

who we are

At Raimi + Associates, we are advocates, collaborators, organizers, and pioneers committed to creating healthy and enduring places. Over the years, we have served dozens of communities in California and across the nation as trusted advisors, skilled practitioners, imaginative problem solvers, and effective communicators. We help communities achieve their long-term visions by listening to and learning from ordinary people, partnering closely with our clients, and relying on our keen eye for place.

Our firm's planning and urban design expertise is complemented and informed by our focus on public health, equity, sustainability, and program evaluation. To address the complexity of communities, Raimi + Associates integrates a host of interrelated subjects — land use and design, sustainability and green building, public health and social equity, and public engagement and visioning — into planning and social research efforts at a variety of scales. Our work focuses on six practice areas:

- + COMPREHENSIVE PLANNING**, including citywide general and comprehensive plans, community plans, and vision plans.
- + URBAN DESIGN + AREA PLANNING**, including specific plans, neighborhood plans, vision plans, urban design studies, form-based codes, design guidelines, zoning codes and corridor plans.
- + PUBLIC HEALTH + EQUITY**, including health and environmental justice elements and policy, community wellness surveys, Health Impact Assessments (HIAs), Health in All Policies Initiatives (HiAP), mapping and analysis, and healthy development checklists.
- + SUSTAINABILITY + CLIMATE CHANGE**, including climate action plans, GHG emissions inventories, LEED-ND implementation, and sustainability policy and analysis.
- + EVALUATION, ASSESSMENT + STRATEGIC PLANNING**, including community assessments, impact and developmental evaluation, and organizational strategic planning.
- + ENGAGEMENT, COMMUNICATION, + TECHNICAL ASSISTANCE**, including community engagement programs, meeting facilitation, policy/program strategy, skills training, branding, graphic design, and website design.

Whether it's updating a City's comprehensive plan, developing health and sustainability objectives, creating a targeted neighborhood retrofit plan or generating a vision for a multi-jurisdictional corridor, we think holistically and examine the physical, environmental, health, and socioeconomic challenges of planning and design. This approach allows us to successfully develop, assess, and implement, community plans, implementation programs, community outreach strategies, and policy framework for the cities and communities we work in.

As a result of our dedication to the profession, Raimi + Associates regularly wins awards for our projects including multiple regional and state awards for comprehensive plans and community engagement. Additionally, Raimi + Associates was the recipient of the 2015 APA Award for National Emerging Planning and Design Firm due to our technical planning expertise, commitment to authentic community engagement, and emphasis on healthy, sustainability, and equity.

BERKELEY (HEADQUARTERS):

2000 Hearst Avenue
Suite 400
Berkeley, CA 94709
510.666.1010

RIVERSIDE:

3600 Lime Street
Suite 226
Riverside, CA 92501
951.530.3577

LOS ANGELES:

706 South Hill Street, 11th Floor
Los Angeles, CA 90014
213.599.7671

PRINCIPAL: Matt Raimi

YEARS IN BUSINESS: 12

OF STAFF: 15

TYPE OF ORGANIZATION: S-Corporation

DUNS #: 94-117-5254

BANK OF RECORD: Wells Fargo
San Francisco, CA

service areas

COMPREHENSIVE PLANNING

- General plans
- Comprehensive plans
- Community plans
- Vision plans
- Strategic plans
- Zoning codes and ordinances

URBAN DESIGN + AREA PLANNING

- Specific plans and neighborhood plans
- Master plans
- Vision plans
- Urban design studies
- Form-based codes
- Design standards and guidelines
- Transit-oriented development
- Corridor plans

PUBLIC HEALTH + EQUITY

- Health and environmental justice chapters of comprehensive plans
- Health in All Policies Initiatives (HiAP)
- Health Impact Assessments (HIA)
- Healthy development standards and implementation
- Environmental justice assessment and planning
- Health districts and healthy community plans

SUSTAINABILITY + CLIMATE CHANGE

- Climate action plans (CAP)
- Climate resiliency and adaptation plans
- Sustainable development and green building standards
- LEED-ND certification and EcoDistricts planning
- Sustainability master plans and elements of comprehensive plans

EVALUATION, ASSESSMENT + STRATEGIC PLANNING

- Formative and summative evaluation
- Impact evaluation
- Developmental evaluation
- Health assessments and needs assessments, including community health needs assessments
- Community health improvement planning
- Strategic planning
- Focus groups
- Survey design, implementation, and analysis

ENGAGEMENT, COMMUNICATION + TECHNICAL ASSISTANCE

- Community engagement plans
- Facilitation
- Education and training for planning, public health and sustainability
- Data visualization and infographics
- Website design
- Logos and branding
- Data dashboards
- Technical assistance to non-profits and cities
- Toolkits and guidebooks
- Grant writing



MATT RAIMI, AICP, LEED-ND AP

PRINCIPAL

Matt Raimi, the founder of Raimi + Associates, has nearly 20 years of experience in planning across the country. He has directed numerous comprehensive plans, specific plans, corridor plans, vision plans, healthy community plans, and other complex planning projects throughout the country. Matt is an expert in creating inclusive and authentic public planning processes and creating more equitable, resilient, and sustainable cities. He has spoken and written extensively on applying the principles of new urbanism to comprehensive plans, incorporating public health concerns into the planning process, and promoting sustainable development.

EDUCATION

University of North Carolina,
Chapel Hill
Master of Regional Planning, 1997

University of Rochester, Rochester, NY
Bachelor of Arts, English, 1992

AFFILIATIONS & CERTIFICATIONS

LEED Faculty. U.S. Green Building Council

Member. Congress for the New Urbanism, American Planning Association

Senior Fellow. Environmental Leadership Program

LEED Accredited Professional

EXPERIENCE

Raimi+Associates
Berkeley, CA
Principal, 2006-present

Design, Community, & Environment
Berkeley, CA
Senior Associate, 2002-2006

SMWM
San Francisco, CA
Senior Associate, 1999-2002

KEY PROJECTS

- **Mountain View General Plan (Mountain View, CA)**
Project Manager and Principal-in-Charge (in coordination with MIG). Duties included generating land use and urban design content, helping structure General Plan, and served as strategic advisor to the City.
- **North Bayshore Precise Plan (Mountain View, CA)**
Principal-in-Charge. Responsibilities included managing a multi-disciplinary team, creating form based development standards and regulations that convert a suburban office park into a 21st century mixed use district with office, residential and retail. Created standards for green buildings and to preserve natural habitat and endangered species.
- **El Camino Real Precise Plan (Mountain View, CA)**
Principal-in-Charge. Developed form-based standards and regulations for infill development along this iconic corridor. Plan identifies building heights, build-to lines, setbacks and stepbacks and other regulations to enhance walkability and improve connections with adjacent residential areas.
- **Seaside General Plan Update (Seaside, CA)**
Serving as Principal-in-Charge. Providing strategic direction on the General Plan, developing the community engagement program, leading several public workshops, and drafting portions of the General Plan.
- **East Palo Alto General Plan and Westside Area Plan (East Palo Alto, CA)**
Project Manager and Principal-in-Charge. Lead a multi-disciplinary team to develop a General Plan that includes policies and regulations for infill development, economic development, health, sustainability and social equity. Developed an Area Plan for a 160-area section of the City with detailed policies on anti-displacement, tenant rights and affordable housing. Lead an extensive public outreach effort that includes two advisory committees, citywide workshops, neighborhood meetings and social media activities.
- **West Hollywood General Plan (West Hollywood, CA)**
Project Manager and extension of staff. Completed a comprehensive General Plan update focusing on corridor revitalization and improved quality of life. Managed and coordinated large consultant team and Citizen Advisory Committee.
- **Hermosa Beach General Plan (Hermosa Beach, CA)**
Served as Principal in Charge. Worked with stakeholders, advisory committee, and community members to comprehensively update the General Plan and integrated Local Coastal Plan with the goal of reaching carbon neutrality.

KEY PROJECTS CONTINUED

- **Washington D.C. Comprehensive Plan (Washington D.C.)**
Project Manager and Principal-in-Charge. Project includes project coordination, developing a citywide Resilience Element, creating an evaluation framework for proposed comp plan amendments, mapping proposed land use regulation changes, and extensive community engagement.
- **Primary Urban Center Development Plan (Honolulu, HI)**
Principal-in-Charge. Leading a comprehensive update to the Plan stretching from Kahala to Pearl City, comprising most of Oahu's urbanized areas. Process will include comprehensive engagement strategy, robust implementation program, and will address critical topics such as climate change, sea level rise, autonomous vehicles, public health, aging in place, and TOD planning.

ADDITIONAL PROJECT EXPERIENCE

- Washington D.C. Comprehensive Plan (Washington, D.C.)
- Thousand Oaks Downtown Core Master Plan (Thousand Oaks, CA)
- Downtown Beaverton Design and Development Readiness Project (Beaverton, OR)
- East Palo Alto General Plan and Westside Area Plan (East Palo Alto, CA)
- West Hollywood General Plan (West Hollywood, CA)
- Santa Clara County Health Element (Santa Clara County, CA)
- Mountain View General Plan (Mountain View, CA)
- Fremont Community Plan and Form Based Code (Fremont, CA)
- Coachella General Plan (City of Coachella, CA)
- Hermosa Beach General Plan (City of Hermosa Beach, CA)
- North Bayshore Precise Plan (City of Mountain View, CA)
- El Camino Real Corridor Precise Plan (City of Mountain View, CA)
- City Center Precise Plan and Form Based Code (City of Fremont, CA)
- Orange Line BRT Sustainable Corridor Implementation Plan (City of Los Angeles, CA)
- International Boulevard TOD Plan (City of Oakland, CA)
- Florence-Firestone Vision Plan (Los Angeles County, CA)
- LEED-ND Technical Assistance Team (U.S. Environmental Protection Agency)
- Station Park Green LEED-ND Implementation (EBL&S Development)
- Syracuse SALT District LEED-ND Neighborhood Plan (City of Syracuse, NY)
- LEED-ND Rating System, Reference Guide, and Pilot Support Materials (U.S. Green Building Council)
- El Monte Health and Wellness Element (City of El Monte, CA)

PUBLICATIONS

- *Creating Built Environments for an Aging Population*, Northern News: Northern California American Planning Association, June 2018.
- *A Citizen's Guide to LEED for Neighborhood Development*, Natural Resources Defense Council, 2011.
- *How to Create and Implement Healthy General Plans*, Co-authored with Public Health Law & Policy Center of the Public Health Institute, 2008.
- *Understanding the Relationship Between Public Health and the Built Environment: A Report Prepared for the LEED-ND Core Committee*. U.S. Green Building Council and Congress for the New Urbanism, 2006.
- *Once There Were Greenfields: How Urban Sprawl is Undermining America's Environment, Economy and Social Fabric*. Co-authored for the Natural Resources Defense Council, 1999.
- *Five Years of Progress: 110 Communities Where ISTEA is Making a Difference*. Co-authored for the Surface Transportation Policy Project, 1996.



ERIC YURKOVICH

ASSOCIATE PRINCIPAL

Eric Yurkovich has extensive experience working on planning policy, analysis, and outreach for clients across the country. Eric's work focuses on creating sustainable communities that offer alternatives to the automobile, reduce greenhouse gas emissions, protect natural resources and rural lands, and minimize risk from natural hazards. He specializes in land use and transportation planning, climate action and adaptation planning, and geographic information systems analysis.

KEY PROJECTS

EDUCATION

University of California, Los Angeles
Master of Arts in Urban Planning,
2010

Macalester College, St. Paul, MN
Bachelor of Arts, Geography, 2000

AFFILIATIONS

Member, American Planning
Association

EXPERIENCE

Raimi+Associates
Berkeley, CA
Senior Associate, 2012-present

National Oceanic and Atmospheric
Administration/Pew Center on
Climate Change
Oakland, CA
Climate Change Researcher, 2010-
2012

Calthorpe Associates
Berkeley, CA
Senior Planner, 2002-2008

▪ North Bayshore Precise Plan (Mountain View, CA)

Project Manager on an innovative plan and development code to transition a suburban employment district into a model of sustainable development with 10,000 new housing units. Prepared land use and urban design chapter, including an incentive-based framework to encourage district-level sustainability and meet targets for affordable housing (20%) and single-occupant vehicles (45%). Led extensive community engagement process.

▪ East Whisman Precise Plan (Mountain View, CA)

Serving as Project Manager of a TOD plan adjacent to a VTA light rail station. Writing detailed design standards, guidelines, and implementation guide for the City.

▪ Transit-Oriented Development Study (San Francisco Bay Area, CA)

Worked on TOD policy framework for the Metropolitan Transportation Commission, assessing development potential of four potential rail corridors, writing corridor-level TOD policy, and contributing to station-area design guidelines.

▪ Seaside General Plan (Seaside, CA)

Project Manager for a comprehensive General Plan update. Plan includes growth framework for former Fort Ord lands, and new health, environmental justice, and adaptation policies. Managing plan development, extensive community engagement, and oversight of the CEQA process.

▪ Plan for a Healthy Los Angeles: City of Los Angeles General Plan Health Element (Los Angeles, CA)

Led the development of a Health Atlas and interactive mapping tool to explore neighborhood health conditions and disparities. Wrote sections of the health element.

▪ Coachella General Plan (Coachella, CA)

Contributed to the Sustainability and Health Chapters of the General Plan. Wrote Climate Action Plan, which analyzed General Plan land use, energy, solid waste, and water strategies compared to a business-as-usual scenario. Inventoried community emissions and estimated the co-benefits of General Plan policies.

▪ Indio General Plan Update (Indio, CA)

Serving as Project Manager leading the project recovery of a General Plan Update. Leading land use policy, environmental assessment and public engagement for the General Plan Update. Managing work plan, documentation and oversight of CEQA process.

KEY PROJECTS CONTINUED

- **Gary Comprehensive Plan (Gary, IN)**

Leading the comprehensive plan update. Developing planning strategies and actions for areas of stability, revitalization, and relocation in a City with severe fiscal constraints. Facilitating a community-led engagement process.

- **Building Capacity for Community-Driven Planning (Berkeley, CA)**

Leading process to develop an equity-focused and community-driven planning curriculum and training for the City and BayCAN related to climate adaptation.

ADDITIONAL PROJECT EXPERIENCE

- Santa Clara County Sustainability Plan (Santa Clara County)
- Los Angeles County Sustainability Plan (Los Angeles County)
- Metro Transit-Oriented Development Toolkit (Los Angeles, CA)
- Los Angeles Park Fee, Land Acquisition, Distribution and Public Program (City of Los Angeles, CA)
- Health and Wellness Chapter of the General Plan Framework (City of Los Angeles, CA)
- Sustainability Master Plan (Palm Springs, CA)
- Public Health and Climate Action Plan Implementation (Western Riverside Council of Governments, CA)
- Envisioning the Mid-Valley Transportation Corridor (Cities of El Monte, Baldwin Park, West Covina, and Covina, CA)
- Energy and Climate Action Plan (City of Inglewood, CA)
- Climate Action Plan (City of Coachella, CA)
- Climate Action Plan (City of Bellflower, CA)
- Metro Transit-Oriented Development Toolkit (Los Angeles, CA)
- Sustainability Master Plan (Palm Springs, CA)
- Santa Monica Pedestrian Action Plan (City of Santa Monica, CA)
- Orange Line BRT Sustainable Corridor Implementation Plan (City of Los Angeles, CA)

PUBLICATION AND PRESENTATIONS

- "Walking the Walk: Implementing Adaptation and Resilience Equity Strategies." Presentation for the 2018 California Adaptation Forum.
- "Equitable, Community-Driven Climate Resilience Planning." Training at the 2018 National American Planning Association Conference.
- *Guide to Equitable, Community-Driven Climate Preparedness Planning*, Urban Sustainability Director's Network, 2017.
- "Whose Climate Plan is This? Planning for an Equitable Climate Future through Authentic Community Partnerships." Presentation for the 2017 California Climate Action Planning Conference.
- Climate Justice for All! Connecting Climate Protection, Community Resilience, Local Economy, and Health Equity." Presentation for the 2017 California Chapter of the American Planning Association.
- "Health Indicator in The Plan for a Healthy LA and Quimby Reform" Presentation for the 2015 California Chapter of the American Planning Association.
- "Something Old, Something New, Something Borrowed, Something Blue: Climate Adaptation in the 21st Century." Presentation and conference paper for the 2013 National Association of Environmental Professionals.
- "Health Atlas for the City of Los Angeles's Health and Wellness Chapter." Blog post for the U.S. Department of Health and Human Service's National Partnership for Action to End Health Disparities, 2013.
- "Adaptation Planning and U.S. Federal Agencies" Federal Interagency Forum on Climate Change Impacts and Adaptations, 2012.
- *Adaptation Planning, What U.S. Federal Agencies Are Doing*. Co-authored for the Pew Center on Global Climate Change, Arlington, VA, 2012.
- *Adapting to Climate Change: A Planning Guide for State Coastal Managers—a Great Lakes Supplement*. Co-authored for the NOAA Office of Ocean and Coastal Resource Management, Silver Spring, MD, 2011.
- *Advancing statewide climate change adaptation strategies: Lessons from state and local governments addressing the impacts of climate change*. Center for Climate Action, 2010.



WALKER WELLS, AICP, LEED AP

PRINCIPAL

Walker Wells is an industry-leading expert in sustainability, green building, and renewable energy. He has experience working with local governments, affordable housing developers, and school districts across the country to further sustainable development practices via technical assistance, charrettes and workshops, and developing public policy. He also is a lecturer in green urbanism and green development at the Claremont Colleges and the UCLA Urban Planning Program.

Walker holds Bachelor's degrees in Sociology and Environmental Studies from the University of California Santa Barbara and a Master's of City and Regional Planning from the California Polytechnic University San Luis Obispo. He also studied at Lund University and the Lund Polytechnic Institute School of Architecture in Sweden.

EDUCATION

Fulbright Fellow, Sustainable Urbanism, Royal Institute of Technology Stockholm, Sweden

Master of City and Regional Planning, California Polytechnic State University, San Luis Obispo, 1993

Bachelor of Arts in Environmental Studies and Sociology (Double Major with Honors) University of California Santa Barbara 1989

Education Abroad Program, Lund University and Lund Polytechnic School of Architecture, Sweden 1987-88

Extension Program in Landscape Architecture, University of California, Los Angeles 1998-99

AFFILIATIONS & CERTIFICATIONS

Pritzker Fellow, UCLA Institute of the Environment 2012

LEED Accredited Professional and Certified Green Rater

American Institute of Certified Planners

STAR Community Index, Chair of Energy and Climate Technical Advisory Committee

State of California Green Building Code Advisory Committee Member 2008-Present

KEY PROJECTS

■ City of Los Angeles Benchmarking Ordinance (Los Angeles, CA)*

Led City Energy Project Developed and implemented, in collaboration with the City of Los Angeles Mayors Office, a stakeholder engagement process to shape and refine an ordinance to require energy benchmarking and public reporting for existing buildings in the City of Los Angeles. Facilitated eight stakeholder workshops and presented at multiple meetings with various advocates and industry organizations. Worked closely with City staff to prepare the draft ordinance and structure the decision-maker education and formal program adoption process.

■ Los Angeles County Metropolitan Transportation Authority Strategic Advisor (Los Angeles, CA)*

Serving and as an advisor to Metro in implementing a grant from the State of California Strategic Growth Council. The grant includes the development of model policies related to the promotion of transit supportive development within the 88 cities in Los Angeles County. The grant also supports the development of a Countywide framework for climate action by the Los Angeles Collaborative for Climate Action (LARC). Global Green is providing guidance to both Metro and LARC in order to foster alignment and synergy between the efforts, while meeting the requirements of the grant. This includes assistance in preparing the Request for Proposals, serving on the evaluation panel, and collaborating with LARC to ensure that transportation options, including active transportation, is included in the regional framework.

■ UC San Francisco Sustainability Assessment and Organizational Structure Analysis (San Francisco, CA) *

Worked as part of a multi-disciplinary team to conduct a sustainability assessment of the primary medical school and teaching hospital in University of California system. Completed a congruence model analysis of the UCSF organizational structure as it related to implementing the UC Office of the President sustainability goals. Developed structure and format for the stakeholder engagement process that included focused meetings with department heads and two day-long interactive priority setting workshops. The analysis and stakeholder input were incorporated into the UCSF Sustainability Action Plan approved by the Chancellors Committee on Sustainability in 2011.

**Indicates projects completed while serving as key staff at other organizations.*

EXPERIENCE

Raimi + Associates
Los Angeles, CA
Principal, 2018-present

Global Green USA
Santa Monica, CA
Executive Director, VP of Programs
1999-2018

City of Santa Monica
Santa Monica, CA
Associate Planner, 1998-1999

Gruen Associates
Los Angeles, CA
Senior Urban Designer, 1993-1998

City of Malmo
Malmo, Sweden
Urban Planner, 1990-1991

PUBLICATIONS

- *Planetizen Exchange Invited Blogger* 2010 - present
- *Design and Architecture, Radio Interview on Distributed Infrastructure* 2015
- *Planning Magazine, Sweden the Green Giant* February 2014
- *Planning Magazine, Mainstreaming Green* November 2013
- *Urban Planning and Climate Change, Southern California Association of Governments, Contributor* 2009
- *Blueprint for Greening Affordable Housing, Global Green* 2008 (editor and co-author)
- *Design and Architecture, Radio Interview on Green Building Materials* 2007

ACADEMIC & TEACHING EXPERIENCE

- Pitzer College, Claremont 2015 - Present
- Pomona College, Claremont, California 2006 - 2014
- UCLA, Department of Urban Planning 2008 - Present
- Antioch University Los Angeles 2010 - 2012
- UCLA Extension, Sustainability Certification Program 2009

LECTURES

- UC Santa Barbara, Environmental Studies Program 2015
- Annenberg Foundation Photo Space, Sink of Swim Series 2015
- National Building Museum, Smart Growth Lecture Series 2014
- UC Davis Landscape Extension Graduation, Keynote Speaker 2014
- US Department of Energy, City Partnership, Los Angeles Keynote 2012
- University of Virginia School of Architecture and Urban Planning 2009
- Harvey Mudd College, Nelson Lecture Series 2007
- UC Santa Barbara, Environmental Planning 2013
- University of Southern California, Housing Graduate Studio 2008-2012
- Occidental College Housing Fundamentals Course 2011

PRESENTATIONS

- City Resilience Summit, 2015
- American Planning Association National Conference, 2007, 2015
- Housing California, 2001-2011, 2015
- Green Build, 2005-2011, 2014
- Western Green Tech Open, 2014
- Southern California of Non-Profit Housing Conference, 2014
- Eco Districts Summit, 2013
- Neighborworks America, Green Leadership Summit, 2013
- Neighborworks America Green Housing Symposium 2008, 2009, 2011
- American Planning Association California Conference 2006, 2008, 2009, 2011
- American Institute of Architects National 2007, 2009



BETH ALTSHULER, MCP, MPH, CPH

SENIOR ASSOCIATE + EPIDEMIOLOGIST/ URBAN PLANNER

Beth is a Senior Associate who works with public agencies, foundations, CBOs, and residents to apply a Health (and Equity) in All Policies lens to the challenges and opportunities in their communities. Beth loves combining her skills in data analysis, community engagement and facilitation, and policy analysis so places can better incorporate public health, racial equity, and environmental justice into their land use and urban policy decisions. At the forefront of the healthy communities discipline for 15 years, Beth is committed to creating livable places, reducing health and racial inequities, and engaging residents in the future of their communities.

EDUCATION

University of California, Berkeley
Master of City and Regional Planning, 2010
Master of Public Health, 2010

Cornell University, Ithaca, NY
Bachelor of Arts, Sociology, 2003

AFFILIATIONS

Certified in Public Health. National Board of Public Health Examiners.

Chair, Planners4Health Committee.
APA Northern California Section.

Social Determinants of Health for Planners Subcommittee Member.
California Planning Roundtable.

Healthy Planning Leadership Committee Member. California Governor's Office of Planning and Research.

Former Chair, American Public Health Association, Environment Section, Built Environment Topic Committee (2012-15).

EXPERIENCE

Raimi + Associates
Epidemiologist/Urban Planner, 2010-present

City and County of San Francisco
Public Health Department, Research Associate, 2008

Moore Iacofano Goltsman, Inc.
Project Associate, 2005-2007

Department of Public Works SF CRUE
Youth Employment Program
Program Director, 2003-2005

KEY PROJECTS

- **Ashland and Cherryland Community Health and Wellness Element (Alameda County, CA)**
Served as Project Manager. Managed project budget, timeline, and subconsultants. Imagined, executed, and facilitated numerous community engagement events, created an extensive community health profile, and supported the community survey and focus groups.
- **Santa Clara County Health Element (Santa Clara County, CA)**
Project Manager. Managed subconsultants and connections to related projects in the County. Designed and facilitated a community engagement process, Quality of Life Survey, and Existing Conditions Report. Primary author of the adopted Health Element policy document.
- **Monterey County Health in All Policies Initiative (Monterey County, CA Health Department)**
Project Manager. Work with County evaluation and epidemiology to track health equity indicators, create infographics, and a Climate Change and Health Dashboard. Created, conducted, and analyzed a Crime Prevention Through Environmental Design Business Survey and Recommendations Report. Supported three CA CTC Active Transportation Program and Infrastructure Grant Applications (2 successes!). Conducted trainings on health equity and planning for regional government agencies. Co-facilitated the County's Health in All Policies committee. Wrote the Go Green Monterey County Sustainability Plan.
- **Plan for a Healthy Los Angeles (Los Angeles, CA)**
Public health researcher and policy expert. Contributed to the methodology, mapping, and data analysis of the LA Health Atlas. Supported the policy and action writing for the Health Element.
- **Lynwood Safe and Healthy Communities General Plan Element (Lynwood, CA)**
Project Manager. Facilitated the advisory committee meetings and community workshops, managed and conducted analysis for the community profile report on health and safety topics, created and implemented the community survey, authored the element, presented the final Element at the Planning Commission and City Council adoption hearings, and coordinated city staff and subconsultant contributions.
- **Delano General Plan Health and Sustainability Element (Delano, CA)**
Served as Deputy Project Manager. Worked closely with the city to design and facilitate a culturally-relevant and accessible community engagement strategy. Mapped and analyzed community health data. Crafted the Health and Sustainability Element.

ADDITIONAL PROJECTS

- International Boulevard TOD Plan and Rapid Health Impact Assessment (City of Oakland, CA)
- Building Healthy Communities - East Salinas: Health Equity & Land Use Capacity Building & Tech Assistance (The CA Endowment)
- Plan for a Healthy Los Angeles (LA Health Element) (Los Angeles, CA)
- Coachella Valley (CV) Link Health Impact Assessment (Coachella Valley, CA)
- Santa Maria Complete Streets Downtown Plan (Santa Maria, CA)

SELECTED PUBLICATIONS

- *Essential Elements of Health Equity Practice: Partnering to Support Power-Building*. NACCHO Exchange. Vol. 15, Issue 2. Spring 2016.
- *Health and California's Regional Transportation Plans: A Guidebook for creating healthier communities as Part of RTPs and Sustainable Communities Strategies*. California Department of Public Health and UCSF. (Co-Authoring with TransForm), Oakland, CA. January 2012.
- *Social and Spatial Determinants of Perceived Neighborhood Safety in Richmond, CA*. UC Berkeley. Berkeley, CA. May 2010.*
- *Cumulative Impacts and the California Environmental Quality Act: A Case Study of the Energy and Hydrogen Renewal Project in Richmond, CA. and California Local Air District CEQA Guidelines and Cumulative Impacts*. California Environmental Protection Agency (CalEPA), Office of Environmental Health Hazard Assessment (OEHHHA). Cumulative Impacts and Precautionary Approaches (CIPA) Project. 2009.*
- *According to Whom? Contextualizing and Framing Asthma Activity in Fresno, CA*. University of California Transportation Center, Berkeley. May 2008.*
- *San Francisco Citywide Collaborative Food System Assessment* (City and County of San Francisco, CA)*

* Denotes projects where Ms. Altshuler served as key staff while at other organizations

SELECTED PRESENTATIONS AND TRAININGS

- "Amplifying Resident Voices by Documenting Port of Los Angeles Off-Port Impacts." Moving Forward Network Conference, Carson, CA. October 2017.
- "Retrofitting for Equity: SB 1000 - Environmental Justice." APA CA Conference, Sacramento, CA. September 2017.
- "Urban Planning and Governing for Racial Equity." American Planning Association (APA) National Conference. NYC, NY. April 2017 & APA CA Conference, Sacramento, CA. September 2017.
- "Preventing Violence by Design (presentation and facilitated discussion)." American Planning Association (APA) National Conference. Phoenix, AZ. April 2016 & APA CA Conference, Pasadena, CA. October 2016.
- "Planning Tools to Create Healthy Communities" UC Davis Extension (full day class). March 10, 2016.
- "Fifty Shades of Health and All Policies in Monterey County." CCLHO-CHEAC Chronic Disease Prevention Project: Moving Upstream, Fresno, CA. September 18, 2015.
- "Criminal Justice and the Planner's Role." American Planning Association National Conference. Seattle, WA. April 2015 & APA - CA Conference. Oakland, CA. October 2015.
- "Location. Location. Location! How Los Angeles is using spatial analysis to understand & combat place-based health inequities." American Public Health Association. New Orleans, LA. November 18, 2014.
- "Health Equity and Urban Planning." National Innovative Communities Conference. Ontario, CA. June 26, 2014.
- "Neighborhood as a Focus for Health" and "The Neighborhood Concept Panel Discussion." American Planning Association National Conference. Atlanta, GA. April 29, 2014.
- "Neighborhood Planning for Health Equity." American Public Health Association & American Planning Association Webinar. Healthy Communities: Neighborhood Planning through a Health Equity Lens. July 18, 2013.
- "Healthy Comprehensive Planning In Practice." Nashville Area MPO. March 6, 2013.
- "Health and Equity Planning through the Lens of Community Engagement" 12th Annual New Partners for Smart Growth Conference. Kansas City, MO. February 7, 2013.
- "Promoting Public Health through the General Plan". Half-Day Training for the Western Riverside Council of Governments and Riverside County Department of Public Health. Riverside, CA. February 2012.
- "How public health professionals can add value to predicting and evaluating the health impacts of city planning projects and policies." American Public Health Association. Washington, D.C. October 2011.



CHRIS SENSENIG, AICP

ASSOCIATE

Christopher Sensenig is a passionate urban designer dedicated to making meaningful places. As a graduate student at Cal and as a professional, Chris focuses his work on creating livable neighborhoods and increasing opportunities for participation and social interaction in the neighborhood landscape through projects that include street design, mixed use multi-family housing, transit oriented development, and neighborhood planning. At the outset of every project, Chris asks, "What will this project give back to the community?" and strongly believes that Walkability is the umbrella species for great communities. During his 13 plus years of experience, Chris has worked on a variety of projects including street designs, master plan developments, zoning ordinance updates, feasibility studies, project entitlements and schematic design on architecture projects.

EDUCATION

University of California, Berkeley, CA
Masters of City Planning in Urban Design, 2005
Masters in Architecture, 2005

Washington University
St. Louis, MO
Bachelor of Arts, Architecture, 2000

AFFILIATIONS & CERTIFICATIONS

American Institute of Certified Planners (AICP)

EXPERIENCE

Raimi+Associates
Berkeley, CA
Senior Associate, 2018-present

ConnectOakland.org
Oakland, CA
Founder, 2014-present

Gensler
San Francisco, CA
Senior Urban Designer, 2017-2018

Van Meter Williams Pollack
San Francisco, CA
Associate, 2005-2017

DCRP, UC Berkeley
Berkeley, CA
Lecturer, 2008-present

KEY PROJECTS

- **Nason Street Town Center Master Plan (Moreno Valley, CA)**
New 90 acre Town Center Master Plan, Visioning, Site Planning
- **Beaverton Downtown Zoning Code Update (Beaverton OR)**
Zoning Code, Design Guidelines, Implementation of Downtown Vision
- **North Walnut Creek Downtown Specific Plan (Walnut Creek, CA)***
Project Manager, Infill Strategies, CAC and City Staff Charrettes
- **Hunters Point Shipyard D4D Document (San Francisco, CA)***
Lead Writer, Codify and adapt Sir David Adjaye's Vision into Design for Development Document, Lead negotiations between Five Point, OCII and SF Planning, Develop Design Standards and Guidelines
- **RebuildPOTRERO - HOPE SF Redevelopment (San Francisco, CA) ***
Project Manager, Community Outreach Plan, Led Community Meetings, Master Plan Design, Streetscape/Open Space Design, Conceptual Architecture Design, Design Standards and Guidelines, Master Infrastructure Plan, Design Review of Phase 1 & 2 Architecture, LEED-ND
- **Metro Crossing - Warm Springs TOD Village Master Plan (Fremont, CA)***
Project Manager, Master Plan Design, Led team including 3 architecture firms, civil engineers + landscape architects, Streetscape/Open Space Design
- **Bay Fair TOD Specific Plan (San Leandro, CA)***
Project Manager, Financial Feasibility Studies, Design Standards and Guidelines, Circulation Strategy, Streetscape Design, Stakeholder Meetings
- **North Bayshore Specific Plan (Mountain View, CA)***
Project Manager, Rezone North Bayshore for 10,000 Units of Housing, Affordable Housing Strategy, Develop Streetscape and Circulation Strategy, Parking Strategy, Design Standards and Guidelines, Feasibility Analysis
- **Mountain View El Camino Real Precise Plan (Mountain View, CA)***
Project Manager, Corridor Development Concept, Financial Feasibility Studies, Design Standards and Guidelines
- **Pleasanton BART Property Capacity Evaluation***
Lead urban designer on a capacity study of the east parcel at the East Dublin/Pleasanton BART Station for BART. The study included three site options including circulation, parking and land use massing studies.

(* Denotes projects where Mr. Sensenig served as key staff while at other firms)



PAIGE KRUA, MPH

SENIOR RESEARCHER

Paige Kruza brings more than 15 years experience working with community-based organizations and public health departments. She also brings 6 years experience working in nonprofit fund development. She provides expertise in applied research, strategic planning, and Health and Equity in All Policies, and also has extensive skills in qualitative, quantitative, geospatial, and policy analyses. Paige is deeply committed to ensuring that data and plans are actionable and to making policies, practices, and resource allocation equitable.

EDUCATION

University of California, Berkeley, CA
Master of Public Health

Wesleyan University, Middletown, CT
Bachelor of Arts in Gender Studies
and Ethnic Studies

EXPERIENCE

Raimi+Associates
Berkeley, CA
Research Associate, 2016-present

Alameda County Public Health
Department
Oakland, CA
Program Evaluator, 2015-2016

San Francisco Dept of Public
Health
San Francisco, CA
Research & Data Analyst, 2012-
2015

California Health in All Policies Task
Force/California Department of
Public Health
Sacramento, CA
MPH Intern, 2013-2014

Transgender Law Center
San Francisco, CA
Development Manager, 2010-2012

Boston Alliance of LGBT Youth
Boston, MA
Development Manager, 2007-2009

KEY PROJECTS

- **San Mateo County Community Collaboration for Children's Success (CCCS)**

- Planning Processes**

- Managing the planning process for the CCCS initiative, which will identify strategies to improve outcomes for children, youth, and families who disproportionately experience trauma and who have been involved in the child welfare and/or criminal justice systems. The planning process is place-based and trauma-informed, focusing on four neighborhoods within North Fair Oaks/Redwood City, South San Francisco, East Palo Alto, and Daly City. The planning processes involve extensive community engagement and data collection to identify strategies and interventions to address barriers and issues prioritized by community members.*

- **Santa Clara County Sustainability Master Plan**

- Helping to develop the County's first Integrated Sustainability Master Plan (ISMP), which will set priorities and objectives for county operations and management across County agencies, leverage the County's jurisdiction over unincorporated areas, and support regional and county-wide sustainability initiatives*

- **North Bayshore District Sustainability Monitoring Tool (Mountain View, CA)**

- Helping identify key metrics for the District Sustainability Reporting Tool (e.g., demographic, economic, ecological, housing, built environment, transportation, climate change, natural resource management indicators) with a focus on metrics that are consistently available, as well as reliable and meaningful.*

- **Program Evaluation of REACH Ashland Youth Center (Alameda County)**

- Designed and conducted multiple annual evaluations to assess youth participant demographics, participation levels, quality of programming, and outcomes for collaboratively-run, multi-sector youth center. Developed and analyzed youth survey instrument, including piloting survey questions with youth in a focus group. Conducted interviews with youth members to develop case studies of the care coordination system. Developed and analyzed interview protocol and survey for adult staff to gather information about the care coordination system's implementation, strengths, and weaknesses.*

- **Process Evaluation of the Community Health Improvement Plan's Implementation/Partners for Health Santa Clara County Collaborative**

- Co-facilitated the process evaluation for Partners for Health SCC, a cross-sector collaborative supported by the Public Health Department to implement the County's Community Health Improvement Plan (CHIP). Using a collective impact approach, the evaluation included providing technical assistance and training for collaborating organizations, conducting a Collaborative Partnership survey and key leader interviews to explore partners' motivation for continued engagement, as well as Partners for Health SCC's early achievements.*



TROY REINHALTER, LEED GA

SENIOR PLANNER/DESIGNER

Troy Reinhalter is an accomplished urban designer and planner with multiple years of experience in the California context. Since 2008, Troy has worked on a multitude of community plans, specific/station area plans, and design guideline efforts. He brings expertise in strategic planning, policy development, form-based codes, GIS analysis, graphics/mapping, community outreach, and implementation strategies. Troy has experience in both public sector planning and private sector urban design. Troy's roles have included project management, writing general and specific plans, zoning implementation, graphics, and community workshop facilitation. His recent professional work has focused on creating vibrant downtown urban revitalization plans and sustainable corridor projects for smarter, more successful cities.

EDUCATION

University of California, Berkeley
Masters in City Planning, 2010

Wesleyan University, CT
Bachelor of Arts, Political Science,
2005

AFFILIATIONS & CERTIFICATIONS

LEED Green Associate, 2010

EXPERIENCE

Raimi+Associates
Berkeley, CA
Planner/Designer, 2013-present

City Design Collective
Oakland, CA
Urban Designer, 2012-2013

City of Oakland
Oakland, CA
Planning Intern, 2011-2013

KEY PROJECTS

- **Primary Urban Center Development Plan (Honolulu, HI)**
Serving as Project Manager for PUCDP. Coordinating consultant team products, logistics, and communications. Led the development of two white papers (land use/urban design and public health/equity). Overseeing the plan direction, format, and policy content.
- **Ward Village LEED-ND Certification (Honolulu, HI)**
Completed platinum-level certification for major neighborhood-scale redevelopment in downtown Honolulu. Drafted and calculated all credits for LEED-ND certification.
- **Seaside General Plan Update (Seaside, CA)**
Drafted existing conditions report to guide policy framework. Worked with team to incorporate Ford Ord Base Reuse Plan. Developed map booklet for existing conditions and plan alternatives.
- **Palm Desert General Plan Update (Palm Desert, CA)**
Developed land use designations, growth projections and land use allocations for the General Plan using GIS analysis.
- **East Palo Alto General Plan Update (East Palo Alto, CA)**
Served as Planner/Designer. Worked with team to develop policies and related plan content. Wrote existing conditions including qualitative/quantitative data analysis and base mapping. Produced maps for land use designations and zoning code.
- **Coachella General Plan Update (Coachella, CA)**
Developed policies and drafted general plan content. Created land-use and urban design graphics to represent preferred development typologies.
- **El Camino Real Precise Plan (Mountain View, CA)**
Served as Planner/Designer. Contributed numerous graphics, including alternative diagrams and corridor analysis maps. Participated in community outreach and public workshops.
- **North Bayshore Precise Plan (Mountain View, CA)**
Serving as Planner/Designer. Creating illustrative diagrams for land use, transportation, and open space networks; building heights; and development intensity. Producing 3-D renderings to illustrate proposed future development.



ALESSANDRA LUNDIN

SENIOR PLANNER/DESIGNER

Alessandra is a Planner/Designer with an interest in sustainable community planning and urban design. She has expertise in community outreach, urban design, zoning, land use planning, community visioning, and climate change. With nearly a decade of experience working with public sector clients, she is adept at coordinating diverse stakeholder groups and facilitating joint agreements. Alessandra has experience working for city planning departments and environmental nonprofits in the Bay Area, where she has worked on issues related to sustainable development and conservation. Her projects have included drafting area and corridor specific plans for the cities of Santa Clara, Santa Rosa, and Fresno, leading community engagement activities for the City of Morro Bay General Plan Update and Downtown Waterfront Strategic Plan, crafting a vision book for the Elk Grove General Plan Update, and creating compelling, user-friendly outreach materials for the Cities of Morro Bay, Santa Rosa, Manhattan Beach, and West Hollywood, among others.

EDUCATION

University of California Berkeley
Berkeley, CA
Master of City and Regional Planning

College of William and Mary
Williamsburg, VA
Bachelor of Arts - Economics

AFFILIATIONS

American Planning Association
San Francisco Planning & Urban
Research (SPUR)

EXPERIENCE

Raimi+Associates
Berkeley, CA
Senior Planner/Designer
2017-present

PMC/Michael Baker International
Oakland, CA
Associate Planner
2014-Aug 2017

City of Emeryville, Planning &
Building Dept
Emeryville, CA
Long-Range Planning Intern
2013-2014

University of California Berkeley
Berkeley, CA
Graduate Student Instructor
2011-2013

Greenbelt Alliance
San Francisco, CA
Planning Intern
2010-2011

Accenture
Washington D.C.
IT/Management Consultant
2005-2010

KEY PROJECTS

■ El Camino Real Specific Plan (Santa Clara, CA)

Currently working on a focused specific plan for the El Camino Real, the most visible and identifiable commercial corridor running through the City of Santa Clara. The Plan will provide a vision and detailed guidance on preferred land uses, multi-modal transportation improvements, and design standards for the corridor over the next 20- to 30-years to transform El Camino Real from a series of automobile-oriented strip malls to a tree-lined, pedestrian and transit-oriented corridor with a mix of uses.

■ Fresno Central Southeast Area Specific Plan (Fresno, CA)

Currently working on a specific plan for the Central Southeast neighborhood of Fresno, a 2,220 acre area southeast of Downtown. The Specific Plan will address a wide range of topics that impact the quality of life in the community including affordable housing, jobs and economic development, transportation, parks and open space, and a healthy environment. Recently created an engagement toolkit to enable local community groups to lead conversations with residents, businesses, and traditionally underrepresented populations such as low-income and minority residents.

■ Gary Comprehensive Plan (Gary, IN)

Assisting a multi-disciplinary team with focused land use and policy expertise for the Gary 2018 Comprehensive Plan Update. The Plan will focus on addressing existing economic development and fiscal issues, integrating sustainability and green infrastructure, and balancing future growth alongside environmental protection and neighborhood/corridor revitalization. The R+A team is currently working with the City to develop, inventory and assess existing conditions, strengths and weaknesses, and other special issues facing the City.

■ Manhattan Beach Downtown Specific Plan (Manhattan Beach, CA)*

Responsible for assisting with community outreach and development of a Downtown Specific Plan for Manhattan Beach. Facilitated community engagement activities and developed eye-catching outreach materials that reflect the small-town beach character of the project area, including branding (logo/look and feel), T-shirts, flyers, posters, and workshop activities. Helped draft the specific plan document, which included circulation and streetscape improvements, development standards, and design guidelines for the downtown.

(* Denotes projects where Alessandra served as key staff while at other organizations).



DIANA BENITEZ

INTERMEDIATE RESEARCHER

Diana is an Intermediate Planner/Designer who conducts research, analysis, and visualization to address disparities and create healthy, affordable, and safe communities. Her research contributions have included student equity need indices, early care and education, and racial disparities analyses in housing and healthy built environment. She previously worked as a Research and Data Analyst at Advancement Project California, a next generation civil rights organization. Diana was awarded the American Institute of Certified Planners Applied Research Award in recognition for the Community Scholars Southern California Just and Sustainable Logistics System project.

EDUCATION

University of California, Los Angeles
Master of Urban and Regional Planning

California State University, Northridge
Bachelors of Arts in Urban Planning with Minor in Geographic Information Sciences

AFFILIATIONS

Communications Chair, Latinos and Planning Division
American Planning Association

EXPERIENCE

Raimi + Associates
Los Angeles, CA
Intermediate Planner, 2018-present

Advancement Project California
Los Angeles, CA
Research and Data Analyst

UCLA Lewis Center for Regional Studies
Los Angeles, CA
GIS Technician

KEY PROJECTS

- **GHG Reductions Analysis for AHSC Applicants (Central Valley, and Southern California)**
Conducted greenhouse gas reductions (GHG) analysis and project scope advice for seven affordable housing developments submitting applications for the Affordable Housing and Sustainable Communities (AHSC) grant program. Analysis conducted using TAC, CalEEMod, PVWatts, GIS and AHSC Benefits Calculator. Also advised on project application scopes of work to ensure the project will achieve the greatest environmental and co-benefits.
- **Washington D.C. Comprehensive Plan (Washington D.C.)**
Updated the Comprehensive Plan with ongoing mapping and evaluation of all proposed policy and land use amendments.
- **West Hollywood Community Study (West Hollywood, CA)**
Conducted data analysis of community demographics, coded stakeholder interviews, conducted community outreach, and wrote demographic report and stakeholder interview summary for the Department of Social Services.
- **South Pleasant Valley Corridor Health Impact Assessment (Austin, TX)**
Conducted GIS analysis of community impacts and wrote report to provide results and recommendations to the City of Austin.
- **Gateway Cities Climate Action Plan (Southern California)**
Developed online web based mapping tool and data portal for viewing, analyzing, and sharing data with other users and agencies.
- **Student Equity Need Index (Los Angeles, CA)***
Led data collection, analysis, and visualization for index that provided framework and evidence for LAUSD Board Members to approve an updated index and provide \$25 million to 200 highest needs schools for the next school year.
- **Race Counts (Los Angeles, CA)***
Analyzed racial disparities in more than 20 housing and healthy built environment indicators at county and city level. Ran Quality Analysis on multiple education, health, democracy, economic, and crime indicators. Trained more than 30 organizations in how to use racecounts.org to use tool and reduce disparities in their region.
- **Early Care and Education Learning Pilot (Los Angeles, CA)***
Led data collection, analysis and visualization for early care and education need and demand studies for the following counties Los Angeles, Santa Clara, San Francisco, Fresno, and San Luis Obispo. Developed standard maps and template protocols for all jurisdictions to be able to use same process to gather and submit data to jurisdictions.

(* denotes projects completed at previous organizations)



STEPHANIE MILLER

INTERMEDIATE PLANNER

Stephanie's passion for planning began with her interest in urban design, placemaking, and integrating sustainable building methods into the built environment. In particular, she enjoys developing design solutions that unite the community and improve the overall health and well-being of its members. Stephanie's attention to detail and strengths in graphic communication and urban design lead to creative problem solving in plans ranging in size from comprehensive general plan updates to smaller scale community plans. She holds a Bachelor's of Science in City and Regional Planning from California Polytechnic State University, San Luis Obispo. Stephanie's undergraduate design studio was awarded the American Institute for Certified Planners (AICP) Honor Award and the California and California Northern & Central Coast Chapters of the American Planning Association (APA) Award of Merit for Academic Excellence in recognition of their work for the City of Milpitas. Stephanie is fluent in conversational Spanish.

EDUCATION

California Polytechnic University,
San Luis Obispo, CA
Bachelors of Science in City and
Regional Planning

EXPERIENCE

Raimi+Associates
Berkeley, CA
Planner, 2015-present

Dahlin Group Architecture |
Planning
Pleasanton, CA
Planning Intern

CEDEUS
Santiago, Chile
Planning Intern

KEY PROJECTS

- **Primary Urban Center Development Plan (Honolulu, HI)**
Providing planning and community engagement support for the Development Plan update through the preparation of a health and equity existing conditions report, marketing and educational materials, thematic fact sheets, engagement materials, and demographic analysis.
- **North Downtown Specific Plan (Walnut Creek, CA)**
Supporting project management and team in creating the existing conditions report and preparing outreach and marketing materials for advisory committee meetings and workshops. Coordinating with the project team to develop land use alternatives and developing plan content.
- **Bay Fair BART Specific Plan (San Leandro, CA)**
Supported project management and team in completing existing conditions analysis, final document layout and design, and assisted in coordination of two community workshops and three Community and Technical Advisory Committee meetings. Developed land use policies and other plan content to achieve the City's vision to create a pedestrian friendly transit district.
- **DC Comprehensive Plan (Washington, DC)**
Providing planning and community engagement support for the Comprehensive Plan update through the preparation of workshop materials, marketing and educational materials, thematic fact sheets, and demographic analysis.
- **Seaside General Plan Update (Seaside, CA)**
Created branding materials and an interactive project website that is responsive and reflective of the City's unique character. Worked with project team on the existing conditions report.
- **City of Hermosa Beach General Plan Update (Hermosa Beach, CA)**
Supporting Project Manager in organizing community outreach events, developing workshop materials, drafting Plan elements, and laying out content creating a user-friendly document.
- **Palm Springs Sustainability Master Plan (Palm Springs, CA)**
Providing planning and community engagement support through the preparation of outreach materials, providing vision and policy recommendations, and laying out content into an interactive and user-friendly document.