



ARCHITECTURE | URBAN DESIGN

ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER

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**VAN METER
WILLIAMS
POLLACK ^{LLP}**

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Environmentally intelligent building design and urban planning are crucial to the world's future.



Van Meter Williams Pollack is an award-winning Architecture and Urban Design firm based in San Francisco and Denver. Since 1989 we have provided a full range of comprehensive design and planning services for a variety of project types, scales and clients. The partners and staff bring their knowledge and expertise to all aspects and phases of our projects.

VMWP's comprehensive and innovative design approach considers environmental, social, economic, and client needs to create buildings and communities that resonate with people. From small towns grappling with pressures of sprawl, to major urban centers requiring infill and redevelopment, one of our strengths is the ability to work in the variety of communities that make up diverse, growing regions.

OUR PRINCIPLES

- **meet** the unique requirements of every client
- **engage** the communities in which we live and work
- **work** within the realities of economic constraints
- **create** the highest quality design and planning
- **commit** to sustainable design principles in all planning & design

Van Meter Williams Pollack's Architecture and Urban Design projects emphasize pedestrian and transit-oriented development patterns that serve a community's economic, social and cultural needs. Our success in master planning, community design, mixed-use developments, and revitalizing urban infill sites demonstrates that there are alternatives to the outward expansion of cities, towns and suburbs. High-density urban infill, transit-oriented development, and pedestrian-focused streetscapes support sustainable development.

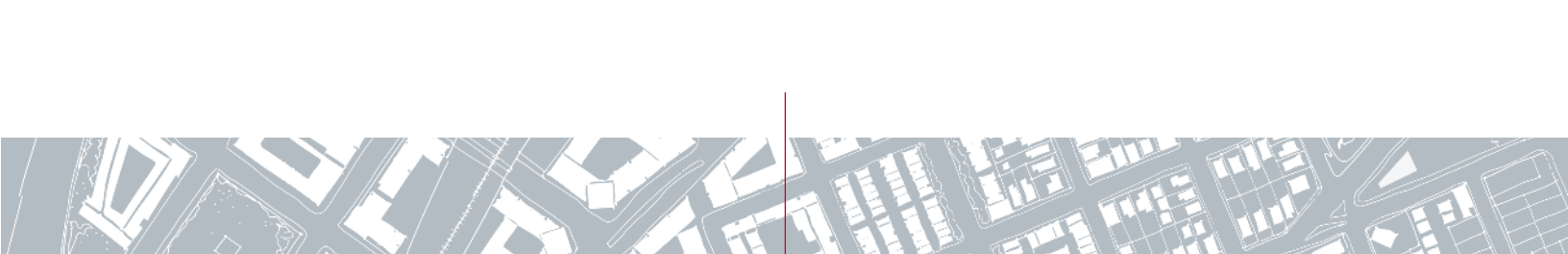
We have advanced economically viable plans that address transportation and infrastructure, community development, population growth and diversity, historic preservation, and sustainable growth patterns to a wide range of clients throughout the United States. Our greatest assets are an understanding of land use patterns, development types, and appropriate pedestrian environments for each community; our commitment to an open, clear, and direct process; and our ability to implement a community vision.

MIXED-USE DEVELOPMENT

Mixed-use projects connect communities and create pedestrian-friendly neighborhoods where people can drive less and use resources more efficiently. The right mix, concentration and placement of uses can spark a neighborhood's identity. VMWP specializes in designing projects that combine living, working, shopping and leisure, within one shared environment. Access to local necessities invites people to walk more, drive less, brings life to the street, and supports both business and the environment.

INFILL DEVELOPMENT

Infill development presents an opportunity to transform underused urban areas into inviting public realms. Responsive infill gives a place new life, making it more functional, exciting, beautiful and sustainable, while at the same time preserving its character and history.



Our aim is to create straightforward, comfortable spaces, using good design and intimate scale to evoke a unique sense of renewal. Projects as diverse as the Rail Yard Lofts in Denver and 55 Laguna in San Francisco highlight our approach to infill development.

AFFORDABLE HOUSING

We plan, design and build a wide variety of affordable housing from high-density urban communities to small-lot single-family housing. Our work has received numerous design awards in national and local design competitions. Most recently, our Valencia Gardens Hope VI project was awarded the 2008 National AIA/HUD Secretary's Housing and Community Design Award for Excellence in Affordable Housing. As cost and quality of life are primary concerns in our housing, we use simple elements of construction, building materials and scale to create beautiful spaces.

DEVELOPMENT FEASIBILITY

We specialize in quick, comprehensive studies to assess the layout and feasibility of development opportunities. Our practical understanding of the economic and implementation issues involved lays a firm foundation for all of our projects.

VMWP's architects and urban designers bring in-depth experience and knowledge of development prototypes, project phasing and implementation techniques to this process.

COMMUNITY PROCESS

Community involvement is essential to any project's success. As part of our commitment to community design, we promote the active participation of a variety of stakeholders in the planning process. We work with both market rate and non-profit, community-based developers and jurisdictions to ensure that this participation is an inclusive, efficient, effective and (most of all) fun process. VMWP has developed an engaging community participation model that effectively uncovers the needs and concerns of future residents and the surrounding neighborhood. This approach also elicits community-driven alternatives, which facilitate consensus on design and other community issues. Often, the most important discussions are not about technical issues, but instead revolve around "concern with change," or concern for creating a "sense of place."

TRANSIT-ORIENTED DEVELOPMENT

Our transit-oriented projects combine mixed-use and infill development with pedestrian-friendly streets close to public transportation. These comprehensive plans create lively villages that inspire people to buy locally, use more public transit and drive less. Our TOD projects have included land use plans and urban design guidelines, master plans for new mass transit station areas, and infill visions for park-and-ride lots. VMWP works with municipalities to develop implementation strategies as well as guidelines with which to evaluate development proposals.

MASTER PLANNING & SPECIFIC DESIGN

VMWP's master planning experience includes plans for new town centers, neighborhoods, mixed-use urban infill and redevelopment projects. Our pedestrian-oriented approach to master planning and urban design creates a dynamic urban environment. Corridor planning and streetscape projects range in scale from land use and design analysis along regional thoroughfares and local networks, to local commercial streetscape designs focused on improving the pedestrian experience and the commercial viability of districts and neighborhoods.

DESIGN GUIDELINES

We build on the best qualities of a place to strengthen and enhance the existing character of a neighborhood, a street corridor, or an entire city. The process of setting such standards is a crucial way for a community to transform its vision into a reality, while creating an invaluable tool to both shape and accommodate a city's future. VMWP has written guidelines and created development prototypes for single and multi-family residential development, neighborhood commercial centers, large-scale new development, and transit villages.

STREETSCAPE DESIGN

Great streets happen when pedestrians, cars and bicycles all get along. Our streetscape projects focus on making streets more comfortable to walk and gather, and better connected to a variety of retail districts and neighborhoods. When there are inviting places to sit, linger and enjoy private or social time, people feel more connected to their communities.

We celebrate cities. We believe in them. That's why we're so passionate about making them more livable.



SUSTAINABILITY: FROM REGION TO BUILDING

Sustainable design means satisfying the needs of the present generation without jeopardizing the needs of future ones. Our use of technology, creativity and strategic planning help us to conserve resources, build communities, and express the interconnectedness of people and their physical surroundings. We strive to create places that enhance the environment and are worthy of affection.

GREEN DESIGN ON THE REGIONAL SCALE

- Regional Planning: Visionary planning for future urban growth and conservation of open space.
- Greenways: Connected open space corridors for recreation and/or conservation.
- Urban Growth Boundaries: Growth management policy tools that establish boundaries around towns or metropolitan areas and discourage development outside of them.
- Policies and Initiatives: Programs developed by municipalities and other organizations towards a more sustainable way of life, one that safeguards and enhances local resources, prevents harm to the natural environment and human health, and strengthens the community and local economy.

GREEN BUILDING ON THE NEIGHBORHOOD SCALE

- Street Connectivity: Provides drivers, walkers and bikers with multiple direct routes, creating pedestrians a more attractive environment where people want to drive less.
- Transit-Oriented Development: Significant development within walking distance of transit stations means that greenfields on the urban fringe can be preserved as open space.
- Green Street Design: Green streets mimic natural conditions by managing runoff and pollutants and add to urban beautification.
- Complete Streets: Mix of pedestrian, bicycle and automobiles

GREEN BUILDING ON THE SITE SCALE

- Site Planning: Sustainable Site Design
- Water Management: Conservation and Mitigation
- Energy: Efficient and Energy Producing
- Materials: Conservation of Resources and use of Sustainable Products
- Health: Indoor Environmental Quality

TOOLS USED TO DEVELOP SUSTAINABLE PROJECTS

- Environmental Goals Collaborative Charrette
- VMWP Green Checklist
- Design Team with LEED Accredited Professionals & Green Point Raters
- VMWP's Integrated Design Process and Project Delivery

PARTNERS

TIM VAN METER

Tim Van Meter, a firm partner and founder, is a leading architect and urban designer whose work has focused on green architecture and sustainable urban design. Tim heads the firm's Denver office, which he established in 1999. He has led the design team on many of the firm's complex and award-winning architecture and urban design projects in Colorado, Hawaii, Texas, New Mexico, and California. He is experienced in a wide range of architecture and urban design projects at various scales, focusing on transit-oriented development, neighborhood design, mixed-use urban infill, and affordable housing.

On the national level, Tim is the Urban Design Adviser for the U.S. Environmental Protection Agency's Smart Growth Program. He also is co-chair of CNU XVII, the 2009 national conference of the Congress for the New Urbanism. A licensed architect in Colorado, California, Hawaii, and Utah.

A graduate of the University of Colorado School of Environmental Design, Tim has traveled extensively worldwide, studying design, planning, and environmental issues and their effects on communities. He is a community design consultant for numerous communities and organizations, and has extensive experience achieving consensus through the public process. He lectures on issues of urban and sustainable design and development across Colorado's Front Range and throughout the West and Hawaii.

RICK WILLIAMS

A partner and founder of Van Meter Williams Pollack, Rick Williams is a leader in urban design and transit-oriented development. With a background in both planning and architecture, Rick focuses on planning and urban design projects involving mixed-use, transit oriented community plans and architectural design. His architectural work ranges from residential to mixed-use neighborhoods, urban infill, multifamily affordable and workforce housing throughout the Bay Area. Rick's understanding of building types and the public realm informs urban design projects specializing in implementation strategies, development regulations and design guidelines. His urban design efforts include TOD and infill plans on the west coast, as well as nationally. His diverse experience also includes commercial and institutional projects.

Rick has worked extensively with public agencies, cities, nonprofit organizations, and diverse and disenfranchised communities. He is adept at negotiating the regulatory framework and writing innovative codes and guidelines to articulate the design parameters for mixed-use, pedestrian and transit-oriented development. Rick's primary focus is the implementation of complex, visionary design projects whose success depends on high quality design, strong community involvement, unique financing and public-private development partnerships. Rick also continues to lead efforts on a variety of affordable housing developments within a wide number of communities in the Bay Area. Rick has lectured extensively on issues of contemporary urban planning, and his urban design projects have been published in books and leading design and planning journals.

FRED POLLACK

As a partner and founder of Van Meter Williams Pollack, Fred, for over two decades, has worked at the forefront of mixed-use, pedestrian and transit-oriented planning and urban design. His focus as a leader in green and sustainable architecture has been designing urban infill on a scale that ranges from individual buildings to blocks, and includes mixed-use communities, adaptive re-use of buildings, and multifamily affordable housing. Fred has led many of the firm's larger and award-winning projects through the entire design and development process. Fred also manages the firm's business practice.

A LEED-Accredited Professional, Fred has worked closely with municipal and nonprofit organizations to implement sustainable building practices. He serves on several technical advisory committees for developing green and sustainable architecture, including the Multi Family Green Building Guidelines Committee for the Alameda County Waste Management Authority and the steering committees for the Green Affordable Housing Coalition and the Zero Net Energy Housing Project in California.

Fred is a licensed architect in California and Hawaii. A graduate of the University of Colorado School of Environmental Design, he has traveled extensively worldwide, and for two years studied and worked as an architect in Denmark.

Affordable Mixed Finance Developments

HOPE VI

- **Valencia Gardens**
260 units affordable family & senior housing

HOPE SF

- **SFHA Potrero Master Plan**
1,400 -1,700 total units with 65% affordable/Housing Authority units & 35% for sale units; in jurisdictional review
- **Sunnydale Master Plan**
1,700 Total Units with 1,000 Affordable Units, 700 for sale units; in jurisdictional review

HUD 202

- **Fremont Oak Gardens**
51 units of hearing impaired/deaf senior housing
- **Hillcrest Gardens**
40 units of affordable senior housing
- **John King Senior Community**
91 units of affordable senior housing
- **Notre Dame Plaza**
66 units of affordable senior housing
- **Peralta Senior Housing**
90 units affordable senior housing

TAX CREDIT

- **Lafayette Senior Housing**
46 units of affordable senior housing
- **Peralta Senior Housing**
90 units affordable senior housing
- **Warner Creek Senior Housing**
61 units of affordable senior housing
- **Fremont Oak Gardens**
51 units of hearing impaired/deaf senior housing
- **St. Joseph's Redevelopment Phase I**
Adaptive re-use, 84 units senior housing
- **Villa Vasconcellos**
70 affordable senior units
- **Los Medons**
71 units of affordable rental housing
- **East Leiland**
63 units of affordable family rental units

HUD 811

- **Eastmont Court**
19 units of affordable special needs, 100% ADA accessibility
- **3rd Avenue**
48 units of affordable family housing with a portion of special needs housing
- **2216 Lincoln Avenue**
14-19 units affordable housing for adults with developmental disabilities

MULTIFAMILY HOUSING PROGRAM (MHP)

- **Lafayette Senior Housing**
46 units of affordable senior housing
- **Warner Creek Senior Housing**
61 units of affordable senior housing
- **Jennings Avenue Housing**
70 units of affordable family housing

- **Bella Monte**
52 units of affordable family housing
- **Jennings Avenue Housing**
70 units of affordable family housing
- **Hillcrest Gardens**
40 units of affordable Senior Housing
- **Grand Oak Apartments**
43 units of affordable family Housing
- **Carter Terrace**
101 units of affordable family Housing
- **Valencia Gardens**
260 units affordable family & senior housing
- **Fresno Transit Village**
129 units affordable senior housing

Sustainability

LEED GOLD

■ Dominican House of Formation

LEED Gold Certified
completed 2005

Communal-living facility is designed around the principles of green & sustainable building, creating a new home for the sisters including communal worship spaces.

LEED ND GOLD

■ Sunnydale Master Plan

1,700 Total Units with 1,000 Affordable Units, 700 for sale units;
in jurisdictional review

Has received conditional approval for LEED ND Stage 1 Gold certification by the US Green Building Certification Institute. It is the first United States project to receive conditional approval at the LEED Gold level.

LEED ND

■ North End Station TOD

203 acres
3,500 units
in jurisdictional review

Considered Transit Ready Development, phased in response to market realities and established when the FasTracks North Metro line is put into place.

LEED HOMES

■ Cottonwood Place Senior Housing

Gold or Platinum level anticipated
Energy Star Certified
Bay Friendly Rated Landscape
completed 2012

Mixed-use development with 98 affordable units, commercial space & offices, an extensive storm water management system, solar hot water panels, photovoltaics, 200 points in the GPR program.

LEED HOMES MID RISE PILOT

■ Osage Court

Enrolled in LEED for Homes Mid Rise Pilot program

This TOD provides 185 market-rate multi-family rental units with a goal of LEED Silver Certification.

LEED ND PILOT

■ 55 Laguna Street

Enrolled in LEED ND pilot program

Reintegration of a large city block into the framework of the existing urban environment through housing, mixed-use retail, health services & community center.

■ Schlage Lock Master Plan

Enrolled in LEED ND pilot program

Redevelops a 20-acre brownfield site into a vibrant mixed-use and TOD neighborhood and includes stormwater management, brown-field cleanup, and green building requirements

■ Ho'opili Master Plan

Enrolled in LEED ND pilot program

Ho'opili represents an implementable vision for a 1,600 acre transit-oriented community providing 12,500 dwelling units in a variety of orientations including mixed-use housing over retail, stacked flats, townhomes, rowhouses, live/work & small-lot single family.

GREENPOINT RATED

■ Cottonwood Place Senior Housing

Status in progress

Energy Star Certified

Bay Friendly Rated Landscape

completed 2012

200 points in the GPR program.

NET ZERO

■ Kalaeloa NZE Community

National Renewable Energy Laboratory (NREL) / Hawaii Community Development Authority

A 15 acre compact, mixed use, community integrating sustainability concepts with affordable and workforce housing & small commercial spaces. Kalaeloa Net Zero emphasizes energy use reduction & energy production.

■ Pacific Meadows

Completed 2012

200 units; one of the first virtual net metering projects in the country, project approaches net zero..

Senior Housing

■ **Villa Vasconcellos**

Completed 2008

70 units of affordable senior housing designed for independent seniors, this is one of the first green multi-family housing projects in the city of Walnut Creek.

■ **St. Joseph's Senior Apartments Redevelopment Phase I**

Completed 2012

Adaptive Re-use project with 84 units of affordable senior housing, office space and senior garden. The 3.3 acre complex includes six existing buildings and significant landscape most of which will be incorporated into the redevelopment.

■ **Fremont Oak Gardens**

Completed 2005

51 units of Hearing Impaired/Deaf Senior Housing, 3,560 sq. ft. of community space to be used both by residents and the larger deaf community

■ **Hillcrest Gardens**

Completed 2008

40 units affordable Senior Housing, computer center, a large community room with kitchen and bistro is available for the seniors and their guests.

■ **John King Senior Community**

Completed 2002

91 units of affordable senior housing; complex is nestled into a steep hillside and includes a senior center with dining facilities for 100, a childcare center, and common spaces for the residents and greater community.

■ **Notre Dame Plaza**

Completed 1997

66 units of affordable Senior Housing, adaptive re-use.

■ **Lafayette Senior Housing**

Construction start summer 2012

46 units affordable senior housing; Computer lab, two informal sunrooms.

■ **Cottonwood Place Senior Housing & On Lok**

98 units of affordable senior housing, 9,300 sq. ft. of commercial space for the senior health care provider On Lok, and 550 sq. ft. for the City of Fremont Senior Services Office.

■ **Warner Creek Senior Housing**

In construction

61 units affordable senior housing with 49 on-site parking spaces, landscaped courtyards, community gardens, an outdoor patio, walkable paths, a community room, and on-site service programs for the residents.

■ **Valencia Garden Hope VI**

Completed 2008

52 units affordable senior housing; The 300,000 sq-ft complex includes 260 dwelling units, spacious community, day care and learning centers, a play area for children and a plaza with a sculpture garden.

■ **Pacific Meadows**

Completed 2012

200 units affordable senior housing; six-month, \$7 million eco-friendly renovation includes a 417 kW photovoltaic system that has effectively eliminated residents' monthly electric bills.



Market Rate

- **Belmar Urban Apartments**
Completed 2005
66 units of family rental units in a new pedestrian-focused urban environment.
- **Uptown Broadway**
Completed 2005
223 rental units with 9 prototypes varying from live-work to carriage units, lofts and 3-bedroom town homes.
- **Fire Clay Lofts**
Completed 2001, 2004 in two phases
148 for sale units combining new urban housing forms and adaptive reuse of a historic warehouse produces two blocks of mixed-use loft buildings
- **Rail Yard Lofts**
Completed 2007
29 for sale units; Adaptive re-use of an existing 100 year old Industrial Warehouse.
- **Peidmont Commons**
Completed 2001
19 for sale units of three story loft/townhouses with enclosed garage.
- **2175 Market**
Completed 2013 estimate
85 rental units in mixed use development project providing housing over ground-floor, neighborhood-serving retail space.
- **7133 West Virginia**
Completed 2008
62 rental units providing housing for the workforce of Belmar; 1, 2, and 3 bedroom flats
- **Eastbridge Apartments**
In Contrsuction 2012
118 units in a multi-family residential development.
- **Bay Oaks Homes**
Completed 2009
18 for sale units in a first time home buyer mixed-use development; one and two bedrooms units.
- **Off Broadway**
Completed 2007
17 for sale live/work loft units in a urban infill, creative, mixed-use development.
- **Botanica II**
Completed 2007
154 rental units adding to the diversity of a Mixed-Use redevelopment neighborhood.
- **Highland Terrace Lofts**
Completed 2003
56-unit Work Force housing development located on a 1-acre infill block.
- **Belmar Mixed-Use Block 7**
Completed 2004
Work Force housing located at Belmar, a 100 acre redevelopment of a 2960'2 mall.

Confirmation of Services

Contact information has been provided for the following large scale planning projects. They can attest to the successful completion of services provided by Van Meter Williams Pollack LLP on the listed projects.

- **Schlage Lock Master Plan**
20 acres
Completed 2008; Construction est. 2013
Sarah Dennis
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
415.558.6314
sarah.dennis@sfgov.org
- **Belmar Urban Design**
104 acres
Completed 2004, Total Build Out 2012
William Flessig
TransACT
122 Palm Avenue
San Francisco, CA 94118
415-668-6540 office
415-828-1770 cell
will@transactsf.com
- **Sunnydale Master Plan**
50 Acres
Completed 2011; Construction ets. 2022
Ramie Dare
Housing Developer
Mercy Housing California
1360 Mission Street, Suite 300
San Francisco, CA 94103
415.355.7118
rdare@mercyhousing.org
- **Potrero Master Plan**
32 acres
Completed 2011; Construction est. 2022
Lydia Tan
Executive Vice President
The Related Companies
P.O. Box 20531
Stanford, CA 94309
415.409.9440
lydia.tan@related.com
- **North End TOD**
203 acres
Approved 2009; Construction est. TBD
Terry Erwin
Gateway Properties
PO Box 6533
Dillon, CO 80435
720.628.8437
- **Pearl City**
307 acres
Completed 2010; Construction est. TBD
Kathy Sokugawa
650 South King Street, 7th Floor
Honolulu, HI 96813
808.768.8000
ksokugawa@honolulu.gov
- **Waipahu TOD**
320 acres
Completed 2008; Construction est. TBD
Kathy Sokugawa
650 South King Street, 7th Floor
Honolulu, HI 96813
808.768.8000
ksokugawa@honolulu.gov
- **Ho'opili Master Plan**
1,600 acres
Completed 2010; Construction est. 2032
Mike Jones
D.R. Horton
Schuler Division
650 Iwilei Rd Ste 209
Honolulu, HI 95817
808.521-5661
MTJones@drhorton.com
- **Bainbridge Ferry/District Plan**
80 acres
Completed 2011
Kathy Cook
City of Bainbridge Island
Winslow Tomorrow
280 Madison Avenue
Bainbridge Island, WA 98110
206.780.3760

Transit Oriented Development [TOD]

An abridged project list of our Transit Oriented Development work.

- **Yale Place TOD** – Denver, CO
- **North End Station TOD** – Thornton, CO
- **Aiea-Pearl City Neighborhood TOD** – Oahu, HI
- **Pleasanton BART Transit Village** – Pleasanton, CA
- **Waipahu Neighborhood TOD** – Honolulu, HI
- **Nine Mile Station TOD** – Aurora, CO
- **Ho’opiliil Master Plan** – Honolulu, HI
- **10th and Sheridan TOD Master Plan** – Denver, CO
- **New Jersey Institute of Technology National TOD Study** – National
- **Northside Livable Centers Study** – Houston, TX
- **Upper Kirby Livable Centers Study** – Houston, TX
- **Honolulu TOD Value Capture Study** – Honolulu, HI
- **Fresno Transit Village** – Fresno, CA
- **East Kapolei TOD** – Honolulu, HI
- **Federal Center TOD** – City of Lakewood, CO
- **Fannin Station TOD** – Houston, TX
- **Ensemble Station, Houston** – TX
- **Clear Creek Transit Village** – Adams County, CO
- **Boulder Transit Village** – Boulder, CO
- **Arvada Transit Village & Downtown Planning** – Arvada, CO
- **Napa Intermodal Transit Center** – Napa, CA
- **South Westminster Station TOD** – Westminster, CO
- **MacArthur Transit Village** – Oakland, CA
- **Bainbridge Ferry/Gateway District Plan** – Bainbridge, WA
- **High Speed Rail Evaluation** – Mountain View, CA
- **Santa Clara Transit Area Plan** – Santa Clara, CA
- **Railroad Square Transit Village** – Santa Rosa, CA
- **South San Francisco Transit Village** – South San Francisco, CA
- **Sereno Transit Village** – Vallejo, CA
- **West Colfax Partnership TOD Plan** – Denver, CO
- **Westminster Mall Redevelopment** – Westminster, CO
- **Clear Creek Transit Village** – Adams County, CO
- **Decatur TOD** – Denver, CO
- **Hamilton SMART Station** – Novato, CA
- **Mercado neighborhood TOD** – Denver, CO
- **Walnut Creek TOD** – Westminster, CO
- **Rifle Downtown TOD Strategic Plan** – Rifle, CO

AWARDS



- **San Francisco Business Times**
Winner - Best Land Deal Award 2012
St. Joseph's Redevelopment Phase I
- **Urban Land Institute**
Winner - Jack Kemp Award 2010
Fire Clay Lofts
- **APA Northern California Chapter**
Winner - Planning Achievement Award 2010
Schlage Lock
- **APA Hawaii Chapter**
Outstanding Planning Award 2009
Waipahu Neighborhood TOD
- **San Francisco Business Times**
Winner - Best Land Deal Award 2009
Schlage Lock
- **AIA/HUD Housing Secretary's Award**
Creating Community Connection 2008
Valencia Gardens
- **AIA Colorado**
Young Architects Award 2008
Railyard Lofts
- **Multi-Housing News Design Awards**
Winner - Adaptive Reuse 2008
Railyard Lofts
- **Gold Nugget**
Award of Merit - Affordable Housing 2008
Jennings Avenue
- **Charles L. Edson Award**
Honorable Mention 2008
West Rivertown Phase II
- **Gold Nugget**
Award of Merit - Low Rise 2008
Jennings Avenue
- **AIA San Francisco Chapter**
Special Commendation Award 2007
Valencia Gardens
- **California Redevelopment Agency**
Community Revitalization 2007
Bella Monte
- **Gold Nugget**
Best Affordable Project Merit Award 2007
Valencia Gardens
- **AIA Colorado Chapter**
Architect's Choice Awards 2006
Railyard Lofts
- **Urban Land Institute**
Award for Excellence 2006
Belmar
- **APA California Chapter**
Planning Implementation Award 2006
Mountainview Rowhouse Guidelines
- **APA Northern California Chapter**
Outstanding Planning Award 2006
Mountainview Rowhouse Guidelines
- **Affordable Housing Finance Magazine**
Best Senior Housing Development 2006
Fremont Oak Gardens
- **Congress for the New Urbanism**
Chapter Award 2005
Belmar
- **Environmental Protection Agency**
National Award for Smart Growth 2005
Belmar
- **California Redevelopment Agency**
Award of Excellence 2004
Bella Monte Apartments
- **California Redevelopment Agency**
Award of Excellence 2004
Adams Avenue
- **Congress for the New Urbanism**
Award of Excellence 2003
ABAG Smart Growth/Regional Livability

REFERENCES

ARCHITECTURE

Barbara Gaulco
Director of Development

Mercy Housing California
1360 Mission Street, Suite 300
San Francisco, CA 94103
415.355.7117

Carter Terrace
John King Senior Center
Notre Dame Plaza

Lydia Tan
Executive Vice President

The Related Companies
P.O. Box 20531
Stanford, CA 94309
415.409.9440

Potrero SFHA
MacArthur BART
Grand Oaks Family Housing

Tom Gougeon
Director of Development

Continuum Partners, LLC
1430 Wynkoop Street, Suite
100 Denver, CO 80202
303.573.0050

Belmar
Bradburn
Union Station

URBAN DESIGN

Kathy Sokugawa
Planning Division Chief

City & County of Honolulu
Department of Planning and
Permitting
650 South King Street, 7th Fl
Honolulu, HI 96813
808.768.8000

Waipahu Neighborhood TOD
East Kapolei TOD
Oahu Smart Code

Mike Lappen
Senior Planner

City of SSF Planning Division
315 Maple Avenue
P.O. Box 711
SSF, CA 94080
650.829.6628

SSF BART Transit Village Plan,
El Camino Real Land Use &
Urban Design Plan

John Carpenter
Planning Director

City of Westminster
4800 West 92nd Avenue
Westminster, CO 80031
303.430.2400 x 2121

Westminster Mall T.O.D
NorthGate Center
Walnut Creek T.O.D.
South Westminster Station

CONSTRUCTION

Scott Smith
President

Roberts-Obayashi Corporation
20 Oak Court
Danville, CA 94526
925-820-0600

Hillcrest Senior Housing
Notre Dame Plaza
John King Senior Community

David Dunlop
Project Executive

Segue Construction
210 Washington Ave,
Suite B
Point Richmond, CA 94801
510.234.1800 x 29

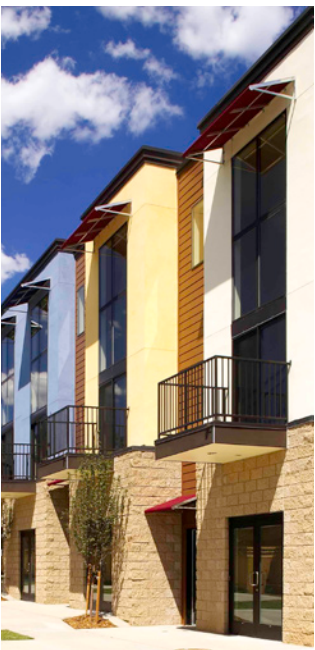
Villa Vasconcellos Senior
Housing, Grand Oaks Family
Housing, Jennings Avenue
Family Housing

Brian Evans
Project Manager

Casson Duncan Construction
15630 East Hinsdale Drive
Englewood, Colorado 80112
303.690.1500

Belmar 7R-1

TESTIMONIALS



“ I think the fact that they’ve worked in both the public and private sector is critical to their effectiveness, especially in the entitlement process. They know how to convey the information in a way that’s very accessible; so this engenders a level of trust that’s really valuable.”

WILL FLEISSIG, Urban Villages LLC

“ They’re able to handle a very challenging crowd. They know how to do a presentation and can jump in there and do what’s needed. So, they seem like a team player.”

RUTHY BENNETT, AF Evans Development

“ They really are mindful about how their architecture fits into the neighborhood from a planning stage.”

LYDIA TAN, BRIDGE Housing

“ It’s a very collaborative firm; they collaborate with the client. They’re open to new ideas. A lot of designers like to go in the back room and come out with the idea... But they hold a lot of workshops, which allows a lot of the stakeholders to come into the process quite seamlessly. It helps stop political opposition to the project; and you get more ideas and more synergy.”

MARILEE UTTER, Citiventures LLC

“ We have made a significant commitment on LEED and green building practices, and the larger picture of sustainability, and VMWP has influenced us on this... They’re the champions of that part of our project. It wouldn’t be happening if it weren’t for them.”

CLIENT

“ I think they can do really great design and can execute in the field; and they very much want to get things right. They learn from projects. Where something might have been an issue or a problem, they don’t repeat it.”

BARBARA GUALCO, Mercy Housing California