VMWP QUALIFICATIONS

ARCHITECTURE | URBAN DESIGN

ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS

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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, Denver, and Minneapolis. 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.

AFFORDABLE HOUSING

As a multidisciplinary firm, we plan and design a wide variety of affordable housing from high-density urban communities to small-lot single-family housing providing over 5,000 built units in our 37 years. With cost and quality of life as primary concerns in our housing, we use simple elements of construction, building materials and scale to create beautiful spaces. Our work has earned numerous design awards at both national and local levels. Recent accolades include the PCBC Grand Award for Best Health/Wellness Design for Vitalia, the NAHRO Best Project award for AVi at Olde Town, and the Architizer A+ Special Mention for Affordable Housing for Victory Village.

INFILL DEVELOPMENT

Responsive infill development gives a place new life, making it more functional, 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 transform underused urban areas into inviting public realms.

MIXED-USE DEVELOPMENT

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

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.

SENIOR HOUSING

At VMWP, we are experts in designing senior housing, creating safe, affordable, and restorative environments tailored to meet their unique needs. VMWP's senior housing projects often integrate on-site medical care and comprehensive social services, addressing the complex health and well-being needs of older adults. By applying health-focused design principles, we promote physical and mental well-being, allowing residents to access a continuum of care on site. We understand how the design of physical spaces influences identity, self-worth, and dignity, empowering seniors to live comfortably and with greater independence.

SUPPORTIVE HOUSING

VMWP designs supportive housing that uniquely serves each community it houses, whether senior, veteran, unhoused, disabled, fostered, or experiencing trauma Our affordable housing projects are often coupled with on-site medical care and social services to meet the complex needs of residents. Health-focused design principles and an enhanced services model create a restorative environment for residents to access a continuum of services on site. As architects for supportive housing, we must realize how the physical environment affects identity, worth and dignity, and how it can promote empowerment, especially with residents who have experienced trauma.

TRANSIT-ORIENTED DEVELOPMENT

Our transit-oriented developments 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 also 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. Our 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.

FAITH-BASED DEVELOPMENTS

As partners in community service, VMWP has worked with faith-based groups to redesign church lands and religious buildings to meet the current needs of their congregation and community; with more housing, improved facilities and supportive services, better land use, connected communal areas, or to evaluate opportunities for future growth and development.

COMMUNITY PROCESS

At VMWP, we believe that 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 market rate, non-profit, community-based developers and jurisdictions to ensure that this participation is an inclusive, efficient, effective and (most of all) fun process. Often, the most important discussions are not about technical issues, but instead revolve around concern with change or desire to create a sense of place.

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

SUSTAINABILITY: FROM REGION TO BUILDING

Sustainable design means satisfying the needs of the present generation without jeopardizing the needs of future ones. As signatories of the **AIA 2030 Challenge**, VMWP has committed to make all new buildings and renovations carbon-neutral by the year 2030 to mitigate the catastrophic effects of climate change caused by the building sector. 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.

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

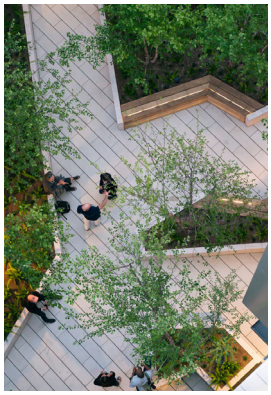
- Street Connectivity: Provides drivers, walkers and bikers with multiple direct routes, creating pedestrians a more attractive environment where people want to drive less.
- Transit-Oriented Development: Significant development within walking distance of transit stations means that greenfields on the 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

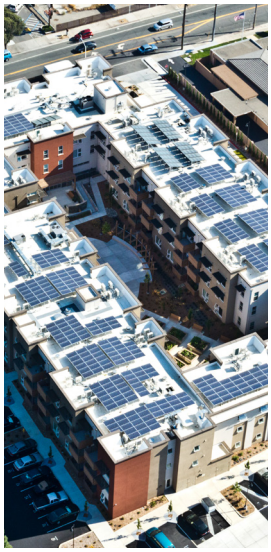
GREEN BUILDING ON THE SITE SCALE

- 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 built around LEED Accredited Professionals, Green Point Raters
- VMWP's Integrated Design Process and Project Delivery
- Enterprise Green Communities Criteria





LEED Rated Projects

LEED PLATINUM

- 1101 Connecticut; San Francisco (Block X) - LEED for Homes Midrise
- 180 Jones; San Francisco, CA - LEED for Homes Midrise
- 2175 Market Street; San Francisco, CA - LEED for Homes Midrise
- Arboleda Apartments; Walnut Creek, CA - LEED for Homes
- Cottonwood Place; Fremont, CA - LEED for Homes
- Luna Vista; Mountain View, CA - LEED for Homes
- Ohlone Gardens; El Cerrito, CA - LEED for Homes
- Verana Hill, Albany, CA - LEED for Homes

LEED GOLD

- Balboa Building E; San Francisco, CA (Targeted: LEED for Homes Gold)
- Bell Street Gardens; Fremont CA (Targeted: LEED for Home Gold)
- Dominican Sisters House of Formation; San Rafael, CA - LEED NC
- HOPE SF ReBuild Potrero; San Francisco, CA - LEED ND
- HOPE SF Sunnydale; San Francisco, CA - LEED ND
- MacArthur BART Transit Village Master Plan; Oakland, CA - LEED ND Gold
- Oak Gardens Veterans Housing; Menlo Park, CA (Targeted: LEED Gold)

LEED ND RATED

- 55 Laguna; San Francisco, CA - v1 - LEED ND 1.0 pilot
- Ho'opili Master Plan; Honolulu, HI - LEED ND pilot program
- MacArthur BART Transit Village Master Plan; Oakland, CA - v1 - LEED ND Gold 1.0 pilot
- Schlage Lock Master Plan; San Francisco, CA - LEED ND pilot program
- Sunnydale Hope SF, San Francisco, CA - LEED ND Gold

All Electric Buildings

- 180 Jones; San Francisco, CA
- 231 Grant Teacher Housing; Palo Alto, CA
- 275 Coleman; San Francisco, CA
- Arcade, San Jose, CA
- Ascent at Hover Crossing; Longmont, CO
- Balboa Building E; San Francisco, CA
- Bell Street Gardens; Fremont; CA
- Buena Vista Commons; Palo Alto; CA
- Casa Roseland; Santa Rosa, CA
- Cherry Street Family Housing; San Carlos, CA
- Laurel at Perennial Park; Phases 1 and 2; Santa Rosa, CA
- Linda Vista; Mountain View, CA
- Mother Bernard House; Eureka, CA
- Medical Center Drive; Rohnert Park, CA
- Monarch/North Fair Oaks Apartments; San Mateo, CA
- Sunnydale Block 9; San Francisco, CA
- Terra Bella; Mountain View, CA
- Verana Hill; Albany, CA
- Vitalia Apartments; San Jose, CA

Net Zero Energy (NZE) Projects

- Kalaeloa NZE Community; Honolulu, HI
- Pacific Meadows; Monterey, CA

Sustainability is an Integral Part of Quality Design

Green Point Rated Projects

- 5101 Washington Ave; San Leandro, CA (Target: Gold)
- Belle Terre; Lafayette, CA - 149 points, Platinum
- Casa Roseland; Santa Rosa, CA (Target: Gold)
- Cottonwood Place; Fremont, CA - 206 points, Platinum
- Dorris M. Vincent Apartments, 275 Coleman, Platinum (194 points)
- Dry Creek Commons, Healdsburg, CA (Target: Gold)
- Eagle Park; Mountain View, CA - Silver
- Eureka Motel; Eureka, CA - (Target: Platinum)
- Hana Gardens; El Cerrito, CA - 120 points, Gold
- Islais Place; San Francisco, CA - 157 points, Platinum
- Jack Capon Villa; Alameda, CA - 156 points, Platinum
- Laurel at Perennial Park, Phases 1; Santa Rosa, CA - 183.8 points, Platinum
- Laurel at Perennial Park, Phases 2; Santa Rosa, CA - 173 points, Platinum
- Laurel at Perennial Park, Phases 3; Santa Rosa, CA (Target: Platinum)
- Mother Bernard House; Eureka, CA (Target: Platinum)
- Sunnydale Block 9; San Francisco, CA (Target: Platinum, 147 points)
- Terra Bella; Mountain View, CA (Target: Gold)
- Timber Senior; Newark, CA - 117 points, Gold
- Verana Hill, Albany, CA - 155 points, Platinum
- Veterans Village; Colma, CA - 118 points, Gold
- Victory Village; Fairfax, CA - 138 points, Gold
- Vitalia Apartments; San Jose, CA - Platinum
- Vivalon Healthy Aging Campus & Senior Housing, San Rafael, CA - Certified Gold, 115 points
- Warner Creek; Novato, CA - 180 points, Platinum

Enterprise Green Communities

- 32nd & Shoshone; Denver, CO
- AVi at Olde Town; Arvada, CO
- Crossing Pointe North; Thornton, CO
- Crossing Pointe South; Thornton, CO
- Del Corazón; Denver, CO
- Junegrass II, Thornton, CO
- Maple Hills Apartments Renovation; Red Wing, MN
- Sienna on Sloan's Lake; Denver, CO
- The Rose on Colfax; Denver, CO
- Verrbena; Westminster, CO

Zero Energy Ready Homes (ZERH)

- AVi at Olde Town; Arvada, CO
- Crossing Pointe North; Thornton, CO
- Crossing Pointe South; Thornton, CO
- The Rose on Colfax; Denver, CO

National Green Building Standards (NGBS)

- Ascent at Hover Crossing; Longmont, CO - Silver
- Montbello FreshLo; Denver, CO - Gold
- St. Elizabeth's Place; Houston, TX - Bronze

PARTNERS

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 projects involving mixed-use neighborhoods, transit oriented community plans, urban infill, multifamily affordable and workforce housing. 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. Ricks 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.

FRED POLLACK

A partner and founder of Van Meter Williams Pollack, Fred Pollack has worked at the forefront of mixed-use, pedestrian and transit-oriented planning and urban design for over three decades. As a leader in green and sustainable architecture, and he has been designing urban infill on a scale that ranges from individual buildings to blocks, including 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.

KAREN MURRAY

Karen provides firm wide leadership and direction for projects ranging in scale from the neighborhood to the individual building and has been an integral part of many of the firm's high-profile projects for 20 years. Her unique blend of architecture and urban design skills allow her to act as a bridge between the two disciplines, providing implementable design solutions with a focus on infill development. Karen is skilled at navigating complex entitlement processes and is an experienced facilitator with both community groups and in-house charrettes. She has lectured on sustainable communities for the USGBC, the Neighborworks Training Institute and the City of Oakland Environmental Lecture Series among others.

BENJAMIN CHUAQUI

Ben has been involved with all phases of the design and construction process, and his interest as a designer is focused on not just creating good buildings but creating good spaces around the buildings. Being both bicultural and bilingual (Chilean-American), Ben brings multiple perspectives to each architectural project. As a design professional, Ben's interests in the social landscape as well as the more technical and idiosyncratic aspects of wood construction have influenced his work.

BRETT JACQUES

Brett has led various types of architectural projects including: multi-family urban housing, mixed-use, multi-family affordable housing, single-family residential, educational, commercial, and historical preservation. He focuses his attention on building relationships, producing excellent work, and leading design teams to achieve high quality sustainable urban and affordable housing. Brett enjoys being active in various organizations such as Housing Colorado, where he volunteers as a leader for the student and stakeholder Charette program. He also participates on various conference panels focused on identifying and discussing issues related to affordable housing and sustainability.

LAURA SHAGALOV

Laura leads VMWP's Minneapolis office which opened in 2019. She joined VMWP San Francisco's office in 2013 and returned to her home state to open VMWP's newest office. Laura engages with projects from feasibility and concept design through construction, including affordable multi-family housing, mixed-use, supportive housing, rehabilitation, and adaptive reuse. Laura is committed to creating sustainable, healthy and beautiful communities for people of all incomes and abilities. At VMWP, Laura has delivered education for the non-profit development community on a number of topics including wellness in affordable housing post-COVID, modular housing, construction types and site considerations.

AWARDS

AFFORDABLE HOUSING FINANCE MAGAZINE
- **Best Family Housing 2026 (Finalist):** Ascent at Hover Crossing
- **Best Special-Needs Housing 2020:** Veteran's Village
- **Best Senior Housing 2006:** Fremont Oak Gardens

AGC
- **ACE Award in the Contribution to the Community 2025:** Montbello FreshLo Hub

AIA COLORADO
- **Young Architects Award 2008:** Railyard Lofts

AIA/HUD HOUSING SECRETARY'S AWARD
- **Creating Community Connection 2008:** Valencia Gardens

AIA SAN FRANCISCO CHAPTER
- **Historic Preservation Honor 2014:** St. Joseph's Senior Apartments,
- **Special Commendation Award 2007:** Valencia Gardens

AIA COLORADO CHAPTER
- **Architect's Choice Awards 2006:** Railyard Lofts

APA CALIFORNIA CHAPTER
- **Urban Design of Award of Excellence 2022:** San José Citywide Design Standards & Guidelines
- **Merit Award 2021:** Balboa Reservoir
- **Planning Implementation Award 2006:** Mountain View Rowhouse Guidelines
  Excellence in Planning 1999:
- Fremont Design Guidelines

APA NORTHERN CALIFORNIA CHAPTER
- **Urban Design of Award of Excellence 2022:** San José Citywide Design Standards & Guidelines
- **Urban Design of Award of Excellence 2021:** Balboa Reservoir
- **Planning Achievement Award 2010:** Schlage Lock
- **Outstanding Planning Award 2006:** Mountain View Rowhouse Guidelines

APA HAWAII CHAPTER
- **Outstanding Planning Award 2009:** Waipahu Neighborhood TOD

ARCHITIZER
- **A+ Award - Affordable Housing Special Mention 2023:** Victory Village

ASLA PROFESSIONAL AWARDS
- **Award of Excellence, Urban Design 2022:** HOPE SF: Rebuild Potrero
- **Honor Award, Analysis and Planning 2022:** Balboa Reservoir

CALIFORNIA OFFICE OF HISTORIC PRESERVATION
- **Governor's Historic Preservation Award 2020:** Hana Gardens

CALIFORNIA REDEVELOPMENT AGENCY
- **Community Revitalization 2007:** Bella Monte
- **Award of Excellence 2004:** Adams Avenue, Bella Monte Apartments

CHARLES L. EDSON AWARD
- **Honorable Mention 2008:** West Rivertown Ph II

COLORADOBIZ
- **Top Project 2025:** Montbello FreshLo

CONGRESS FOR THE NEW URBANISM
- **Chapter Award 2017:** St. Joseph's Senior Apartments
- **Chapter Award 2005:** Belmar
- **Award of Excellence 2003:** ABAG Smart Growth/Regional Livability

ENVIRONMENTAL PROTECTION AGENCY
- **National Award for Smart Growth 2005:** Belmar

HOUSING COLORADO
- **Eagle Award 2025:** Ascent at Hover Crossing
- **Eagle Award 2025:** Montbello FreshLo
- **Eagle Award 2024:** The Rose on Colfax
- **Eagle Award 2023:** AVi at Olde Town

MULTI-FAMILY HOUSING
- **Affordable Housing Award 2020:** 1101 Connecticut

MULTI-HOUSING NEWS DESIGN
- **Adaptive Reuse Award 2008:** Railyard Lofts

NAHB SILVER
- **Best of 55+ Housing Award 2024:** Laurel at Perennial Park

NAHRO
- **Best Affordable Housing Project 2024:** AVi at Olde Town
- **Resident and Client Services 2024:** AVi at Olde Town
- **Best Project 2023:** AVi at Olde Town
- **Best Project 2022:** Crossing Pointe North

PRESERVATION HOUSTON
- **Good Brick Award 2026**: St. Elizabeth's

PCBC GOLD NUGGET
- **Merit - Best Supportive/Transitional Housing 2025:** 180 Jones
- **Grand - Best Health/Wellness Design Solution 2024:** Vitalia
- **Merit - Affordable Housing 2024:** Vitalia
- **Merit - Best Affordable 55+ Housing 2024:** Laurel at Perennial Park Ph 1 & 2
- **Grand - Best Affordable Senior 2021:** Victory Village
- **Grand - Best On-the-Boards 2021:** Balboa Reservoir
- **Merit - Affordable Housing 2020:** 1101 Connecticut
- **Merit - Affordable Housing 2016:** Arboleda
- **Merit - Best Affordable 2007**: Valencia Gardens

SAN FRANCISCO BUSINESS TIMES
- **Best Land Deal Award 2009**: Schlage Lock

SILICON VALLEY BUSINESS JOURNAL STRUCTURES AWARD
- **Affordable Housing 2022:** Luna Vista
- **Community Impact 2020:** Eagle Park

SUSTAINABLE CONTRA COSTA
- **Green Building Award Honoree 2016:** Arboleda

URBAN LAND INSTITUTE
- **Global Awards for Excellence 2015:** St. Joseph's Senior Apartments
- **Global Awards for Excellence 2013**: UC Davis West Village
- **Jack Kemp 2010:** Fire Clay Lofts
- **Global Awards for Excellence 2006:** Belmar

URBAN LAND INSTITUTE COLORADO
- **Impact - Infill 2013:** Fireclay Lofts