 Acs. ±
- East Tract: 31.861 Acs. ±
Total: 290.110 Acs. ±
Bldg. Area
- Mall Parcel GBA: 1,366,005 sf. ±
- Out Parcels GBA: 883,886 sf. ±
Total GBA: 2,249,891 sf. ±
- Out Parcels Sold:** 22
Major Tenants: H&M, Kaufmann's, JCPenney, Sears Grand, Dick's Sporting Goods, Lucky Strike Lanes, Cinemark 3D IMAX Theatre, Wal-Mart, Sam's Club, Lowe's, Home Improvement, Spring Hill Suites.
- Scope of Services:** Land Approvals & Zoning
Site Planning
Project Landscape Architect
Peripheral Parcel Development Services
TIF/Govt. Funding Assistance



Pleasant Crossing

Rogers, Arkansas (美国 阿肯色州)

Sample Work Portfolio - USA

美国项目精选

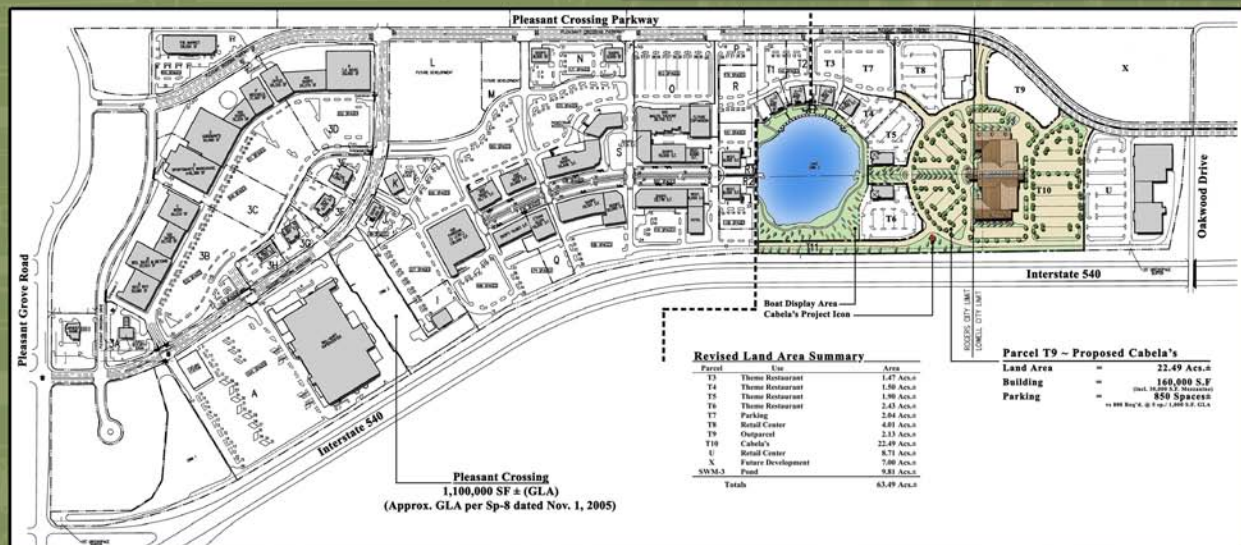
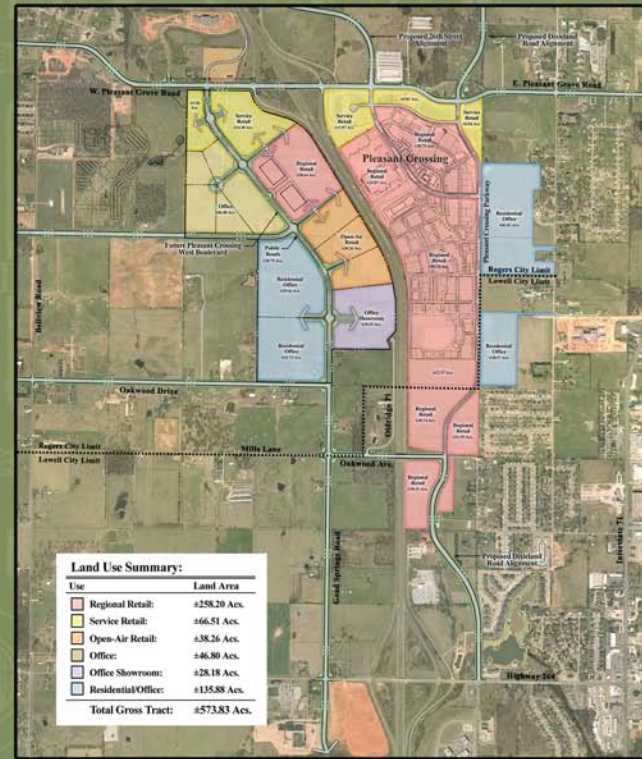
总用地面积: 205.12 英亩

总建筑面积: 1,156,828 平方英尺

Project Name: Pleasant Crossing
 Project Location: Rogers, Arkansas
 Opening Date: Wal-Mart - Now Open
 Power Center - Spring 2006
 Lifestyle Center - Fall 2006
 Client: BOS Group
 Project Data: Land Area
 Total Parcel Area: 205.12 Acs. ±
 Bldg. Area
 - Future Power Center: 347,980 sf. ±
 - Future Commercial: 398,731 sf. ±
 - Future Lifestyle Center: 410,117 sf. ±
 Total: 1,156,828 sf. ±

Major Tenants: Wal-Mart Supercenter, Best Buy, Bed Bath & Beyond, Ross, Sportsman's Warehouse, Gordman's, Michaels, T.J. Maxx, Malco Theatres, Ethan Allen, Parisian, Cabela.

Scope of Services: Site Planning
 Peripheral Parcel Development Services



St. Enoch Center

Glasgow, Scotland (苏格兰, 格拉斯哥)

Sample Work Portfolio -International

国际项目精选

总建筑面积: 1,000,000 平方英尺

Project Name: St. Enoch Center
Project Location: Glasgow, Scotland
Client: The Mills Corporation
Project Data: Bldg. Area
Total: 1,000,000 sf. ±

Project Overview: In 1996 the St. Enoch Center was sold by the Church Commissioners and Sears Properties Limited to a German Pension Fund called Deka Immobilien for £160 million. During the early part of 1998 the St. Enoch Center underwent a major refurbishment programme to add more retail space and enhance the entrance facing onto Argyle Street. 55,000 square feet of retail space was created and retailers such as TJ Maxx are now established additions to the Center's already wide shopping choice.

In February 2005 the St. Enoch Center once again changed ownership and is now jointly owned by The Mills Corporation and Ivanhoe Cambridge. Exciting development plans are currently in the pipeline and will guarantee the St. Enoch Center's place in the forefront of retail within the city of Glasgow for many years to come.

Scope of Services: Regional Site Planning



Vaughan Mills

Toronto, Canada (加拿大 多伦多)

Sample Work Portfolio -International

国际项目精选

Project Name: Vaughan Mills
Project Location: Toronto, Canada
Opening Date: 2004
Client: The Mills Corporation
Project Data:
Land Area
- Mall Parcel: 97.9 Acs. ±
- Peripheral Land: 75.5 Acs. ±
Bldg. Area
- Mall Parcel GBA: 1,200,000 sf ±
- Out Parcels GBA: 700,000 sf ±

Out Parcel Sold: 25

Major Tenants: Bass Pro Shops Outdoor World, Lucky Strike,
NASCAR Speedpark, H&M, Designer Depot,
Home Sense, The Children's Place, Urban Behavior

Scope of Services: Site Planning
Peripheral Parcel Development Services



Madrid Xanadu

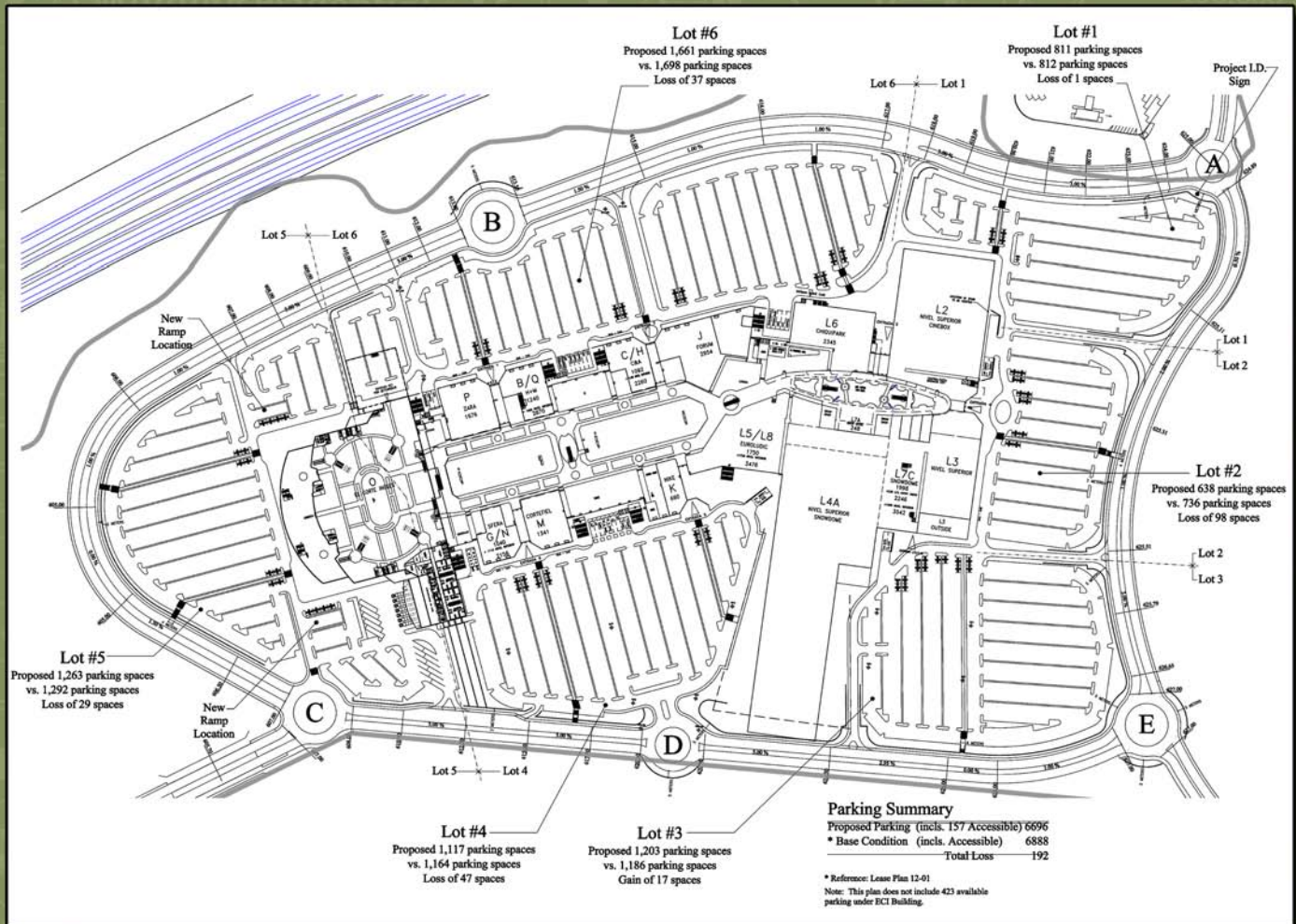
Madrid, Spain

(西班牙, 马德里)

Sample Work Portfolio -International

国际项目精选

Project Name: Madrid Xanadu
Project Location: Madrid, Spain
Opening Date: 2003
Client: The Mills Corporation
Project Data: Bldg. Area
- Mall Parcel GBA: 1,400,000 sf ±
Major Tenants: Parque de Nieve Madrid Xanadu (Snow Park)
Hipercor and Tiendas EL Corte Ingles, Forum
H&M, C&A, Zara, Mango, Nike, San Lius,
Area Real Madrid, Cinesa, Formula O, Tazz,
Bulebar.
Scope of Services: Site Planning



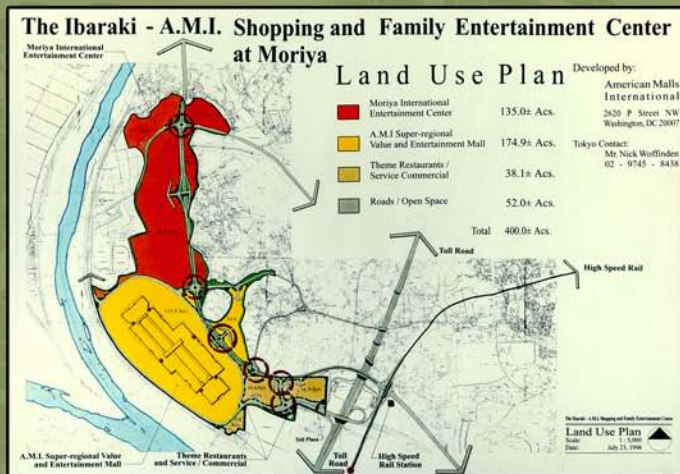
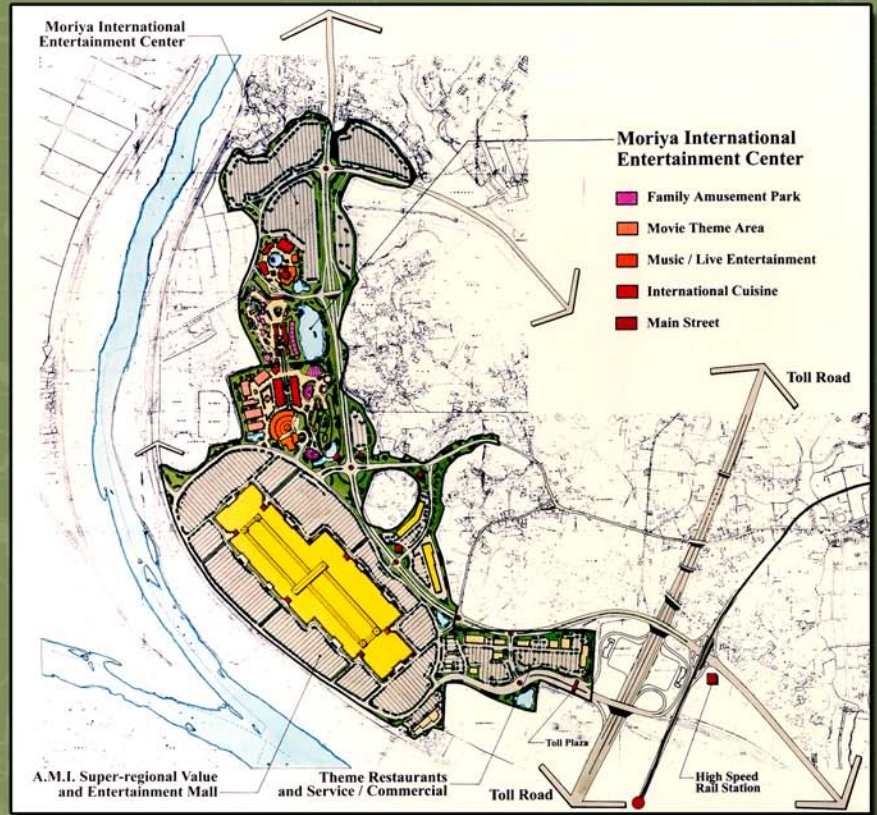
The Ibaraki

Mariya, Japan (日本)

Sample Work Portfolio -International

国际项目精选

Project Name: The Ibaraki
 Project Location: Mariya, Japan
 Client: American Malls International
 Project Data:
 Land Area
 - Mall Parcel: 174.9 Acs. ±
 Bldg. Area
 - Mall Parcel GBA: 2,000,000 sf ±
 Scope of Services: Pre-Development Services



公司的部分客户

Key Clients

- Simon Property Group
- Tanger Outlet Centers
- Centro Properties Group
- Regency Centers
- Republic Land
- Glimcher Realty
- Next Realty
- Western Development Corporation
- Turnberry Associates
- Faison
- Meadowlands Xanadu
- Bass Pro
- Windfall (China)
- Richley Field (China)

相关协会及联盟

Affiliations

- ASLA American Society of Landscape Architects
- ULI Urban Land Institute
- ICSC International Council of Shopping Centers
- Chongqingshi Real Estate Association - Partner

公司的规划设计理念

Design Philosophy

Site Signatures, Inc. (赛特 西阁) 公司管理服务严谨周到, 作品精于先进城市规划设计理念的表达, 注重设计过程的哲学思维, 关注城市和区域, 场所和建筑, 使用与环境, 关注文脉, 人与自然和可持续性发展等时代课题.

Site Signatures, Inc. (赛特 西阁) 公司愿意与中国同行精英进行各类形式的技术合作, 共同探索和缔造21世纪及未来新的城市生活.



公司创始人及主要负责人

William J. Herman, RLA
bherman@sitesig.com

Robert D. Jack, RLA
rjack@sitesig.com

联系方式
美国宾州匹茨堡

地址: Corbet Street 300-200
Tarentum, PA 15084
USA

电话: 01.724.224.1997

电传: 01.724.224.1998

电邮: designteam@sitesig.com

网址: www.sitesig.com

Contact Information Pittsburgh Office

Principals:

William J. Herman, RLA
bherman@sitesig.com

Robert D. Jack, RLA
rjack@sitesig.com

300 Corbet Street, Suite 200
Tarentum, PA 15084

phone: 724.224.1997

fax: 724.224.1998

email: designteam@sitesig.com

website: www.sitesig.com