

Grass Valley Form-Based Code

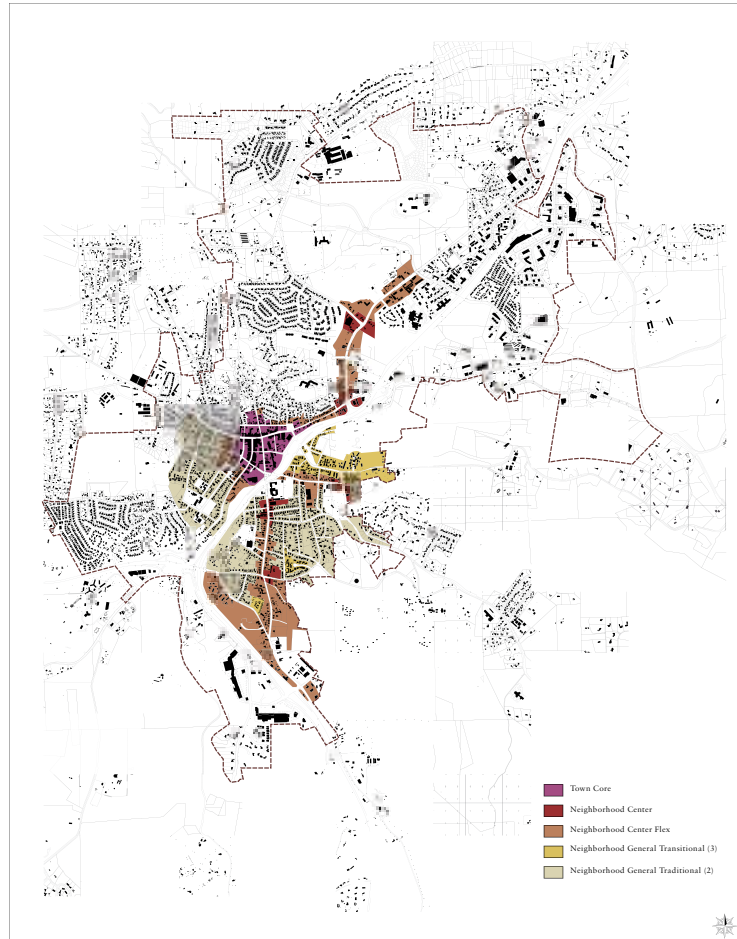
Grass Valley, CA

Opticos Design, Inc.
with Crawford, Multari, & Clark Associates

Project: Creation of a Form-Based Code to replace the existing Development Code for the City of Grass Valley. The intent of the Code is to regulate development that is in character with the urbanism of the existing community which was established during the gold rush period.

Program: Analysis of the architectural and urban character of the existing neighborhoods, corridors, and districts for a town with a population of approximately 10,000 people; establishment of a regulatory framework for selected neighborhoods; and creation of Form-Based Codes to replace existing zoning in key areas. The final code will aid in both the preservation of high-quality historic areas as well as the transformation of marginal areas through redevelopment.

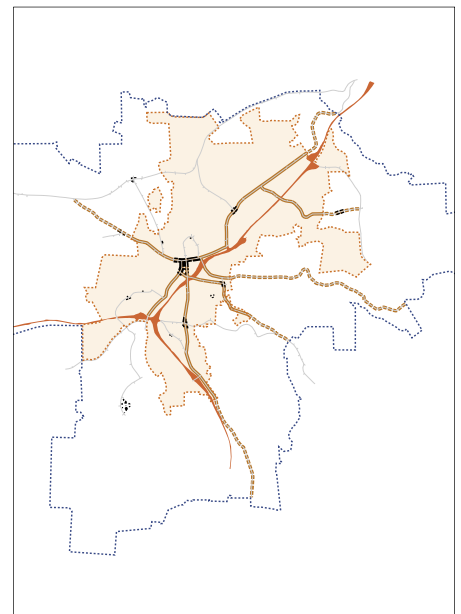
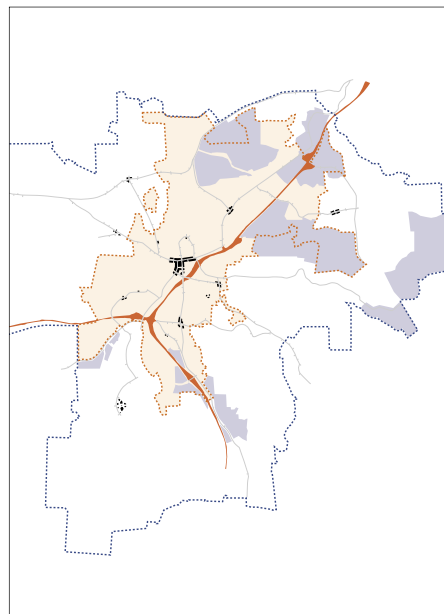
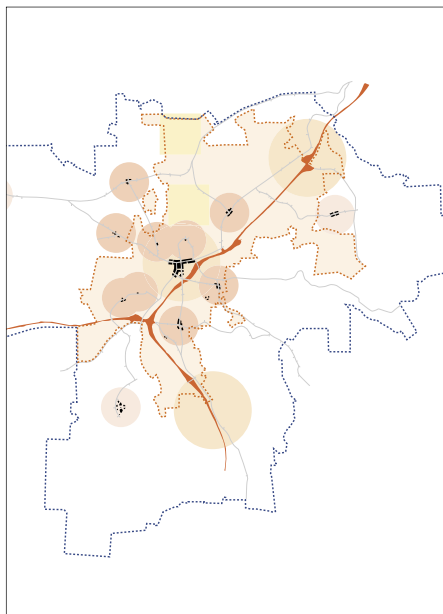
Client: City of Grass Valley, California



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Berkeley, California

Regulating Plan
Analysis for Code Update
City of Grass Valley, CA

DRAFT - November 23, 2004



Hercules Town Architect

Hercules, California

Opticos Design, Inc.

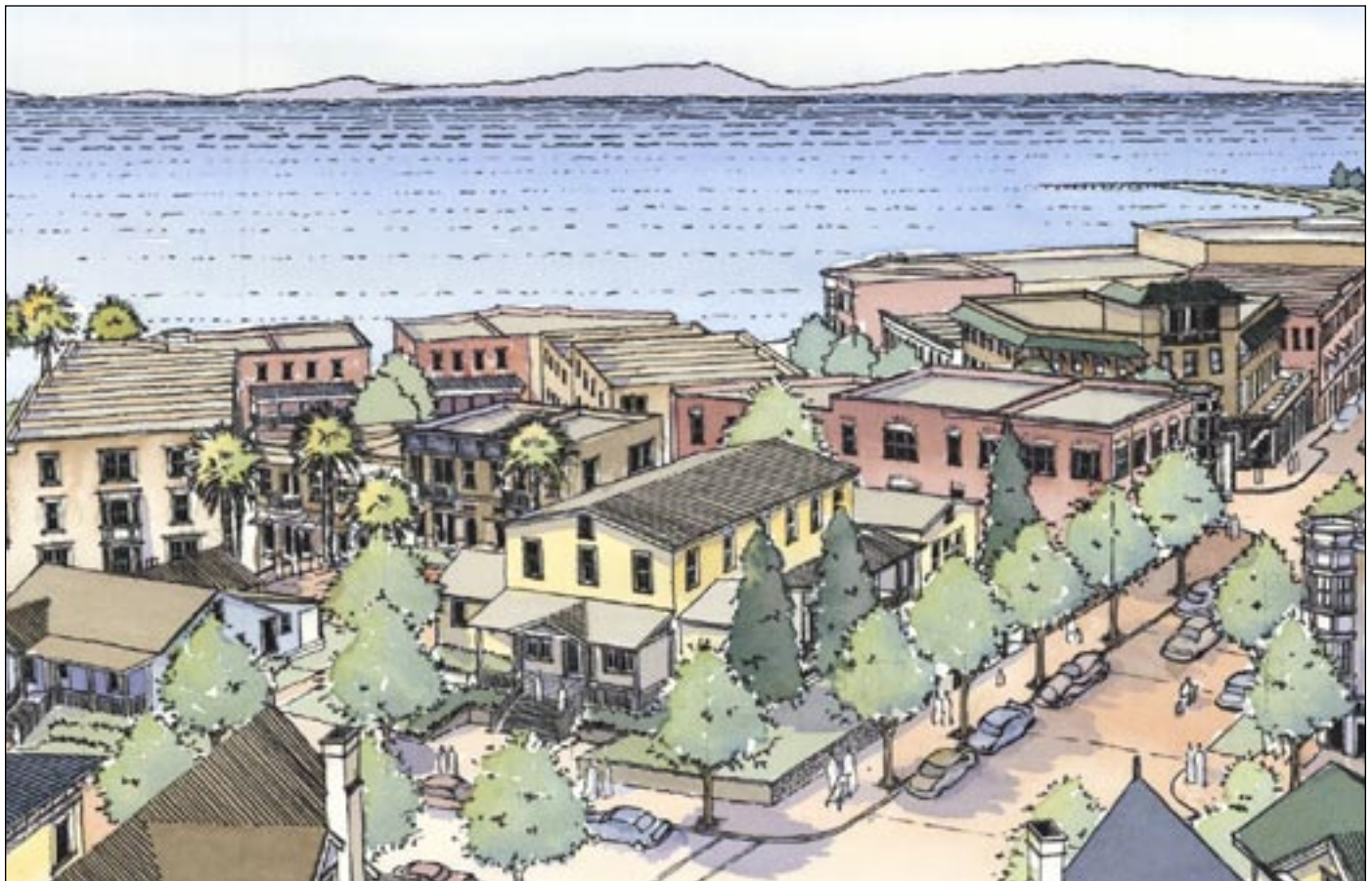
Project: Recognizing the importance of high quality urban design and architectural character, the City of Hercules established a vision with the Central Hercules Plan that included a Form-Based Code done by Dover, Kohl, & Partners. Opticos Design, Inc. is working as the Town Architect for the City to provide design review services to city staff to ensure that attention is paid to every detail in both planning and building design. The process starts at design conception and continues through implementation, construction, and finally administering the Form-Based Code.

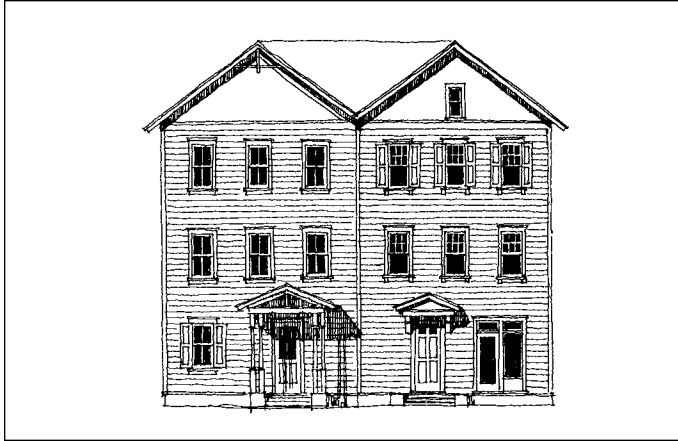
Opticos Design, Inc. reviews drawings, ranging from site planning down to architectural details and materials specifications to ensure only the highest quality of built projects.

Client: City of Hercules



Architecture by KTGY with design review by Opticos Design, Inc.





On the Bayside project shown, Opticos worked extensively with KTG Architects to bring the site plan and the house designs to their current quality. (Top left and right) Sketch overlay of live-work units done by Opticos and buildings during construction. (Right) Opticos worked with KTG to overcome the challenge of fitting single family homes on very small lots, including 1 1/2 story spaces, and integrating the historic character that the Central Hercules Plan had established. (Bottom left) Opticos sketched plan changes which ensured that a street and block network was established, the public spaces were well designed, the homes created a pedestrian-oriented streetscape, and the views into the project were attractive.



Plan by KTG Group with consultation from Opticos Design, Inc.



Pleasant Hill BART Station Master Plan

Contra Costa County, California

Opticos Design, Inc.
with Lennertz & Coyle

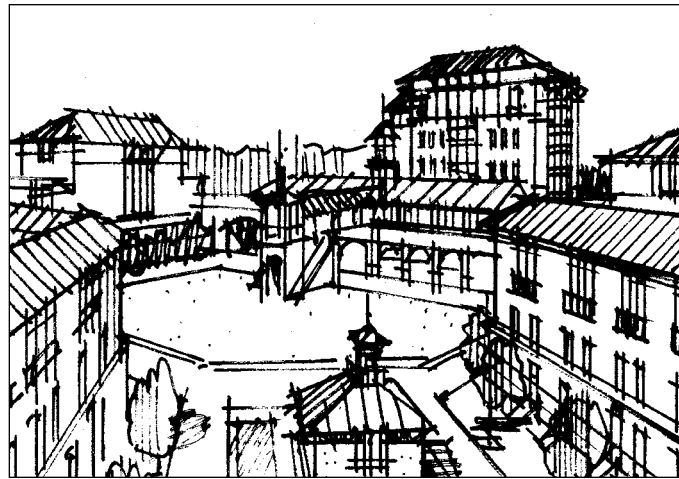
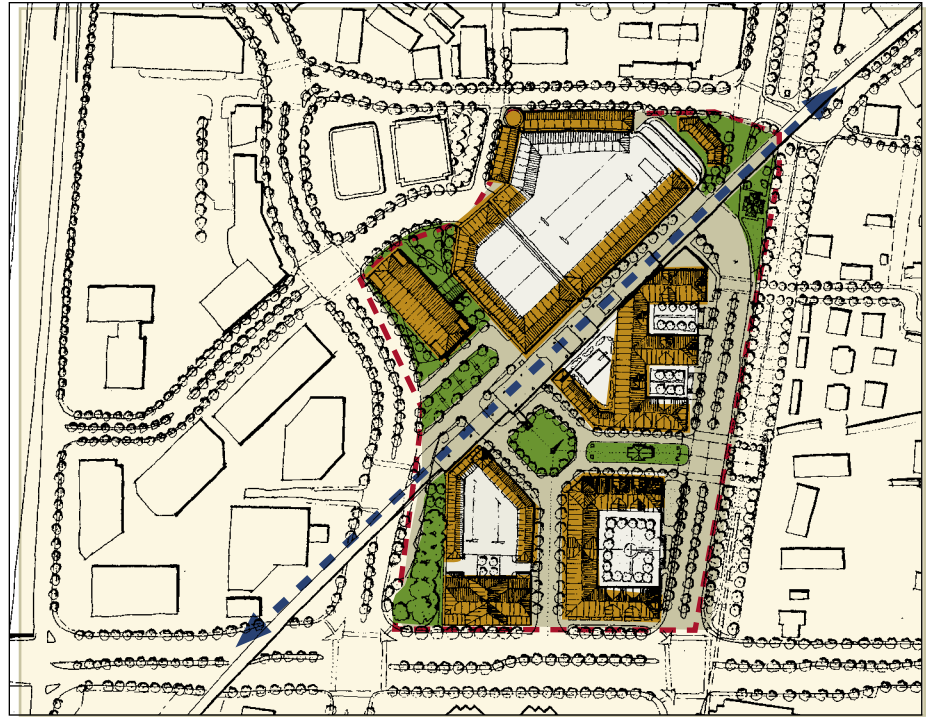
Project: Site planning and building type development for the creation of a transit village on the 20 acre surface parking lot at the Pleasant Hill BART Station. The Charrette was run by Lennertz, Coyle & Associates with Opticos Design as an urban design and building design consultant.

Program: The program ranges from a 12-story mixed-use Class A office building with retail street frontage to 3-4 story townhouses with a large public plaza centered around the transit station.

Pleasant Hill BART Station Master Plan: Town Planner

Project: Design review consultant for the Contra Costa Redevelopment Agency as a “Vision Keeper” to ensure that the final design proposed by the developer adheres to the vision created at the Charette.

Client: Contra Costa County Redevelopment Agency



Project: The site is located in the heart of downtown Livermore and the site is presently occupied by an abandoned grocery store. As a catalyst site this project will be the first higher density project in the downtown area and will look to aide the continuing rejuvenation of Livermore’s historic downtown.

Program: Urban Design and Architecture for a 5.5 acre catalyst site in downtown Livermore consisting of 281 residential units, 6,000 square feet of retail, and 4,500 square feet of artists space. The program called for a mixture of building types including live/work, townhomes, townhomes over flats, and courtyard podium buildings. In the courtyard podium building, the units are stacked above a parking podium with flex unit liners and are arranged to form a series of courtyards onto which the majority of the units open. The project also incorporates live/work flex units to allow for the future commercial expansion of downtown and a park-lift system to meet the parking demand for a higher density building in a compact footprint.



(From top left) Aerial view of proposed development; perspective along proposed linear park at the center of the new development; site plan; two elevations of courtyard podium buildings which draw from local historic architecture of Livermore.

Hana Ranch Preserve and Development Plan

Hana, Maui, HI

Opticos Design, Inc.

Project: Site Assessment for land conservation and development for a 4,500-acre cattle ranch in East Maui.

Program: Opticos was asked to assess the development potential for a large cattle ranch located largely on the *mauka* side of the legendary “Road to Hana,” beneath the clouds of the Haleakala volcano. Although current zoning allowed and even encouraged the development of “ranchettes” across the entire property, the design team recognized that the ranch controlled most of the undeveloped land close to existing settlements within the community of Hana. The resulting land-use plan recommended compact, pedestrian-oriented development, affordable housing, and an eco-resort clustered on approximately 500 acres of land near the Hana community. The remaining 4,000 coastal and upland acres are to be preserved in perpetuity.

Program: Carville Sierra, Inc.

