

Developer Elmhurst Inc. Principal Fereshteh Bekhrad, AIA, AICP

Elmhurst, Inc., a Connecticut (Design Development management) corporation, was established in 1993 in New Haven, CT. The President, Fereshteh Bekhrad, AIA, AICP, had started the company to focus her development projects on the New England area; a new start for her career, after having overseen major international design, development and management companies for the previous 28 years. Elmhurst, Inc., is a hands-on company that provides a full spectrum of Design, Development and Management services under the leadership of Ms. Bekhrad, utilizing her multi-faceted expertise in these areas.

The Company's philosophy is based on asset management with creation of projects that are integrated with its environment, enhancing the positive aspects while increasing its future potential. All of this, the company believes, can only be accomplished within the framework of Private and Public partnerships.

From 1993 to present, Elmhurst Inc. & Ms. Bekhrad have purchased, operated, managed, as well as renovated & redeveloped, the 367 Elm Street, New Haven, CT, a 22-unit apartment building: Clinton Apartments, 15-unit townhouses, 260/262/268 Dwight Street, a vacant vandalized convalescence home, into a 14-unit luxury apartment building, all in New Haven CT. Starting in 2005, with purchase of properties on both sides of the Quinnipiac River, & creation of Quinnipiac Associates, LLC, River Front Development, LLC, and Dragon Point Condominium Association, Ms. Bekhrad started the creation of Oyster Harbor Village on both sides of the Quinnipiac River in New Haven. She is the major owner and President of Dragon Point Condominium Association, a 15 units luxury condominium, General Manager/majority owner of Quinnipiac Associates, LLC, where she redeveloped the 764 and 776 Quinnipiac Avenue into a 7-luxury waterfront complex, all on the east side of the Quinnipiac River. Then she planned the 70-unit senior retirees apartment complex, together with 22 Bed & Breakfast units and 10,000 square feet of related retail and commercial on the Front Street, the west side of the Quinnipiac River, under ownership of River Front Development, which she is the General Manager/majority owner.

Ms. Bekhrad was Executive Vice President and General Manager of York-Hannover Development Company, an international real estate development and management corporation for 15 years, with offices in NYC, Raleigh, NC, Toronto & Montreal CA, Switzerland, Germany, Bermuda & UAE. During this period Ms. Bekhrad directed and managed the design and development, management, leasing, sales and syndication of projects in excess of 10 million square feet of downtown and urban residential, hotel/resort, commercial, retirement projects, retail, office and mixed-use projects, domestic and international.

As President & Founder of Bekhrad Company, a Design & Development Consulting Company, in NYC, Ms. Bekhrad headed the company's Design & Development activities on resorts, planned unit development, Master & Urban Design projects in USA & overseas for 3 years.

As President and Founder of Dakin Associates, an international design and development firm, for three years Ms. Bekhrad headed the firm's activities in architecture, planning, urban design construction management, development and project management on resorts, master plans, planned unit developments in several states in Iran.

For three years, Ms. Bekhrad was Director of the Planning and Urban Design Department of AFFA, a major international design and development consulting firm with offices in Iran and Greece. Completed projects were two new town developments plan, two master, urban design detail design plans, resorts & residential complexes on Caspian Sea, standard of land development in new town near Tehran, etc.

Ms. Bekhrad joined the Office of Development Administration as Chief Land Use Planner and Project Director for the City of Bridgeport, CT, in 1974. Ms. Bekhrad initiated and completed the Downtown Strategies and Policies, policy guideline for Downtown improvement & growth, Downtown Conservation Plan, preparation of CDBG plans and a comprehensive downtown revitalization plan.

Fereshteh Bekhrad has planned, designed, developed and managed in excess of 15 million square feet of residential, resort and hospitality, retail, office and mixed-use complexes around the world.

Ms. Bekhrad has successfully instigated purchase and sale of large urban complexes with private investors, syndicators and corporations. She has led relocation and occupancy for major retail and commercial companies such as Carolina Power & Light Company, Hunter & Williams, Arthur Anderson, North Carolina National Bank, First Union National Bank, Wachovia, BB&T Bank, First Citizen of North Carolina, American Airlines, USA Air, as well as partnership with Radisson Hotel Corporation and many more.

She has negotiated and placed construction, development and end loans with Bank of New York, Manufacturer's Hanover & Trust, City Bank, Aetna, Equitable, Chase Manhattan, Countrywide, Prudential, Investment Property Exchange, The Greater New York Savings Bank, National Loan Investors and others,

Ms. Bekhrad is a recipient of the Medallion of Honor for Performance and Achievement as an Architect and Developer, and her projects have received design awards and honorary mentions for development and outstanding contribution to the community. Ms. Bekhrad has lectured and given domestic and international seminars, including at the Library of Congress on downtown development, housing problems and community revitalization and master and comprehensive planning. She has also been a member of several board related to downtown revitalization and community redevelopment. She has taught at North Carolina State University and City College of New York, and has been published in the "North Carolina Beacon," the "News," and the "Observer," as well as "Business Properties," "The Journal of Real Estate Development," "Journal of Housing," "National Real Estate Investor," "Forum" magazine, etc. Ms. Bekhrad initiated and chaired on the Architects & Development Committee of the AIA, New York, and the Planners and Developers Committee of the APA New York chapter.