



# Starkdale Park

Visioning and Design

JANUARY 30, 2024

HART HOWERTON  
NEW YORK · SAN FRANCISCO

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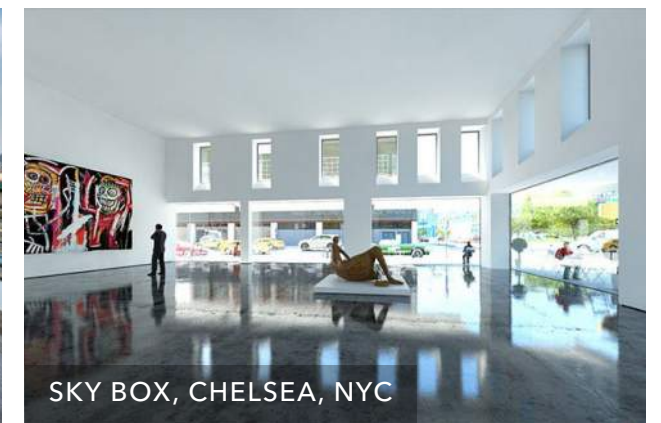
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# Jonathan Leitersdorf

*Architect Developer*

Jonathan is the founder of Savanna Partners, a New York based real estate firm and president and owner of Marcent, a land and commercial real estate firm in Orlando, Florida. He has over 30 years of experience in global real estate and development projects, including:

- Chalet L. Raphael, Verbier, Switzerland
- Shalom Tower Penthouse, Tel Aviv, Israel
- 704 Broadway - 59,000 SF
- 141 Fifth Avenue - 102,000 SF
- Sky Box, Chelsea, NYC
- 125 North 10th Street - 130,000 SF
- Zephyr Lofts - 104,000 SF
- 325 Spring Street - 100,000 SF
- 1220 North Market Street - 97,545 SF
- 17 Battery Place - 423,142 SF
- Hudson Valley Business Center - 522,800 SF



# Project Vision

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## Global Longevity Market



## Longevity Industry

The US is expected to have a leading share in the global market, which is estimated to reach USD \$21.36 Billion by 2024

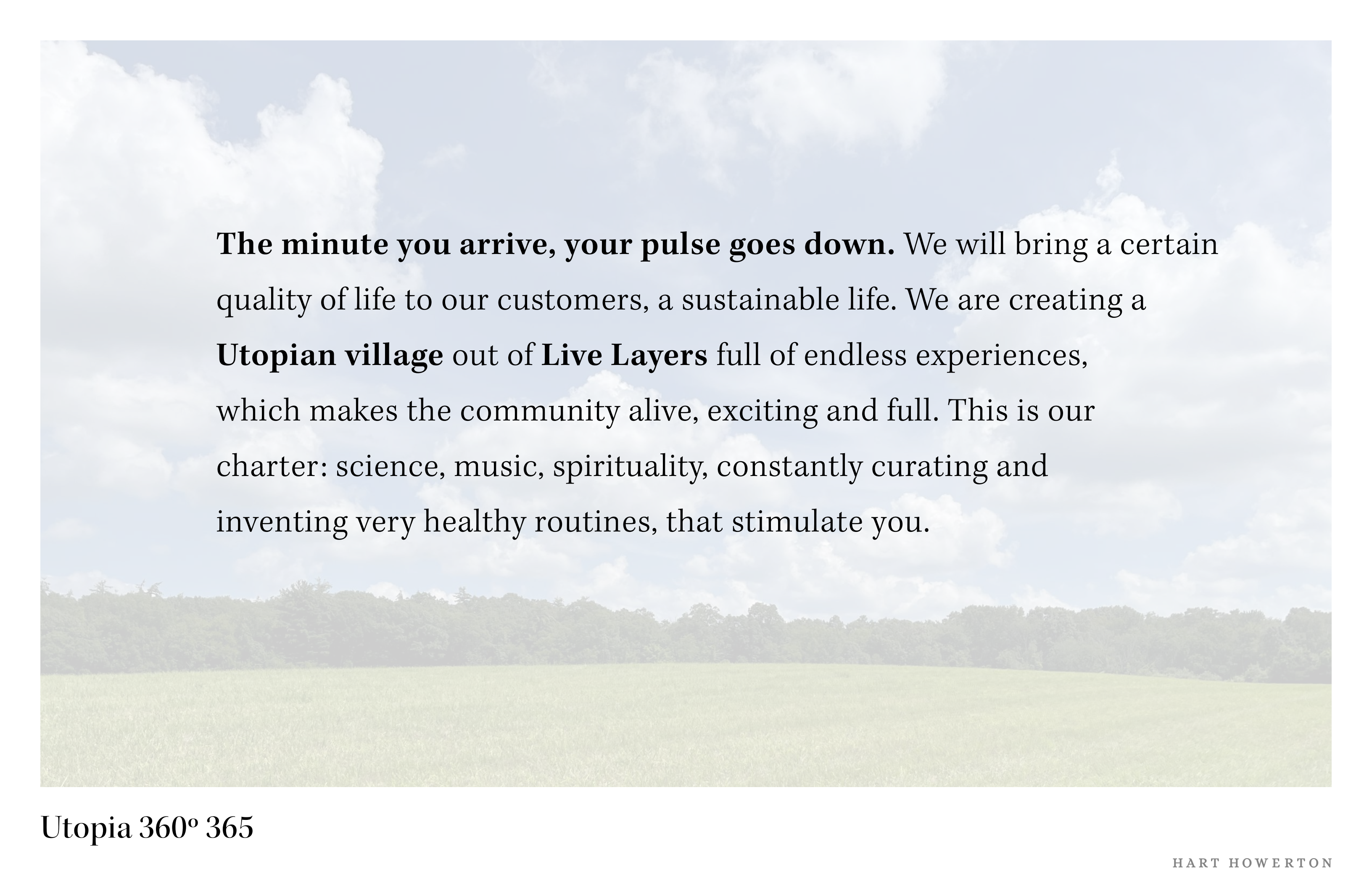
Starkdale Park will introduce unique programs with specialized techniques in the quest for longevity, similar to methods identified by Dan Buettner in his explanation of Blue Zones.

Starkdale Park's focus on restoring longevity through the 10 principles as...

- Community
- Environment
- Health
- Sexuality
- Movement
- Diet
- Purpose
- Spirituality
- Sleep
- Mentality

Blue Zone communities promote health and wellness through holistic lifestyle approaches, guiding community wellness.



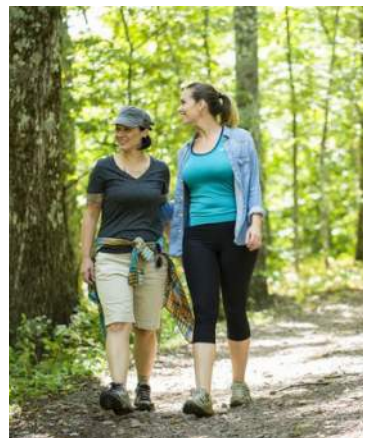
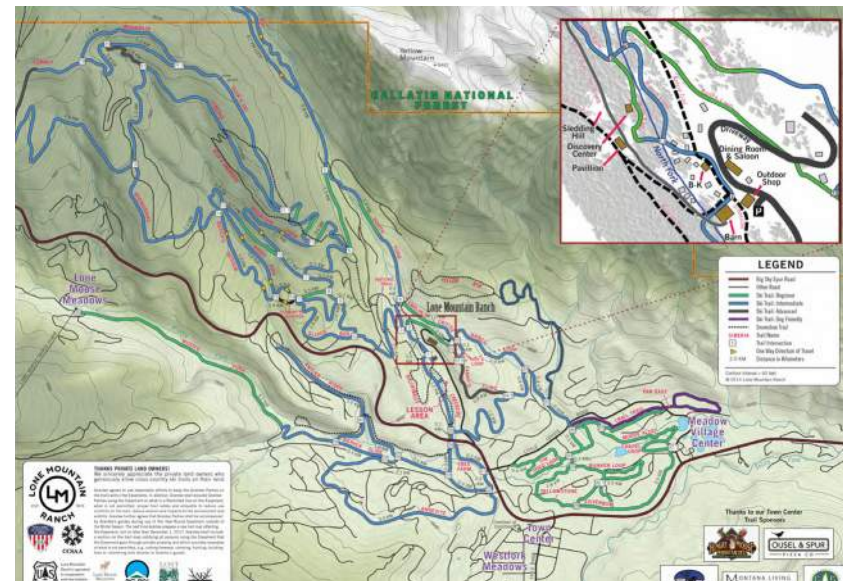


**The minute you arrive, your pulse goes down.** We will bring a certain quality of life to our customers, a sustainable life. We are creating a **Utopian village** out of **Live Layers** full of endless experiences, which makes the community alive, exciting and full. This is our charter: science, music, spirituality, constantly curating and inventing very healthy routines, that stimulate you.

*Live Layers enforce the idea that Starkdale Park will always be breathing new enrichments in all aspect of life:*

- **The Great Outdoors** – All Seasons Recreation; cross-country skiing, hiking, snow shoeing, mountain biking, trail running, nature walks, etc.
- **Community** – a constant calendar of events and programming
- **Social** – Silo, catered to families and adults
- **Architecture & Design** – homage to the local context
- **Longevity** – evolving curriculum by RoseBar and Orgenesis
- **Active Life** – trainers, studios, dance, etc.
- **Music** – new music recorded in our studio and live performances
- **Mindfulness** – meditation, yoga, retreats, etc.
- **Art** – continuous art exhibitions
- **Culinary** – seasonal menu changes curated by Eyal Shani
- **Service** – best service in the world





# All Season Recreation as a Live Layer

# Six Senses Ibiza

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- Owned, developed, and designed by Jonathan.
- Named one of the **‘World’s 50 Best Hotels’** in 2023.
- **Built partnerships with local farmers and suppliers** to source authentically.
- A resort and residential community **focused on wellness and hospitality. Capturing the magic of authentic Ibiza**, pushing the boundaries of what it means to be well - for the mind, body and earth.







TRAIL RUNNING



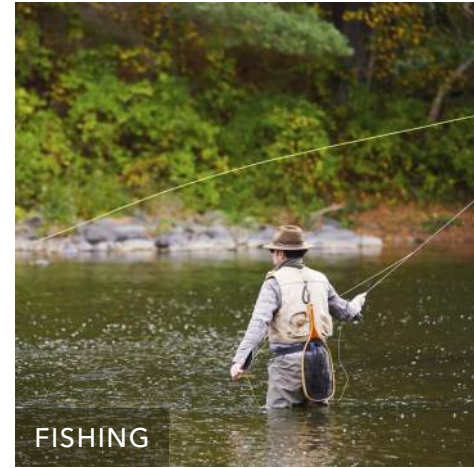
HEALTH & WELLNESS



TENTS & GLAMPING



CROSS COUNTRY SKIING



FISHING



FARM TO TABLE EXPERIENCE



OUTDOOR AMPHITHEATER



EPHEMERAL SCULPTURE



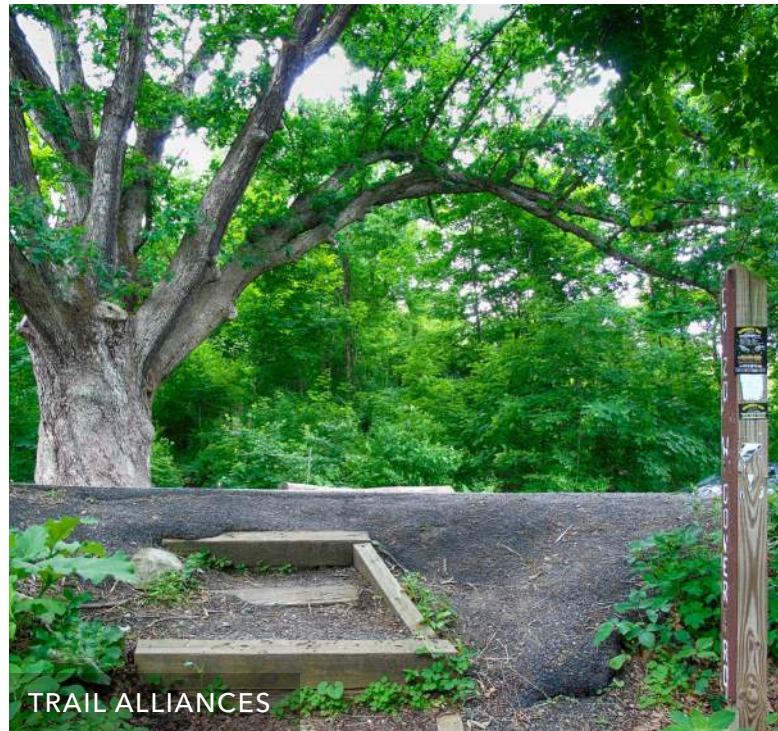
# Community Amenities



HOSPITALITY/ CULINARY SCHOOLS



EQUINE OPERATIONS



TRAIL ALLIANCES



FARMERS MARKETS



LOCAL VENDORS



THEATER GROUPS & ARTS



RETAIL OUTFITTERS



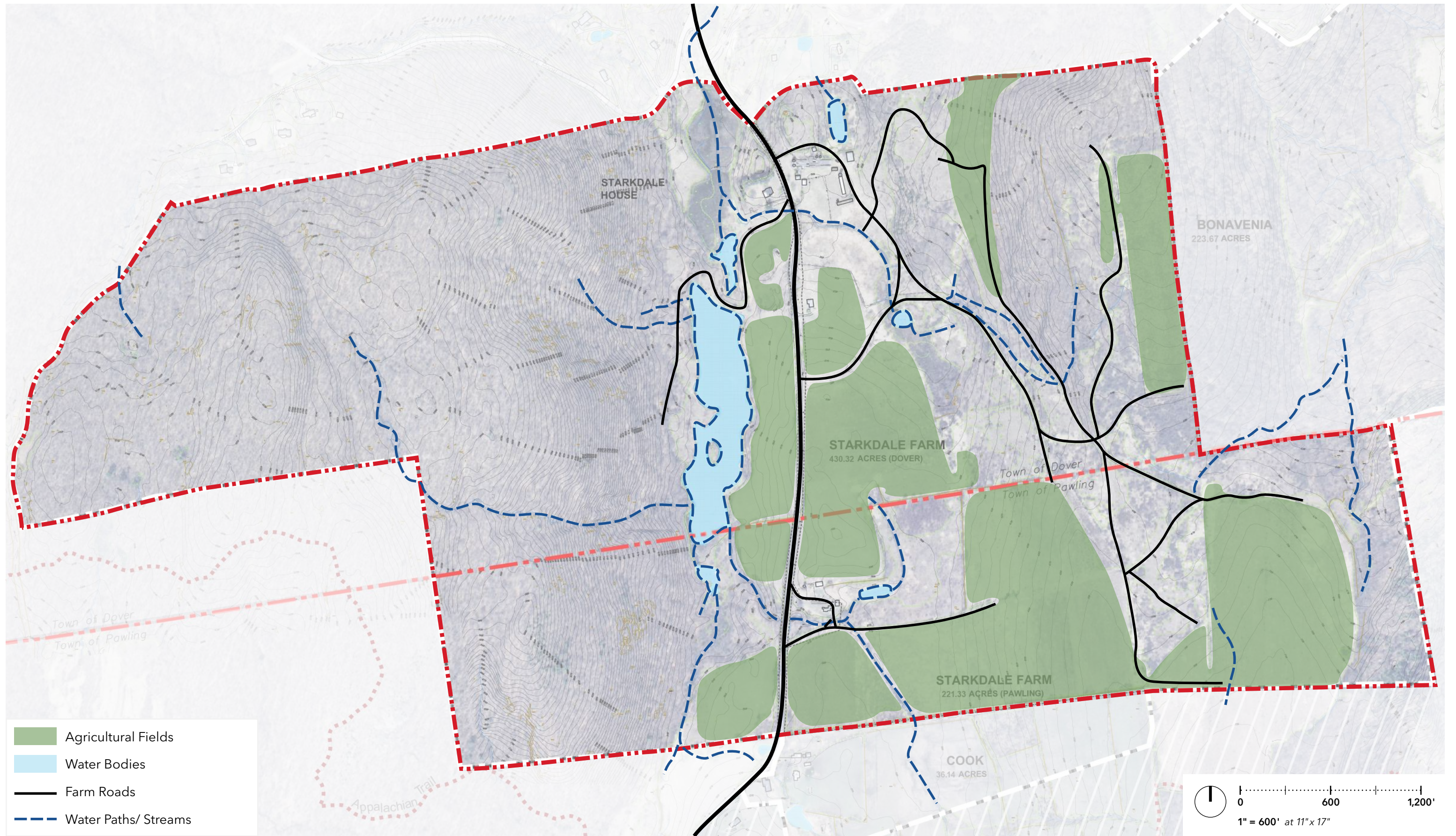
CSA GROUPS AND GROWERS

# Local Partnerships

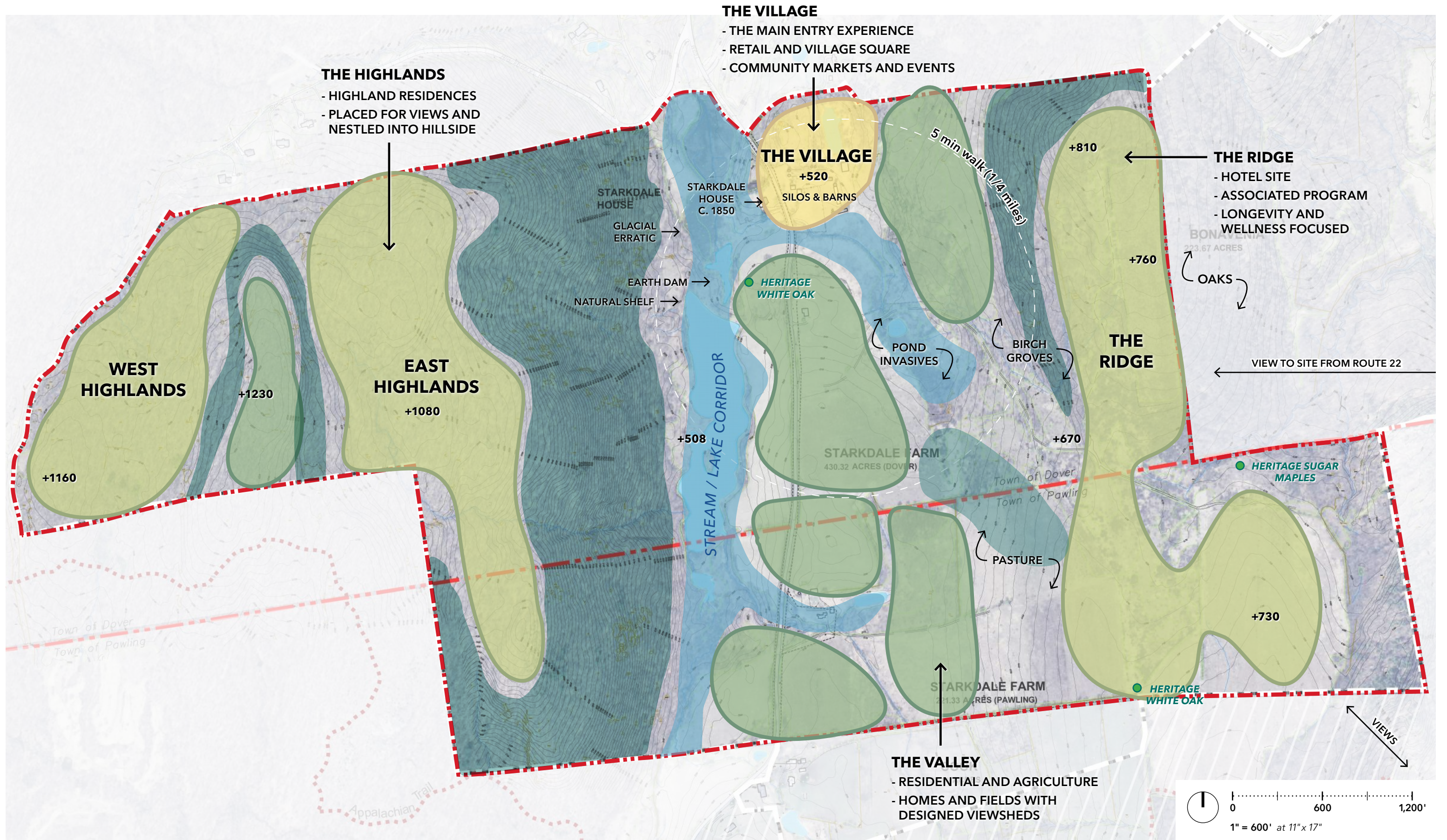
# Land Analysis and Approach

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# Existing Conditions



# Physiography / Framework

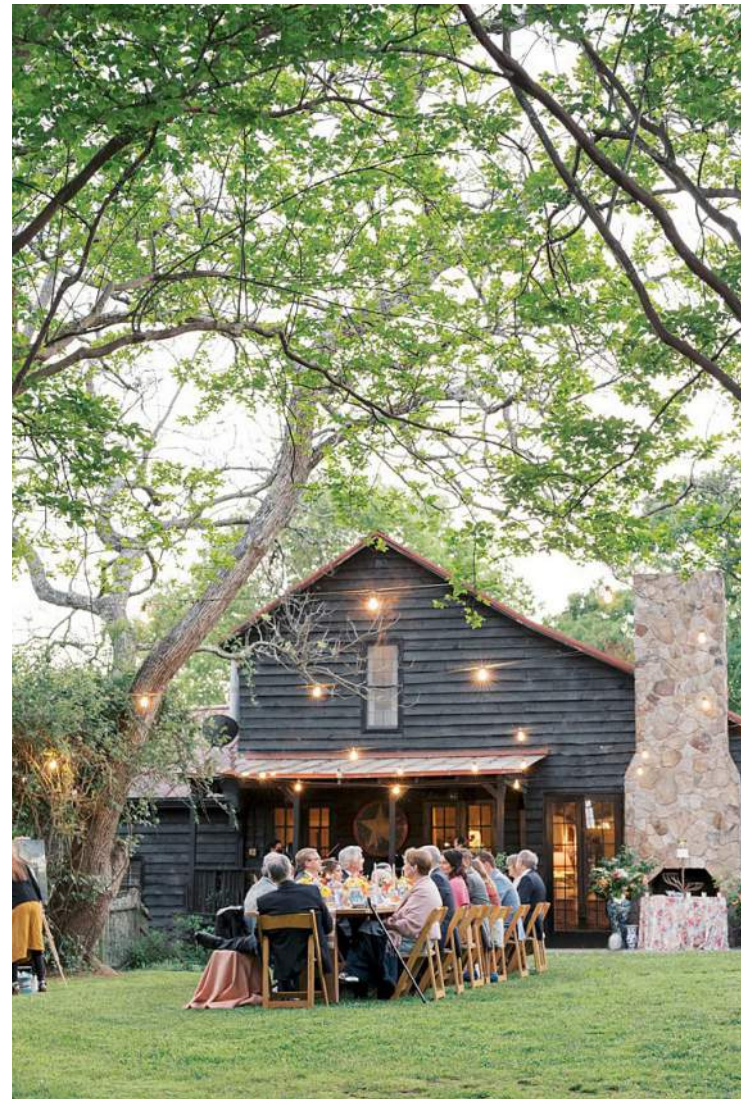




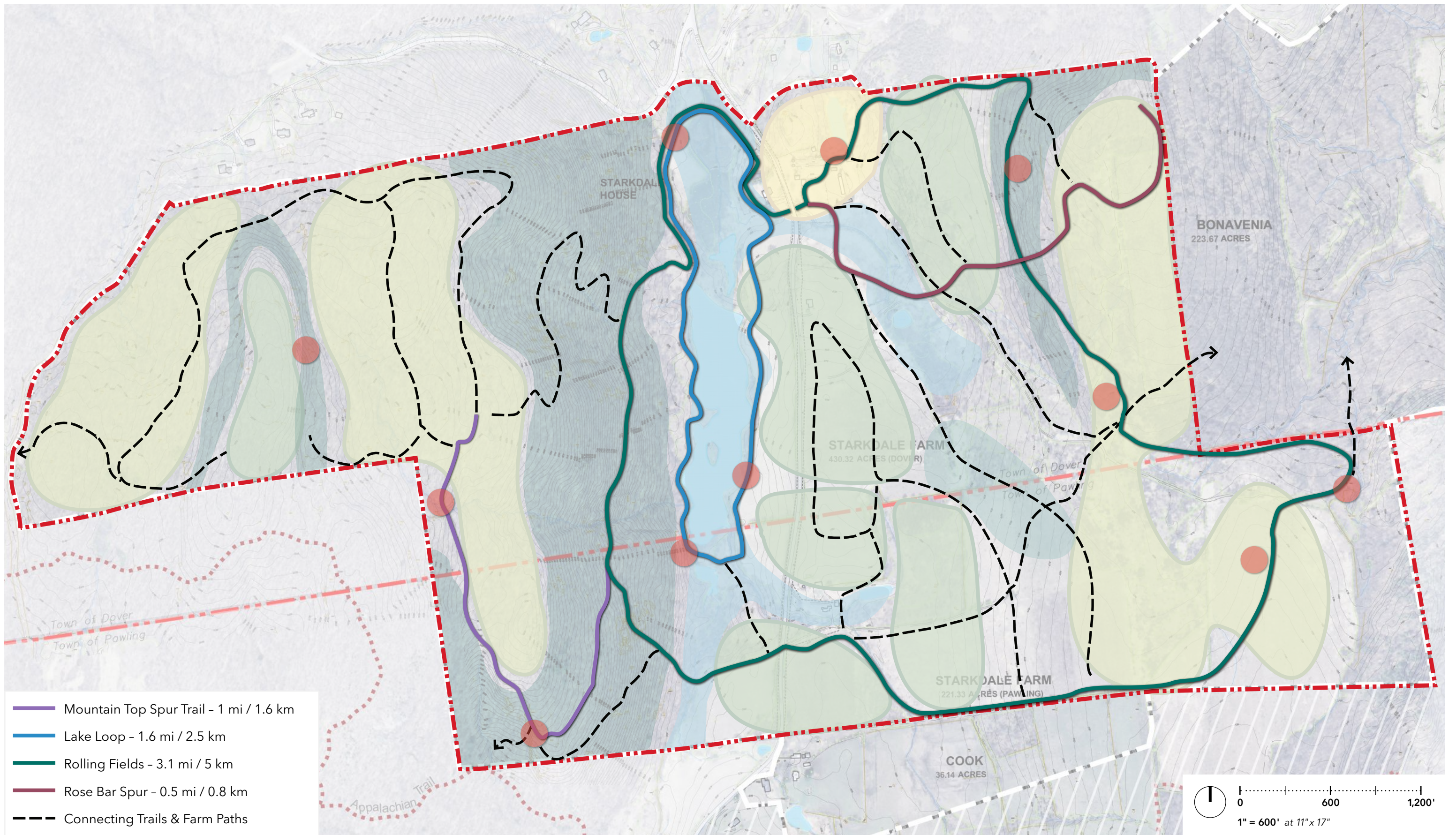
# The Village



# The Village



Hospitality Hotel



# A Sensory Park | Trail Network



A Sensory Park | All Season Offerings

# Next Steps

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1. Joint community meeting with both Towns to present project concept.
2. Refine plans based on community feedback.
3. Organize a review session to present and discuss refined concept plans.
4. Prepare and apply for zoning amendments.
5. Develop site plan documents in parallel with the environmental review process for Town review.



