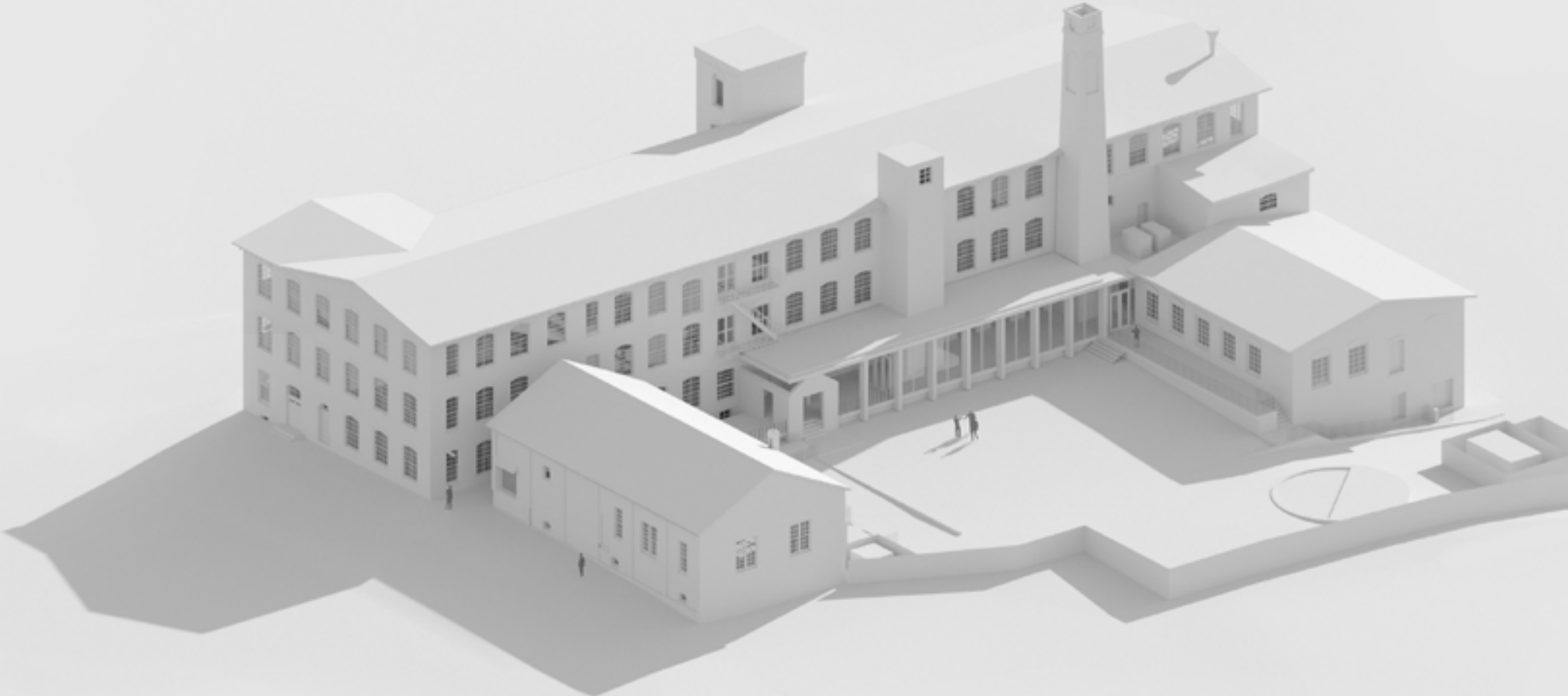
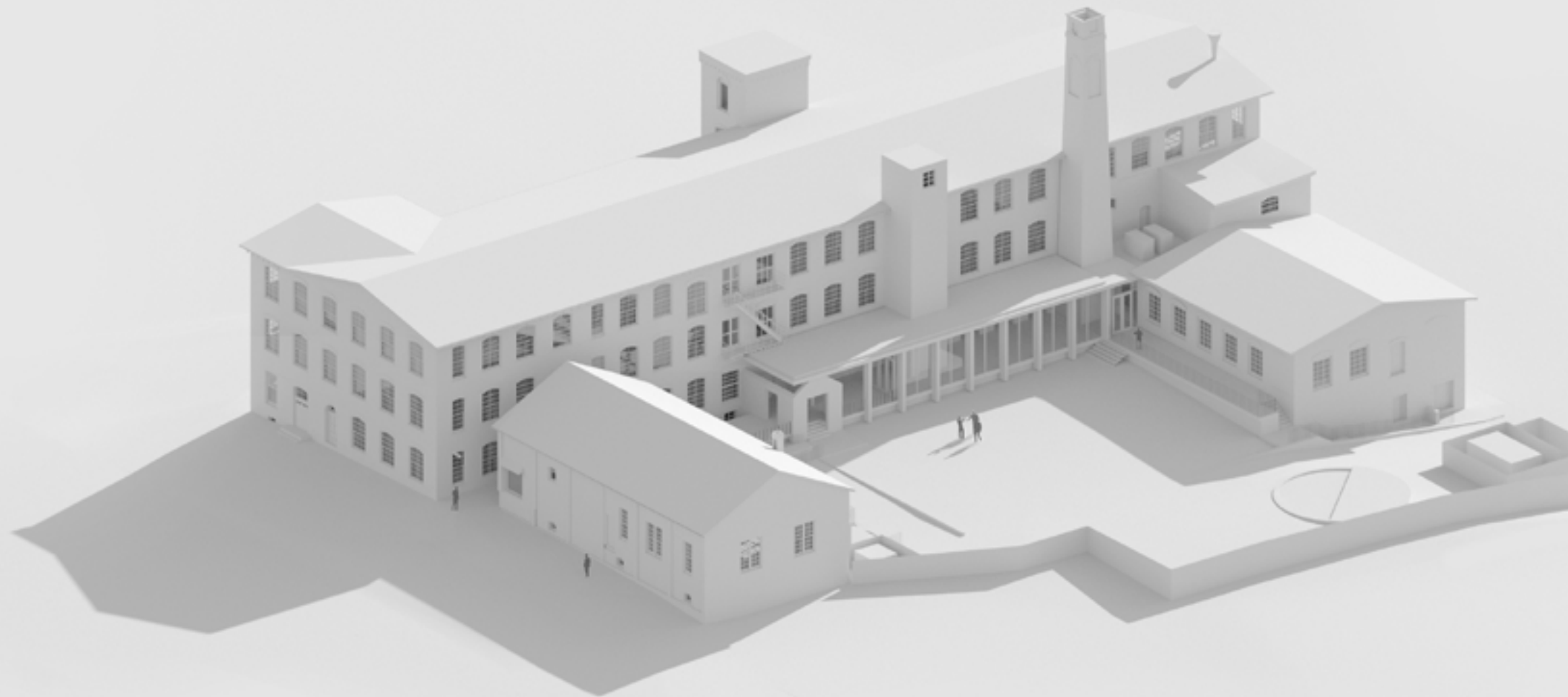


POCKETBOOK HUDSON



POCKETBOOK HUDSON is a historic textile mill, reimagined as a complex at the intersection of art, hospitality and local commerce. It will be an inclusive cultural space that welcomes a diversity of residents and visitors, while creating positive social and economic impacts through progressive business practices.



POCKETBOOK HUDSON

GENERAL INFORMATION

Owner: Sean Roland & Gabriel Katz
PBF Hudson LLC

Address: 549 Washington Street, Hudson

Year Built: 1897

Historic Status: Seeking S/NR Listing
Outside of Hudson Historic District

Zoning: G-C-T
General Commercial Transitional
Service Facility district

Existing Use: Vacant / Storage
[Historically Manufacturing]

Proposed Use: Hotel
Wellness Center
Assembly
Art Gallery
Retail
Office
Food & Beverage

TEAM

Developers: Sean Roland & Gabriel Katz
PBF Hudson LLC

Architect: Liam Turkle Architect

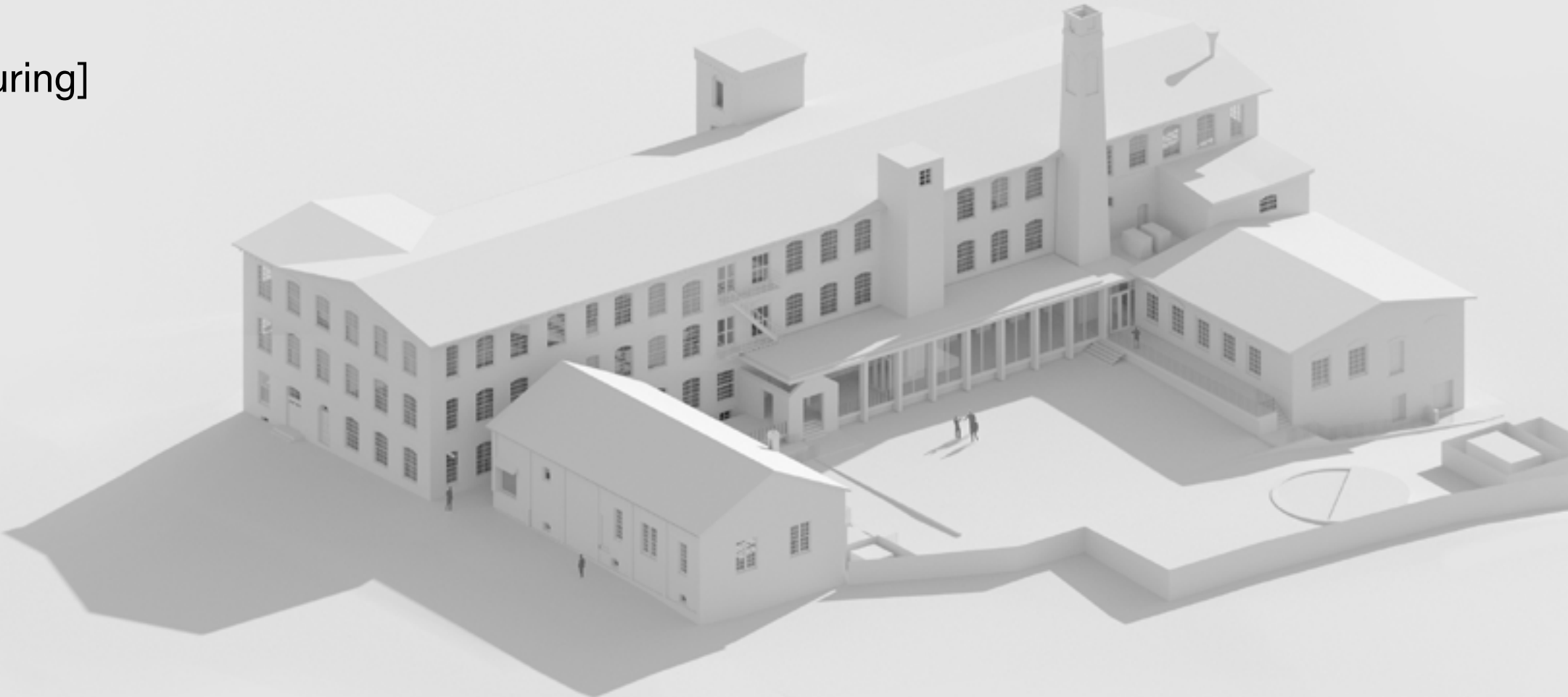
Landscape Architect: Wagner Hodgson

Civil Engineer: Tighe & Bond

Structural Engineer: Proper & O’Leary

Preservationist: Preservation Studios

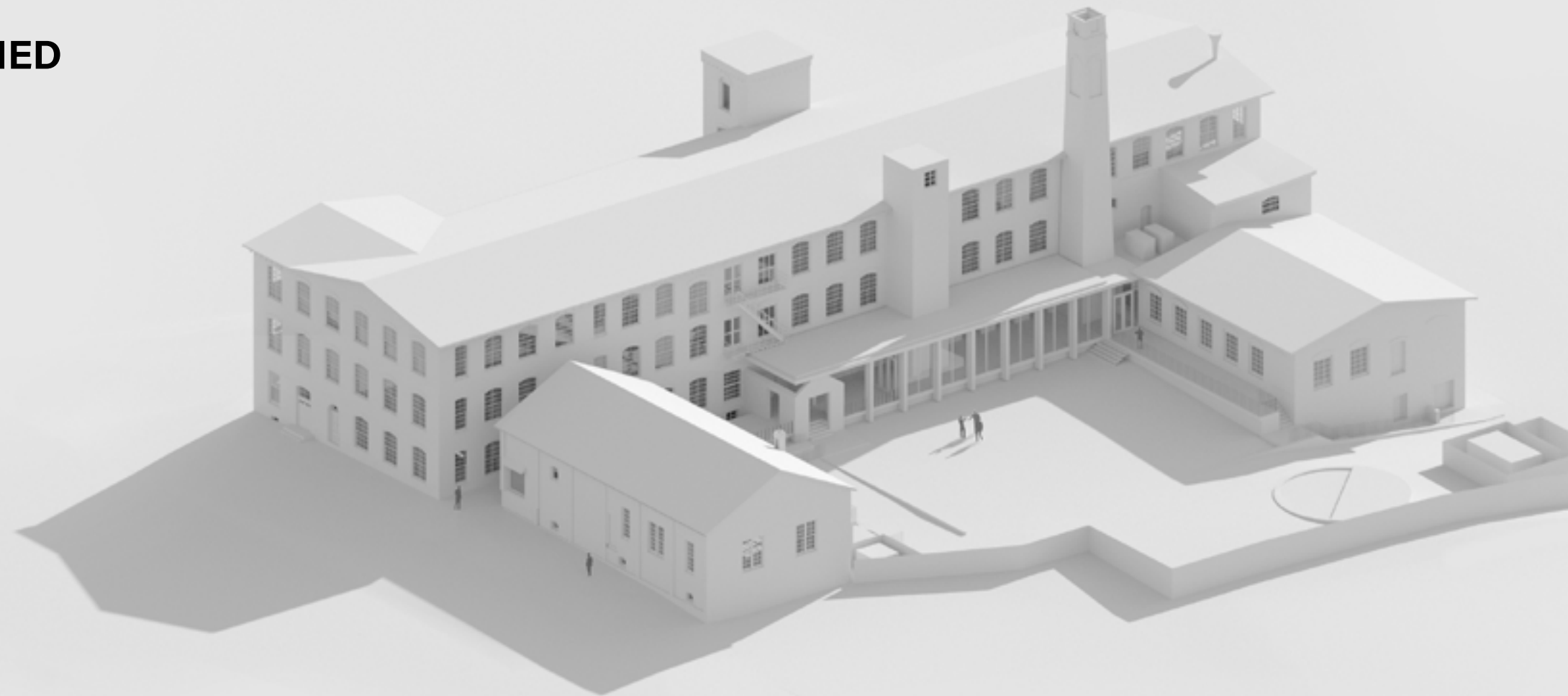
Land Use Attorney: Freeman Howard



7 / 13 / 21 RESPONSES TO JUNE 8 PLANNING BOARD COMMENTS

- 5 PARKING UPDATE**
- 6 COMMUNITY IMPACT UPDATE**
- 7 INFRASTRUCTURE UPDATE**
- 8 CONSTRUCTION IMPACT MITIGATION**
- 9 GREEN INITIATIVES**
- 10 EXAMPLES OF PRIVATELY-OWNED
PUBLIC SPACES**
- 11 PREVIOUS PRESENTATIONS**

13 JULY 2021



UPDATE: NEIGHBORHOOD PARKING

- A Letter of Intent for 70 municipal parking permits has been sent to Mayor's Office and Common Council President for review.
- Includes provision for spaces in existing municipal lot on Columbia Street, and for spaces in a new lot at 602 Washington if city is able to develop it.
- A meeting with the mayors office is pending to review this plan further.

UPDATE: COMMUNITY IMPACT

- Held our first Neighborhood Meet and Greet on Sunday, June 27th. Approximately 50 guests attended. Format was an informal presentation, site tour and Q&A. Further sessions to be announced during the summer and fall.
- Oakdale: Pocketbook Team has been meeting with city and community organizations on how to ensure we are good and supportive neighbors in keeping Oakdale as a space for youth and the local community. Conversations are ongoing with: Hudson Youth Department, Friends of Hudson Youth and Friends of Oakdale.



UPDATE: INFRASTRUCTURE

Summary of conversation with
Hudson DPW, Rob Perry

- Packet of application materials received. Will not be issuing permits for Pocketbook Hudson and is not an involved agency in SEQR process.
- From an infrastructure standpoint, no concerns regarding impacts to sewer or water. Historically, the mill had a significant number of people and substantial water use.
- Supportive of efforts Pocketbook Hudson may take to retain/detain stormwater on site and release it more slowly into the combined sewer. No opinion on practices used for green infrastructure and understands all practices will need to be under drained and connected to the combined sewer due to Hudson's clay soil. Pocketbook Hudson will be responsible for maintenance of all green infrastructure practices.

CONCERN: CONSTRUCTION PARKING AND DELIVERY LOGISTICS

SOLUTION: THE DEVELOPMENT TEAM IS EXPLORING THE FOLLOWING

We will work with the selected contractor to establish a construction area with perimeter fencing to ensure a safe project, establish security measures, and to identify clear, safe unobstructed access into the building. The goal is to develop a site logistics plan that will allow the project to be built with minimal disruption to the public by studying traffic patterns, pedestrian flow and parking issues.

It is also not uncommon to identify special time restrictions for deliveries to minimize disruptions with adjacent businesses or neighbors. Site logistic requirements on an urban project is not only one of the most challenging components, but also one of the first items identified during the preconstruction process.

This planning is necessary to ensure a workable site logistics plan along with the ability to maintain “good neighbor” relations during construction. It is not uncommon for projects like this to identify off-site contractor staging and parking locations with a shuttle between both sites.

While material deliveries and handling become more critical and require constant communication, this quickly becomes the norm on these types of projects. Building and maintaining a strong project schedule add to the success of onsite coordination.

CONCERN:

GREEN INITIATIVES

SOLUTION:

THE DEVELOPMENT TEAM IS EXPLORING OPTIMAL METHODOLOGIES TO ACHIEVE SUSTAINABILITY GOALS

Pocketbook Hudson will be a carbon neutral ready facility, a fully electric structure designed to limit the projects investment in new fossil fuel infrastructure. The developer team is exploring the optimal way to achieve this objective and other sustainability goals in conjunction with up to three state subsidy programs. The technologies and measures utilized in the development of Pocketbook Hudson may include a combination of solar array installation, ground source heat pumps, and insulating materials, but will need to be sympathetic to the historic character of the structure.

The following New York State subsidy programs are under exploration or have been accessed by the Applicant for sustainability measures to be incorporated into the project:

Agency	NYS Energy Research and Development Agency (NYSERDA)	NYS Energy Research and Development Agency (NYSERDA)	NYS Environmental Facilities Corporation (EFC)
Program	Commercial New Construction Program	Carbon Neutral Economic Development	Green Innovation Grant Program (GIGP)
Resource	Technical and financial support to identify and install energy efficiency, electrification, and carbon reduction opportunities to achieve <i>Carbon Neutral Ready</i>	Competitive financial incentive for regionally significant economic development projects to achieve carbon neutral net zero energy performance.	Competitive financial incentive for incorporation of green stormwater infrastructure practices.
Description	https://www.nyserda.ny.gov/all-programs/programs/new-construction-program	https://www.nyserda.ny.gov/All-Programs/Programs/Carbon-Neutral-Economic-Development	https://www.efc.ny.gov/GreenGrants
Status	Approved	Under Exploration, Application due end of July	Application Preparation underway for end of July



THE COMMONS at 830 Winter Street Waltham, MA

- Open to office tenants and public.
- Outdoor rooms for small group gatherings.
- Cafe tables and chairs for informal and take-out outdoor eating.
- Gas fire "hearth" seating area.
- Regulation bocce court.
- Gardens.
- Security provided informally provided by the developer



THE COURTYARD at 101 Cambridge Park Drive Cambridge, MA

- Open to mixed-use tenants and public.
- Outdoor rooms for small group gatherings.
- Cafe tables and chairs for informal and take-out outdoor eating.
- Elliptical boardwalk "hangout" and viewing area into multi-purpose lawn.
- Performance space.
- Expanded public seating area along streetscape.
- Floodwater retention basin.
- Security provided informally provided by the developer



LIBRARY GREEN at Public Library New Rochelle, NY

- Open to the public and library users until dusk.
- Outdoor rooms for small and large group gatherings.
- Formal and informal fixed seating.
- Multi-purpose lawn.
- Performance space.
- Rain and ornamental gardens along the streetscape.
- Tot lot.
- Low perimeter fencing with five lockable access gates.



COMMON COURTYARD at Gotham West New York City, NY

- Open to building residents and public.
- Outdoor rooms for small group gatherings on multiple levels.
- Fixed and movable furniture for formal and informal seating.
- Lawn for informal lounging.
- Gas fire "hearth" seating area.
- Gardens.
- Security provided informally provided by the developer.



SILVER PARK at 42nd St Towers New York City, NY

- Open to building residents and public.
- Outdoor rooms for small and medium group gatherings.
- Fixed and movable furniture for formal/informal seating.
- Sculptural play area.
- Shade pergola.
- Gardens.
- Benches along streetscape.
- Security provided informally provided by the developer.

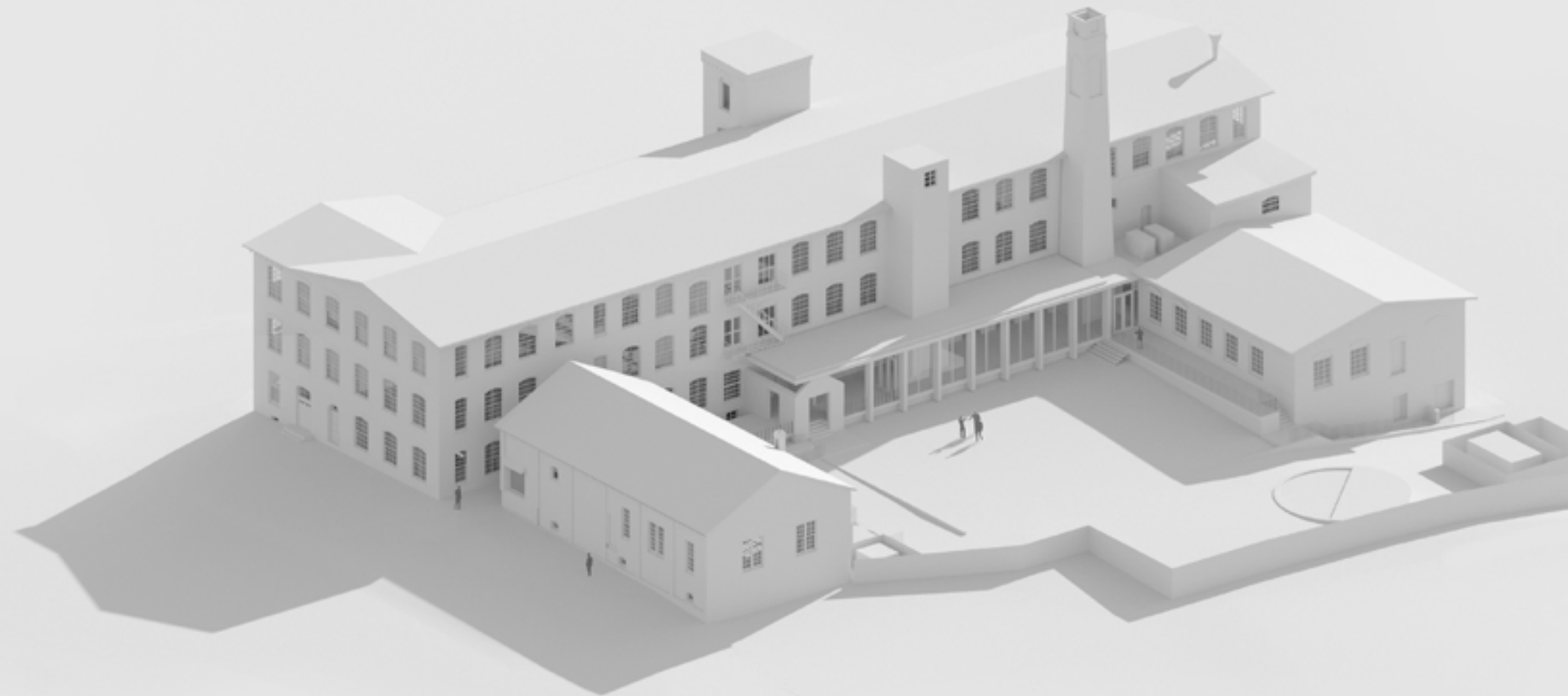
NYC guidelines: <https://www1.nyc.gov/site/planning/plans/pops/pops-plaza-standards.page>

EXAMPLES OF PRIVATELY OWNED PUBLIC SPACES

RESPONSES TO 5/11 PLANNING BOARD COMMENTS

- 12 CONSTRUCTION CONCERNS**
- 13 PARKING CONCERNS**
- 14 CIRCULATION AND PEDESTRIAN ACCESS**
- 20 COMMUNITY IMPACTS**

8 JUNE 2021



CONCERN:CONSTRUCTION SCHEDULE + NOISE AND DUST IMPACT

SOLUTION:FOLLOW ALL CONSTRUCTION BEST PRACTICES AND COMPLY WITH LOCAL BUILDING CODES + NOISE ORDINANCES.

Excerpt from General Contractor Temporary Construction Best Practices Summary:

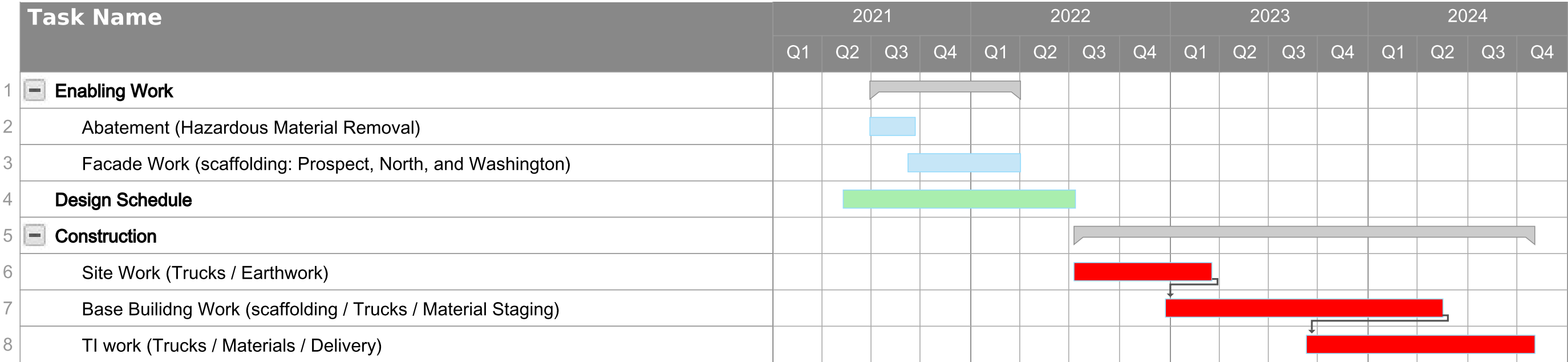
6. Noise Control – Although the act of construction is inherently noisy, we will adhere to the City of Hudson’s noise guidelines by performing all associated construction work within standard hours of operation, 7:00 am to 6:00 pm, except in the case of an urgent necessity.

7. Dust Control – We will employ standard dust control methods to limit disturbance to the surrounding area. This includes adhering to OSHA standards for silica dust prevention during masonry restoration work. Once the work

to be performed is assessed, the proper control measures will be put in place. Some dust control measures that could be implemented are:

- a. The use of tools with dust collection system.
- b. Utilizing water at the work area to suppress dust during the cutting/grinding of stone.
- c. Street Sweeping – Schedule street sweeping on a weekly basis ... and as needed as a dust control measure.

Tentative Construction Schedule:



CONCERN: NEIGHBORHOOD PARKING

SOLUTION: THE DEVELOPMENT TEAM IS EXPLORING THE VIABILITY OF THE FOLLOWING POSSIBLE SOLUTIONS

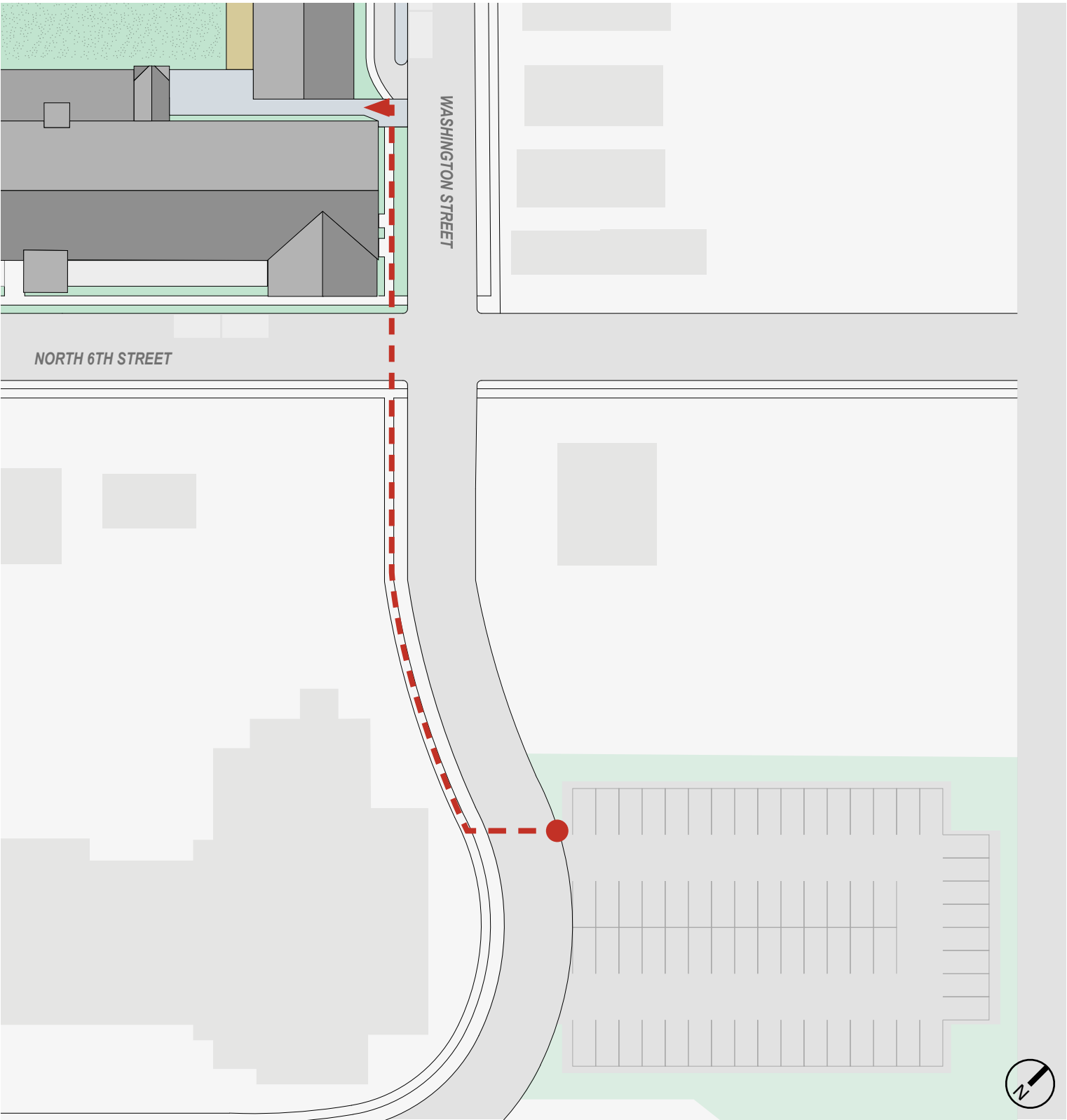
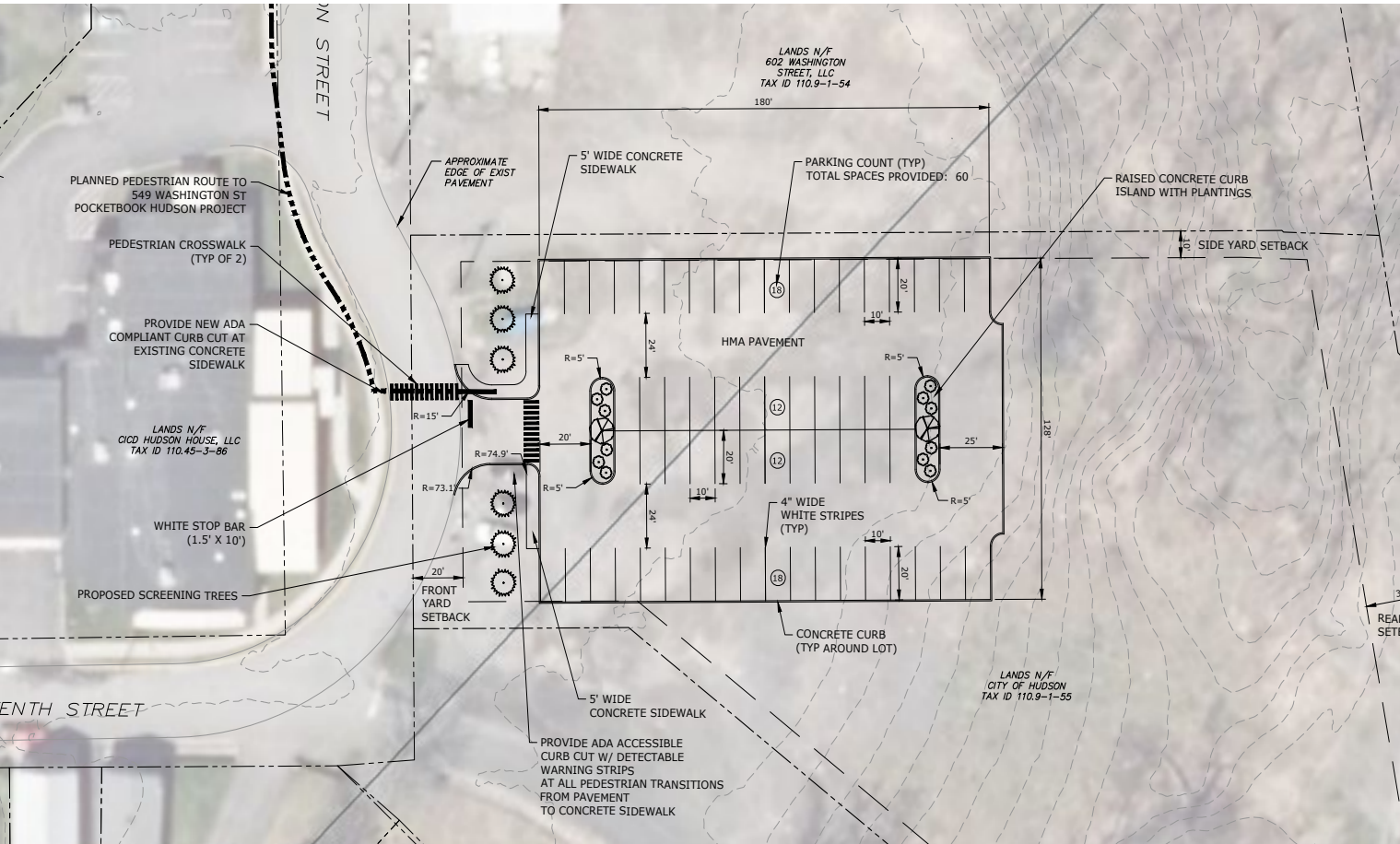
OPTION 1: MUNICIPAL LOT AT 602 WASHINGTON

The city is proposing to develop a new, eco-friendly, state-of-the-art municipal parking lot.

Active discussions with the Mayor’s office and the Common Council President are ongoing to secure spaces.

Spaces to be secured via lease structure, or by utilizing the established permit purchasing process with the City Clerk.

** Graphics are illustrative only, and were created by PBF Hudson LLC, not by the City of Hudson.*



OPTION 2:

Utilize existing municipal lots.

Municipal lots are typically empty in evenings and overnight.

Secure permits through the established permit purchasing process available via the City Clerk.

OPTION 3:

Lease spaces in private lots.

Active discussions with private lot owners are ongoing.

Secure off-site parking for guests, if deemed to be necessary.

OPTION 4:

Follow urban planning densification best practices.

Provide adequate bike parking for local residents.

Incentivize train transport and enable seamless arrivals and departures.

Incentivize the “park-once” approach to visiting Pocketbook, and partner with other businesses to promote as well.

Planning Board Suggestion (Follow Up)

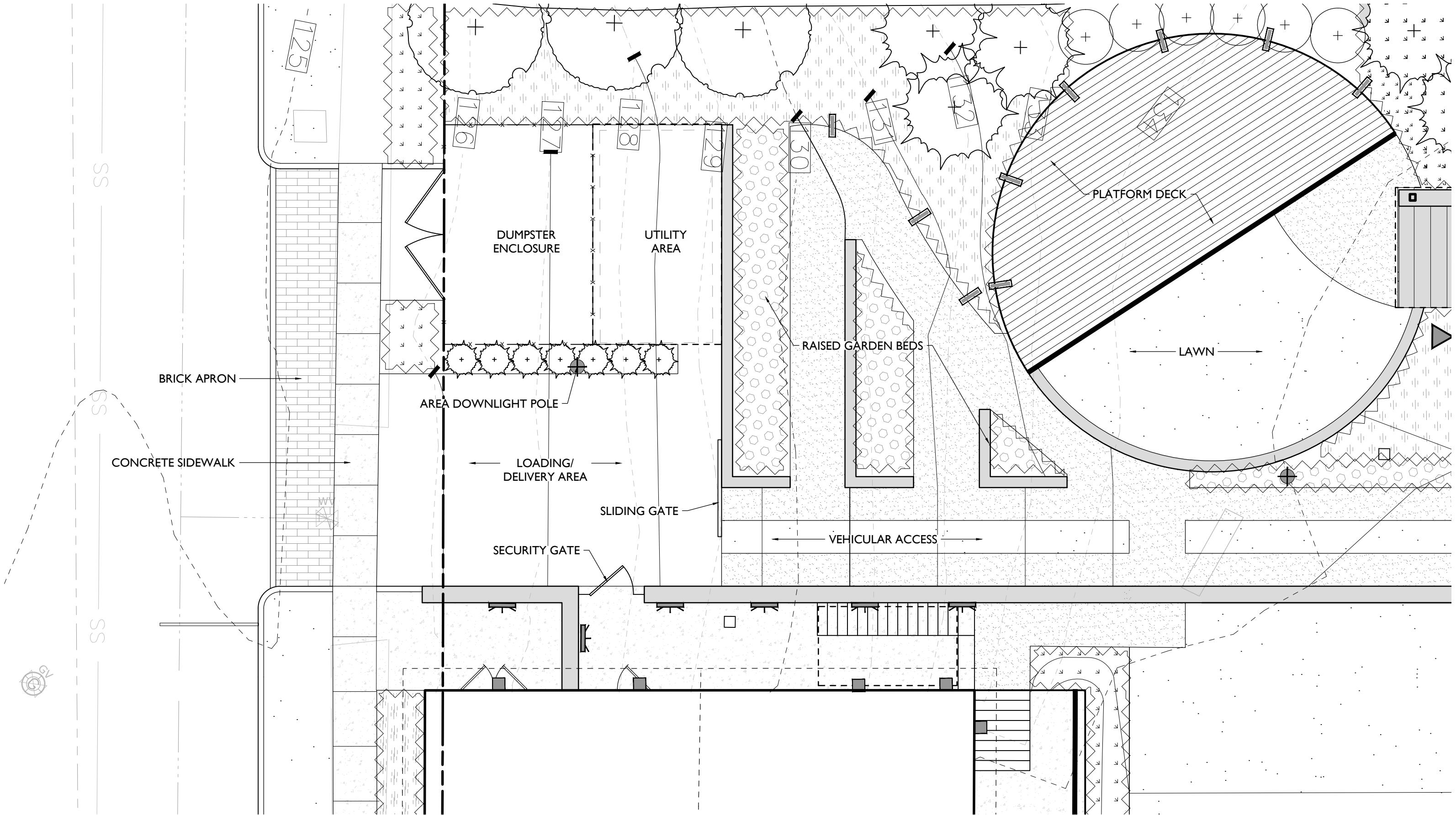
Ownership also explored the feasibility of a below-grade or a surface parking structure in the courtyard with the project Civil Engineers, Tighe & Bond. It was concluded to be unviable for further exploration.

Factors considered included: light and noise pollution to neighbors, the low yield of parking due to circulation requirements, the high cost of construction due to historic site conditions.

CONCERN: CIRCULATION AND PEDESTRIAN ACCESS



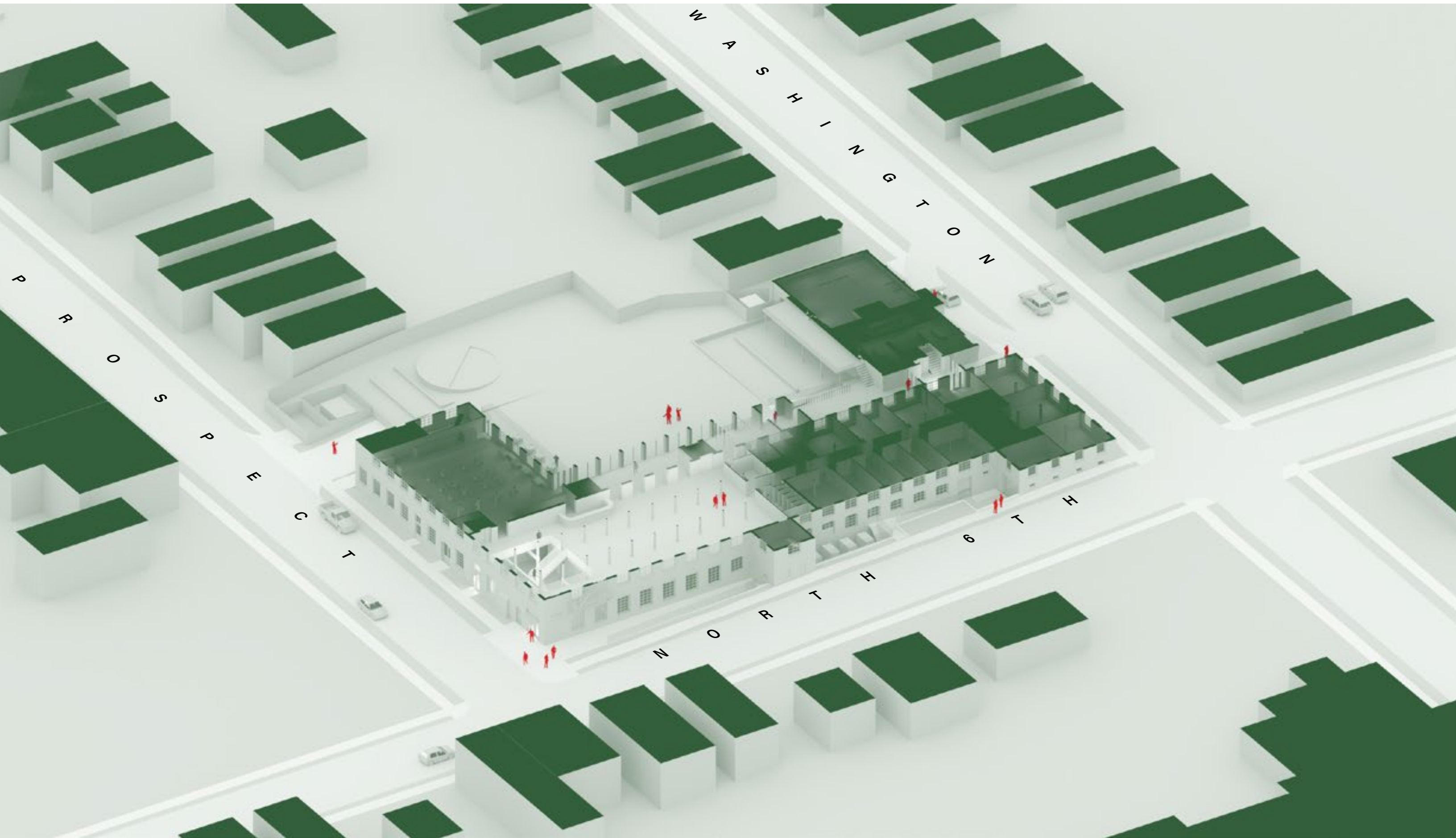
AREA LIGHT SPECIFICATION:
BEGA 88 164 DOWNLIGHT LUMINAIRE
2531 lm

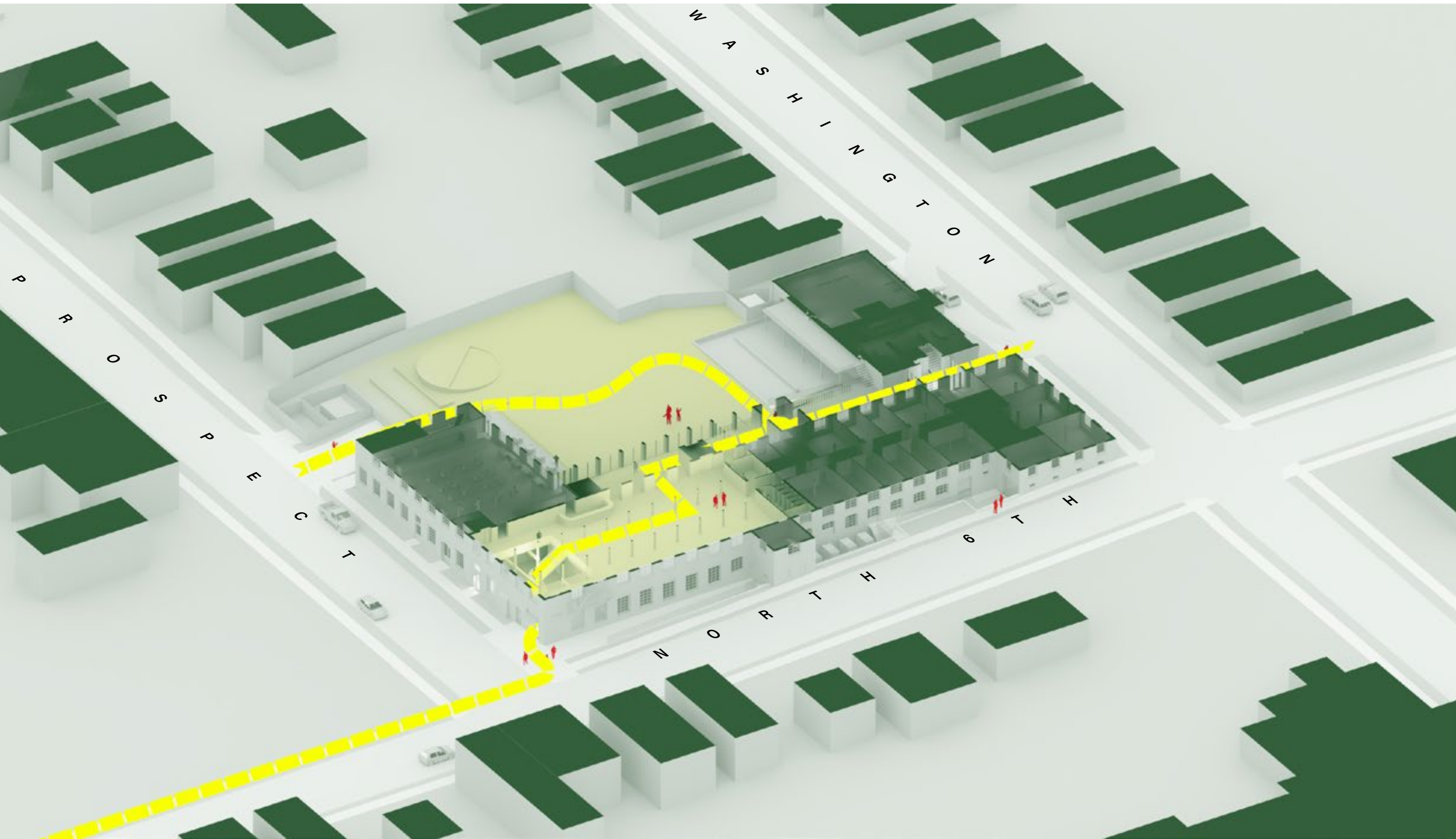




EXISTING: PRIORITIZES CAR TRAVEL OVER PEDESTRIAN WAYS









MORE INFO:
POCKETBOOKHUDSON.COM



Neighborhood Meet + Greet (In Person)

Sunday, June 27th, 3-5 pm
Pocketbook Courtyard
549 Washington Street, Hudson

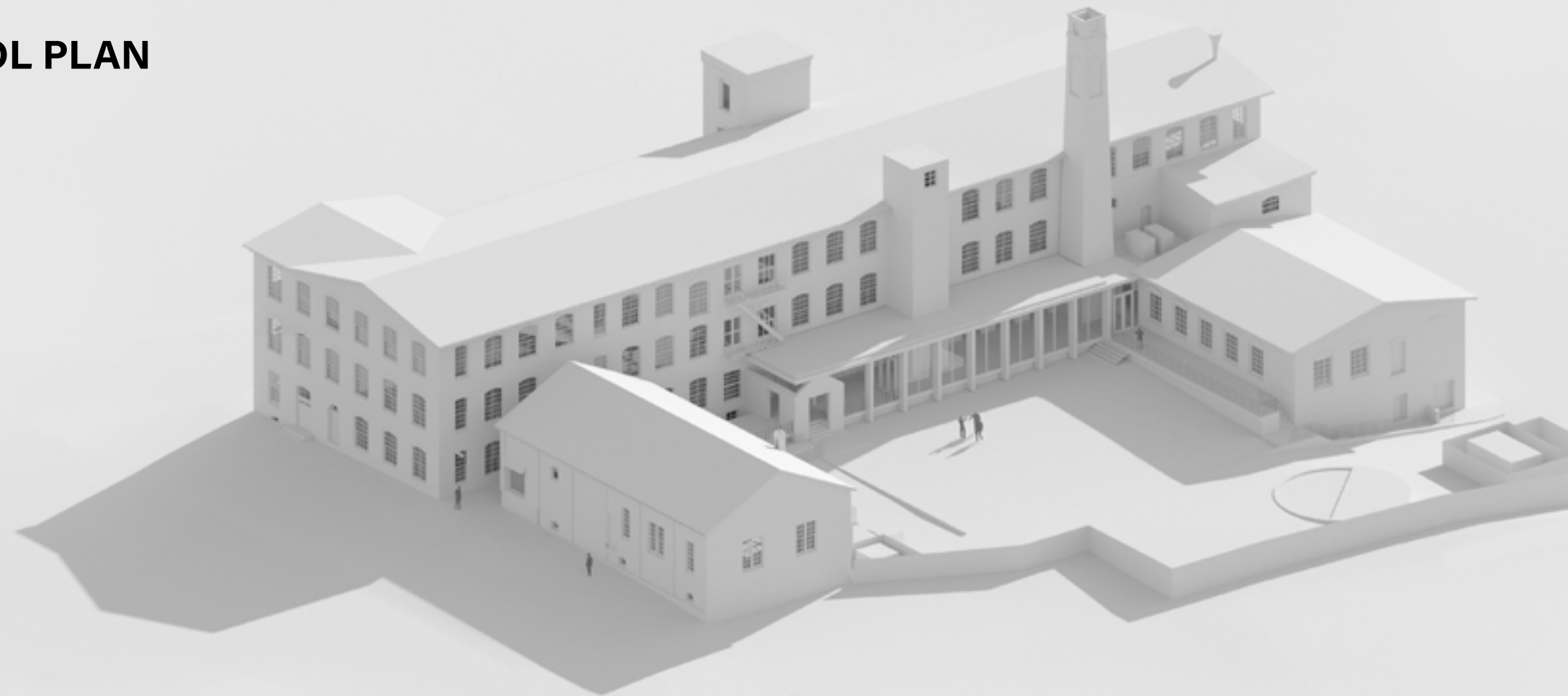
Neighborhood Forum (Zoom)

TBA
<https://us02web.zoom.us/j/85427350654>

5 / 11 / 21 SITE PLAN PRESENTATION

- 23 EXISTING CONDITIONS**
- 24 ARCHITECTURAL PROPOSAL
PROGRAM OF USE**
- 34 PROPOSED SITE PLAN
LANDSCAPE / LIGHTING / GRADING PLAN**
- 34 PARKING CONSIDERATIONS**
- 35 UTILITY PLANS
EROSION / SEDIMENT CONTROL PLAN**

11 MAY 2021





EXISTING CONDITIONS



PROPOSED - SOUTHEAST VIEW



PROPOSED - NORTHEAST VIEW

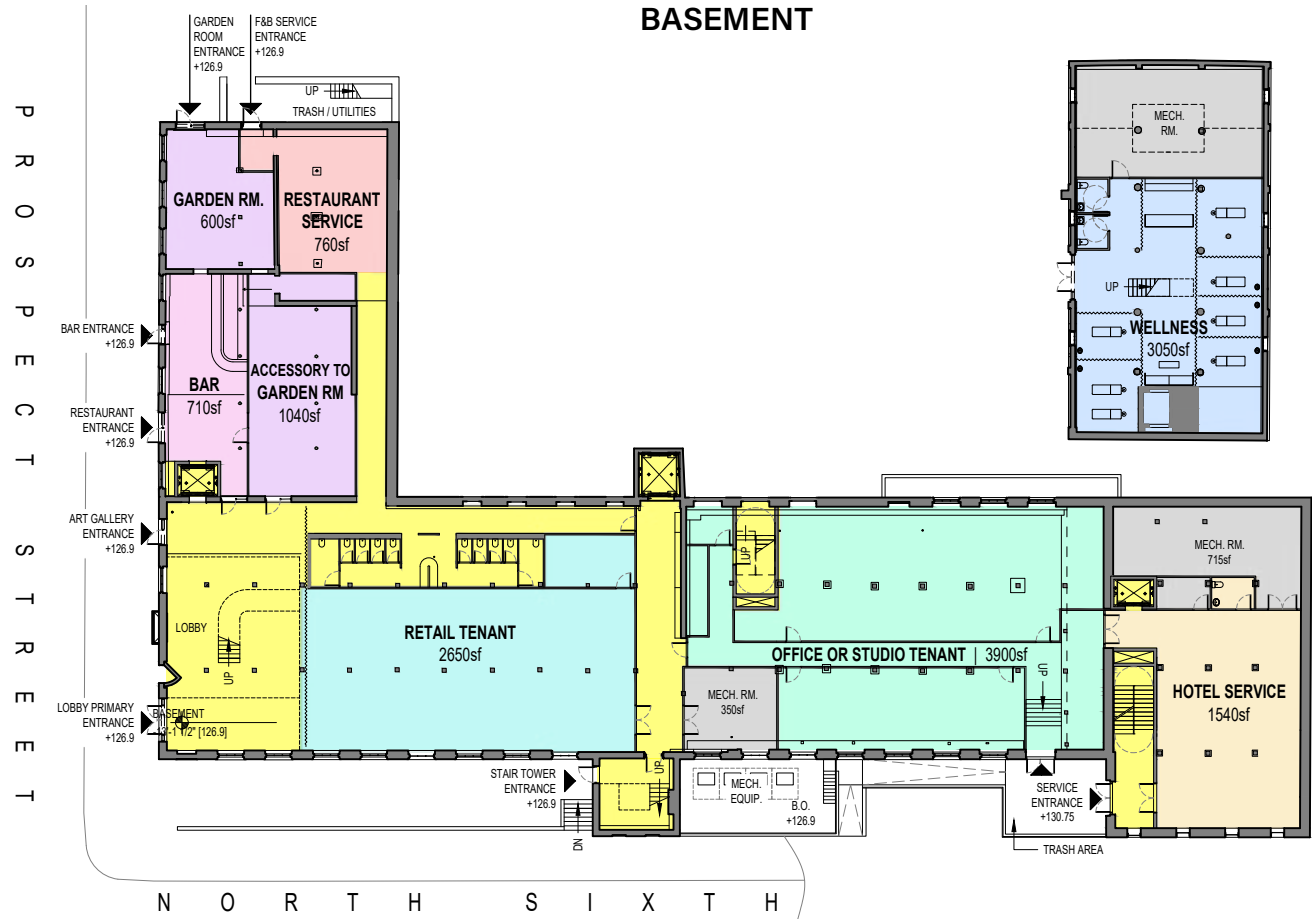




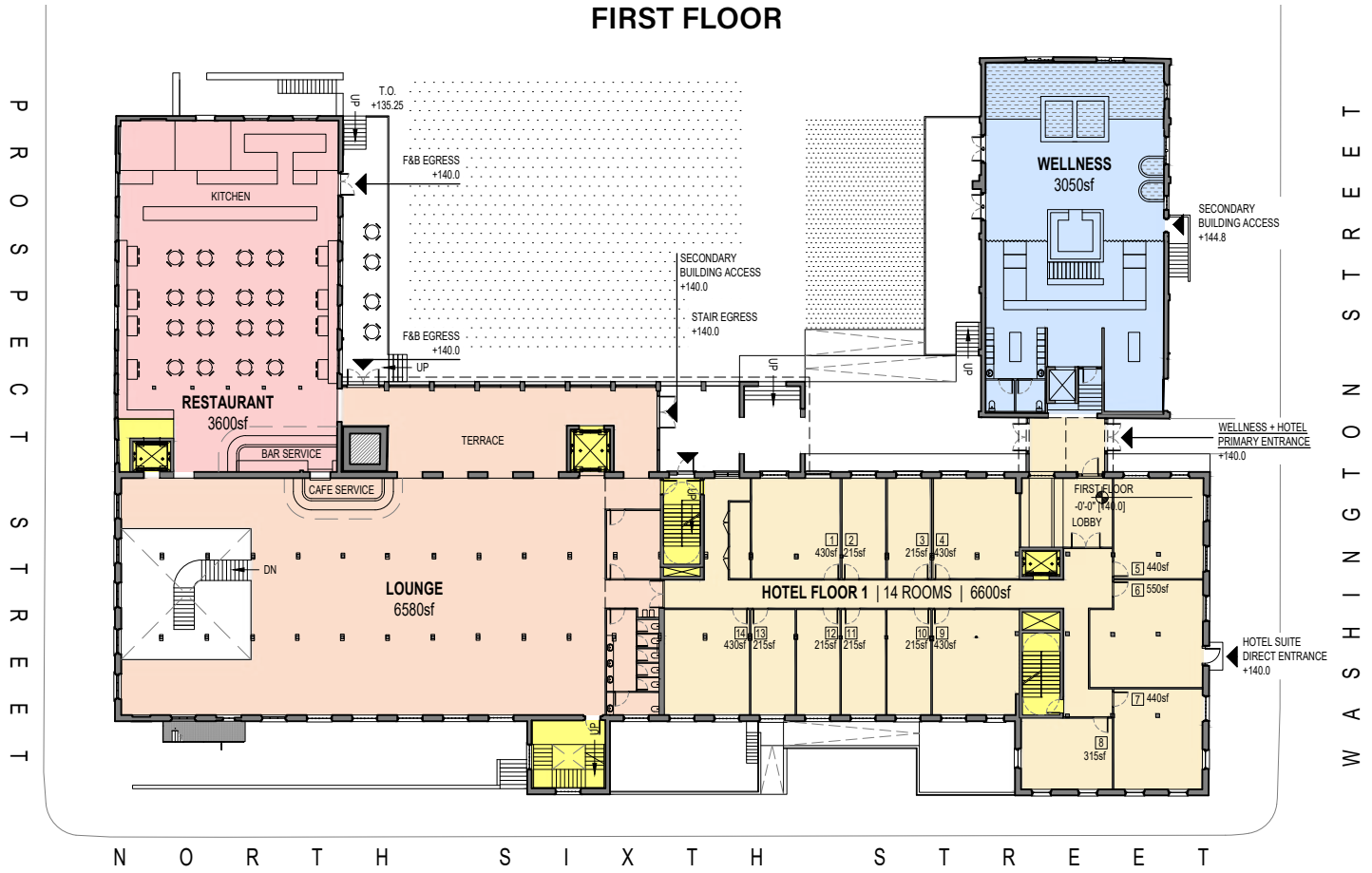
PROPOSED - SOUTHEAST VIEW



BASEMENT



FIRST FLOOR



2ND FLOOR



3RD FLOOR





ELEVATION - PROSPECT STREET



ELEVATION - N 6TH STREET

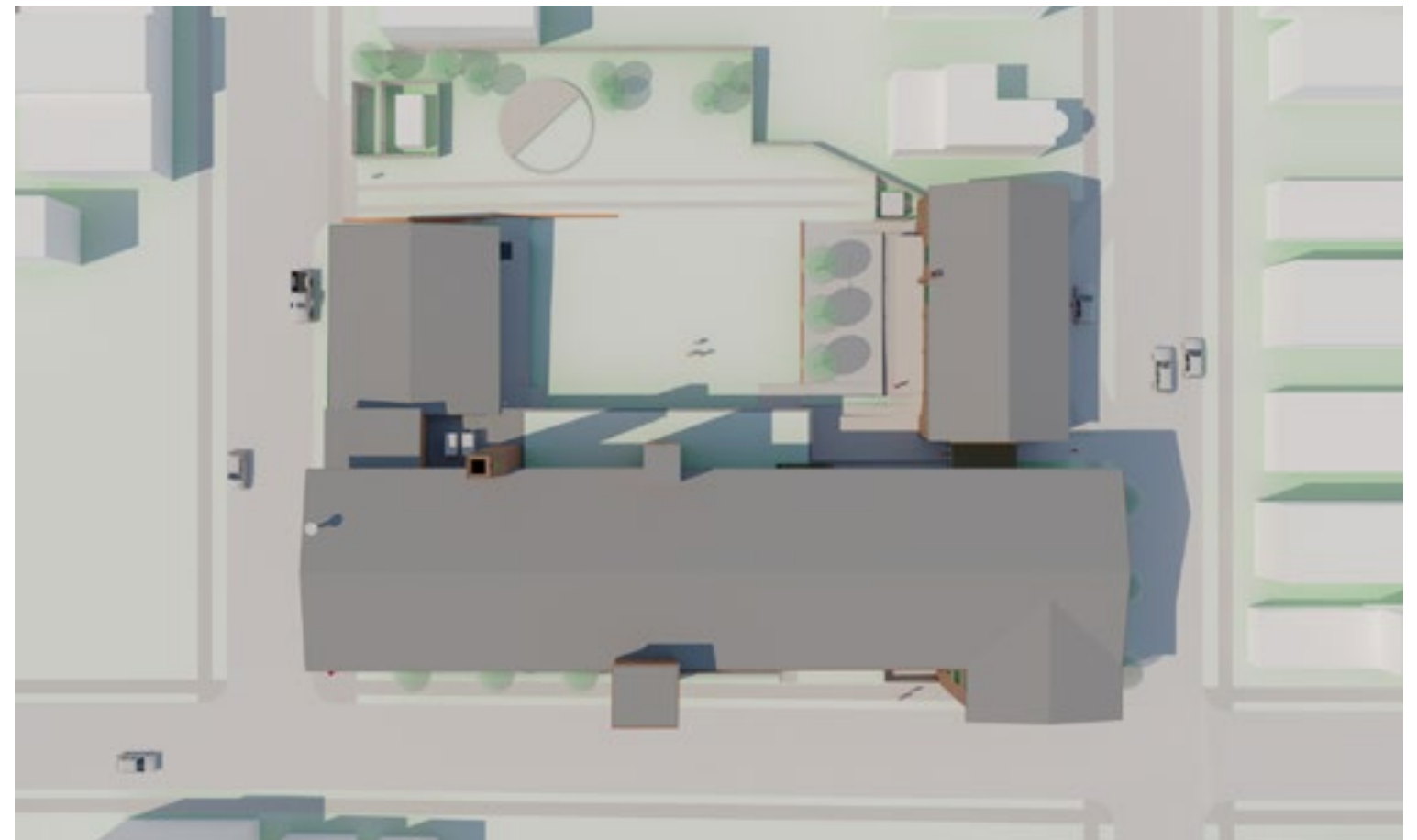
THIRD FLOOR
26'-7"

SECOND FLOOR
13'-2"

547 - FIRST FLOOR
0'-0"

FIRST FLOOR
0'-0" (140)







NOTES:

ARCHITECT

LIAM TURKLE
ARCHITECT
192 Ten Broeck Lane
Hudson, NY 12534
office @ liamturklearchitect . com
978 808 3867

LANDSCAPE ARCHITECT

WAGNER HODGSON
LANDSCAPE ARCHITECTURE

CIVIL ENGINEER

Tighe&Bond

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OWNER

PBF Hudson LLC
549 Washington Street
Hudson, NY 12534
Primary Contact: Sean Roland
sean.c.roland@gmail.com
518 755 4574

PROJECT

**POCKETBOOK
HUDSON**
549 Washington Street
Hudson, NY 12534

ISSUE

FOR SITE PLAN REVIEW

04.27.21

DATE

04/27/21

SHEET TITLE

ILLUSTRATIVE
SITE PLAN

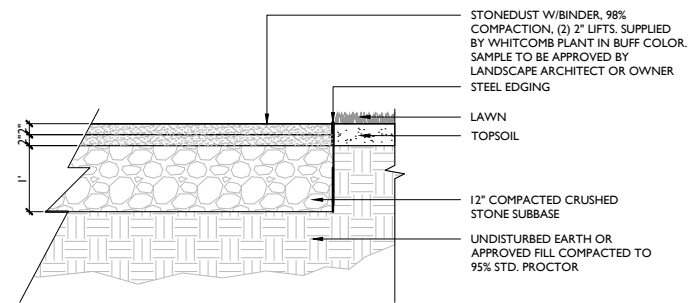
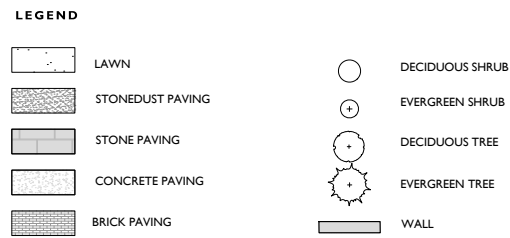
SCALE: 1" = 10'

L-000

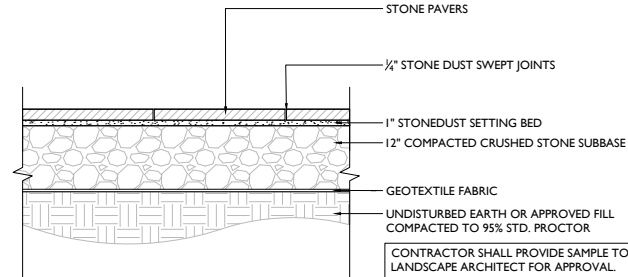
SEAL

FOR REVIEW
NOT FOR
CONSTRUCTION

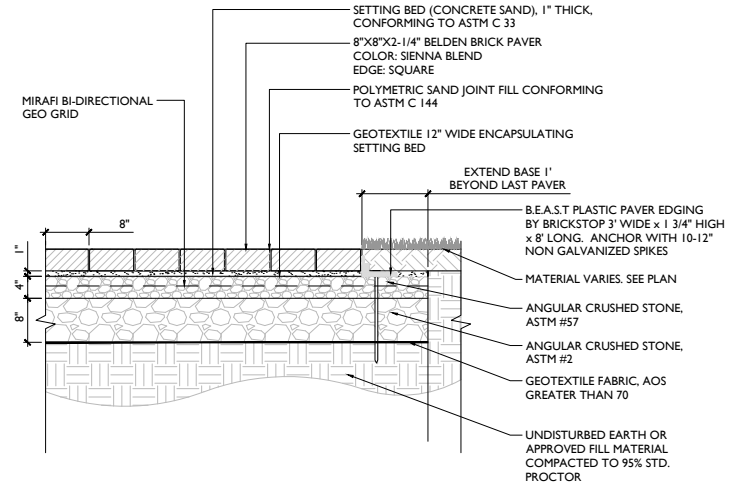
LANDSCAPE



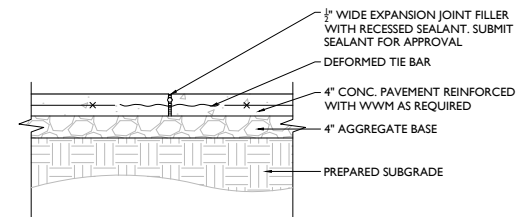
I STONEDUST PAVING
3/4" = 1'-0"



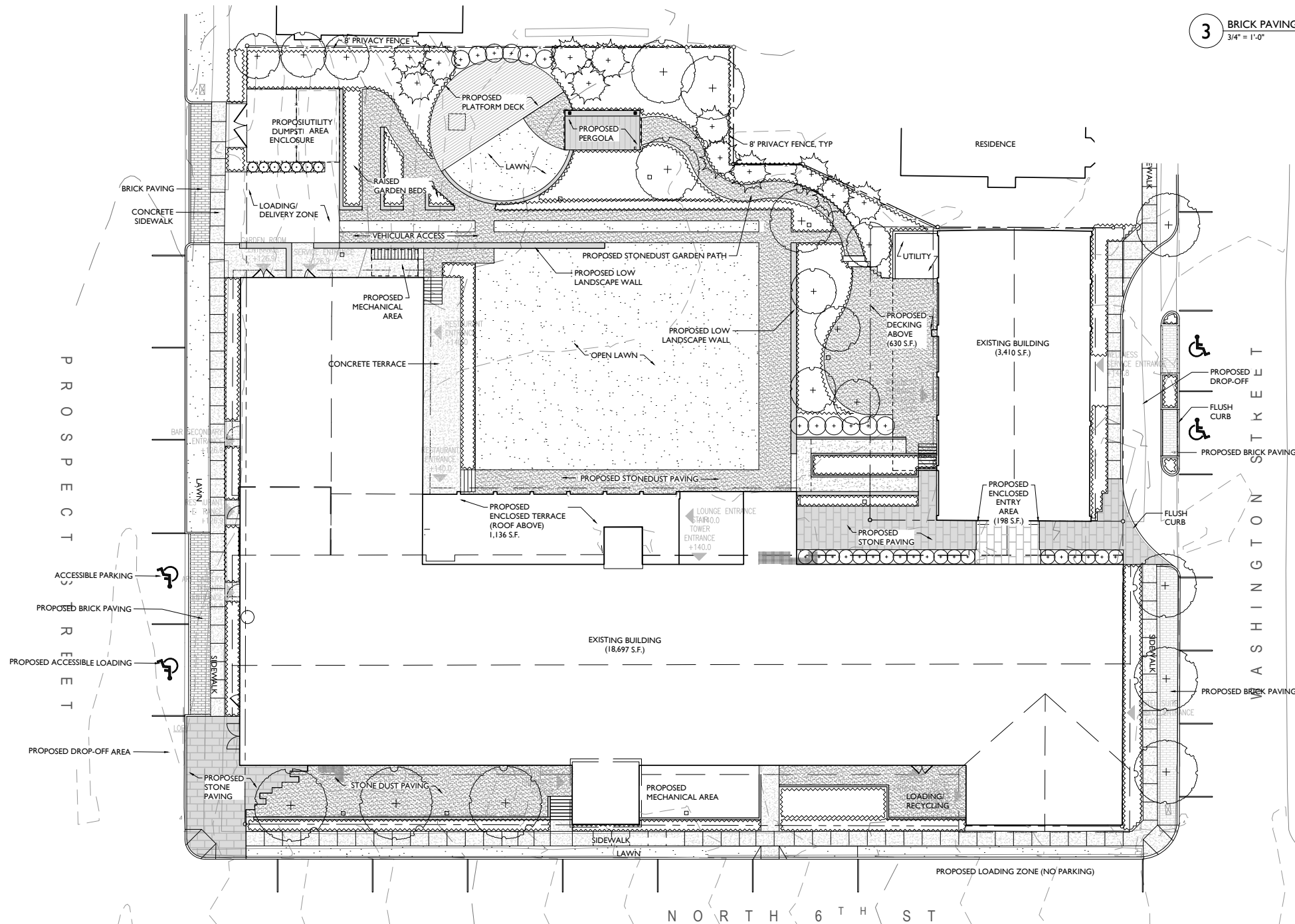
2 STONE PAVING
3/4" = 1'-0"



3 BRICK PAVING
3/4" = 1'-0"



4 CONCRETE PAVING
3/4" = 1'-0"



NOTES:

WAGNERHODGSON
LANDSCAPE ARCHITECTURE

518.567.1791 wagnerhodgson.com

430 Warren Street Hudson, NY 12534

LIAM TURKLE
ARCHITECT

192 Ten Broeck Lane
Hudson, NY 12534

office @ liamturklearchitect . com
978 808 3867

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Hudson, NY 12534

Primary Contact: Sean Roland
sean.c.roland@gmail.com
518 755 4574

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549 Washington Street
Hudson, NY 12534

ISSUE

FOR DRAFT	02.07.21
FOR DRAFT	02.15.21
FOR DRAFT	02.22.21
FOR REVIEW	03.02.21
FOR DRAFT	03.15.21
WINDOW SCHEDULE	03.29.21
STREET ELEVATIONS	04.05.21
SITE COORDINATION	04.08.21

DATE _____

04/20/21

SHEET TITLE

PROPOSED CONDITIONS SITE PLAN

SCALE: 1/16" = 1'

L-100

SEAL

FOR REVIEW
NOT FOR
CONSTRUCTION



PLANTING LEGEND

- LAWN
- PERENNIAL/ GROUNDCOVER
- ORNAMENTAL GRASS
- DECIDUOUS SHRUB MASSING
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- DECIDUOUS TREE
- EVERGREEN TREE

LIGHTING SCHEDULE

SYMBOL	TYPE OF LIGHT	SPECIFICATION
[Symbol]	PATH LIGHT	SEE DETAIL 1/L-200
[Symbol]	STEP LIGHT	SEE DETAIL 2/L-200
[Symbol]	BOLLARD LIGHT	SEE DETAIL 3/L-200
[Symbol]	ACCENT LIGHT	SEE DETAIL 4/L-200
[Symbol]	COVE LIGHT	SEE DETAIL 5/L-200
[Symbol]	WALL-MOUNTED LIGHT	SEE ARCHITECTURAL PLANS

LIGHTING CHARACTER IMAGERY



PATH LIGHT



WALL LIGHT



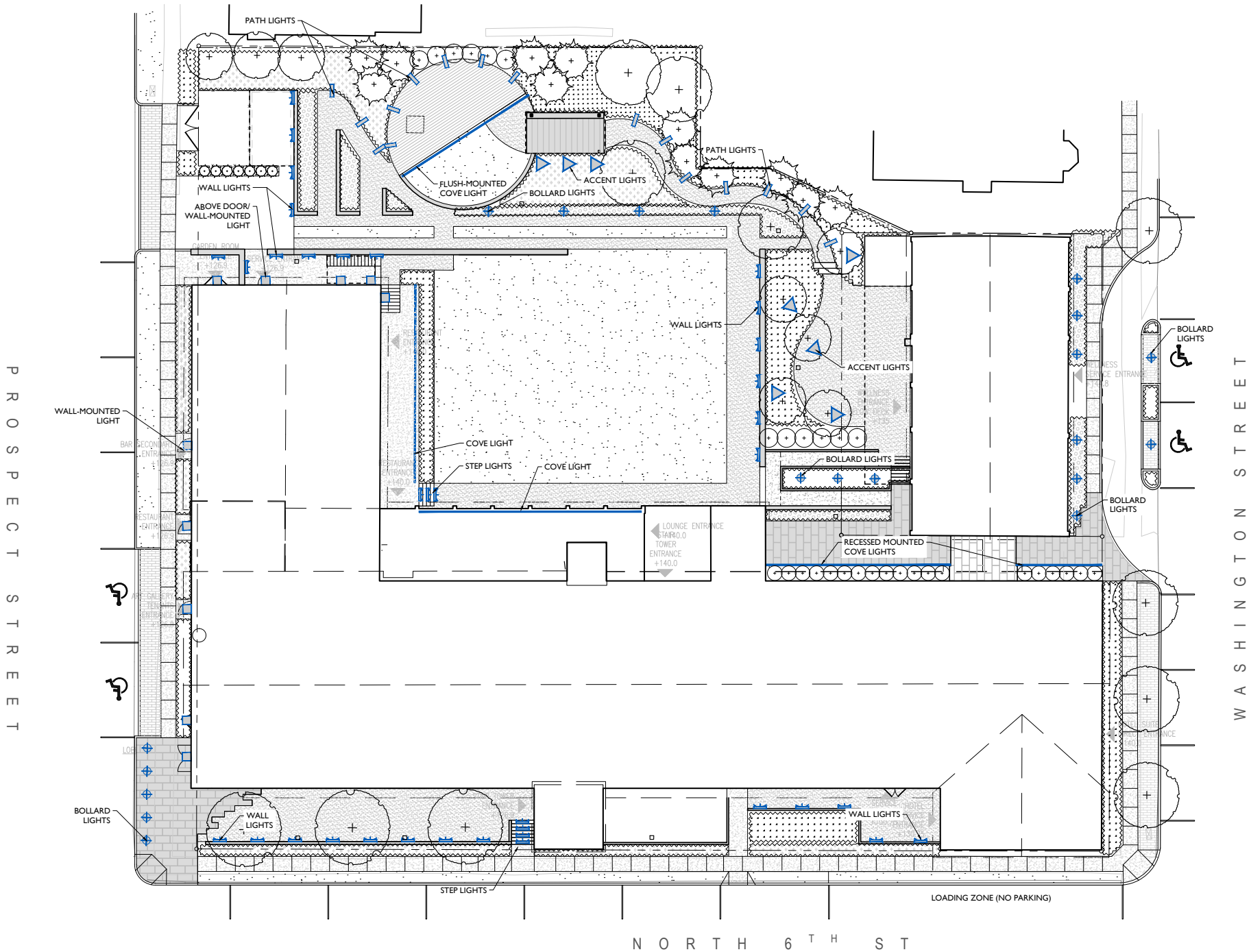
BOLLARD LIGHT



TREE ACCENT LIGHT



COVE LIGHT



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WAGNERHODGSON
LANDSCAPE ARCHITECTURE

518.567.1791 wagnerhodgson.com
430 Warren Street Hudson, NY 12534

LIAM TURKLE
ARCHITECT
192 Ten Broeck Lane
Hudson, NY 12534
office @ liamturklearchitect . com
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sean.c.roland@gmail.com
518 755 4574

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HUDSON
549 Washington Street
Hudson, NY 12534

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SITE COORDINATION	04.08.21

DATE
04/20/21

SHEET TITLE
LANDSCAPE & LIGHTING
PLAN

SCALE: 1/16" = 1'

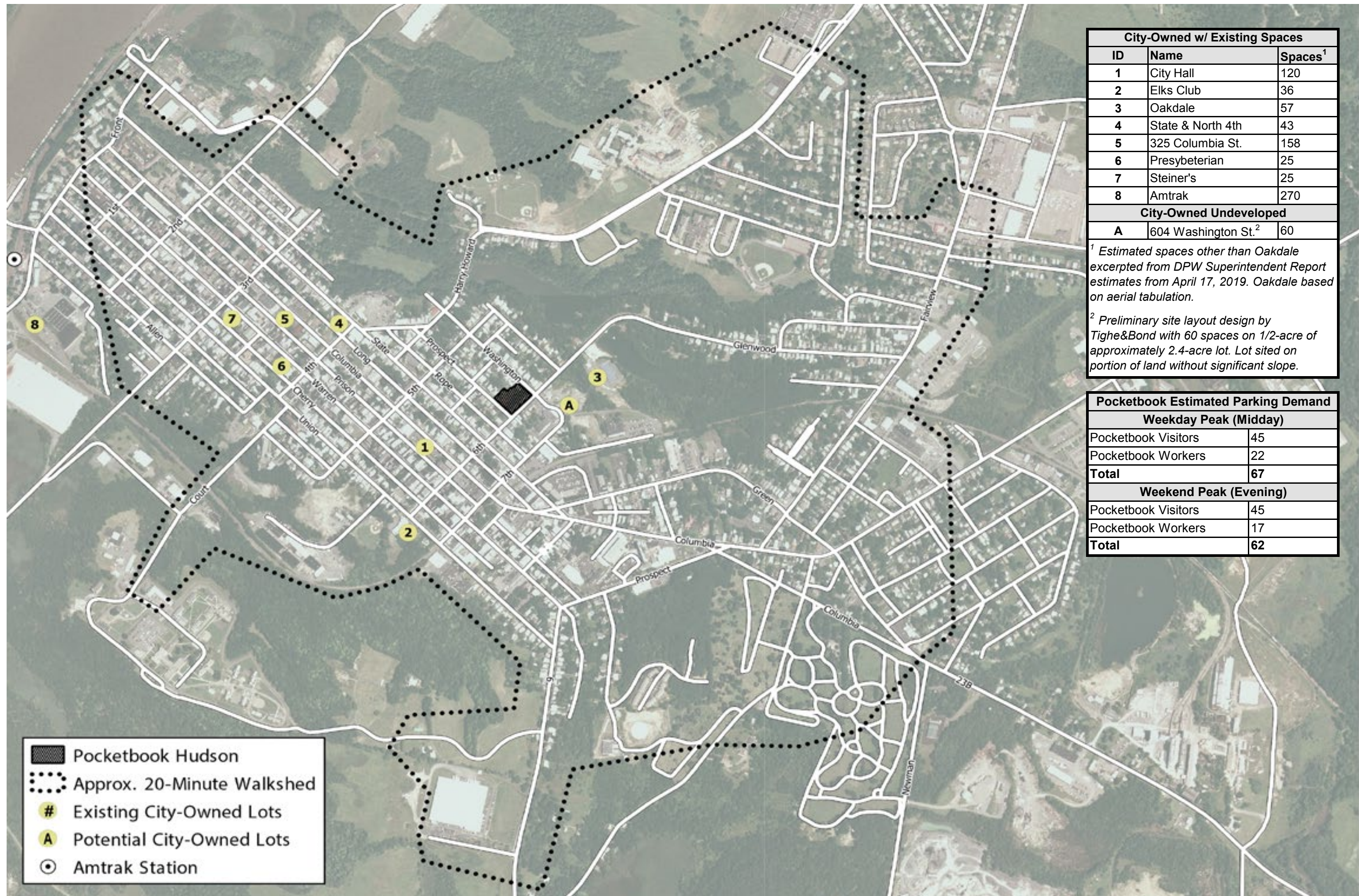
L-102

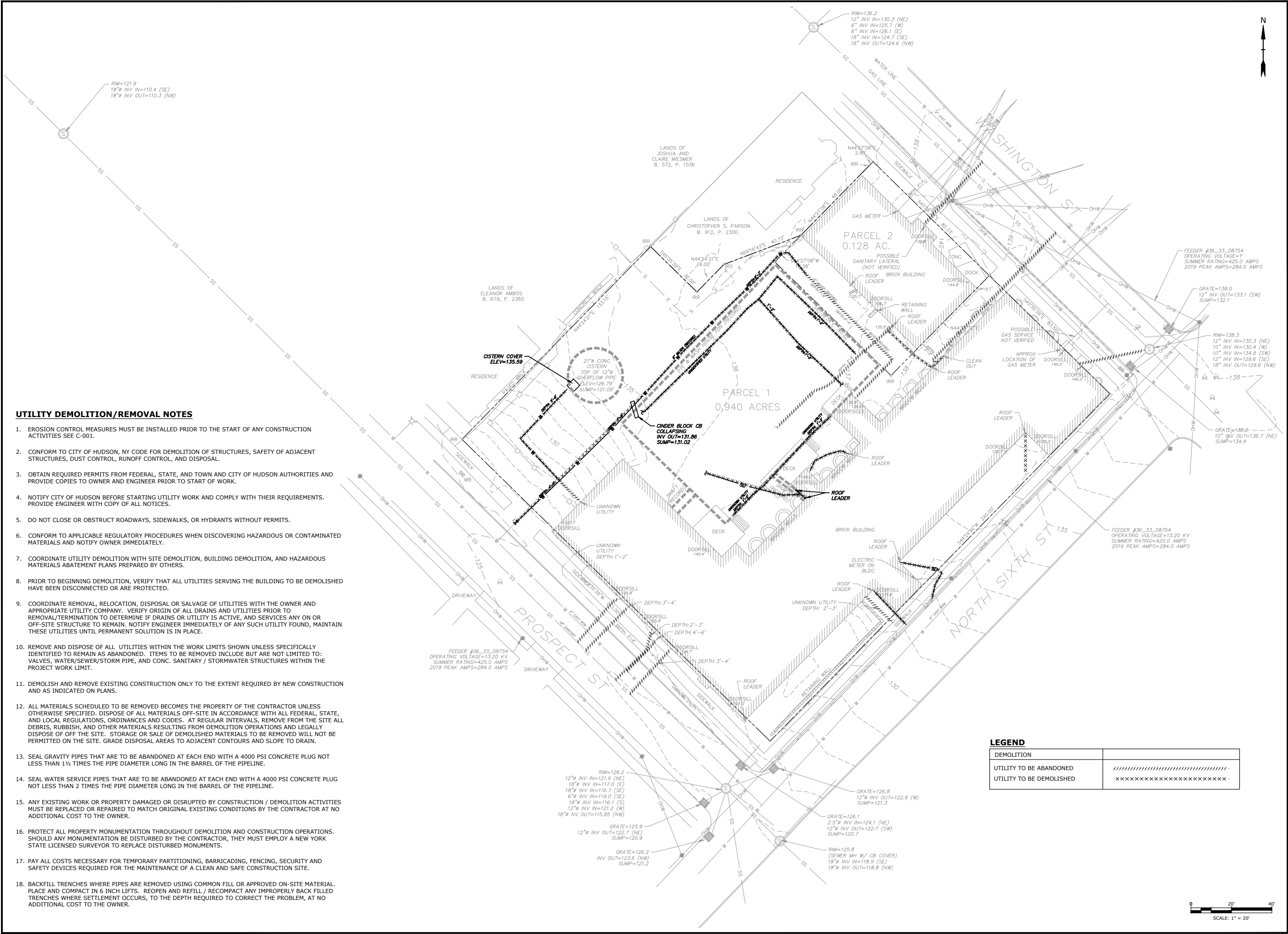
SEAL

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CONSTRUCTION



PARKING





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LIAM TURKLE
ARCHITECT

192 Ten Broeck Lane
Hudson, NY 12534
office @ liamturklearchitect . com
978 808 3867

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Hudson, NY 12534
Primary Contact: Sean Roland
sean.c.roland@gmail.com
518 755 4574

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Hudson, NY 12534

ISSUE

FOR PERMIT04.15.2021

DATE

04/20/2021

SHEET TITLE

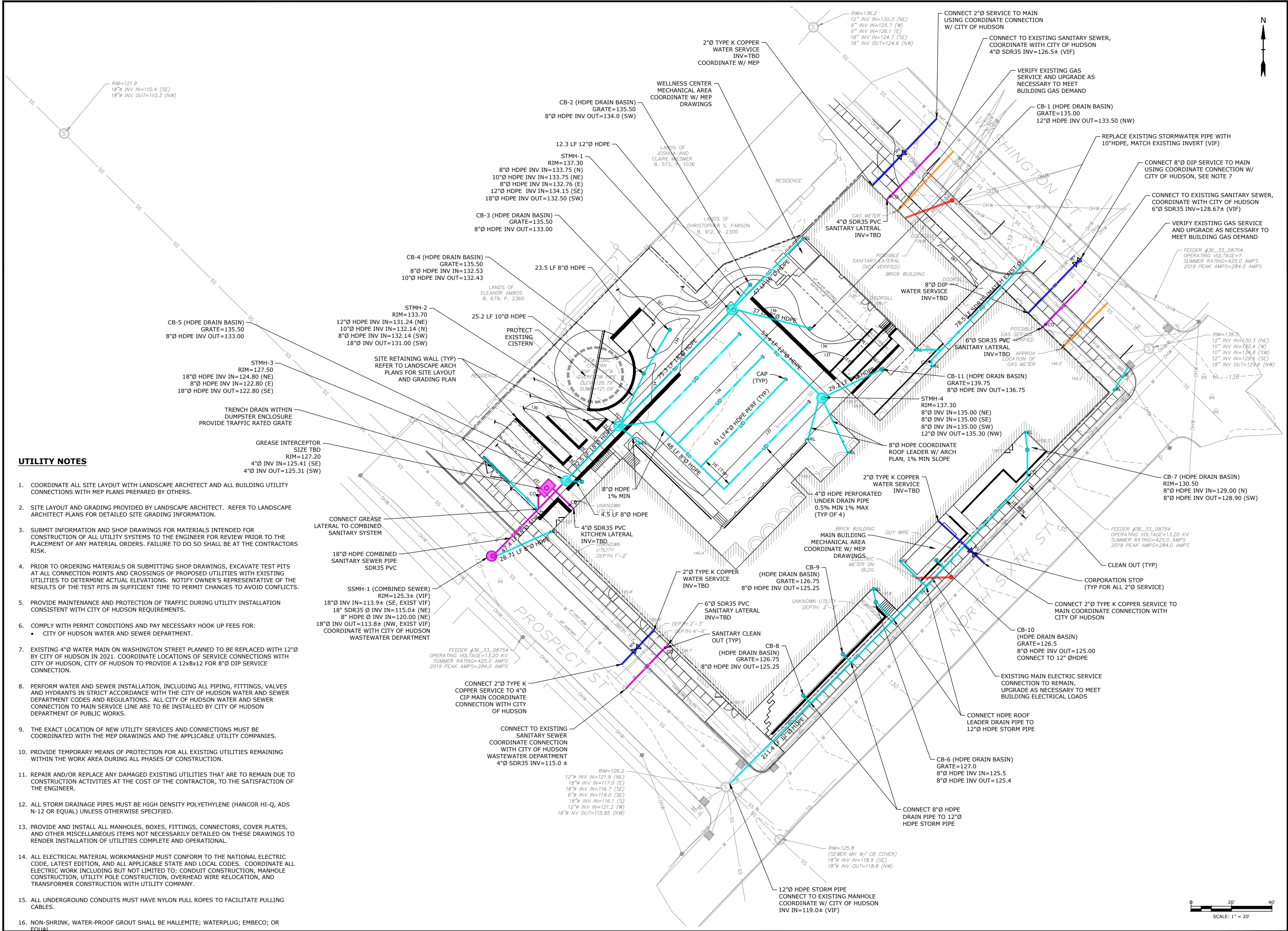
EXISTING / DEMOLITION
SITE PLAN

SCALE:1" = 20'

C-101

SEAL

IN PROGRESS
NOT FOR
CONSTRUCTION



UTILITY NOTES

- COORDINATE ALL SITE LAYOUT WITH LANDSCAPE ARCHITECT AND ALL BUILDING UTILITY CONNECTIONS WITH MEP PLANS PREPARED BY OTHERS.
- SITE LAYOUT AND GRADING PROVIDED BY LANDSCAPE ARCHITECT. REFER TO LANDSCAPE ARCHITECT PLANS FOR DETAILED SITE GRADING INFORMATION.
- SUBMIT INFORMATION AND SHOP DRAWINGS FOR MATERIALS INTENDED FOR CONSTRUCTION OF ALL UTILITY SYSTEMS TO THE ENGINEER FOR REVIEW PRIOR TO THE PLACEMENT OF ANY MATERIAL ORDERS. FAILURE TO DO SO SHALL BE AT THE CONTRACTORS RISK.
- PRIOR TO ORDERING MATERIALS OR SUBMITTING SHOP DRAWINGS, EXCAVATE TEST PITS AT ALL CONNECTION POINTS AND CROSSINGS OF PROPOSED UTILITIES WITH EXISTING UTILITIES TO DETERMINE ACTUAL ELEVATIONS. NOTIFY OWNER'S REPRESENTATIVE OF THE RESULTS OF THE TEST PITS IN SUFFICIENT TIME TO PERMIT CHANGES TO AVOID CONFLICTS.
- PROVIDE MAINTENANCE AND PROTECTION OF TRAFFIC DURING UTILITY INSTALLATION CONSISTENT WITH CITY OF HUDSON REQUIREMENTS.
- COMPLY WITH PERMIT CONDITIONS AND PAY NECESSARY HOOK UP FEES FOR:
 - CITY OF HUDSON WATER AND SEWER DEPARTMENT.
- EXISTING 4"Ø WATER MAIN ON WASHINGTON STREET PLANNED TO BE REPLACED WITH 12"Ø BY CITY OF HUDSON IN 2021. COORDINATE LOCATIONS OF SERVICE CONNECTIONS WITH CITY OF HUDSON, CITY OF HUDSON TO PROVIDE A 12x8x12 FOR 8"Ø DIP SERVICE CONNECTION.
- PERFORM WATER AND SEWER INSTALLATION, INCLUDING ALL PIPING, FITTINGS, VALVES AND HYDRANTS IN STRICT ACCORDANCE WITH THE CITY OF HUDSON WATER AND SEWER DEPARTMENT CODES AND REGULATIONS. ALL CITY OF HUDSON WATER AND SEWER CONNECTION TO MAIN SERVICE LINE ARE TO BE INSTALLED BY CITY OF HUDSON DEPARTMENT OF PUBLIC WORKS.
- THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS MUST BE COORDINATED WITH THE MEP DRAWINGS AND THE APPLICABLE UTILITY COMPANIES.
- PROVIDE TEMPORARY MEANS OF PROTECTION FOR ALL EXISTING UTILITIES REMAINING WITHIN THE WORK AREA DURING ALL PHASES OF CONSTRUCTION.
- REPAIR AND/OR REPLACE ANY DAMAGED EXISTING UTILITIES THAT ARE TO REMAIN DUE TO CONSTRUCTION ACTIVITIES AT THE COST OF THE CONTRACTOR, TO THE SATISFACTION OF THE ENGINEER.
- ALL STORM DRAINAGE PIPES MUST BE HIGH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS N-12 OR EQUAL) UNLESS OTHERWISE SPECIFIED.
- PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
- ALL ELECTRICAL MATERIAL WORKMANSHIP MUST CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES. COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH UTILITY COMPANY.
- ALL UNDERGROUND CONDUITS MUST HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- NON-SHRINK, WATER-PROOF GROUT SHALL BE HALLEMITE; WATERPLUG; EMBECO; OR EQUAL

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Primary Contact: Sean Roland
sean.c.roland@gmail.com
518 755 4574

PROJECT
**POCKETBOOK
HUDSON**
549 Washington Street
Hudson, NY 12534

ISSUE

FOR SITE PLAN REVIEW 04.27.21

DATE

04/27/2021

SHEET TITLE

CONCEPT UTILITY PLAN

SCALE: 1" = 20'

C-102

SEAL

IN PROGRESS
NOT FOR
CONSTRUCTION

POCKETBOOK
HUDSON

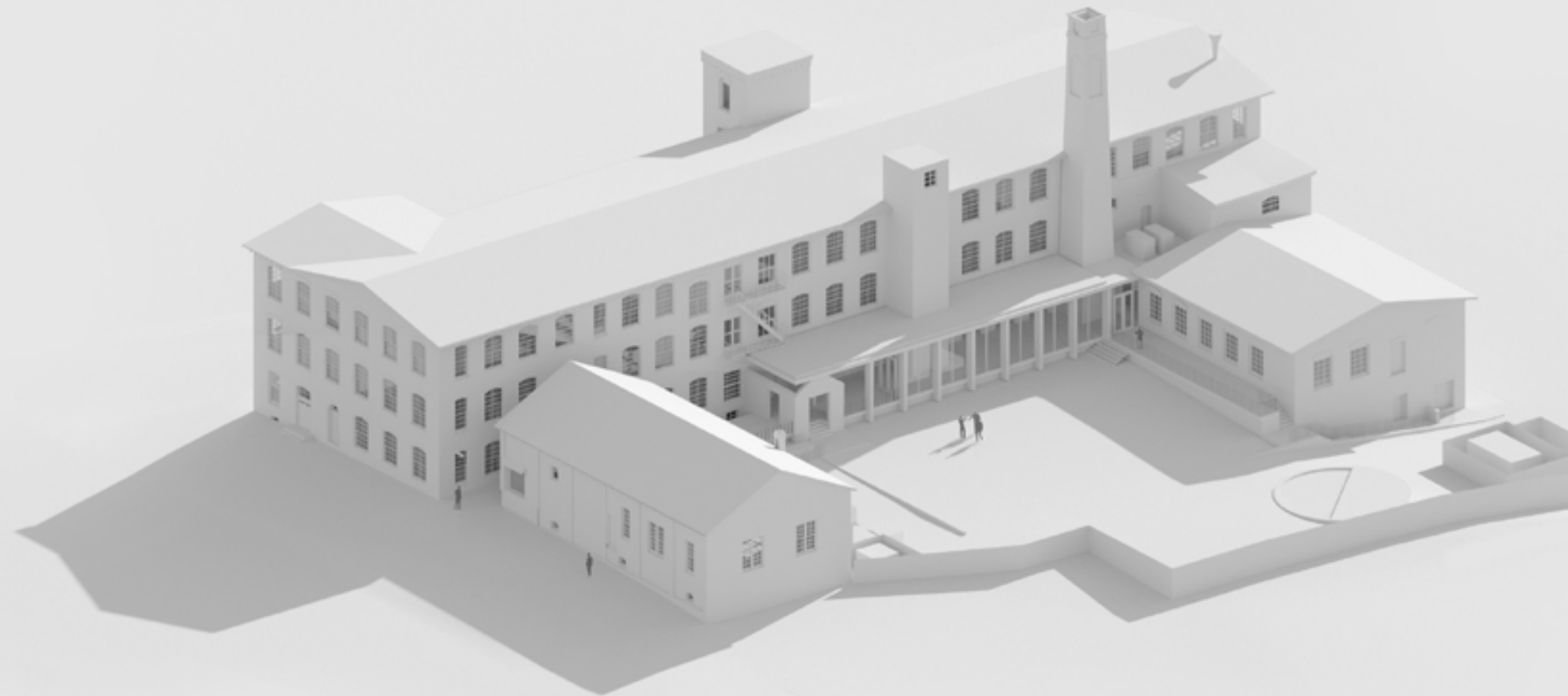
L T A .
WAGNERHODGSON
LANDSCAPE ARCHITECTURE

Tighe&Bond

PRESERVATION
STUDIOS

PROPER & O'LEARY

THANK YOU



POCKETBOOK HUDSON