



Timothy A Dumbleton, RA, NCARB
DEVELOPMENT MANAGEMENT / ARCHITECTURE EXPERIENCE

DEVELOPMENT WORK *2012 - present*

- 33 Conselyea Street (Sourcing, Equity, Architecture, Development Manager)

TADA handled sourcing, underwriting, equity development and financing for the acquisition of 33 Conselyea Street in Williamsburg, Brooklyn. The 5 unit residential building is expected to be complete in late 2017.
- 546 Court Street / 164W9th (Sourcing, Equity, Architecture, Development Manager)

TADA handled sourcing, underwriting, equity development and financing for the acquisition of 546 Court Street & 164 West 9th Street in Carroll Gardens, Brooklyn. 164W9th was sold Jan 2015 and 546 Court was sold in early 2016 with a significant return to investors.
- Downtown Brooklyn Hotel (Sourcing, Equity, Conception, Deal Structure)

A ground-up 250 room hotel in Downtown Brooklyn. TADA via an affiliate, sourced the deal, and negotiated partnership agreements with a major NYC development group to develop the new hotel. Hotel operator is now signed with a major brand and construction has started.
- Jack Tar Hotel (Equity, Hotel Concept, Operator Sourcing)

ALP East Development is developing on a 75 room hotel renovation project in Durham North Carolina. TADA provided equity; developed the initial hotel concept and sourced a hotel operator who has signed on to the deal. The hotel is currently under construction.
- HotelAmericano (Equity, Operator Sourcing, Architecture)

As Managing Partner of TEN Arquitectos, TA Dumbleton provided equity and operator sourcing for HotelAmericano. The selected operator for the hotel (Grupo Habita) was a long term partner of TEN.

MANAGEMENT / OWNERS REP *2012 - present*

- 193 Banker Street (Site selection, Team Development, Project Manager)

A 20,000 lot in Greenpoint Brooklyn which is being developed into a \$12M sculpture production facility for a well know artist.
- Joan Mitchell Foundation Center (Project Management)

A 4,500 Art education facility in the Flatiron Section of Manhattan. The space design included a new 4" thick finished concrete floor and large rotating walls for hanging art.
- Brooklyn Greenway park at Navy Yard Cemetery (Project Management)

A 3 acre park in the Brooklyn Navy Yard slated to open to the public in October 2015.



- CIMA Foundation (Project Management)
A 4,500 Art foundation at 421 Broome Street in Soho. The space design included a sophisticated Mechanical System for storing and showing major works of art in a studio setting.
- Jane's Carousel, Dumbo, Brooklyn (Executive Architect, Project Manager)
Executive Architect for a 5,000 SF park pavilion designed by Atelier Jean Nouvel completed in Fall 2011. The construction included many technical challenges such as the use of huge (70ft x 30ft) self supporting 4.5" thick acrylic walls; a below-grade concrete labyrinth which provides compressor-free chilled air and large (30ft high) doors fabricated in Switzerland which open 70ft wide in the summer.

ARCHITECTURE WORK *2009 - present*

- 330 Atlantic Avenue (Architect)
a 11,000 GSF ground up apartment building on Atlantic Avenue in Boerum Hill, Brooklyn.
- 33 Conselyea Street (Architect)
A ground-up 7,400 GSF apartment building in the Williamsburg section of Brooklyn
- 17 East 16-Street 6th Floor (Architect)
a 4,100 SF apartment renovation in Union Square, Manhattan.
- 561 Broadway PHA (Architect)
a 2,220 SF loft renovation and vertical addition in a landmark building in Soho
- 92 Guernsey Street (Architect)
a ground-up 3,300 SF house in Greenpoint Brooklyn
- WE House, WE Guest House, WE Barn, Bridgehampton (Architect)
TADA was the architect for 2 houses and a barn on 18 acres in Bridgehampton totaling circa 10,000 SF. The initial structure, a 2,500 SF guest house was designed and built in 8 months.
- 41 West 16th Street 3- floor (Architect)
a small loft in the Flatiron section of Manhattan

Young Woo & Associates *Design Director, 2010-2012*

- Managed concept development, design and construction of various projects for the NYC based Real Estate Development office. Projects overseen include: 70 Pine Street (1.2M SF), 375 Pearl Street (1.1M SF) and Pier 57 (300K SF);
- Oversaw selection and management of design teams through both competitions and direct commissions. Managed and organized all design team scope/fee discussions as well as contract negotiation and execution.
- Responsible for generating consensus about design issues amongst diverse design teams



through clear decision-making and careful evaluation of project needs and costs.

- Conducted acquisition evaluations through physical assessments as well as reviewing zoning & codes and through the development of concept plans and financial analysis.
- Managed all entitlements for Pier 57, a 300,000 SF pier located in Hudson River Park, including a full environmental review, rezoning, as well as review by SHPO, Army Corp, and a number of other Federal, State and Local agencies.
- Managed construction bidding and execution to transform Pier 57 into a high-profile operating venue generating \$1.5 million in income in the first year of operations.

TEN Arquitectos

Managing Partner, 2003-2008

- Founding partner of the New York City office of the design firm started in Mexico City by Enrique Norten. Responsible for growing the NYC office staff from 0 to 50 in 5 years.
- Managed all NYC projects. Oversaw production of working drawings for built projects in excess of 2 million square feet with hard costs of circa \$800 Million.
- Structured scopes and negotiated contracts for all NYC projects.
- Executed 60+ projects and competitions
- Managed 5 ULURP processes in NYC including Mercedes House; One York Street; Harlem Park; The Edge; Gowanus Village; as well as similar processes in West Hollywood and Miami
- Participated as an equity partner in 2 Hotel developments in NYC and in 3 Commercial buildings in Mexico City.

Representative Projects at TEN Arquitectos

- Mercedes House – a 1.3M SF mixed-use project on 11th Avenue and 53rd Street for Two Trees Management
- One York Street – 130K SF mixed-use project in Tribeca completed in 2008 for Stan Perlman
- HotelAmericano – a 60 key hotel on West 27th Street in Manhattan for Grupo Habita / Blackhouse Development
- Brooklyn Visual and Performing Arts Library – a designed but un-built 140K SF building for the Brooklyn Public Library.
- James Hotel West Hollywood – a 350K SF new building on Sunset Boulevard and Hammond Street in West Hollywood
- Guggenheim Guadalajara – TEN won a major international competition for a new branch of the Guggenheim Museum

Skidmore Owings & Merrill *Design Associate, New York Office, 1999-2002*

- Worked as Senior Designer on the recently completed \$200M Dulles International Airport People Mover Station. Managed team of 6-10 staff
- Worked on designs for numerous mixed-use projects including 7 WTC (NYC), John Jay College



(NYC), Tokyo Midtown (Tokyo)

- Worked on Master Planning and analysis of World Trade Center site for Silverstein Properties from 2001-2002.

EDUCATION / CERTIFICATIONS

EDUCATION:

Harvard University Graduate School of Design
Master of Architecture 1999

Cambridge, MA

University of Pennsylvania College of Arts & Sciences
Bachelor of Arts, 1990

Philadelphia, PA

CERTIFICATIONS:

Registered Architect in 5 states (NY, NJ, PA, TX, FL)
NCARB Certified, Member AIA