

Annisia Cialone AICP, LEED AP

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professional experience	<p>1/04-Present Perkins Eastman, <i>Senior Associate</i> New York, NY Annisia Cialone has expertise in the management of large-scale urban design and strategic master planning projects for both public and private clients. Her experience spans transit oriented development, waterfront development, large-scale mixed use projects, planning resilient communities, higher education and cultural institutions. As program manager for Together North Jersey's Local Demonstration Project Program she managed a program of 18 Strategic Planning Projects. Ms. Cialone's integrated outlook on the design process encompasses the relationship between the political, social, and financial processes that create the built environment. (Formerly Ehrenkrantz Eckstut & Kuhn(EE&K) Architects. In 2011 EE&K was purchased by Perkins Eastman.)</p> <p>8/03-12/03 Toshiko Mori Architect, <i>Intermediate Architect</i> New York, NY Design development and exhibit drawings for a Visitors Center for Frank Lloyd Wright's Darwin D. Martin House in Buffalo, NY</p> <p>9/99-8/01 Swanke Hayden Connell Architects, <i>Intermediate Architect</i> New York, NY Schematic design through construction documents for the FDNY's Fire Training Academy on Randall's Island, New York, NY and the Time and Life Building, 1271 Avenue of the Americas, New York, NY</p>
education	<p>Harvard University Graduate School of Design, Master of Architecture in Urban Design, 2003</p> <p>The Cooper Union for the Advancement of Science and Art, Bachelor of Architecture, 1998, Salutatorian</p>
service and affiliations	<p>American Planning Association, NJ Chapter, member American Institute of Certified Planners (AICP), member LEED Accredited Professional, U.S. Green Building Council, 2007 Hamilton Park Neighborhood Association, member Harsimus Cove Association, Board Member, New Development Oversight 2010-2014 Cooper Union Alumni Association, Class Representative, 2003-Present</p>
community	<p>Urbanism Workshops at a Jersey City Preschools and Elementary schools, Discussion of "what are the parts of the city, what are the parts of the street" with a hands-on exercise Urban Design Workshop at New York City's PS87, Developed curriculum on the fundamentals of urban design and lead a class of 26 2nd graders in a workshop including a lecture and a hands-on exercise</p>
honors	<p>American Planning Association, NJ Chapter, 2015 Outstanding Plan Award, <i>Hoboken Green Infrastructure Strategic Plan</i> <i>Drawing from the Archive: Analysis as Design</i>. Work featured in exhibit at Cooper Union, 2014 American Planning Association, NJ Chapter, 2005 Outstanding Comprehensive Redevelopment Award, <i>Peninsula at Bayonne Harbor Redevelopment Plan</i> New Jersey Future, 2005 Smart Growth Award, Peninsula at Bayonne Harbor AIA Henry Adams Certificate of Merit, 1998 Rotary Youth Exchange Fellowship to Shikoku, Japan, Summer 1998 The Cooper Union Alumni Association Award for Service to the School, 1998 Full Tuition Scholarship for five years to Cooper Union, 1995-1998</p>
professional activities and publications	<p>"Revitalization of Downtown Fringe", APA NJ Annual Conference, 2015 "New Jersey Urban Mayors Academy for Resilient Design" Trenton, NJ Sept. 2015 <i>Toshiko Mori Architect</i>, New York: The Monacelli Press, 2008. <i>Urban Territorialization in Areas of Romagna Italy</i>, Peter G. Rowe and Roberto Pasini(eds.) Cambridge, Mass. : Harvard University, Graduate School of Design; Bologna: Universita di Bologna, 2004. "Voids and Masses" in <i>The Other Side of Ostend</i>, Marcel Smets and Alexander D'Hooghe (eds.), Cambridge: The President and Fellows of Harvard College, 2002.</p>
academic experience	<p>Columbia University, New York Institute of Technology, City College of New York, Boston Architectural Center, <i>Guest Critic</i> Harvard Design School, Career Discovery, <i>Drawing Instructor</i>, Summer 2003 Harvard Design School, Diane Lewis Studio, <i>Teaching Assistant</i>, Summer 2003 Excel at Amherst College, Amherst, MA, <i>Instructor of Design</i>, Summer 2002</p>

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select projects

project name	Island Park Revitalization & Transit Oriented Development Plan. Island Park, NY
client	NYS Governor's Office of Storm Recover (GOSR)
type	Vision Plan
notes	A vision plan to revitalize the downtown area of a Village damaged by Hurricane Sandy and experiencing recurring nuisance flooding. These events have discouraged businesses from making investments in their properties with several deciding not to reopen after Sandy. The plan looks to create a vision for downtown identifying TOD opportunities, potential for leveraging the train station for new private development, and identify PILOT projects to be carried out immediately following the study.
firm	Perkins Eastman. New York, NY
project name	Rockaway Ferry Landing. Queens, NY
client	NYC Economic Development Corporation
type	Development Framework and Policy Analysis Support
notes	Perkins Eastman is working with NYC's EDC to determine how best to use \$10 million of Federally earmarked funds to support Ferry transportation in the Rockaways. This includes options such as finding a site for and designing a new Ferry Landing in the Rockaways or supporting currently planned Citywide service at Beach 108th Street.
firm	Perkins Eastman. New York, NY
project name	Freeway Drive and Station Area, Safety & Public Realm Study. Orange and East Orange, NJ
client	Essex County
type	Streetscape Vision Plan
notes	A vision plan to create a safer and more attractive Freeway Drive. The goals of the plan are to reconnect the neighborhoods on the North and South sides of I-280, establish a new identity for the corridor as a whole, and allow Freeway Drive to serve as a Gateway to each community.
firm	Perkins Eastman. New York, NY
project name	Bathgate Industrial Campus. Bronx, NY
client	NYC Economic Development Corporation
type	Development Plan
notes	3 development scenarios that look at options for potential future industrial development on the campus with the goal to retain and expand modern industrial jobs and expand industrial space and job density.
firm	Perkins Eastman. New York, NY
project name	Port Authority Bus Terminal Competition. New York, NY
client	Port Authority
type	Bus Terminal
notes	A competition to re-imagine the future of the PABT. Selected as one of five firms to continue design concepts into second phase of the competition. Selected as one of top three firms to receive competition prize money.
firm	Perkins Eastman. New York, NY
project name	Rutgers Honors Living Learning Community. Newark, NJ
client	RBH Group and Rutgers Newark
type	Residence Hall and Classroom Building
notes	A 400 bed dormitory building with integrated learning spaces, ground floor retail, and a 400 car parking garage.
firm	Perkins Eastman. New York, NY
phases	Concept Design, Program Development
project name	CityGate. Cairo, Egypt
client	Qatari Diar
type	Residential Community
notes	Redesign of an existing master plan for a residential community on a 2100 acre site consisting of villas, townhouses, and apartments. The design is focused around a central landscaped open space.
firm	Perkins Eastman. New York, NY

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project name	HBLR Value Capture Study. Jersey City and Hoboken, NJ
client	NJ TRANSIT
notes	Worked with HR&A Advisors to study the value capture potential of a proposed new infill Hudson-Bergen Light Rail (HBLR) station between Jersey City and Hoboken.
firm	Perkins Eastman. New York, NY
project name	Perth Amboy Rezoning and Design Standards. Perth Amboy, NJ
client	City of Perth Amboy
type	Planning
notes	New zoning and design standards for the area of Downtown Perth Amboy surrounding the train station and along Smith Street towards the waterfront. The purpose of the rezoning is to create zoning that encourages transit oriented development and incorporates measures that encourage or mandate resilience and sustainability measures. The ultimate goal of the City of Perth Amboy is to achieve Transit Village designation by NJDOT. This zoning is designed to meet all criteria to support the City's application.
firm	Perkins Eastman. New York, NY
project name	Passaic Eastside Redevelopment Area Strategy. Passaic, NJ
client	City of Passaic in conjunction with NJ TRANSIT via Together North Jersey
type	Vision Plan
notes	This project was competitively selected for the Local Demonstration Project Program of Together North Jersey. The plan created a vision plan for the Eastside of Passaic, an area of approximately 95 acres west of the Passaic River. The focus of the project is how to better connect the study area with the area's key transit nodes in order to help bolster new investment in the area, put the area on a more transit and pedestrian oriented footing, and ensure increased access to riverfront open space for not only new development but the existing upland neighborhood. The vision for the Eastside is based on four themes: Greening the Eastside, Creating great places to integrate the new redevelopment with the surrounding fabric, Making the Eastside more pedestrian and transit friendly, and Supporting and growing the Eastside's food distribution industry cluster.
firm	Perkins Eastman. New York, NY
project name	Perth Amboy Bay City Transit District Strategy. Perth Amboy, NJ
client	City of Perth Amboy in conjunction with NJ TRANSIT via Together North Jersey
type	Vision Plan
notes	This plan was competitively selected for the Local Demonstration Project Program of Together North Jersey. The plan created a vision for the downtown as a transit-oriented community. The goal of the project was to create a station area plan for the area included with the half-mile radius of the Perth Amboy Train Station. The focus of our recommendations were to redevelop the Train Station area, adaptively reuse upper levels of older commercial buildings, pro-actively capitalize on the existing ethnic niche market and food offerings, rezone downtown, and modernize parking regulations and management.
firm	Perkins Eastman. New York, NY
project name	Hoboken Green Infrastructure Sustainability Plan. Hoboken, NJ
client	City of Hoboken in conjunction with NJ TRANSIT via Together North Jersey
type	Stormwater Management Plan
notes	This plan was competitively selected for the Local Demonstration Project Program of Together North Jersey. The Green Infrastructure Strategic Plan seeks to develop place-based stormwater management and flood control strategies and identify implementable climate adaptation action steps. The project's objectives are: <ul style="list-style-type: none">• To develop implementable place-based stormwater management strategies in support of climate adaptation action steps.• To develop a framework for green infrastructure, including cost-effective, long-term solutions to update the aging system and integrate source controls into the design and construction of public improvement, private development, open space and right-of-way projects, including a focus on how these measures can improve the resilience of Hoboken's transit infrastructure.• To improve local water quality• To create a more resilient transit system and transit-based community
firm	Perkins Eastman. New York, NY
project name	Inner M&E Strategic Corridor Analysis & Community Empowerment Project.
	Newark, East Orange, and Orange, NJ

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client	A Steering Committee of the cities mentioned above and NJ TRANSIT via Together North Jersey
type	Vision Plan
notes	<p>This Vision Plan was a Pilot Project for the Together North Jersey Local Demonstration Project program. The project centered around five stations along the NJT Morris and Essex train line: Newark Broad Street, East Orange, Brick Church, Orange, and Highland Avenue Station. The goals of the project were:</p> <ul style="list-style-type: none">• to organize a new corridor-wide coalition - the Transit & Development Coalition of Urban Essex - made up of representative of the municipalities, real estate development, non-profit communities, in order to supplement the capacity of the Corridor's municipalities on development and transit issues;• to prioritize the common issues and opportunities and build consensus on these priorities through community engagement;• assess the market opportunities to help position the Corridor within the region; and• create initial conceptual directions for the Corridor within the region
firm	Perkins Eastman. New York, NY
project name	Together North Jersey. 13 counties of Northern NJ Regional Plan for Sustainable Development
client	NJ TRANSIT
type	Program Management and Implementation, Project Management and Oversight
notes	<p>Together North Jersey, a regional consortium led by Rutgers Vorhees Transportation Center, North Jersey Transportation Planning Authority and NJ TRANSIT, is currently developing a Regional Plan for Sustainable Development for the 13-county North Jersey region. The plan is focused on developing more sustainable approaches for integrating land use and transportation that will focus growth, protect resources, and more efficient utilization of existing transportation infrastructure.</p> <p>A central component of the plan is an 18 project Local Demonstration Project (LDP) Program. The LDPs are intended to create examples for how communities within the region might implement innovative models for creating sustainable transit-oriented development. The projects are results-oriented with a focus specifically on transit-oriented development and redevelopment in communities throughout the region, while engaging a host of related issues such as Energy and Climate, Housing, and Industry Sector Development.</p> <p>As program manager for the LDP program, EE&K/Perkins Eastman established the program's objectives, work-plan and overall organization, project protocols and roll-outs. Our responsibility includes managing a team of three multidisciplinary firms charged with completing the individual LDPs, including QA/QC. As lead consultant for six of the individual projects, we are also managing interdisciplinary teams encompassing economists, engineers, and public outreach specialists on projects throughout the region, including Hoboken Green Infrastructure Strategic Plan and the Inner M&E Strategic Corridor Plan.</p> <p>Learn more at togethernorthjersey.com</p>
firm	Perkins Eastman. New York, NY
project name	SUNY Downstate. Brooklyn, NY
size	1.3 million square feet
client	State University Construction Fund (SUCF)
type	Facilities Master plan
notes	<p>This master plan is part of a system wide effort led by SUCF to develop Master Plans for all 32 SUNY campuses. The facilities master plan for the campus documents current building conditions, establishes program needs for facilities to support the College's mission and goals, and advances new building and open space design concepts for the future of the campus. Among the key issues are: Meeting academic needs for changing curricula and degree programs; Creating state-of-the-art research labs; Renovating buildings to optimize space, energy efficiency; and campus sustainability, and a more welcoming image to benefit recruitment and wide community needs.</p>
firm	Perkins Eastman. New York, NY
project name	Harper College. Palatine, IL
size	200 acre campus. 500,000sf proposed: 6 new buildings, 9 building additions, 3 parking structures
client	William Harper Rainey College
type	Campus Master plan
notes	<p>This master plan looked at the existing campus that served a community college with an enrollment of 40,000 students annually and made recommendations for future planning growth and design solutions to create a more vibrant cohesive campus. The chief goal of the master plan was to comprehensively address Harper's capital facilities needs for the ten-year period, 2010-2020.</p>

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firm	Ehrenkrantz, Eckstut and Kuhn Architects. New York, NY
project name	SUNY New Paltz. New Paltz, NY
size	226 acres, 63 buildings
client	State University Construction Fund (SUCF)
type	Facilities Master plan
firm	Ehrenkrantz, Eckstut and Kuhn Architects. New York, NY
project name	Baxter Terrace. Newark, NJ
size	3600 housing units, 700,000sf retail, 400,000sf office, 5,590 parking spaces, 4 acres of new parks and neighborhood greens
client	The Fidelco Group, Struever Bros. Eccles & Rouse, McCormack Baron Salazar, Sterling Properties Group, George Group
type	Mixed-use plan with residential, commercial, retail, and educational components
notes	This was a developer RFP submitted to the City of Newark. The project was to design a vision for the Broad Street District of Newark. The goal of the plan is to recapture Newark's significant past, blend it with new public infrastructure investments, and stimulate creative public/private investments to develop a vibrant place for residents and visitors to live and work, shop and relax.
firm	Ehrenkrantz, Eckstut and Kuhn Architects. New York, NY
project name	Project New Vegas. Las Vegas, NV
size	84 acres (2500 unit Casino hotel, 600 unit condo-hotel, 6800 units residential, 800,00sf retail/entertainment, 600,000sf Office, 20,000 parking spaces)
client	Ranch Road LLC (Fisher Brothers, Stations Casino)
type	Mixed-use casino development
notes	Project New Vegas is a new mixed-use development that creates an intelligent urban experience and lifestyle. The design creates a series of distinctive public spaces and environments that are iconic and reflect community and culture while creating extraordinary real estate value throughout the plan. This was an invited paid competition.
firm	Ehrenkrantz, Eckstut and Kuhn Architects. New York, NY
project name	Rensselaer Waterfront Site Development. Rensselaer, NY
size	360,000sf residential, 165,000 sf retail, 250,000 sf office, 236,000sf hotel
client	Marx Properties (U.W. Marx Construction Company)
type	Mixed-use waterfront development
notes	The goal was to create a waterfront development to bring the City of Rensselaer back to its waterfront. The project creates a new harbor which will accommodate boating activities surrounded by a promenade containing retail, residences, and a hotel.
firm	Ehrenkrantz, Eckstut and Kuhn Architects. New York, NY
project name	Houston Intermodal. Houston, Texas
budget	\$300 million
size	37 acres, 9 million gsf
client	Houston METRO
type	Intermodal Transit Center
notes	The new transit center will serve light rail, bus routes, bus rapid-transit lines and commuter rail. It is also intended to attract new growth and activity, transforming a border neighborhood into a thriving urban district. The plan includes the framework for a mixed-use district, a new park along the White Oak Bayou and a new market.
firm	Ehrenkrantz, Eckstut and Kuhn Architects. New York, NY
project name	Arverne East. Arverne, NY
size	555,000 gsf of retail, 1500 Units of Residential
client	Dune Beach Associates(Washington Square Partners, The Hudson Companies, Avalon Bay Communities, PA Associates, Acadia Realty Trust, Jonathan Rose Companies, Pulte Homes)
type	Mixed-use community
notes	This was a developer RFP submitted to the City of New York's EDC and HPD. The developer client team was made up of 7 different developers.
firm	Ehrenkrantz, Eckstut and Kuhn Architects. New York, NY

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project name	Project CityCenter. Las Vegas, NV
budget	\$6 billion
size	66 acres, 17,000,000sf, 2400 condo units, 4800 hotel rooms, 500,000 retail entertainment district
client	MGM Mirage
type	Mixed Use Hotel, Casino
notes	Considered the largest development in the country, the project creates a vertical city including retail, dining, and entertainment, as well as boutique hotels and residential buildings lining streets, public squares, a grand European style boulevard, covered passageways, and the frontage along the Las Vegas Strip, pedestrian-oriented urban environment coupled with automobile convenience, hidden parking structures, and a complex of rooftop garden oasis for a contiguous park system. The project continued with a more detailed design for the SoBella district as well as a study for Phase III, a continuation of the master plan to an adjoining 50 acre site located behind New York, New York and the Monte Carlo casinos.
firm	Ehrenkrantz, Eckstut and Kuhn Architects. New York, NY
project name	New York Blood Center, East Side Biomedical Commons. NY, NY
client	New York Blood Center
type	Biomedical Research Facility
notes	Analysis of possibilities for current building site as well as design solutions for expansion on their existing site or adjacent properties.
firm	Ehrenkrantz, Eckstut and Kuhn Architects. New York, NY
project name	Mount Vernon, Conceptual Development Plan. Mount Vernon, NY
size	2,175 residential units, 145,000sf retail, 2,750 parking spaces, 300 room hotel
client	The Fidelco Group
type	Master Plan including residential, retail, hotel, transit
firm	Ehrenkrantz, Eckstut and Kuhn Architects. New York, NY
project name	Gowanus Canal, Comprehensive Community Plan. Brooklyn, NY
client	Gowanus Canal Community Development Corporation
type	Strategic Plan for the Gowanus Canal community
notes	Creation of a vision for creative reuse and redevelopment of under-utilized sites surrounding the canal as well as a framework for growing a sustainable “green” community.
firm	Ehrenkrantz, Eckstut and Kuhn Architects. New York, NY
project name	The Peninsula at Bayonne Harbor, Redevelopment Plan. Bayonne, NJ
size	437 acres
client	Bayonne Local Redevelopment Authority
type	Master Plan including office(1.5 million sf), residential(6700 units), retail(345,000 sf), and cultural (465,000 sf)
firm	Ehrenkrantz, Eckstut and Kuhn Architects. New York, NY
project name	Fire Training Academy. Randall’s Island, New York, NY
budget	\$45,000,000
size	85,000 square feet, new construction
client	City of New York, Department of Design and Construction, Fire Department of New York
type	Three new buildings, one renovation, and master planning
firm	Swanke Hayden Connell Architects. New York, NY
phases	Schematic Design, Design Development, Construction Documents