

**Statement of Qualifications
The City of Albany, California
Waterfront Master Plan**

**Opticos Design, Inc.
October 18, 2006**



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About Our Firm

Opticos Design, Inc.

Guiding and Implementing Your Vision

Opticos Design, Inc. is an award-winning multi-disciplinary design firm founded in Berkeley, California that specializes in traditional urbanism and architecture. We are recognized nationally as leaders in the practice of New Urbanism and traditional architecture and have won various awards for our diverse work. Our design solutions emphasize the creation of vibrant, sustainable communities, comfortable pedestrian environments, and memorable places that will withstand the test of time.

Our work is both regional and international in scope and has attracted clients in diverse locales, including thirteen states and several countries in Central and South America. In 2005, Opticos opened an office in Seaside, Florida. In Seaside we are serving as the Town Architect, designing and implementing several large-scale architecture and urban design projects in the downtown area including our beachside master plan and Leon Krier's tower, and providing high-quality design services for other New Urbanist projects in the region.

Our award winning international competition entries include:

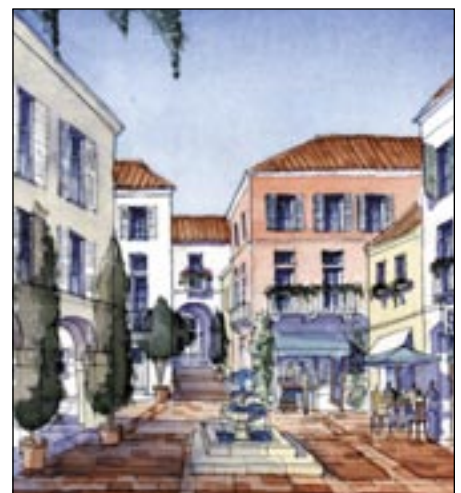
- *Housing the Next 10 Million*: Regional vision for California's Central Valley
- *The Millennium Gate*: Design for new civic gateway for Washington, D.C.
- *[Re]Vision Isla Vista*: Revitalization strategy for a University community
- *Seaside, Florida 25th Anniversary Monument*: Town founders' monument
- *Octavia Boulevard Housing*: Innovative urban infill housing prototype

Opticos has worked collaboratively with some of the most prominent and influential practitioners in traditional urbanism and architecture today, including Andrés Duany and Elizabeth Plater-Zyberk of DPZ, European urbanist, architect, and author Leon Krier, Ray Gindroz of UDA, and Stefanos Polyzoides of Moule & Polyzoides Architects.

Public participation and community outreach is an important component to every project within the Opticos office. We believe that it is important to bring all stakeholders to the table in the early stages of a project to enable each project to be completed in a timely manner and ensure that it has the support of the community. We have organized a variety of public workshops, from brief, one-day working sessions, to week-long design "charrettes" that have empowered our clients and the communities they represent.

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*From the top:
Penland Village Center, North Carolina;
Doe Mill Neighborhood, Chico, CA; Detail
from the Millennium Gate Project; New
Waterfront Village, Grand Bahaman Island*

Our design solutions
Balance the Natural and Human Habitat
Maximizing the character and quality of a place forever

We create sustainable, pedestrian-oriented places with an appropriate balance of well-designed and considered natural habitat and human habitat.



Hana Ranch, Maui, HI

Reinforcing development at designated centers
Retaining 4,000 acres in permanent conservation easement



Loma Rica Ranch Specific Plan, Grass Valley, CA

60% Public Open Space
40% Compact Walkable Neighborhoods

We bring invaluable experience with
Recent Waterfront Projects
that present unique planning and design opportunities and constraints

Working on various waterfront sites and projects enables us to understand not only how to best take advantage of the opportunities, but also to understand how to work within the specific constraints of a waterfront site.



Hercules Waterfront District, Hercules, CA

Understanding soil conditions and constraints
Maximizing access to waterfront over the train track barrier



Downtown Benicia Master Plan, Benicia, CA

Maximizing the unique asset of the waterfront

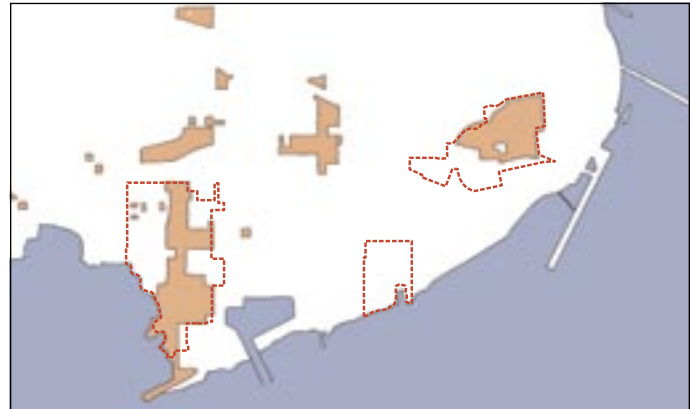
Within every project, we strive to understand the
Impact and Context of the City Wholistically
to insure connectivity and a relationship to other opportunities

An extensive analysis phase is a component of all of our projects. This always includes not only the site analysis, but a comprehensive analysis of the community. This enables us to understand and build upon the unique characteristics of every community and ensures that we understand the site within the context of the entire community.



Depot Neighborhood Revitalization Plan, Stockton, CA

City-wide open space diagram



Benicia Arsenal Specific Plan, Benicia, CA

City-wide commercial land use diagram

Our work is an equal split between
Public and Private Clientele
which enables us to understand both sides of the picture

Approximately 50% of our clients are public and 50% are private. This enables us to understand and engage both parties in the planning and design process.



Hercules Town Architect, Hercules, CA

Assisting a community with implementing their vision

Architecture by KTG, with design review by Opticos



Livermore Village, Livermore, CA

Creating a mixed-use transit-oriented infill neighborhood in the heart of Livermore

We use a Highly-Effective 7-Day Charrette Process to Build Consensus

Within National Charrette Institute Standards

We use the National Charrette Institute's process to maximize community support, build consensus, and help a community create an inspiring vision.



Isla Vista Master Plan, Santa Barbara County, CA

Resolving contention in the community over growth and change



Benicia Arsenal Specific Plan, Benicia, CA

Balancing polarized views within the community
Understanding irreplaceable historic resources are at stake
Engaging property owners in process

We are Nationally Recognized for Our Insightful Designs that are specific to each project area and problem needing to be solved

The principals of Opticos Design are recognized as leaders in Smart Growth and New Urbanism. They have won 3 major international design competitions and been finalists in two others. They were recently interviewed for the Post-Car Culture podcast and have been contracted by a major publishing house to write a book on Form-Based Codes.



Millennium Gate



[Re]Vision Isla Vista

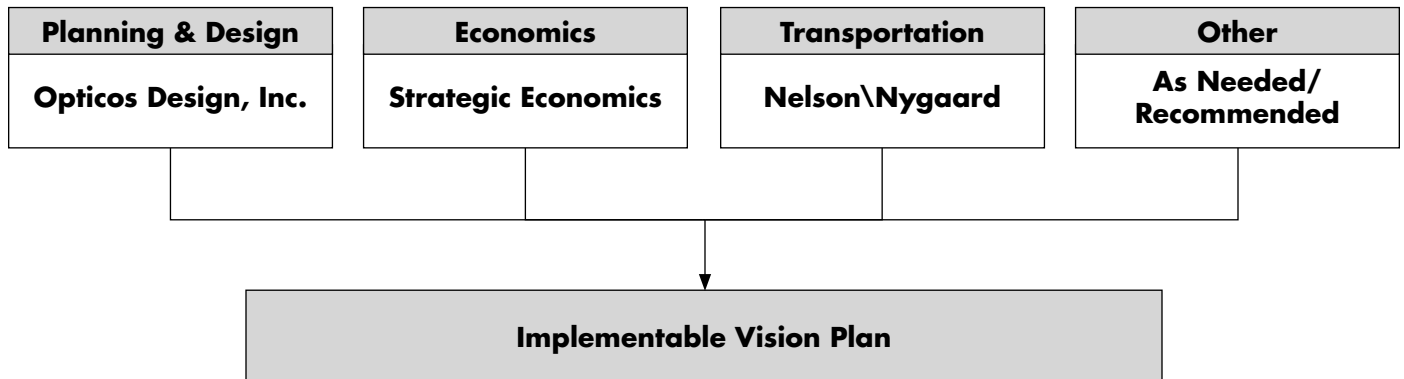


Housing the Next 10 Million

We understand the importance of
A Well-Oiled, Multi-Disciplinary Team

that creates an economically, socially and physically sustainable vision
and implementation plan

Opticos brings a multi-disciplinary team to all of its charrettes in order to ensure that the vision plan established at the charrette is actually implementable. We have worked seamlessly with Strategic Economics and Nelson\Nygaard for the past five years. We all share the same values of place-making and sustainability at all levels. We would be more than happy to supplement the team, but feel that these three firms should be treated as our core team due to our success with contentious public processes and other past work together.



Local Knowledge of the
Albany Waterfront

which is a short bike ride from our office

Living and working so closely to the site gives us the advantage of understanding the site and its context thoroughly.



Methodological Approach

Our initial intent for the Waterfront Planning Process is to utilize a public design process to establish a bold vision for the site. This vision should not evolve solely as a two-dimensional plan with land uses, but instead should be a comprehensive three-dimensional design represented by a group of illustrative drawings, detailed area plans, and other images that will build consensus and excitement about the possibilities for the site. This vision, of course, must be grounded in the economic reality of the site and its context to the City's finances.

We bring an engaging and exciting 7-day public Charrette process to the table. Opticos uses and applies the term "Charrette" as defined by the National Charrette Institute's (NCI) standards. Daniel Parolek, Opticos Design's founding principal, was first taught this process by NCI President Bill Lennertz at the Pleasant Hill Bart Station site and then subsequently through NCI's certification program. The charrette process enables the ideas of the community to quickly evolve over the course of the week through three structured "feedback loops." The feedback loops begin with the community's ideas being expressed and heard. They are put down on paper as design options, then returned to the community for two more rounds of review, all during the charrette week. In addition, the ideas are put down on paper to test them physically and economically and to fully illustrate the viable options. By the end of this 7-day process, a detailed and fully illustrative plan for the area will be completed. The entire group of consultants are present for the 7-days to ensure that all the different aspects of the plan are being included, such as economic analysis, landscape architecture, and transportation components, and that the plan can be truly and realistically implemented.

The typical steps for this process are:

1. 8-week Background and Analysis Phase
 - a. Background review
 - b. Physical analysis
 - c. One-on-one stakeholder interviews
 - d. Economic market studies and foundation established
 - e. Additional background studies as needed
 - f. Presentation to the public of analysis and Charrette schedule and process
2. 7-Day Charrette Process
3. 8- to 12-week Preparation of the Charrette Document

Opticos has had numerous successes with this Charrette process in communities across the country, including most recently in a regional Charrette to create a Downtown Master Plan for the City of Benicia and a Specific Plan for the historic Benicia Arsenal Site. The multi-disciplinary approach is a vital key to ensure a successful Charrette process. The process, as mentioned above, cannot simply be about the design, but must be about the ability for the plan to be implemented after the Charrette. Due to the importance of a multi-disciplinary approach, we would like to mention that we have worked successfully with Strategic Economics, an economics firm located in Berkeley and Nelson\Nygaard, a transportation consulting firm based in San Francisco. We feel that they would be an integral part of our team because they understand within their specialties what is important for creating great places, and they have worked collaboratively with us on various projects to create consensus among community members for implementable, comprehensive visions through the Charrette process.

This highly-successful and proven process gives community members the opportunity to provide input within a formal, structured process, in more informal meetings, and with one-on-one conversations with the team members over the course of the week. This makes the process fair and open, and the consolidated time of the process ensures that our team can stay within budget and schedule expectations.

People

A Visionary Leader with a Collaborative Spirit

Aiming to create a practice that combined traditional town planning and traditional architecture in a way that would elevate the design, implementation, and revitalization of great urban places, Daniel established Opticos Design in early 2000. Daniel has since been called “a visionary leader that would readily collaborate with a highly skilled consultant team.” In 2005, Opticos opened a second office in Seaside, Florida. Daniel is a licensed architect and holds a Bachelor of Architecture degree from the University of Notre Dame and a Masters of Urban Design from the University of California, Berkeley. Prior to founding Opticos, he worked with Robert A.M. Stern in New York City.

Daniel has continuously proven to be a leading thinker in urban design and architecture as is proven in his design lead on three winning international design competition entries and two other finalists with Opticos. These award-winning proposals ranged from a regional plan for California’s Central Valley to a revitalization strategy for a student-dominated community adjacent to UC Santa Barbara.

Daniel has worked alongside today’s leading practitioners, including Andrés Duany, Leon Krier, Elizabeth Plater-Zyberk, Donlyn Lyndon, and Ray Gindroz. He has taught several graduate level studios at U.C. Berkeley and served as a visiting critic at the University of Notre Dame’s London Summer Program, at their South Bend campus, and at the University of Miami’s School of Architecture. He helped organize the conference Urbanisms New and Other at the College of Environmental Design in Berkeley as well as a lecture there by Leon Krier. In 2004 Daniel was awarded a Knight Fellowship through the University of Miami School of Architecture.

His expertise has also been recognized by professional organizations through his participation in conferences and workshops and his inclusion in publications and exhibits. He has spoken at various conferences, including the National APA Conference, the Congress for New Urbanism’s National Conference, and the Local Governments Commission’s workshops on Form-Based Codes.

Today he remains dedicated to working with communities, non-profit organizations, institutions, developers, and builders to create vibrant mixed-use neighborhoods and the highest quality traditional and classical buildings to instill a sense of civic pride in its founders and residents.

Daniel was born in the small rural community of Columbus, Nebraska, where he frequently rode his bike downtown to visit the movie theatre, hardware store, and dime store. He retains his passion for small towns, historic main streets, and traditional architecture. He feels the experiences living in rural and urban communities enable him to understand how different communities function physically and socially. Daniel currently lives in Berkeley, California, where he works, lives, and is an active member of the Westbrae neighborhood.

California Architect License C30485

Recent Projects: Opticos Design, Inc.

Seaside Master Plan, Seaside, FL; Master plan to integrate a new beachside plaza and retail shops, beachside housing, outdoor market buildings, a 125' tall observation tower by Leon Krier, new mixed-use buildings to complete the downtown, and a newly designed amphitheater.

Harvest Glenn Neighborhood, Santa Maria, CA; Site planning and architecture for an 18-acre site that composed townhomes, pool house and pool, and small neighborhood hall.

Octavia Housing Competition, San Francisco, CA; Award winning competition entry for a proposed mixed-use residential building on a site adjacent to the newly implemented Octavia Boulevard.

Loma Rica Specific Plan, Grass Valley, CA; Planning, housing type development, and form-based code for 450 acre Traditional Neighborhood Development that builds upon the unique characteristic of Sierra town patterns.

The Millennium Gate, Washington, D.C.; Competition Entry for a Gateway for Washington D.C.; Concept design and urban design plan for winning proposal for a new gateway for Washington D.C. along Pennsylvania Avenue at Barney Circle.

Lenexa City Center Apartments, Lenexa, KS; Architectural design and program development for a block of medium density residential condos within a proposed new downtown for Lenexa.

The Peninsula Neighborhood Townhouses, Iowa City, IA; Architectural design for new townhomes with a traditional neighborhood development that build upon the character of the historic architecture within the town.

Recent Projects: Ferguson, Murray, and Shamamian Architects

Thomas Residence, Salisbury, CT; Architecture for a 7,000 square foot private country residence designed in the classical Georgian style. The scope of this project included custom design of all of the cabinetry and woodwork, as well as custom design for the exterior stone and wood classical details.

Recent Projects: Robert A. M. Stern Architects

National Advocacy Center, University of South Carolina, Columbia, SC; Architecture for 262,000 square foot building dedicated to the training of federal legal personnel.

Darden School of Business Library, University of Virginia, Charlottesville, VA; Architecture for the library edition for the new business school. The library was designed in the classical vernacular to relate to the original architecture designed by Thomas Jefferson.

National Storytelling Center, Jonesborough, TN; Architecture for the new 14,000 square foot educational center to fit into the context of historic Jonesborough.



San Francisco Chronicle

Everything old is new again The burbs take on town airs in Hercules' New Urban experiment -- so far, everyone's loving it

Charles Smith, Special to The Chronicle
Saturday, March 19, 2005

There was something different about the cluster of new homes coming up in the bayside town of Hercules, different enough that Patrick and Lita Tang noticed it from a passing Capitol Corridor train. That brief glimpse led them to visit the new neighborhood; shortly afterward, they sold their Oakland hills house and moved into one of the new homes in Hercules.



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What's so different about Hercules? Commonsense ideas, including easy access to transit, conveniences within walking distance and houses greeting visitors instead of driveways and garage doors are at the root of the zoning ordinance that citizens of Hercules helped its city government develop four years ago.

The ordinance, based on the design principles for homes and neighborhoods known as New Urbanism, mandates such features as garages in the rear of houses, accessed via alleys; "in-law" units above garages; and live-work units, described as "vertical mixed use" because the homeowners live above their offices.

It also requires "traditional neighborhood" layouts with narrower, calmer streets; a greater range of housing choices, including attached townhouses and single-family homes; and walking and bicycling access that's built-in, not an afterthought.

Since Hercules enacted its ordinance, the city has become a living example of what New Urbanism looks like in a suburban setting. "The architectural design of the houses was the first attraction," Lita Tang said. "Older-style homes, but with all the latest amenities and functional floor plans. This was not your typical suburban tract, filled with white stucco homes with front-loaded garages. Then there was the setting, overlooking San Pablo Bay."

The promise of urban conveniences also appealed to the Tangs.

"In the near future," Lita said, "we'll be able to walk literally across the street to a convenience store, restaurant and transportation connecting to other parts of the Bay Area. It couldn't have been better, and we were instantly sold when we drove up to the development."

What attracted the Tangs has also drawn many others; sales - - and appreciation -- have been brisk. Based on the Tangs' recommendation, several of their friends and relatives purchased homes in the neighborhood.

Hercules is in the forefront of New Urbanism in the Bay Area for two reasons: It includes one of the largest undeveloped parcels of bayside land in the region, and the town's residents and leaders share a cohesive vision of their town's future.

Hercules had a rare swath of undeveloped land because the entire town was, until the 1970s, reserved for manufacturing dynamite and for buffer zones around the dynamite plant. By the 1990s, however, the plant was a memory, and thousands of homes lined the hills around a 400-acre vacant area extending to the waterfront along San Pablo Bay.

Like many other residents of this culturally diverse town of 22,000, Steve Lawton was concerned about what would be built in the barren heart of the town. Lawton, a high-tech consultant who had bought a refurbished historic house once inhabited by employees of the Hercules Powder Works, developed enough expertise in the planning process that he was asked first to be a planning commissioner and then to join the city staff as director of community development.

Lawton's involvement grew from the experiences of his youth and career. "I grew up in Los Angeles, so I knew that growth would come to any privately owned undeveloped land in the Bay Area," he said. "I worked in the application end of the technology business, so I saw firsthand how innovation could transform whole industries.

"In 2000, I noticed that innovation was possible in planning this remaining central part of Hercules. The city hired one of the best urban designers and organized an open public process, and the neighbors were eager to participate in constructive planning."

Since then, Lawton reports, the plan has mostly worked, although it hasn't been easy. "Soon, the development will be completed," he said, "and not only will this be a better place for future generations to live and work, it will demonstrate a new way for California to grow."

The General Plan continues to draw support from residents old and new; Joe Eddy McDonald, chairman of the Planning Commission, exemplifies the commitment of Hercules' residents to the city's future. A resident since 1984, he served as its postmaster until his retirement in 2002. Because reviewing all new development plans was one of his Postal

Service responsibilities, it was a natural progression, he said, to join the Planning Commission.

The town's success, McDonald said, reflects the inherently optimistic vision of the citizens. "The community understands that we have a unique opportunity to create this special city," he said, "and our diversity is one of our strengths." No ethnic group constitutes a majority in Hercules, which is home to African Americans, Asians and Caucasians.

Citizen contributions, McDonald said, are a continuing part of the city's planning; the process of selecting the anchor tenant for a major retail center, for example, includes public forums. What sets the new Hercules developments apart from standard suburbia is the attention paid to public spaces and residential architecture, and a land plan that combines a variety of uses in a compact "town center" accessible not just to drivers, but also pedestrians.

The alternative, sprawl, is the path of least resistance for new development spreading from Tracy, Modesto and other Central Valley towns: an unrelated series of subdivisions with no commercial and civic heart, located far from services and poorly served by transit.

"Building sprawl is the default," Lawton said. "The subdivisions, roadways and strip mall designs can all be lifted right off a page. But to be livable, a city has to be more than a collection of subdivisions."

The magic ingredient in planning New Urbanist places, Lawton said, is a new kind of zoning ordinance, called a "form-based code," that tells developers the shape of streets and buildings to be used. In conventional zoning, pedestrian byways, bike lanes and well-proportioned, calm streets get lost in the drive to build "housing products."

Form-based codes give cities the upper hand to create sensible street networks, neighborhoods with centers and edges, and a mix of high- and low- density housing. The other magic ingredient, Lawton said, is time -- the time needed to build incrementally and to amend and adapt as the community grows and changes.

Sustained support by town officials, a "let's make this work" attitude and access to redevelopment funds are other key factors in the town's success, Lawton said, along with "patient developers with deep experience in the complicated approval process."

Of the three new districts planned for Hercules, one has been completed and two are nearing completion. Each embodies innovations based on New Urbanist principles.

In the Waterfront District, each of the residential neighborhoods -- a traditional mix of 207 single-family homes, a village of 78 smaller, less- expensive dwellings, and a transit village of higher-density apartments -- is within walking distance of the new Historic Town Center, the mixed-use core of the plan, which provides for about 160 units of live-work space, along with retail, restaurants and services.

Although the Waterfront District looks isolated at the moment, it will be connected with the existing town center on the other side of Interstate 80, with a main street along Sycamore Avenue. The city's overall plan includes a new Capitol Corridor passenger rail station, relocating and enlarging the existing express-bus facility connecting to BART. Out of this will come a commercial New Town Center, and a "Hill Town" on an undeveloped parcel above the freeway.

A bridge across protected riparian wetlands will give residents access to a new big-box shopping complex that will separate the new residential/mixed- use development from an existing commercial-industrial complex to the north.

"We're planning for 40 years in the future," Lawton said. "It's the only way to give the next generation a decent place to live."

Though every city has a general plan and zoning, planning laws aren't enough to change decades of conventional auto-oriented development practice. To innovate requires assiduous attention to details and the will to overcome entrenched resistance.

"The accomplishment is to get production builders and architects to design and build the details correctly," said Daniel Parolek of Opticos Design Inc., the firm hired by Hercules to oversee the final design work. "Every general plan talks the talk, but to walk the walk you need a form-based code which is flexible on uses but fairly demanding on appearance, and the political will to enforce it."

This means having rules for how buildings "address the street": the building form and placement, overall character and quality of finish. The rules must be ordinances, not just guidelines; the developer's builders and architects have to work closely with the "vision keepers" hired by the city to ensure that their designs and materials are in sync with the city's plan

This system, Parolek said, is much more collaborative and hands-on, and therefore more productive, than the standard design-review process in which developers put up a design that more often than not gets shot down for vague or conflicting reasons.

The Hercules plan, he said, is careful about the look and quality of each building, but flexible on uses. "Good urban plans need to evolve," he said. "You need to define the character and quality of the public spaces and streets, and then allow uses to adapt and grow within that framework."

The payoff, he said, is consistently high-quality design of buildings and neighborhoods with day-to-day amenities within walking distance of a variety of residences.

"A neighborhood isn't just a collection of houses," he said. "Developers aren't just selling square footage in a house, they're selling a place, and ultimately it's up to the city to have that vision and hold developers to it."

Karen Parolek strives to improve people's lives by making web sites, software, signage, and documents simple to understand and use. As an information architect, she considers herself a translator, transforming confusing and overwhelming mounds of data into helpful and easily understood information. Realizing that her skills applied to an ever-increasing realm of both old-world and new-world media, Karen joined her partner Daniel Parolek at Opticos Design, Inc. in 2000 to explore applying usability design across these worlds. Since then, her work has run the gamut from designing a scheduling and marketing software program for audiologists' offices to designing and implementing a web site for the Liz Claiborne Art Ortenberg Foundation, from designing of a meta data schema for VeriSign's content management system (CMS) to being a founding member of the Form-Based Codes Institute, a non-profit organization focusing on providing an alternative regulatory system for towns and neighborhoods to enable more livable and pedestrian-friendly environments.

Prior to joining Opticos, Karen was the Senior Information Designer at NBC Internet, a top-10 Internet portal web site, previously known as Snap.com. There she worked on a cavalcade of sites and applications, including their finance, shopping, email, calendar, chat, and travel sites. She has also been a Senior Designer at Pentagram, a high profile international design consultancy, where her projects included wayfinding signage systems for downtown New York City, Disney's town of Celebration, Florida, and the Brooklyn Academy of Music. At Pentagram, she worked on projects with various well-known architects, including Robert AM Stern; James Stewart Polshek; Cooper, Robertson & Partners; Richard Meier; Peter Eisenman; and Hardy Holzman Pfeiffer Associates.

Karen is a perpetual user advocate. As she spans seemingly unrelated worlds, she brings her unique perspective to each. In the realm of architecture and urban design, she promotes the creation of towns and buildings that improve the lives of their users (often known as residents). When designing development codes for cities and towns, she ensures that they are easy to use and to enforce by city planners, developers, architects, and individual property owners alike. While creating a signage system, her focus is on ensuring that visitors can find their way around quickly and easily without the signage cluttering up the environment for residents. In the technology world, she thrives by designing web sites and software that are easy to use. As one of few who cross these spheres, she has published an article comparing the roles of conventional architects in the building industry to those of information architects in the technology industry, and Lou Rosenfeld from the Argus Center for Information Architecture has interviewed her for the Center's People series.

Karen has a Bachelor of Architecture magna cum laude with a second degree in Graphic Design from the University of Notre Dame. She spent a year studying in Rome, Italy, and has spent her life moving around the United States. She has now settled in Berkeley, California with her partner, their daughter, and their pugs Zeus and Chato.

A Generational Leader in Urban Design

Stefan has actively contributed to a wide variety of planning and urban design projects, including the design of new towns, extensive master planning and revitalization endeavors for existing communities, and campus plans. He possesses a masterful knowledge of both building types and vernacular architectural styles, has contributed to several architectural codes and design guidelines, and has worked both nationally and abroad. A proven collaborator and diligent manager, he joined Opticos Design in 2002 and has since played a central and positive role in the successful completion of many projects, including the Isla Vista Master Plan for Santa Barbara County, and the Loma Rica Ranch Specific Plan in Grass Valley, California.

Prior to joining Opticos Design, Stefan gained valuable design experience at Urban Design Associates in Pittsburgh, Pennsylvania, where he worked as a senior designer and project manager for over fifty urban design and architecture projects, including new traditional neighborhood developments in Charlotte, North Carolina and Huntsville, Alabama, HOPE VI projects in five states, revitalization plans for a variety of municipalities and non-profit organizations, and several architectural pattern books. His extended contribution to the design and implementation of the Park DuValle neighborhood in Louisville, Kentucky was honored with an AIA National Honor Award for Urban Design. Despite his young age, he quickly became a leader and role model in the firm, and in 1999, he became the premier recipient of the UDA Traveling Fellowship honoring his high caliber of professional accomplishment.

Stefan has a Bachelor of Architecture magna cum laude from the University of Notre Dame and a Master of Urban Design from the University of California, Berkeley. While at Berkeley his research study on the morphological development of Oakland, California, "Rebuilding the Structure of the Inner City: A Strategy for the Repair of Downtown Oakland," co-authored by Peter Bosselmann, was honored with an Urban Design Research award from the Chicago Institute for Architecture and Urbanism. His graduate work received further national honors in 2002 when the Skidmore, Owings, and Merrill Foundation named him recipient of the prestigious Urban Design Traveling Fellowship. The report (on his resulting six-month travels through nine countries in the Mediterranean Basin), "Changes, Reflections of Mediterranean Cities in Past and Present," was published in 2003 by the Foundation.

He has retained an active relationship with many Bay Area design schools, has taught urban design and architecture studios, and often sits on design juries. Most recently, Stefan took a contingent of Berkeley graduate students to Oaxaca, Mexico, for an international design studio in June of 2005.

Stefan has lived in South Bend, Indiana, Pittsburgh, Pennsylvania, and Rome and Florence, Italy, and is fluent in French and Italian.

American Institute of Certified Planners Certificate #020186

Recent Projects: Opticos Design, Inc.

Stockton Depot Revitalization Plan, Stockton, CA; Urban design, master planning, and revitalization strategy for an inner-city neighborhood surrounding a commuter rail station, 2005.

Carneros Inn Master Plan, Carneros, CA; Lead on a multi-disciplinary team through urban design, site planning, and conceptual and schematic design for a 60,000 square-foot addition to a high-end resort in the California wine country, 2005.

Downtown Addition Builder's Handbook, King City, CA; Architectural regulations for residential, commercial, and mixed-use buildings within a 107-acre addition to a historic Central California town, with HDR Town Planning, 2005.

Midtown at Forest Acres, Forest Acres, SC; Urban design, master planning, conceptual architectural design, development application, and form-based code for the revitalization of a failed shopping mall, with Allison Ramsey Architects, 2005.

Grass Valley Form-Based Code, Grass Valley, CA; Design of form-based coding to replace existing conventional zoning code, with Crawford, Multari, and Clark Associates, 2005.

Loma Rica Specific Plan, Grass Valley, CA; Planning, housing type development, and form-based code for a 450-acre traditional neighborhood development that builds upon the unique characteristics of Sierra towns, 2004.

Recent Projects: Urban Design Associates

Carthage Neighborhood Revitalization Plan, Cincinnati, OH; Master planning, urban design, building type development, and revitalization strategy for a brown-field redevelopment in a 19th-century historic neighborhood, with Solomon ETC and American Communities Partnership, 2000.

Ledges of Huntsville Mountain, Huntsville, AL; Urban design, house plan development, design consulting, pattern book, implementation, and "town architect" responsibilities for a 105-acre new neighborhood development based on historic Alabama neighborhoods, 2000.

Baxter Neighborhood, Fort Mill, SC; Urban design, building type development, design consulting, pattern book, and "town architect" responsibilities for one in a series of seven new neighborhoods surrounding a regional greenway, 1999.

Park DuValle HOPE VI Revitalization Plan, Louisville, KY; Urban design, building type development, pattern book, implementation, and "town architect" responsibilities for a 1300-unit, mixed-income development on the site of three former public housing projects, 1998.



Project Pages

Downtown Master Plan and Development Code

Benicia, CA

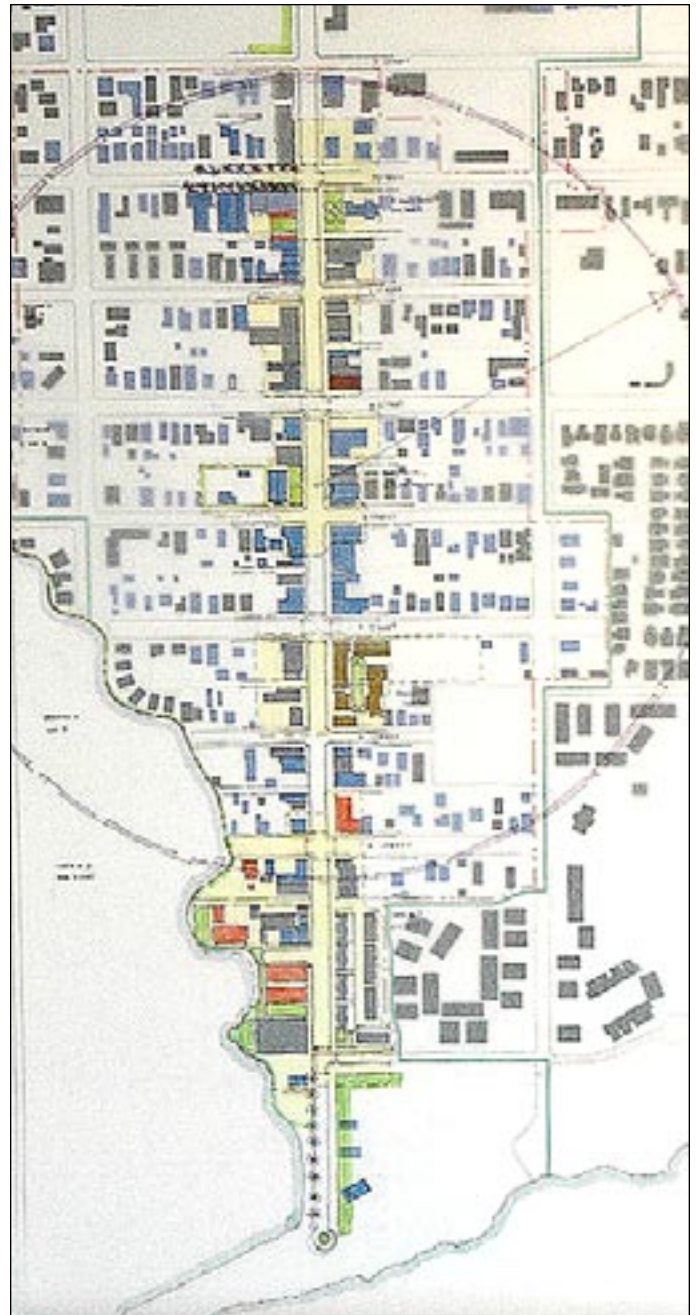
Opticos Design, Inc.

Project: Urban design, planning, and Form-Based Code for two distinct historic districts located along the Carquinez Strait in Benicia, California.

Program: Opticos Design led a multi-disciplinary team through a 6-month public process to produce implementation documents for two historically contentious planning areas: A corridor study for the First Street downtown district, and a specific plan for the lower portion of the former Benicia Arsenal. The process began with a 2-day community visioning workshop designed to gather stakeholder input and identify the most important planning issues. This was followed by an intense, weeklong community design charrette that produced vision plans for the two areas.

The downtown plan will provide a set of regulatory tools for the City that aims to preserve its remaining historic building fabric while maximizing the commercial vitality of its historic main street.

Client: The City of Benicia, California



Hercules Waterfront

Hercules, CA

Opticos Design, Inc.

Project: Site planning, building type development, and overall character development for portions of the Hercules Waterfront District currently under implementation.

Program: Opticos Design aided in the design of two neighborhoods along the waterfront: The 450-unit Historic Town Center, which integrates the existing historic buildings of the Hercules Dynamite Company, and the 480-unit transit village, which locates high-density housing and mixed-use adjacent to a proposed rail station and ferry terminal. The plan envisions the transformation of Southern California courtyard prototypes into forms appropriate for Bay Area coastal climates.

Client: Anderson Pacific, LLC



(From top) Waterfront views from the site; illustrative Site Plan showing development areas; aerial perspective of development at western edge of site

[Re]Vision Isla Vista Master Plan: Award Winner

Santa Barbara County, California

Opticos Design, Inc.

Project: Master Plan/Revitalization strategy for an unincorporated community in Santa Barbara County adjacent to the University of California at Santa Barbara. The Master Plan process was initiated by a 7-day charrette.

Program: Downtown revitalization, circulation strategies including traffic calming and pedestrian safety, development of housing types to allow incremental growth while maintaining the character of the community, and integration between UCSB and Isla Vista. The Master Plan process was co-sponsored by UCSB, Santa Barbara County, and the Isla Vista Recreation and Parks District. One of the primary goals of this Master Plan was to create a cohesive vision for these three entities.

Client: Santa Barbara County Redevelopment Agency



Benicia Arsenal Specific Plan

Benicia, CA

Opticos Design, Inc.

Project: Urban design, planning, and Form-Based Code for two distinct historic districts located along the Carquinez Strait in Benicia, California.

Program: Opticos Design led a multi-disciplinary team through a 6-month public process to produce implementation documents for two historically contentious planning areas: a corridor study for the First Street downtown district, and a specific plan for the lower portion of the former Benicia Arsenal. The process began with a 2-day community visioning workshop designed to gather stakeholder input and identify the most important planning issues. This was followed by an intense, week long community design charrette that produced vision plans for the two areas.

The Arsenal presented a complex set of problems, including potentially conflicting land uses and a unique set of historic buildings and landscape that have recently fallen into rapid decay. The Specific Plan seeks to provide a comprehensive, urban design vision for the lower Arsenal that preserves and enhances the historic character of the area in an environment that continues to support the eclectic mix of commercial, industrial, artisan, and live/work uses present.

Client: The City of Benicia, California



Seaside Downtown Master Plan

Seaside, Florida

Opticos Design, Inc.

Project: Master Plan for downtown Seaside, Florida. This plan creates a framework that will ensure this tourist-oriented town is able to continue to provide services to its residents and visitors, allow retail to continue to prosper, and to remain the top destination as new competition comes into the market.

Program: The challenge of the plan is to enable the town to evolve, but to do so in a way that enhances its unique character. The plan, when built out, will finalize the town plan and strengthen Seaside's prominence for visitors to Florida's panhandle. It includes the redesign of the Amphitheater/Town Square area, provides the design for new retail buildings, includes a relocated outdoor market area, integrates Leon Krier's observation tower, creates a vibrant new beach side plaza, establishes the design for new homes along the beach, and creates a framework for other future infill development.

Client: Seaside Real Estate



(Top Right) Aerial view of downtown showing the new framework of public spaces and their relationship to the ocean. (Middle) View of plaza and tower from the dunes. (Bottom) New market area.

Loma Rica Ranch Specific Plan

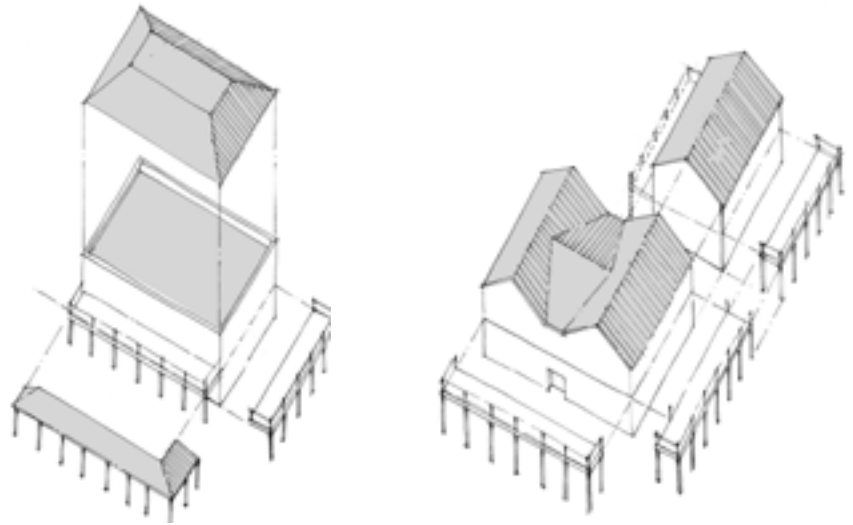
Grass Valley, California

Opticos Design, Inc.

Project: Site planning, programming, and commercial and residential building type development for a 452-acre site in the Sierra Foothills.

Program: Fine grain integration of office, commercial, and residential uses into a series of new neighborhoods that are focused around a new mixed-use Village Center and the adaptive re-use of a historic horse ranch. The plan takes an environmentally sustainable approach by integrating compact development based upon historic Grass Valley patterns, retaining over 300 acres in permanent open space.

Client: Carville Sierra, Inc.



Loma Rica Ranch Specific Plan

Grass Valley, California

Opticos Design, Inc.



Location and Characteristics								
Neighborhood Centers range in size from 1 to 10 acres. They are mixed-use developments that include residential and neighborhood-serving commercial uses and are surrounded by residential neighborhoods. Successful Neighborhood Centers often include an anchor tenant or community facility which serves as a focal point, as well as a healthy mix of residential units and live/work opportunities. They are accessible by transit and include one or more well-designed transit stops. They are located at busy intersections and are easily accessible to residential areas to attract both pedestrians and drive-by traffic.								
Intent								
Neighborhood Centers encourage socially vibrant neighborhoods by sustaining the daily retail, community, social, entertainment and athletic needs of residents within walking distance of where they live. They are intended to be primarily supported by residents, with additional income from visitors.								
Appropriate Uses								
Locally-serving retail, commercial, and service-oriented uses, such as: <ul style="list-style-type: none"> • Corner Stores, Coffeeshops, Restaurants* • Retail Sales and Services under 5,000 sf (e.g., Pharmacy) • Offices and Clinics • Day-care Facilities • Industrial Services under 2,500 sf (e.g., Dry Cleaner) • Lodging, Events, and Entertainment Venues (e.g., Theatre) • Industrial Manufacturing under 5,000 sf with Retail Outlet Public-oriented uses and institutions, such as: <ul style="list-style-type: none"> • Health Club and Related Uses • Government Use (e.g., Library, Meeting Hall, Post Office Annex or Postal Kiosk) • Village Greens, Plaza, Greenways, Trailheads, Formal Parks and Open Space Residences above shopfronts and on ground floors when not in the core commercial area and Live/Work units								
Conditional Uses (Appropriate Design Solution Required)								
Locally-serving retail, commercial, and service-oriented uses, such as: <ul style="list-style-type: none"> • Retail Sales and Services over 5,000 sf • Manufacturing under 5,000 sf with Retail Outlet • Industrial Services over 2,500 sf (e.g., Cleaning and Repair) • Commercial and Public Parking Public-oriented uses and institutions, such as: <ul style="list-style-type: none"> • Schools, Clubs, Religious Institutions 								
Non-Appropriate Uses								
Vehicle Sales and Service, Vehicle Fuel Sales Wholesale Outdoor Commercial Storage Drive Through Services (e.g., Restaurants, Lube Shop, Expresso, Banks) Warehousing, Transportation, Freight and Distribution								
Development Standards								
<table border="1"> <thead> <tr> <th>Required Use Mix</th> </tr> </thead> <tbody> <tr> <td>Commercial: 50% min.</td> </tr> <tr> <td>• 10% min. of commercial uses must be retail or service-oriented uses</td> </tr> <tr> <td>• 50% min. of commercial buildings must have upper-floor uses</td> </tr> <tr> <td>• Of these upper floor uses, 60% min. must be residential and a 20% min. must be commercial</td> </tr> <tr> <td>Residential: 25% min.</td> </tr> <tr> <td>• 60% min. of residential uses must be apartments or townhomes</td> </tr> <tr> <td>Civic, Public, Institutional: 10% min.</td> </tr> </tbody> </table> <p>*Must have uses for a successful Neighborhood Center</p>	Required Use Mix	Commercial: 50% min.	• 10% min. of commercial uses must be retail or service-oriented uses	• 50% min. of commercial buildings must have upper-floor uses	• Of these upper floor uses, 60% min. must be residential and a 20% min. must be commercial	Residential: 25% min.	• 60% min. of residential uses must be apartments or townhomes	Civic, Public, Institutional: 10% min.
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Community Patterns
Blocks within the Neighborhood Center are typically designed to accommodate commercial and mixed-use buildings with ground-floor base-able areas of 1,800 to 3,600 square feet. These buildings will be designed to create a small scaled, pedestrian-friendly environment, with entrances oriented towards principal streets, while off-street parking occurs to the rear of buildings. Building placement guidelines are intended to maximize street frontage.
Lot Sizes
Typical Lot Depth: 100' to 120'
Lot Width Range: 18' to 120'
Building Placement
Front Setback: 0' min., 10' max. along principal street frontage, with 100% footage required between Side Setbacks. 60% of buildings must have 0' setbacks*
Side Street Setback: 0' min., 10' max., with 60% footage required between Front and Rear Setbacks*
Side Setback: 0' min., 7' max. along depth of building
Rear Setback: 0' min., 10' max. along 20' deep zone on corner lots
Encroachments
Galleries and awnings that cover the sidewalk are allowed and are especially encouraged along south-facing streets within the Neighborhood Center.
Front Galleries & Awnings: 10' max.
Side Street Galleries & Awnings: 10' max.
Bay Windows, Balconies: 4' max.
Parking, Services, & Utilities
Parking shall be directly to the standards described on pages 4-29-4-34. Driveway easements perpendicular to main street addresses are conditional to individual approval. All utilities, dumpsters, and transformers should be located with parking.
Building Heights
Minimum: 1 st and 1.5 story (no more than 50% of buildings may be one story)
Maximum: 4 Stories, 5 Stories for Senior and Affordable Housing

*All facades must be architecturally composed within this zone.



Images from the Loma Rica Specific Plan, illustrating details of the proposed mixed-use Village Center and Ranch Center, clockwise, from left: view of proposed assembly of mixed-use buildings at the center of the new organic farm; aerial image illustrating proposed organic-foods market flanked by mixed-use buildings within the Village Center; character sketch illustrating interfaith chapel in proposed mixed-use Village Center; the historic horse ranch barns will be adaptively re-used as the center of a new organic farm with the addition of new construction; two pages from the Development Standards intended to guide new development at the Ranch.